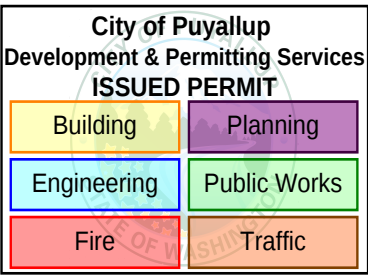


Bradley Heights Apartments

Small Recycling Enclosure R3

Puyallup, Washington

Bradley Heights SS LLC



PROJECT TEAM

Owner/Developer	Bradley Heights SS LLC 614 Boylston Ave E Seattle, WA 98102 (206) 557-7236
Architect:	Milbrandt Architects, Inc., P.S. 25 Central Way, Suite 210 Kirkland, WA 98033 (425) 454-7130
Structural Engineer	Solutions 4 Structure, Inc. 11605 135th St Ct E Puyallup, WA 98374 (253) 268-2923
Civil Engineer	Azure Green Consultants 409 East Pioneer Puyallup, WA 98372 (253) 770-3144
Landscape Architect	Nature By Design 1320 Alameda Avenue, Suite B Fircrest, WA 98466 (253) 460-6067
MEP Engineer	Robison Engineering Inc. 19401 40th Avenue W, Suite 302 Lynnwood, WA 98036 (206) 364-3343

PROJECT INFORMATION

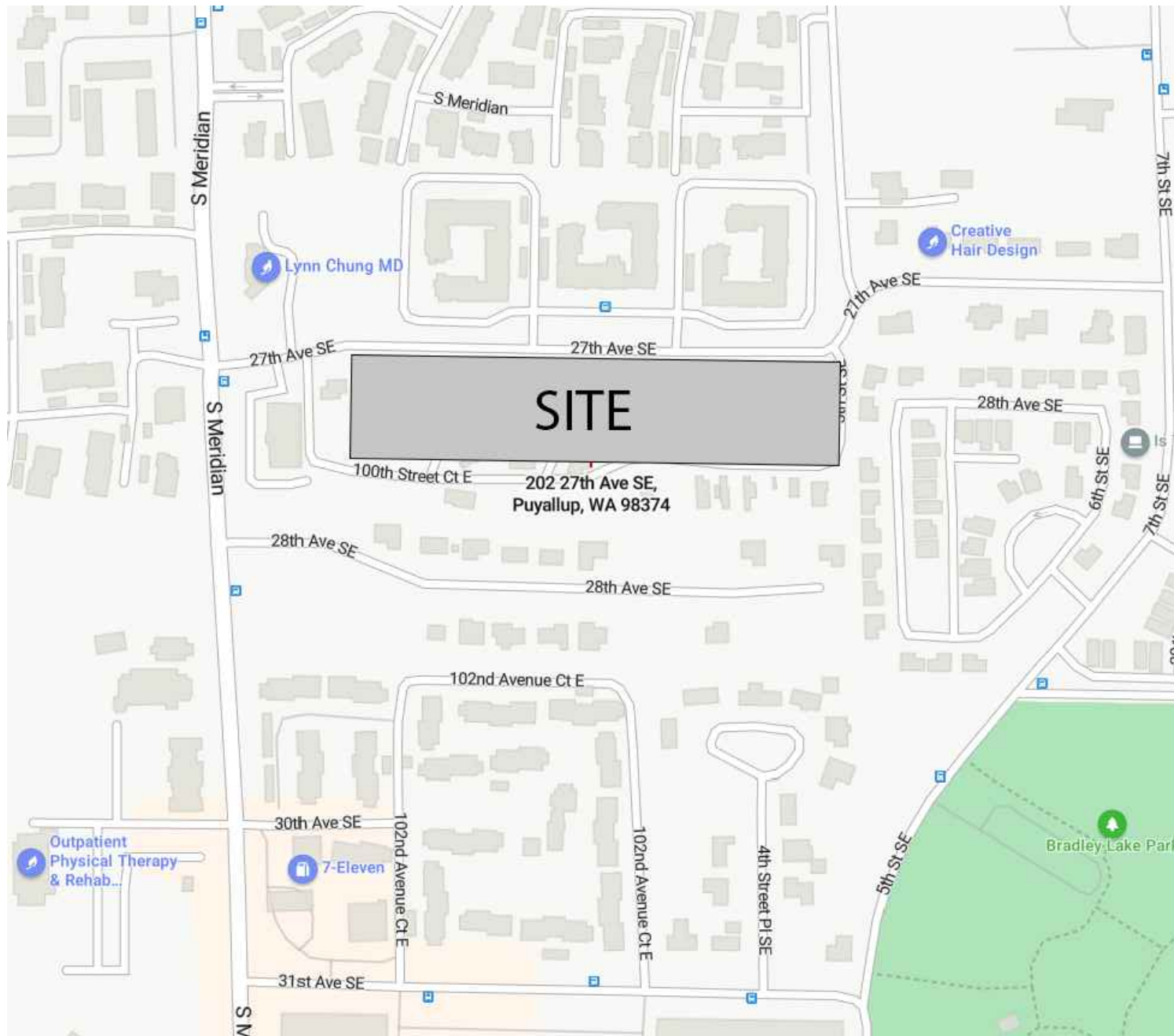
Site Address:	206 27th Ave SE, Puyallup, WA 98374
Project Description:	Construction of accessory structures for a 236-unit apartment development
Site Area:	7.785 acres (+/- 339,107 SQ. FT.)
Tax Parcel Number: I	419036006
Occupancy Type:	Compactor and Recycling Enclosures: U BBQ Shelter: A3
Type of Construction	Type V-B construction; non-sprinkled
Applicable Codes:	2021 International Building Code 2021 Uniform Plumbing Code 2021 Washington State Energy Code 2021 International Mechanical code 2021 International Fire Code 2022 National Electrical Code ICC/ANSI A117.1-2017 Standard Washington State Amendments as modified and adopted by the local jurisdiction.

GENERAL NOTES

- Comply with 2021 IBC and all applicable codes and ordinances of the local jurisdiction and the State of Washington.
- Do not scale drawings.
- Verify all rough-in dimensions for equipment provided in this contract or by others.
All rough-ins shall be approved and fireblocking shall be installed prior to framing inspection.
- Verify size and location of and provide all openings through floors and walls, furring, anchors, inserts, rough bucks and backing for surface mounted items.
- Provide furring as required to conceal mechanical and electrical work in all finished areas.
- All swinging doors not located by dimensions on plans, interior elevations, or details shall be 3" from face of stud to edge of rough openings or centered between room partitions as shown.
- Plans are drawn assuming the following rough openings:
Swinging doors: Nominal size +2".
Bi-Fold doors: Nominal size +1-1/2".
Bi-Pass doors: Nominal size +0".
Windows: Nominal size +0".
Sliding glass doors: Nominal size +0".
- Fill where required with earth free from organic material. Compact fill in 12" layers maximum.
- "Finish Floor" refers to the top of concrete slab or top of wood floor sheathing.
- Exterior walls shall be 2x6 studs at 16" o.c. and interior walls shall be 2x4 studs at 16" o.c., unless noted otherwise.
- Unless otherwise noted, plan dimensions are to face of studs and face of concrete walls.
- Refer to interior elevations for cabinet and counter lengths, dimensions, countertop materials and detail reference. Verify all existing dimensions before installation.
- Provide caulking between sole plates and subfloor and between rim joists at both top plate and subfloor.
- Hydrants shall be in service prior to start of framing.
- Through penetrations and membrane penetrations of rated wall or floor/ceiling assembly will require firestopping per 2021 IBC Section 714. See detail sheets for diagram of specifics.
- Shall be no asbestos used on this project.
- All Tub-Shower valves installed shall conform to UPC 408.3 & ASSE 1016 or ASME A112.18.1
- Milbrandt Architects is not responsible for construction means, methods, techniques or procedures, or for the safety precautions and programs in connection with the work, and is not responsible for the failure of any contractor or subcontractor to carry out the work in accordance with the various contract documents and or governing jurisdiction, regardless of what is shown on these drawings.

DESIGN LOADS

See structural notes. Sheet S1.0



VICINITY MAP



LIST OF DRAWINGS

- A1 Cover Sheet
- A2 Site Plan
- A2.1 Enlarged Site Plan
- A3 Site Standards
- A4 Small Recycling Enclosure R3 - Plans, Elevations, & Sections

- S1.0 Structural Notes
- S1.1 Structural Notes & Tables
- S2.23 Foundation Plans & Notes
- S3.0 Structural Details
- S3.1 Structural Details

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

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

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

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

City of Puyallup
Building
REVIEWED
FOR
COMPLIANCE

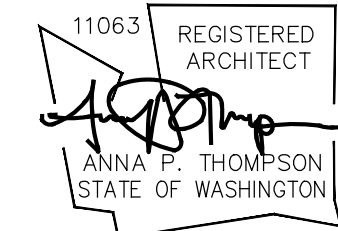
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8:37:49 AM



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Cover Sheet
Small Recycling Enclosure R3
PRCNC20260045

Bradley
Heights
Apartments

Puyallup,
Wa

Timberlane
Partners

Revisions

No. Date Description

Initial Publish Date:

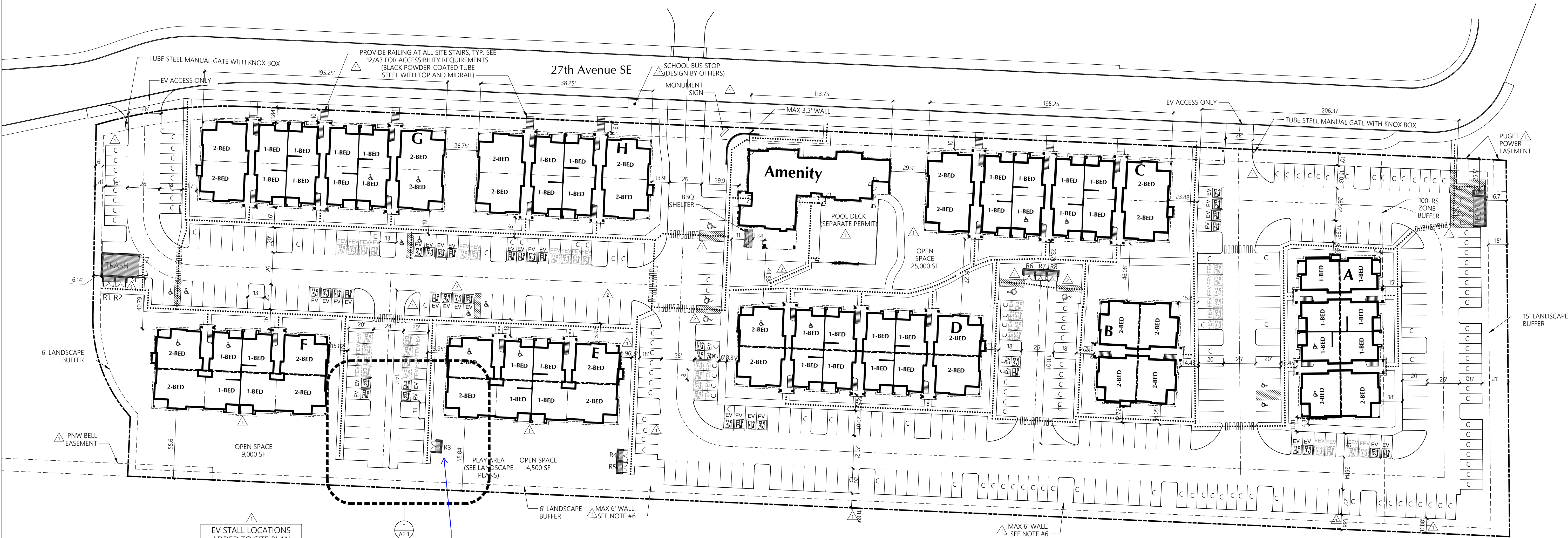
Date Plotted: 2-3-26

Job No.: 23-06
Drawn By: TMK/HDM/APT

Sheet No.:

A1

Sunset Garden Senior Living Apartments



EV STALL LOCATIONS ADDED TO SITE PLAN

EV STALL LOCATIONS UPDATED

Containers shall be watertight.

Surfaces must slope away from the enclosure to prevent stormwater tributary runoff from entering the enclosure area.

SITE INFORMATION

SITE ADDRESS: 206 27th Ave SE, Puyallup, WA

PARCEL #: 419036006

SITE AREA: 339,107 SF (7.785 Acres)

ZONE: RM-CORE

SETBACKS: NORTH/FRONT: 10 FT setback to buildings
WEST/SIDE: 0 FT Building setback - 6 FT landscape buffer
SOUTH/REAR: 0 FT Building setback - 6 FT landscape buffer
EAST/SIDE: 25 FT Building setback - 15 ft landscape buffer

BUILDING HEIGHT: 50' Max

DENSITY: Min 16 units per acre (125 units)
no Max density

LOT COVERAGE: Max 90%

LANDSCAPE AREA: Min 10% of net lot area (33,910 SF)

OPEN SPACE: 10% of net lot area (33,910 SF)
38,500 SF provided

PRIVATE OPEN SPACE: 60 SF per ground floor unit
10' x 6' per upper story unit

PARKING: 1.5 PARKING SPACES PER UNIT
Required Parking: 354 Stalls
Provided Parking: 354 Stalls

EASEMENTS: no existing easements on site

PARKING SUMMARY		
Parking Stalls Required	354	
Standard Stalls	125	
Compact Stalls	41.5%	99
Parallel Stalls	0	
Carport Stalls	117	
Attached Garage Stalls	0	
Detached Garage Stalls	0	
Accessible Standard Stalls	7	
Accessible Van Stalls	4	
Accessible Parallel Stalls	0	
Accessible Carport Stalls	2	
Accessible Garage Stalls	0	
Tandem Stalls	0	
Tandem Garage Stalls	0	
Subtotal	354	1.50 Stalls / D.U.
Aprons	0	
Total Parking Stalls Provided	354	1.50 Stalls / D.U.

UNIT COUNT
1 BED 137 (58%)
2 BED 99 (42%)
TOTAL 236

EV STALL COUNT
Electric Vehicle Charging stations
Provided: 36 Stalls (10% of provided parking)
Required: 0 Stalls^

Future Electric Vehicle Stall Infrastructure
Provided: 36 Stalls (10% of provided parking)
Required: 36 Stalls (10% of provided parking)^

Electrical panels sized to accommodate 72 EV Stalls (20% of provided parking)^

^ Requirements from section 429 of 2018 IBC Washington State Amendment.

