RIVER TRAIL APARTMENTS - WEST AMENITY REFRESH

CONSTRUCTION DOCUMENT SET - APRIL 19, 2022

City of Puyallup
Building
APPROVED
See permit
for additional
requirements.
JMontgomery
06/15/2022
8:05:36 AM

Approval of submitted plans is not an approval of omissions or oversights by this office or noncompliance 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.

PROJECT TEAM

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MEP: RTM ENGINEERING CONSULTANTS
CONTACT: JESSICA IVERSEN
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BELLEVUE, WA 98005
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CONTRACTOR: TBD

PROJECT INFORMATION

CITY OF PUYALLUP PROJECT NO: TBD

PROJECT ADDRESS: 1617 E MAIN AVE, PUYALLUP, WA 98372

ASSESSOR PARCEL NO: 0420262055

LEGAL DESCRIPTION: SECTION 26 TOWNSHIP 20 RANGE 04 QUARTER 23 THAT POR OF WILLIS BOATMAN & J B LEACH DLC & THAT POR OF ABAND CHANNEL OF PUYALLUP RIVER DESC AS FOLL COM 1/4 SEC COR TO SEC 26 & 27 TH N 00 DEG 51 MIN 34 SEC E 101.50 FT TO N R/W LI OF E MAIN AVE (FORMERLY STATE RD #5) TO POB TH ALG SD R/W LI S 88 DEG 57 MIN 26 SEC E 740.74 FT TO INTER C/L OF ABAND CHANNEL OF PUYALLUP RIVER TH N 43 DEG 53 MIN 15 SEC E 466.11 FT TH N 15 DEG 06 MIN 45 SEC W 929.20 FT TH N 19 DEG 53 MIN 15 SEC E 35.85 FT TH S 64 DEG 06 MIN 03 SEC W 581.61 FT TH S 89 DEG 01 MIN 23 SEC W 439.95 FT TH S 68 DEG 24 MIN 22 SEC W 124.71 FT TH S 00 DEG 50 MIN 30 SEC W 941.16 FT ALG A LI PAR/W W LI OF L 11 OF REPLAT OF PART OF FRANK R SPINNING FIRST ADD TO SD N R/W OF E MAIN AVE TH S 88 DEG 57 MIN 26 SEC E 259.23 FT TO POB EXC THAT POR LY ELY OF FOLL DESC LI BEG AT A PT ON SD R/W LI OF E MAIN AVE 577.65 FT S 88 DEG 57 MIN 26 SEC OF SD POB TH N 00 DEG 01 MIN 26 SEC W 200.03 FT TH N 88 DEG 57 MIN 26 SEC W 42.01 FT TH N 00 DEG 01 MIN 26 SEC W 180.59 FT TH N 16 DEG 50 MIN 01 SEC W 115.02 FT TH N 00 DEG 41 MIN 03 SEC E 291.59 FT TH N 25 DEG 12 MIN 49 SEC W 289.04 FT TO N LI OF ABOVE DESC TRACT & TERMINUS OF SD DESC LI APPROVED SUBD BY CY OF PUYALLUP COMM DEV DEPT 06/09/04 OUT OF 2-053 SEG 2005-0526 10/5/04CL

PROJECT DESCRIPTION: ALTERATIONS TO AMENITY/LEASING SPACES IN AN EXISTING BUILDING BUILT IN 2005 INCLUDING BUT NOT LIMITED TO DEMOTION OF EXISTING PARTITIONS, EQUIPMENT AND FINISHES AND INSTALLATION OF NEW LIGHTING, FINISHES, GAS FIREPLACE, KITCHEN (MICROWAVE AND WARMING DRAWER ONLY, NO COOKTOP/OVEN) AND NEW EXTERIOR DOORS. SITE IMPROVEMENTS INCLUDE NEW ELECTRIC BIKE DOCKING STATION, GAS GRILL AND FIRE PIT AMENITIES AT EXISTING POOL DECK AND NEW PLANTING AREAS AT EXISTING SIDEWALK/PATHWAYS.

GENERAL NOTES

1. IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK COMPLY WITH THE BUILDING CODES, RULES, AND REGULATIONS OF JURISDICTIONS HAVING AUTHORITY
2. GENERAL CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION SITE MEETING WITH OWNER, ARCHITECT, AND OTHER DESIGN CONSULTANTS, AS REQUIRED.
3. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADE CONDITIONS AND HEIGHT LIMITS WITH ARCHITECT ON SITE PRIOR TO BEGINNING OF WORK AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY IN THE SITE SURVEY AND/OR OTHER DRAWINGS.
4. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY.
5. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, AND SITE CONDITIONS, INCLUDING TAKING AND VERIFYING FIELD MEASUREMENTS AS NECESSARY.
6. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL GOVERNMENTAL PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK, EXCEPT FOR THE GENERAL BUILDING PERMIT.
7. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
8. REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THAT THEY OCCUR SHALL BE PROVIDED AS IF DRAWN IN FULL.
9. SEE SPECIFICATIONS FOR REQUIRED SHOP DRAWINGS. GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS TO ARCHITECT; AFTER ARCHITECT'S REVIEW, TO GOVERNING AUTHORITY.
10. THE INTENT OF ARCHITECTURAL DRAWINGS, DETAILS AND SPECIFICATIONS IS TO SHOW DESIGN APPROACH. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY AND BAILIWICK TO PROPERLY INSTALL AND EXECUTE A STRUCTURALLY SOUND, WATER AND AIR PROOFED, DURABLE PROJECT.
11. COORDINATE ALL EXTERIOR PENETRATIONS WITH ARCHITECT.
12. INSULATION CONTRACTOR MUST INSTALL INSULATION IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND MEET THE FTC REQUIREMENTS STATED IN FTC DOCUMENT 16 CFR PART 460 (KNOWN AS THE "R-VALUE RULE"). THESE FTC REQUIREMENTS STATE THAT THE INSULATION INSTALLER MUST PROVIDE A CONTRACT BEFORE WORK STARTS TO THE OWNER THAT STATES, FOR LOOSE FILL INSULATION: PRODUCT INSTALLED, THE COVERAGE AREA, INITIAL THICKNESS OF INSTALL, MINIMUM SETTLED THICKNESS, R-VALUE, AND THE ESTIMATED NUMBER OF BAGS USED. FOR DENSE-PACK INSULATION: THE COVERAGE AREA, THICKNESS OF INSTALL, MINIMUM DENSITY TO BE INSTALLED, R-VALUE, AND THE ESTIMATED NUMBER OF BAGS USED.
13. THE INSTALLER MUST PROVIDE A RECEIPT AFTER INSTALL THAT STATES THE ABOVE INFORMATION INCLUDING THE ACTUAL INSTALLED THICKNESS, ACTUAL NUMBER OF BAGS INSTALLED AND THE RESULTING ACTUAL DENSITY OF THE INSTALL.
14. WHEN INSULATING CLOSED CAVITIES WITH BLOWN-IN INSULATION, INSTALLER SHALL CUT OR DRILL A PRESSURE RELIEF HOLE IN THE FAR OPPOSITE CORNER FROM THE HOSE INSERTION LOCATION IN ORDER TO ALLOW FOR REQUIRED DENSITY TO BE ACHIEVED.
15. ALL WRB MEMBRANES MUST BE OF THE NON-WOVEN NON-PERFORATED TYPE (SELF ADHERED OR MECHANICALLY FASTENED) OR FLUID APPLIED. WOVEN WRB MEMBRANES SHALL NOT BE USED AND WILL BE REMOVED AND REPLACED IF INSTALLED BY CONTRACTOR AT NO EXPENSE TO OWNER.

CONTRACT DIMENSION NOTES

1. DO NOT SCALE THE DRAWINGS. LARGE SCALE DIMENSIONS GOVERN SMALL SCALE DIMENSIONS.
2. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY IN DIMENSIONS, PRIOR TO PROCEEDING WITH WORK.
3. AT NEW CONSTRUCTION, ALL DIMENSIONS ARE TO FACE OF FRAMING, FACE OF CONCRETE, CENTER LINE OF COLUMNS, AND CENTERLINE OF WINDOWS AND DOORS, UNLESS NOTED OTHERWISE.
4. AT EXISTING CONSTRUCTION, DIMENSIONS ARE TO FINISH FACE OF MATERIALS, UNLESS NOTED OTHERWISE.
5. SITE PLAN DIMENSIONS UNACCOMPANIED BY A LICENSED SURVEY IN THE POSTED DRAWING SET ARE CONSIDERED APPROXIMATE AND FOR REFERENCE ONLY.
6. GRAPHIC SCALES ARE PROVIDED FOR REFERENCE ONLY. WHERE DRAWINGS OF DIFFERENT SCALES ARE PROVIDED ON THE SAME SHEET, GRAPHIC SCALES ARE REMOVED FOR CLARITY.
7. DIMENSIONS WITH ACCOMPANYING TEXT (E.G. CLEAR, HOLD, EQUAL) SHALL BE VERIFIED IN FIELD. ANY CHANGES TO THESE DIMENSIONS REQUIRE APPROVAL BY ARCHITECT.

BUILDING CODES

APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODE W/ WASHINGTON STATE AMENDMENTS
2018 EXISTING BUILDING CODE W/ WASHINGTON STATE AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE
2018 UNIFORM PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 WASHINGTON STATE ENERGY CODE
2009 ICC A117.1-09 ACCESSIBILITY

NOTE: ELECTRICAL, MECHANICAL, PLUMBING, FIRE PERMIT BY OTHERS

JURISDICTION
CITY OF PUYALLUP

TYPE OF CONSTRUCTION
VB

FIRE PROTECTION
NOT SPRINKLERED

CODE COMPLIANCE METHOD
PRESCRIPTIVE

EXISTING USE PER IBC:
1ST FLOOR: ASSEMBLY GROUP A-3, BUSINESS GROUP B - LEASING OFFICE
2ND FLOOR: RESIDENTIAL R-2 APARTMENT (ACCESSED FROM EXTERIOR BREEZEWAY STAIR - NO INTERNAL ACCESS FROM 1ST FLOOR)

PROPOSED USE PER IBC:
1ST FLOOR: NO CHANGE (REMODEL TO INTERIOR SPACES)
2ND FLOOR: NOT IN SCOPE

PRCTI20220683

ABBREVIATIONS

@	AT
AB	ANCHOR BOLT
ABV	ABOVE
AC	AIR CONDITIONING
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
ANCH	ANCHOR
APPROX	APPROXIMATE (LY)
ARCH	ARCHITECT (URAL)
AW	AWNING
BF	BOTTOM FLUSH
BLDG	BUILDING
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
C	CASEMENT
CB	CATCH BASIN
CFM	CUBIC FEET PER MINUTE
CJ	CEILING JOIST
CLG	CEILING
CLR	CLEAR
CNTR	CENTER
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
D	DRYER
DB	DROP BEAM
DEMO	DEMOLITION
DHW	DOMESTIC HOT WATER HEATER
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DRY	DRYER
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
EW	EACH WAY
E	EXISTING
EA	EACH
EG	EGRESS
ELEC	ELECTRICAL
EM	ELECTRIC METER
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FIN	FINISH
FJ	FLOOR JOIST
FL	FLOOR
FO	FACE OF
FURR	FURRING
FT	FOOT
FTG	FOOTING
FURN	FURNACE
GA	GAUGE, GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GL	GLASS
GM	GAS METER
GR	GRADE
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HC	HOLLOW CORE
HDR	HEADER
HDW	HARDWARE
HORIZ	HORIZONTAL
HR	HOUR (FIRE RESISTANT RATING)
HT	HEIGHT
HVAC	HEATING, VENTILATION & AC
IG	INSULATED GLASS
IN	INCH
INCL	INCLUDING
INFO	INFORMATION
INSUL	INSULATING, INSULATION
INT	INTERIOR
ISG	INSULATED SAFETY GLASS
JT	JOINT
KD	KILN DRIED
KP	KING POST
LAM	LAMINATED(D)
LAV	LAVATORY
LB	LAG BOLT
LL	LIVE LOAD
LT	LIGHT
LTG	LIGHTING
LVR	LOUVER
LT WT	LIGHT WEIGHT
LVL	MICROLAM LAMINATED VENEER LUMBER
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
MW	MICROWAVE
NEC	NECESSARY
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O/	OVER
OD	OUTSIDE DIAMETER
OC	ON CENTER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD
OPP	OPPOSITE
OV	OVEN
PC	PIPE COLUMN
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	POINT
PT	PRESSURE TREATED
PTD	PAINTED
PWR	POWER
QTY	QUALITY
QUANT	QUANTITY
R	RANGE
RD	ROOF DRAIN
REINF	REINFORCING
REQ'D	REQUIRED
REF	REFRIGERATOR
REV	REVISION
RF	ROOF
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
S	SINK
SAF	SELF-ADHERED FLASHING
SC	SOLID CORE
SCH	SCHEDULE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FOOT
SG	SAFETY GLAZING
SH	SINGLE HUNG
SIM	SIMILAR
SI	SLIDING WINDOW OR DOOR
SPEC	SPECIFICATION
SPF	SPRUCE, PINE, FIR
SQ	SQUARE
SQ FT	SQUARE FOOT
SS	STAINLESS STEEL
S&R	SHELF AND ROD
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
TF	TOP FLUSH
T&G	TONGUE AND GROOVE
TEMP	TEMPORARY, TEMPERATURE
THK	THICK
TO	TOP OF
TOG	TOGETHER
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VENT	VENTILATION
VERT	VERTICAL
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
W	WASHER
W/	WITH
W/O	WITHOUT
WASH	CLOTHES WASHER
W/D	WARMING & DRYER
WM	WATER METER
WS	WIRE SHELVING
WWM	WELDED WIRE MESH
#	NUMBER; POUND(S)

DRAWING SYMBOL KEY

NORTH ARROW

X SIM / X / XX.XX — BUILDING ELEVATION, DRAWING NUMBER, SHEET NUMBER

X SIM / X / XX.XX — INTERIOR ELEVATION, DRAWING NUMBER, SHEET NUMBER

SIM / X / XX.XX — BUILDING SECTION, DRAWING NUMBER, SHEET NUMBER

SIM / X / XX.XX — WALL SECTION, DRAWING NUMBER, SHEET NUMBER

SIM / X / XX.XX — DETAIL REFERENCE, DRAWING NUMBER, SHEET NUMBER

SIM / X / XX.XX — STRUCTURAL DETAIL, DRAWING NUMBER, SHEET NUMBER

SIM / X / XX.XX — ARCHITECTURAL DETAIL, DRAWING NUMBER, SHEET NUMBER

CUT MARK

CENTERLINE

GRID LINE

X / XX.XX — DRAWING TITLE, DRAWING SCALE — VIEW TITLE

+ 144.25 / +146.67 (E) — SITE POINT ELEVATION

FLOOR LEVEL ELEV. 121'-9" — FLOOR ELEVATION, DATUM

+ 8' - 0" AFF — SPOT ELEVATION, DATUM

1 — REVISION TAG

WALL/FLOOR/ROOF ASSEMBLY TYPE TAG

HB — HOSE BIBB

F / 50 CFM — EXHAUST FAN AIR FLOW RATE

RAMP UP / 2% — RAMP UP/DOWN PERCENT SLOPE

2% — DECK SLOPE TO DRAIN

9" / 12" — CEILING/ROOF SLOPE RISE / RUN

SD — SMOKE DETECTOR

CO — CARBON MONOXIDE ALARM

CO SD — COMBO SMOKE/CARBON MONOXIDE DETECTOR

CLOTHES ROD AND SHELF

12 / 6 — ROOF PITCH

FULL SIZED LEDGIBLE COLOR PLANS ARE REQUIRED TO BE PROVIDED BY THE PERMITEE ON SITE FOR INSPECTION

THE APPROVED CONSTRUCTION PLANS, DOCUMENTS AND ALL ENGINEERING MUST BE POSTED ON THE JOB AT ALL INSPECTIONS IN A VISIBLE AND READILY ACCESSIBLE LOCATION.

