300 BLDG - LARSON AUTOMOTIVE GROUP

300 RIVER ROAD
PUYALLUP, WASHINGTON 98371

City of Puyallup
Development
Engineering
APPROVED

See permit for additional requirements.

Linda Lian
03/07/2022
12:32:24 PM

Refer to approved civil plan: PRCCP20220092 for sedimentation and erosion control methods

Refer to approved civil plan: PRCCP20220092 for roof downspout control methods

This project type requires a properly sized oil-water separator is installed and that it is sized correctly and maintained in accordance with Puyallup Municipal Code Chapter 14.06.031 (5).

All commercial development water services must have approved backflow prevention assembly to protect the public potable water suppy. See PMC 14.02.220(3)

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

CONCEPT IMAGE

PROJECT DIRECTORY

OWNER
Larson Automotive Group
7815 South Tacoma Way
Tacoma, WA 98409
Contact: Mark Nelson
Phone: (253) 475-4816
Email: marknelson@looklarson.com

ARCHITECT
Castino Architecture
8911 71st Ave. NW
Gig Harbor, WA 98332
Contact: James H. Castino, AIA
Phone: (253) 973-6680
Email: jimpilot22@gmail.com

STRUCTURAL ENGINEER
PCS-Structural Solutions
1250 Pacific Avenue, Suite 701
Tacoma, WA 98402
Contact: Dan Tappel
Phone: (253) 383-2797
Email: dtappel@pcs_structural.com

SITE DATA

A. STREET ADDRESS
300 RIVER ROAD, PUTALLUP, WA 98371

B. PARCEL NUMBER(S)
0420214010, 0420214027 & 0420281154

C. PROPERTY AREA
3.054 ACRES

INSPECTOR: ENERGY COMPLIANCE REPORTS ARE INCLUDED WITH PLAN SET, MECHANICAL AND ELECTRICAL LIGHTING PLANS

WASHINGTON STATE ENERGY CODE COMPLIANCE

ENVELOPE INSULATION COMPLIANCE: COMPONENT PERFORMANCE IDENTIFICATION MARKS SHALL BE APPLIED TO ALL INSTALLED INSULATION MATERIALS SUCH THAT THE MARK IS READILY OBSERVABLE DURING INSPECTION.
PROJECT CLOSEOUT DOCUMENTATION:
ALL REQUIRED PROJECT CLOSEOUT DOCUMENTATION REQUIRED PER ARTICLE C103.6 SHALL BE PROVIDED TO THE BUILDING OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE WITHIN 180 DAYS OF THE DATE OF RECEIPT OF THE CERTIFICATE OF OCCUPANCY.

BUILDING CODE DATA

A. APPLICABLE CODE
2018 INTERNATIONAL BUILDING CODE
2018 WA STATE ENERGY CODE AS APPLICABLE TO THE PROPOSED ADDITION

B. USE
AUTOMOTIVE SALES & SERVICE

C. CONSTRUCTION TYPE
TYPE V-B, NON-SEPARATED USES

D. OCCUPANCY TYPE
S1 MOTOR VEHICLE REPAIR GARAGE
M MECHANTILE

G1.1 - CODE PLAN NOTES B
OCCUPANCY TYPE M, REVISE TO CORRECT OCCUPANCY TYPE.

E. AREA OF BUILDING (SF)
EXISTING BUILDING TO REMAIN: 11,716 SF

PROPOSED BUILDING:
ADDITIONAL SF: 10,100 SF
TOTAL AREA: 21,816 SF

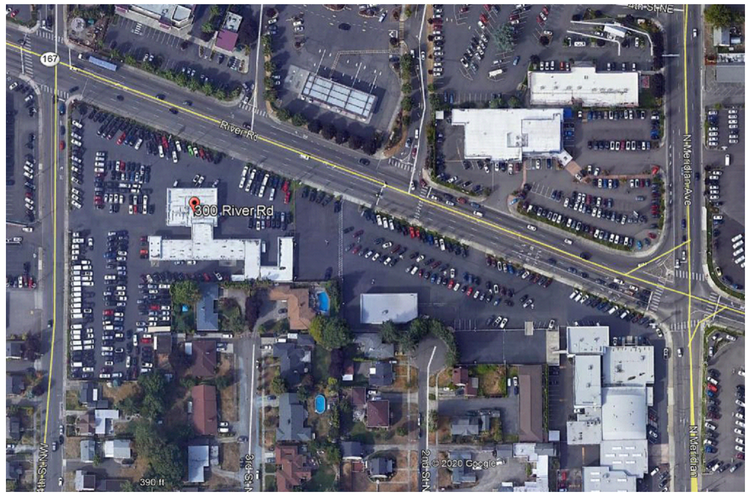
E. ALLOWABLE AREA
ALLOWABLE AREA:
S-1 OCCUPANCY: 36,000 SF PER TABLE 506.2, TYPE V-B, SPRINKLERED

GROSS FLOOR AREA AS PROPOSED:
21,816 SF
THEREFORE COMPLIES

MAX FIRE AREA PER 2018 IFC, 903.2.9:
12,000 SF FOR S-1 OCCUPANCY
EXISTING S-1 AREA: 11,716 SF COMPLIES

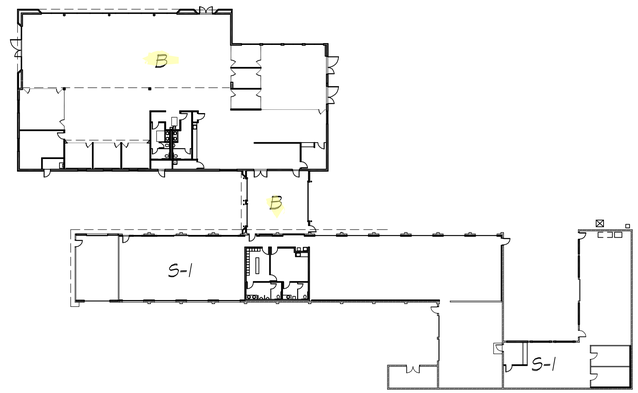
SHEET INDEX

VICINITY MAP



PROJECT DESCRIPTION

DEMOLITION OF SHOWROOM MODULE; CONSTRUCTION OF NEW SHOWROOM & SALES WRITE-UP; RENOVATION OF THE EXISTING SERVICE BAYS; SITE IMPROVEMENTS LIMITED TO UNDERGROUND UTILITY CONNECTIONS; SOME NEW LANDSCAPING; RE-ALIGNMENT OF THE EXISTING DRIVEWAY ON 4TH ST. NW;REPLACEMENT OF PORTIONS OF EXISTING CONC SIDEWALKS PER CIVIL.



CODE PLAN

OCCUPANCY SEPARATIONS PER TABLE 508.4: NONE REQUIRED
S-1 OCCUPANCY: 11,716 SF
B OCCUPANCY: 7,581 SF

300 BLDG
LARSON AUTOMOTIVE GROUP
300 RIVER ROAD
PUYALLUP, WASHINGTON 98371

PERMIT SET

REVISIONS:

5438 REGISTERED ARCHITECT
JAMES H. CASTINO
STATE OF WASHINGTON

Castino Architecture
James Castino
Principal
8911 71st Ave. NW
Gig Harbor, WA 98332
PHONE: (253) 973-6680
EMAIL: jimpilot22@gmail.com

DATE: JAN. 21, 2022
DRAWN BY: PDS
PROJECT NO.:
FILE NAME:

COVER SHEET

SHEET NO:
G1.1

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.

300 BUILDING - LARSON AUTOMOTIVE GROUP

CIVIL CONSTRUCTION PLANS (PERMIT_____)

RIGHT-OF-WAY PLANS (PERMIT_____)

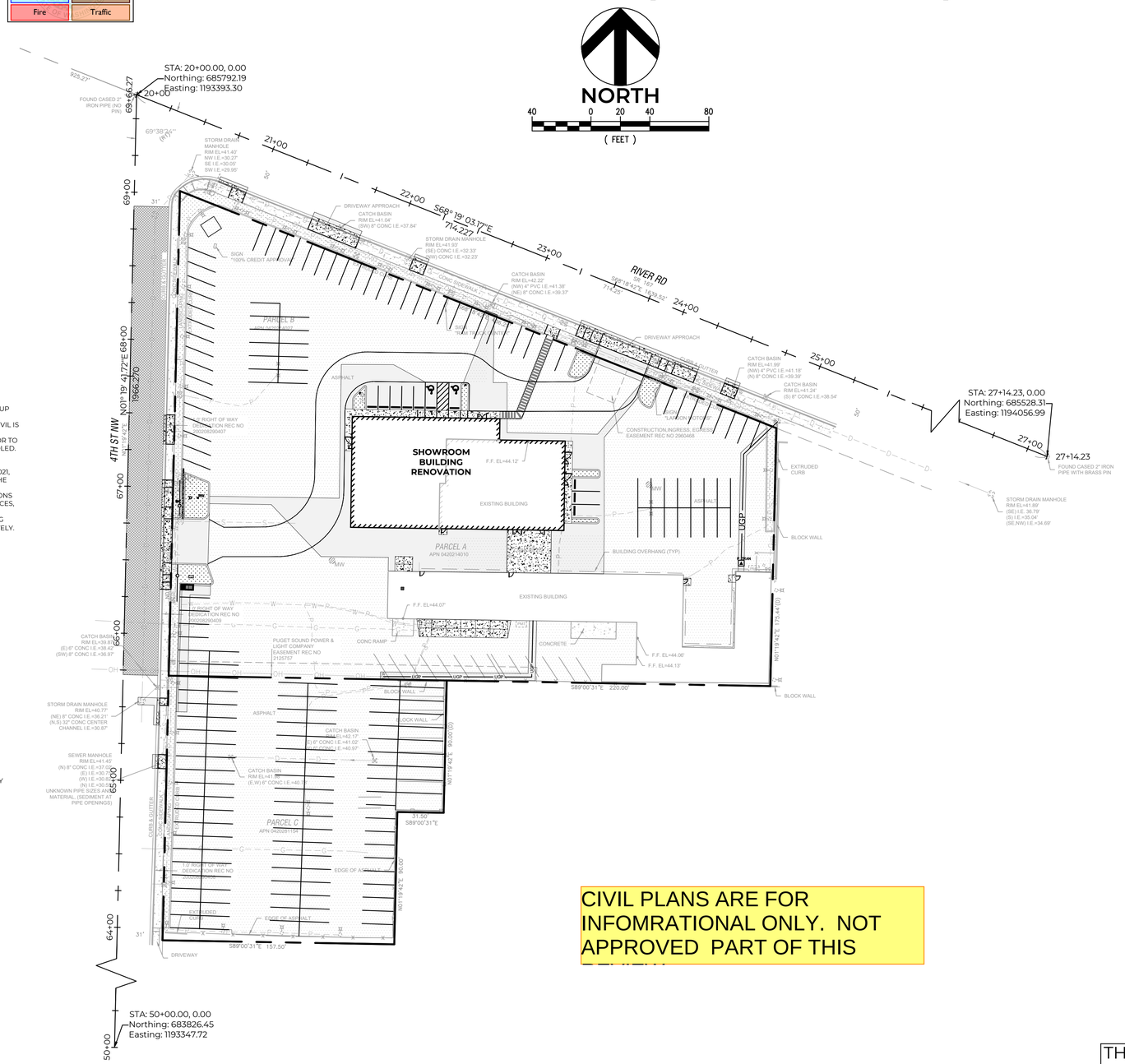
APPROVED

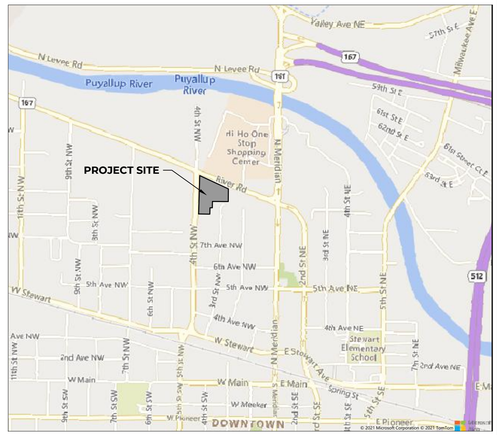
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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

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





VICINITY MAP

SCALE: 1' = 1000'

OWNER / APPLICANT

LARSON AUTOMOTIVE GROUP
7815 SOUTH TACOMA WAY
TACOMA, WA 98409
CONTACT: MARK NELSON
EMAIL: MARKNELSON@LOOKLARSON.COM
PHONE: (253) 377-1645

CIVIL ENGINEER

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98402
CONTACT: MARC PUDISTS, P.E.
EMAIL: MARCP@MOMENTUMCIVIL.COM
PHONE: (253) 405-4474

CONTACT: DREW HARRIS, P.E.
EMAIL: DREWH@MOMENTUMCIVIL.COM
PHONE: (253) 319-1506

SURVEYOR

INFORMED LAND SURVEY
3215 SOUTH 12TH STREET
TACOMA, WA 98405
CONTACT: EVAN WAHLSTROM
EMAIL: EWAHLSTROM@I-LANDSURVEY.COM
PHONE: (253) 627-2070

ARCHITECT

CASTINO ARCHITECTURE
8911 71ST AVE NW
GIG HARBOR, WA 98332
CONTACT: JIM CASTINO
EMAIL: JIMPILOT22@GMAIL.COM
PHONE: (253) 973-6680

GEOTECHNICAL ENGINEER

GEORESOURCES
CONTACT: NEIL FERGUSON, P.E.
4809 PACIFIC HIGHWAY EAST
FIFE, WA 98424
PHONE: (253) 896-1011

LANDSCAPE ARCHITECT

LYON LANDSCAPE ARCHITECTS
CONTACT: ERIC WILLIAMS, ASLA
1015 PACIFIC AVENUE, SUITE #203
TACOMA, WA 98402
PHONE: (253) 678-4173

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN TO THE CITY OF PUYALLUP FOR REVIEW AND OBTAIN APPROVED PLAN PRIOR TO THE PRECONSTRUCTION MEETING AND PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY. MOMENTUM CIVIL IS NOT RESPONSIBLE FOR TRAFFIC CONTROL.
2. CONTRACTOR SHALL VERIFY THE LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. DEPTHS TO GRAVITY PIPE CONNECTIONS SHOULD BE POT HOLED. NOTIFY THE ENGINEER IF ELEVATIONS DIFFER FROM THE PLANS.
3. ALL WORKMANSHIP AND MATERIALS SHALL FOLLOW THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, DATED 2021, UNLESS SUPERSEDED BY A CITY STANDARD, THIS PLAN SET, OR AN ORDER OF THE ENGINEER OR OWNER.
4. ALL EARTHWORK SHALL BE PERFORMED ACCORDING TO THE RECOMMENDATIONS CONTAINED IN THE PROJECT SPECIFIC GEOTECHNICAL REPORT BY GEORESOURCES, DATED THE 8TH OF AUGUST, 2021.
5. CONTRACTOR TO INSTALL IRRIGATION SLEEVING AND ELECTRICAL AND LIGHTING CONDUIT BASED ON LANDSCAPE AND ELECTRICAL/LIGHTING PLANS, RESPECTIVELY.

SITE INFORMATION

PARCEL NUMBER(S): 0420214010, 0420214027, 0420281154*
(*THIS PLAN SET IS BEING SUBMITTED CONCURRENTLY WITH A LOT COMBINATION APPLICATION THAT WILL COMBINE PARCELS 0420214027 AND 0420214010)
PROJECT ADDRESS: 300 RIVER ROAD, PUYALLUP, WA 98371
EXISTING ZONING: GENERAL COMMERCIAL
PROPOSED ZONING: GENERAL COMMERCIAL
TOTAL SITE AREA: 3.09 ACRES

NEW + REPLACED PGIS:	15,860 SF
NEW + REPLACED NON-PGIS:	13,130 SF
TOTAL NEW + REPLACED IMPERVIOUS SURFACE:	28,990 SF
TOTAL NEW LANDSCAPING:	1,475 SF
4TH STREET NW GRIND AND OVERLAY:	7,530 SF
TOTAL DISTURBED AREA:	37,995 SF

SITE VOLUME CALCULATIONS
CUT VOLUME: 800+/- CY
FILL VOLUME: 900+/- CY
NET CUT-TO-FILL: 100+/- CY (FILL)

NOTE: ALL VOLUMES ARE APPROXIMATE AND ARE PROVIDED FOR PERMITTING PURPOSES ONLY AND REPRESENT FINISH GRADE TO STRIPPED SUBGRADE. CONTRACTOR SHALL RELY ON THEIR OWN ESTIMATES FOR DETERMINING ACTUAL EARTHWORK QUANTITIES. THE VOLUMES LISTED ABOVE DO NOT ACCOUNT FOR TRENCHING, STRUCTURAL EXCAVATION, EXPANSION/COMPACTION FACTORS OR ANY SOIL TYPE RESTRICTIONS.

UTILITY PURVEYORS / SERVICES

SEWER:	CITY OF PUYALLUP PUBLIC WORKS 333 S. MERIDIAN PUYALLUP, WA 98371 PHONE: (253) 841-5505
WATER:	CITY OF PUYALLUP - WATER DIVISION 333 S. MERIDIAN PUYALLUP, WA 98371 PHONE: (253) 841-5505
FIRE:	CITY OF PUYALLUP - FIRE SERVICES & PREVENTION 333 S. MERIDIAN, 2ND FLOOR PUYALLUP, WA 98371 PHONE: (253) 864-4171
POWER:	PUGET SOUND ENERGY PHONE: (888) 225-5773
GAS:	PUGET SOUND ENERGY PHONE: (888) 225-5773

811 Know what's below. Call before you dig.

CIVIL PLANS ARE FOR INFOMRATIONAL ONLY. NOT APPROVED PART OF THIS PERMIT

THIS PLAN SET IS BEING SUBMITTED CONCURRENTLY WITH A LOT COMBINATION APPLICATION THAT WILL COMBINE PARCELS 0420214027 AND 0420214010

Civil Sheet Index

Landscape Architecturel Sheet Index

NO.	DATE	REVISION DESCRIPTION	BY	CK

1.19.22
MARC A. PUDISTS — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
CIVIL COVER
300 RIVER ROAD
CITY OF PUYALLUP

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY: M. PUDISTS
DESIGNED BY: K. MURPHY
DRAWN BY: K. MURPHY

HORZ. DATUM: NAD83(11)
VERT. DATUM: NAVD88

DATE: 1/19/2022

PROJECT NO. LARS-0001

SHEET NO. 1 OF 20

REFERENCE NO. C1.0

Plot Date: 1/20/2022 4:39 PM
Save Date: 1/18/2022 2:11 PM
By: Kyle Murphy
By: Kyle Murphy
File:P:\LLARS\0001\0400CAD\Sheets\Final\CVR-LARS0001.dwg

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.
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City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

CITY OF PUYALLUP GENERAL NOTES - REVISED 06/06/2012

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE APPROVED ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES AT (253-841-5568) TO SCHEDULE THE MEETING. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN SET OF APPROVED PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ANY STRUCTURE AND/OR OBSTRUCTION THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
8. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF HIDDEN UTILITIES. ALL VISIBLE ITEMS SHALL BE THE ENGINEER'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION, PER CITY STANDARDS.
10. POWER, STREET LIGHT, CABLE, AND TELEPHONE LINES SHALL BE IN A TRENCH LOCATED WITHIN A 10-FOOT UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY CROSSINGS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES (SEWER, WATER, AND STORM) OF 5 FEET.
11. ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON STATE LICENSED LAND SURVEYOR OR A WASHINGTON STATE LICENSED PROFESSIONAL CIVIL ENGINEER.
12. DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION, AND EXISTING STRUCTURES SHALL BE PROTECTED AS DIRECTED BY THE CITY.
13. CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.
14. A NPDES STORMWATER GENERAL PERMIT MAY BE REQUIRED BY THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. FOR INFORMATION CONTACT THE DEPARTMENT OF ECOLOGY, SOUTHWEST REGION OFFICE AT (360)407-6300.
15. ANY DISTURBANCE OR DAMAGE TO CRITICAL AREAS AND ASSOCIATED BUFFERS, OR SIGNIFICANT TREES DESIGNATED FOR PRESERVATION AND PROTECTION SHALL BE MITIGATED IN ACCORDANCE WITH A MITIGATION PLAN REVIEWED AND APPROVED BY THE CITY'S PLANNING DIVISION. PREPARATION AND IMPLEMENTATION OF THE MITIGATION PLAN SHALL BE AT THE DEVELOPER'S EXPENSE.

CITY OF PUYALLUP GRADING, EROSION AND SEDIMENT CONTROL NOTES - REVISED 06/06/2012

7. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
8. ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING AND/OR OTHER CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITEE.
9. THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
10. APPROVAL OF THESE PLANS IS FOR GRADING, TEMPORARY DRAINAGE, EROSION AND SEDIMENTATION CONTROL ONLY. IT DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT STORM DRAINAGE DESIGN, SIZE OR LOCATION OF PIPES, RESTRICTORS, CHANNELS, OR RETENTION FACILITIES.
11. ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITTEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
12. IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR WILL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.
13. NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.

PARKING LOT STRIPING SPECIFICATIONS

1. ALWAYS FOLLOW ALL APPLICABLE GOVERNING AUTHORITY'S STANDARDS.
2. SURFACES SHOULD BE CLEAN, DRY, AND FREE FROM LOOSE OR PEELING PAINT. REMOVE ALL OIL, DUST, GREASE, DIRT, AND OTHER FOREIGN MATERIAL TO ENSURE ADEQUATE ADHESION. DO NOT APPLY WHEN AIR OR SURFACE TEMPERATURES ARE BELOW 40°F.
3. APPLY SHERWIN-WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT A300 WHITE OR A303 YELLOW USING EITHER AIRLESS OR CONVENTIONAL LINE STRIPING EQUIPMENT. USE THE FOLLOWING SETTINGS AS A GUIDE-ACTUAL SETTINGS DEPEND ON ATMOSPHERIC CONDITIONS AT THE TIME OF APPLICATION:

AIRLESS

• PRESSURE	1800-2700 PSI
• HOSE	¼"-⅜" ID
• TIP	0.015"-0.017"
• FILTER	60 MESH
• REDUCTION	ONLY IF NECESSARY, UP TO 1PT/GAL VM&P NAPTHA R1K3

CONVENTIONAL

• GUN	BLINKS 21 (BLEEDER) OR EQUIVALENT
• FLUID NOZZLE	#68
• AIR NOZZLE	INTERNAL MIX, #709
• ATOMIZATION PRESSURE	45-80 PSI
• FLUID PRESSURE	40-70 PSI
• REDUCTION	ONLY IF NECESSARY, UP TO 1PT/GAL VM&P NAPTHA R1K3

- MIX PAINT THOROUGHLY BY BOXING, STIRRING, OR POWER AGITATION BEFORE USE. APPLY AT 15 MILS WET PER COAT (2 COATS REQUIRED). APPLIED AT THIS RATE AT 70°F AND 50% RELATIVE HUMIDITY, PAINT WILL DRY WITH NO TRAFFIC PICKUP AFTER 20 MINUTES.
- GENERAL CONTRACTOR TO RE-STRIPE THE LOT 45 DAYS AFTER OPENING.

CITY OF PUYALLUP STORMWATER NOTES - REVISED 06/06/2012

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE ENGINEERING SERVICES STAFF PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT, SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
8. DURING CONSTRUCTION, ALL EXISTING AND NEWLY INSTALLED DRAINAGE STRUCTURES SHALL BE PROTECTED FROM SEDIMENTS.
9. ALL STORM MANHOLES SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.01. FLOW CONTROL MANHOLE/OIL WATER SEPARATOR SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.06 AND 02.01.07.
10. MANHOLE RING AND COVER SHALL CONFORM TO CITY STANDARD DETAIL 06.01.02.
11. CATCH BASINS TYPE I SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.02 AND 02.01.03 AND SHALL BE USED ONLY FOR DEPTHS LESS THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
12. CATCH BASINS TYPE II SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.04 AND SHALL BE USED FOR DEPTHS GREATER THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
13. CAST IRON OR DUCTILE IRON FRAME AND GRATE SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.05. GRATE SHALL BE MARKED WITH "DRAINS TO STREAM". SOLID CATCH BASIN LIDS (SQUARE UNLESS NOTED AS ROUND) SHALL CONFORM TO WSDOT STANDARD PLAN B-30.20-04 (OLYMPIC FOUNDRY NO. SM60 OR EQUAL). VANED GRATES SHALL CONFORM TO WSDOT STANDARD PLAN B-30.30-03 (OLYMPIC FOUNDRY NO. SM60V OR EQUAL).
14. STORMWATER PIPE SHALL BE ONLY PVC, CONCRETE, DUCTILE IRON, OR DUAL WALLED POLYPROPYLENE PIPE.
    A. THE USE OF ANY OTHER TYPE SHALL BE REVIEWED AND APPROVED BY THE ENGINEERING SERVICES STAFF PRIOR TO INSTALLATION.
    B. PVC PIPE SHALL BE PER ASTM D3034, SDR 35 FOR PIPE SIZE 15-INCH AND SMALLER AND F679 FOR PIPE SIZES 18 TO 27 INCH. MINIMUM COVER ON PVC PIPE SHALL BE 3.0 FEET.
    C. CONCRETE PIPE SHALL CONFORM TO THE WSDOT STANDARD SPECIFICATIONS FOR CONCRETE UNDERDRAIN PIPE. MINIMUM COVER ON CONCRETE PIPE SHALL NOT LESS THAN 3.0 FEET.
    D. DUCTILE IRON PIPE SHALL BE CLASS 50, CONFORMING TO AWWA C151. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
    E. POLYPROPYLENE PIPE (PP) SHALL BE DUAL WALLED, HAVE A SMOOTH INTERIOR AND EXTERIOR CORRUGATIONS AND MEET WSDOT 9-05.24(1). 12-INCH THROUGH 30-INCH PIPE SHALL MEET OR EXCEED ASTM F2736 AND AASHTO M330, TYPE S, OR TYPE D. 36-INCH THROUGH 60-INCH PIPE SHALL MEET OR EXCEED ASTM F2881 AND AASHTO M330, TYPE S, OR TYPE D. TESTING SHALL BE PER ASTM F1417. MINIMUM COVER OVER POLYPROPYLENE PIPE SHALL BE 3-FEET.
15. TRENCHING, BEDDING, AND BACKFILL FOR PIPE SHALL CONFORM TO CITY STANDARD DETAIL NO. 06.01.01.
16. STORM PIPE SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
17. ALL STORM DRAIN MAINS SHALL BE TESTED AND INSPECTED FOR ACCEPTANCE AS OUTLINED IN SECTION 406 OF THE CITY OF PUYALLUP SANITARY SEWER SYSTEM STANDARDS.
18. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES, AND PROTECTIVE MEASURES FOR CRITICAL AREAS AND SIGNIFICANT TREES SHALL BE INSTALLED PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.

811 Know what's below. Call before you dig.

NO.	DATE	REVISION DESCRIPTION	BY	CK

1.19.22

MARC A. PUDIST
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
GENERAL NOTES
300 RIVER ROAD
CITY OF PUYALLUP

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY: **M. PUDISTS**
DESIGNED BY: **K. MURPHY**
DRAWN BY: **K. MURPHY**

HORZ. DATUM: **NAD83(11)**
VERT. DATUM: **NAVD88**

DATE: **1/19/2022**

PROJECT NO. **LARS-0001**

SHEET NO. **2** OF **20**

REFERENCE NO. **C1.1**

Plot Date: 1/20/2022 4:59 PM
Save Date: 1/18/2022 2:11 PM
By: Kyle Murphy
By: Kyle Murphy
File:P:\LLARS\0001\0400CAD\Sheets\Final\CVR-LARS0001.dwg

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.

CITY OF PUYALLUP WATER SYSTEM NOTES

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A “PUNCH LIST” PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE “STANDARD SPECIFICATIONS”), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE “CITY STANDARDS”), OR AS DIRECTED BY FRUITLAND MUTUAL WATER COMPANY (FMWC), VALLEY WATER (VW), OR TACOMA CITY WATER (TCW) IS THE PURVEYOR.
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER, THE ENGINEERING SERVICES STAFF, AND THE FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR, PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
8. BACTERIOLOGICAL (COLIFORM AND IRON BACTERIA) TEST SAMPLES WILL BE TAKEN BY THE CITY (OR FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR) AND PAID FOR BY THE CONTRACTOR, EXCEPT FOR CAPITAL IMPROVEMENT PROJECTS (CIP) WHICH SHALL BE PAID FOR BY THE CITY.
9. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES FROM PAVED FINAL GRADE IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48 INCHES IN UNIMPROVED RIGHT-OFWAY AND UNIMPROVED EASEMENTS.
10. PIPE FOR WATER MAINS SHALL BE DUCTILE IRON CONFORMING TO SECTION 7-09 OF THE STANDARD SPECIFICATIONS, CLASS 52 WITH TYTON OR APPROVED EQUAL JOINTS. PIPE SHALL BE CEMENT LINED IN ACCORDANCE WITH A.S.A. SPECIFICATION A 21.4-1964.
11. CONNECTIONS TO EXISTING WATER MAINS TYPICALLY SHALL BE WET TAPS THROUGH A TAPPING TEE AND TAPPING VALVE AND SHALL BE MADE BY A CITY APPROVED CONTRACTOR. THE TAPPING SLEEVE SHALL BE ROMAC SST ALL STAINLESS STEEL TAPPING SLEEVE OR APPROVED EQUAL. A TWO-PIECE EPOXY COATED OR DUCTILE IRON TAPPING SLEEVE MAY BE USED ON DUCTILE IRON PIPE, WHEN THE TAP IS SMALLER THAN THE WATER MAIN SIZE I.E. 6-INCH TAP ON 8-INCH PIPE. THE CITY (OR FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR) SHALL APPROVE THE TIME AND LOCATION FOR THESE CONNECTIONS.
12. ALL WATER MAINS AND APPURTENANCES SHALL BE HYDROSTATICALLY TESTED AT 200 PSI IN ACCORDANCE WITH STANDARD SPECIFICATION 7-09.3(23). PRESSURE TESTING SHALL NOT BE PERFORMED UNTIL SATISFACTORY PURITY SAMPLES HAVE BEEN RECEIVED, EXCEPT WHEN NEW WATER MAINS ARE INSTALLED INDEPENDENTLY FROM THE WATER SYSTEM PIPING.
13. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAIL 03.05.01 AND AS DIRECTED BY THE CITY OF PUYALLUP FIRE CODE OFFICIAL.
14. VALVE MARKER POSTS SHALL BE INSTALLED WHERE VALVE BOXES ARE HIDDEN FROM VIEW OR IN UNPAVED AREAS. THE INSTALLATION SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL 03.01.02.
15. RESILIENT SEATED WEDGE GATE VALVES SHALL BE USED FOR 10-INCH MAINS AND SMALLER. BUTTERFLY VALVES SHALL BE USED FOR MAINS GREATER THAN 10 INCHES.
16. PIPE FITTING FOR WATER MAINS SHALL BE DUCTILE IRON AND SHALL BE MECHANICAL JOINT CONFORMING TO AWWA SPECIFICATION C111-72.
17. WATER MAIN PIPE AND SERVICE CONNECTIONS SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
18. WHERE A WATER MAIN CROSSES THE NORTHWEST GAS PIPELINE, THE WATER LINE SHALL BE CASED WITH PVC PIPE A MINIMUM OF 10 FEET BEYOND EACH SIDE OF THE GAS LINE EASEMENT. CONTACT WILLIAMS NORTHWEST PIPELINE BEFORE THE CROSSING IS MADE.
19. TRENCHING, BEDDING, AND BACKFILL FOR WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAIL 06.01.01.
20. ALL COMMERCIAL AND INDUSTRIAL DEVELOPMENTS, IRRIGATION SYSTEMS, AND MULTI-FAMILY WATER SERVICE CONNECTIONS SHALL BE PROTECTED BY A DOUBLE CHECK VALVE ASSEMBLY OR A REDUCED PRESSURE BACKFLOW ASSEMBLY AS DIRECTED BY THE CITY (OR FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR) CONFORMING TO CITY STANDARD DETAILS 03.04.01, 03.04.02, AND 03.04.03.
21. ANY LEAD JOINT FITTING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH A MECHANICAL JOINT FITTING AT THE CONTRACTOR'S EXPENSE.
22. WHEN HYDRAULIC FIRE FLOW MODELING IS REQUIRED FOR A PROJECT, THE CITY WILL ISSUE A PERMIT. THE HYDRAULIC MODELING CRITERIA IS BASED ON THE PROJECTED 2030 WATER DEMAND, WHILE MAINTAINING A MINIMUM SYSTEM PRESSURE OF 20 POUNDS PER SQUARE INCH AND A MAXIMUM VELOCITY OF 10 FEET PER SECOND.
23. WHEN USING A FIRE HYDRANT FOR NON-FIREFIGHTING PURPOSES, A CITY HYDRANT METER MUST BE USED. COORDINATE THE ACQUISITION OF THE HYDRANT METER WITH THE CITY'S UTILITY BILLING DIVISION AT PUYALLUP CITY HALL. A CITY APPROVED BACKFLOW PROTECTION ASSEMBLY SHALL BE INSTALLED BY THE PERSON REQUESTING USE OF A FIRE HYDRANT. THE ASSEMBLY SHALL BE ACCOMPANIED BY A CURRENT BACKFLOW ASSEMBLY TEST REPORT. THE TEST REPORT SHALL BE AVAILABLE AT THE SITE FOR THE DURATION OF THE HYDRANT USE.
24. SHOULD A BREAK OCCUR ON ANY CITY WATER MAIN, THE CONTRACTOR SHALL FOLLOW THE CITY'S ADOPTED “WATER MAIN BREAK PROCEDURE” ISSUED TO THEM AT THE PRE-CONSTRUCTION MEETING AND NOTIFY THOSE CONNECTED TO THE SYSTEM IN THE IMPACTED AREA AS OUTLINED IN THE PROCEDURE.
25. WATER MAIN REPAIRS (REFERENCES: AWWA C651-14 AND WSDOT STANDARD SPECIFICATION SECTION 7-09) (NOTE: A PLANNED WATER MAIN REPAIR SHALL BE APPROVED BY THE CITY INSPECTOR AND/OR WATER DIVISION SUPERVISOR PRIOR TO COMMENCING WORK.)

a. REPAIR WITHOUT DEPRESSURIZATION - SMALL LEAKS SHALL BE REPAIRED USING REPAIR BANDS WHILE MAINTAINING POSITIVE PRESSURE IN THE WATER MAIN. VALVES SURROUNDING THE LEAK WILL BE PARTIALLY SHUT BY THE CITY WATER DEPARTMENT TO REDUCE THE FLOW AND PRESSURE TO THE AREA. BLOWOFFS AND HYDRANTS IN THE REDUCED PRESSURE AREA MAY BE OPENED AS NEEDED TO FURTHER REDUCE THE PRESSURE. THE WATER MAIN TRENCH SHALL BE OVER-EXCAVATED TO ALLOW WATER IN THE TRENCH TO BE PUMPED OUT AND MAINTAINED BELOW THE LEVEL OF THE WATER MAIN. THE REPAIR SHALL BE COMPLETED WITH THE WATER MAIN PRESSURE REMAINING POSITIVE. AFTER THE REPAIR IS MADE, THE SYSTEM SHALL BE FULLY PRESSURIZED AND A VISUAL LEAK INSPECTION WILL BE COMPLETED. THE WATER MAIN IN THE AFFECTED AREA SHALL BE FLUSHED TO ACHIEVE THREE PIPE VOLUMES PULLED FROM THE PIPE (DISTANCE MEASURED FROM VALVE OPENED FOR FLUSHING TO THE EXIT HYDRANT OR BLOWOFF).

b. REPAIR/CUT-IN WITH DEPRESSURIZATION - TRENCH SHALL BE OVER EXCAVATED AND DEWATERED BELOW THE WATER MAIN. FLUSH WATER FROM PIPE FROM EACH DIRECTION UNTIL IT RUNS CLEAR. IMMEDIATELY PRIOR TO INSTALLATION OF A NEW PIPE SECTION FOR REPAIR OR CUT IN TEE, ALL NEW FITTINGS AND PIPE SPOOLS SHALL BE SWABBED WITH A FIVE PERCENT (5%) CHLORINE SOLUTION (MINIMUM). THE INTERIOR OF THE EXISTING PIPE SHALL BE SWABBED WITH A FIVE PERCENT (5%) CHLORINE SOLUTION AT LEAST 6 FEET IN EACH DIRECTION FROM EXPOSED CUT ENDS. THE WATER MAIN IN THE AFFECTED AREA SHALL BE FLUSHED TO ACHIEVE THREE PIPE VOLUMES PULLED FROM THE PIPE (DISTANCE MEASURED FROM THE VALVE OPENED FOR FLUSHING TO THE EXIT HYDRANT OR BLOWOFF). CUSTOMERS SHALL BE NOTIFIED AFTER THE WATER MAIN IS FLUSHED AND REPAIRS HAVE BEEN COMPLETED, AS OUTLINED IN THE “WATER MAIN BREAK PROCEDURE.”

26. NEW WATER MAIN INSTALLATION:

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

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

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

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

e. AFTER SUCCESSFUL PRESSURE TESTING, THE WATER MAIN SHALL BE THOROUGHLY FLUSHED TO REMOVE ALL “SUPER” CHLORINATED WATER FROM THE NEW WATER MAIN. FLUSHING OF NEW OR EXTENDED WATER MAINS SHALL BE CONDUCTED PER WSDOT SPECIFICATION 7-09.3(24)A WITH A MINIMUM VELOCITY DEVELOPED WITHIN THE PIPE WHILE FLUSHING OF 2.5 FEET PER SECOND (FPS). ALL FLUSHED WATER SHALL BE DECHLORINATED PRIOR TO DISPOSAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL CHLORINATED WATER FLUSHED FROM MAINS. **THE CITY SHALL APPROVE THE DISPOSAL METHOD PRIOR TO IMPLEMENTATION IN THE FIELD**. THE CONTRACTOR SHALL UTILIZE ONSITE DISPOSAL METHODS, IF AVAILABLE. DISPOSAL OF FLUSH WATER TO THE SANITARY SEWER SYSTEM SHALL NOT BE ALLOWED WITHOUT WRITTEN PERMISSION FROM THE WATER POLLUTION CONTROL PLANT (WPCP) SUPERVISOR. ANY PLANNED DISCHARGE TO A STORMWATER SYSTEM SHALL BE DECHLORINATED TO A CONCENTRATION OF 0.1 PPM OR LESS, PH ADJUSTED (IF NECESSARY) TO BE BETWEEN 6.5 AND 8.5, AND VOLUMETRICALLY AND VELOCITY CONTROLLED TO PREVENT ANY RESUSPENSION OF SEDIMENTS. THE CITY WILL REQUIRE INDEPENDENT TESTING THROUGHOUT THE WATER DISCHARGE PROCESS TO ENSURE COMPLIANCE OF THESE STANDARDS ARE MET.

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

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

65% Calcium Hypochlorite Addition per Pipe Section

Pipe Diameter (Inches)	Pipe Volume per 18 feet (gal)	5-gram tablets per pipe section	Hypochlorite Granules		Maximum Fill Rate (gpm)
			Ounces per 500 feet	Teaspoons per 18 feet	
4	35	1	1.7	0.2	40
6	53	1	3.8	0.4	90
8	70	2	6.7	0.7	150
12	106	4	15.1	1.4	350
16	141	6	27	2.5	600

CITY OF PUYALLUP SEWER SYSTEM NOTES

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A “PUNCH LIST” PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE SEWER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE “STANDARD SPECIFICATIONS”), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE “CITY STANDARDS”).
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE ENGINEERING SERVICES STAFF PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
8. MINIMUM GRADE ON ALL 4 INCH RESIDENTIAL SIDE SEWERS SHALL BE 2 PERCENT AND 6 INCH COMMERCIAL SIDE SEWERS SHALL BE 1 PERCENT; MAXIMUM SHALL BE 8 PERCENT. ALL SIDE SEWERS SHALL BE 6 INCHES WITHIN CITY RIGHT-OF-WAY.
9. SIDE SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD NOS. 04.03.01, 04.03.02, 04.03.03 AND 04.03.04. SIDE SEWER INSTALLATION WORK SHALL BE DONE IN ACCORDANCE WITH THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT (WISHA).
10. ALL SEWER PIPE SHALL BE PVC, POLYPROPYLENE, OR DUCTILE IRON. PVC SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR35 FOR PIPE SIZES 15-INCH AND SMALLER AND ASTM F679 FOR PIPE SIZES 18- TO 27-INCH, DUCTILE IRON PIPE SHALL BE CLASS 51 OR GREATER, LINED WITH PROTECTO 401TM EPOXY LINING OR EQUIVALENT, UNLESS OTHERWISE NOTED. 12-INCH THROUGH 30-INCH POLYPROPYLENE PIPE (PP) SHALL BE DUAL WALLED, HAVE A SMOOTH INTERIOR AND EXTERIOR CORRUGATIONS AND MEET WSDOT 9-05.24(2). IT SHALL MEET OR EXCEED ASTM F2764. 36-INCH THROUGH 60-INCH PP PIPE SHALL BE TRIPLE WALLED AND MEET WSDOT 9-05.24(2). IT SHALL MEET OR EXCEED ASTM F2764. PP SHALL HAVE A MINIMUM PIPE STIFFNESS OF 46 PII WHEN TESTED IN ACCORDANCE WITH ASTM D2412. TESTING SHALL BE PER ASTM F1417. TRENCHING, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY STANDARD NO. 06.01.01. MINIMUM COVER ON PVC AND PP PIPE SHALL BE 3.0 FEET. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
11. SANITARY SEWER MANHOLE FRAMES AND COVERS SHALL CONFORM TO CITY STANDARD NO. 06.01.02.
12. SANITARY SEWER MANHOLES SHALL CONFORM TO CITY STANDARD NOS. 04.01.01, 04.01.02, 04.01.03 AND 04.01.04. ALL MANHOLES SHALL BE CHANNELED FOR FUTURE LINES AS SPECIFIED ON THESE PLANS. MANHOLE STEPS AND LADDER SHALL CONFORM TO STANDARD NO. 06.01.03.
13. SANITARY SEWER PIPE AND SIDE SEWERS SHALL BE 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES WITH THE EXCEPTION OF SIDE SEWERS THAT PROVIDE SERVICE TO A SINGLE-FAMILY RESIDENCE. AT THE DISCRETION OF THE REVIEW ENGINEER, A LICENSED PROFESSIONAL ENGINEER WILL BE REQUIRED TO STAMP THE DESIGN TO ACCOUNT FOR DEPTH OR PROXIMITY TO FOUNDATION, STEEP SLOPES, OR OTHER FACTORS.
14. NO SIDE SEWERS SHALL BE CONNECTED TO ANY HOUSE OR BUILDING UNTIL ALL MANHOLES ARE ADJUSTED TO THE FINISHED GRADE OF THE COMPLETED ASPHALT ROADWAY AND THE ASPHALT PATCH AND SEAL AROUND THE RING ARE ACCEPTED.
15. FOR COMMERCIAL DEVELOPMENTS IN WHICH SOURCES OF GREASE AND/OR OILS MAY BE INTRODUCED TO THE CITY SANITARY SEWER SYSTEM, A CITY APPROVED GREASE INTERCEPTOR SHALL BE INSTALLED DOWNSTREAM FROM THE SOURCE.
16. ONCE SEWER AND ALL OTHER UTILITY CONSTRUCTION IS COMPLETED, ALL SANITARY SEWER MAINS AND SIDE SEWERS SHALL BE TESTED PER SECTION 406 OF THE CITY STANDARDS.

Know what's **below.**
Call before you dig.

Plot Date: 1/20/2022 4:39 PM By: Kyle Murphy
Save Date: 1/18/2022 2:11 PM By: Kyle Murphy File:P:\L\LARS0001\0400CAD\Sheets\Final\CVR-LARS0001.dwg

APPROVED

BY ____________________
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

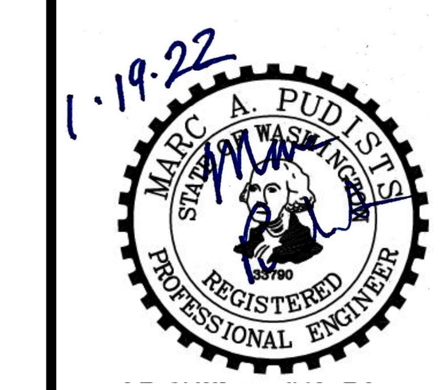
DATE ____________________

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

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

NO.	DATE	REVISION DESCRIPTION	BY	CK
△				



PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
GENERAL NOTES
300 RIVER ROAD
CITY OF PUYALLUP

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CHECKED BY: **M. PUDISTS**
DESIGNED BY: **K. MURPHY**
DRAWN BY: **K. MURPHY**

HORZ. DATUM: **NAD83(11)**
VERT. DATUM: **NAVD88**

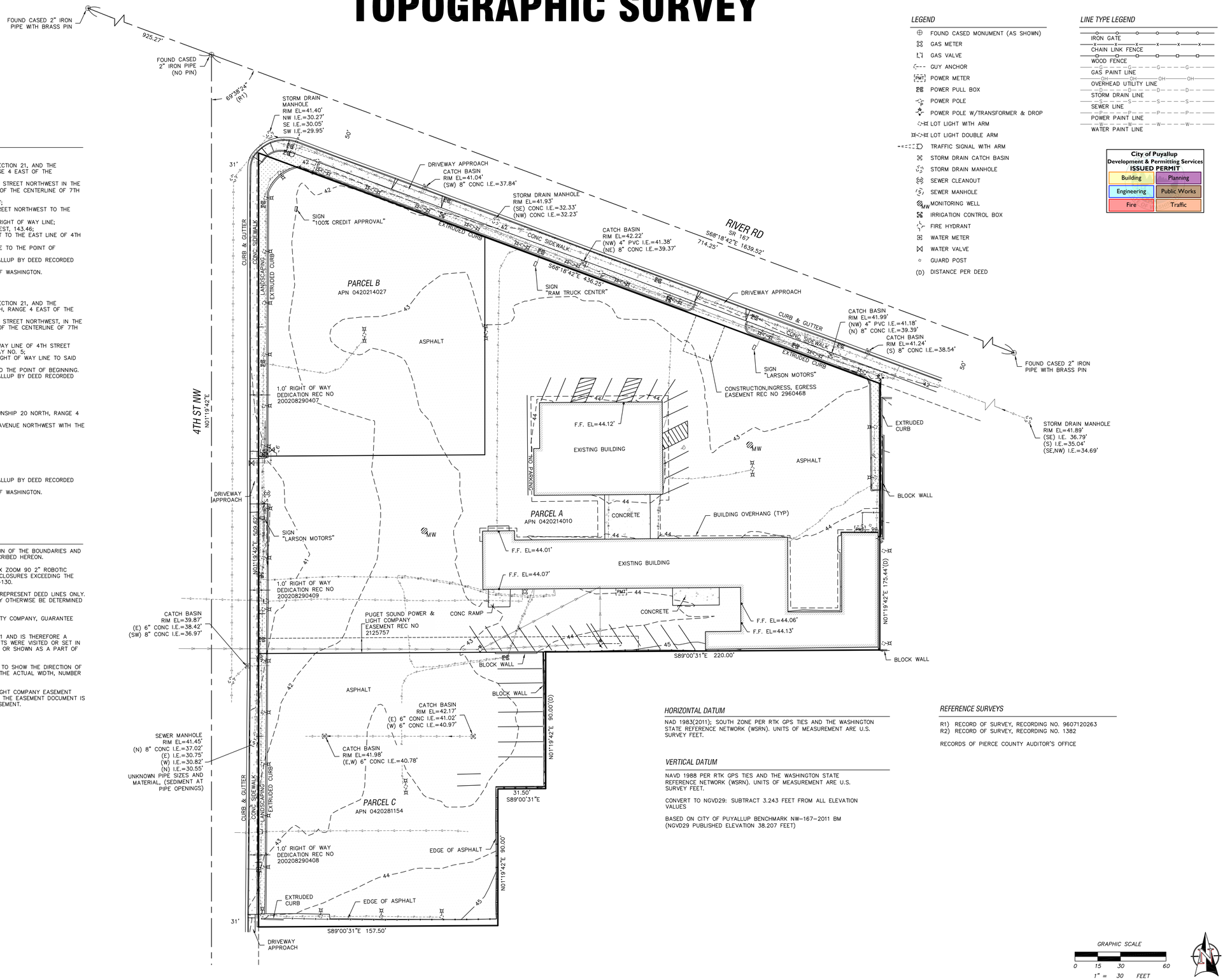
DATE: **1/19/2022**

PROJECT NO. **LARS-0001**

SHEET NO. **3** of **20**

REFERENCE NO. **C1.2**

TOPOGRAPHIC SURVEY



LEGEND

- FOUND CASED MONUMENT (AS SHOWN)
- GAS METER
- GAS VALVE
- GUY ANCHOR
- POWER METER
- POWER PULL BOX
- POWER POLE
- POWER POLE W/TRANSFORMER & DROP
- LOT LIGHT WITH ARM
- LOT LIGHT DOUBLE ARM
- TRAFFIC SIGNAL WITH ARM
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SEWER CLEANOUT
- SEWER MANHOLE
- MONITORING WELL
- IRRIGATION CONTROL BOX
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GUARD POST
- (D) DISTANCE PER DEED

LINE TYPE LEGEND

- IRON GATE
- CHAIN LINK FENCE
- WOOD FENCE
- GAS PAINT LINE
- OVERHEAD UTILITY LINE
- STORM DRAIN LINE
- SEWER LINE
- POWER PAINT LINE
- WATER PAINT LINE

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

LEGAL DESCRIPTION

PARCEL A (APN 0420214010):

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21, AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 4TH STREET NORTHWEST IN THE CITY OF PUYALLUP, WHICH IS 645.00 FEET NORTH 0°21'00" EAST OF THE CENTERLINE OF 7TH AVENUE NORTHWEST;
THENCE EAST 410.00 FEET PARALLEL TO 7TH AVENUE NORTHWEST;
THENCE NORTH 0°21'00" EAST 175.44 FEET PARALLEL TO 4TH STREET NORTHWEST TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 5;
THENCE NORTH 69°18'10" WEST 277.31 FEET ALONG SAID SOUTH RIGHT OF WAY LINE;
THENCE SOUTH 0°21'00" WEST PARALLEL TO 4TH STREET NORTHWEST, 143.46;
THENCE WEST 150.00 FEET PARALLEL TO 7TH AVENUE NORTHWEST TO THE EAST LINE OF 4TH STREET NORTHWEST;
THENCE SOUTH 0°21'00" WEST 130.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PUYALLUP BY DEED RECORDED UNDER RECORDING NO. 200208290409.
SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL B (APN 0420214027):

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21, AND THE NORTHEAST QUARTER OF SECTION 28, ALL IN TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 4TH STREET NORTHWEST, IN THE CITY OF PUYALLUP, WHICH IS 775.00 FEET NORTH 0°21'00" EAST OF THE CENTERLINE OF 7TH AVENUE NORTHWEST;
THENCE EAST 150.00 FEET PARALLEL WITH SAID CENTERLINE;
THENCE NORTH 143.46 FEET PARALLEL TO SAID EAST RIGHT OF WAY LINE OF 4TH STREET NORTHWEST TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 5;
THENCE NORTH 69°18'10" WEST 159.98 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO SAID EAST RIGHT OF WAY LINE OF 4TH STREET NORTHWEST;
THENCE SOUTH 0°21'00" WEST 200 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PUYALLUP BY DEED RECORDED UNDER RECORDING NO. 2 00208290407.

PARCEL C (APN 0420281154):

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF 7TH AVENUE NORTHWEST WITH THE EAST LINE OF 4TH STREET NORTHWEST;
THENCE NORTH 437.6 FEET TO THE POINT OR BEGINNING;
THENCE CONTINUING NORTH 178.40 FEET;
THENCE EAST 190 FEET;
THENCE SOUTH 90 FEET;
THENCE WEST 31.5 FEET;
THENCE SOUTH 90 FEET;
THENCE WEST 158.5 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PUYALLUP BY DEED RECORDED UNDER RECORDING NO. 200208290408.
SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCEL AS DESCRIBED HEREON.
2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A GEOMAX ZOOM 90 2" ROBOTIC TOTAL STATION AND TOPCON HIPER SR GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. THE TITLE REPORT WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY, GUARANTEE NO. G-0000-789683088, DATED APRIL 19,2021 AT 8:30AM.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MAY, 2021 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN MAY, 2021. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.
6. OVERHEAD UTILITY LINES SHOWN ON THIS MAP ARE INTENDED TO SHOW THE DIRECTION OF THE OVERHEAD UTILITY LINES ONLY AND DO NOT REPRESENT THE ACTUAL WIDTH, NUMBER OR LOCATION OF LINE(S) ON THE UTILITY POLES.
7. PARCELS A & B ARE SUBJECT TO PUGET SOUND POWER & LIGHT COMPANY EASEMENT RECORDING NUMBER 1107010, THE DESCRIPTION CONTAINED IN THE EASEMENT DOCUMENT IS INSUFFICIENT TO DETERMINE THE EXACT LOCATION OF THE EASEMENT.

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-5555

HORIZONTAL DATUM

NAD 1983(2011); SOUTH ZONE PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

CONVERT TO NGVD29: SUBTRACT 3.243 FEET FROM ALL ELEVATION VALUES

BASED ON CITY OF PUYALLUP BENCHMARK NW-167-2011 BM (NGVD29 PUBLISHED ELEVATION 38.207 FEET)

REFERENCE SURVEYS

R1) RECORD OF SURVEY, RECORDING NO. 9607120263
R2) RECORD OF SURVEY, RECORDING NO. 1382

RECORDS OF PIERCE COUNTY AUDITOR'S OFFICE

GRAPHIC SCALE
0 15 30 60
1" = 30 FEET

SHT. 1 OF 1

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN & THE NE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN.

FOR: MOMENTUM CIVIL ENGINEERING CONSULTANTS

CITY OF PUYALLUP, PIERCE COUNTY, WA

TOPOGRAPHIC SURVEY

DRAFTED: JR | CHECKED: EW
DATE: 5/10/2021 | JOB NO.: MOMEN-210408
SCALE: 1"= 30' | FIELD CREW: AJ, ES

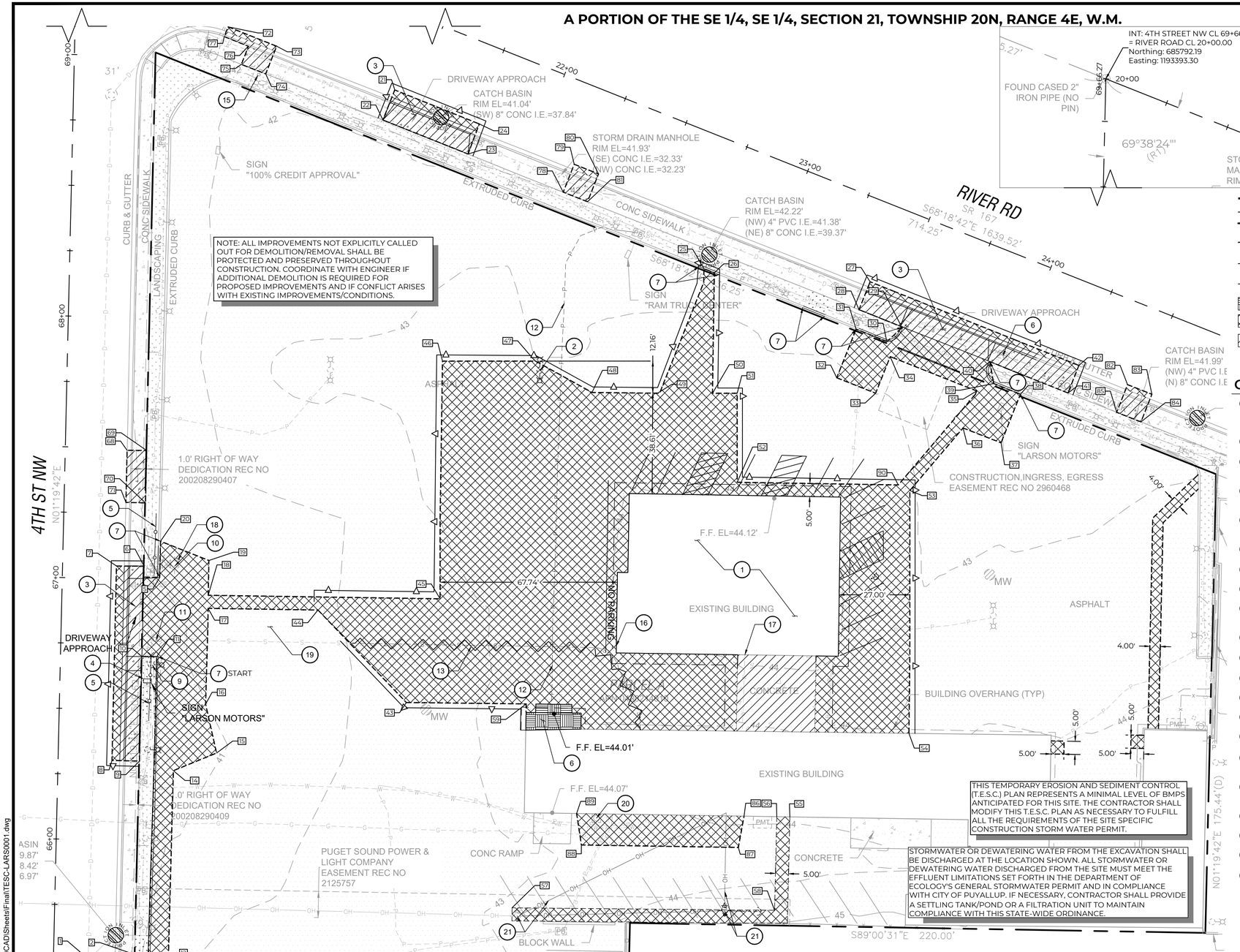
EVAN M. WAHLSTROM — REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF WASHINGTON — 5/10/2021

300 RIVER RD
PUYALLUP, WA 98371
TAX PARCEL NO. 0420214010, 0420214027, 0420281154

informed land survey
PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-3070
admin@landsurvey.com
www.landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.



TESC AND DEMOLITION LEGEND

- PROPERTY LINE
- FULL DEPTH PAVEMENT SAWCUT LINE (BMP C152)
- UTILITY LINE REMOVAL/ABANDONMENT
- TRIANGULAR FOAM SILT DIKE (BMP C208) (2 / C2.2)
- BUILDING DEMOLITION
- HMA PAVEMENT REMOVAL
- CONCRETE SIDEWALK REMOVAL
- SD INLET PROTECTION (BMP C220) (1 / C2.2)

CIVIL KEYNOTES

1. DEMOLISH EXISTING BUILDING - EXISTING SEWER AND WATER SERVICE CONNECTIONS SHALL BE PROTECTED AND PRESERVED FOR USE WITH NEW BUILDING. CONTRACTOR SHALL ACQUIRE NECESSARY BUILDING DEMOLITION PERMITS AS REQUIRED. SEE ARCHITECTURAL PLANS FOR ACTUAL DEMOLITION GUIDANCE.
2. REMOVE EXISTING SITE LUMINAIRE AND DEMOLISH EXISTING FOUNDATION. SALVAGE LIGHT POST AND DELIVER TO OWNER FOR FUTURE USE.
3. DEMOLISH EXISTING DRIVEWAY APPROACH. REMOVE CEMENT CONCRETE PANELS TO NEAREST FULL DEPTH EXPANSION JOINT BEYOND THE LIMITS SHOWN. PROTECT EXISTING UTILITIES WITHIN DRIVEWAY FOOTPRINT WHICH ARE TO REMAIN.
4. RELOCATE EXISTING "LARSON MOTORS" COMMERCIAL SIGN - SEE SHEET C3.0 FOR NEW LOCATION. RE-INSTALL AT NEW LOCATION IN A SIMILAR MANNER. DEMOLISH SIGNAGE FOOTING AS REQUIRED TO PROVIDE CLEAR PATH FOR NEW DRIVEWAY APPROACH ALIGNMENT.
5. RELOCATE TUBULAR STEEL TRAFFIC GATE - SEE SHEET C3.0 FOR NEW LOCATION. RE-INSTALL AT NEW LOCATION IN SIMILAR MANNER. DEMOLISH GATE FOOTINGS AS REQUIRED TO PROVIDE CLEAR PATH FOR NEW DRIVEWAY APPROACH ALIGNMENT.
6. DEMOLISH PROTRUDING BAY OF EXISTING CAR WASH - REFER TO ARCHITECTURAL PLANS FOR ACTUAL DEMOLITION GUIDANCE.
7. DEMOLISH EXISTING CURBING.
8. NOT USED.
9. REMOVE EXISTING LUMINAIRE AND DEMOLISH EXISTING FOUNDATION. SALVAGE LIGHT POST AND RELOCATE TO LOCATION SHOWN ON C3.0. RE-INSTALL AT NEW LOCATION IN SIMILAR MANNER. COORDINATE WITH ELECTRICAL PLANS.
10. PROTECT EXISTING FIRE HYDRANT AND BOLLARDS THROUGHOUT CONSTRUCTION - DESIGNATED TO REMAIN.
11. PROTECT EXISTING SNITARY SEWER CLEANOUT AND SIDE SEWER THROUGHOUT CONSTRUCTION - DESIGNATED TO REMAIN. ADJUST CLEANOUT RIM TO FINISH GRADE.
12. THIS POWER LINE APPEARS TO BE ABANDONED. VERIFY REMOVAL WITH ELECTRICAL ENGINEER.
13. PROTECT EXISTING SANITARY SEWER MANHOLE AND ADJUST RIM TO FINISH GRADE AS REQUIRED.
14. PROTECT EXISTING POWER POLE THROUGHOUT CONSTRUCTION - DESIGNATED TO REMAIN.
15. PROTECT EXISTING PULLBOX THROUGHOUT CONSTRUCTION - DESIGNATED TO REMAIN. ADJUST RIM TO FINISH GRADE AS REQUIRED.
16. EXISTING SEWER SERVICE LOCATION TO BUILDING. CONTRACTOR TO POTHOLE AND VERIFY DEPTH, SIZE, MATERIAL, AND LOCATION PRIOR TO COMMENCING WORK. CONTACT ENGINEER IF VARIES FROM WHAT IS SHOWN.
17. EXISTING WATER SERVICE LOCATION TO BUILDING. CONTRACTOR TO POTHOLE AND VERIFY DEPTH, SIZE, MATERIAL, AND LOCATION PRIOR TO COMMENCING WORK. CONTACT ENGINEER IF VARIES FROM WHAT IS SHOWN.
18. REMOVE EXISTING BOLLARD.
19. TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 3 ON SHEET C2.2.
20. DECOMISSION EXISTING GAS SERVICE METER - COORDINATE WITH GAS PURVEYOR.
21. REMOVE EXISTING POWER POLE AND POWER SERVICE

THIS TEMPORARY EROSION AND SEDIMENT CONTROL (T.E.S.C.) PLAN REPRESENTS A MINIMAL LEVEL OF BMPS ANTICIPATED FOR THIS SITE. THE CONTRACTOR SHALL MODIFY THIS T.E.S.C. PLAN AS NECESSARY TO FULFILL ALL THE REQUIREMENTS OF THE SITE SPECIFIC CONSTRUCTION STORM WATER PERMIT.

STORMWATER OR DEWATERING WATER FROM THE EXCAVATION SHALL BE DISCHARGED AT THE LOCATION SHOWN. ALL STORMWATER OR DEWATERING WATER DISCHARGED FROM THE SITE MUST MEET THE EFFLUENT LIMITATIONS SET FORTH IN THE DEPARTMENT OF ECOLOGY'S GENERAL STORMWATER PERMIT AND IN COMPLIANCE WITH CITY OF PUYALLUP. IF NECESSARY, CONTRACTOR SHALL PROVIDE A SETTLING TANK/POND OR A FILTRATION UNIT TO MAINTAIN COMPLIANCE WITH THIS STATE-WIDE ORDINANCE.

RECOMMENDED CONSTRUCTION SEQUENCE

1. ATTEND PRE-CONSTRUCTION MEETING WITH CITY.
2. MARK CLEARING AND DEMOLITION LIMITS.
3. INSTALL INLET PROTECTION AROUND EXISTING STORM DRAIN INLETS.
4. INSTALL TRIANGULAR SILT DIKE, MECHANICAL FILTRATION DEVICES, AND CONSTRUCTION FENCES ON THE SITE
5. INSTALL NEW OIL/WATER SEPARATOR AND SEWER CONNECTION.
6. INSTALL PERMANENT STORMWATER CONVEYANCE SYSTEM. INSTALL INLET PROTECTION IN STRUCTURES AS THEY ARE INSTALLED.
7. BEGIN DEMOLITION.
8. GRADE SITE.
9. INSTALL UTILITIES, IRRIGATION SLEEVES, CURBS AND GUTTERS.
10. PREPARE SITE FOR PAVING.
11. PAVE SITE.
12. COMPLETE PAVING AND PERMANENTLY STABILIZE THE SITE.
13. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER SITE IS PERMANENTLY STABILIZED.

DEMOLITION NOTES:

1. CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY PURVEYORS REGARDING CONFLICTS, REMOVAL, OR RELOCATION OF EXISTING FACILITIES.
2. CONTRACTOR SHALL PROTECT ALL UTILITIES / STRUCTURES TO REMAIN, AND ADJUST RIMS TO FINISHED GRADE.
3. CONTRACTOR TO POTHOLE AND VERIFY PROPOSED CROSSINGS AND CONNECTIONS WITH EXISTING UTILITIES. VERIFY PIPE SIZE AND INVERTS. NOTIFY ENGINEER OF ANY CONFLICT WITH DESIGN.
4. PROTECT AND PRESERVE ALL ADJACENT IMPROVEMENTS. COORDINATE WITH OWNER/ENGINEER IF CONFLICTS EXIST OR CONDITIONS ARE DIFFERENT THAN SHOWN.
5. PROTECT AND PRESERVE ALL SITE IMPROVEMENTS NOT DESIGNATED FOR DEMOLITION.

Point Table		
Point #	Northing	Easting
1	685382.48	1193394.37
2	685381.86	1193414.78
3	685376.86	1193414.67
4	685377.48	1193394.21
5	685526.01	1193424.38
6	685530.33	1193418.41
7	685530.40	1193407.84
8	685456.06	1193406.12
9	685455.81	1193416.64
10	685495.78	1193417.56
11	685495.72	1193423.23
12	685372.71	1193420.47
13	685372.52	1193427.47

Point Table		
Point #	Northing	Easting
14	685452.15	1193429.59
15	685458.89	1193446.10
16	685477.57	1193441.92
17	685514.20	1193442.87
18	685519.20	1193442.91
19	685532.51	1193443.16
20	685539.86	1193424.67
21	685712.40	1193514.22
22	685700.91	1193509.69
23	685687.90	1193542.24
24	685699.41	1193546.52
25	685644.09	1193632.40
26	685642.50	1193636.38

Point Table		
Point #	Northing	Easting
27	685639.06	1193695.94
28	685628.40	1193691.68
29	685621.89	1193707.94
30	685616.23	1193702.31
31	685620.97	1193690.57
32	685602.37	1193683.18
33	685596.45	1193698.04
34	685610.46	1193703.61
35	685597.32	1193736.66
36	685583.17	1193731.45
37	685577.50	1193745.99
38	685596.07	1193753.38
39	685600.17	1193743.18

Point Table		
Point #	Northing	Easting
40	685608.56	1193741.67
41	685596.54	1193771.58
42	685607.09	1193775.73
43	685478.20	1193518.64
44	685513.57	1193484.87
45	685517.86	1193531.55
46	685608.74	1193532.47
47	685608.74	1193567.88
48	685596.74	1193589.63
49	685596.57	1193614.86
50	685596.45	1193635.68
51	685596.45	1193645.12
52	685562.42	1193645.12

Point Table		
Point #	Northing	Easting
53	685559.26	1193711.12
54	685466.42	1193710.77
55	685434.48	1193665.26
56	685434.56	1193660.26
57	685399.71	1193559.05
58	685398.76	1193659.41
59	685477.66	1193564.46
60	685373.69	1193405.13
61	685373.56	1193409.13
62	685363.57	1193408.81
63	685363.70	1193404.81
64	685343.70	1193404.19
65	685343.45	1193413.66

Point Table		
Point #	Northing	Easting
66	685333.92	1193413.37
67	685334.20	1193403.91
68	685574.64	1193411.91
69	685574.53	1193419.41
70	685554.54	1193418.93
71	685554.70	1193411.45
72	685736.53	1193450.52
73	685729.13	1193469.08
74	685718.55	1193464.89
75	685722.18	1193455.57
76	685729.13	1193458.20
77	685732.82	1193449.03
78	685673.34	1193578.61

Point Table		
Point #	Northing	Easting
79	685684.00	1193582.82
80	685680.29	1193592.11
81	685669.67	1193587.91
82	685599.74	1193794.35
83	685596.06	1193803.64
84	685585.48	1193799.47
85	685589.17	1193790.18
86	685434.76	1193647.74
87	685422.79	1193645.55
88	685423.74	1193585.56
89	685435.77	1193583.75
90	685561.38	1193706.69

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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

NO.	DATE	REVISION DESCRIPTION	BY	CK

1.19.22

MARC A. PUDIST
STRAIGHT LINE ENGINEERING
REGISTERED
PROFESSIONAL ENGINEER

PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE

TESC & DEMOLITION PLAN

300 RIVER ROAD
CITY OF PUYALLUP

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

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY: **M. PUDISTS**
DESIGNED BY: **K. MURPHY**
DRAWN BY: **K. MURPHY**

HORZ. DATUM: **NAD83(11)**
VERT. DATUM: **NAVD88**

DATE: **1/19/2022**

PROJECT NO. **LARS-0001**

SHEET NO. **5** OF **20**

REFERENCE NO. **C2.1**

Know what's below. Call before you dig.

Plot Date: 1/20/2022 4:09 PM By: Kyle Murphy
Save Date: 1/20/2022 4:05 PM By: Kyle Murphy File:P:\LLARS0001\0400\CAD\Sheets\Final\TESC-LARS0001.dwg

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.

1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with WSDOT Standard Specification 8-01.3(15).

APPROVED

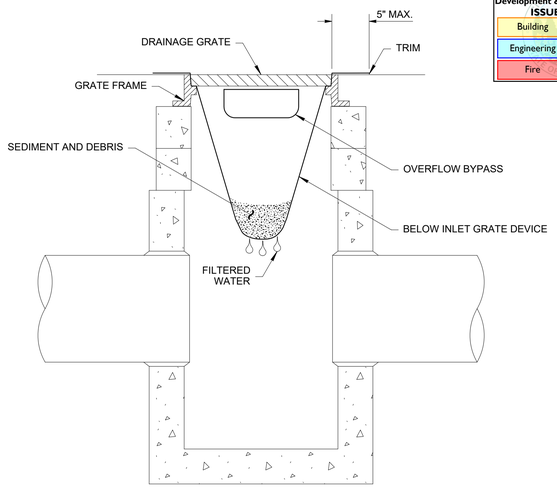
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

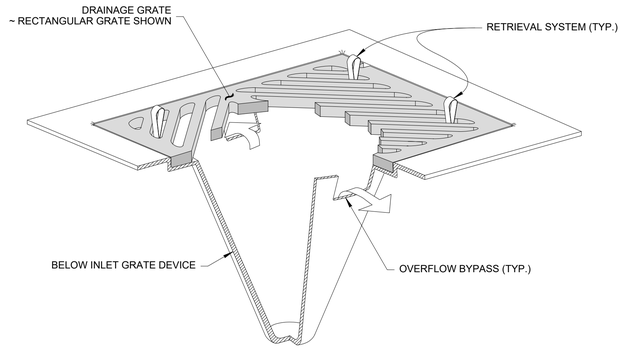
DATE _____

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

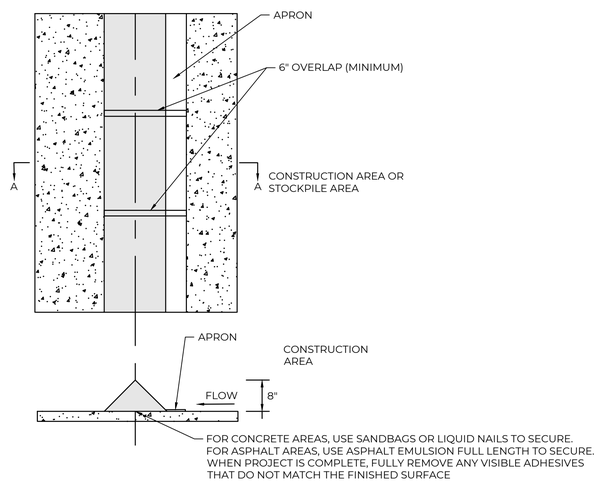
City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic





1 INLET PROTECTION
SCALE: NTS



2 TRIANGULAR SILT FOAM DIKE
SCALE: NTS

811 Know what's below. Call before you dig.

NO.	DATE	REVISION DESCRIPTION	BY	CK

1.19.22
MARC A. PUDISTS — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
TESC DETAILS
300 RIVER ROAD
CITY OF PUYALLUP

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY: **M. PUDISTS**
DESIGNED BY: **K. MURPHY**
DRAWN BY: **K. MURPHY**

HORZ. DATUM: **NAD83(11)**
VERT. DATUM: **NAVD88**

DATE: **1/19/2022**

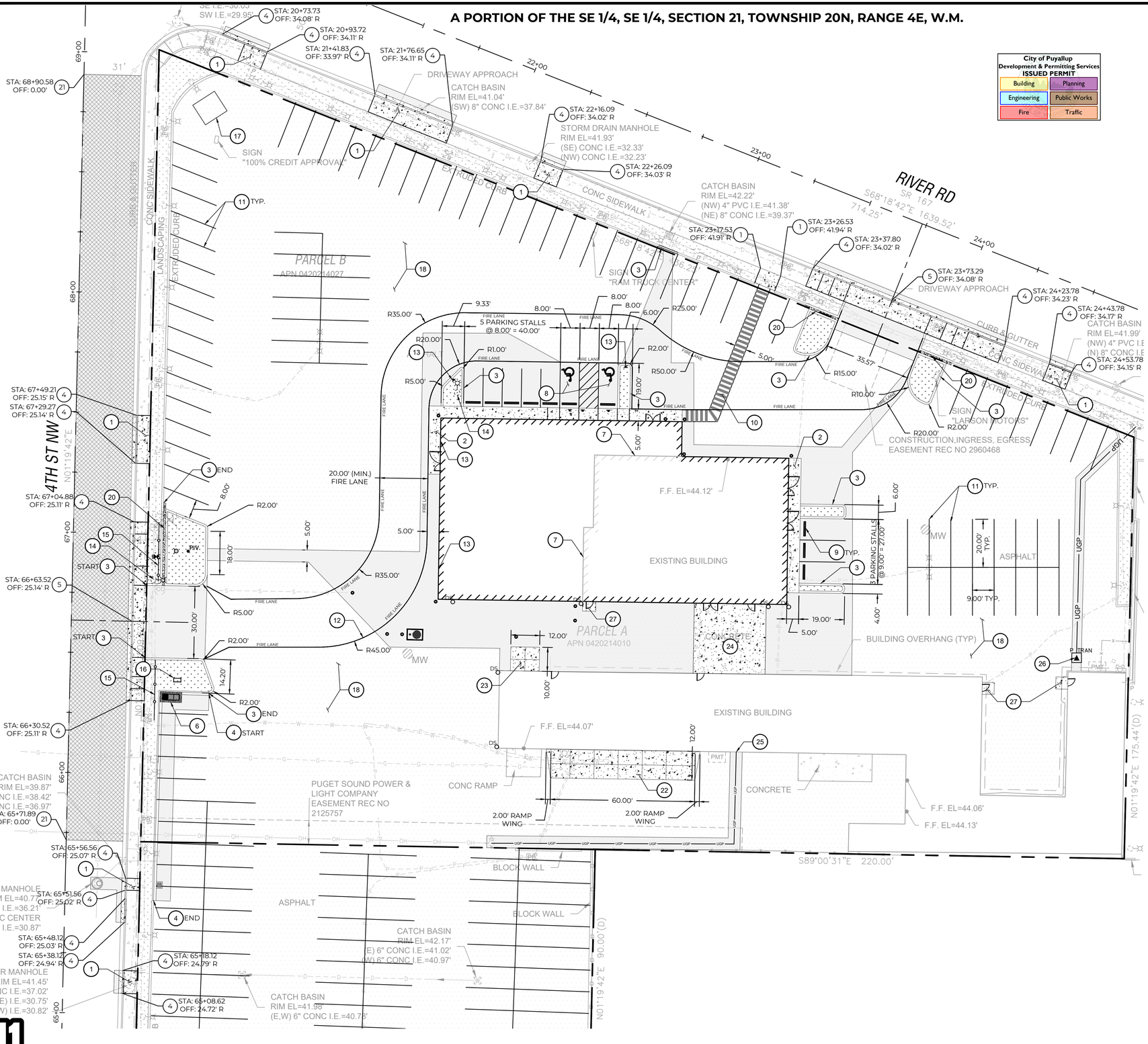
PROJECT NO. **LARS-0001**

SHEET NO. **6** OF **20**

REFERENCE NO. **C2.2**

Plot Date: 1/20/2022 4:39 PM
Save Date: 1/20/2022 4:25 PM
By: Kyle Murphy
By: Kyle Murphy
File:P:\LLARS0001\0400CAD\Sheets\Final\TESC-LARS0001.dwg

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.



City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

NORTH

20 0 10 20 40

(FEET)

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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

CIVIL LEGEND

- BUILDING FOOTPRINT
- PROPERTY BOUNDARY
- EXISTING ONSITE HMA PAVEMENT
- NEW ONSITE HMA PAVEMENT (4 / C3.2)
- NEW CONCRETE PAVEMENT (1 / C3.1) (3 / C3.2)
- HMA GRIND AND OVERLAY (7 / C3.1)
- FULL DEPTH AMENDED TOPSOIL (2 / C3.1)

CIVIL KEYNOTES

1. CEMENT CONCRETE SIDEWALK PER DETAIL 1 ON SHEET C3.1. REPLACE SIDEWALK TO NEAREST EXISTING EXPANSION JOINT BEYOND THE LIMITS SHOWN.
2. CEMENT CONCRETE SIDEWALK WITH THICKENED EDGE PER DETAIL 3 ON SHEET C3.2. CONTRACTOR TO PROVIDE A NEAT BROOM FINISH ON THICKENED EDGE. SEE GRADING SHEET C4.0 FOR SPOT ELEVATIONS.
3. EXTRUDED CURB PER DETAIL 1 ON SHEET C3.2.
4. CEMENT CONCRETE CURB AND GUTTER PER DETAIL 3 ON SHEET C3.1. FOR WORK WITHIN ROW, REFER TO DETAILS 4 & 6 ON SHEET C3.1 FOR HMA TRENCH PATCH AND REPLACE CURB AND GUTTER TO NEAREST EXISTING EXPANSION JOINT BEYOND LIMITS SHOWN. STATION & OFFSETS ARE SHOWN TO FACE OF CURB.
5. COMMERCIAL DRIVEWAY APPROACH PER DETAIL 5 ON SHEET C3.1. REFER TO GRADING ENLARGEMENTS ON SHEET C4.1 FOR FINISH GRADING INFORMATION. STATION & OFFSETS ARE SHOWN TO FACE OF CURB AT CENTER OF DRIVEWAY.
6. STORMFILTER CATCH BASIN - SEE SHEET C4.0 FOR STORM PLAN AND DETAIL 1 ON SHEET C4.2 FOR STORMFILTER DETAIL.
7. EXISTING BUILDING FOOTPRINT (TO BE DEMOLISHED). FOR REFERENCE ONLY.
8. ACCESSIBLE PARKING STALL STRIPING AND SIGNAGE PER DETAILS 5 AND 6 ON SHEET C3.2.
9. CONCRETE WHEEL STOP PER DETAIL 2 ON SHEET C3.2. INSTALL TWO FEET CLEAR FROM FACE OF CURB/SIDEWALK AND CENTERED IN STALL.
10. 5-FOOT WIDE PEDESTRIAN ACCESS ROUTE. PROVIDE 4" WIDE WHITE PAINT STRIPING 12-INCHES O.C. PROVIDE TWO COATS FOR ALL PAINT ON PAVEMENT PER STRIPING SPECIFICATIONS ON SHEET C1.1.
11. 4-INCH WHITE PARKING LOT PAINT LINE, TYPICAL. PROVIDE TWO COATS FOR ALL PAINT ON PAVEMENT PER STRIPING SPECIFICATIONS ON SHEET C1.1.
12. FIRE LANE STRIPING IN CONFORMANCE WITH PUYALLUP MUNICIPAL CODE 16.04.015 AND THE 2018 IFC. CONTRACTOR SHALL PROVIDE 4" WIDE LINE AND BLOCK LETTERS 2 FEET HIGH, PAINTED IN THE LANE, AT 50 FOOT INTERVALS STATING "EMERGENCY VEHICLES ONLY". COLOR TO BE DETERMINED BY THE FIRE CODE OFFICIAL (YELLOW).
13. FIRE LANE VERTICAL SIGNAGE PER MUNICIPAL CODE 16.04.015 AND THE 2018 IFC. POST SIGNAGE STATING "EMERGENCY VEHICLES ONLY - NO PARKING - VIOLATOR VEHICLES SUBJECT TO IMPOUND". SIGNS SHALL BE 12"x18" AND BE INSTALLED ON SIGN POST PER DETAIL 7 ON SHEET C3.2 OR BE MOUNTED ON BUILDING. SIGNS SHALL BE POSTED AT AN INCREMENT NO FURTHER THAN 50 FEET APART.
14. RELOCATE PARKING LOT LUMINAIRE TO THIS LOCATION - REFER TO ELECTRICAL PLANS FOR DETAILS.
15. RELOCATE EXISTING TRAFFIC GATE. CONTRACTOR SHALL INSTALL IN-KIND CONCRETE FOOTINGS.
16. RELOCATE EXISTING COMMERCIAL SIGN TO LOCATION SHOWN AND PROVIDE IN-KIND CONCRETE FOOTING. REFER TO ELECTRICAL PLANS FOR DETAILS. WORK SHALL BE PERFORMED UNDER SEPARATE PERMIT.
17. JEEP "MOUNTAIN ROCK" DISPLAY FIXTURE BY JEEP VENDOR.
18. FOG SEAL EXISTING PARKING LOT AND NEW HMA PAVEMENT PATCHES WITHIN PARKING LOT ON PARCELS A AND B ONLY. FOG SEAL MATERIALS AND APPLICATIONS SHALL CONFORM TO WSDOT STANDARD SPECIFICATIONS SECTION 5-02 AND SEALER SHALL MEET CSS1-H ASPHALT EMULSION AND SELECTED FILLERS. SEALER SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL BE APPLIED WITH DILUTION NOT TO EXCEED 40 SF PER GALLON. APPLY SINGLE COAT.
19. POST MOUNTED FIRE ACCESS KNOX BOX CONFORMING TO PUYALLUP FIRE STANDARDS.
20. CONCRETE CHANNEL FLOW THROUGH PER DETAIL 5 ON SHEET C4.2.
21. HALF STREET GRIND AND OVERLAY FOR 4TH STREET NW PER DETAIL 7 ON SHEET C3.1. KEEP EXISTING CURB/GUTTER EXCEPT WHERE CALLED OUT FOR REPLACEMENT ON PLAN.
22. NEW 6" THICK CEMENT CONCRETE RAMP TO TRANSITION FROM HMA TO BUILDING FINISH FLOOR.
23. NEW 6" THICK CEMENT CONCRETE RAMP.
24. NEW CONCRETE SLAB PER STRUCTURAL PLANS.
25. NEW UNDERGROUND POWER SERVICE TO BUILDING - REFER TO ELECTRICAL PLANS FOR INFORMATION AND COORDINATE WITH POWER PURVEYOR.
26. PROPOSED POWER TRANSFORMER LOCATION - REFER TO ELECTRICAL PLANS. PROVIDE BOLLARDS FOR VEHICULAR PROTECTION IN ACCORDANCE WITH POWER PURVEYOR STANDARDS.
27. 5'x5' CONCRETE PAD AT ALL MAN-DOOR THRESHOLDS. 6" CONCRETE PAVEMENT OVER 4" CRUSHED ROCK. SLOPE AT 1.8% AWAY FROM THE BUILDING (TYP).

811 Know what's below. Call before you dig.

Plot Date: 1/20/2022 4:39 PM By: Kyle Murphy
Save Date: 1/20/2022 4:21 PM By: Kyle Murphy
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NO.	DATE	REVISION DESCRIPTION	BY	CK

1.19.22
MARC A. PUDISTS
STRUCTURAL ENGINEERING
REGISTERED
PROFESSIONAL ENGINEER

PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
CIVIL SITE PLAN
300 RIVER ROAD
CITY OF PUYALLUP

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY: **M. PUDISTS**
DESIGNED BY: **K. MURPHY**
DRAWN BY: **K. MURPHY**

HORZ. DATUM: **NAD83(11)**
VERT. DATUM: **NAVD88**

DATE: **1/19/2022**

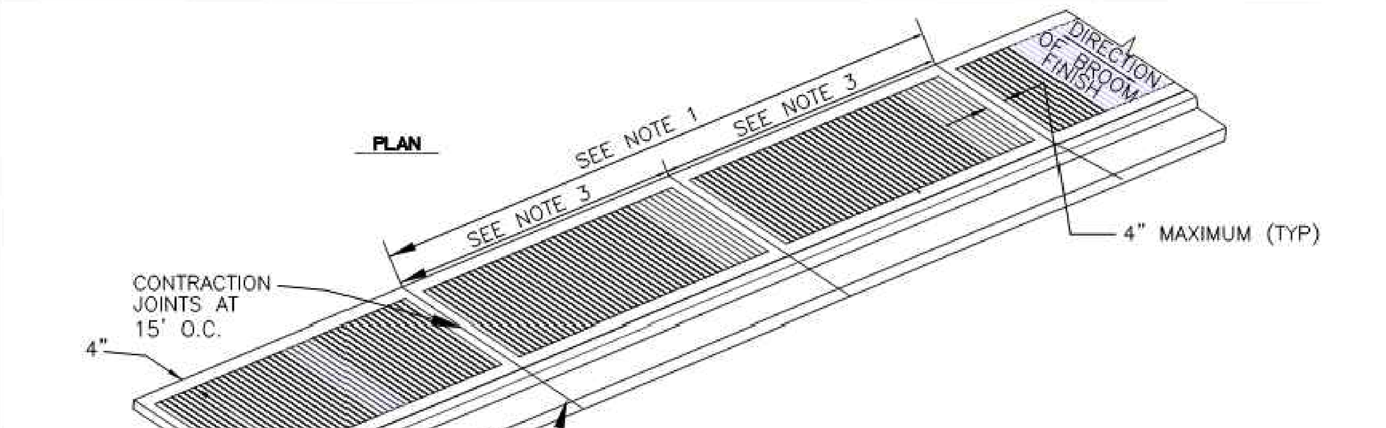
PROJECT NO. **LARS-0001**

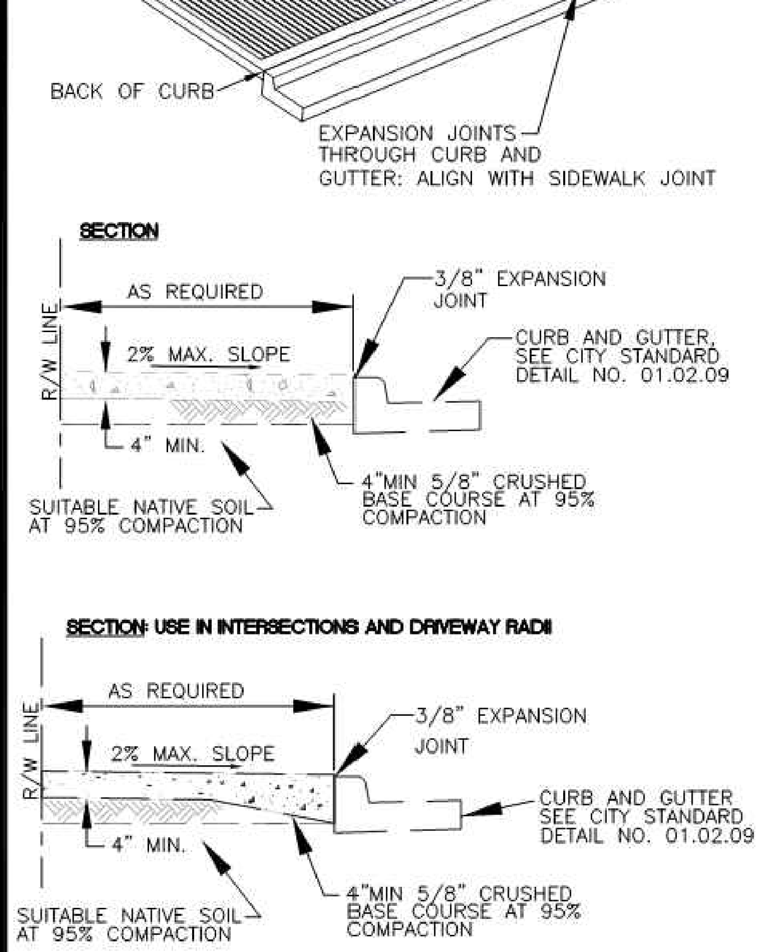
SHEET NO. **7** OF **20**

REFERENCE NO. **C3.0**

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.

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





MINIMUM SIDEWALK WIDTHS

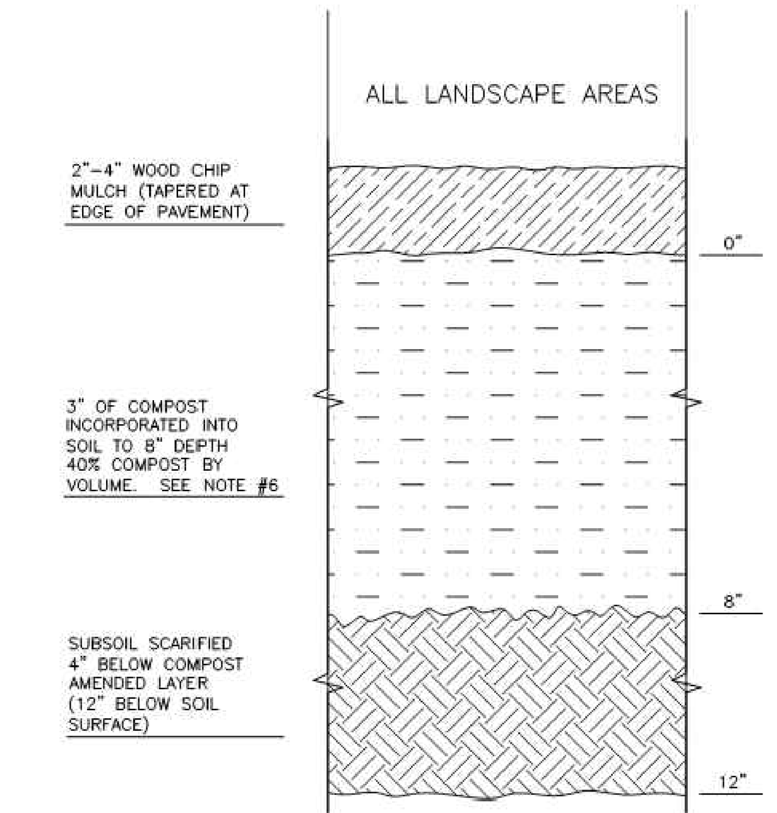
5'(RS ZONES) SINGLE FAMILY RESIDENTIAL AREAS (DETACHED DWELLINGS)
8'(RS ZONES) COMMERCIAL USES, WHEN REQUIRED BY DEVELOPMENT SERVICES MANAGER
8'(RM ZONES) MEDIUM AND HIGH DENSITY MULTI-FAMILY RESIDENTIAL AREAS
8'(ML ZONES) INDUSTRIAL AREAS
8'(CG, CBD ZONES) COMMERCIAL AREAS
8'(PF ZONES) PUBLIC FACILITIES AREAS
8'(F ZONES) FAIR AREAS
* MATCH GREATEST WIDTH FOR ANY ADJACENT ZONE

NOTES:

1. CONTRACTION JOINTS SHALL BE 3/8" x 1 1/2" ASPHALT SATURATED FELT PLACED AT 15' O.C.
2. THRU JOINTS SHALL BE 3/8" x 4" ASPHALT SATURATED FELT PLACED AT DRIVEWAYS, ALLEY RETURNS AND WHEELCHAIR RAMPS AND RADII.
3. V-GROOVEMARKS SHALL BE 1/8" DEEP AND 1/4" WIDE PLACED AT 5' O.C. FOR 5' SIDEWALKS AND 7.5' O.C. FOR 8' SIDEWALKS.
4. ALL JOINTS SHALL BE CLEAN AND EDGED TO A 1/4" RADIUS. JOINTS SHALL BE FLUSH WITH THE FINISHED SURFACE.
5. ALL UTILITY POLES AND STREET SIGN POSTS IN SIDEWALK AREA NOT REQUIRED TO BE RELOCATED SHALL HAVE A SQUARE SECTION OF CONCRETE SURROUNDED BY 3/8" EXPANSION JOINT MATERIAL AROUND THE POLE. THE JOINT SHALL BE NO CLOSER THAN 6" TO ANY SIDE OF THE POLE.
6. FORMS SHALL BE EITHER WOOD OR STEEL AND SHALL MEET ALL REQUIREMENTS OF THESE SPECIFICATIONS.
7. CONCRETE SHALL BE CLASS 3000 COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, AASHTO GRADING 467 COARSE AGGREGATE, NO FLY ASH.
8. SIDEWALK MINIMUM UNOBSTRUCTED CLEAR WIDTH SHALL BE 4', EXCLUSIVE OF THE WIDTH OF THE CURB.
9. GRATINGS, ACCESS COVERS, JUNCTION BOXES, CABLE VAULTS, PULL BOXES AND OTHER APPURTENANCES WITHIN THE SIDEWALK (RIGHT-OF-WAY) MUST HAVE SLIP RESISTANT SURFACE AND MATCH THE GRADE OF THE SIDEWALK.
10. CURB RAMPS SHALL BE CONSTRUCTED AT INTERSECTIONS USING A DESIGN PREPARED BY A LICENSED PROFESSIONAL ENGINEER. WHEN A RAMP DESIGN FAILS TO MEET ALL APPLICABLE DESIGN STANDARDS, THE ENGINEER SHALL DOCUMENT WHY THE PROPOSED RAMP ACHIEVES DESIGN STANDARDS TO THE MAXIMUM EXTENT FEASIBLE.

CITY OF PUYALLUP — DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS — SIDEWALK WITHOUT PLANTING STRIP — CITY STANDARD 01.02.01

1 SIDEWALK WITHOUT PLANTING STRIP
SCALE: NTS

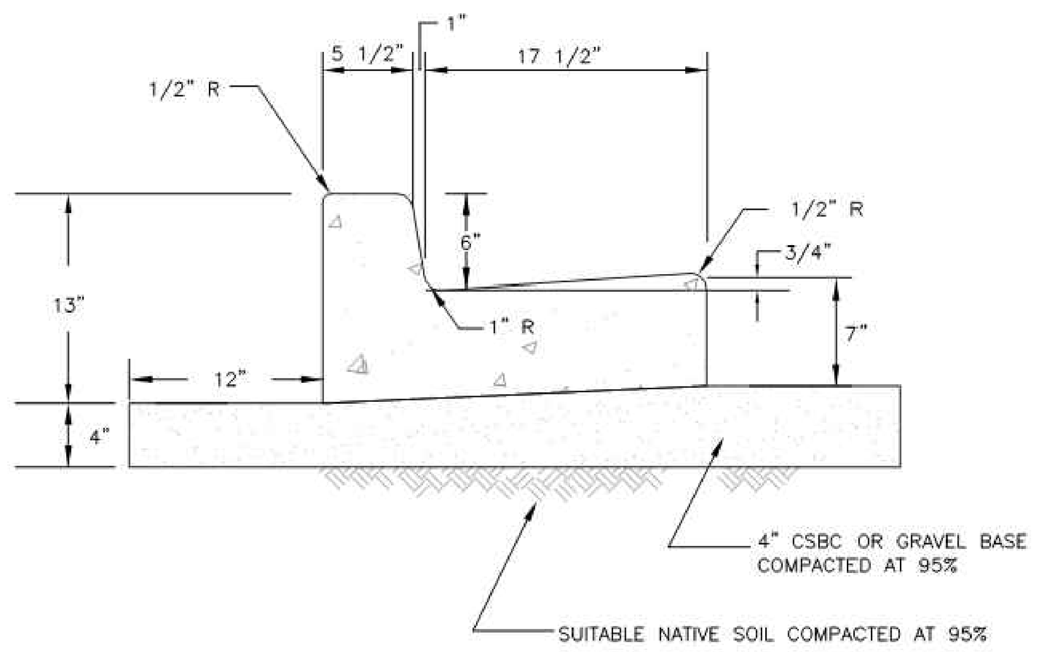


NOTES:

1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
2. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER. SEE NOTE BELOW REGARDING PLANTING STEPS FOR STREET TREES.
3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
4. PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 4 INCHES OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL (6" OF LOOSE WOOD CHIPS AT THE TIME OF PLANTING TO ALLOW SETTLING TO 4").
5. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 95% PROCTOR TO ENSURE A FIRM SURFACE.
6. SEE SECTION 8.2(B) OF THE VMS FOR SOIL AMENDMENT AND INSTRUCTION PROCEDURES FOR STREET TREE PLANTER STRIPS. ALL STREET TREE PLANTER STRIPS SHALL RECEIVE 40% COMPOST AMENDED SOIL TO THE FULL DEPTH OF THE STREET TREE ROOTBALL.

CITY OF PUYALLUP — DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS — SOIL AMENDMENT AND DEPTH — CITY STANDARD 01.02.08a

2 SOIL AMENDMENT AND DEPTH
SCALE: NTS



NOTES:

1. CONTRACTION JOINTS SHALL BE 3/8" x 2 1/4" ASPHALT SATURATED FELT PLACED IN ALL EXPOSED SURFACES OF CURB AND GUTTER AND SPACED AT 15' MAX. 10' MIN. O.C.
2. THRU JOINTS SHALL BE 3/8" ASPHALT SATURATED FELT PLACED AT POINTS OF TANGENCY ON CURVES, AT CATCH BASINS, AND AT EDGES OF ALLEY AND DRIVEWAYS. THE MAXIMUM DISTANCE BETWEEN THRU JOINTS SHALL BE 100'.
3. CONCRETE SHALL BE CLASS 3000 COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, AASHTO GRADING 467 COARSE AGGREGATE, NO FLY ASH.
4. FORMS SHALL BE STEEL UNLESS PRIOR APPROVAL IS GIVEN BY THE CITY ENGINEER. FORMS SHALL BE SET TRUE TO LINE AND GRADE AND SECURELY STAKED PRIOR TO CONCRETE PLACEMENT. FULL DEPTH DIVISION PLATES ARE ONLY TO BE USED WHERE THRU JOINTS ARE TO BE PLACED.
5. THE 1" RADIUS ON THE UPPER FACE OF THE CURB MAY BE FORMED BY AN EDGER TOOL OR BUILT INTO THE FACE FORM. THE 1" RADIUS AT THE BOTTOM FACE OF THE CURB SHALL BE FORMED BY THE FACE FORM.