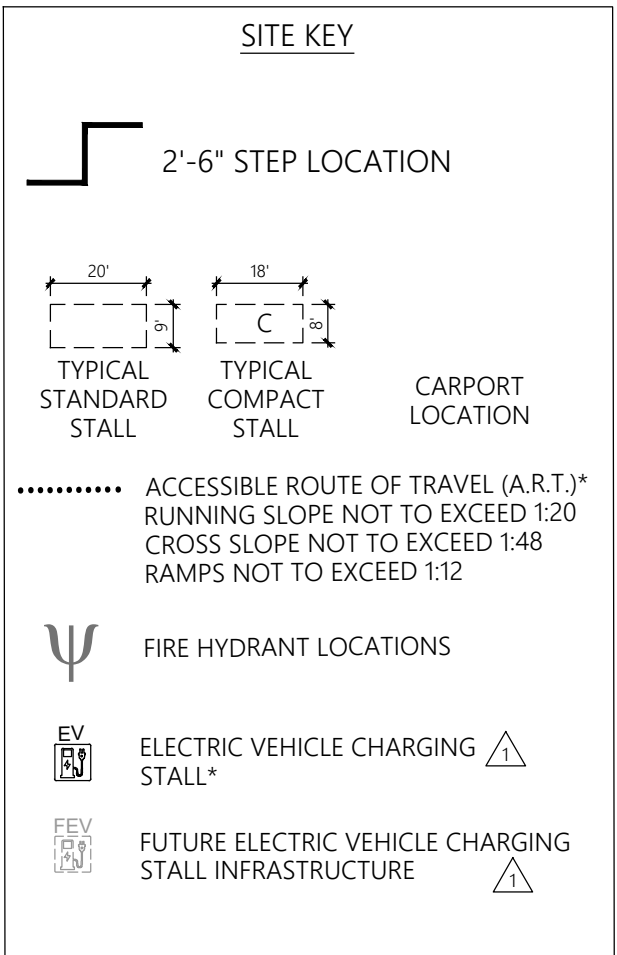
SITE PLAN

1" = 40'

236 UNITS

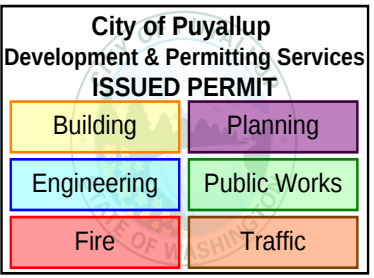
PERMIT BLDG NAME	PUYALLUP ADDRESS
A	206 27TH AVE SE, BLDG J
B	206 27TH AVE SE, BLDG H
C	206 27TH AVE SE, BLDG G
D	206 27TH AVE SE, BLDG E
E	206 27TH AVE SE, BLDG C
F	206 27TH AVE SE, BLDG A
G	206 27TH AVE SE, BLDG B
H	206 27TH AVE SE, BLDG D
CLUBHOUSE	206 27TH AVE SE, BLDG F

- SITE NOTES
- TYPICAL SIDEWALK WIDTH IS 6'
 - A MINIMUM CLEAR WIDTH OF 44" IS REQUIRED FOR ALL EXTERIOR ACCESSIBLE ROUTES PER WASHINGTON STATE AMENDMENT SECTION 1101.2.1
 - SEE SHEET A3 FOR SITE ACCESSIBILITY STANDARDS
 - SEE CIVIL SITE PLAN PERMIT DRAWINGS FOR SPECIFIC UTILITY, ROAD AND GRADING INFORMATION
 - POOL TO BE UNDER SEPARATE PERMIT
 - ANY WALLS 4' OR HIGHER REQUIRE A SEPARATE CITY BUILDING PERMIT. SEE CIVIL PLAN SET FOR SITE WALL DETAILS.
 - WHEELSTOPS TO BE PROVIDED AT ALL STALLS WHERE CURBS ARE NOT PROVIDED.



* Future electric vehicle stalls shall provide conduit from the electrical panel to either a pull box in the vicinity of the designated future electric vehicle charging locations or stub above grade in the vicinity of the designated future electric vehicle charging locations, protected from vehicles by a wheel stop.

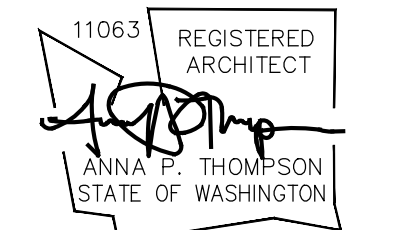
PT 12306 12306 SITE PLAN-ENLARGED ACCESSORY.DWG



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Site Plan

Small Recycling Enclosure R3
PRCNC20260045

Bradley Heights Apartments
Puyallup, Wa

Timberlane Partners

Revisions		
No.	Date	Description
1	8-30-24	Owner Changes/ Permit Corrections
2	4-24-25	Permit Corrections
3	6-13-25	Owner Changes

Initial Publish Date:
Date Plotted: 1-27-26

Job No.: 23-06
Drawn By: APT/HDM

Sheet No.:

A2

\\2306\2306 SITE PLAN-ENLARGED ACCESSORY.DWG

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building

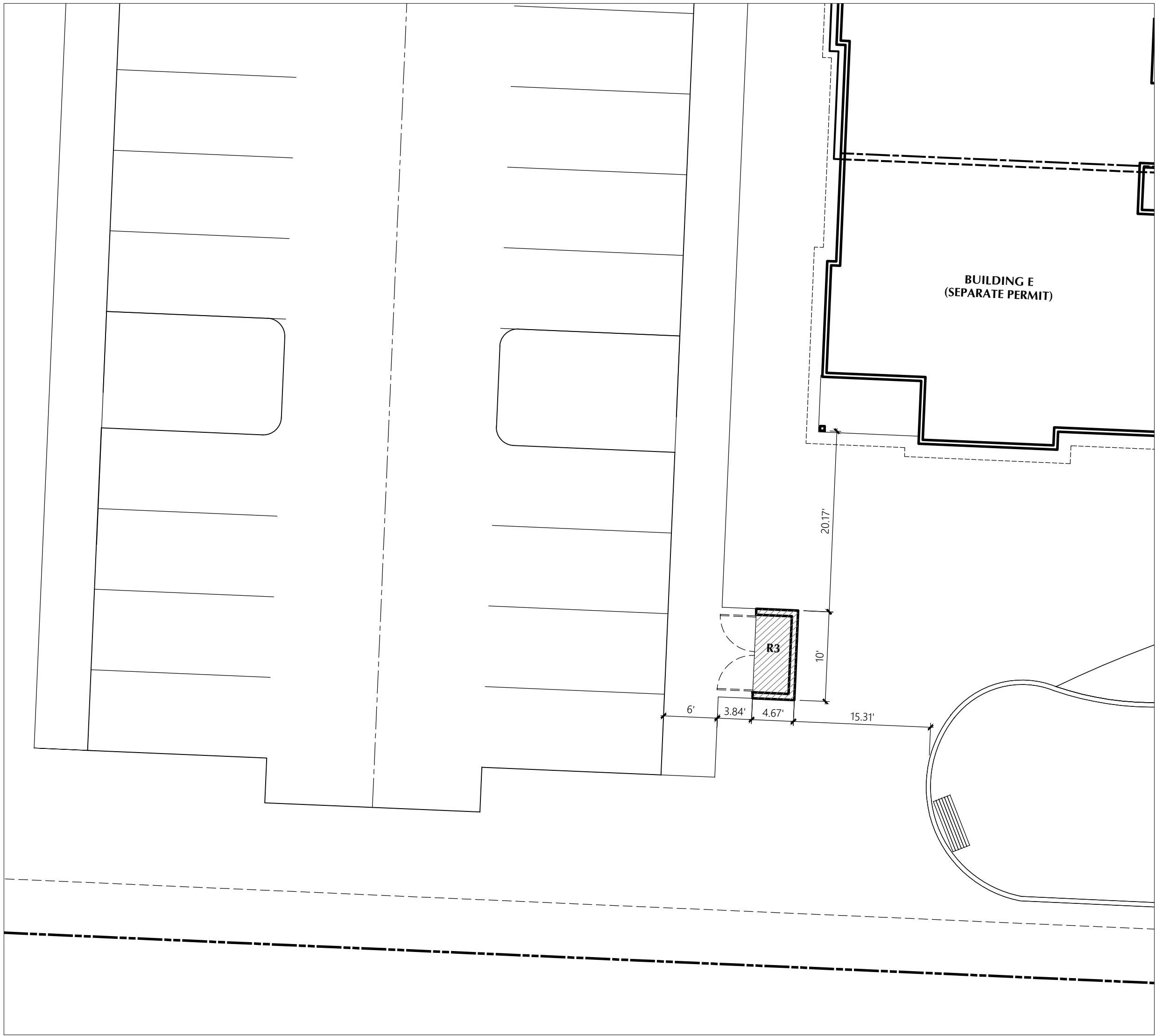
Planning

Engineering

Public Works

Fire

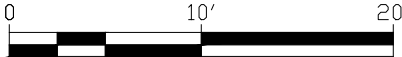
Traffic



ENLARGED SITE PLAN

1:10

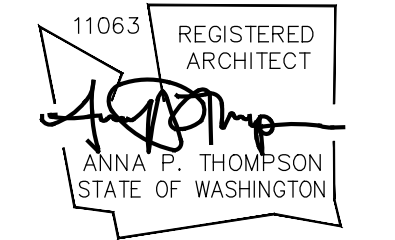
SMALL RECYCLING ENCLOSURE R3



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Enlarged Site Plan
Small Recycling Enclosure R3
PRCNC20260045

Bradley
Heights
Apartments
Puyallup,
Wa

Timberlane
Partners

Revisions		
No.	Date	Description

Initial Publish Date:

