

CONSULTANT DESIGN TEAM

CIVIL ENGINEER
CONTACT: CRAIG DEVER
PHONE: 253-848-4282
CES NW INC.
429 29TH STREET NORTHEAST, SUITE D
PUYALLUP, WA. 98372

MECHANICAL & ELECTRICAL ENGINEERS
MECHANICAL CONTACT: CHRIS CAFFEE
ELECTRICAL CONTACT: BEN HEDIN
PHONE: 253-922-0446
BCE ENGINEERS INC.
6021 12TH STREET EAST, SUITE 200
FIFE, WA. 98424

STRUCTURAL ENGINEER
CONTACT: DON SCOTT
PHONE: 253-961-3319
DON SCOTT CONSULTING
5522 80TH AVE. CT. WEST
UNIVERSITY PLACE, WA. 98467

LANDSCAPE ARCHITECT
CONTACT: KATHY OWENS
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NATURE BY DESIGN
1320 ALAMEDA AVENUE, SUITE B
FIRCREST, WA. 98466

ARCHITECT
CONTACT: MIKE GRIMIT
PHONE: 253-383-4421
GRIMIT ARCHITECTURE
516 WANA WANA PLACE NORTHEAST
TACOMA, WA. 98422-1732

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE CONTENT OF THESE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS.
2. IN THE EVENT THE CONTRACTOR FINDS A CONFLICT OR DISCREPANCY WITH THESE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING. SHOULD THE CONTRACTOR PROCEED WITHOUT NOTIFYING THE ARCHITECT OF SUCH CONFLICT, THE CONTRACTOR SHALL BE PROCEEDING AT HIS OWN RISK & ASSOCIATED LIABILITY.
3. THESE DRAWINGS SERVE TO REPRESENT DESIGN INTENT AS DIRECTED BY THE OWNER & COMPLIANT WITH GOVERNING JURISDICTIONAL LAW. IN NO WAY SHALL THESE DRAWINGS SERVE TO DICTATE METHODS OF CONSTRUCTION RELATIVE TO ADHERENCE TO EITHER. IT IS THE CONTRACTOR'S & OWNER'S RESPONSIBILITY TO WORK WITHIN THE PARAMETERS OF THE AGENCY APPROVED DOCUMENTS TO MAINTAIN THE INTEGRITY OF THE DESIGN INTENT AND AGENCY COMPLIANCE. ANY ERRORS, OMISSIONS OR NONCOMPLIANCE WITH GOVERNING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY. CHANGES, OMISSIONS OR SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
5. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE COMPLETION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISHED MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE MENTIONED COMPONENTS.
6. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
7. SPECIAL INSPECTION SHALL BE PROVIDED BY AN INDEPENDENT TESTING LABORATORY PER THE REQUIREMENTS OF IBC CHAPTER 17 AND THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION AND CONTRACT DOCUMENTS. THE SPECIAL INSPECTOR SHALL SUBMIT INSPECTION REPORTS AND A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL FOR THE ITEMS LISTED IN THE QUALITY ASSURANCE/SPECIAL INSPECTION SECTION.
8. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS REQUIRED FOR ALL EQUIPMENT, APPLIANCES, FIXTURES, CABINETS, DUCTWORK AND OPENINGS BEFORE FRAMING BEGINS. THE CONTRACTOR SHALL COORDINATE WITH THE SUBCONTRACTORS OF ALL TRADES TO VERIFY THE SIZES AND LOCATIONS OF OPENINGS THROUGH THE FLOORS, WALLS, CEILINGS AND ROOFS FOR DUCTS, PIPES, CONDUITS AND EQUIPMENT. THE CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF WOOD BACKING, BLOCKING, FURRING AND STRIPPING AS REQUIRED FOR THE INSTALLATION AND ATTACHMENT OF WORK OF ALL TRADES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SYSTEMS, INCLUDING, BUT NOT LIMITED TO, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION AND LANDSCAPE WORK. WORK SHOWN IN THE DRAWINGS IS INTENDED TO ILLUSTRATE THE GENERAL DESIGN INTENT, SCOPE AND LOCATION OF WORK. ALL WORK NOT SPECIFICALLY DRAWN, BUT REQUIRED FOR A COMPLETE LEGAL AND FUNCTIONING SYSTEM, SHALL BE PROVIDED AS PART OF THE WORK.

SHEET INDEX

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CONTRACTOR NOTE

Locker Rm, Office and Storage Mezzanine, as notated on Sheet A3 are not permitted structures and will require inspection and approval. Until all inspections are completed these areas shall remain unoccupied.

SCOPE OF WORK

THE OVERALL ARCHITECTURAL SCOPE OF THIS PROJECT IS TO REMODEL AN EXISTING SINGLE STORY WAREHOUSE WITH OFFICE AND MEZZANINE. GENERALLY, THE PROPOSED CHANGES ARE AS FOLLOWS:
1. INSTALL A COMPLETE FIRE PROTECTION WET SPRINKLER SYSTEM INCLUDING THE ASSOCIATED FIRE ALARM SYSTEM.
2. REMODEL EXISTING RESTROOMS TO COMPLY WITH ADA ACCESSIBILITY STANDARDS PER 2021 IBC.
3. VERIFY WSEC 2021 ENERGY COMPLIANCE FOR THE OFFICE AND MEZZANINE NON PERMITTED WORK.
4. BRING THE NON PERMITTED CONSTRUCTION OF THE OFFICE OCCUPANCY INTO CODE COMPLIANCE FOR ARCHITECTURAL, PLUMBING AND ELECTRICAL WORK PER 2021 IBC.
5. VERIFY EXISTING MEZZANINE & WAREHOUSE FOUNDATION STRUCTURAL LOADING TO COMPLY WITH 2021 IBC.
6. UPGRADE THE MEZZANINE STORAGE AREA STRUCTURAL COMPLIANCE TO MEET 125 PSF LOADING CRITERIA PER 2021 IBC.
8. CIVIL SITE WORK TO INCLUDE INSTALLING THE WATER SYSTEM FOR THE FIRE PROTECTION WAREHOUSE INSTALLATION, INTER AVENUE FRONTAGE IMPROVEMENTS, PAVING, UTILITY & STORM WATER UPGRADES, TESC ENVIRONMENTAL MITIGATION.
9. LANDSCAPE PLANTING AND IRRIGATION COMPLIANCE FOR COMPLETE SITE IMPROVEMENTS.
10. PROJECT CLOSEOUT REQUIREMENTS INCLUDE DOCUMENTATION FOR ENVELOPE RECORDS, CALCULATIONS, 2021 WSEC COMPLIANCE, INCLUDE THERMAL ENVELOPE CERTIFICATE WITH R-VALUES, U-FACTORS, AND SHGCS FOR ALL FENESTRATION ASSEMBLIES.

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

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

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

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


City of Puyallup
Development
Engineering
APPROVED

See permit conditions.
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06/30/2025
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City of Puyallup
Building
REVIEWED
FOR
COMPLIANCE

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06/25/2025
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City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building

Planning

Engineering

Public Works

Fire

Traffic

A0

PRCTI20250103

GRIMIT ARCHITECTURE

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

BPLC PROPERTIES
BUILDING REMODEL
2505, 2511, 2515 INTER AVENUE
PUYALLUP, WA. 98373

PROPOSED
INDUSTRIAL
SITE REMODEL

REVISED
JUNE 23, 2025
MARCH 27, 2025

2736

REGISTERED
ARCHITECT

MICHAEL P. GRIMIT
STATE OF WASHINGTON

LEGAL DESCRIPTION

SURVEY NOTES

REFERENCES

ENCROACHMENT NOTES

① CHAINLINK FENCE IS 1.7' EAST OF PROPERTY LINE.

② GARAGE IS 7.2' NORTH OF PROPERTY LINE.

③ CHAINLINK FENCE IS 0.5' EAST OF PROPERTY LINE.

④ CHAINLINK FENCE IS 1.0' SOUTH OF PROPERTY LINE.

⑤ CHAINLINK FENCE IS 3.4' SOUTH OF PROPERTY LINE.

⑥ CHAINLINK FENCE IS 1.3' WEST OF PROPERTY LINE.

⑦ CHAINLINK FENCE IS 2.4' WEST OF PROPERTY LINE.

INDEX: NW 1/4 OF THE SW 1/4,
SEC. 26, T20N, R4E., W.M.

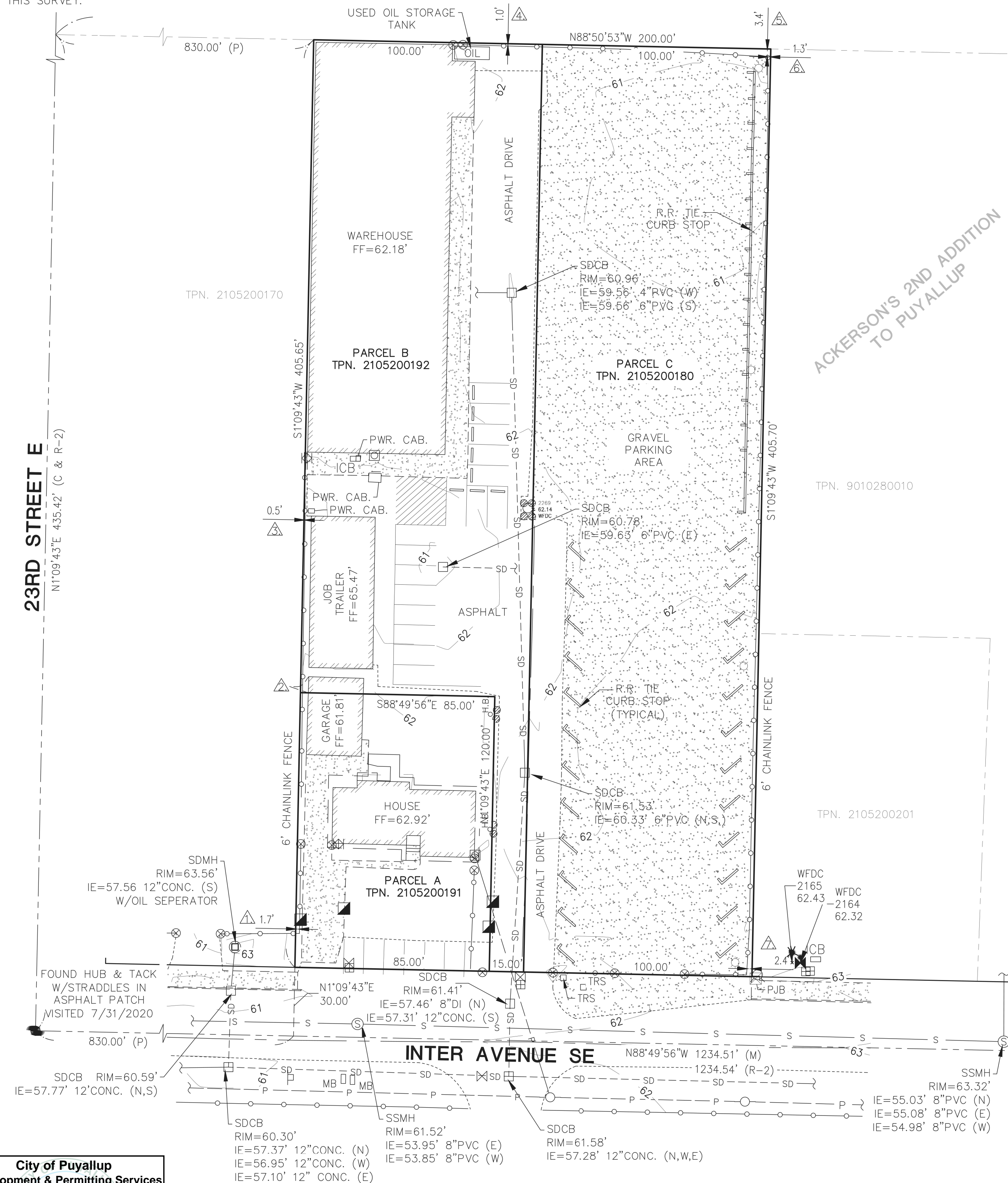


C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

429 29th St. N.E. Suite D BUS: (253) 848-4282
PUYALLUP, WA 98372

JOB# 20083

23RD STREET E
N1°09'43"E 435.42' (C & R-2)

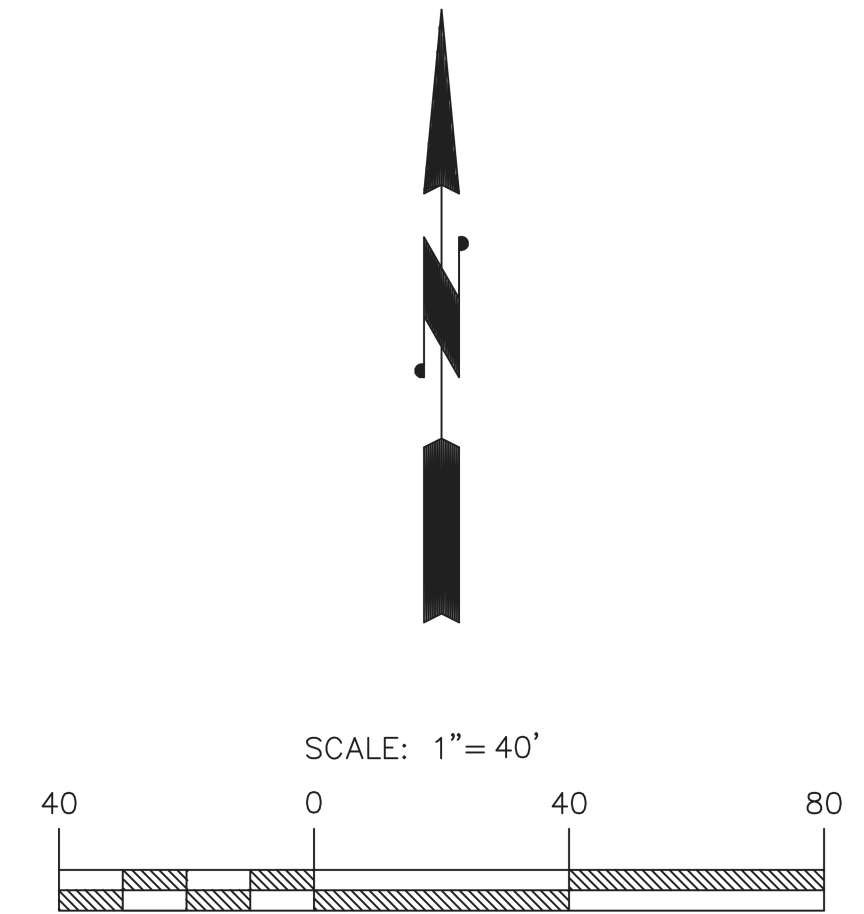


City of Puyallup
Development & Permitting Services
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Building	Planning
Engineering	Public Works
Fire	Traffic

EXISTING SITE PLAN

SCALE 1/30" = 1'-0"



LEGEND

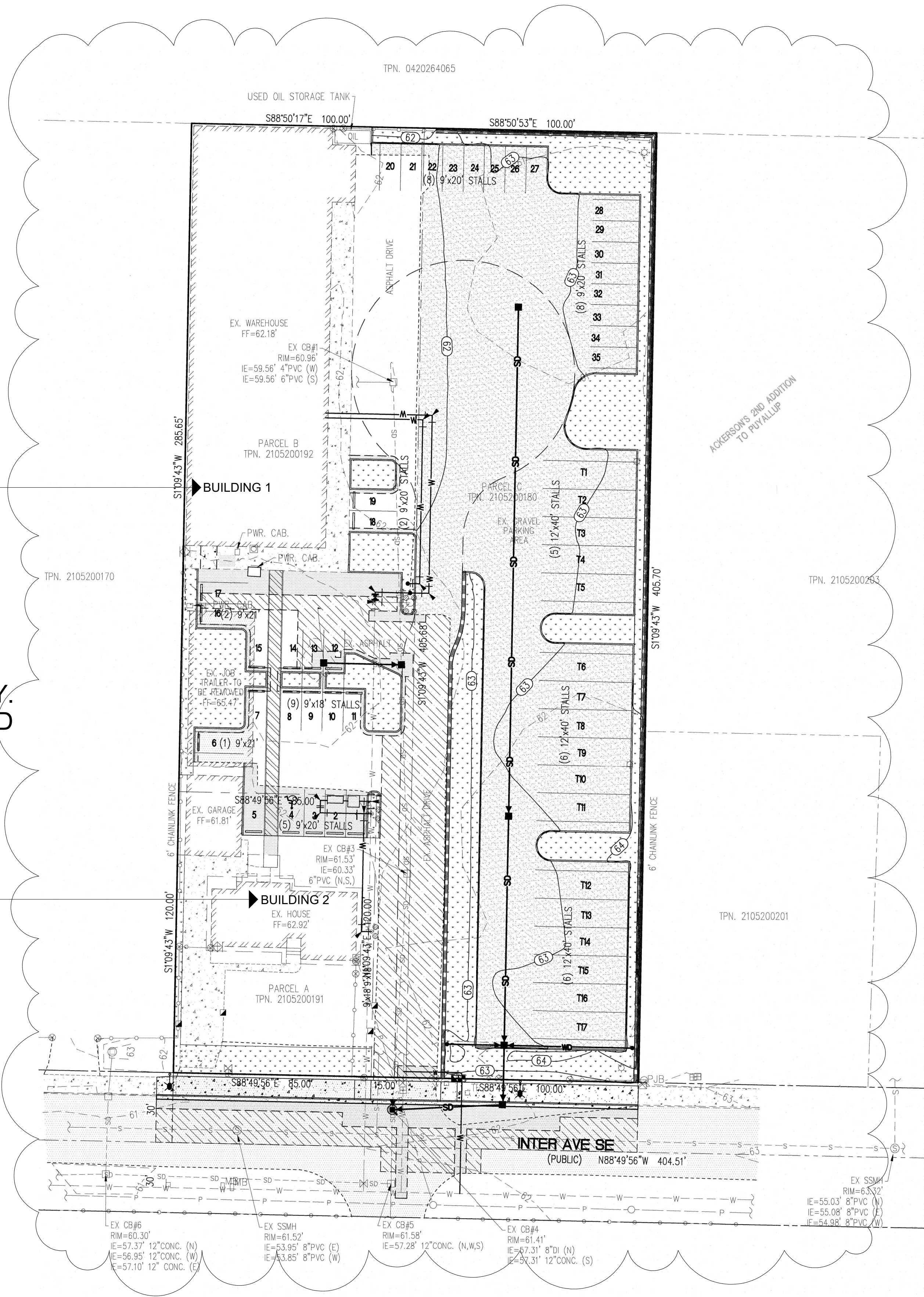
	FOUND MON AS NOTED
	REBAR & CAP SET "LS 38985"
	PLAT DIMENSION
	MEASURED DIMENSION
	RECORD DIMENSION
	CALCULATED DIMENSION
	STORM DRAIN MANHOLE
	STORM CATCH BASIN
	WATER METER
	IRRIGATION CONTROL VALVE
	WATER VALVE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	POST INDICATOR VALVE
	SANITARY SEWER MANHOLE
	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

CODE ANALYSIS

BUILDING 1
EXISTING 1 STORY STEEL WAREHOUSE
CONSTRUCTION TYPE WITH OFFICE MEZZANINE: IIIB(S)
WAREHOUSE OCCUPANCY CLASSIFICATION: S-1
WAREHOUSE OFFICE AREA OCCUPANCY: B
PER TABLE 504.3: 55 FT HEIGHT MAX @
SPRINKLED BUILDINGS; EXISTING HEIGHT IS 20 FT
PER TABLE 504.4: IIIB LIMITED TO 3 STORIES
@ S-1; EXISTING WAREHOUSE IS ONE STORY
PER 505.2: MEZZANINES TO NOT BE LESS THAN 7 FT HT.
PER 505.2.1: MEZZANINE AREA IS 2,602 SF < 1/3
OF S-1 FLOOR AREA (11,040/3) = 3,680 SF.
PER TABLE 506.2 : IIIB (S) UNDER S1 OCC.= 70,000
+ .25x70,000=17,500 FOR ALLOWABLE INCREASE OF
87,500 SF > 8,860 SF; UNDER B OCC.= 76,000
+.25x 76,000= 19,000 FOR ALLOWABLE INCREASE OF
95,000 SF > 2,180 SF.
PER TABLE 508.4: NO SEPARATION REQUIRED BETWEEN
OCCUPANCY B & S1 WHEN SPRINKLED.
PER 508.4.2: 2,180/95,000 + 8,860/87,500=.023+.101=.124< 1
PER TABLE 601: TYPE IIIA; 0 HR RATING IS ALLOWED FOR
STRUCTURAL FRAME, EXTERIOR & INTERIOR WALLS, ROOF
W/ SECONDARY MEMBERS WHERE SUPPORTING ROOF ONLY.
PER TABLE 602: 2 HR RATING AT EXTERIOR WALLS REQUIRED
AT WAREHOUSE S1 OCCUPANCY WHERE PROPERTY LINE IS
LESS THAN 5 FEET & 0 HR RATING GREATER THAN 30 FT.

SEE SEPARATE PERMIT
FOR CHANGE OF USE
COMPLETED AT EXISTING
RESIDENCE CONVERSION
TO OFFICE OCCUPANCY.

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



BUILDING 1
SPRINKLER SYSTEM REQUIREMENTS:
PER 903.2.9.1 REPAIR GARAGES
WHERE FIRE AREA EXCEEDS 5000 SF.
AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED.
PER 505.3.2 THE MEZZANINE MUST BE SPRINKLED
BOTH ABOVE & BELOW THE STRUCTURE.
SPRINKLER SYSTEM TO COMPLY W/ 903.3.1.1.

BUILDING 1 & 2 PARKING REQUIREMENTS:
WAREHOUSE - 1 SPACE PER 2,000 SF OF
GROSS FLOOR AREA; 8,860/ 2000 = 5 SPACES
OFFICE - 1 SPACE PER 300 SF OF GROSS
FLOOR AREA; 3,867/ 300 = 13 SPACES
TOTAL 18 SPACES REQUIRED; 35 PROVIDED.
TRUCK PARKING REQUIREMENTS:
4 SERVICE BAYS x 3 EACH = 12 TRUCK SPACES
REQUIRED; 17 PROVIDED

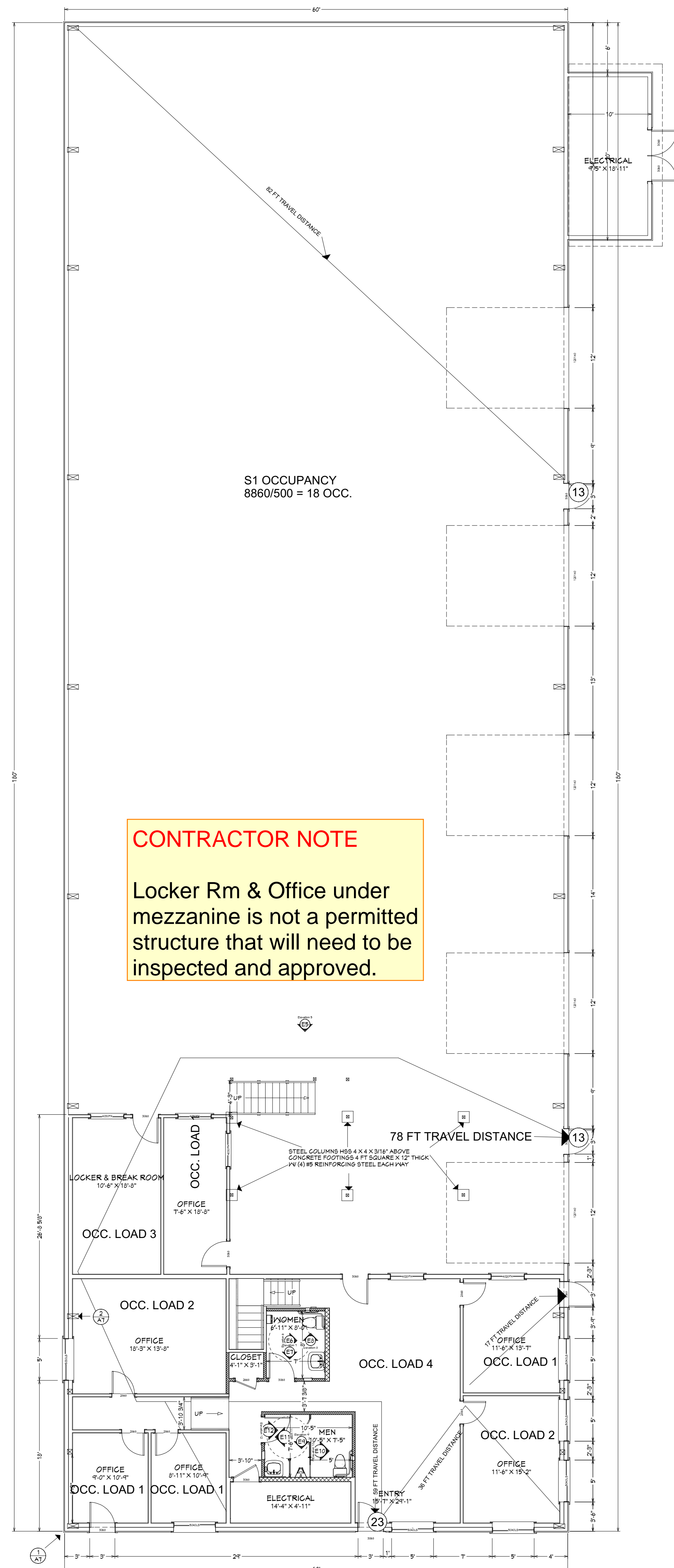
CODE INFORMATION
CITY OF PUYALLUP JURISDICTION
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
ASC 7-16, NDS 2018 CODES; STRUCTURAL
2021 INTERNATIONAL MECHANICAL CODE
2021 UNIFORM PLUMBING CODE
2019 INTERNATIONAL FIRE CODE
2019 NFPA STANDARD 13, 13-D, 13-R
2021 WASHINGTON STATE ENERGY CODE
ADA ACCESSIBILITY STANDARDS

SITE DATA
PARCEL #2105200180,192
SITE AREA = 70,935 SF
BUILDING 1 = 11,040 SF
TOTAL = 11,040 SF
SITE COVERAGE = 15.6% < 35% ALLOWED
ZONING ML (LIMITED MANUFACTURING)

PROPOSED SITE PLAN

SCALE 1/30" = 1'-0"

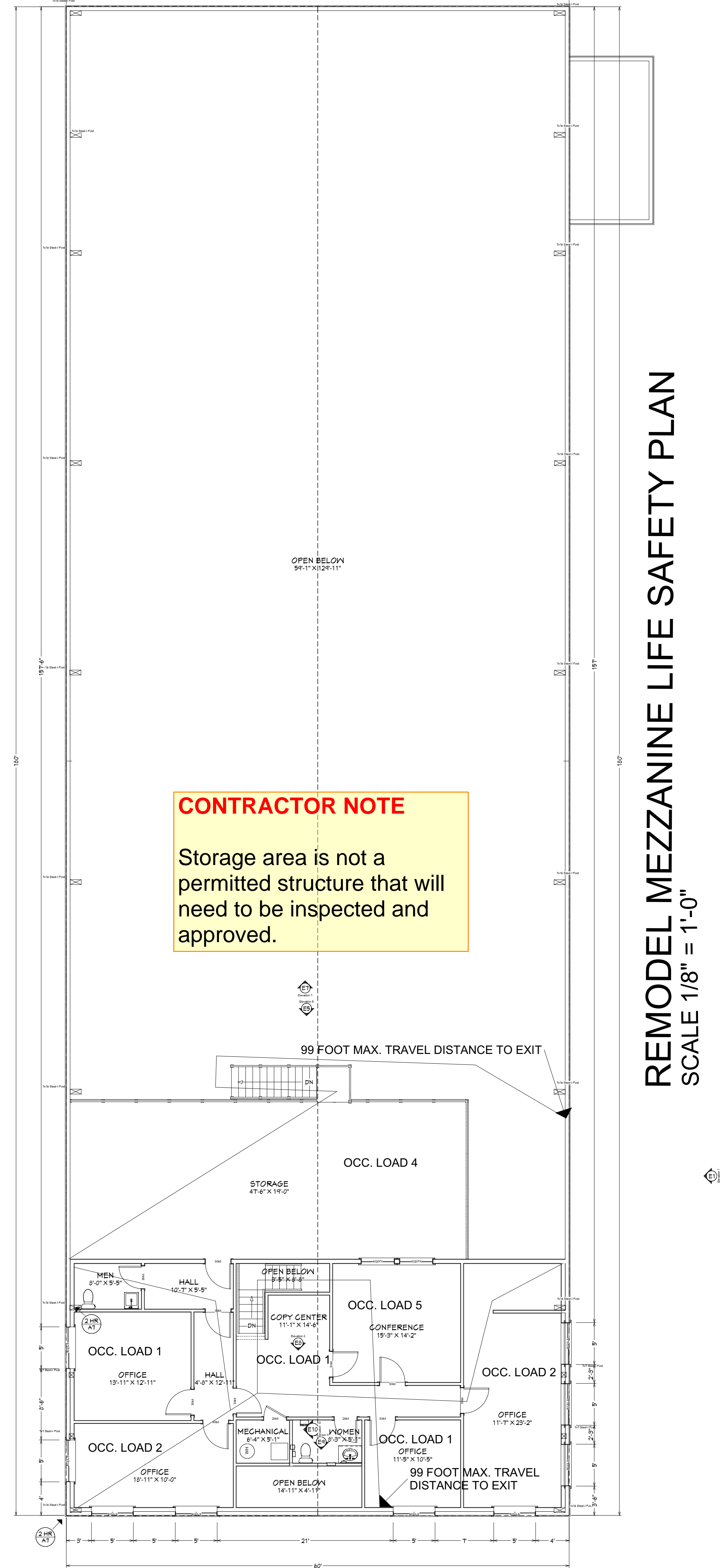
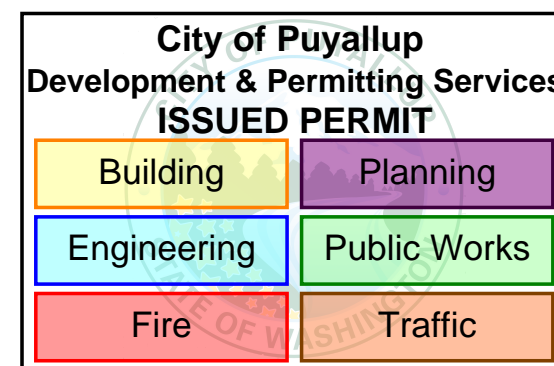