CITY OF PUYALLUP — DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS — CURB AND GUTTER — CITY STANDARD 01.02.09

3 CURB AND GUTTER
SCALE: NTS

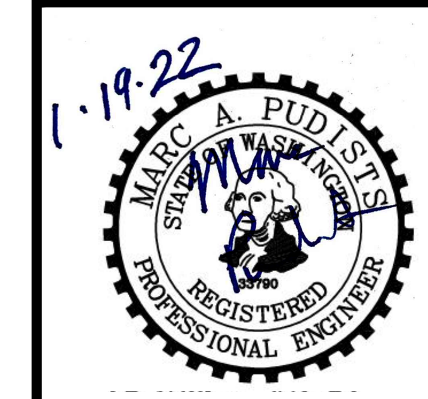
APPROVED

BY ______________
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE ______________

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

NO.	DATE	REVISION DESCRIPTION	BY	CK



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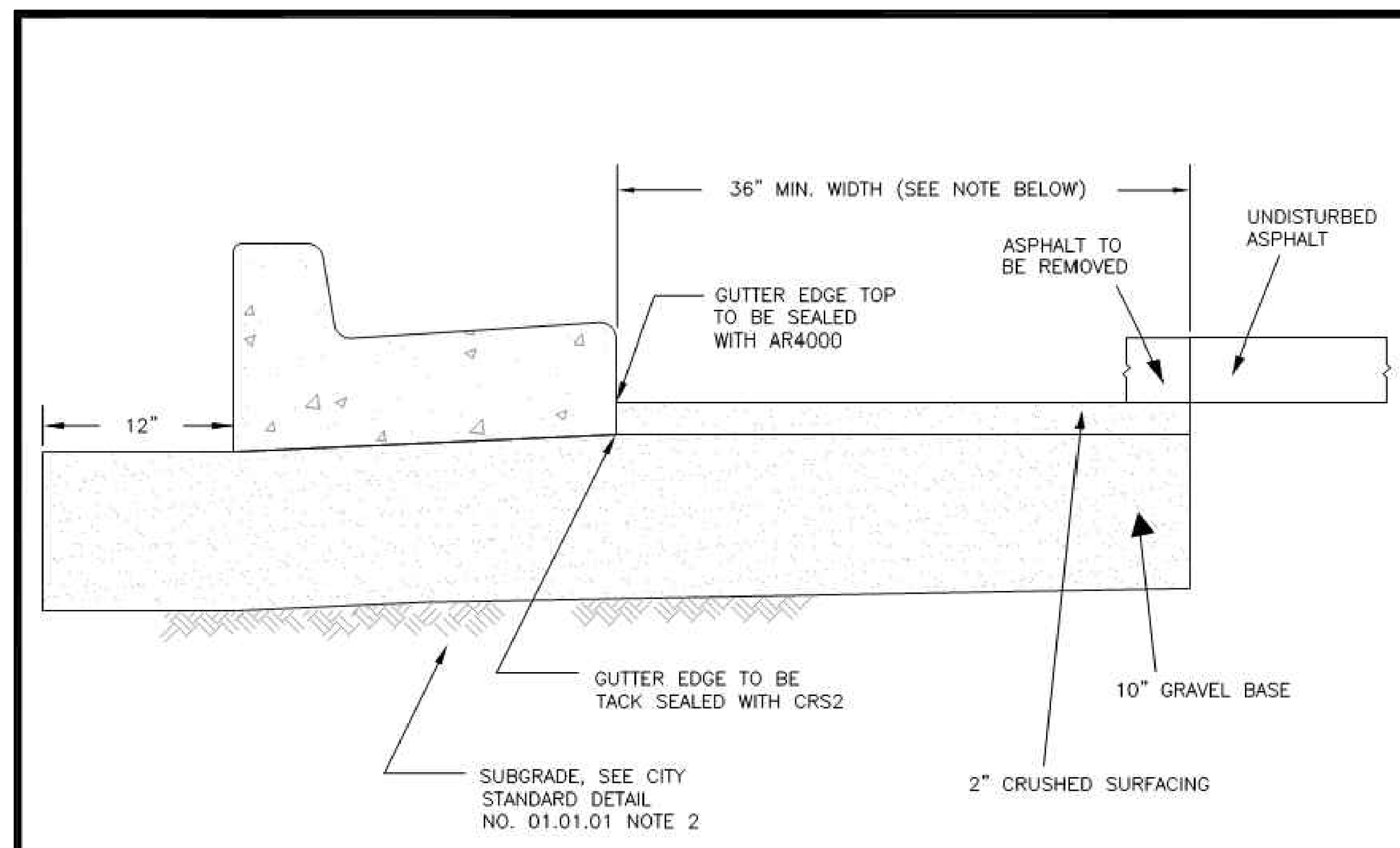
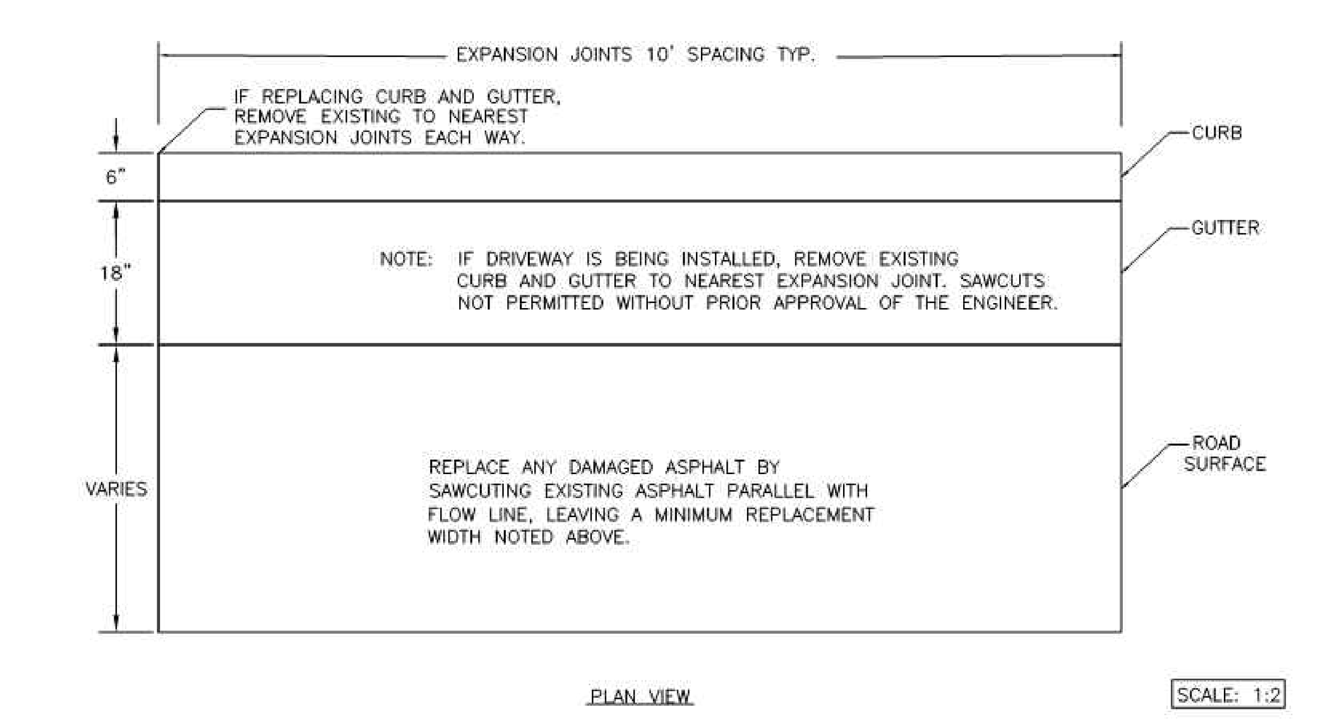


NOTE: THE 36" MINIMUM PAVEMENT PATCH SHALL BE INCREASED IN WIDTH IF THE RESULTING MEET LINE WOULD LIE WITHIN A LANE WHEEL PATH.

SCALE: 1:1



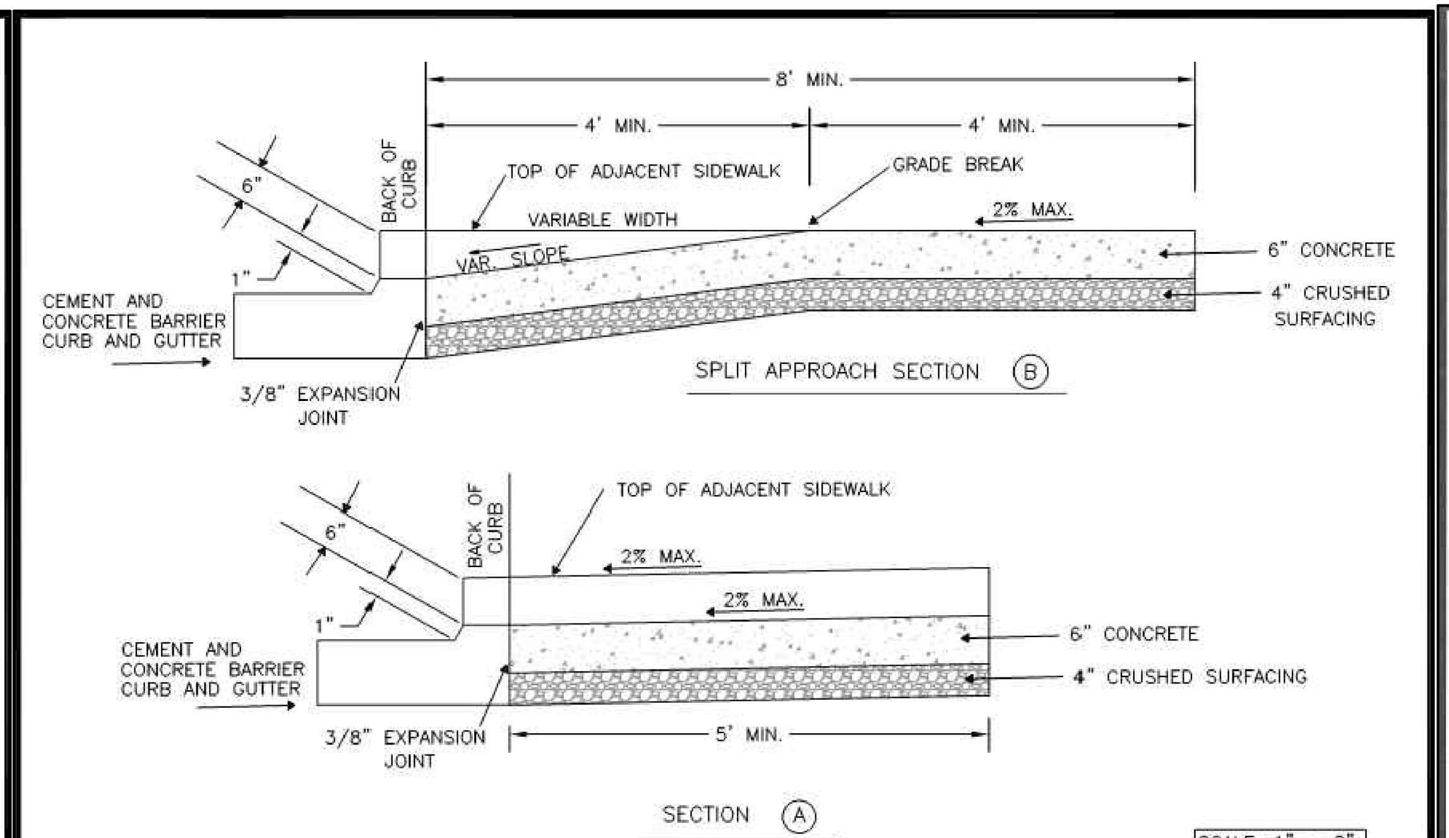
NOTE: IF DRIVEWAY IS BEING INSTALLED, REMOVE EXISTING CURB AND GUTTER TO NEAREST EXPANSION JOINT. SAWCUTS NOT PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER.

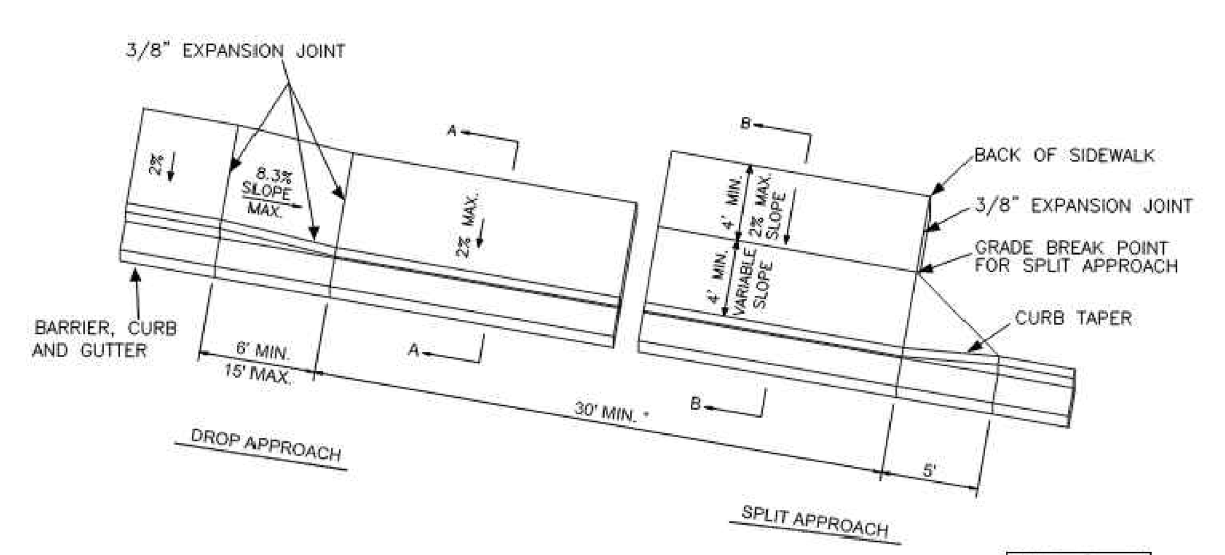
PLAN VIEW

SCALE: 1:2

CITY OF PUYALLUP — DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS — CURB CUT — CITY STANDARD 01.02.10

4 CURB CUT
SCALE: NTS



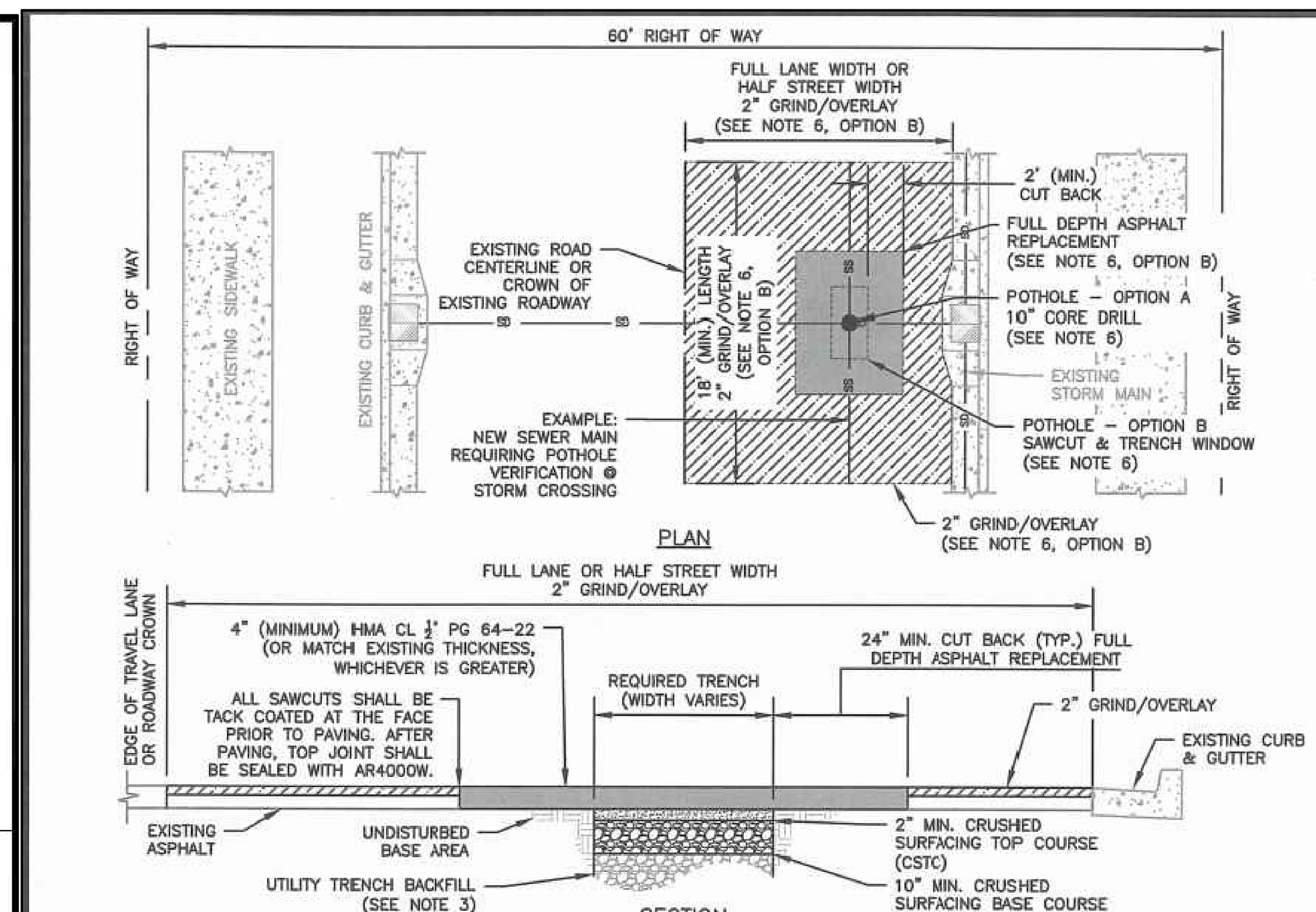


NOTES:

1. TO BE USED AS AN OPTION TO THE URBAN APPROACH WHEN GRADES ARE CREATING A SITE CONSTRAINT.
2. JOINTS IN PAVING SLAB SHALL NOT EXTEND INTO DRIVEWAY. ALL JOINTS SHALL BE CLEAN AND EDGED.
3. CONCRETE SHALL BE COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, AASHTO GRADIING 467 COARSE AGGREGATE, NO FLY ASH.
   * 30 FEET MINIMUM WIDTH FOR TWO WAY TRAFFIC. MAXIMUM WIDTH DEPENDANT ON VEHICLE VOLUME AND DESIGN VEHICLE TYPE.
4. DROP APPROACH RAMPS SHALL NOT EXCEED 8.3%, AS MEASURED WITH A SMART LEVEL, UNLESS RAMP LENGTH IS EXTENDED TO 15'.

CITY OF PUYALLUP — DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS — URBAN COMMERCIAL APPROACH ALTERNATE 2 — DRAWN BY JIM ERWIN-SVOBODA — CHECKED BY LINDA LIAN — APPROVED BY COLLEEN HARRIS — REVISED BY LINDA LIAN — SCALE VARIES — CITY STANDARD 01.02.18

5 DRIVEWAY APPROACH
SCALE: NTS



NOTES:

1. BASE AND SUBBASE MATERIAL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.
2. ALL DEPTHS INDICATED ARE A MINIMUM COMPACTED DEPTH.
3. INITIAL BACKFILLING SHALL BE PERFORMED ONLY AFTER INSPECTION AND APPROVAL OF THE INSTALLED PIPE OR STRUCTURE. THE TRENCH BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL NO. 06.01.01.
4. ALL BACKFILL FOR PIPE TRENCHES SHALL BE MECHANICALLY COMPACTED BY A POWER-OPERATED MECHANICAL TAMPER(S) AS SPECIFIED IN WSDOT STANDARD SPEC. 2-03.3 (14)C, COMPACTING EARTH EMBANKMENTS, METHOD C OF THE WSDOT STANDARD SPECIFICATIONS.
5. IF PAVING SURFACES ADJACENT TO THE TRENCH OPENING MAY BE DAMAGED WHERE TRENCHES ARE MADE PARALLEL TO THE STREET, OR WHERE A NUMBER OF CROSS TRENCHES ARE LAID IN CLOSE PROXIMITY TO ONE ANOTHER OR WHERE THE EQUIPMENT USED MAY CAUSE SUCH DAMAGE, THE CITY ENGINEER MAY REQUIRE A NEGOTIATED CONTRIBUTION FROM THE PERMITTEE FOR RESURFACING IN LIEU OF PATCHING.

   IF THE TOTAL AREA OF THE PROPOSED PATCH OR PROBABLE DAMAGED AREA EXCEEDS 25 PERCENT OF THE TOTAL PAVEMENT SURFACING BETWEEN CURB FACES OR BETWEEN CONCRETE GUTTER EDGES IN ANY BLOCK, SUCH NEGOTIATIONS SHALL BE CARRIED ON AND CONTRIBUTIONS AGREED UPON PRIOR TO ISSUANCE OF A PERMIT. SUCH CONTRIBUTIONS SHALL BE IN ADDITION TO THE STANDARD PERMIT FEE.
6. POTHOLING FOR UTILITIES:

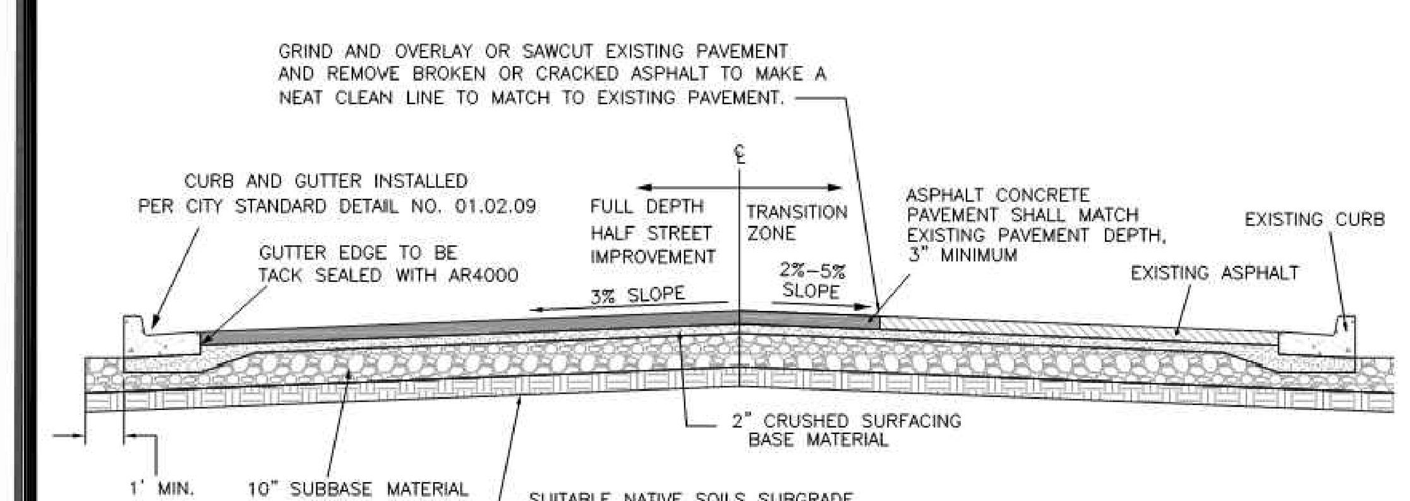
   OPTION A – UP TO A 10" DIAMETER CORE DRILL IS ALLOWED. CORE HOLES MADE DURING UTILITY POTHOLES SHALL BE BACKFILLED WITH CDF TO WITHIN 4" OF FINISHED GRADE. 4" OF HMA SHALL THEN BE PLACED AND COMPACTED, FLUSH WITH EXISTING GRADE.

   OPTION B – FOR POTHOLE WINDOWS LARGER THAN 10" IN DIAMETER OR TRENCHING COMPLETED IN EXISTING ROADWAY, THE CONTRACTOR SHALL MEET CITY STANDARD 06.01.01 FOR PIPE BEDDING AND BACKFILL REQUIREMENTS. PAVEMENT RESTORATION SHALL BE ACCOMPLISHED BY INSTALLING THE TRENCH PATCH, AS SHOWN HEREIN, AND THEN GRINDING/OVERLAYING TO A MINIMUM DEPTH OF 2". THE LIMITS OF THE REQUIRED GRIND/OVERLAY SHALL BE TO THE NEAREST LANE LINE, OR HALF STREET, AND SHALL BE A MINIMUM OF 18 FEET LONG (LONGITUDINALLY ALONG ROADWAY) CENTERED AT LOCATION OF PATCH. NOTE: IF EXISTING ASPHALT THICKNESS IS LESS THAN 3", FULL DEPTH PAVEMENT REPLACEMENT, IN LIEU OF GRIND/OVERLAY, TO MEET A MINIMUM ASPHALT THICKNESS OF 4" WILL BE REQUIRED.

   WHERE LOCATION OF TRENCH OR POTHOLE WINDOW INTERSECTS ROAD CENTERLINE, A MINIMUM GRIND AND OVERLAY OF ONE FULL LANE WIDTH (12') IS REQUIRED CENTERED ON ROADWAY. NO LONGITUDINAL JOINTS WILL BE ALLOWED IN THE WHEEL PATH.
7. ALL MANHOLE FRAMES, VALVE FRAMES AND MONUMENT COVERS SHALL BE INSTALLED AFTER PLACEMENT OF ASPHALT. IF MORE THAN ONE LIFT IS NECESSARY, FRAMES AND LIDS WILL BE ADJUSTED TO FINISH GRADE AT FIRST LIFT AS DIRECTED BY THE CITY.

CITY OF PUYALLUP — OFFICE of THE CITY ENGINEER — APPROVED FOR PUBLICATION — STREET PATCH — (NOT TO SCALE) — CITY STANDARD 01.01.20

6 STREET PATCH
SCALE: NTS



NOTES:

1. ALL DEPTHS ARE MINIMUM COMPACTED DEPTHS.
2. SUBGRADE PREPARATION SHALL MEET THE REQUIREMENTS OF WSDOT STANDARD SPEC. 2-06.3(1). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MEET THE COMPACTION REQUIREMENTS AND CONTROL ALL WORK. THE CITY OF PUYALLUP RESERVES THE RIGHT TO REQUIRE TESTS AT THE CONTRACTOR'S EXPENSE.
3. SUBBASE MATERIAL SHALL BE GRAVEL BORROW MEETING THE REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.14(1) OR CRUSHED BALLAST MEETING THE REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.9(1). CRUSHED SURFACING SHALL MEET THE GRADATION REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.9(3). THE SUBBASE AND BASE MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARD SPEC. 4-04.
4. SOIL STABILIZATION FABRIC MAY BE REQUIRED BY THE DEVELOPMENT REVIEW ENGINEER TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE BASE MATERIAL. WHEN REQUIRED, THE CONTRACTOR SHALL PLACE A GEOTEXTILE FABRIC OVER THE PREPARED SUBGRADE WITH A TWO FOOT MINIMUM OVERLAP. THE FABRIC SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
5. ASPHALT CONCRETE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARD SPEC 5-04. DESIGN ENGINEER SHALL SUBMIT A STATE APPROVED HMA MIX FOR APPROVAL.
6. TEMPERATURE SHALL NOT EXCEED 325°F AT DISCHARGE OF THE PLANT NOR BE LESS THAN 185°F LEAVING THE SPREADER BOX.
7. THE MAXIMUM COMPACTED THICKNESS OF ANY SINGLE LIFT SHALL MEET WSDOT STANDARD SPEC. 5-04.3(9) TO A MINIMUM AVERAGE COMPACTED DRY DENSITY OF 91 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY WSDOT TEST METHOD SPECIFIED IN STANDARD SPEC. 5-04.3(10)B. PERIODIC COMPLIANCE TESTS SHALL BE MADE BY A CERTIFIED TESTING AGENCY AT THE EXPENSE OF THE CONTRACTOR.
8. THE FACE OF THE GUTTER LIP AND EDGES OF EXISTING ASPHALT MEET LINES SHALL BE TACK COATED PRIOR TO PAVEMENT PLACEMENT. WHEN SUCCESSIVE LIFTS OF ASPHALT ARE REQUIRED, A TACK COAT SHALL BE DISTRIBUTED UNIFORMLY OVER THE PREVIOUS LIFT AT A RATE OF 0.06-0.08 GALLONS PER SQUARE YARD AT A TEMPERATURE OF 100°F AND SHALL BE ALLOWED TO SET TO A TACKY STATE PRIOR TO THE PLACEMENT OF THE NEXT LIFT.
9. ALL MEET LINES BETWEEN LIFTS OF ASPHALT SHALL BE UNIFORM AND VERTICAL. THE MEET LINES SHALL BE CLEANED AND TACK COATED.
10. ANY CHANGES TO THE STANDARD PAVEMENT SECTION SHALL REQUIRE APPROVAL BY THE DEVELOPMENT REVIEW ENGINEER. A STRUCTURAL PAVEMENT CROSS SECTION DESIGN WITH CALCULATIONS SHALL BE REQUIRED.
11. ALL MANHOLE FRAMES, VALVE FRAMES AND MONUMENT COVERS SHALL BE INSTALLED AFTER PLACEMENT OF ASPHALT. IF MORE THAN ONE LIFT IS NECESSARY, FRAMES AND LIDS WILL BE ADJUSTED TO FINISH GRADE AT FIRST LIFT AS DIRECTED BY THE CITY.
12. ASPHALT SHALL BE HMA CL 1/2" PG 64-22

CITY OF PUYALLUP — DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS — HALF STREET IMPROVEMENT — CITY STANDARD 01.01.19

7 HALF STREET IMPROVEMENT
SCALE: NTS

811 Know what's below. Call before you dig.

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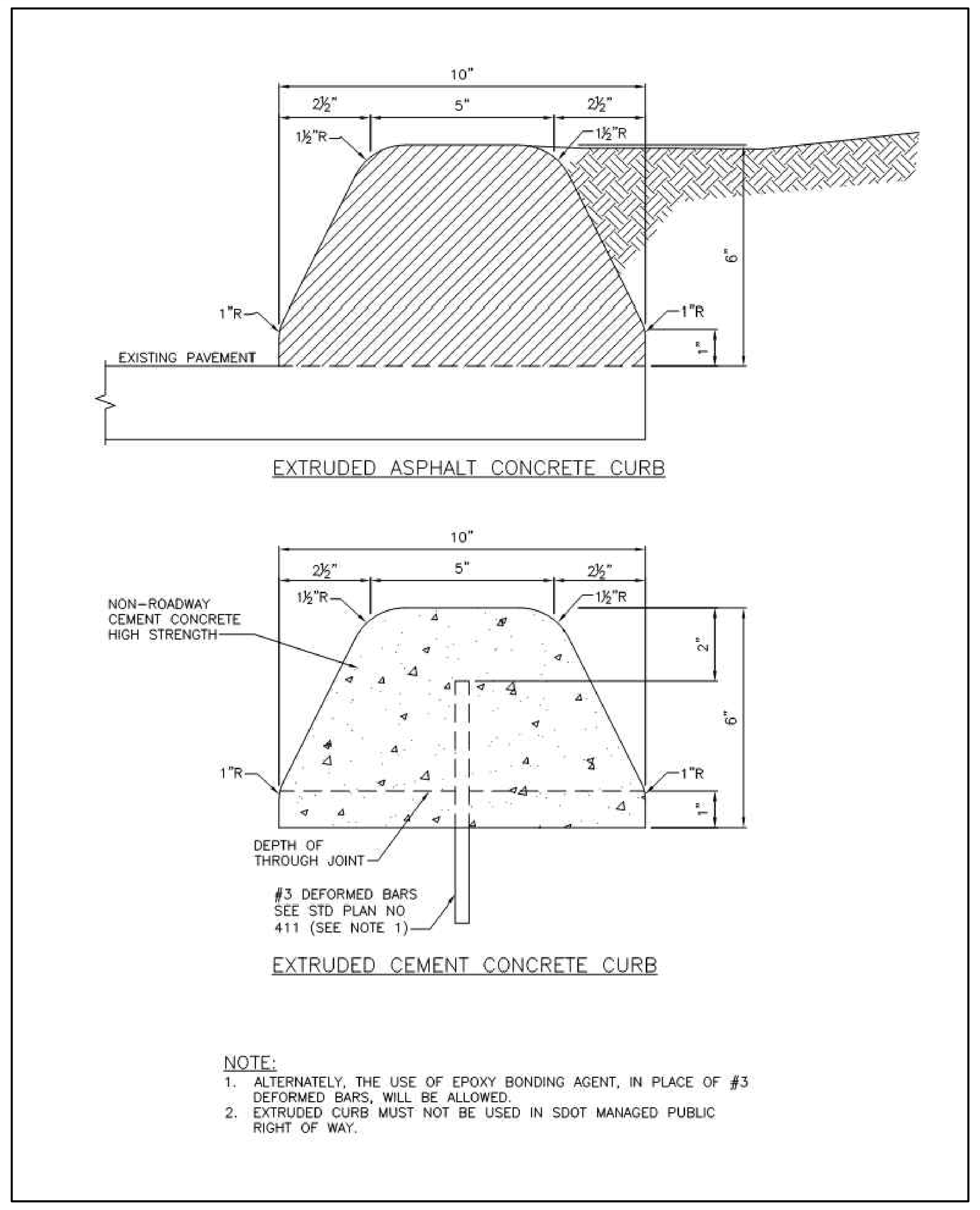
300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE

CIVIL DETAILS
300 RIVER ROAD
CITY OF PUYALLUP

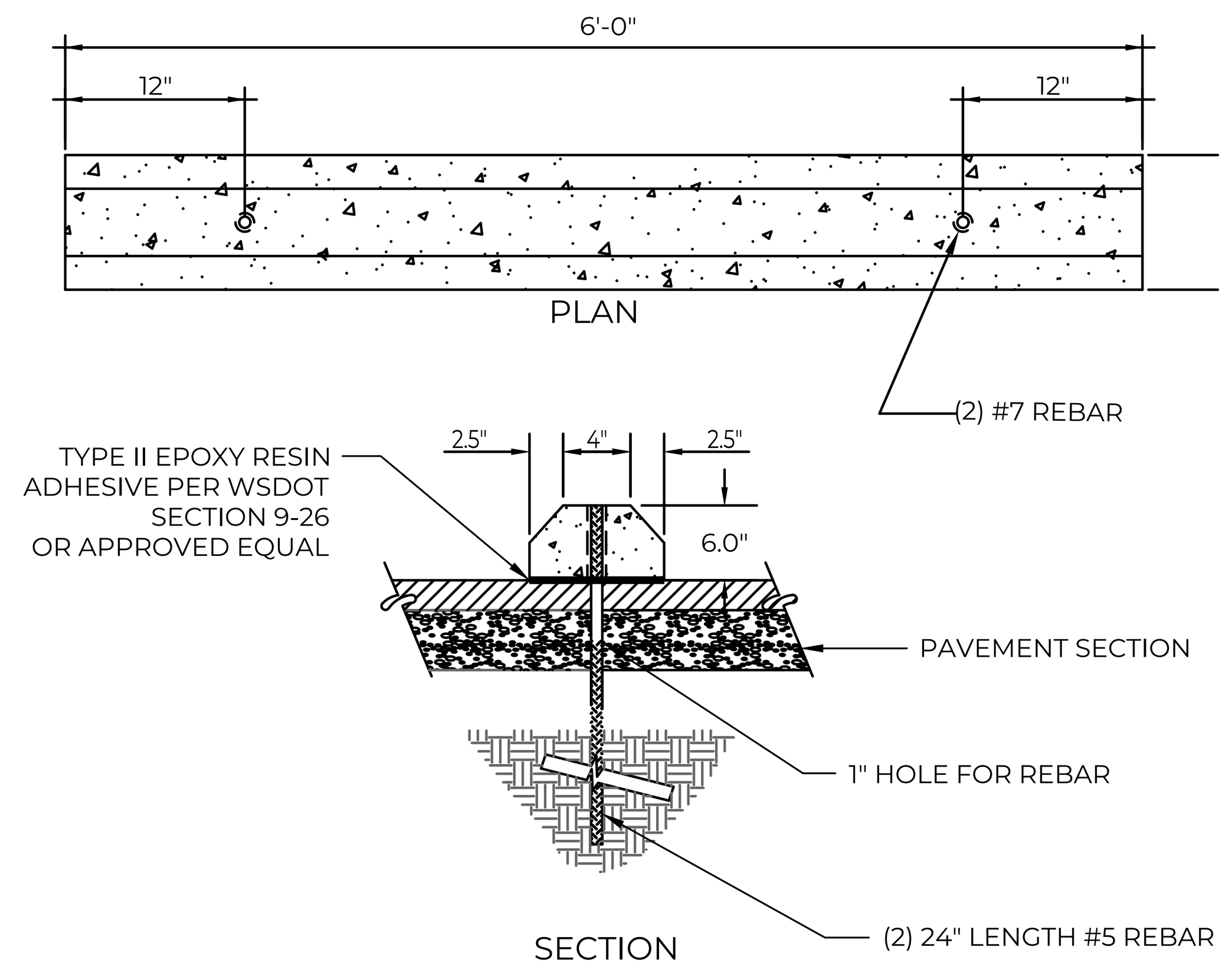
MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY:	M. PUDISTS
DESIGNED BY:	K. MURPHY
DRAWN BY:	K. MURPHY
HORZ. DATUM:	NAD83(11)
VERT. DATUM:	NAVD88
DATE:	1/19/2022
PROJECT NO.	LARS-0001
SHEET NO.	8 of 20
REFERENCE NO.	C3.1

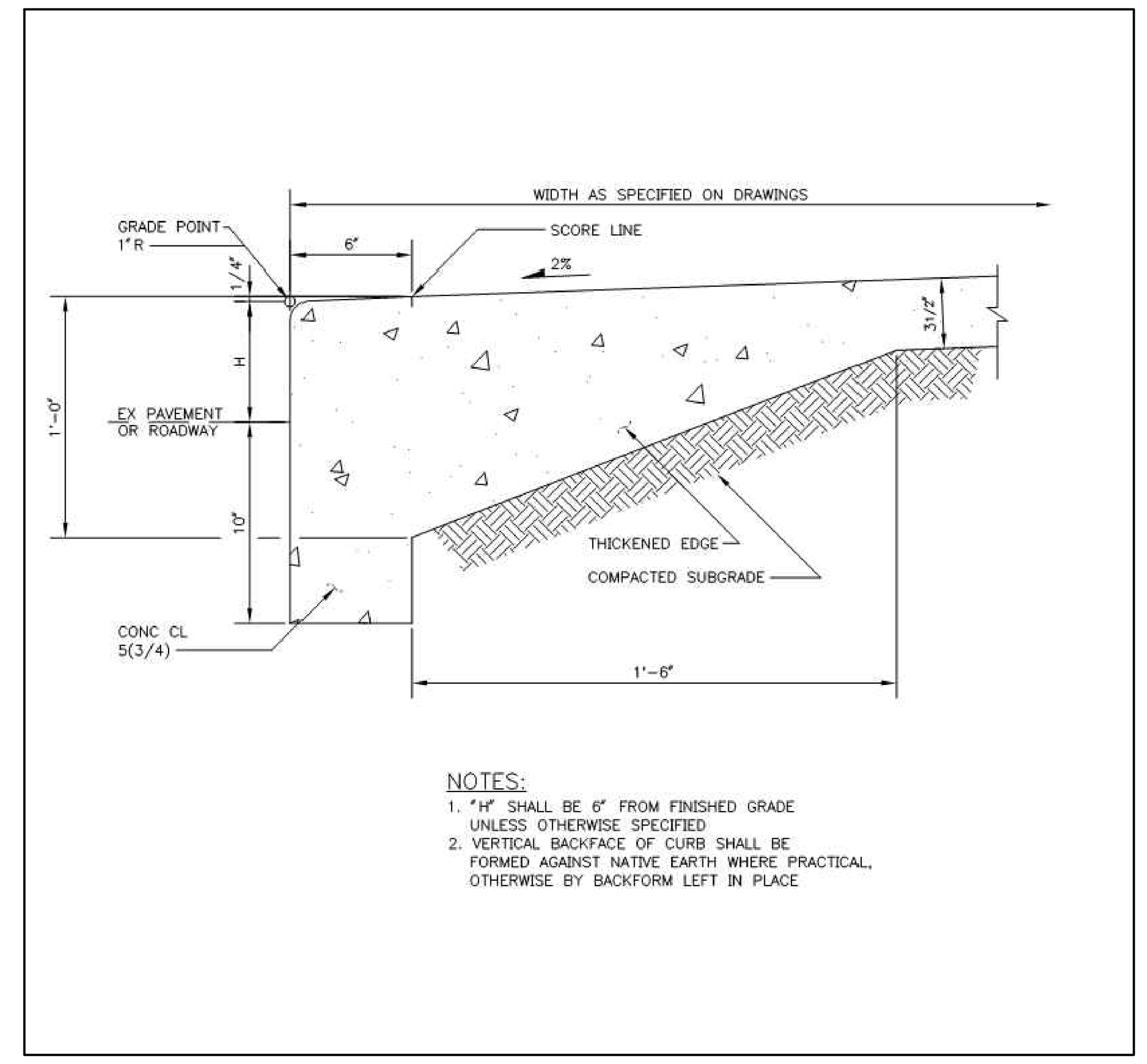
A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.



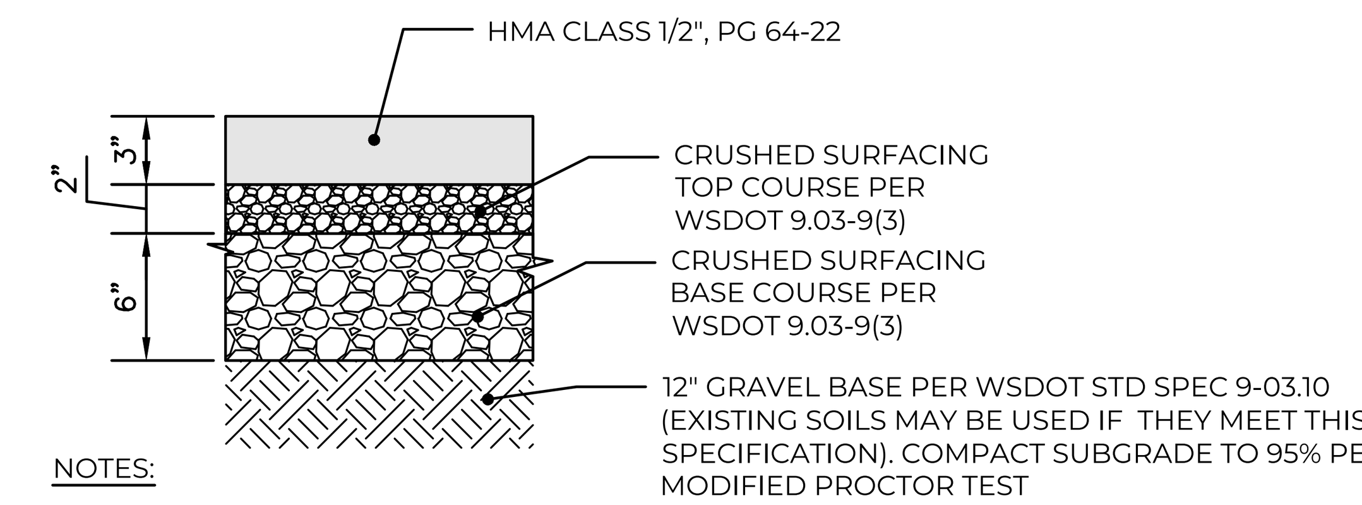
1 EXTRUDED CURB
SCALE: NTS



2 CONCRETE WHEEL STOP
SCALE: NTS



3 SIDEWALK WITH THICKENED EDGE
SCALE: NTS



NOTES:

1. ALL DEPTHS SHOWN ARE COMPACTED DEPTHS.
2. THE CONTRACTOR SHALL EXPOSE EXISTING SUBGRADE, PROOF ROLL AND COMPACT TO 95% PER MODIFIED PROCTOR TEST. IF YIELDING CONDITIONS ARE ENCOUNTERED, YIELDING MATERIALS SHALL BE REPLACED WITH IMPORTED STRUCTURAL FILL MATERIAL. THE DEPTH OF MATERIAL REPLACEMENT SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.

4 ONSITE HMA PAVEMENT SECTION
SCALE: NTS

APPROVED

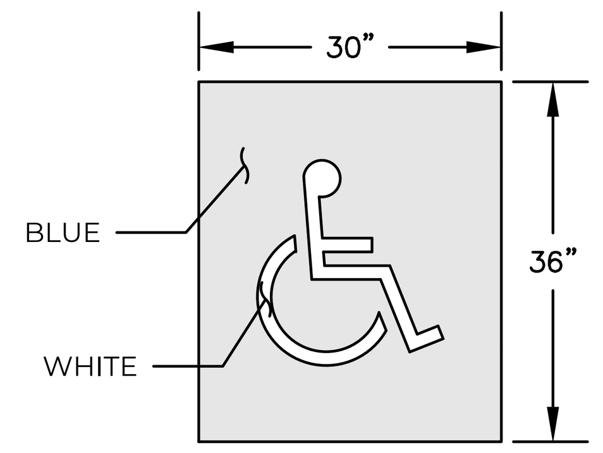
BY ______
CITY OF PUYALLUP DEVELOPMENT ENGINEERING

DATE ______

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

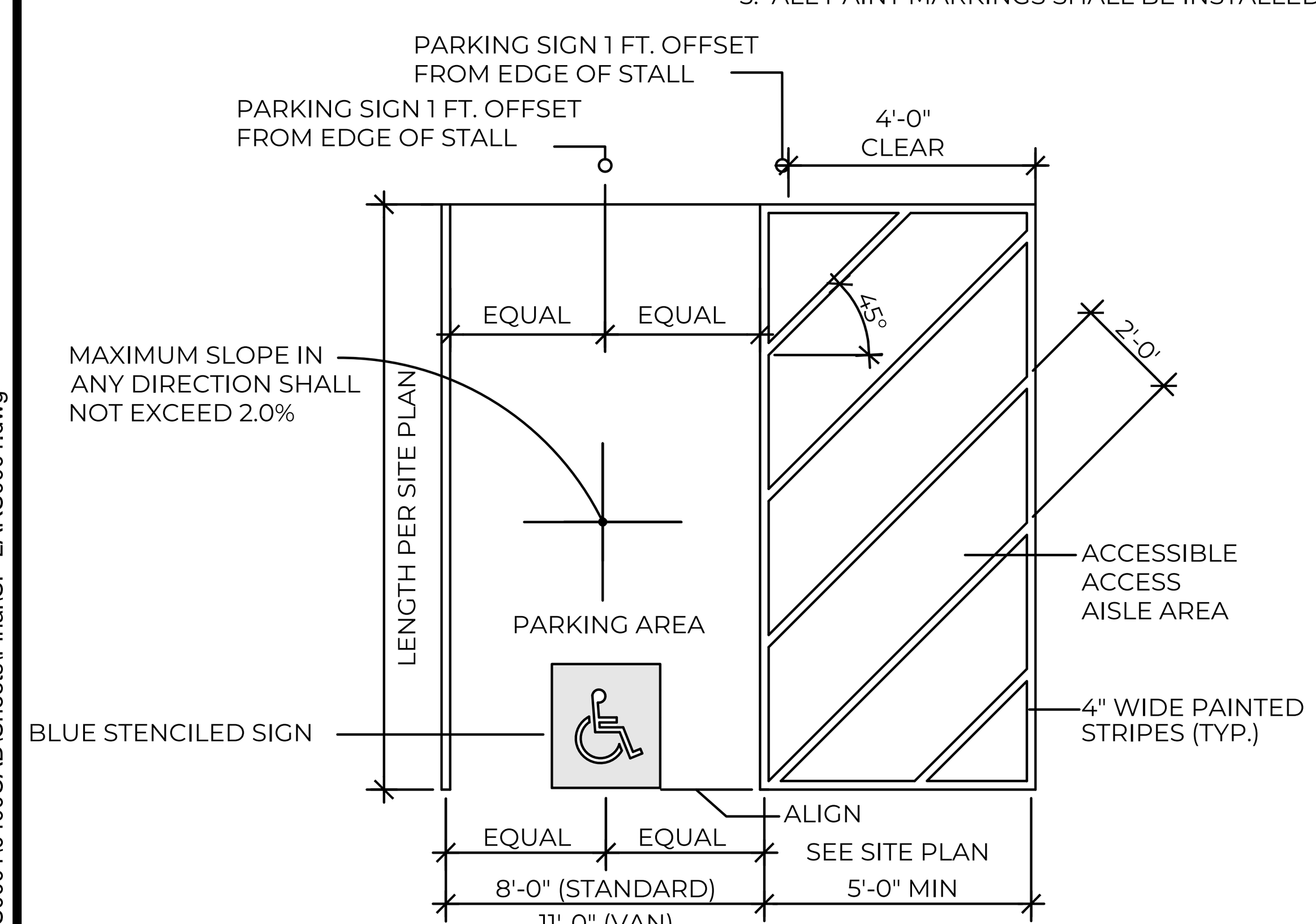
City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

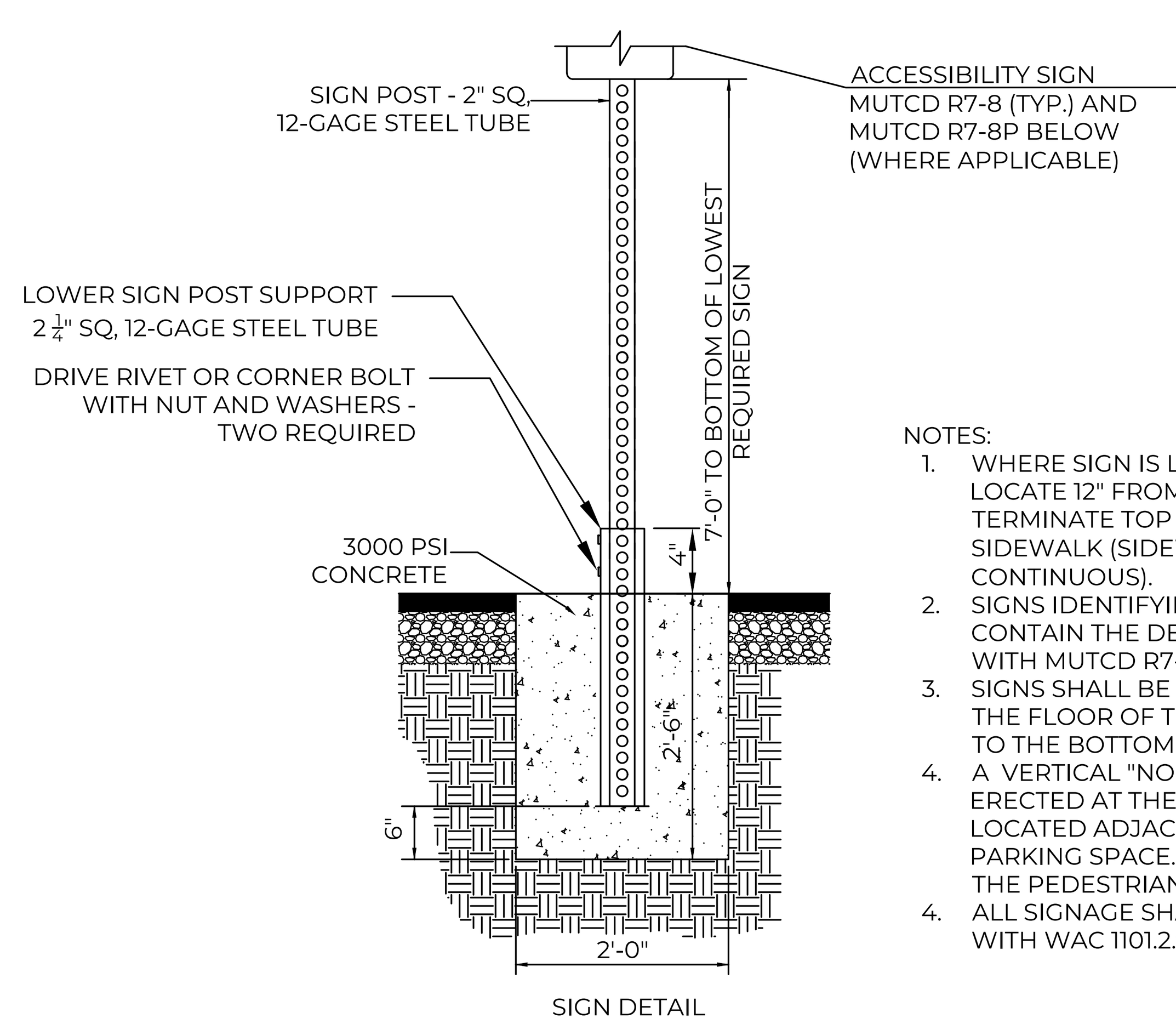


NOTES

1. ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 1:50 IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESS AISLE IS INSTALLED, IT IS TO BE A VAN SIZE.
2. PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITY'S STANDARDS (SMC) IF DIFFERENT THAN WHAT IS SHOWN ON THE SITE LAYOUT PLAN.
3. CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
4. CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
5. ALL PAINT MARKINGS SHALL BE INSTALLED WITH TWO COATS.



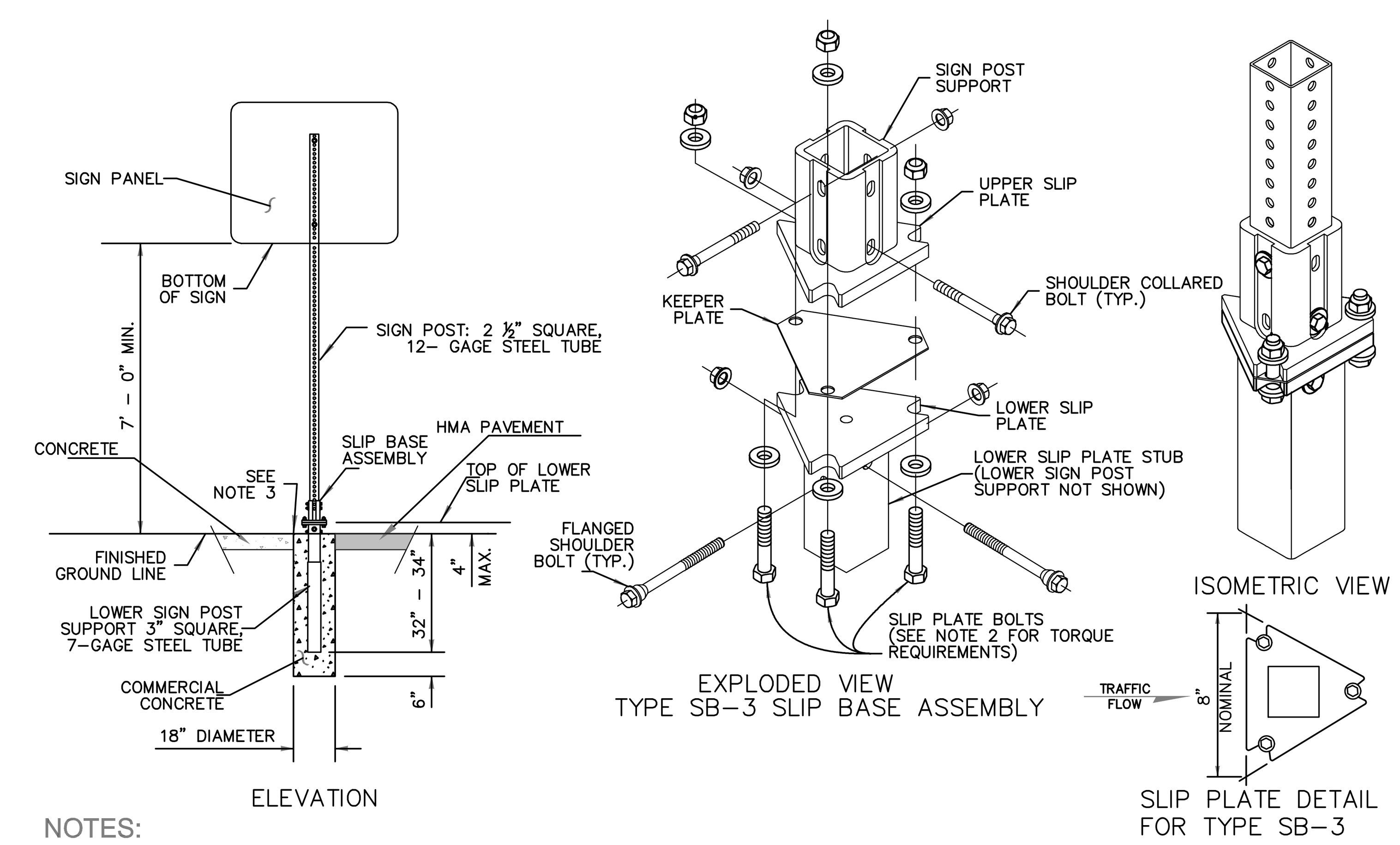
5 ACCESSIBLE PARKING AND ACCESS AISLE
SCALE: NTS



NOTES:

1. WHERE SIGN IS LOCATED WITHIN SIDEWALK, LOCATE 12" FROM FACE OF CURB, AND TERMINATE TOP OF SIGN FOUNDATION BELOW SIDEWALK (SIDEWALK SURFACE MUST BE CONTINUOUS).
2. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE" WITH MUTCD R7-8P.
3. SIGNS SHALL BE 60-INCHES MINIMUM ABOVE THE FLOOR OF THE PARKING SPACE, MEASURED TO THE BOTTOM OF THE SIGN.
4. A VERTICAL "NO PARKING" SIGN SHALL BE ERECTED AT THE HEAD OF EACH ACCESS AISLE LOCATED ADJACENT TO AN ACCESSIBLE PARKING SPACE. SIGNAGE SHALL NOT BLOCK THE PEDESTRIAN ACCESS ROUTE.
4. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH WAC 1101.2.9

6 ACCESSIBILITY SIGN INSTALLATION
SCALE: NTS



SIGN POST INSTALLATION FOR INSIDE PAVED AREA

NOTES:

1. DIMENSIONS FOR THE PARTS USED TO ASSEMBLE THE BASE CONNECTIONS ARE INTENTIONALLY NOT SHOWN. BASE CONNECTIONS ARE PATENTED, MANUFACTURED PRODUCTS THAT ARE IN COMPLIANCE WITH NCHRP 350 CRASH TEST CRITERIA. THE BASE CONNECTION DETAILS ARE ONLY SHOWN TO ILLUSTRATE HOW PARTS ARE ASSEMBLED.
2. DO NOT TIGHTEN ANY SINGLE SLIP PLATE BOLT TO THE RECOMMENDED TORQUE BEFORE PRETIGHTENING THE OTHER BOLTS. PROGRESSIVELY TIGHTEN THE THREE SLIP PLATE BOLTS IN 10 FT-LB INCREMENTS, ALTERNATELY, TO A FINAL TORQUE OF 40 FT-LB ON EACH.
3. TOP OF CONCRETE FOUNDATION SHALL BE SMOOTH, DENSE AND UNIFORM TO FINISHED GROUND LINE.

7 FIRE LANE VERTICAL SIGNAGE POST INSTALLATION
SCALE: NTS

Know what's below. Call before you dig. 811

Plot Date: 1/20/2022 4:40 PM By: Kyle Murphy File:P:\L\LARS0001\0400CAD\Sheets\Final\SP-LARS0001.dwg
Save Date: 1/20/2022 4:21 PM By: Kyle Murphy

NO	DATE	REVISION DESCRIPTION	BY	CK

1.19.22
MARC A. PUDISTS, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER

PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
CIVIL DETAILS
300 RIVER ROAD
CITY OF PUYALLUP

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY:	M. PUDISTS
DESIGNED BY:	K. MURPHY
DRAWN BY:	K. MURPHY
HORZ. DATUM:	NAD83(11)
VERT. DATUM:	NAVD88
DATE:	1/19/2022
PROJECT NO.	LARS-0001
SHEET NO.	9 OF 20
REFERENCE NO.	C3.2

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.

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

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

NORTH
20 0 10 20 40
(FEET)

DRAINAGE & GRADING LEGEND

- BUILDING FOOTPRINT
- PROPERTY BOUNDARY
- 19 EXISTING MINOR CONTOUR
- 20 EXISTING MAJOR CONTOUR
- 19 PROPOSED MINOR CONTOUR
- 20 PROPOSED MAJOR CONTOUR
- RD RD ROOF DRAIN LINE
- FD FD FOOTING DRAIN LINE
- DS STORM DRAIN CLEANOUT/ROOF DOWNSPOUT
- STORMFILTER CATCH BASIN
- EXISTING HMA PAVEMENT
- EXISTING CONCRETE PAVEMENT
- NEW ONSITE HMA PAVEMENT
- NEW CONCRETE PAVEMENT
- HMA GRIND AND OVERLAY
- FULL DEPTH AMENDED TOPSOIL DETAIL 2 ON SHEET C3.1

- EG 282.4± EXISTING GRADE
- ME 282.4± MATCH EXISTING
- FG 282.00 FINISH GRADE
- TC 282.00 TOP OF CURB
- BC 282.00 BOTTOM OF CURB
- FL 282.00 FLOWLINE
- HP 282.00 HIGH POINT
- TR 282.00 TOP OF PED. RAMP
- BR 282.00 BOTTOM OF RAMP
- FC 282.00 FLUSH CURB

NOTE: ALL SPOT ELEVATIONS SHOWN ARE EXTERIOR TO STRUCTURE UNLESS OTHERWISE NOTED. NO SPOT ELEVATIONS ON THE CIVIL PLANS ARE INTENDED TO SPECIFY GRADES WITHIN BUILDINGS/STRUCTURES.

CIVIL KEYNOTES

1. BIOPOD BIOFILTER PER DETAIL 1 ON SHEET C4.2.
2. INSTALL DOWNTURNED ELBOW WITHIN EXISTING CATCH BASIN PER DETAIL 2 ON SHEET C4.2 TO PROVIDE FOR SPILL PROTECTION AND OIL CONTROL.
3. FLUSH CURB/SIDEWALK ALONG THIS LENGTH. NO THICKENED EDGE FOR SIDEWALK IS REQUIRED ALONG FLUSH EDGE LENGTH.
4. TAPER SIDEWALK REVEAL FROM FLUSH TO FULL HEIGHT (6-INCHES) ALONG THIS LENGTH. PROVIDE THICKENED EDGE PER DETAIL 3 ON SHEET C3.2.
5. ADJUST EXISTING UTILITY RIM/COVER TO FINISH GRADE.
6. PROVIDE GUTTER PAN FOR CATCH BASIN SURROUNDING PER DETAIL 7 ON SHEET C4.2.
7. PROVIDE FULL DEPTH EXPANSION JOINTS IN SIDEWALK SURROUNDING POWER POLE WITH MINIMUM OFFSET OF 1-FT FROM POLE.
8. CONTRACTOR TO RE-ROUTE WATER LINE IF IT CONFLICTS WITH NEW STORM LINE.
9. RE-PAVE AREA TO RAMP UP TO NEW ROLL-UP DOOR. SLOPE TO DRAIN. 8" CONCRETE SLAB WITH 6"x6"x10 GA WELDED WIRE MESH MID SLAB. PROVIDE EXPANSION JOINTS IN SLAB A MAXIMUM OF 10-FT APART EACH DIRECTION.

STORM DRAINAGE NOTES:
- ROOF DRAINS SHALL BE TIGHTLINED 6" PVC SDR 35 CONFORMING TO ASTM D3034. ALL ROOF DRAIN PIPE SHALL HAVE A MINIMUM SLOPE OF 1%
- FOUNDATION DRAIN PIPES SHALL BE A MINIMUM OF 4" PERFORATED PVC SDR 35 CONFORMING TO ASTM D3034 UNLESS OTHERWISE SPECIFIED BY THE STRUCTURAL ENGINEER. ENSURE THAT FOUNDATION DRAIN CONNECTION TO ROOF DRAIN OUTLET PIPE IS A MINIMUM OF 1-FOOT HIGHER THAN INCOMING ROOF DRAIN PIPE INVERTS.
- ALL PROPOSED DOWNSPOUTS (DS) SHALL BE TIGHTLINED AND DIRECTLY PLUMBED INTO THE ROOF DRAIN SYSTEM WITH APPROPRIATELY SIZED DOWNSPOUT ADAPTORS. EXISTING DOWNSPOUTS THAT DAYLIGHT ARE DESGINATED TO REMAIN AS-IS.
- ALL STORM DRAIN CLEANOUTS LOCATED WITHIN HARDSCAPING SHALL BE OUTFITTED WITH A CAST-IRON RING AND COVER PER DETAIL 4 ON SHEET C4.2.

NO.	DATE	REVISION DESCRIPTION	BY	CK

1.19.22
MARC A. PUDISTS — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
300 RIVER ROAD
CITY OF PUYALLUP

GRADING AND DRAINAGE PLAN

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY: M. PUDISTS
DESIGNED BY: K. MURPHY
DRAWN BY: K. MURPHY

HORZ. DATUM: NAD83(11)
VERT. DATUM: NAVD88

DATE: 1/19/2022

PROJECT NO. LARS-0001

SHEET NO. 10 OF 20

REFERENCE NO. C4.0

Know what's below. Call before you dig.

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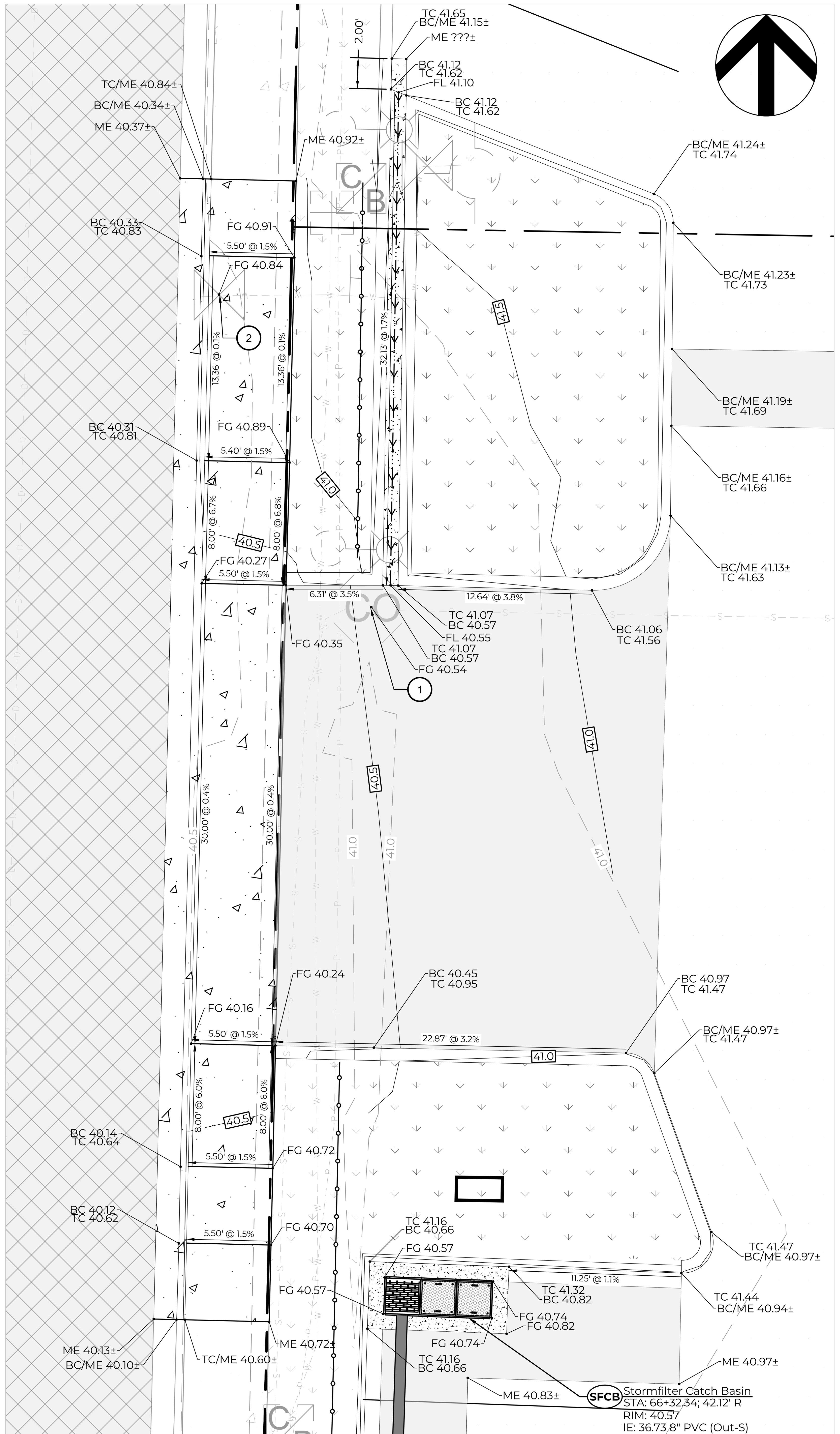
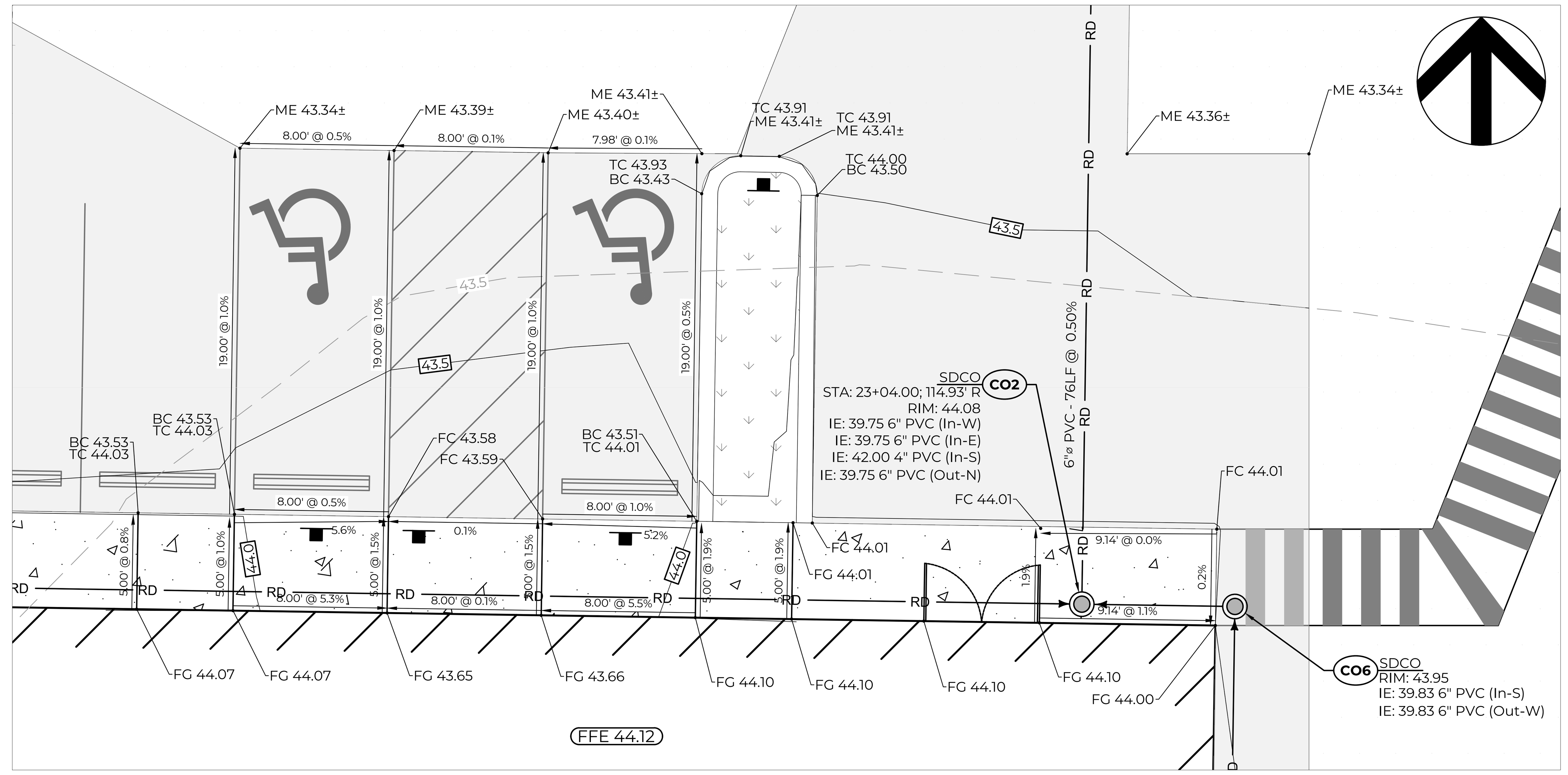
Save Date: 1/18/2022 1:57 PM By: Kyle Murphy File:P:\LLARS\0001\0400CAD\Sheets\Final\GR-LARS0001.dwg

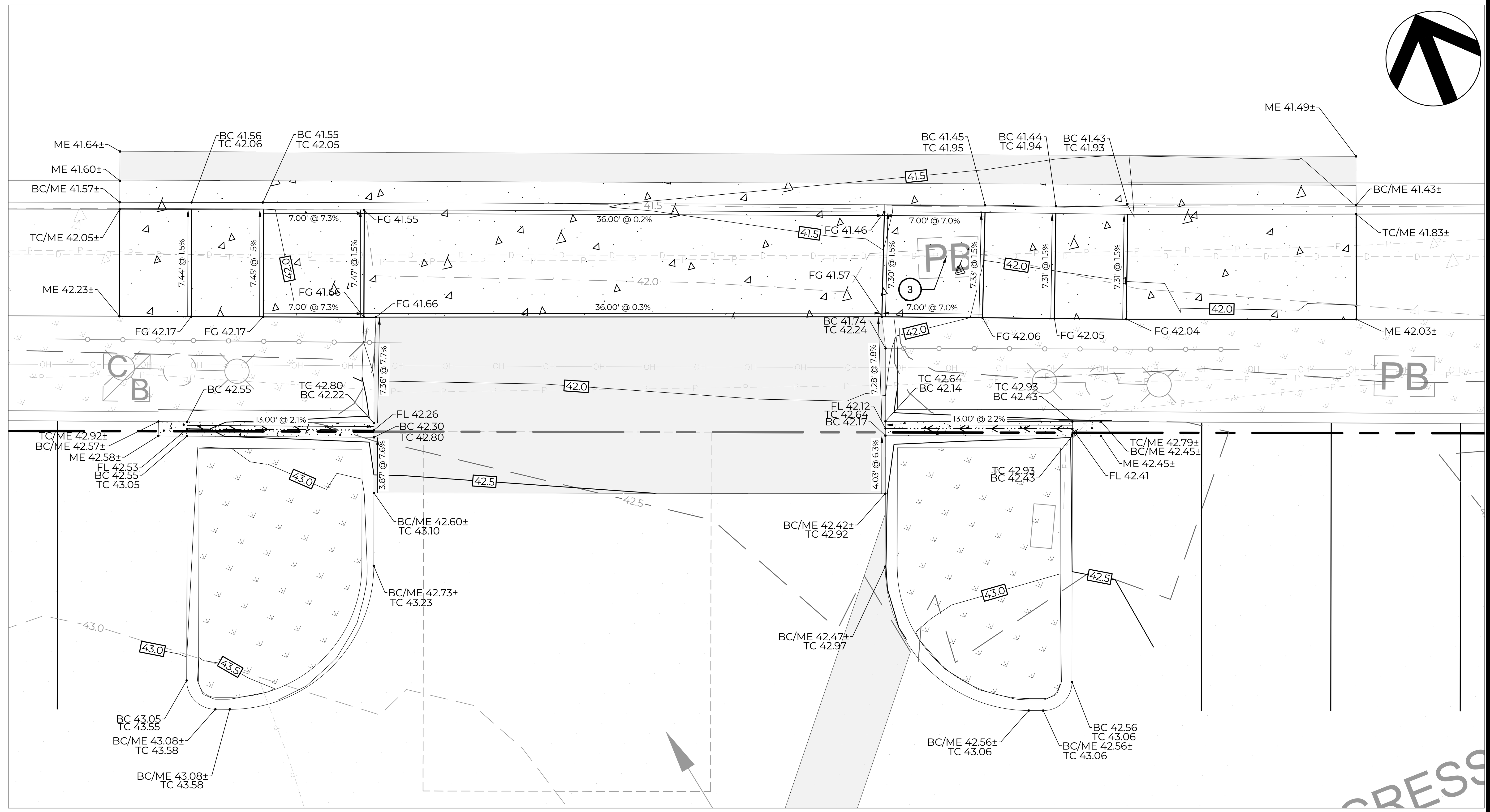
A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.



1 4TH ST NW DRIVEWAY APPROACH ENLARGEMENT
SCALE: 1" = 5'



3 ACCESSIBLE PARKING STALL ENLARGEMENT
SCALE: 1" = 5'



2 RIVER ROAD DRIVEWAY APPROACH ENLARGEMENT
SCALE: 1" = 5'

GRADING LEGEND

EG 282.4±	EXISTING GRADE
ME 282.4±	MATCH EXISTING
FG 282.00	FINISH GRADE
TC 282.00	TOP OF CURB
BC 282.00	BOTTOM OF CURB
FL 282.00	FLOWLINE
HP 282.00	HIGH POINT
TR 282.00	TOP OF PED. RAMP
BR 282.00	BOTTOM OF RAMP
FC 282.00	FLUSH CURB
FG MAJOR CONTOUR	285.0
FG MINOR CONTOUR	286.0
EG MAJOR CONTOUR	285.0
EG MINOR CONTOUR	286.0

NOTE: ALL SPOT ELEVATIONS SHOWN ARE EXTERIOR TO STRUCTURE UNLESS OTHERWISE NOTED. NO SPOT ELEVATIONS ON THE CIVIL PLANS ARE INTENDED TO SPECIFY GRADES WITHIN BUILDINGS/STRUCTURES.

CIVIL KEYNOTES

1. ADJUST CLEANOUT RIM TO FG.
2. ADJUST GATE VALVE RIM TO FINISH GRADE.
3. ADJUST PULL BOX TO FINISH GRADE.

811 Know what's below. Call before you dig.

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Save Date: 1/18/2022 1:58 PM By: Kyle Murphy
File:P:\LARS0001\0400CAD\Sheets\Final\GR-5x-LARS0001.dwg

APPROVED

BY ____________
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE ____________

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

NO.	DATE	REVISION DESCRIPTION	BY	CK

1.19.22
MARC A. PUDISTS, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER

PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE

GRADING ENLARGEMENTS

300 RIVER ROAD
CITY OF PUYALLUP

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY: M. PUDISTS
DESIGNED BY: K. MURPHY
DRAWN BY: K. MURPHY

HORZ. DATUM: NAD83(11)
VERT. DATUM: NAVD88

DATE: 1/19/2022

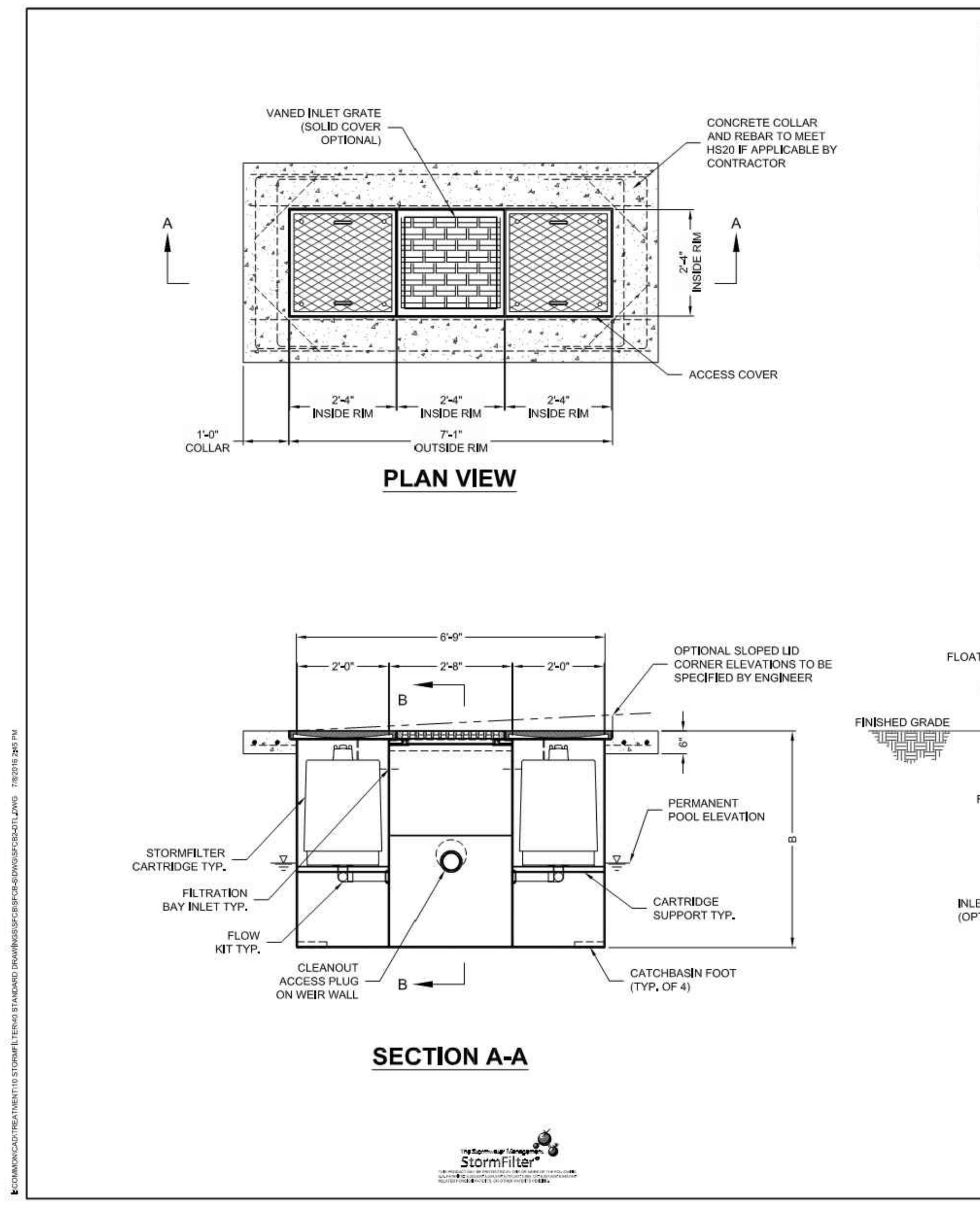
PROJECT NO. LARS-0001

SHEET NO. 11 of 20

REFERENCE NO. C4.1

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

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.



STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 2 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF TWO CARTRIDGES. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL.
PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"			18"			18" DEEP		
RECOMMENDED HYDRAULIC DROP (H)	3.05'			2.3'			3.3'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	15	12.53	7.5
PEAK HYDRAULIC CAPACITY	1.0			1.0			1.8		
INLET PERMANENT POOL LEVEL (A)	1'-0"			1'-0"			2'-0"		
OVERALL STRUCTURE HEIGHT (B)	4'-9"			3'-9"			4'-9"		

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. WWW.CONTECHES.COM
3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SFCB.
6. STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
7. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
8. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
9. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

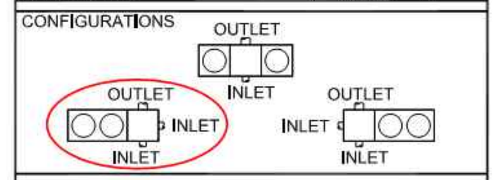
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

2-CARTRIDGE DEEP CATCHBASIN STORMFILTER DATA

STRUCTURE ID	SFCB
WATER QUALITY FLOW RATE (cfs)	.0313
PEAK FLOW RATE (<1.8 cfs)	.312
RETURN PERIOD OF PEAK FLOW (yrs)	100
CARTRIDGE FLOW RATE (gpm)	14.05
MEDIA TYPE (PERLITE, ZPG, PSORB)	ZPG
RIM ELEVATION	40.57

PIPE DATA:	I.E.	DIAMETER
INLET STUB	NA	NA
OUTLET STUB	36.73	8"

CONFIGURATIONS



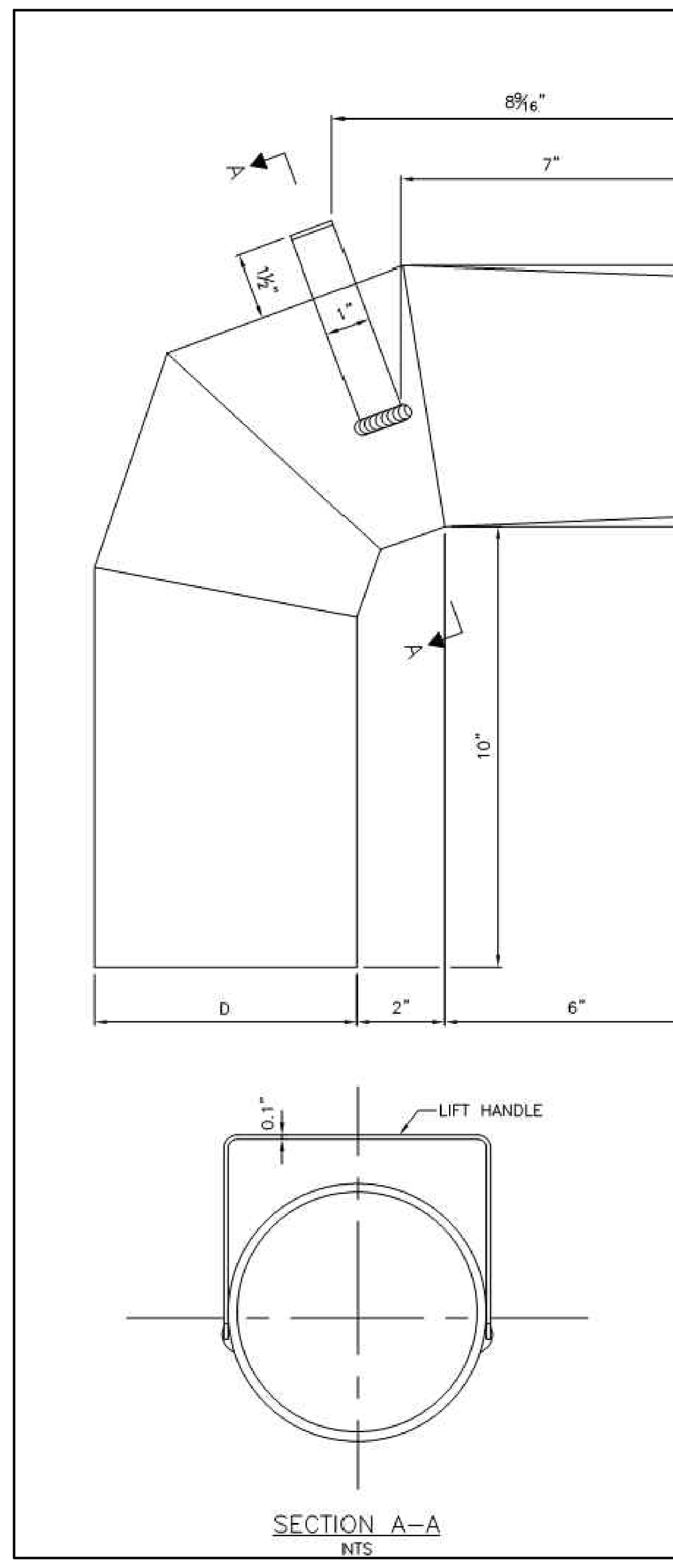
SLOPED LID	YES\NO
SOLID COVER	YES\NO
NOTES/SPECIAL REQUIREMENTS:	

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com

2 CARTRIDGE CATCHBASIN STORMFILTER STANDARD DETAIL

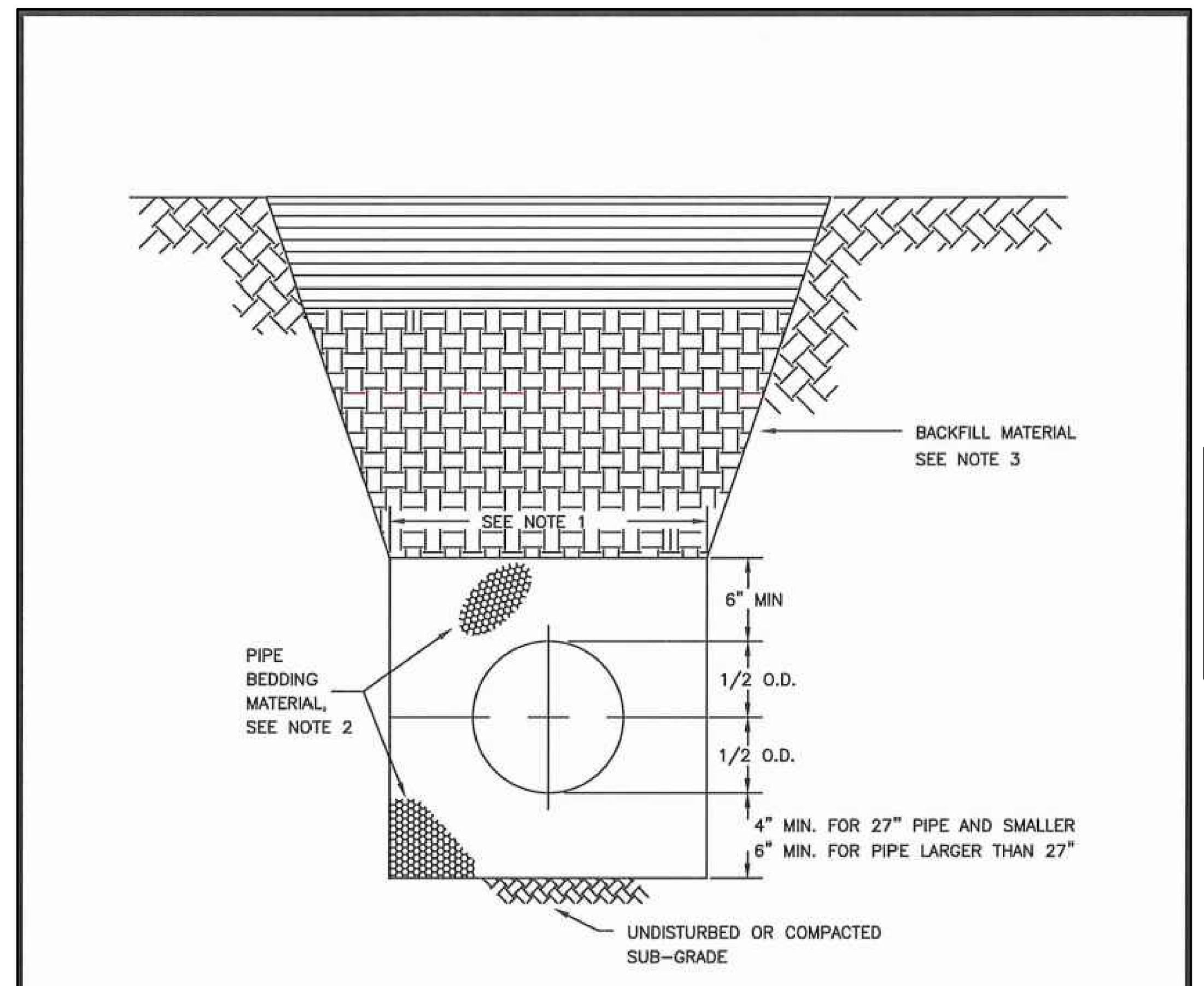
1 2-CARTRIDGE STORMFILTER CATCH BASIN
SCALE: NTS

REV DATE: DEC 2013



NOTES:
1. TRAP TO BE MADE OF 22 GA SHEET METAL OR 16 GA ALUMINUM
2. ALL JOINTS TO BE SEAMED AND SOLDERED, OR WELDED
3. ALL LONGITUDINAL JOINTS TO BE RIVETED OR WELDED
4. DIAMETER "D" IS NOMINAL DIAMETER OF OUTLET PIPE
5. LIFT HANDLE MUST BE WELDED TO OUTSIDE OF TRAP (1" WIDE X 0.1" THICK)

2 OUTLET TRAP (DOWNTURN ELBOW)
SCALE: NTS



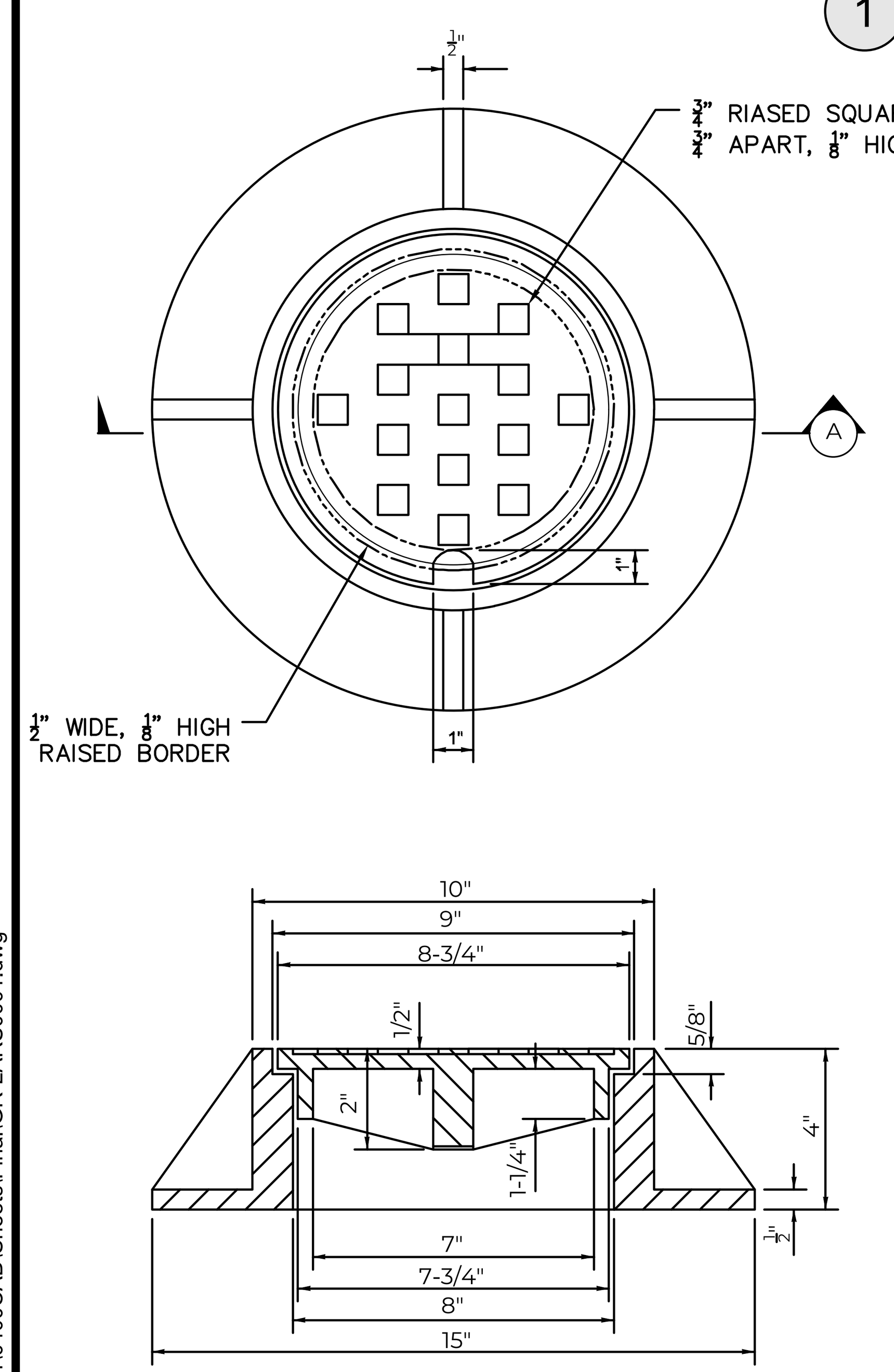
1. TRENCHING SHALL MEET THE REQUIREMENTS OF SECTION 7-08.3(1)A AND 2-06.3(1) OF THE WSDOT SPECIFICATIONS.
2. BEDDING MATERIAL SHALL CONFORM TO 9-03.12(3) GRAVEL BACKFILL FOR PIPE ZONE BEDDING.
3. GRAVEL BACKFILL SHALL CONFORM TO 9-03.12(1)A GRAVEL BACKFILL FOR FOUNDATIONS, CLASS A.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER

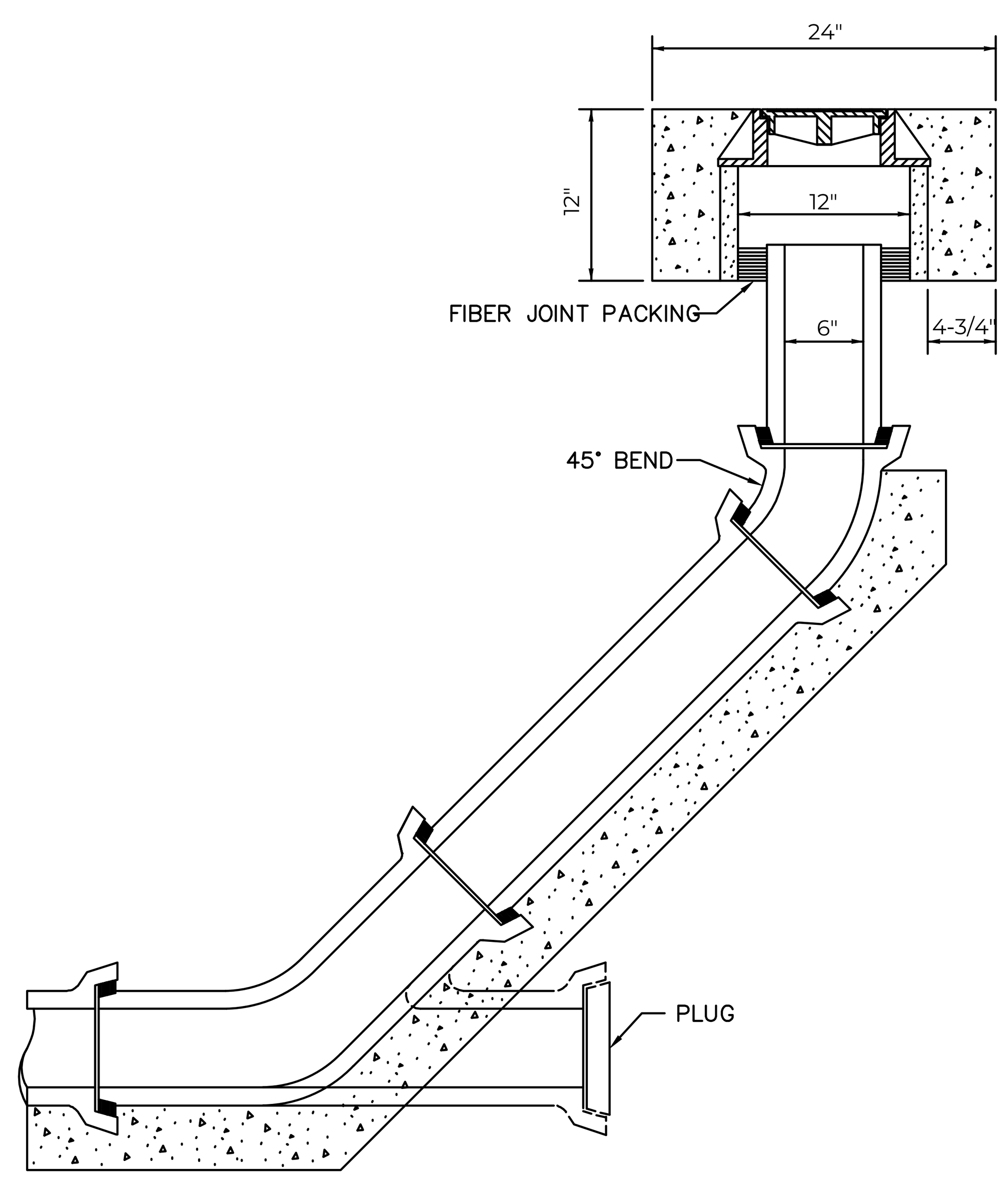
PIPE TRENCHING BEDDING AND BACKFILL

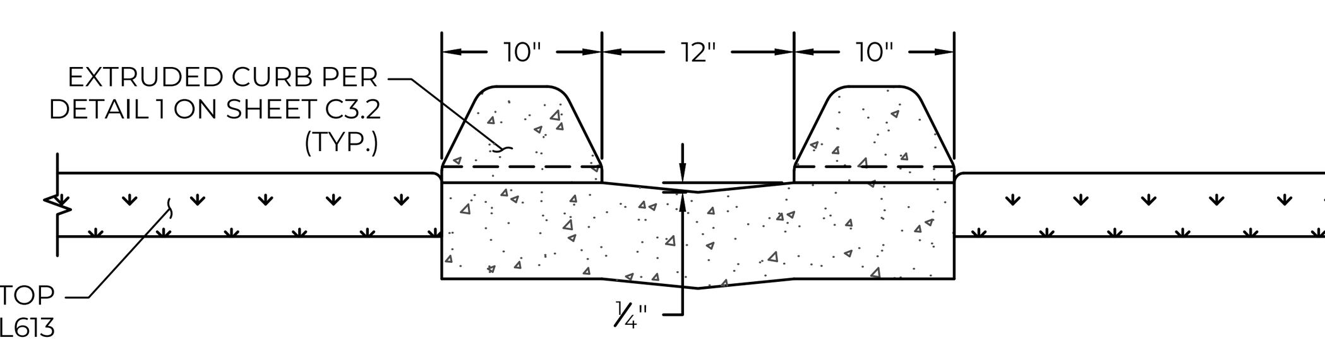
APPROVED BY MARK PALMER | REVISED BY V STOCKMAN | DATE REVISED: 03/21/11, 02/15/17, XX/XX/XX, XX/XX/XX | DATE APPROVED 07/01/2009 | SCALE 1:1 | CITY STANDARD 06.01.01