Date Plotted: 2-3-26

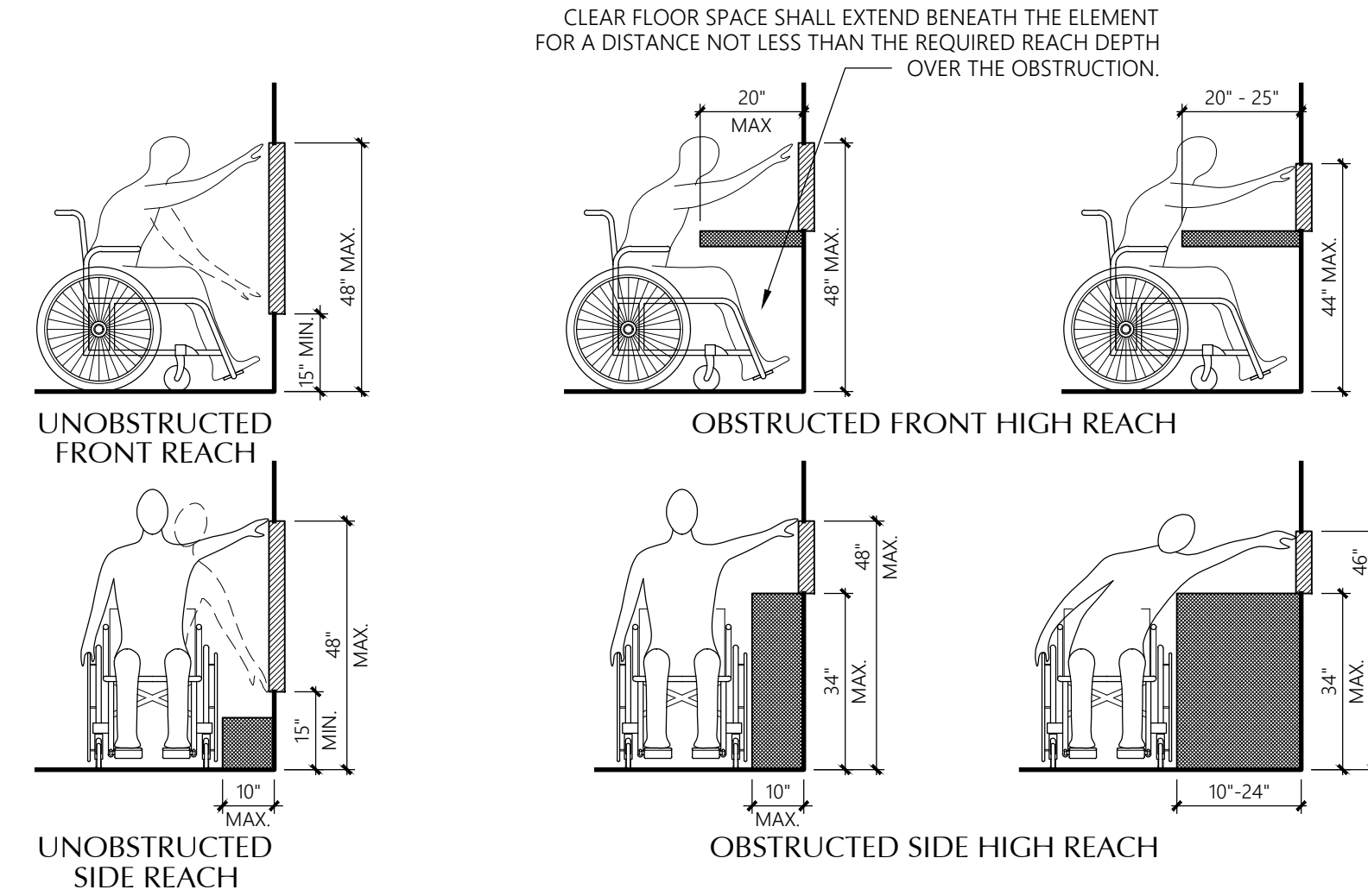
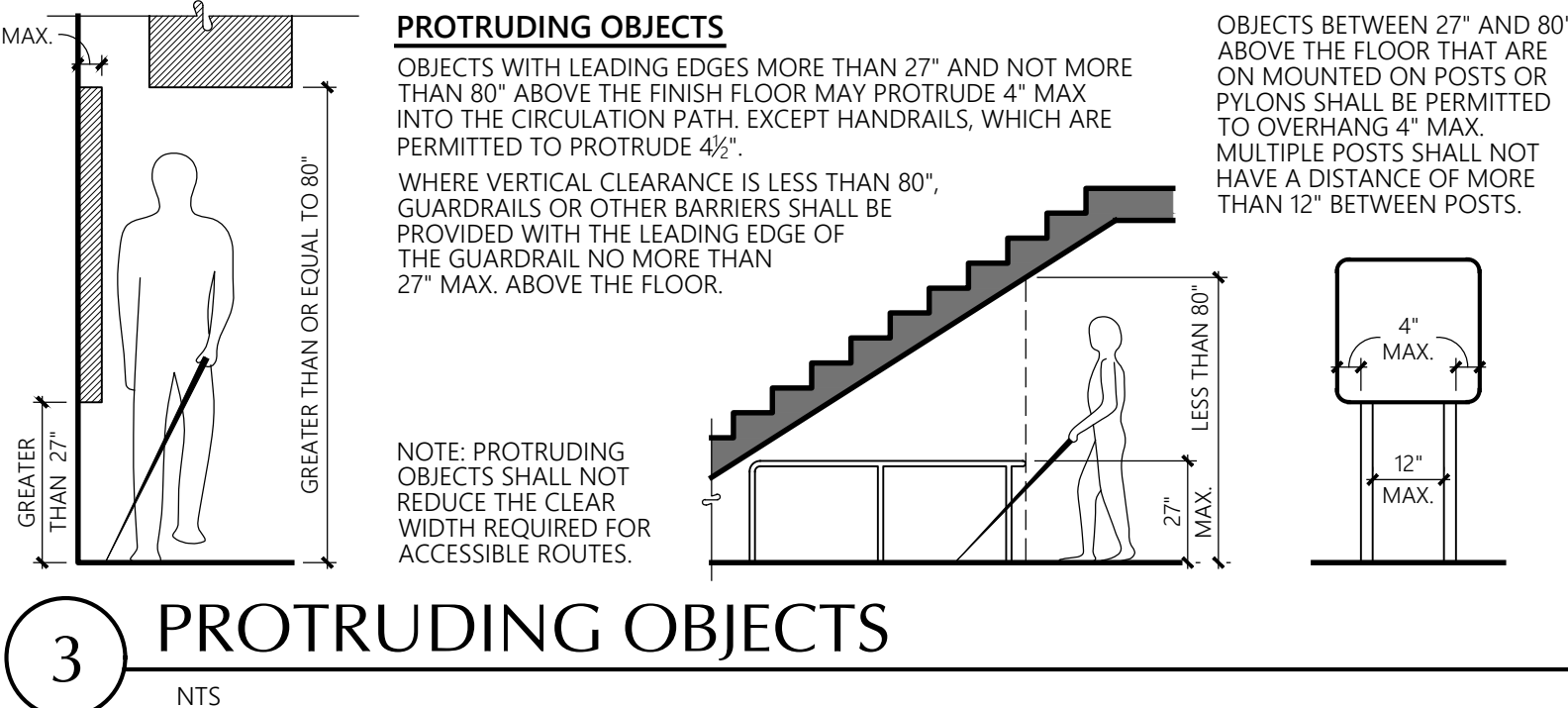
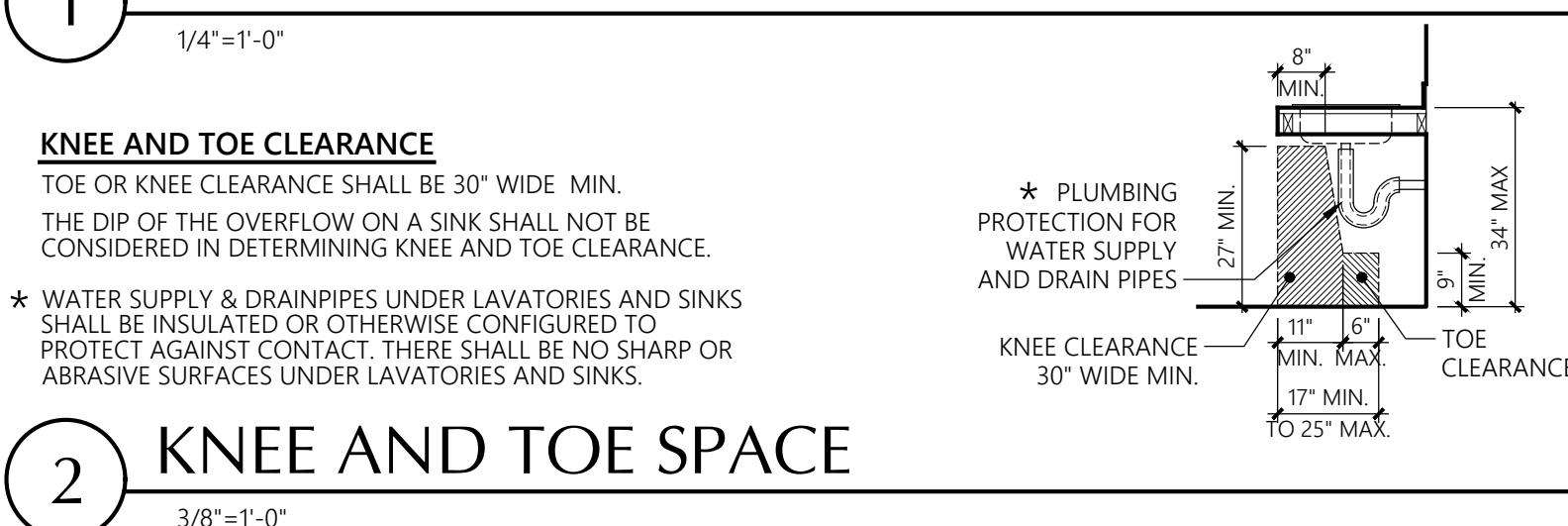
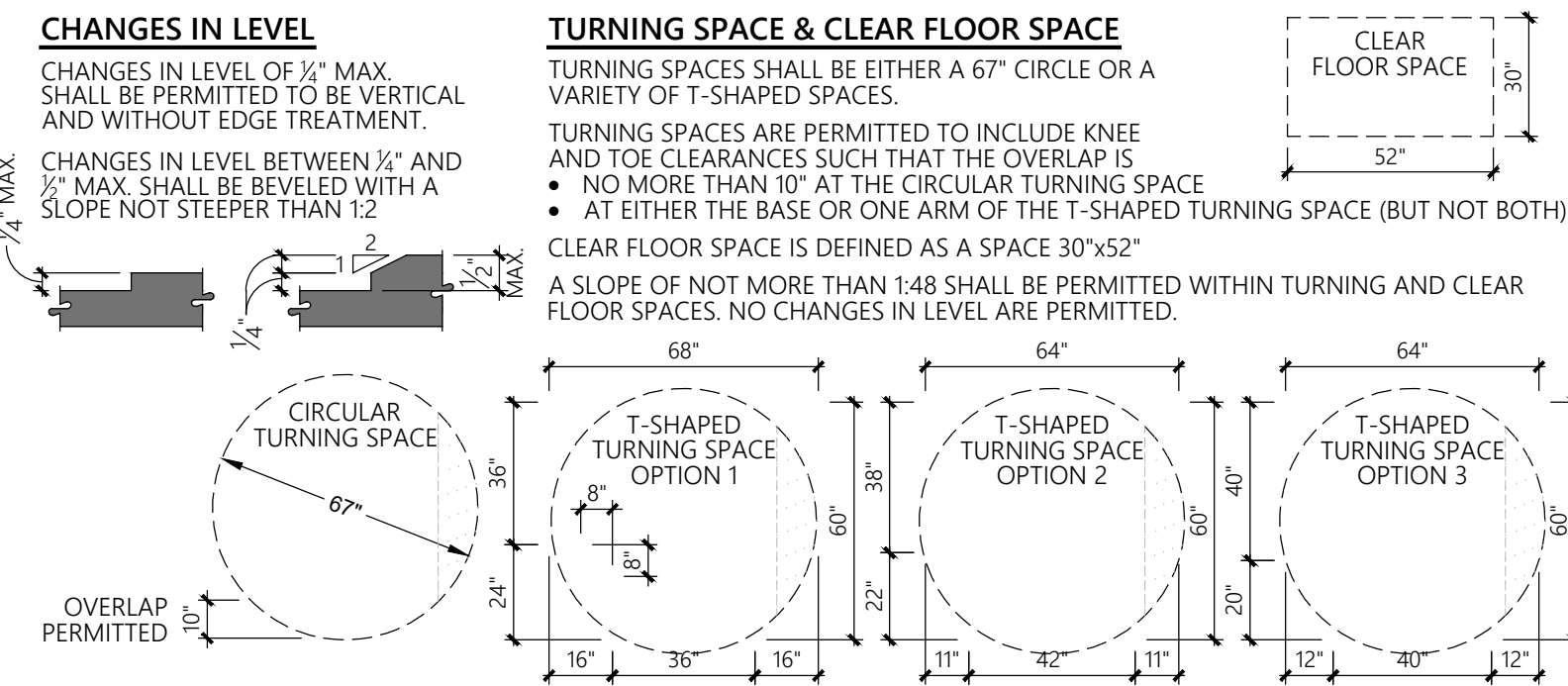
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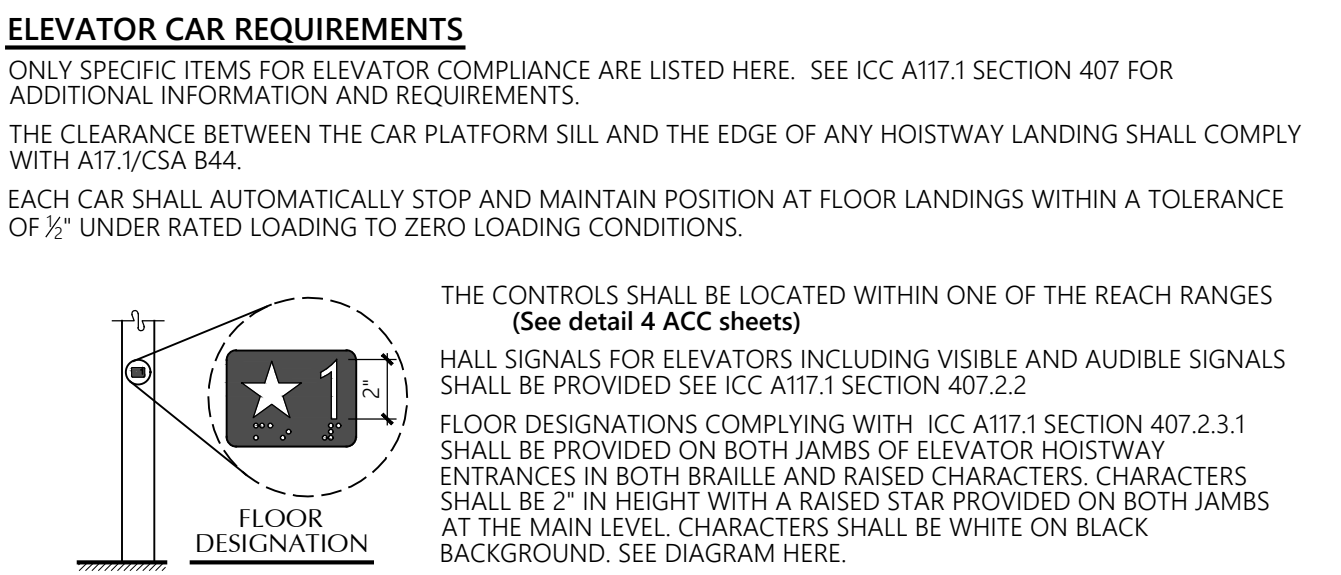
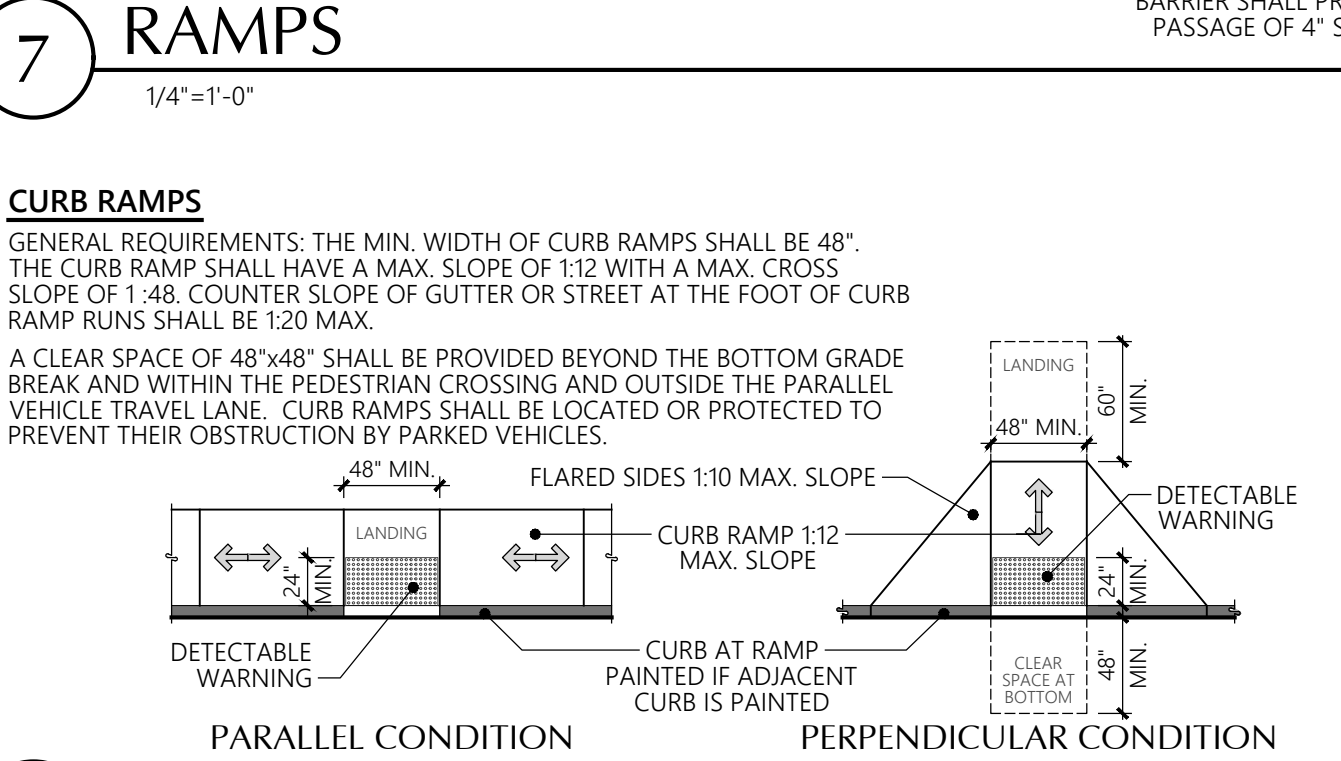
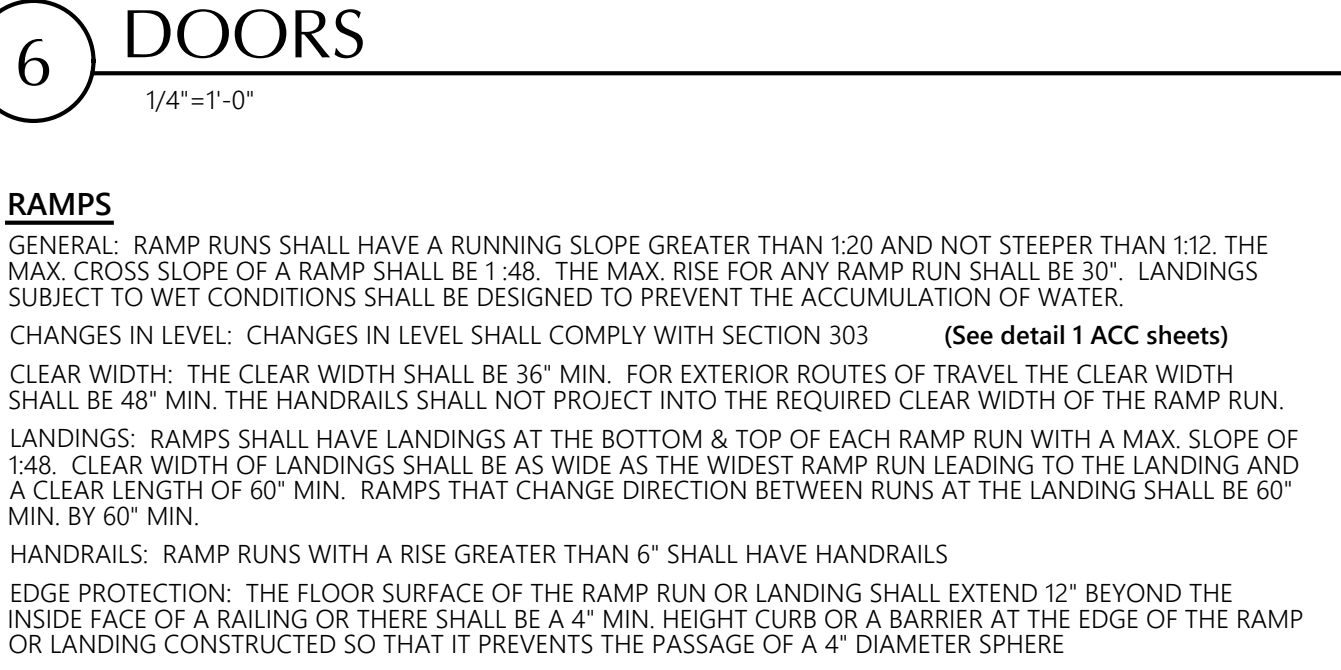
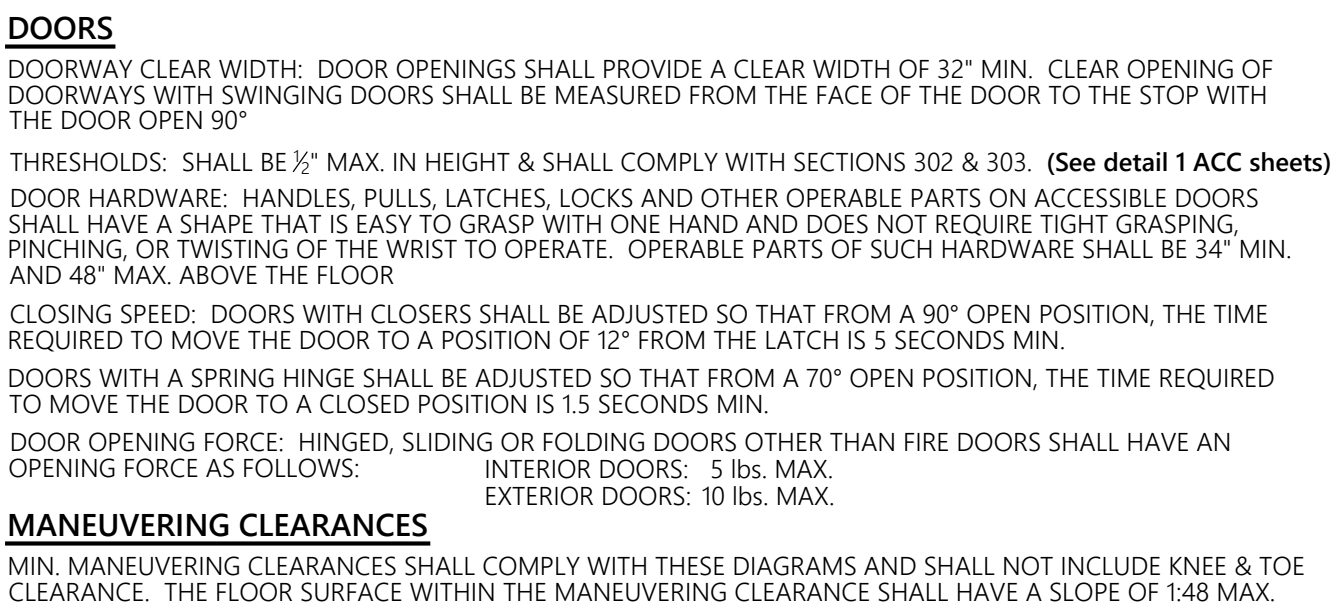
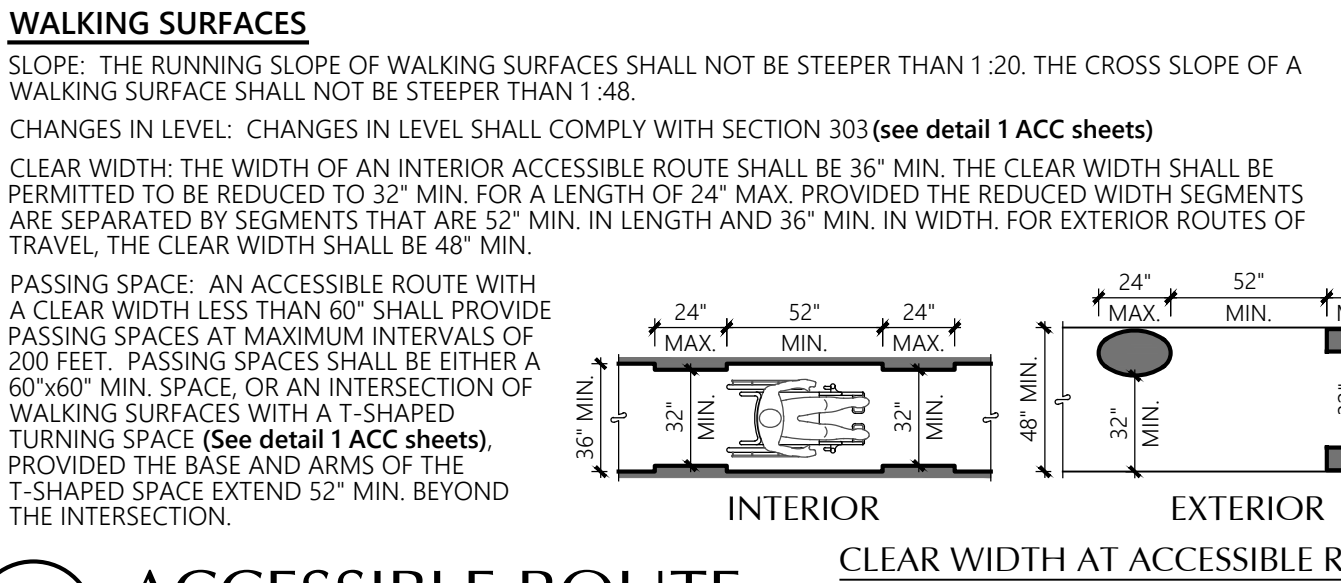
CODE REFERENCES ARE TO ICC A117.1-2017 UNLESS NOTED OTHERWISE