REMODEL WAREHOUSE LIFE SAFETY PLAN

SCALE 1/8" = 1'-0"

BUILDING 3
OCCUPANCY LOAD CALCULATION
PER TABLE 1004.5 2021 IBC
WAREHOUSE S1; $8860/500 = 18$
OFFICE MAIN FLR B $2180/150 = 15$
MEZZANINE OFFICE $1687/150 = 12$
STORAGE $902.5/300 = 4$
TOTAL LOAD $= 49$
PER TABLE 1006.2.1;
2 EXITS REQUIRED; 5 PROVIDED
TRAVEL DISTANCE 100 FEET OR
LESS WITH SPRINKLER SYSTEM



REMODEL MEZZANINE LIFE SAFETY PLAN

SCALE 1/8" = 1'-0"

A3

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GRIMIT ARCHITECTURE

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

BPLC PROPERTIES
BUILDING REMODEL
2505, 2511, 2515 INTER AVENUE
PUYALLUP, WA. 98373

PROPOSED
INDUSTRIAL
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REVISED
JUNE 23, 2025
MARCH 27, 2025

2736

REGISTERED
ARCHITECT

[Signature]

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STATE OF WASHINGTON

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Building	Planning
Engineering	Public Works
Fire	Traffic



SCALE 1/4" = 1'-0"

City of Puyallup
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Building

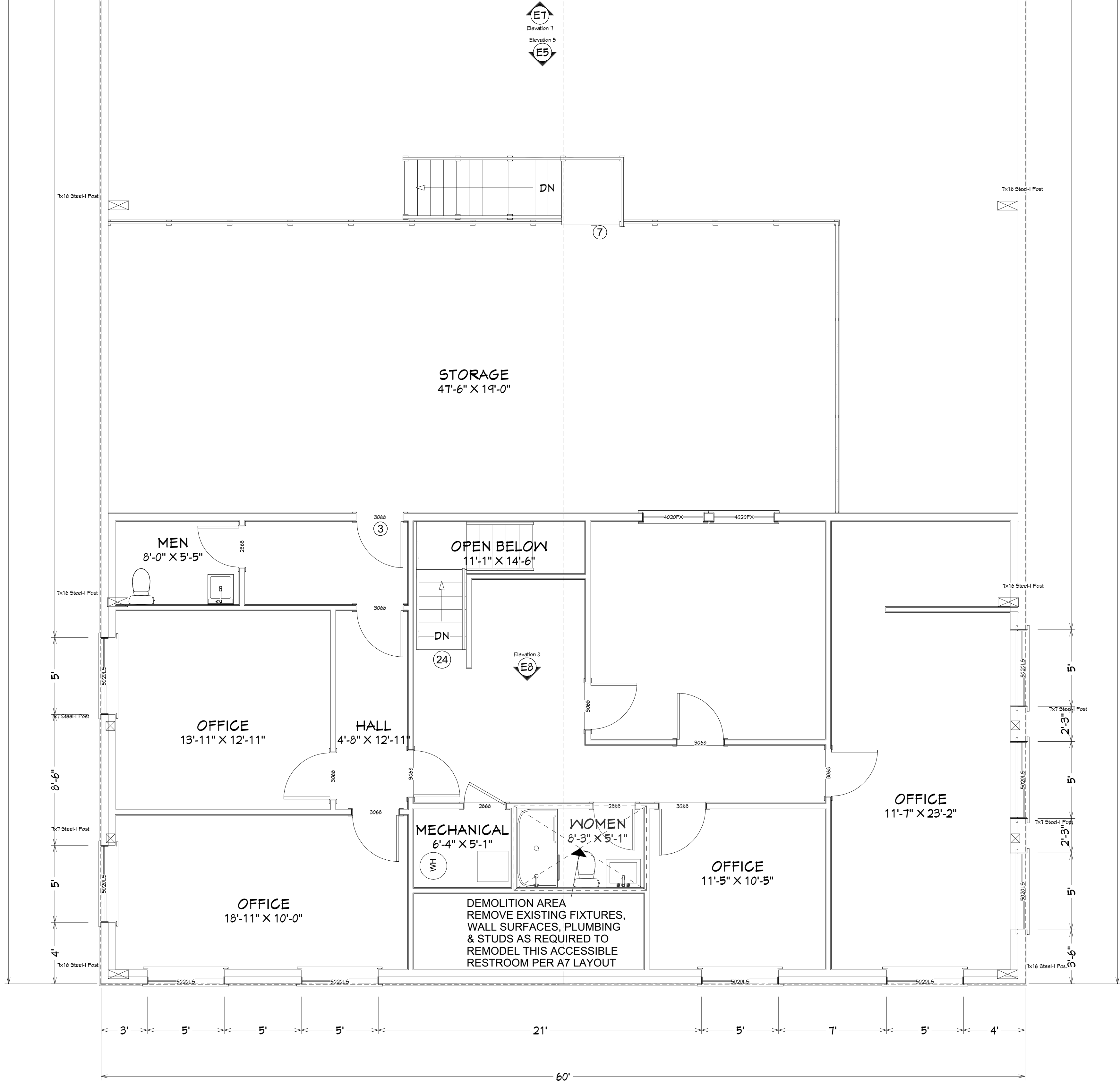
Planning

Engineering

Public Works

Fire

Traffic



2nd Floor

EXISTING MEZZANINE PLAN
SCALE 1/4" = 1'-0"

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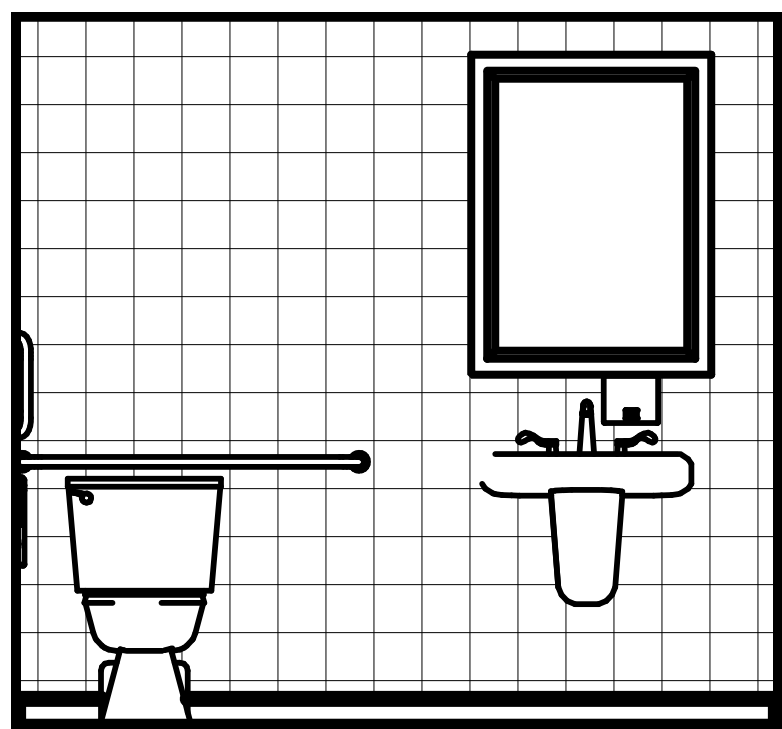
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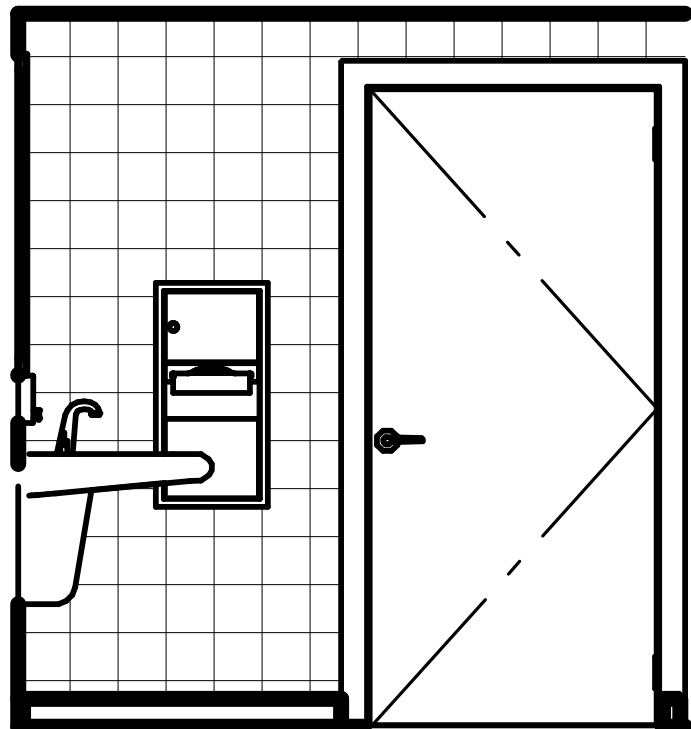
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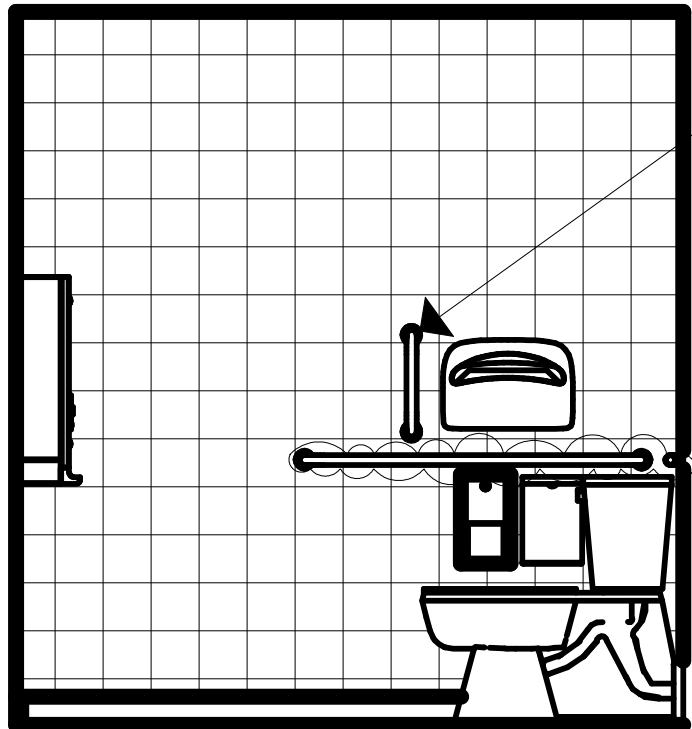
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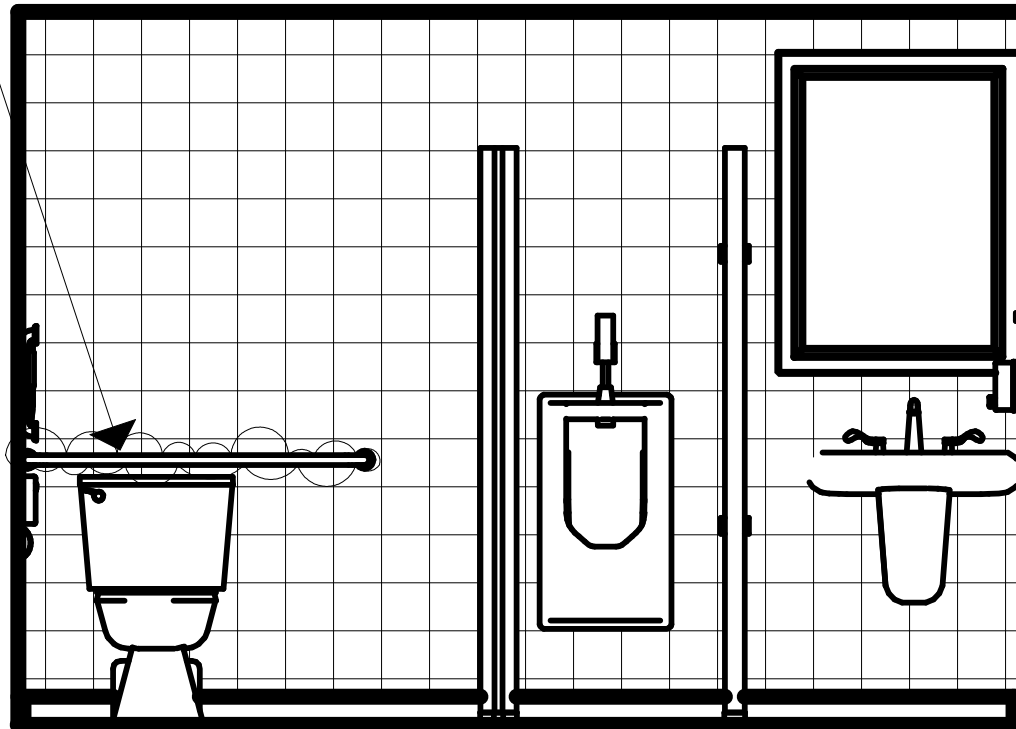
Elevation 6



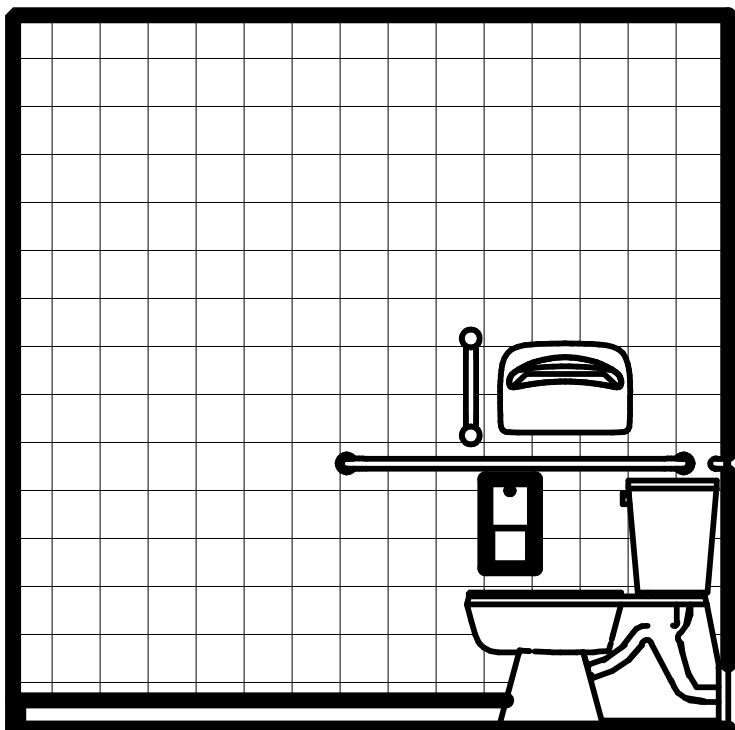
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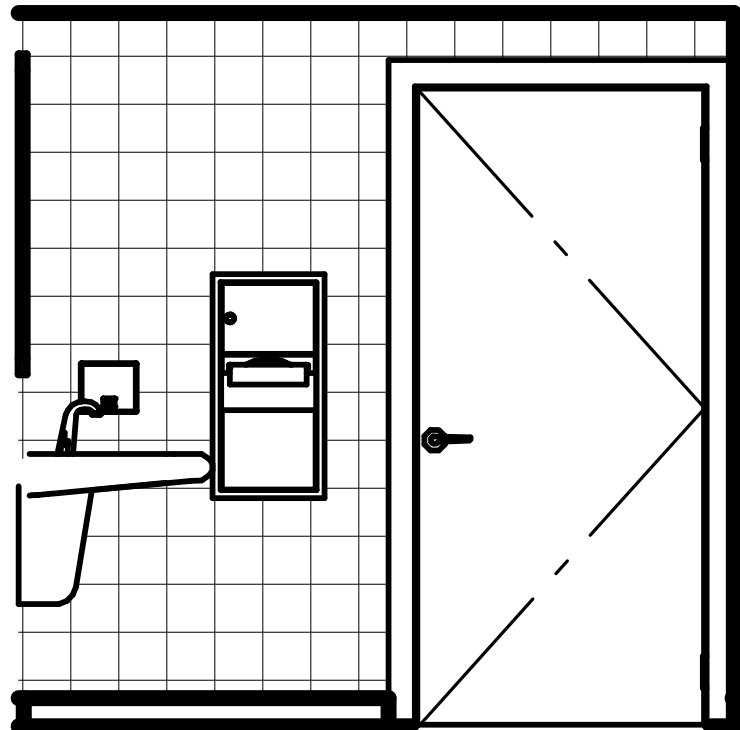
Elevation 8



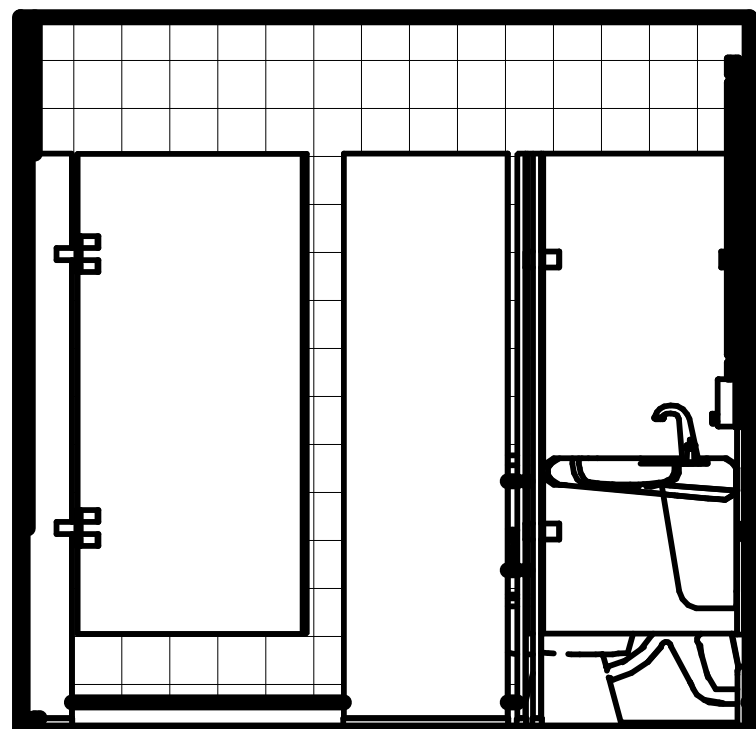
Elevation 9



Elevation 10

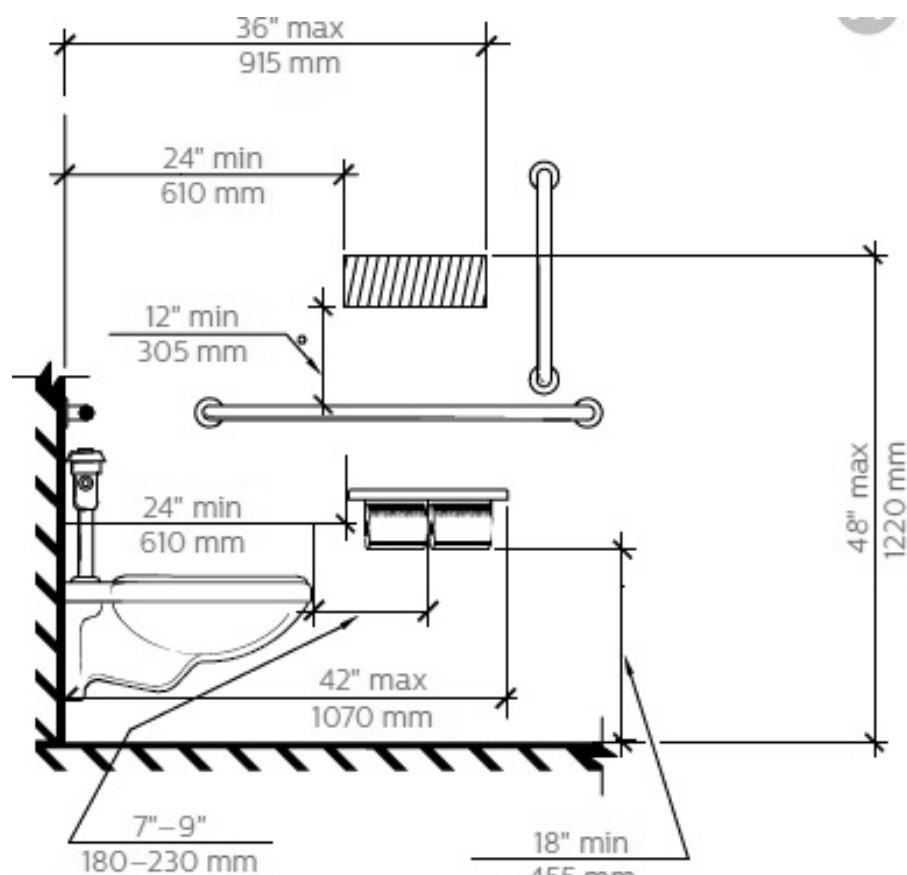


Elevation 11

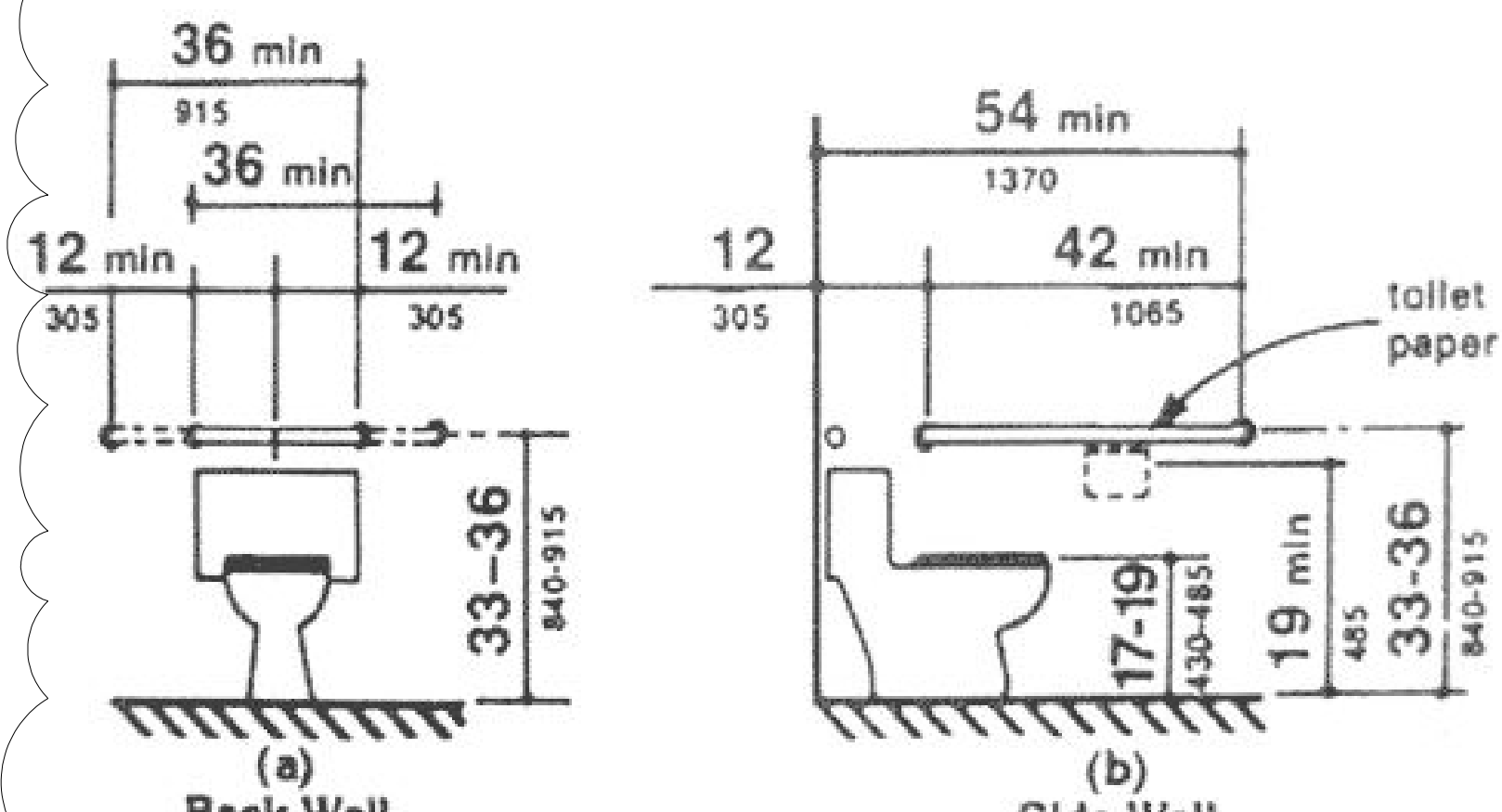


Elevation 12

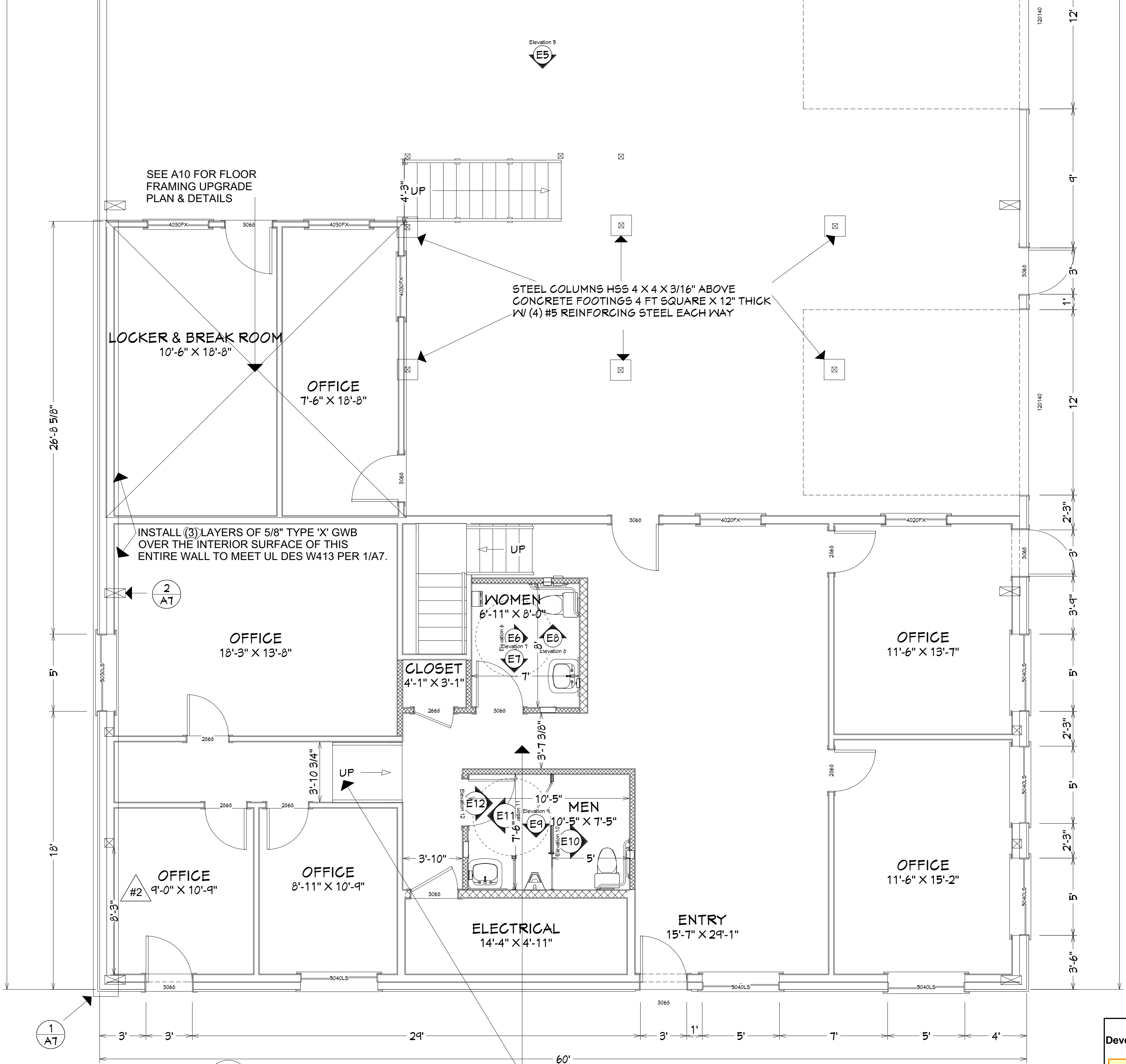
PROVIDE SUPPORT BACKING FOR ALL ADA GRAB BARS AND ACCESSORIES FOR A MINIMUM 250# LOAD AS REQUIRED. FOLLOW DIMENSION STANDARDS AS SHOWN PER DETAILS A & B OF THIS SHEET.