City of Puyallup
Development
Engineering
APPROVED
See permit
for additional
requirements.
Linda Lian
06/27/2022
12:48:05 PM

Prior to starting site work, request an erosion and sediment inspection through the CityView portal.

All commercial development must have a sampling tee installed on their sewer lateral. See Standard Detail 04.03.04

A commercial development's water services must have installed an approved backflow prevention assembly to protect the public potable water supply. See PMC 14.02.220(3)

Refer to the Stormwater Fact Sheet and City standard details 02.03.02 & 05.02.01 for typical erosion and sedimentation control methods. Attached in CityView

The required replacement of the wheelchair ramps in the public right of way, at the front of this parcel, must be constructed, inspected and approved prior to receiving occupancy

This property lies within a regulated Flood Zone

GIS BFE 47.00 NAVD88; Record Drawing BFE: 41.04 NGVD29; Record Drawing FFE: 45.04NGVD29; NAVD 88 - 3.6FT47.00 - 3.6 = 43.4 (2-ft lower than FFE)

DRAWING INDEX

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DA1.4	DEMO PLAN - CLUBHOUSE
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DA1.6	DEMO PLAN - EAST ENTRY - SOUTH
DA1.7	DEMO PLAN - EAST ENTRY - NORTH & BBQ ADD
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LA1.11	LAYOUT AND MATERIALS PLAN - E. MAIN AVE - WEST
LA1.12	LAYOUT AND MATERIALS PLAN - POOL
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LA1.14	LAYOUT AND MATERIALS PLAN - CLUBHOUSE
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S3.2	STRUCTURAL SECTIONS AND DETAILS
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MD1.00	MECHANICAL DEMO PLAN
M1.00	MECHANICAL PLAN
M2.00	MECHANICAL ROOF PLAN
M3.00	MECHANICAL SCHEDULES
M4.00	MECHANICAL DETAILS
M4.01	MECHANICAL DETAILS
M5.00	MECHANICAL ZONING PLAN
P0.00	PLUMBING GENERAL NOTES, SYMBOLS, AND LEGENDS
P0.01	PLUMBING SPECIFICIATIONS
P0.02	PLUMBING SITE PLAN
PD1.00	PLUMBING DEMO PLAN
P1.00	PLUMBING SANITARY & VENT PLAN
P2.00	PLUMBING DOMESTIC WATER & GAS PLAN
P3.00	PLUMBING ROOF PLAN
P4.00	PLUMBING SCHEDULES & DETAILS
P5.00	PLUMBING RISER DIAGRAMS
E0.00	ELECTRICAL GENERAL NOTES, SYMBOLS AND LEGEND
E0.01	ELECTRICAL SPECIFICATIONS
E0.02	ELECTRICAL SITE PLAN
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ED2.00	ELECTRICAL DEMO LIGHTING PLAN
E1.00	ELECTRICAL POWER AND DATA PLAN
E2.00	ELECTRICAL LIGHTING PLAN
E3.00	ELECTRICAL SINGLE-LINE DIAGRAM & PANEL SCHEDULES
E4.00	ELECTRICAL SCHEDULES

APPROVED PLAN
CITY OF PUYALLUP
PLANNING DIVISION

APPROVED BY: NComstock

DATE: 07/26/2022

CASE NO.:
PRCTI20220683
CONDITIONS:

Approval only for tenant improvements to amenity/leasing space. Landscaping not approved through this permit. Landscaping will need to be applied for and approved through a civil permit application (see engineering civil permit requirements to address parking lot improvements).

VICINITY MAP

Board & Vellum
115 15th Avenue East, Suite 100
Seattle, Washington 98112
+1 206 707 8895
info@boardandvellum.com
boardandvellum.com
Architecture. Interiors. Site Design.

9858 REGISTERED ARCHITECT
JEFFREY ALFRED PELLETIER
STATE OF WASHINGTON

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS: 1617 E MAIN AVE, PUYALLUP, WA 98372
OWNER: LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
4/19/2022	CONSTRUCTION DOCUMENTS

COPYRIGHT BOARD AND VELLUM LLC. ALL RIGHTS RESERVED.
ORIGINAL SHEET SIZE IS 22"x34"

BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

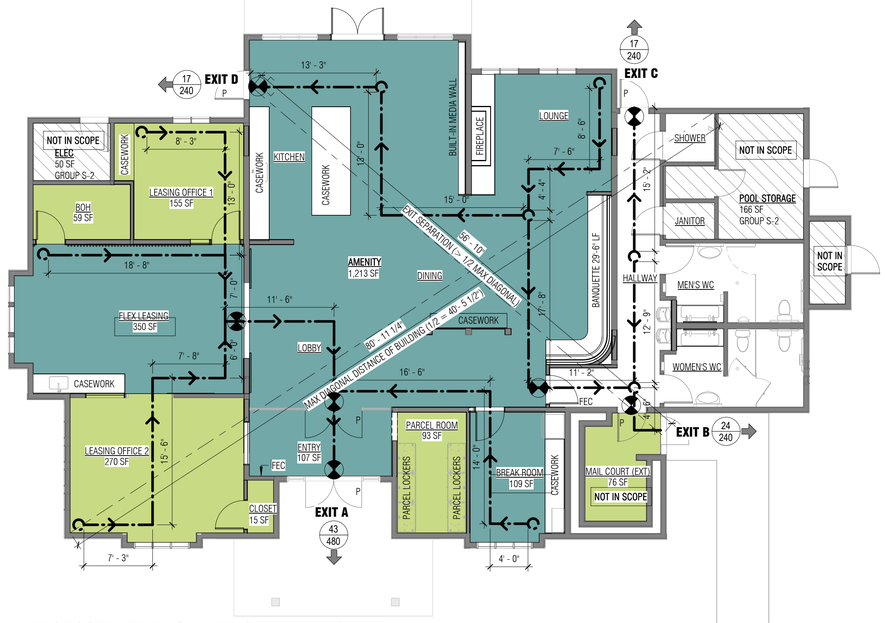
PROJECT INFORMATION

SHEET NO.:

G0.00

2 EXISTING LEVEL 1 LIFE-SAFETY DIAGRAM

1/8" = 1'-0"



1 PROPOSED LEVEL 1 - LIFE-SAFETY DIAGRAM

1/8" = 1'-0"

LIFE SAFETY

	ILLUMINATED EXIT SYMBOL
FE	FIRE EXTINGUISHER - WALL HUNG
FEC	FIRE EXTINGUISHER CABINET RATED 2A10BC
P	DOOR WITH PANIC HARDWARE

EXITING/OCCUPANCY

- DIAGONAL DISTANCE (PER SECTION 1015.2)
- EXIT ACCESS TRAVEL DISTANCE (PER SECTION 1016)
- EXIT ACCESS
- 100 / 200 — OCCUPANT LOAD AT EXIT
- OCCUPANT CAPACITY AT EXIT
  STAIR WIDTH / 0.20 INCHES/OCC
  DOOR WIDTH / 0.15 INCHES/OCC

FUNCTION OF SPACE

- **B** - BUSINESS AREA
- **A-3** ASSEMBLY - UNCONCENTRATED
- **A-3** ASSEMBLY - EXERCISE ROOM
- ACCESSORY STORAGE AREA

PRCTI20220683

BUILDING CODE SUMMARY

APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODE W/ WASHINGTON STATE AMENDMENTS
2018 EXISTING BUILDING CODE W/ WASHINGTON STATE AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE
2018 UNIFORM PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
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NOTE: ELECTRICAL, MECHANICAL, PLUMBING, FIRE PERMIT BY OTHERS

JURISDICTION
CITY OF PUYALLUP

TYPE OF CONSTRUCTION
VB

FIRE PROTECTION
NOT SPRINKLERED

CODE COMPLIANCE METHOD
PRESCRIPTIVE

EBC 202 - GENERAL DEFINITIONS:
ALTERATION: ANY CONSTRUCTION OR RENOVATION TO AN EXISTING STRUCTURE OTHER THAN A REPAIR OR ADDITION. ALTERATIONS ARE CLASSIFIED AS LEVEL 1, LEVEL 2 AND LEVEL 3.

EBC 403.1 - ALTERATIONS: SHALL COMPLY WITH THE REQUIREMENTS OF THE IBC FOR NEW CONSTRUCTION.

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
- ASSEMBLY GROUP A-3: AMENITY SPACES **(1ST FLOOR OF 2 STORIES)**
- BUSINESS GROUP B: OFFICE **(1ST FLOOR OF 2 STORIES)**
- RESIDENTIAL GROUP R-2: APARTMENT **(2ND FLOOR OF 2 STORIES)**

IBC TABLE 504.3 - ALLOWABLE BUILDING HEIGHT IN FEET: FOR TYPE VB, NON-SPRINKLERED
OCCUPANCY: A, & B : 40 FEET ***(all equally restrictive)***

IBC TABLE 504.4 - ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE: FOR TYPE VB, NON-SPRINKLERED
- A-3: 1 STORY
- B: 1 STORY

IBC TABLE 506.2 - ALLOWABLE AREA FACTOR: FOR TYPE VB, NON-SPRINKLERED
- A-3: 6,000 SF ***(most restrictive)*** SUBJECT BUILDING IS: 3,625 GSF
- B: 9,000 SF

IBC 508.3 - MIXED USE AND OCCUPANCY - NONSEPARATED OCCUPANCIES:
NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED PER 302.1. THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA: ***The most restrictive provisions apply to A-3 occupancies. However, sprinklers are not required because conditions are below thresholds listed in 903.2.1.3.***
- ***Building construction Type: VB***
- ***Most restrictive allowances: 40 ft, 1 story, 6,000 SF***
- ***Existing: 3,625 GSF***
  Proposed: 3,625 GSF (no change)

TABLE 1004.1.2 - OCCUPANT LOAD - FLOOR ALLOWANCES PER OCCUPANT - OCCUPANT LOAD FACTORS
FUNCTION OF SPACE

ASSEMBLY - UNCONCENTRATED:	15 NET	1779 SF/ 15 = 119 OCCUPANTS
BUSINESS AREAS:	150 GROSS	668 SF / 150 = 5 OCCUPANTS
ACCESSORY STORAGE AREAS:	300 GROSS	216 SF / 300 = 1 OCCUPANT
FIXED SEATING - WITHOUT DIVIDING ARMS:	1 PER 18"	29'-6" LF/18" = 20 OCCUPANTS

TOTAL OCCUPANCY = 145

1006.2.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
- ASSEMBLY AREA (GROUP A-3) 49 OCCUPANTS MAX FOR 1 EXIT (**4 provided**)
  MAX PATH OF EGRESS TRAVEL DISTANCE: 75 FEET MAX
- OFFICE (GROUP B): 49 OCCUPANTS FOR 1 EXIT (**4 provided**)
  MAX PATH OF EGRESS TRAVEL DISTANCE: 75 FEET MAX

1109.2 - ACCESSIBILITY - TOILET & BATHING FACILITIES: AT LEAST ONE OF EACH TYPE OF FIXTURE, ELEMENT, CONTROL OR DISPENSER IN EACH ACCESSIBLE TOILET ROOM AND BATHING ROOM SHALL BE ACCESSIBLE.

2406 - SAFETY GLAZING: EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS TO BE IDENTIFIED. HAZARDOUS LOCATIONS ARE AS FOLLOWS:
- IN DOORS
- ADJACENT TO DOORS
- IN WINDOWS
- IN GUARDS & RAILINGS
- IN WALLS FACING HOT TUBS, BATHTUBS, SHOWERS, ETC: WHERE THE BOTTOM EXPOSED EDGE < 60" AFF.
- ADJACENT TO STAIRWAYS & RAMPS: WHERE THE BOTTOM EXPOSED EDGE < 60" AFF.