NOTE: ALL DIMENSIONS ARE FROM FINISHED SURFACE

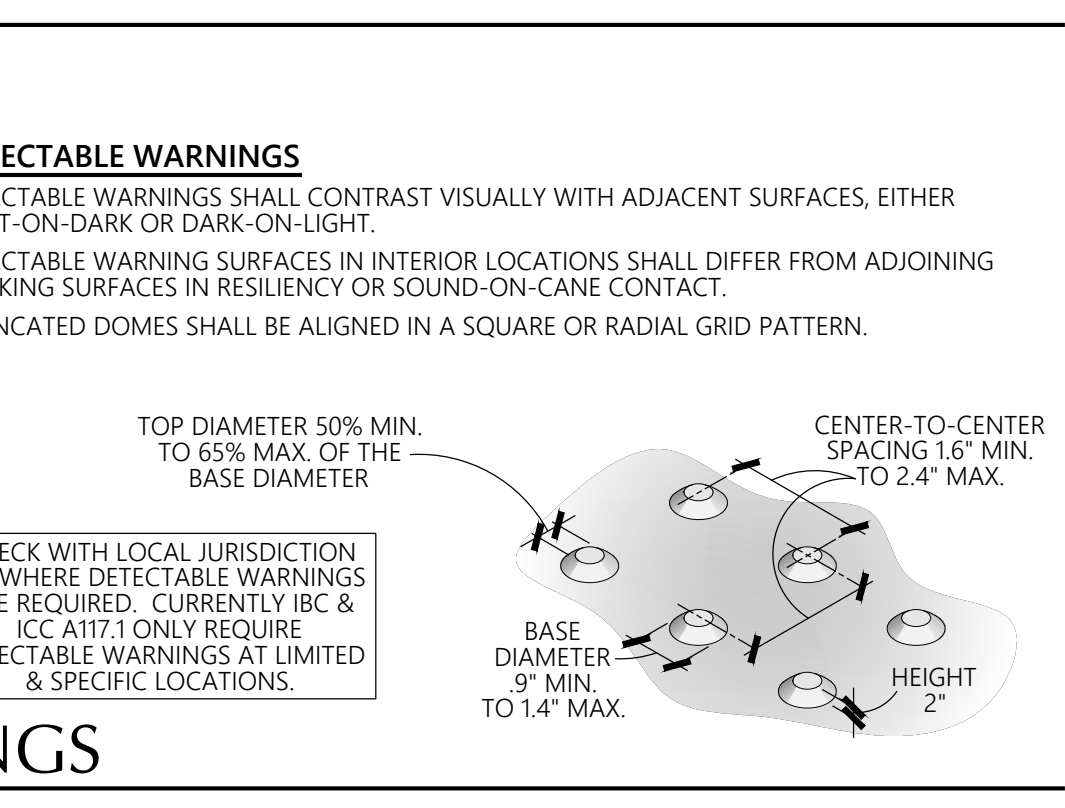
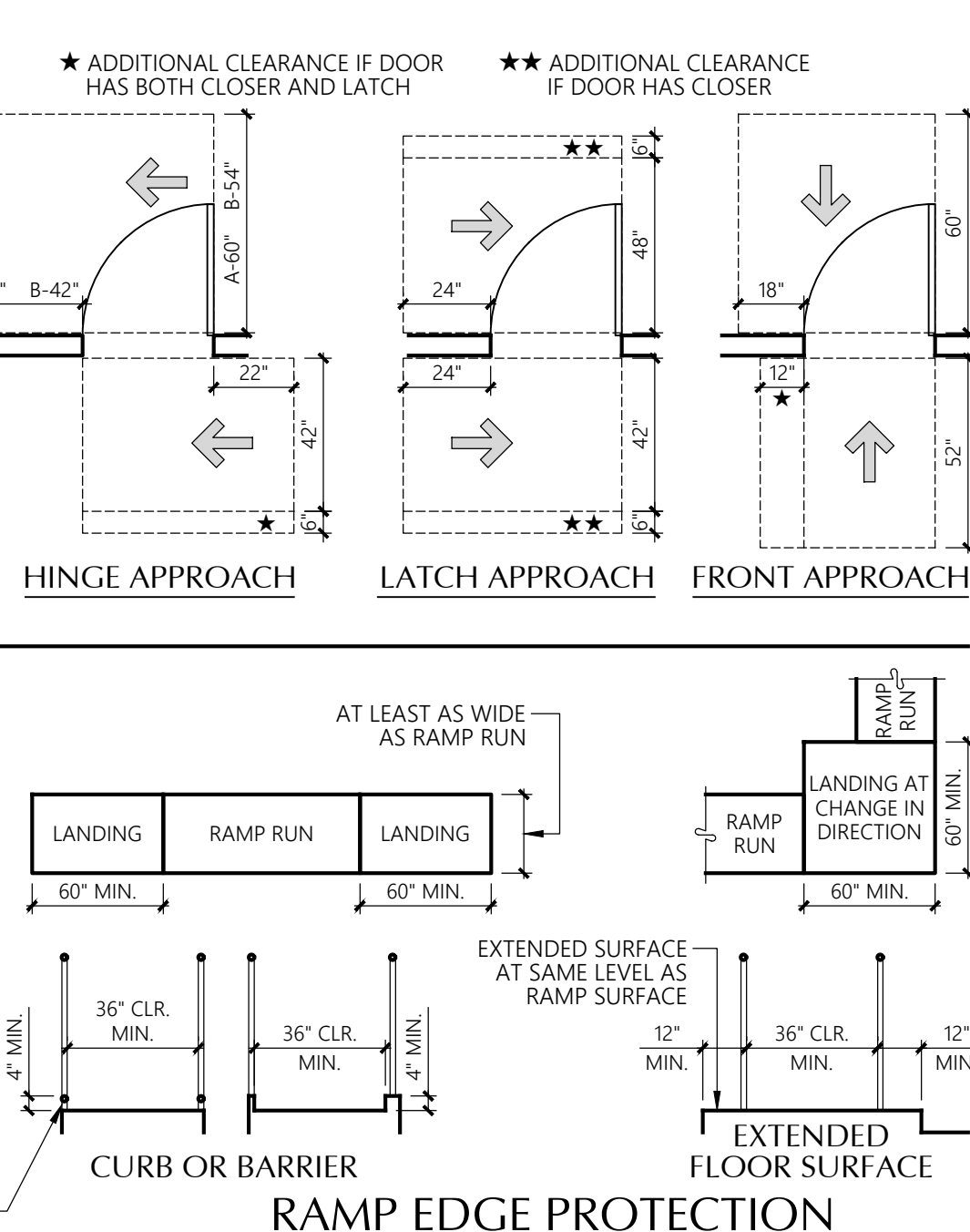
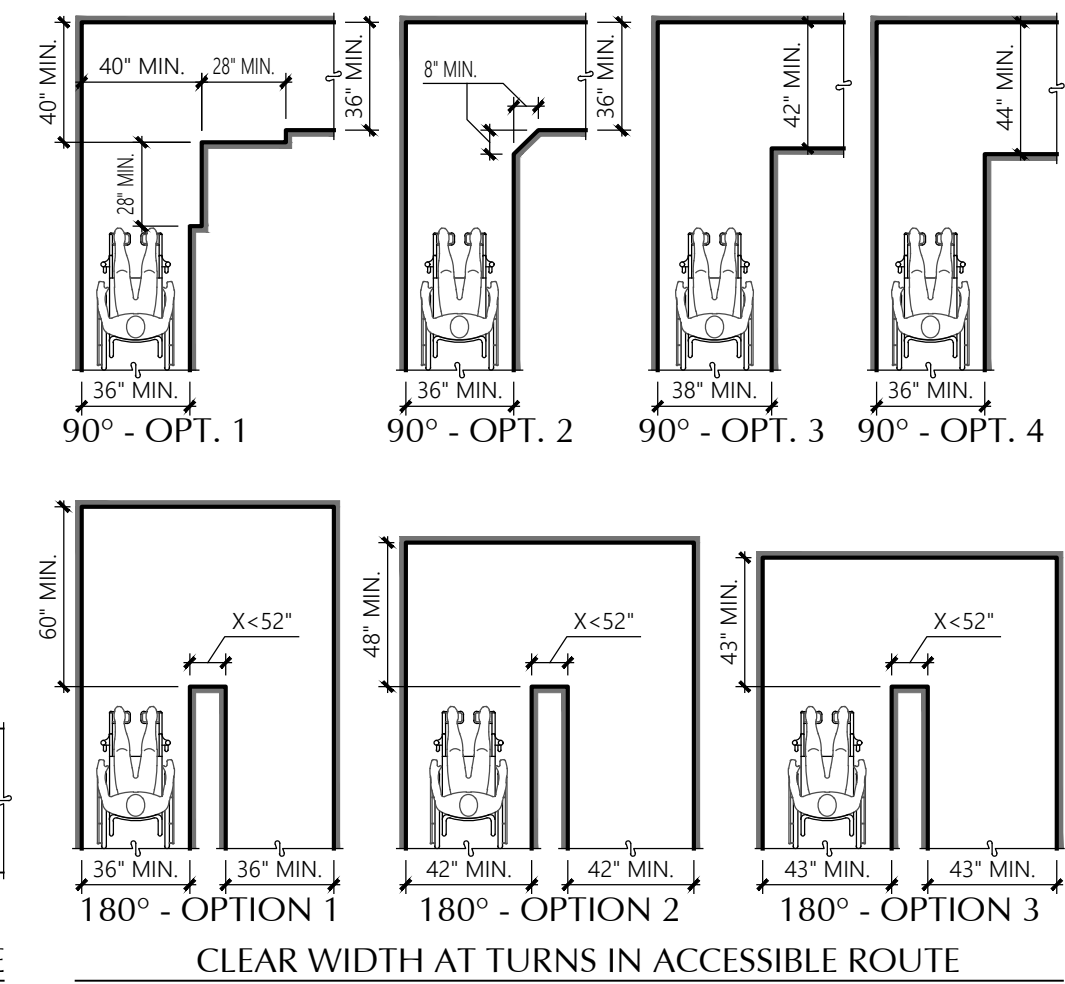