ADA ACCESSORY CRITERIA (DET. A)



ADA GRAB BAR CRITERIA (DET. B)

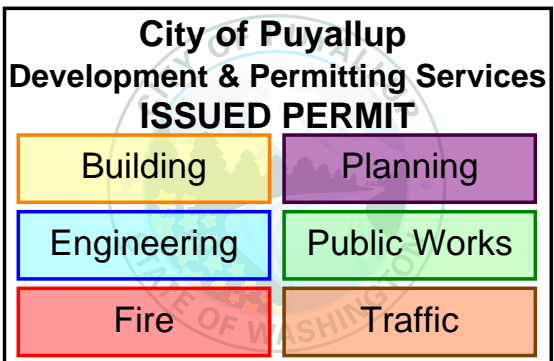


REMODEL AREA
INSTALL CONCRETE FLOOR SLAB
PER DETAIL 1/A6 TO MATCH
EXISTING FLOOR LEVEL WITH
RAMPS SHOWN FOR ACCESSIBLE
ACCESS. INSTALL R10 RIGID TO
MEET WSEC 2021 PER SECTION 13/A9
FINISH TO MATCH EXISTING TILE SURFACE.

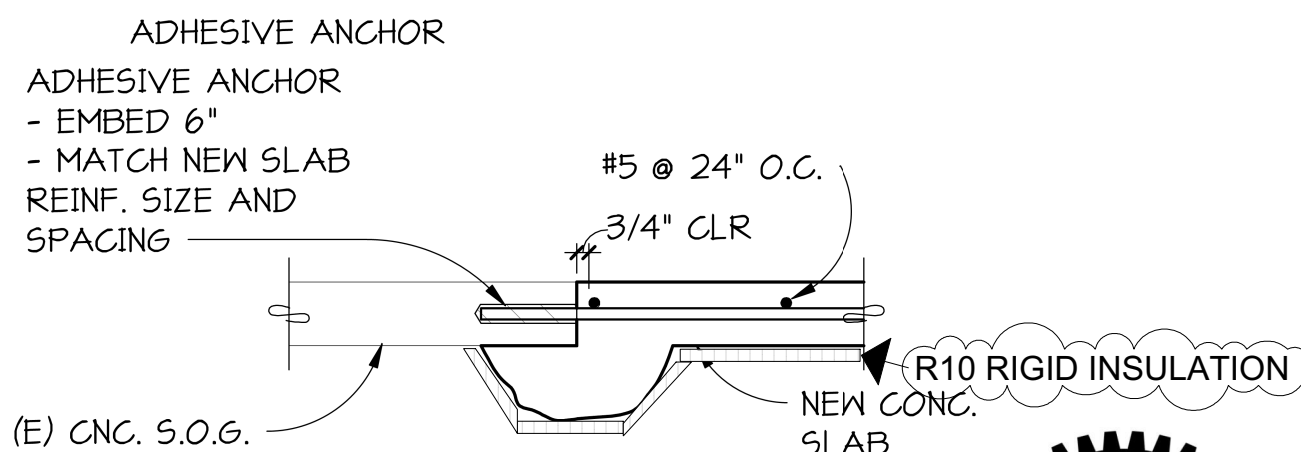
1st Floor

PROPOSED FLOOR PLAN

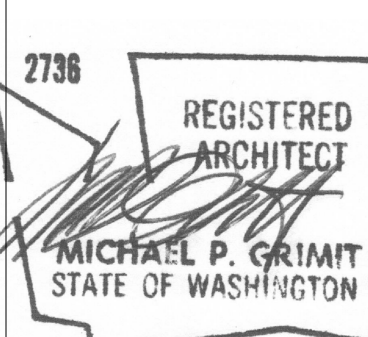
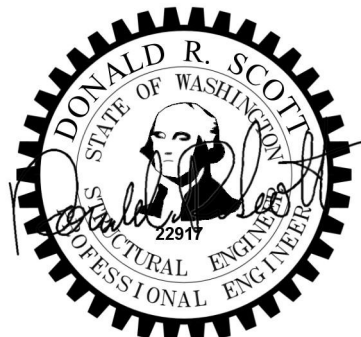
SCALE 1/4" = 1'-0"



NEW WALLS TO MATCH EXISTING
USE 2X6 STUDS @ 16" OC FOR PLUMBING



1 SLAB DETAIL



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STATE OF WASHINGTON

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2736

REGISTERED
ARCHITECT
MICHAEL P. GRIMIT
STATE OF WASHINGTON

1
A7

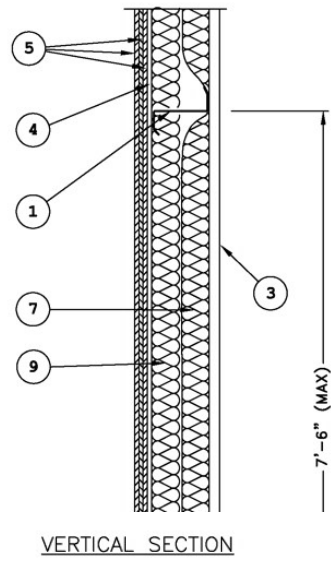
2 HOUR WALL PROTECTION UL DES W413 ASSEMBLY DETAIL

Design No. W413
April 17, 2020

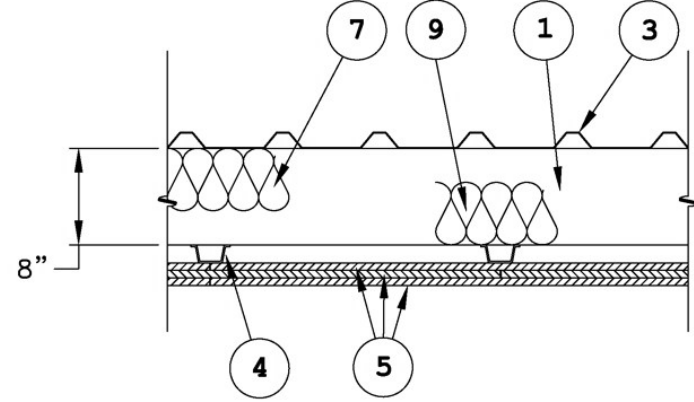
Nonbearing Wall Rating — 2 Hr.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



VERTICAL SECTION

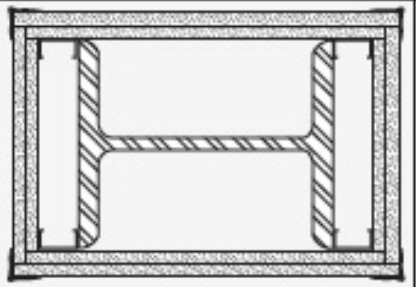


SECTION A-A

- Girts** — "Z" or "C" shaped girts, minimum 0.056 in. thick steel, minimum 8 inch deep, with minimum 3 in. wide flanges, including the angled returns. Girts placed horizontally (with flanges up or down) and spaced maximum 90 in. OC. Girts are secured to columns with girt clips, item 2, or bolted to the column through the girt flange.
- Girt Clips** — (Optional, not shown) - Steel clips secured to column by welds or bolts.
- Steel Wall Panels** — Minimum No. 26 MSG, minimum 1-1/8 in depth, minimum 36 in. wide coated steel panels. Vertical raised rib profiles of adjacent panels are overlapped and attached to each other with self-drilling or self-tapping screws spaced 15 in. OC (max) along the lap. Metal panel attachment to steel girt using self-drilling or self-tapping screws spaced 12" OC (max) along girt.
- Brick or Masonry Veneer** — (Optional, not shown) - Brick or masonry veneer meeting the requirements of local code agencies may be installed over additional furring channels (not shown), item 4, on exterior of wall in place of steel wall panels. Brick or masonry veneer attached to furring channels with corrugated metal wall ties attached to each furring channel with steel screws, not more than each sixth course of brick. When a minimum 3-3/4 in. thick brick or masonry veneer facing is used, the fire resistance rating applies from either side of the wall.
- Furring Channels** — Hat shaped, minimum 20 MSG galvanized steel, nominally 3 in. wide, 1-1/2 in. deep, spaced maximum 24 in. OC, perpendicular to girts. Channels are secured to each girt with 3/8 in. (minimum) long self-drilling sheet steel type screws. Two screws are used at each fastening location, one through each leg of the furring channel.
- Furring Channels (Optional)** — In place of the furring channels, the following standard steel framing for rated gypsum board walls may be used: Steel framing (steel studs, runners and their attachment) for support of the gypsum board wall shall be constructed of the materials and in the manner specified in UL Design No. V497.
- Lateral Support Members** — (Not shown) — Where required for lateral support of studs, support may be provided by means of steel straps, channels or other similar means as specified in the design of a particular steel stud wall system.
- Wallboard, Gypsum** — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. Three layers on interior face of wall of any 5/8 in. thick gypsum wallboard bearing the UL Classification Mark for Fire Resistance. All layers applied horizontally or vertically. First layer attached to furring channels, item 4, using 1 in. long Type 5 bugle head drywall screws spaced 24 in. OC, maximum vertically and horizontally. Second layer attached to furring channels using 1-5/8 in. long Type 5 bugle head drywall screws spaced 24 in. OC, maximum vertically and 24 in. OC, maximum horizontally. Third layer attached to furring channels using 2-1/4 in. long Type 5 bugle head drywall screws spaced 12 in. OC, maximum vertically and 12 in. OC, maximum horizontally. The horizontal or vertical joints of the third layer of wallboard shall be offset a minimum of 12 in. from those of the first two layers. Wallboard joints finished dry or premixed joint compound applied in two coats to joints and screw heads of face layer of gypsum wallboard. Paper or glass fiber tape embedded in first layer of compound over all joints. An optional fourth layer of gypsum board may be attached to furring channels using 2-7/8 in. long Type 5 screws spaced 12 in. OC. Joints shall be offset 12 in. from the third layer. The 4th layer joints and screw heads shall be finished as described above.

2
A7

2 HOUR COLUMN PROTECTION UL DES X528 ASSEMBLY DETAIL

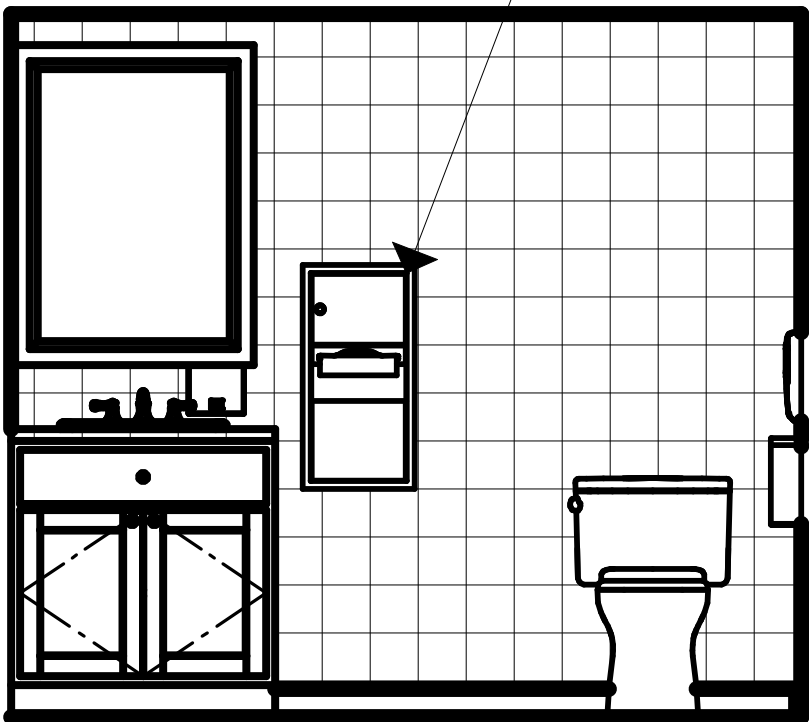


- 2 layers 5/8" SHEETROCK FIRECODE Core panels
- 1-5/8" 25 gauge steel studs
- No. 28 MSG 1-1/4" leg corner bead fastened to wallboard with No. 6x1" screws
- joints finished

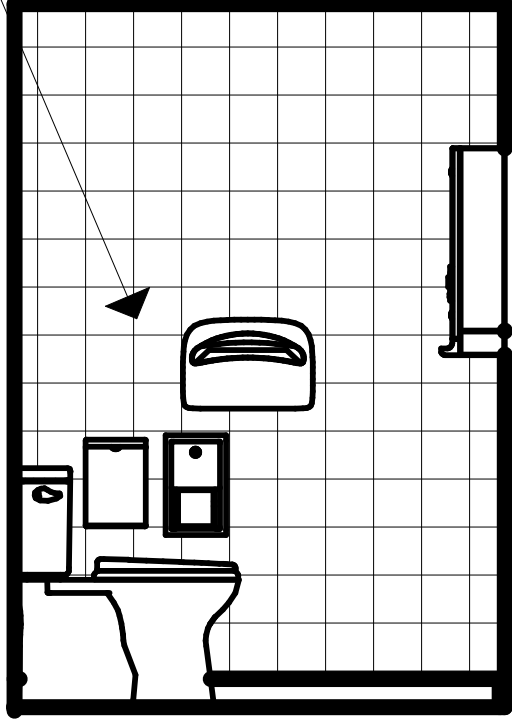
UL Des X528

Structural member tested:
W10 x 49

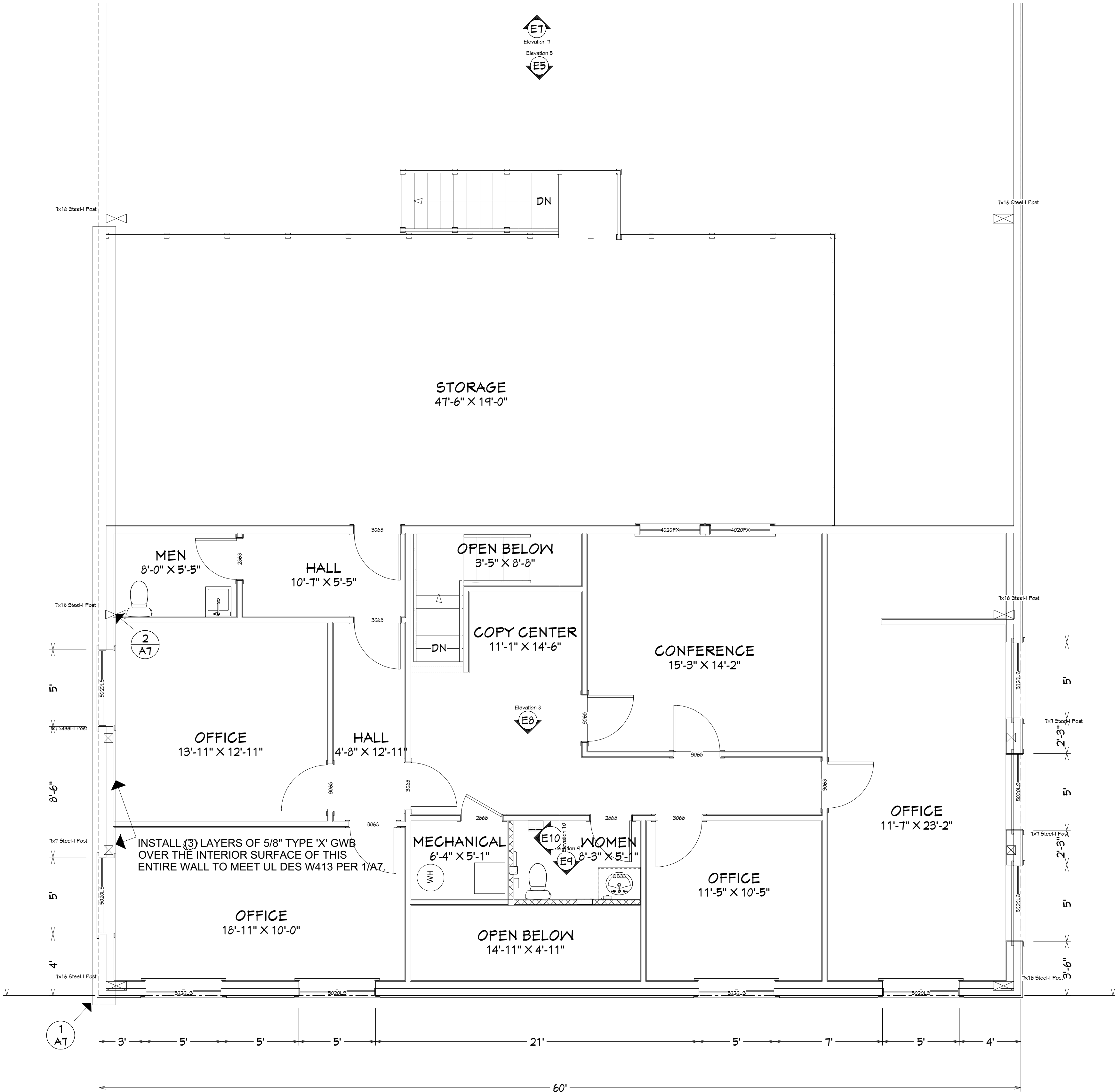
PROVIDE SUPPORT BACKING FOR ALL
ADA ACCESSORIES FOR A MINIMUM
250# LOAD AS REQUIRED.
FOLLOW DIMENSION STANDARDS AS
SHOWN PER DETAILS A & B SHEET A6.



Elevation 9

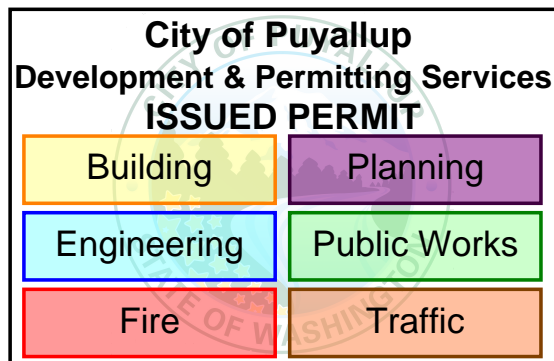


Elevation 10



2nd Floor

PROPOSED MEZZANINE PLAN SCALE 1/4" = 1'-0"



A7

PRCTI20250103

GRIMIT ARCHITECTURE

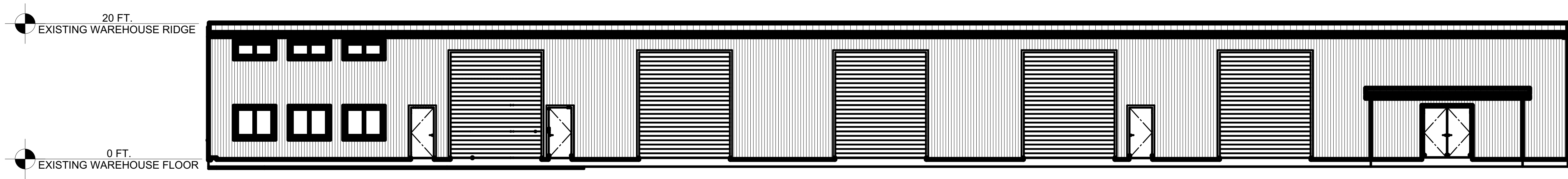
MICHAEL P. GRIMIT, ARCHITECT
516 WANA WANA PLACE NORTHEAST
TACOMA, WA. 98422-1732

BPLC PROPERTIES
BUILDING REMODEL
2505, 2511, 2515 INTER AVENUE
PUYALLUP, WA. 98373

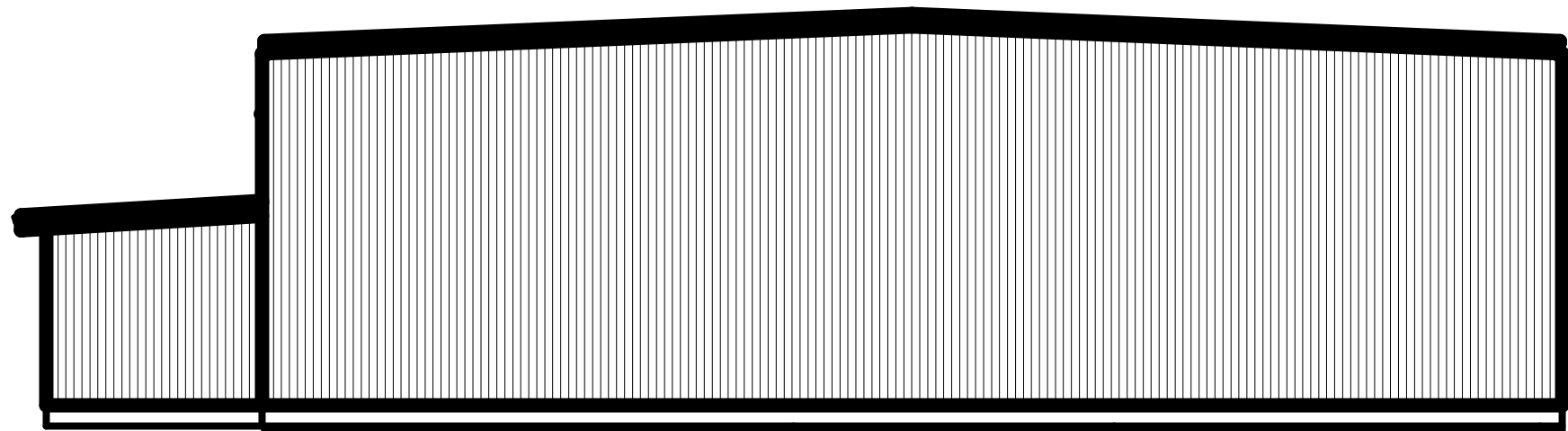
PROPOSED
INDUSTRIAL
SITE REMODEL

REVISED
JUNE 23, 2025
MARCH 27, 2025

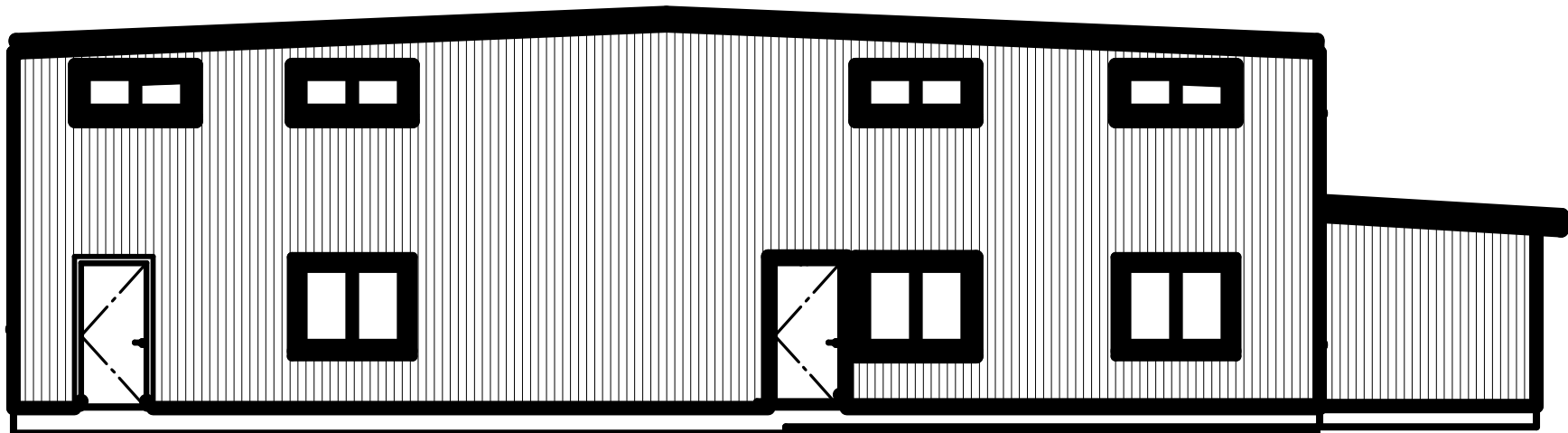
2736
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ARCHITECT
MICHAEL P. GRIMIT
STATE OF WASHINGTON



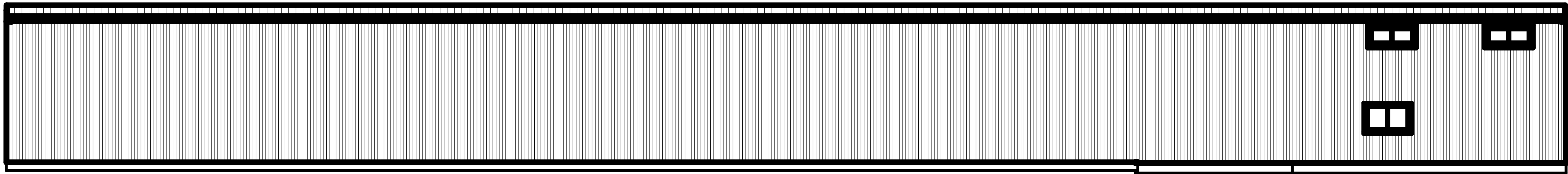
Elevation 1 EXISTING EAST ELEVATION



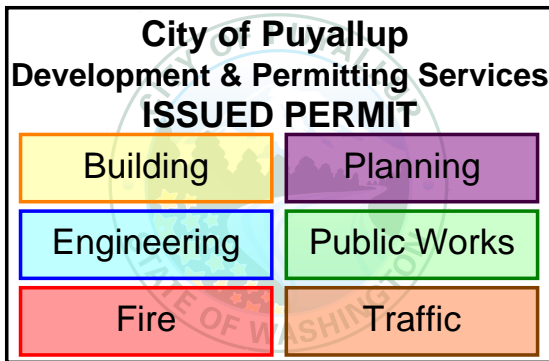
Elevation 4 EXISTING NORTH ELEVATION



Elevation 2 EXISTING SOUTH ELEVATION

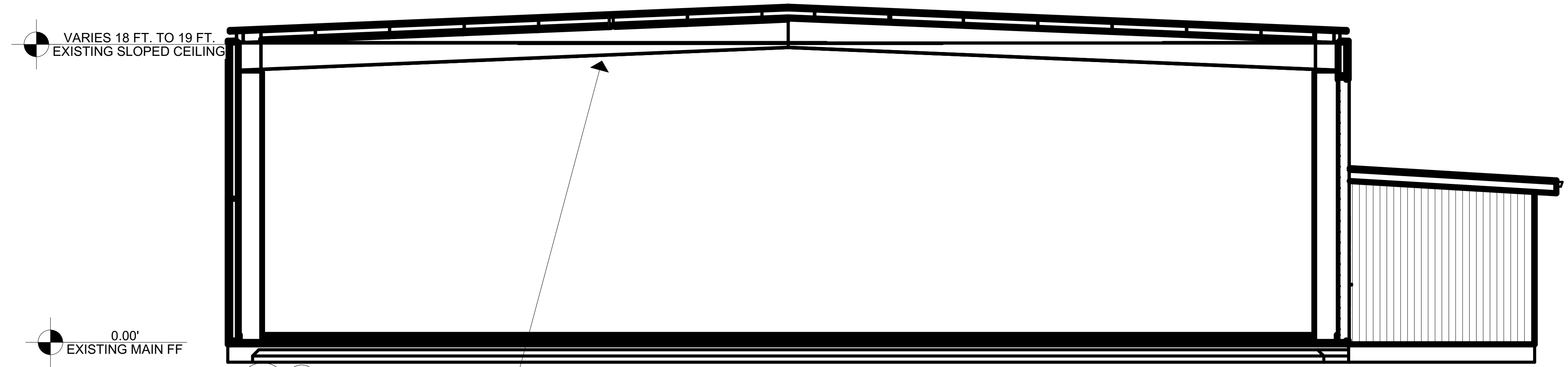


Elevation 3 EXISTING WEST ELEVATION
SCALE 1/8" = 1'-0"



City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

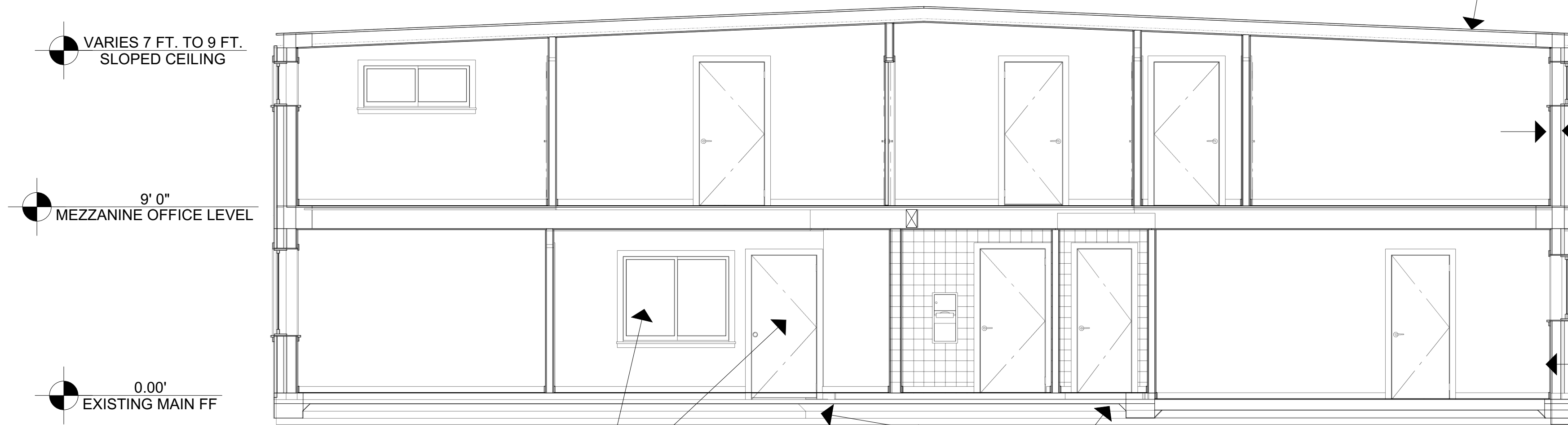


PROVIDE NO2/CO DETECTION SYSTEM IN ACCORDANCE WITH IBC, IMC & WAC CODES

EXISTING WAREHOUSE SECTION
SCALE 1/4" = 1'-0"

Elevation 7

EXISTING TYPICAL CEILING ASSEMBLY:
PREFINISHED METAL ROOFING
R11 CONTINUOUS INSULATION W/ VB
8 INCH STEEL GIRTS @ 4 FEET OC.
R49 BATT INSULATION
2 BY FURRING @ 24" OC.
(1) LAYER 5/8" TYPE 'X' GWB



FENESTRATION U=0.28
OPAQUE DOORS U=0.30
TYPICAL.