3 PIPE TRENCHING BEDDING & BACKFILL
SCALE: NTS

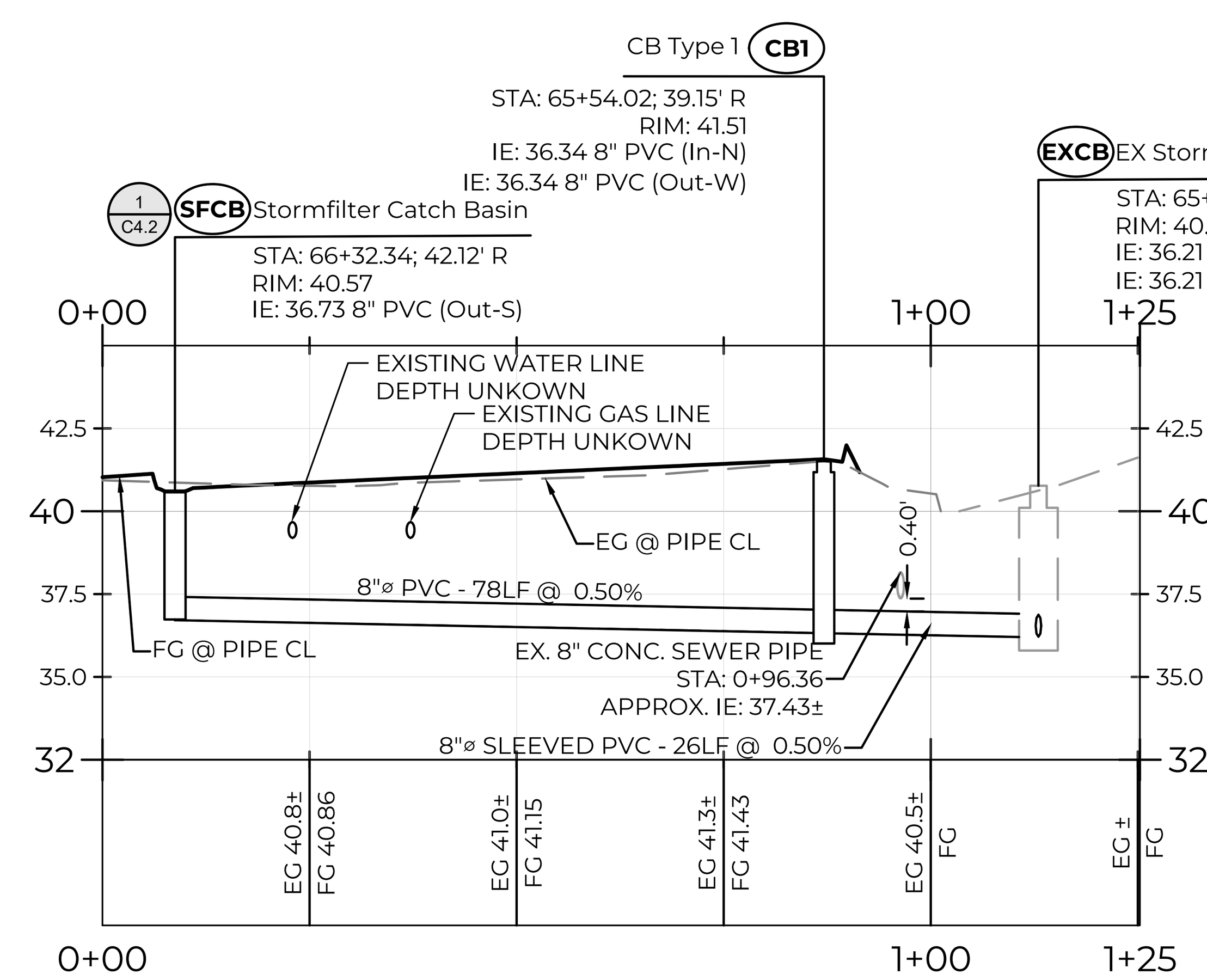


4 CLEANOUT WITH CI RING & COVER
SCALE: NTS

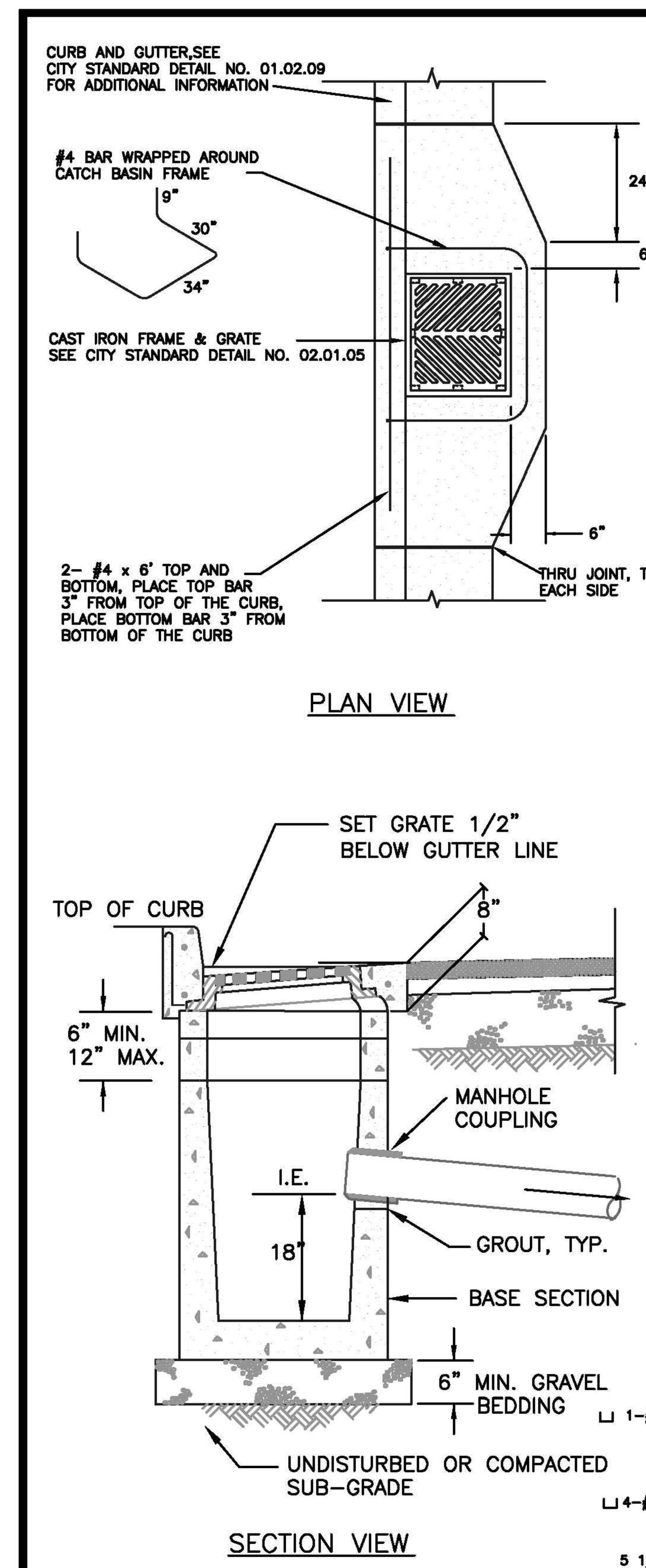




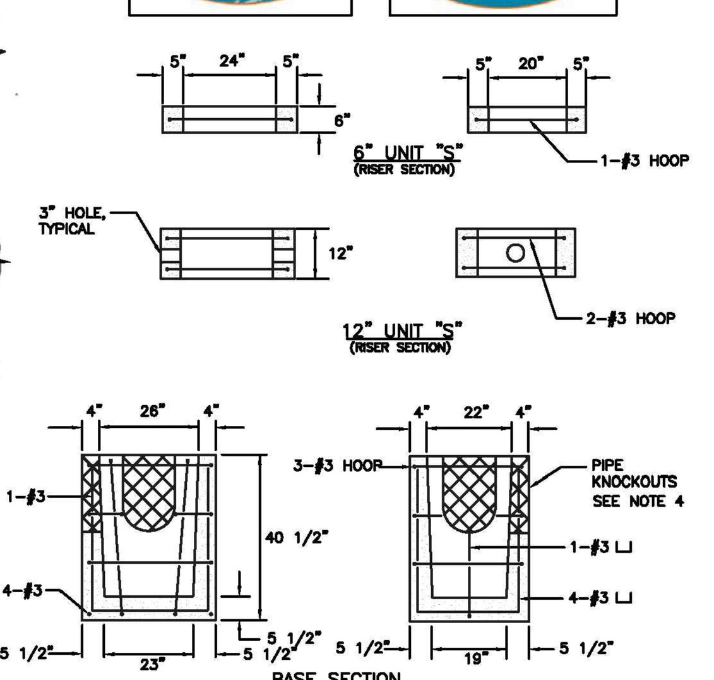
5 1-FOOT CONCRETE CHANNEL
SCALE: NTS



6 BIOPOD BIOFILTER ALIGNMENT (STA: 0+00 TO 1+25)
Horz. Scale: 1" = 20' | Vert. Scale: 1" = 5'



NOTES:
1. MAXIMUM LENGTH OF PIPE BETWEEN CATCH BASINS SHALL BE 400'.
2. MAXIMUM GUTTER LINE FLOW LENGTH SHALL BE 300'.
3. TYPE I CATCH BASIN IS USED FOR DEPTHS LESS THAN 5'–0" FROM TOP OF GRATE TO I.E.(PIPE INVERT).
4. PRECAST BASE SECTION SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. KNOCKOUTS SHALL BE ON 4 SIDES WITH A MAXIMUM DIAMETER OF 20" TO PROVIDE FOR A MINIMUM SUMP DEPTH OF 18".
5. REINFORCING BARS SHALL BE CUT OR BENT AS REQUIRED TO CLEAR CUTOUTS.
6. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION SHALL NOT EXCEEED 1/2" PER FOOT.
7. CATCH BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C 478 (AASHTO M 199) AND ASTM C 890 UNLESS OTHERWISE NOTED.
8. THE APRON SHALL BE 8" IN DEPTH.
9. CATCH BASIN MARKER WILL BE AFFIXED WITH MANUFACTURER'S EPOXY IN DRY WEATHER, 40 DEGREES OR WARMER. IF CURB EXISTS MARKER IS PLACED ON TOP OF CURB, IF A RAISED EDGE PLACE MARKER ON THE WEDGE, IF NO CURB PLACE ON PAVEMENT ON SIDE LEAST EXPOSED TO TRAFFIC



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

CATCH BASIN TYPE 1 (GUTTER DRAIN)

CITY STANDARD 02.01.03

7 CATCH BASIN GUTTER DRAIN
SCALE: NTS

APPROVED

BY ____________
CITY OF PUYALLUP DEVELOPMENT ENGINEERING

DATE ____________

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

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

NO.	DATE	REVISION DESCRIPTION	BY	CK

1-19-22
MARC A. PUDISTS, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER

PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE

STORM DRAINAGE DETAILS

300 RIVER ROAD
CITY OF PUYALLUP

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY: M. PUDISTS
DESIGNED BY: K. MURPHY
DRAWN BY: K. MURPHY

HORZ. DATUM: NAD83(11)
VERT. DATUM: NAVD88

DATE: 1/19/2022

PROJECT NO. LARS-0001

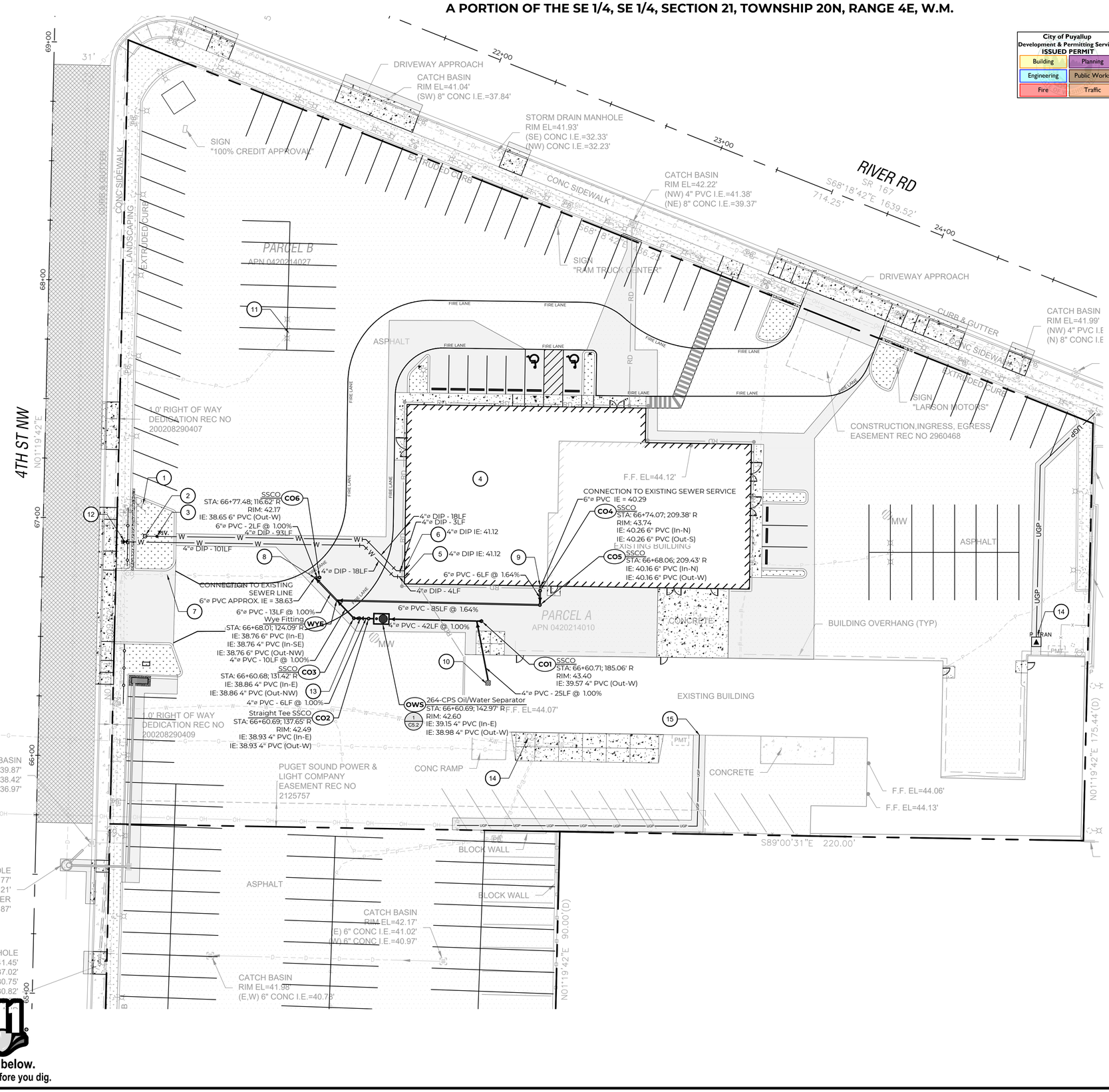
SHEET NO. 12 OF 20

REFERENCE NO. C4.2

Know what's below. Call before you dig.

Plot Date: 1/20/2022 4:41 PM By: Kyle Murphy
Save Date: 1/18/2022 1:57 PM By: Kyle Murphy File:P:\LARS0001\0400CAD\Sheets\Final\GR-LARS0001.dwg

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.



City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

NORTH

20 0 10 20 40

(FEET)

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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

UTILITY LEGEND

- BUILDING FOOTPRINT
- PROPERTY BOUNDARY
- W W WATER LINE
- PROPOSED SEWER LINE
- S S S EXISTING SEWER SERVICE
- POWER JUNCTION BOX
- PIV FIRE DEPARTMENT CONNECTION/FIRE HYDRANT/POST INDICATOR VALVE/FITTINGS
- EXISTING HMA PAVEMENT
- NEW HMA PAVEMENT
- NEW CONCRETE PAVEMENT
- HMA GRIND AND OVERLAY
- FULL DEPTH AMENDED TOPSOIL
- 1 / C5.2 OIL & WATER SEPARATOR/CAR WASH DRAIN

UTILITY KEYNOTES

1. EXISTING FIRE HYDRANT TO REMAIN. CONTRACTOR SHALL PROVIDE STORZ COUPLING ADAPTOR ON EXISTING HYDRANT PER DETAIL 5 ON SHEET C5.1.
2. 4" FIRE DEPARTMENT CONNECTION (FDC) PER DETAIL 2 ON SHEET C5.1. CONNECT TO FIRE PANEL. COORDINATE WITH FIRE ALARM PLANS.
3. POST INDICATOR VALVE PER DETAIL 1 ON SHEET C5.1.
4. DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA) TO BE INSTALLED WITHIN BUILDING - SEE PLUMBING PLANS FOR LOCATION AND DETAILS.
5. FIRE SERVICE CONNECTION TO BUILDING - COORDINATE BUILDING PENETRATION WITH PLUMBING PLANS.
6. FDC LINE TO BUILDING - COORDINATE BUILDING PENETRATION WITH PLUMBING PLANS.
7. EXISTING SANITARY SIDE SEWER SERVICE TO REMAIN.
8. SEWER CONNECTION TO EXISTING SEWER LINE WITH WYE FITTING OF APPROPRIATE DIAMETERS. CONTRACTOR TO POTHOLE AND VERIFY EXISTING PIPE LOCATION, DEPTH AND CONDITION PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONDITIONS VARY FROM WHAT IS SHOWN ON PLANS.
9. CONNECTION TO EXISTING SANITARY SEWER SERVICE. INTERIOR SANITARY SEWER PLUMBING TO REMAIN. CONTRACTOR TO POTHOLE AND VERYIFY EXISTING PIPE LOCATION, DEPTH, SIZE AND CONDITION PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONDITIONS VARY FROM WHAT IS SHOWN ON PLANS.
10. CONNECT PIPE TO EXISTING FLOOR DRAIN SUMP. DISCONNECT OLD PUMP SYSTEM AND GROUD OUT PIPE PENTRATIONS.
11. TERMINATE EXISTING POWER SERVICE IN TRAFFIC RATED JUNCTION BOX. REFER TO ELECTRICAL PLANS FOR INFORMATION.
12. 8"X4" WET TAP (ROMAC SST OR APPROVED EQUAL) PER CITY OF PUYALLUP CONSTRUCTION STANDARDS.
13. 4" CI GATE VALVE WITH TWO PIECE, ADJUSTABLE CAST IRON VALVE BOX AND LID STAMPED WITH THE WORD "SEWER"
14. PROPOSED POWER TRANSFORMER LOCATION - REFER TO ELECTRICAL PLANS. PROVIDE BOLLARDS FOR VEHICULAR PROTECTION IN ACCORDANCE WITH POWER PURVEYOR STANDARDS.
15. PROPOSED UNDERGROUND POWER SERVICE FOR EXISTING BUILDING. COORDINATE WITH POWER PURVEYOR AND ELECTRICAL DESIGNER.

ALL WATER LINES (PIPES AND FITTINGS) SHALL BE FULLY RESTRAINED WITH MECHANICAL JOINT RESTRAINTS. MECHANICAL JOINT RESTRAINTS SHALL BE MEGALUG SERIES 1100 OR APPROVED EQUAL.

811 Know what's below. Call before you dig.

NO.	DATE	REVISION DESCRIPTION	BY	CK

1.19.22
MARC A. PUDISTS
STRUCTURAL WATER RESOURCES
REGISTERED
PROFESSIONAL ENGINEER

PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
UTILITY PLAN
300 RIVER ROAD
CITY OF PUYALLUP

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY: **M. PUDISTS**
DESIGNED BY: **K. MURPHY**
DRAWN BY: **K. MURPHY**

HORZ. DATUM: **NAD83(11)**
VERT. DATUM: **NAVD88**

DATE: **1/19/2022**

PROJECT NO. **LARS-0001**

SHEET NO. **13** OF **20**

REFERENCE NO. **C5.0**

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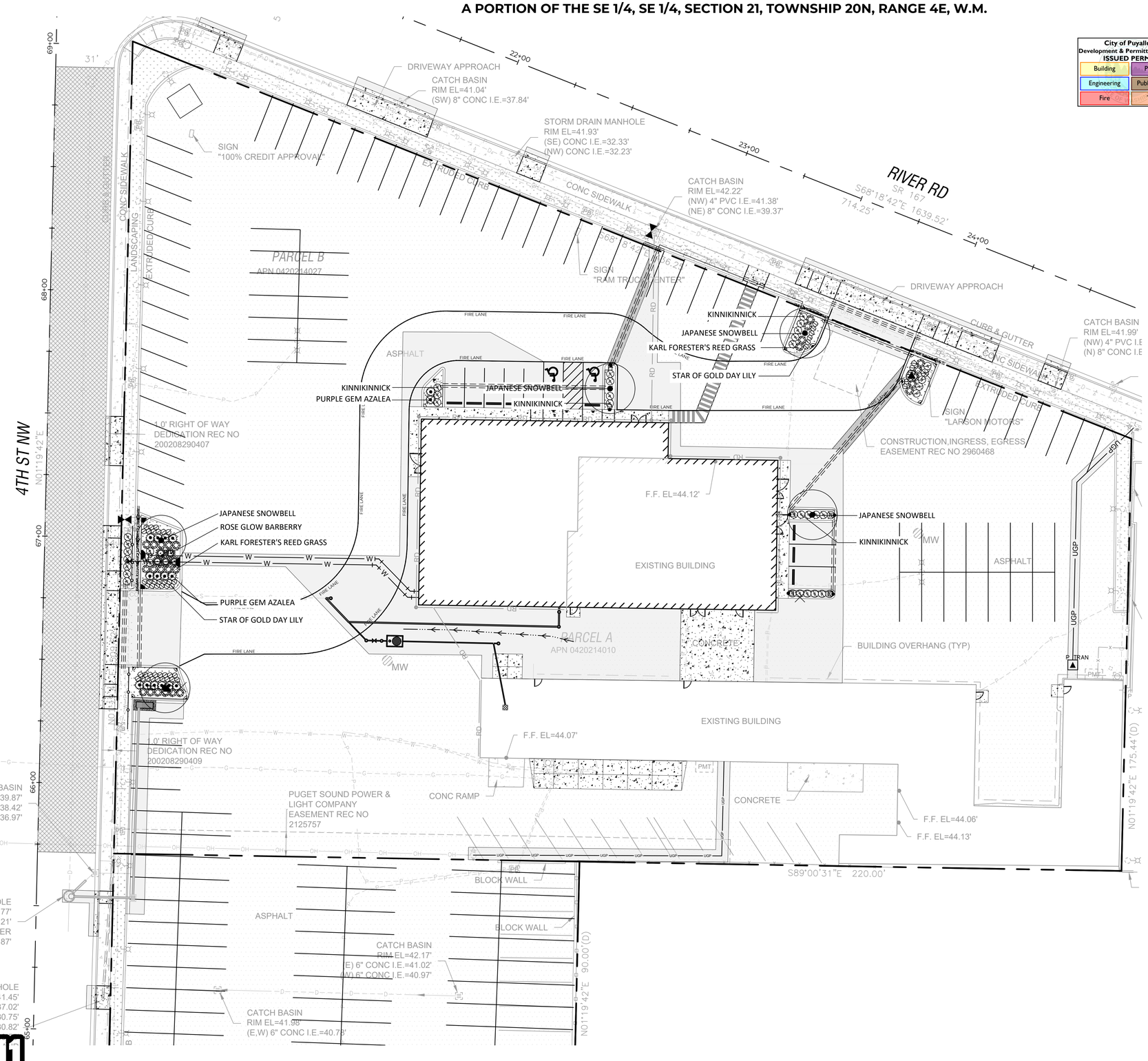
By: Kyle Murphy
By: Kyle Murphy
Plot Date: 1/20/2022 4:41 PM
Save Date: 1/20/2022 4:17 PM

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.



City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

NORTH

20 0 10 20 40

(FEET)

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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

UTILITY LEGEND

- BUILDING FOOTPRINT
- PROPERTY BOUNDARY
- W W — WATER LINE
- PROPOSED SEWER LINE
- S S S — EXISTING SEWER SERVICE
- POWER JUNCTION BOX
- PIV — FIRE DEPARTMENT CONNECTION/FIRE HYDRANT/POST INDICATOR VALVE/FITTINGS
- EXISTING HMA PAVEMENT
- NEW HMA PAVEMENT
- NEW CONCRETE PAVEMENT
- HMA GRIND AND OVERLAY
- FULL DEPTH AMENDED TOPSOIL
- 1 / CS.2 — OIL & WATER SEPARATOR/CAR WASH DRAIN

LANDSCAPE PLAN PREPARED BY LYON LANDSCAPE ARCHITECTURE, DATED 11/18/2021. REFER TO SHEETS L1.0-L2.0 FOR FULL LANDSCAPE AND PLANTING PLAN.

811 Know what's below. Call before you dig.

Plot Date: 1/20/2022 4:41 PM By: Kyle Murphy
Save Date: 1/19/2022 2:31 PM By: Kyle Murphy File:P:\LLARS0001\0400CAD\Sheets\Final\UTLA-LARS0001.dwg

NO.	DATE	REVISION DESCRIPTION	BY	CK

1.19.22
MARC A. PUDIST
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE

UTILITY AND LANDSCAPE OVERLAY PLAN

300 RIVER ROAD
CITY OF PUYALLUP

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY: **M. PUDISTS**
DESIGNED BY: **K. MURPHY**
DRAWN BY: **K. MURPHY**

HORZ. DATUM: **NAD83(11)**
VERT. DATUM: **NAVD88**

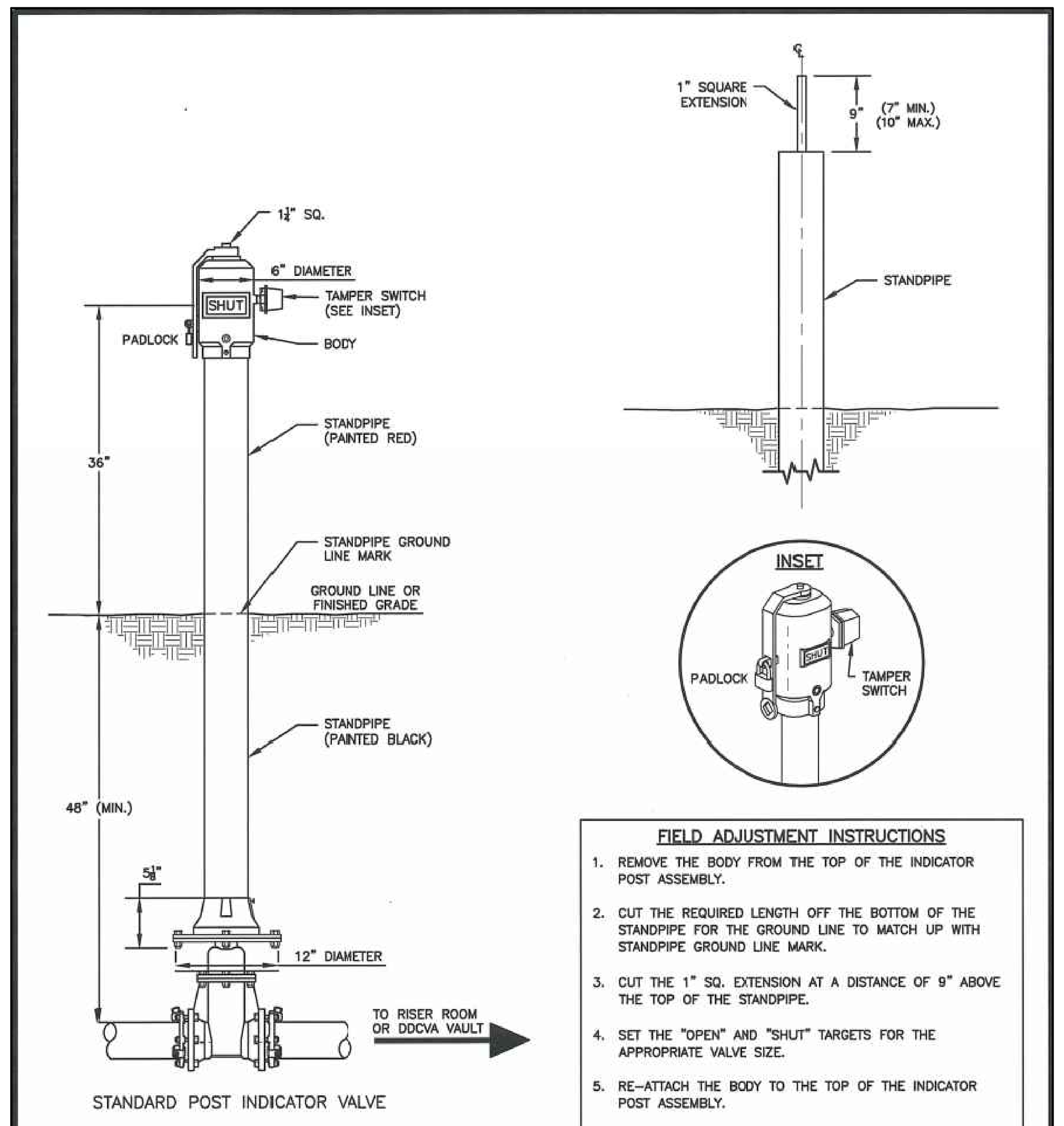
DATE: **1/19/2022**

PROJECT NO. **LARS-0001**

SHEET NO. **14** OF **20**

REFERENCE NO. **C5.01**

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.

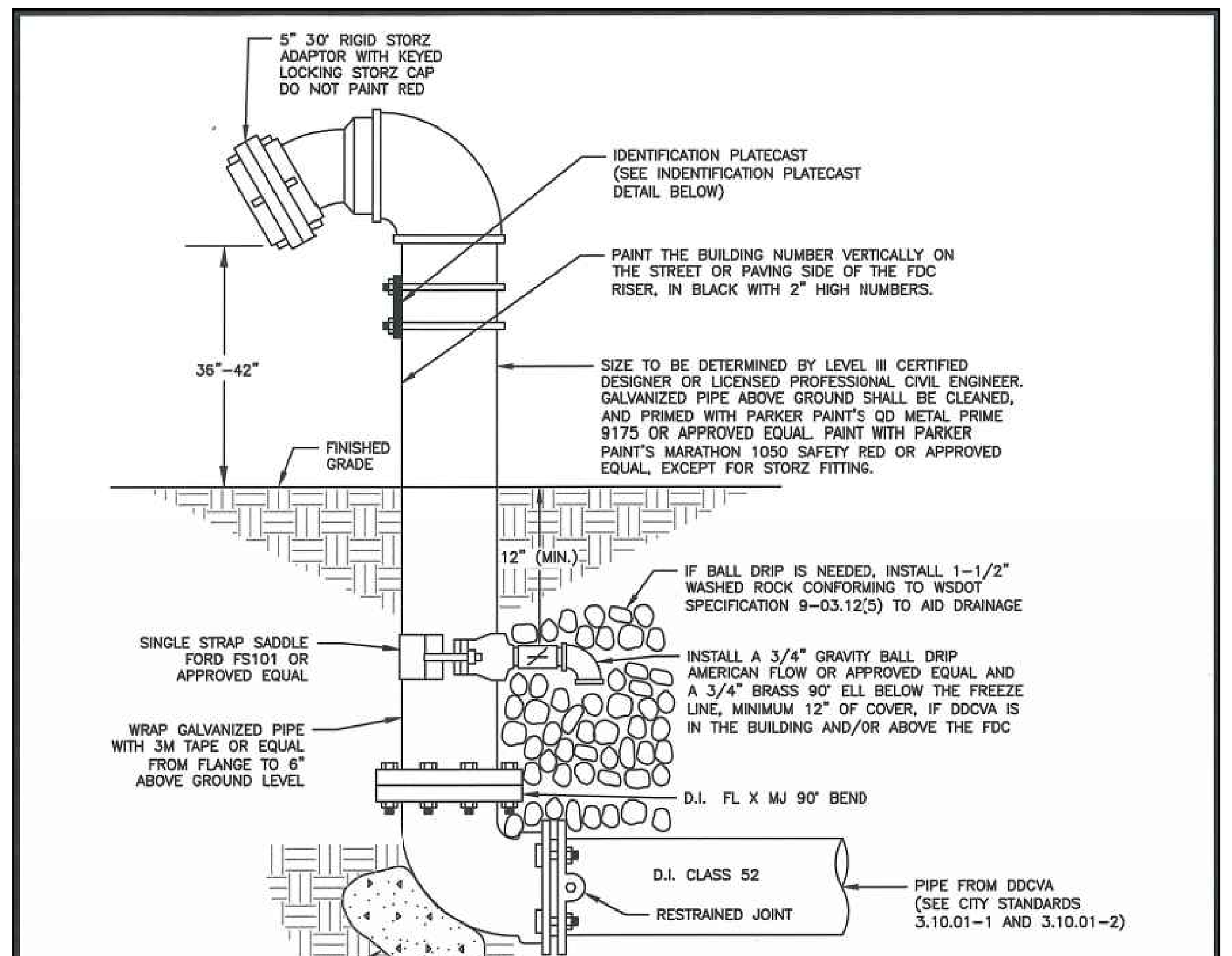


FIELD ADJUSTMENT INSTRUCTIONS

1. REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.
2. CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO MATCH UP WITH STANDPIPE GROUND LINE MARK.
3. CUT THE 1" SQ. EXTENSION AT A DISTANCE OF 9" ABOVE THE TOP OF THE STANDPIPE.
4. SET THE "OPEN" AND "SHUT" TARGETS FOR THE APPROPRIATE VALVE SIZE.
5. RE-ATTACH THE BODY TO THE TOP OF THE INDICATOR POST ASSEMBLY.
6. ALL POST INDICATOR VALVES SHALL BE INSTALLED WITH AN ELECTRONIC UL LISTED TAMPER SWITCH.
7. THERE SHALL BE 36" OF UNOBSTRUCTED CLEARANCE AROUND THE PERIMETER OF ALL POST INDICATOR VALVES.
8. POST INDICATOR VALVE SHALL BE LOCATED AT A MINIMUM 5-ft FROM BUILDING.

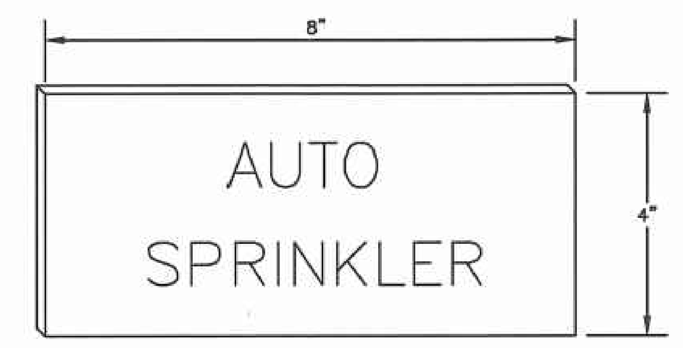
CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE SEALED: 2/5/2018
POST INDICATOR VALVE
(NOT TO SCALE)
CITY STANDARD 03.10.03

1 POST INDICATOR VALVE
SCALE: NTS



FIRE DEPARTMENT CONNECTION (FDC) NOTES:

1. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED WITHIN 15 FEET OF A FIRE HYDRANT, BUT NOT LESS THAN 10 FEET.
2. THE FDC SHALL BE A MINIMUM OF 50 FEET FROM THE BUILDING, UNLESS APPROVED BY THE FIRE CODE OFFICIAL, BUT NEVER LESS THAN 5 FEET FROM BUILDING.



IDENTIFICATION PLATECAST DETAIL

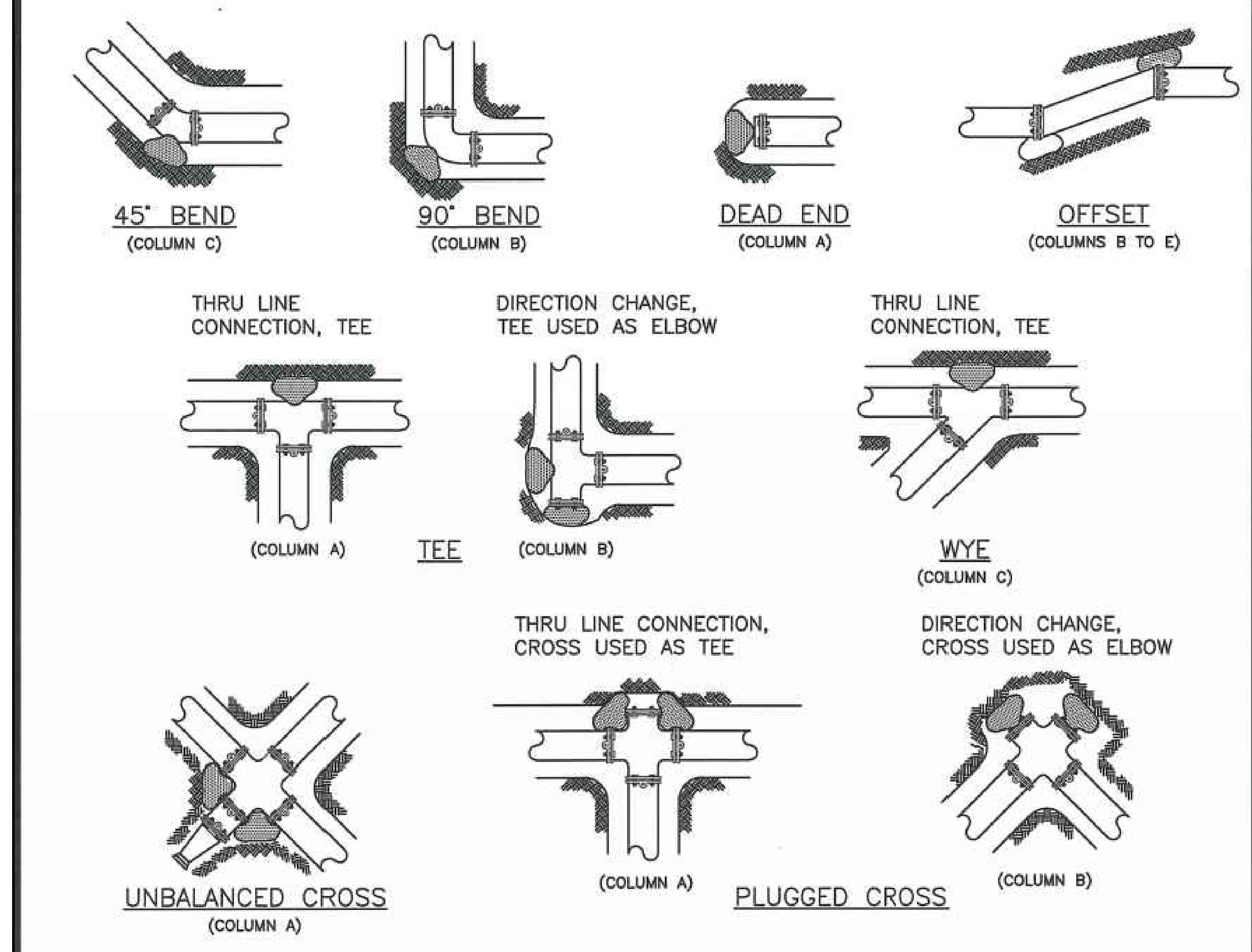
IDENTIFICATION PLATECAST DETAIL NOTES:

1. IDENTIFICATION PLATECAST WILL BE BRASS
2. IDENTIFICATION PLATECAST WILL BE 1/4" THICK
3. LETTERS WILL BE ONE INCH HIGH AND RAISED
4. USE TWO (2) ZINC U-BOLTS TO AFFIX TO PIPE

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE SEALED: 2/5/2018
FIRE DEPARTMENT CONNECTION (FDC)
(NOT TO SCALE)
CITY STANDARD 03.10.02

2 FIRE DEPARTMENT CONNECTION
SCALE: NTS

NOTE: DRAWINGS DEPICT BLOCK LOCATION, NOT SIZE. FOR SIZE SEE NOTES 3, 4, 5, AND CITY STD. 03.02.01-3



NOTES:

1. THE FOLLOWING PRECAUTIONS MUST BE OBSERVED WHEN CONSTRUCTING THRUST BLOCKS:
   A. BLOCKS MUST BE POURED OR PLACED AGAINST UNDISTURBED SOIL.
   B. THE PIPE FITTING(S) AND BOLTS MUST BE ACCESSIBLE. WRAP IN PLASTIC BEFORE POURING CONCRETE BLOCKING.
   C. CONCRETE SHOULD BE CURED FOR AT LEAST 5 DAYS AND SHOULD HAVE A MINIMUM COMPRESSION STRENGTH OF 3,000 PSI AT 28 DAYS.
   D. RESTRAINED JOINTS SHALL BE INSTALLED, IN ADDITION TO CONCRETE THRUST BLOCKING.
   E. BLOCKS MUST BE POSITIONED TO COUNTERACT THE DIRECTION OF THE RESULTANT THRUST FORCE.
2. ALL PIPE SHALL BE PROPERLY BEDDED, SEE CITY OF PUYALLUP STANDARD BEDDING DETAIL NO. 06.01.01.
3. CONTRACTOR TO PROVIDE BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE.
4. DIVIDE THRUST BY SAFE BEARING LOAD TO DETERMINE REQUIRED AREA (IN SQUARE FEET) OF CONCRETE TO DISTRIBUTE LOAD.
5. BEARING SURFACE AREAS TO BE ADJUSTED BY THE ENGINEER FOR OTHER PRESSURE AND/OR SOIL CONDITIONS.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE SEALED: 2/5/2018
HORIZONTAL THRUST BLOCKING
(NOT TO SCALE)
CITY STANDARD 03.02.01-1

3 HORIZONTAL THRUST BLOCKING
SCALE: NTS

APPROVED

BY ____________
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE ____________

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

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

NO.	DATE	REVISION DESCRIPTION	BY	CK

1-19-22
MARC A. PUDISTS, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER

PERMIT SET

TABLE 2: THRUST AT FITTINGS AT 200 PSI

SIZE	TEST PRESSURE (PSI)	THRUST FITTINGS AT 200 PSI A: TEE AND DEAD ENDS	B: 90° BEND	C: 45° BEND	D: 22.5° BEND	E: 11.25° BEND
4"	200	3,140	4,440	2,405	1,225	615
6"	200	7,070	9,995	5,410	2,760	1,385
8"	200	12,565	17,770	9,620	4,905	2,465
10"	200	19,635	27,770	15,030	7,660	3,850
12"	200	28,275	39,985	21,640	11,030	5,545
14"	200	38,485	54,425	29,455	15,015	7,545
16"	200	50,265	71,085	38,470	19,615	9,855

TABLE 3: BEARING VALUE OF SOIL

SOIL TYPE	SAFE BEARING LOAD LBS/SF
MUCK, PEAT, ETC.	0
SOFT CLAY/ALLUVIAL SOIL	1,000
SAND	2,000
SAND AND GRAVEL	3,000
SAND AND GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

SEE CITY STANDARDS 03.02.01-1 AND 03.02.01-2 FOR ADDITIONAL INFORMATION.

NOTES:

① TO DETERMINE THRUST AT PRESSURES OTHER THAN PSI SHOWN, MULTIPLY THE THRUST OBTAINED IN TABLE 2 BY THE RATIO OF THE PRESSURE TO 200 PSI.

EXAMPLE:
THE THRUST ON A 12 INCH, 90° BEND AT 300 PSI.

$$39{,}985 \times \frac{300\ PSI}{200\ PSI} = 59{,}978\ LBS$$

② TO DETERMINE THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET (SF):

SEE TABLE 3, BEARING VALUE OF SOIL

EXAMPLE:
FOR SAND AND GRAVEL BEARING VALUE FROM TABLE 3 IS 3,000 LBS/SF

$$59{,}978\ LBS \div 3000\ LB/SF = 20\ SF\ OF\ AREA$$

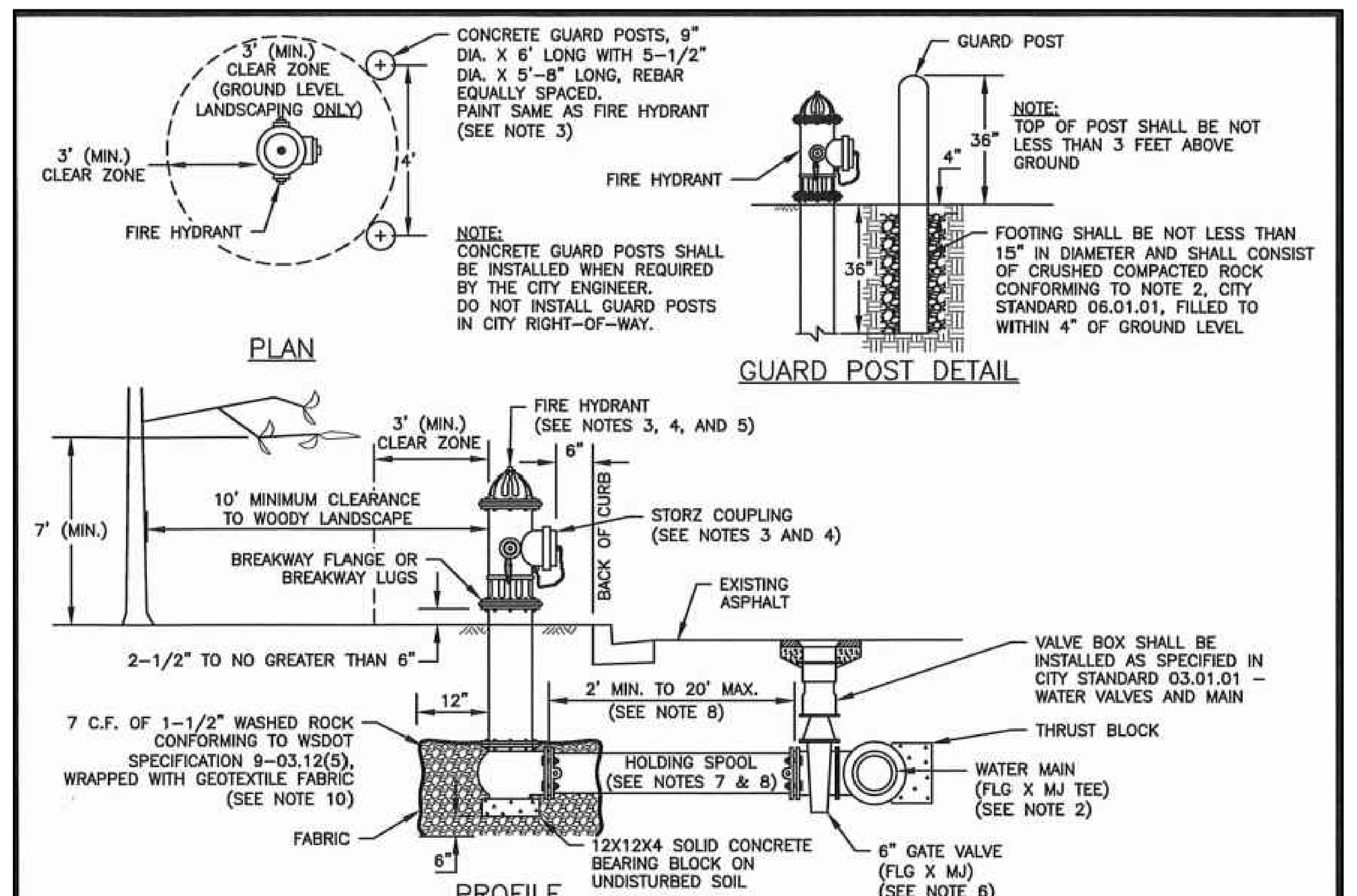
③ CONTRACTOR TO PROVIDE BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE

④ AREAS SHALL BE ADJUSTED FOR OTHER PRESSURE CONDITIONS.

⑤ NO WATER MAIN SHALL DEAD END AGAINST A MAIN LINE VALVE. DEAD END WATER MAINS SHALL BE BLOCKED AGAINST A RESTRAINED MECHANICAL JOINT (M.J.) PLUG OR CAP.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE SEALED: 2/5/2018
THRUST BLOCKING TABLE
(NOT TO SCALE)
CITY STANDARD 03.02.01-3

4 THRUST BLOCKING TABLE
SCALE: NTS



NOTES:

1. ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR APPROVED EQUAL.
2. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
3. THE FIRE HYDRANT AND CONCRETE GUARD POSTS SHALL BE PAINTED, RUST-OLEUM SAFETY YELLOW #7543 (TWO COATS) OR AN APPROVED EQUAL. THE STORZ FITTING SHALL NOT BE PAINTED.
4. FIRE HYDRANTS SHALL HAVE TWO 2-1/2" HOSE PORTS (NATIONAL STANDARD THREAD) WITH CAPS AND CHAINS AND ONE 4" PUMPER PORT (#8 TACOMA STEAMER PORT THREAD) WITH A 5" 'STORZ' COUPLING AND BLIND CAP INSTALLED ON THE STEAMER PORT, (STEAMER PORT SHALL FACE THE STREET), 1-1/4" PENTAGONAL OPERATING NUT (COUNTER-CLOCKWISE OPENING), O-RING TYPE STUFFING BOX, AUTOMATIC BARREL DRAINS AND 5-1/4" MAIN VALVE OPENING. HYDRANTS SHALL BE DESIGNED IN A MANNER THAT WILL PREVENT BARREL BREAKAGE WHEN STRUCK BY A VEHICLE. HYDRANTS SHALL CONFORM TO THE LATEST REVISION OF AWWA SPECIFICATIONS NO. C 502-73 FOR FIRE HYDRANTS FOR ORDINARY WATER SERVICE. FIRE HYDRANTS SHALL INCLUDE THE ENTIRE ASSEMBLY COMPLETE, INCLUDING HYDRANT, GATE VALVE AND BOX, CONNECTING PIPING, FITTINGS, AND ACCESSORIES.
5. FIRE HYDRANTS SHALL BE AVK, CLOW MEDALLION, M & H 129S, MUELLER CENTURION, OR WATEROUS.
6. GATE VALVES SHALL CONFORM TO THE LATEST AWWA SPECIFICATIONS FOR COLD WATER, RESILIENT SEATED WEDGE GATE VALVES, 200 PSI WORKING PRESSURE. THEY SHALL BE IRON-BODIED BRONZE-MOUNTED, NON-RISING STEM, COUNTER-CLOCKWISE OPENING, MECHANICAL JOINT BY FLANGED. VALVE STEMS SHALL BE PROVIDED WITH O-RING SEALS AND SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY OR APPROVED EQUAL.
7. THE HOLDING SPOOL SHALL BE A MECHANICAL-JOINT (M.J.) HOLDING SPOOL, WITH THE USE OF MEGA-LUG CONNECTORS OR APPROVED EQUAL WITH CLASS 52 DUCTILE IRON PIPE.
8. IF DISTANCE BETWEEN WATER MAIN AND FIRE HYDRANT IS GREATER THAN 17 FEET, RESTRAINED JOINTS ARE REQUIRED ON ANY ADDITIONAL JOINTS. THE MAXIMUM 6-INCH HYDRANT RUN ALLOWED IS 20 FEET. ANY PROPOSED HYDRANT RUN EXCEEDING 20' IN LENGTH SHALL BE SIZED USING AN ENGINEERED HYDRAULIC FIRE FLOW MODEL. ANY HYDRANT RUN EXCEEDING 50 FEET IN LENGTH SHALL BE NO LESS THAN 8-INCHES IN DIAMETER.
9. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM A BUILDING OR STRUCTURE.
10. THE CONTRACTOR SHALL PLACE A 6 OZ. GEOTEXTILE FABRIC AROUND THE WASHED ROCK AREA, ENDS TO OVERLAP.
11. A FLUORESCENT ORANGE BAG MUST COVER AND BE SECURED TO THE FIRE HYDRANT UNTIL APPROVED FOR USE BY CITY ENGINEER.
12. A MINIMUM THREE FOOT (3') RADIUS UNOBSTRUCTED CLEAR ZONE (WORK AREA) SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS. ADDITIONALLY, NO WOODY LANDSCAPE SHALL BE PLANTED WITHIN TEN FEET (10') OF ANY FIRE HYDRANT. OVERREACHING BRANCHES OF TREES ADJACENT TO HYDRANTS SHALL HAVE A MAINTAINED VERTICAL CLEARANCE OF SEVEN (7') FEET ABOVE FINISHED GRADE OF THE FIRE HYDRANT.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE SEALED: 11/7/2020
FIRE HYDRANT ASSEMBLY
(NOT TO SCALE)
CITY STANDARD 03.05.01

5 FIRE HYDRANT ASSEMBLY
SCALE: NTS

811 Know what's below. Call before you dig.

Plot Date: 1/20/2022 4:41 PM By: Kyle Murphy
Save Date: 1/20/2022 4:17 PM By: Kyle Murphy File:P:\LARS0001\0400CAD\Sheets\Final\WA-LARS0001.dwg

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
WATER DETAILS
300 RIVER ROAD
CITY OF PUYALLUP

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY: M. PUDISTS
DESIGNED BY: K. MURPHY
DRAWN BY: K. MURPHY

HORZ. DATUM: NAD83(11)
VERT. DATUM: NAVD88

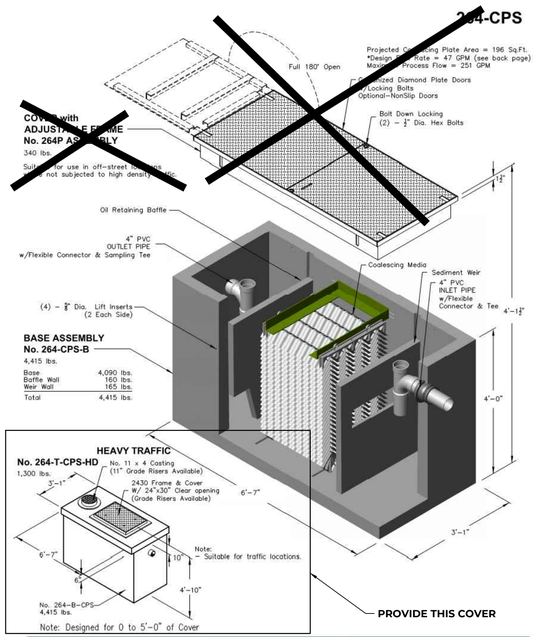
DATE: 1/19/2022

PROJECT NO. LARS-0001

SHEET NO. 15 of 20

REFERENCE NO. C5.1

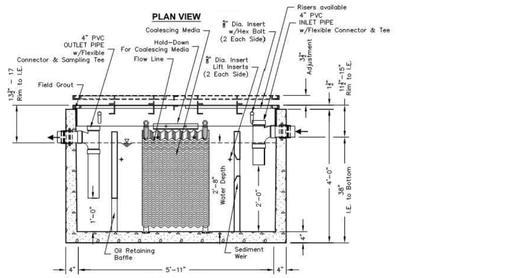
A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.



Oldcastle Precast®	264-CPS	264-CPS OIL / WATER SEPARATOR COALESCING - 47 GPM
PO Box 323, Wilsonville, Oregon 97070-0323	File Name: 020-264CPS	
Tel: (503) 682-2844 Fax: (503) 682-2657	Issue Date: 2018	
	oldcastleprecast.com/wilsonville	

5.0

PROVIDE HEAVY TRAFFIC
COVER NO. 264 T-CPS-HD



Notes:
– Static Water Depth = 2'-8"
– Prior to "Startup" of system, fill with clean water to bottom of outlet pipe. For best results, fill to flow line.
– Follow Regular Inspection, Cleaning, & Maintenance Schedule (See Clean Out & Maintenance).

*DESIGN FLOW RATE	EFFLUENT QUALITY	100% COLLECTED SIZE
47	10 ppm	60 Micron

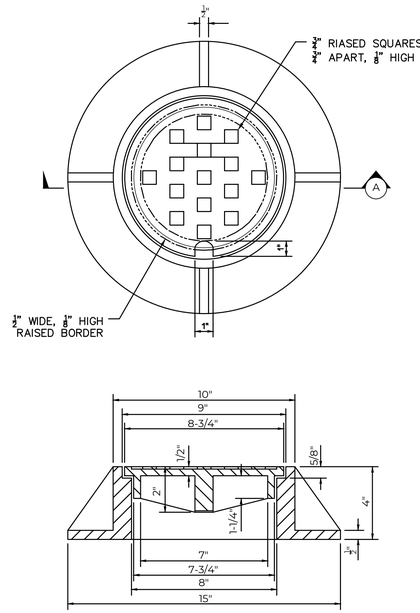
Basic Design Information: *
Influent Characterics
– Oil Specific Gravity = 0.88
– Operating Temperature = 50°
– Influent Oil Concentration = 100 ppm
– Mean Oil Droplet Size = 130 Microns
– .033 ft/min. Critical Oil Droplet Predicted Rise Rate

*Basic Design Information per Washington State Department of Ecology. User to Adjust Estimates for Variations in Real Conditions.

Oldcastle Precast®	264-CPS	264-CPS OIL / WATER SEPARATOR COALESCING - 47 GPM
PO Box 323, Wilsonville, Oregon 97070-0323	File Name: 020-264CPS	
Tel: (503) 682-2844 Fax: (503) 682-2657	Issue Date: 2018	
	oldcastleprecast.com/wilsonville	

5.1

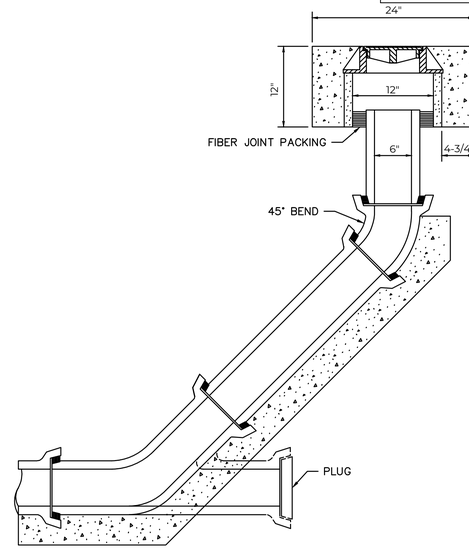
1 OIL & WATER SEPARATOR
SCALE: NTS



SECTION (A)

CAST IRON RING AND COVER

2 CAST IRON RING AND COVER - CLEANOUT DETAIL
SCALE: NTS



City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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

NO.	DATE	REVISION DESCRIPTION	BY	CK

1-19-22
MARC A. PUDISTS
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE

SEWER DETAILS

300 RIVER ROAD
CITY OF PUYALLUP

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY: **M. PUDISTS**
DESIGNED BY: **K. MURPHY**
DRAWN BY: **K. MURPHY**

HORZ. DATUM: **NAD83(11)**
VERT. DATUM: **NAVD88**

DATE: **1/19/2022**

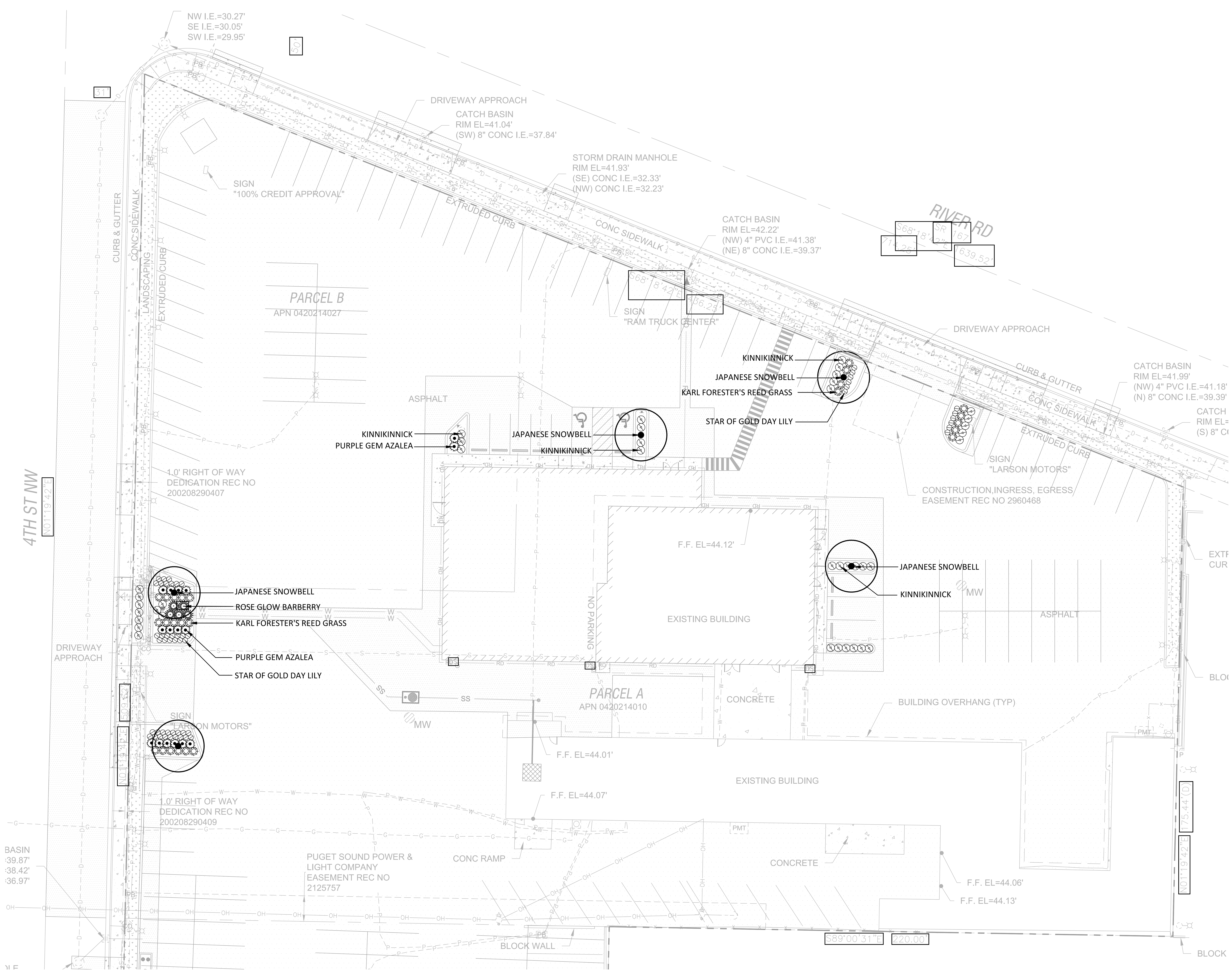
PROJECT NO. **LARS-0001**

SHEET NO. **16 OF 20**

REFERENCE NO. **C5.2**

811 Know what's below. Call before you dig.

Plot Date: 1/20/2022 4:41 PM By: Kyle Murphy
Save Date: 1/20/2022 4:17 PM By: Kyle Murphy File:P:\LARS0001\0400CAD\Sheets\Final\WA-LARS0001.dwg



City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

SEE SHEET L1.1 FOR PLANT LEGEND AND IMAGES
SEE SHEET L1.2 FOR PLANTING DETAILS

Graphic Scale: 1" = 20'-0"

Final Set

300 BUILDING-LARSON AUTOMOTIVE GROUP

300 River Road
Puyallup, WA

PROJECT

Lyon Landscape Architects
1015 Pacific Avenue, Suite 203
Tacoma, WA 98402
253-678-4173
Eric@LyonLA.com

REVISIONS

APP'D

Landscape Plan

L1.0

SCALE:	1" = 20'-0"
DATE:	January 11, 2022
PROJECT:	Larson Jeep
PROJECT NO:	LLA0293.21
DESIGN:	EW
DRAWN:	EW
CHECKED:	ML

OF SHEETS

PLANT LEGEND

QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
	TREES		
5	STYRAX JAPONICUS	JAPANESE SNOWBELL	2" CALIPER, SPACING PER PLAN
	SHRUBS		
16	AZALEA 'PURPLE GEM'	PURPLE GEM AZALEA	2 GALLON, 3' O.C. SPACING
25	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3 GALLON, 3' O.C. SPACING
5	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW JAPANESE BARBERRY	3 GALLON, 4' O.C. SPACING
	GROUNDCOVER		
51	HEMEROCALLIS 'STELLA DE ORO'	STAR OF GOLD DAY LILY	1 GALLON, 24" O.C. SPACING
40	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GALLON, 3' O.C. SPACING

LANDSCAPE NOTES AND SOIL QUALITY

1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT QUANTITIES AS SHOWN ON DRAWINGS.
2. CONTRACTOR SHALL PROVIDE SOIL AMENDMENT AND TOPSOIL PLACEMENT PER CITY OF PUYALLUP DETAILS.
3. CONTRACTOR SHALL PROVIDE PRUNING OF REQUIRED TREES AND SHRUBS FOR THE PURPOSE OF MAINTAINING TREES OR SHRUBS IN A HEALTHY AND THRIVING CONDITION AND/OR TO ENHANCE ITS NATURAL GROWTH FORM. TREES AND SHRUBS SHALL NOT BE EXCESSIVELY PRUNED SUCH THAT IT ADVERSELY AFFECTS THE HEALTHY LIVING CONDITION OF THE PLANT, SIGNIFICANTLY DAMAGES THE NATURAL GROWTH OF THE PLANT, OR ELIMINATES OR SIGNIFICANTLY REDUCES THE PURPOSE FOR THE PLANTING. TOPPING, AN EXTREME FORM OF PRUNING OF TREES REQUIRED BY THIS SECTION IS PROHIBITED. THIS PROHIBITION DOES NOT APPLY TO PRUNING TO REMOVE A SAFETY HAZARD, TO REMOVE DEAD OR DISEASED MATERIAL, OR TO AVOID OVERHEAD POWER LINES. PROVIDE PRUNING AS PER THE LANDSCAPE MAINTENANCE PLAN.

PLANT IMAGES

JAPANESE SNOWBELL

PURPLE GEM AZALEA

FOERSTER'S FEATHER REED GRASS

ROSE GLOW JAPANESE BARBERRY

PURPLE ROCK ROSE

STAR OF GOLD DAY LILY

KINNIKINNICK

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

Final Set

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
ERIC J. WILLIAMS CERTIFICATE NO. 775

300 BUILDING-LARSON AUTOMOTIVE GROUP
300 River Road
Puyallup, WA
PROJECT

Lyon Landscape Architects
1015 Pacific Avenue, Suite 203
Tacoma, WA 98402
253-678-4173
Eric@LyonLA.com

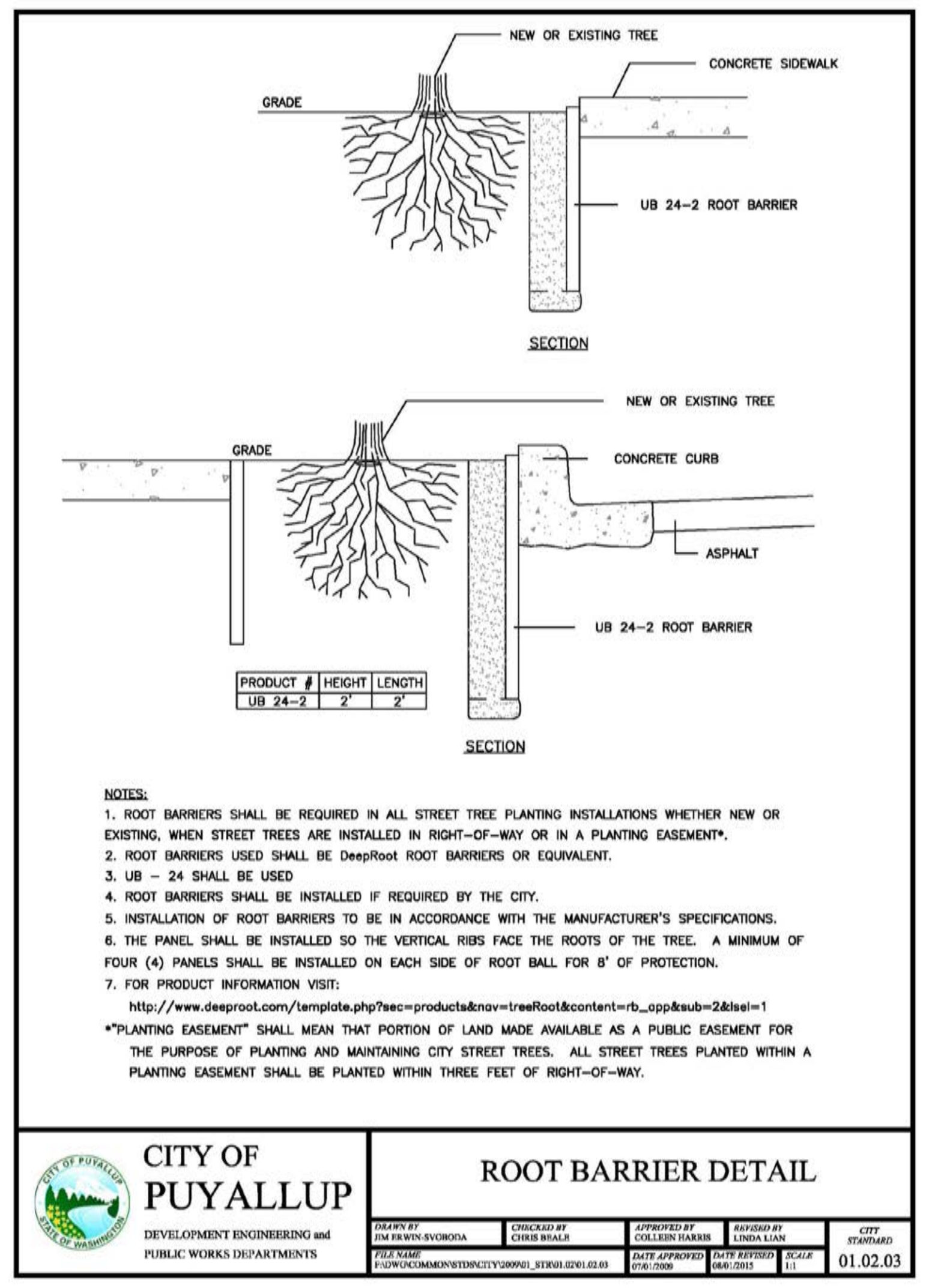
LYON

Plant Legend and Images

REVISIONS | APP'D.

L1.1 OF SHEETS

SCALE: NTS
DESIGN: EW
DATE: January 11, 2022
DRAWN: EW
PROJECT: Larson Jeep
CHECKED: ML
PROJECT NO: LLA0293.21
SECTION NUMBER:



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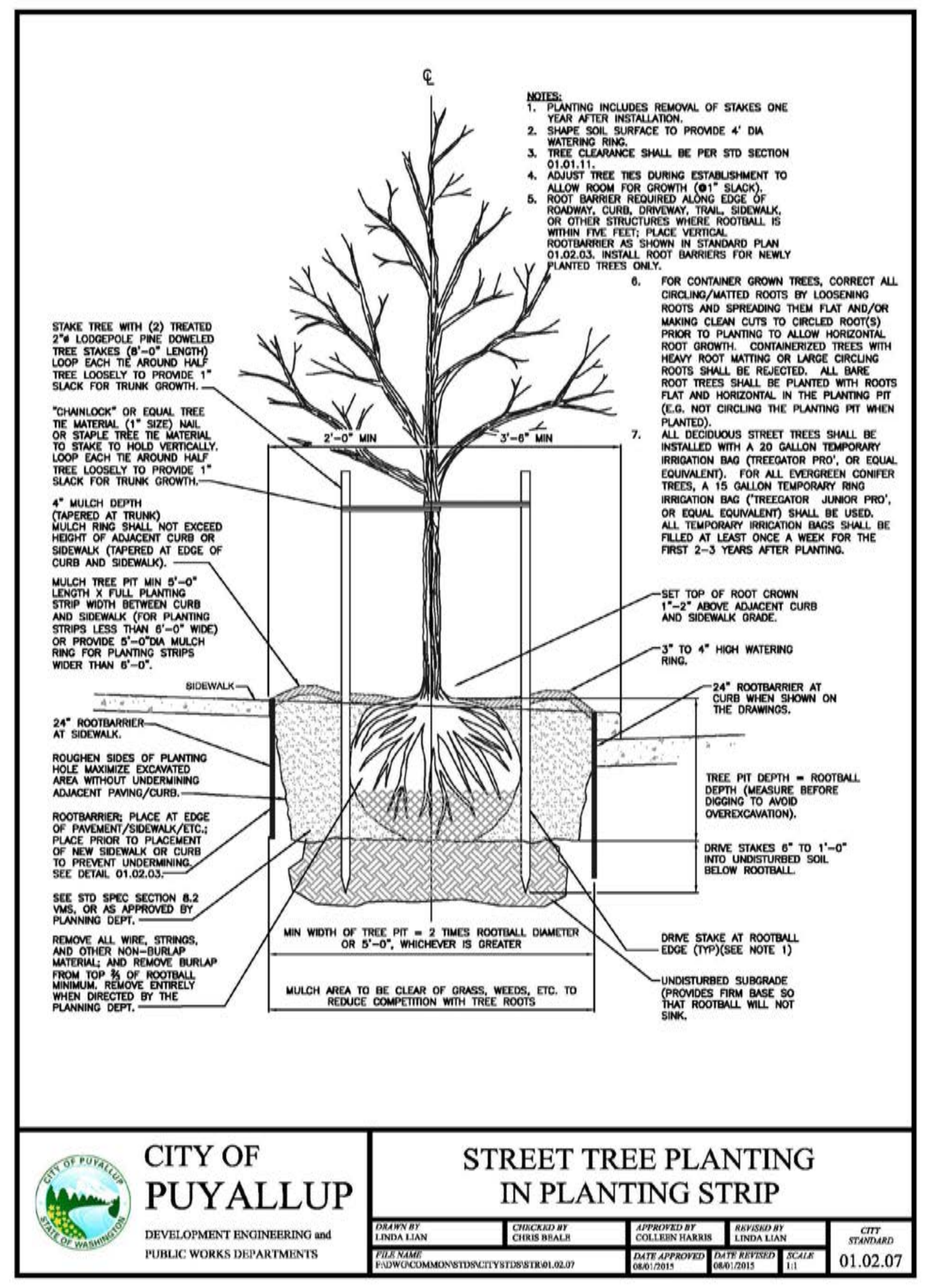

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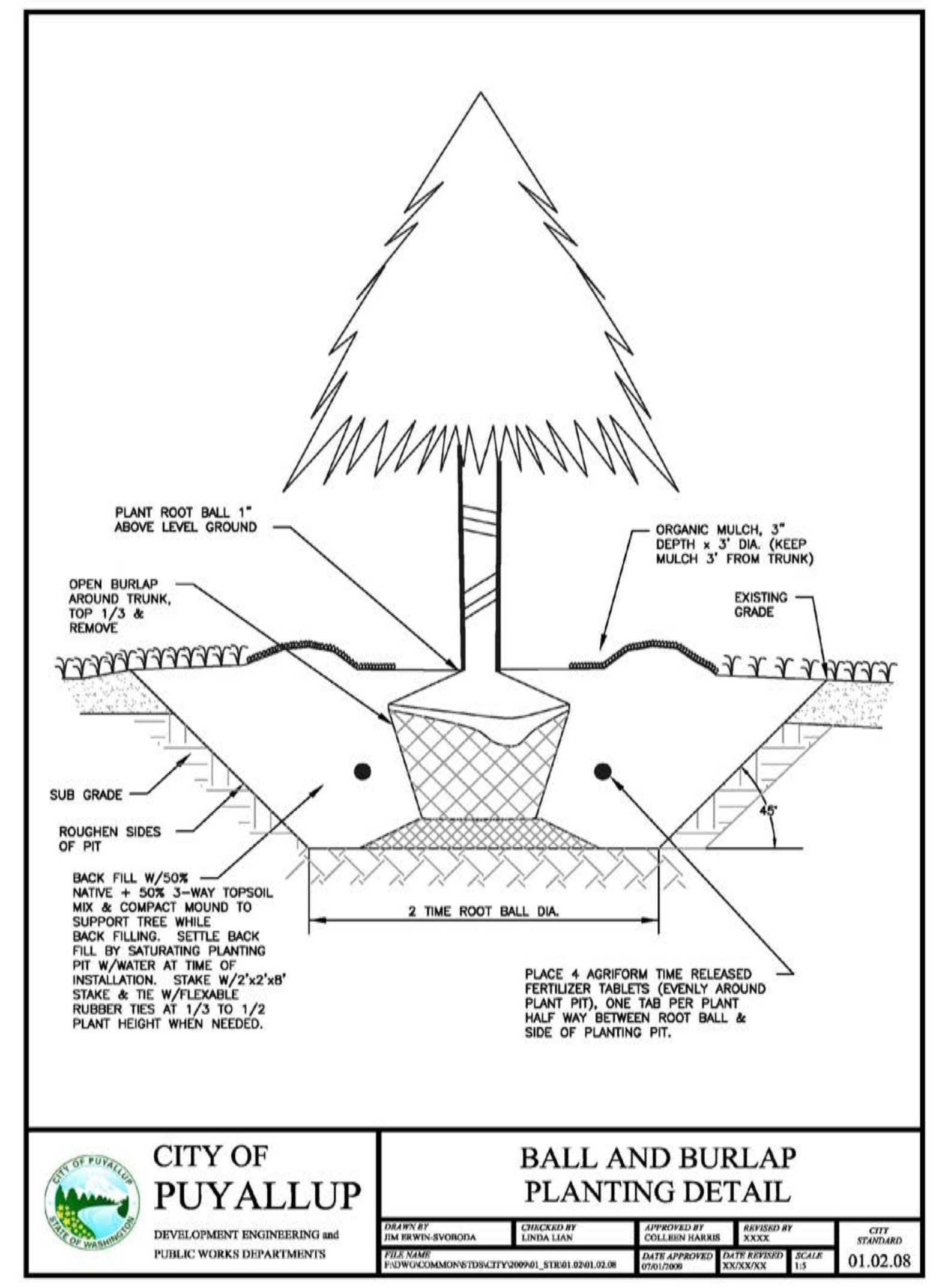

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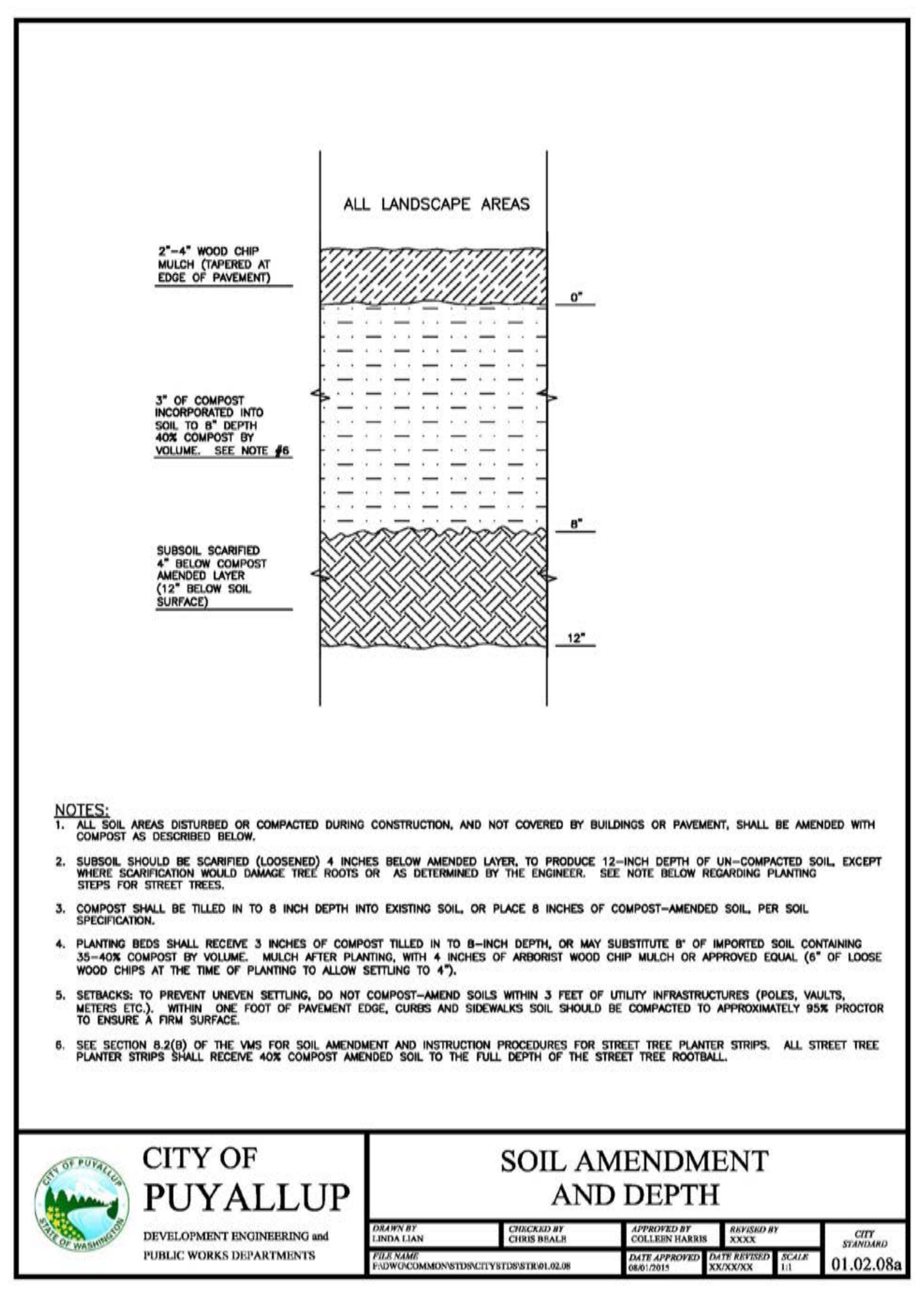


4

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

Final Set

300 BUILDING-LARSON AUTOMOTIVE GROUP

300 River Road
Puyallup, WA

PROJECT

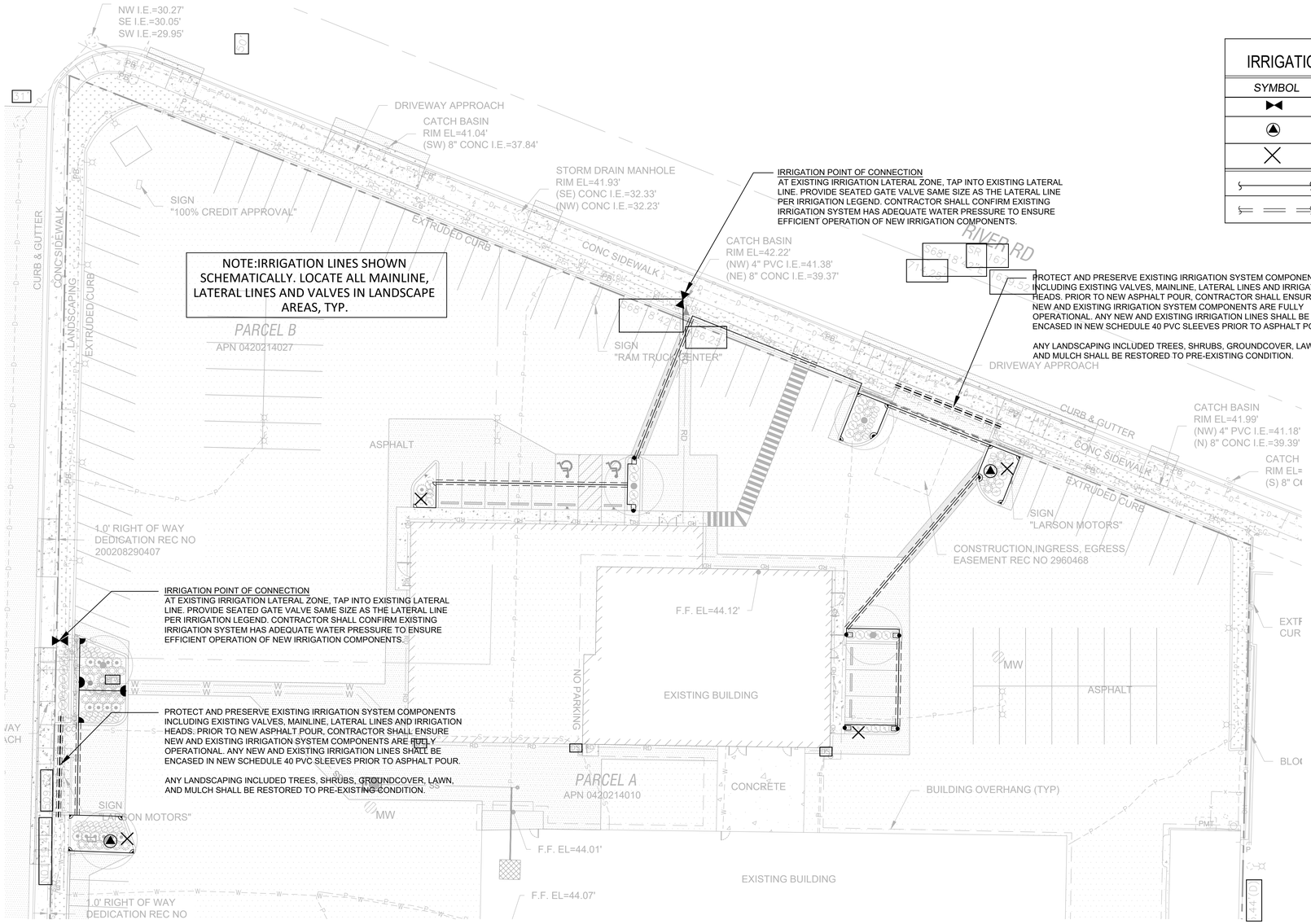
Lyon Landscape Architects
1015 Pacific Avenue, Suite 203
Tacoma, WA 98402
253-678-4173
Eric@LyonLA.com

Puyallup Standard Planting & Soil Details

REVISIONS | APP'D

L1.2 OF SHEETS

SCALE: As Shown
DATE: January 11, 2022
PROJECT: Larson Jeep
PROJECT NO: LLA029.3.21
DESIGN: EW
DRAWN: EW
CHECKED: ML
REVISION NUMBER:



IRRIGATION LEGEND

SYMBOL	MFG.	MODEL #	DESCRIPTION
⋈	KENNEDY	8561ASS	RESILIENT SEATED GATE VALVE (SIZE TO MATCH EXISTING LATERAL LINE)
⍟	RAINBIRD	44-LRC	1" BRASS QUICK COUPLING VALVE (QCV) W/ LOCKING RUBBER COVER, SUPPLY W/ COUPLER KEY & LOCKING COVER KEY
✕	HUNTER	PASV-101	1" MANUAL DRAIN VALVE
⟿			SCHEDULE 200 PVC LATERAL LINES, SIZE TO ENSURE MAX PRESSURE OF 7 F/S.
⟿ ═ ⟿			SCHEDULE 40 PVC SLEEVES @ 24" DEPTH, MIN. 4" DIAMETER, SIZE TO ACCOMODATE MAINLINE, LATERAL LINES, WIRING

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

IRRIGATION HEAD SCHEDULE

SYM.	CATALOG NUMBER	RADIUS	GPM	PSI
	SPRAY HEADS			
	RAINBIRD 1800-MPR-8Q	8	0.26	30
	RAINBIRD 1800-MPR-12Q	12	0.65	30
	RAINBIRD 1800-MPR-12H	12	1.30	30
	RAINBIRD 1800-MPR-15Q	15	0.95	30
	RAINBIRD 1800-MPR-15H	15	1.85	30
	RAINBIRD 1800-MPR-15EST	4'X15'	0.61	30
	RAINBIRD 1800-MPR-15SST	4'X30'	1.21	30

PROVIDE 6" HEADS FOR LANDSCAPE PLANTING AREAS

IRRIGATION - GENERAL NOTES

1. CONFIRM WATER PRESSURE PRIOR TO STARTING OF WORK.
2. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AND/OR QUALIFIED INSTALLERS/TRADES ACCEPTABLE TO THE SOLE SATISFACTION OF THE CONSTRUCTION OBSERVER AND AT NO COST TO THE OWNER.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR. ALL CONSTRUCTION CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND CONSTRUCTION OBSERVER IMMEDIATELY UPON RECOGNITION.
5. CONTRACTOR IS RESPONSIBLE FOR A THOROUGH CLEAN-UP FOR HIS/HER RESPECTIVE WORK, DAILY AND AT PROJECT CLOSE-OUT.
6. ALL PIPING UNDER HARD SURFACES SHALL BE SLEEVED. CONTRACTOR IS REQUIRED TO INSTALL DUCTILE IRON PIPE FOR IRRIGATION PIPE SLEEVES UNDER PAVEMENTS. D.I. SLEEVE SHALL BE FOUR INCHES (4") LARGER THAN THE IRRIGATION MAINLINE PIPE SIZE. END OF SLEEVE SHALL EXTEND FOUR FEET (4') BEYOND EDGE OF PAVEMENT. MINIMUM DEPTH OF BURY FROM FIN. GRADE TO TOP OF SLEEVE SHALL BE ONE FOOT (12").
7. PIPE SIZE SHALL BE THE SAME ON BOTH SIDES OF VALVES. PIPE SHALL REMAIN CONSTANT BETWEEN PIPE SIZE CALLOUTS. 3/4" CLASS 200 PVC SHALL BE THE SMALLEST LATERAL LINE USED.
8. FIELD VERIFY ALL SPRINKLER HEAD LOCATIONS (FLAGGING) BEFORE TRENCHING.
9. WHERE TWO OR MORE PIPES SHARE THE SAME TRENCH, MAINTAIN A 4" SEPARATION BETWEEN PIPES. DO NOT CROSS PIPES OVER EACH OTHER UNLESS THEY ARE AT A 90 DEGREE ANGLE.
10. IRRIGATION SITE PLAN IS SCHEMATIC. IRRIGATION PLUMBING AND EQUIPMENT SHALL BE INSTALLED IN TURF OR LANDSCAPE BED AREAS AND WITHIN PROPERTY BOUNDARIES. THE CONTRACTOR SHALL CONSIDER ALL SITE FEATURES IN THE INSTALLATION OF IRRIGATION IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL IRRIGATION EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM. FIELD VERIFY ALL EXISTING EQUIPMENT LOCATIONS AND REPORT ANY INCONSISTENCIES TO CONSTRUCTION OBSERVER/OWNER'S REPRESENTATIVE.
11. SPRINKLER HEAD SYMBOLS SCHEMATICALLY REPRESENT DESIRED SPRAY PATTERNS. FIELD ADJUSTMENTS AND VERIFICATION OF SPRAY PATTERNS WILL BE NECESSARY. ADJUST SPRAY PATTERNS TO WATER LANDSCAPE AREA ONLY AND MINIMIZE OVERSPRAY ONTO PAVEMENT.

0 10' 20' 40'
Graphic Scale: 1" = 20'-0"

Final Set

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT ERIC J. WILLIAMS CERTIFICATE NO. 775

300 BUILDING-LARSON AUTOMOTIVE GROUP
300 River Road
Puyallup, WA
PROJECT

Lyon Landscape Architects
1015 Pacific Avenue, Suite 203
Tacoma, WA 98402
253-678-4173
Eric@LyonLA.com

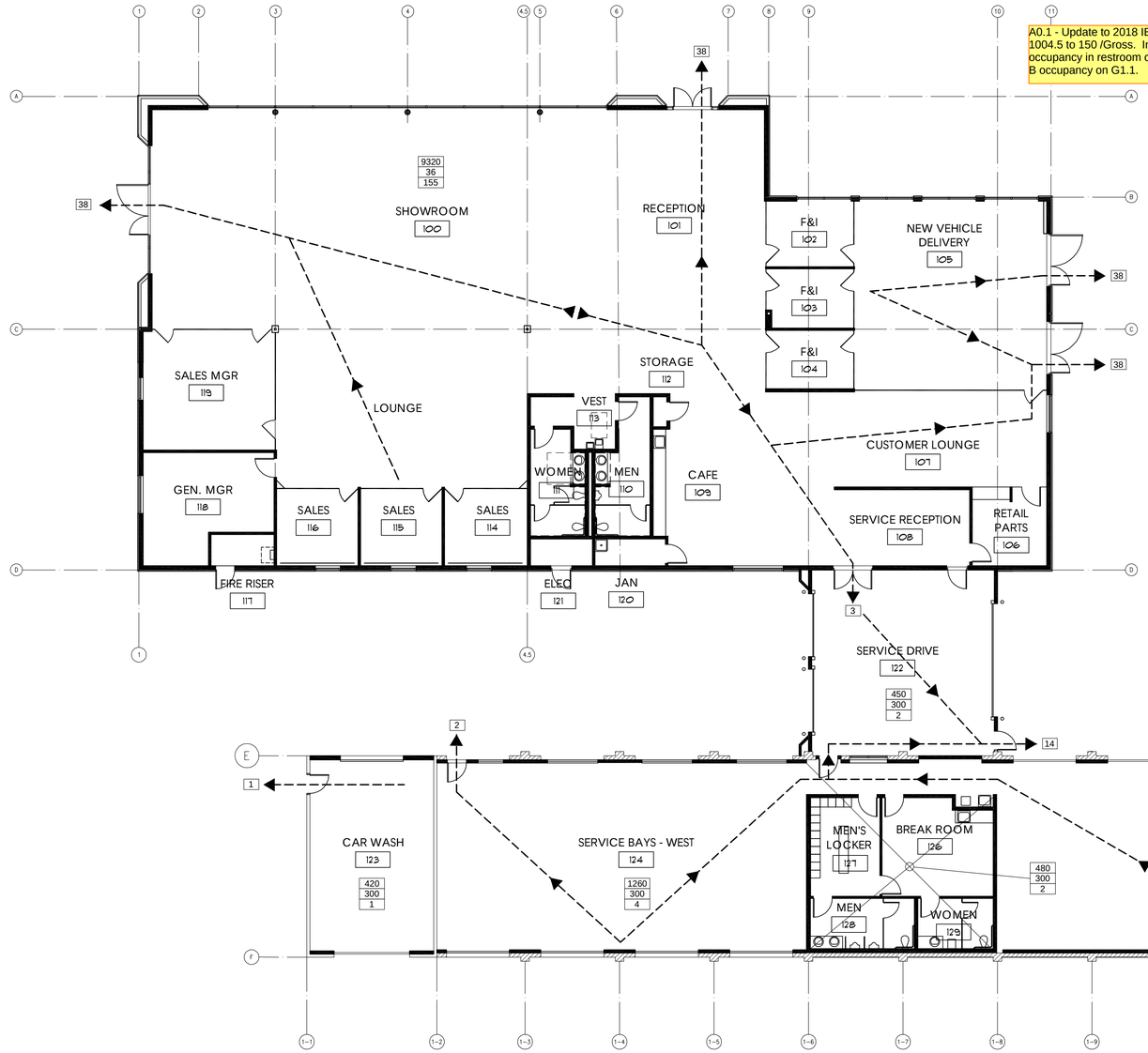
LYON

Irrigation Plan

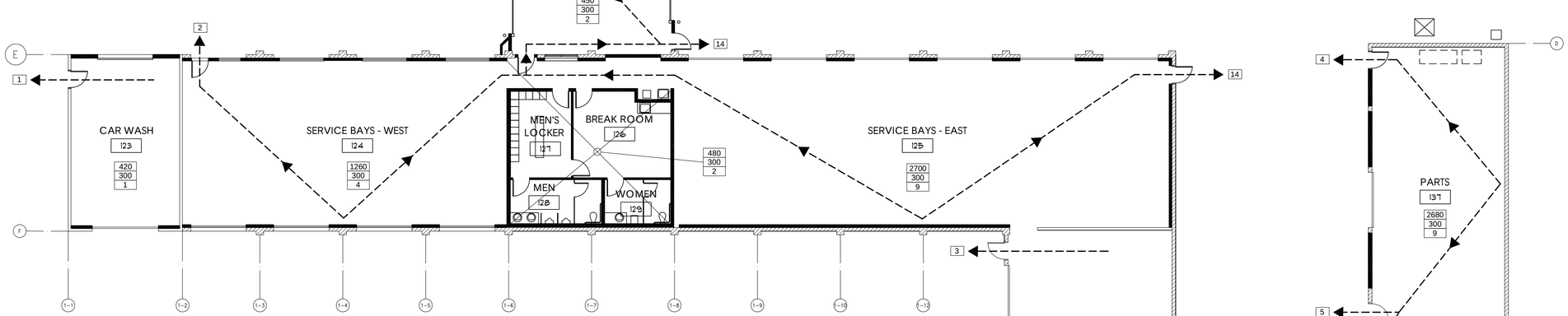
REVISIONS	APPD

L2.0

SCALE: 1" = 20'-0" | OF SHEETS
DATE: January 11, 2022 | DESIGN: EW
PROJECT: Larson Jeep | DRAWN: EW
PROJECT NO: LA20293.24 | CHECKED: WL
REVISION NUMBERS



A0.1 - Update to 2018 IBC Table 1004.5 to 150 /Gross. Include B occupancy in restroom calculations B occupancy on G1.1.



PLUMBING FIXTURE CALCULATION

A0.1 - inculde B occupancy on RR

PER TABLE 2902.1

TOTAL OCCUPANT LOAD:
- S-1 OCCUPANCY: 36 (INDUSTRIAL)
- M OCCUPANCY: 157 (RETAIL)
- TOTAL 193

WATER CLOSETS:
- S-1 1/100 FOR EACH SEX = 1
- M 1/300 FOR EACH SEX = 1
- TOTAL 2

LAVATORIES:
- S-1 1/100 FOR EACH SEX = 1
- M 1/300 FOR EACH SEX = 1
- TOTAL 2

FIXTURES PROVIDED:
WATER CLOSETS:
- MEN 2
- WOMEN n/a
- TOTAL 5 COMPLIES

LAVATORIES:
- MEN 4
- WOMEN n/a
- TOTAL 7 COMPLIES

GENERAL MEANS OF EGRESS AND EXITING INFORMATION

A. OCCUPANT LOADS: (TABLE 1004.5)

A0.1 - PROVIDE OCCUPANT LOAD CALULATIONS WITH TABLE 1004.5 OF 2018 IBC.