BUILDING BLOCKS CHAPTER 3

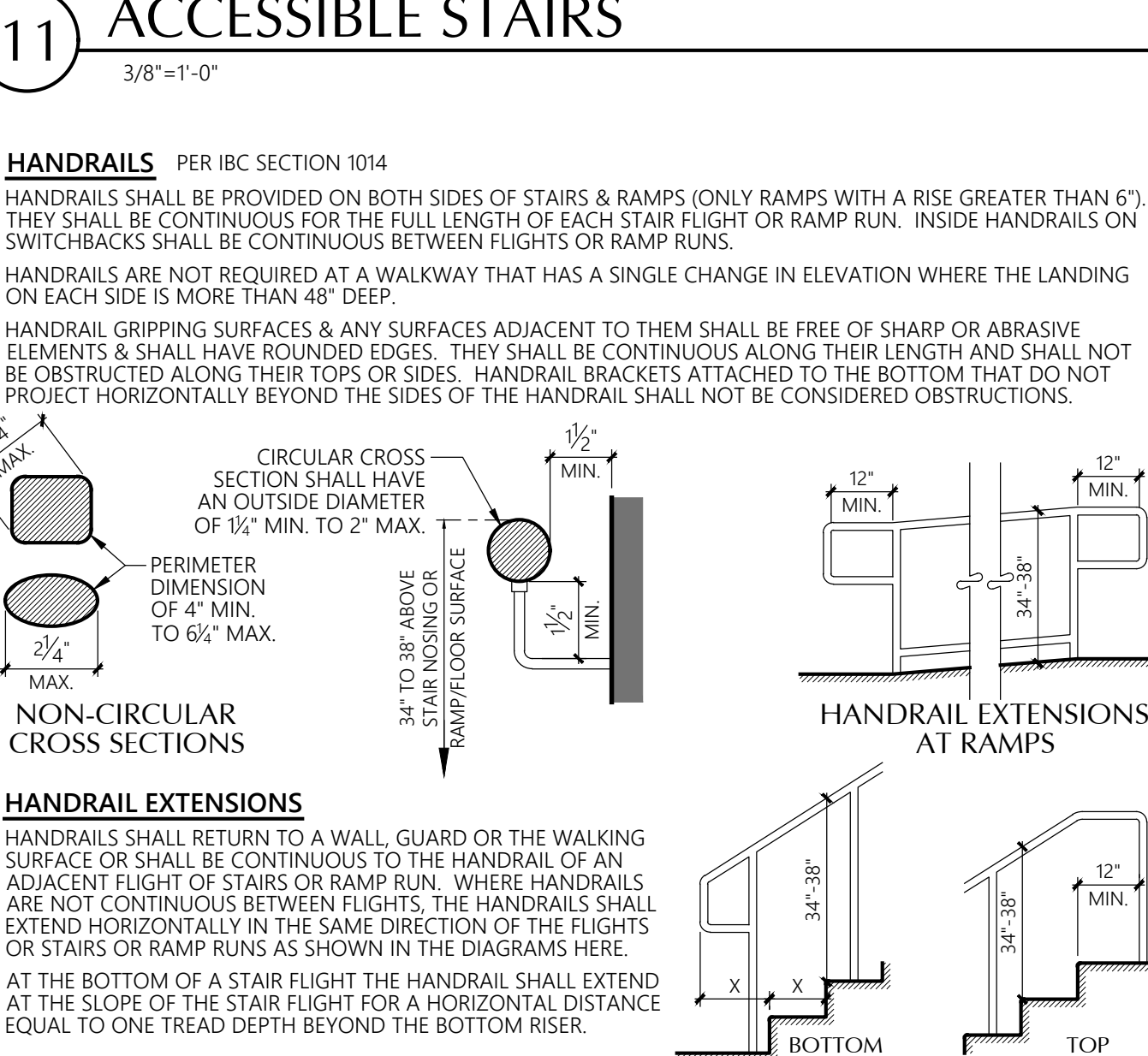
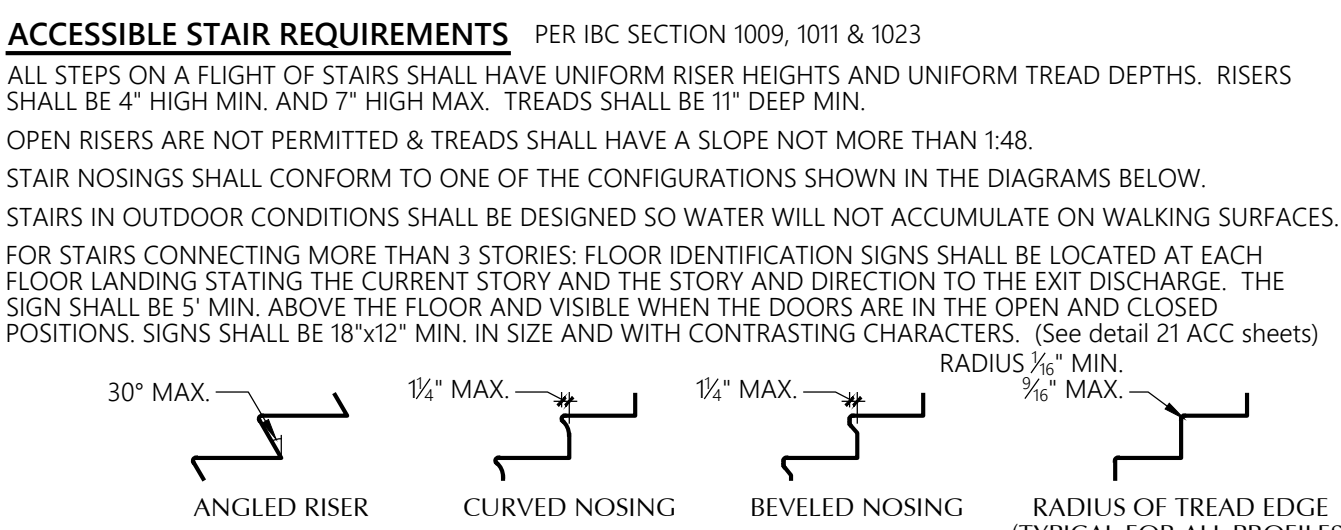
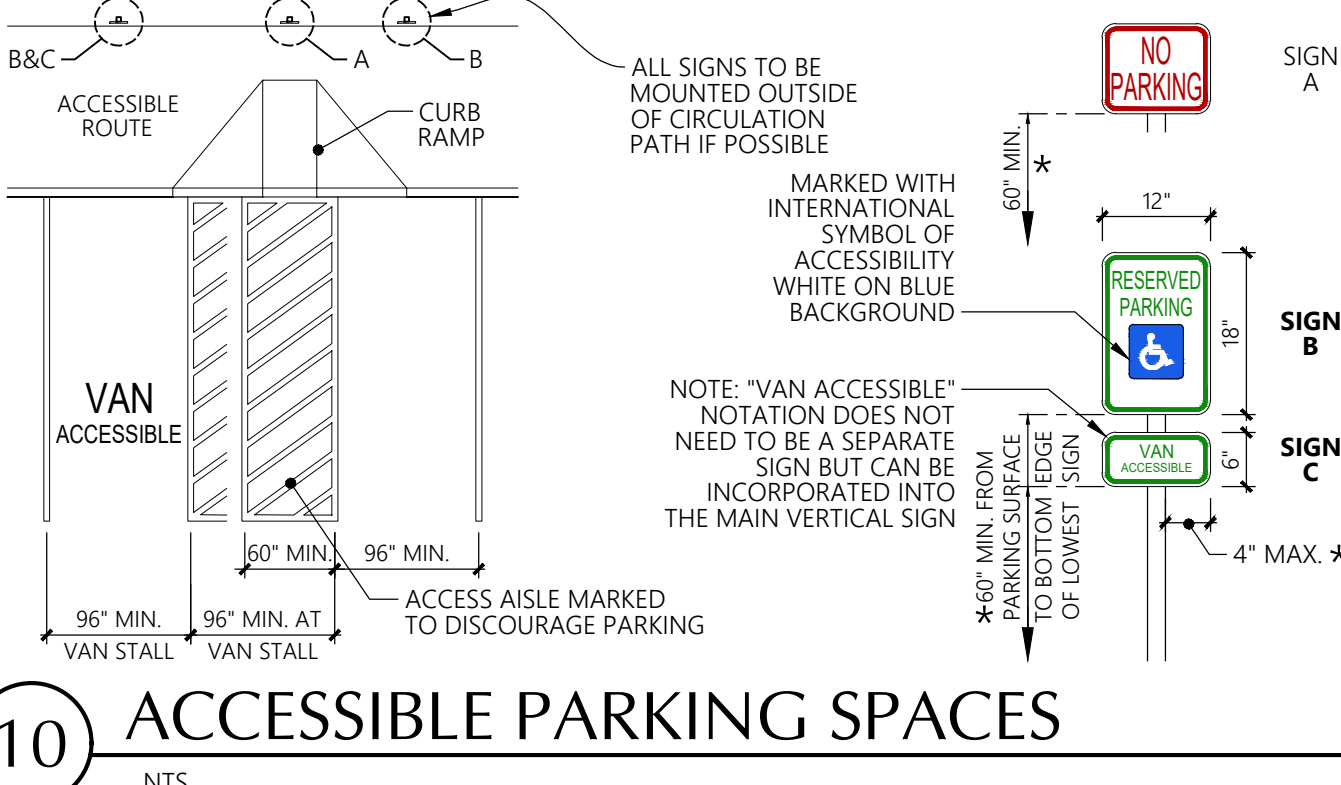
ACCESSIBLE ROUTE PER IBC SECTION 1104
AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE SERVED.
WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE, AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED TO EACH PORTION OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES CONNECTING ACCESSIBLE PEDESTRIAN WALKWAYS AND TO THE PUBLIC WAY.
ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREAS AS A GENERAL CIRCULATION PATH.
ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS & DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS.



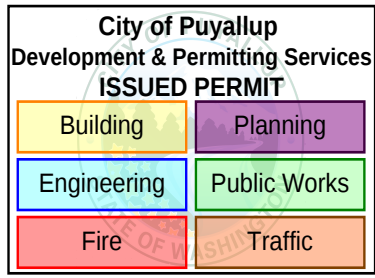
ACCESSIBLE ROUTES CHAPTER 4



ACCESSIBLE PARKING SPACES
LOCATION: PER IBC SECTION 1106.7, ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE. WHERE PRACTICAL THE ACCESSIBLE ROUTE SHALL NOT CROSS LANES OF TRAFFIC. WHERE CROSSING TRAFFIC LANES IS NECESSARY, THE ROUTE SHALL BE DESIGNATED AND MARKED AS A CROSSWALK.
PARKING STALL SIZE: CAR AND VAN PARKING SPACES SHALL BE 96" MIN. WIDTH. ACCESS AISLES FOR CAR PARKING SPACES SHALL BE 60" MIN. IN WIDTH. ACCESS AISLES SERVING VAN PARKING SPACES SHALL BE 96" MIN. IN WIDTH. ACCESS AISLE: SHALL ADJOIN AN ACCESSIBLE ROUTE AND TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. CAR AND VAN PARKING SPACES SHALL HAVE AN ADJACENT ACCESS AISLE ON EITHER SIDE OF THE PARKING SPACE. THE ACCESS AISLES SHALL BE 60" MIN. IN WIDTH FOR CAR STALLS AND 96" MIN. IN WIDTH FOR VAN STALLS AND EXTEND THE FULL LENGTH OF AND AT THE SAME LEVEL AS THE PARKING SPACE THEY SERVE. ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM.
FLOOR SURFACES: PARKING STALLS & ADJACENT ACCESS AISLES SHALL HAVE A SURFACE SLOPE OF 1:48 MAX.
VERTICAL CLEARANCE: ACCESSIBLE VAN PARKING STALLS, ACCESS AISLES SERVING THEM, & VEHICULAR ROUTES SERVING THE VAN SPACE SHALL HAVE A VERTICAL CLEARANCE OF 98" MIN.
IDENTIFICATION: ACCESSIBLE PARKING SPACES SHALL BE INDICATED BY A VERTICAL SIGN. SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY THAT IS WHITE WITH A BLUE BACKGROUND. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE". A VERTICAL "NO PARKING" SIGN SHALL BE ERECTED AT THE HEAD OF EACH ACCESS AISLE LOCATED ADJACENT TO AN ACCESSIBLE PARKING SPACE. THESE SIGNS MAY INCLUDE ADDITIONAL LANGUAGE SUCH AS, AN INDICATION OF THE AMOUNT OF THE MONETARY PENALTY FOR PARKING IN THE SPACE WITHOUT A VALID PERMIT OR THE ACCESS AISLE. THESE SIGNS SHALL BE 60" MIN. ABOVE THE FLOOR OF THE PARKING SPACE MEASURED TO THE BOTTOM OF THE SIGN.
SIGN MOUNTING: SIGNS ARE TO BE MOUNTED COMPLETELY OUTSIDE OF CIRCULATION PATHS WHEREVER POSSIBLE. WHERE MOUNTING IS NECESSARY WITHIN A PATH OF CIRCULATION, SIGNS SHALL MEET THE REQUIREMENTS OF IBC SECTION 1003.3 FOR PROTRUDING OBJECTS AND POST-MOUNTED OBJECTS.
* SIGNS MOUNTED ON POSTS WITHIN A CIRCULATION PATH SHALL BE INSTALLED WITH A VERTICAL CLEARANCE OF 80" MIN. FROM THE LOWEST POINT OF THE SIGN(S) TO THE WALKING SURFACE. IF A POST MOUNTED SIGN WITHIN THE CIRCULATION PATH IS SIZED SUCH THAT IT PROTRUDES 4" MAX. FROM THE MOUNTING POST, THEN THE MOUNTING HEIGHT SHALL BE AT 60" MIN. ABOVE THE PARKING SURFACE SO AS TO NOT BE OBSTRUCTED BY ANY PARKED VEHICLES.
ELECTRIC VEHICLE CHARGING STATIONS: WHERE EV CHARGING STATIONS ARE REQUIRED TO BE ACCESSIBLE, THE OPERABLE PARTS OF THE CHARGING STATION SHALL COMPLY WITH ACCESSIBLE OPERABLE PARTS REQUIREMENTS INCLUDING A CLEAR FLOOR SPACE ADJACENT TO THE STATION (See detail 4 ACC sheets). AN ACCESSIBLE ROUTE SHALL BE PROVIDED FROM THE ACCESS AISLE ADJACENT TO THE PARKING SPACE TO THE CLEAR FLOOR SPACE ADJACENT TO THE VEHICLE CHARGING STATION. PROTECTION BOLLARDS, CURBS OR WHEEL STOPS SHALL BE LOCATED SO THAT THEY DO NOT OBSTRUCT THE CLEAR FLOOR SPACE AT THE CHARGING STATION.



GENERAL SITE & BLDG. ELEMENTS CHAPTER 5



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Site Standards
PRCNC20260045

Bradley Heights Apartments
Puyallup, Wa

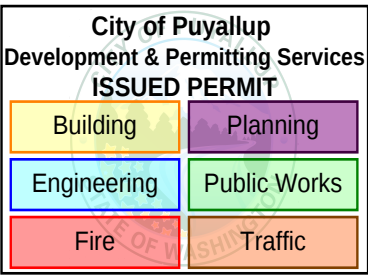
Timberlane Partners

Revisions
No. Date Description

Initial Publish Date:
Date Plotted: 1-27-26
Job No.: 23-06 Drawn By: APT/DJV/JLL
Sheet No.:

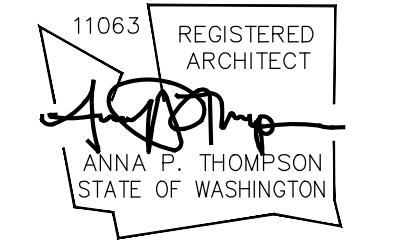
A3

\\2306\SITE STANDARDS & TRASH ENCLOSURE.DWG



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Small Recycling Enclosure R3
Plans, Elevations, & Sections
PRCNC20260045

Bradley Heights Apartments
Puyallup, Wa

Timberlane Partners

Revisions

No.	Date	Description
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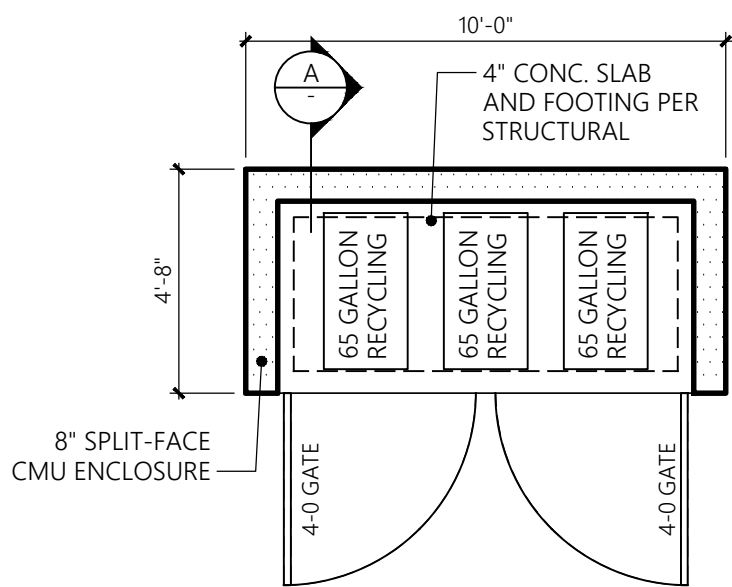
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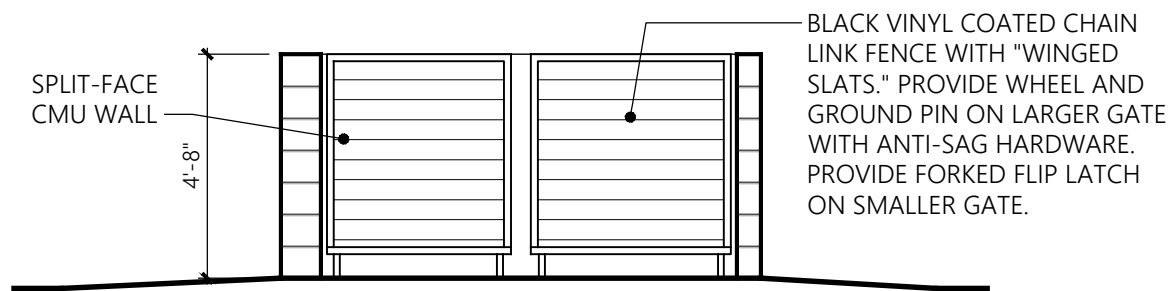
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23-06	APT/HDM

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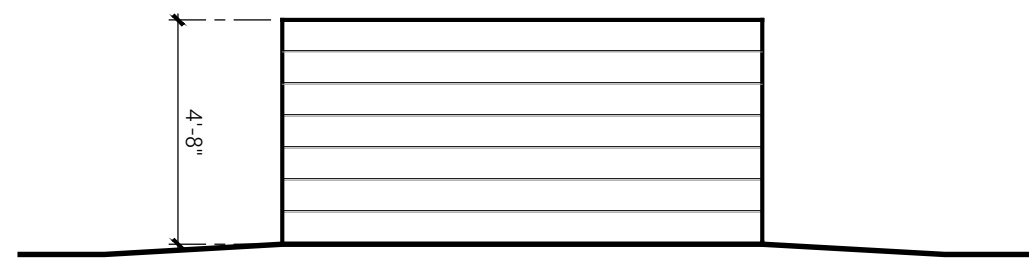
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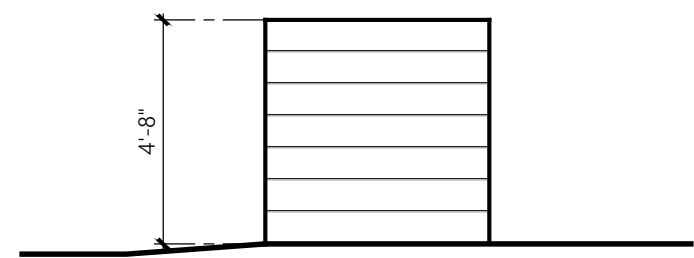
R3 PLAN
1/4" = 1'-0"