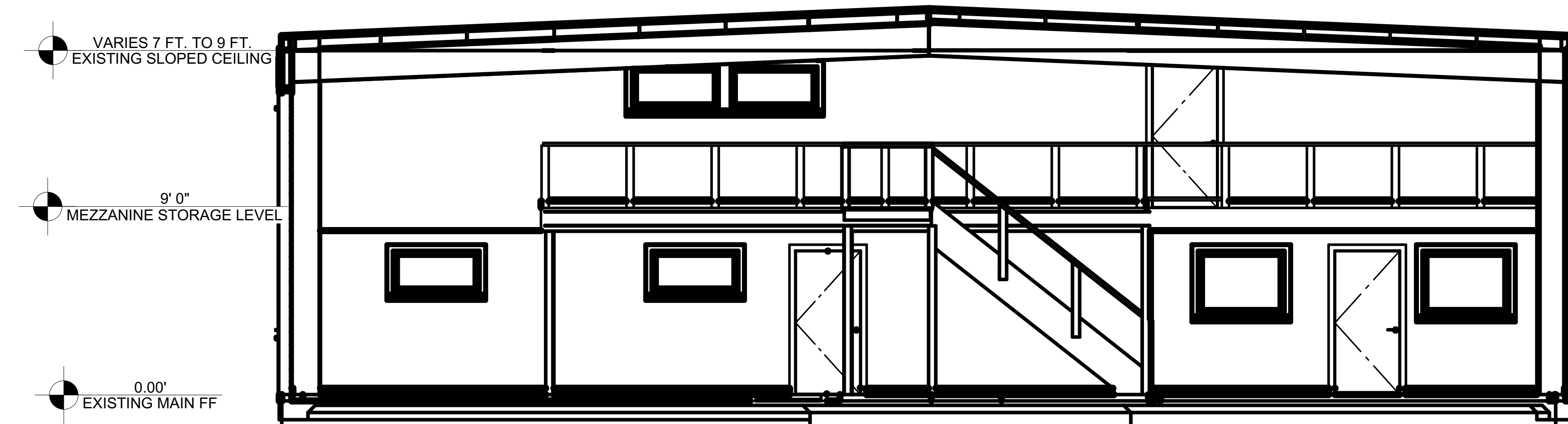
EXISTING OFFICE SECTION
SCALE 1/4" = 1'-0"

Elevation 13

CONCRETE SLAB REPLACEMENT
@ RESTROOM TO INCLUDE
4" SLAB, CONTINUOUS R10
RIGID INSULATION, VAPOR
BARRIER & 4 INCHES GRAVEL
TYPICAL.

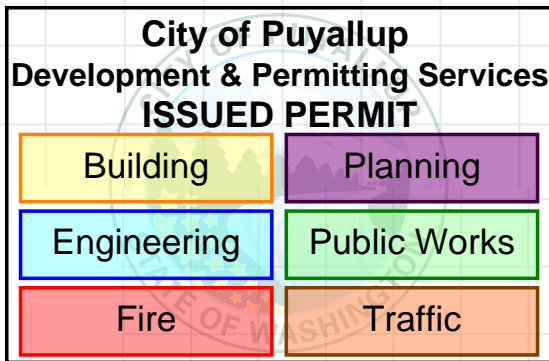
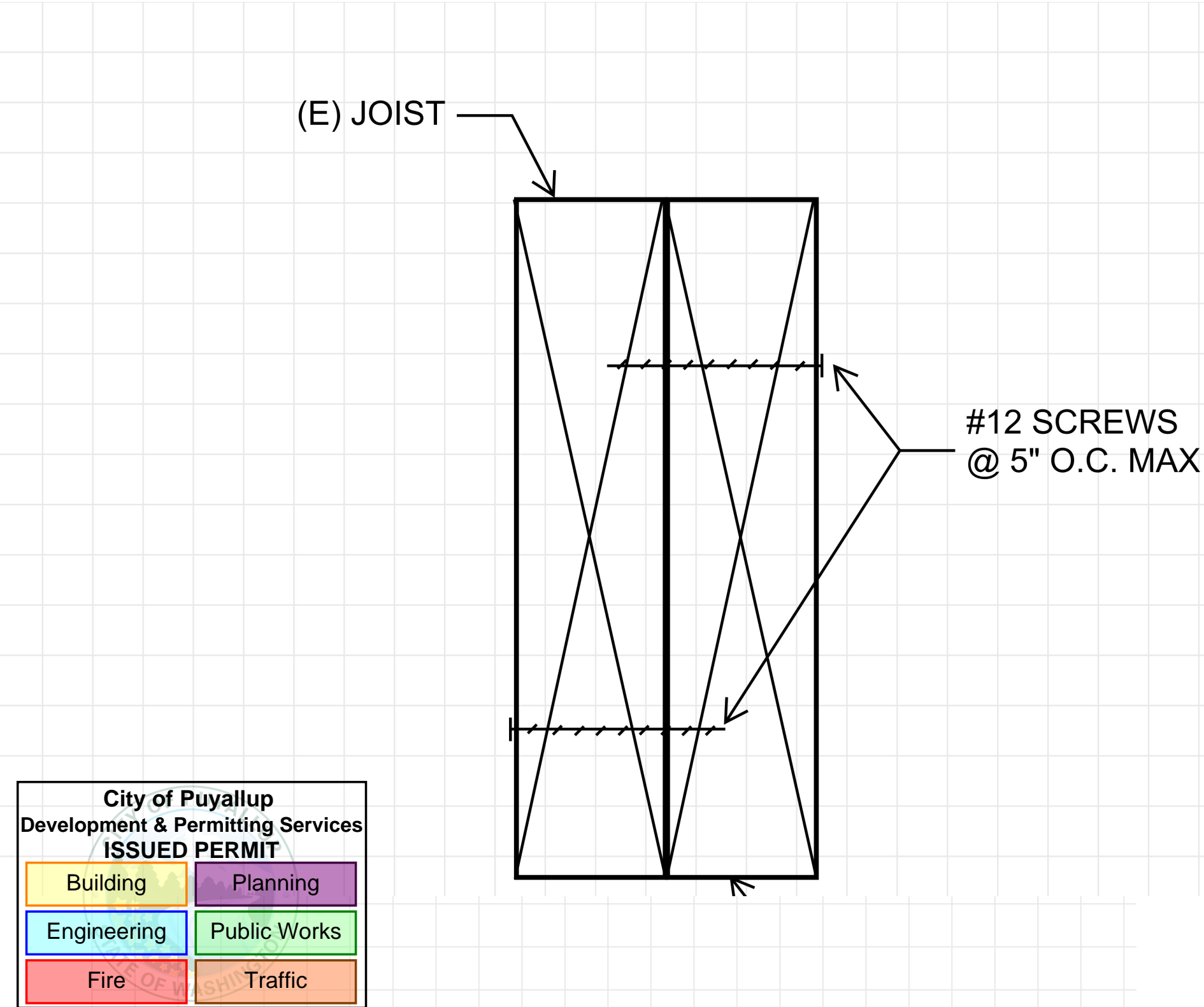
EXISTING TYPICAL WALL ASSEMBLY:
PREFINISHED METAL SIDING
R11 CONTINUOUS INSULATION W/ VB
8 INCH STEEL GIRTS
2X6 STUDS @ 16" OC.
R25 BATT INSULATION
(3) LAYER 5/8" TYPE 'X' GWB

INSTALL (3) LAYERS OF
5/8" TYPE 'X' GWB OVER
THE INTERIOR SURFACE
OF THIS ENTIRE WALL TO
MEET UL DES W413 2
HOUR RATING PER I/A7.



EXISTING STORAGE ELEVATION
SCALE 1/4" = 1'-0"

Elevation 5



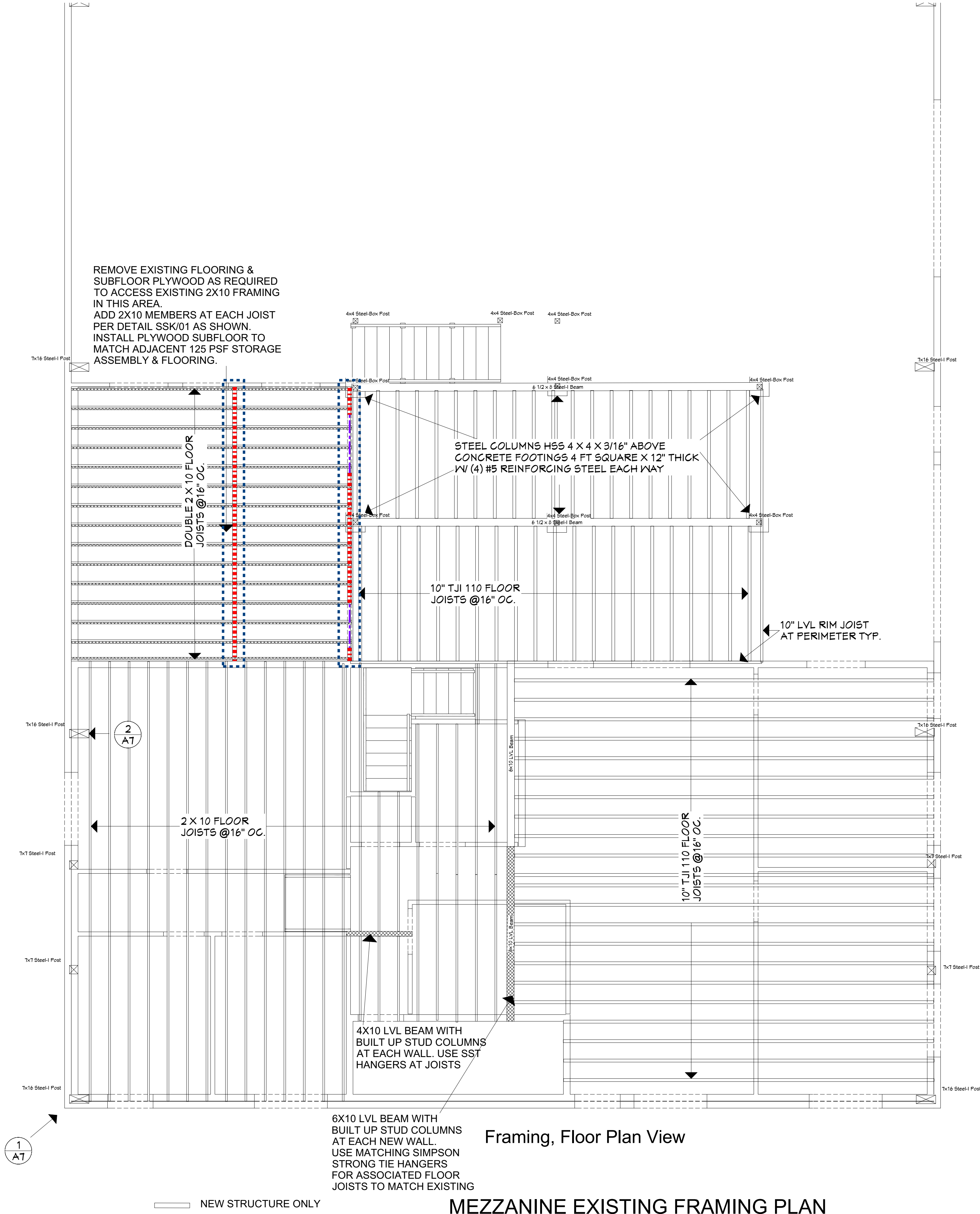
SSK
01
SECTION
NO SCALE

Plan Mark Up Key

- Load Bearing Wall
- Header
- Footing

CONTRACTOR NOTE

The walls carrying the (2) 2x10 storage floor assembly as shown on this page are bearing walls per the Architect (letter dating 6/23/25). These walls headers and footing or structural support will need to be reviewed by the engineer or record prior to inspection. Provide a report from the engineer or record regarding the footings or how bearing walls will be supported at footing inspection. Provide report from engineer or record on the framing prior to any framing being inspected.



City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building

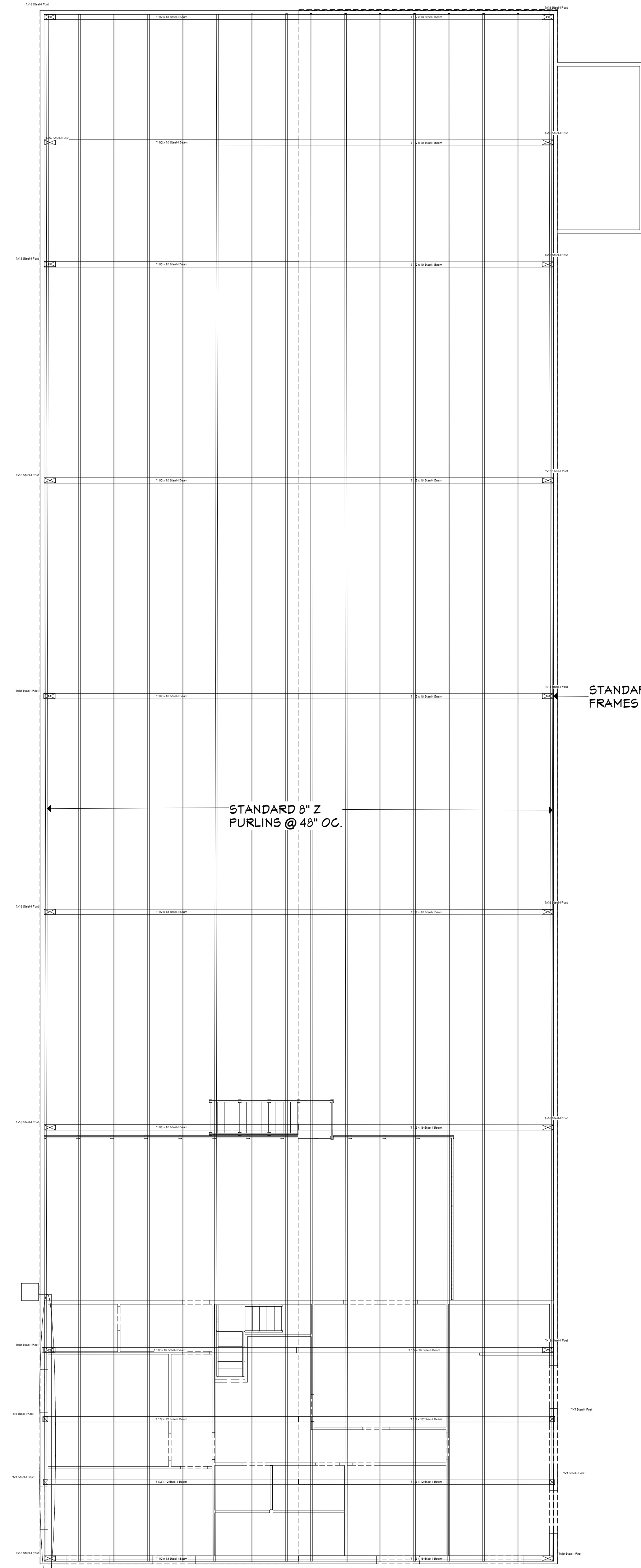
Engineering

Fire

Planning

Public Works

Traffic



EXISTING ROOF FRAMING PLAN

Framing, Roof Plan View

A11

PRCTI20250103

GRIMIT ARCHITECTURE

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

BPLC PROPERTIES
BUILDING REMODEL
2505, 2511, 2515 INTER AVENUE
PUYALLUP, WA. 98373

PROPOSED INDUSTRIAL SITE REMODEL

REVISED
JUNE 23, 2025
MARCH 27, 2025

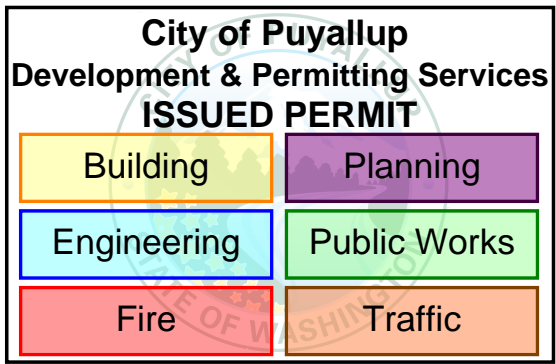
2736

REGISTERED ARCHITECT

MICHAEL P. GRIMIT
STATE OF WASHINGTON

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

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
		\$3	THREE WAY SWITCH
EQUIPMENT, WIRING AND RACEWAYS		a\$F\$b	MULTI-GANGED SWITCH (LOWER CASE LETTERS INDICATES SWITCHING)
	DUPLEX RECEPTACLE (E INDICATES EXISTING TO BE REPLACED)	PC	PHOTOCELL CONTROL
	DUPLEX RECEPTACLE (G INDICATES GROUND FAULT CIRCUIT INTERRUPTER)	OS	CEILING MOUNTED OCCUPANCY SENSOR (LIGHTING CONTROL) - HB INDICATES HIGH BAY SENSOR
	DUPLEX RECEPTACLE (C INDICATES ABOVE COUNTER)	MISCELLANEOUS	
	FOURPLEX RECEPTACLE	①	CONSTRUCTION NOTES
		①	DEMOLITION NOTES
			ALL DEVICES WITH LIGHT LINE WEIGHT INDICATES EXISTING TO BE RETAINED
			ALL DEVICES WITH DASH LINE INDICATES EXISTING TO BE REMOVED
		A X	DETAIL CALL OUT - A INDICATES DETAIL IDENTIFICATION, X INDICATES SHEET DRAWN ON
		AH1 1	MECHANICAL EQUIPMENT CONNECTION



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 LHQM-LED-R-HO	LED	120	3	WALL MOUNT. PROVIDE WITH INTEGRAL BATTERY PACK.
EL1	EGRESS LIGHT	LITHONIA ELM2L	LED	120	2.4	WALL MOUNT.
EL2	EGRESS LIGHT	LITHONIA ELM4L	LED	120	4.8	WALL MOUNT.
PL1	STREET LIGHT POLE FIXTURE	LEOTEK GCM1-60J-MV-2R-40K-GY-105-XX ARM: 12' ARM	LED	120-277	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.

APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE _____

NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR 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 ENGINEERING SERVICE MANAGER

E-002

PRCTI20250103

GRMIT ARCHITECTURE

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

BPLC PROPERTIES
BUILDING REMODEL
2505, 2511, 2515 INTER AVENUE
PUYALLUP, WA. 98373

ELECTRICAL
GENERAL NOTES
AND SPECIFICATIONS

REVISED
JUNE 8, 2025
MARCH 27, 2025

BENJAMIN R. REITER
STATE OF WASHINGTON
4988
REGISTERED
PROFESSIONAL ENGINEER
6/23/2025

- 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
- SECTION 26 00 00 - ELECTRICAL GENERAL CONDITIONS

- 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.
 - 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.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS AND INSPECTIONS REQUIRED BY LAWS, ORDINANCES AND RULES GOVERNING WORK.
 - THE CONTRACTOR SHALL MAINTAIN A SET OF AS-BUILT DRAWINGS.
 - THE CONTRACTOR SHALL PROVIDE A WRITTEN WARRANTY OF WORKMANSHIP FOR A 12 MONTH PERIOD.
 - THE CONTRACTOR SHALL PROVIDE CLOSEOUT DOCUMENTS AS REQUIRED BY THE WASHINGTON STATE ENERGY CODE
 - SHOP DRAWINGS AND OPERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED IN ACCORDANCE WITH DIVISION 1 SPECIFICATIONS.
- SECTION 26 05 19 - WIRES AND CABLES

- ALL WIRING SHALL BE COPPER THW OR THHN.
 - MC CABLE MAY BE USED FOR BRANCH CIRCUITS UP TO 30 AMPS.
 - CONDUCTORS SHALL BE TESTED WITH A "MEGGER" TYPE TESTER. FEEDERS SHALL BE CHECKED TO ENSURE PHASE ROTATIONS FOR MOTORS AND EQUIPMENT.
- SECTION 26 05 26 - GROUNDING

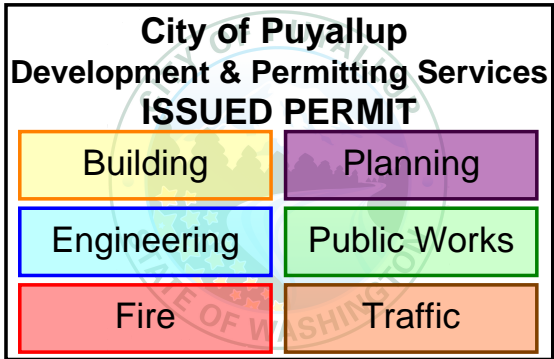
- A GROUNDING SYSTEM SHALL BE PROVIDED FOR NEUTRAL GROUND AND EQUIPMENT GROUND AS REQUIRED BY CODE.
 - PROVIDE GROUND WIRE IN ALL CONDUITS.
 - METAL INTERNAL PIPING SHALL BE GROUNDED.
- SECTION 26 05 32 - OUTLETS AND PULL BOXES

- OUTLET AND PULL BOXES SHALL BE PRESSED STEEL, ZINC COATED, 4" SIZE MINIMUM.
 - ALL WORK IN THIS SECTION SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.
 - 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.
- SECTION 26 05 33 - RACEWAY

- ALL RACEWAYS SHALL BE GRS, IMC, OR EMT UNLESS NOTED OTHERWISE.
 - PVC CONDUIT MAY BE USED FOR UNDERGROUND RACEWAYS.
 - 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.
- SECTION 26 27 26 - SWITCHES AND RECEPTACLES

- SWITCHES SHALL BE SPECIFICATION GRADE, QUIET TYPE, WHITE COLOR WITH IMPACT RESISTANT WHITE NYLON PLATES.
 - STANDARD AND GFCI RECEPTACLES SHALL BE HEAVY DUTY TYPE NEMA 5-20R CONFIGURATION, WHITE COLOR WITH IMPACT RESISTANT WHITE NYLON PLATES.
- SECTION 26 50 00 - LIGHTING

- LUMINAIRE TYPE SHALL BE LED WITH A MINIMUM L70 RATING OF 50,000 HOURS.
 - MINIMUM CRI SHALL BE 80.
 - DRIVERS SHALL BE RATED FOR 50,000 HOURS AND SELECTED TO MATCH CONTROLS AND BE DIMMING OR STATIC AS REQUIRED.
 - OCCUPANCY/VACANCY SENSORS SHALL BE DUAL TECHNOLOGY CEILING MOUNTED TYPE.



- FIRE ALARM SYSTEM GENERAL NOTES
1.

PROVIDE ALL MATERIALS, EQUIPMENT, LABOR, DESIGN AND PROGRAMMING FOR THE INSTALLATION OF A COMPLETE, ADDRESSABLE LOW VOLTAGE 24 VOLT D.C., FULLY OPERATIONAL FIRE ALARM SYSTEM. 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.

1.4.1. TOTAL COVERAGE IS DEFINED IN SECTION 17.5.3.1 OF NFPA #72
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 1/4" TALL X 1/2" 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 5 MINUTES 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.

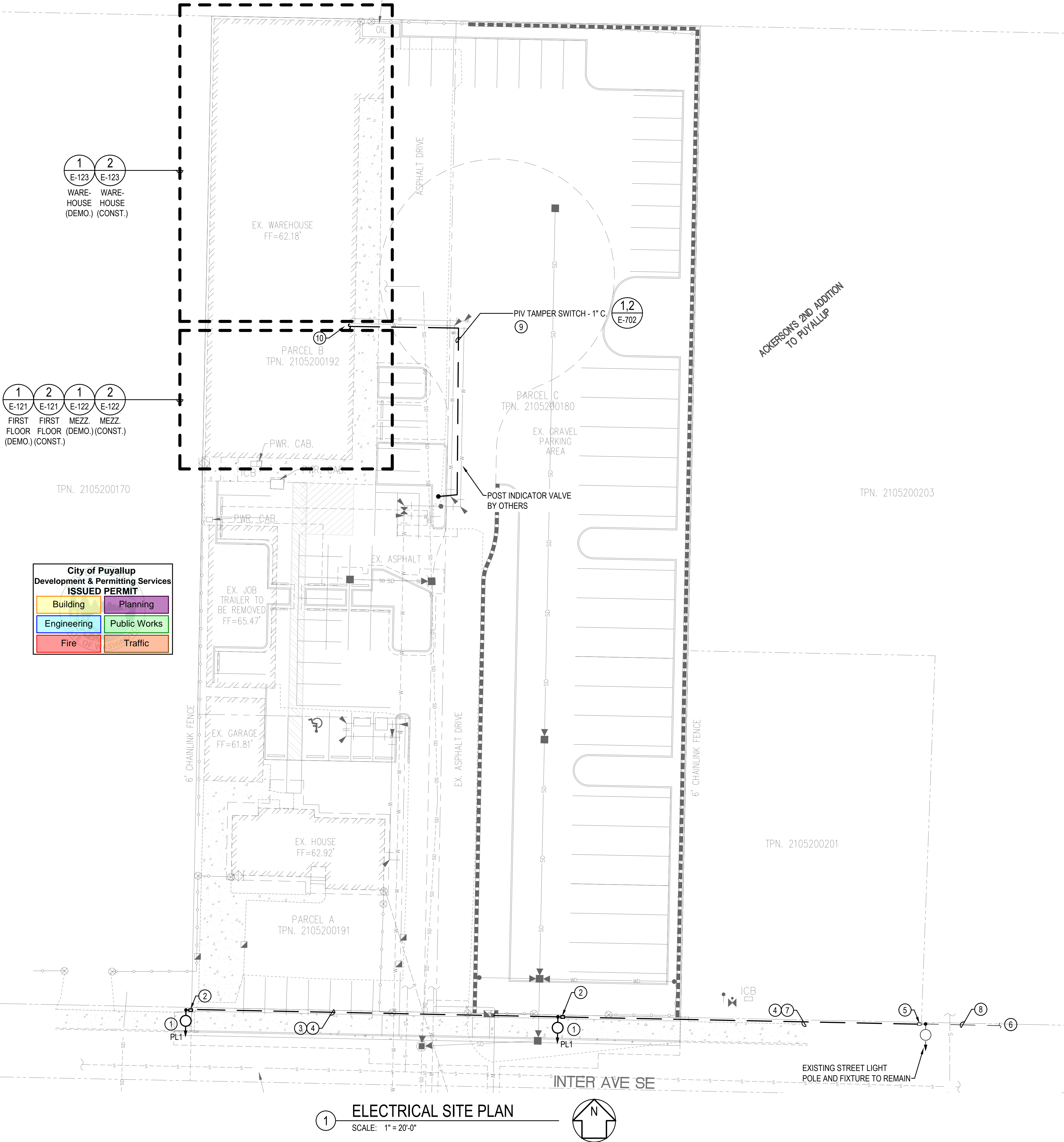
PROVIDE BATTERY CALCULATIONS FOR ALL FIRE ALARM SYSTEMS.