ASSEMBLY: A-3	TABLES & CHAIRS	15 NET SF / OCC
BUSINESS AREAS:		~~100~~ GROSS SF / OCC
MERCHANTILE		300 GROSS SF / OCC

B. EXIT WIDTHS: (SECTION 1005.3.2)

IF FULLY SPRINKLERED: 0.2" PER OCCUPANCT FOR STAIRS, 0.15" PER OCCUPANT FOR OTHER EGRESS COMPONENTS.

C. EXITS REQUIRED PER FLOOR: (TABLE 1006.3.1)

OCCUPANT LOAD	MINIMUM NUMBER OF EXITS
1 - 500	
501 - 1000	
MORE THAN 1000	

D. ONE EXIT PER SPACE ACCEPTABLE:

IF < 50 MAX OCCUPANTS AND 100 FOOT MAX COMMON PATH EGRESS TRAVEL PER 1006.3.2, EXCEPTION 1.

E. EXIT ARRANGEMENT: (SECTION 1007.1.1)

1/3 THE DIAGONAL FOR 2 EXITS IF FULLY SPRINKLERED

F. COMMON PATH EGRESS TRAVEL: (SECTION 1013.3)

THE POINT AT WHICH TWO EXIT OPTIONS ARE AVAILABLE - 75 FOOT MAXIMUM

G. TRAVEL DISTANCE: (TABLE 1017.2)

250 FEET MAXIMUM FOR FULLY SPRINKLERED BUILDING.

ROOMS TYPICALLY EXIT TO NON-RATED CORRIDORS (INTERVENING ROOM) LEADING DIRECTLY TO THE BUILDING EXTERIOR.

A0.1 - PROVIDE TRAVEL DISTANCE ON EGRESS/LIFE SAFTEY

H. LOSS OF ONE MEANS OF EGRESS: (SECTION 1005.5)

ADDITIONAL EXITS OR EXIT ACCESS DOORWAYS SHALL BE ARRANGED A REASONABLE DISTANCE APART SO THAT IF ONE BECOMES BLOCKED, THE OTHERS SHALL NOT REDUCE THE REQ'D CAPACITY BY MORE THAN 50%.

I. PANIC HARDWARE:

REQUIRED WHERE OCCUPANT LOAD > 50

J. INTERVENING SPACE EXITING:

ONLY ALLOWED IF THE INTERVENING SPACES ARE ACCESSORY TO EACH OTHER AND THE MEANS OF EGRESS IS DISCERNABLE.

K. DOOR SWING:

DOORS SHALL SWING IN THE DIRECTION OF EXIT WHEN OCCUPANT LOAD IS GREATER THAN 50

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

LEGEND

200 / 50 / 4	AREA / OCCUPANT LOAD FACTOR / NUMBER OF OCCUPANTS PER AREA
▲	EXIT LOCATION
⊠	EXIT SIGNS, SEE ELECTRICAL
●	FIRE EXTINGUISHERS

EXIT WIDTH
PER SECTION 1005.3.2
WITH SPRINKLER SYSTEM:
- STAIRWAYS: 0.2 INCHES/OCCUPANT
- EGRESS: 0.15 INCEHS/OCCUPANT

300 BLDG
LARSON AUTOMOTIVE GROUP
300 RIVER ROAD
PUYALLUP, WASHINGTON 98371

PERMIT SET

REVISIONS:

5438 REGISTERED ARCHITECT
JAMES H. CASTINO
STATE OF WASHINGTON

Castino Architecture
James Castino
Principal
8911 71st Ave. NW
Gig Harbor, WA 98332
PHONE: (253) 973-6680
EMAIL: jimpilot22@gmail.com

DATE: JAN. 21, 2022
DRAWN BY: PDS
PROJECT NO.:
FILE NAME:

OCCUPANT LOAD / EGRESS PLAN

SHEET NO:
A0.1

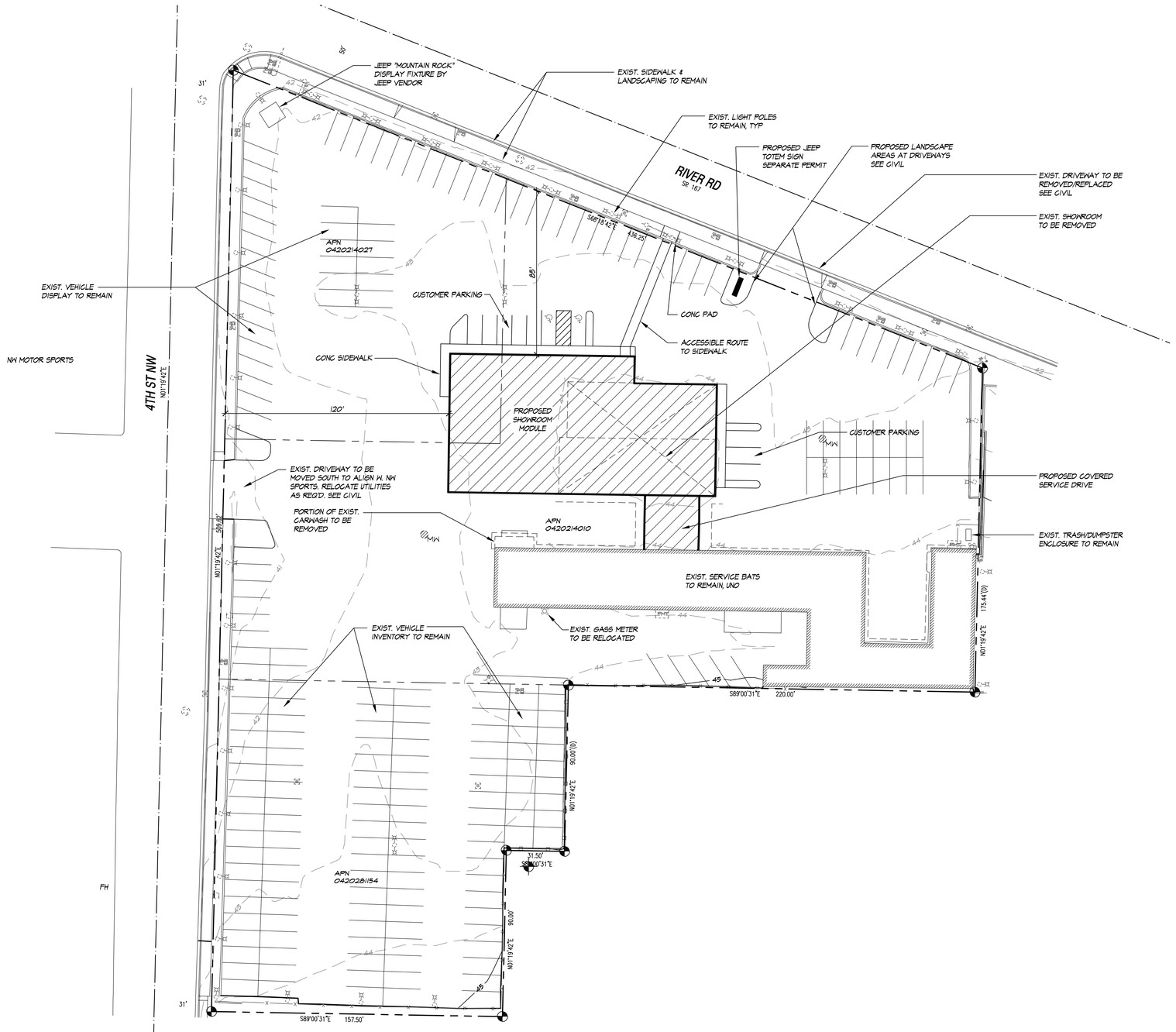
8A OCCUPANT LOAD / EGRESS PLAN

SCALE: 3/32" = 1'-0"

JEEP PROPOSED AREAS			
PROGRAM	**REQUIRED**	**PROPOSED**	**VARIANCE**
Building Area	**31,481 SF**	**21,826 SF**	**-9,655 SF**
Total Parking Area	**130,410 SF**	**38,650 SF**	**-91,760 SF**
Vehicle Quantity	**420**	**192**	**-228**
New	47,250 SF	19,520 SF	27,230 SF
Vehicle Qty	175	102	-73
Pre-Owned	24,300 SF	16,480 SF	-7,826 SF
Vehicle Qty	90	76	-14
Customer/Employee	41,850 SF	2650 SF	-39,200 SF
Vehicle Qty	155	14	-141
Land & Building Area	**161,891 SF**	**60,476 SF**	**-101,415 SF**
Total Site Area	**174,932 SF**	**134,468 SF**	**-40,464 SF**
	4.0 Acres	**3.08 Acres**	**-0.92 Acres**
NOTES:			

1. Most employee parking will be located across the street at the other owned property.
2. Site area for vehicle parking/inventory are without coefficients for circulation or landscaping.

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



GRAPHIC SCALE
0 15 30 60

8A SITE PLAN

SCALE: 1" = 30'

300 BLDG
LARSON AUTOMOTIVE GROUP
300 RIVER ROAD
PUYALLUP, WASHINGTON 98371

PERMIT SET

REVISIONS:

5438 REGISTERED ARCHITECT
JAMES H. CASTINO
STATE OF WASHINGTON

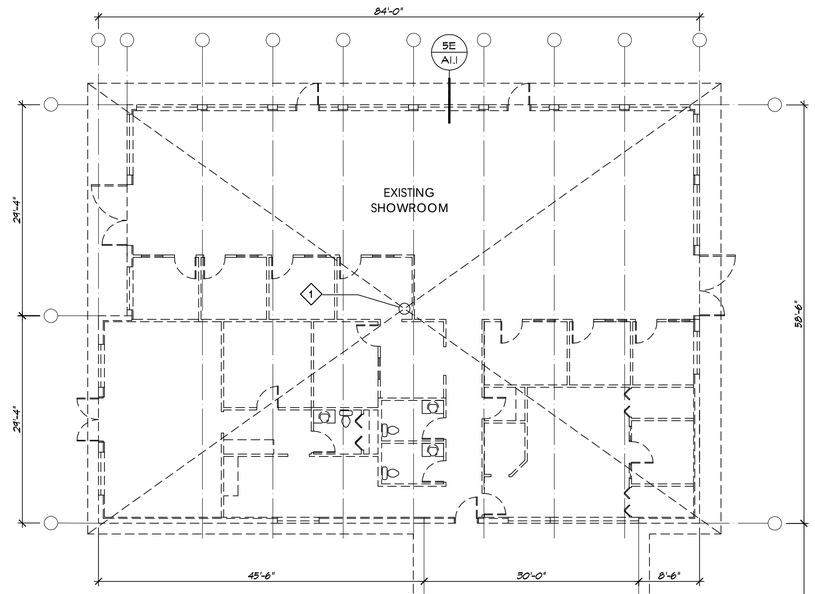
Castino Architecture
James Castino
Principal
8911 71st Ave. NW
Gig Harbor, WA 98332
PHONE: (253) 973-6680
EMAIL: jimpilot22@gmail.com

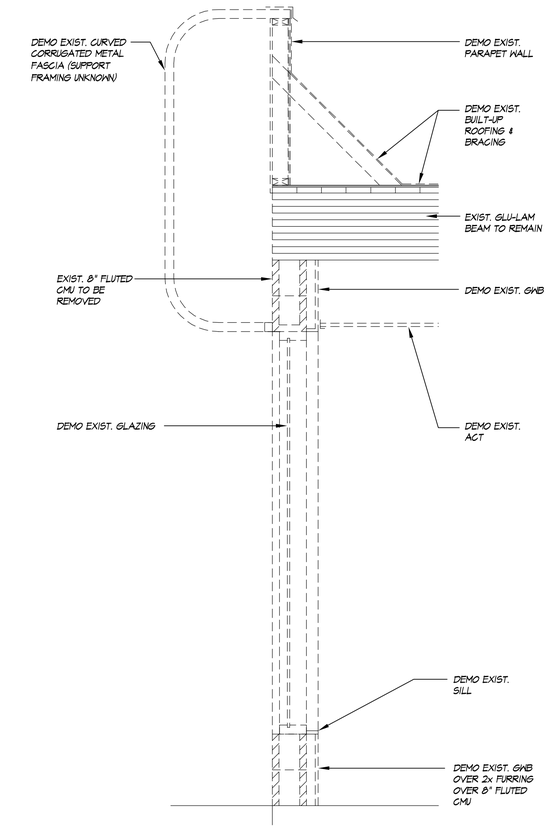
DATE: JAN. 21, 2022
DRAWN BY: PDS
PROJECT NO.:
FILE NAME:

SITE PLAN

SHEET NO:
A1.0

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





DEMOLITION KEY NOTES

1. FOOTPRINT OF ENTIRE SHOWROOM & CUSTOMER AREAS TO BE DEMOLISHED
2. NOT USED
3. NOT USED
4. DEMO EXISTING CURVED METAL PARAPET - TYPICAL ALL LOCATIONS
5. AT EXISTING CARWASH: DEMO PORTIONS OF EXISTING WALLS TO REDUCE FOOTPRINT; DEMO ENTIRE ROOF STRUCTURE ASSEMBLY. PROVIDE TEMPORARY SHORING AS REQ'D
6. NOT USED
7. DEMO EXISTING INTERIOR NON-BEARING WOOD FRAMED WALLS TO UNDERSIDE OF ROOF DECK. PROVIDE TEMPORARY SHORING AS REQ'D
8. DEMO EXISTING TOILET ROOM IN ITS ENTIRETY. SAWCUT EXISTING SLAB TO EXPOSE EXIST. WASTE LINE. EXERCISE CARE TO PROTECT WASTE LINE
9. DEMO EXISTING SERVICE WRITE-UP FLOOR SLAB & ROOF STRUCTURE
10. DECOMMISSION EXISTING WATER RECLAIM EQUIPMENT; DISCONNECT WATER/WASTE CONNECTIONS; DISPOSE OF OFF SITE
11. SAWCUT/DEMO PORTIONS OF EXISTING CMU EXTERIOR WALLS FOR PROPOSED SECTIONAL DOORS; PROVIDE TEMP SHORING AS REQUIRED; COORDINATE W/ STRUCTURAL DRAWINGS
12. SAWCUT EXISTING CMU WALL FOR PROPOSED OPENING. SEE PROPOSED FLOOR PLAN
13. DEMO EXISTING DOOR/TRACK. TYPICAL ALL EXISTING DOORS
14. PRESSURE WASH EXTERIOR FACE OF EXISTING MASONRY WALLS; RE-GROUT & TUCK POINT JOINTS WHERE SEPARATION HAS OCCURRED; PREP FOR PAINTING
15. REMOVE EXISTING CONDUITS / VENTS / PIPES NO LONGER BEING UTILIZED OR FUNCTIONING

5E EXIST. / DEMO WALL SECTION

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

8A EXISTING & DEMOLITION PLAN

SCALE: 1" = 10'

300 BLDG
LARSON AUTOMOTIVE GROUP
300 RIVER ROAD
PUYALLUP, WASHINGTON 98371

PERMIT SET

REVISIONS:

CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS AND DETAILS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM CONDITIONS SHOWN. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE THE PROPERTY OF CASTINO ARCHITECTURE. ALL DRAWINGS, DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT ONLY, AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION BY JAMES H. CASTINO, AIA. ARCHITECT ACCEPTS NO LIABILITY AND SHALL BE HELD HARMLESS FROM ANY RESPONSIBILITY FOR DAMAGES RESULTING FROM REVISIONS, CHANGES OR ADAPTATIONS TO THESE DRAWINGS.

5438 REGISTERED ARCHITECT
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STATE OF WASHINGTON

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DATE: JAN. 21, 2022
DRAWN BY: PDS
PROJECT NO.:
FILE NAME:

EXISTING & DEMOLITION PLAN

SHEET NO:
A1.1

A2.2: Clarify wall type for corner. Not identified.

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

SHOWROOM 100
RECEPTION 101
F&I 102
F&I 103
F&I 104
NEW VEHICLE DELIVERY 105
CUSTOMER LOUNGE 107
RETAIL PARTS DISPLAY
SERVICE RECEPTION 108
RETAIL PARTS 106
CAFE 109
SALES MGR 119
GEN. MGR 118
SALES 116
SALES 115
SALES 114
SALES
LOUNGE
MITERED DISPLAY BULKHEAD ABOVE PER 4E/A6.3
VEST 113
STORAGE 112
WOMEN 111
MEN 110
ELEC 121
JAN 120
FIRE RISER 117
LADDER TO ROOF HATCH ABOVE
SIM
(9) SPACES @ 8'-0" = 54'-0"
CANOPY PROJECTION ABOVE BY ACM VENDOR
PROPOSED FASCIA ABOVE
SERVICE DRIVE 122
(SEMI-HEATED SPACE)
2x6 FURRED WALL OVER EXIST. MASONRY WALL
CAR WASH 123
SERVICE BAYS - WEST 124
MEN'S LOCKER 127
BREAK ROOM 126
SERVICE BAYS - EAST 125
MEN 128
WOMEN 129
10'-0" RO, TYP
SEE SHEET A2.3 FOR CONTINUATION

8A PROPOSED FLOOR PLAN

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

300 BLDG
LARSON AUTOMOTIVE GROUP
300 RIVER ROAD
PUYALLUP, WASHINGTON 98371

PERMIT SET

REVISIONS:

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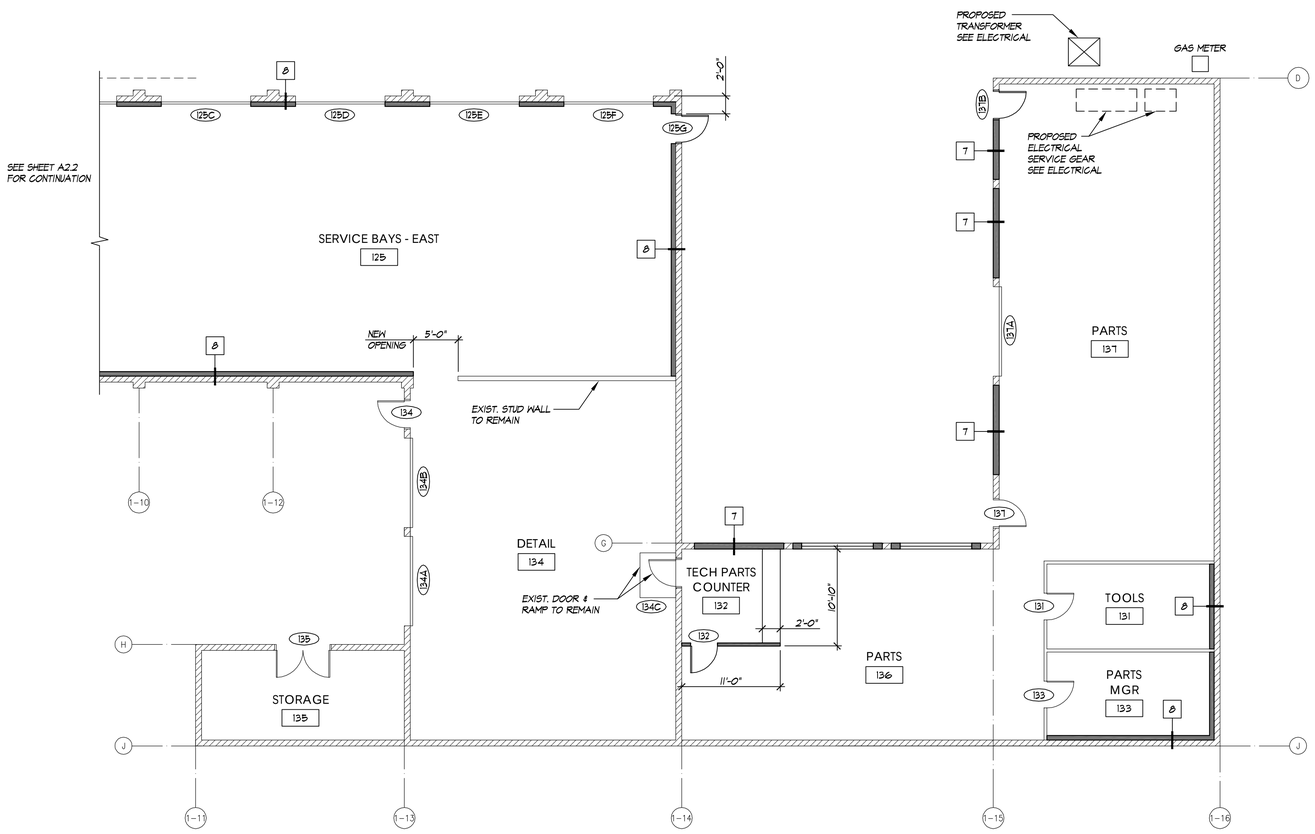
DATE: JAN. 21, 2022
DRAWN BY: PDS
PROJECT NO.:
FILE NAME:

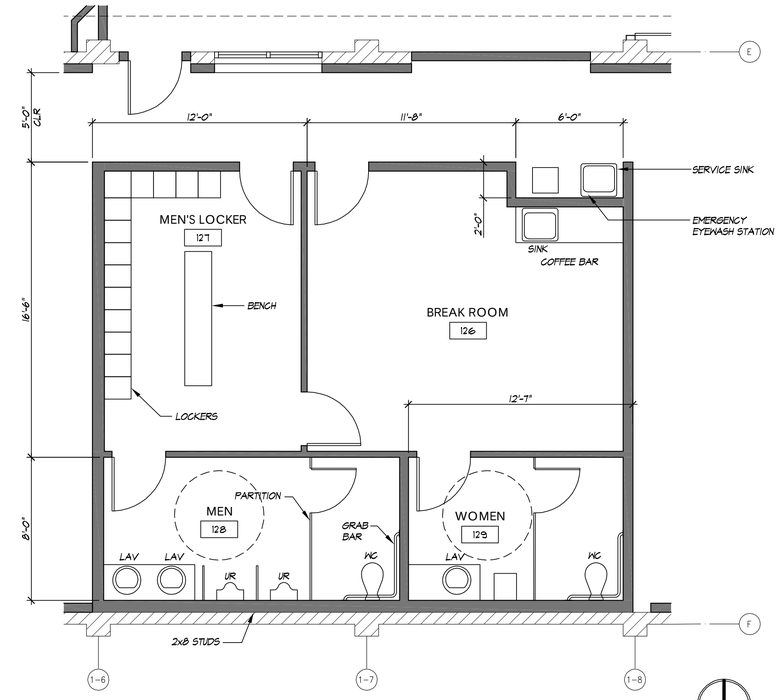
PROPOSED FLOOR PLAN

SHEET NO:
A2.2



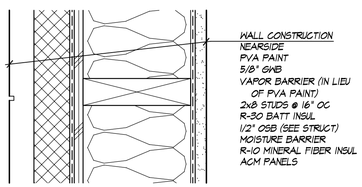
5A PROPOSED FLOOR PLAN

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



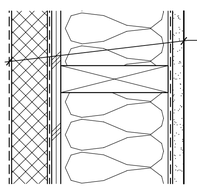
4F ENLARGED FLOOR PLAN

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



WALL CONSTRUCTION
NEARSIDE
P/A PAINT
5/8" GWB
VAPOR BARRIER (IN LIEU OF P/A PAINT)
2x8 STUDS @ 16" OC
R-30 BATT INSUL
1/2" OSB (SEE STRUCT)
MOISTURE BARRIER
R-10 MINERAL FIBER INSUL
ACM PANELS

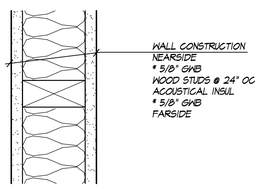
TYPE 1



WALL CONSTRUCTION
INSIDE
P/A PAINT
5/8" GWB
VAPOR BARRIER
2x8 WOOD STUDS @ 16" OC
R-30 BATT INSUL
1/2" OSB (SEE STRUCT)
AIR/MOISTURE COATING
R-10 EPS INSUL
EIFS "DRYVIT" BASE COAT/ MESH/ACRYLIC FINISH
OUTSIDE

TYPE 2

TYPE 2A HIGH IMPACT EIFS SYSTEM AT WALLS BELOW 8'-0"



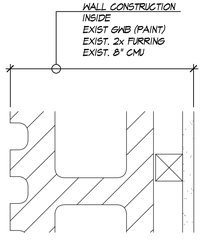
WALL CONSTRUCTION
NEARSIDE
* 5/8" GWB
WOOD STUDS @ 24" OC
ACOUSTICAL INSUL
* 5/8" GWB
FARSIDE

TYPE 3 2x4 STUDS

TYPE 4 2x6 STUDS W/ R-21 BATTS

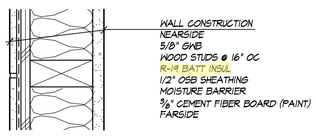
TYPE 4A W/ SHEATHING ONE SIDE SEE STRUCTURAL

TYPE 5 DBL 2x STUD WALL W/ R-21 BATTS (PLUMBING WALL)



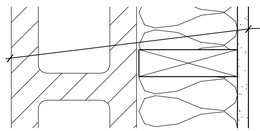
WALL CONSTRUCTION
INSIDE
EXIST GWB (PAINT)
EXIST. 2x FURRING
EXIST. 8" CMU

TYPE 6



WALL CONSTRUCTION
NEARSIDE
5/8" GWB
WOOD STUDS @ 16" OC
R-19 BATT INSUL
1/2" OSB SHEATHING
MOISTURE BARRIER
3/8" CEMENT FIBER BOARD (PAINT)
FARSIDE

TYPE 7 WOOD STUDWALLS SEE STRUCTURAL



WALL CONSTRUCTION
NEARSIDE
5/8" GWB
WOOD STUDS @ 24" OC
R-19 BATT INSUL
EXIST. CMU
FARSIDE

TYPE 8

8A WALL TYPES

SCALE: 3" = 1'-0"

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PUYALLUP, WASHINGTON 98371

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PROPOSED FLOOR PLAN

SHEET NO:
A2.3

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PROPOSED FURNITURE / FIXTURE PLAN

SHEET NO:
A2.4

8A PROPOSED FURNITURE / FIXTURE PLAN

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

FLOOR FINISH LEGEND

CONC	Sealed Concrete
CPT-01	24" x 24" Troubadour Rover; Jeep Ofces
CPT- C1	Mannington Commercial Boucle Onyx; CDR Offices
PT- 01	24" x 24" Alfalux Canvas Titanium; Jeep Showroom Field
PT- 04	12" x 12" Alfalux Granite Carbon; Service Drive Lane
PT- 05	12" x 12" Alfalux Granite Titanium; Service Drive
PT-06	24" x 24" Alfalux Canvas Carbon; New Vehicle Delivery
PT-C3	12" x 24" Alfalux Pebble Gray; CDR Restrooms
PT-J8	12" x 24" Alfalux Canvas Titanium; Jeep Restrooms
VCT-C1	18" x 18" Mannington Commercial Divergent Spartina
VCT-J1	Johnsonite Granit SD Kettle Black; Data Room
IFM-01	24" x 24" Shaw Welcome II Ebony; Vestibule

8A PROPOSED FLOOR FINISH PLAN

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

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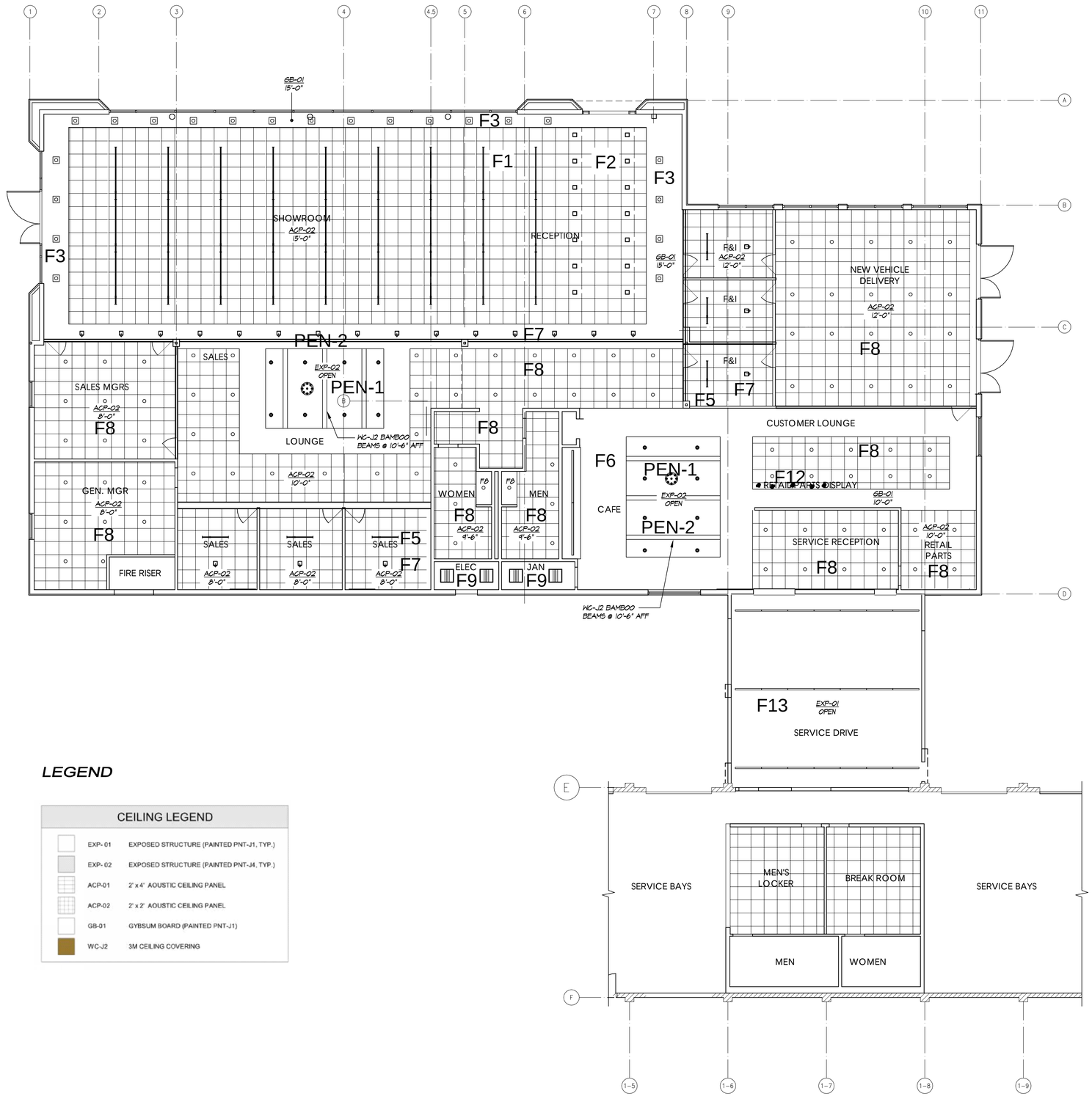
PROPOSED FLOOR FINISH PLAN

SHEET NO:
A2.5



LEGEND

CEILING LEGEND		
	EXP- 01	EXPOSED STRUCTURE (PAINTED PNT-J1, TYP.)
	EXP- 02	EXPOSED STRUCTURE (PAINTED PNT-J4, TYP.)
	ACP-01	2' x 4' AOUSTIC CEILING PANEL
	ACP-02	2' x 2' AOUSTIC CEILING PANEL
	GB-01	GYBSUM BOARD (PAINTED PNT-J1)
	WC-J2	3M CEILING COVERING

8A PROPOSED REFLECTED CEILING PLAN

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

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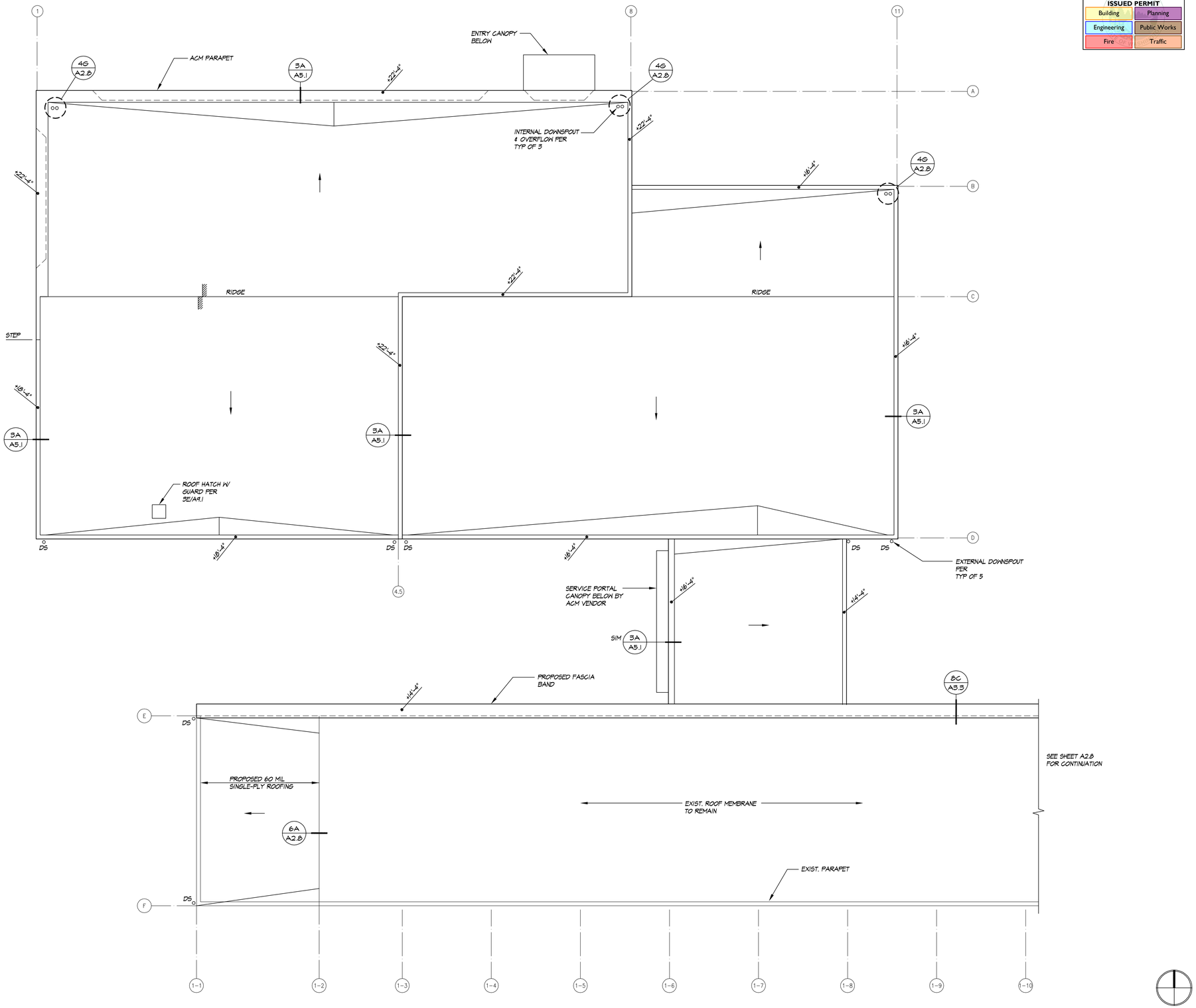
PROPOSED REFLECTED CEILING PLAN

SHEET NO:
A2.6



8A PROPOSED ROOF PLAN

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

City of Puyallup
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Engineering	Public Works
Fire	Traffic

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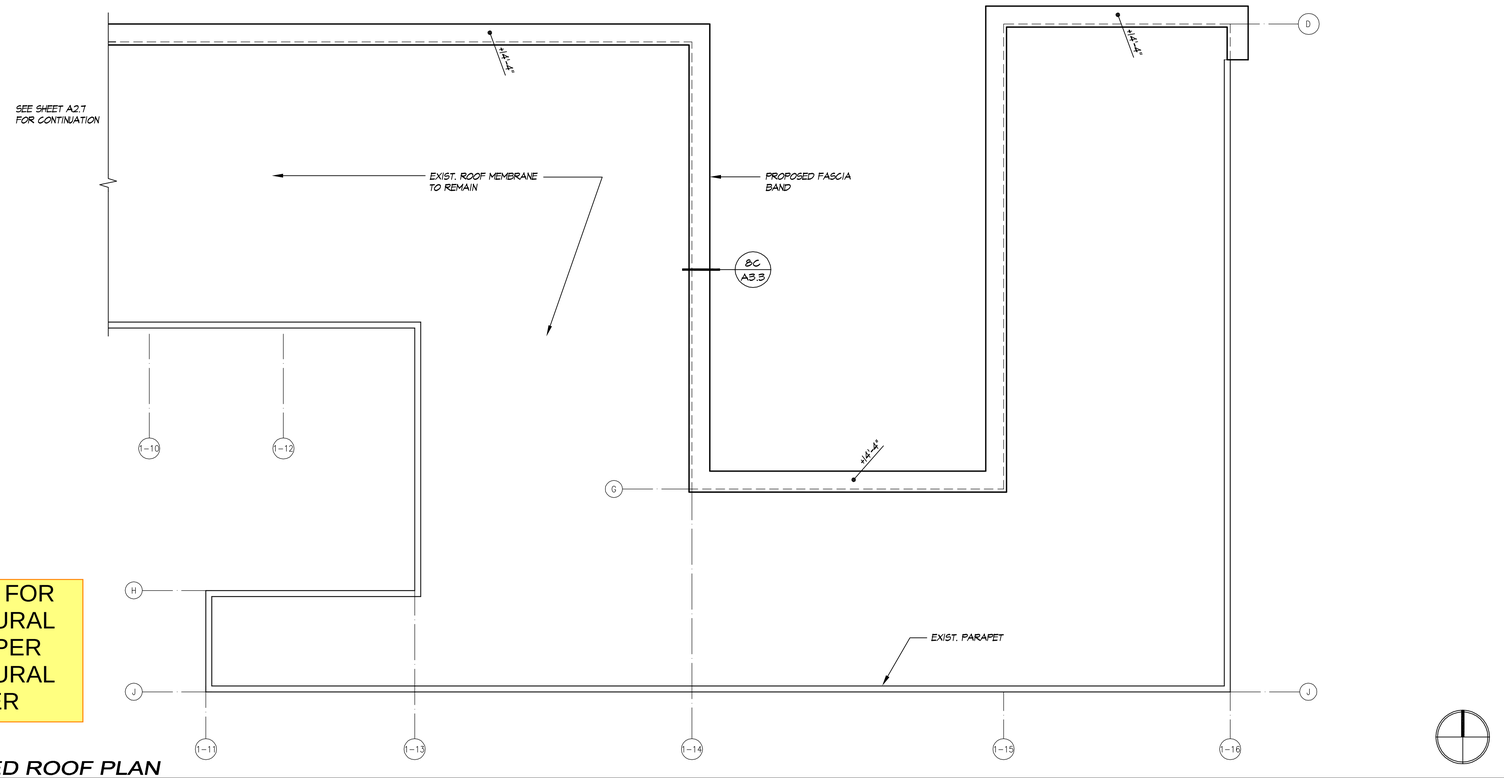
PROPOSED ROOF PLAN

SHEET NO:
A2.7



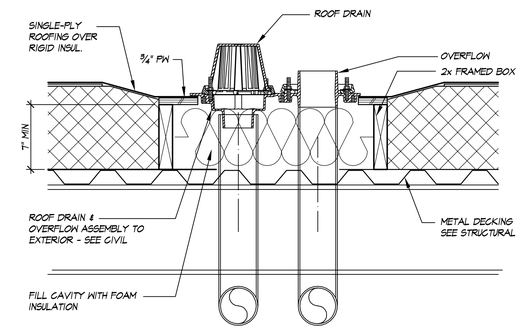
SEE S2.3 FOR STRUCTURAL DESIGN PER STRUCTURAL ENGINEER

4A PROPOSED ROOF PLAN

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

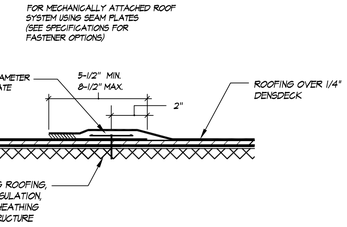
City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



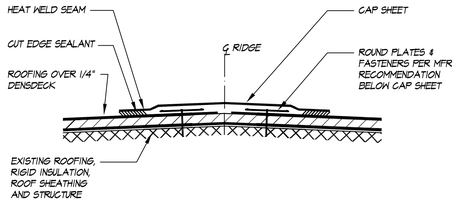
4G ROOF DRAIN / OVERFLOW

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



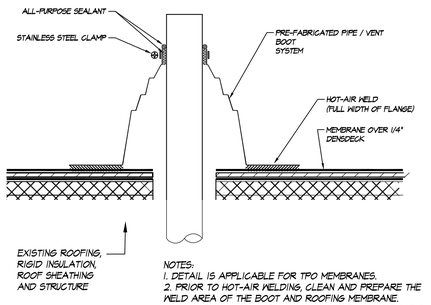
6A TYPICAL LAP SEAM DETAIL

SCALE: 3" = 1'-0"



6C RIDGE DETAIL

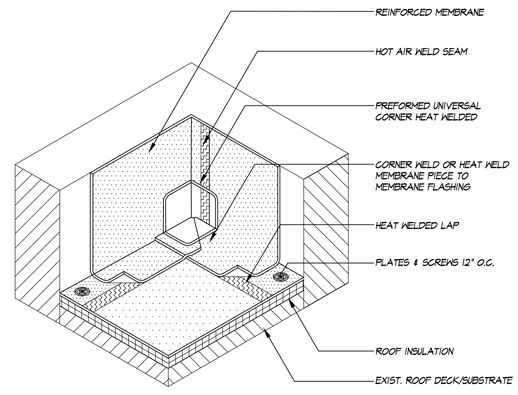
SCALE: 3" = 1'-0"



NOTES:
1. DETAIL IS APPLICABLE FOR TPO MEMBRANES.
2. PRIOR TO HOT-AIR WELDING, CLEAN AND PREPARE THE WELD AREA OF THE BOOT AND ROOFING MEMBRANE.
3. INSULATION AND FIELD MEMBRANE MUST BE CUT TIGHTLY AROUND PIPE BASE.

6E TYP. VENT PIPE DETAIL

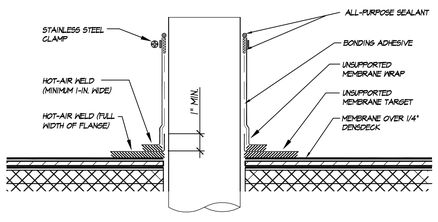
SCALE: NTS



NOTES:
1. INSIDE CORNERS MAY ALSO BE FIELD FABRICATED USING UNREINFORCED MEMBRANE.
2. PLATES & SCREWS 6" O.C. REQ'D FOR BA SYSTEMS.
3. APPLY TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES

8G TYPICAL INSIDE CORNER REINFORCEMENT-PREFORMED CORNER DETAIL

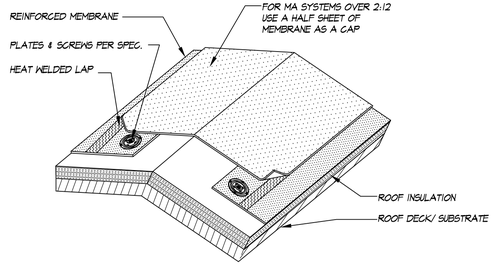
SCALE: NTS



NOTES:
1. DETAIL IS APPLICABLE FOR TPO MEMBRANES.
2. FLASHING MUST EXTEND A MINIMUM OF 8-IN. HIGH WHENEVER POSSIBLE AND ALWAYS ABOVE ROOF FLOOD LEVEL.
3. INSULATION AND FIELD MEMBRANE MUST BE CUT TIGHTLY AROUND PIPE BASE.

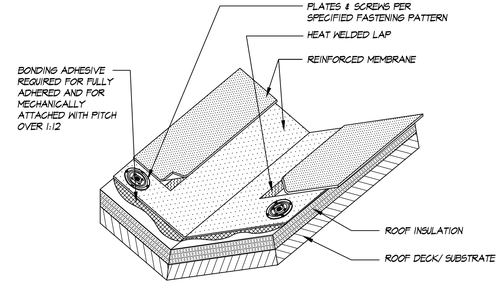
8A MISC. PENETRATION DETAIL

SCALE: NTS



8C RIDGE / HIP DETAIL

SCALE: NTS



8E VALLEY DETAIL

SCALE: NTS

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DATE: JAN. 21, 2022
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PROJECT NO.:
FILE NAME:

PROPOSED ROOF PLAN & DETAILS

SHEET NO:
A2.8

City of Puyallup
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Building	Planning
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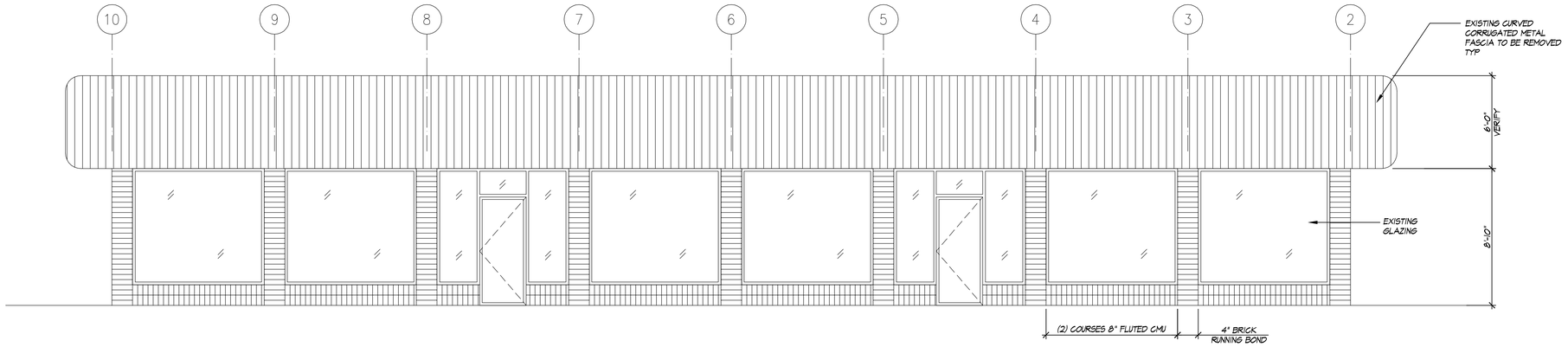
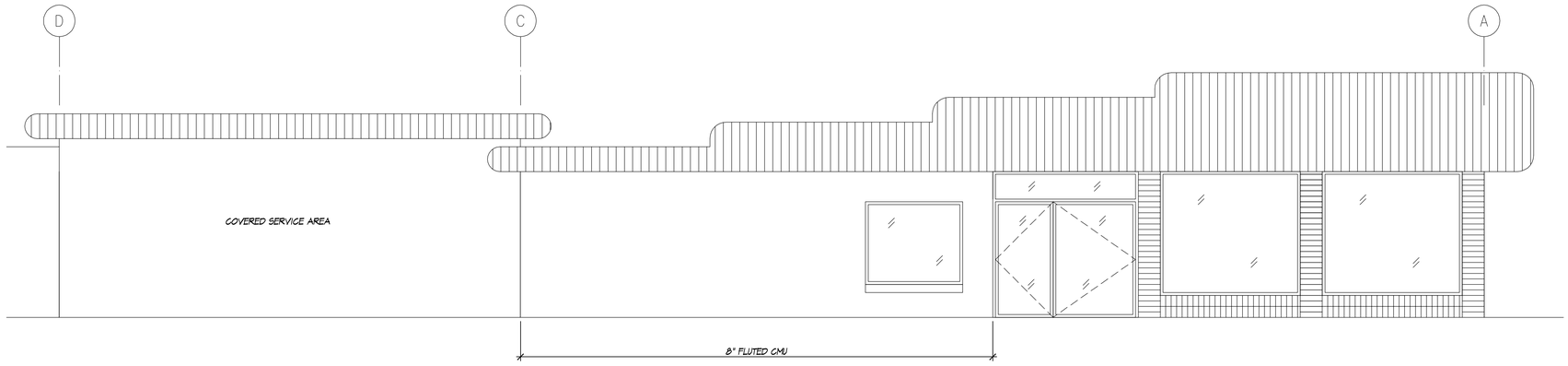
Fire	Traffic



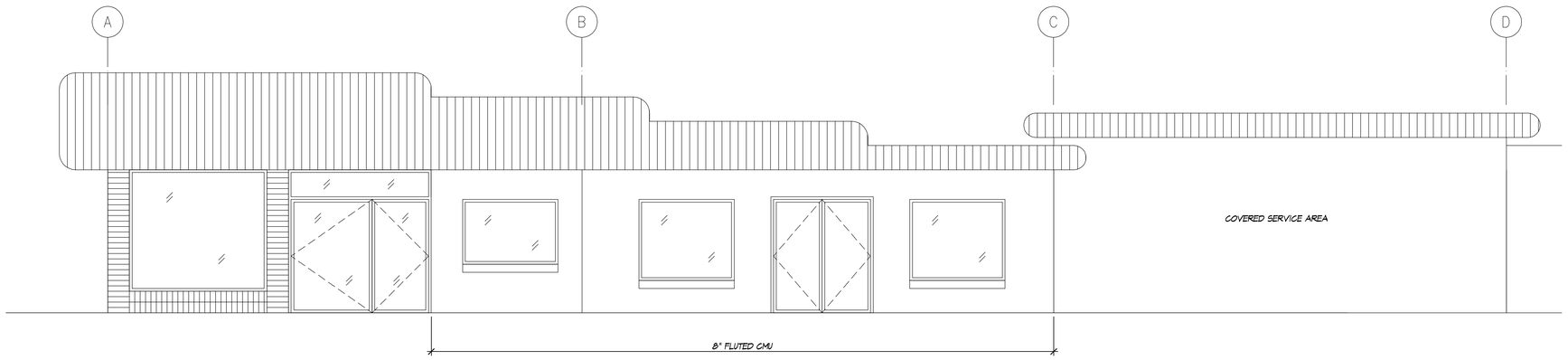
3A EXISTING NORTH ELEVATION

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



6A EXISTING EAST ELEVATION

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



8A EXISTING WEST ELEVATION

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

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FILE NAME:

EXISTING ELEVATIONS

SHEET NO:
A3.1

City of Puyallup
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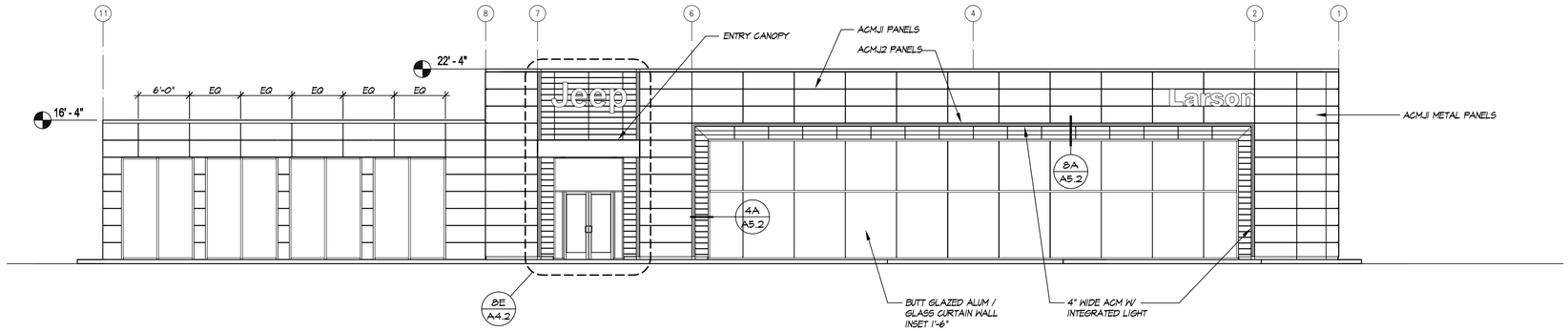
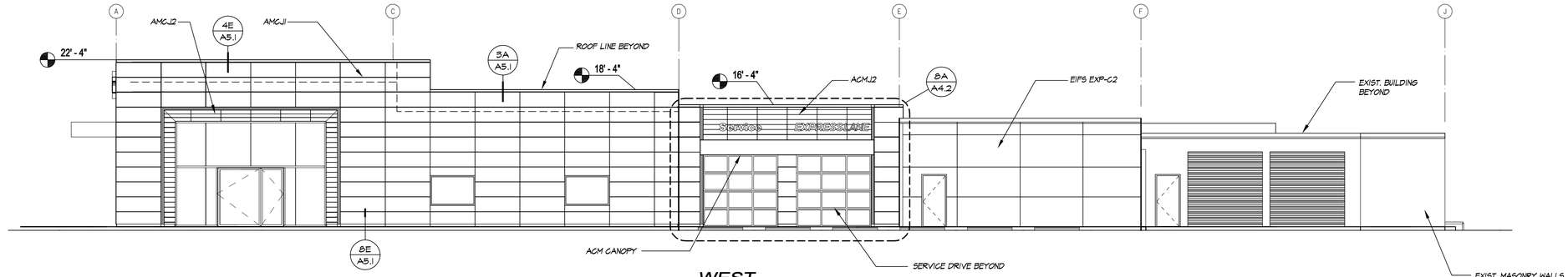
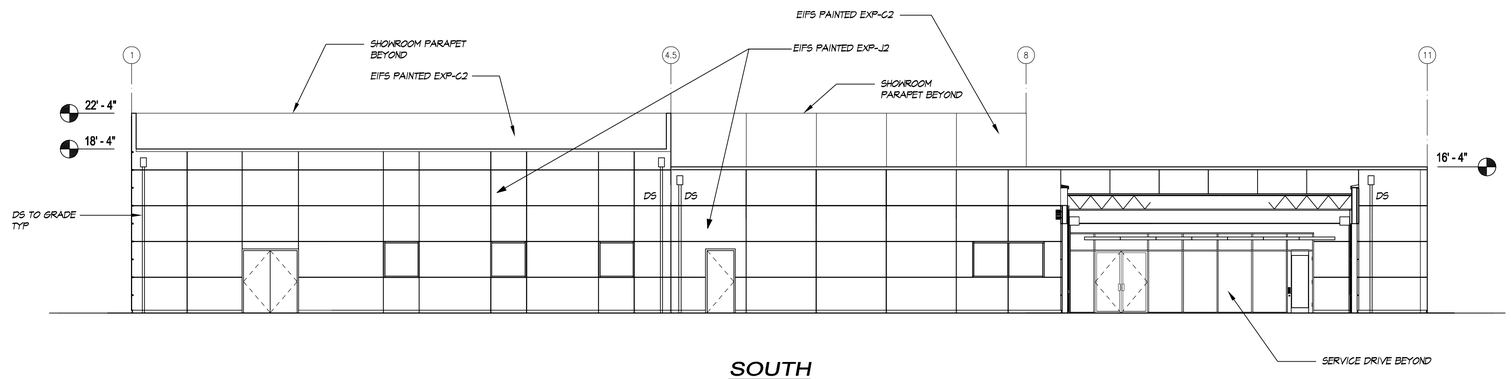
Fire	Traffic



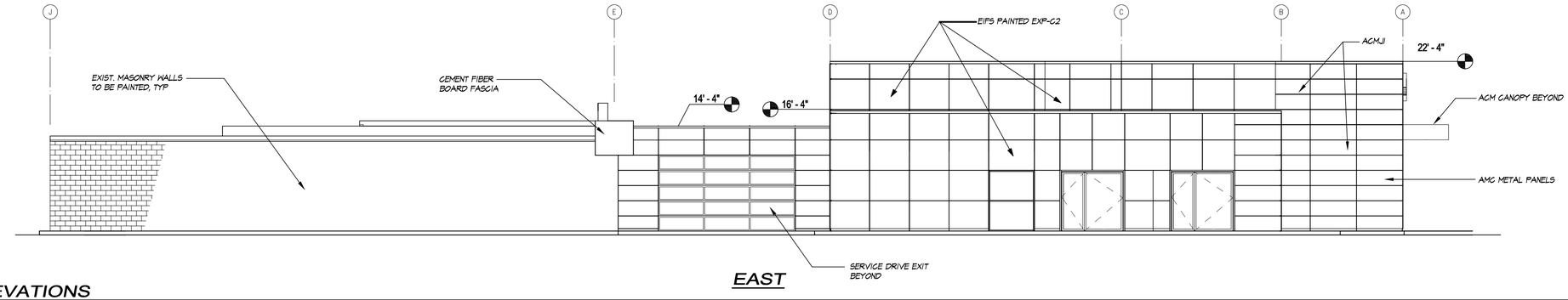
NORTH



WEST



SOUTH



EAST

MATERIAL LEGEND

ACMJ1	ANTHRACITE GREY
ACMJ2	BAMBOO
ACMJ3	POLISHED ALUMINUM ACM
EXP-C2	PAINT (BENJAMIN MOORE "BLACK MAGIC"

8A PROPOSED ELEVATIONS

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

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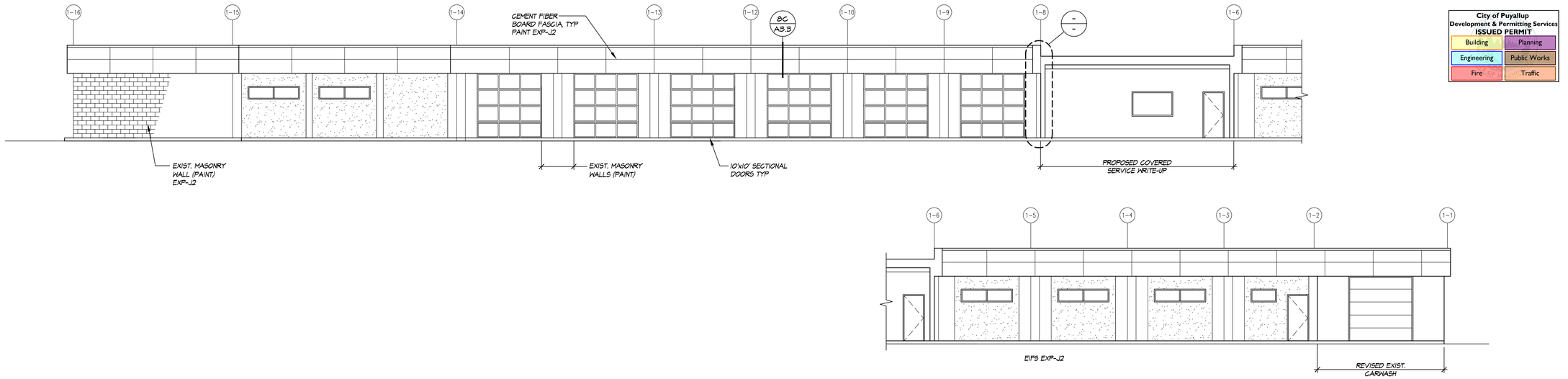
PROPOSED ELEVATIONS

SHEET NO:
A3.2



4A SERVICE BAYS - NORTH ELEVATION

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

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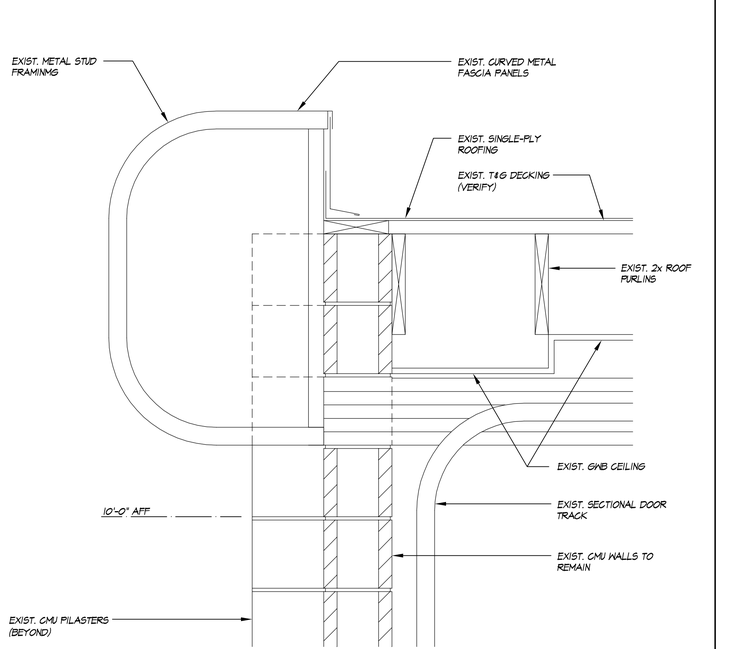
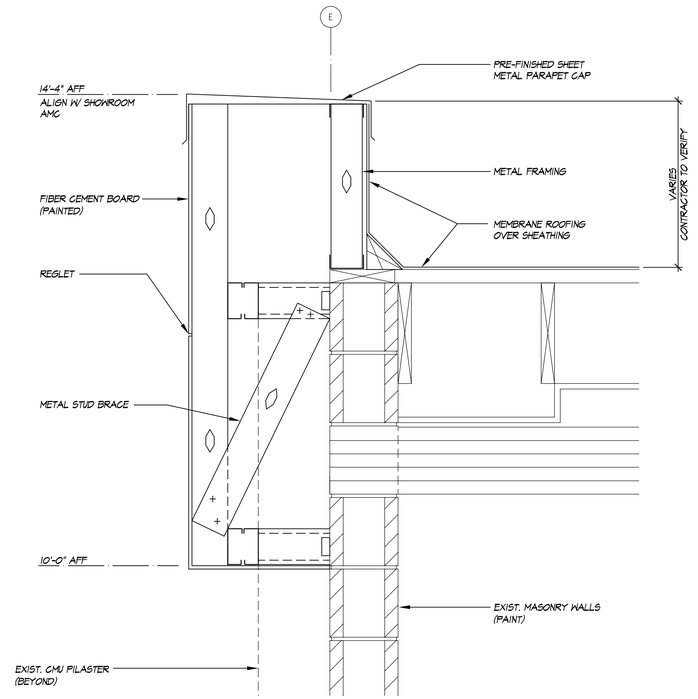
Fire | Traffic



8A EXISTING SECTION AT SERVICE BAYS

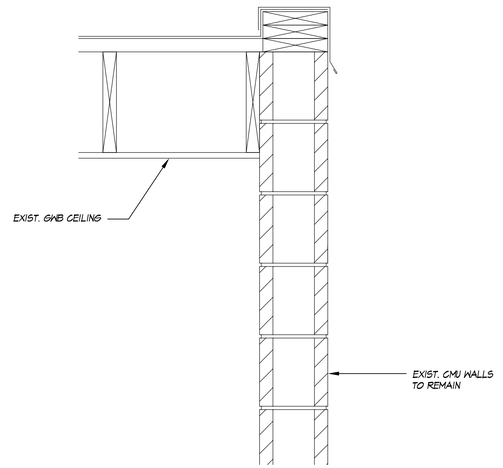
SCALE: 1 1/2" = 1'-0"



SEE STRUCTURAL FOR CALLOUTS IN COMMON

8C PROPOSED FASCIA

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



8F EXISTING SECTION AT CARWASH

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

300 BLDG
LARSON AUTOMOTIVE GROUP
300 RIVER ROAD
PUYALLUP, WASHINGTON 98371

PERMIT SET

REVISIONS:

CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS AND DETAILS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM CONDITIONS SHOWN. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE THE PROPERTY OF CASTINO ARCHITECTURE. ALL DRAWINGS, DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT ONLY, AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION BY JAMES H. CASTINO, AIA. ARCHITECT ACCEPTS NO LIABILITY AND SHALL BE HELD HARMLESS FROM ANY RESPONSIBILITY FOR DAMAGES RESULTING FROM REVISIONS, CHANGES OR ADAPTATIONS TO THESE DRAWINGS.

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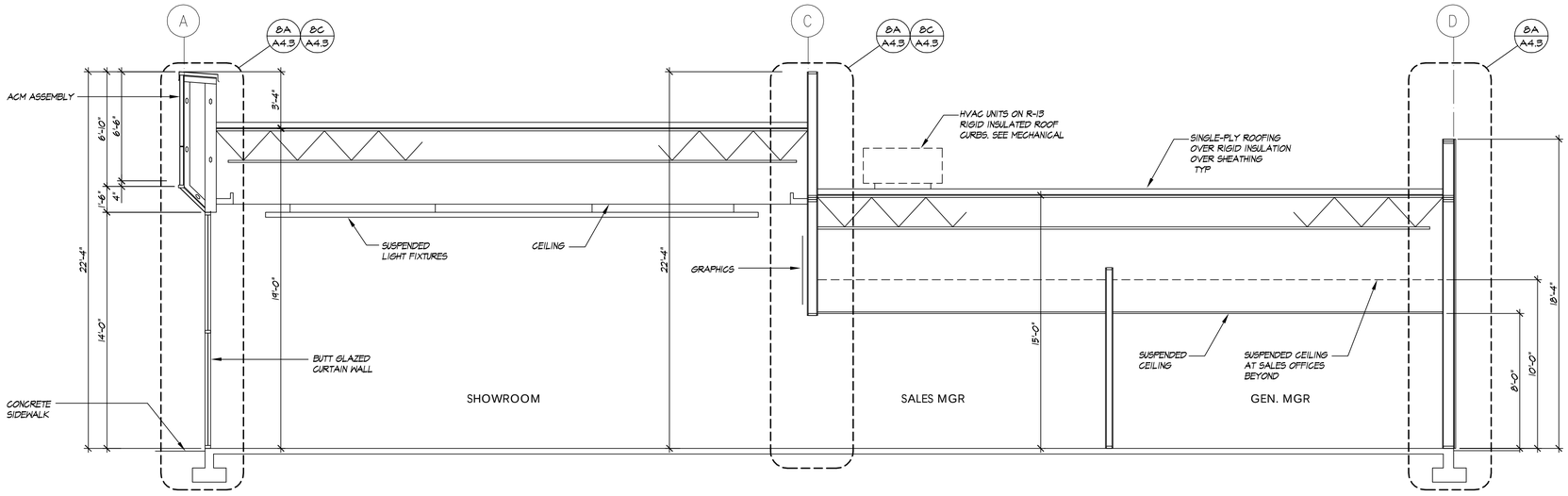
EMAIL: jimpilot22@gmail.com

DATE: JAN. 21, 2022
DRAWN BY: PDS
PROJECT NO.:
FILE NAME:

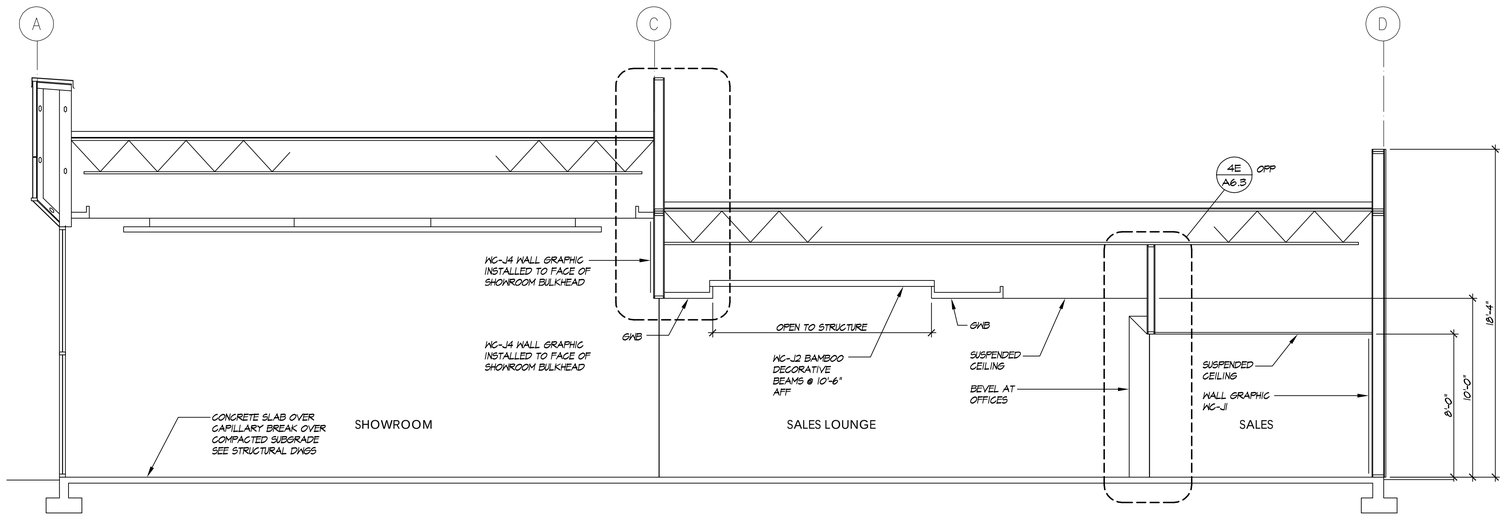
ELEVATIONS

SHEET NO:
A3.3



4A BUILDING SECTION

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



8A BUILDING SECTION

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

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ISSUED PERMIT
Building | Planning
Engineering | Public Works
Fire | Traffic

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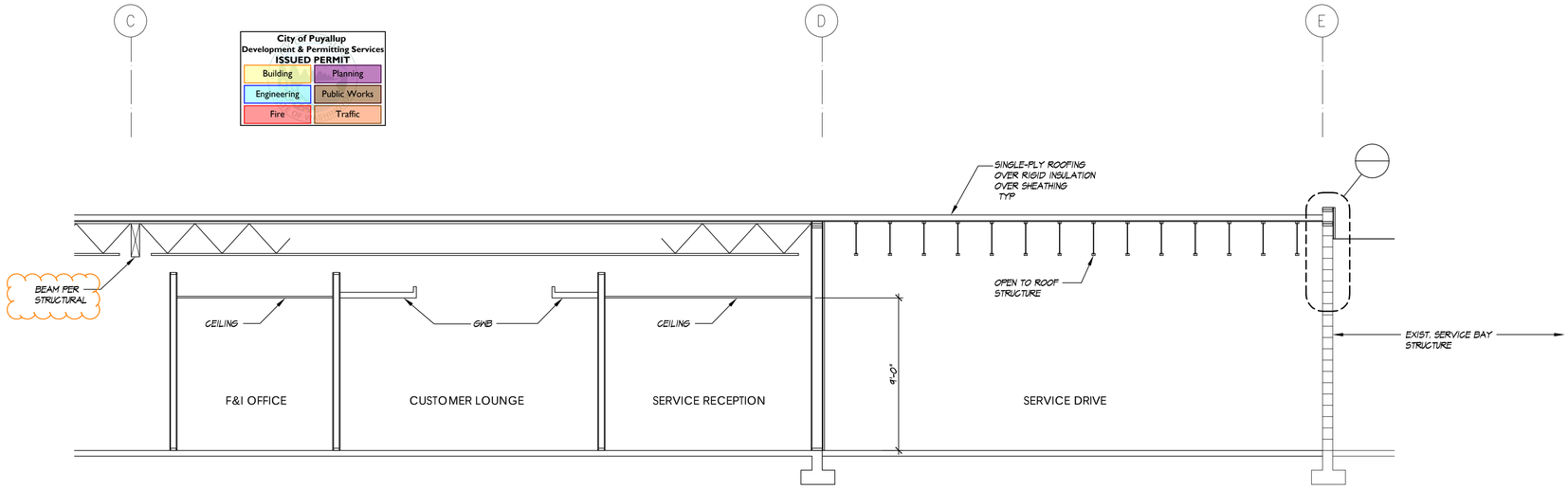
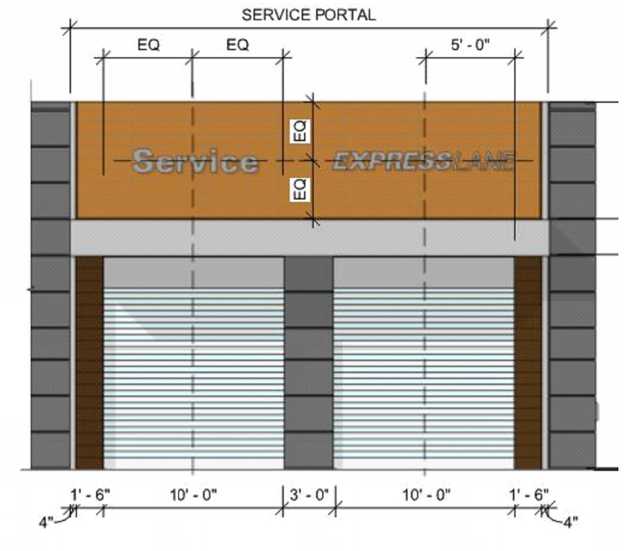
BUILDING SECTION

SHEET NO:
A4.1



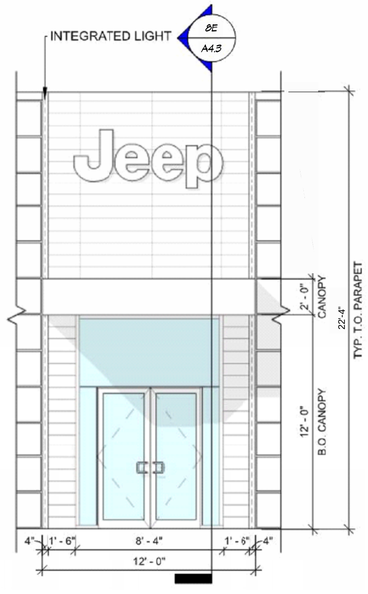
4A BUILDING SECTION

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



8A SERVICE DRIVE PORTAL

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



8E ENTRY PORTAL

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

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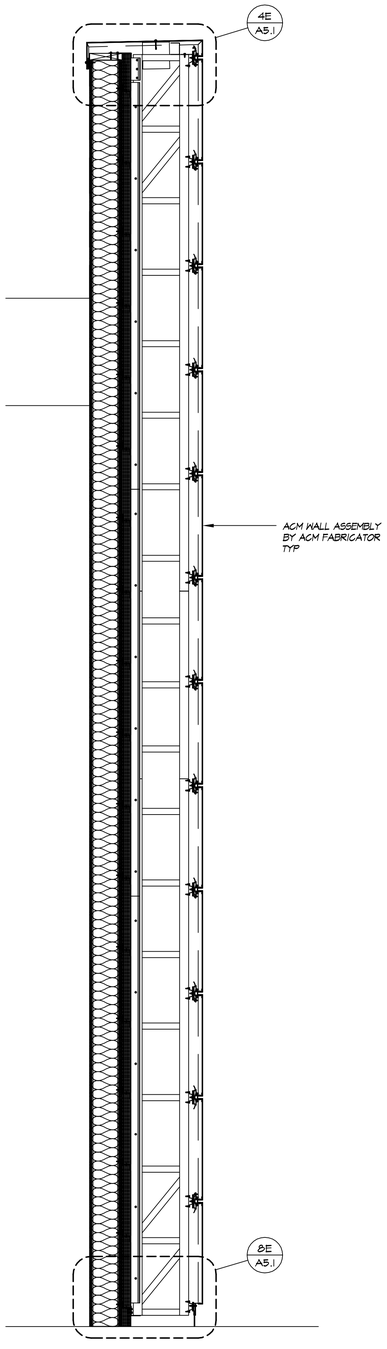
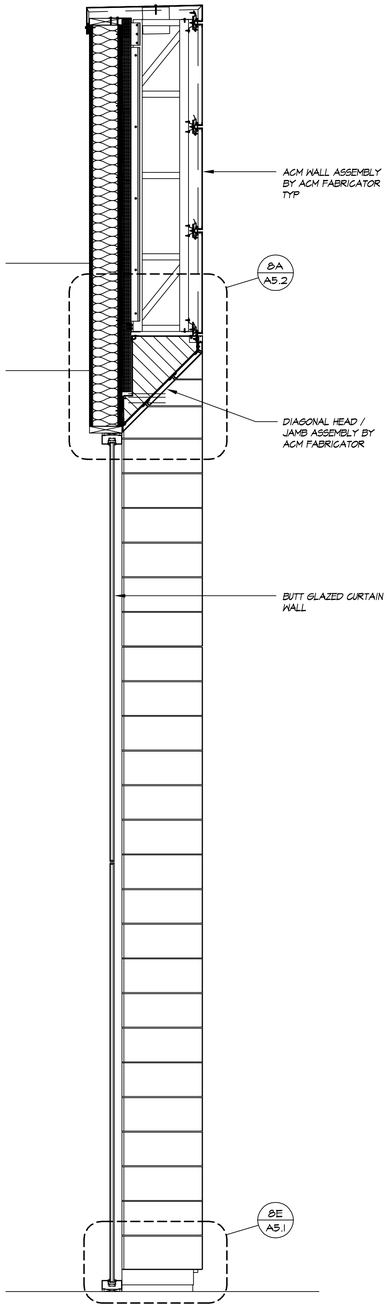
WALL SECTIONS

SHEET NO:
A4.2



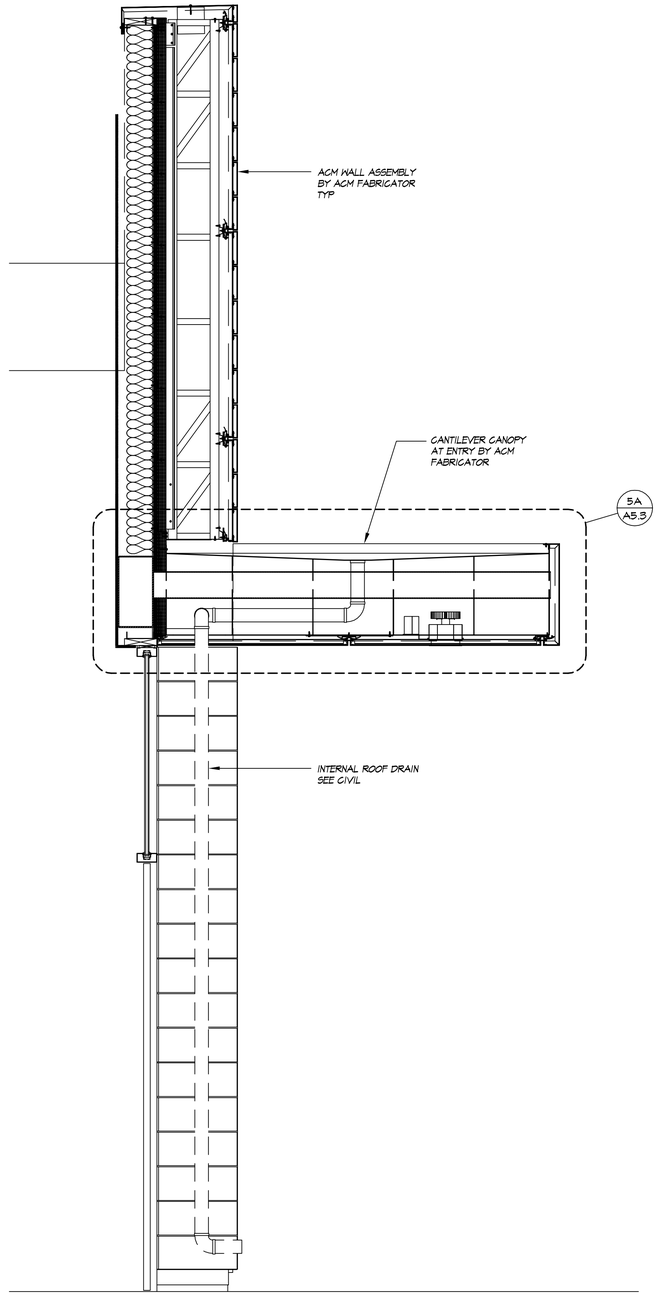
8A WALL SECTION

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



8C WALL SECTION

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



8E WALL SECTION

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

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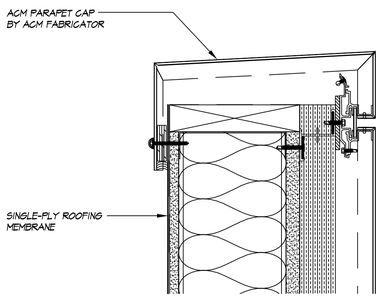
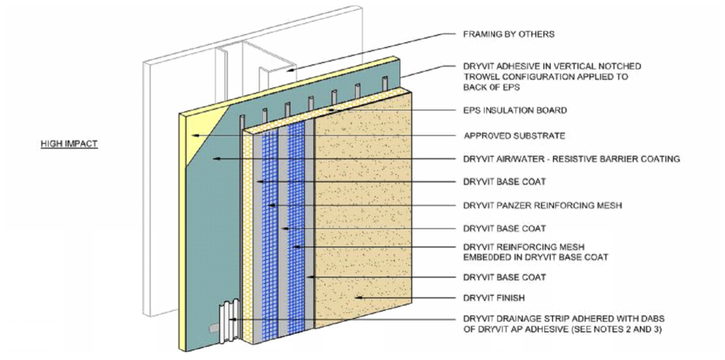
SHEET NO:
A4.3

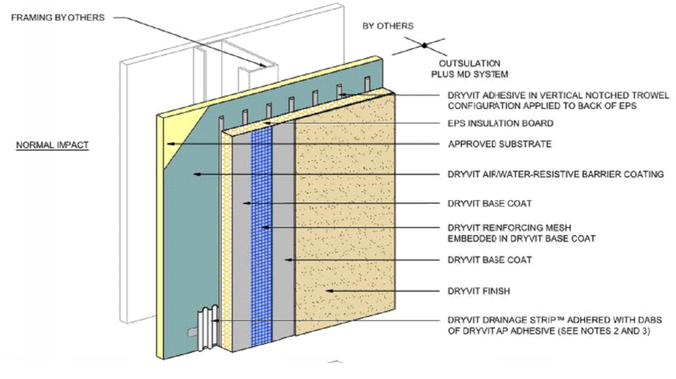


3A SECTION - PARAPET AT FLAT WALL

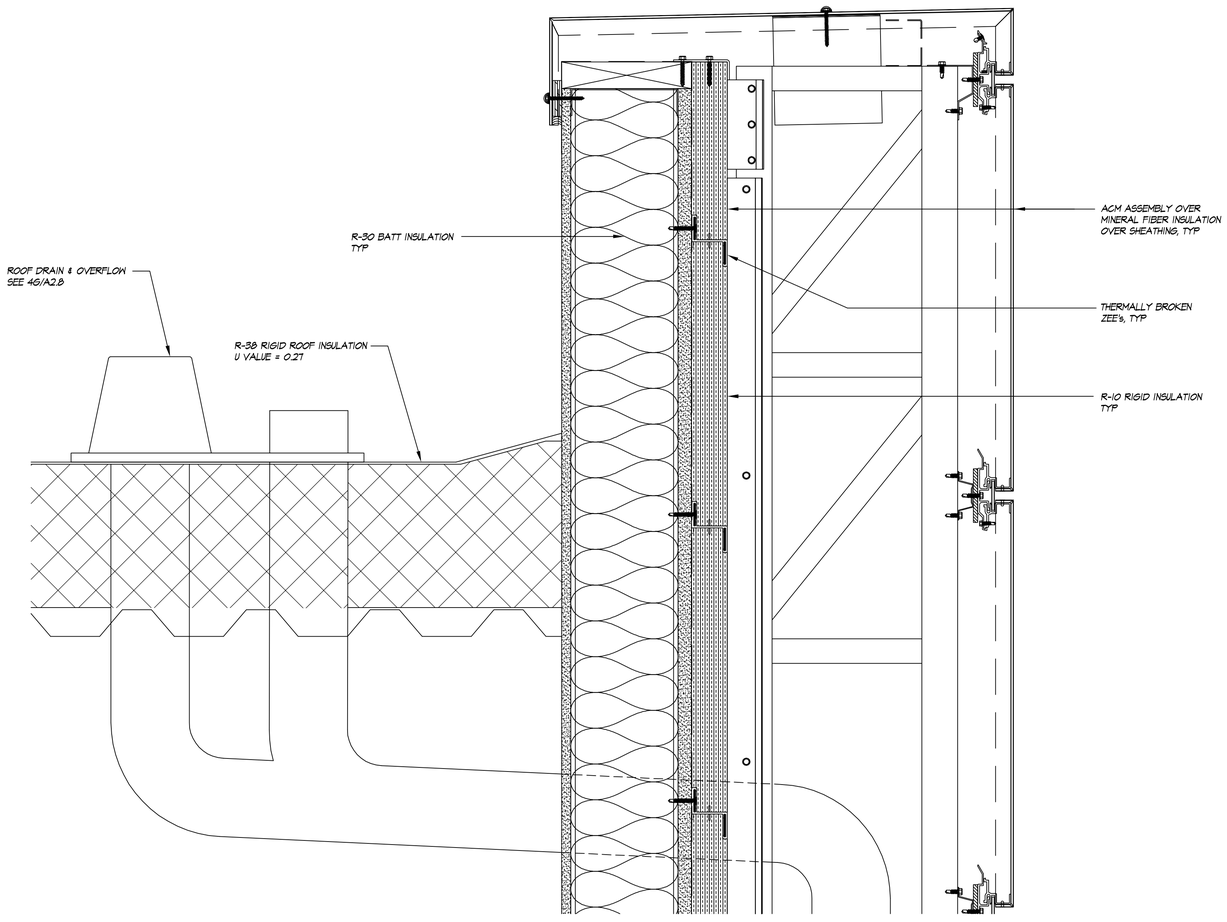
SCALE: 3" = 1'-0"



6A DRYVIT WALL



8A DRYVIL WALL

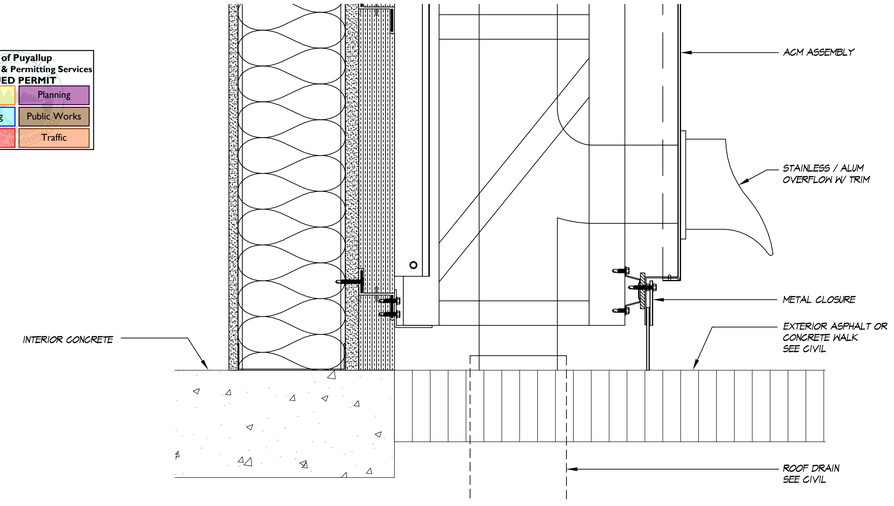


5D SECTION - TYPICAL COPING DETAIL

SCALE: 3" = 1'-0"

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



8D SECTION - BASE OF ACM WALL

SCALE: 3" = 1'-0"

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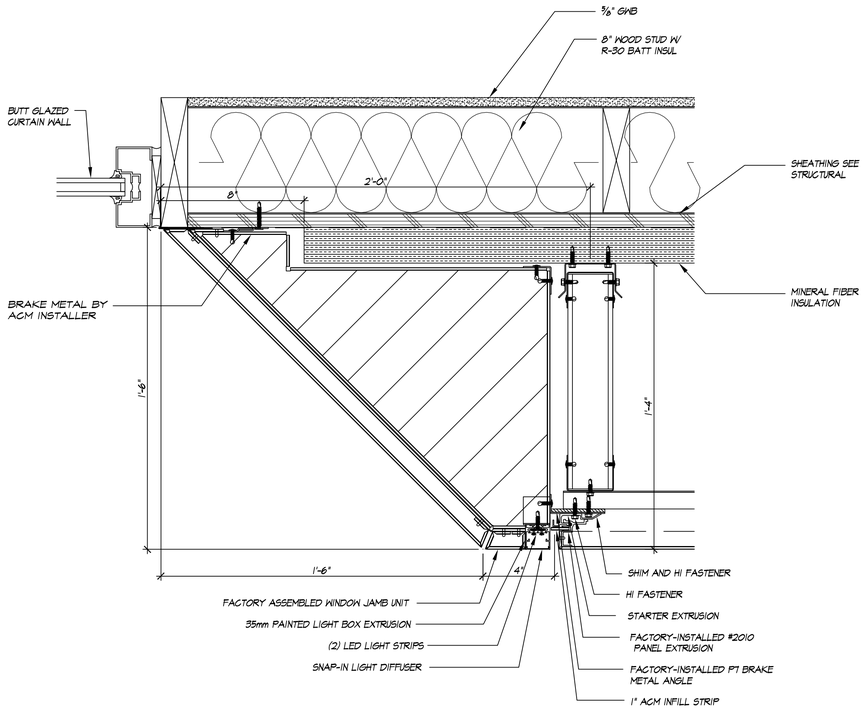
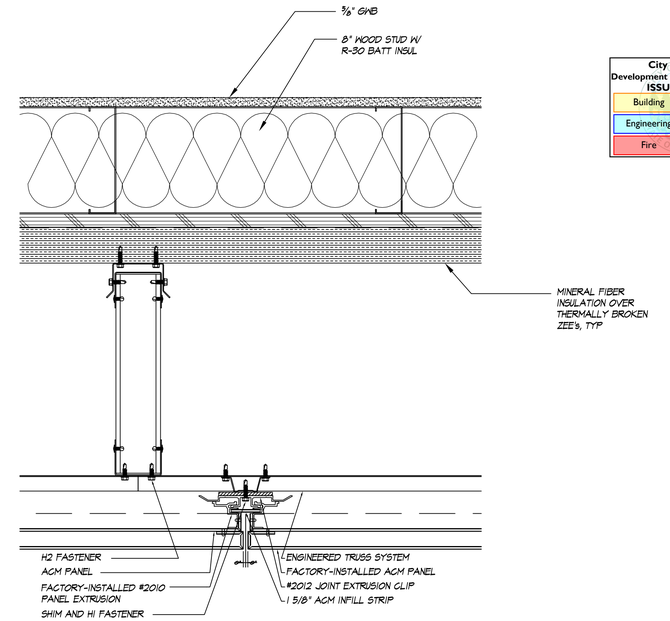
A5.1



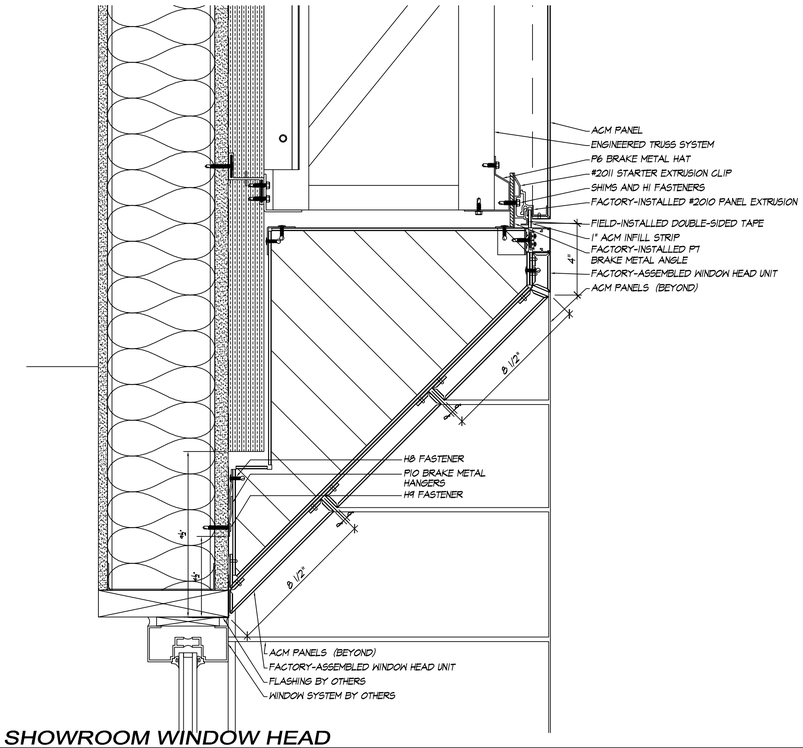
4A SECTION - SHOWROOM WINDOW JAMB

SCALE: 3" = 1'-0"



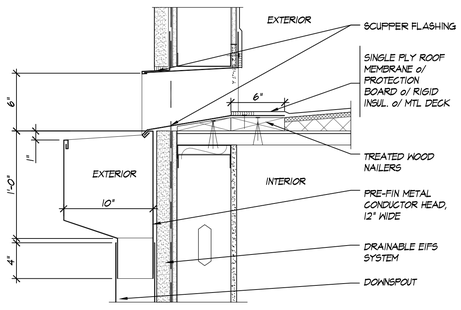
4E SECTION - ACM JOINT ABOVE CANOPY

SCALE: 3" = 1'-0"



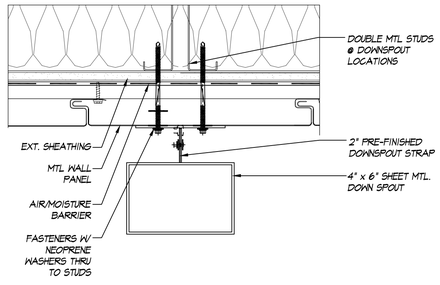
8A SECTION - SHOWROOM WINDOW HEAD

SCALE: 3" = 1'-0"



8E EXTERIOR DOWNSOUT / ROOF SCUPPER

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



8G DOWNSPOUT AT METAL SIDING

SCALE: 3" = 1'-0"

City of Puyallup
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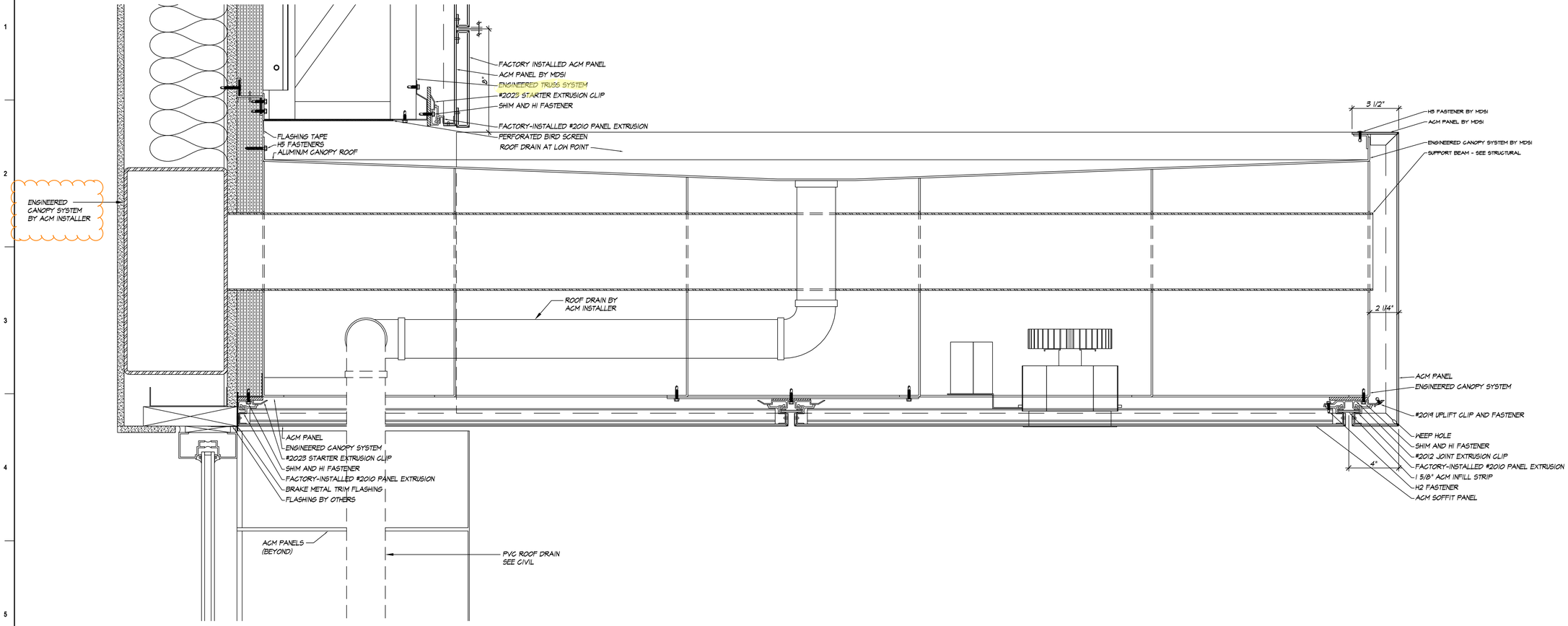
SHEET NO:
A5.2



5A SECTION - ENTRY CANOPY

SCALE: 3" = 1'-0"

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SECTIONS

SHEET NO:
A5.3

5A ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR		BASE		WALLS								CEILING			NOTES
						NORTH		EAST		SOUTH		WEST					
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	MATERIAL	FINISH	
100	SHOWROOM	PT-01		PT-01		PNT-J2		PNT-J2		WC-J4		PNT-J2			GB/ACP-02		W/C ABOVE SALES OFFICES
101	RECEPTION	PT-01		PT-01		PNT-J2		PNT-J2		PNT-J2		PNT-J2			GB/ACP-02		
102	F&I OFFICE	CPT-01		CTB-01		PNT-J2		GLS		PNT-J2		GLS			ACP-02		
103	F&I OFFICE	CPT-01		CTB-01		PNT-J2		GLS		PNT-J2		GLS			ACP-02		
104	F&I OFFICE	CPT-01		CTB-01		PNT-J2		GLS		PNT-J2		GLS			ACP-02		
105	NEW CAR DELIVERY	PT-06		PT-106		PNT-J2		PNT-J2		PNT-J2		PNT-J2			ACP-02		
106	RETAIL PARTS	PT-01		PT-01		PNT-J2		PNT-J2		PNT-J2		PNT-J2			ACP-02		
107	CUSTOMER LOUNGE	PT-01		PT-01		WC-J3		PNT-J2		PNT-J2		-			GB/ACP-02		
108	SERVICE RECEPTION	PT-01		PT-01		PNT-J2		PNT-J2		PNT-J2		-			ACP-02		
109	CAFE	PT-01		PT-01		-		-		PNT-J2		WC-J5			GB/OPEN		SPECIAL GRAPHICS - WEST
110	MEN	PT-J8		PT-J8		PNT-J3		PNT-J3		PT-J8		PT-J8			ACP-02		
111	WOMEN	PT-C4		PT-C4		PNT-J3		PT-J8		PT-J8		PNT-J3			ACP-02		
112	STORAGE CLOSET	PT-01		PT-01		PNT-J1		PNT-J1		PNT-J1		PNT-J1			ACP-02		
113	VESTIBULE	PT-01		PT-01		PNT-J2		PNT-J2		PNT-J2		PNT-J2			ACP-02		
114	SALES	CPT-01		CTB-01		GLS		PNT-J1		WC-J1		PNT-J1			ACP-02		
115	SALES	CPT-01		CTB-01		GLS		PNT-J1		WC-J1		PNT-J1			ACP-02		
116	SALES	CPT-01		CTB-01		GLS		PNT-J1		WC-J1		PNT-J1			ACP-02		
117	FIRE RISER	CONC		RNB-1		PNT-J1		PNT-J1		PNT-J1		PNT-J1			OPEN		
118	GEN. MANAGER	CPT-01		CTB-01		PNT-J1		PNT-J1		PNT-J1		PNT-J1			ACP-02		
119	SALES MGR	CPT-01		CTB-01		GLS		GLS		PNT-J1		PNT-J1			ACP-02		
120	JANITOR	CONC		RNB-1		PNT-J1		PNT-J1		PNT-J1		PNT-J1			ACP-02		
121	ELECTRICAL	VCT-J1		RNB-1		PNT-J1		PNT-J1		PNT-J1		PNT-J1			ACP-02		
122	SERVICE DRIVE	PT-04/PT-05		PT-05		PNT-J1		PNT-J1		PNT-J1		PNT-J1			EXP-01	OPEN	PAINT CEILING/STRUCTURE
123	CAR WASH	CONC		-		FRP		FRP		FRP		FRP			GB		
124	SERVICE - WEST	EPC-1		-		PNT-J1		PNT-J1		PNT-J1		PNT-J1			GB		PAINT PNT-03 BELOW 7'-0"
125	SERVICE - EAST	EPC-1		-		PNT-J1		PNT-J1		PNT-J1		PNT-J1			GB		PAINT PNT-03 BELOW 7'-0"
126	BREAK ROOM	CONC		RNB-1		PNT-J1		PNT-J1		PNT-J1		PNT-J1			ACP-02		
127	LOCKER RM	CONC		RNB-1		PNT-J1		PNT-J1		PNT-J1		PNT-J1			ACP-02		
128	MEN	PT-J-8		RNB-1		PNT-J3		PNT-J3		PNT-J3		PNT-J3			GB		FRP WAINSCOT TO +4'-0"
129	WOMEN	PT-J-8		RNB-1		PNT-J3		PNT-J3		PNT-J3		PNT-J3			GB		FRP WAINSCOT TO +4'-0"
130	NOT USED																
131	TOOLS	CONC		RNB-1		PNT-J1		PNT-J1		PNT-J1		PNT-J1			GB		
132	TECH PARTS CTR	CONC		RNB-1		PNT-J1		PNT-J1		PNT-J1		PNT-J1			GB		
133	PARTS MGR	CONC		RNB-1		PNT-J1		PNT-J1		PNT-J1		PNT-J1			GB		
134	DETAIL	CONC		RNB-1		PNT-J1		PNT-J1		PNT-J1		PNT-J1			GB		
135	STORAGE	CONC															NO SCOPE
136	PARTS	CONC		RNB-1		PNT-J1		PNT-J1		PNT-J1		PNT-J1			GB		
137	PARTS	CONC		RNB-1		PNT-J1		PNT-J1		PNT-J1		PNT-J1			GB		

LEGEND
SC SEALED CONCRETE
GLS BUTT GLAZED GLASS
FRP PLASTIC WALL PANELS

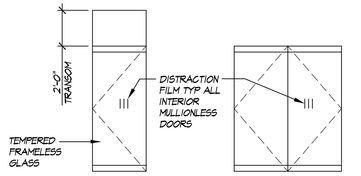
NOTES
1. COORDINATE INSTALLATION OF WALL GRAPHICS WITH VENDOR.
2. INSTALL DISTRACTION FILM ON FULL HT GLASS WALLS / DOORS. SEE DID STANDARDS.