PLUMBING SYSTEMS (PER IBC CH. 29)

TABLE 2902.1 - MIN. NUMBER OF REQ'D PLUMBING FIXTURES:
GROUP A-3: WC - MALE: 1 PER 125; WC - FEMALE: 1 PER 65; LAVS: 1 PER 200
Group A-3 Occupant Load = 119; Occupant Load Male = 60; Occupant Load Female = 60
- **WC - MALE**: 60/125 = **0.48**
- **WC - FEMALE**: 60/65 = **0.92**
- **LAVS**: 119/200 = **0.60**

GROUP B: WC: MALE AND FEMALE: 1 PER 25 FOR THE FIRST 50; LAVS: 1 PER 40 FOR THE FIRST 80
Group B Occupant Load = 5
- **WC**: 5/25 = **0.2 (0.1 PER SEX) = 1 PER SEX**
- **LAVS**: 5/40 = **0.125**

TOTALS:
- **WC - MALE**: = 0.48 + 0.1 = 0.49 = **1 REQUIRED** ***(2 PROVIDED)***
- **WC - FEMALE**: = 0.92 + 0.1 =0.93 = **1 REQUIRED** ***(2 PROVIDED)***
- **LAVS**: = 0.60 + 0.125 = 0.725 = **1 REQUIRED** ***(2 PROVIDED)***

WAC TITLE 246 CHAPTER 246-260-031 - POOL FIXTURE REQUIREMENTS: RESTROOM MINIMUM REQUIREMENTS FOR LIMITED USE POOLS

TABLE 031.6 - FOR LIVING UNITS WITHIN 1/4 MILE AND/OR WITH THE THREE OR MORE STORIES - MINIMUM REQUIREMENTS:
- TOILET = 1
- SHOWER = 1
- SINKS = 1
- DIAPER CHANGING STATION = 1

WAC TITLE 246-260-041 - TABLE 041.2 - TOTAL BATHER LOAD: **64**

1109.5.1 - DRINKING FOUNTAINS
NOT FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED. ONE DRINKING FOUNTAIN SHALL COMPLY WITH THE REQUIREMENTS FOR PEOPLE WHO USE A WHEELCHAIR AND ONE DRINKING FOUNTAIN SHALL COMPLY WITH THE REQUIREMENTS FOR STANDING PERSONS. EXCEPTIONS: A SINGLE DRINKING FOUNTAIN WITH TWO SEPARATE SPOUTS THAT COMPLIES WITH THE REQUIREMENTS FOR PEOPLE WHO USE A WHEELCHAIR AND STANDING PERSONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR TWO SEPARATE DRINKING FOUNTAINS.

2902.5.1 - DRINKING FOUNTAIN NUMBER
OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS

0' 4' 8' 16' 32'

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Architecture. Interiors. Site Design.

9858 REGISTERED ARCHITECT
JEFFREY ALFRED PELLETIER
STATE OF WASHINGTON

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
4/19/2022	CONSTRUCTION DOCUMENTS

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ORIGINAL SHEET SIZE IS 22"x34"

BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

CODE DIAGRAMS - EGRESS & LIFE SAFETY

SHEET NO.:

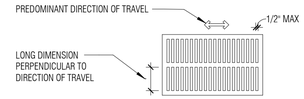
G2.02

GROUND AND FLOOR SURFACES

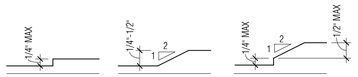
ICC 302.1 - GENERAL
FLOOR SURFACES IN PUBLIC AREAS, NON-RESIDENTIAL PORTIONS OF LIVE-WORK UNITS, AND TYPE A DWELLING UNITS SHALL BE FIRM, STABLE, AND SLIP RESISTANT.

ICC 302.2 - CARPET
A. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD, AND SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. MAXIMUM PILE THICKNESS SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE.

ICC 302.3 - OPENINGS
A. OPENINGS IN FLOOR SURFACES SHALL BE OF A SIZE THAT DOES NOT PERMIT THE PASSAGE OF A 1/2" DIAMETER SPHERE.
B. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL.



ICC 303 - CHANGES IN LEVEL
A. CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT.
B. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.



SPACE ALLOWANCES AND REACH RANGES

ICC 304.2/ ICC 305.2 - FLOOR SURFACE
A. CHANGES IN LEVEL ARE NOT PERMITTED WITHIN A TURNING SPACE OR CLEAR FLOOR SPACE.
B. CLEAR FLOOR SPACES, TURNING SPACES, LANDINGS, AND MANEUVERING CLEARANCES MAY SLOPE NO MORE THAN 2% (1:48) IN ANY DIRECTION.

ICC 305.3 - SIZE
A. THE CLEAR FLOOR SPACE FOR A WHEELCHAIR AND OCCUPANT SHALL BE 30" WIDE X 48" LONG. CLEAR FLOOR SPACES SHALL BE PROVIDED IN DWELLING UNITS PER ICC/ANSI A117.1-2009 CHAPTER 10 - DWELLING UNITS'

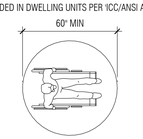


FIGURE A: CIRCULAR TURNING SPACE

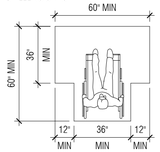


FIGURE B: T-SHAPED TURNING SPACE

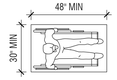


FIGURE C: DENOTES PARALLEL CLEAR FLOOR AREA CENTERED ON APPLIANCE OR FIXTURE

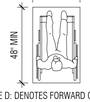
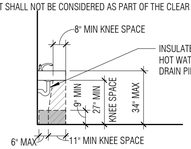
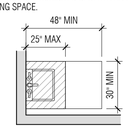


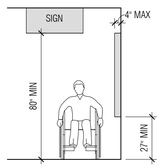
FIGURE D: DENOTES FORWARD CLEAR FLOOR AREA CENTERED ON APPLIANCE OR FIXTURE

ICC 306.1 - KNEE AND TOE CLEARANCE
A. WHERE SPACE BENEATH AN ELEMENT IS INCLUDED AS PART OF CLEAR FLOOR SPACE AT AN ELEMENT, OR A TURNING SPACE, THE SPACE SHALL COMPLY WITH SECTION 306. ADDITIONAL SPACE SHALL NOT BE PROHIBITED BENEATH AN ELEMENT, BUT SHALL NOT BE CONSIDERED AS PART OF THE CLEAR FLOOR SPACE OR TURNING SPACE.





ICC 307.2 - PROTRUDING OBJECT LIMITS
A. OBJECTS WITH LEADING EDGES BETWEEN 27"-80" ABOVE THE FLOOR SHALL PROTRUDE A MAXIMUM OF 4" HORIZONTALLY INTO THE CIRCULATION PATH EXCEPT HANDRAILS, WHICH MAY PROTRUDE 4 1/2" MAXIMUM.



ICC 308 - REACH RANGES

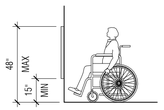


FIGURE A: UNOBSTRUCTED FORWARD REACH

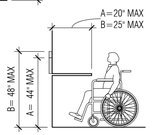


FIGURE B: OBSTRUCTED FORWARD REACH

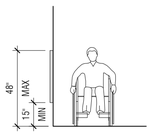


FIGURE C: UNOBSTRUCTED SIDE REACH

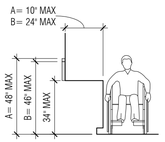
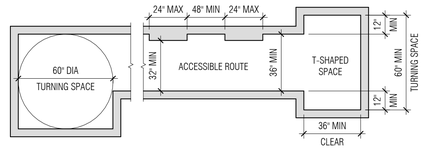


FIGURE D: OBSTRUCTED HIGH SIDE REACH

ACCESSIBLE ROUTE

ICC 307.4 - VERTICAL CLEARANCE
A. ACCESSIBLE ROUTES SHALL HAVE 80" MINIMUM CLEAR HEAD ROOM

ICC 403.3-403.5 - WALKING SURFACES
A. ALL FINISHES SHALL BE INCLUDED IN CALCULATING MINIMUM CLEARANCES. MEASURE FROM NEAREST FINISH SURFACE TO NEAREST FINISH SURFACE, I.E. BASEBOARD TO BASEBOARD.
B. THE RUNNING SLOPE SHALL NOT EXCEED 1:20. THE CROSS SLOPE SHALL NOT EXCEED 1:48. RAMPS SHALL NOT EXCEED 8.33% (1:12).
C. ACCESSIBLE ROUTES SHALL BE FREE OF OBSTRUCTIONS TO A HEIGHT OF 27" AND SHALL BE 36" MINIMUM WIDE, BUT MAY BE REDUCED TO 32" MINIMUM FOR A MAXIMUM DISTANCE OF 24".
D. A WHEELCHAIR TURNING SPACE SHALL BE PROVIDED CONSISTING OF EITHER A 60" DIAMETER CIRCLE OR A "T" SHAPED INTERSECTION.
E. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60" SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET.



SBC 1101.2.1 (WSBC 1101.2.1) - CLEAR WIDTH OF ACCESS ROUTE
A. FOR EXTERIOR ROUTES OF TRAVEL, THE MINIMUM CLEAR WIDTH IS 44 INCHES.

SBC 1104.1/ SBC 1104.5 (WSBC 104.1/WSBC 1104.5) - SITE ARRIVAL POINTS/ LOCATION
A. ACCESSIBLE ROUTES 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.
B. PROVIDE LANDINGS AT ALL EXTERIOR ENTRANCE DOORS FROM THE SIDEWALK OF AT LEAST 60"X60" THAT PROVIDE ACCESSIBLE MANEUVERING CLEARANCE ORIENTED TO THE ENTRANCE DOOR. LANDINGS SHALL BE SLOPED NO MORE THAN 2% IN ANY DIRECTION.
C. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH. WHERE THE CIRCULATION PATH IS INTERIOR, THE ACCESSIBLE ROUTE SHALL ALSO BE INTERIOR.
D. WHERE ONLY ONE ACCESSIBLE ROUTE IS PROVIDED, THE ACCESSIBLE ROUTE SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR SIMILAR SPACES.

SBC 1108.3 (WSBC 1108.3) - SELF STORAGE (UNDER 200 SPACES)
A. AT LEAST 5% (BUT NOT LESS THAN 1) OF ALL SELF STORAGE SHALL BE ACCESSIBLE. ACCESSIBLE SELF STORAGE SHALL HAVE AN ACCESSIBLE DOOR (MANEUVERING CLEARANCE, USER PASSAGE WIDTH AND HARDWARE), HAVE A TURNING SPACE WITHIN THE STORAGE UNIT, BE ON AN ACCESSIBLE ROUTE, AND MEET THE REQUIREMENTS OF ICC/ANSI A117.1-2009 SECTION 905.

SBC 1109.13(WSBC 1109.13)/ ICC 309 - OPERABLE PARTS
A. CONTROLS, OPERATING MECHANISMS AND HARDWARE INTENDED FOR OPERATION BY THE OCCUPANT, LOCATED IN ACCESSIBLE SPACES OR ALONG ACCESSIBLE ROUTES SHALL BE ACCESSIBLE.
B. A CLEAR FLOOR SPACE FOR OPERABLE PARTS SHALL BE PROVIDED. OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE REACH RANGES. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE FIVE (5) POUNDS MAXIMUM.

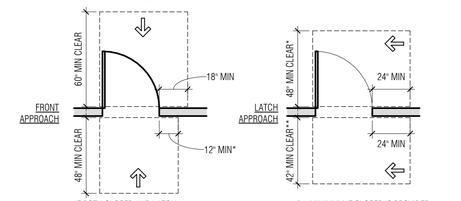
WASTE
A. TRASH DISPOSAL, COMPOSTING, AND RECYCLING UNITS MUST BE ON AN ACCESSIBLE ROUTE, HAVE CONTROLS WITHIN REACH RANGE, HAVE A CLEAR FLOOR SPACE OF 30"x48" FOR EITHER A FORWARD OR SIDE APPROACH TO ALLOW USE OF THE UNIT AND THAT IS CENTERED ON THE CONTROLS, AND MEET THE REQUIREMENTS FOR OPERABLE PARTS PER ICC/ANSI A117.1-2009 SECTION 309.

DOORS AND DOORWAYS

ICC 404.2.1 - DOUBLE LEAF DOORS AND GATES
A. AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH SECTIONS 404.2.2 AND 404.2.3

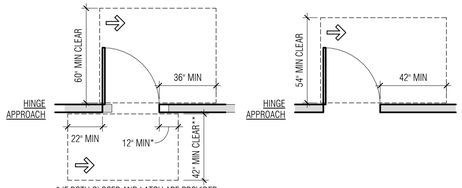
ICC 404.2.2 - CLEAR WIDTH
A. DOORWAYS SHALL PROVIDE A CLEAR OPENING OF 32" MINIMUM, WITH THE DOOR OPEN 90 DEGREES, EXCEPT DOORS NOT REQUIRING FULL USER PASSAGE, SUCH AS SHALLOW CLOSETS, THAT SHALL HAVE A CLEAR OPENING OF 20" MINIMUM
1. CLEAR OPENING SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND OPPOSITE STOP.
2. OPENINGS MORE THAN 24" IN DEPTH SHALL PROVIDE A CLEAR OPENING OF 36" MINIMUM

ICC 404.2.3 - MANEUVERING CLEARANCES AT DOORS
A. FLOOR SURFACE WITHIN THE MANEUVERING CLEARANCES SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 AND SHALL COMPLY WITH SECTION 302. PROVIDE CLEAR VERTICAL MANEUVERING AREA AT DOORS AS FOLLOWS:



* IF BOTH CLOSER AND LATCH ARE PROVIDED.

* 54" MINIMUM IF CLOSER IS PROVIDED
** 48" MINIMUM IF CLOSER IS PROVIDED



* IF BOTH CLOSER AND LATCH ARE PROVIDED.
** 48" MINIMUM IF BOTH CLOSER AND LATCH PROVIDED

ICC 404.2.4 - THRESHOLDS AT DOORWAYS
A. THE MAXIMUM HEIGHT AT DOORWAY THRESHOLDS SHALL BE 1/2" (3/4" AT EXTERIOR SLIDING DOORS). EXISTING, ALTERED, OR RAISED THRESHOLDS AND FLOOR LEVEL CHANGES SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

ICC 404.2.6 - DOOR HARDWARE
A. HANDLES, PULLS, LOCKS, AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, LIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE
1. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
2. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
3. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO LOWER THAN 34" AND NO HIGHER THAN 48" ABOVE FINISHED FLOOR.