GENERAL NOTES

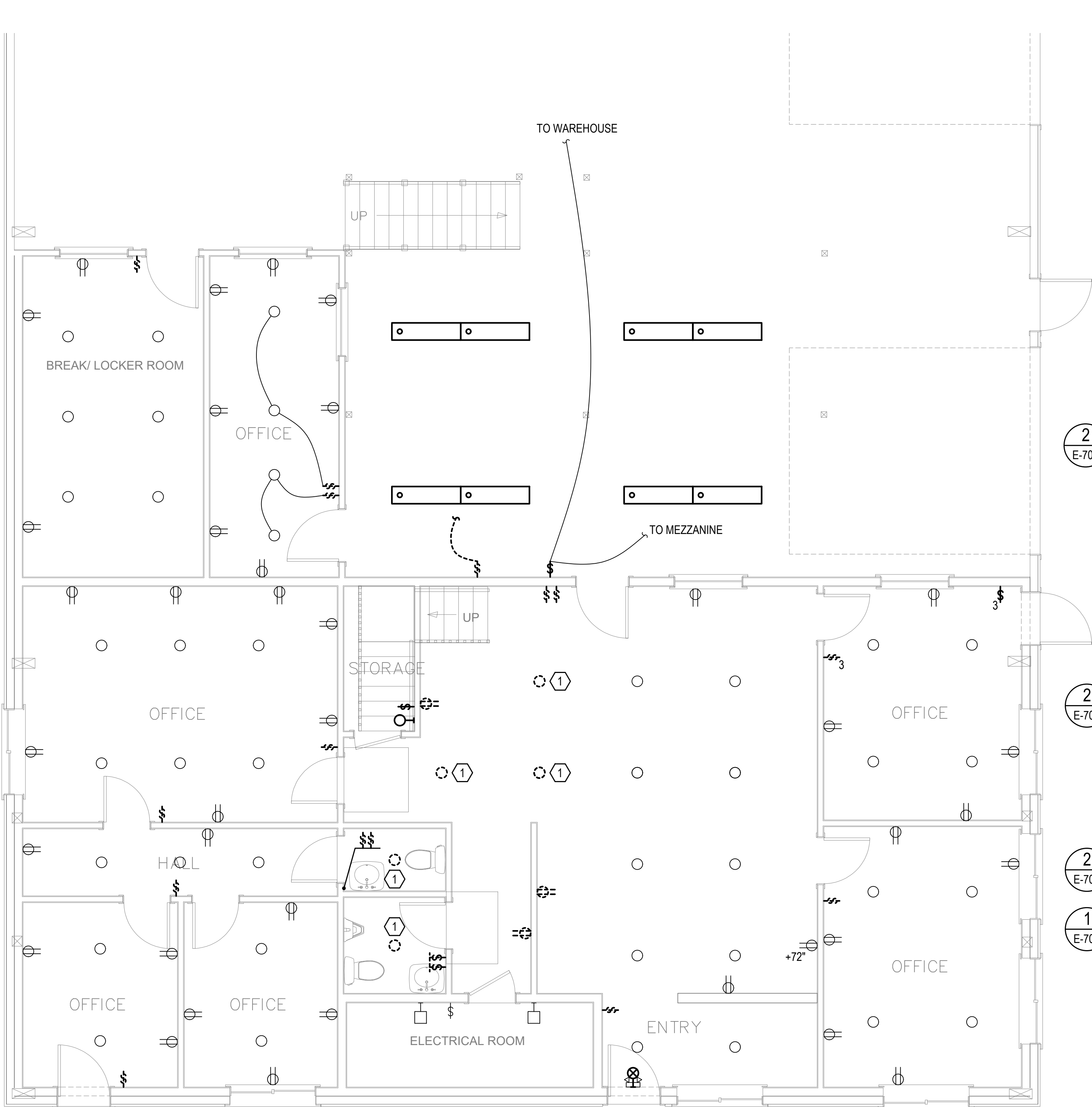
- SEE GENERAL NOTES ON SHEET E-002 AND STREET LIGHT POLE DETAILS ON SHEET E-701 AND E-702 FOR ADDITIONAL INFORMATION.
- FOR STANDARDIZATION, STREET LIGHTING DESIGN AND INSTALLATION SHALL BE BASED ON CITY OF PUYALLUP STREET LIGHTING STANDARDS.
- STREET LIGHTING FIXTURES AND JUNCTION BOX LOCATIONS ARE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

CONSTRUCTION NOTES

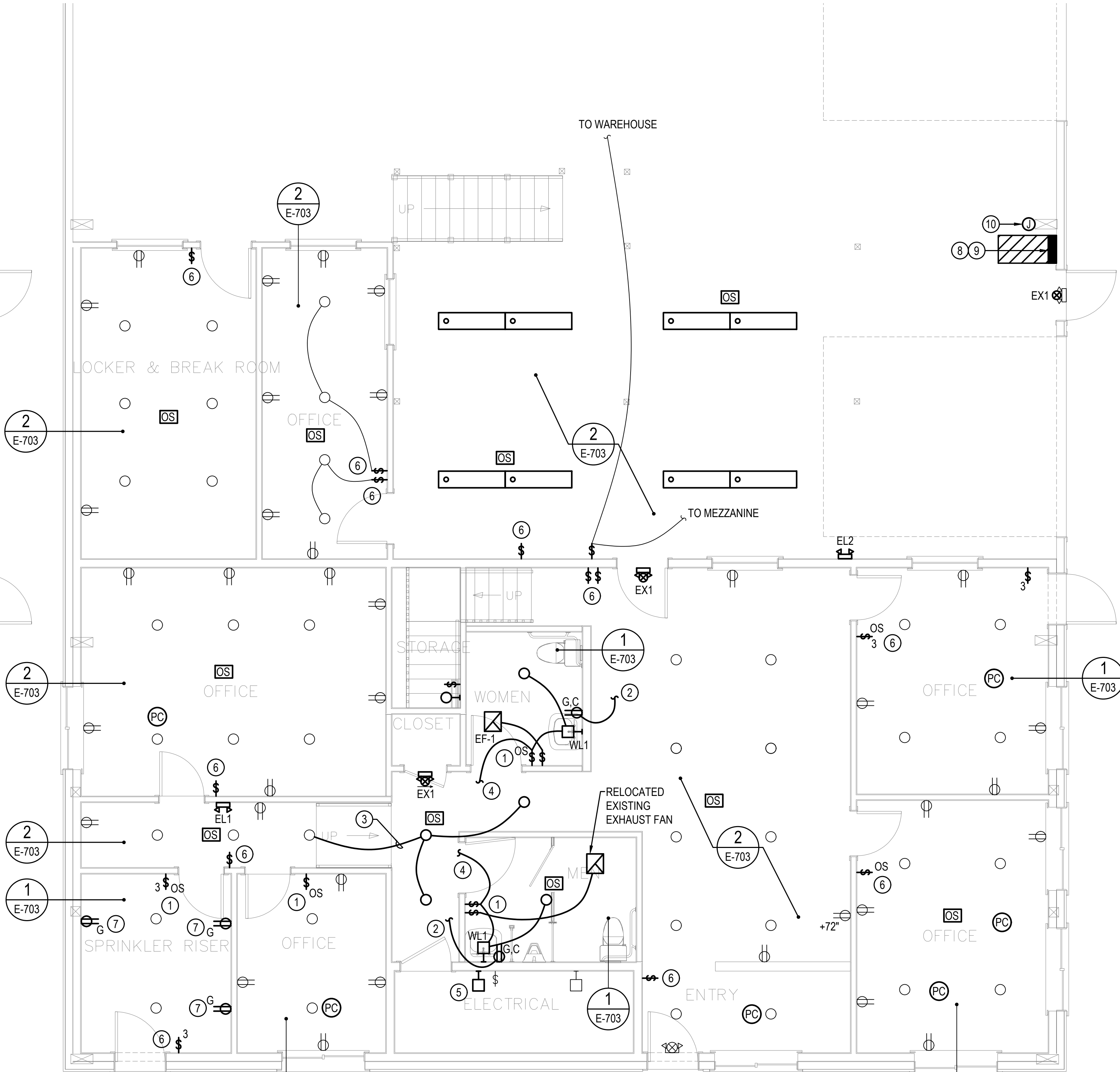
- ELECTRICAL CONTRACTOR SHALL MAINTAIN 150FT SPACING REQUIREMENT BETWEEN STREET LIGHTING POLES PER CITY OF PUYALLUP STANDARDS. FIELD VERIFY AND COORDINATE LIGHT POLE LOCATION WITH PSE AND CITY OF PUYALLUP PRIOR TO ROUGH-IN.
- PROVIDE TYPE 1 JUNCTION BOX WITH SLIP RESISTANT COATING AND 6" X 6" CONCRETE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



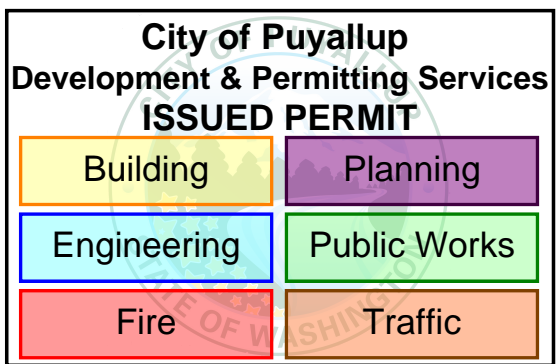
1 ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"



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"



DEMOLITION NOTES

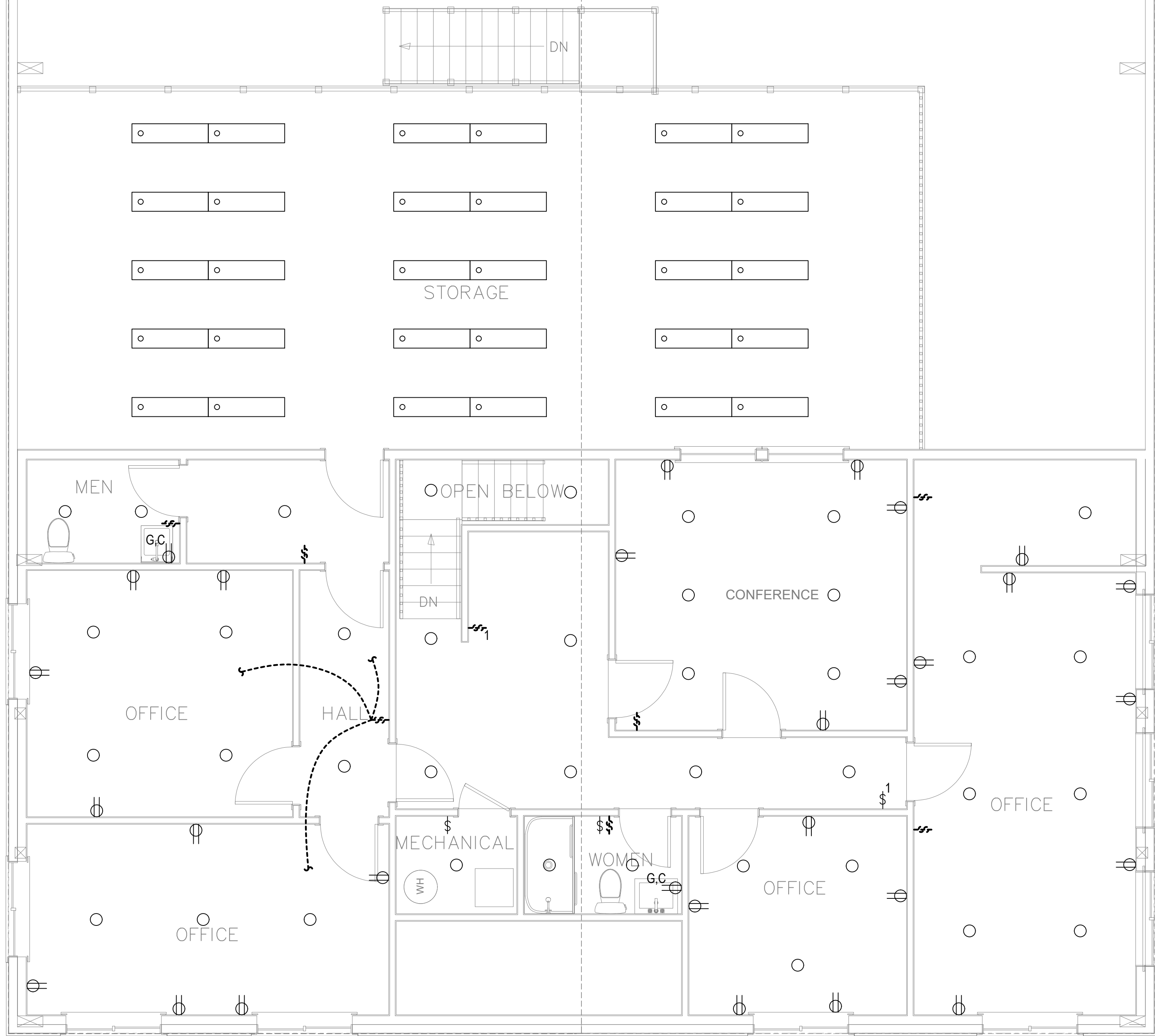
- 1 SALVAGE AND PROTECT EXISTING LIGHT FIXTURE FOR RELOCATION ON FIRST FLOOR CONSTRUCTION PLANS ON THIS SHEET.

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.

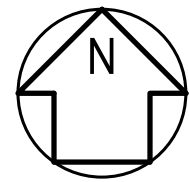
CONSTRUCTION NOTES

- 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 24" WIDE SPACE, FLOOR TO CEILING, WITH 36" OF CLEARANCE FOR FIRE ALARM PANEL.
- 10 PROVIDE 1P/20A CONNECTION FROM NEAREST UNSWITCHED RECEPTACLE CIRCUIT. PROVIDE 24V CONTROL TRANSFORMER FOR CONNECTION TO NO2/CO DETECTION SYSTEM. COORDINATE CONNECTION REQUIREMENTS PRIOR TO ROUGH-IN.



MEZZANINE LIGHTING
AND POWER DEMOLITION PLANS

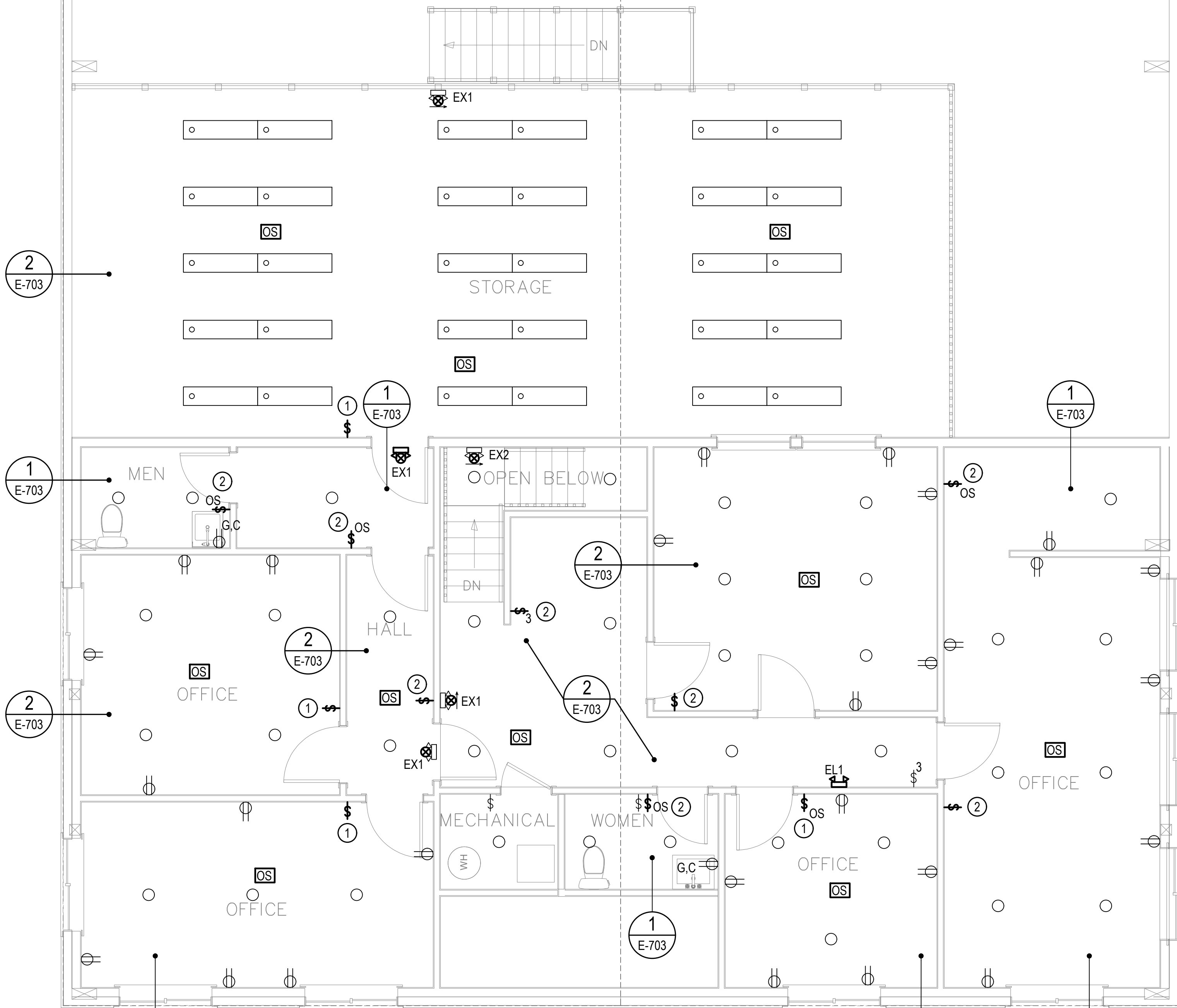
SCALE: 1/4" = 1'-0"



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

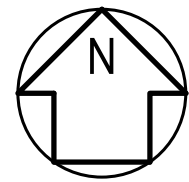
GENERAL NOTES

- SEE GENERAL NOTES ON SHEET E-002.



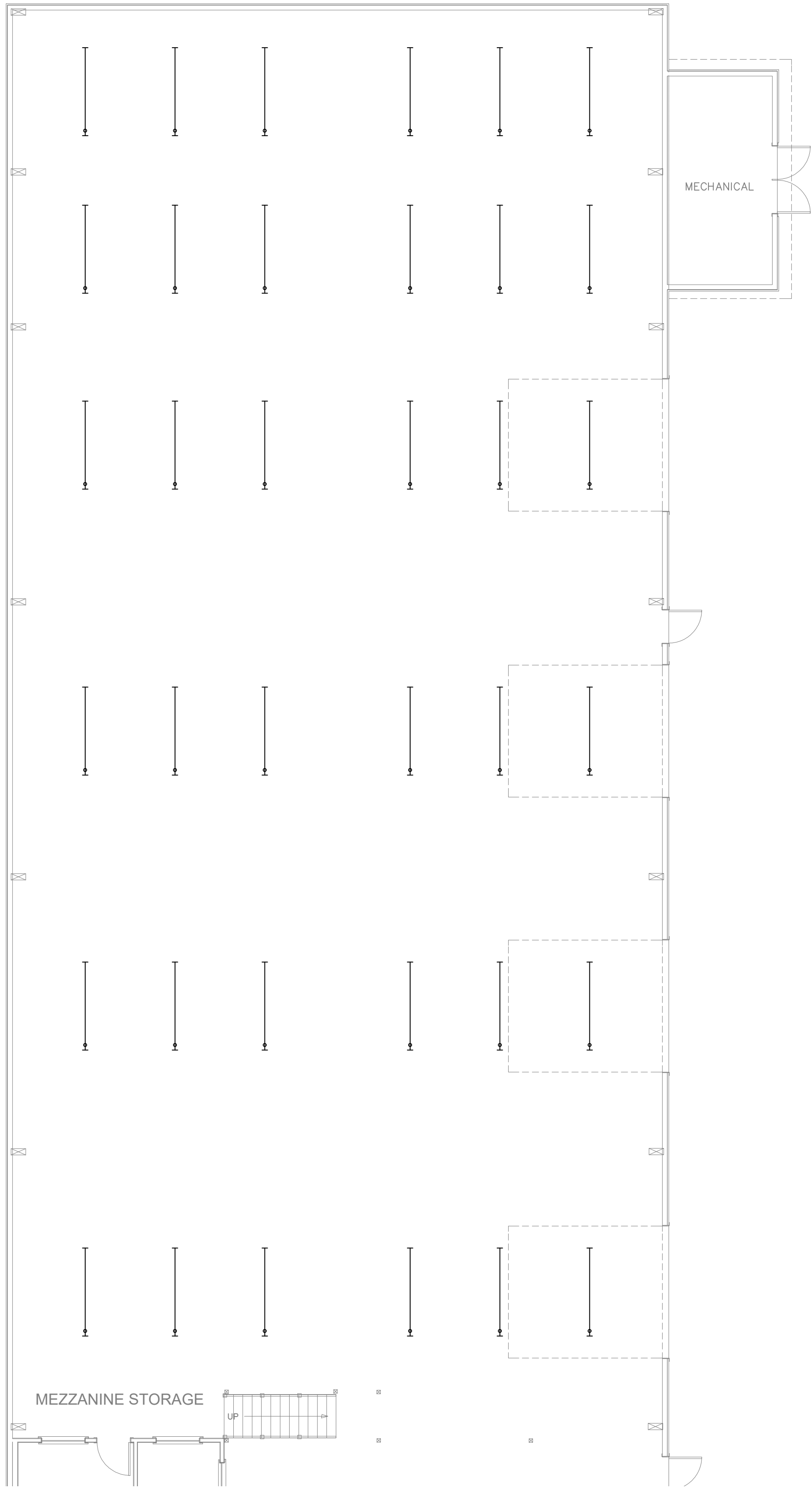
MEZZANINE LIGHTING AND
POWER CONSTRUCTION PLANS

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

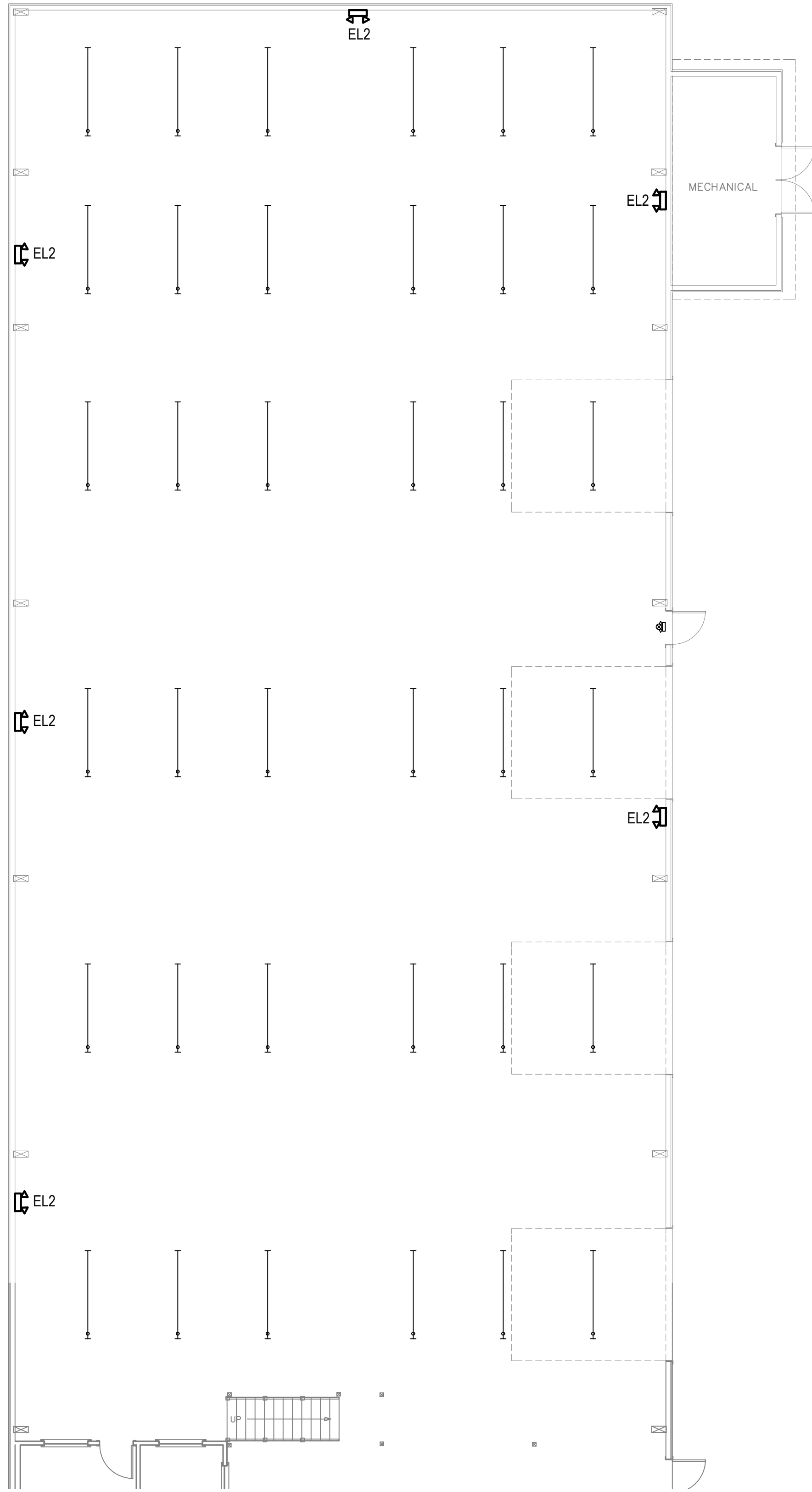
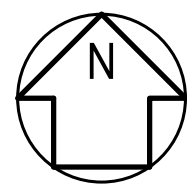


CONSTRUCTION NOTES

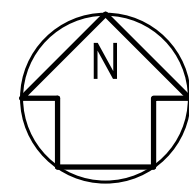
- PROVIDE NEW SWITCH LOCATION AND RECONFIGURE WIRING, AS NECESSARY, TO TIE NEW WIRELESS SWITCH INTO NEW OCCUPANCY SENSOR FOR LOCAL CONTROL OF OFFICE/STORAGE LIGHTING.
- NEW SWITCH IN EXISTING LOCATION.



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

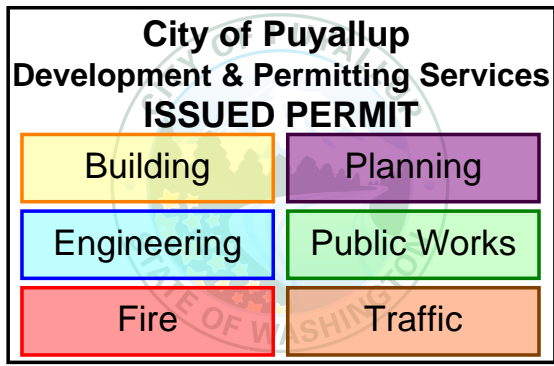


2 WAREHOUSE LIGHTING AND POWER CONSTRUCTION PLANS
SCALE: 1/8" = 1'-0"



GENERAL NOTES

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



E-123

PRCTI20250103

GRIMIT ARCHITECTURE

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

BPLC PROPERTIES
BUILDING REMODEL
2505, 2511, 2515 INTER AVENUE
PUYALLUP, WA. 98373

WAREHOUSE
LIGHTING AND
POWER PLANS

REVISED
JUNE 6, 2025
MARCH 27, 2025



STREET LIGHTING SPECIFICATIONS

1. 30-FOOT STEEL STREETLIGHT STANDARD

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.

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.

FINISH

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

MAST ARM ATTACHMENT SHALL BE SECURED BY 3 BOLTS.

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

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

2. ANCHORAGE

POLES SHALL BE ANCHORED WITH 4 BOLTS. 1"x3/8"x4" #BUNG 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.

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.

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.

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

PREPARED BY: JIM EMMINGHOVEN

DESIGNED BY: LINDA LANE

APPROVED BY: COLLEEN HARRIS

REVIEWED BY: NANCY

CITY STANDARD

FILE NAME: P:\PROJECTS\2025\STREET LIGHTS\STL 01.05.01.DWG

DATE APPROVED: 01/05/2025

DATE REVISION: 01/05/2025

SCALE: 1"=1'

01.05.01

(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 FINALLY REDEED 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. 01.06.01). 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. 01.06.01.

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 20 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.

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. 01.06.01)

LUMINAIRES AND LAMPS

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

ARTERIALS AND COMMERCIAL COLLECTORS:
GE EVOLVE LED ERS2-E-D-HX-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.

SAFE WIRING LABELS

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

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.

LOCATION

SEE CITY STANDARD SECTION 01.01 ROADWAY DESIGN.

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

PREPARED BY: JIM EMMINGHOVEN

DESIGNED BY: LINDA LANE

APPROVED BY: COLLEEN HARRIS

REVIEWED BY: NANCY

CITY STANDARD

FILE NAME: P:\PROJECTS\2025\STREET LIGHTS\STL 01.05.02.DWG

DATE APPROVED: 01/05/2025

DATE REVISION: 01/05/2025

SCALE: 1"=1'

01.05.02

TYPICAL STREET LIGHT INSTALLATION

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 BE ALLOWED IF APPROVED BY THE CITY.