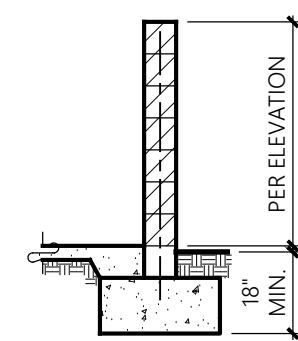
R3 FRONT ELEVATION
1/4" = 1'-0"



R3 REAR ELEVATION
1/4" = 1'-0"



R3 SIDE ELEVATION
1/4" = 1'-0"



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

CAD FILE: F:\Projects\2023 Projects\23.007 Bradley Heights\Drawings\S1.1.dwg PLOT DATE/TIME: 2/2/2026 - 10:02am THANK YOU FOR USING SOLUTIONS 4 STRUCTURES

STRUCTURAL NOTES-TABLES

WIND PRESSURE TABLE FOR COMPONENTS & CLADDING (ASD)						
ROOF SURFACES						
EFFECTIVE WIND AREA	POSITIVE PRESSURE (PSF)			NEGATIVE PRESSURE (PSF)		
	ZONE*					
	1	2	3	1	2	3
10 SF	7.80	7.80	7.80	-12.39	-21.56	-31.89
20 SF	7.04	7.04	7.04	-12.01	-19.65	-29.59
50 SF	6.27	6.27	6.27	-11.62	-17.74	-27.30
100 SF	5.51	5.51	5.51	-11.24	-15.83	-25.01
500 SF	5.51	5.51	5.51	-11.24	-15.83	-25.01
WALL SURFACES						
EFFECTIVE WIND AREA	POSITIVE PRESSURE (PSF)			NEGATIVE PRESSURE (PSF)		
	ZONE*					
	4	5		4	5	
10 SF	12.18	12.18		-13.21	-16.31	
20 SF	11.56	11.56		-12.59	-15.07	
50 SF	10.94	10.94		-11.98	-13.83	
100 SF	10.32	10.32		-11.36	-12.57	
500 SF	9.08	9.08		-10.12	-10.12	
1. NET WIND PRESSURES AT ROOF SURFACES = VALUE FROM TABLE ABOVE +2/3 DEAD LOAD (DEAD LOAD REDUCES NEGATIVE PRESSURE + ADDS TO POSITIVE PRESSURES)						
2. ZONES ARE DEFINED BY FIGURE 30.6-1 ASCE/SEI 07-10 FOR ROOF AND WALL ELEMENTS						

2018 International Building Code – Statement of Special Inspection

SOIL & FOUNDATIONS						
MATERIAL/ TYPE	IBC CODE	REFERENCE	FREQUENCY APPLICABLE			SCOPE OF SERVICE
INSPECTION	REFERENCE	STANDARD	TO THIS PROJECT			
			CONT.	PERIODIC	REQUIRED	
Site Preparation	Table 1705.6 Item 5	–	–	X	N/A	Inspection to determine that the site has been prepared in accordance with the approved soils or geotechnical report.
Prepared Fill – During Fill Preparation	Table 1705.6 Item 4	–	X	–	YES	Inspection to determine that the materials being used and maximum lift thicknesses comply with the approved report as specified in Section 1804.2.
Evaluation of in-place Density	Table 1705.6 Item 3	–	–	X	YES	Tests to determine, at the approved frequency, that the in-place dry density of the compacted fill complies with the approved report.
Footings and Foundations	1805.1 – 1805.9 Table 1705.6 Item 1	–	–	X	YES	Confirm soils suitable for the design allowable soil bearing pressure are present at bearing grade. Confirm the footing dimensions are as specified on the project plans.
Foundation Depth	Table 1705.6 Table 1705.6 Item 2	–	–	X	YES	Confirm excavation are extended to proper depth and have reached proper materials.

2018 International Building Code – Statement of Special Inspection

CONCRETE CONSTRUCTION						
MATERIAL/ TYPE INSPECTION	IBC CODE REFERENCE	REFERENCE STANDARD	FREQUENCY APPLICABLE TO THIS PROJECT			SCOPE OF SERVICE
			CONT.	PERIODIC	REQUIRED	
Materials	1705.3.1, Table 1705.3 Item 1	Applicable ASTM material spec.; AISC 360, Section A3.3	–	X	YES	Manufacturer's Certificates of Compliance or Tests per Chapter 3 of ACI 318, per ASTM A 706, and per 1705.3.1
Installation of Reinforcing Steel	1910.4 Table 1705.3 Item 1	ACI 318.3.5; 7.1 – 7.7	–	X	YES	Inspection to confirm compliance with details shown on approved Construction Documents, Shop Drawings, ACI 318 and Code Section 1910.4
Welding of Reinforcing Steel	Table 1705.3 Item 2	AWS D1.4, ACI 318.3.5.2	–	–	N/A	Observation of reinforcing steel welding in accordance with Table 1705.2.2, Item 2, (see attached steel construction table).
Bolt Installation	1908.5, 1901.1 Table 1705.3 Item 3	ACI 318: 8.1.3, 21.2.8	X	–	YES	Observation of anchor bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased.
Formwork	Table 1705.3 Item 12	ACI 318.6.1.1	–	X	YES	Inspection for compliance with ACI 318, Section 6.1, 6.2, for shape, location and dimensions of concrete member being formed.
Concrete Strength	1910.10, Table 1705.3 Item 6	ASTM C 172, ASTM C 31, ACI 318.5.6, 5.8	–	X	NO	Evaluation of Concrete strength in accordance with ACI 318, Section 5.6 and in accordance with the requirements of IBC 1905.6.
Concrete Mixes	1904.2, 1910.2, 1910.3 Table 1705.3 Item 5	ACI 318: 4, 5.2–5.4	–	X	YES	Inspection for use of proper mix proportions and techniques, ACI 318, Chapter 4, Sections 5.2 – 5.4.
–	–	–	–	–	–	–
Concrete Sampling	1910.10 Table 1705.3 Item 6	ASTM C 172, ASTM C 31, ACI 318.5.6, 5.8	X	–	MO	
Concrete Placement	1910.6, 1910.7, 1910.8, Table 1705.3 Item 7	ACI 318.5.9, 5.10	X	–	YES	Inspection for proper application techniques; ACI 318, Sections 5.9 and 5.10
Curing Temperatures and Techniques	1910.9 Table 1705.3 Item 8	ACI 318: 5.11–5.13	–	X	NO	Inspection for maintenance of curing temperatures and techniques; ACI 318, Sections 5.11, 5.12 and 5.13.
Prestressed Concrete: Application Prestressing Forces	Table 1705.3 Item 9a	ACI 318: 18.20, ACI 18.18.4	X	–	NO	Field inspections of precast concrete members in accordance with ACI 318, Section 18.20.
Prestressed Concrete: Grouting of unbonded prestressing tendons in seismic-force-resisting system	Table 1705.3 Item 9b	ACI 318: 18.20, ACI 18.18.4	X	–	NO	Field inspections of precast concrete members in accordance with ACI 318, Chapter 18.18.4.
Manufacture of Precast Concrete	1704.2.1	–	–	X	NO	Certificate from Independent Agency and current agreement for periodic (minimum 6 month intervals) in-plant quality assurance inspections.
Erection of Precast Concrete	Table 1705.3 Item 10	ACI 318: 16	–	X	NO	Field inspections of precast concrete members in accordance with ACI 318, Chapter 16.
Post Tensioning	Table 1705.3 Item 11	ACI 318: 6.2	–	X	NO	Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms for beams and structural slabs in accordance with ACI 318, Section, 6.2.
Post Installed Anchors	1909.1, Table 1705.3 Item 11	ACI 318: 3.8.6, 8.1.3, 21.1.8	–	X	YES	Verification of anchors post installed in hardened concrete members.

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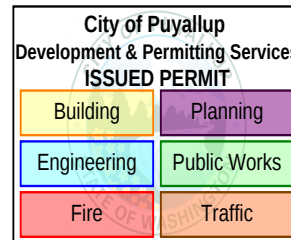
WOOD CONSTRUCTION						
MATERIAL/ TYPE INSPECTION	IBC CODE REFERENCE	REFERENCE STANDARD	FREQUENCY APPLICABLE TO THIS PROJECT			SCOPE OF SERVICE
			CONT.	PERIODIC	REQUIRED	
Fabrication – Inspection of Fabricator's Quality Control Procedures	1704.2.5	–	–	X	YES	Certificate from Independent Agency and current agreement for periodic (minimum 6 month intervals) in-plant quality assurance inspections.

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SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE						
MATERIAL/ TYPE INSPECTION	IBC CODE REFERENCE	REFERENCE STANDARD	FREQUENCY APPLICABLE TO THIS PROJECT			SCOPE OF SERVICE
			CONT.	PERIODIC	REQUIRED	
Structural Steel	1705.11.1	AISC 341	X	–	N/A	Observation of structural welding in accordance with AISC Seismic. Not required for 5/16" single pass fillet welds or welding of metal deck.
Structural Wood: Inspection of field gluing operations of elements of the seismic force resisting system.	1705.11.2	–	X	–	N/A	Inspection of field gluing operations of elements of the seismic force resisting system.
Structural Wood: Inspection of nailing, bolting, anchoring and other fastening components the seismic force resisting system, including drag struts, braces and hold-downs.	1705.11.2	–	–	X	YES	Inspection of nailing, bolting, anchoring and other fastening components within the seismic force resisting system, including drag struts, braces and hold-downs. Not required for nailing o.c. spacing greater than 4" o.c.
Cold-formed Steel Framing	1705.11.3	–	–	X	NO	Inspection of welding operations of elements of the seismic force resisting system.
Cold-formed Steel Framing	1705.11.3	–	–	X	NO	Inspection of screw attachments, bolting, anchoring and other fastening components within the seismic force resisting system, including struts, braces and hold-downs.

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STRUCTURAL: OBSERVATIONS						
MATERIAL/ TYPE INSPECTION	IBC CODE REFERENCE	REFERENCE STANDARD	FREQUENCY APPLICABLE TO THIS PROJECT			SCOPE OF SERVICE
			CONT.	PERIODIC	REQUIRED	
Structural Observations	1704.5	–	–	X	If required by jurisdiction	Structural observations to be performed to observe general conformance to the construction documents.



Revisions to this sheet:

Bradley Heights Apartments
202 27th Ave SE
Puyallup, Washington

PROJECT NO. : 23.007
DESIGNED BY : TLC, OGG, MRO
DRAWN BY : RSO
ISSUE DATE : 2-20-24
LATEST REV. OF DWG. SET : 2-2-26

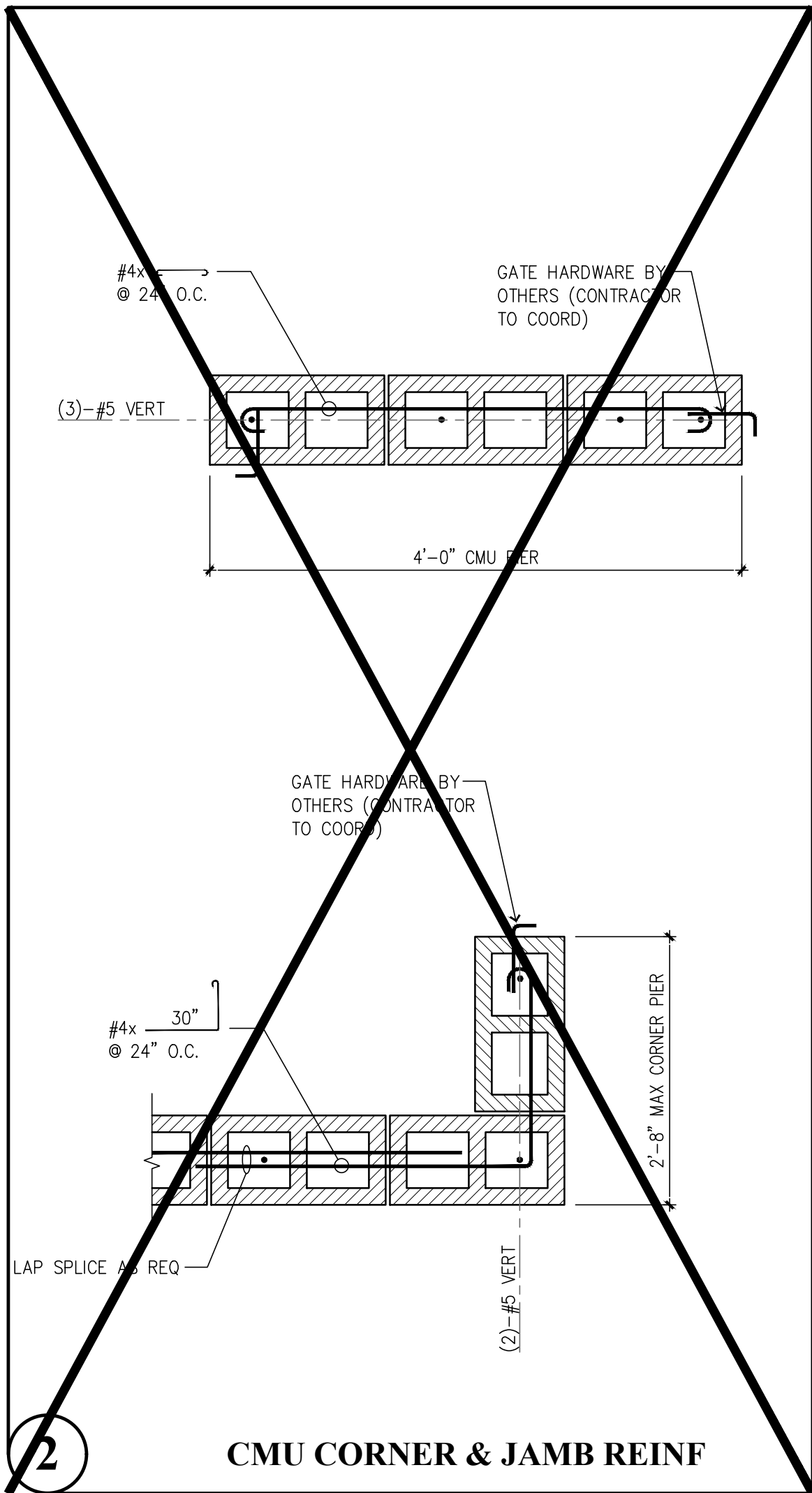
PRCNC20260045

Puyallup, Washington 98374
Ph 253-314-9822
www.solutions4structures.com

Solutions 4 Structures
A Structural Engineering Corporation

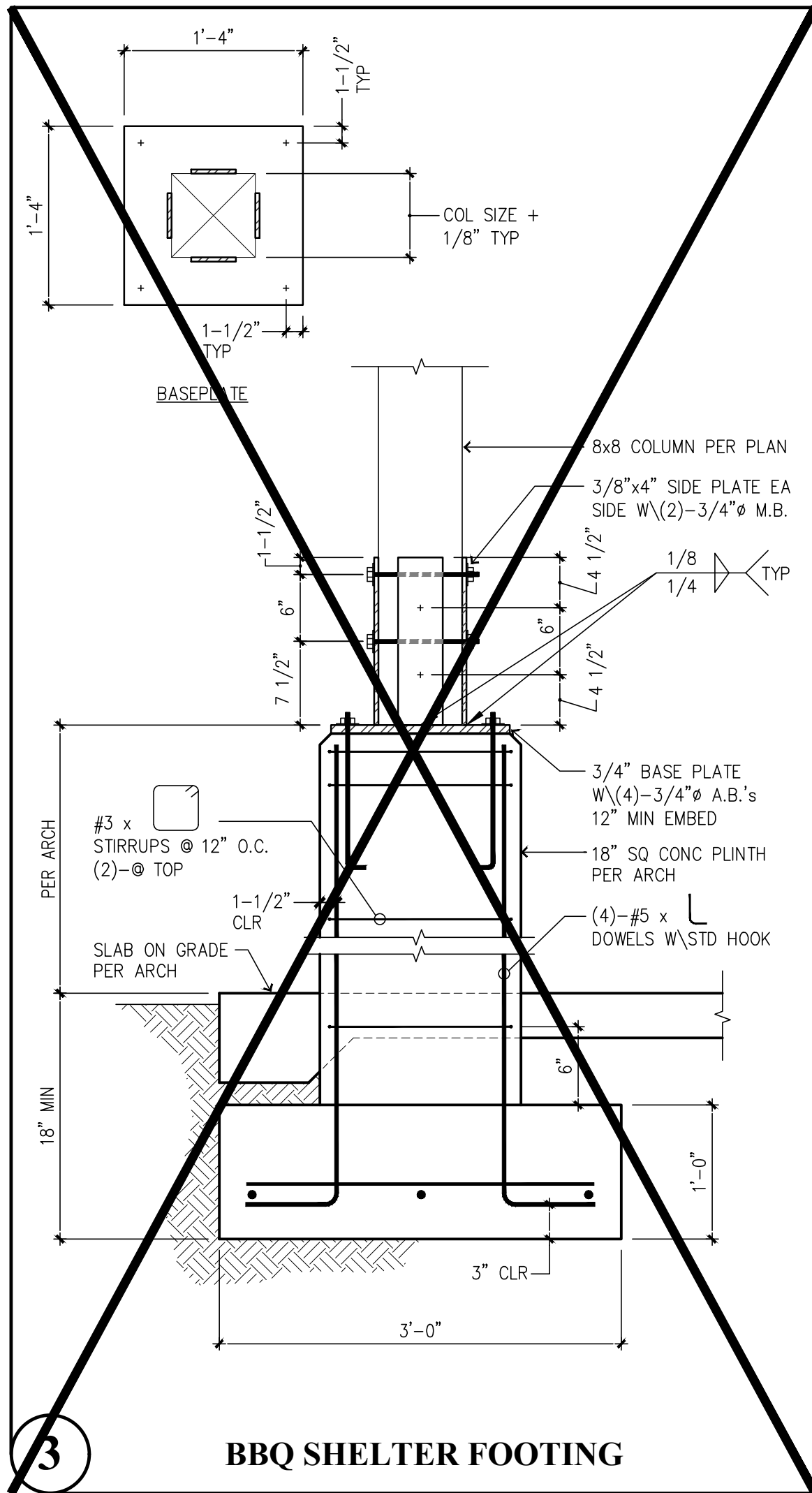
SUBMITTAL SET ONLY NOT FOR CONSTRUCTION
THESE DRAWINGS ARE SUBJECT TO REVISIONS
PENDING LOCAL JURISDICTIONAL REVIEW.