ICC 404.2.7 - CLOSING SPEED
A. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST 5 SECONDS TO MOVE TO AN OPEN POSITION OF 12 DEGREES.
B. IF A DOOR HAS A SPRING HINGE, IT SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

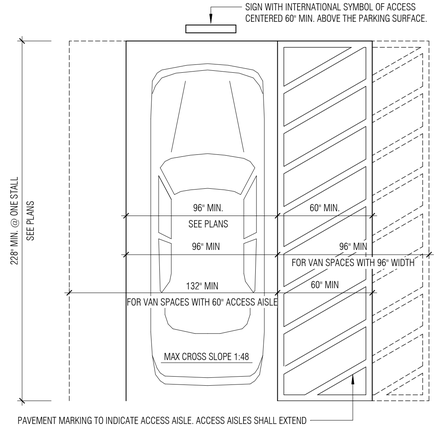
ICC 404.2.8 - DOOR OPENING FORCE
A. THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
1. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
2. OTHER DOORS
   a. EXTERIOR HINGED DOORS: NO REQUIREMENT
   b. INTERIOR HINGED DOORS: 5.0 LB
   c. SLIDING OR FOLDING DOORS: 5.0 LB
   * THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.

GENERAL SITE AND BUILDING ELEMENTS

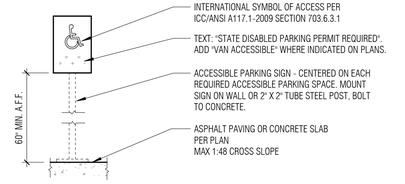
ICC 502.2 - VEHICLE SPACE SIZE
A. CAR PARKING SPACES SHALL BE 96" MINIMUM IN WIDTH WITH A 60" ACCESS AISLE
B. VAN PARKING SPACES SHALL BE 132" MINIMUM IN WIDTH WITH A 60" ACCESS AISLE EXCEPT WHEN THE ADJACENT ACCESS AISLE IS 96" MINIMUM IN WIDTH, THEN VAN SPACES SHALL BE PERMITTED TO BE 96" MINIMUM.

ICC 502.5/ ICC 502.6 - FLOOR SURFACES AND VERTICAL CLEARANCE
A. PARKING SPACES AND ACCESS AISLES SHALL BE FIRM, STABLE, SMOOTH, AND SLIP RESISTANT WITH LESS THAN 2% SLOPE IN ANY DIRECTION. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES.
B. VERTICAL CLEARANCE AT VAN STALL SHALL BE 98" A.F.F.

IBC/WSBC 1106 - ACCESSIBLE PARKING SPACES
FOR GROUP R-2 AND R-3 OCCUPANCIES, PROVIDE TWO PERCENT, BUT NOT LESS THAN ONE, OF EACH TYPE OF PARKING SPACE PROVIDED. PROVIDE ONE VAN-ACCESSIBLE PARKING SPACE FOR EVERY SIX, OR FRACTION OF SIX, ACCESSIBLE PARKING SPACES. SEE FLOOR PLAN FOR ACCESSIBLE PARKING STALL LOCATIONS.



ICC 703.6.3.1 - INTERNATIONAL SYMBOL OF ACCESSIBILITY
A. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH AND SHALL CONTRAST WITH THEIR BACKGROUNDS, EITHER WITH A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND. (ICC 703.6.2)
B. REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PER SBC 1111.1.



ICC 703.3.10 & 703.3.11 - SIGNAGE MOUNTING LOCATION AND HEIGHT
A. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING HEIGHT SHALL BE 60" MAX AFF TO THE BASELINE OF THE HIGHEST RAISED LETTERS AND 48" MIN AFF TO BASELINE OF THE LOWEST RAISED LETTERS.
B. INTERIOR AND EXTERIOR SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL BE RAISED CHARACTERS AND BRAILLE. (SBC 1111.5)
C. DIRECTIONAL AND INFORMATIONAL SIGNS SHALL CONTAIN VISUAL CHARACTERS COMPLYING WITH SBC 1111.6.

GENERAL MOUNTING HEIGHT DETAILS

A. WHERE ACCESSIBILITY IS REQUIRED, INCLUDING TYPE A UNITS, THE OPERATING PARTS OF LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLES, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH SECTION 309 OF ICC/ANSI A117.1-2009.

B. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM. (ICC 309.4)

C. VISION LITES AND PEEPHOLES, WHERE INSTALLED AT TYPE A UNITS, SHALL BE PLACED SO THAT THE BOTTOM OF THE PANEL OR PEEPHOLE IS 43 INCHES MAX ABOVE THE FLOOR; INSTALL AT 68 INCHES MAX AT OTHER UNITS

USPS STD -4C MAILBOXES

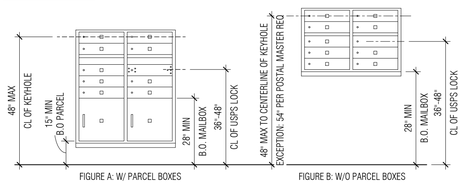
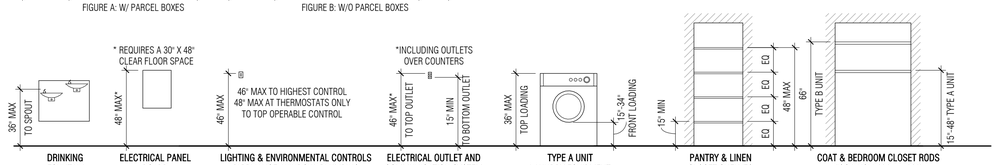


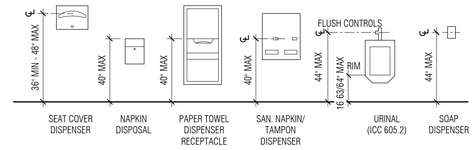
FIGURE A: W/ PARCEL BOXES

FIGURE B: W/O PARCEL BOXES

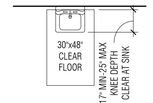


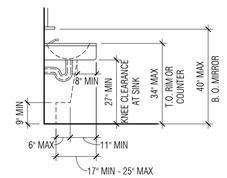
PLUMBING ELEMENTS AND FACILITIES

ICC 603 - TOILET AND BATHING ROOMS
A. MOUNTING HEIGHTS FOR THESE ITEMS MUST COMPLY WITH TABLE 603.6. PROVIDE UNOBSTRUCTED ACCESS TO AT LEAST ONE OF EACH TYPE OF THESE ITEMS.
B. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM. (ICC 309.4)



ICC 604 - WATER CLOSETS AND TOILET COMPARTMENTS
A. THE WATER CLOSET SHALL BE LOCATED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE (ICC 604.2)
B. GRAB BARS SHALL BE PROVIDED ON THE REAR WALL AND SIDE WALL CLOSEST TO THE WATER CLOSET. (ICC 604.5) ALL PUBLIC OR COMMON USE TOILET ROOMS MUST HAVE GRAB BARS INSTALLED PER ICC/ANSI A117.1-2009 SECTION 609.
C. GRAB BARS SHALL BE 1 1/4"-2" IN DIA., SPACED 1 1/2" FROM WALL, AND SHALL BE CAPABLE OF BEARING A LIVE LOAD OF 250 LBS. (ICC 609)
D. TOILET BLOCKING REQUIREMENTS:
1. PROVIDE 2"-4" OF ADDITIONAL REINFORCEMENT TO MOUNT GRAB BARS
2. LOCATE DISPENSERS AND OTHER ACCESSORIES A MINIMUM OF 1-1/2" BELOW OR 12" ABOVE GRAB BARS





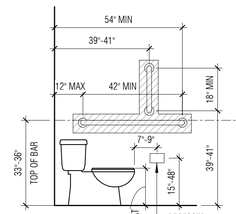


FIGURE B: SIDE WALL GRAB BARS (ICC 604.5.1)

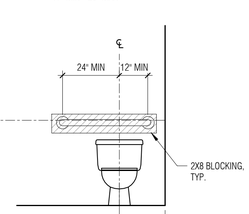
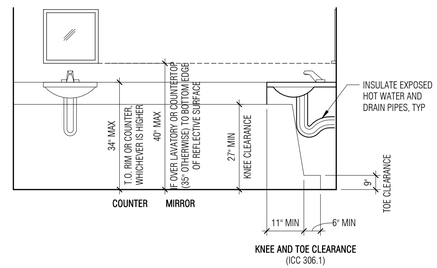


FIGURE C: REAR WALL GRAB BAR (ICC 604.5.2)

ICC 606 - LAVATORIES AND SINKS



KNEE AND TOE CLEARANCE
(ICC 306.1)

PRCTI20220683

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9858 REGISTERED ARCHITECT
JEFFREY ALFRED PELLETIER
STATE OF WASHINGTON

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
4/19/2022	CONSTRUCTION DOCUMENTS

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ORIGINAL SHEET SIZE IS 22"x34"

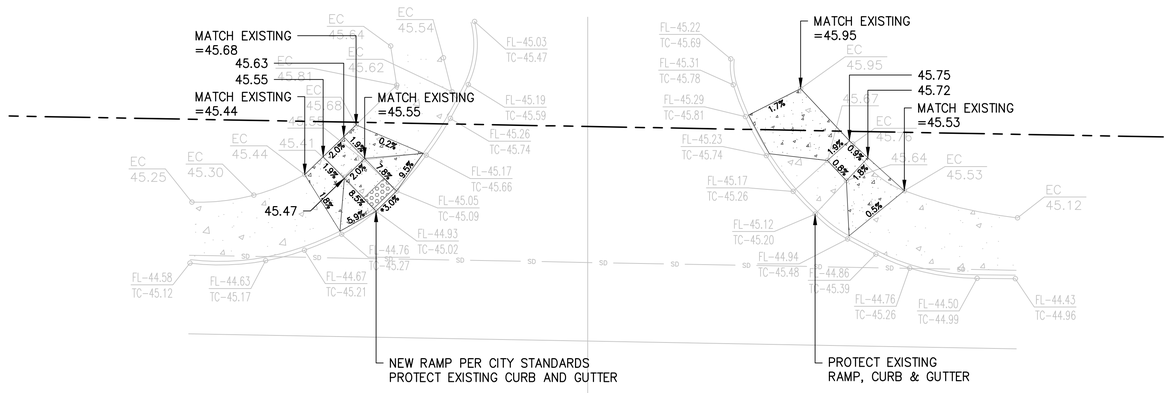
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

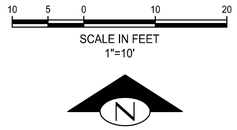
ACCESSIBILITY - COMMON SPACES

SHEET NO.:

G3.01

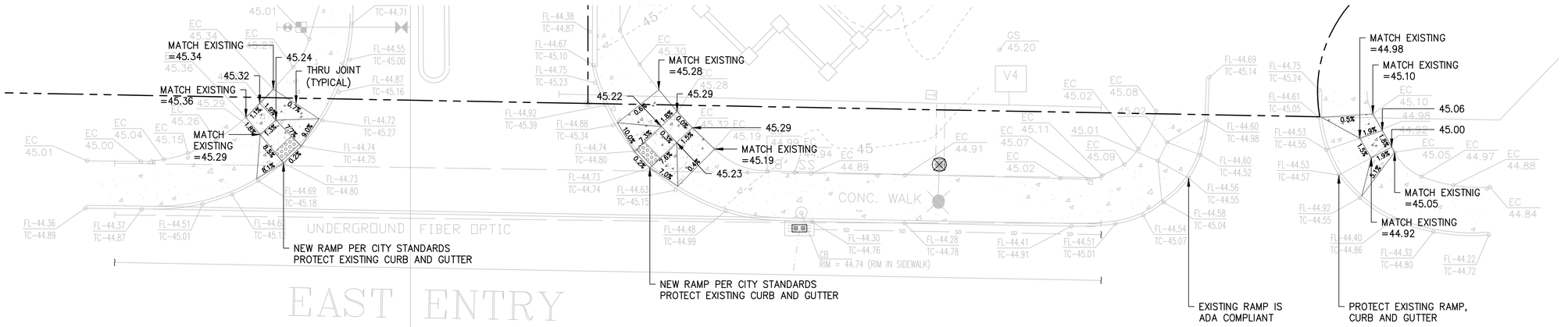


* EXISTING ROADWAY SLOPE EXCEEDS 2.0% MAXIMUM ADA CROSS SLOPE. REVISING ROADWAY GRADE IS NOT FEASIBLE.