6E DOOR SCHEDULE

NO.	OPENING SIZE	DOOR			FRAME		# HDWR SET NO	REMARKS
	WIDTH x HEIGHT	TYPE	MATERIAL	FINISH	MATERIAL	FINISH		
100	8'-0" x 8'-0" VEHICLE DOOR	G	GL	-	ALUM	-		
101	6'-0" x 8'-0"	D	GL	-	ALUM	-		
102A	3'-0" x 8'-0"	A	GL	-	GL	-		
102B	3'-0" x 8'-0"	A	GL	-	GL	-		
103A	3'-0" x 8'-0"	A	GL	-	GL	-		
103B	3'-0" x 8'-0"	A	GL	-	GL	-		
104A	3'-0" x 8'-0"	A	GL	-	GL	-		
104B	3'-0" x 8'-0"	A	GL	-	GL	-		
105A	8'-0" x 8'-0" VEHICLE DOOR	G	GL	-	GL	-		
105B	8'-0" x 8'-0" VEHICLE DOOR	G	GL	-	GL	-		
106A	3'-0" x 7'-0"	C	WD	FL-J8	HM	PT		
106B	3'-0" x 7'-0"	C	WD	FL-J8	HM	PT		
108A	6'-0" x 8'-0"	D	GL	-	GL	-		
108B	3'-0" x 8'-0"	E	GL	-	GL	-		
110	3'-0" x 7'-0"	C	WD	FL-J8	HM	PT		
111	3'-0" x 7'-0"	C	WD	FL-J8	HM	PT		
112	3'-0" x 7'-0"	C	WD	FL-J8	HM	PT		
114	3'-0" x 8'-0"	A	GL	-	GL	-		
115	3'-0" x 8'-0"	A	GL	-	GL	-		
116	3'-0" x 8'-0"	A	GL	-	GL	-		
117	3'-0" x 7'-0"	C	WD	FL-J8	HM	PT		
118	3'-0" x 8'-0"	A	GL	-	GL	-		
119A	3'-0" x 8'-0"	A	GL	-	GL	-		
119B	3'-0" x 8'-0"	A	GL	-	GL	-		
119C	3'-0" x 8'-0"	A	GL	-	GL	-		
120	6'-0" x 7'-0"	C	WD	FL-J8	HM	PT		
121	3'-0" x 7'-0"	C	HM	PT	HM	PT		
122A	10'-0" x 10'-0"	H	ALUM	-	ALUM	-		
122B	10'-0" x 10'-0"	H	ALUM	-	ALUM	-		
122C	18'-0" x 10'-0"	H	ALUM	-	ALUM	-		
122D	3'-0" x 7'-0"	C	HM	PT	HM	PT		
123A	10'-0" x 10'-0"	J	STL	-	ALUM	-		
123B	10'-0" x 10'-0"	J	STL	-	ALUM	-		
123C	3'-0" x 7'-0"	C	HM	PT	HM	PT		
124A	3'-0" x 7'-0"	C	HM	PT	HM	PT		
124B	10'-0" x 10'-0"	J	STL	-	STL	-		
124C	10'-0" x 10'-0"	J	STL	-	STL	-		
124D	10'-0" x 10'-0"	J	STL	-	STL	-		
124E	10'-0" x 10'-0"	J	STL	-	STL	-		
125A	10'-0" x 10'-0"	J	STL	-	ALUM	-		
125B	10'-0" x 10'-0"	J	STL	-	ALUM	-		
125C	10'-0" x 10'-0"	J	STL	-	ALUM	-		
125D	10'-0" x 10'-0"	J	STL	-	ALUM	-		
125E	10'-0" x 10'-0"	J	STL	-	ALUM	-		
125F	10'-0" x 10'-0"	J	STL	-	ALUM	-		
125G	3'-0" x 7'-0"	C	HM	PT	HM	PT		
126	3'-0" x 7'-0"	F	HM	PT	HM	PT		
127A	3'-0" x 7'-0"	C	HM	PT	HM	PT		
127B	3'-0" x 7'-0"	C	HM	PT	HM	PT		
128	3'-0" x 7'-0"	C	HM	PT	HM	PT		
129	3'-0" x 7'-0"	C	HM	PT	HM	PT		
130	NOT USED							
131	3'-0" x 7'-0"	C	HM	PT	HM	PT		EXISTING TO REMAIN
132	3'-0" x 7'-0"	F	HM	PT	HM	PT		
133	3'-0" x 7'-0"	C	HM	PT	HM	PT		EXISTING TO REMAIN
134	3'-0" x 7'-0"							EXISTING TO REMAIN
134A	10'-0" x 10'-0"	J	STL	-	ALUM	-		
134B	10'-0" x 10'-0"	J	STL	-	ALUM	-		
134C	3'-0" x 7'-0"	C	HM	PT	HM	PT		EXISTING TO REMAIN
135	6'-0" x 7'-0"							EXISTING TO REMAIN
137	3'-0" x 7'-0"	C	HM	PT	HM	PT		EXISTING TO REMAIN
137A	10'-0" x 10'-0"	J	STL	-	ALUM	-		EXISTING TO REMAIN
137B	3'-0" x 7'-0"	C	HM	PT	HM	PT		EXISTING TO REMAIN

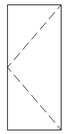
NOTES:
1. WALL THICKNESS OF JAMBS MAY VARY DEPENDING UPON FINISH & WALL ASSEMBLIES
2. IF CONFLICTS BETWEEN THIS SCHEDULE AND THE SPECIFICATIONS ARE FOUND, THE SPECIFICATIONS SHALL GOVERN.
3. ALL NEW OPENABLE DOORS SHALL HAVE LEVER HANDLES.

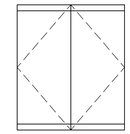
LEGEND
ALUM ALUMINUM (CLEAR)
CC CLEAR COAT
GL GLASS (TEMPERED)
HM HOLLOW METAL
LAM PLASTIC LAMINATE WOOD GRAIN
PT PAINT
SC SOLID CORE
ST STAIN
STL STEEL
WD WOOD INTERIOR DOOR

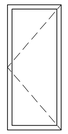


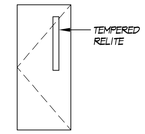
A (INTERIOR)

B
DBL FRAMELESS TEMPERED GLASS (INTERIOR)

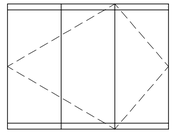

C
SOLID
U = 0.31 @ EXTERIOR DOORS

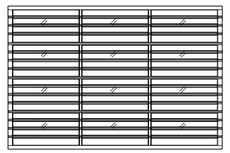

D
ALUM STOREFRONT DBL ENTRY
U = 0.50
LOW E TEMPERED GLASS
BUTT GLAZED
SHGC = 0.42

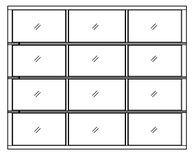

E
ALUM STOREFRONT TEMPERED GLASS
U = 0.50
SHGC = 0.42



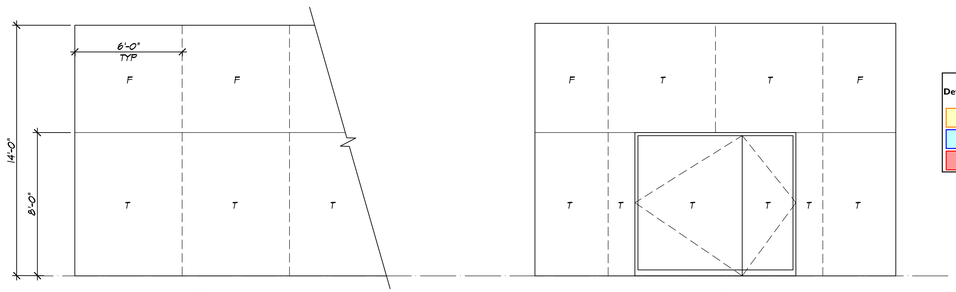
F
U = 0.31 @ EXTERIOR DOORS


G
LOW E TEMPERED GLASS
BI-FOLD EXTERIOR
U = 0.50
BUTT JOINT GLAZED
SHGC = 0.42


H
FULLY GLAZED SECTIONAL DOOR
TEMPERED GLASS
RYTEC QUICK UP
U VALUE = 0.65
SHGC = 0.40

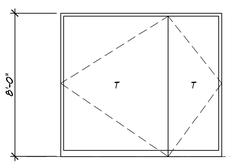

J
FULLY GLAZED SECTIONAL DOOR TEMPERED GLASS
SHGC = 0.40

8A GLAZING SCHEDULE

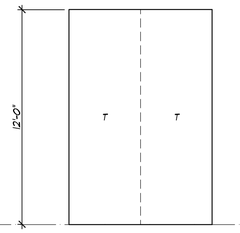


A T / BG

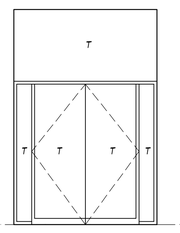
B T / BG



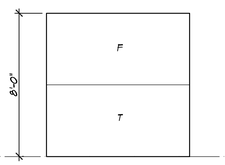
C



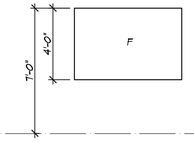
D T / BG



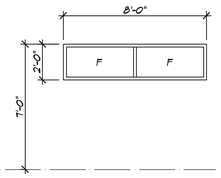
E



F



G



H

NOTES
1. ALL WINDOW TYPES ARE ALUMINUM CLEAR ANODIZED FINISH W/ 1" INSULATED VITRO SOLARBAN LOW E.
2. ALL PEDESTRIAN DOORS SHALL BE FULLY ACCESSIBLE.
3. U = 0.42 TYPICAL AT EXTERIOR WINDOWS, UNO.
4. SHGC FOR ALL EXTERIOR GLAZING SHALL BE .040 OR BETTER. U VALUE = 0.42 OR BETTER

LEGEND
BG BUTT GLAZED
F FIXED
T TEMPERED

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

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300 BLDG
LARSON AUTOMOTIVE GROUP
300 RIVER ROAD
PUYALLUP, WASHINGTON 98371

PERMIT SET

REVISIONS:

5438 REGISTERED ARCHITECT
JAMES H. CASTINO
STATE OF WASHINGTON

Castino Architecture
James Castino
Principal
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Gig Harbor, WA 98332
PHONE: (253) 973-6680
EMAIL: jimpilot22@gmail.com

DATE: JAN. 21, 2022
DRAWN BY: PDS
PROJECT NO.:
FILE NAME:

SCHEDULES

SHEET NO:
A6.1

INTERIOR FINISH LEGEND

	CODE	BRAND IMAGE	MATERIAL	MANUFACTURER / SUPPLIER	PATTERN / PRODUCT LINE	COLOR / FINISH	TYPE / SIZE	REMARKS	CONTACT
WALL COVERINGS & PAINTS	WC-J1	JEEP	Wall Covering	Ideal Image, IMBranded, OR Super Color Digital	Custom Design	Full Wall Graphic	N/A	Sales Offices Full Wall Graphic	See Sheet 5.7 for vendor contact information
	WC-J2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	WC-J3	JEEP	Wall Covering	Shaw PPC Design	Custom Design	Jeep Script Wallcovering	Satin	Customer Lounge Cafe Accent Wall Covering	Rob Murawski P: 248-348-7755 (ext. 319) C: 248-756-2145 RMurawski@ShawPPCDesign.com
	WC-J4	JEEP	Wall Covering	3M	Custom Design	Jeep Timeline Graphic	N/A	Showroom Bulkhead above sales offices	Tanya Romanelli P: 810-444-8797 TRomanelli@designtex.com
	WC-J5	JEEP	Wall Covering	Ideal Image, IMBranded, OR Super Color Digital	Custom Design	Full Wall Graphic	N/A	Customer Lounge Café Wall Graphic	See Sheet 5.7 for vendor contact information
	WC-J6	JEEP	Wall Covering	Ideal Image, IMBranded, OR Super Color Digital	Custom Design	Full Wall Graphic	N/A	New vehicle Delivery and F&I full wall graphic	See Sheet 5.7 for vendor contact information
	~~WC-C1~~	~~CDR~~	~~Wall Covering~~	~~D. L. Couch~~	~~Absolute~~	~~Noble Grey~~	~~SKU: T2 AL 10~~	~~Office & Conference Room~~	Brandi Weiss ~~P: 800-433-6796 ext. 1109~~ BWeiss@DLCouch.com
	PNT-J1	JEEP	Paint	Sherwin Williams	-	Extra White SW-7006	Satin	Inside sales offices and service writers	Jacob Allard / P: 734-560-6524 / jacob.d.allard@sherwin.com Dawn Cenowa /P: 248-660-3067 / dawn.m.cenowa@sherwin.com
	PNT-J2	JEEP	Paint	Sherwin Williams	-	SW7069 Iron ORE	Satin	Showroom, Lounge and Retail areas	
	PNT-J3	JEEP	Paint	PPG	-	Gray Stone 1009-4	Satin	Restroom Walls	
	PNT-J4	JEEP	Paint	Sherwin Williams	-	SW7066 Gray Matters	Satin	Customer Lounge Exposed Structure	Jacob Allard / P: 734-560-6524 / jacob.d.allard@sherwin.com Dawn Cenowa /P: 248-660-3067 / dawn.m.cenowa@sherwin.com
	~~PNT-C1~~	~~CDR~~	~~Paint~~	~~Benjamin Moore~~	~~Classic Color Collection~~	~~Smoke Embers 1466~~	~~Eggshell~~	~~Walls~~	
	~~PNT-C2~~	~~CDR~~	~~Paint~~	~~Benjamin Moore~~	~~-~~	~~Kendall Charcoal HC-166~~	~~Semi-Gloss~~	~~Trim~~	
	~~PNT-C3~~	~~CDR~~	~~Paint~~	~~Benjamin Moore~~	~~Classic Color Collection~~	~~Rock Gray 1615~~	~~Semi-Gloss~~	~~Interior Service Walls (Floor to 7'-0")~~	~~Beth Maguire~~ P: 847-372-1854 beth.maguire@BenjaminMoore.com
	~~PNT-C4~~	~~CDR~~	~~Paint~~	~~Benjamin Moore~~	~~Classic Color Collection~~	~~Cheating Heart 1617~~	~~Semi-Gloss~~	~~Interior Service Walls (7'-0" to 10'-0")~~	
	~~PNT-C5~~	~~CDR~~	~~Paint~~	~~Benjamin Moore~~	~~Classic Color Collection~~	~~Pelican Gray 1612~~	~~Semi-Gloss~~	~~Interior Service Walls (10'-0" to Ceilings)~~	
	PNT-C6	CDR	Paint	Benjamin Moore	-	Ready Mix White	Flat	Ceilings	

INTERIOR FINISH LEGEND

	CODE	BRAND IMAGE	MATERIAL	MANUFACTURER / SUPPLIER	PATTERN / PRODUCT LINE	COLOR / FINISH	TYPE / SIZE	REMARKS	CONTACT
FLOOR FINISHES	PT-01	CDR & JEEP	Porcelain Tile	Alfalux	Straight Grid	Canvas Titanium Finish: Lappato	24" x 24"	Showroom Field and Customer Core (use with 1/8" G-01)	Distributor Dwyer Marble & Stone Chad Robar P: 248-476-4944 Fax: 248-476-5543 E: chad.robar@dwyermarble.com E: jeeptile@dwyermarble.com
	PT-04	JEEP	Porcelain Tile	Alfalux	Straight Grid	Granite Carbon Finish: Roc	12" x 12"	Service Drive Accent & Janitor Closet (use with 1/8" G-05)	
	PT-05	JEEP	Porcelain Tile	Alfalux	Straight Grid	Granite Titanium Finish: Roc	12" x 12"	Service Drive (use with 1/8" G-04)	
	PT-06	JEEP	Porcelain Tile	Alfalux	Straight Grid	Canvas Carbon Finish: Lappato	24"x24"	New Vehicle Delivery	
	PT-J8	JEEP	Porcelain Tile	Alfalux	1/3 Offset	Canvas Titanium Finish: Natural	12" x 24"	Restroom Floor and Walls (use with 1/8" G-01)	
	~~PT-C3~~	~~CDR~~	~~Porcelain Tile~~	~~Alfalux~~	~~Straight Grid~~	Pebble Gray Finish: Natural	~~12" x 24"~~	~~Restroom Floor and Walls (use with 3/16" G-01)~~	
	~~PT-C4~~	~~CDR~~	~~Porcelain Tile~~	~~Alfalux~~	~~Straight Grid~~	Pebble Crème Finish: Natural	~~12" x 24"~~	~~Restroom Walls (use with 3/16" G-C3)~~	
	~~AT-C1~~	~~CDR~~	~~Porcelain Tile~~	~~Alfalux~~	~~1/3 Offset~~	~~Silver Frost~~	~~2" x 12"~~	~~3 row accent stripe 36" above floor~~	GENERAL NOTE: PORCELAIN TILE WALL BASE TO MATCH ADJACENT FLOOR TILE COLOR AT EITHER 4" OR 6"
	~~TB-C1~~	~~CDR~~	Porcelain Tile Wall Base	~~Alfalux~~			~~4" x 24"~~	Match floor Use 3" x 24" @ CDR Restroom ONLY	
	CPT-01	JEEP	Carpet	Bentley	Troubadour	400337 Rover	24" x 24"	Office Field Carpet & Customer Lounge Grain of carpet runs parallel to entry of office/area	Patti Shammas P: 734-516-5302 E: patti.shammas@bentley mills.com
	~~CPT-C1~~	~~CDR~~	~~Carpet~~	~~Mannington Commercial~~	~~Boucle~~	~~15297 Onyx~~	~~24" x 24"~~	~~Office Carpet~~	
	~~VCT-C1~~	~~CDR~~	~~Vinyl Carpet Tile~~	~~Mannington Commercial~~	~~Divergent LVT~~	~~13597 Sparling~~	~~18" x 18"~~	~~Break Room & Janitor Closet~~	Chuck Dettloff P: 586-739-6090 E: cdettloff@corventionalcarpet.com
	~~RT-C1~~	~~CDR~~	~~Rubber Tile~~	~~Mannington Commercial~~	~~Enforcer~~	~~901 Night Black~~	~~36" x 36"~~	~~Tech Flooring~~	
	RWB-1		Rubber Wall Base	Mannington Commercial	Optimum Edge	901 Night Black	4"		
	VCT-J1	JEEP	Static Dissipative Vinyl Tile	Johnsonite	Granit SD	713 Kettle Black	GRTSD-XX	Data / IT Room	John Stoll P: 770-365-0002 E: john.stoll@tarkett.com
	RB-C1		Rubber Wall Base	Johnsonite		Black	4"		

INTERIOR FINISH LEGEND

	CODE	BRAND IMAGE	MATERIAL	MANUFACTURER / SUPPLIER	PATTERN / PRODUCT LINE	COLOR / FINISH	TYPE / SIZE	REMARKS	CONTACT
FLOOR FINISHES	CTB-01	JEEP	Carpet Base Moulding	Bentley	Troubadour	400337 Rover	4" or 6" High	Offices	Patti Shammas P: 734-516-5302 E: patti.shammas@bentley mills.com
	IFM-01	CDR & JEEP	Interior Floor Mat	Shaw	Welcome II	31500 Ebony	Stepping Out 24" x 24"	Monolithic Installation	Nichole Pikur P: 248-910-5235 E: nichole.pikur@shawinc.com
	CONC	CDR & JEEP	Sealed Concrete	TBD	TBD	TBD	N/A	Shop, Back of House	P: E:
	~~EP-C1~~	~~CDR~~	~~Paint~~	~~Benjamin Moore~~	~~Classic Color Collection~~	~~Pelican Gray 1612~~	~~N/A~~	2 Part Epoxy Paint with Sharp Grit for Slip Resistance	~~Beth Maguire~~ ~~P: 847-372-1854~~ ~~E: beth.maguire@benjaminmoore.com~~
	~~EP-G2~~	~~CDR~~	~~Paint~~	~~Benjamin Moore~~	~~Classic Color Collection~~	~~Cheating Heart 1617~~	~~N/A~~		
CEILING	GB-01	CDR & JEEP	Gypsum Board	Architect's Choice	-	Extra White SW-7006	Satin	-	-
	ACP-01	CDR & JEEP	Lay-in Acoustical Ceiling Panel	USG or approved equivalent	Halcyon Planks	White	2' x 4'	CDR Showroom	Blake Panno P: 515-707-9179 E: BPanno@usg.com
	ACP-02	CDR & JEEP	Lay-in Acoustical Ceiling Panel	USG or approved equivalent	Halcyon Planks	White	2' x 2'	Jeep Showroom and Sales Stations	
	WC-J2	JEEP	Ceiling Covering	3M	Designtex, Custom Dinoc Bamboo	#v1175-001	N/A	Same product as wall covering (WC-J2). Factory trained Installer MUST be used. The distributor will provide local qualified installers per location.	Tanya Romanelli P: 810-444-8797 E: tromanelli@designtex.com
	EXP-01	CDR & JEEP	Exposed Structure	-	-			Typically, Service Drive finished PNT-J1 (Jeep) or PNT-C3 (CDR), Service and Parts Departments are painted white.	
	EXP-02	JEEP	Exposed Structure	-	-	SW7066 Gray Matters	N/A	Customer lounge exposed structure to be painted PNT-J4	-
GROUT	G-01	CDR & JEEP	Pre-Mixed Grout	Manufacturer: Bostik Supplier: Dwyer Marble & Stone	TruColor	Shadow H195	N/A	Use with PT-01, PT-J7, & PT-J8	Manufacturer: Bostick Brian S. Kelley P: 614-404-1776 brian.kelley@bostik-us.com Supplier: Dwyer Marble & Stone Chad Robar P: 248-476-4944 / chad.robar@DwyerMarble.com
	G-02	JEEP	Pre-Mixed Grout		TruColor	French Gray H142	N/A	Use with PT-02 in CDJR Millenium facility	
	G-04	JEEP	Sanded Grout		With 1900 Epoxy Admixture	Shadow H195	N/A	Use with PT-05	
	G-05	JEEP	Sanded Grout		With 1900 Epoxy Admixture	French Gray H142	N/A	Use with PT-04	
	~~G-C3~~	~~CDR~~	~~Pre-Mixed Grout~~			~~TruColor~~	~~Misty Gray H144~~	~~N/A~~	~~Use with PT-C3 & PT-C4~~

INTERIOR FINISH LEGEND

	CODE	BRAND	MATERIAL	MANUFACTURER / SUPPLIER	PATTERN / PRODUCT LINE	COLOR / FINISH	TYPE / SIZE	REMARKS	CONTACT
MILLWORK	PL-J1	JEEP	Millwork Laminate	Panolam	Nevamar	Chalk White S7024T	-	-	Patricia Buckner P: 404-548-7720 E: patricia_buckner@panolam.com
	PL-J2	JEEP	Millwork Laminate	Panolam	Nevamar	Wrought Iron S6054T	-	-	
	PL-J4	JEEP	Millwork Laminate	Wilsonart	Decorative Metal	Matte Pewter #6100 (415)	-	Sink vanity in restrooms	Brynn Bishop P: 720-346-4538 E: bishopb@wilsonart.com
	PL-J5	JEEP	Millwork Laminate	Wilsonart	Decorative Metal	Nickel #6202 (419)	Satin Brushed	Sink vanity in restrooms	
	PL-J6	JEEP	Millwork Laminate	Wilsonart	335 (Vert. Grade); 350 (Horiz. Grade)	Charcoal 10592-38	-	-	
	PL-J8	JEEP	Millwork Laminate	Wilsonart	335 (Vert. Grade); 350 (Horiz. Grade)	Asian Amber 11152K-18	-	Interior Customer Contact Doors & Millwork	
	~~PL-C1~~	~~CDR~~	~~Laminate~~	~~Wilsonart~~	335 (Vert. Grade); 350 (Horiz. Grade)	~~Wild Cherry 7954-60~~	-	Vertical Surfaces, Interior Doors, and Furniture	
	PL-C2	CDR	Laminate	Wilsonart	335 (Vert. Grade); 350 (Horiz. Grade)	Graphite Nebula 4623-60	-	Breakroom Countertop	Work Surfaces
	PL-C3	CDR	Laminate	Wilsonart	335 (Vert. Grade)	Black 1595 Gloss-1	-	Furniture Accent	
	~~QR-G1~~	~~CDR~~	~~Granite~~	~~-~~	~~-~~	~~Black Uba Tuba Granite~~	-	Retail Parts, Café, Customer, Restrooms, Recpetion, Cashier Counter	~~Local Supplier~~
	Q-J1	JEEP	Quartz	Wilsonart	-	Lorraine	Q1012	Customer Bathroom Counter Tops & Café Counter	Brynn Bishop P: 720-346-4538 E: bishopb@wilsonart.com
MISC.	TTS-1	CDR & JEEP	Tile Trasition Strip	Schluter Systems	Decorative Metal	Satin Anodized Aluminum Finish	#AE 100 D	Custmer Bathroom	Jennifer Faber P: 800-267-0817 E: jfaber@schluter.com
	TTS-2	JEEP	Tile Trasition Strip	Schluter Systems	RONDEC	Stainless Steel 304	#RO80E	Custmer Bathroom	
	SS-C1	CDR	-	-	-	Stainless Steel	-	Parts Counter	
	INT-GL-1	CDR & JEEP	INTERIOR GLAZING	KAWNEER	FRAMELESS	CLEAR ANODIZED	SALES & F&I	USE FOR JEEP & CDR SHOWROOM	
	PLNT-1	JEEP	Faux Plant	Plantera	Replica Sansevieria Cylindrica	-		Customer Lounge	Sarah Stalker P: 248-310-9479 Sstalker@planterra.com
	PLNT-2	JEEP	Bamboo Poles		Bamboo Poles	Natural Finish	4" dia. x 96"h		
	PLNT-3	JEEP	Planter Box		-	-	8"w x 18" h x 48" l		
	PEB-1	JEEP	Pebbles		-	White			

City of Puyallup
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8A INTERIOR MATERIALS LEGEND

300 BLDG
LARSON AUTOMOTIVE GROUP
300 RIVER ROAD
PUYALLUP, WASHINGTON 98371

PERMIT SET

REVISIONS:

5438 REGISTERED ARCHITECT
JAMES H. CASTINO
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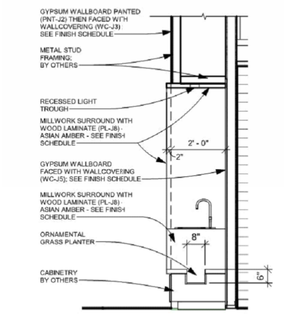
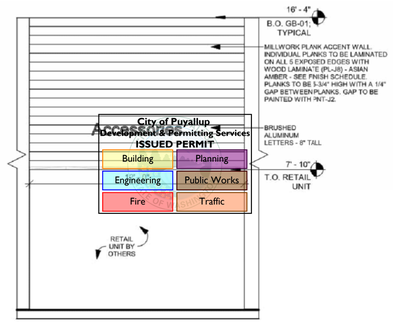
DATE: JAN. 21, 2022
DRAWN BY: PDS
PROJECT NO.:
FILE NAME:

INTERIOR MATERIALS LEGEND

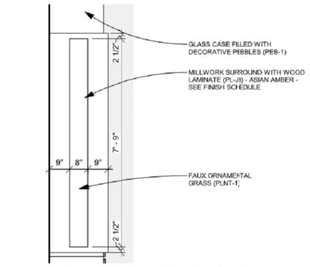
SHEET NO:
A6.2



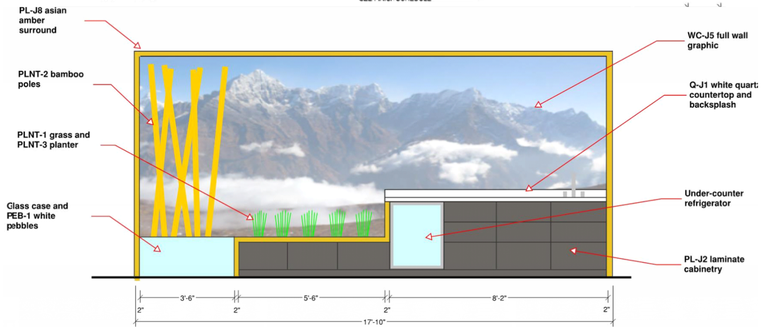
1 SECTION AT LOUNGE WALL PLANTER
3/8" = 1'-0"



2 RETAIL WALL ELEVATION
1/4" = 1'-0"

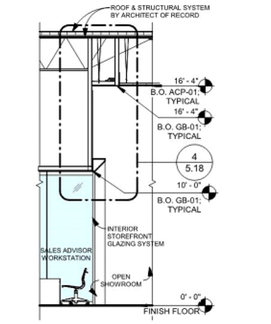


3 PLAN DETAIL AT JEEP LOUNGE CAFE COUNTER
3/8" = 1'-0"

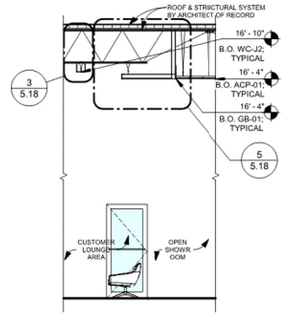


4 LOUNGE WALL ELEVATION
3/8" = 1'-0"

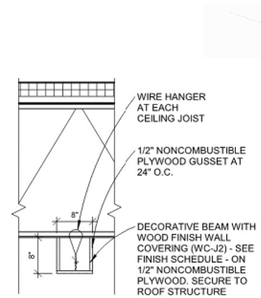
4A LOUNGE WALL DETAILS



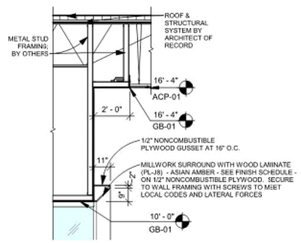
1 BULKHEAD SECTION AT JEEP SHOWROOM & SALES ADVISORS TYP.
3/16" = 1'-0"



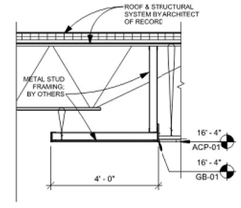
2 BULKHEAD SECTION AT SHOWROOM & CUSTOMER LOUNGE TYP.
3/16" = 1'-0"



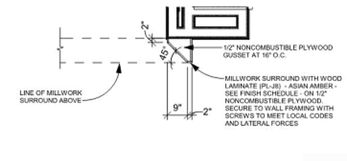
3 DECORATIVE BEAM DETAIL
3/4" = 1'-0"



4 BULKHEAD AT SHOWROOM & SALES ADVISORS TYP.
1/4" = 1'-0"



5 BULKHEAD AT SHOWROOM & CUSTOMER LOUNGE TYP.
3/8" = 1'-0"



6 CHAMFER PLAN DETAIL
3/8" = 1'-0"

4E JEEP BULKHEAD DETAILS

EXTERIOR FINISH LEGEND

	CODE	BRAND FAÇADE	MATERIAL	MANUFACTURER	PATTERN/PRODUCT LINE	COLOR/FINISH	TYPE/SIZE	REMARKS
ACM	ACM-J1	Jeep	Aluminum Composite Metal Panel	Alpolic	Stack Bond	Mica MRO Anthracite Grey (4MM)	23" x 72" finish face (thickness: 4 mm)	Field Façade
	ACM-J2	Jeep	Aluminum Composite Metal Panel	Alpolic	Stack Bond	Harvest Trail Bamboo (4 MM QC?)	8" x 48" finish face (thickness: 4 mm)	Accent Façade
	ACM-J3	CDR & Jeep	Aluminum Composite Metal Panel	Alpolic	-	High Polished Aluminum (DM HPA)	DM HPA (thickness: 3 mm)	Trim
	ACM-4	CDR & JEEP	Brake Metal	Alpolic	-	Color to match adjacent ACM	.032 gage	Brake Metal Parapet Cap
	~~ACM-C1~~	~~CDR~~	~~Aluminum Composite Metal Panel~~	~~Alpolic~~	~~Stack Bond~~	Silver Metallic (MTLC 3SX SILVER)		~~Field Façade~~
	~~ACM-C2~~	~~CDR~~	~~Aluminum Composite Metal Panel~~	~~Alpolic~~		High Polished Aluminum (DM HPA SLVR)		~~Entry Arch Accent~~
EXT. PAINT	EXP-J1	Jeep	Exterior Paint	Sherwin Williams	-	SW 7067 Cityscape	Satin	Exterior Field Paint
	EXP-J2	Jeep	Exterior Paint	Sherwin Williams	-	SW 6991 Black Magic	Satin	Exterior Accent Paint
	~~EXP-C1~~	~~CDR~~	~~Exterior Paint~~	~~Benjamin Moore~~	-	~~1612 Pelican Grey~~	~~Flat~~	~~Exterior Field Paint~~
	~~EXP-C2~~	~~CDR~~	~~Exterior Paint~~	~~Benjamin Moore~~	-	~~1615 Rock Gray~~	~~Flat~~	~~Exterior Trim Paint~~
MISC.	CW-1	JEEP	CURTAIN WALL FRAMING	KAWNEER OR EQUAL	KAWNEER 1600 CURTAIN WALL SYSTEM	CLEAR ANODIZED	BUTT JOINTED GLAZING	USE WITH JEEP FRONT FAÇADE WITH GL-1
	~~CW-2~~	~~CDR~~	~~CURTAIN WALL FRAMING~~	~~KAWNEER OR EQUAL~~	KAWNEER 1600 CURTAIN WALL SYSTEM	~~CLEAR ANODIZED~~	~~STANDARD GLAZING~~	~~USE WITH CDR FRONT FAÇADE WITH GL-2~~
	GL-1	JEEP	INSULATED GLASS	VITRO ARCHITECTURAL GLASS (AKA PPG) OR EQUAL	BUTT JOINTED	LOW E CLEAR GLASS	1" CLEAR INSULATING GLASS	USE WITH JEEP FRONT FAÇADE WITH CW-1
	~~GL-2~~	~~CDR~~	~~INSULATED GLASS~~	~~VITRO ARCHITECTURAL GLASS (AKA PPG) OR EQUAL~~	STANDARD FRAMED GLAZING	~~LOW E CLEAR GLASS~~	1" CLEAR INSULATING GLASS	~~USE WITH JEEP FRONT FAÇADE WITH CW-2~~
	SF-1	JEEP	STOREFRONT FRAMING	KAWNEER OR EQUAL	KAWNEER TRIFAB 451 SYSTEM	CLEAR ANODIZED	BUTT JOINTED GLAZING	USE WITH JEEP FRONT FAÇADE WITH GL-1
	~~SF-2~~	~~CDR~~	~~STOREFRONT FRAMING~~	~~KAWNEER OR EQUAL~~	KAWNEER TRIFAB 451 SYSTEM	~~CLEAR ANODIZED~~	~~STANDARD GLAZING~~	~~USE WITH CDR FRONT FAÇADE WITH GL-2~~
	EIFS-1	CDR & JEEP	Exterior Insulation Finishing System	STO CORP	-	#21612 Oyster	Medium Sand	-
	EIFS-2	CDR & JEEP	Exterior Insulation Finishing System	STO CORP	-	To match ACM-J1 Anthracite	-	-

8A EXTERIOR FINISH LEGEND

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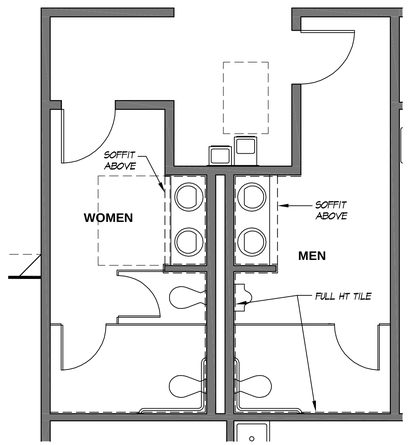
DATE: JAN. 21, 2022
DRAWN BY: PDS
PROJECT NO.:
FILE NAME:

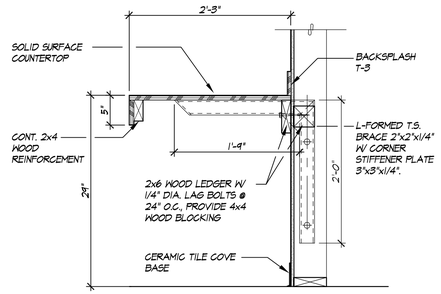
INTERIOR ELEVATIONS

SHEET NO:
A6.3



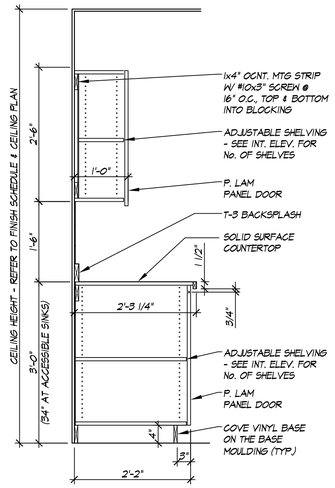
3A ENLARGED PLAN

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



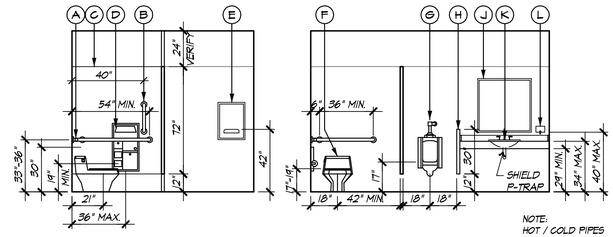
3C COUNTERTOP SECTION

SCALE: 1" = 1'-0"



3E CABINET DETAIL

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

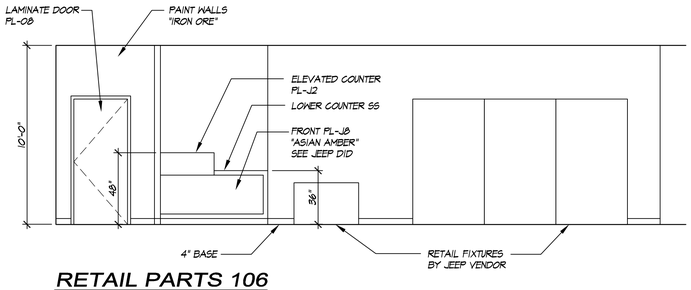


3F TYPICAL FIXTURE HEIGHTS & CLEARANCES

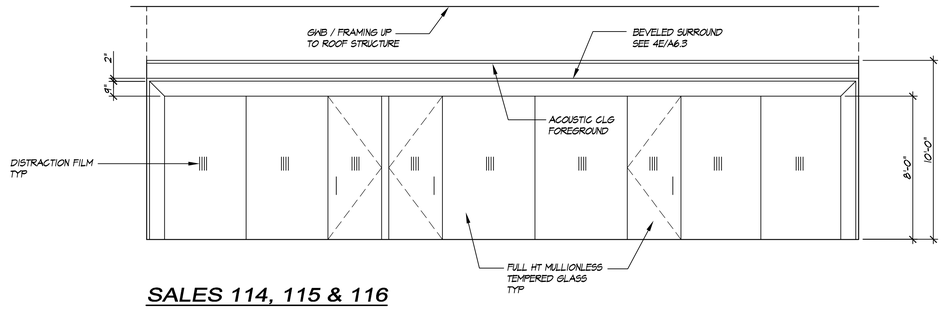
NTS

FIXTURE LEGEND

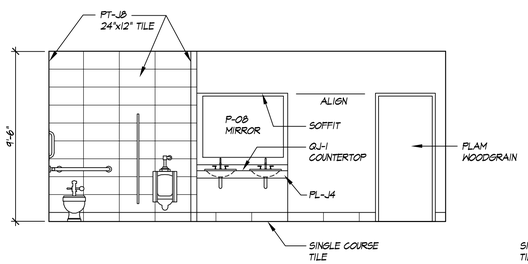
A. 2 WALL CONFIGURATION GRAB BAR
B. VERTICAL GRAB BAR
C. TOILET PARTITION
D. COMBINATION UNIT (TOILET TISSUE, TOILET SEAT COVER (AND SANITARY NAPKIN WOMENS ONLY))
E. PAPER TOWEL DISPENSER
F. TOILET
G. URINAL
H. URINAL PARTITION
J. MIRROR, POLISHED EDGE, SIZE AS INDICATED
K. SINK (SHIELD P-TRAP TYP.)
L. SOAP DISPENSER



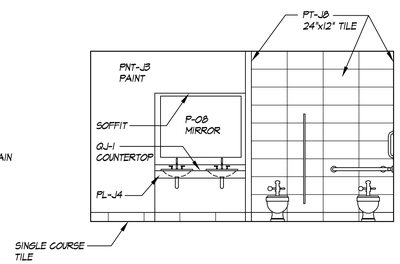
RETAIL PARTS 106



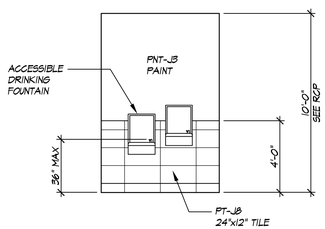
SALES 114, 115 & 116



MEN 110 - WEST



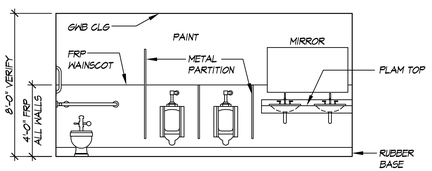
WOMEN 111 - EAST



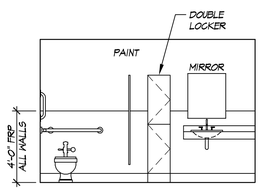
VEST 113

KEY NOTES - INTERIOR ELEVATIONS

1. T-1 TILE FLOOR - SEE MATERIALS SCHEDULE
2. T-3 12" x 24" RUNNING BOND PATTERN TILE WALLS - SEE MATERIALS SCHEDULE
3. SOLID SURFACE COUNTERTOP / SPLASH
4. MIRROR POLISH EDGE
5. PT-2 PAINT FULL HT - SEE MATERIALS SCHEDULE
6. TOILET PARTITION - STAINLESS STEEL, OVERHEAD BRACED, COLOR AS SELECTED BY OWNER



MEN 128 - SOUTH



WOMEN 129 - SOUTH

8A INTERIOR ELEVATIONS

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

5G GENERAL NOTES

A. CERAMIC TILE WALLS:
   1. WALLS SHALL BE CONTINOUS BEHIND MIRRORS AND ALL SURFACE MOUNTED ACCESSORIES.
   2. CERAMIC TILE BASE W/ SCHLUTER EDGE.
B. GYPSUM WALLBOARD: 5/8" DENSHIELD TILE BACKER BOARD BEHIND ALL CERAMIC TILE. SEE SECTION 09260. CEILINGS TO BE STANDARD GWB.
C. ALIGN CERAMIC TILE JOINTS AT FLOOR AND WALL, TYP.
D. BACKING MATERIAL: MIRRORS OR OTHER SURFACE MOUNTED ACCESSORIES ARE INSTALLED OVER BOTH THE WALL TILE AND GYPSUM BOARD FINISHES.
E. BLOCKING: PROVIDE BLOCKING FOR ALL WALL AND CEILING MOUNTED ITEMS, BOTH SURFACE MOUNTED AND RECESSED. PROVIDE FOR OWNER FURNISHED AND INSTALLED ITEMS, OWNER FURNISHED / CONTRACTOR INSTALLED ITEMS AND CONTRACTOR FURNISHED AND INSTALLED ITEMS.
F. TOILET PARTITION DIMENSIONS ARE FACE OF STUD (F.O.S.) TO CENTERLINE OF PARTITION DIMENSIONS. ACTUAL PARTITION DIMENSIONS MUST BE ADJUSTED ACCORDINGLY TO ACCOUNT FOR FINISH THICKNESS.

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

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REVISIONS:

CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS AND DETAILS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM CONDITIONS SHOWN. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE THE PROPERTY OF CASTINO ARCHITECTURE. ALL DRAWINGS, DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT ONLY, AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION BY JAMES H. CASTINO, AIA. ARCHITECT ACCEPTS NO LIABILITY AND SHALL BE HELD HARMLESS FROM ANY RESPONSIBILITY FOR DAMAGES RESULTING FROM REVISIONS, CHANGES OR ADAPTATIONS TO THESE DRAWINGS.

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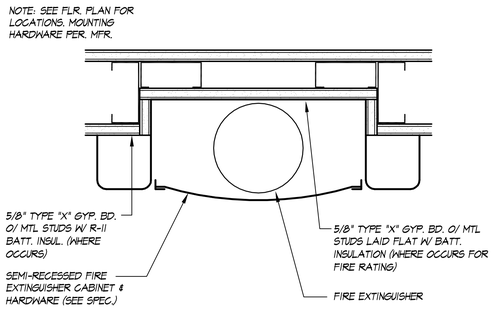
DRAWN BY: PDS
PROJECT NO.:
FILE NAME:

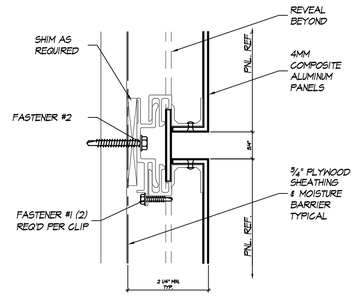
INTERIOR ELEVATIONS

SHEET NO:
A6.4



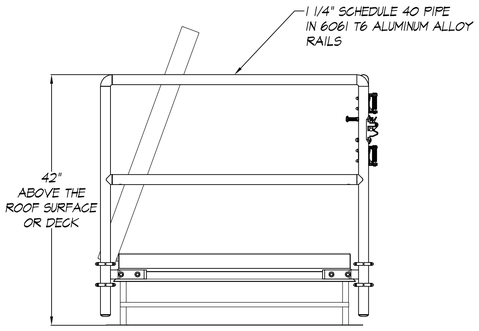
3A FIRE EXTINGUISHER CAB.

SCALE: 3" = 1'-0"



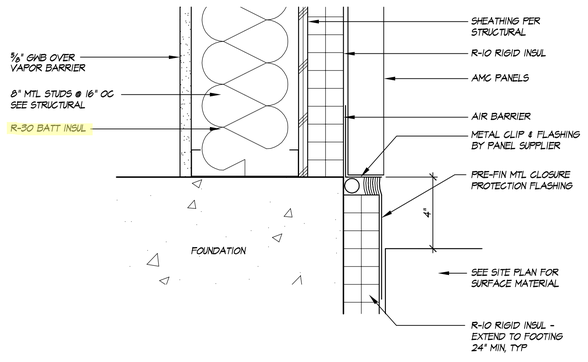
3C TYPICAL ACM ATTACHMENT

SCALE: NTS



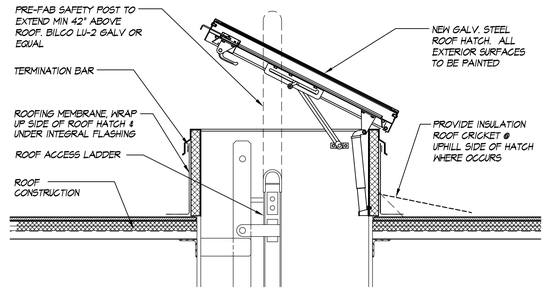
3E ROOF HATCH GUARD

SCALE: NTS



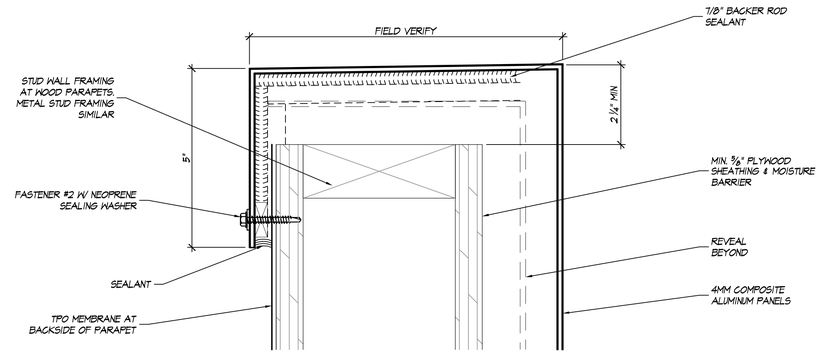
5A TYPICAL EXTERIOR WALL SECTION

SCALE: 3" = 1'-0"



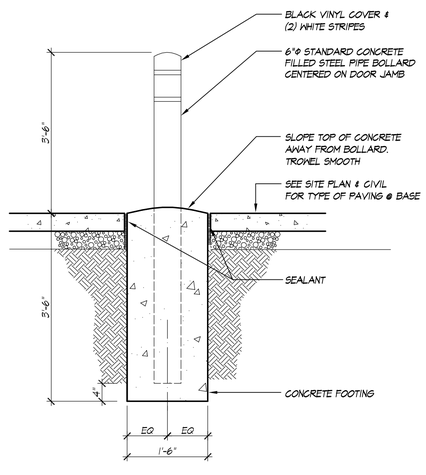
5C ROOF ACCESS HATCH DETAIL

SCALE: 1" = 1'-0"



5E TYPICAL PARAPET DETAIL

SCALE: 6" = 1'-0"



8A FIXED PIPE BOLLARD DETAIL

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

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PROJECT NO.:
FILE NAME:

DETAILS

SHEET NO:
A9.1

GENERAL NOTES

THESE GENERAL NOTES ARE TO BE USED AS A SUPPLEMENT TO THE SPECIFICATIONS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATIONS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE STRUCTURE HAS BEEN DESIGNED TO RESIST CODE SPECIFIED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAS BEEN COMPLETED. STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO JOB SITE SAFETY; ERECTION MEANS, METHODS, AND SEQUENCES; TEMPORARY SHORING, FORMWORK, BRACING; USE OF EQUIPMENT AND CONSTRUCTION PROCEDURES. PROVIDE ADEQUATE RESISTANCE TO LOADS ON THE STRUCTURES DURING CONSTRUCTION PER SEI/ASCE STANDARD NO. 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."

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CONSTRUCTION OBSERVATION BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH DESIGN ASPECTS ONLY AND IS NOT INTENDED IN ANY WAY TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES.

STANDARDS

ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED AND ADOPTED BY THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION.

CONTRACT DRAWINGS / DIMENSIONS

ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. CONSULTANT DRAWINGS BY OTHER DISCIPLINES ARE SUPPLEMENTARY TO ARCHITECTURAL DRAWINGS. REPORT DIMENSIONAL OMISSIONS OR DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND STRUCTURAL, MECHANICAL, ELECTRICAL OR CIVIL DRAWINGS TO ARCHITECT PRIOR TO PROCEEDING WITH WORK.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. PRIMARY STRUCTURAL ELEMENTS ARE DIMENSIONED ON STRUCTURAL PLANS AND DETAILS AND OVERALL LAYOUT OF STRUCTURAL PORTION OF WORK. SOME SECONDARY ELEMENTS ARE NOT DIMENSIONED, SUCH AS WALL CONFIGURATIONS, INCLUDING EXACT DOOR AND WINDOW LOCATIONS, ALCOVES, SLAB SLOPES AND DEPRESSIONS, CURBS, ETC. VERTICAL DIMENSIONAL CONTROL IS DEFINED BY ARCHITECTURAL WALL SECTIONS AND BUILDING SECTIONS. STRUCTURAL DETAILS SHOW DIMENSIONAL RELATIONSHIPS TO CONTROL DIMENSIONS DEFINED BY ARCHITECTURAL DRAWINGS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN **BOTH** ARCHITECTURAL AND STRUCTURAL DRAWINGS.

DESIGN CRITERIA

VERTICAL LOADS

AREA	DESIGN DEAD LOAD	LIVE LOAD (2)	PARTITION LOAD	CONCENTRATED LOADS
ROOF	15 PSF	25 PSF (1)		300#
WOOD OPEN WEB JOISTS	20 PSF	25 PSF (1)		

(1) DRIFT AND UNBALANCED SNOW LOAD PER ASCE 7-16, CHAPTER 7. FOR SNOW DRIFT MAP SEE S1.11.
(2) LIVE LOADS EXCEPT SNOW LOADS ARE REDUCED PER IBC SECTION 1607.11.

SNOW: (MINIMUM ROOF SNOW LOAD = 25 PSF)

Pg = 18 PSF = GROUND SNOW LOAD
Pf = 0.7CeCtIsPg = FLAT ROOF SNOW LOAD
Ps = CsPf = SLOPED ROOF SNOW LOAD
Is = 1.0 Ce = 1.0, Ct = 1.0, Cs = VARIES

LATERAL FORCES

LATERAL FORCES ARE TRANSMITTED BY DIAPHRAGM ACTION OF ROOF TO SHEAR WALLS. LOADS ARE THEN TRANSFERRED TO FOUNDATION BY SHEAR WALL ACTION WHERE ULTIMATE DISPLACEMENT IS RESISTED BY PASSIVE PRESSURE OF EARTH AND/OR SLIDING FRICTION. OVERTURNING IS RESISTED BY DEAD LOAD OF THE STRUCTURE.

LATERAL FORCE RESISTING SYSTEM: ALL MEMBERS AND CONNECTIONS REFERRED TO AS LATERAL FORCE RESISTING SYSTEM (LFRS) SHALL COMPLY WITH REQUIREMENTS OF THE SEISMIC FORCE RESISTING SYSTEM AND THE WIND FORCE RESISTING SYSTEM SET FORTH IN THE SPECIAL INSPECTION REQUIREMENTS OF IBC SECTION 1704 AND 1705, AND AS NOTED IN THE STATEMENT OF SPECIAL INSPECTIONS.

WIND:

THE BUILDING MEETS THE CRITERIA TO USE THE "ENCLOSED, PARTIALLY ENCLOSED, AND OPEN BUILDING OF ALL HEIGHTS PROCEDURE" PER ASCE 7-16.

- EXPOSURE CATEGORY = B
- BASIC WIND SPEED, (3 SEC. GUST), V_{ULT} = 97 MPH; V_{ASD} = 75 MPH
- RISK CATEGORY PER IBC TABLE 1604.5 = II
- TOPOGRAPHIC FACTOR K_{ZT} = 1.0
- INTERNAL PRESSURE COEFFICIENT (ENCLOSED) = ± 0.18
- FOR WIND UPLIFT MAP SEE SHEET S1.12
- COMPONENTS AND CLADDING LOADS, SEE THE FOLLOWING TABLES:

ROOF SURFACES [1]					
EFFECTIVE WIND AREA	POSITIVE PRESSURES (PSF)	NEGATIVE PRESSURES (PSF)			
		ZONE [3]			
	ALL ZONES	1'	1	2	3
10 SF	16.0	-16.0	-23.9	-31.5	-42.9
20 SF	16.0	-16.0	-22.3	-29.5	-38.9
50 SF	16.0	-16.0	-20.2	-26.8	-33.5
100 SF	16.0	-16.0	-18.6	-24.8	-29.5

WALL SURFACES [1]				
EFFECTIVE WIND AREA	POSITIVE PRESSURE (PSF)		NEGATIVE PRESSURE (PSF)	
	ZONE [2]			
	4	5	4	5
10 SF	16.0	16.0	-16.2	-20.1
20 SF	16.0	16.0	-16.0	-18.7
50 SF	16.0	16.0	-16.0	-16.9
100 SF	16.0	16.0	-16.0	-16.0
500 SF	16.0	16.0	-16.0	-16.0

ROOF OVERHANGS [1]						
EFFECTIVE WIND AREA	NEGATIVE PRESSURE (PSF)					
	ZONE [3]					
	1'	1	2n	2r	3e	3r
10 SF	-23.9	-23.9	-31.5	-42.9	N/A	N/A
20 SF	-23.5	-23.5	-28.8	-38.2	N/A	N/A
50 SF	-23.0	-23.0	-25.2	-31.9	N/A	N/A
100 SF	-22.6	-22.6	-22.5	-27.2	N/A	N/A
500 SF	-21.7	-21.7	-16.2	-16.2	N/A	N/A

1. VALUES SHOWN IN TABLE ARE GROSS ULTIMATE WIND PRESSURES.
2. WALL ZONES ARE AS DEFINED BY FIGURE 30.3-1 IN ASCE 7-16 IN LOW RISE BUILDINGS.
3. ROOF ZONES ARE AS DEFINED BY FIGURES 30.3-2 THROUGH 30.3-7 IN ASCE 7-16 FOR LOW RISE BUILDINGS.

SEISMIC: (ASCE 7-16) V = CsW

WHERE $Cs = \frac{S_{DS}}{(\frac{R}{Ie})}$; WITH

$Cs\ MINIMUM = 0.044\ S_{DS}I_E \geq 0.01$

OR

$Cs\ MINIMUM = \frac{0.5S_1}{\frac{R}{Ie}}$ FOR $S_1 > 0.6g$

$Cs\ MAXIMUM = \frac{S_{D1}}{T(\frac{R}{Ie})}$ FOR $T \leq T_L$

OR

$Cs\ MAXIMUM = \frac{S_{D1}T_L}{T^2(\frac{R}{Ie})}$ FOR $T > T_L$

SEISMIC IMPORTANCE FACTOR, Ie = 1.0
RISK CATEGORY OF BUILDING PER IBC TABLE 1604.5 = II
SPECTRAL RESPONSE ACCELERATIONS S_S = 1.276 & S_1 = 0.439
SITE CLASS PER TABLE 20.3-1 = D (DEFAULT)
DESIGN SPECTRAL RESPONSE ACCELERATIONS S_{DS} = 1.021 & S_{D1} = 0.545
SEISMIC DESIGN CATEGORY = D
W = EFFECTIVE SEISMIC WEIGHT OF BUILDING = 254.7 KIPS
ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE
RESPONSE MODIFICATION FACTOR PER TABLE 12.2-1, R = 6.5 (LIGHT-FRAMED (WOOD) SHEAR WALLS)
Cs = 0.157
DESIGN BASE SHEAR V = 40.0 KIPS

PIPES, DUCTS AND MECHANICAL EQUIPMENT SUPPORTED OR BRACED FROM STRUCTURE. CONFORM TO SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION, INC. PUBLICATION "SEISMIC RESTRAINT MANUAL: GUIDELINES FOR MECHANICAL SYSTEMS". SPRINKLER LINE ATTACHMENTS SHALL CONFORM TO NFPA PAMPHLET 13.

FOUNDATION DESIGN CRITERIA

SOIL BEARING PRESSURE: 1000 PSF (ASSUMED)*

PASSIVE RESISTANCE: 200 PCF (INCLUDES F.O.S. ≥ 1.5) (ASSUMED)
COEFFICIENT OF FRICTION: .35 (INCLUDES F.O.S. ≥ 1.5) (ASSUMED)
*1/3 INCREASE ALLOWED FOR SEISMIC OR WIND LOADING

ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH OR "STRUCTURAL BACKFILL". NATIVE EARTH BEARING SHALL BE SURFACE COMPACTED. AREAS OVER-EXCAVATED SHALL BE BACKFILLED WITH LEAN CONCRETE (f'c= 2000 PSI) OR "STRUCTURAL BACKFILL". AREAS DESIGNATED "STRUCTURAL BACKFILL" SHALL BE FILLED WITH APPROVED WELL-GRADED BANKRUN MATERIAL. MAXIMUM SIZE OF ROCK 4". FROZEN SOIL, ORGANIC MATERIAL AND DELETERIOUS MATTER NOT ALLOWED. COMPACT TO AT LEAST 95% OF ITS MAXIMUM DENSITY AS DETERMINED BY ASTM D1557. CONTRACTOR SHALL EXERCISE EXTREME CARE DURING EXCAVATION TO AVOID DAMAGE TO BURIED LINES, TANKS, AND OTHER CONCEALED ITEMS. UPON DISCOVERY, DO NOT PROCEED WITH WORK UNTIL RECEIVING WRITTEN INSTRUCTIONS FROM ARCHITECT. A COMPETENT REPRESENTATIVE OF THE OWNER SHALL INSPECT ALL FOOTING EXCAVATIONS FOR SUITABILITY OF BEARING SURFACES PRIOR TO PLACEMENT OF REINFORCING STEEL. PROVIDE DRAINAGE AND DEWATERING AROUND ALL WORK TO AVOID WATER-SOFTENED FOOTINGS.

CONCRETE

CAST-IN-PLACE CONCRETE

CODES, SPECIFICATIONS, AND STANDARDS. CONCRETE WORK SHALL CONFORM TO THE FOLLOWING CODES, SPECIFICATIONS, AND STANDARDS, AND THE STANDARDS AND SPECIFICATIONS THEY REFERENCE. THE CONTRACTOR SHALL OBTAIN AND HAVE READILY AVAILABLE ON SITE THE LATEST VERSION OF THE "ACI MANUAL OF CONCRETE PRACTICE":

ACI:
1. ACI-117 'SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION, MATERIALS AND COMMENTARY'.
2. ACI-301 'STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE'.
3. ACI-302.1 'GUIDE TO CONCRETE FLOOR AND SLAB CONSTRUCTION'.
4. ACI-304 'GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE'.
5. ACI-305.1 'SPECIFICATIONS FOR HOT WEATHER CONCRETING'.
6. ACI-306.1 'STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING'.
7. ACI-308.1 'STANDARD SPECIFICATION FOR CURING CONCRETE'.
8. ACI-309 'GUIDE FOR CONSOLIDATION OF CONCRETE'.
9. ACI-311.4 'GUIDE FOR CONCRETE INSPECTION'.
10. ACI-315 'DETAILS AND DETAILING OF CONCRETE REINFORCEMENT'.
11. ACI-318 'BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE'.
12. ACI-506.2 'SPECIFICATION FOR SHOTCRETING'.
13. ACI 347 'GUIDE TO FORMWORK FOR CONCRETE'.
14. ACI 303.1 'STANDARD SPECIFICATION FOR CAST-IN PLACE/ARCHITECTURAL CONCRETE'.

ASTM:
1. ASTM C33 'STANDARD SPECIFICATION FOR CONCRETE AGGREGATES'.
2. ASTM C94 'STANDARD SPECIFICATION FOR READY-MIX CONCRETE'.
3. ASTM C150 'STANDARD SPECIFICATION FOR PORTLAND CEMENT'.
4. ASTM C260 'STANDARD SPECIFICATION FOR AIR-ENTRAINED ADMIXTURES FOR CONCRETE'.
5. ASTM C309 'STANDARD SPECIFICATION FOR LIQUID MEMBRANE-FORMING COMPOUNDS FOR CURING CONCRETE'.
6. ASTM C494 'STANDARD SPECIFICATION FOR CHEMICAL ADMIXTURES FOR CONCRETE'.
7. ASTM C595 'STANDARD SPECIFICATION FOR BLENDED HYDRAULIC CEMENTS'.
8. ASTM C618 'STANDARD SPECIFICATION FOR ... FLY-ASH...'.
9. ASTM C989 'STANDARD SPECIFICATION FOR SLAG...'.
10. ASTM C1017 'STANDARD SPECIFICATION FOR CHEMICAL ADMIXTURES FOR USE IN PRODUCING FLOWING CONCRETE'.
11. ASTM C-1116 'STANDARD SPECIFICATION FOR FIBER-REINFORCED CONCRETE'.
12. ASTM C-1218 'STANDARD TEST METHOD FOR WATER-SOLUBLE CHLORIDE IN MORTAR AND CONCRETE'.
13. ASTM C-1315 'STANDARD SPECIFICATION FOR LIQUID MEMBRANE-FORMING COMPOUNDS HAVING SPECIAL PROPERTIES FOR CURING AND SEALING'

MIX DESIGNS: THE CONTRACTOR SHALL DESIGN CONCRETE MIXES THAT MEET OR EXCEED THE REQUIREMENTS OF THE CONCRETE MIX TABLE. THE MIX DESIGNS SHALL FACILITATE ANTICIPATED PLACEMENT METHODS, WEATHER, REBAR CONGESTION, ARCHITECTURAL FINISHES, CONSTRUCTION SEQUENCING, STRUCTURAL DETAILS, AND ALL OTHER FACTORS REQUIRED TO PROVIDE A STRUCTURALLY SOUND, AESTHETICALLY ACCEPTABLE FINISHED PRODUCT. WATER REDUCING ADMIXTURES WILL LIKELY BE REQUIRED TO MEET THESE REQUIREMENTS. CONCRETE MIX DESIGNS SHALL CLEARLY INDICATE THE TARGET SLUMP. SLUMP TOLERANCE SHALL BE ± 1-1/2 INCHES.

AGGREGATE: COARSE AND FINE AGGREGATE SHALL CONFORM TO ASTM C33

CEMENT: CEMENT SHALL CONFORM TO ASTM C150, TYPE II PORTLAND CEMENT, UNLESS NOTED OTHERWISE.

FLYASH: SHALL CONFORM TO ASTM C618 CLASS C OR F, MAXIMUM LOSS OF IGNITION SHALL BE 1.0%.

SLAG: GROUND GRANULATED BLAST-FURNACE (GGBF) SLAG SHALL CONFORM TO ASTM C989 GRADE 100 OR 120.

ALTERNATE MIX DESIGNS: VARIATIONS TO THE MIX DESIGN PROPORTIONS MAY BE ACCEPTED IF SUBSTANTIATED IN ACCORDANCE WITH ACI 318, CHAPTER 19. PROVIDE SUBMITTALS A MINIMUM OF TWO WEEKS PRIOR TO BID FOR DETERMINATION OF ACCEPTABILITY.

ADMIXTURES: ADMIXTURES SHALL BE BY MASTER BUILDERS, W.R. GRACE, OR PRE-APPROVED EQUAL. ALL MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED.

WATER: SHALL BE CLEAN AND POTABLE.

MAXIMUM CHLORIDE CONTENT: THE MAXIMUM WATER SOLUBLE CHLORIDE CONTENT SHALL NOT EXCEED 0.15% BY WEIGHT OF CEMENTITIOUS MATERIAL UNLESS NOTED OTHERWISE.

STRUCTURAL DRAWING INDEX

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OCTOBER 5, 2021

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PROJECT NO.: 21067
FILE NAME:

GENERAL NOTES

SHEET NO:
S1.1

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CONCRETE EXPOSED TO WEATHER: PROVIDE 5.0% TOTAL AIR CONTENT FOR ALL CONCRETE EXPOSED TO WEATHER. TOTAL AIR CONTENT IS THE SUM OF ENTRAINED AIR PROVIDED BY ADMIXTURES AND NATURALLY OCCURRING ENTRAPPED AIR. AIR CONTENT SHALL BE TESTED PRIOR TO BEING PLACED IN THE PUMP HOPPER OR BUCKET; IT IS NOT REQUIRED TO BE TESTED AT THE DISCHARGE END OF THE PUMP HOSE. THE TOLERANCE ON ENTRAPPED AIR SHALL BE +2.0% AND -1.5% WITH THE AVERAGE OF ALL TESTS NOT LESS THAN THE SPECIFIED AMOUNT.

TOTAL CEMENTITIOUS MATERIAL: THE SUM OF ALL CEMENT PLUS FLYASH AND SLAG. AT THE CONTRACTORS OPTION FLYASH OR SLAG MAY BE SUBSTITUTED FOR CEMENT BUT SHALL NOT EXCEED 25% BY WEIGHT OF TOTAL CEMENTITIOUS MATERIAL. IN NO CASE SHALL THE AMOUNT OF FLYASH OR SLAG BE LESS THAN REQUIRED BY THE CONCRETE MIX DESIGN TABLE. FOOTING MIXES SHALL CONTAIN NOT LESS THAN 5 SACKS OF CEMENTITIOUS MATERIAL PER CUBIC YARD, ALL OTHER MIXES SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENTITIOUS MATERIAL PER CUBIC YARD, UNLESS NOTED OTHERWISE.

ITEM	DESIGN f'c (PSI) (AT 28 DAYS U.N.O.)	MAX. W/C RATIO	MIN. FLYASH OR SLAG (PCY)	AGGREGATE GRADING ASTM AASHTO	NOTES
SLABS ON GRADE - UNO	4000	0.45	100	57 OR 67	1
ARCHITECTURALLY EXPOSED SLABS ON GRADE	4000	0.45	100	57 OR 67	1, 2, 3
FOUNDATIONS - UNO	3000	0.50	--	57 OR 67	
STEM WALLS AND OTHER WALLS EXPOSED TO EARTH OR WEATHER	4500	0.45	100	57 OR 67	
STEM WALLS AND OTHER WALLS - UNO	4000	0.50	100	57 OR 67	
ALL OTHER CONCRETE	4000	0.50	--	57 OR 67	

CONCRETE MIX NOTES:

1. FIBROUS CONCRETE REINFORCEMENT SHALL BE "FIBERMESH 150HP" MANUFACTURED BY SIKA OR PRE-APPROVED EQUAL AND SHALL CONFORM TO ASTM C1116 TYPE III 4.1.3, PERFORMANCE LEVEL 1, AND SHALL BE 100 PERCENT VIRGIN POLYPROPYLENE, FIBRILLATED FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT. DOSAGE SHALL FOLLOW MANUFACTURER'S RECOMMENDATION BUT NOT LESS THAN 1.5 LB/CU. YD.

2. MAXIMUM WATER CONTENT 240 PCY.

3. THIS MIX SHALL CONTAIN 1 GALLON PER CY OF 'ECLIPSE' SHRINKAGE REDUCING ADD MIXTURE BY W.R. GRACE OR APPROVED ALTERNATE. FOR CONCRETE REQUIRING AN AIR ENTRAINMENT ADMIXTURE, 'ECLIPSE PLUS' SHALL BE USED.

CONCRETE PLACEMENT

PLACE CONCRETE FOLLOWING ALL APPLICABLE ACI RECOMMENDATIONS. CONCRETE SHALL BE PROPERLY CONSOLIDATED PER ACI 309 USING INTERIOR MECHANICAL VIBRATORS, DO NOT OVER-VIBRATE. CONCRETE SHALL BE POURED MONOLITHICALLY BETWEEN CONSTRUCTION OR EXPANSION JOINTS. IF CONCRETE IS PLACED BY THE PUMP METHOD, HORSES SHALL BE PROVIDED TO SUPPORT THE HOSE, THE HOSE SHALL NOT BE ALLOWED TO RIDE ON THE REINFORCING. WEATHER FORECASTS SHALL BE MONITORED AND ACI RECOMMENDATIONS FOR HOT AND COLD WEATHER CONCRETING SHALL BE FOLLOWED AS REQUIRED. CONCRETE SHALL NOT FREE FALL MORE THAN 5 FEET DURING PLACEMENT WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER.

FLOATING & FINISHING OPERATIONS

WATER SHALL NOT BE ADDED TO THE CONCRETE SURFACE DURING FLOATING & FINISHING OPERATIONS. PRE-APPROVED EVAPORATION RETARDER SPECIFICALLY DESIGNED FOR FLOATING & FINISHING OPERATIONS ARE ACCEPTABLE.

FORMED SURFACES:

FORMWORK CLASS OF SURFACE PER ACI 347 TABLE 3.1	
ITEM	CLASS OF FINISH
ALL SURFACES EXPOSED TO PUBLIC VIEW, U.N.O.	A
ALL OTHER SURFACES, UNLESS NOTED OTHERWISE	C

COLD WEATHER PLACEMENT:

1. COLD WEATHER IS DEFINED BY ACI 306 AS "A PERIOD WHEN FOR MORE THAN 3 SUCCESSIVE DAYS THE MEAN DAILY TEMPERATURE DROPS BELOW 40° F."

2. NO CONCRETE SHALL BE PLACED ON FROZEN OR PARTIALLY FROZEN GROUND. THAWING THE GROUND WITH HEATERS IS PERMISSIBLE.

3. CONCRETE MIX TEMPERATURES SHALL BE AS SHOWN BELOW. HEATING OF WATER AND/OR AGGREGATES MAY BE REQUIRED TO ATTAIN THESE TEMPERATURES.

4. THE CONCRETE MAY REQUIRE PROTECTION FOR 4-7 DAYS AFTER POURING. IF TEMPERATURES REMAIN BELOW FREEZING, INSULATING BLANKET COVERAGE IS REQUIRED. IF TEMPERATURES ARE SLIGHTLY BELOW FREEZING (30° F MIN.) AT NIGHT AND ABOVE FREEZING DURING THE DAY, KRAFT PAPER WITH COMPLETE COVERAGE MAY BE USED IN LIEU OF INSULATED BLANKETS.

5. NO ADDITIVES CONTAINING CHLORIDES SHALL BE USED. USE "POZZUTEC 20+" BY MASTER BUILDERS OR "POLARSET" BY W.R. GRACE OR PRE-APPROVED EQUAL.

CONDITION OF PLACEMENT AND CURING		WALLS & SLABS	FOOTINGS
MIN. TEMP. FRESH CONCRETE AS MIXED FOR WEATHER INDICATED, DEGREES F.	ABOVE 30° F. 0° TO 30° F. BELOW 0° F.	60° 65° 70°	55° 60° 65°
MIN. TEMP. FRESH CONCRETE AS PLACED AND MAINTAINED, DEGREES F.		55°	50°
MAX. ALLOWABLE GRADUAL DROP IN TEMP. THROUGHOUT FIRST 24 HOURS AFTER END OF PROTECTION, DEGREES F.		50°	40°

HOT OR WINDY WEATHER PLACEMENT

HOT WEATHER IS DEFINED BY ACI 305 AS "ANY COMBINATION OF HIGH AIR TEMPERATURE, LOW RELATIVE HUMIDITY, AND WIND VELOCITY, TENDING TO IMPAIR THE QUALITY OF FRESH HARDENED CONCRETE. ACI 305 FIGURE 2.1.5 SHALL BE USED BY THE CONTRACTOR TO ESTIMATE THE RATE OF EVAPORATION. WHEN THE ESTIMATED RATE OF EVAPORATION IS GREATER THAN O.2 PSF/HOUR THE PLACEMENT SHALL BE CONSIDERED A HOT WEATHER PLACEMENT. PRECAUTIONS AGAINST PLASTIC SHRINKAGE CRACKING ARE NECESSARY. PRECAUTIONS TAKEN BY THE CONTRACTOR VARY DEPENDING UPON THE FACTORS ASSOCIATED WITH WATER EVAPORATION AND INCLUDE BUT ARE NOT LIMITED TO:

1. LIMITING CONCRETE TEMPERATURE TO 100°F AT TIME OF PLACEMENT.

2. APPLICATION OF AN EVAPORATION RETARDER.

3. USE OF FOG SPRAY.

4. REDUCTION OF POUR SIZE.

5. PLACING CONCRETE AT NIGHT.

CONTROL AND CONSTRUCTION JOINTS

CONSTRUCTION JOINTS SHALL MEET THE REQUIREMENTS OF ACI 301 SECTIONS 2.2.2.5 AND 5.3.2.6. SPECIAL BONDING METHODS PER SECTION 5.3.2.6 SHALL BE SATISFIED BY ITEM 2 BELOW UNLESS OTHERWISE DETAILED ON THE STRUCTURAL DRAWINGS. WHERE CONSTRUCTION JOINTS ARE NOT SHOWN ON PLAN OR ADDITIONAL CONSTRUCTION JOINTS ARE REQUIRED SUBMIT PROPOSED JOINTING FOR STRUCTURAL ENGINEERS APPROVAL. PROVIDE CONSTRUCTION JOINTS AS INDICATED BELOW UNLESS NOTED OTHERWISE ON THE PLANS:

1. SLABS ON GRADE: PROVIDE CONSTRUCTION AND/OR CONTROL JOINTS AT 16 FEET O.C. MAXIMUM FOR UNEXPOSED SLABS ON GRADE AND 12 FEET O.C. FOR EXPOSED SLABS ON GRADE. COORDINATE JOINTS WITH ARCHITECTURAL DRAWINGS.

2. ATTACHMENT OF NEW CONCRETE TO EXISTING: WHERE SHOWN, ROUGHEN CONCRETE TO A MINIMUM AMPLITUDE OF 1/4" USING IMPACT HAMMER. REMOVE ALL LOOSE OR DAMAGED CONCRETE, THOROUGHLY FLUSH ALL SURFACES WITH POTABLE WATER, AIR BLAST WITH OIL FREE COMPRESSED AIR TO REMOVE ALL WATER.

EMBEDDED ITEMS

1. NO ALUMINUM ITEMS SHALL BE EMBEDDED IN ANY CONCRETE.

2. ALL EMBED PLATES SHALL BE SECURELY FASTENED IN PLACE.

3. ALL EMBEDDED STEEL ITEMS EXPOSED TO EARTH SHALL BE GALVANIZED.

CONCRETE CURING AND SEALING

CURING PROCEDURES SHALL COMMENCE IMMEDIATELY AFTER FINISHING CONCRETE TO MAINTAIN CONCRETE IN A MOIST CONDITION. VERIFY CURING AND/OR SEALING PRODUCTS ARE COMPATIBLE WITH FLOOR COVERINGS SHOWN ON THE ARCHITECTURAL DRAWINGS. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS. SLABS ARE DEFINED AS SLABS ON GRADE, CONCRETE ON METAL DECK, ELEVATED POST-TENSIONED OR MILD REINFORCED DECKS, AND TOPPING SLABS.

ITEM	CONCRETE CURING NOTES
ALL SLABS	1, (2 OR 3 OR 4)
ALL OTHER CONCRETE	NONE

CONCRETE CURING NOTES:

1. WHEN THE ESTIMATED EVAPORATION RATE IS GREATER THAN 0.2 PSF/HOUR PROVIDE A SPRAY APPLIED EVAPORATION RETARDER IMMEDIATELY AFTER CONCRETE PLACEMENT. THE EVAPORATION RATE MAY BE CALCULATED PER ACI 305 FIGURE 2.1.5.

2. PROVIDE PRE-APPROVED CONTINUOUS WET CURE METHOD FOR A MINIMUM OF 14 DAYS.

3. APPLY A LIQUID MEMBRANE FORMING CURING COMPOUND, CONFORMING TO ASTM C309 TYPE 1 CLASS B SPECIFICATIONS OR ASTM C1315 TYPE 1 CLASS A SPECIFICATIONS, PER MANUFACTURER'S RECOMMENDATIONS IMMEDIATELY AFTER FINAL FINISHING. CURING COMPOUND SHALL BE COMPATIBLE WITH ARCHITECTURAL FLOOR COVERINGS AND SEALERS.

4. PROVIDE 'ULTRACURE MAX' MOISTURE RETAINING COVER BY MCTECH GROUP, OR APPROVED EQUAL, FOR A MINIMUM OF 14 DAYS.

GROUT

NON-SHRINK GROUT: MASTER BUILDERS "MASTERFLOW 928" OR PRE-APPROVED EQUAL. GROUT SHALL CONFORM TO CRD-C621 AND ASTM C1107 WHEN TESTED AT A FLUID CONSISTENCY PER CRD-C611-85 FOR 30 MINUTES. GROUT MAY BE PLACED FROM A 25 SECOND FLOW TO A STIFF PACKING CONSISTENCY. FILL OR PACK ENTIRE SPACE UNDER PLATES OR SHAPES. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PREPARATION, INSTALLATION, AND CURING.

REINFORCING STEEL

REINFORCING STEEL SHALL CONFORM TO:

ASTM A615, GRADE 60 TYPICAL UNLESS NOTED OTHERWISE.

ASTM A706 GRADE 60 FOR ALL WELDED BARS.

DETAIL FABRICATE AND PLACE PER ACI 315 AND ACI 318.

WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A1064. LAP ONE FULL MESH ON SIDES AND ENDS BUT NOT LESS THAN 8 INCHES. WELDED WIRE REINFORCING SHALL BE SUPPORTED TO WITHSTAND CONCRETE PLACEMENT. PULLING OF MESH INTO PLACE AFTER PLACEMENT IS NOT ALLOWED.

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE, Fy=60 KSI (UNLESS NOTED OTHERWISE)

BAR SIZE	MINIMUM LAP SPLICE LENGTHS ("Ls")		MINIMUM DEVELOPMENT LENGTHS ("Ld")		MINIMUM EMBEDMENT LENGTH FOR STANDARD END HOOKS ("Ldh")
	TOP BARS (1)	OTHER BARS	TOP BARS (1)	OTHER BARS	
#3	2'-0"	1'-6"	1'-6"	1'-3"	0'-7"
#4	2'-8"	2'-0"	2'-0"	1'-7"	0'-9"
#5	3'-4"	2'-7"	2'-7"	2'-0"	1'-0"
#6	4'-0"	3'-1"	3'-1"	2'-4"	1'-2"

SPLICE TABLE NOTES:

1. "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

REINFORCING STEEL COVER

PROVIDE CONCRETE COVER OVER REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH ------------ 3"
EXPOSED TO WEATHER OR EARTH ----------- 2"
WALLS AND SLABS NOT EXPOSED TO WEATHER---- 3/4"

POST-INSTALLED ANCHORS

POST-INSTALLED ANCHORS: SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH REBAR. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. INSTALLER SHALL BE QUALIFIED AND TRAINED BY THE MANUFACTURER. HOLES SHALL BE HAMMER DRILLED ONLY (ROTARY DRILLED ONLY AT UNREINFORCED MASONRY - NO HAMMER TOOLS).

SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW, SHALL BE SUBMITTED FOR APPROVAL A MINIMUM OF 2 WEEKS PRIOR TO BID, ALONG WITH CALCULATIONS THAT SHALL BE STAMPED BY A PROFESSIONAL ENGINEER (LICENSED IN THE STATE OF THE PROJECT) DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE.

CONCRETE ANCHORS:
- ADHESIVE ANCHORS: HILTI HIT-HY 200 (ICC-ESR-3187), HILTI HIT-RE 500 V3 (ICC-ESR-3814), DEWALT PURE 110+ (ICC-ESR-3298) OR SIMPSON SET-3G (ICC-ESR-4057) OR PRE-APPROVED EQUAL.
  *CONCRETE SHALL BE A MINIMUM OF 21 DAYS OLD AT TIME OF INSTALLATION.
  *CONCRETE SHALL BE IN THE TEMPERATURE RANGE AS REQUIRED BY THE CONCRETE MANUFACTURER.
  *HOLE SHALL BY HAMMER-DRILLED ONLY.
  *DO NOT INSTALL IN WATER-FILLED HOLES.
  *INSTALLER OF HORIZONTAL OR UPWARDLY INCLINED (ANY POSITION EXCEPT DIRECTLY DOWNWARD) ANCHORS SHALL ALSO BE CERTIFIED BY THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM.
- EXPANSION ANCHORS: KWIKBOLT TZ (ICC ESR-1917) BY HILTI, INC., OR PRE-APPROVED EQUAL.
- SCREW ANCHORS: KWIK HUS-EZ (ICC ESR-3027) BY HILTI, INC., OR PRE-APPROVED EQUAL.

MASONRY ANCHORS (SOLID GROUTED MASONRY):
- ADHESIVE ANCHORS: HILTI HIT-HY 270 (ICC-ESR-4143) OR PRE-APPROVED EQUAL.
- EXPANSION ANCHORS: KWIKBOLT III (ICC-ESR-1385) BY HILTI, INC. OR PRE-APPROVED EQUAL.
- SCREW ANSHORS: KWIK HUS-EZ (ICC-ESR-3056) BY HILTI, INC. OR PRE-APPROVED EQUAL.

MASONRY ANCHORS (HOLLOW MASONRY):
- ADHESIVE ANSHORS: HILTI HIT-HY 270 WITH SCREEN TUBES AT HOLLOW CMU & UNREINFORCED BRICK MASONRY (ICC-ESR-4143 & ICC-ESR-4144) BY HILTI, INC. OR PRE-APPROVED EQUAL USING THE APPROPRIATE SIZE SCREEN TUBE REQUIRED BY THE MANUFACTURER.

PERMIT SET
OCTOBER 5, 2021

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DATE:	OCTOBER 5, 2021
DRAWN BY:	SMS
PROJECT NO.:	21067
FILE NAME:	

GENERAL NOTES

SHEET NO:
S1.2

STRUCTURAL STEEL

DETAILING, FABRICATION AND ERECTION

ALL WORKMANSHIP SHALL CONFORM TO THE AISC MANUAL OF STEEL CONSTRUCTION, 15TH EDITION, THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS JULY 7, 2016, THE AISC CODE OF STANDARD PRACTICE, JUNE 15, 2016.

STEEL MEMBERS ARE EQUALLY SPACED BETWEEN COLUMNS AND/OR DIMENSION POINTS UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDES AND JOINT PREPARATIONS THAT INCLUDE BUT ARE NOT LIMITED TO, ERECTION ANGLES, LIFT HOLES, AND OTHER AIDES, WELDING PROCEDURES, REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, WELD EXTENSION TABS, COPES, SURFACE ROUGHNESS VALUES AND TAPERS OF UNEQUAL PARTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH ALL CURRENT OSHA REQUIREMENTS.

HOLES, COPES OR OTHER CUTS OR MODIFICATIONS OF THE STRUCTURAL STEEL MEMBERS SHALL NOT BE MADE IN THE FIELD WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

STEEL FABRICATORS

NON-AISC CERTIFIED STEEL FABRICATORS SHALL HAVE FIVE YEARS MINIMUM EXPERIENCE ON SIMILAR PROJECTS OF EQUAL OR LARGER COMPLEXITY AND SCOPE. QUALIFICATIONS SHALL BE SUBMITTED TWO WEEKS PRIOR TO SHOP DRAWING PRODUCTION.

STEEL ERECTORS

NON-AISC CERTIFIED STEEL ERECTORS SHALL HAVE FIVE YEARS MINIMUM EXPERIENCE ON SIMILAR PROJECTS OF EQUAL OR LARGER COMPLEXITY AND SCOPE. QUALIFICATIONS SHALL BE SUBMITTED TWO WEEKS PRIOR TO SHOP DRAWING PRODUCTION.

STEEL DETAILERS

ALL STEEL DETAILING SHALL BE PERFORMED BY A DETAILER WITH FIVE YEARS MINIMUM EXPERIENCE ON SIMILAR PROJECTS OF EQUAL OR LARGER COMPLEXITY AND SCOPE. QUALIFICATIONS SHALL BE SUBMITTED TWO WEEKS PRIOR TO SHOP DRAWING PRODUCTION.

MATERIAL PROPERTIES

WIDE FLANGE SECTIONS: ASTM A992 (Fy = 50 KSI)

OTHER SHAPES AND PLATES: ASTM A36 (Fy = 36 KSI) TYP. U.N.O.; ASTM A572 (Fy = 50 KSI) WHERE INDICATED

HOLLOW STRUCTURAL SECTIONS: RECTANGULAR & SQUARE - ASTM A500, GRADE C (Fy = 50 KSI) ROUND - ASTM A500, GRADE C (Fy = 46 KSI)

MACHINE BOLTS (M.B.): ASTM A307, GRADE A

ANCHOR BOLTS (A.B.): ASTM F1554, GRADE 36, UNLESS OTHERWISE NOTED, ASTM F1554, GRADE 105 WHERE INDICATED.

WIDE FLANGE STRUCTURAL MEMBERS WHICH ARE ASTM A6 GROUP 3 SHAPES WITH FLANGE THICKNESS 1-1/2" THICK AND THICKER, AND ALL ASTM A6 GROUP 4 AND 5 SHAPES AND PLATE THAT IS 1-1/2" THICK OR THICKER SHALL HAVE A CHARPY V-NOTCH (CVN) TOUGHNESS OF 20 FT-LBS @ 70 DEG F.

WELDING

STRUCTURAL STEEL: WELD IN ACCORDANCE WITH "STRUCTURAL WELDING CODE" AWS D1.1.

REINFORCING STEEL: WELD IN ACCORDANCE WITH "REINFORCING STEEL WELDING CODE" AWS D1.4. WELD ONLY WITH SPECIFIC APPROVAL OF THE STRUCTURAL ENGINEER. IN NO CASE SHALL A WELD BE MADE WITHIN 6 BAR DIAMETERS OF A "COLD BEND".

CERTIFICATION: ALL WELDING SHALL BE PERFORMED BY WABO/AWS CERTIFIED WELDERS. WELDERS SHALL BE PREQUALIFIED FOR EACH POSITION AND WELD TYPE WHICH THE WELDER WILL BE PERFORMING.

WELD TABS (ALSO KNOWN AS WELD "EXTENSION" TABS OR "RUN OFF" TABS) SHALL BE USED. AFTER THE WELD HAS BEEN COMPLETED THE WELD TABS SHALL BE REMOVED AND THE WELD END GROUND TO A SMOOTH CONTOUR. WELD "DAMS" OR "END DAMS" SHALL NOT BE USED.

THE PROCESS CONSUMABLES FOR ALL WELD FILLER METAL INCLUDING TACK WELDS, ROOT PASS AND SUBSEQUENT PASSES DEPOSITED IN A JOINT SHALL BE COMPATIBLE.

ALL WELD FILLER METAL AND WELD PROCESS SHALL PROVIDE THE TENSILE STRENGTH AND CHARPY V-NOTCH RATINGS AS FOLLOWS:

GRAVITY FRAME

WELD TYPE	FILLER METAL TENSILE STRENGTH	CHARPY V-NOTCH (CVN) RATING
FILLET	70 KSI	-----
PARTIAL PENETRATION	70 KSI	-----
COMPLETE PENETRATION	70 KSI	20 FT-LBS @ 40 DEG F

WELDED CONNECTIONS INSPECTION:

1. ALL WELDING SHALL BE CHECKED BY VISUAL MEANS AND BY OTHER METHODS DEEMED NECESSARY BY THE WELDING INSPECTOR.

2. THE CONTRACTOR SHALL SUBMIT A WRITTEN WELDING PROCEDURE SPECIFICATION FOR SHOP AND FIELD WELDING OF ALL LATERAL FORCE-RESISTING SYSTEM CONNECTIONS FOR APPROVAL TO THE STRUCTURAL ENGINEER OF RECORD PRIOR TO FABRICATION.

THE STANDARDS OF ACCEPTANCE FOR WELDS TESTED BY ULTRASONIC METHODS SHALL CONFORM TO AWS D1.1.

ALL WELDS FOUND TO BE DEFECTIVE SHALL BE REPAIRED AND REINSPECTED BY THE SAME METHODS ORIGINALLY USED, AND THIS REPAIR AND REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR

GENERAL REQUIREMENTS

BOLTED CONNECTIONS INSPECTION: CONNECTIONS MADE WITH BEARING TYPE BOLTS SHALL BE INSPECTED PER SECTION 9.1 AND CONNECTIONS MADE WITH SLIP-CRITICAL TYPE BOLTS (A325SC OR A490SC) SHALL BE INSPECTED PER SECTION 9.3 OF RCSC SPECIFICATION.

ADHESIVE ANCHOR RODS: ASTM F1554, GRADE 36 UNLESS NOTED OTHERWISE.

FINISH: STRUCTURAL STEEL SHALL BE COATED WITH PRIMER, UNLESS NOTED OTHERWISE, AND SHALL BE CLEAN OF LOOSE RUST, LOOSE MILL SCALE, OIL, GREASE AND OTHER FOREIGN SUBSTANCES AND SHALL MEET THE REQUIREMENTS OF SSPC-SP1. WHERE STRUCTURAL STEEL IS NOTED TO BE GALVANIZED, IT SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123, A384, AND A385. ALL SURFACES WITHIN TWO INCHES OF ANY FIELD WELD LOCATION SHALL BE FREE OF MATERIALS THAT WOULD PREVENT PROPER WELDING OR PRODUCE OBJECTIONABLE FUMES. FIELD TOUCH-UP OF PRIMED, PAINTED, AND GALVANIZED SURFACES SHALL BE PERFORMED TO REPAIR COATING ABRASIONS, AS WELL AS TO PROTECT ALL AREAS AT CONNECTIONS.

ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS): ALL MEMBERS DESIGNATED AS AESS SHALL CONFORM TO SECTION 10, ARCHITECTURALLY EXPOSED STRUCTURAL STEEL, OF THE AISC CODE OF STANDARD PRACTICE.

AESS CATEGORY	DESCRIPTION
AESS 1	BASIC ELEMENTS

CARPENTRY:

NAILS: CONNECTION DESIGNS ARE BASED ON NAILS WITH THE FOLLOWING PROPERTIES:

PENNYWEIGHT	DIAMETER (INCHES)	LENGTH (INCHES)
8d	0.131	2-1/2
10d	0.148	3
16d	0.148	3-1/2
20d	0.192	4

ALL NAILS AND STAPLES SHALL CONFORM TO ASTM F1667 INCLUDING SUPPLEMENT 1. FOR DIAPHRAGM OR SHEAR WALL NAILING THE FOLLOWING FASTENER TYPES MAY BE USED AT EQUIVALENT SPACING TO THAT SPECIFIED ON PLANS.

FASTENER TYPE	DIAMETER (INCHES)	LENGTH (INCHES)	EQUIVALENT SPACING (INCHES)		
8d COMMON WIRE	0.131	2-1/2	6	4	3
8d "DIPPED GALV. BOX"	0.131	2-1/2	6	4	3
8d COOLER	0.113	2-1/2	4-1/2	3	2-1/2
14 GA. STAPLES	0.080	1-1/2*	6	4	3
16 GA. STAPLES	0.062	1-1/2*	4	3	-
10d COMMON WIRE	0.148	3	6	4	3
10d "HOT DIPPED GALV. BOX"	0.148	3	6	4	3
10d "SHINY BOX"	0.131	3	4-1/2	3	2-1/4
16d COMMON WIRE	0.162	3-1/2	6	4	3
16d SINKER NAIL	0.148	3-1/4	5	3-1/4	2-1/2

* BASED ON 15/32" PLYWOOD OR OSB.

WOOD SHEATHING (STRUCTURAL): **SHEATHING ON ROOF SURFACES SHALL BE PLYWOOD ONLY**. SHEATHING ON FLOOR AND WALLS SHALL BE PLYWOOD OR ORIENTED STRAND BOARD (OSB). WOOD SHEATHING SHALL BE "STRUCTURAL I" CONFORMING TO PS1-09 AND/OR PS2-10. ALL PANELS SHALL BEAR THE STAMP OF AN APPROVED GRADING AGENCY. SPAN RATING SHALL BE PROVIDED AS FOLLOWS: ROOF FRAMING AT 24"O.C. (32/16); WALLS (32/16); ALL WOOD SHEATHED WALLS SHALL BE BLOCKED AT ALL PANEL EDGES UNLESS NOTED OTHERWISE.

GLUE-LAMINATED MEMBERS: CONFORM TO ANSI/AITC A190.1. MEMBERS SHALL BE COMBINATION 24F-V4 DOUGLAS FIR (DF) FOR SIMPLE SPANS; AND 24F-V8 DF FOR CANTILEVERED AND/OR CONTINUOUS SPANS (Fb=2400 PSI, Fv=265 PSI, E=1.8X10^6 PSI); AND DF COMBINATION 2 FOR COLUMNS.

ARCHITECTURAL APPEARANCE GRADE WHERE EXPOSED TO VIEW; INDUSTRIAL APPEARANCE WHERE NOT EXPOSED TO VIEW. ALL MEMBERS TO HAVE EXTERIOR GLUE AND HAVE AN APPROVED GRADE STAMP. CAMBER AS SHOWN ON STRUCTURAL DRAWINGS.

FRAMING LUMBER: STANDARDS. EACH PIECE SHALL BEAR THE GRADE TRADEMARK OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB), WESTERN WOOD PRODUCTS ASSOCIATION (WWPA), OR OTHER AGENCY ACCREDITED BY THE AMERICAN LUMBER STANDARD COMMITTEE (ALSC) TO GRADE UNDER ALSC CERTIFIED GRADING RULES.

SPECIES AND GRADE (BASE DESIGN VALUE)

1. 6x BEAMS AND HEADERS. "DOUG FIR-LARCH" NO. 1 (Fb=1350 PSI, Fv=170 PSI)
2. 2x TO 4x JOISTS, PURLINS AND HEADERS. "DOUG FIR-LARCH" NO. 2 (Fb=900 PSI, Fv=180 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fv=150 PSI)
3. 6x POSTS AND COLUMNS. "DOUG FIR-LARCH" NO. 1 (Fc=1000 PSI)
4. EXTERIOR STUDS, INTERIOR BEARING WALLS AND 4x COLUMNS. "DOUG FIR-LARCH" NO. 2 (Fb= 900 PSI, Fc= 1350 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fc=1350 PSI).
5. INTERIOR NON-BEARING STUD WALLS. "DOUG FIR-LARCH" NO. 2 (Fb=900 PSI. Fc=1350 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fc=1350 PSI)
6. 2x & 3x T&G DECKING: "DOUG FIR-LARCH" COMMERCIAL (Fb=1450 PSI, E=1700 KSI)
7. THE MINIMUM GRADE OF ALL OTHER STRUCTURAL FRAMING. "DOUG FIR-LARCH" NO. 2 (Fb= 900 PSI, Fc=1350 PSI), OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fc=1350 PSI).
8. UTILITY & STANDARD GRADES NOT PERMITTED.

STRUCTURAL COMPOSITE LUMBER (SCL): SHALL BE MANUFACTURED BY REDBUILT LLC., OR PRE-APPROVED EQUAL IN ACCORDANCE WITH APPROVED SHOP AND INSTALLATION DRAWINGS CONFORMING TO A CURRENT EVALUATION REPORT.