6. GROUND ROD COVER SHALL BE UTILITY VAULT #9VB-924 OR APPROVED EQUIVALENT.

Diagram showing the typical street light installation. It includes a pole with a luminaire arm and luminaire. Electrical connections are shown, including a junction box, power company transformer, ground wire, and various conduits. Labels include: SERVICE, SEE CITY STANDARD DETAIL NO. 01.05.05 & 01.06.05; IN-LINE FUSED WATER TIGHT ELECTRICAL DISCONNECT SEE CITY STANDARD DETAIL NO. 01.05.02 NOTE #6; HAND HOLD; EQUIPMENT GROUND FROM SERVICE TO EACH POLE; 2 EACH GROUNDING RODS 6 FEET APART (TYP) WITH COVERS SEE CITY STANDARD DETAIL NO. 01.05.05; JUNCTION BOX SEE CITY STANDARD DETAIL NO. 01.05.01; WATERPROOF SPLICE 18" MIN. BLACK WIRE; J-BOX TO LIGHT POLE CONDUIT SHALL BE A MINIMUM OF 1.25"; CONDUCTORS SHALL BE TYPE USE (XLP) INSULATED, STRANDED, COPPER, #8 A.W.G. MINIMUM SIZE; 2" (MIN.) SCH. 40 PVC CONDUIT USE BELL ENDS OR BUSHINGS ON ALL CONDUITS SCH. 80 PVC FOR UNDER ROADWAY CROSSINGS.

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

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DESIGNED BY: LINDA LANE

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REVIEWED BY: NANCY

CITY STANDARD

FILE NAME: P:\PROJECTS\2025\STREET LIGHTS\STL 01.05.03.DWG

DATE APPROVED: 01/05/2025

DATE REVISION: 01/05/2025

SCALE: 1"=1'

01.05.03

STREET LIGHT

REMOVABLE POLE CAP

3" BOLT MAST ARM ATTACHMENT

SEE DETAIL 01.05.07

12' MIN.

LUMINAIRE SHALL OVERHANG FACE OF CURB 3' MIN.

30'

3' MIN.

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

24" MIN.

PLANTING STRIP VARIES SIDEWALK WIDTH VARIES

FOUNDATION PER CITY STANDARD DETAIL NO. 01.05.06

370°

45°

LUMINAIRE ARM

ALL ANGLES MEASURED CLOCKWISE FROM HAND-HOLE AS VIEWED FROM SMALL END OF POLE

HANDHOLE

HANDHOLE, LUMINAIRE ARM, RADIAL INDEX

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 PLANT'S LIGHTING SYSTEM PER PUECT SOUND ENERGY REQUIREMENTS, ON VERY LARGE PLATS PUECT 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.

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

PREPARED BY: JIM EMMINGHOVEN

DESIGNED BY: LINDA LANE

APPROVED BY: COLLEEN HARRIS

REVIEWED BY: NANCY

CITY STANDARD

FILE NAME: P:\PROJECTS\2025\STREET LIGHTS\STL 01.05.04.DWG

DATE APPROVED: 01/05/2025

DATE REVISION: 01/05/2025

SCALE: 1"=1'

01.05.04

CONCRETE STREETLIGHT FOUNDATION TYPICAL

2' MIN. FOR 30" STEEL STREETLIGHT STANDARD

30" MIN. FOR DECORATIVE TYPE #37 UNION METAL POLE BASE

Diagram showing the concrete streetlight foundation. It includes a base with leveling nuts and washers, and a rebar structure. Labels include: 2' MIN. FOR 30" STEEL STREETLIGHT STANDARD; 30" MIN. FOR DECORATIVE TYPE #37 UNION METAL POLE BASE; TOOL FINISH EDGES; 1"x3/8"x4" ANCHOR BOLT; NO. 4 REBAR VERTICALS; NO. 4 REBAR HOOPS; 1-1/4" PVC-40 CONDUIT (6"-8" ABOVE BASE); STANDARD BASE; LEVELING NUTS, WASHERS (NO SHIMS); GROUT WITH 1/2" WEEP HOLE; DIRT LINE; SEE NOTE BELOW CLASS 5 (1 1/2") CONCRETE; 1-1/4" PVC- SCH. 40 CONDUIT (2 EACH) EXTENDED 6"-8" ABOVE BASE; 1"x3/8"x4" ANCHOR BOLT; NO. 4 REBAR VERTICALS (4) (SIDE SHALL NOT TOUCH FOUNDATION HOLE, SIDES OR BOTTOM); NO. 4 REBAR HOOPS (4-16" O.C.).

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.

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

PREPARED BY: JIM EMMINGHOVEN

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REVIEWED BY: NANCY

CITY STANDARD

FILE NAME: P:\PROJECTS\2025\STREET LIGHTS\STL 01.05.05.DWG

DATE APPROVED: 01/05/2025

DATE REVISION: 01/05/2025

SCALE: 1"=1'

01.05.06

STREET LIGHT POLE AND BRACKET WIRE SUPPORT AT ARM END

1 1/2" X 3/4" REDUCING WASHER

3/4" ROMEX CONNECTOR

POLE AND BRACKET WIRE

LOCK NUT

1.50"

SIDE VIEW

STANDARD MAST ARM END

1 1/2" X 3/4" REDUCING WASHER

3/4" ROMEX CONNECTOR

1.50"

FRONT VIEW

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

PREPARED BY: JIM EMMINGHOVEN

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APPROVED BY: COLLEEN HARRIS

REVIEWED BY: NANCY

CITY STANDARD

FILE NAME: P:\PROJECTS\2025\STREET LIGHTS\STL 01.05.07.DWG

DATE APPROVED: 01/05/2025

DATE REVISION: 01/05/2025

SCALE: 1"=1'

01.05.07

REMOTE PHOTOCELL

PHOTOCELL

LUMINAIRE

DETAIL REMOTE PHOTOCELL

PHOTOCELL

TWIST LOCK PHOTOCELL SOCKET

SPICE WIRES INSIDE

1/2" MALLABLE FSR1 BOX WITH MALLABLE COVER

1/2" CHASE

3 #12 AWG. USE (RED, BLACK, WHITE) TO SERVICE CABINET

NOTE: SEE CITY OF PUYALLUP STD DRAWINGS 01.05.01 THRU 01.05.04 FOR LIGHT POLE DETAILS

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

PREPARED BY: JIM EMMINGHOVEN

DESIGNED BY: LINDA LANE

APPROVED BY: COLLEEN HARRIS

REVIEWED BY: NANCY

CITY STANDARD

FILE NAME: P:\PROJECTS\2025\STREET LIGHTS\STL 01.05.08.DWG

DATE APPROVED: 01/05/2025

DATE REVISION: 01/05/2025

SCALE: 1"=1'

01.05.10

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building

Planning

Engineering

Public Works

Fire

Traffic

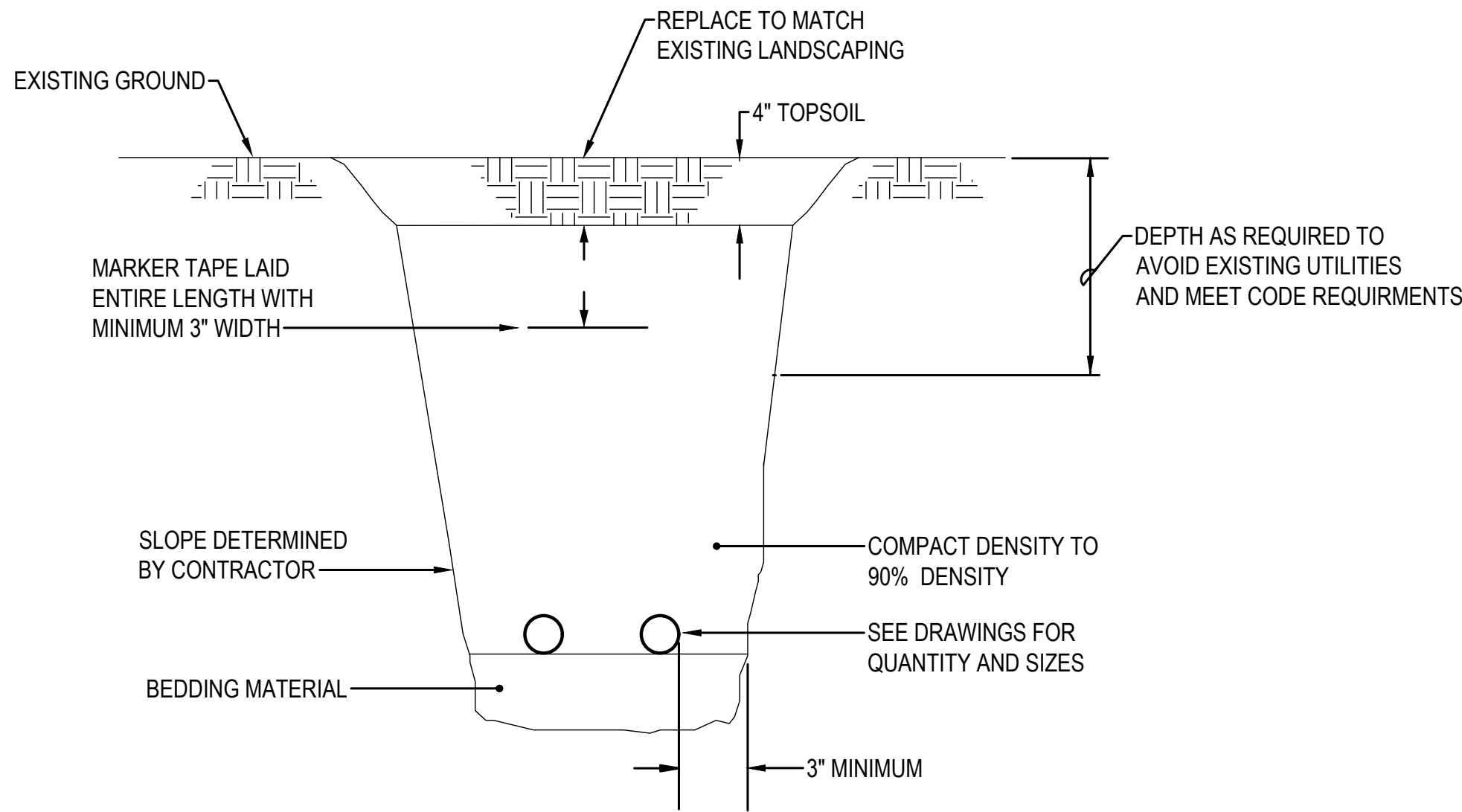
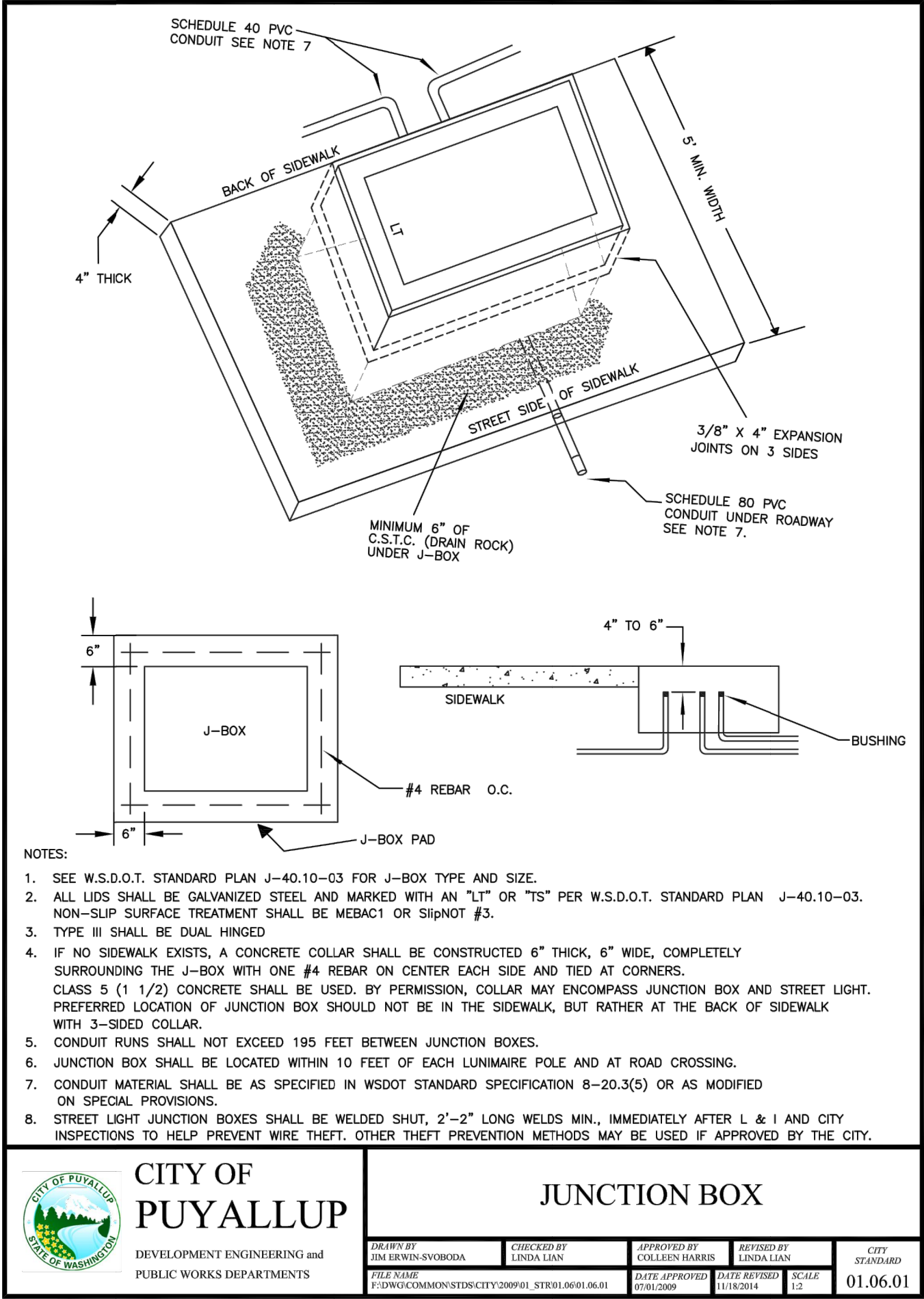
APPROVED

BY: _____

CITY OF PUYALLUP
ENGINEERING SERVICES

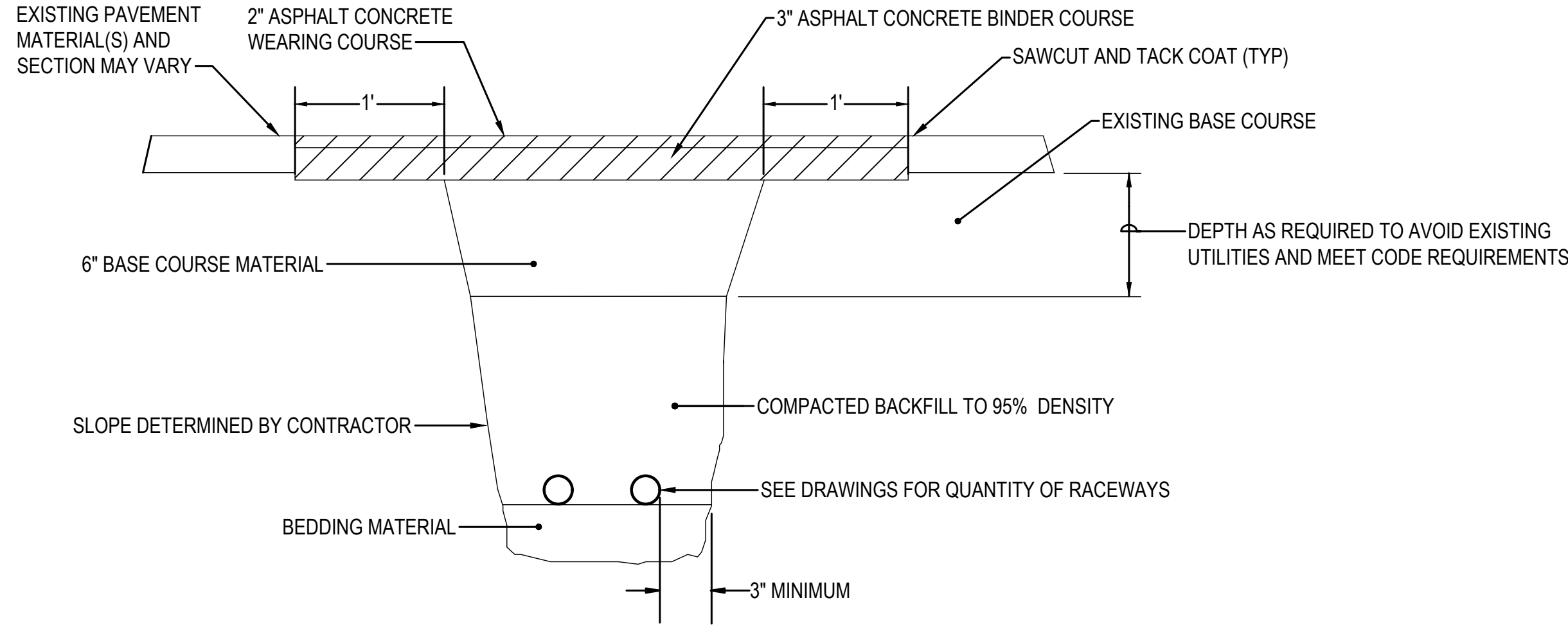
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NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICE MANAGER.



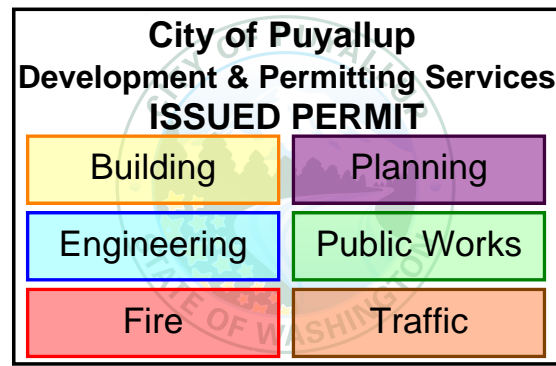
1 DIRECT BURY RACEWAY - GRASS/GRAVEL AREAS

SCALE: NTS



2 DIRECT BURY RACEWAY - ASPHALT AREAS

SCALE: NTS



E-702

PRCTI20250103

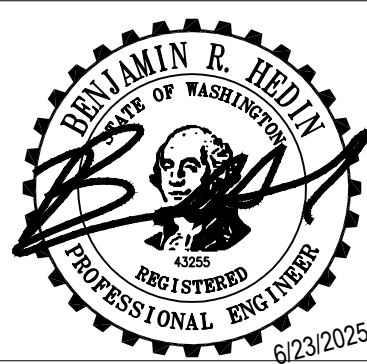
GRMIT ARCHITECTURE

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

BPLC PROPERTIES
BUILDING REMODEL
2505, 2511, 2515 INTER AVENUE
PUYALLUP, WA. 98373

ELECTRICAL DETAILS

REVISED
JUNE 6, 2025
MARCH 27, 2025



APPROVED

BY _____

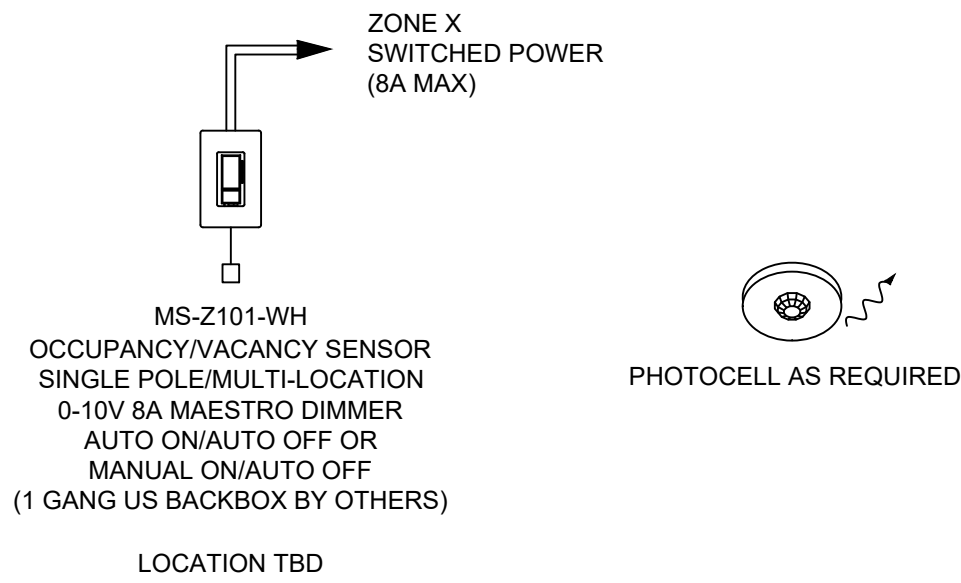
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE _____

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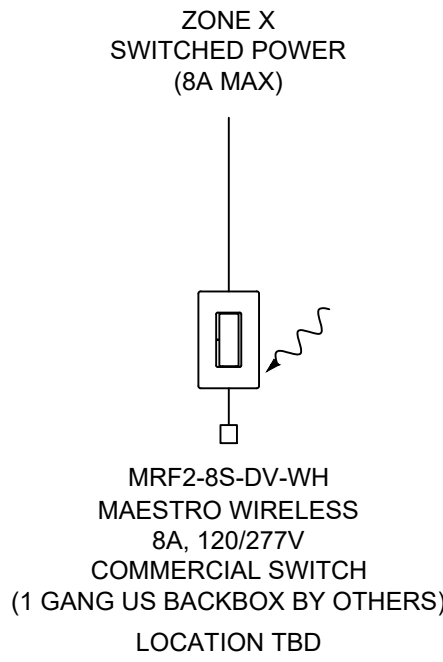
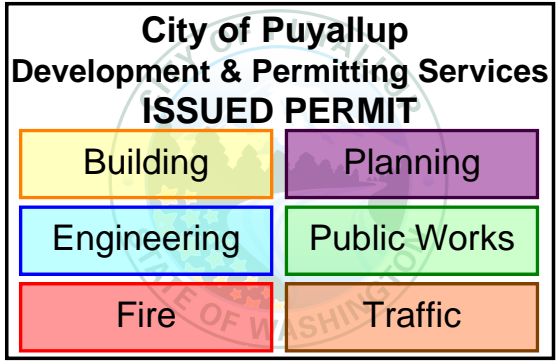
WIRING LEGEND:

- INPUT POWER (NORMAL)
- 2 #12AWG (4 mm²)
- 3 #12AWG (4 mm²)
- ◆ 0-10V SIGNAL: 2 #18AWG (1.0 mm²)
- ◇ 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 mm²) BY OTHERS.
- 2 #18AWG (1.0 mm²)
- ⌂ LUTRON SENSOR CABLE C-CBL-522S
OTHERWISE USE 4 #22 AWG (1.0 mm²)
- 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 20 MIN.
- OCCUPANCY MODE - AUTOMATIC ON TO 50%, AUTO OFF VIA SENSOR, SET AT 20 MIN.
- ALL OCCUPANCY/VACANCY SENSORS SHALL BE DUAL TECHNOLOGY (I.E. INFRARED AND ULTRASONIC).
- PHOTOCELLS TO BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER.
 - TRIGGER 1 OF PHOTOCELL TO CONTROL LIGHTS IN PRIMARY DAYLIGHT ZONES (PDZ)
 - TRIGGER 2 OF PHOTOCELL TO CONTROL LIGHTS IN SECONDARY DAYLIGHT ZONES (SDZ)
 - PHOTOCELLS SHALL BE CONFIGURED AND ADJUSTABLE FROM THE FLOOR.
- ALL PHOTOCELLS SHALL HAVE THE CAPABILITY TO COMPLETELY SHUT OFF LIGHTS WITH SUFFICIENT NATURAL LIGHT.
- 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.

E-703

PRCTI20250103

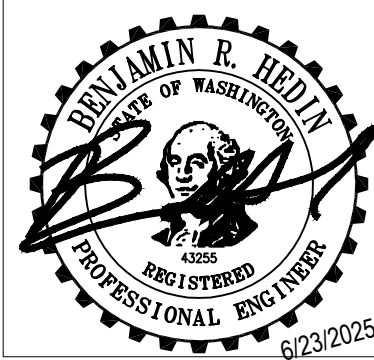
GRIMIT ARCHITECTURE

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

BPLC PROPERTIES
BUILDING REMODEL
2505, 2511, 2515 INTER AVENUE
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LIGHTING CONTROL
DIAGRAMS

REVISED
JUNE 6, 2025
MARCH 27, 2025

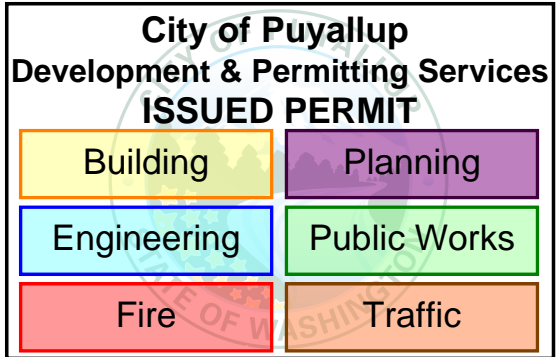


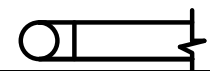
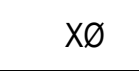
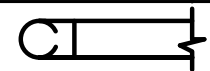

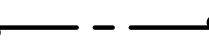

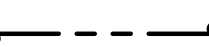



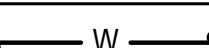
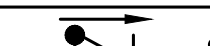
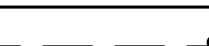

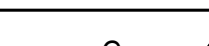
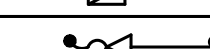
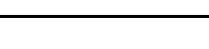

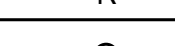
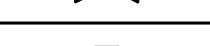
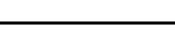

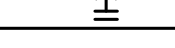
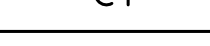
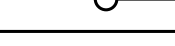
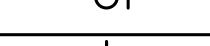
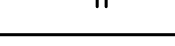
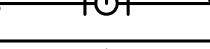
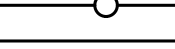
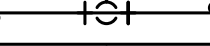
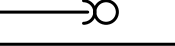
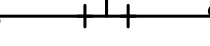
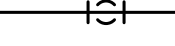

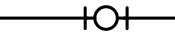
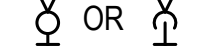
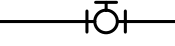
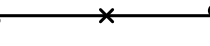
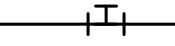
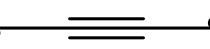
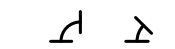




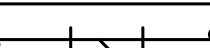
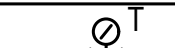
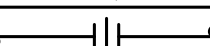
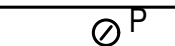
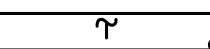
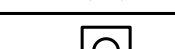
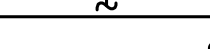


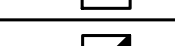
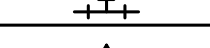


FAN SCHEDULE														
UNIT NO	MFR.	MODEL	LOCATION	CONFIGURATION	AREA SERVED	QTY	PERFORMANCE		CONTROLLED BY OR INTERLOCKED WITH	WATTS	ELECTRICAL		WEIGHT (LBS)	REMARKS
							CFM	EX. S.P.			VOLTS	Ø		
EF-1	PANASONIC	FV0511VKSL1	WOMENS	CEILING	SEE PLANS	1	100	0.25	②	(3.2)	120	1	12	①

NOTES FOR EXHAUST FAN SCHEDULE

- ① ALL EXHAUST FANS TO BE WIRED FROM MOTOR TO BOX ON EXTERIOR OF FAN ENCLOSURE.
- ② PROVIDE WITH CONTROLLER MANUFACTURER'S CONTROLLER SWITCH.