NOTE:

ALL SIDEWALKS SHALL BE PER CITY STANDARD 01.02.01 SIDEWALK WITHOUT PLANTER STRIP



APPROVED

BY_____
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE_____

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

811 Call 811 two business days before you dig

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SEATTLE, Washington 98102
(206) 323-4144
1-800-935-0508
info@brhinc.com
WWW.BRHINC.COM

NO	REVISION	DATE

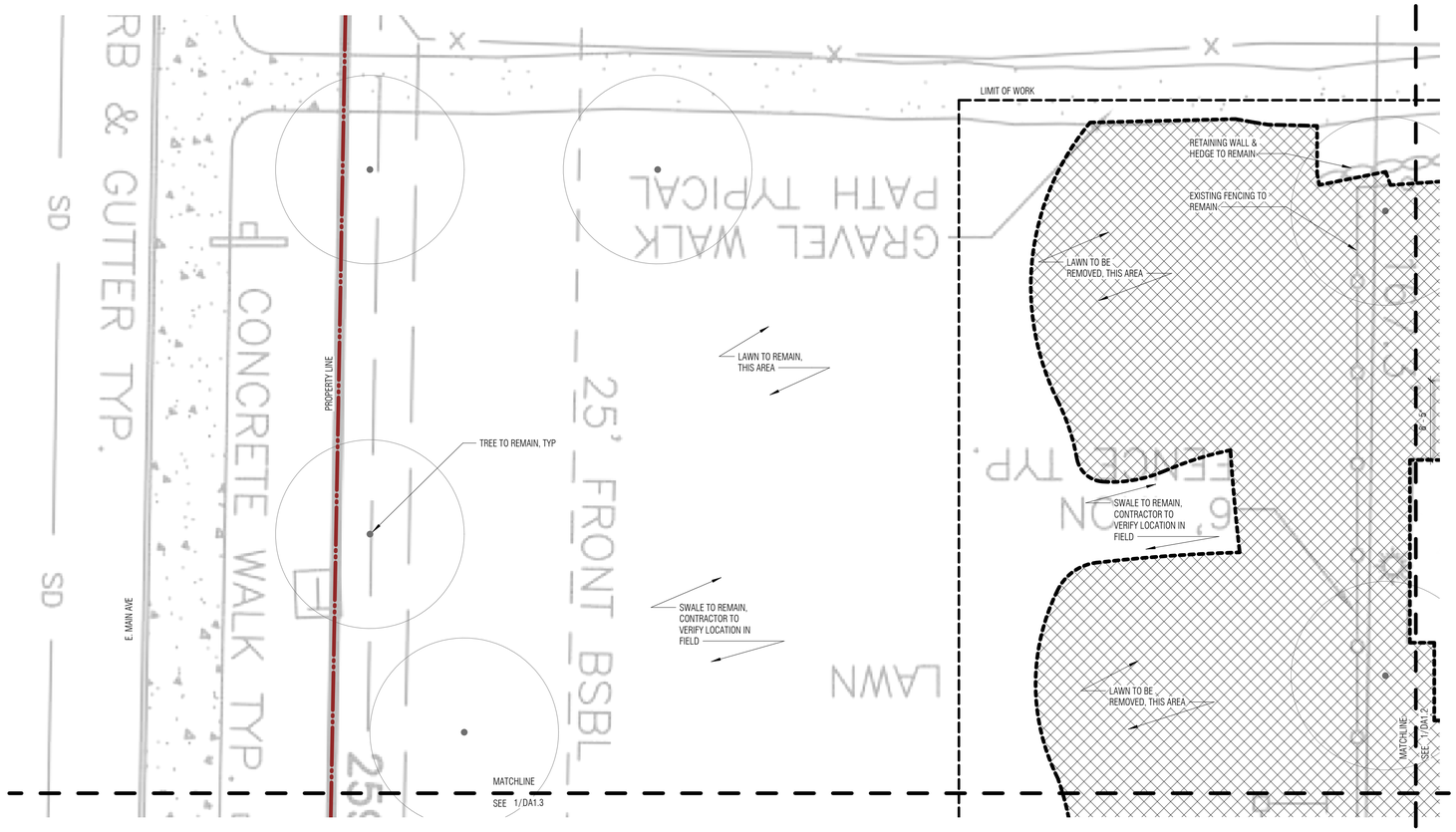
WHEELCHAIR RAMPS
RIVER TRAIL APARTMENTS
1617 EAST MAIN AVENUE
PUYALLUP PIERCE CO WASHINGTON

drawn by	checked by
WPG	TFD
scale	date
AS NOTED	7/8/22

job no. 2022068.00

sheet 1 OF 1

24"x36" 7/8/2022 U:\C3D\2022\2022068\ENGINEERING\0_PLAN SHEETS\XREFS\02.1_X-GRD.DWG



1 **LANDSCAPE A DEMOLITION PLAN - E. MAIN AVE - WEST**
1/8" = 1'-0"

DEMOLITION LEGEND

- AREA TO BE DEMOLISHED
- LIMIT OF WORK
- MONUMENT SIGNAGE (VARIES)
- EXISTING TREE TO REMAIN
- TREE TO BE REMOVED

DEMOLITION NOTES

- **SCOPE OF WORK**
  - A. REFERENCE THE PLANS FOR THE AREAS WHERE DEMOLITION IS TO BE PERFORMED.
  - B. CONTRACTOR TO PERFORM SITE WALK PRIOR TO DEMOLITION TO VERIFY AREAS OF WORK AND ADVISE OWNER/LANDSCAPE ARCHITECT IF ADDITIONAL AREAS BEYOND THOSE SHOWN ON THE PLANS WILL BE IMPACTED BY THE PROJECT.
  - C. IF ANY ADDITIONAL AREAS WITH BE IMPACTED BY THE PROJECT, COORDINATE PROTECTION AND RESTORATION OF THESE AREAS WITH OWNER PRIOR TO START OF DEMOLITION.
- **SALVAGED MATERIALS**
  - A. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT DURING PRE-DEMOLITION SITE WALK ON ITEMS AND MATERIALS TO BE SALVAGED.
  - B. COORDINATE LOCATION AND MANNER OF STOCKPILING OR STORAGE PRIOR TO STARTING DEMOLITION.
- **TREE PROTECTION**
  - A. CONTRACTOR TO VERIFY LOCATION OF ALL IMPACTED TREES WITHIN THE LIMIT OF WORK.
  - B. IF TREE PROTECTION IS REQUIRED AS PART OF THE PERMIT, REFERENCE THE PROVIDED TREE PROTECTION PLAN.
  - C. IF TREE PROTECTION NOT REQUIRED BY PERMIT, COORDINATE TREE PROTECTION WITH OWNER/LANDSCAPE ARCHITECT DURING THE PRE-DEMOLITION SITE WALK.
  - D. ASSUME NO IMPACTS WITHIN THE DRIPLINE OF TREES TO REMAIN.
- **TEMPORARY SEDIMENTATION AND EROSION CONTROL**
  - A. IF REQUIRED AS PART OF THE PERMIT, REFERENCE THE PROVIDED SEC PLAN.
  - B. IF NOT REQUIRED BY PERMIT, CONTRACTOR TO BE FAMILIAR WITH THE REQUIREMENTS OF THE SEC PLAN AND UTILIZE APPROPRIATE MEASURES TO MEET THE INTENT OF THE SEC PLAN.
- **SITE PROTECTION**
  - A. ONCE EXTENTS OF WORK ARE DETERMINED, INSTALL HIGH VISIBILITY FENCING OR OTHER MEASURES TO DELINEATE THE BOUNDARY.
  - B. FOR SITE ELEMENTS TO REMAIN WITHIN THE WORK AREA, USE APPROPRIATE MEASURES TO PROTECT THESE ELEMENTS.
- **UTILITIES**
  1. CAP ALL UTILITIES AS NECESSARY, BUT DO NOT DISRUPT ANY SERVICES TO ADJACENT USES, TEMPORARY ROUTING OF SANITARY/STORM SEWER LINES, ELECTRICAL, WATER, TELEPHONE, GAS, ETC. TO BE IN PLACE BEFORE DEMO OF UTILITIES OCCUR.
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  - A. DEMOLISH AND REMOVE ALL ELEMENTS SHOWN ON PLANS AND AS DETERMINED IN PRE-DEMOLITON SITE WALK
  - B. DISPOSE OF RESULTING DEBRIS AND DEMOLISHED MATERIALS OFF SITE IN A LEGALLY ACCEPTABLE LOCATION AND MANNER.

0' 4' 8' 16' 32'

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STATE OF WASHINGTON ZACK THOMAS LANDSCAPE ARCHITECT LAR01387 EXP 03/09/2022

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
4/19/2022	CONSTRUCTION DOCUMENTS

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ORIGINAL SHEET SIZE IS 22"x34"

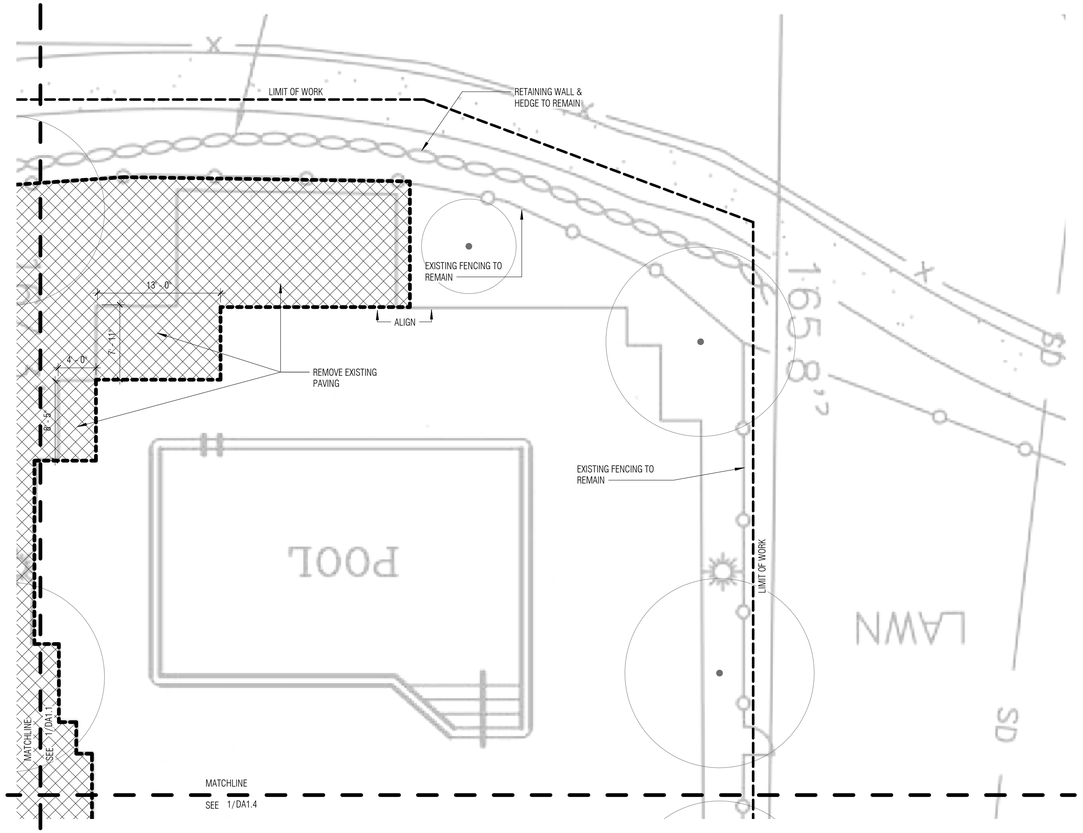
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

DEMO PLAN - E. MAIN AVE - WEST

SHEET NO.:

DA1.1



1 **LANDSCAPE A DEMOLITION PLAN - POOL**
1/8" = 1'-0"

DEMOLITION LEGEND

- AREA TO BE DEMOLISHED
- LIMIT OF WORK
- MONUMENT SIGNAGE (VARIES)
- EXISTING TREE TO REMAIN
- TREE TO BE REMOVED

DEMOLITION NOTES

- SCOPE OF WORK
  - A. REFERENCE THE PLANS FOR THE AREAS WHERE DEMOLITION IS TO BE PERFORMED.
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- SALVAGED MATERIALS
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0' 5' 10' 20' 40'

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STATE OF WASHINGTON ZACK THOMAS LANDSCAPE ARCHITECT EXP 03/09/2022

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIV/CSR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
4/19/2022	CONSTRUCTION DOCUMENTS

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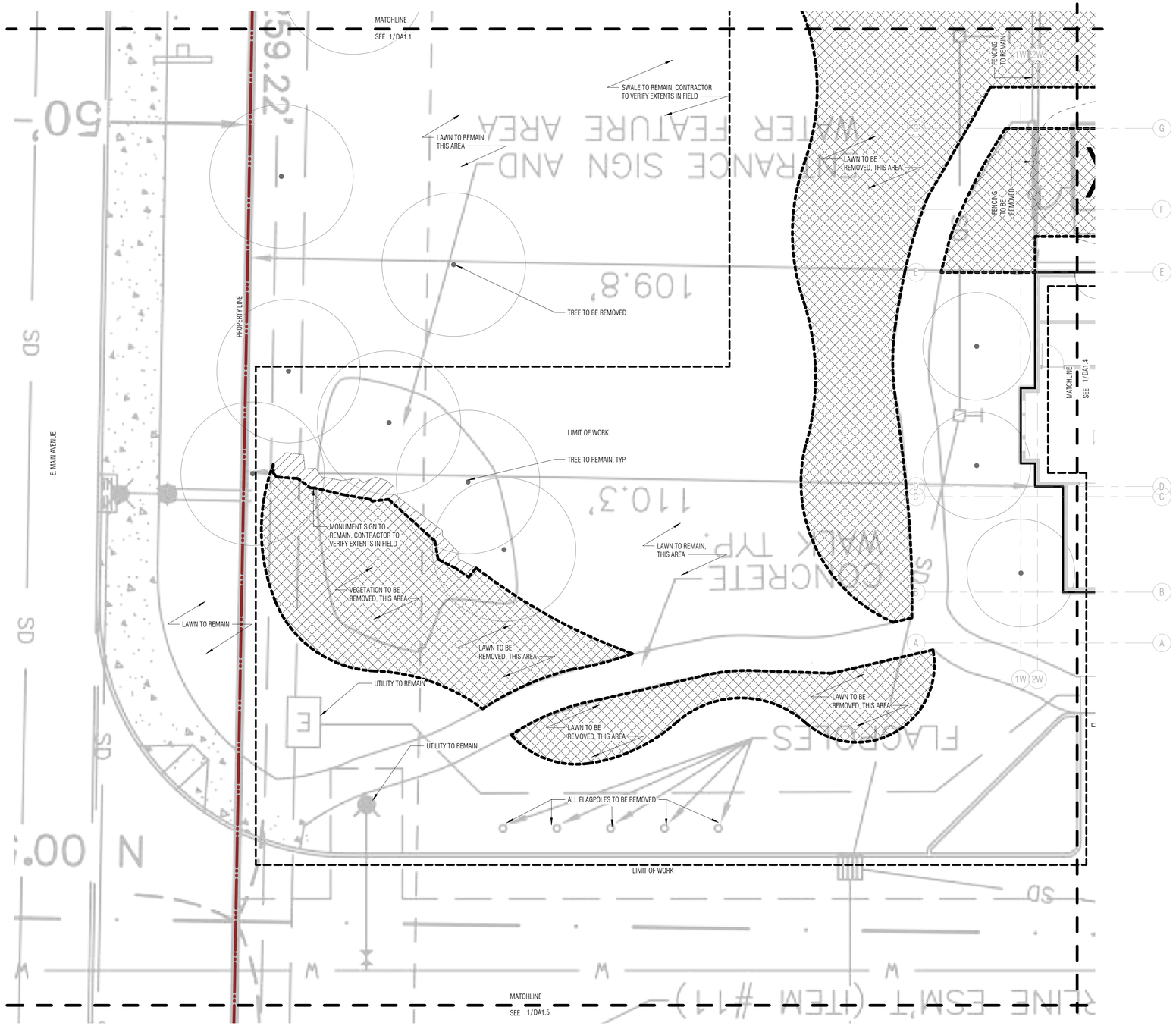
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