MINIMUM DESIGN VALUES:

1. 2x SCL: Fb = 1700 PSI, Fv = 285 PSI, E = 1300 KSI
2. RIMBOARD:APA/EWS PERFORMANCE RATED RIM (PRR-401)

MEMBERS HAVE BEEN DESIGNED TO SERVICEABILITY AND OTHER PERFORMANCE BASED REQUIREMENTS, WHICH MAY EXCEED MINIMUM DESIGN LOADS AND CODE REQUIREMENTS. SUBSTITUTIONS MUST MEET OR EXCEED MOMENT, SHEAR, AND STIFFNESS OF THOSE MEMBERS SPECIFIED AT THE SAME DEPTH AND SPACING.

PRESERVATIVE TREATED WOOD REQUIREMENTS:

TREATMENTS OTHER THAN THOSE LISTED BELOW ARE NOT PERMITTED.

		APPLICATION	SPECIFIED MATERIAL	PRESERVATIVE TREATMENT (1)	CONNECTORS & FASTENERS (2)(3)
EXPOSURE	DRY	FOUNDATION SILL PLATES, TOP PLATES & LEDGERS ON CONCRETE OR MASONRY WALLS (4)	2x, 4x, 6x (FIR), OR GLULAM (SP)	SBX	GALV (G60)
				ACQ, CBA, CA	GALV (G185)
	WET	FRAMING, DECKING, POSTS & LEDGERS	2x, & 4x (FIR)	ACQ, CBA, CA	GALV (G185)
			2x, & 4x (CEDAR)	NONE	GALV (G90)
		BEAMS & COLUMNS	6x (FIR), OR GLULAM (SP)	ACQ, CBA, CA	GALV (G185)
			6x OR GLULAM (CEDAR)	NONE	GALV (G90)

1. CCA: CHROMATED COPPER ARSENATE NOT PERMITTED
SBX: DOT SODIUM BORATE
ACQ: ALKALINE COPPER QUAT
CBA & CA: COPPER AZOLE
FIR: DOUG-FIR OR HEM-FIR
SP: SOUTHERN PINE

2. CONNECTORS: JOIST HANGERS, STRAPS, FRAMING CONNECTORS, COLUMN CAPS AND BASES, ETC. FASTENERS: MACHINE BOLTS, ANCHOR BOLTS AND LAG SCREWS WITH ASSOCIATED PLATE WASHERS AND NUTS. NAILS, SPIKES, WOOD SCREWS, ETC.

3. G60, G90 & G185 PER ASTM A653 FOR COLD-FORMED STEEL CONNECTORS. BATCH/POST HOT-DIP GALVANIZED PER ASTM A123 FOR CONNECTORS AND ASTM A153 STRUCTURAL STEEL CONNECTORS. HOT-DIP GALVANIZED PER ASTM A153 FOR FASTENERS OR MECHANICALLY GALVANIZED FASTENERS PER ASTM B695, CLASS 55 OR GREATER.

4. AT CONTRACTORS OPTION, LEDGERS AND TOP PLATES A MINIMUM OF 8 FEET ABOVE GRADE ON CONCRETE OR MASONRY WALLS MAY BE UN-TREATED IF COMPLETELY SEPARATED FROM THE WALL BY A SELF ADHERING ICE & WATER SHIELD BARRIER (40 MIL MINIMUM).

GENERAL REQUIREMENTS: PROVIDE MINIMUM NAILING PER IBC TABLE 2304.10.1 OR MORE, AS OTHERWISE SHOWN. STAGGER ALL NAILING TO PREVENT SPLITTING OF WOOD MEMBERS. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED WITH THE EXCEPTION OF INTERIOR CONCRETE TOPPINGS ON WOOD FLOOR SYSTEMS. HOLES AND CUTS IN 3x OR 4x PLATES SHOULD BE TREATED WITH A 9% SOLUTION OF COPPER NAPHTHENATE. BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. PROVIDE CUT WASHERS WHERE BOLT HEADS, NUTS AND LAG SCREW HEADS BEAR ON WOOD. PROVIDE A MINIMUM 3"x3"x0.229" PLATE WASHER ON ALL ANCHOR BOLTS WHICH CONNECT MUD SILLS TO FOUNDATION. DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS, EXCEPT AS ALLOWED BY IBC SECTIONS 2308.4.2.4, 2308.5.9, 2308.5.10 AND 2308.7.4 OR AS RESTRICTED BY PLANS OR DETAILS, OR AS APPROVED PRIOR TO INSTALLATION. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

WOOD SHRINKAGE AND CONSOLIDATION: SHRINKAGE OF WOOD MEMBERS AND CONSOLIDATION OF BEARING WALLS IS EXPECTED FROM TIME OF FRAMING UNTIL AFTER BUILDING IS PUT IN SERVICE. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SHALL BE CONSTRUCTED TO ACCOMODATE 1/4" OF TOTAL SETTLEMENT PER STORY.

FRAMING CONNECTORS: SHALL CONFORM TO CURRENT EVALUATION REPORT AND BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CA., OR PRE-APPROVED EQUAL. PROVIDE MAXIMUM SIZE AND QUANTITY OF NAILS OR BOLTS PER MANUFACTURER, EXCEPT AS NOTED OTHERWISE. PROVIDE LEAD HOLES AS REQUIRED TO PREVENT SPLITTING OF WOOD MEMBERS. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

LAG SCREWS: SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1. LAG SCREWS SHALL BE OF A DIAMETER INDICATED ON DRAWINGS WITH A MINIMUM OF 8x DIA. EMBEDMENT IN SUPPORTING MEMBER UNLESS NOTED OTHERWISE. CLEARANCE HOLE FOR THE SHANK SHALL BE THE SAME DIAMETER AS THE SHANK AND THE SAME DEPTH OF PENETRATION AS THE UNTHREADED PORTION OF THE SHANK. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 60 TO 75 PERCENT OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. THE THREADED PORTION OF THE SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE SCREWS OR IN THE LEAD HOLE TO FACILITATE INSERTION AND PREVENT DAMAGE TO THE SCREW. LAG SCREWS SHALL NOT BE DRIVEN WITH A HAMMER. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

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PERMIT SET
OCTOBER 5, 2021

300 BLDG
LARSON AUTOMOTIVE GROUP
300 RIVER ROAD
PUYALLUP, WASHINGTON 98371

REVISIONS:

CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS AND DETAILS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM CONDITIONS SHOWN. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE THE PROPERTY OF CASTINO ARCHITECTURE. ALL DRAWINGS, DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT ONLY, AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION BY JAMES H. CASTINO, AIA. ARCHITECT ACCEPTS NO LIABILITY AND SHALL BE HELD HARMLESS FROM ANY RESPONSIBILITY FOR DAMAGES RESULTING FROM REVISIONS, CHANGES OR ADAPTATIONS TO THESE DRAWINGS.

JACK J. PINKARD
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

Castino
Architecture
James Castino
Principal
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Gig Harbor, WA 98332
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DATE: OCTOBER 5, 2021
DRAWN BY: SMS
PROJECT NO.: 21067
FILE NAME:

GENERAL NOTES

SHEET NO:
S1.3

STATEMENT OF SPECIAL INSPECTIONS:

OPEN-WEB TRUSSES AND I-JOISTS: SHALL BE MANUFACTURED BY REDBUILT LLC, OR PRE-APPROVED EQUAL IN ACCORDANCE WITH APPROVED SHOP AND INSTALLATION DRAWINGS. MEMBERS SHALL BE DESIGNED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT. THE ENTIRE OPEN-WEB TRUSS/I-JOIST ASSEMBLY SHALL BE AS APPROVED BY CURRENT EVALUATION REPORT. MEMBERS SHALL BE DESIGNED TO CARRY THE LOADS LISTED IN THE DESIGN CRITERION AND ANY ADDITIONAL LOADS INDICATED ON THE FRAMING PLANS AND DETAILS. THE TRUSS ENGINEER SHALL ASSUME ALL RESPONSIBILITY FOR THE WORK OF ALL SUBORDINATES INVOLVED IN THE PREPARATION OF THE TRUSS PLACEMENT PLANS AND TRUSS DESIGN DRAWINGS. TRUSSES/I-JOISTS SHALL BE PROVIDED TO COMPLETE THE ROOF AND/OR FLOOR FRAMING FROM THE SHEATHING TO THE SUPPORTING MEMBERS BELOW. MEMBER DESIGNATIONS ON PLANS ARE FOR TYPICAL UNIFORMLY LOADED CONDITIONS. MANUFACTURER SHALL PROVIDE ADDITIONAL MEMBERS AS REQUIRED TO SUPPORT SPECIAL LOADING CONDITIONS INDICATED ON DRAWINGS. PROVIDE SHOP AND INSTALLATION DRAWINGS AND CALCULATIONS PRODUCED UNDER THE SUPERVISION OF AND BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT. DETAIL DRAWINGS TO INDICATE MEMBER TYPES, SIZE, SPACING, BRIDGING, BLOCKING, CONNECTIONS, ANCHORING, BEARING PLATE AND OTHER PERTINENT DETAILS. PROVIDE 1 1/2" DIA. OPEN KNOCKOUTS AT 12" O.C. ON ALL ROOF I-JOISTS.

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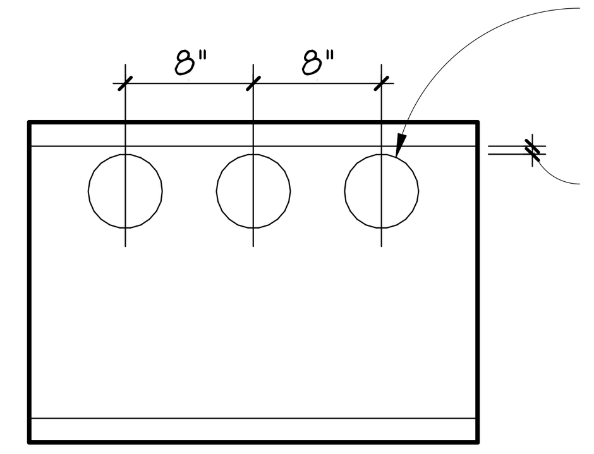

TYPICAL I-JOIST VENTED BLOCKING
NO SCALE

MEMBER DESIGN CALCULATIONS SHALL BE PROVIDED FOR STANDARD LOADING ALONG WITH DESIGN CHECKS FOR SPECIAL LOADING CONDITIONS WHICH INCLUDE FREE BODY DIAGRAMS, LOADING BREAK DOWN, DESCRIPTION OF LOADS (I.E. MECH UNIT, SUSPENDED WALL, ETC.) AND THE RATIONALE FOR LOADING DISTRIBUTION ON MULTIPLE MEMBERS. SUBMITTAL SHALL ALSO PROVIDE ANY DOCUMENTATION NECESSARY TO INTERPRET DATA INDICATED ON CALCULATIONS.

MEMBERS HAVE BEEN DESIGNED TO MEET SERVICEABILITY AND OTHER PERFORMANCE BASED REQUIREMENTS, WHICH MAY EXCEED MINIMUM DESIGN LOADS AND CODE REQUIREMENTS. SUBSTITUTIONS MUST MEET OR EXCEED MOMENT, SHEAR, AND STIFFNESS OF THOSE MEMBERS SPECIFIED AT THE SAME DEPTH AND SPACING.

REFER TO THE FRAMING CONNECTORS SECTION OF THESE GENERAL NOTES FOR REQUIREMENTS PLACED UPON CONNECTOR HARDWARE SPECIFIED BY TRUSS ENGINEER AND/OR PROVIDED BY TRUSS MANUFACTURER.

SPRINKLER LINE ATTACHMENTS SHALL CONFORM TO NFPA 13 AND COMMERCIAL PUBLICATION "SPRINKLER SYSTEM INSTALLATION WITH GUIDELINES FOR REDBUILT OPEN-WEB TRUSSES AND I-JOISTS". LOADS HUNG FROM JOIST NOT SPECIFICALLY IDENTIFIED ON STRUCTURAL DRAWINGS SHALL NOT EXCEED 30 POUNDS AT ANY ONE POINT, NOR SHALL TOTAL LOADS IN POUNDS ON ANY ONE JOIST EXCEED 8 TIMES THE JOIST SPAN IN FEET, UNLESS DETAILED OTHERWISE ON THE DRAWINGS. ATTACHMENT OF LOADS EXCEEDING 90 POUNDS SHALL BE APPROVED PRIOR TO INSTALLATION. DO NOT NOTCH OR DRILL THRU TRUSS MEMBERS.

MISCELLANEOUS:

PRE-APPROVED SUBSTITUTIONS: SUBSTITUTIONS MAY BE ALLOWED ONLY IF THEY MEET THE REQUIREMENTS OF THESE GENERAL NOTES AND THE SPECIFICATIONS, AND IF COMPLETE WRITTEN ENGINEERING DATA FOR EACH CONDITION REQUIRED FOR THIS PROJECT IS PROVIDED TO THE STRUCTURAL ENGINEER TWO WEEKS PRIOR TO BID DATE AND APPROVED IN WRITTEN ADDENDA BY THE ARCHITECT. DATA IS TO INDICATE CODE BASIS BY YEAR, AUTHORITY FOR STRESSES AND STRESS INCREASES, IF ANY, AND AMOUNT OF EXPECTED DEFLECTION FOR FLEXURAL MEMBERS UNDER (1) TOTAL LOAD AND (2) LIVE LOAD ONLY. ALL INCREASED COSTS IN MECHANICAL, SPRINKLER, ELECTRICAL OR GENERAL INSTALLATION AND ANY ARCHITECTURAL OR STRUCTURAL REDESIGN RESULTING FROM SUBSTITUTION SHALL BE BORNE BY THE GENERAL CONTRACTOR.

SHOP DRAWINGS/SUBMITTALS

THE FOLLOWING SHOP DRAWINGS/SUBMITTALS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION OR DELIVERY.

		STRUCTURAL ENGR.	BLDG. DEPT.
1.	CONCRETE MIX DESIGNS	X	X
2.	REINFORCING STEEL SHOP DRAWINGS	X	
3.	STRUCTURAL STEEL	X	X
4.	MISCELLANEOUS STEEL	X	X
5.	GLU-LAMINATED MEMBERS	X	X
6.	STRUCTURAL COMPOSITE LUMBER	X	X
7.	WOOD OPEN WEB TRUSSES AND I-JOISTS	X	X
8.	CONTRACTOR'S STATEMENT OF RESPONSIBILITY	X	X

DEFERRED SUBMITTALS

S1.4 - Items listed below are allowed to be deferred plans. Provide engineer stamp in resubmitting.

THE FOLLOWING ARE NOT INCLUDED WITH THE BUILDING PERMIT DRAWINGS AND SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL AS A DEFERRED SUBMITTAL. SUBMITTALS SHALL BE STAMPED BY A ENGINEER LICENSED IN THE STATE OF THE PROJECT AS NOTED.

		ENGINEER STAMP REQUIRED
1.	WOOD OPEN-WEB TRUSSES AND I-JOISTS	PE
2.	CURTAIN WALL	SE

SPECIAL INSPECTION: 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 THE 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:

SPECIAL INSPECTION: SPECIAL INSPECTION SHALL BE PROVIDED PER THE REQUIREMENTS OF IBC SECTION 1704 AND 1705 AND AS NOTED HEREIN.

STRUCTURAL SYSTEM	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
SOILS	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X		IBC 1705.6
	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X		
	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		X		
	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X			
	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY				
STEEL CONSTRUCTION	MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS		X		AISC 360 CHAPTER N5
	HIGH-STRENGTH BOLTING A. SNUG-TIGHT JOINTS		X		AISC 360 CHAPTER N5 AISC 341 CHAPTER J7
	MATERIAL VERIFICATION OF STRUCTURAL STEEL A. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO CONFORM TO AISC 360 B. MANUFACTURER'S CERTIFIED MILL TEST REPORTS		X X	MANUFACTURER TO PROVIDE CERTIFIED MILL TEST REPORTS	AISC 360 CHAPTER N5 AISC 341 CHAPTER J6
	MATERIAL VERIFICATION OF WELD FILLER MATERIALS A. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATIONS LISTED IN GENERAL NOTES B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE		X X	MANUFACTURER TO PROVIDE CERTIFICATE OF COMPLIANCE	AISC 360 CHAPTER N5
	INSPECTION OF WELDING A. COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS B. MULTI-PASS FILLET WELDS	X X		SPECIAL INSPECTIONS IN THIS SECTION ARE WAIVED WHERE FABRICATION IS PERFORMED ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED IN ACCORDANCE WITH IBC SECTION 1704.2.5	AISC 360 CHAPTER N5 AISC 341 CHAPTER J6 AWS D1.1
	INSPECTION OF LATERAL FORCE-RESISTING SYSTEM CONNECTIONS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS		X		
CONCRETE	INSPECT REINFORCEMENT AND VERIFY PLACEMENT		X	SPECIAL INSPECTIONS NOT REQUIRED FOR THE FOLLOWING CONDITIONS:	ACI 318: CH 20, 25.2, 25.3, 26.6-1 TO 26.6-3, IBC 1908.4
	ANCHORS CAST IN CONCRETE-PRIOR TO AND DURING PLACEMENT OF CONCRETE		X	NON-STRUCTURAL SLAB ON GRADE	ACI 318: 17.8.2 AISC 360 SECTION N7
	VERIFY USE OF REQUIRED DESIGN MIX		X		ACI 318, CH 19
	ANCHORS POST-INSTALLED IN HARDENED CONCRETE (MECHANICAL ANCHORS INSTALLED IN ANY DIRECTION AND ADHESIVE ANCHORS INSTALLED DOWNWARD)		X	PERIODIC INSPECTION TO INCLUDE A QUANTITY OF 10% WITH A MINIMUM OF (5) ANCHORS INSPECTED PER INSTALLER ON A DAILY BASIS.	ACI 318: 17.8.2 MFR EVAL REPORT MFR PUBLISHED INSTALLATION INSTRUCTIONS
	ANCHORS POST-INSTALLED IN HARDENED CONCRETE (ADHESIVE ANCHORS INSTALLED HORIZONTAL OR UPWARDLY INCLINED)	X			ACI 318: 17.8.2 MFR EVAL REPORT MFR PUBLISHED INSTALLATION INSTRUCTIONS
	VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS		X		ACI 318: 26.11.2
	INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X		ACI 318: 26.11.1.2(b)
	MATERIAL VERIFICATION OF REINFORCEMENT STEEL FOR ASTM A615 REINFORCING		X	MANUFACTURER SHALL PROVIDE MILL TEST REPORTS. CONTINUOUS INSPECTION FOR ALL WELDS GREATER THAN 5/16" FILLET. PERIODIC INSPECTION FOR FILLET WELD 5/16" AND SMALLER	ACI 318: 26.6.4 AWS D1.4 IBC 1705.3.1
WOOD FRAMING	SHEAR WALL NAILING		X	SPECIAL INSPECTION NOT REQUIRED FOR FASTENER SPACING > 4" O.C.	IBC 1705.11.1, 1705.12.2, 1705.5
	DIAPHRAGM NAILING		X	SPECIAL INSPECTION NOT REQUIRED FOR FASTENER SPACING > 4" O.C.	IBC 1705.11.1, 1705.12.2, 1705.5
	NAILING, BOLTING, AND ANCHORAGE OF COMPONENTS THAT ARE PART OF DRAG STRUTS, BRACES AND HOLD-DOWNS THAT ARE PART OF THE SEISMIC RESISTING SYSTEM		X		IBC 1705.11.1, 1705.12.2
SUSPENDED CEILINGS	ANCHORAGE AND SEISMIC BRACING		X		

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

STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD OR DESIGNATED REPRESENTATIVE IN ACCORDANCE WITH IBC 1704.6. STRUCTURAL OBSERVATION SHALL BE PERFORMED AS FOLLOWS:

» PERIODIC VISUAL OBSERVATION OF STRUCTURAL SYSTEMS FOR GENERAL CONFORMANCE TO CONSTRUCTION DOCUMENTS AT SIGNIFICANT CONSTRUCTION STAGES.

» REVIEW OF TESTING AND INSPECTION REPORTS.

» REPORTS SHALL BE PREPARED FOR EACH SITE VISIT AND SHALL BE DISTRIBUTED TO ARCHITECT.

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

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OCTOBER 5, 2021

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GENERAL NOTES

SHEET NO:
S1.4

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

ABBREVIATION LIST

@	AT	HDR	HEADER
A.B.	ANCHOR BOLT	HGR	HANGER
ADD'L	ADDITIONAL	HORIZ.	HORIZONTAL
A.F.F.	ABOVE FINISH FLOOR	HSS	HOLLOW STRUCTURAL SECTION
ALT.	ALTERNATE	HT	HEIGHT
ARCH.	ARCHITECTURAL	INT.	INTERIOR
BLD'G	BUILDING	JST	JOIST
BLK'G	BLOCKING	JT	JOINT
BM	BEAM	L	ANGLE
B.O.F.	BOTTOM OF FOOTING	L.F.R.S.	LATERAL FORCE-RESISTING SYSTEM
BOT.	BOTTOM	L.L.	LIVE LOAD
BRB	BUCKLING RESTRAINED BRACE	LLH	LONG LEG HORIZONTAL
BRG	BEARING	LLV	LONG LEG VERTICAL
BTWN	BETWEEN	LOC.	LOCATION
B.U.	BUILT UP	LSL	LAMINATED STRAND LUMBER
(C=)	CAMBER	LVL	LAMINATED VENEER LUMBER
CANT.	CANTILEVER	MAX.	MAXIMUM
CFS	COLD-FORMED STEEL	M.B.	MACHINE BOLT
C.J.	CONTROL/CONSTRUCTION JOINT	MECH.	MECHANICAL
℄	CENTERLINE	MEZZ.	MEZZANINE
CLR.	CLEARANCE	MFR	MANUFACTURER
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	MTL	METAL
CONN.	CONNECTION	N.F.	NEAR FACE
CONST.	CONSTRUCTION	N.S.	NEAR SIDE
CONT.	CONTINUOUS	NTS	NOT TO SCALE
CONTR.	CONTRACTOR	O.C.	ON CENTER
COORD.	COORDINATE	OPN'G	OPENING
C.P.	COMPLETE PENETRATION	OPP.	OPPOSITE
CTR'D	CENTERED	P.A.F.	POWDER ACTUATED FASTENER
C.Y.	CUBIC YARD	PERP.	PERPENDICULAR
DBL.	DOUBLE	ℙ	PLATE
DCW	DEMAND CRITICAL WELD	P.P.	PARTIAL PENETRATION
D.F.	DOUGLAS FIR	P.P.T.	PRESERVATIVE PRESSURE TREATED
DIA. OR ⌀	DIAMETER	P.S.F.	POUNDS PER SQUARE FOOT
DIAG.	DIAGONAL	PSL	PARALLAM
DIM.	DIMENSION	P.T.	POST TENSION
D.L.	DEAD LOAD	PW.	PLYWOOD
DWG	DRAWING	REINF.	REINFORCEMENT
DWL	DOWEL	REQ'D	REQUIRED
(E)	EXISTING	SCHED.	SCHEDULE
EA.	EACH	SCL	STRUCTURAL COMPOSITE LUMBER
E.F.	EACH FACE	SHT'G	SHEATHING
EL.	ELEVATION	SIM.	SIMILAR
ELEV.	ELEVATOR	S.O.G.	SLAB ON GRADE
ENGR	ENGINEER	SQ.	SQUARE
EQ.	EQUAL	STD	STANDARD
E.W.	EACH WAY	STIFF.	STIFFENER
EXP.	EXPANSION	STL	STEEL
EXT.	EXTERIOR	STRUCT.	STRUCTURAL
FDN	FOUNDATION	T&B	TOP & BOTTOM
F.F.	FAR FACE	T&G	TONGUE AND GROOVE
FLR	FLOOR	THR'D	THREADED
F.O.M.	FACE OF MASONRY	T.O.F.	TOP OF FOOTING
F.O.S.	FACE OF STUD	T.O.S.	TOP OF STEEL
FRM'G	FRAMING	TRT'D	TREATED
F.R.T.	FIRE RETARDANT TREATED	TYP.	TYPICAL
F.S.	FAR SIDE	U.N.O.	UNLESS NOTED OTHERWISE
FTG	FOOTING	U.T.	ULTRASONIC TESTED
GA.	GAGE/GAUGE	VERT.	VERTICAL
GALV.	GALVANIZED	W/	WITH
GL.	GLULAM	W.P.	WORK POINT
GR.	GRADE	WT	WEIGHT
GWB	GYPSUM WALL BOARD	W.W.R.	WELDED WIRE REINFORCING

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GENERAL NOTES

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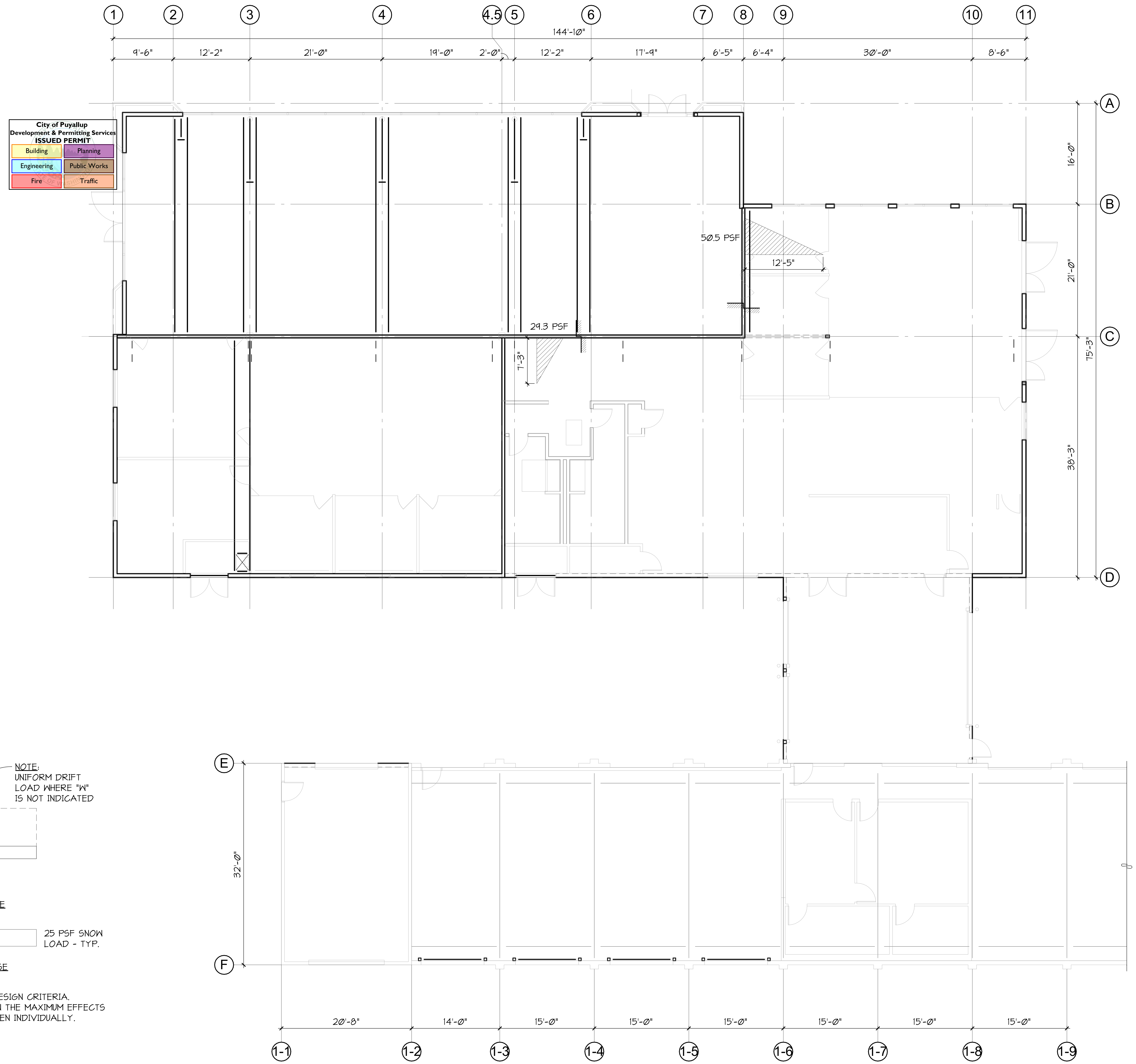
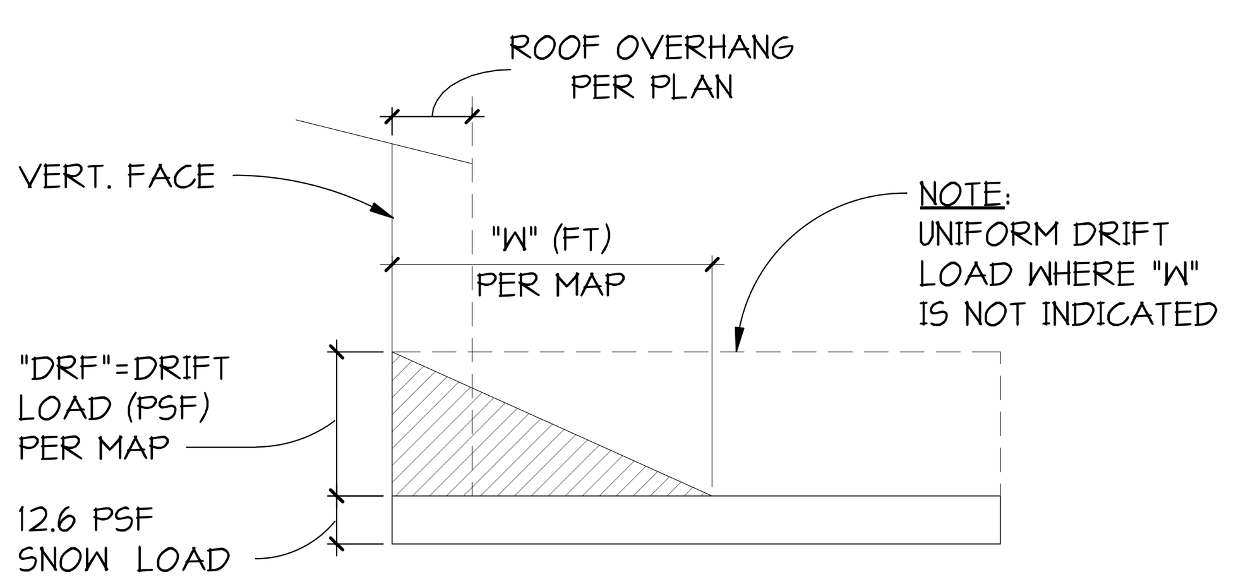
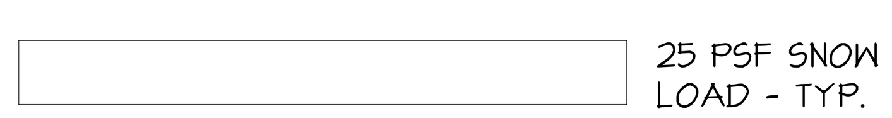




DRIFT LOAD CASE



UNIFORM LOAD CASE

NOTES:
1. SEE GENERAL NOTES FOR SNOW DESIGN CRITERIA.
2. SNOW DESIGN SHALL BE BASED ON THE MAXIMUM EFFECTS OF UNIFORM OR DRIFT CASES TAKEN INDIVIDUALLY.

1 SNOW DRIFT MAP
S1.11 1/8" = 1'-0"

PERMIT SET
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SNOW DRIFT MAP

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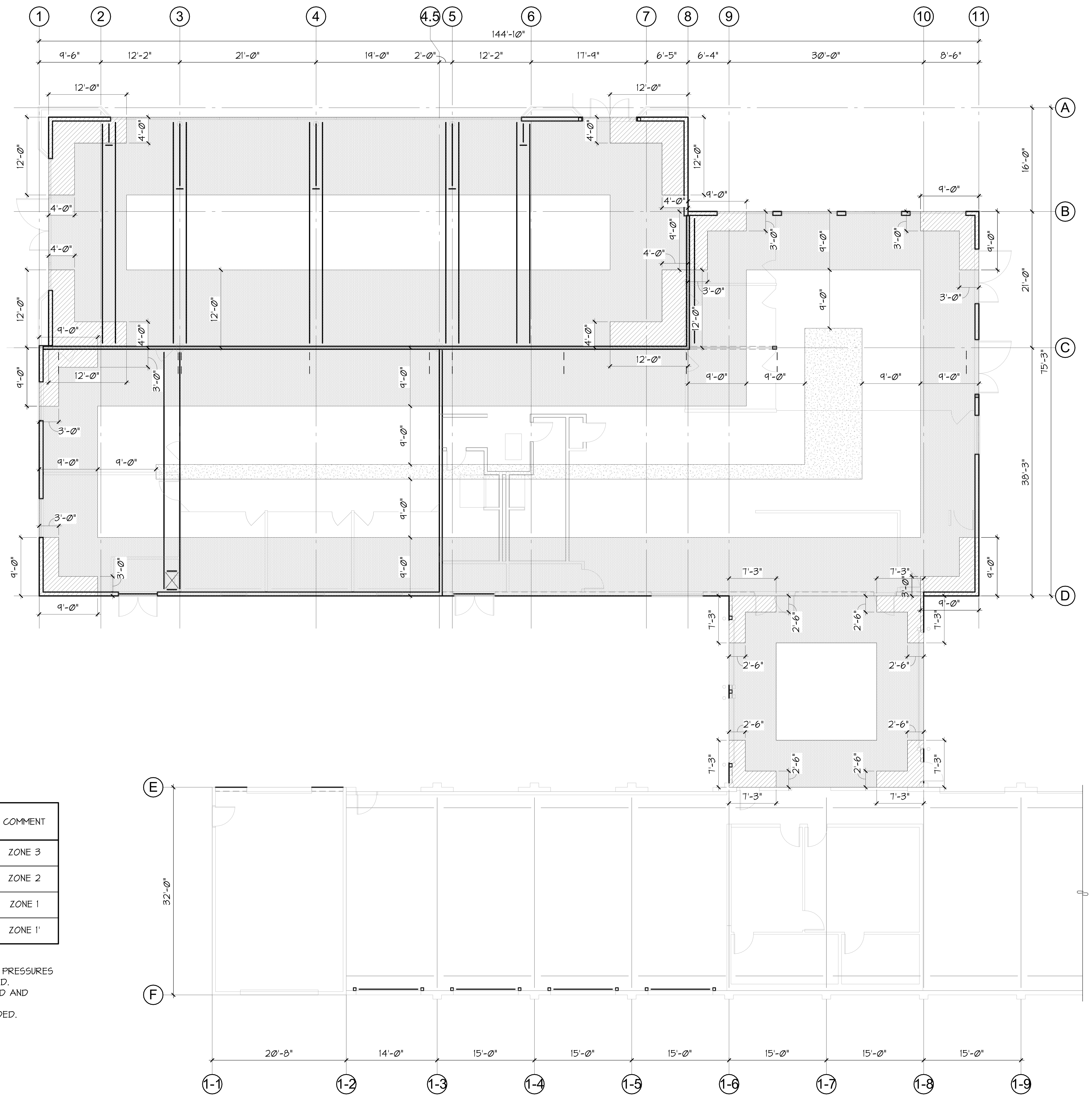
Building	Planning
Engineering	Public Works
Fire	Traffic



1 S1.12 WIND UPLIFT MAP
1/8" = 1'-0"

GROSS WIND PRESSURES ON ROOF SURFACE:

AREA	EFFECTIVE WIND AREA		COMMENT
	10 SQUARE FEET	100 SQUARE FEET	
(hatched)	+16.0 PSF/ -42.9 PSF	+16.0 PSF/ -29.5 PSF	ZONE 3
(grey)	+16.0 PSF/ -31.5 PSF	+16.0 PSF/ -24.8 PSF	ZONE 2
(white)	+16.0 PSF/ -23.9 PSF	+16.0 PSF/ -18.6 PSF	ZONE 1
(stippled)	+16.0 PSF/ -16.0 PSF	+16.0 PSF/ -16.0 PSF	ZONE 1'

NOTES:
1. SEE GENERAL NOTES FOR WIND DESIGN CRITERIA. ADJUST PRESSURES BASED ON EFFECTIVE WIND AREA PER ASCE 7 AS REQUIRED.
2. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE ROOF SURFACE, RESPECTIVELY.
3. DEAD LOAD AND/OR LOAD COMBINATIONS ARE NOT INCLUDED.

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WIND UPLIFT MAP

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City of Puyallup
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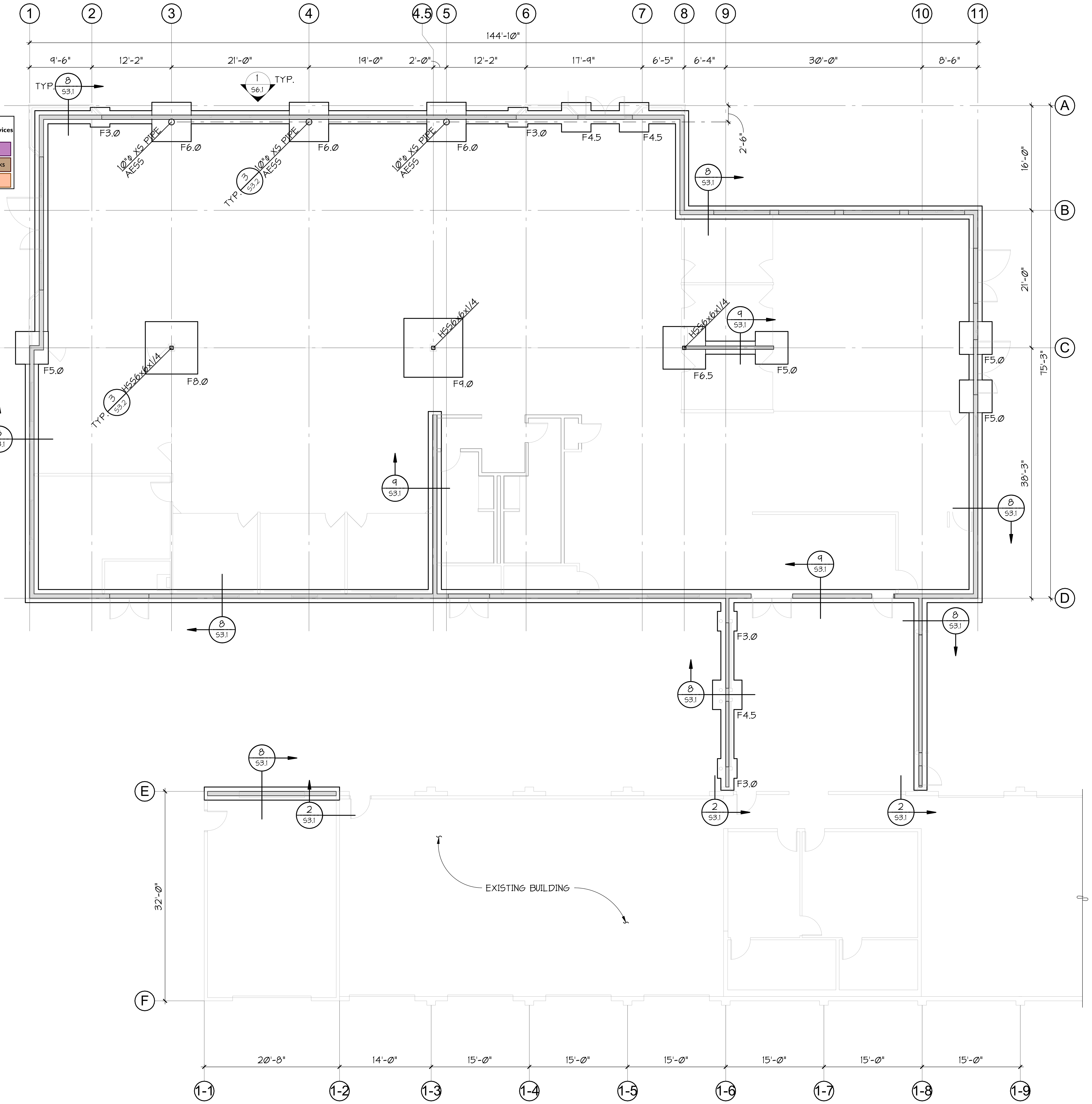
Fire	Traffic



FOUNDATION PLAN

1/8" = 1'-0"

FOUNDATION NOTES

1. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. TOP OF FOOTING ELEVATIONS = -1'-0" UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.
3. INDICATES CONCRETE STEM WALL. FOR TOP OF WALL REQUIREMENTS AND CALLOUTS SEE GRADE LEVEL FRAMING PLANS.
4. INDICATES CONTINUOUS CONCRETE WALL FOOTING. FOR TYPICAL FOOTING AND STEM WALL DETAILS SEE SHEETS S3.1. FOOTING WIDTH ("W") = 2'-0" UNLESS NOTED OTHERWISE ON PLAN. CENTER FOOTINGS ON CONCRETE STEM WALL. EXTEND FOOTINGS 6" MINIMUM PAST ENDS OF WALL UNLESS NOTED OTHERWISE.
5. "F_" INDICATES CONCRETE SPREAD FOOTING. FOR SCHEDULE SEE 2/S3.2.
6. HSS5x5x3/8 10"Ø PIPE INDICATES STEEL COLUMNS ORIGINATING AT FOUNDATION LEVEL. ALL COLUMNS ARE CONTINUOUS TO ROOF UNLESS NOTED OTHERWISE. FOR TYPICAL ANCHOR ROD/BOLT DETAIL SEE 3/S3.2.
7. FOR TYPICAL FOUNDATION DETAILS SEE SHEETS S3.1 AND S3.2.
8. FOR TYPICAL PLACEMENT OF STEM WALL REINFORCEMENT, STEPS IN FOOTING, AND FOUNDATION CONSTRUCTION JOINTS, SEE DETAILS 1/S3.1, 4/S3.1, & 6/S3.1.

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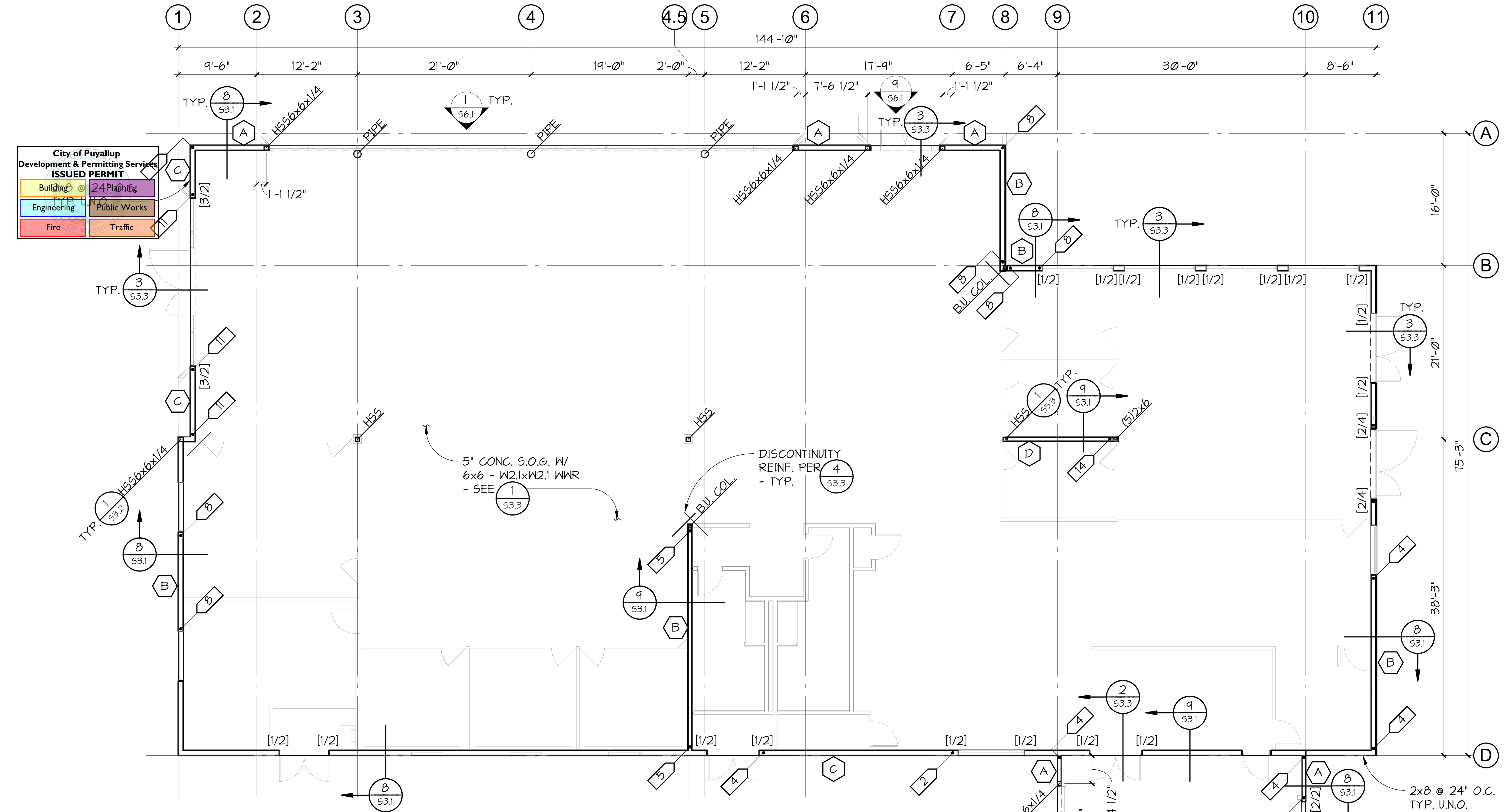
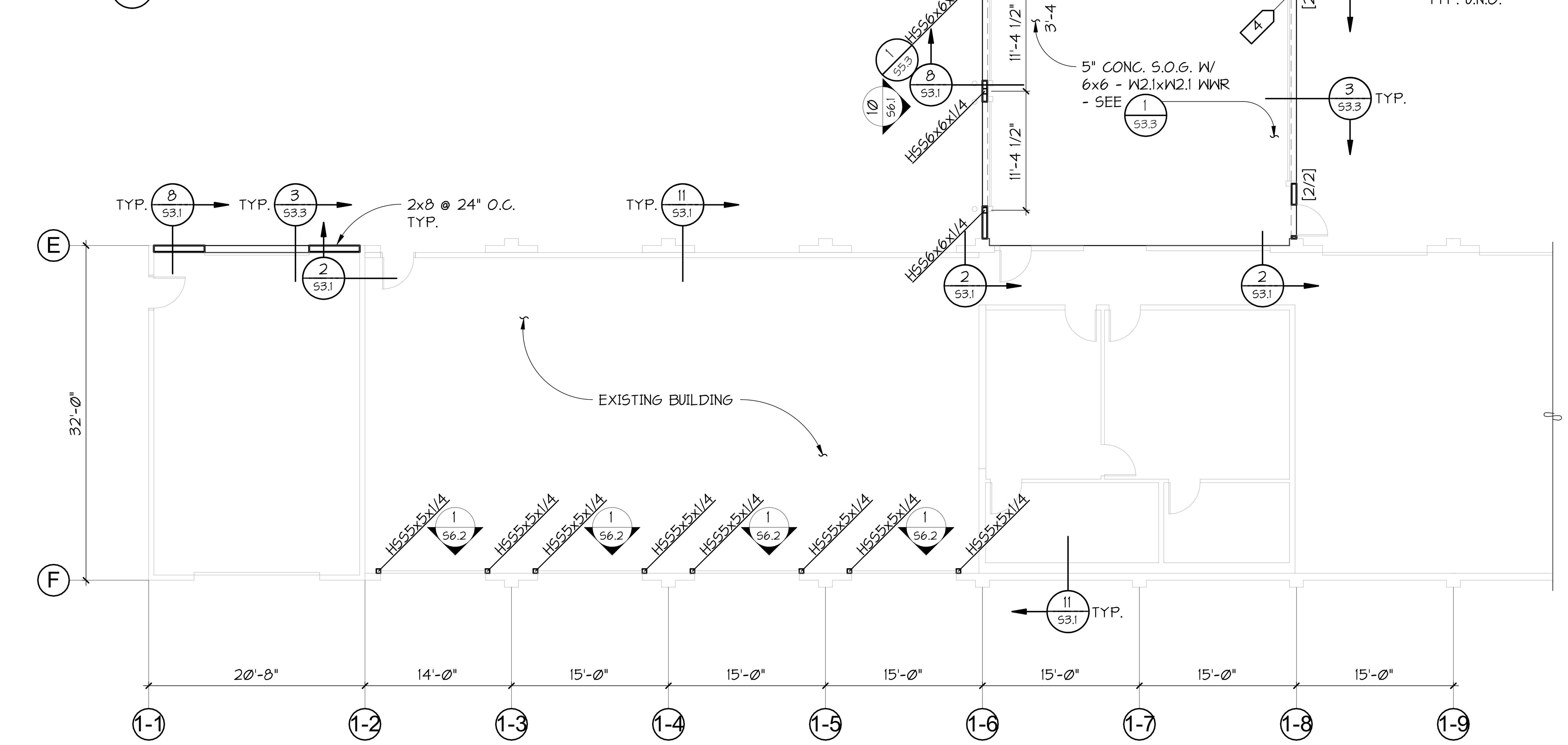
FOUNDATION PLAN

SHEET NO:
S2.1





GRADE LEVEL FRAMING NOTES

1. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. TOP OF SLAB = 0'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
3. INDICATES WOOD STUD WALL. WOOD STUDS SHOULD ALIGN WITH TRUSS LAYOUT AND BE SPACED @ 24" ON CENTER MAXIMUM UNLESS NOTED OTHERWISE. PROVIDE 1/2" WOOD SHEATHING AT ALL EXTERIOR WALLS NAILED WITH 10d @ 6" ON CENTER AT ALL PANEL EDGES (PROVIDE 2x BLOCKING AT UNSUPPORTED PANEL EDGES) AND 10d @ 12" ON CENTER AT INTERMEDIATE FRAMING TYPICAL UNLESS NOTED OTHERWISE. SEE NOTE #8 FOR ADDITIONAL SHEAR WALL NAILING.
4. BU. COL. INDICATES WOOD STUD BUILT-UP COLUMN. SEE 3/S5.1 FOR TYPICAL DETAIL.
5. HSS5x5x3/8 10"⌀ PIPE INDICATES STEEL COLUMNS ORIGINATING AT GRADE LEVEL UNLESS SHOWN ON FOUNDATION PLAN. ALL COLUMNS ARE CONTINUOUS TO ROOF UNLESS NOTED OTHERWISE. FOR TYPICAL ANCHOR ROD/BOLT DETAIL SEE 1/S3.2.
6. HSS PIPE INDICATES TYPE OF CONTINUOUS COLUMN FROM LEVEL BELOW AND CONTINUING ON TO LEVEL ABOVE.
7. [ ] INDICATES SPECIAL BUILT-UP WOOD STUD COLUMN REQUIREMENTS UNDER HEADER. FOR TYPICAL FRAMING REQUIREMENTS AT OPENING IN STRUCTURAL WALLS SEE S5.1 FOR TYPICAL DETAIL.
8. (X) INDICATES SPECIAL WOOD STUD WALL TYPE. SEE 5/S5.1 FOR SCHEDULE.
9. INDICATES HOLDOWN. SEE 2/S5.3 FOR SCHEDULE.
10. INDICATES DEPRESSED OR SLOPED SLABS. FOR SLOPE AND EXACT LOCATION SEE ARCHITECTURAL DRAWINGS.
11. FOR TYPICAL CONCRETE SLAB-ON-GRADE DETAILS SEE S3.3.
12. NON-STRUCTURAL STUD WALLS ARE NOT SHOWN OR SHOWN SCREENED. FOR LOCATION SEE ARCHITECTURAL DRAWINGS. FOR BRACING AT TOPS OF WALLS SEE S5.5.
13. PROVIDE TYPICAL INFILL AT (E) CONCRETE SLAB PER 7/S3.3. SEE ARCITECTURAL DRAWINGS FOR LOCATION.

1/S2.2 GRADE LEVEL FRAMING PLAN

1/8" = 1'-0"

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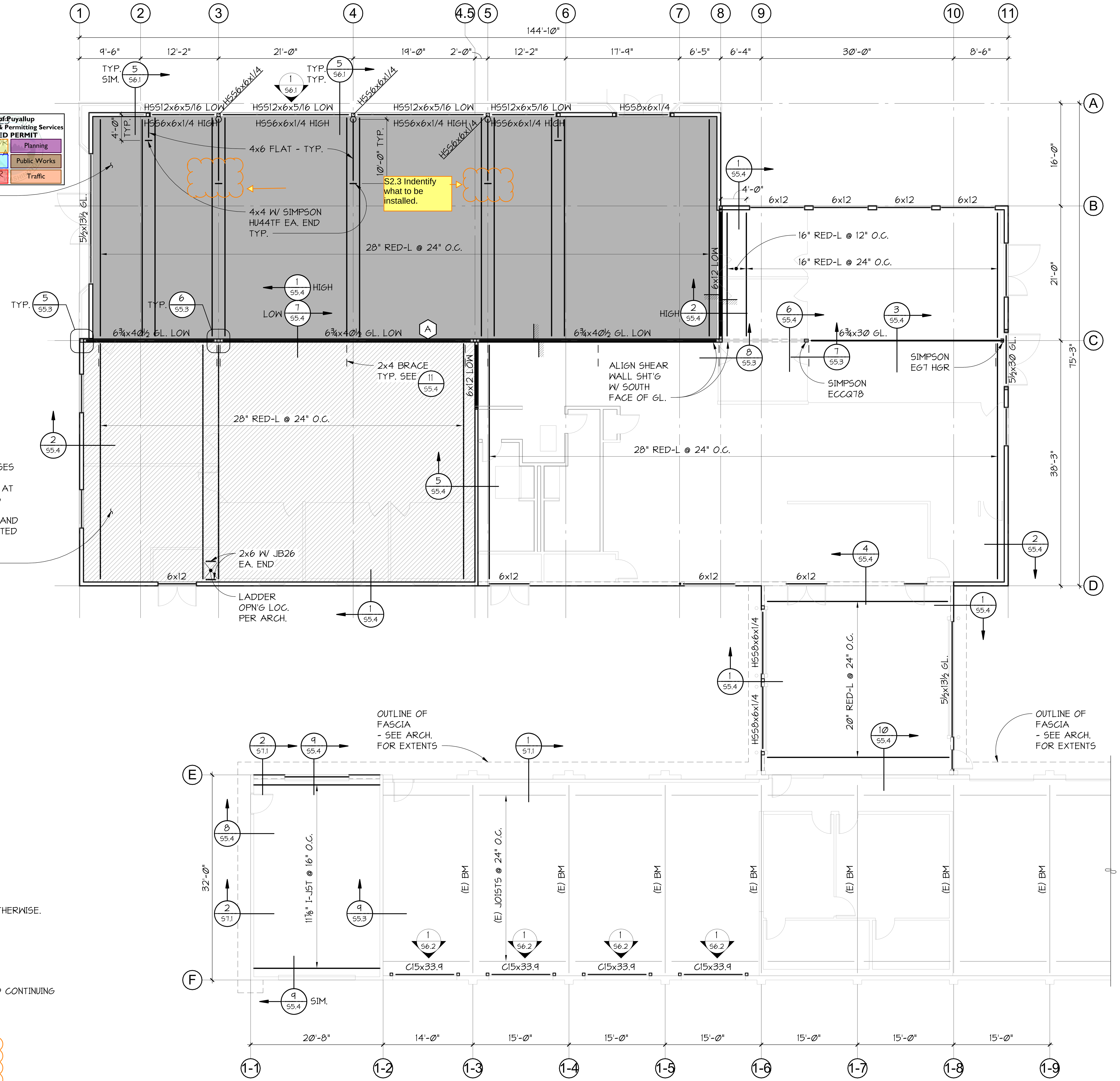
GRADE LEVEL FRAMING PLAN

SHEET NO: S2.2



S2.3 - PV2.0 PROVIDE ENGINEER CALULATIONS AND INCLUDE THE SUPPORT OF SOLAR PANELS AND LOCATION ON ROOF. SEE C411.7 OF THE 2018 WSEC. PER PV2.0 ROOF PLAN APPEARS TO BE LOCATED DIFFERENCT AREA.

S2.3 - SHOW ACCESS PATHWAYS TO SOLAR ZONE PER C411.6 OF THE 2018 WSEC. TO THE SOLAR ZONE

S2.3 - PROVIDE ROOF TOP LAYOUT OF MECHANICAL EQUIPMENT ON STRUCTURAL PLAN TO VERIFY LOCATION AND CORRECT STRUCTURAL SUPPORT.

ROOF FRAMING NOTES

1. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. INDICATES WALL EXTENDING TO ROOF STRUCTURE.
3. INDICATES TYPICAL HEADER IN WALL BELOW. SEE 1/S5.1.
4. INDICATES PENETRATION IN ROOF STRUCTURE.
5. "(C=_")" INDICATES CAMBER FOR GLULAM BEAMS. C=0" UNLESS NOTED OTHERWISE.
6. PROVIDE 19/32" TONGUE & GROOVE WOOD SHEATHING OVER ENTIRE ROOF STRUCTURE. NAIL SHEATHING WITH 10d @ 6" ON CENTER AT ALL SUPPORTED PANEL EDGES AND 10d @ 10" ON CENTER AT INTERMEDIATE FRAMING. TYPICAL UNLESS NOTED OTHERWISE.
7. HSS PIPE INDICATES TYPE OF CONTINUOUS COLUMN FROM LEVEL BELOW AND CONTINUING ON TO LEVEL ABOVE.
8. INDICATES STEEL COLUMN DISCONTINUING AT ROOF LEVEL.
9. THE SOLAR INVERTERS SHALL NOT BE CLUSTERED SUCH THAT ANY TRUSS IS LOADED BY MORE THAN ONE INVERTER. EACH INVERTER SHALL BE PLACED DIRECTLY BETWEEN TWO TRUSSES, SUCH THAT THE INVERTER'S DL IS SHARED BETWEEN TWO TRUSSES. THE ASSUMED DL FOR AN INVERTER IS 350 LBS.

1 S2.3 ROOF FRAMING PLAN
1/8" = 1'-0"

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ROOF FRAMING PLAN

SHEET NO.: S2.3

City of Puyallup
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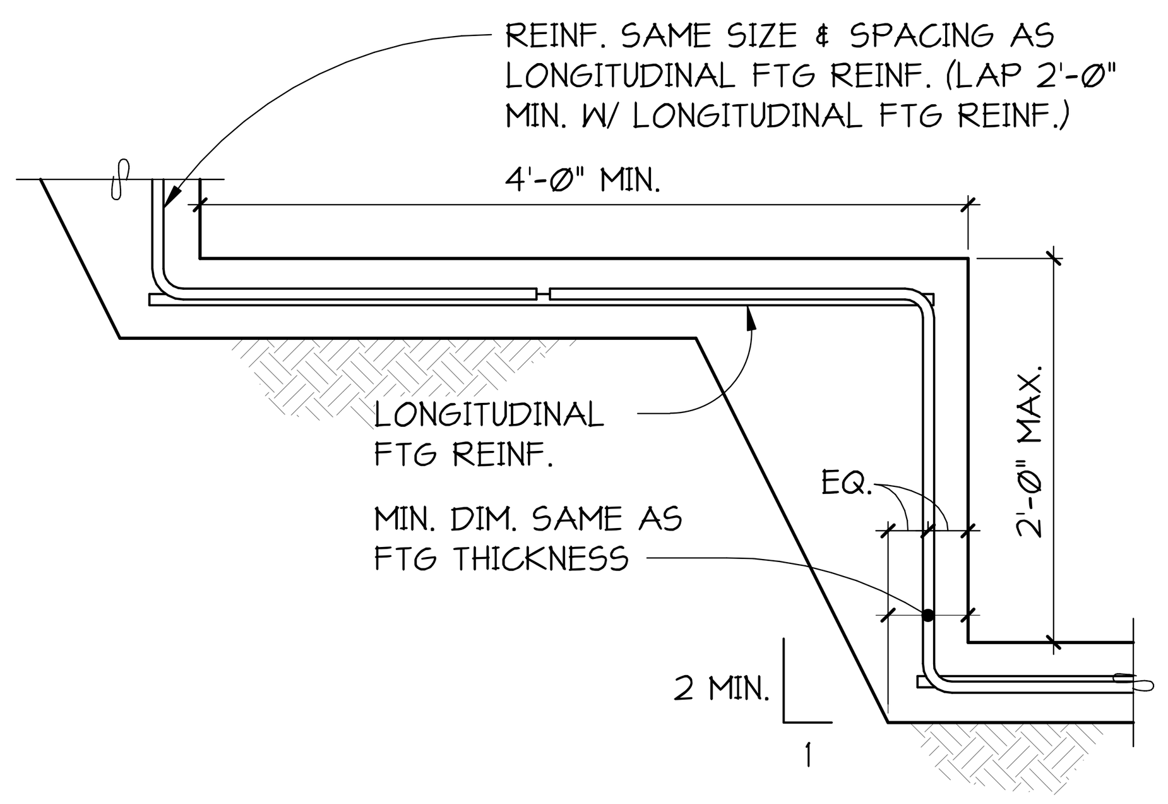
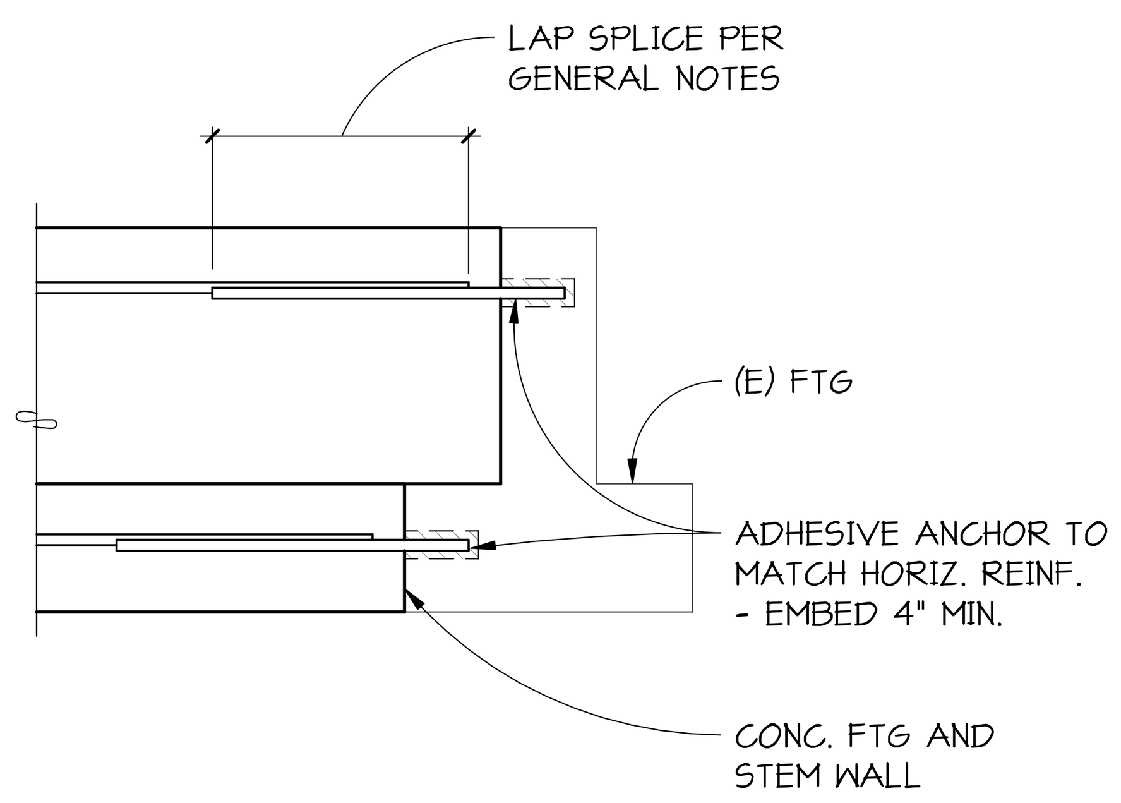
Engineering	Public Works
Fire	Traffic



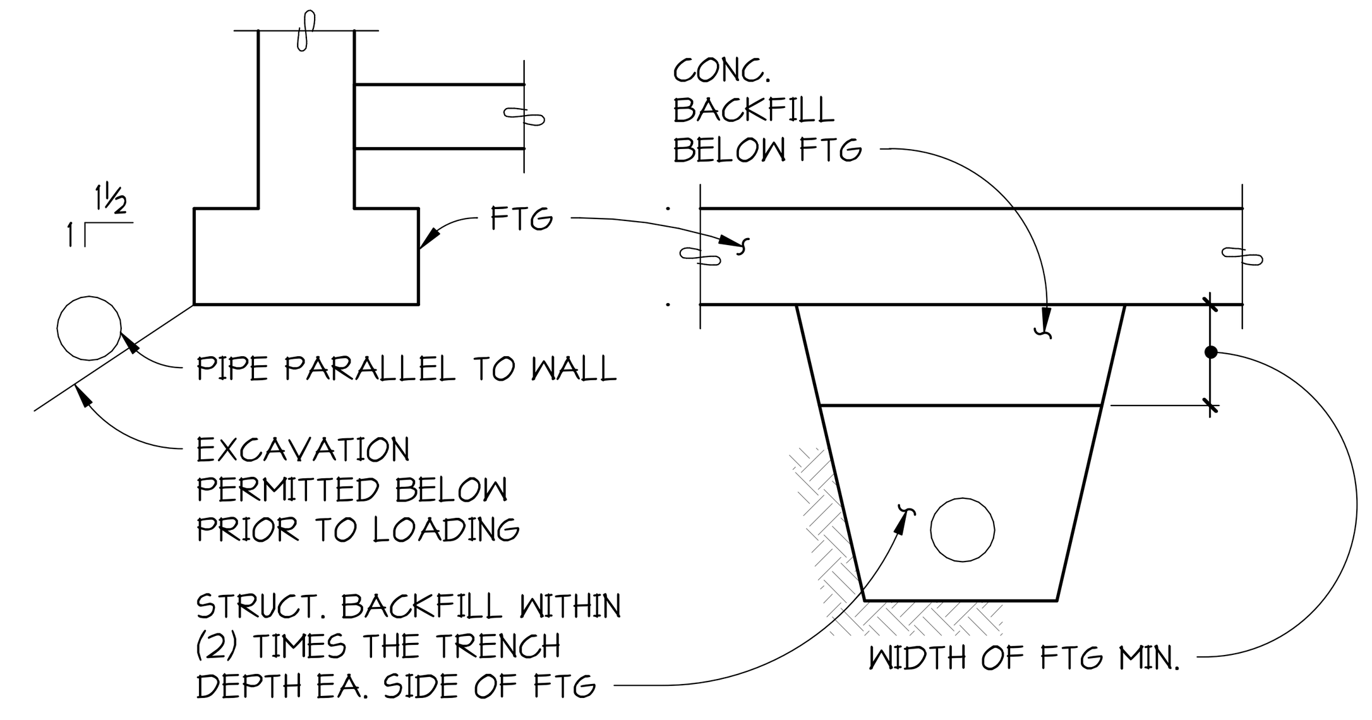
TYPICAL STEPPED FOOTING

1 / S3.1 DETAIL
NO SCALE



NEW FOOTING/EXISTING FOOTING CONNECTION

2 / S3.1 SECTION
NO SCALE

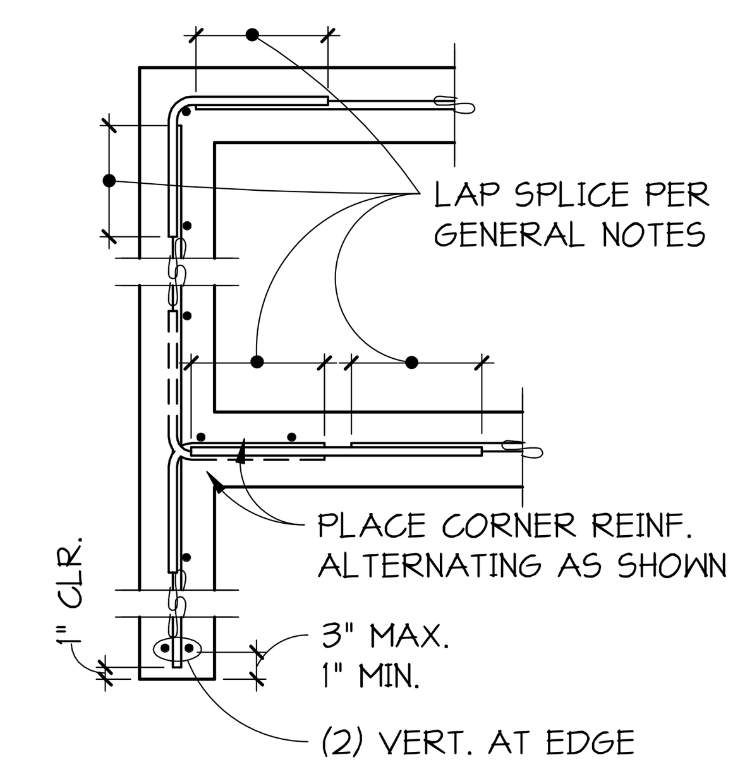


TYPICAL FOR PARALLEL PIPES ADJACENT TO FOOTINGS

TYPICAL FOR PERPENDICULAR PIPES UNDER FOOTINGS

NOTES:
1. FOUNDATIONS SHALL NOT BE LOADED PRIOR TO COMPLETING STRUCTURAL BACKFILL UNDER AND NEAR FOOTINGS.
2. CONCRETE BACKFILL SHALL BE USED UNDER FOOTINGS WHERE 95% COMPACTION CANNOT BE ACCOMPLISHED.
3. ALL STRUCTURAL BACKFILL NOTED SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY PER ASTM.
4. A PIPE SLEEVE SHALL BE PROVIDED FOR SHALLOW PIPES CAST IN CONCRETE.
5. PIPES SHALL NOT BE PLACED IN THE FOOTING WITHOUT SPECIFIC APPROVAL FROM THE ENGINEER.
6. FOR VARIATIONS CONTACT ENGINEER.

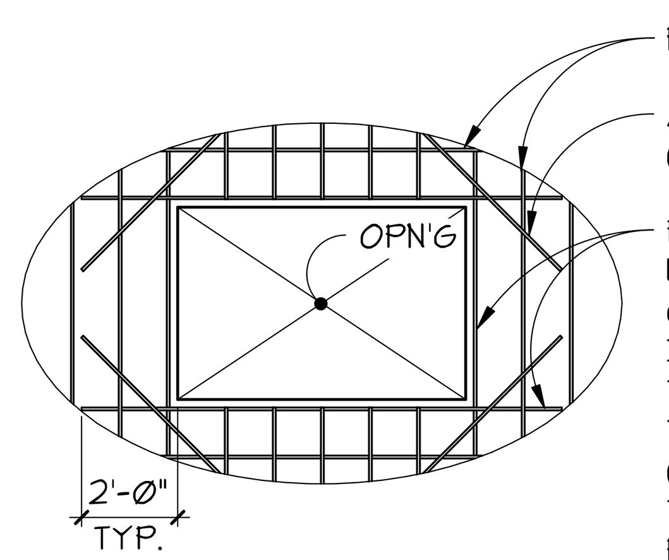
3 / S3.1 SECTION
NO SCALE



NOTES:
1. VERTICAL REINFORCEMENT SHOWN IS ADDITIONAL IF NORMAL STEM WALL REINFORCEMENT IS NOT IN PROPER LOCATION.
2. CORNER REINFORCEMENT IS SAME SIZE AND SPACING AS HORIZONTAL REINFORCEMENT.
3. STANDARD HOOK MAY BE SUBSTITUTED FOR CORNER REINFORCEMENT.

TYPICAL REINFORCEMENT PLACEMENT PLAN FOR CONCRETE STEM WALLS

4 / S3.1 SECTION
NO SCALE

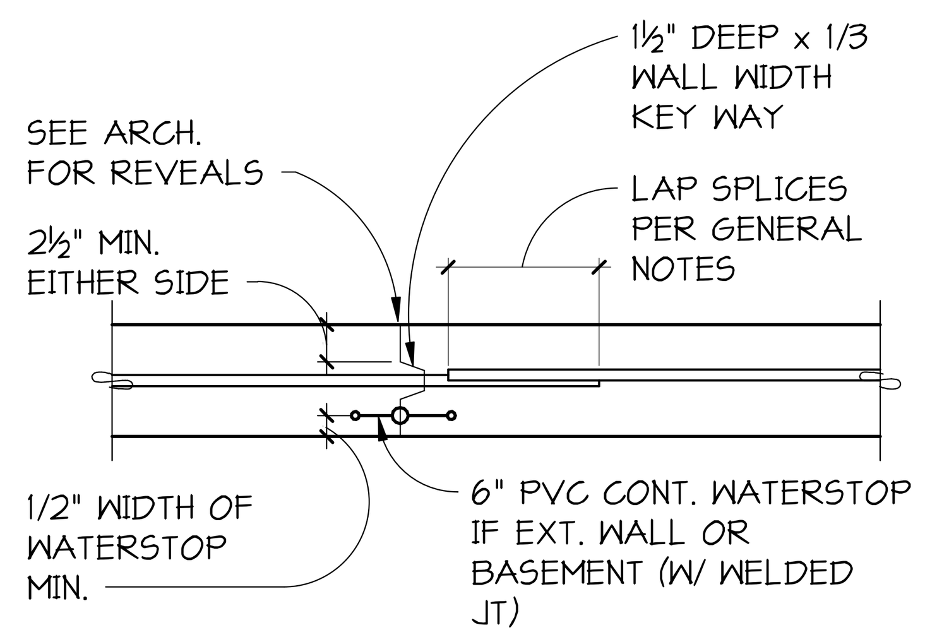


ADD (1) #5x4'-0" EA. CORNER USE (2) #5 FOR WALLS 10" & THICKER

PROVIDE REINF. AROUND OPN'G - USE AN AMOUNT ON EA. EDGE OF OPN'G EQ. TO 1/2 THE AMOUNT OF INTERRUPTED NORMAL REINF. IN THE DIRECTION PARALLEL TO THAT EDGE. MIN. REINF. SHALL BE (1) #5 ((2) #5 FOR WALLS 10" & THICKER). VERT. REINF. SHALL BE FULL HEIGHT OF STORY.

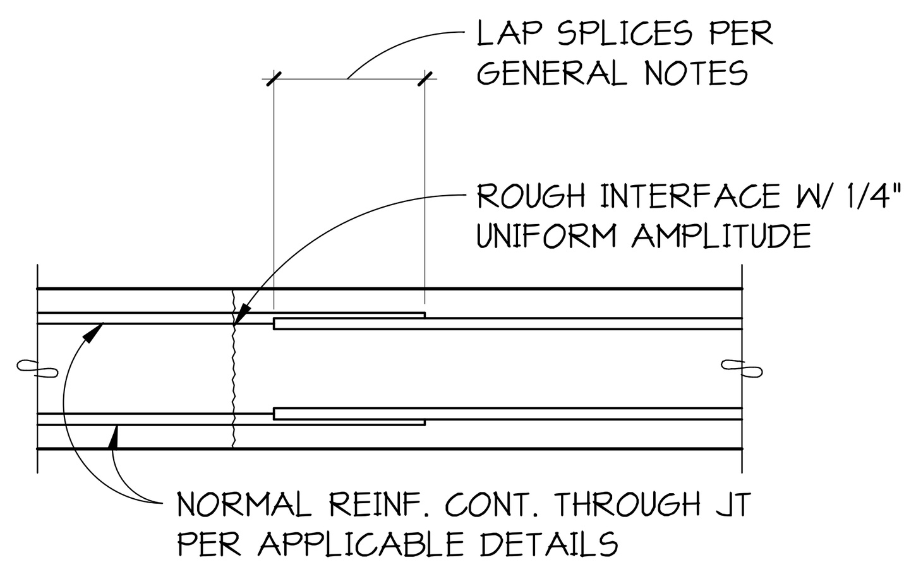
TYPICAL AT OPENINGS IN CAST IN PLACE CONCRETE WALLS

5 / S3.1 SECTION
NO SCALE



TYPICAL AT VERTICAL WALL JOINTS

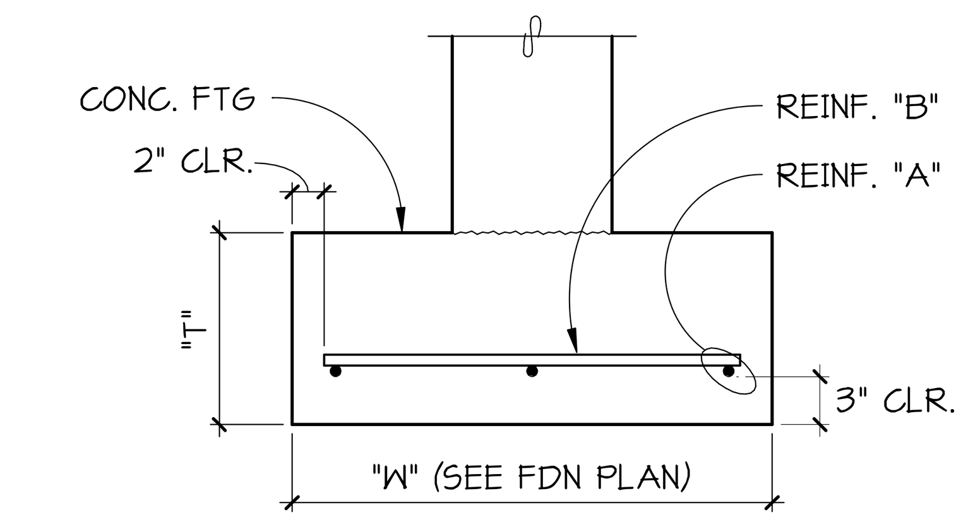
NOTE:
OBTAIN APPROVAL OF ENGINEER FOR LOCATION OF ANY CONSTRUCTION JOINT.



TYPICAL AT CONCRETE GRADE BEAMS & FOOTINGS

TYPICAL FOR CAST IN PLACE CONCRETE WALLS, GRADE BEAMS AND FOOTINGS

6 / S3.1 CONSTRUCTION JOINTS
NO SCALE

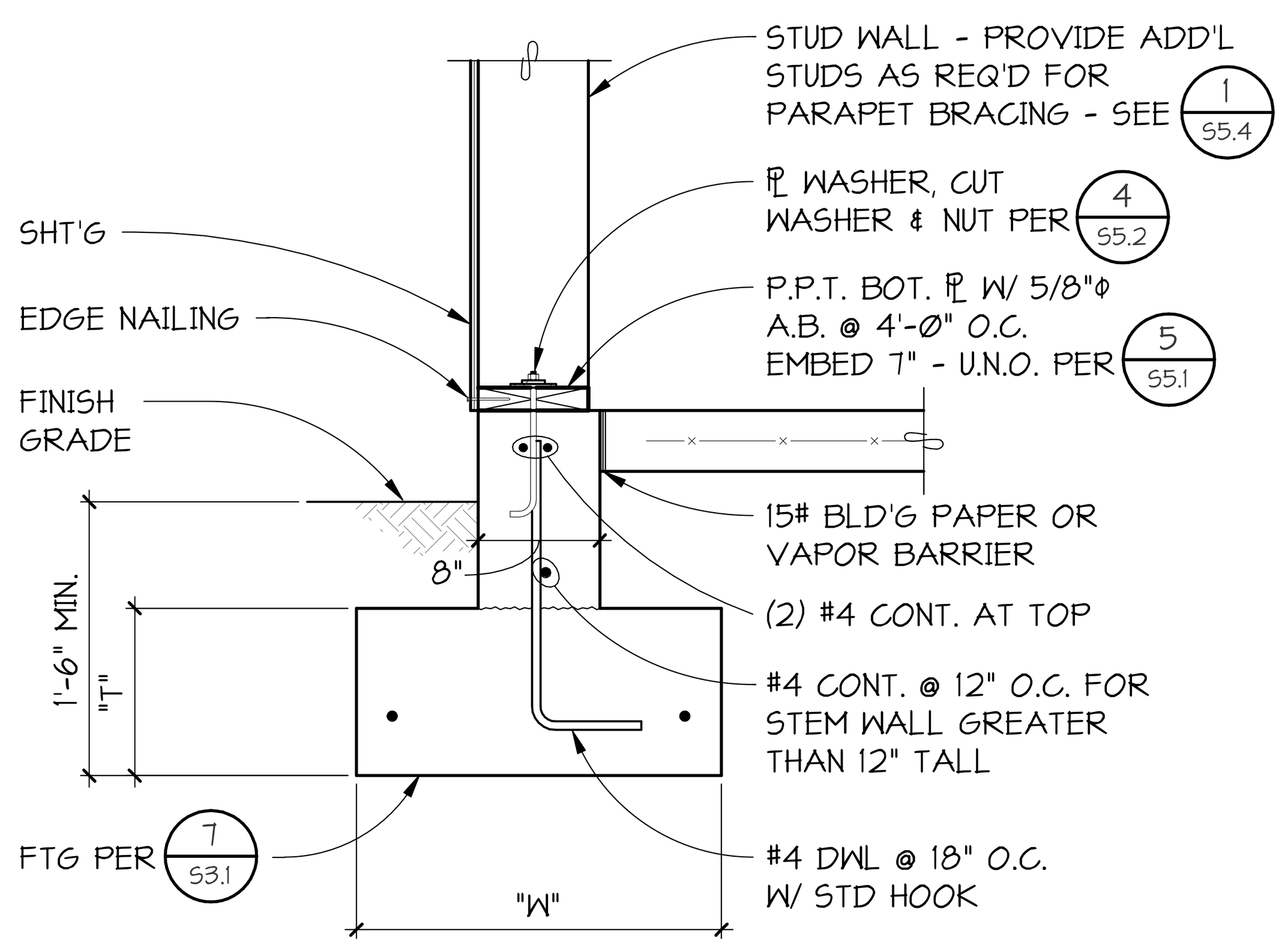


WIDTH "W"	"T"	REINFORCEMENT "A" CONT.	REINFORCEMENT "B"
2'-0"	11"	(2) #5	---

NOTES:
1. FOOTINGS SHALL BEAR ON UNDISTURBED OR COMPACTED MATERIAL PER GENERAL NOTES.
2. EXTEND FOOTINGS 6" MINIMUM PAST ENDS OF WALL UNLESS OTHERWISE NOTED.
3. WHERE FOOTINGS CHANGE WIDTHS LAP REINFORCEMENT "A". LAP SPLICE PER GENERAL NOTES.

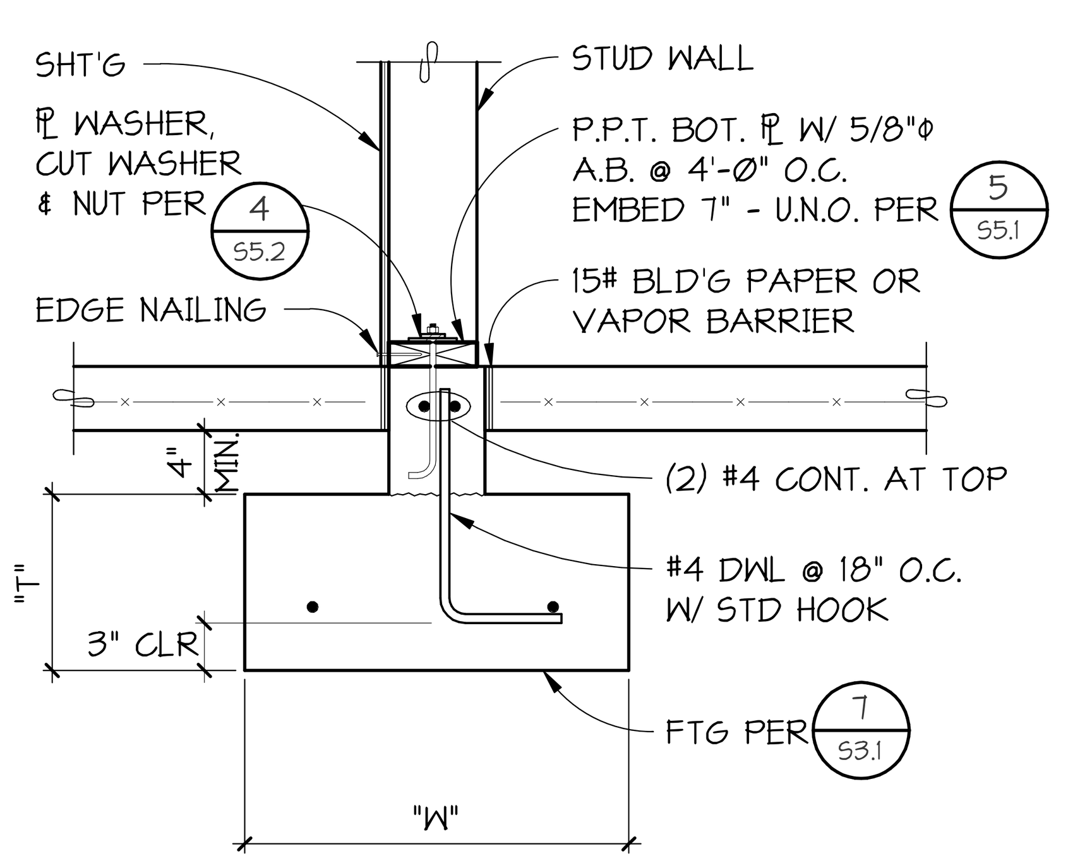
TYPICAL CONTINUOUS FOOTING

7 / S3.1 SECTION
NO SCALE



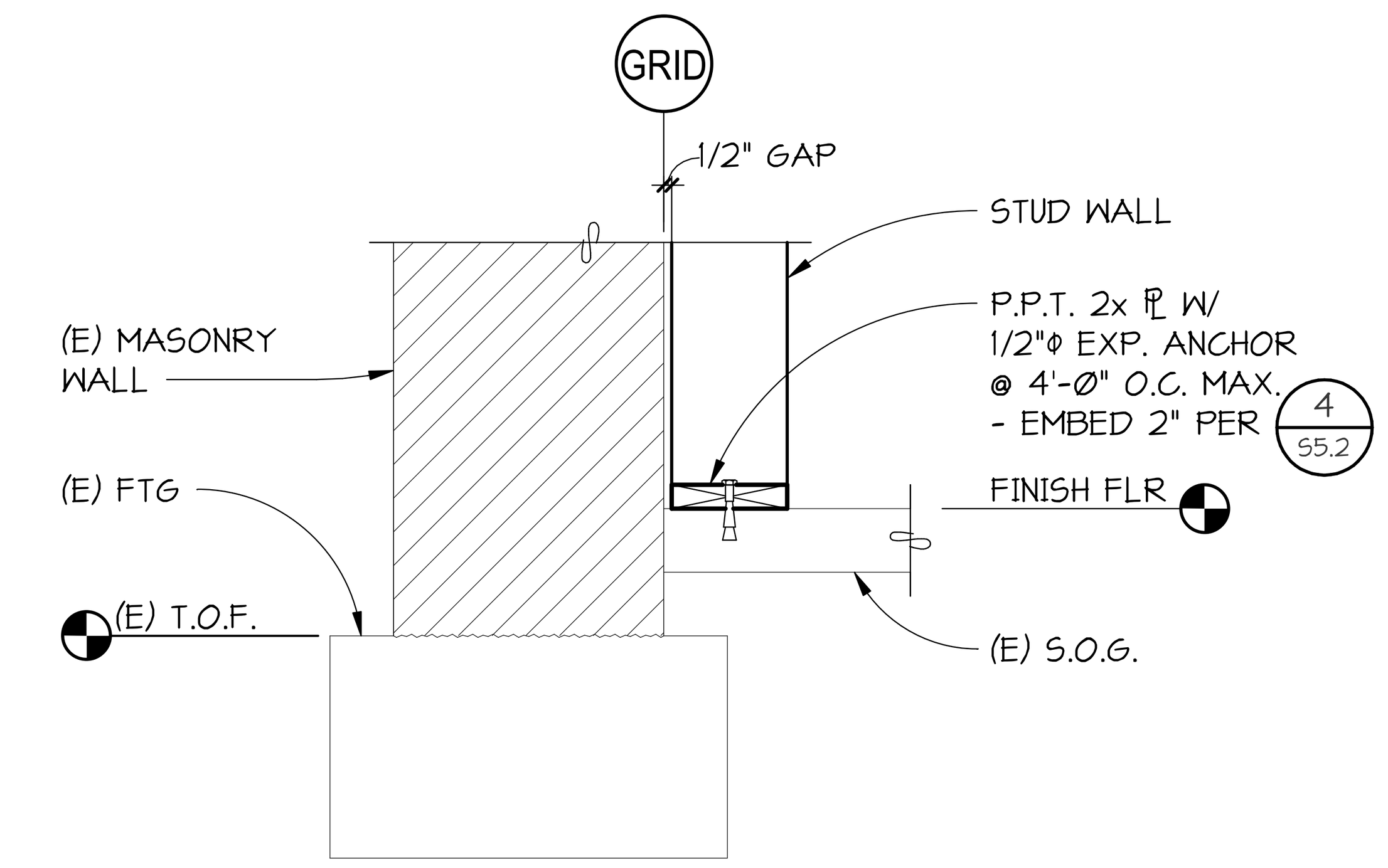
TYPICAL FOUNDATION AT EXTERIOR STUD WALL

8 / S3.1 SECTION
NO SCALE



TYPICAL FOUNDATION AT INTERIOR BEARING STUD WALL

9 / S3.1 SECTION
NO SCALE



TYPICAL REDUNDANT WOOD WALL TO EXISTING SLAB-ON-GRADE

11 / S3.1 SECTION
NO SCALE

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OCTOBER 5, 2021

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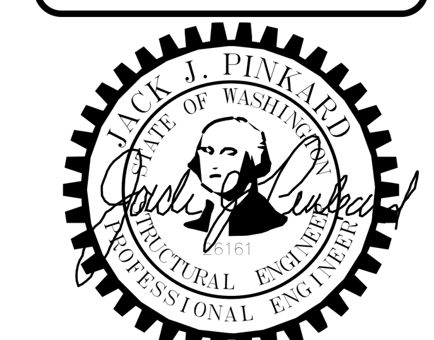

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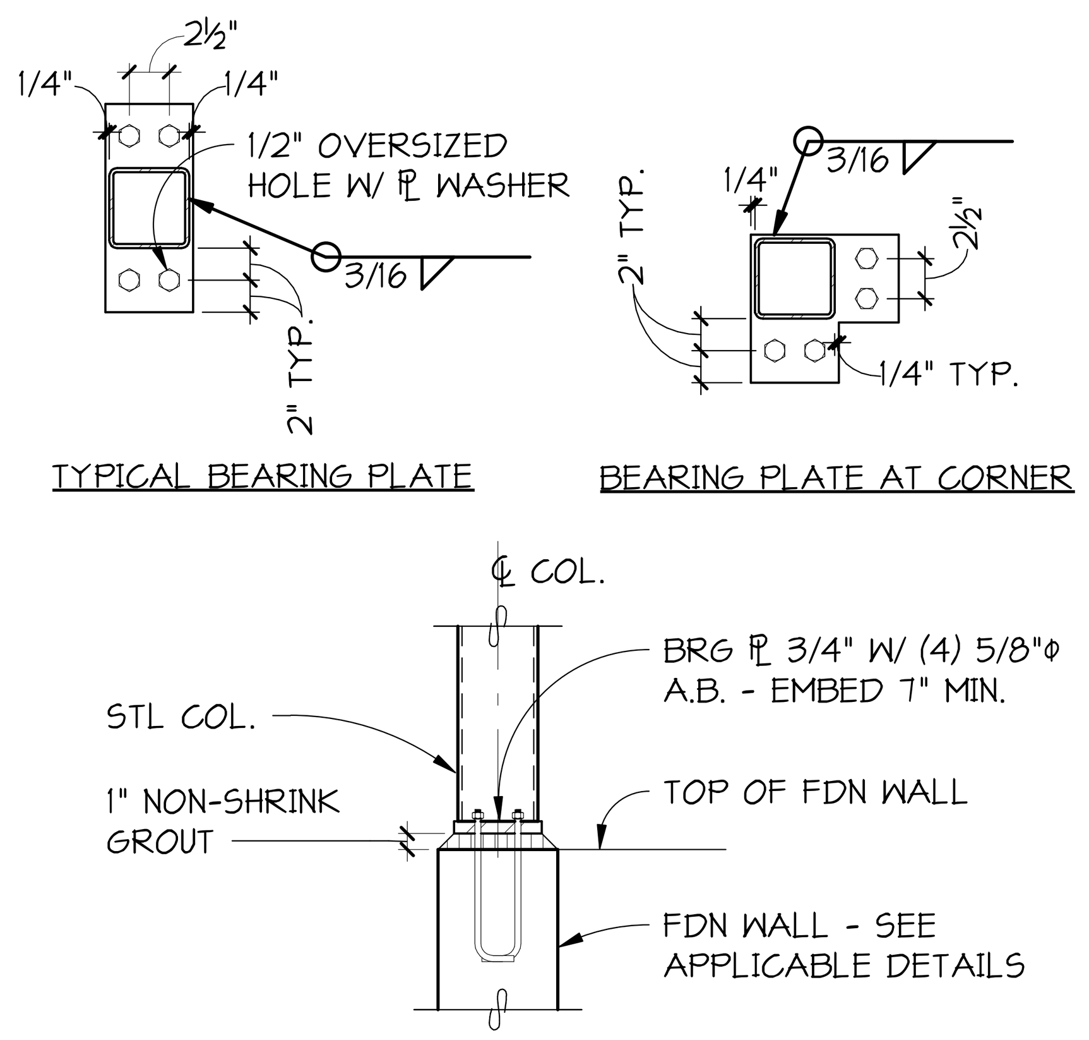
DATE: OCTOBER 5, 2021
DRAWN BY: DLM
PROJECT NO.: 21067
FILE NAME:

FOUNDATION DETAILS

SHEET NO.: S3.1

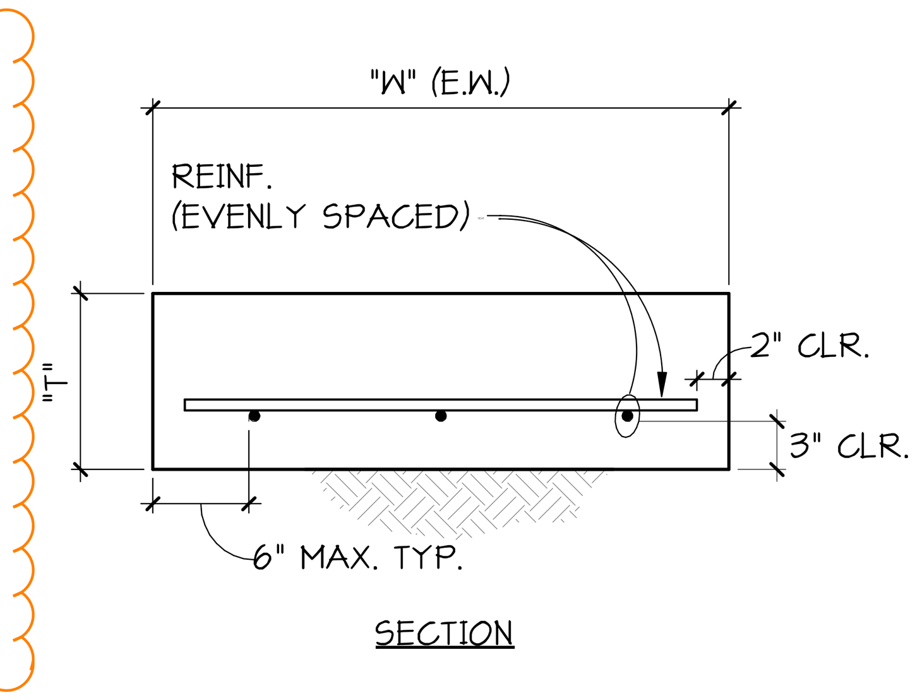


TYPICAL STEEL COLUMN BASE AT CONTINUOUS FOUNDATION WALL

1 S3.2 SECTION

1" = 1'-0"

MARK	DIMENSIONS "W"	DIMENSIONS "T"	REINFORCEMENT EACH WAY
F3.0	3'-0"	11"	(4) #4
F4.5	4'-6"	11"	(4) #5
F5.0	5'-0"	12"	(5) #5
F6.0	6'-0"	14"	(6) #6
F6.5	6'-6"	14"	(6) #6
F8.0	8'-0"	18"	(8) #7
F9.0	9'-0"	18"	(9) #7

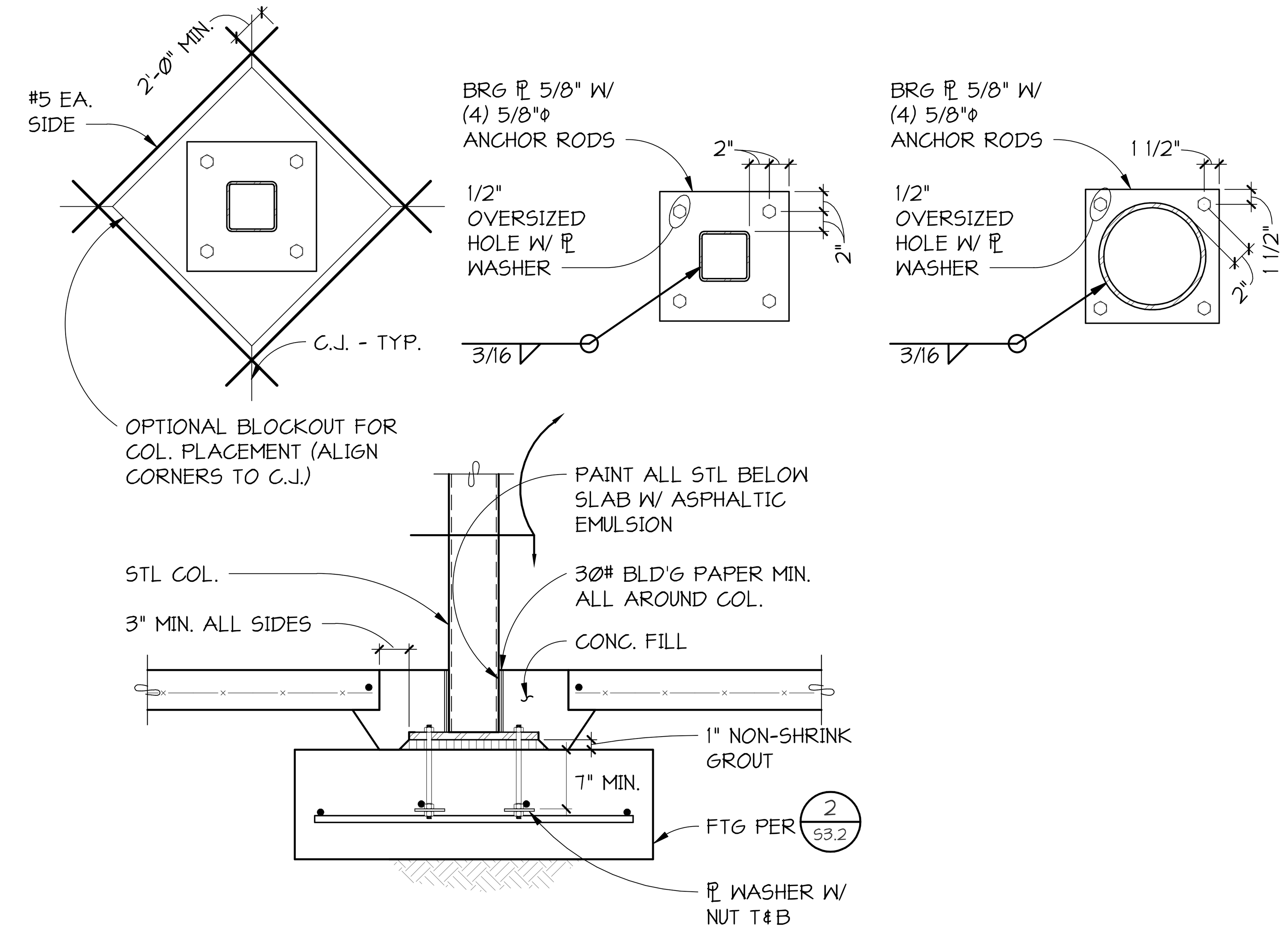


NOTES:
1. CENTER ALL FOOTINGS ON COLUMN ABOVE EXCEPT AS SHOWN OTHERWISE.
2. FOOTINGS SHALL BEAR ON UNDISTURBED OR COMPACTED MATERIAL PER GENERAL NOTES. DESIGN BEARING PRESSURE IS 1000 POUNDS PER SQUARE FOOT.