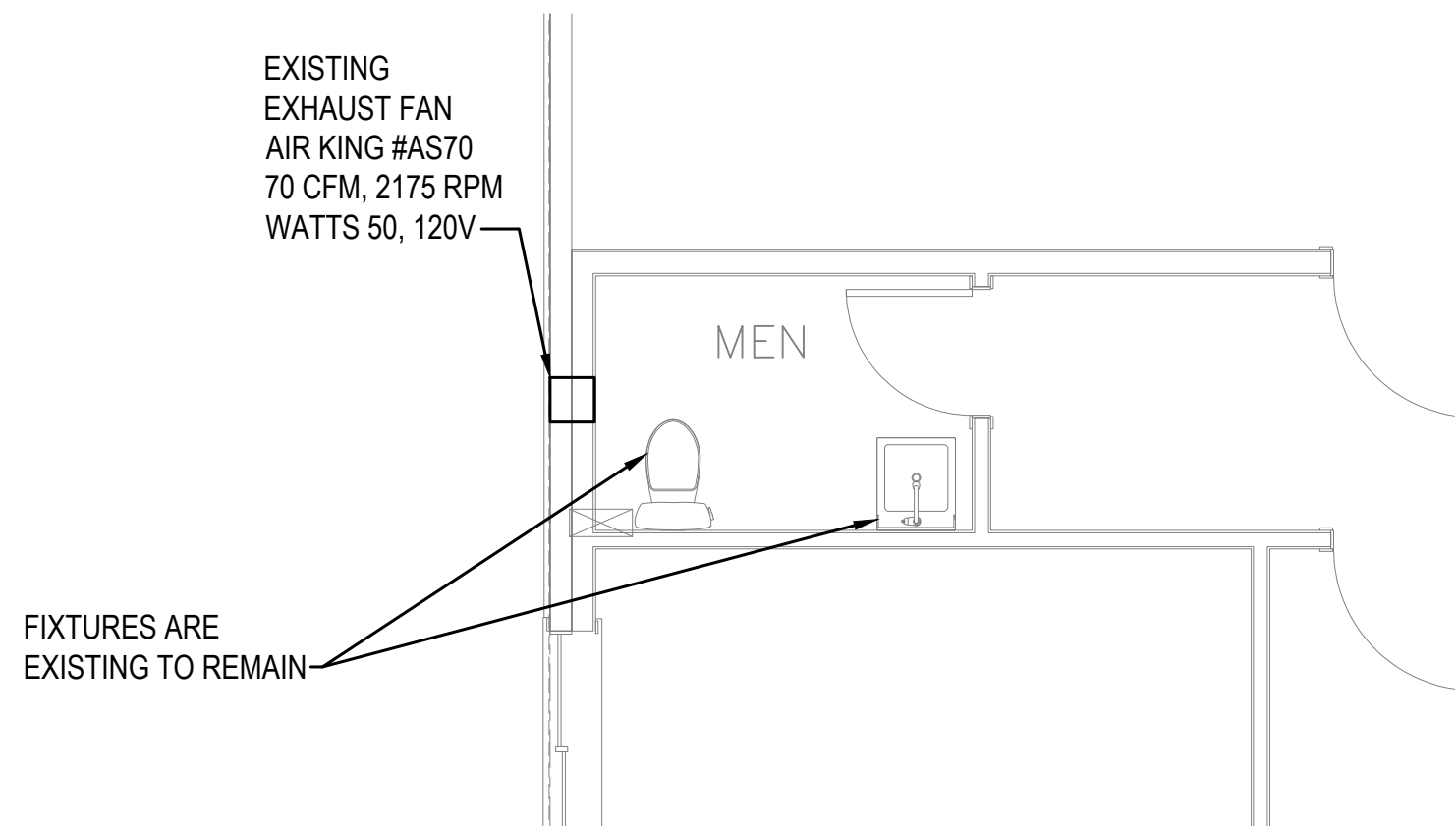
PLUMBING FIXTURE SCHEDULE									
UNIT NO.	FIXTURE	MOUNTING	MANUFACTURER AND MODEL NUMBERS				W	L	REMARKS
P-1	WATER CLOSET TANK TYPE	FLOOR	TOILET SEAT: CHURCH #9600C FLUSH VALVE: EBC #CAH12				4"	2"	ADA COMPLIANT, FURNISH WITH BOLT CAPS, SEAT MUST BE MINIMUM 17" HIGH
P-2	URINAL	WALL	URINAL: KOHLER BARDON #K-4960-T FLUSH VALVE: SLOAN ROYAL #186-1				2"	1½"	ADA COMPLIANT URINAL RIM TO BE 16" ABOVE FINISHED FLOOR
P-3	LAVATORY	WALL	SINK: KOHLER, KINGSTON #K-2005 FITTINGS: SYMMONS SCOT #S-60-G-H SUPPLIES: EBC #LAH16 WASTE: EBC #SG7.8 TRAP: EBC #TN140				2"	1½"	ADA COMPLIANT, PROVIDE WITH OFF-SET TRAP EBC #SG7WC AND EBC INSTITUTIONAL ADA INSULATOR KIT.



MECHANICAL LEGEND			
HVAC			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	ROUND DUCT ELBOW UP		ROUND DUCT
	ROUND DUCT ELBOW DOWN		
PLUMBING			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING PIPING		DOMESTIC COLD WATER (CW)
	GATE VALVE (GV)		DOMESTIC HOT WATER (HW)
	GLOBE VALVE		DOMESTIC HOT WATER CIRCULATING (HWC)
	PRESSURE REDUCING VALVE (PRV)		SOIL, WASTE (S, W)
	CHECK VALVE (CV)		VENT (V), OR HIDDEN BELOW WASTE
	FLOW CONTROL VALVE		NATURAL GAS PIPING
	TEMP./PRESS. RELIEF VALVE (T&PRV)		REFRIGERANT PIPING ①
	BALL VALVE		WASTE OR VENT UP
	BALANCING COCK (BC)		WALL CLEANOUT
	PIPE DOWN		FLUSH CLEANOUT (FCO/SCO)
	PIPE UP		CLEAN OUT (CO)
	BRANCH-TOP CONNECTION		IN LINE WASTE CONNECTION
	BRANCH-BOTTOM CONNECTION		P-TRAP
	BRANCH-SIDE CONNECTION		BRANCH PIPE DOWN
	FLOW DIRECTION		BRANCH PIPE UP
	VALVE IN RISER / DROP		TEE & UP
	PIPE ANCHOR		TEE
	PIPE GUIDE		ELBOWS, 90° & 45°
	FLEXIBLE CONNECTION (PIPE)		CAP
	REDUCER		PUMP
	STRAINER		THERMOMETER
	UNION		PRESSURE GAGE
	CROSSING LINES, NON CONNECTING		FLOOR DRAIN
	PIPE CONTINUATION		FLOOR FUNNEL DRAIN
	AQUASTAT		FLOOR SINK
	TRAP PRIMER WITH ACCESS PANEL		MECHANICAL CONTRACTOR
	GAS COCK		ELECTRICAL CONTRACTOR
	WALL HYDRANT		

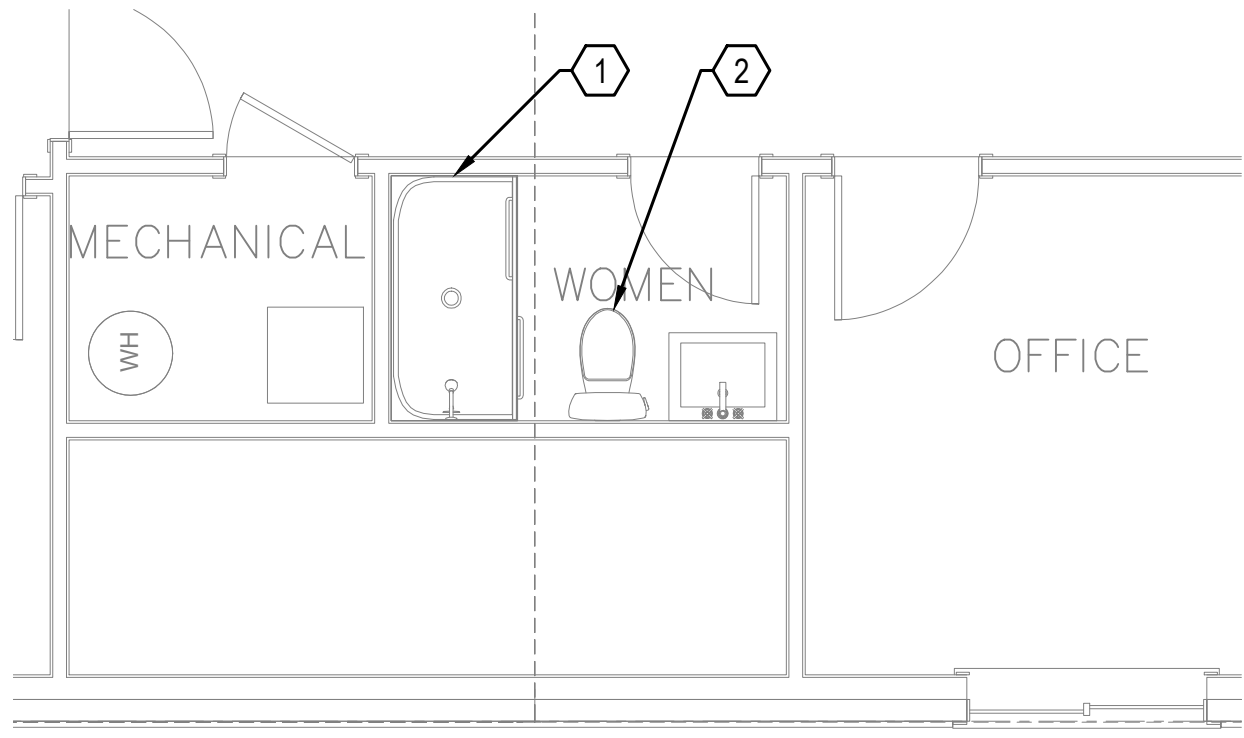
NOTES FOR MECHANICAL LEGEND SCHEDULE.

- ① SINGLE LINE INDICATED ON PLANS DESIGNATES THE PROPOSED ROUTING FOR THE REFRIGERATION PIPING BETWEEN THE INDOOR AND OUTDOOR UNITS. THAT SINGLE LINE REPRESENTS ALL THE REQUIRED PIPING RUNS REQUIRED FOR THE SYSTEM DESIGNED.



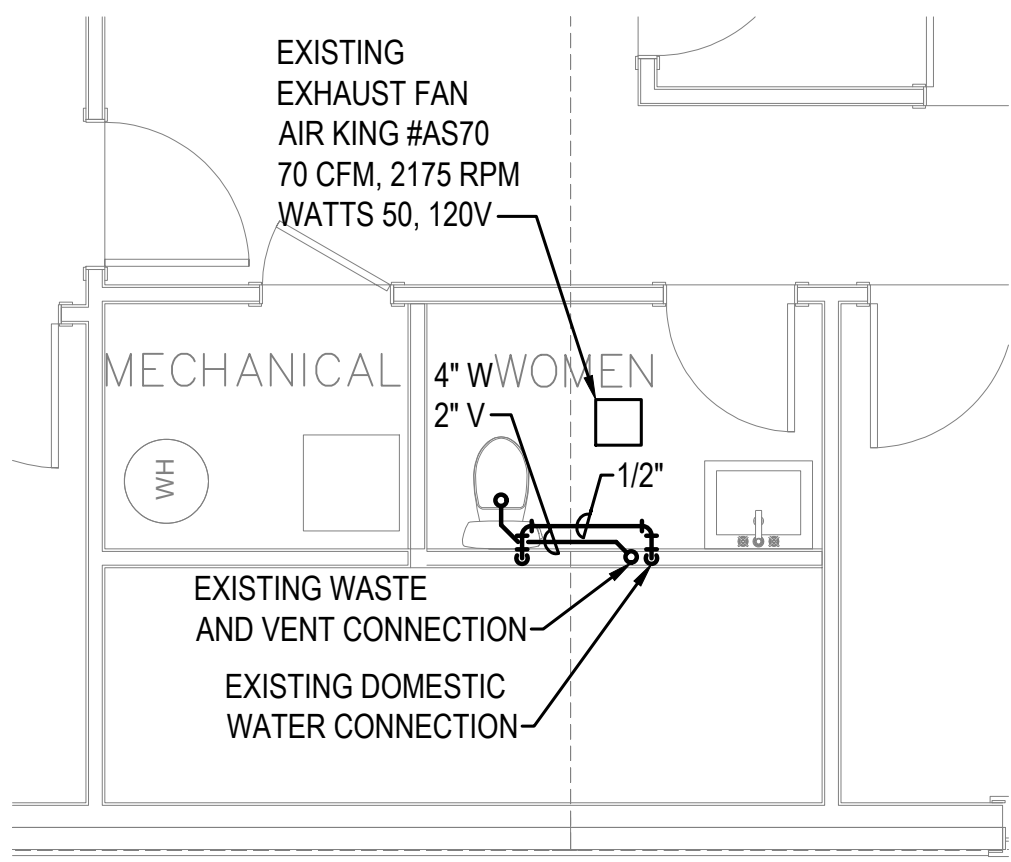
MEZZANINE MEN'S PLUMBING PLAN

SCALE 1/4" = 1'-0"



MEZZANINE DEMOLITION PLAN

SCALE 1/4" = 1'-0"



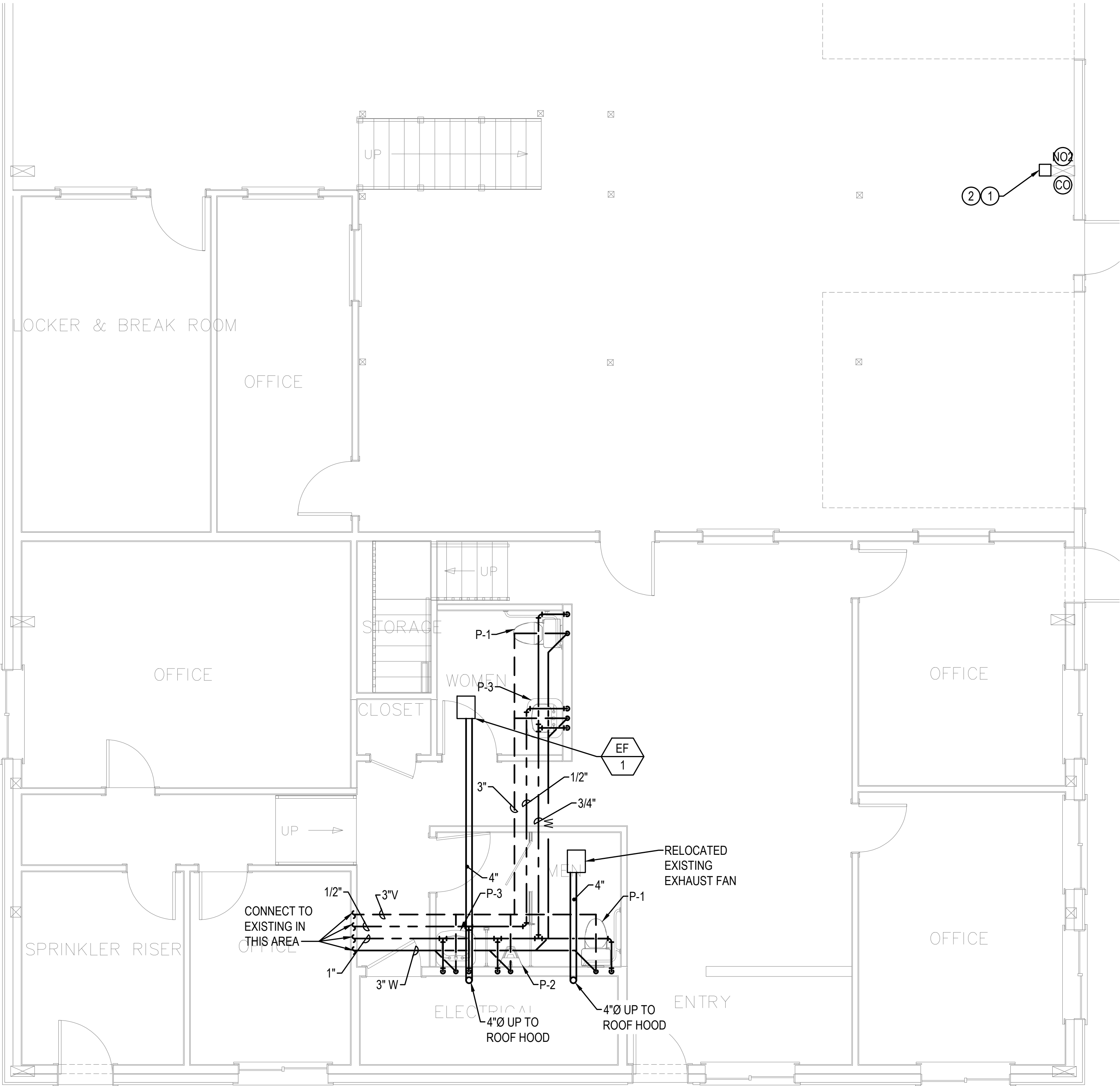
MEZZANINE WOMEN'S PLUMBING PLAN

SCALE 1/4" = 1'-0"

- DEMOLITION NOTES
- 1 DEMOLISH SHOWER IN ITS ENTIRETY. REMOVE SHOWER VALVE, CAP WASTE PIPING AND DOMESTIC PIPING.
 - 2 REMOVE WATER CLOSET AND RETAIN TO BE INSTALLED AT NEW LOCATION.

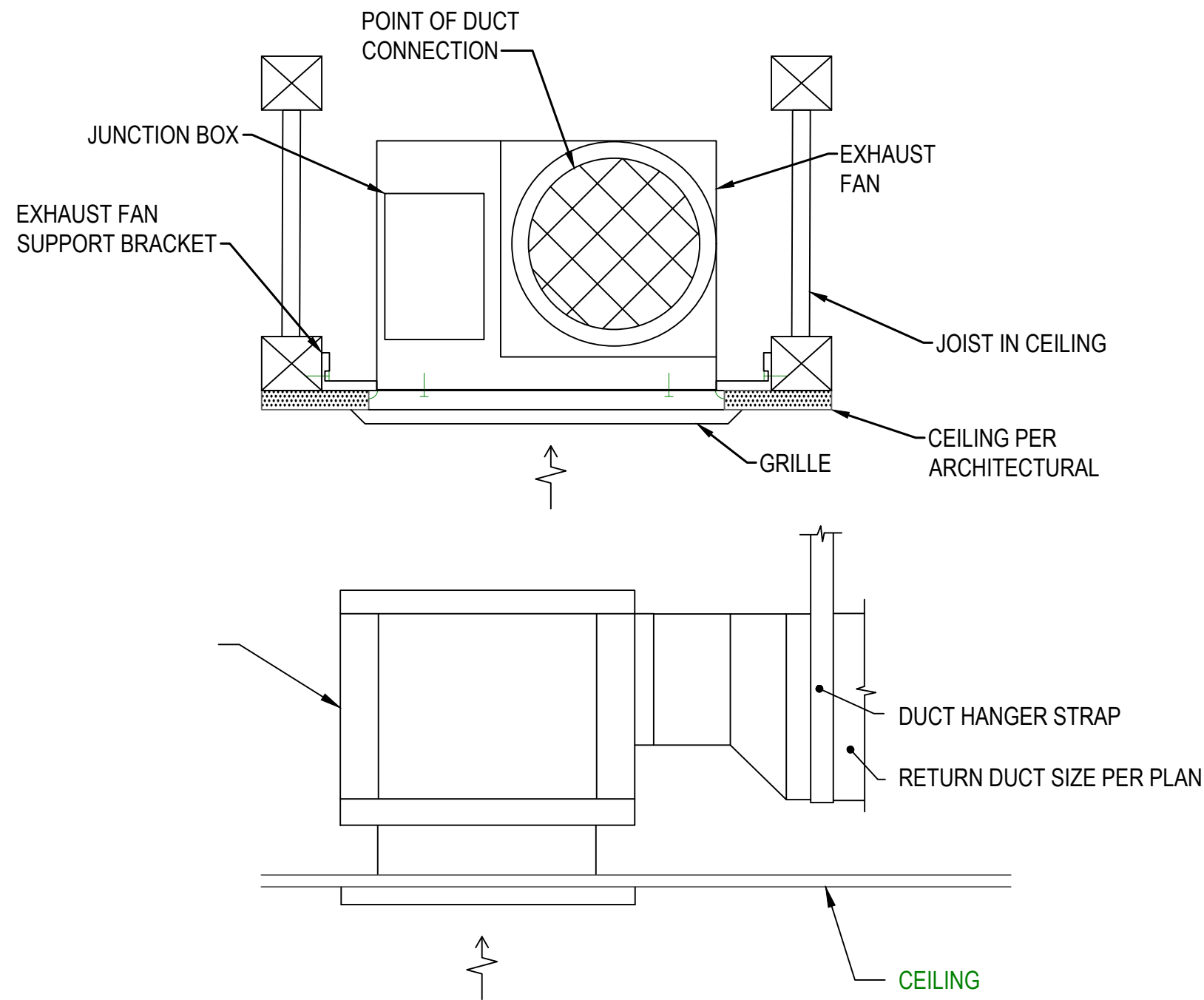
- CONSTRUCTION NOTES
- 1 PROVIDE AGS #CONTROLS GSGM100 UNIT. LOCATE AND PROVIDE A HIGH SENSOR THREE FEET FROM THE ROOF FOR CO AND LOW SENSOR WITHIN THREE FEET FOR NO2. PROVIDE WITH 24V CONNECTION AND NECESSARY CONTROLS WIRE TO FACILITATE THE INSTALLATION.
 - 2 PROVIDE AGS CONTROLLER WITH THE MANUFACTURER'S STROBE AND AUDIBLE ALARM. PROVIDE A CONTROLS CONNECTION TO THE EXISTING EXHAUST FANS LOCATED AT THE OPPOSITE SIDE OF THE GARAGE.

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



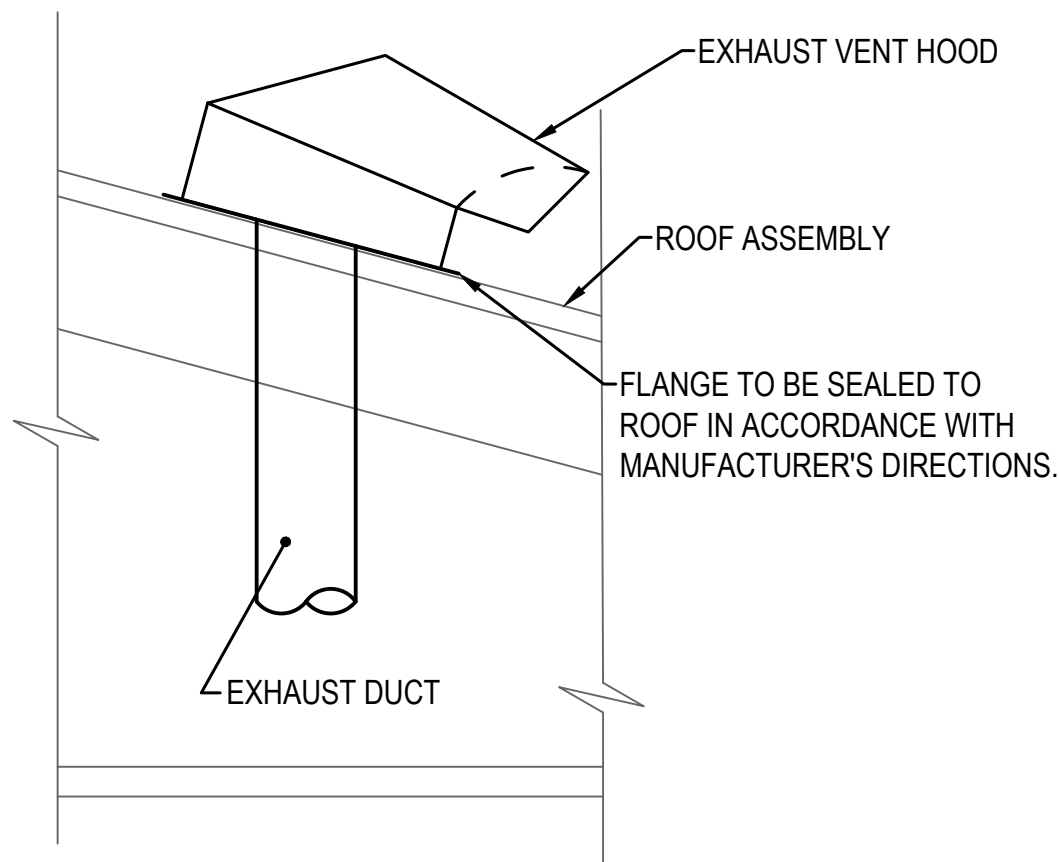
1ST FLOOR PLUMBING PLAN

SCALE 1/4" = 1'-0"



CEILING MOUNTED EXHAUST FAN INSTALLATION DETAIL

SCALE: NTS



EXHAUST ROOF HOOD DETAIL

SCALE: NTS

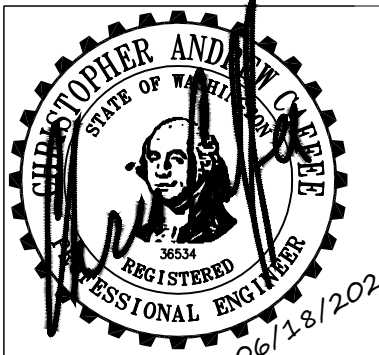
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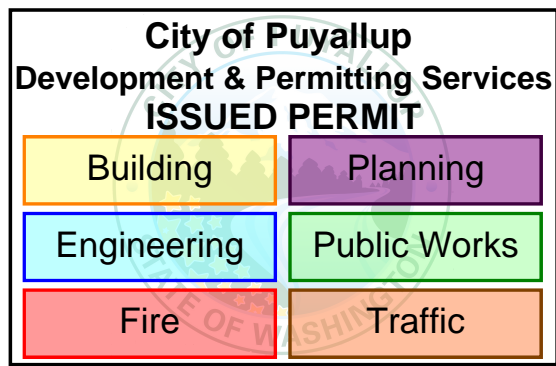
GRMIT ARCHITECTURE
MICHAEL P. GRMIT, ARCHITECT
516 WANA WANA PLACE NORTHEAST
TACOMA, WA. 98422-1732

BPLC PROPERTIES
BUILDING REMODEL
2505, 2511, 2515 INTER AVENUE
PUYALLUP, WA. 98373

PLUMBING PLAN

REVISED
JUNE 6, 2025
MARCH 27, 2025





SECTION 20 00 00 - GENERAL

NOTE TO CONTRACTOR: ALL SUBMITTALS INDICATED HEREIN SHALL BE MADE TO ENGINEER.

1.01 SUMMARY

- A. THIS SECTION INCLUDES THE FOLLOWING MECHANICAL WORK TO COMPLEMENT OTHER DIVISION
- 20 SPECIFICATIONS:
- SECTION 20 00 00 - GENERAL
 - SECTION 22 03 23 - VALVES
 - SECTION 23 03 29 - HANGERS AND SUPPORTS
 - SECTION 22 03 33 - PLUMBING IDENTIFICATION
 - SECTION 22 07 13 - PIPING INSULATION
 - SECTION 22 11 16 - PIPE AND FITTINGS
 - SECTION 22 11 19 - PIPING SPECIALTIES
 - SECTION 22 21 00 - SLEEVES AND SEALS
 - SECTION 22 40 00 - PLUMBING FIXTURES
 - SECTION 23 05 29 - HANGERS AND SUPPORTS
 - SECTION 23 05 48 - VIBRATION AND SEISMIC CONTROL
 - SECTION 23 05 53 - MECHANICAL IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
 - SECTION 23 07 13 - EQUIPMENT/DUCTWORK INSULATION
 - SECTION 23 09 00 - CONTROLS
 - SECTION 23 21 00 - SLEEVES AND SEALS
 - SECTION 23 23 00 - REFRIGERANT PIPING SYSTEM
 - SECTION 23 31 13 - STEEL DUCTWORK
 - SECTION 23 33 00 - HVAC SPECIALTIES
 - SECTION 23 34 23 - EXHAUST FANS
 - SECTION 23 37 00 - AIR TERMINALS

1.02 GENERAL

- A. ALL INSTALLATION MATERIALS, LABOR, DUCTWORK AND AIR DISTRIBUTION ENGINEERING, PIPING AND MISCELLANEOUS MATERIALS AND JOBSITE COORDINATION SHALL BE THE RESPONSIBILITY OF THIS MECHANICAL CONTRACTOR. THIS CONTRACTOR IS TO DESIGN AND COORDINATE ALL SYSTEMS DESCRIBED HEREIN WITH ALL OTHER DIVISIONS.
- B. FURNISH EXACT LOCATION AND ELECTRICAL CHARACTERISTICS OF ALL ELECTRICAL CONNECTIONS TO MECHANICAL EQUIPMENT REQUIRING CONNECTION TO THE ELECTRICAL CONTRACTOR.

1.03 OPERATION AND MAINTENANCE MANUAL FOR MECHANICAL SYSTEMS

- A. SUBMIT (2) COPIES OF THE MECHANICAL O & M MANUALS TO THE OWNER FOR APPROVAL 14 DAYS PRIOR TO COMPLETION OF THE PROJECT.
- B. BIND O & M MANUALS FOR MECHANICAL SYSTEMS IN THREE-RING, HARD-BACKED BINDER. PROVIDE MASTER INDEX TO THE BEGINNING OF THE MANUAL SHOWING ITEMS INCLUDED. USE PLASTIC TAB INDEXES FOR SECTIONS OF MANUAL.
- C. FIRST SECTION SHALL CONSIST OF NAME, ADDRESS, AND PHONE NUMBER OF MECHANICAL, PLUMBING, SHEET METAL, REFRIGERATION, TEMPERATURE CONTROL, AND ELECTRICAL CONTRACTORS. ALSO INCLUDE COMPLETE LIST OF EQUIPMENT INSTALLED WITH NAME, ADDRESS AND PHONE NUMBER OF EACH VENDOR.
- D. INCLUDE DESCRIPTIVE LITERATURE (MANUFACTURER'S CATALOG DATA) OF EACH MANUFACTURED ITEM. LITERATURE SHALL SHOW CAPACITIES AND SIZE OF EQUIPMENT USED AND MARKED INDICATING EACH SPECIFIC ITEM WITH APPLICABLE DATA UNDERLINED.
- E. MAINTENANCE INSTRUCTIONS SHALL INCLUDE MANUFACTURER'S MAINTENANCE INSTRUCTIONS FOR EACH PIECE OF MECHANICAL EQUIPMENT INSTALLED FOR PROJECT. INSTRUCTIONS SHALL INCLUDE NAME OF VENDOR, INSTALLATION INSTRUCTIONS, PARTS NUMBERS AND LISTS OPERATION INSTRUCTIONS OF EQUIPMENT, AND MAINTENANCE AND LUBRICATION INSTRUCTIONS.
- F. PROVIDE ONE COMPLETE COPY OF ALL EQUIPMENT WARRANTY REGISTRATION FORMS IN EACH MANUAL.