DEMO PLAN - POOL

SHEET NO.:

DA1.2



1 **LANDSCAPE A DEMOLITION PLAN - E. MAIN AVE - CENTRAL**
1/8" = 1'-0"

DEMOLITION LEGEND

- AREA TO BE DEMOLISHED
- LIMIT OF WORK
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- TREE TO BE REMOVED

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0' 5' 10' 20' 40'

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STATE OF WASHINGTON ZACK THOMAS ZACK THOMAS 21387 EXP 03/09/2022 LANDSCAPE ARCHITECT

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS: 1617 E MAIN AVE PUYALLUP, WA 98372

OWNER: LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

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ORIGINAL SHEET SIZE IS 22"x34"

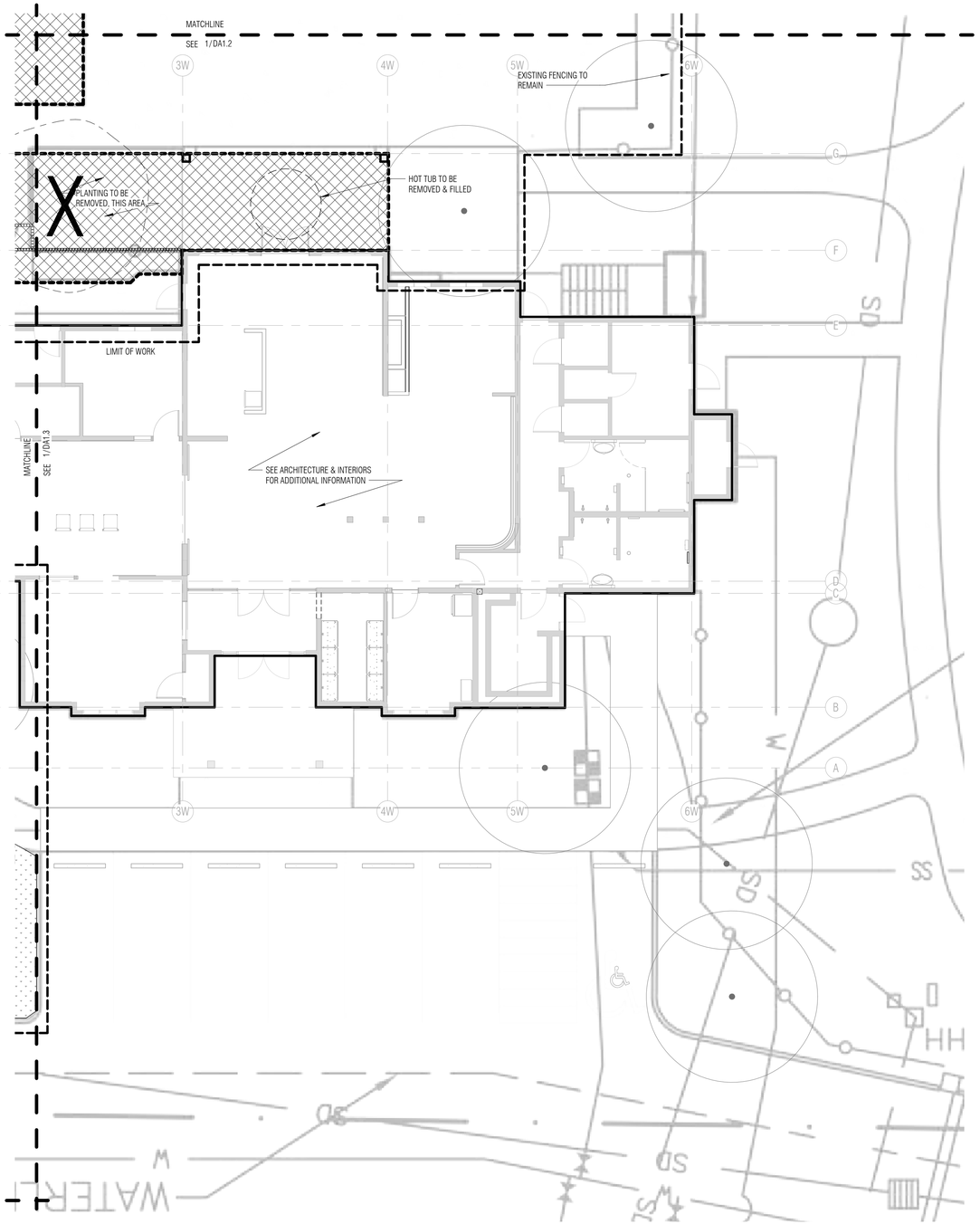
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

DEMO PLAN - E. MAIN AVE - CENTRAL

SHEET NO.:

DA1.3



1 **LANDSCAPE A DEMOLITION PLAN - CLUBHOUSE**
1/8" = 1'-0"

DEMOLITION LEGEND

- AREA TO BE DEMOLISHED
- LIMIT OF WORK
- MONUMENT SIGNAGE (VARIES)
- EXISTING TREE TO REMAIN
- TREE TO BE REMOVED

DEMOLITION NOTES

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  - B. COORDINATE LOCATION AND MANNER OF STOCKPILING OR STORAGE PRIOR TO STARTING DEMOLITION.
- **TREE PROTECTION**
  - A. CONTRACTOR TO VERIFY LOCATION OF ALL IMPACTED TREES WITHIN THE LIMIT OF WORK.
  - B. IF TREE PROTECTION IS REQUIRED AS PART OF THE PERMIT, REFERENCE THE PROVIDED TREE PROTECTION PLAN.
  - C. IF TREE PROTECTION NOT REQUIRED BY PERMIT, COORDINATE TREE PROTECTION WITH OWNER/LANDSCAPE ARCHITECT DURING THE PRE-DEMOLITION SITE WALK.
  - D. ASSUME NO IMPACTS WITHIN THE DRIPLINE OF TREES TO REMAIN.
- **TEMPORARY SEDIMENTATION AND EROSION CONTROL**
  - A. IF REQUIRED AS PART OF THE PERMIT, REFERENCE THE PROVIDED SEC PLAN.
  - B. IF NOT REQUIRED BY PERMIT, CONTRACTOR TO BE FAMILIAR WITH THE REQUIREMENTS OF THE SEC PLAN AND UTILIZE APPROPRIATE MEASURES TO MEET THE INTENT OF THE SEC PLAN.
- **SITE PROTECTION**
  - A. ONCE EXTENTS OF WORK ARE DETERMINED, INSTALL HIGH VISIBILITY FENCING OR OTHER MEASURES TO DELINEATE THE BOUNDARY.
  - B. FOR SITE ELEMENTS TO REMAIN WITHIN THE WORK AREA, USE APPROPRIATE MEASURES TO PROTECT THESE ELEMENTS.
- **UTILITIES**
  1. CAP ALL UTILITIES AS NECESSARY, BUT DO NOT DISRUPT ANY SERVICES TO ADJACENT USES, TEMPORARY ROUTING OF SANITARY/STORM SEWER LINES, ELECTRICAL, WATER, TELEPHONE, GAS, ETC. TO BE IN PLACE BEFORE DEMO OF UTILITIES OCCUR.
  2. ANY OTHER UTILITIES OR SERVICES THE CONTRACTOR MAY ENCOUNTER DURING THE PERFORMANCE OF THE WORK, NOTIFY THE OWNER IMMEDIATELY AND STOP WORK THAT MAY IMPACT THESE UTILITIES.
- **DEMOLITION**
  - A. DEMOLISH AND REMOVE ALL ELEMENTS SHOWN ON PLANS AND AS DETERMINED IN PRE-DEMOLITON SITE WALK
  - B. DISPOSE OF RESULTING DEBRIS AND DEMOLISHED MATERIALS OFF SITE IN A LEGALLY ACCEPTABLE LOCATION AND MANNER.

0' 5' 10' 20' 40'

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STATE OF WASHINGTON · ZACK THOMAS · ZACK THOMAS · 21387 · EXP 03/09/2022 · LANDSCAPE ARCHITECT

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIV/CDR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
4/19/2022	CONSTRUCTION DOCUMENTS

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ORIGINAL SHEET SIZE IS 22"x34"

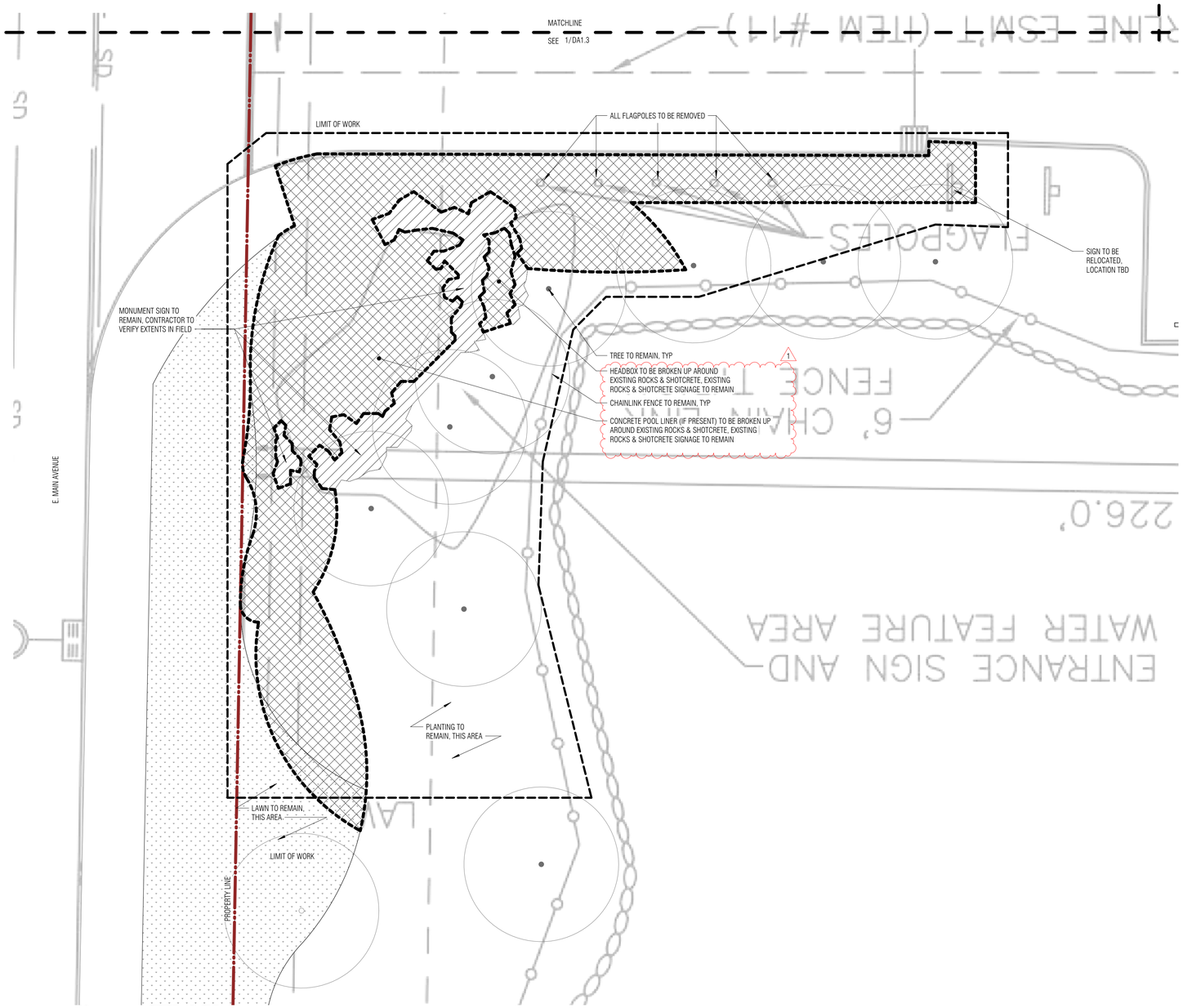
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

DEMO PLAN - CLUBHOUSE

SHEET NO.:

DA1.4



1 **LANDSCAPE A DEMOLITION PLAN - E. MAIN AVE - EAST**
1/8" = 1'-0"