TYPICAL CONCRETE SPREAD FOOTING

2 S3.2 SECTION

1" = 1'-0"



TYPICAL STEEL COLUMN AT SPREAD FOOTING

3 S3.2 SECTION

1" = 1'-0"

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

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PUYALLUP, WASHINGTON 98371

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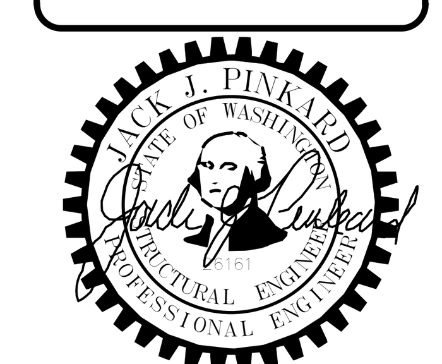

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FILE NAME:

FOUNDATION DETAILS

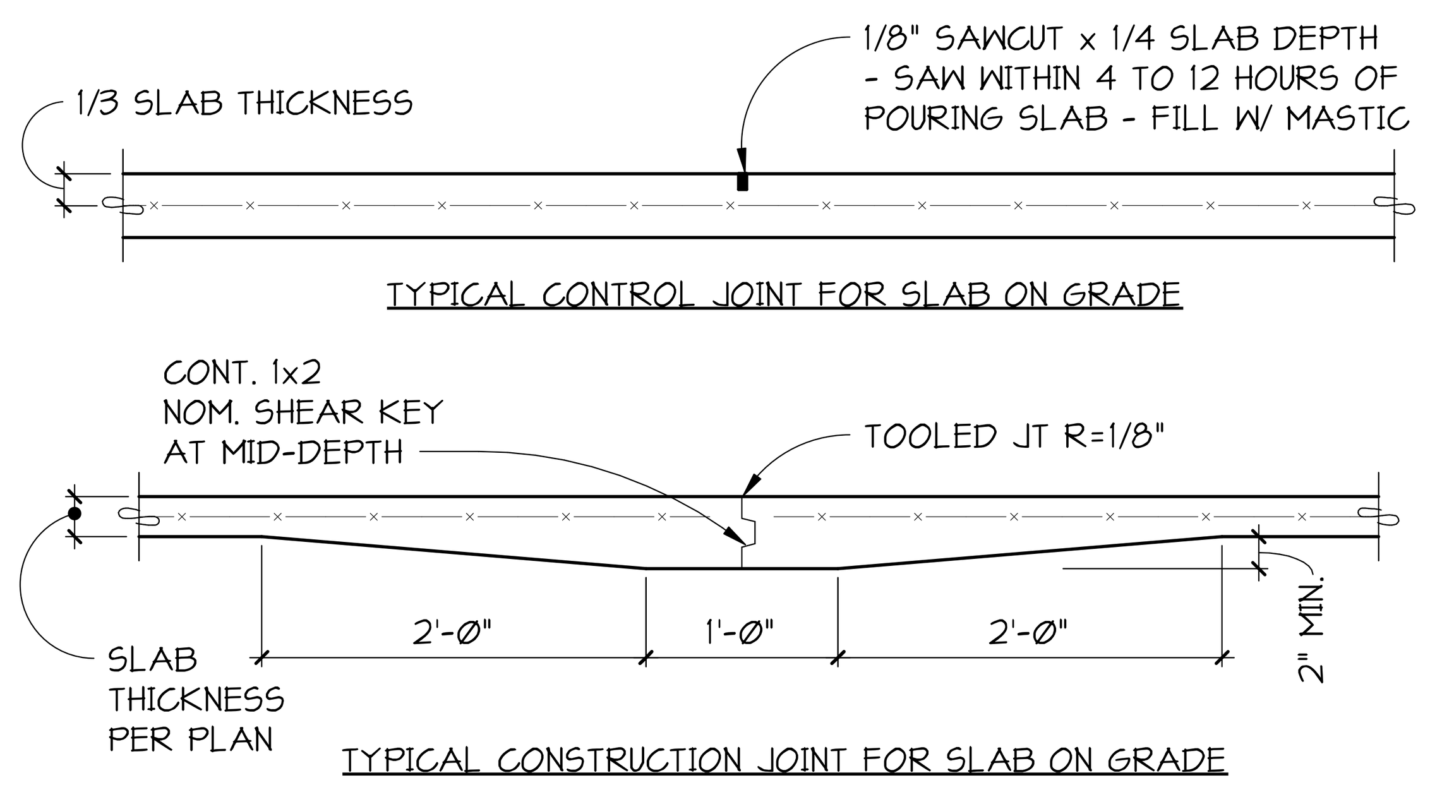
SHEET NO: S3.2

PERMIT SET
OCTOBER 5, 2021

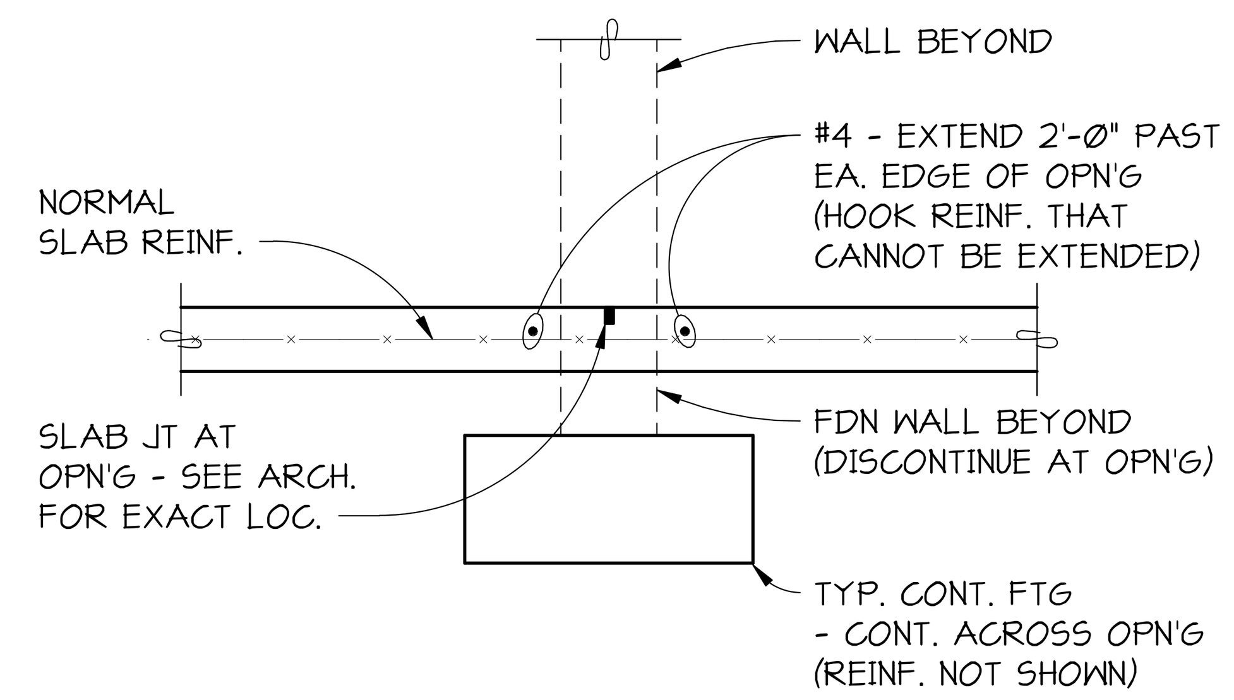
City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

NOTE:
LOCATE JOINTS AT NON-BEARING WALLS WHERE POSSIBLE - SUBMIT PATTERN TO ARCHITECT FOR APPROVAL.

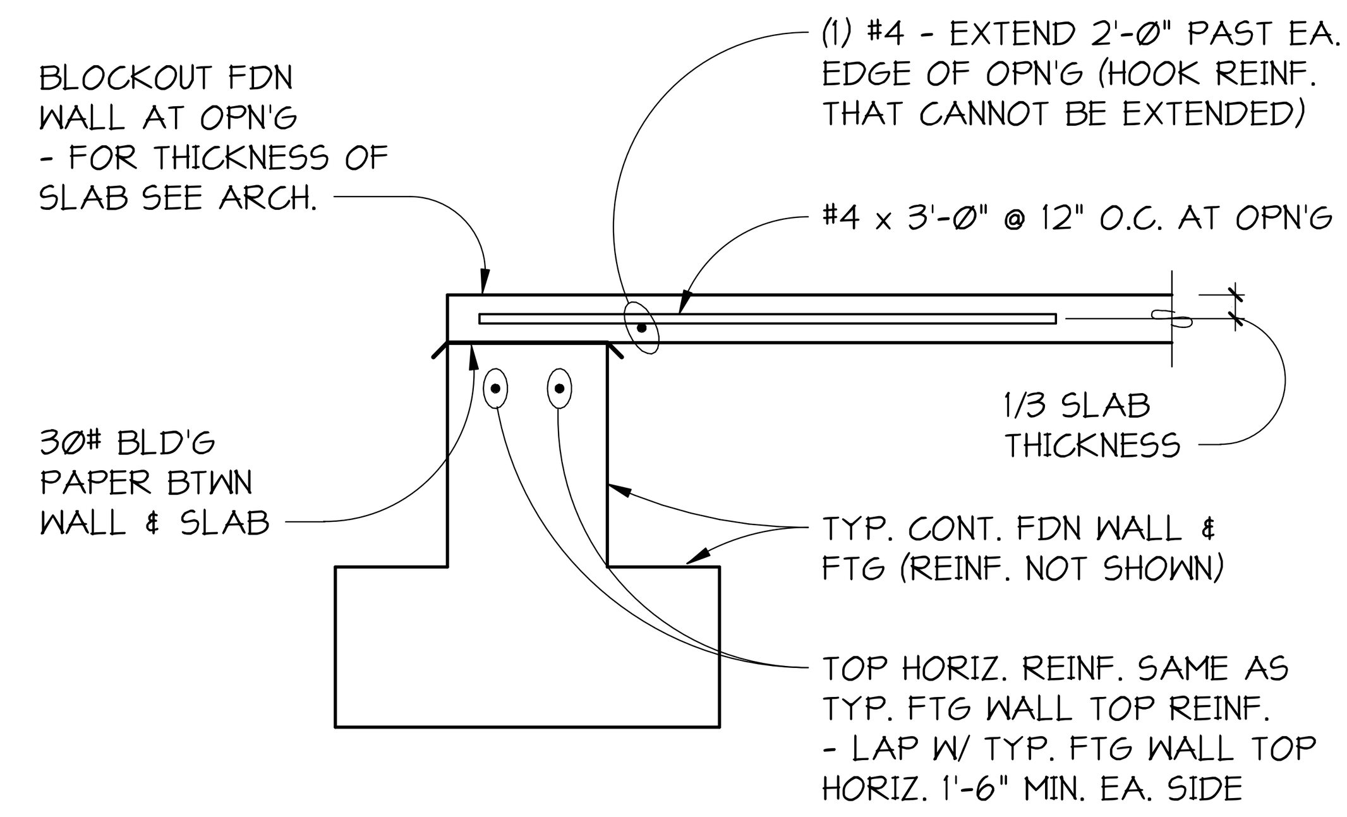


1 SECTION
S3.3 NO SCALE



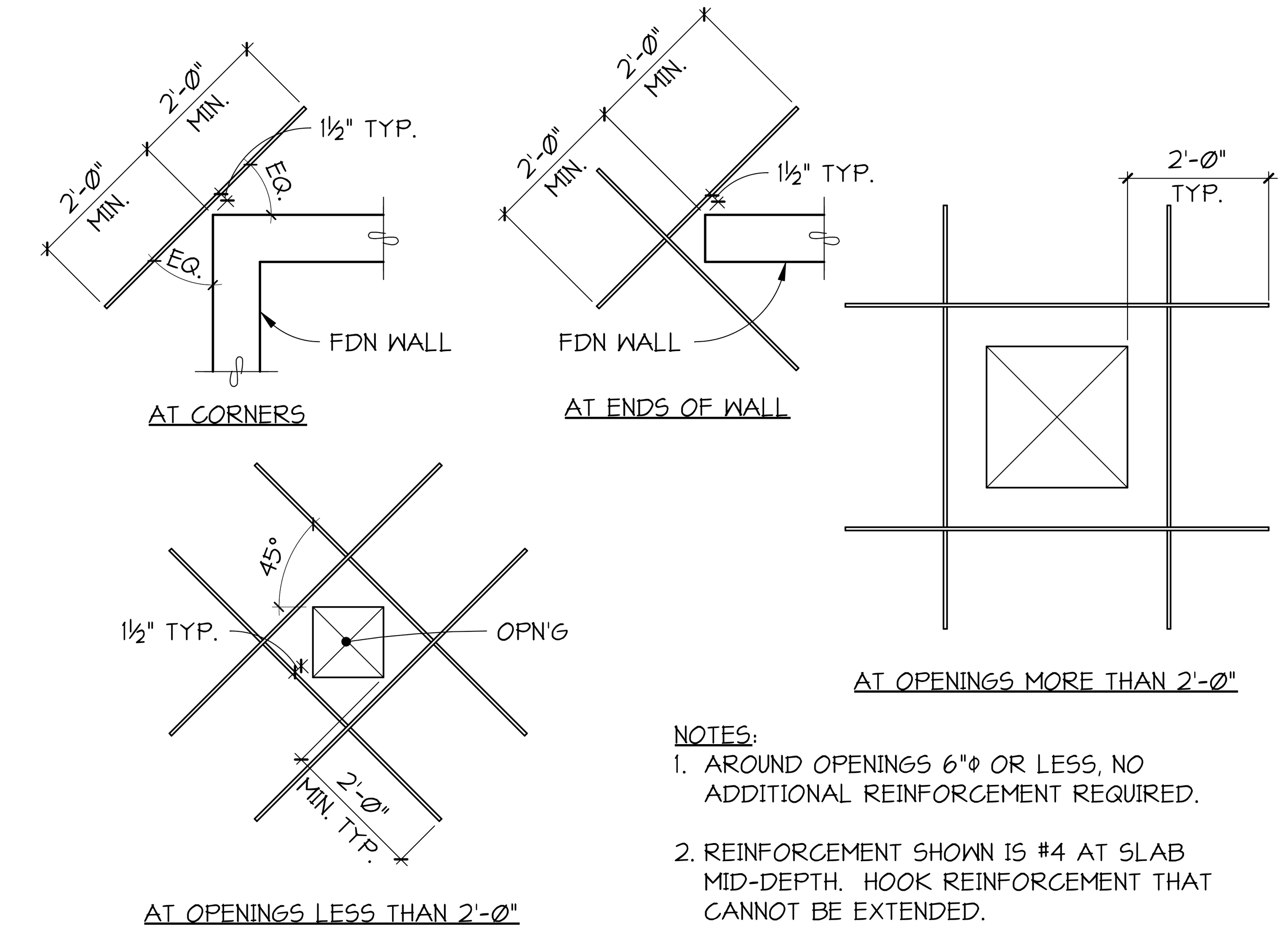
TYPICAL SLAB AT INTERIOR BEARING WALL OPENING

2 SECTION
S3.3 NO SCALE



TYPICAL SLAB AT EXTERIOR OPENING

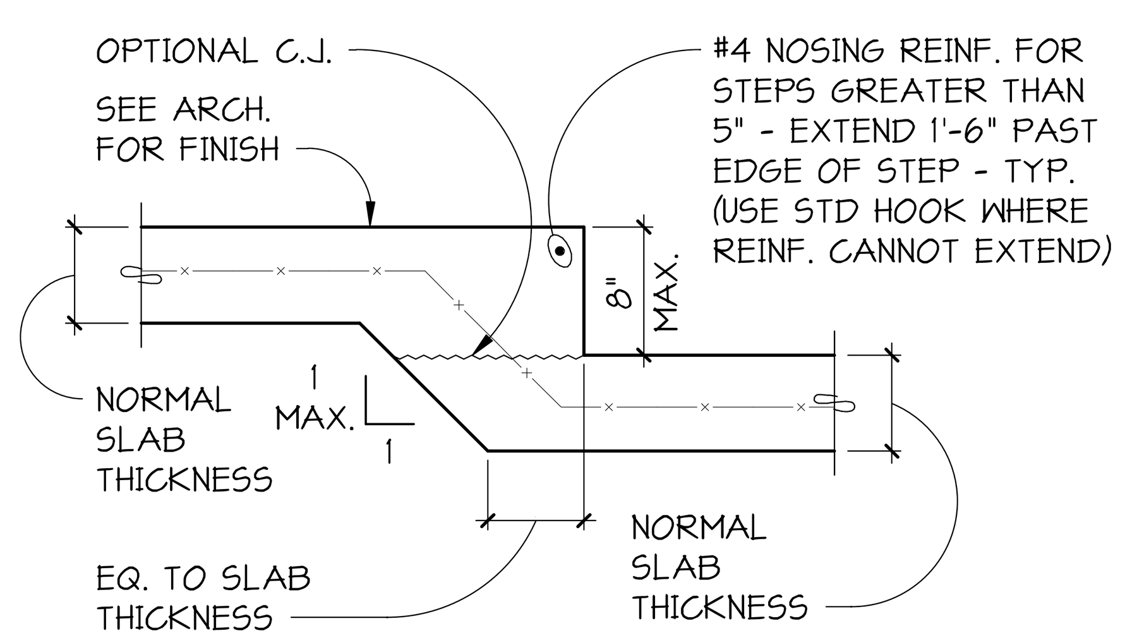
3 SECTION
S3.3 NO SCALE



NOTES:
1. AROUND OPENINGS 6"Ø OR LESS, NO ADDITIONAL REINFORCEMENT REQUIRED.
2. REINFORCEMENT SHOWN IS #4 AT SLAB MID-DEPTH. HOOK REINFORCEMENT THAT CANNOT BE EXTENDED.

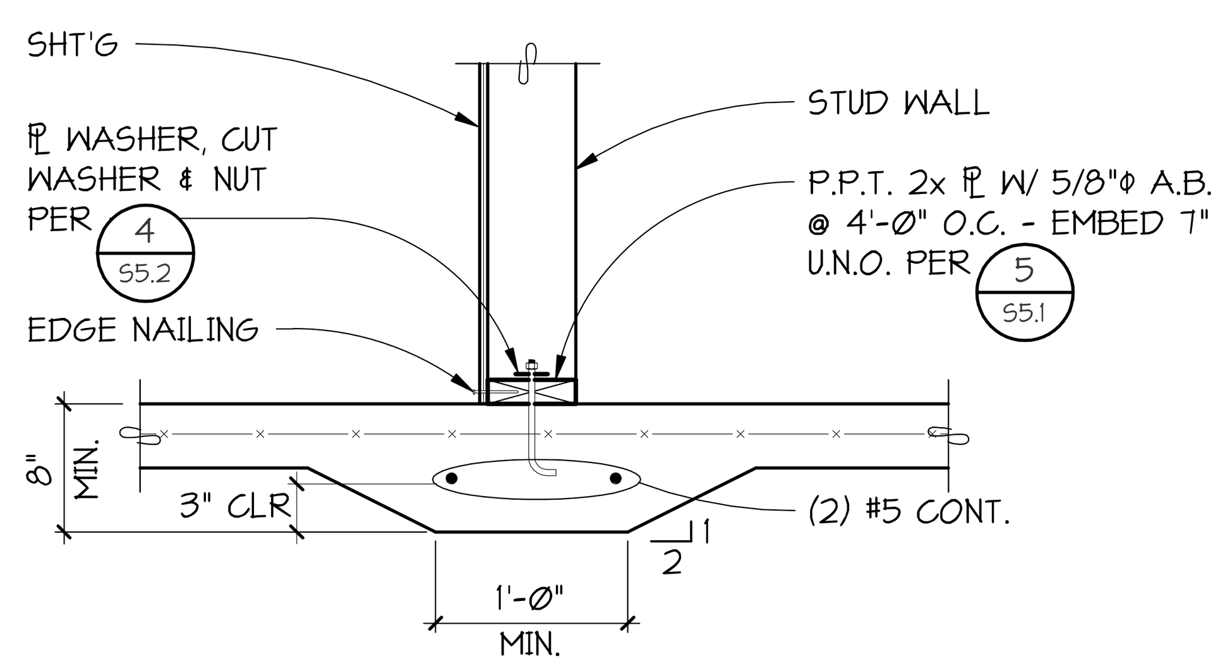
TYPICAL SLAB ON GRADE DISCONTINUITY REINFORCEMENT

4 PLAN DETAILS
S3.3 NO SCALE



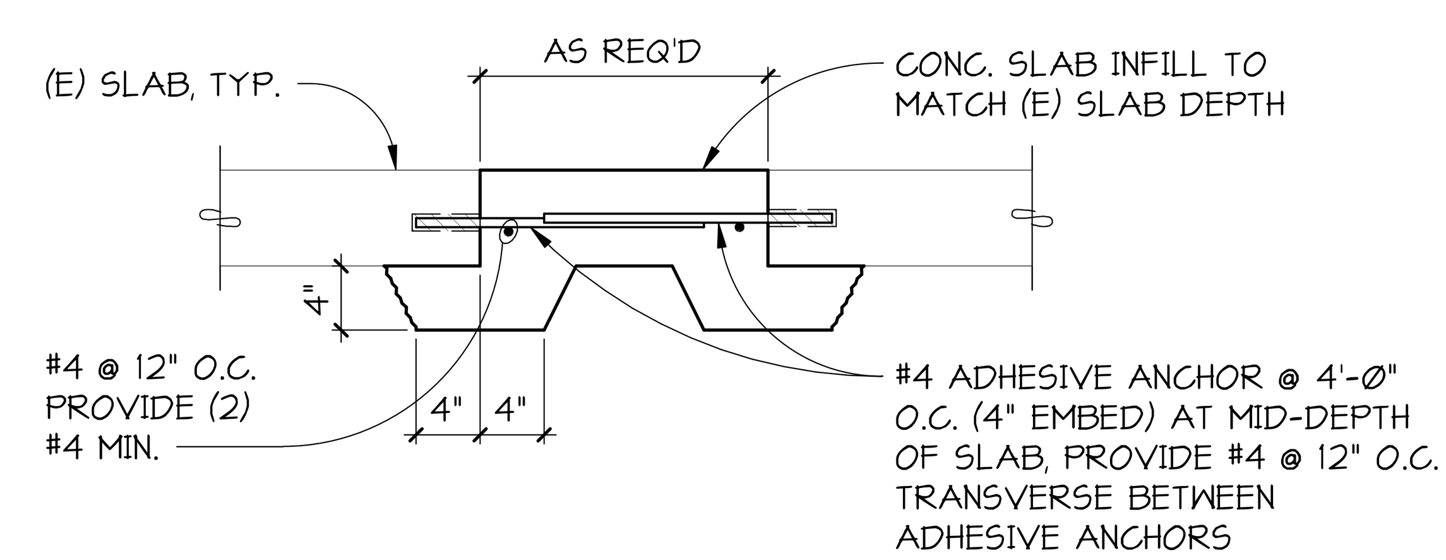
TYPICAL 8" OR LESS SLAB STEPS OR DEPRESSIONS

5 DETAIL
S3.3 NO SCALE



TYPICAL THICKENED SLAB FOR NON-BEARING SHEAR WALL

6 SECTION
S3.3 NO SCALE



TYPICAL SLAB INFILL

7 SECTION
S3.3 NO SCALE

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OCTOBER 5, 2021

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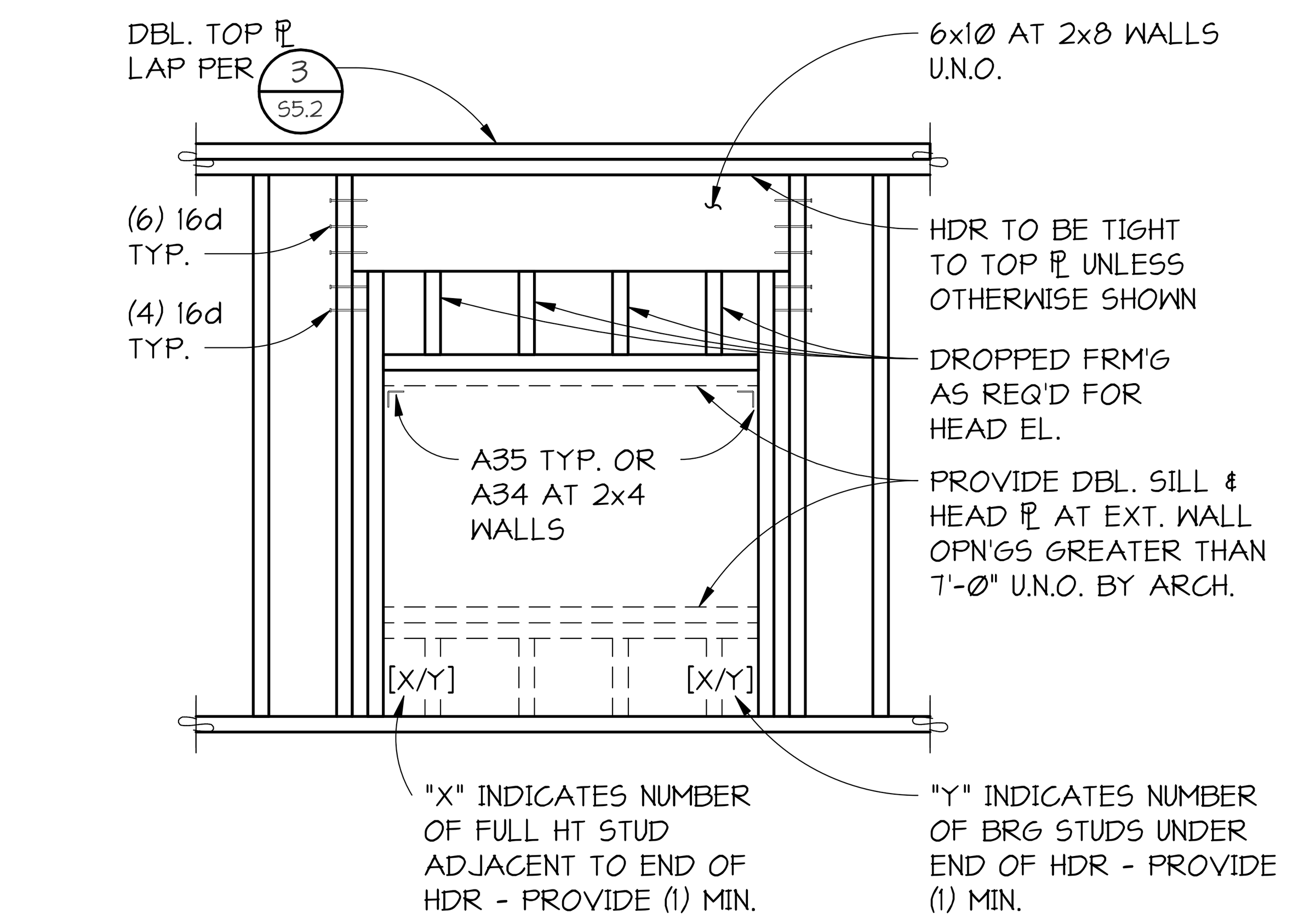
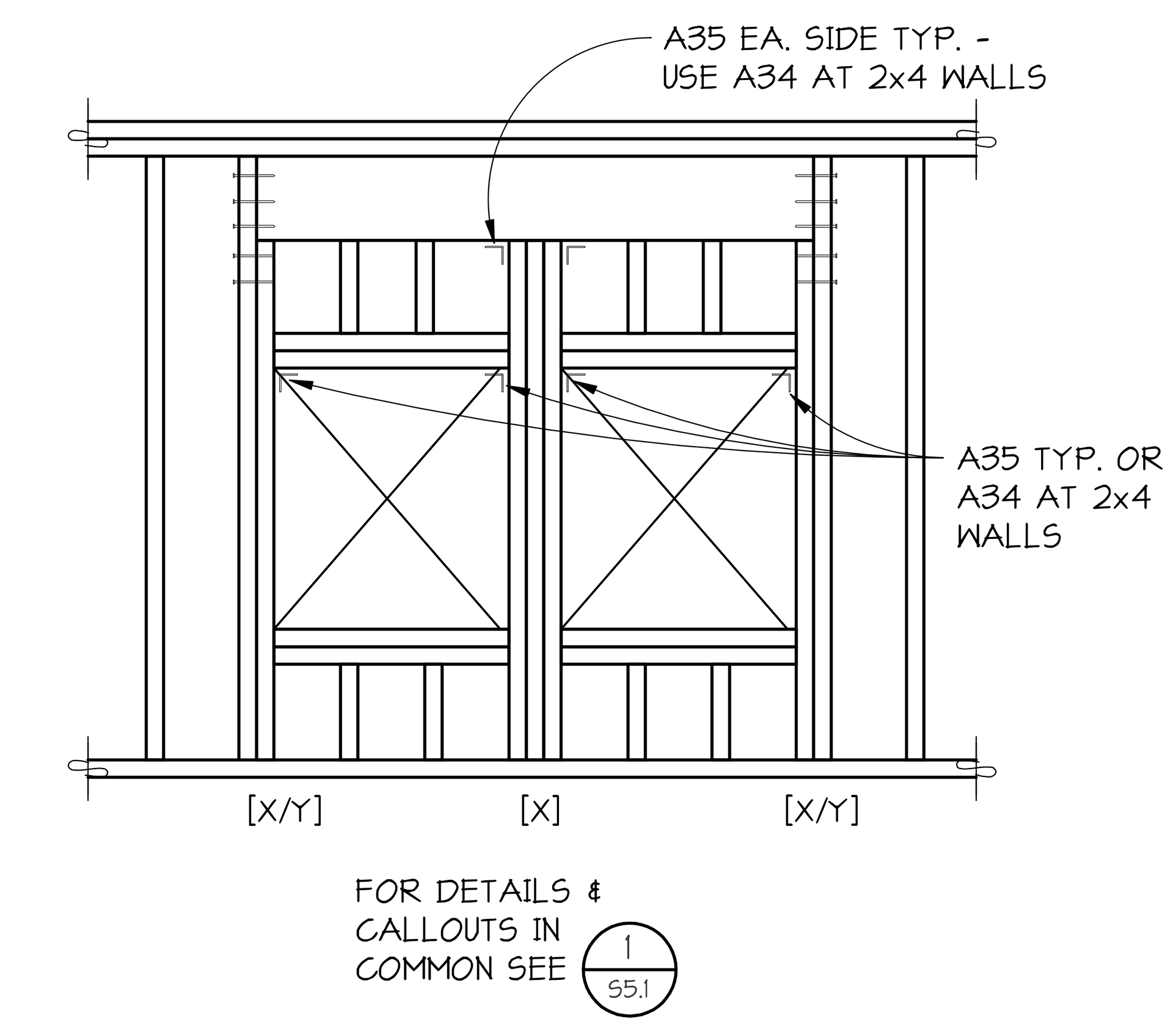
CONCRETE SLAB ON DETAILS

SHEET NO:
S3.3



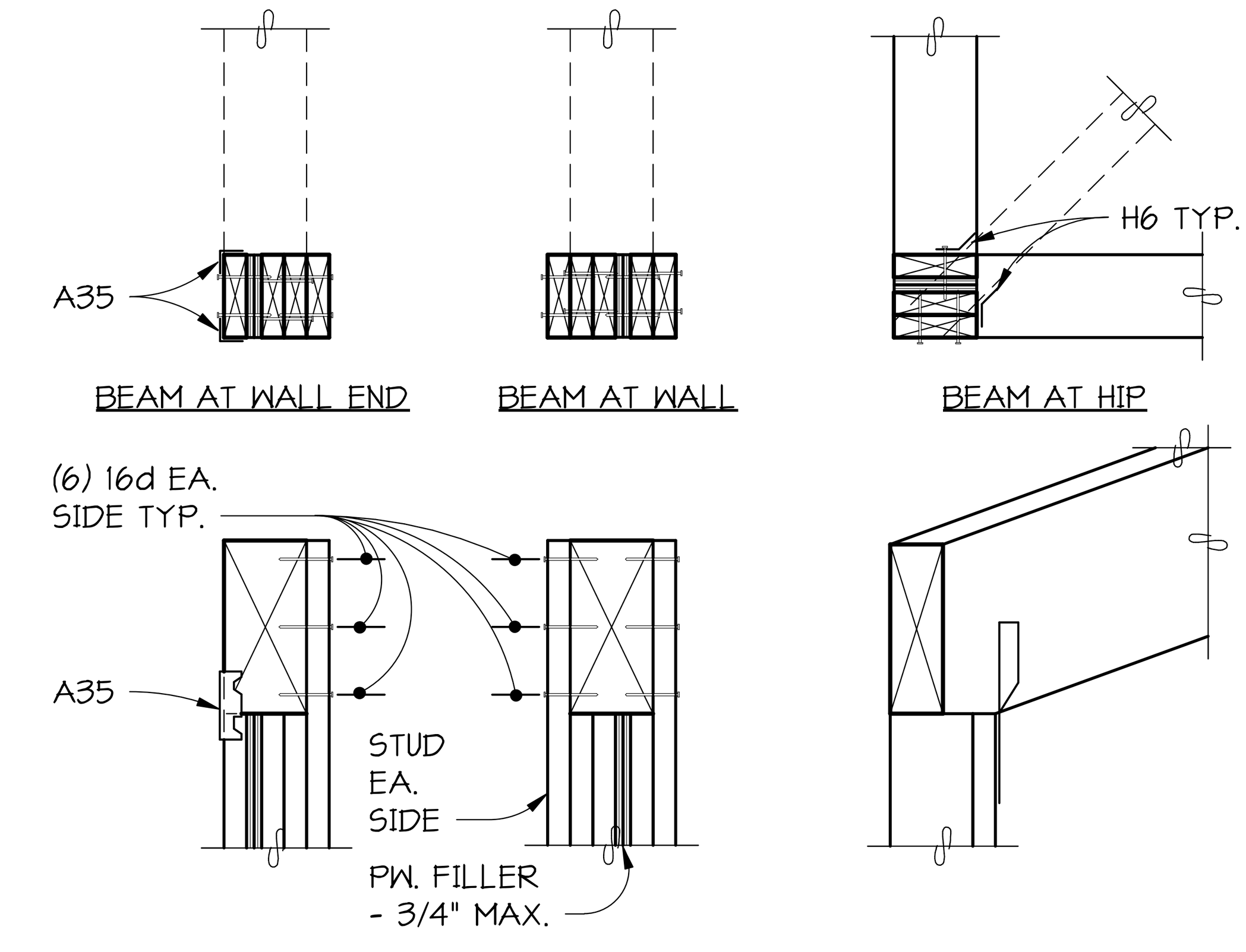
TYPICAL STUD WALL CONSTRUCTION AT HEADER

1/S5.1 SECTION
3/4" = 1'-0"



TYPICAL STUD WALL CONSTRUCTION AT HEADER WITH INTERMEDIATE MULLION

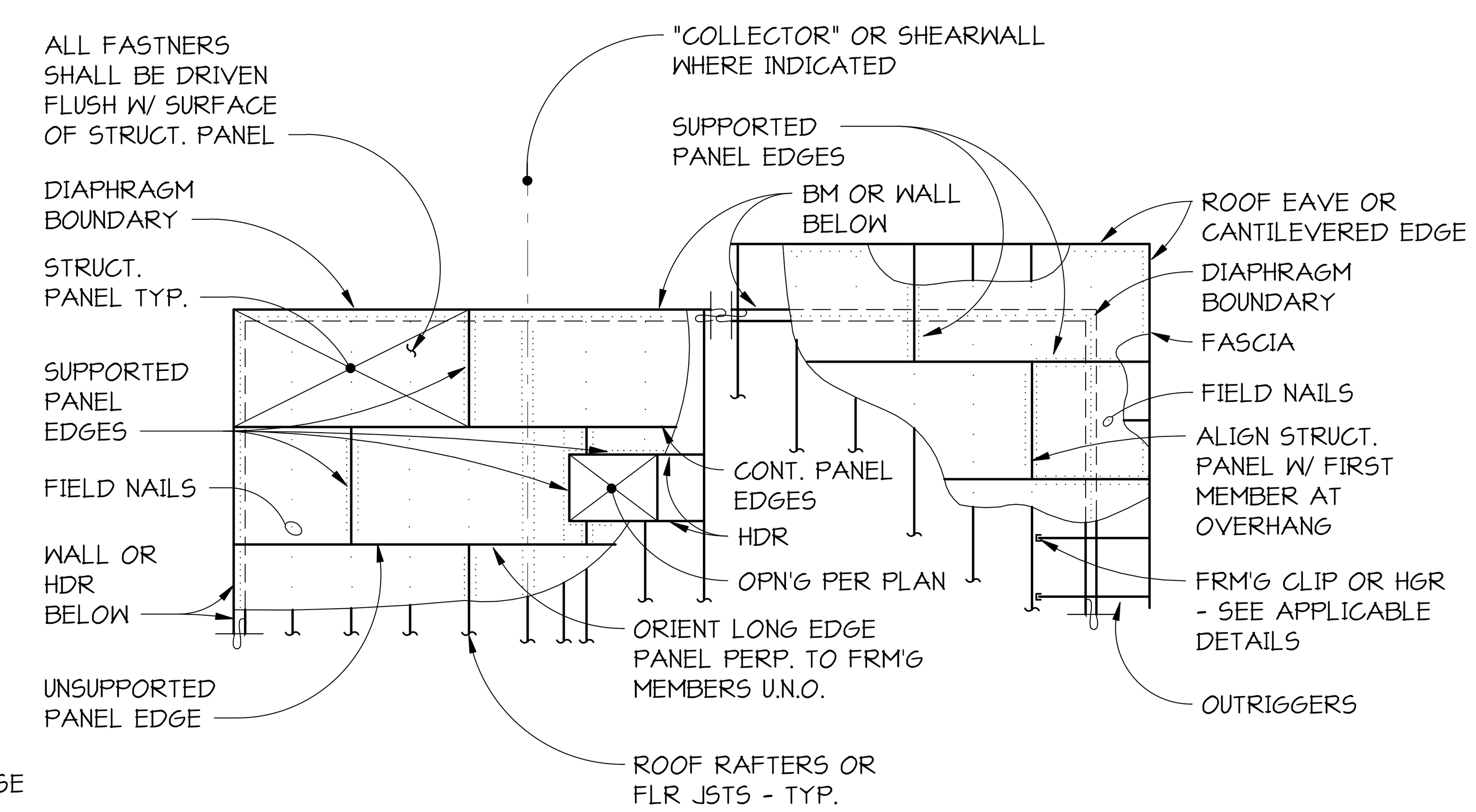
2/S5.1 SECTION
3/4" = 1'-0"



TYPICAL BUILT-UP COLUMN AT BEAM PERPENDICULAR TO WALL

3/S5.1 DETAIL
1" = 1'-0"

DIAPHRAGM NAILING SCHEDULE			
DIAPHRAGM TYPE	LOCATION	NAILS	SPACING
ROOF DIAPHRAGM 19/32" SHEATHING UNBLOCKED UNLESS NOTED OTHERWISE	DIAPHRAGM BOUNDARY	10d	6" O.C.
	FIELD NAILS	10d	10" O.C.
	SUPPORTED PANEL EDGES	10d	6" O.C.



NOTES:

1. PROVIDE (2) ROWS OF SPECIFIED DIAPHRAGM BOUNDARY NAILING OVER INTERIOR SHEAR WALLS AND THE FULL LENGTH OF "COLLECTORS" WHERE INDICATED.
2. AT BLOCKED DIAPHRAGMS PROVIDE 2x4 FLATWISE BLOCKING WITH "Z2" CLIPS AT EACH END AT ALL UNSUPPORTED PANEL EDGES. USE 2x4 STRUCTURAL COMPOSITE LUMBER FLATWISE BLOCKING IN LIEU OF SOLID SAWN WHERE NAILING SIZE OR SPACING EXCEEDS 10d @ 4" O.C.

TYPICAL DIAPHRAGM NAILING

4/S5.1 SCHEDULE
1" = 1'-0"

STUD WALL CONSTRUCTION SCHEDULE										
TABLE 1 - SHEAR WALL REQUIREMENTS										
MARK	WALL SHEATHING	SIDES WITH SHEATHING	SHEATHING NAILS NOTE 2	EDGE NAILING ON CENTER	EDGE FRAMING NOTE 5	FIELD NAILING ON CENTER	BOTTOM PLATE NOTE 6	BOTTOM PLATE NAILING	5/8" ANCHOR BOLT SPACING (EMBED 7" MINIMUM)	RIM/BLOCKING CONNECTOR TO TOP PLATE BELOW
A	15/32"	(1)	10d	6"	2x	12"	2x	16d @ 8" O.C.	48"	A35 @ 24" O.C.
B	15/32"	(1)	10d	4"	3x	12"	2x	16d @ 6" O.C.	32"	A35 @ 15" O.C.
C	15/32"	(1)	10d	3"	3x	12"	3x	¼"x4½" SDS @ 6" O.C.	24"	A35 @ 12" O.C.
D	15/32"	(2)	10d	3"	3x	12"	3x	(2) ROWS OF ¼"x4½" SDS @ 6" O.C.	16"	A35 @ 6" O.C.

TABLE 2 - STUD REQUIREMENTS		
MARK	STUD SIZE AND SPACING	NUMBER STUDS REQUIRED AT MEMBER BEARING

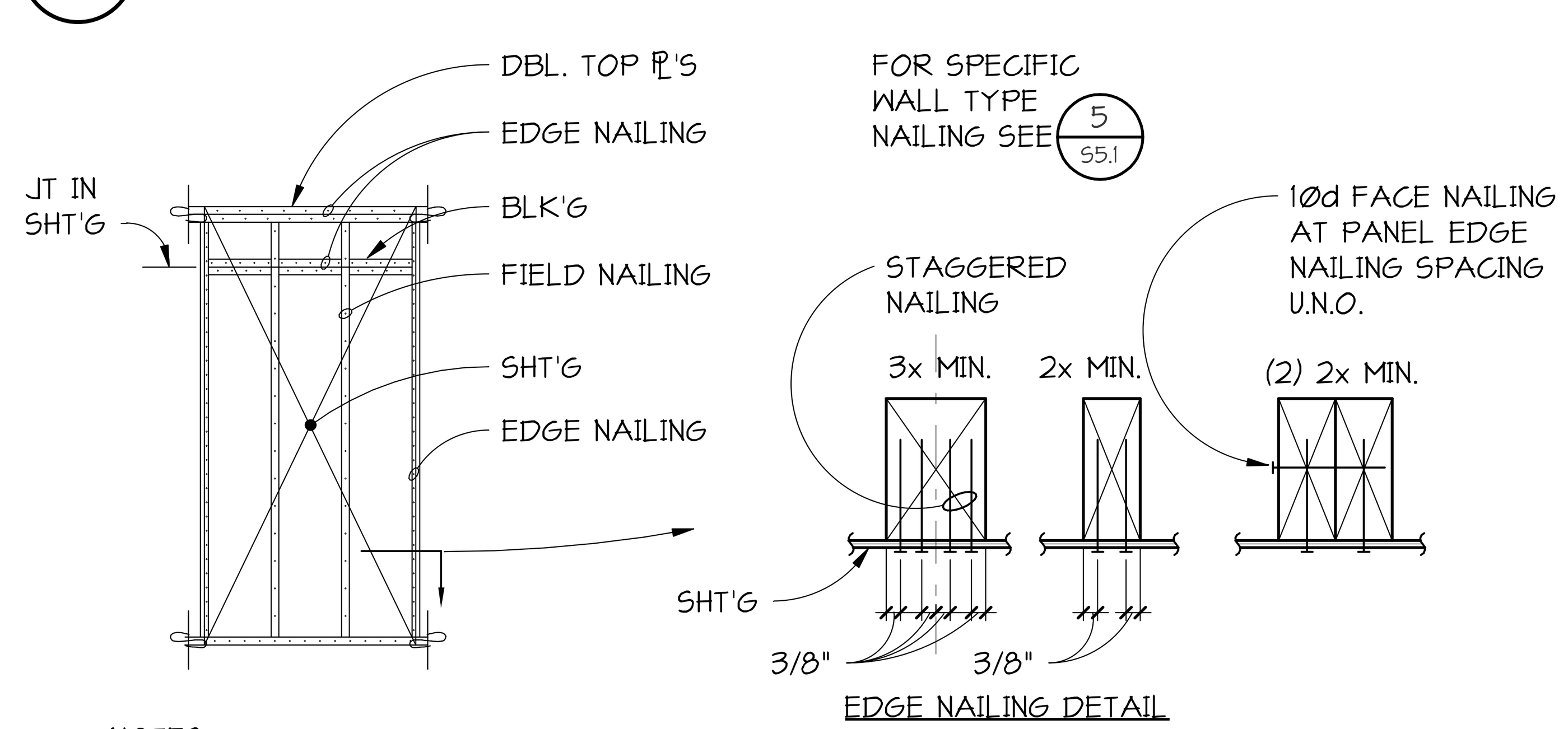
FIRST CHARACTER INDICATES SPECIAL SHEAR WALL REQUIREMENTS PER TABLE 1

SECOND CHARACTER INDICATES SPECIAL STUD SPACING PER TABLE 2

NOTES:

1. (XX) INDICATES SPECIAL STRUCTURAL WALL MARK. ALL WALLS SHOWN ON STRUCTURAL DRAWINGS ARE 2x8 AT 24" ON CENTER UNLESS DESIGNATED SPECIAL. STUD LAYOUT SHALL MATCH FRAMING MEMBER LAYOUT ABOVE WHERE APPLICABLE. ALL EXTERIOR WALLS SHALL HAVE 15/32" WOOD SHEATHING AND BE NAILED WITH 10d AT 6" ON CENTER AT EDGES AND 12" ON CENTER IN FIELD UNLESS DESIGNATED SPECIAL.
2. ALL EXTERIOR WALLS AND ALL DESIGNATED SHEAR WALLS SHALL BE BLOCKED AT ALL SHEATHING EDGES. EDGE NAILING APPLIES TO ALL TOP AND BOTTOM PLATES, VERTICAL JOINTS, HORIZONTAL BLOCKED JOINTS, WALL CORNERS, AND HOLDOWN ANCHORED STUDS.
3. WHERE BEAMS OR HEADERS FRAME INTO WALLS AND A COLUMN IS NOT CALLED OUT, PROVIDE BUILT-UP COLUMNS PER 3/S5.1 FOR BEAM PERPENDICULAR TO WALL.
4. [X,Y] INDICATES BUILT-UP STUD COLUMNS AT HEADERS IN WALLS - SEE 1/S5.1 FOR BEAM PARALLEL TO WALL.
5. PROVIDE 3x OR DOUBLE 2x MEMBERS FACE NAILED PER 6/S5.1 AT ALL ABUTTING PANEL EDGES WHERE INDICATED.
6. 3x BOTTOM PLATE WHERE INDICATED.
7. WHERE SOLID SAWN STUD LENGTH CANNOT BE OBTAINED, STRUCTURAL COMPOSITE LUMBER STUDS MAY BE SUBSTITUTED. SOLID SAWN FRAMING MAY NOT BE SUBSTITUTED FOR SPECIFIED STRUCTURAL COMPOSITE LUMBER FRAMING.

5/S5.1 SCHEDULE
1" = 1'-0"



NOTES:

1. PANEL EDGE NAILING AND PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
2. SHEATHING JOINT SHALL OCCUR AT COMMON MEMBER UNLESS IT OCCURS AT A SPECIFIED DOUBLE MEMBER.
3. EDGE NAILING APPLIES TO AREAS INDICATED AND AT HOLDOWN ANCHORED STUDS.

TYPICAL SHEARWALL NAILING

6/S5.1 SCHEDULE
1" = 1'-0"

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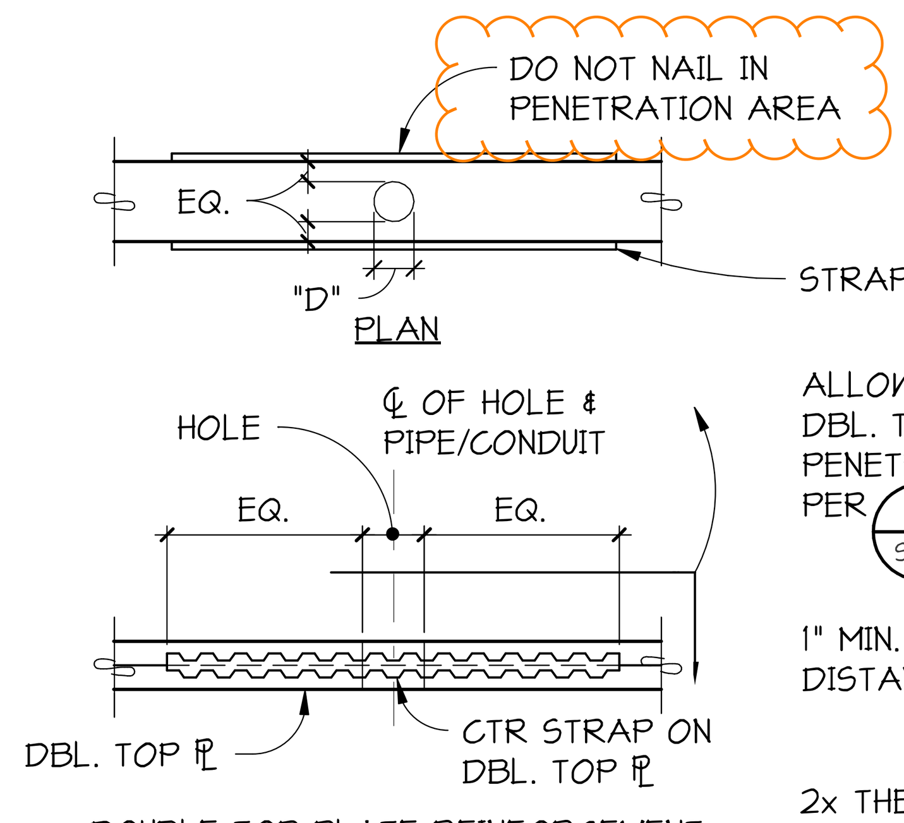
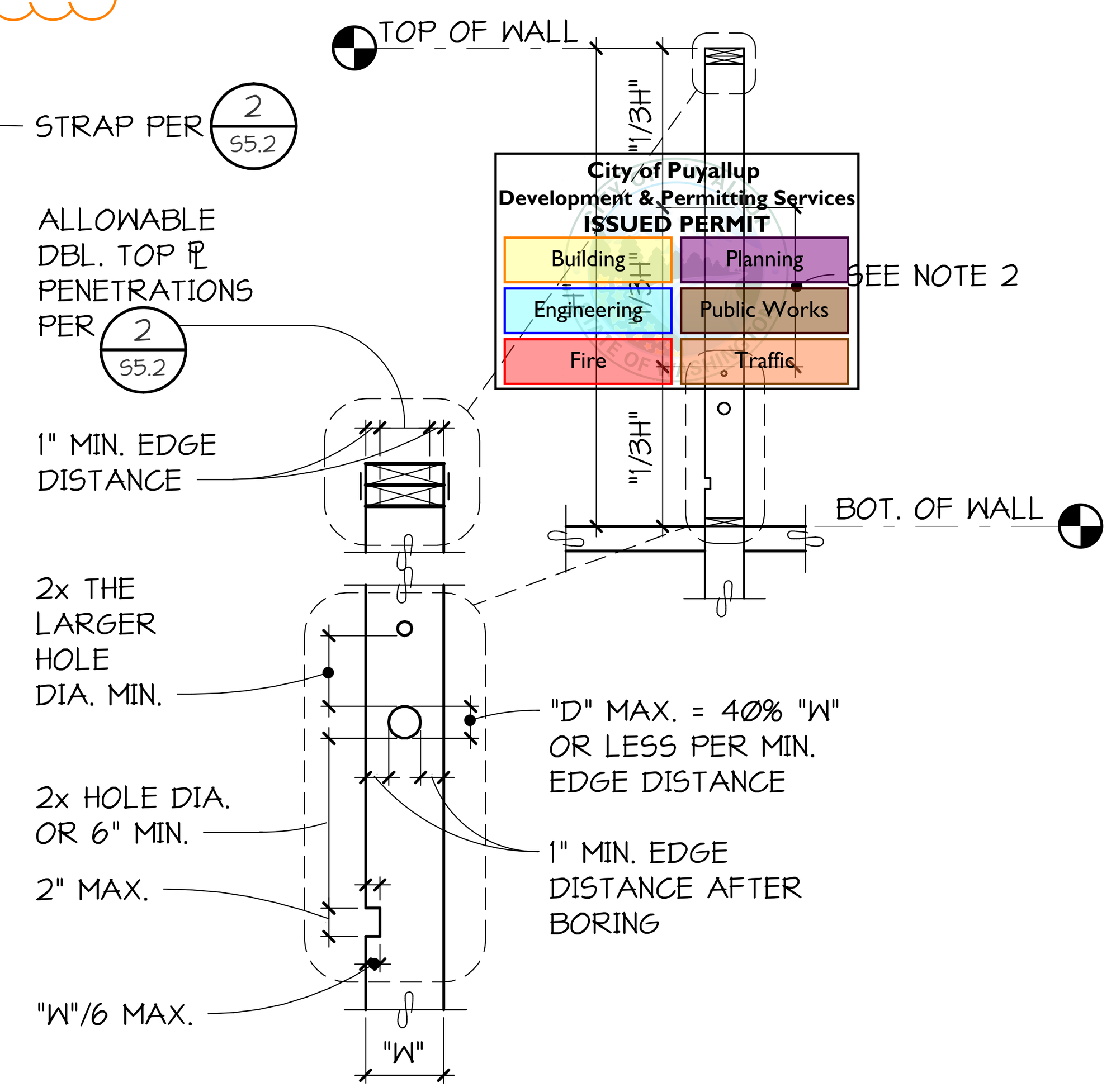
FILE NAME:

WOOD FRAMING DETAILS

SHEET NO:
S5.1





NOTES:
1. BORING, CUTTING, AND NOTCHING WALL FRAMING OTHER THAN INDICATED HERE REQUIRES PRIOR APPROVAL FROM ENGINEER OF RECORD.
2. BORING, CUTTING, AND NOTCHING WITHIN THE MIDDLE 1/3 OF THE STUD HEIGHT IS NOT ALLOWED WITHOUT PRIOR APPROVAL FROM ENGINEER OF RECORD.
3. NOTCHING AS INDICATED IS PERMITTED ON ONE FACE OF THE WALL ALONE.
4. MAXIMUM BORED HOLE DIAMETER IN STUD "D" MAXIMUM, LIMITED TO 25%. "W" AT BUILT-UP STUDS, AND HOLDOWN ANCHORED STUDS.

ALLOWABLE LOAD BEARING/SHEARWALL STUD BORING, CUTTING, AND NOTCHING

1 S5.2 DETAIL
NO SCALE

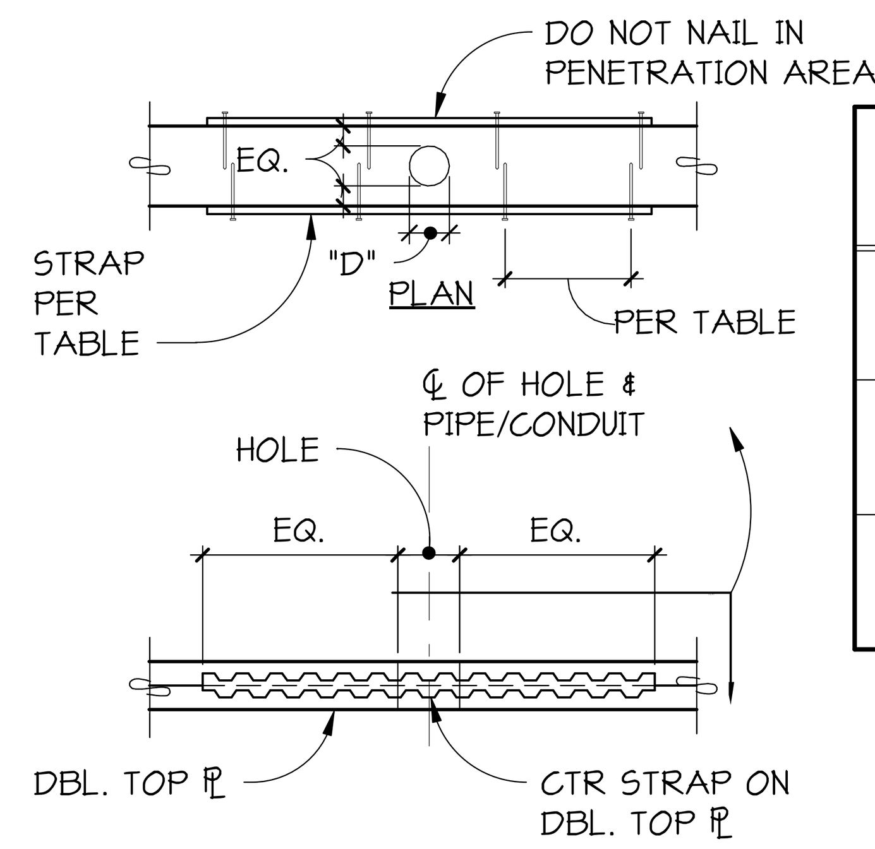
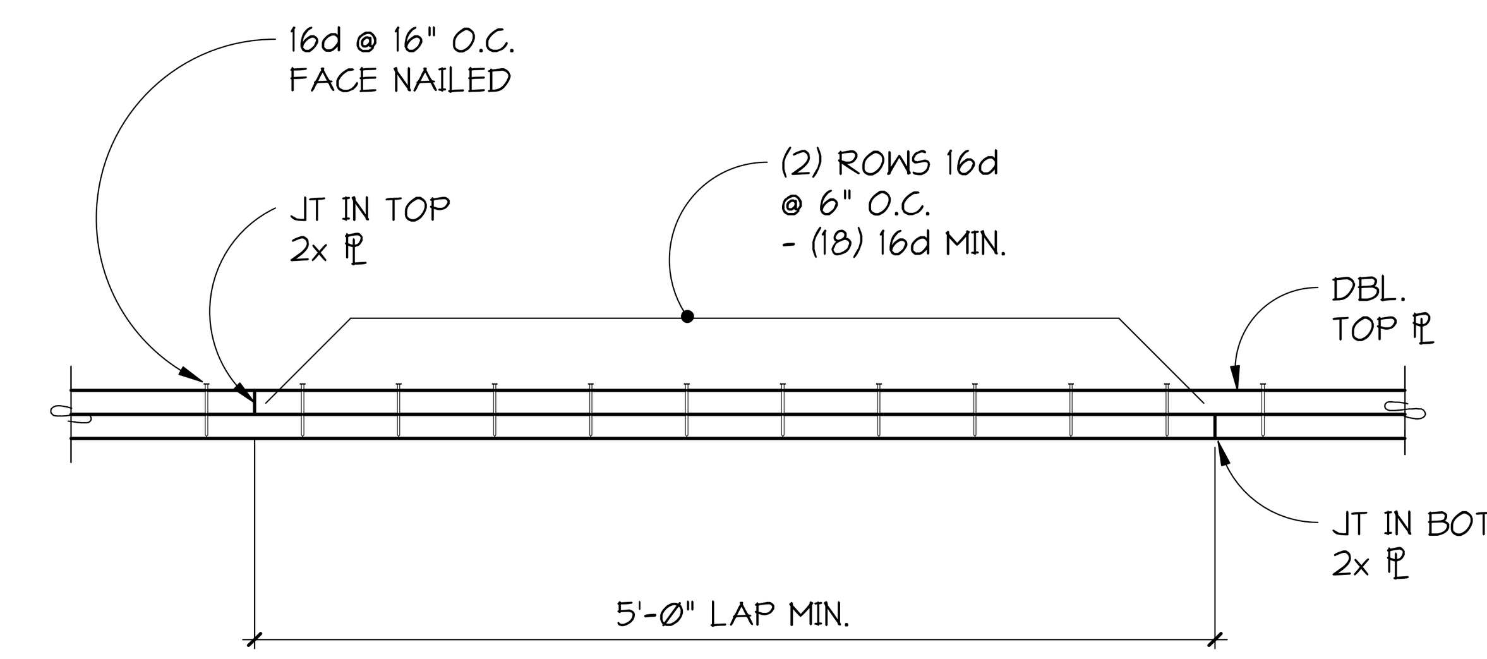


PLATE SIZE	HOLE DIAMETER "D" INCHES	STRAP
2x4	Ø" < "D" < 1" 1" ≤ "D" ≤ 2¼"	NO STRAP REQUIRED (2) ST2215 WITH (8) 16d EACH END
2x6	Ø" < "D" < 2½" 2½" ≤ "D" ≤ 3⅜"	NO STRAP REQUIRED (2) ST2215 WITH (8) 16d EACH END
2x8	Ø" < "D" < 2½" 2½" ≤ "D" ≤ 4"	NO STRAP REQUIRED (2) ST6224 WITH (12) 16d EACH END

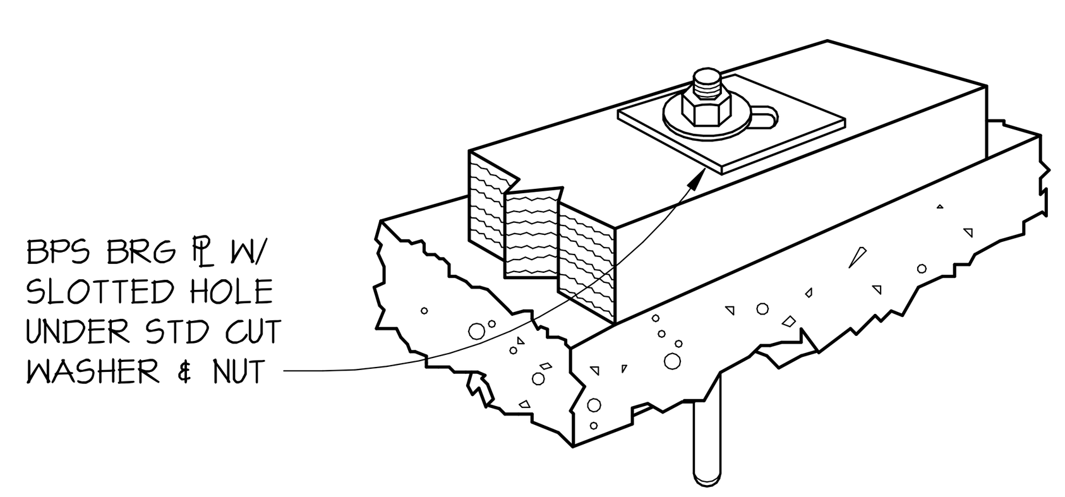
TYPICAL REINFORCING AT WALL DOUBLE TOP PLATE PENETRATIONS

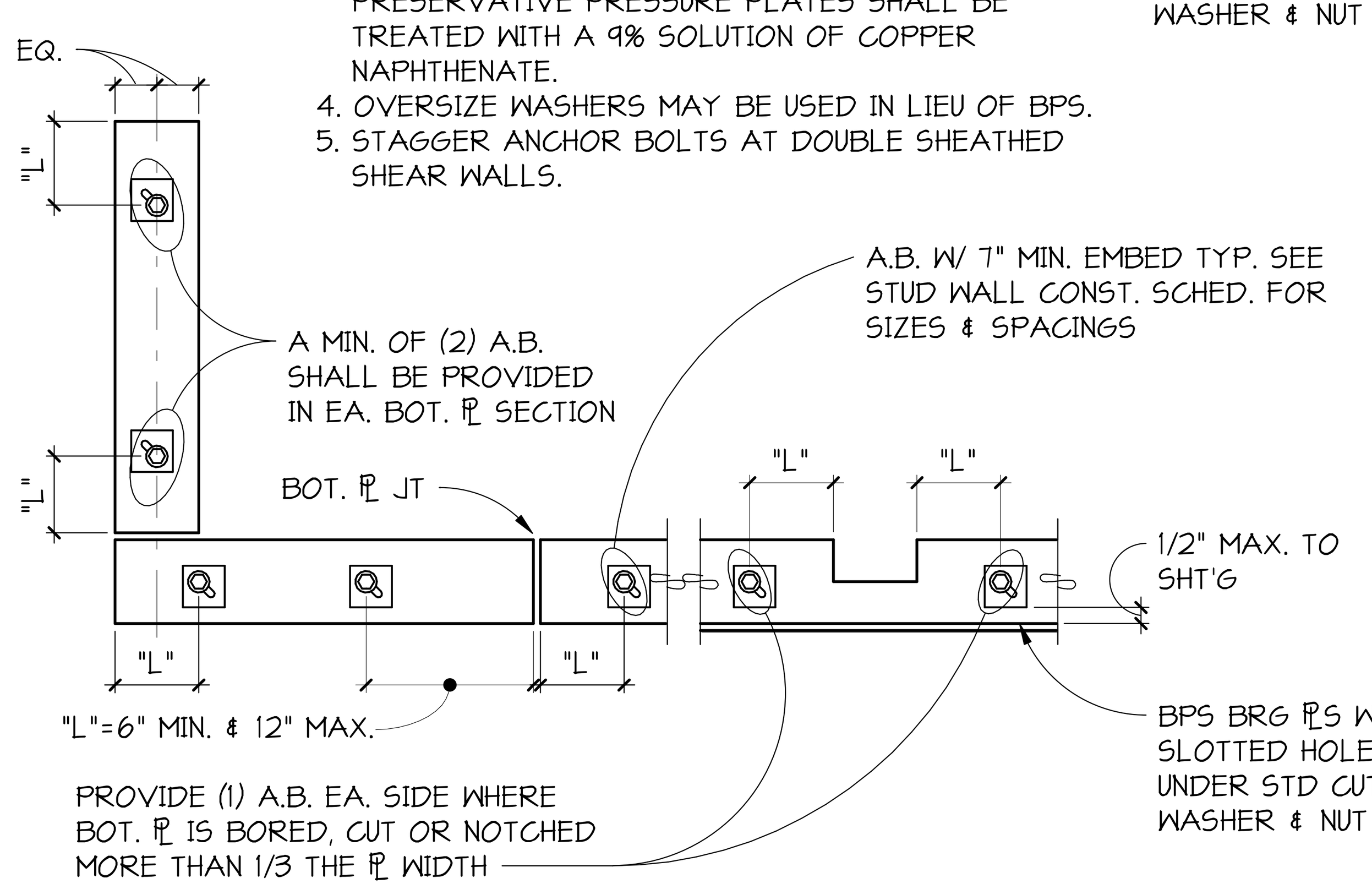
2 S5.2 DETAIL
NO SCALE

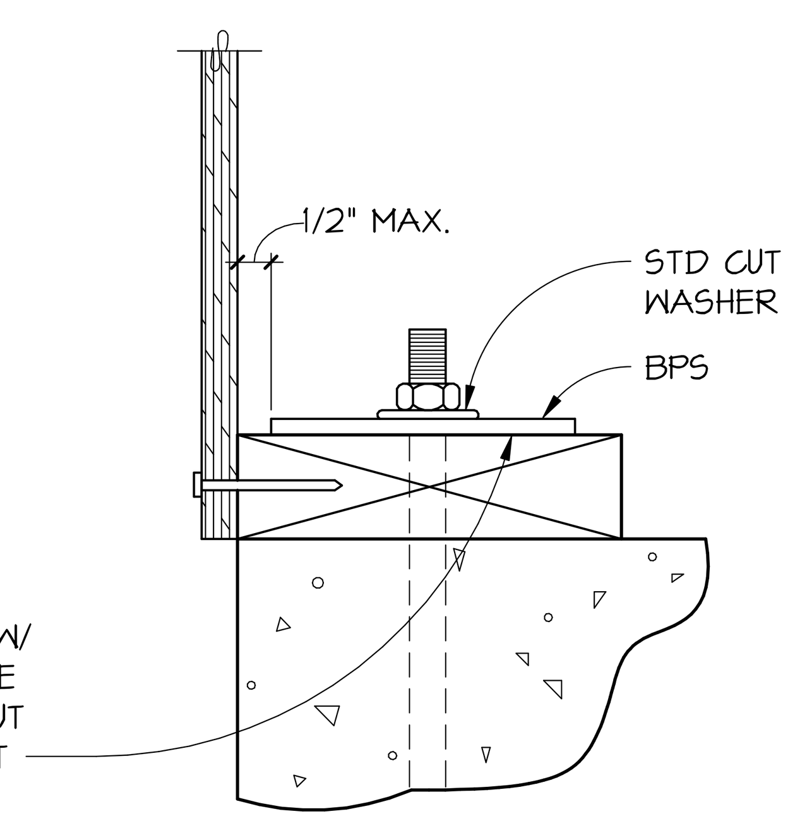


3 S5.2 SECTION
NO SCALE

NOTES:
1. BOTTOM SILL PLATE SHALL BE PRESERVATIVE PRESSURE TREATED. SEE GENERAL NOTES FOR GALVANIZED REQUIREMENTS FOR CONNECTORS AND FASTENERS.
2. HOLES IN BOTTOM PLATE SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
3. HOLES, CUTS, AND NOTCHES IN 3x OR 4x PRESERVATIVE PRESSURE PLATES SHALL BE TREATED WITH A 9% SOLUTION OF COPPER NAPHTHENATE.
4. OVERSIZE WASHERS MAY BE USED IN LIEU OF BPS.
5. STAGGER ANCHOR BOLTS AT DOUBLE SHEATHED SHEAR WALLS.

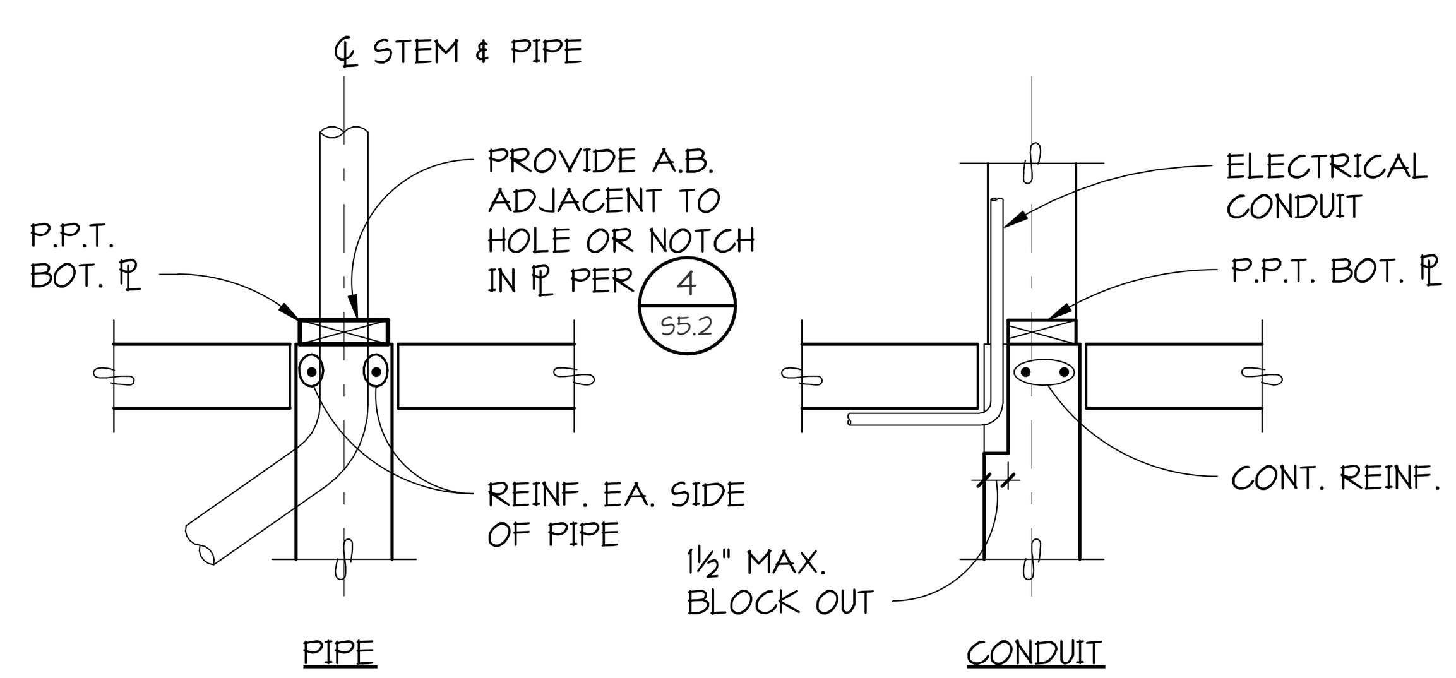






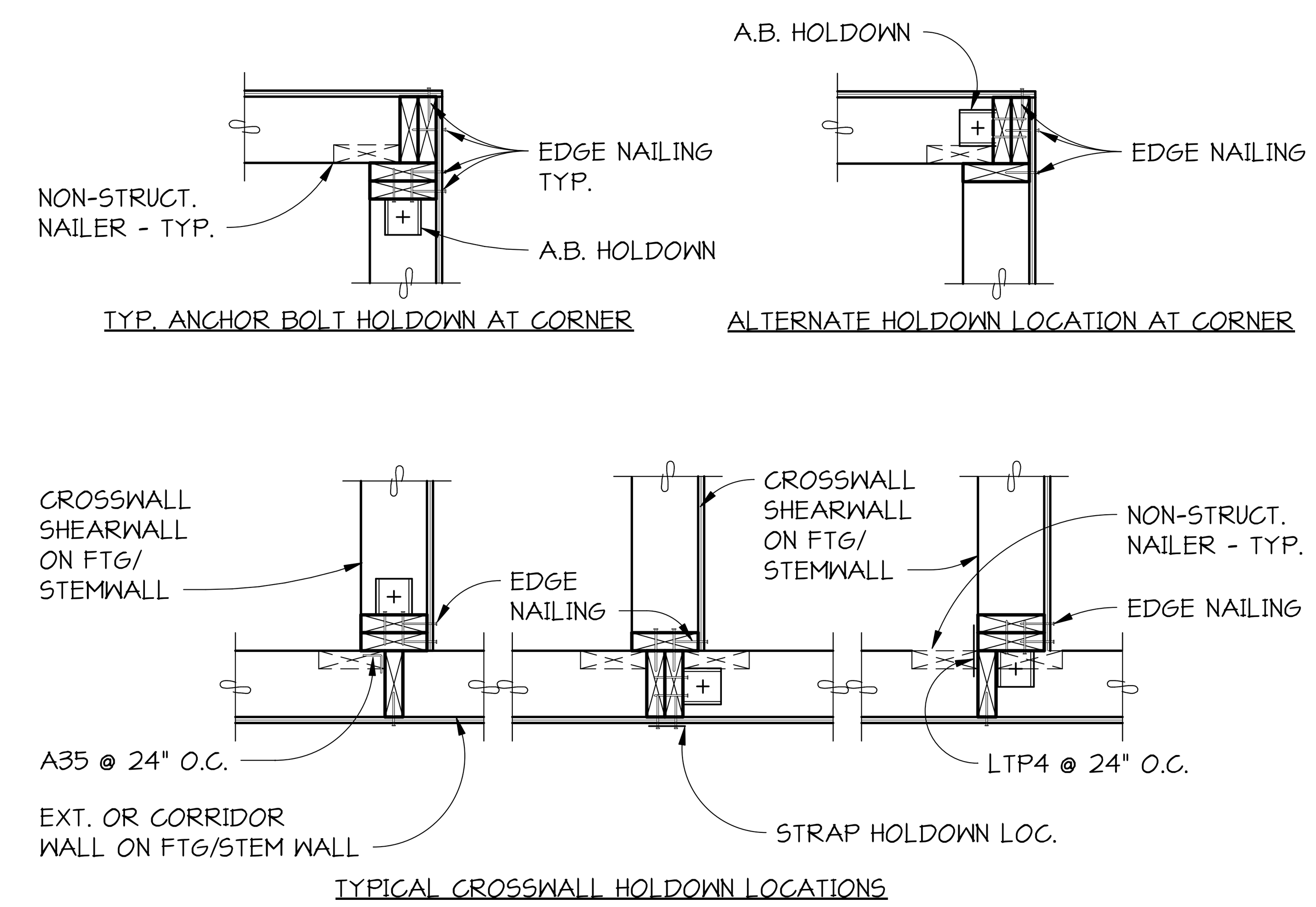
TYPICAL BOTTOM PLATE ANCHORAGE

4 S5.2 DETAIL
NO SCALE



TYPICAL VERTICAL PENETRATIONS IN STEM WALL

5 S5.2 DETAIL
NO SCALE



6 S5.2 PLAN DETAIL
NO SCALE

PERMIT SET
OCTOBER 5, 2021

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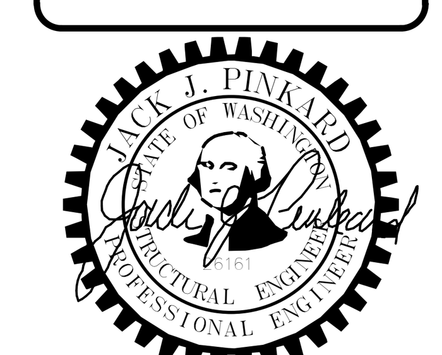

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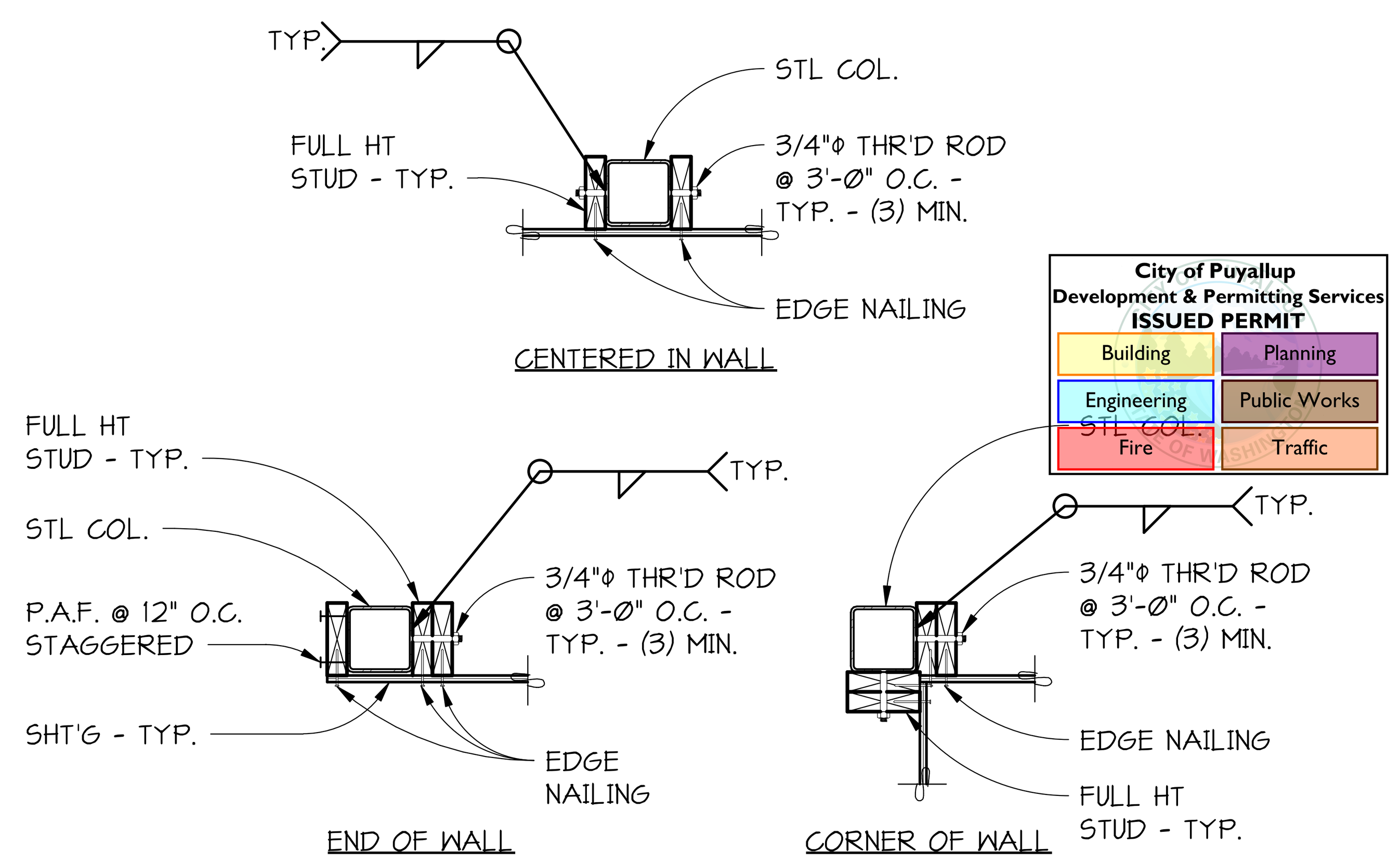
Gig Harbor, WA 98332
PHONE: (253) 973-6680
EMAIL: jimpilot22 @gmail.com

DATE: OCTOBER 5, 2021
DRAWN BY: DLM
PROJECT NO.: 21067
FILE NAME:

WOOD FRAMING DETAILS

SHEET NO:
S5.2



City of Puyallup
Development & Permitting Services
ISSUED PERMIT
Building | Planning
Engineering | Public Works
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TYPICAL STEEL COLUMN IN SHEAR WALL
1 S5.3 **DETAIL**
NO SCALE

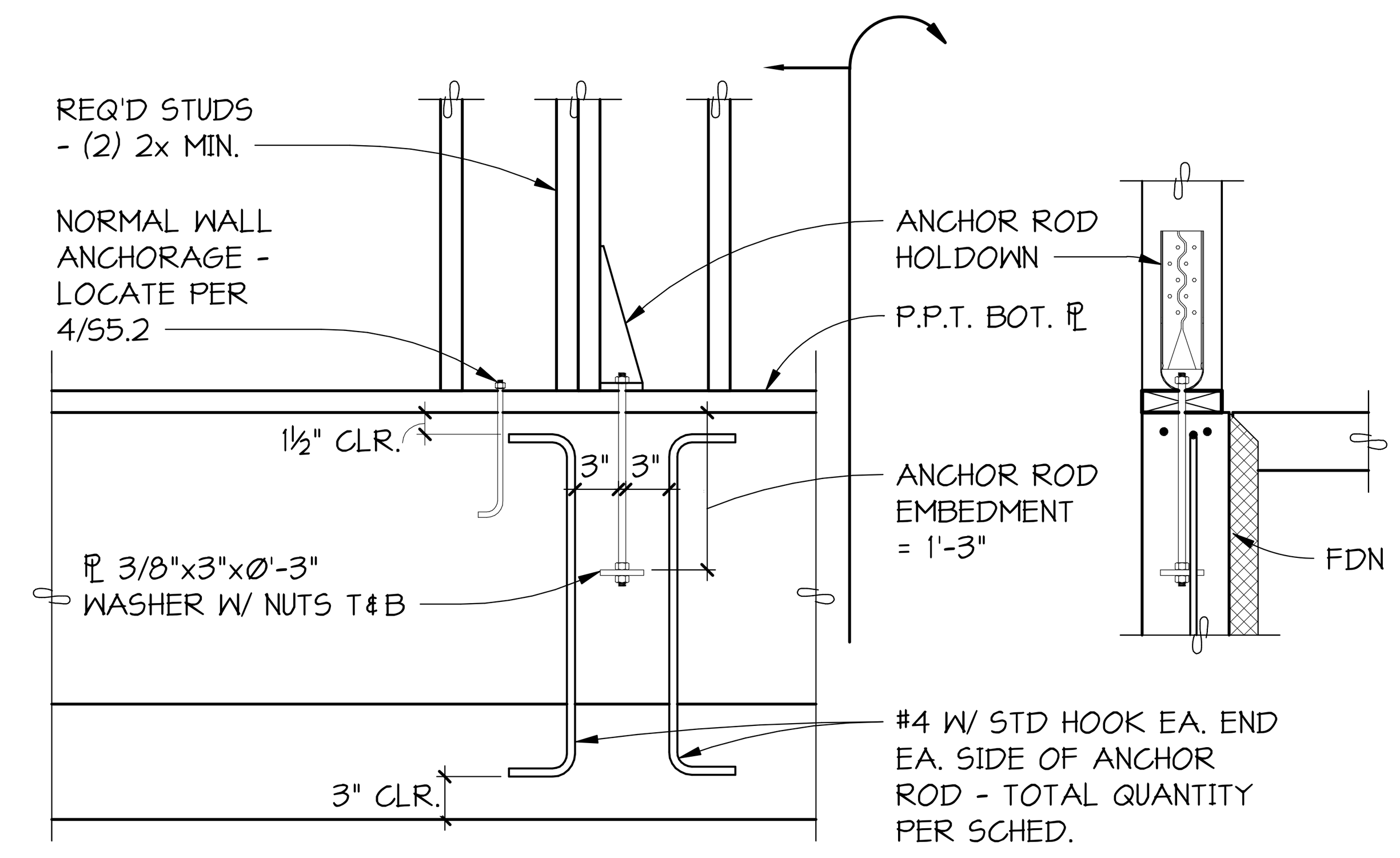
HOLDOWN SCHEDULE

FOUNDATION ANCHOR ROD TYPE [1]					
MARK	HOLDOWN	ANCHOR ROD [2] DIAMETER	ANCHOR ROD [2] REINFORCEMENT[3]	REQUIRED STUDS	REFERENCED DETAILS
2	HDU2	5/8"	(2) #4	(2) 2x	6/S5.2 & 3/S5.3
4	HDU4	5/8"	(2) #4	(2) 2x	6/S5.2 & 3/S5.3
5	HDU5	5/8"	(2) #4	(2) 2x	6/S5.2 & 3/S5.3
8	HDU8	7/8"	(2) #4	(3) 2x	6/S5.2 & 3/S5.3
11	HDU11	1"	(2) #4	(5) 2x	6/S5.2 & 3/S5.3

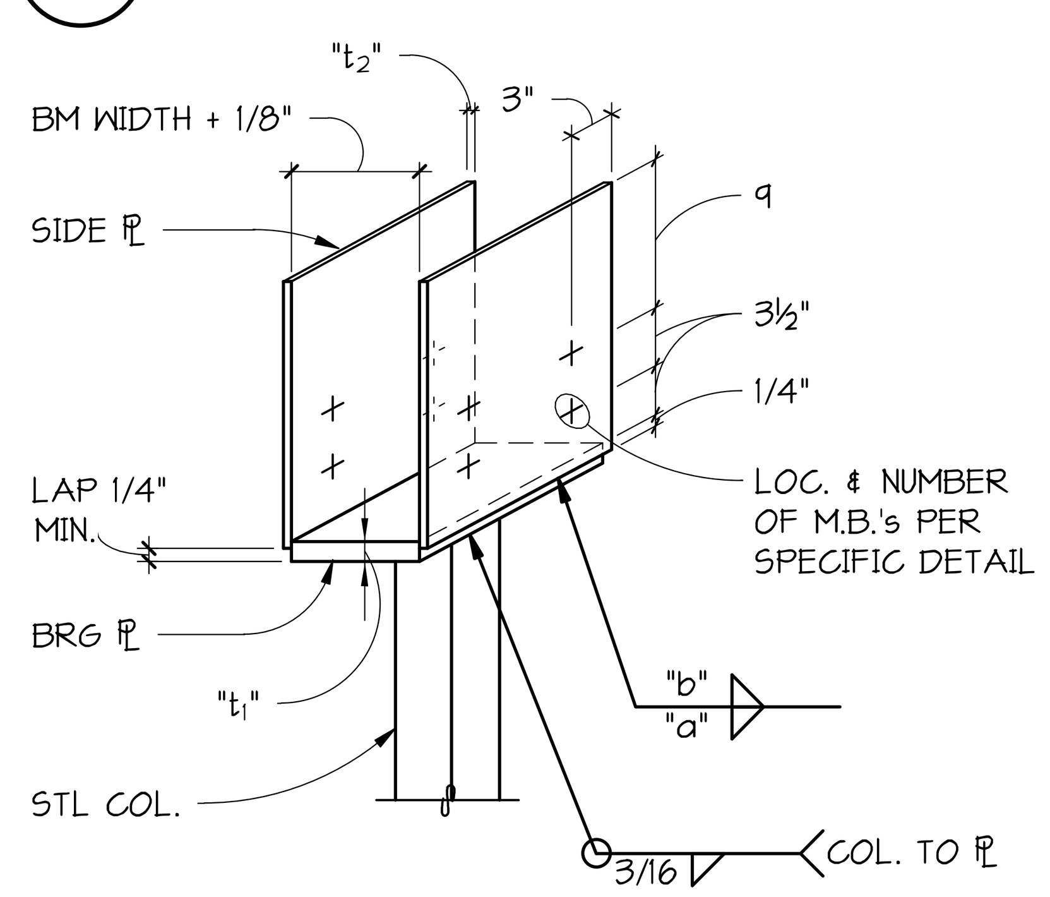
NOTES:

1. ALL HOLDOWNS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL-THREAD ROD ASTM A36 WITH 3"x3"x3/8" PLATE WITH DOUBLE NUTS AT FOUNDATION.
3. EMBEDMENT MAY REQUIRE STEPPING DOWN FOOTING PER 1/S3.1 TO ACHIEVE REQUIRED EMBEDMENT.