S1.1



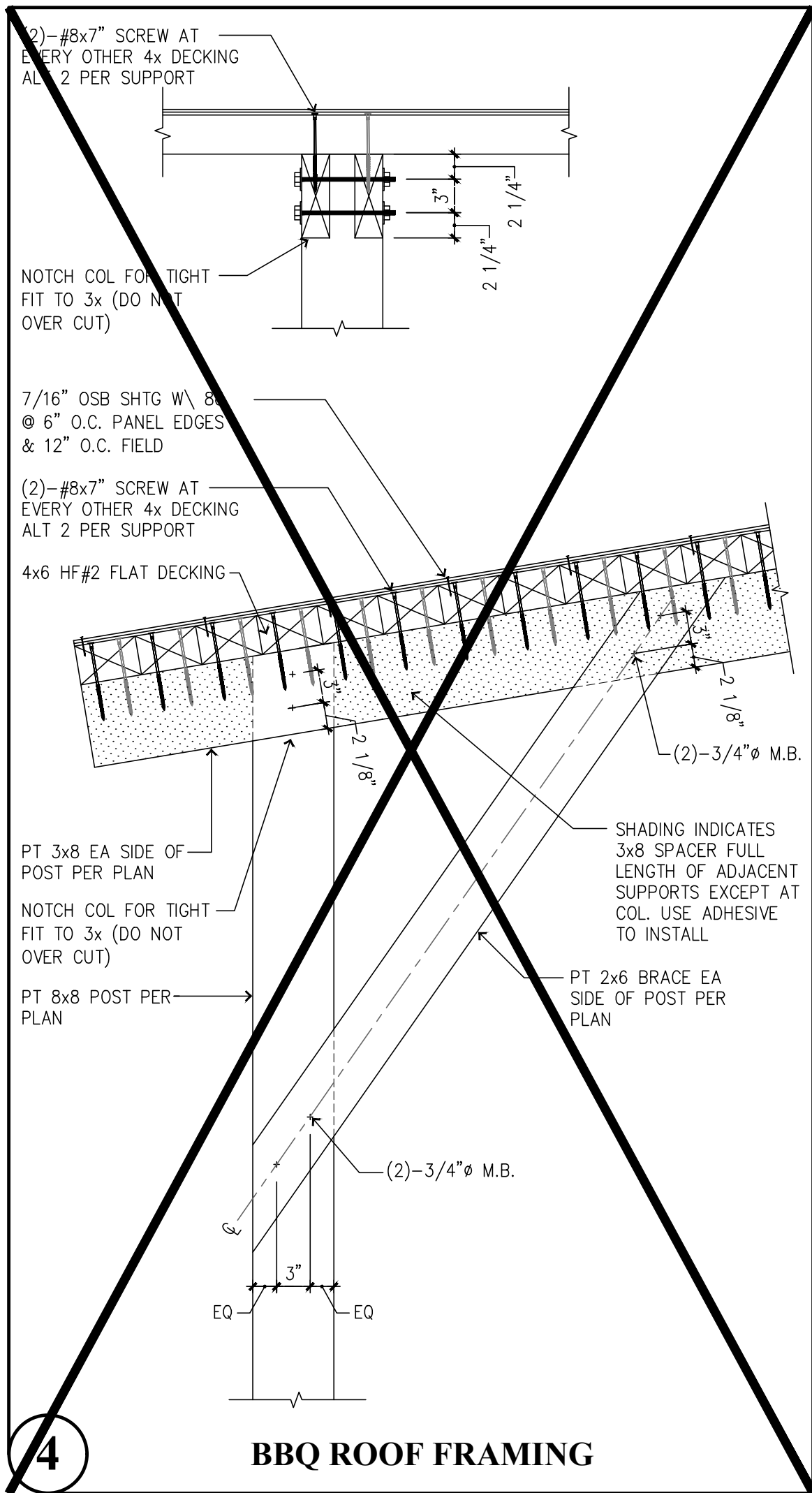
2

CMU CORNER & JAMB REINF



3

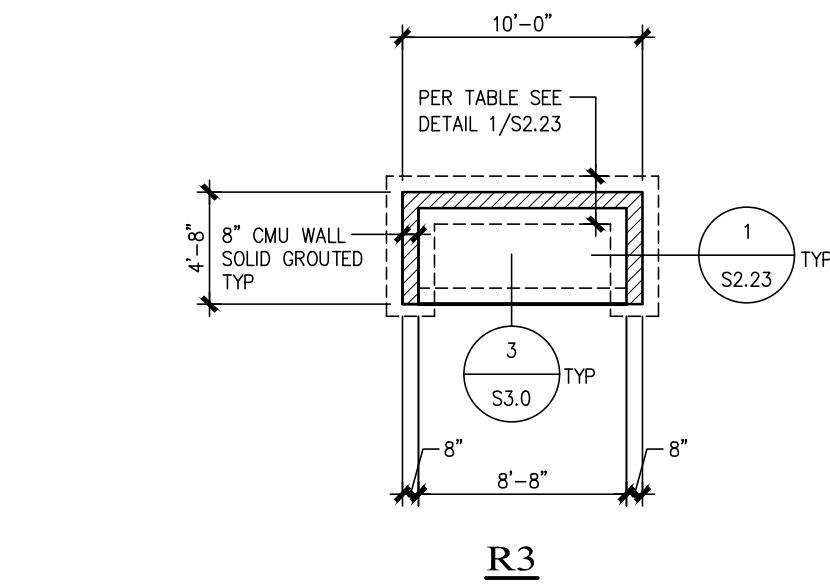
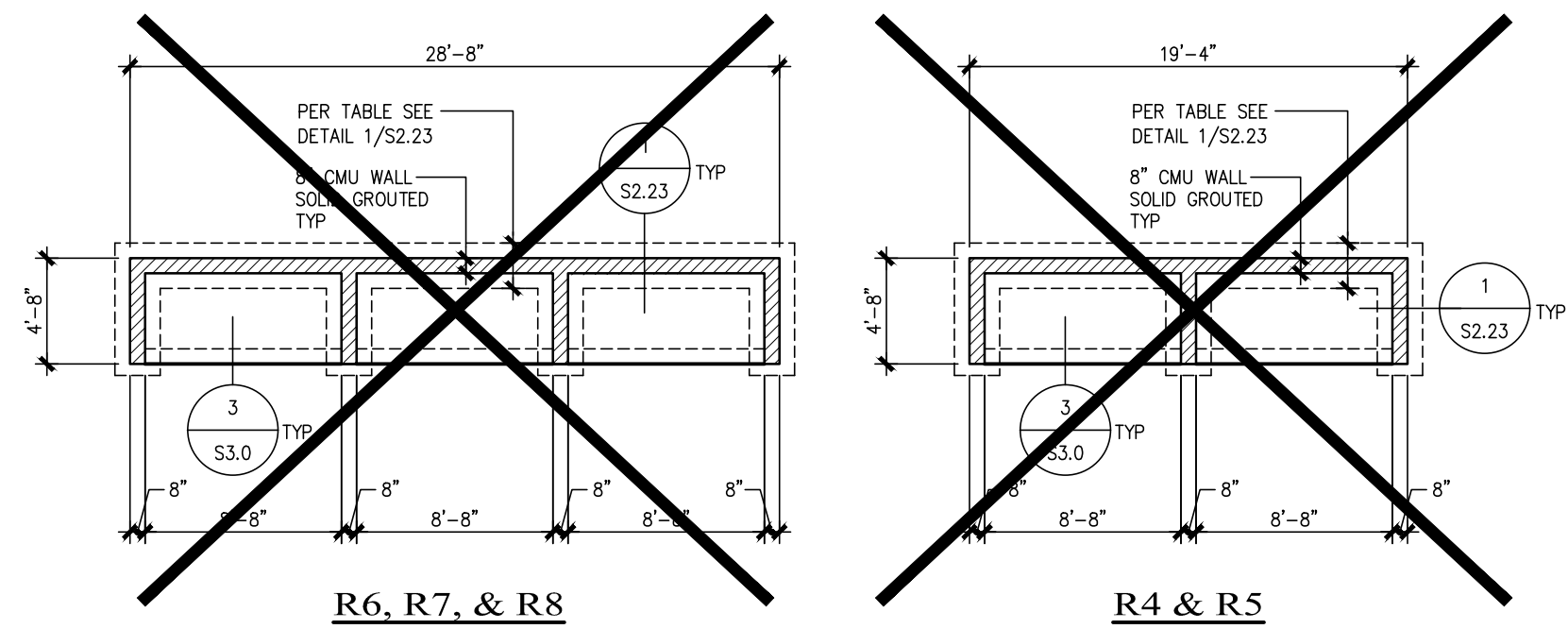
BBQ SHELTER FOOTING



4

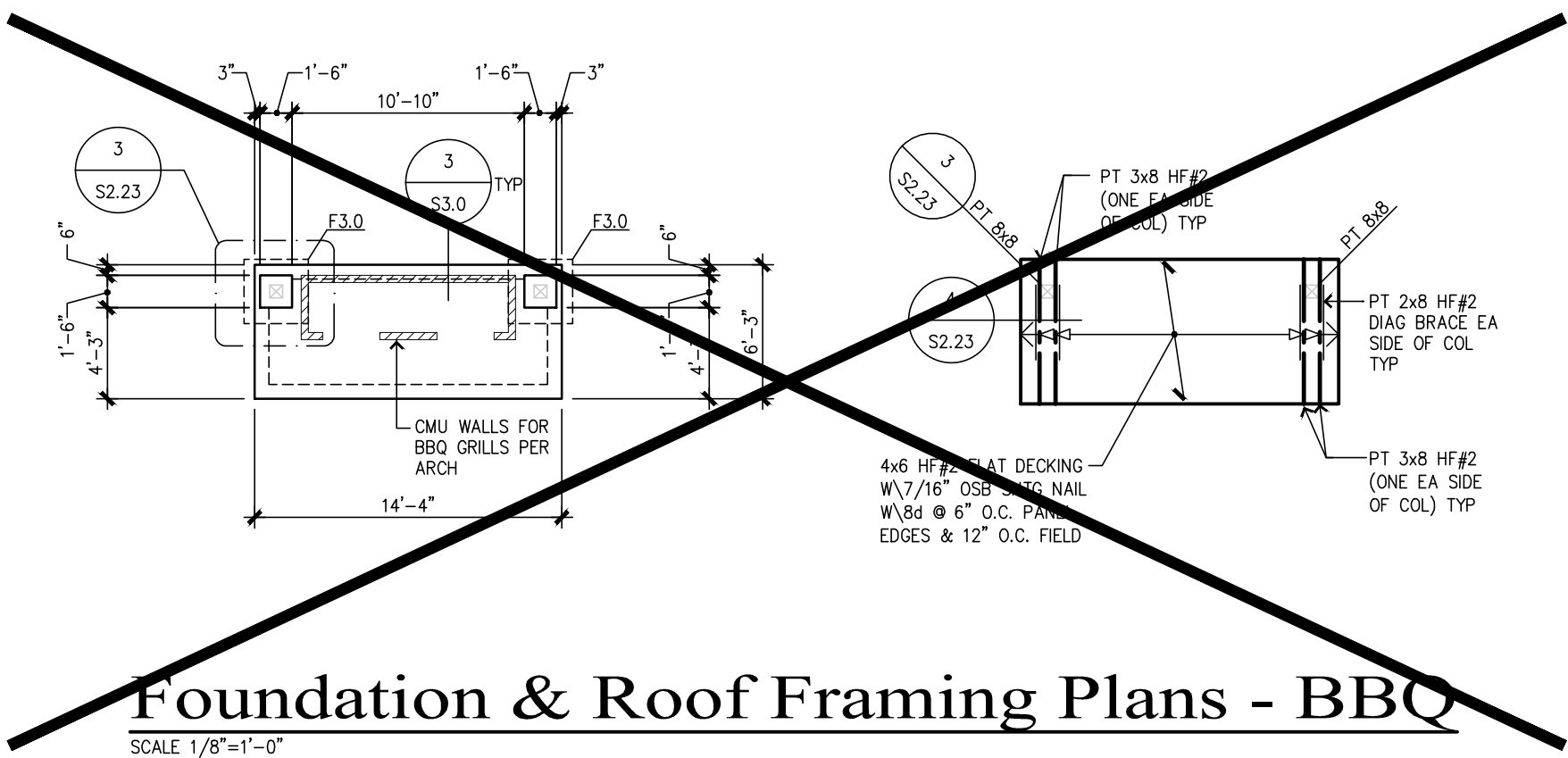
BBQ ROOF FRAMING

- ### Foundation Notes
- TYPICAL DIMENSIONS ARE TO FACE OF WALL OR TO CENTERLINE OF COLUMN OR FOOTING. VERIFY ALL DIMENSIONS & ELEVATIONS WITH THE ARCHITECT.
 - PROVIDE FOOTING SUBSTRATE PREPARATION PER THE SOILS REPORT.
 - F-- INDICATES ISOLATED FOOTING TYPICAL ISOLATED FTG SHALL BE CONSTRUCTED PER FOOTING SCHEDULE 5/S3.0.
 - EXTEND ALL CONTINUOUS FOOTINGS AT END WALLS 1'-4" MIN. BEYOND END OF ALL BEARING WALLS & SHEARWALLS. (TYPICAL) UNO
 - ALL EXTERIOR WALLS SHALL HAVE AN 8" STEMWALL AND A 36" WIDE x 12" DEEP FOOTING W/ STEEL REINFORCING 3" CLR. OF SOIL UNLESS NOTED OTHERWISE
 - ADD STRIP DRAINS AT FACE OF BUILDINGS WHEN WALKS SLOPE TOWARD BUILDING, CONNECT TO TIGHTLINE.
 - PROVIDE #4-24" x 24" CORNER BARS TO MATCH ALL HORIZONTAL REINFORCEMENT IN STEMWALLS AND FOOTINGS. (TYPICAL)
 - FLOOR SLABS - 6" CONC. SLAB ON GRADE 6x6 - W1.2xW1.2 WWF @ CENTER-LINE OR FIBER MESH PER MANUFACTURER OVER SUBSTRATE PER SOILS ENGINEER. USE WWF WHERE INDICATED. PROVIDE CONTROL JOINTS PER DETAIL 15/S3.0 AT THE DIRECTION OF THE ARCHITECT.
 - ENTRY SLABS - 4" CONC. SLAB (BROOM FINISH)
 - PATIO SLABS - 4" CONC. W/ THICKENED EDGES. SLOPE AWAY FROM BUILDING AT 1/4"/FT. SEE 3/S3.0
 - ALL THICKENED SLABS FOR BEARING WALLS AND PARTY WALLS SHALL BE 30" WIDE x 12" DEEP W/ (2) #4 BARS CONTINUOUS UNLESS NOTED OTHERWISE. DEEPEN LOCALLY AT HOLDOWNS TO OBTAIN EMBEDMENT DEPTH +3" MIN.
 - ALL THICKENED EDGE SLABS SHALL BE 8" WIDE x 8" DEEP W/ (1) #4 BAR CONTINUOUS (3" FROM BOTTOM) UNLESS NOTED OTHERWISE. SEE 3/S3.0.
 - VERIFY ALL TOP OF SLAB ELEVATIONS AND BUILDING STEPS WITH ARCH/CIVIL PLANS TYPICAL.
 - TYPICAL PERIMETER FOOTING SHALL BE LOCATED A MIN. 18" BELOW GRADE OR AS REQUIRED BY LOCAL JURISDICTION.
 - SEE DETAILS FOR TYPICAL STEMWALL/FOOTING & THICKENED SLAB CONSTRUCTION.
 - T.O.W. = TOP OF STEMWALL
T.O.F. = TOP OF FOOTING
T.O.S. = TOP OF SLAB
 - SEE THE GENERAL STRUCTURAL NOTES ON SHEET S1.0 FOR ADDITIONAL INFORMATION.
 - VERIFY WITH CIVIL GRADING PLAN FOR GARAGE SLAB ELEVATION @ GARAGE DOORWAY.
 - DEEPEN FOOTINGS AS NECESSARY TO MAINTAIN MINIMUM COVER. COORDINATE WITH CIVIL GRADING PLAN FOR GRADE CONDITIONS.
 - INDICATES DEPRESSED TOP OF STEMWALL AT DOORWAY. POUR SLAB OVER SEE 4/S3.0.
 - ALL INTERSECTING FOOTINGS / STEW WALLS SHALL HAVE CORNER BARS TO MATCH HORIZ REINFORCEMENT SEE 10/S3.0