DEMOLITION LEGEND

- AREA TO BE DEMOLISHED
- LIMIT OF WORK
- MONUMENT SIGNAGE (VARIES)
- EXISTING TREE TO REMAIN
- TREE TO BE REMOVED

DEMOLITION NOTES

- **SCOPE OF WORK**
  - A. REFERENCE THE PLANS FOR THE AREAS WHERE DEMOLITION IS TO BE PERFORMED.
  - B. CONTRACTOR TO PERFORM SITE WALK PRIOR TO DEMOLITION TO VERIFY AREAS OF WORK AND ADVISE OWNER/LANDSCAPE ARCHITECT IF ADDITIONAL AREAS BEYOND THOSE SHOWN ON THE PLANS WILL BE IMPACTED BY THE PROJECT.
  - C. IF ANY ADDITIONAL AREAS WITH BE IMPACTED BY THE PROJECT, COORDINATE PROTECTION AND RESTORATION OF THESE AREAS WITH OWNER PRIOR TO START OF DEMOLITION.
- **SALVAGED MATERIALS**
  - A. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT DURING PRE-DEMOLITION SITE WALK ON ITEMS AND MATERIALS TO BE SALVAGED.
  - B. COORDINATE LOCATION AND MANNER OF STOCKPILING OR STORAGE PRIOR TO STARTING DEMOLITION.
- **TREE PROTECTION**
  - A. CONTRACTOR TO VERIFY LOCATION OF ALL IMPACTED TREES WITHIN THE LIMIT OF WORK.
  - B. IF TREE PROTECTION IS REQUIRED AS PART OF THE PERMIT, REFERENCE THE PROVIDED TREE PROTECTION PLAN.
  - C. IF TREE PROTECTION NOT REQUIRED BY PERMIT, COORDINATE TREE PROTECTION WITH OWNER/LANDSCAPE ARCHITECT DURING THE PRE-DEMOLITION SITE WALK.
  - D. ASSUME NO IMPACTS WITHIN THE DRIPLINE OF TREES TO REMAIN.
- **TEMPORARY SEDIMENTATION AND EROSION CONTROL**
  - A. IF REQUIRED AS PART OF THE PERMIT, REFERENCE THE PROVIDED SEC PLAN.
  - B. IF NOT REQUIRED BY PERMIT, CONTRACTOR TO BE FAMILIAR WITH THE REQUIREMENTS OF THE SEC PLAN AND UTILIZE APPROPRIATE MEASURES TO MEET THE INTENT OF THE SEC PLAN.
- **SITE PROTECTION**
  - A. ONCE EXTENTS OF WORK ARE DETERMINED, INSTALL HIGH VISIBILITY FENCING OR OTHER MEASURES TO DELINEATE THE BOUNDARY.
  - B. FOR SITE ELEMENTS TO REMAIN WITHIN THE WORK AREA, USE APPROPRIATE MEASURES TO PROTECT THESE ELEMENTS.
- **UTILITIES**
  1. CAP ALL UTILITIES AS NECESSARY, BUT DO NOT DISRUPT ANY SERVICES TO ADJACENT USES. TEMPORARY ROUTING OF SANITARY/STORM SEWER LINES, ELECTRICAL, WATER, TELEPHONE, GAS, ETC. TO BE IN PLACE BEFORE DEMO OF UTILITIES OCCUR.
  2. ANY OTHER UTILITIES OR SERVICES THE CONTRACTOR MAY ENCOUNTER DURING THE PERFORMANCE OF THE WORK, NOTIFY THE OWNER IMMEDIATELY AND STOP WORK THAT MAY IMPACT THESE UTILITIES.
- **DEMOLITION**
  - A. DEMOLISH AND REMOVE ALL ELEMENTS SHOWN ON PLANS AND AS DETERMINED IN PRE-DEMOLITON SITE WALK
  - B. DISPOSE OF RESULTING DEBRIS AND DEMOLISHED MATERIALS OFF SITE IN A LEGALLY ACCEPTABLE LOCATION AND MANNER.

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STATE OF WASHINGTON ZACK THOMAS 21387 EXP 03/09/2022 LANDSCAPE ARCHITECT

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION
1	2022.07.08	COMMENT RESPONSE #1

ISSUANCES

DATE	DESCRIPTION
4/19/2022	CONSTRUCTION DOCUMENTS

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ORIGINAL SHEET SIZE IS 22"x34"

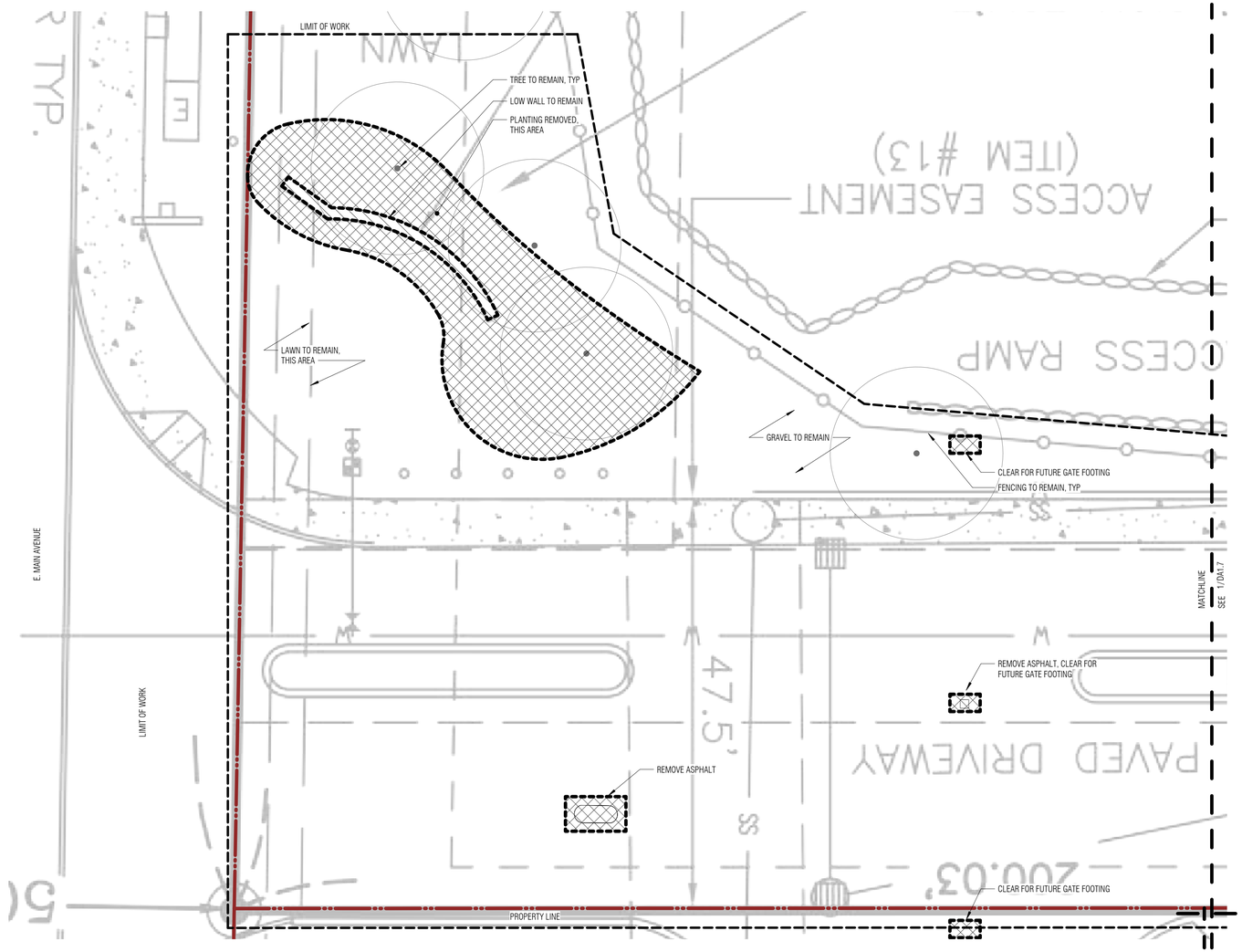
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

DEMO PLAN - E. MAIN AVE - EAST

SHEET NO.:

DA1.5



1 **LANDSCAPE A DEMOLITION PLAN - EAST ENTRY - SOUTH**
1/8" = 1'-0"

DEMOLITION LEGEND

- AREA TO BE DEMOLISHED
- LIMIT OF WORK
- MONUMENT SIGNAGE (VARIES)
- EXISTING TREE TO REMAIN
- TREE TO BE REMOVED

DEMOLITION NOTES

- **SCOPE OF WORK**
  - A. REFERENCE THE PLANS FOR THE AREAS WHERE DEMOLITION IS TO BE PERFORMED.
  - B. CONTRACTOR TO PERFORM SITE WALK PRIOR TO DEMOLITION TO VERIFY AREAS OF WORK AND ADVISE OWNER/LANDSCAPE ARCHITECT IF ADDITIONAL AREAS BEYOND THOSE SHOWN ON THE PLANS WILL BE IMPACTED BY THE PROJECT.
  - C. IF ANY ADDITIONAL AREAS WITH BE IMPACTED BY THE PROJECT, COORDINATE PROTECTION AND RESTORATION OF THESE AREAS WITH OWNER PRIOR TO START OF DEMOLITION.
- **SALVAGED MATERIALS**
  - A. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT DURING PRE-DEMOLITION SITE WALK ON ITEMS AND MATERIALS TO BE SALVAGED.
  - B. COORDINATE LOCATION AND MANNER OF STOCKPILING OR STORAGE PRIOR TO STARTING DEMOLITION.
- **TREE PROTECTION**
  - A. CONTRACTOR TO VERIFY LOCATION OF ALL IMPACTED TREES WITHIN THE LIMIT OF WORK.
  - B. IF TREE PROTECTION IS REQUIRED AS PART OF THE PERMIT, REFERENCE THE PROVIDED TREE PROTECTION PLAN.
  - C. IF TREE PROTECTION NOT REQUIRED BY PERMIT, COORDINATE TREE PROTECTION WITH OWNER/LANDSCAPE ARCHITECT DURING THE PRE-DEMOLITION SITE WALK.
  - D. ASSUME NO IMPACTS WITHIN THE DRIPLINE OF TREES TO REMAIN.
- **TEMPORARY SEDIMENTATION AND EROSION CONTROL**
  - A. IF REQUIRED AS PART OF THE PERMIT, REFERENCE THE PROVIDED SEC PLAN.
  - B. IF NOT REQUIRED BY PERMIT, CONTRACTOR TO BE FAMILIAR WITH THE REQUIREMENTS OF THE SEC PLAN AND UTILIZE APPROPRIATE MEASURES TO MEET THE INTENT OF THE SEC PLAN.
- **SITE PROTECTION**
  - A. ONCE EXTENTS OF WORK ARE DETERMINED, INSTALL HIGH VISIBILITY FENCING OR OTHER MEASURES TO DELINEATE THE BOUNDARY.
  - B. FOR SITE ELEMENTS TO REMAIN WITHIN THE WORK AREA, USE APPROPRIATE MEASURES TO PROTECT THESE ELEMENTS.
- **UTILITIES**
  1. CAP ALL UTILITIES AS NECESSARY, BUT DO NOT DISRUPT ANY SERVICES TO ADJACENT USES. TEMPORARY ROUTING OF SANITARY/STORM SEWER LINES, ELECTRICAL, WATER, TELEPHONE, GAS, ETC. TO BE IN PLACE BEFORE DEMO OF UTILITIES OCCUR.
  2. ANY OTHER UTILITIES OR SERVICES THE CONTRACTOR MAY ENCOUNTER DURING THE PERFORMANCE OF THE WORK, NOTIFY THE OWNER IMMEDIATELY AND STOP WORK THAT MAY IMPACT THESE UTILITIES.
- **DEMOLITION**
  - A. DEMOLISH AND REMOVE ALL ELEMENTS SHOWN ON PLANS AND AS DETERMINED IN PRE-DEMOLITON SITE WALK
  - B. DISPOSE OF RESULTING DEBRIS AND DEMOLISHED MATERIALS OFF SITE IN A LEGALLY ACCEPTABLE LOCATION AND MANNER.

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STATE OF WASHINGTON ZACK THOMAS 21987 EXP 03/09/2022 LANDSCAPE ARCHITECT

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
4/19/2022	CONSTRUCTION DOCUMENTS

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ORIGINAL SHEET SIZE IS 22"x34"

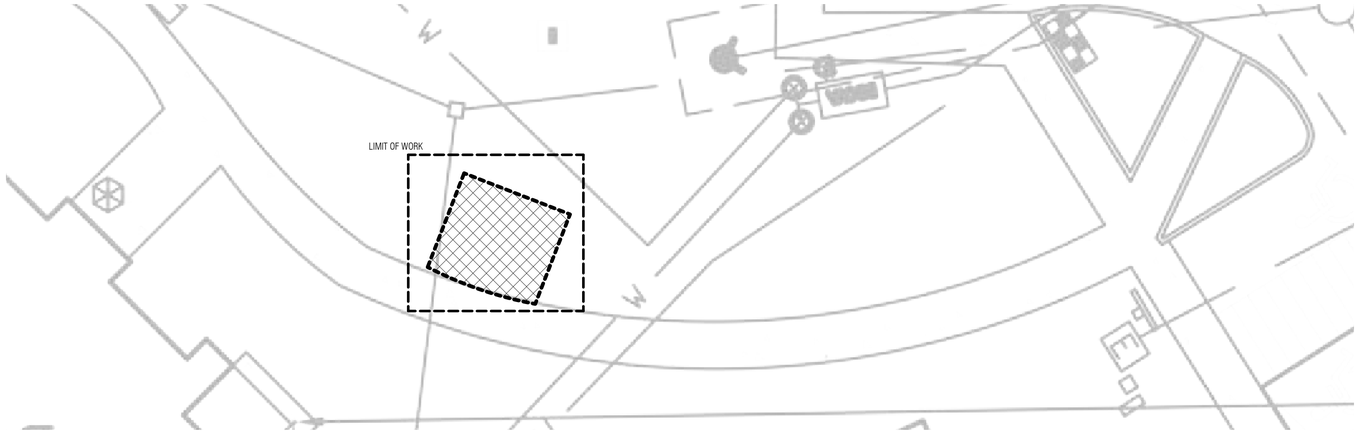
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