2 S5.3 **SCHEDULE**
NO SCALE

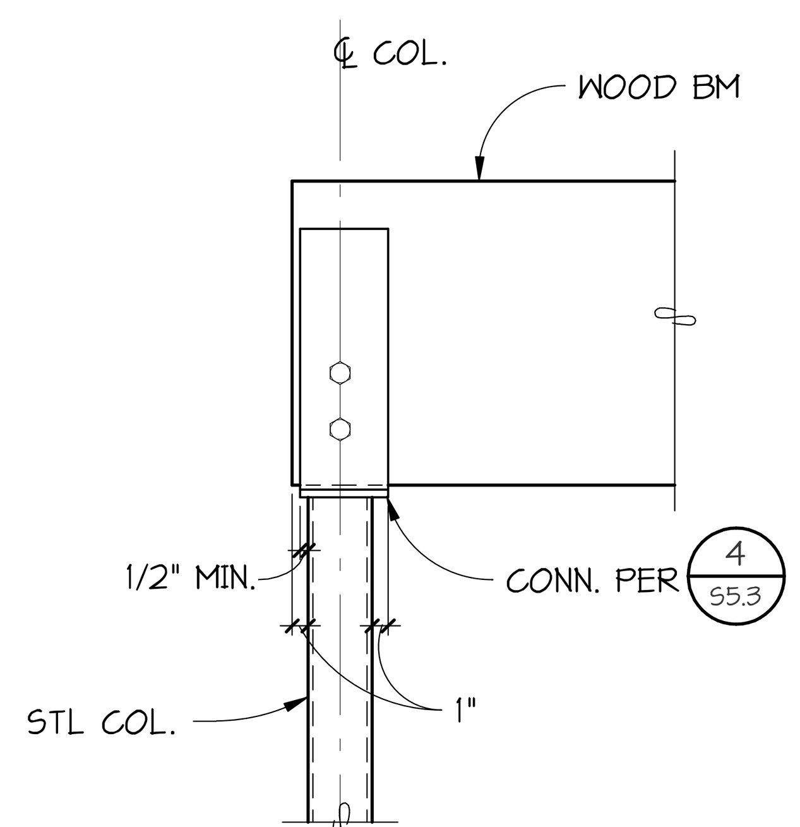


TYPICAL FOUNDATION ANCHOR ROD HOLDOWN
3 S5.3 **DETAIL**
NO SCALE

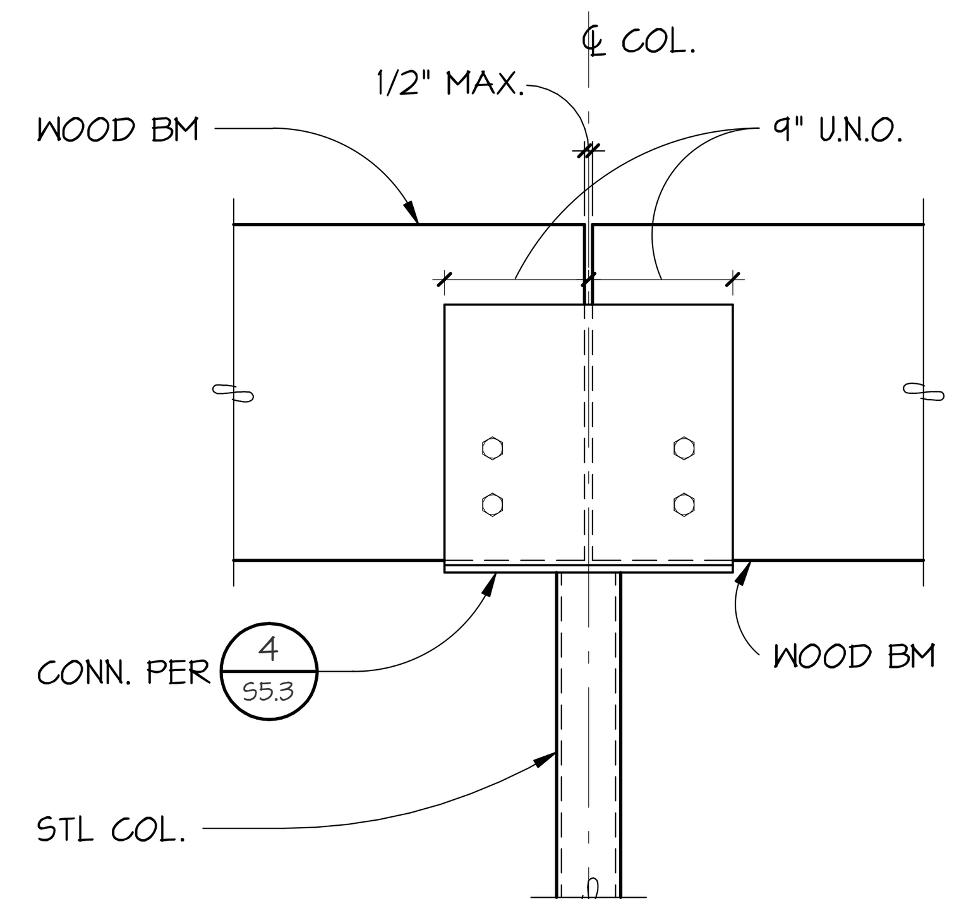


GLULAM BEAM WIDTH	BEARING PLATE "t1"	SIDE PLATE "t2"	WELD "a"	WELD "b"	MINIMUM M.B. SIZE
6¾	3/4"	1/4"	1/4"	1/8"	3/4"

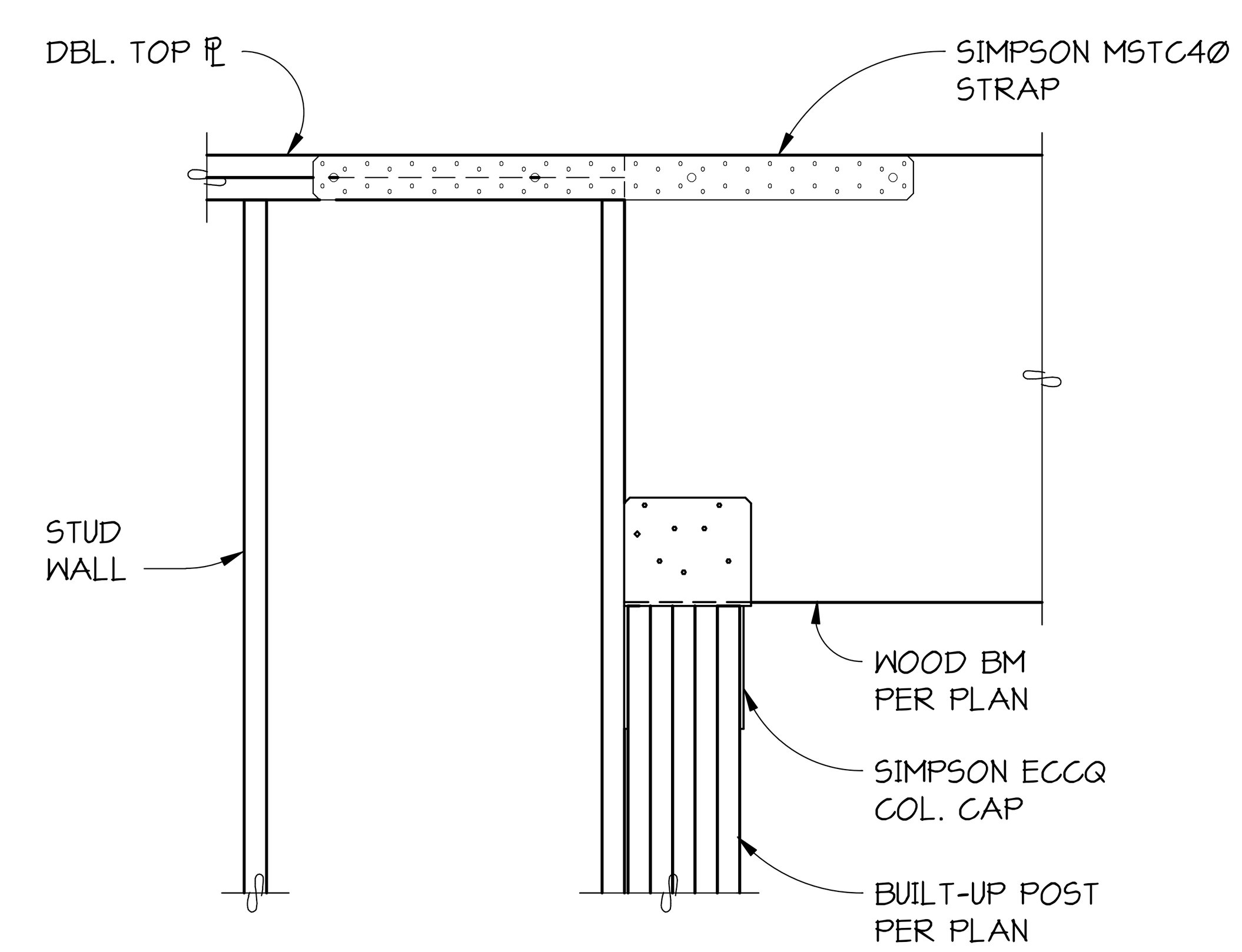
TYPICAL GLULAM BEAM BEARING CONNECTION ASSEMBLY
4 S5.3 **DETAIL**
NO SCALE



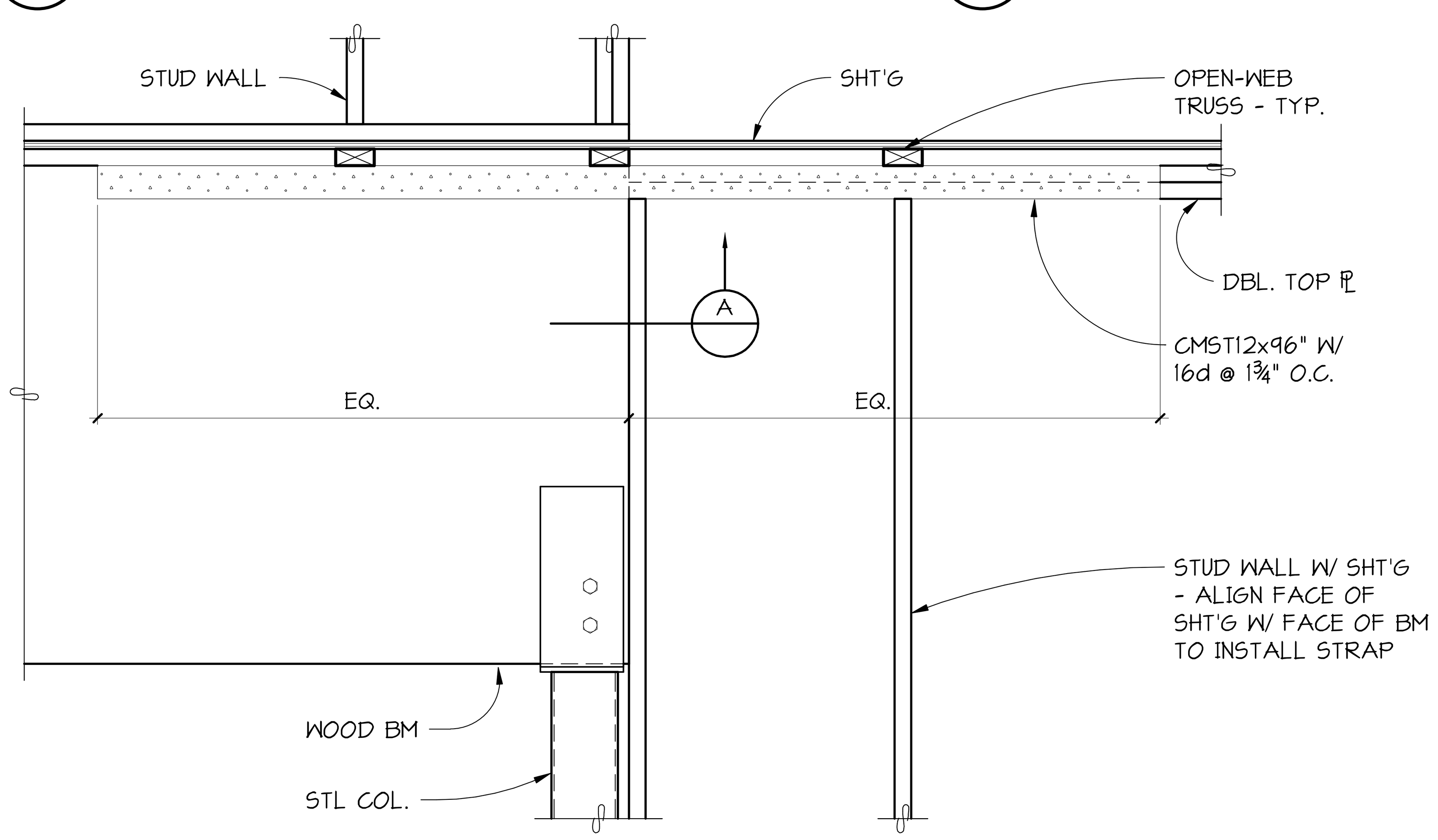
TYPICAL SINGLE GLULAM BEAM TO COLUMN CONNECTION
5 S5.3 **SECTION**
NO SCALE

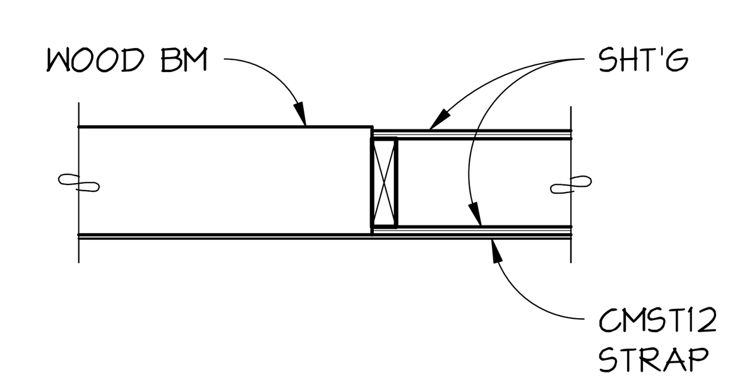


TYPICAL GLULAM BEAM TO COLUMN CONNECTION WITH BEAM DEPTHS EQUAL
6 S5.3 **SECTION**
NO SCALE



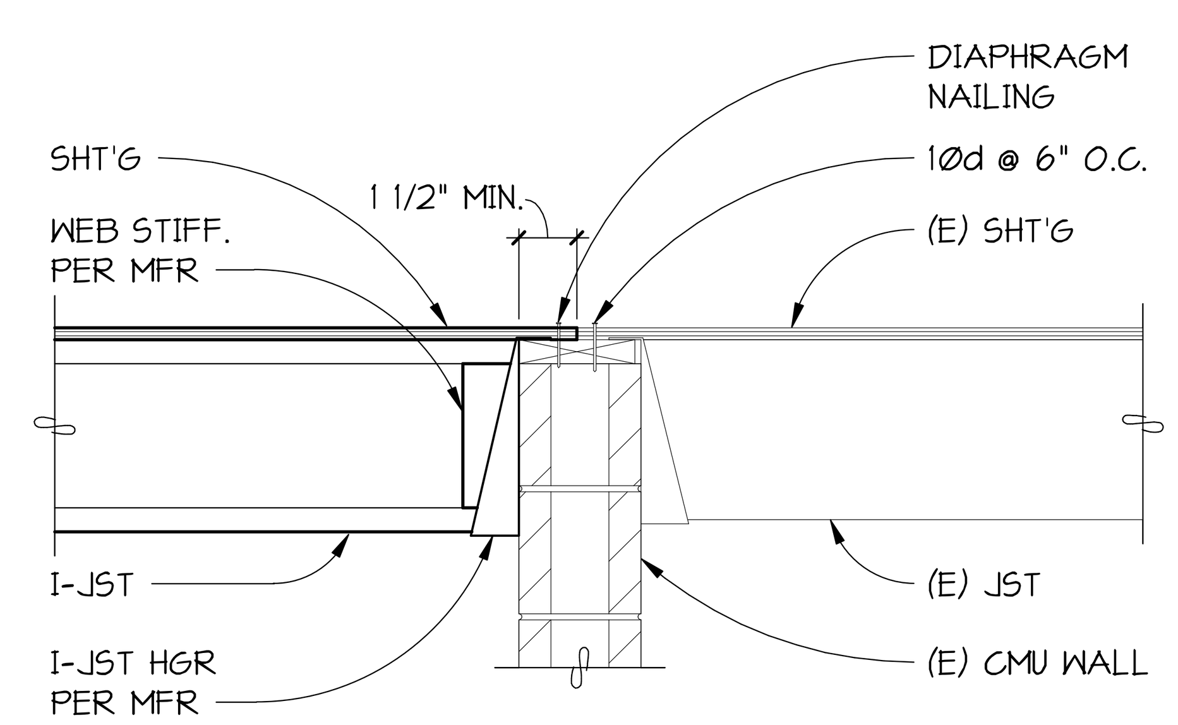
7 S5.3 **SECTION**
NO SCALE





A PLAN VIEW

8 S5.3 **SECTION**
NO SCALE

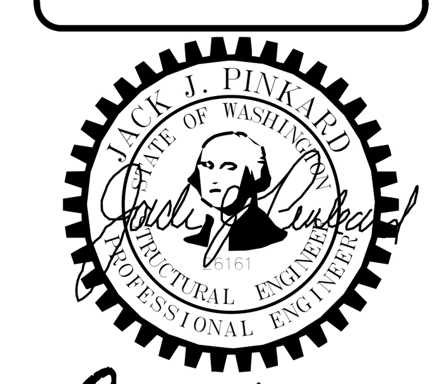


9 S5.3 **SECTION**
NO SCALE

PERMIT SET
OCTOBER 5, 2021

300 BLDG
LARSON AUTOMOTIVE GROUP
300 RIVER ROAD
PUYALLUP, WASHINGTON 98371

REVISIONS:



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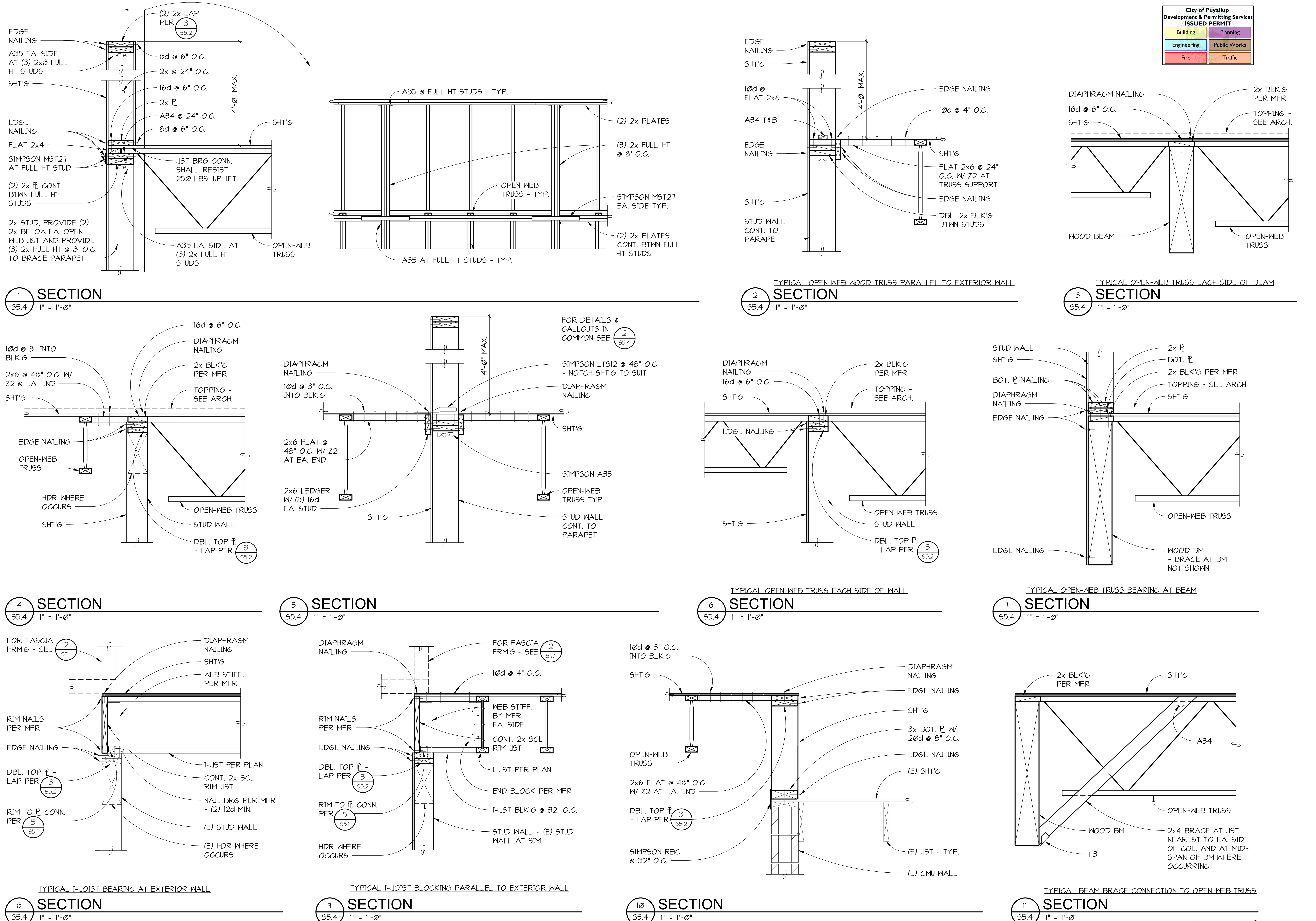
WOOD FRAMING DETAILS

SHEET NO:
S5.3


EDGE NAILING
(2) 2x LAP PER 3 S5.2
A35 EA. SIDE AT (3) 2x8 FULL HT STUDS
8d @ 6" O.C.
2x @ 24" O.C.
SHT'G
16d @ 6" O.C.
2x ℙ
A34 @ 24" O.C.
EDGE NAILING
8d @ 6" O.C.
4'-0" MAX.
SHT'G
FLAT 2x4
SIMPSON MST27 AT FULL HT STUD
JST BRG CONN. SHALL RESIST 250 LBS. UPLIFT
(2) 2x ℙ CONT. BTWN FULL HT STUDS
2x STUD, PROVIDE (2) 2x BELOW EA. OPEN WEB JST AND PROVIDE (3) 2x FULL HT @ 8' O.C. TO BRACE PARAPET
A35 EA. SIDE AT (3) 2x FULL HT STUDS
OPEN-WEB TRUSS
A35 @ FULL HT STUDS - TYP.
(2) 2x PLATES
(3) 2x FULL HT @ 8' O.C.
OPEN WEB TRUSS - TYP.
SIMPSON MST27 EA. SIDE TYP.
(2) 2x PLATES CONT. BTWN FULL HT STUDS
A35 AT FULL HT STUDS - TYP.
1 S5.4 SECTION
1" = 1'-0"
EDGE NAILING
SHT'G
10d @ FLAT 2x6
A34 T&B
EDGE NAILING
4'-0" MAX.
EDGE NAILING
10d @ 4" O.C.
SHT'G
FLAT 2x6 @ 24" O.C. W/ Z2 AT TRUSS SUPPORT
EDGE NAILING
SHT'G
DBL. 2x BLK'G BTWN STUDS
STUD WALL CONT. TO PARAPET
TYPICAL OPEN WEB WOOD TRUSS PARALLEL TO EXTERIOR WALL
2 S5.4 SECTION
1" = 1'-0"
DIAPHRAGM NAILING
16d @ 6" O.C.
SHT'G
2x BLK'G PER MFR
TOPPING - SEE ARCH.
WOOD BEAM
OPEN-WEB TRUSS
TYPICAL OPEN-WEB TRUSS EACH SIDE OF BEAM
3 S5.4 SECTION
1" = 1'-0"
City of Puyallup
Development & Permitting Services
ISSUED PERMIT
Building
Planning
Engineering
Public Works
Fire
Traffic
10d @ 3" INTO BLK'G
2x6 @ 48" O.C. W/ Z2 @ EA. END
SHT'G
16d @ 6" O.C.
DIAPHRAGM NAILING
2x BLK'G PER MFR
TOPPING - SEE ARCH.
EDGE NAILING
OPEN-WEB TRUSS
HDR WHERE OCCURS
SHT'G
OPEN-WEB TRUSS
STUD WALL
DBL. TOP ℙ - LAP PER 3 S5.2
4 S5.4 SECTION
1" = 1'-0"
DIAPHRAGM NAILING
10d @ 3" O.C. INTO BLK'G
4'-0" MAX.
FOR DETAILS & CALLOUTS IN COMMON SEE 2 S5.4
SIMPSON LTS12 @ 48" O.C. - NOTCH SHT'G TO SUIT
DIAPHRAGM NAILING
SHT'G
2x6 FLAT @ 48" O.C. W/ Z2 AT EA. END
2x6 LEDGER W/ (3) 16d EA. STUD
SHT'G
SIMPSON A35
OPEN-WEB TRUSS TYP.
STUD WALL CONT. TO PARAPET
5 S5.4 SECTION
1" = 1'-0"
DIAPHRAGM NAILING
16d @ 6" O.C.
SHT'G
2x BLK'G PER MFR
TOPPING - SEE ARCH.
EDGE NAILING
SHT'G
OPEN-WEB TRUSS
STUD WALL
DBL. TOP ℙ - LAP PER 3 S5.2
TYPICAL OPEN-WEB TRUSS EACH SIDE OF WALL
6 S5.4 SECTION
1" = 1'-0"
STUD WALL
SHT'G
BOT. ℙ NAILING
DIAPHRAGM NAILING
EDGE NAILING
2x ℙ
BOT. ℙ
2x BLK'G PER MFR
TOPPING - SEE ARCH.
SHT'G
OPEN-WEB TRUSS
EDGE NAILING
WOOD BM - BRACE AT BM NOT SHOWN
TYPICAL OPEN-WEB TRUSS BEARING AT BEAM
7 S5.4 SECTION
1" = 1'-0"
FOR FASCIA FRM'G - SEE 2 S7.1
DIAPHRAGM NAILING
SHT'G
WEB STIFF. PER MFR
RIM NAILS PER MFR
EDGE NAILING
DBL. TOP ℙ - LAP PER 3 S5.2
RIM TO ℙ CONN. PER 5 S5.1
I-JST PER PLAN
CONT. 2x SCL RIM JST
NAIL BRG PER MFR - (2) 12d MIN.
(E) STUD WALL
(E) HDR WHERE OCCURS
TYPICAL I-JOIST BEARING AT EXTERIOR WALL
8 S5.4 SECTION
1" = 1'-0"
DIAPHRAGM NAILING
FOR FASCIA FRM'G - SEE 2 S7.1
10d @ 4" O.C.
WEB STIFF. BY MFR EA. SIDE
CONT. 2x SCL RIM JST
RIM NAILS PER MFR
EDGE NAILING
DBL. TOP ℙ - LAP PER 3 S5.2
RIM TO ℙ CONN. PER 5 S5.1
HDR WHERE OCCURS
I-JST PER PLAN
END BLOCK PER MFR
I-JST BLK'G @ 32" O.C.
STUD WALL - (E) STUD WALL AT SIM.
TYPICAL I-JOIST BLOCKING PARALLEL TO EXTERIOR WALL
9 S5.4 SECTION
1" = 1'-0"
10d @ 3" O.C. INTO BLK'G
SHT'G
OPEN-WEB TRUSS
2x6 FLAT @ 48" O.C. W/ Z2 AT EA. END
DBL. TOP ℙ - LAP PER 3 S5.2
SIMPSON RBC @ 32" O.C.
DIAPHRAGM NAILING
EDGE NAILING
SHT'G
3x BOT. ℙ W/ 20d @ 8" O.C.
EDGE NAILING
(E) SHT'G
(E) JST - TYP.
(E) CMU WALL
10 S5.4 SECTION
1" = 1'-0"
2x BLK'G PER MFR
SHT'G
A34
OPEN-WEB TRUSS
WOOD BM
H3
2x4 BRACE AT JST NEAREST TO EA. SIDE OF COL. AND AT MID-SPAN OF BM WHERE OCCURRING
TYPICAL BEAM BRACE CONNECTION TO OPEN-WEB TRUSS
11 S5.4 SECTION
1" = 1'-0"

PERMIT SET
OCTOBER 5, 2021

300 BLDG
LARSON AUTOMOTIVE GROUP
300 RIVER ROAD
PUYALLUP, WASHINGTON 98371

REVISIONS:

JACK J. PINKARD
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

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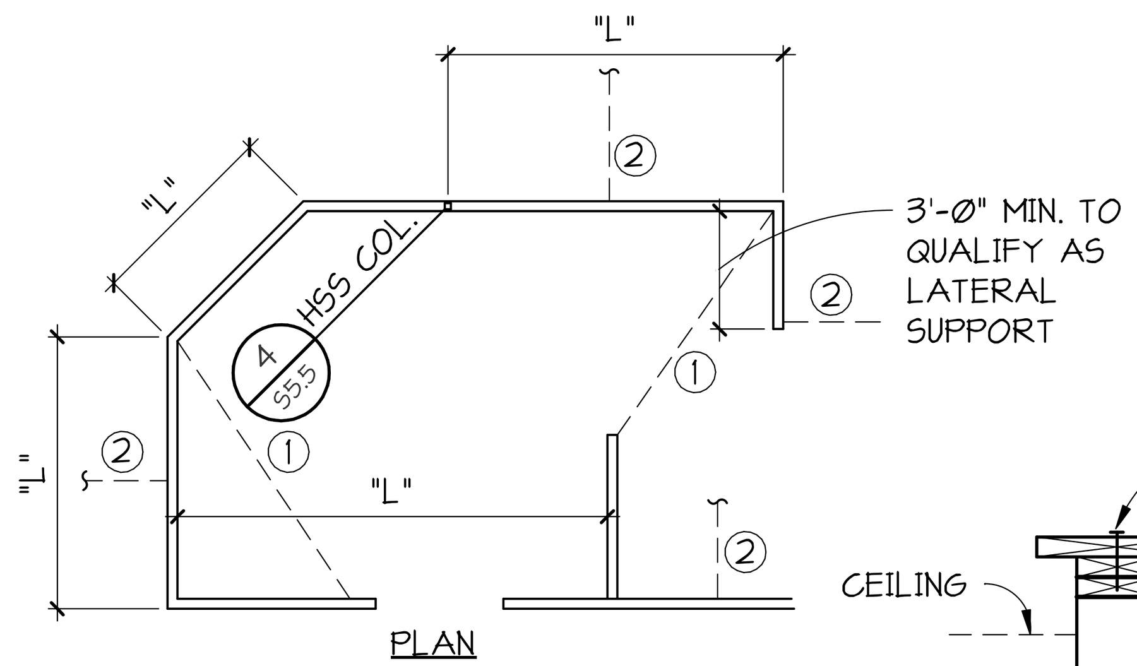
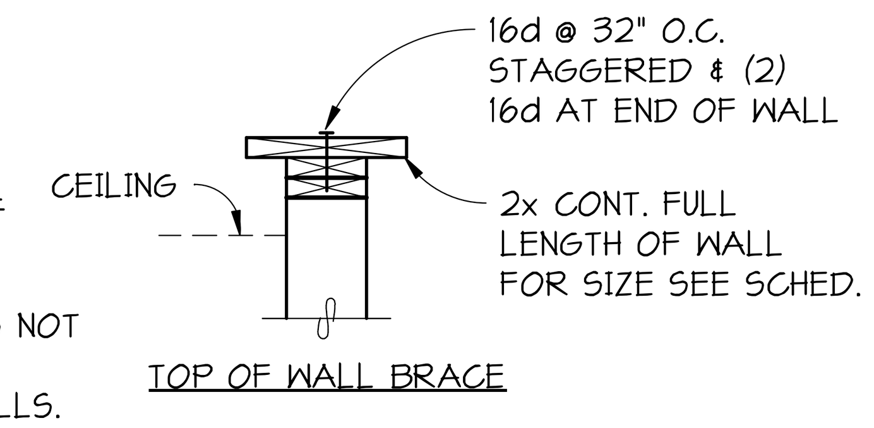
WOOD FRAMING DETAILS

SHEET NO:
S5.4

"L"	2x CONTINUOUS MEMBER
< 8'	NONE REQUIRED
8' - 10'	2x6
10' - 13'	2x8
13' - 16'	2x10
16' - 20'	2x12





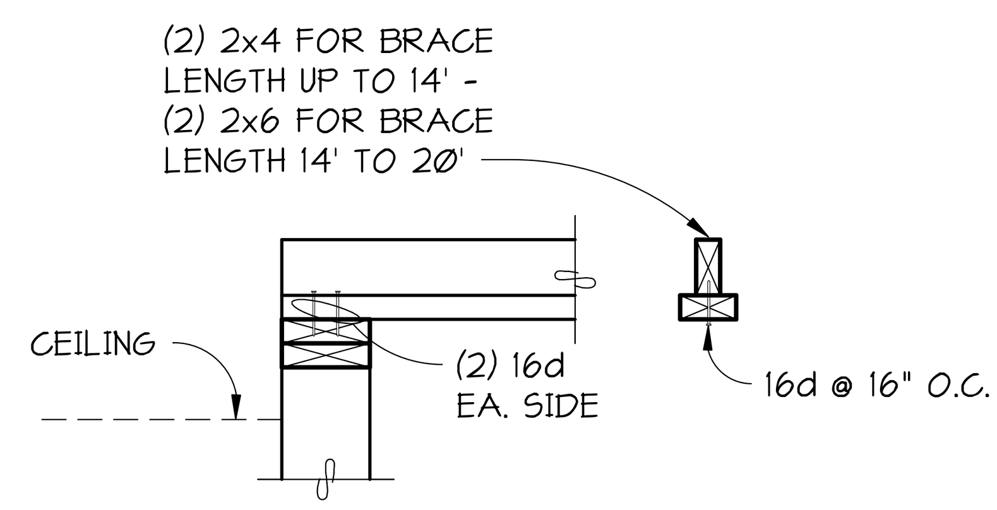
NOTES:
1. THIS PLAN IS AN EXAMPLE ONLY IT DOES NOT REPRESENT A SPECIFIC WALL.
2. "L" INDICATES UNBRACED LENGTH OF WALLS.
3. AT CONTRACTORS OPTION IN LIEU OF EXTRA TOP PLATE.

(1) INDICATES HORIZONTAL BRACE EXTENDING TO ADJACENT CORNER SEE 2/S5.5.

(2) INDICATES BRACE UP TO ROOF STRUCTURE SEE 3/S5.5, 5/S5.5, 6/S5.5, 7/S5.5 & 8/S5.5.

TYPICAL LATERAL SUPPORT FOR INTERIOR NON-BEARING WALLS NOT EXTENDNG TO STRUCTURE

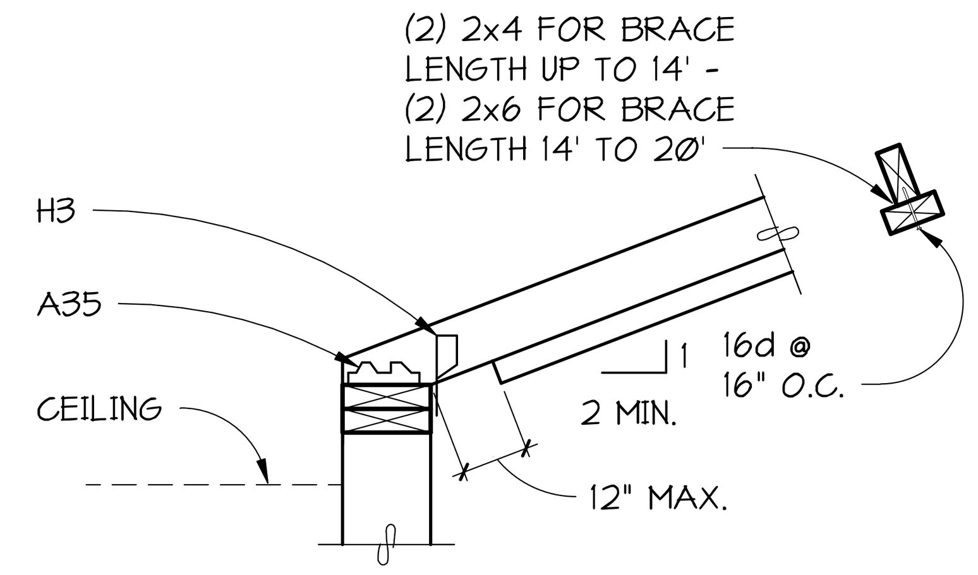
1 S5.5 DETAIL
1" = 1'-0"



NOTES:
1. MAXIMUM SPACING OF BRACES = 10'-0".
2. BRACES NOT REQUIRED WITHIN 8'-0" OF OTHER LATERAL WALL SUPPORT, CORNERS AND INTERSECTIONS.

TYPICAL TOP OF WALL BRACE (HORIZONTAL)

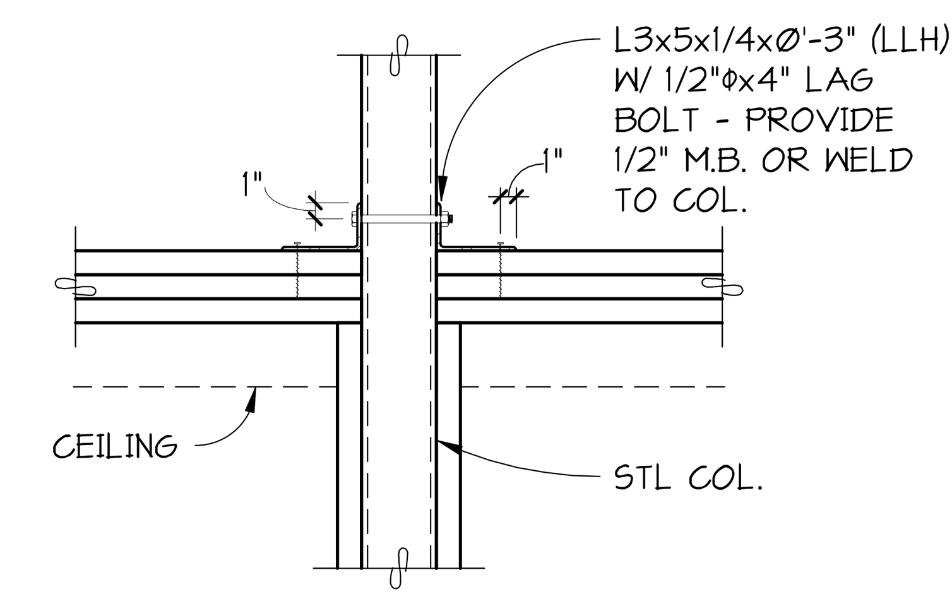
2 S5.5 SECTION
1" = 1'-0"



NOTES:
1. MAXIMUM SPACING OF BRACES = 10'-0".
2. BRACES NOT REQUIRED WITHIN 8'-0" OF OTHER LATERAL WALL SUPPORT, CORNERS AND INTERSECTIONS.

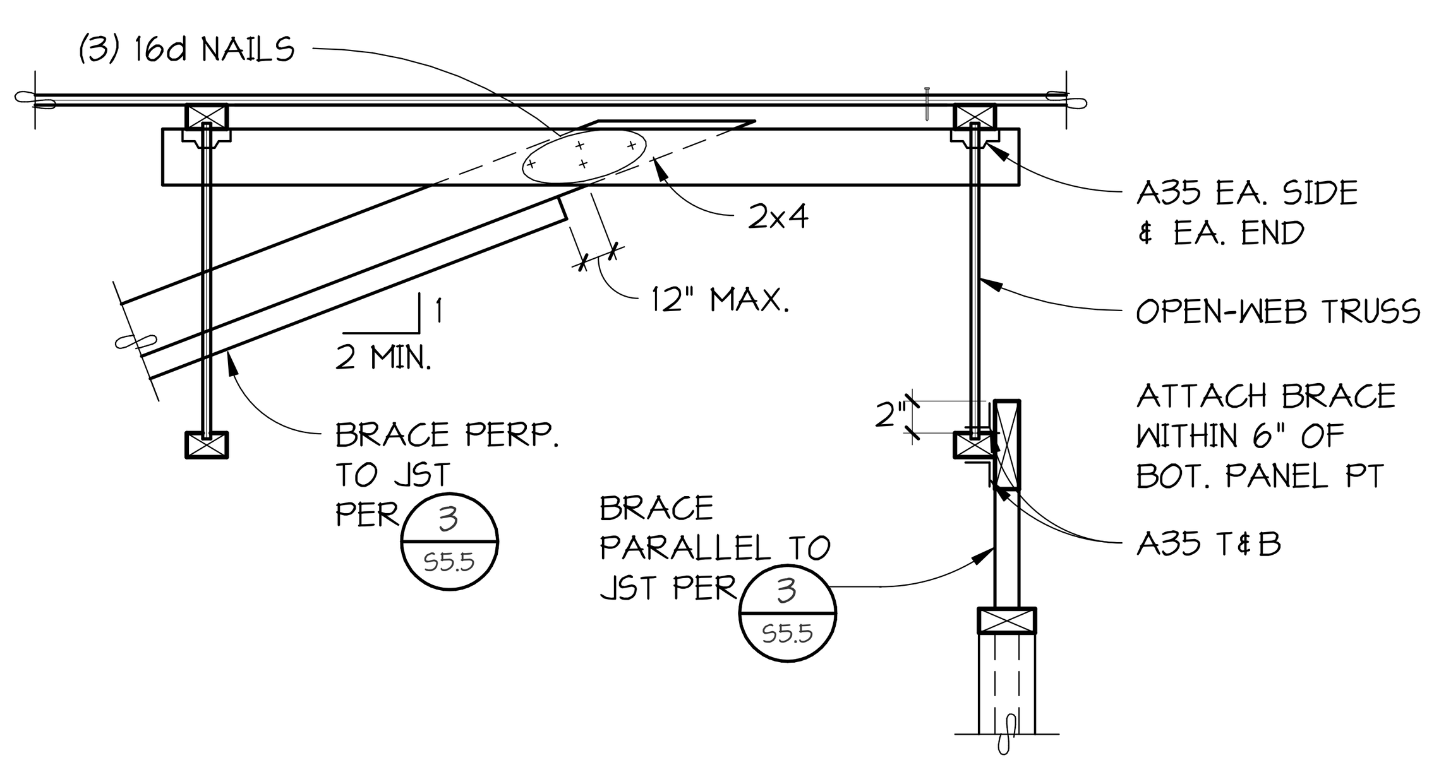
TYPICAL TOP OF WALL BRACE UP TO STRUCTURE

3 S5.5 SECTION
1" = 1'-0"



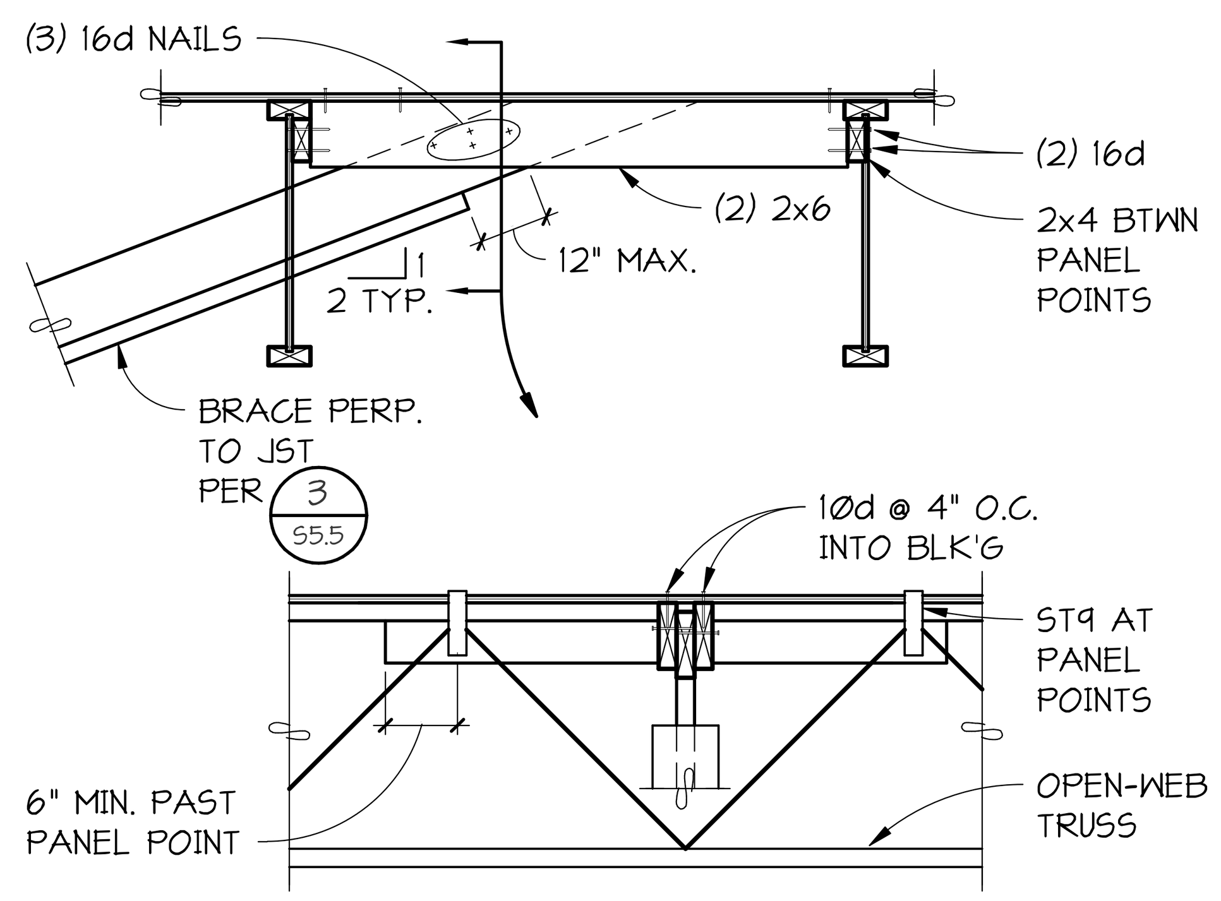
TYPICAL WALL BRACE AT HOLLOW STRUCTURAL STEEL COLUMN

4 S5.5 SECTION
1" = 1'-0"



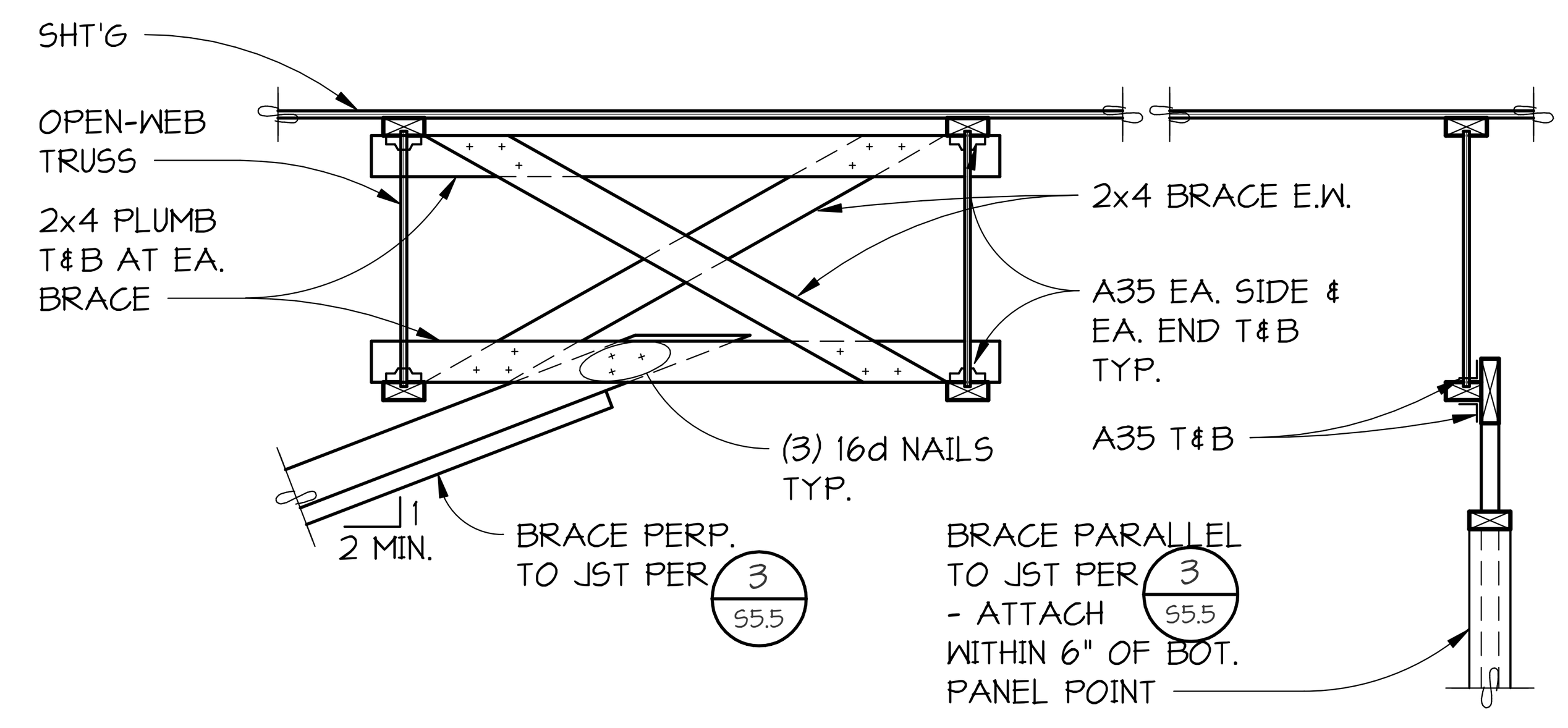
TYPICAL BRACE CONNECTION TO STRUCTURE

5 S5.5 SECTION
1" = 1'-0"



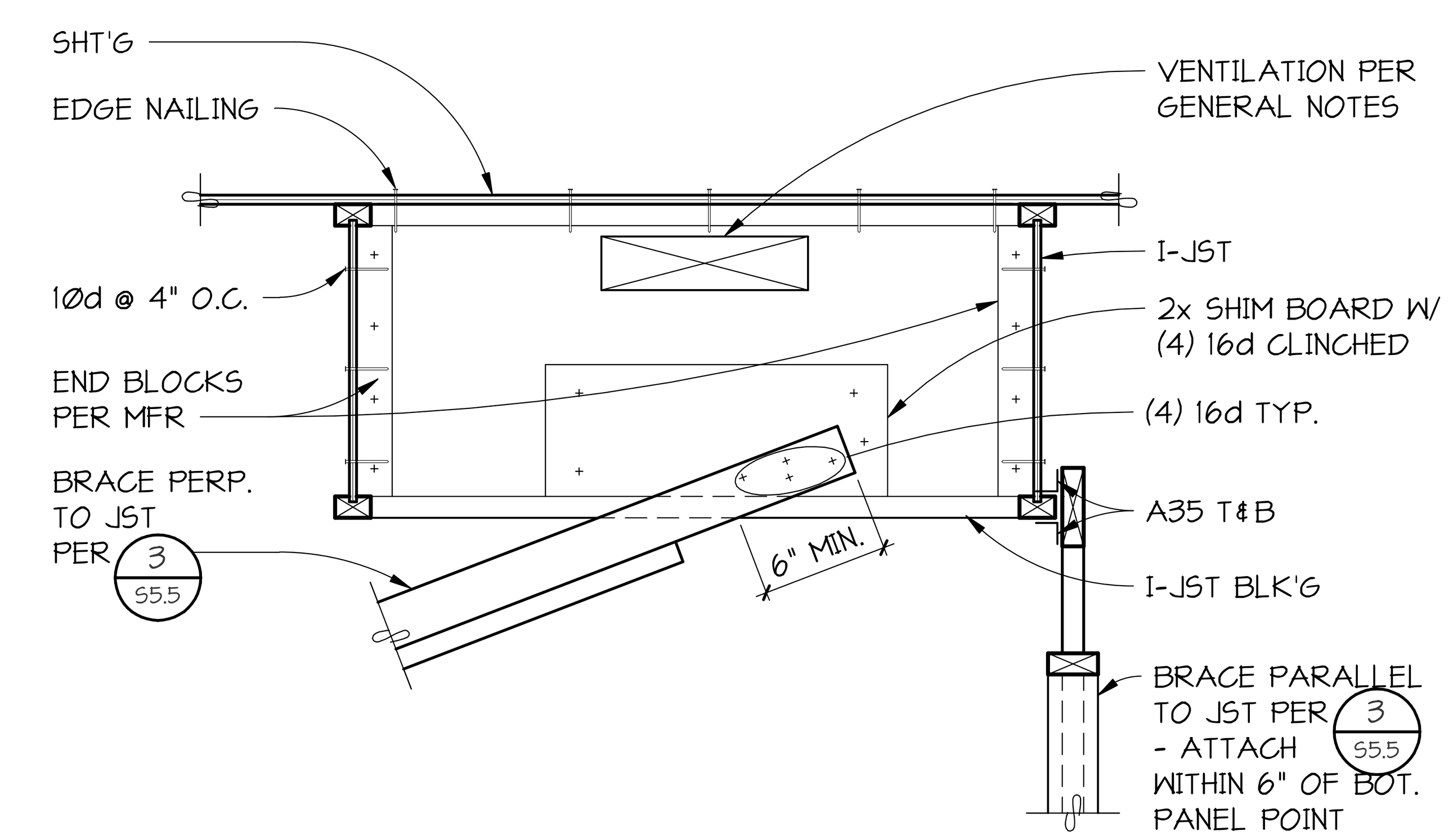
TYPICAL BRACE CONNECTION TO STRUCTURE

6 S5.5 SECTION
3/4" = 1'-0"



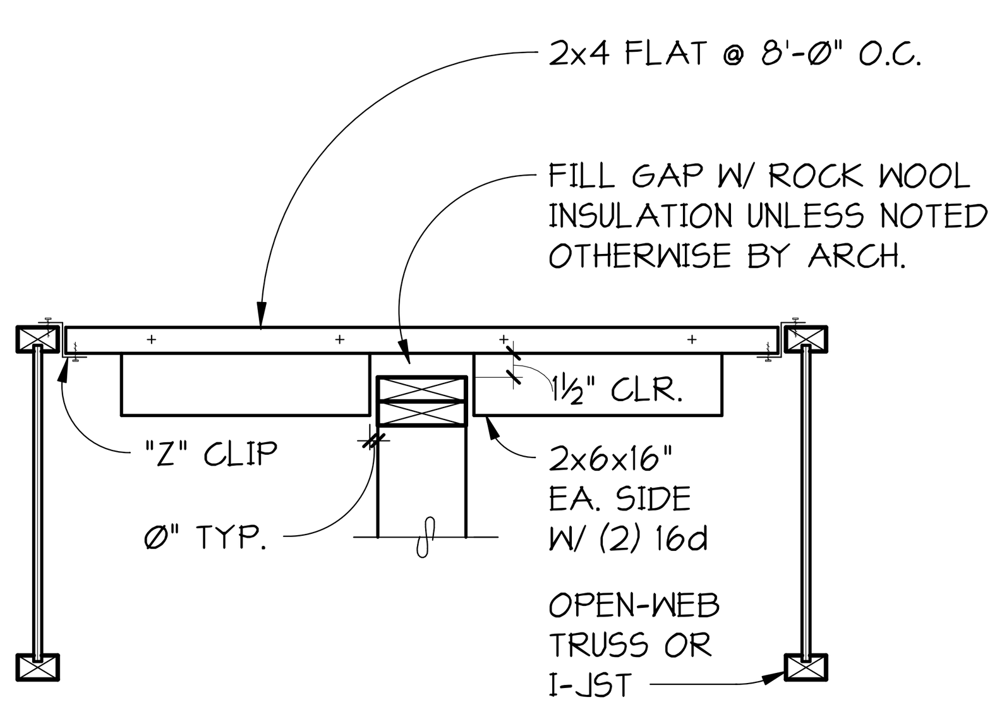
TYPICAL BRACE CONNECTION TO STRUCTURE

7 S5.5 SECTION
3/4" = 1'-0"



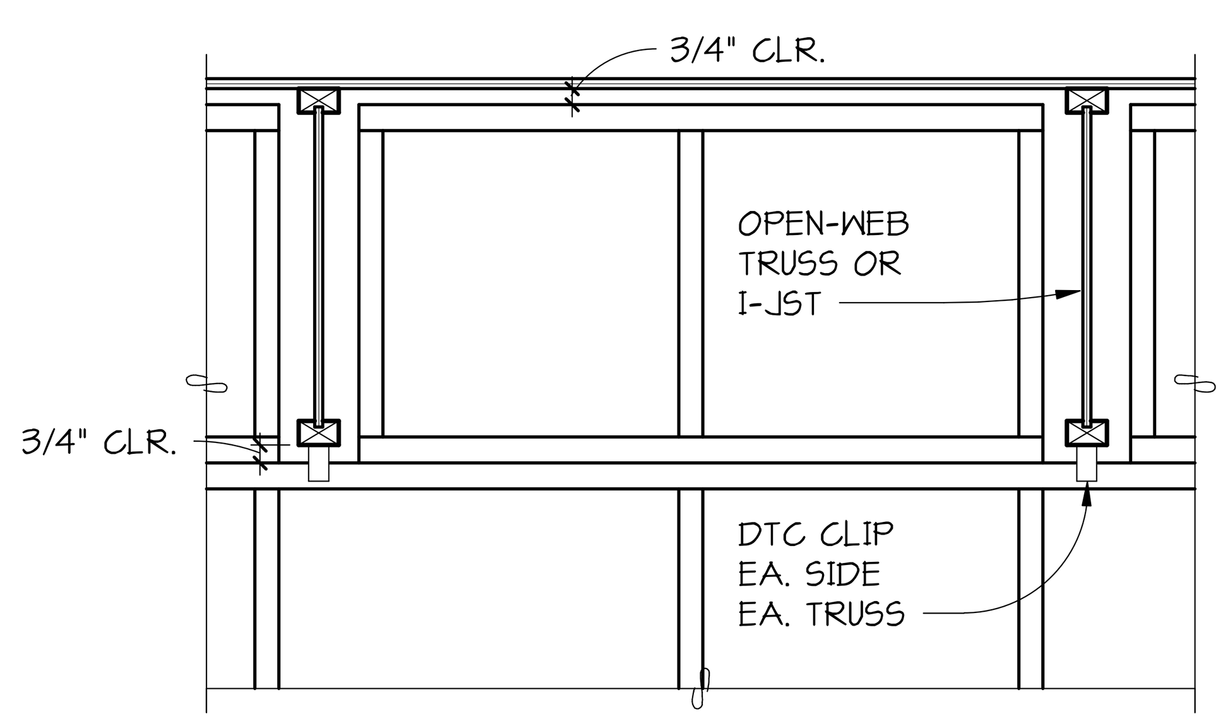
TYPICAL BRACE CONNECTION PERPENDICULAR TO I-JOISTS

8 S5.5 SECTION
1" = 1'-0"



TYPICAL CONNECTION AT TOP OF NON-BEARING WALL EXTENDING TO ROOF STRUCTURE PARALLEL TO JOIST

9 S5.5 SECTION
1" = 1'-0"



TYPICAL CONNECTION AT TOP OF NON-BEARING WALL EXTENDING TO ROOF STRUCTURE PERPENDICULAR TO JOISTS

10 S5.5 SECTION
1" = 1'-0"

PERMIT SET
OCTOBER 5, 2021

City of Puyallup
Development & Permitting Services
ISSUED PERMIT
Building | Planning
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300 BLDG
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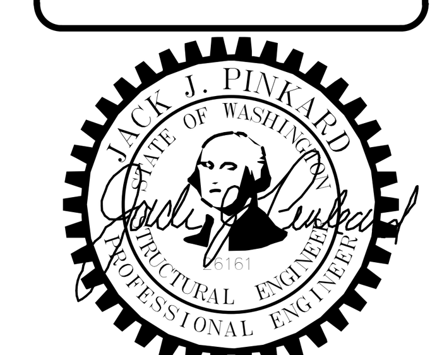
REVISIONS:



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WOOD FRAMING DETAILS

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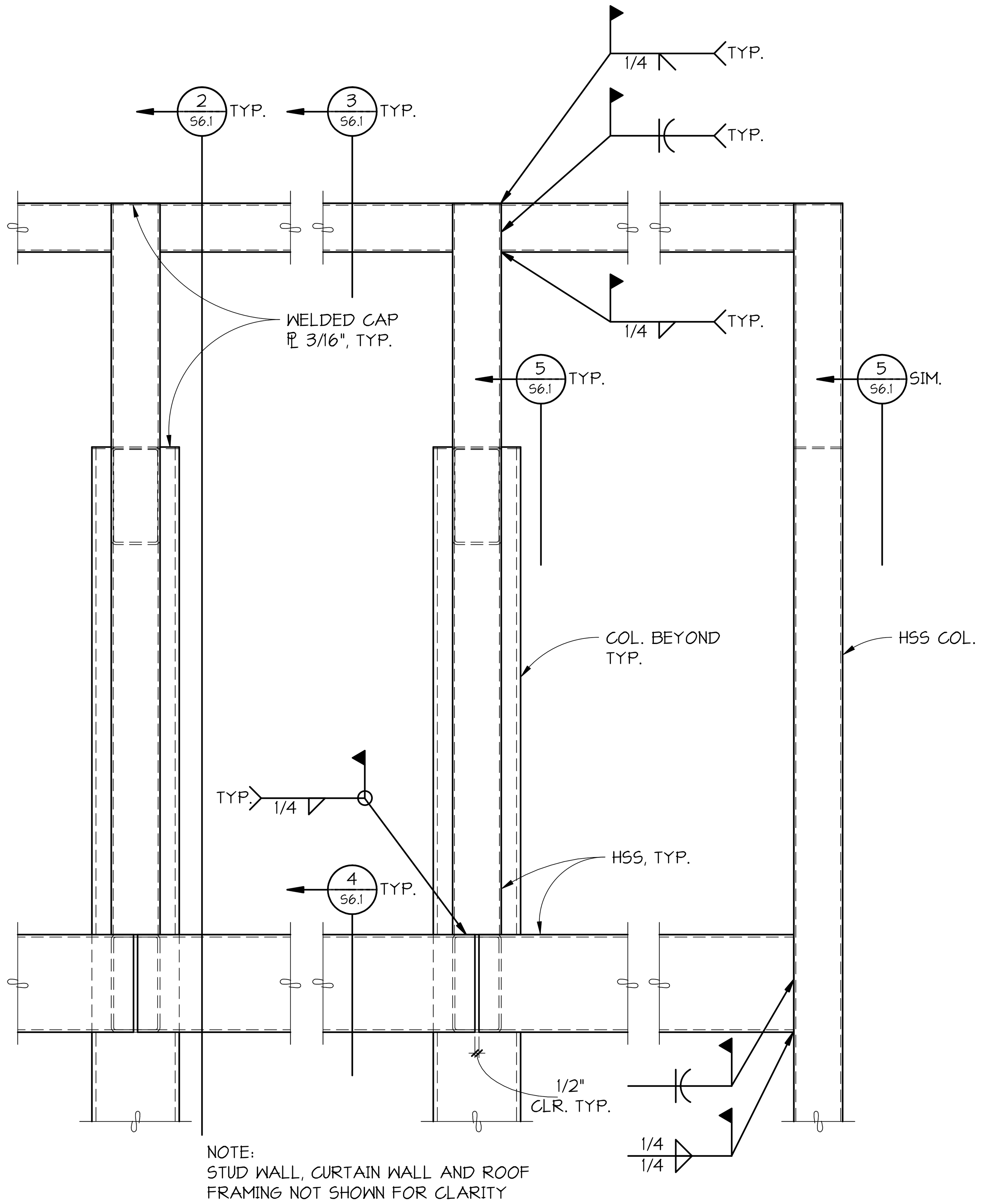
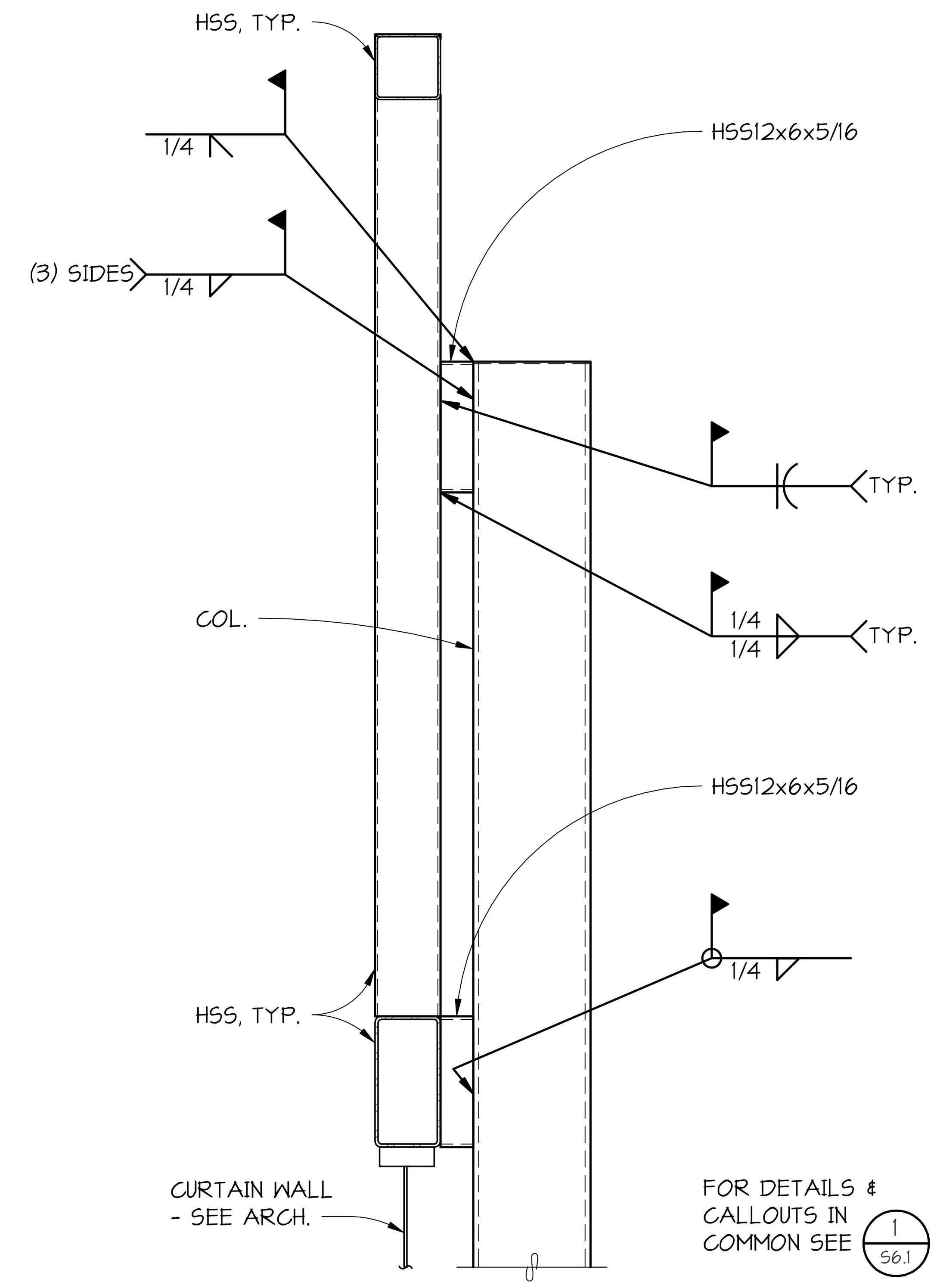
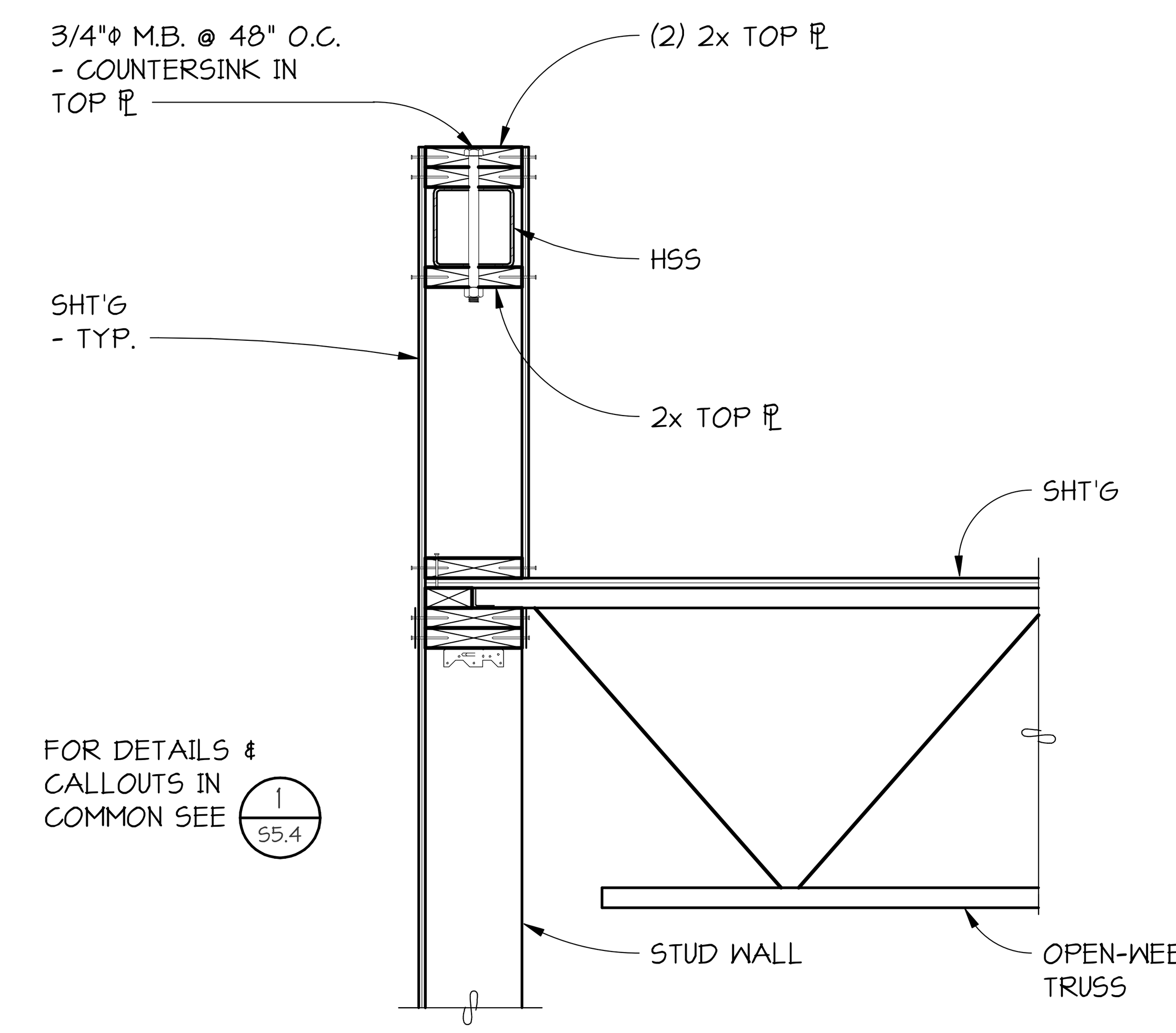


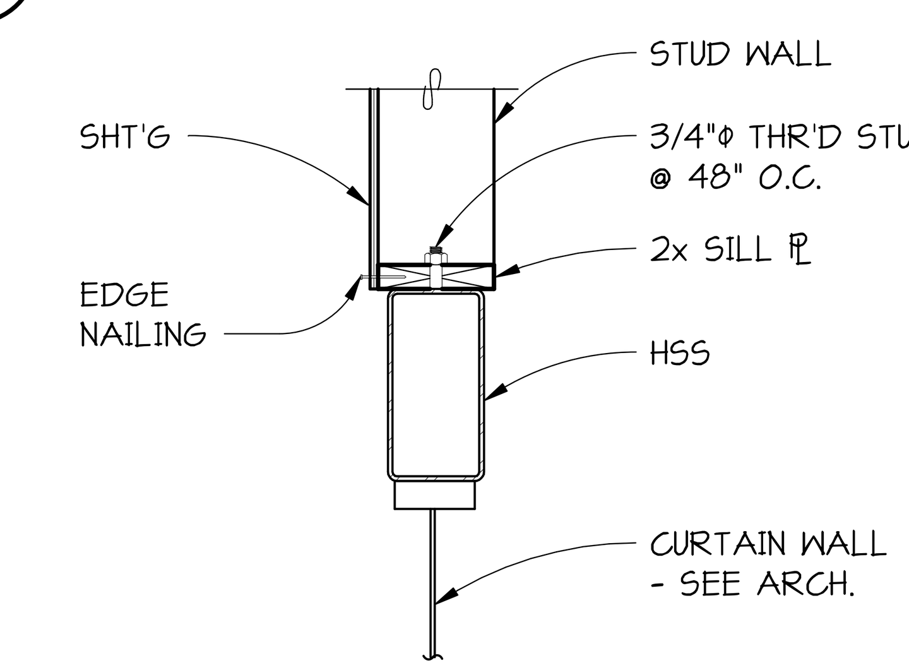
1 S6.1 ELEVATION
NO SCALE



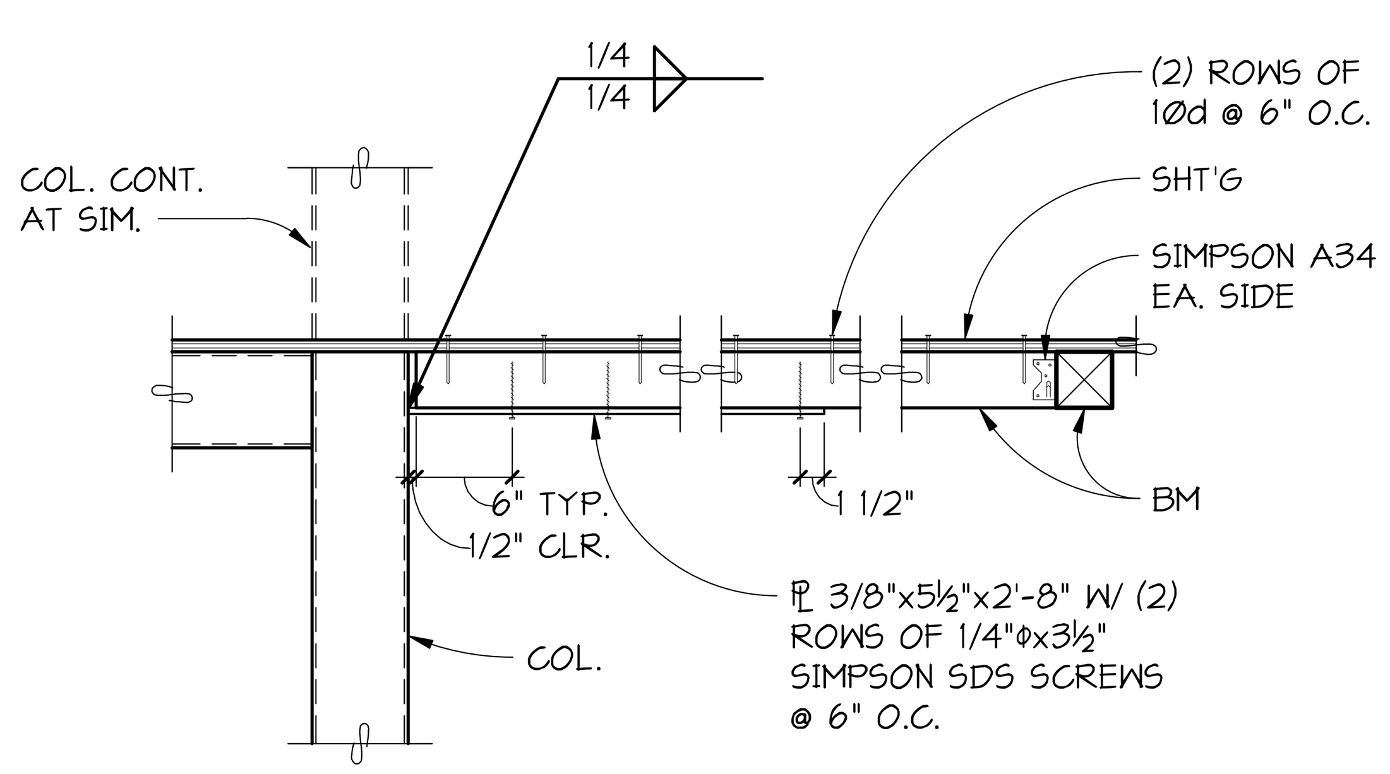
2 S6.1 SECTION
NO SCALE



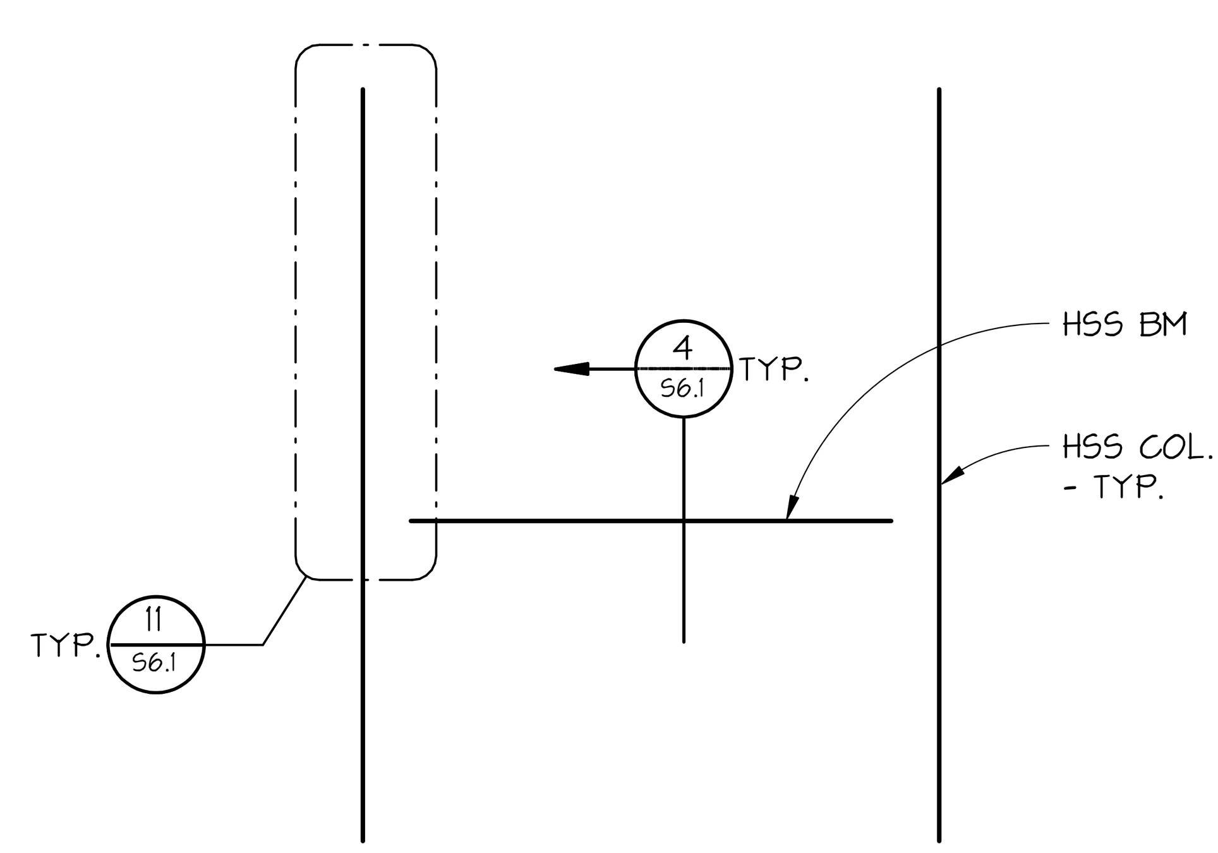
3 S6.1 SECTION
NO SCALE



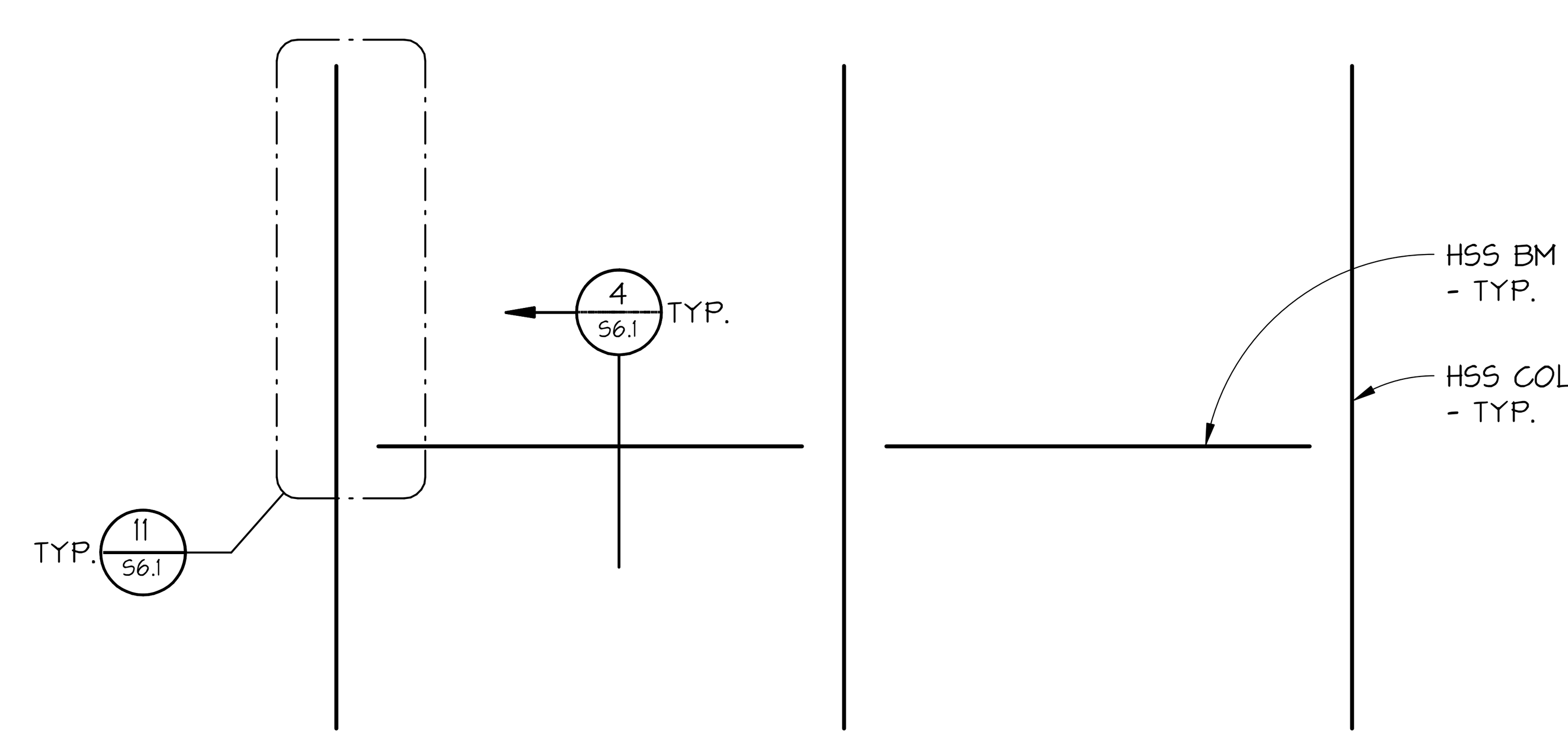
4 S6.1 SECTION
NO SCALE



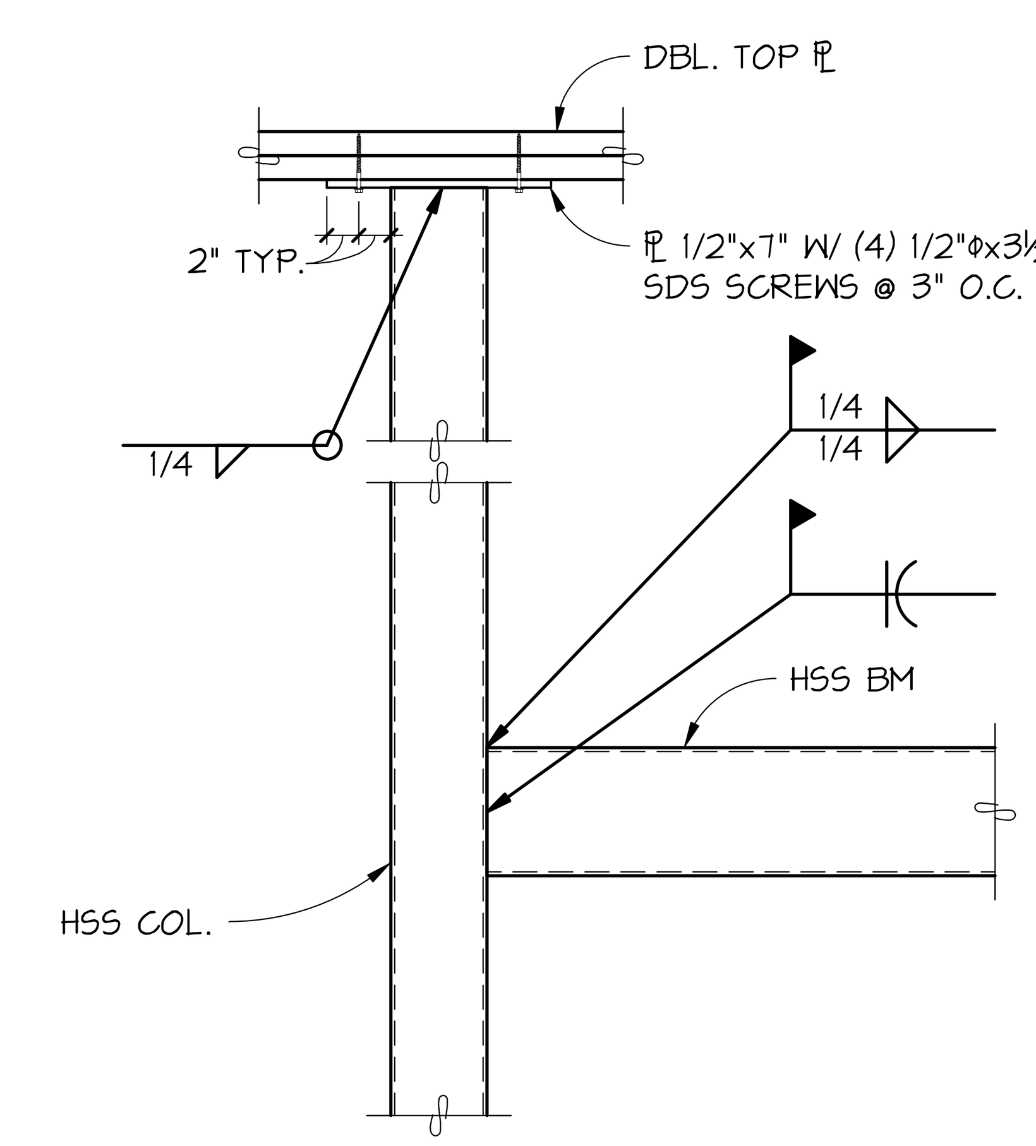
5 S6.1 SECTION
NO SCALE



9 S6.1 ELEVATION
NO SCALE



10 S6.1 ELEVATION
NO SCALE



11 S6.1 DETAIL
NO SCALE

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

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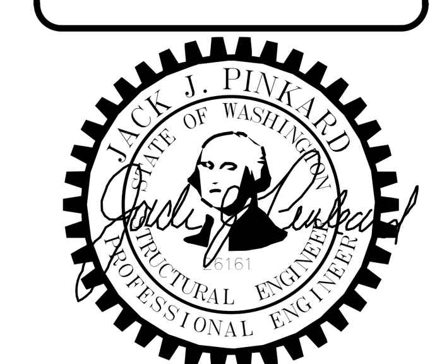

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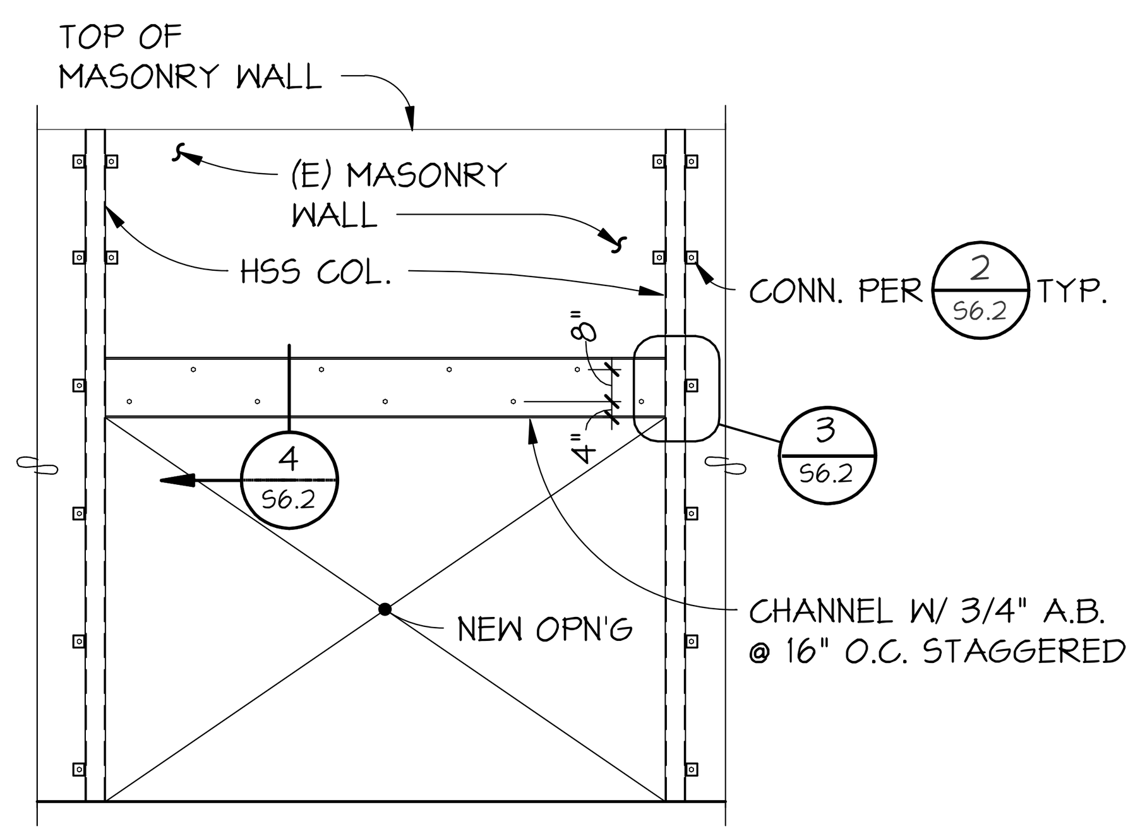
S6.1

PERMIT SET
OCTOBER 5, 2021

C:_Revit Models\21067 Larson Jeep #2021 (Central)_lmorrissey@pcs-structural.com.rvt
10/5/2021 12:38:38 PM

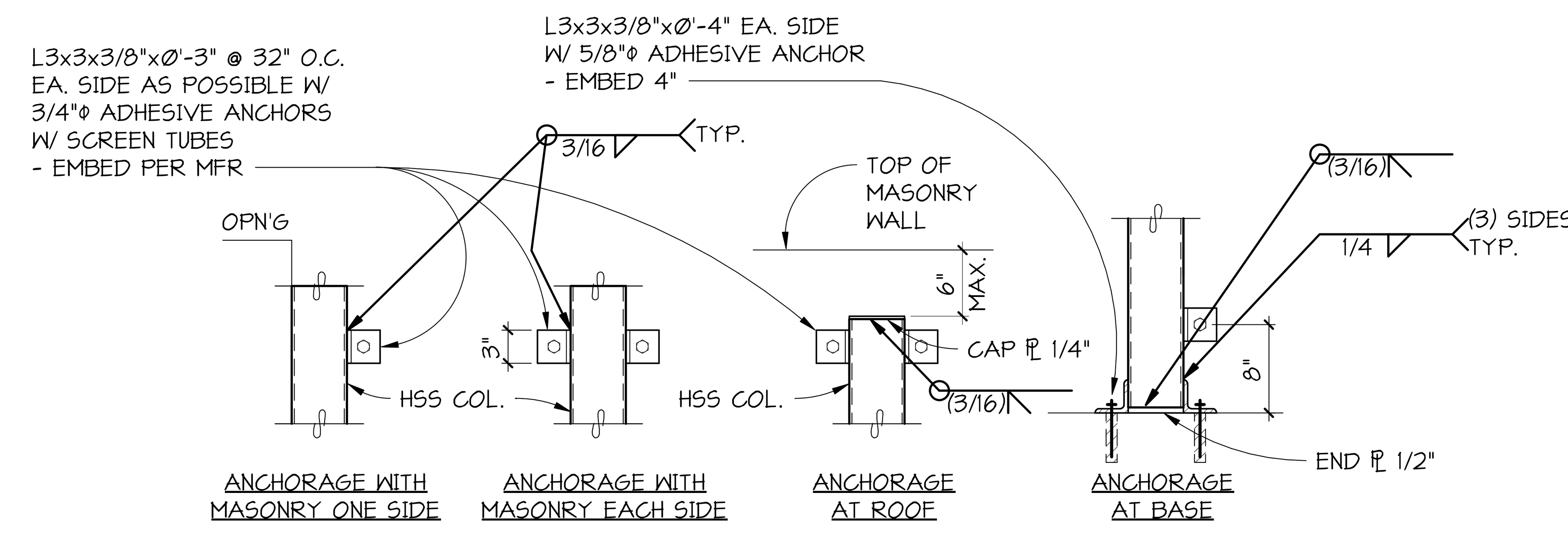
City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

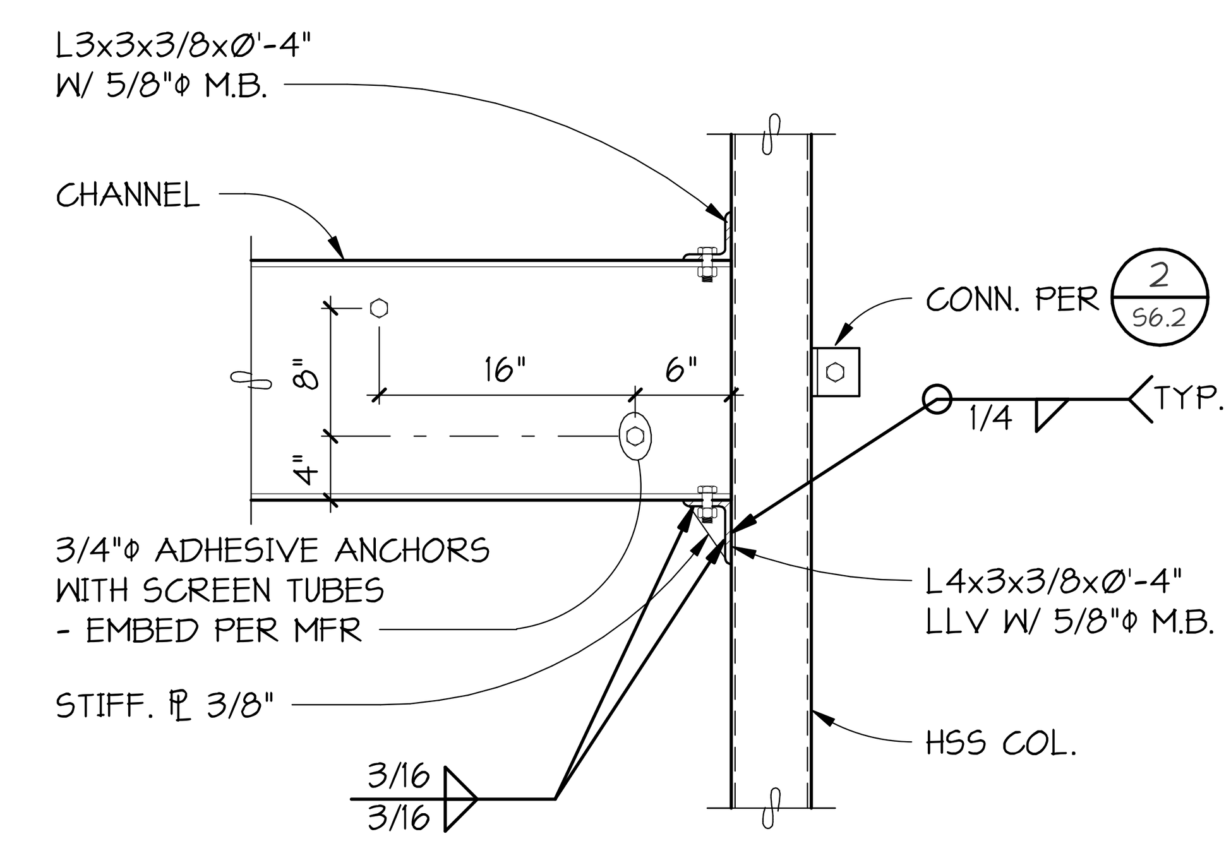


OPENING AT EXISTING UNGROUTED MASONRY WALL

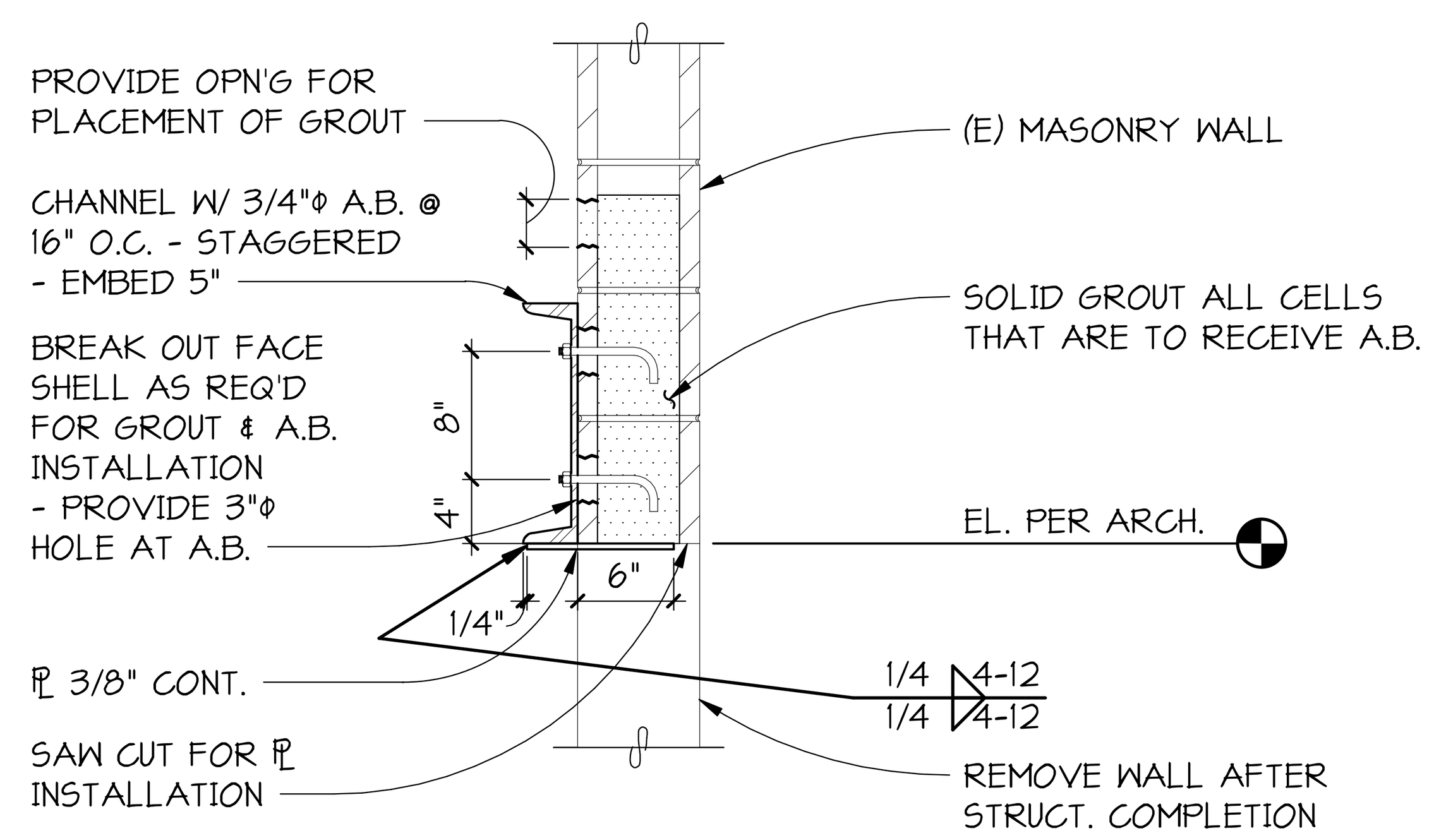
1/S6.2 ELEVATION
NO SCALE



2/S6.2 DETAIL
NO SCALE



3/S6.2 DETAIL
NO SCALE



CHANNEL HEADER AT EXISTING UNGROUTED MASONRY WALL

4/S6.2 SECTION
NO SCALE

PERMIT SET
OCTOBER 5, 2021

300 BLDG
LARSON AUTOMOTIVE GROUP
300 RIVER ROAD
PUYALLUP, WASHINGTON 98371

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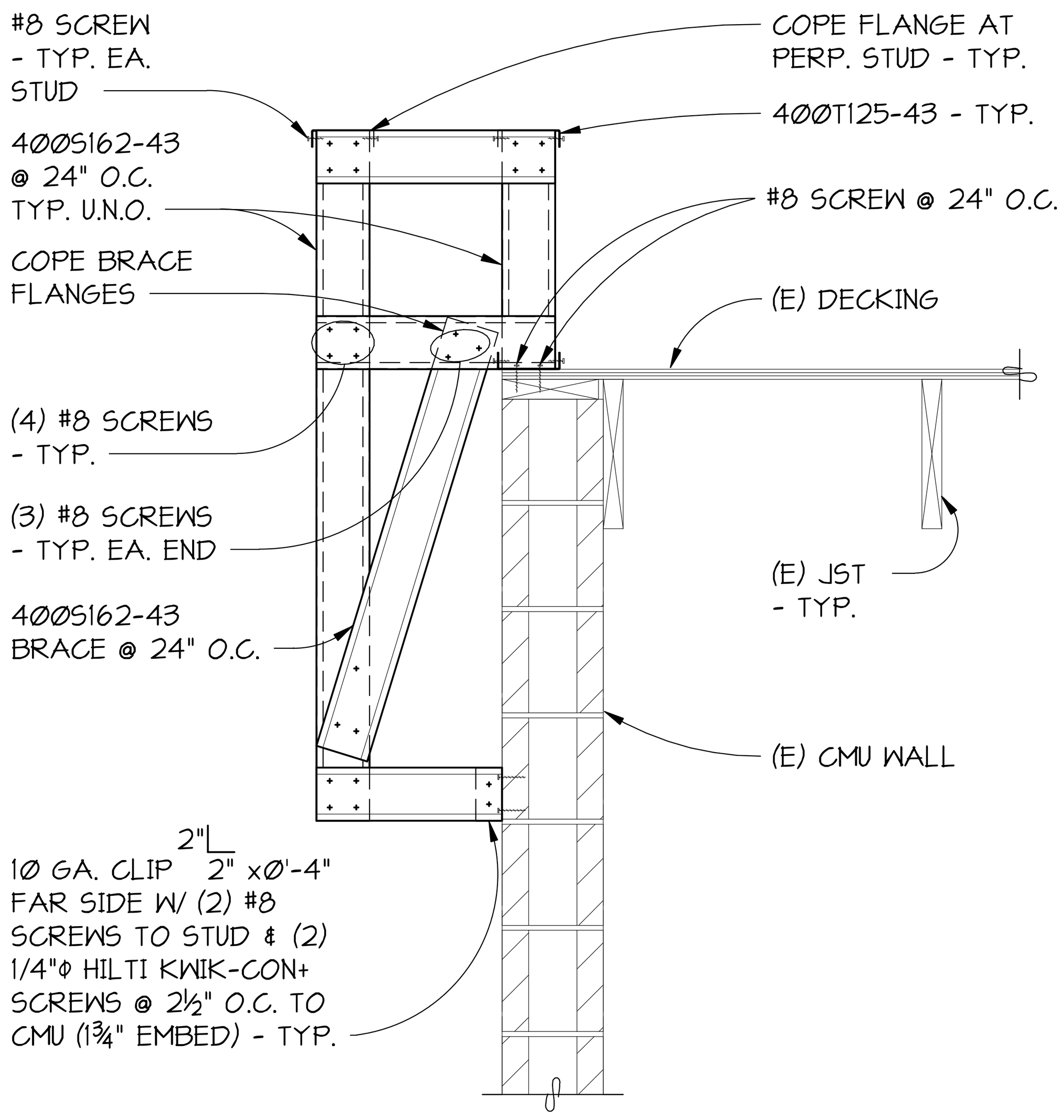
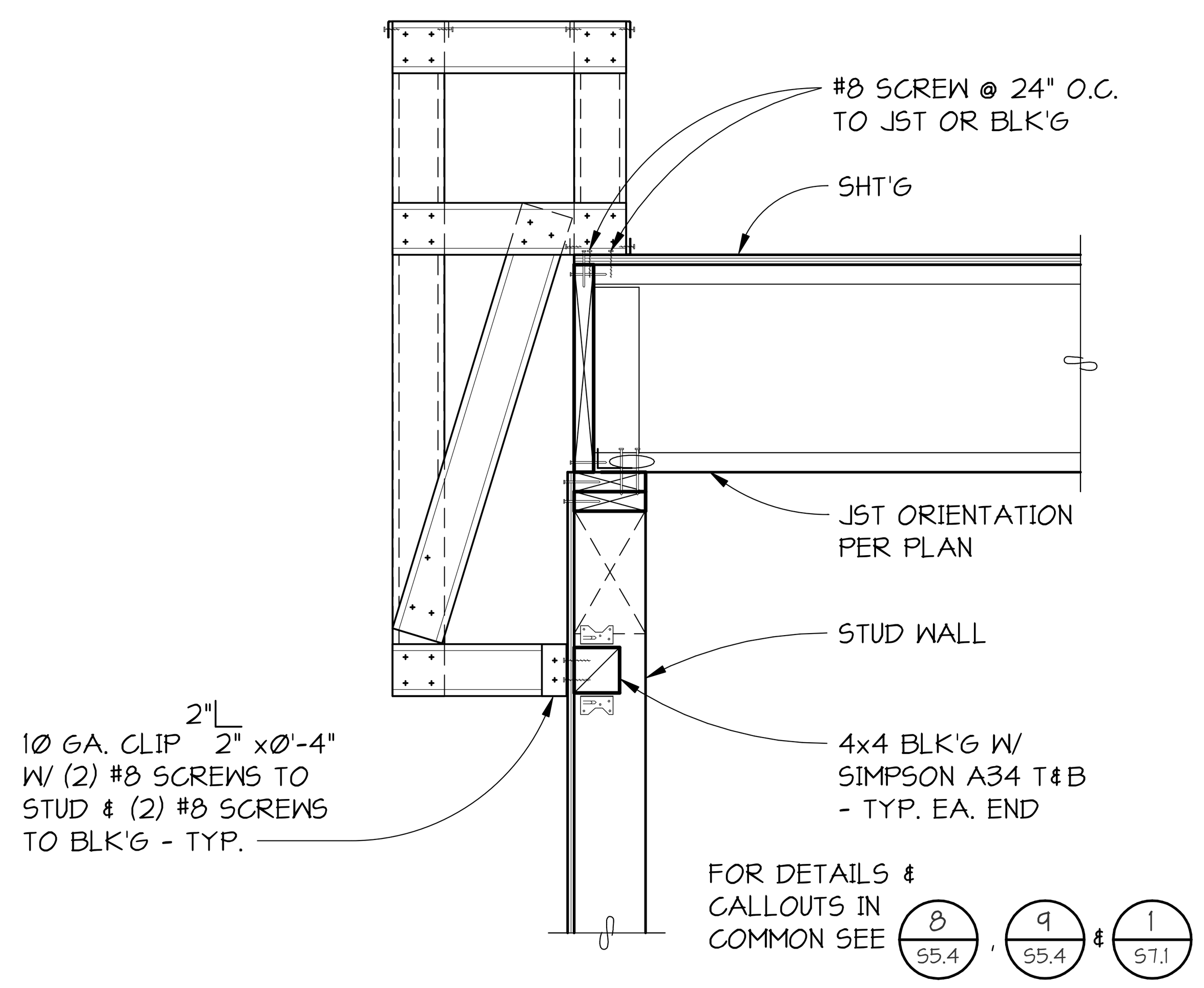
DATE:	OCTOBER 5, 2021
DRAWN BY:	MCS
PROJECT NO.:	21067
FILE NAME:	

STEEL FRAMING DETAILS

SHEET NO:
S6.2



1 / S7.1 SECTION
NO SCALE



2 / S7.1 SECTION
NO SCALE

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

300 BLDG
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FILE NAME:	

COLD-FORMED STEEL FRAMING DETAILS

SHEET NO:
S7.1

PERMIT SET
OCTOBER 5, 2021