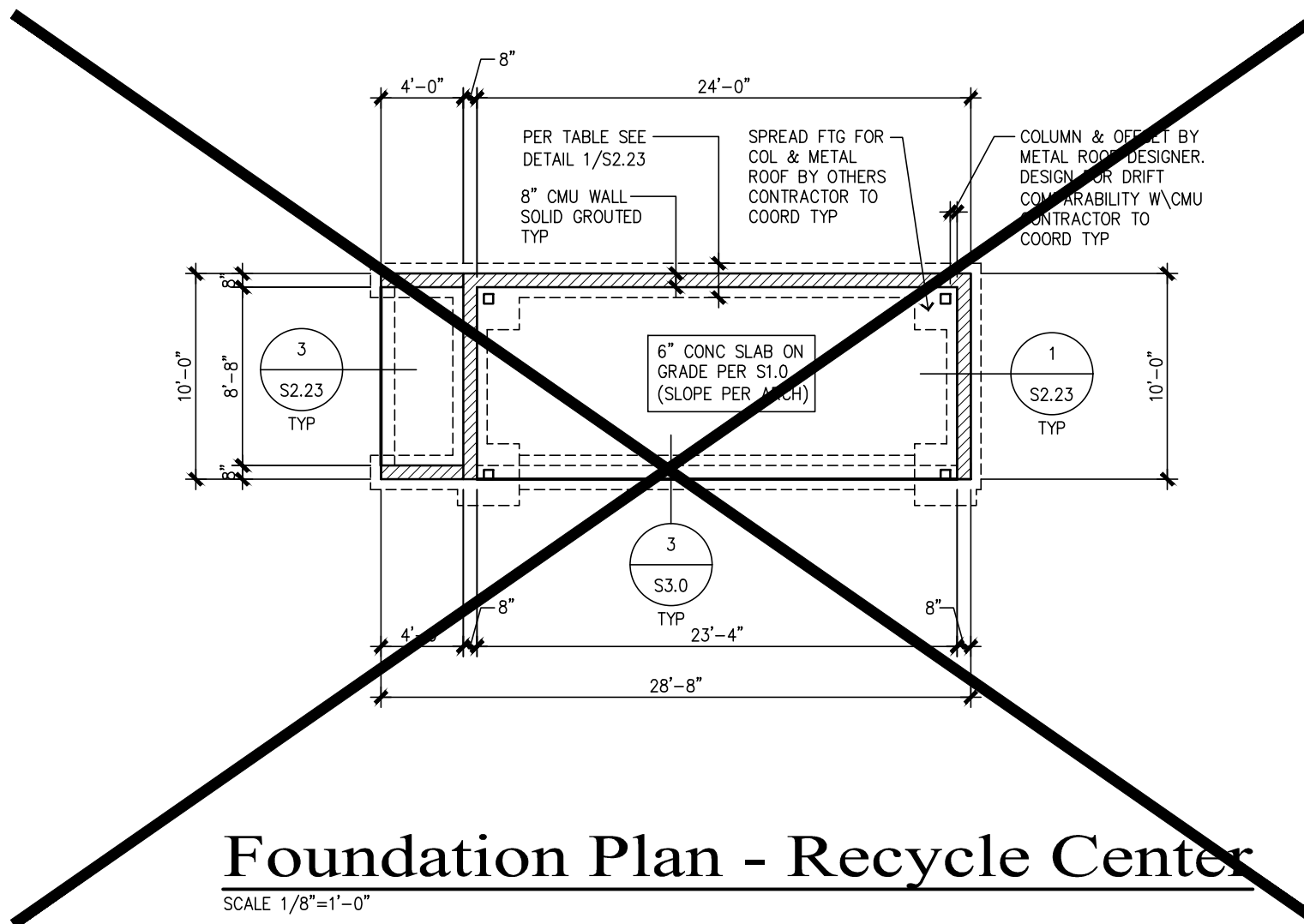
Foundation Plan - Satellite Recycle Bin Enclosures

SCALE 1/8"=1'-0"



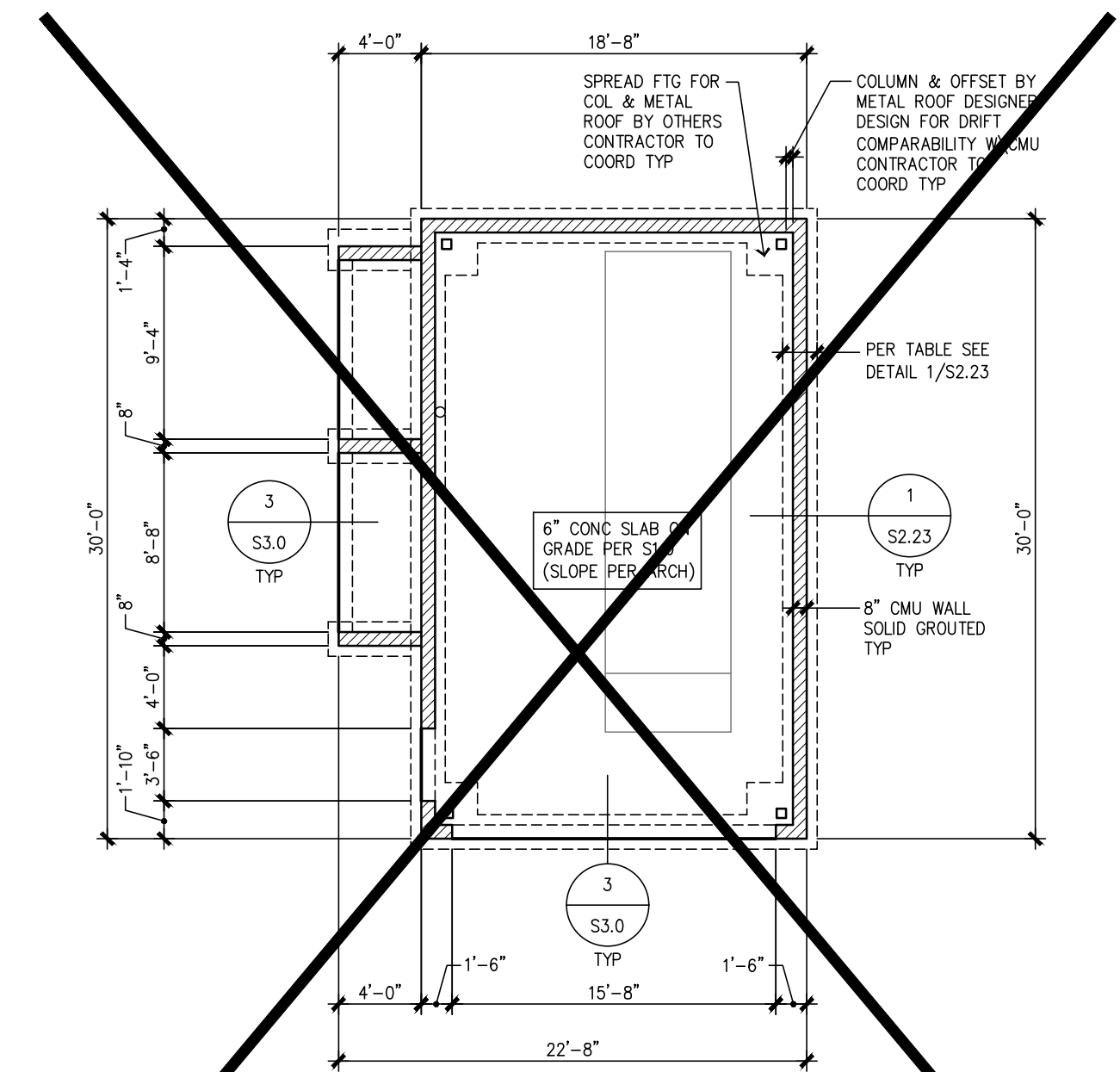
Foundation & Roof Framing Plans - BBQ

SCALE 1/8"=1'-0"



Foundation Plan - Recycle Center

SCALE 1/8"=1'-0"



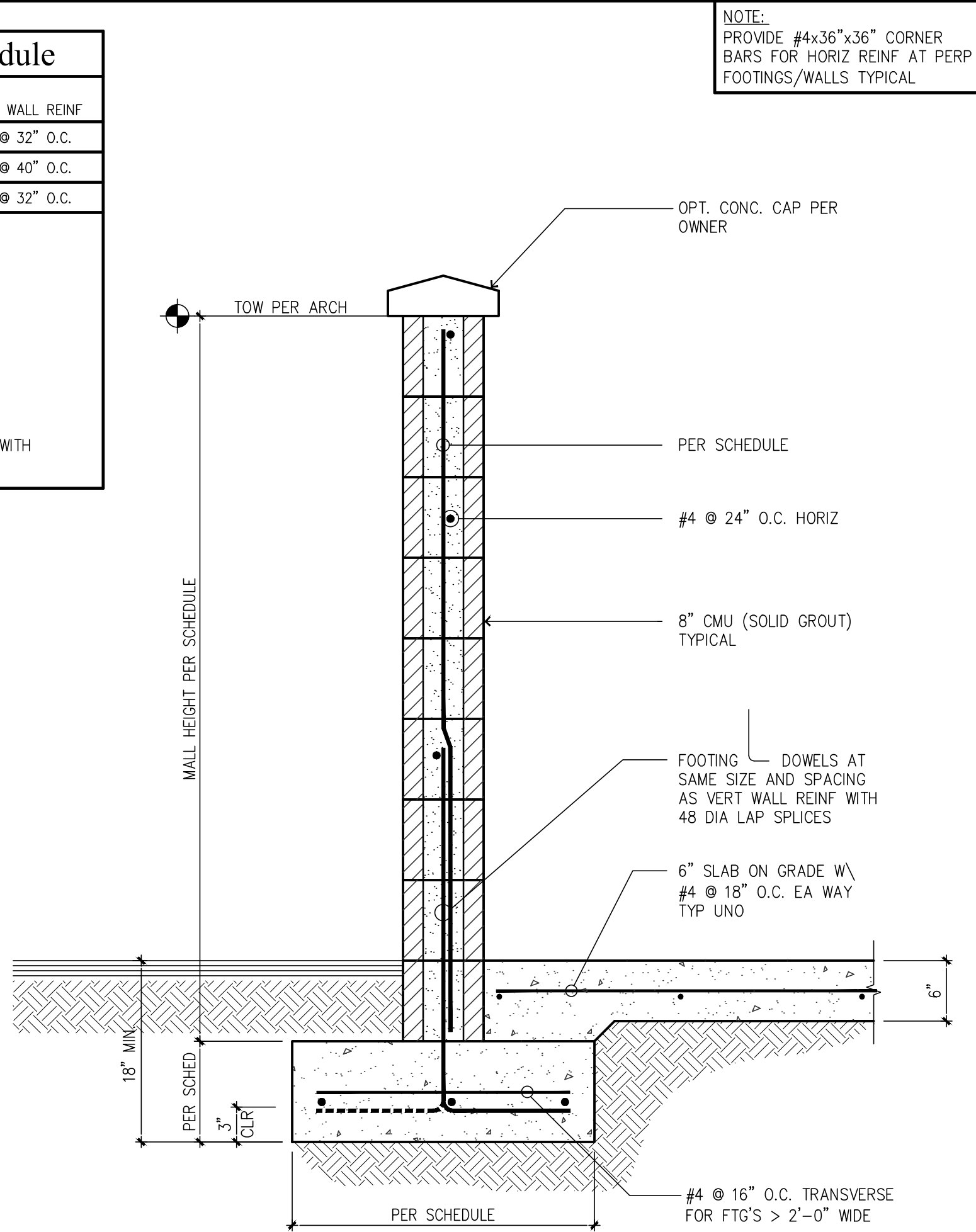
Foundation Plan - Trash Compactor

SCALE 1/8"=1'-0"

CMU Enclosure Wall Schedule				
MAX HT	FOOTING			VERT WALL REINF
	WIDTH	THICKNESS	LONGITUDINAL REINF	
9'-4"	2'-10"	12"	(3)-#5	#5 @ 32" O.C.
7'-4"	2'-4"	10"	(3)-#4	#5 @ 40" O.C.
5'-4"	1'-10"	10"	(2)-#4	#4 @ 32" O.C.

NOTES:

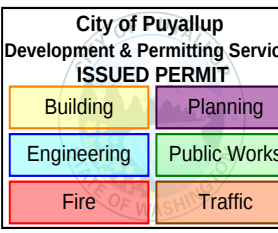
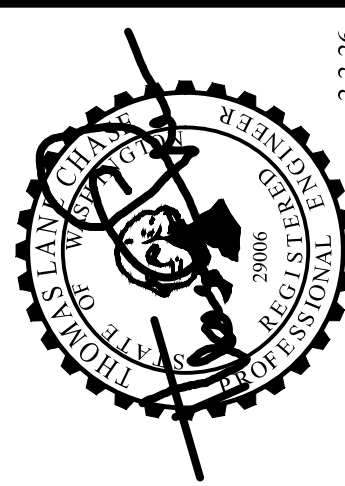
- ALLOWABLE SOIL BEARING = 2,000 PSF
- HORIZONTAL LOADING:
WIND = 10 PSF (ASD)
SEISMIC = 25 PSF
- 8" CMU SOLID GROUTED BLOCKS TYP UNO
- CONTRACTOR TO VERIFY ALL HEIGHTS AND DIMENSIONS WITH ARCHITECT PRIOR TO CONSTRUCTION



TRASH COMPACTOR & RECYCLE CENTER ENCLOSURE

1

NOTE:
PROVIDE #4x36"x36" CORNER BARS FOR HORIZ REINF AT PERP FOOTINGS/WALLS. TYPICAL



Revisions to this sheet:
8-30-24 PERM CORRECTIONS & OWNER CHANGES
4-24-25 PERM CORRECTIONS & OWNER CHANGES

PRCNC20260045

Bradley Heights Apartments
202 27th Ave SE
Puyallup, Washington

Solutions 4 Structures
A Structural Engineering Corporation
Puyallup, Washington 98374
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www.solutions4structures.com

PROJECT NO. : 23.007
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