1.04 QUALITY ASSURANCE

- A. REQUIREMENTS OF REGULATORY AGENCIES:
- PERFORM WORK IN ACCORDANCE WITH APPLICABLE CODES.
 - IN CASE OF DIFFERENCES BETWEEN BUILDING CODES, STATE LAWS, LOCAL ORDINANCES, UTILITY COMPANY REGULATIONS, AND CONTRACT DOCUMENTS, THE MOST STRINGENT SHALL GOVERN.
- B. MOTOR AND EQUIPMENT NAME PLATES AS WELL AS APPLICABLE UL AND AGA LABELS SHALL BE IN PLACE WHEN PROJECT IS TURNED OVER TO OWNER.

1.05 CODES AND STANDARDS

- A. CODES AND AGENCIES HAVING JURISDICTIONAL AUTHORITY OVER MECHANICAL INSTALLATION.
- WASHINGTON STATE ENERGY CODE - 2015 EDITION
 - INTERNATIONAL BUILDING CODE - 2015 EDITION
 - INTERNATIONAL MECHANICAL CODE - 2015 EDITION
 - UNIFORM PLUMBING CODE - 2012 EDITION
 - LOCAL SEWER AND WATER DISTRICT REQUIREMENTS
 - STATE AND COUNTY DEPARTMENT OF HEALTH
 - LOCAL FIRE MARSHAL
 - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)
 - NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)

1.06 PRODUCT HANDLING AND PROTECTION

- A. PROTECT FLANGES, FITTINGS, AND DUCTWORK OR PIPING SPECIALTIES FROM MOISTURE AND DIRT.
- B. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL MATERIAL, EQUIPMENT AND APPARATUS PROVIDED UNDER THIS SECTION FROM DAMAGE, WATER, CORROSION, FREEZING AND DUST, BOTH IN STORAGE AND WHEN INSTALLED, UNTIL FINAL PROJECT ACCEPTANCE.
- C. COMPLETELY COVER MOTORS AND OTHER MOVING MACHINERY TO PROTECT FROM DIRT AND WATER DURING CONSTRUCTION.
- D. HANDLE AND PROTECT EQUIPMENT AND/OR MATERIAL IN MANNER PRECLUDING UNNECESSARY FIRE HAZARD.
- E. EQUIPMENT REQUIRING ROTATING AND/OR LUBRICATION DURING STORAGE SHALL HAVE RECORDS MAINTAINED AND WITNESSED ON A MONTHLY BASIS AND FORWARDED TO THE ARCHITECT/ENGINEER PRIOR TO ACCEPTANCE.

1.07 WARRANTIES

- A. IN ADDITION TO GUARANTEE SPECIFIED IN GENERAL CONDITIONS, GUARANTEE HEATING, COOLING, EXHAUST, AND PLUMBING SYSTEMS TO BE FREE FROM NOISE IN OPERATION THAT MAY DEVELOP FROM FAILURE TO CONSTRUCT SYSTEM IN ACCORDANCE WITH CONTRACT DOCUMENTS.
- B. IN ORDER TO BE PROTECTED, SECURE PROPER GUARANTEES FROM SUPPLIERS AND SUBCONTRACTORS.

- C. PROVIDE CERTIFICATES OF WARRANTY FOR EACH PIECE OF EQUIPMENT. CLEARLY RECORD "START-UP" DATE OF EACH PIECE OF EQUIPMENT ON CERTIFICATE. PROVIDE START-UP CERTIFICATES AT SUBSTANTIAL COMPLETION TO THE OWNER.

1.08 COMMISSIONING

- A. MINIMUM STATE OF WASHINGTON COMMISSIONING REQUIREMENTS ARE TO BE MET PER WSEC C408.
- B. A COMMISSIONING PLAN SHALL BE PREPARED, TO INCLUDE EXPLANATION OF DESIGN INTENT, EQUIPMENT AND FUNCTIONS TO BE TESTED, CONDITIONS UNDER WHICH TEST SHALL BE PERFORMED, AND MEASURABLE CRITERIA FOR ACCEPTABLE PERFORMANCE.
- C. TESTING AND BALANCING SHALL BE PROVIDED.
- D. CONTROLS FUNCTIONAL PERFORMANCE TESTING SHALL DEMONSTRATE CORRECT INSTALLATION AND OPERATION OF EQUIPMENT.
- E. COMMISSIONING REPORT SHALL BE PROVIDED TO OWNER, AND SHALL INCLUDE PROCEDURES AND RESULTS OF FUNCTIONAL PERFORMANCE TESTING.

PART 2 - EXECUTION

2.01 ACCESS DOOR

- A. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING FLUSH MOUNTED ACCESS DOORS IN WALL, CEILING AND FLOORS AND CHASES WHERE THE FOLLOWING EQUIPMENT IS CONCEALED AND IS NOT ACCESSIBLE THROUGH SAME.
- VALVES (SHUT OFF, BALANCING).
 - DAMPERS (CONTROL, BALANCING, ETC.).
- B. DOORS SHALL BE UL LISTED 16 GA. COLD ROLLED STEEL WITH CONCEALED HINGE, SCREWDRIVER OPERATED LOCK AND PRIME COATED. FURNISH SUITABLE FOR AREA MOUNTED.

2.02 OPERATION AND MAINTENANCE TRAINING

- A. AFTER COMPLETION OF WORK AND AFTER ALL TEST AND INSPECTIONS, THE CONTRACTOR SHALL DEMONSTRATE AND INSTRUCT THE OWNER IN OPERATION AND MAINTENANCE OF THE VARIOUS MECHANICAL SYSTEMS. INSTRUCTION SHALL INCLUDE HVAC CONTROLS, HVAC EQUIPMENT MAINTENANCE, AND PLUMBING EQUIPMENT.
- B. INSTRUCTION PERIODS SHALL BE SCHEDULED WITH OWNER. LENGTH OF INSTRUCTION PERIOD SHALL BE TO OWNER SATISFACTION.
- C. COST OF TIME INVOLVED BY CONTRACTOR SHALL BE INCLUDED IN THE BID.

2.03 PREPARATION

- A. CUT, CHANNEL, CHASE, AND DRILL FLOORS, WALLS, PARTITIONS, CEILINGS, AND OTHER SURFACES NECESSARY FOR MECHANICAL INSTALLATIONS. PERFORM CUTTING BY SKILLED MECHANICS OF TRADES INVOLVED. DO NOT CUT BEAMS, COLUMNS, OR TRUSSES.
- B. PATCH AND REPAIR CUT SURFACES WITH MATERIALS OF SAME QUALITY APPEARANCE AS ADJACENT SURFACES UNLESS OTHERWISE SHOWN. SURFACE FINISHES BY GENERAL CONTRACTOR.
- C. THIS WORK SHALL BE SCHEDULED SUCH THAT UTILITY SERVICES AND/OR EXISTING SYSTEMS FOR THE FACILITY ARE NOT INTERRUPTED DURING NORMAL OCCUPANCY HOURS, WITHOUT PRIOR WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.

2.04 INSTALLATION

- A. PERFORM WORK IN ACCORDANCE TO ALL APPLICABLE LOCAL, STATE AND NATIONAL GOVERNMENT INSTALLATION CODES.
- B. INSTALL MECHANICAL EQUIPMENT TO PERMIT EASY ACCESS FOR NORMAL MAINTENANCE, AND SO THAT PARTS REQUIRING PERIODIC REPLACEMENT OR MAINTENANCE, (E.G., COILS, SHEAVES, FILTERS, MOTORS, BEARINGS, ETC.) CAN BE REMOVED. RELOCATE ITEMS, WHICH INTERFERE WITH ACCESS.
- C. PROVIDE ACCESS DOORS IN EQUIPMENT, DUCTS, AND WALL/CEILINGS AS REQUIRED TO ALLOW FOR INSPECTION AND PROPER MAINTENANCE.
- D. VALVES, DAMPER OPERATORS, AND OTHER DEVICES WHICH ARE MANUALLY ADJUSTED OR OPERATED SHALL BE LOCATED SO AS TO BE EASILY ACCESSIBLE BY A PERSON STANDING ON THE FLOOR, ANY SUCH ITEMS WHICH ARE NOT IN THE OPEN SHALL BE MADE ACCESSIBLE THROUGH ACCESS OPENINGS IN THE BUILDING CONSTRUCTION.
- E. BELTS, PULLEYS, COUPLINGS, PROJECTING SET SCREWS, KEYS AND OTHER ROTATING PARTS WHICH MAY POSE A DANGER TO PERSONNEL, SHALL BE FULLY ENCLOSED OR GUARDED IN ACCORDANCE WITH OSHA AND WISHA REGULATIONS.
- F. DISSIMILAR METALS: PROVIDE SEPARATIONS BETWEEN ALL DISSIMILAR METALS. WHERE NOT SPECIFIED IN ANOTHER WAY, USE 10 MIL BLACK PLASTIC TAPE WRAPPED AT POINT OF CONTACT OR PLASTIC CENTERING INSERTS.
- G. PROVIDE OFFSETS AROUND ALL ELECTRICAL PANELS (AND SIMILAR ELECTRICAL EQUIPMENT) TO MAINTAIN SPACE CLEAR ABOVE AND BELOW PANEL TO STRUCTURE AND CLEARANCE OF 3.5 FEET DIRECTLY IN FRONT OF PANEL, EXCEPT WHERE INDICATED OTHERWISE OR REQUIRED BY NEC TO BE MORE. SUCH OFFSETS ARE TYPICALLY NOT SHOWN ON THE DRAWINGS, BUT ARE REQUIRED PER THIS PARAGRAPH.
- H. PIPING THROUGH FRAMING: PIPING THROUGH FRAMING SHALL BE INSTALLED IN THE APPROXIMATE CENTER OF THE MEMBER. WHERE LOCATED WHERE SUCH THAT NAILS OR SCREWS ARE LIKELY TO DAMAGE THE PIPE, A STEEL PLATE AT LEAST 1/16-INCH THICK SHALL BE INSTALLED TO PROVIDE PROTECTION. AT METAL FRAMING, WRAP PIPING TO PREVENT CONTACT OF DISSIMILAR METALS. AT METAL AND WOOD FRAMING, PROVIDE PLASTIC PIPE INSULATORS AT PIPING PENETRATIONS THROUGH FRAMING NEAREST EACH FIXTURE AND ON AT LEAST 48-INCH CENTERS.

SECTION 22 10 05 PLUMBING PIPING

PART 2 PRODUCTS

2.01 GENERAL REQUIREMENTS

- POTABLE WATER SUPPLY SYSTEMS: PROVIDE PIPING, PIPE FITTINGS, AND SOLDER AND FLUX (IF USED), THAT COMPLY WITH NSF 61 AND NSF 372 FOR MAXIMUM LEAD CONTENT; LABEL PIPE AND FITTINGS.

2.02 SANITARY SEWER PIPING, ABOVE GRADE

- PVC PIPE: ASTM D2665, SCHEDULE 40, DWV, SOLID CORE PIPE.
- FITTINGS: PVC.
- JOINTS: ASTM D2564
 - MECHANICAL JOINTS: MECHANICAL JOINTS ON DRAINAGE PIPE SHALL BE MADE WITH AN ELASTOMERIC SEAL CONFORMING TO ASTM C 1173, ASTM D 3212 OR CSA CANCSA-B802. MECHANICAL JOINTS SHALL NOT BE INSTALLED IN ABOVE-GROUND SYSTEMS, UNLESS OTHERWISE APPROVED. JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 - SOLVENT CEMENTING: JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE. A PURPLE PRIMER THAT CONFORMS TO ASTM F 656 SHALL BE APPLIED. SOLVENT CEMENT NOT PURPLE IN COLOR AND CONFORMING TO ASTM D 2664, CSA CANCSA-B137.3, CSA CANCSA-B181.2 OR CSA CANCSA-B182.1 SHALL BE APPLIED TO ALL JOINT SURFACES. THE JOINT SHALL BE MADE WHILE THE CEMENT IS WET AND SHALL BE IN ACCORDANCE WITH ASTM D 2855. SOLVENT-CEMENT JOINTS SHALL BE PERMITTED ABOVE OR BELOW GROUND.
 - THREADED JOINTS: THREADS SHALL CONFORM TO ASME B1.20.1. SCHEDULE 80 OR HEAVIER PIPE SHALL BE PERMITTED TO BE THREADED WITH DIES SPECIFICALLY DESIGNED FOR PLASTIC PIPE. APPROVED THREAD LUBRICANT OR TAPE SHALL BE APPLIED ON THE MALE THREADS ONLY.

- MANUFACTURERS:
 - CHARLOTTE
 - MUELLER INDUSTRIES
 - CRESLINE

2.03 DOMESTIC WATER PIPING, BURIED WITHIN 5 FEET OF BUILDING

- A. COPPER PIPE: ASTM B42, HARD DRAWN, TYPE K (A).
- FITTINGS: ASME B16.18, CAST COPPER ALLOY OR ASME B16.22 WROUGHT COPPER AND BRONZE.
 - MANUFACTURERS:
 - CANFIELD
 - J.W. HARRIS
 - AQUA-CLEAN
 - JOINTS: AWS A5.8/A5.8, BCUP COPPER/SILVER BRAZE, LEAD FREE CONFORMING TO UPC STANDARDS FOR SOLDER AND ALL LOCAL CODE REQUIREMENTS.
 - MANUFACTURERS:
 - CANFIELD
 - J.W. HARRIS
 - AQUA-CLEAN

2.05 PIPE HANGERS AND SUPPORTS

- PROVIDE HANGERS AND SUPPORTS THAT COMPLY WITH MSS SP-58.
 - IF TYPE OF HANGER OR SUPPORT FOR A PARTICULAR SITUATION IS NOT INDICATED, SELECT APPROPRIATE TYPE USING MSS SP-58 RECOMMENDATIONS.
 - VERTICAL PIPE SUPPORT: STEEL RISER CLAMP, EPOXY COATED.

3.02 PREPARATION

- REAM PIPE AND TUBE ENDS. REMOVE BURRS. BEVEL PLAIN END FERROUS PIPE.
- REMOVE SCALE AND DIRT, ON INSIDE AND OUTSIDE, BEFORE ASSEMBLY.
- PREPARE PIPING CONNECTIONS TO EQUIPMENT WITH FLANGES OR UNIONS.

3.03 GENERAL INSTALLATION

- FURNISH AND INSTALL COMPLETE SYSTEM OF PIPING, VALVED AS INDICATED OR AS NECESSARY TO COMPLETELY CONTROL ENTIRE APPARATUS. PIPE DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL LOCATION AND CONNECTIONS. PIPING MAY HAVE TO BE OFFSET, LOWERED, OR RAISED AS REQUIRED OR DIRECTED AT SITE. THIS DOES NOT RELIEVE THIS DIVISION FROM RESPONSIBILITY FOR PROPER ERECTION OF SYSTEMS OF PIPING IN EVERY RESPECT. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- ROUTE PIPING IN ORDERLY MANNER AND MAINTAIN GRADIENT. ROUTE PARALLEL AND PERPENDICULAR TO WALLS.
- CONSULT ALL DRAWINGS FOR LOCATION OF PIPE SPACES, DUCTS, ELECTRICAL EQUIPMENT, CEILING HEIGHTS, DOOR OPENINGS, WINDOW OPENINGS, AND OTHER DETAILS AND REPORT DISCREPANCIES OR POSSIBLE CONFLICTS TO ARCHITECT/ENGINEER BEFORE INSTALLING PIPE.
- ALLOW SUFFICIENT CLEARANCES FOR INSTALLATION OF PIPE INSULATION IN THICKNESS SPECIFIED. IF INTERFERENCES OCCUR, REROUTE PIPING TO ACCOMMODATE INSULATION.
- INSTALL PIPING TO MAINTAIN HEADROOM, CONSERVE SPACE, AND NOT INTERFERE WITH USE OF SPACE, REMOVAL OF OTHER EQUIPMENT, DUCTS, OR DEVICES, OR BLOCK ACCESS TO DOORS, WINDOWS, OR ACCESS OPENINGS.
- PROVIDE ACCESS WHERE VALVES AND FITTINGS ARE NOT EXPOSED.
- INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED. REFER TO SECTION 22 05 23.
- INSTALL WATER PIPING TO ASME B31.9.
- SLEEVE PIPES PASSING THROUGH PARTITIONS, WALLS AND FLOORS.
- DO NOT USE REDUCING BUSHINGS, STREET ELBOWS, OR CLOSE NIPPLES.
- T-DRILL PROCEDURE FOR CONNECTING PIPES WILL NOT BE ALLOWED.
- STRAINERS: INSTALL STRAINERS AS INDICATED. PROVIDE PLUGGED GATE OR BALL VALVE IN BLOW-OFF CONNECTION ON STRAINERS. VALVE SHALL BE SAME SIZE AS BLOW-OFF TAPPING. FINAL BLOW-OFF SHALL HAVE A HOSE CONNECTION FITTING.
- COPPER PIPE AND TUBE: MAKE SOLDERED JOINTS IN ACCORDANCE WITH ASTM B828, USING SPECIFIED SOLDER, AND FLUX MEETING ASTM B813; IN POTABLE WATER SYSTEMS USE FLUX ALSO COMPLYING WITH NSF 61 AND NSF 372.
- PVC PIPE: MAKE SOLVENT-WELDED JOINTS IN ACCORDANCE WITH ASTM D2855.

3.07 APPLICATION

- INSTALL UNIONS DOWNSTREAM OF VALVES AND AT EQUIPMENT OR APPARATUS CONNECTIONS.

3.08 TOLERANCES

- DRAINAGE PIPING: ESTABLISH INVERT ELEVATIONS WITHIN 1/2 INCH VERTICALLY OF LOCATION INDICATED AND SLOPE TO DRAIN AT MINIMUM OF 1/4 INCH PER FOOT SLOPE.

3.09 DOMESTIC WATER PIPING TESTS

- TESTS: AS THE WORK PROGRESSES EACH SECTION OF THE WATER SYSTEM SHALL BE TESTED UNDER A 100PSI HYDROSTATIC TEST HELD FOR 2 HOURS WITHOUT REDUCTION OF PRESSURE (A PRESSURE FLUCTUATION OF +/- 1 PSI IS ACCEPTABLE). IF ANY LEAKS OCCUR OR PIPING OR VALVES ARE FOUND TO BE DEFECTIVE, SAME SHALL BE REMOVED AND NEW MATERIAL BE INSTALLED, AND THE TEST MADE ON THAT SECTION AGAIN UNTIL ALL MATERIAL IS FOUND TO BE SATISFACTORY. SUCH TEST SHALL BE MADE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.
 - PROVIDE WRITTEN TEST DOCUMENTATION IN THE OPERATION AND MAINTENANCE MANUAL.
- 3.10 DISINFECTION OF DOMESTIC WATER PIPING SYSTEM
- PRIOR TO STARTING WORK, VERIFY SYSTEM IS COMPLETE, FLUSHED, AND CLEAN.
 - ENSURE ACIDITY (PH) OF WATER TO BE TREATED IS BETWEEN 7.4 AND 7.6 BY ADDING ALKALI (CAUSTIC SODA OR SODA ASH) OR ACID (HYDROCHLORIC).
 - INJECT DISINFECTANT, FREE CHLORINE IN LIQUID, POWDER, TABLET OR GAS FORM, THROUGHOUT SYSTEM TO OBTAIN 50 TO 80 MGL RESIDUAL.
 - BLEED WATER FROM OUTLETS TO ENSURE DISTRIBUTION AND TEST FOR DISINFECTANT RESIDUAL AT MINIMUM 15 PERCENT OF OUTLETS.
 - MAINTAIN DISINFECTANT IN SYSTEM FOR 24 HOURS.
 - IF FINAL DISINFECTANT RESIDUAL TESTS LESS THAN 25 MGL, REPEAT TREATMENT.
 - FLUSH DISINFECTANT FROM SYSTEM UNTIL RESIDUAL EQUAL TO THAT OF INCOMING WATER OR 1.0 MGL.
 - TAKE SAMPLES NO SOONER THAN 24 HOURS AFTER FLUSHING, FROM 10 PERCENT OF OUTLETS AND FROM WATER ENTRY, AND ANALYZE IN ACCORDANCE WITH AWWA C651.
 - PROVIDE TEST RESULTS IN THE OPERATION AND MAINTENANCE MANUAL.

SECTION 22 05 23 GENERAL-DUTY VALVES FOR PLUMBING PIPES

PART 2 PRODUCTS

2.02 GENERAL REQUIREMENTS

- VALVE PRESSURE AND TEMPERATURE RATINGS: NO LESS THAN RATING INDICATED; AS REQUIRED FOR SYSTEM PRESSURES AND TEMPERATURES.
- VALVE SIZES: MATCH UPSTREAM PIPING UNLESS OTHERWISE INDICATED.
 - VALVE ACTUATOR TYPES:
 - HAND LEVER: QUARTER-TURN VALVES 4 NPS AND SMALLER.
 - VALVES IN INSULATED PIPING: WITH 2 NPS STEM EXTENSIONS AND THE FOLLOWING FEATURES:
 - BALL VALVES: EXTENDED OPERATING HANDLE OF NON-THERMAL-CONDUCTIVE MATERIAL, AND PROTECTIVE SLEEVE THAT ALLOWS OPERATION OF VALVE WITHOUT BREAKING THE VAPOR SEAL OR DISTURBING INSULATION.
 - MEMORY STOPS: FULLY ADJUSTABLE AFTER INSULATION IS INSTALLED.
 - VALVE-END CONNECTIONS:

- THREADED END VALVES: ASME B1.20.1.
- SOLDER JOINT CONNECTIONS: ASME B16.18.
- GROOVED END CONNECTIONS: AWWA C606.
- GENERAL ASME COMPLIANCE:
 - SOLDER-JOINT CONNECTIONS: ASME B16.18.
- BUILDING SERVICES PIPING VALVES: ASME B31.9.
- VALVE MATERIALS FOR POTABLE WATER: NSF 61 AND NSF 372.
- BRONZE VALVES:
 - FABRICATE FROM DEZINCIFICATION RESISTANT MATERIAL.
 - COPPER ALLOYS CONTAINING MORE THAN 15 PERCENT ZINC ARE NOT PERMITTED.
- VALVE BYPASS AND DRAIN CONNECTIONS: MSS SP-45.
- SOURCE LIMITATIONS: OBTAIN EACH VALVE TYPE FROM A SINGLE MANUFACTURER.

2.04 BRONZE BALL VALVES

- TWO PIECE, FULL PORT WITH STAINLESS STEEL TRIM:
 - COMPLY WITH MSS SP-110.
 - SWP RATING: 150 PSIG.
 - CWP RATING: 600 PSIG.
 - BODY: BRONZE.
 - ENDS: THREADED.
 - SEATS: PTFE OR TFE.
 - STEM: STAINLESS STEEL.
 - BALL: STAINLESS STEEL, VENTED.
- MANUFACTURERS:
 - 9.1.NIBCO
 - STOCKHAM
 - APOLLO
 - JOMAR

SECTION 23 31 13 STEEL DUCTWORK

PART 1 PRODUCTS

- DUCT MATERIALS
 - GALVANIZED STEEL DUCTS: ASTM A525 AND ASTM A527 GALVANIZED STEEL SHEET, LOCK-FORMING QUALITY, HAVING G90 ZINC COATING IN CONFORMANCE WITH ASTM A90.
 - ALL DUCTS TO BE FABRICATED IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS.

PART 2 EXECUTION

1.01 INSTALLATION

- DUCTS:
 - STRAIGHT AND SMOOTH ON INSIDE WITH JOINTS NEATLY FINISHED UNLESS OTHERWISE DIRECTED.
 - SECURELY ANCHOR DUCTS TO BUILDING STRUCTURE WITH SCREWS.
 - BRACE AND INSTALL DUCTS SO THEY SHALL BE FREE OF VIBRATION UNDER ALL CONDITIONS OF OPERATION.
 - ROUND, HORIZONTAL DUCTS SHALL BE HUNG WITH BANDS, WHICH EXTEND THE ENTIRE PERIMETER OF THE DUCT.
 - DUCTS SHALL BE BRACED AND GUYED TO PREVENT LATERAL OR HORIZONTAL SWING.
 - DUCTS SHALL NOT BEAR ON TOP OF STRUCTURAL MEMBERS.
 - CONTRACTOR SHALL OBTAIN A SIGNED STATEMENT FROM KITCHEN CONTRACTOR VERIFYING CEILING HEIGHT AND HOOD CONFIGURATION PRIOR TO HOOD DUCTWORK FABRICATION.
- DUCTWORK LEAKAGE CRITERIA:
 - ALL TRANSVERSE JOINTS AND LONGITUDINAL SEAMS SHALL CONFORM TO SMACNA'S CLASS A SEALING REQUIREMENTS AS DEFINED ON PAGE 1-6 OF THE 1985 SMACNA MANUAL, FIRST EDITION.
 - CONSTANT VOLUME SYSTEMS/SUPPLY DUCTWORK
 - ALLOWABLE LEAKAGE - PER SMACNA
 - CONSTANT VOLUME SYSTEMS/RETURN DUCTWORK
 - RETURN DUCTWORK - PER SMACNA
 - VARIABLE AIR VOLUME SYSTEMS/SUPPLY DUCTWORK
 - FAN TO VAV BOXES - 1% OF DESIGN CFM
 - VAV BOXES TO REGISTERS - 2% OF DESIGN CFM
 - VARIABLE AIR VOLUME SYSTEMS/RETURN DUCTWORK
 - RETURN DUCTWORK - 2% OF DESIGN CFM
- DUCTWORK LEAKAGE TESTING:
 - DUCT LEAKAGE TESTING IS REQUIRED FOR ALL DUCT SYSTEMS CONSTRUCTED TO A PRESSURE CLASS OF 3" WATER COLUMN OR GREATER PER THE 2015 WASHINGTON STATE ENERGY CODE, SECTION C403.2.8.3.3.
 - INSTALLED DUCTWORK SHALL BE TESTED PRIOR TO INSTALLATION OF ACCESS DOORS, TAKE-OFFS, INSULATION, ETC.
 - ALL LEAK TESTING SHALL BE WITNESSED BY THE ENGINEER OR REPRESENTATIVE OF THE ENGINEER. THE CONTRACTOR SHALL GIVE THE ENGINEER 72 HOURS NOTICE PRIOR TO TESTING. ANY TESTING NOT WITNESSED BY THE ENGINEER OR HIS/HER REPRESENTATIVE, SHALL BE CONSIDERED INVALID AND WILL BE REDONE.
 - DUCTWORK SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN THE SMACNA HVAC AIR DUCT LEAKAGE TEST MANUAL AND SHOWN TO HAVE A (CL) LESS THAN OR EQUAL TO 4.0.
 - DUCT LEAKAGE, IN EXCESS OF SMACNA HVAC AIR DUCT LEAKAGE MANUAL, SHALL BE REPAIRED AND HAVE THE TEST RE-PERFORMED UNTIL THE LEAKAGE RATE IS WITHIN ACCEPTABLE LEVELS.
 - SUBMIT LEAKAGE TEST REPORT IDENTIFYING ON A PLAN ALL THE DUCTS TESTED AND TESTED LEAKAGE RATE.
 - DUCT CLEANLINESS CRITERIA: UNLESS OTHERWISE SPECIFIED, THE DELIVERY, STORAGE, AND INSTALLATION OF ALL UN-LINED DUCTWORK SHALL COMPLY WITH THE INTERMEDIATE DUCT CLEANLINESS LEVEL OF SMACNA DUCT CLEANLINESS FOR NEW CONSTRUCTION GUIDELINES. ALL LINED AND ACOUSTIC DUCT SHALL COMPLY WITH THE ADVANCED LEVEL.
- GREASE DUCT TEST:
 - THE CONTRACTOR SHALL PERFORM A LIGHT TEST BY PASSING A LAMP HAVING A POWER RATING OF NOT LESS THAN 100 WATTS THROUGH THE ENTIRE SECTION OF DUCTWORK TO BE TESTED. THE LAMP SHALL BE OPEN SO AS TO EMIT LIGHT EQUALLY IN ALL DIRECTIONS PERPENDICULAR TO THE DUCT WALLS. A TEST SHALL BE PERFORMED FOR THE ENTIRE DUCT SYSTEM, INCLUDING THE HOOD-TO-DUCT CONNECTION. THE DUCT WORK SHALL BE PERMITTED TO BE TESTED IN SECTIONS, PROVIDED THAT EVERY JOINT IS TESTED.
 - IF ANY LIGHT CAN BE SEEN, THE JOINT WILL BE REPAIRED AND RETESTED.
 - COORDINATE TESTING WITH THE BUILDING INSPECTOR AND PROVIDE A FINDINGS REPORT FOR INCLUSION IN THE OPERATIONS & MAINTENANCE MANUAL.

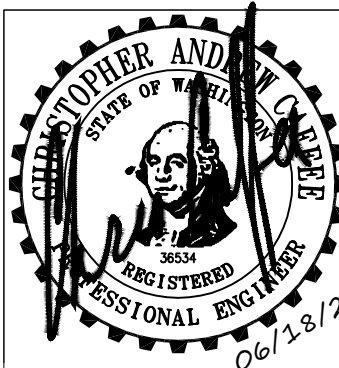
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