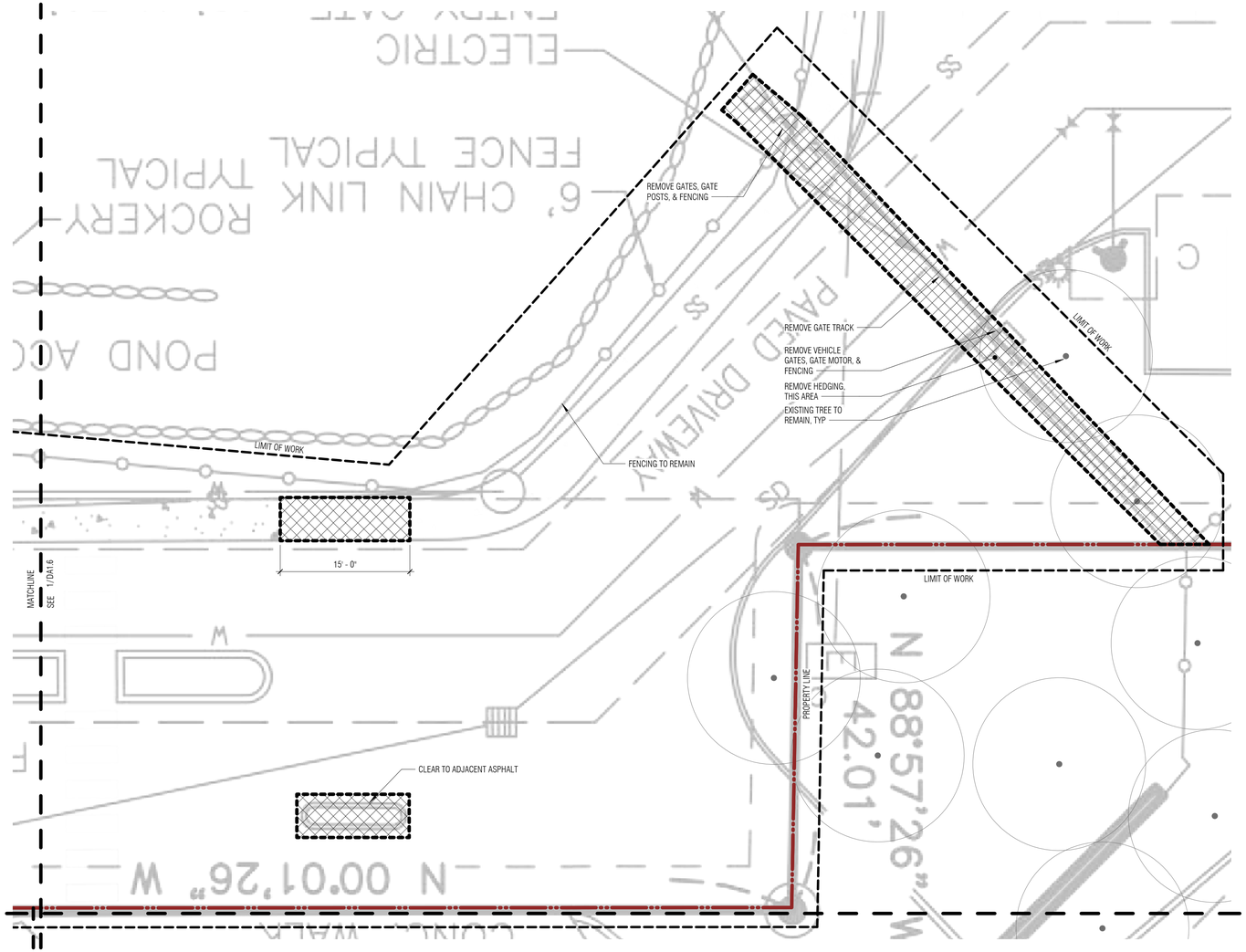
DEMO PLAN - EAST ENTRY - SOUTH

SHEET NO.:

DA1.6



2 **LANDSCAPE A DEMOLITION PLAN - BBQ ADD**
1/8" = 1'-0"



1 **LANDSCAPE A DEMOLITION PLAN - EAST ENTRY - NORTH**
1/8" = 1'-0"

DEMOLITION LEGEND

- AREA TO BE DEMOLISHED
- LIMIT OF WORK
- MONUMENT SIGNAGE (VARIES)
- EXISTING TREE TO REMAIN
- TREE TO BE REMOVED

DEMOLITION NOTES

- **SCOPE OF WORK**
  - A. REFERENCE THE PLANS FOR THE AREAS WHERE DEMOLITION IS TO BE PERFORMED.
  - B. CONTRACTOR TO PERFORM SITE WALK PRIOR TO DEMOLITION TO VERIFY AREAS OF WORK AND ADVISE OWNER/LANDSCAPE ARCHITECT IF ADDITIONAL AREAS BEYOND THOSE SHOWN ON THE PLANS WILL BE IMPACTED BY THE PROJECT.
  - C. IF ANY ADDITIONAL AREAS WITH BE IMPACTED BY THE PROJECT, COORDINATE PROTECTION AND RESTORATION OF THESE AREAS WITH OWNER PRIOR TO START OF DEMOLITION.
- **SALVAGED MATERIALS**
  - A. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT DURING PRE-DEMOLITION SITE WALK ON ITEMS AND MATERIALS TO BE SALVAGED.
  - B. COORDINATE LOCATION AND MANNER OF STOCKPILING OR STORAGE PRIOR TO STARTING DEMOLITION.
- **TREE PROTECTION**
  - A. CONTRACTOR TO VERIFY LOCATION OF ALL IMPACTED TREES WITHIN THE LIMIT OF WORK.
  - B. IF TREE PROTECTION IS REQUIRED AS PART OF THE PERMIT, REFERENCE THE PROVIDED TREE PROTECTION PLAN.
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0' 5' 10' 20' 40'

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STATE OF WASHINGTON · ZACK THOMAS · ZACK THOMAS · 21571387 EXP 03/09/2022 · LANDSCAPE ARCHITECT

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
4/19/2022	CONSTRUCTION DOCUMENTS

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ORIGINAL SHEET SIZE IS 22"x34"

BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

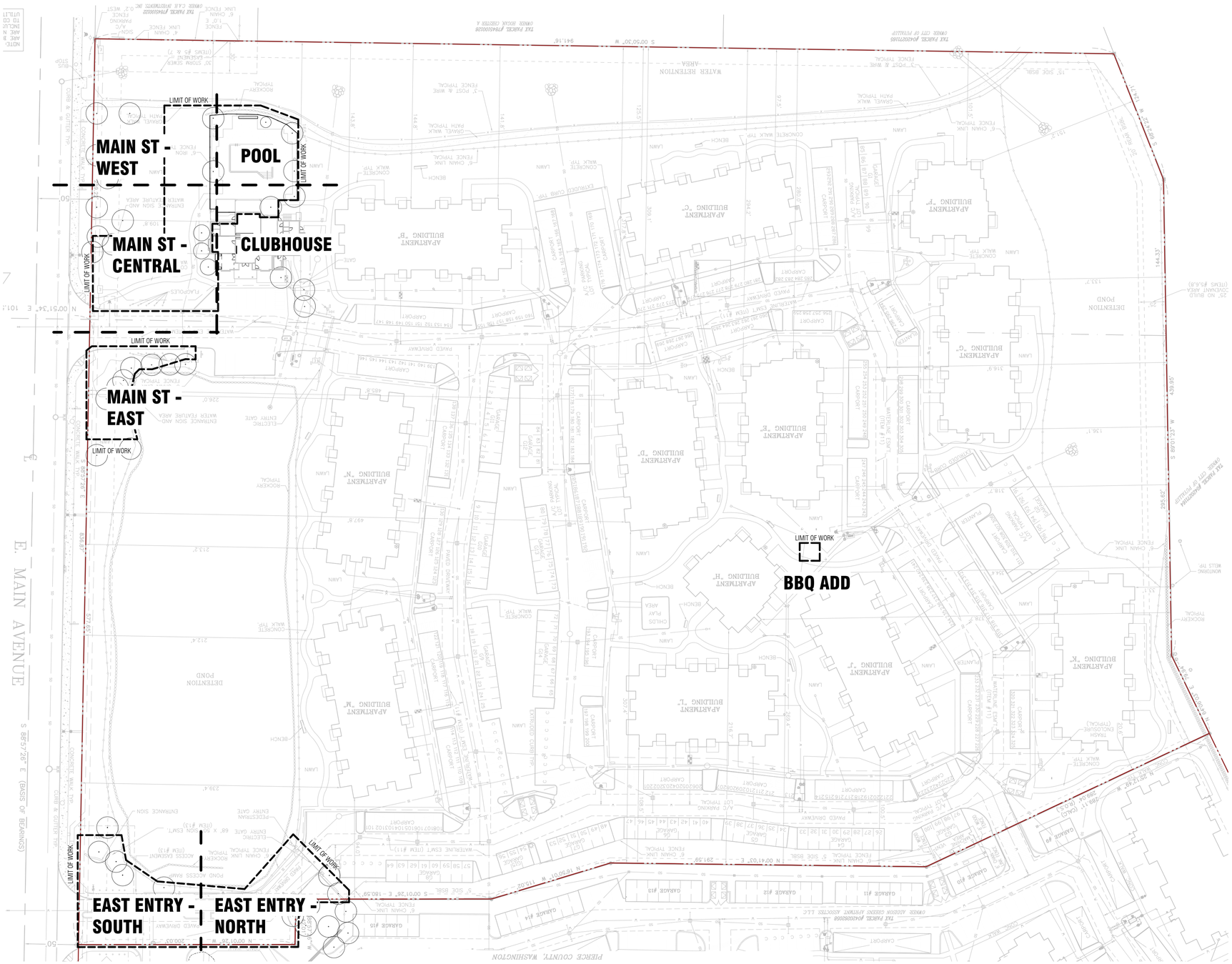
DEMO PLAN - EAST ENTRY - NORTH & BBQ ADD

SHEET NO.:

DA1.7

NOTES:

1. SURVEY PROVIDED BY HANSEN SURVEYING AND CONSTRUCTION, ON 11 / 16 / 2016



1 **(E) LANDSCAPE PLAN - WEST**
1" = 50'-0"

0' 25' 50' 100' 200'

1

LANDSCAPE NOTES

1. LANDSCAPE LOT AREA COMPLIES WITH REQUIERMENTS SET FORTH IN PMC 20.25.040 (4) AND PMC 20.25.020 (13)

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CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

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ORIGINAL SHEET SIZE IS 22"x34"

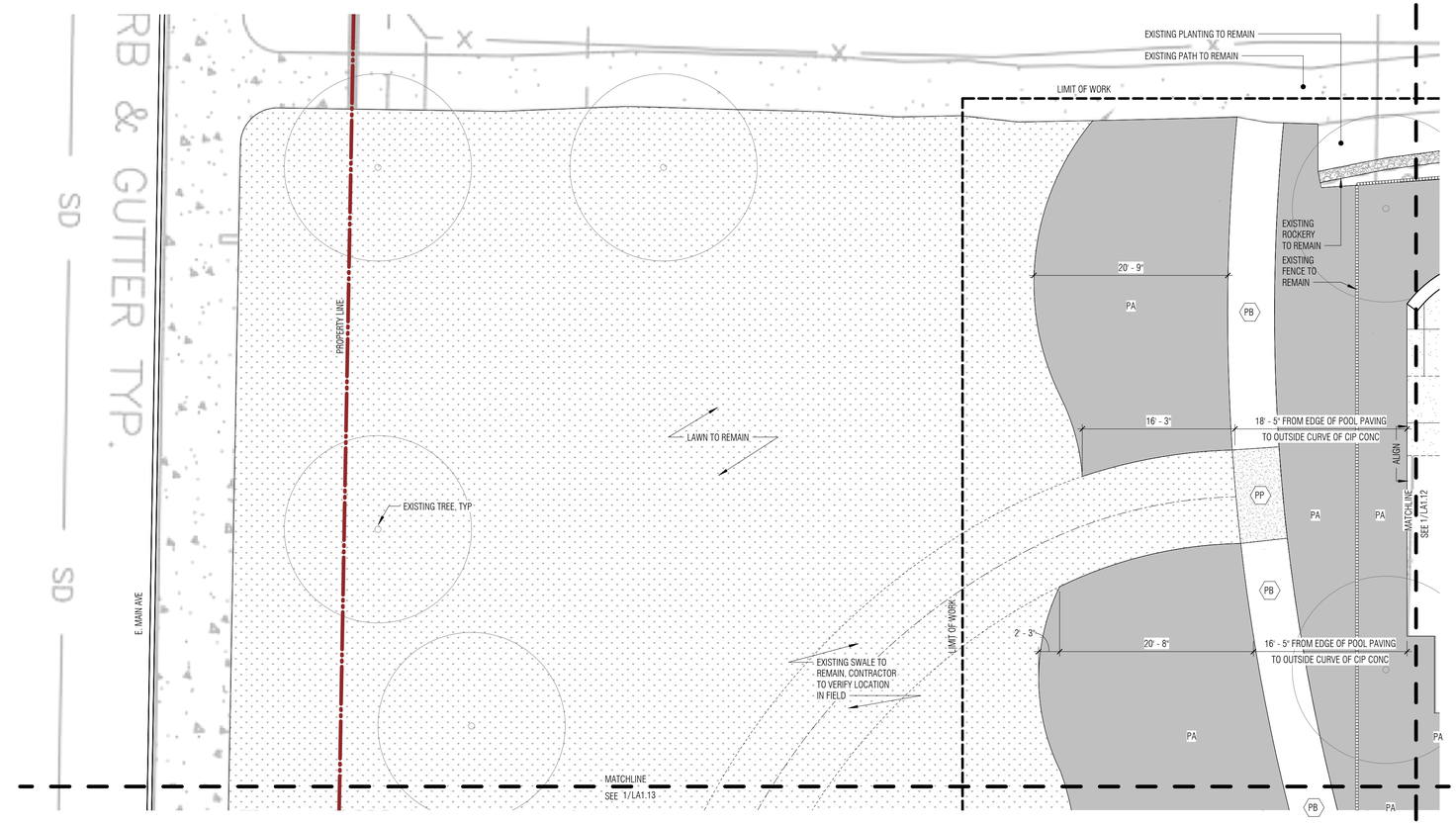
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

SITE KEY PLAN

SHEET NO.:

LA1.00



1 **LAYOUT AND MATERIALS PLAN - E. MAIN AVE - WEST**
1/8" = 1'-0"

MATERIALS LEGEND

TAG		DESCRIPTION	DETAIL
PB	EJ	CIP CONCRETE AND SCORING	2/L5.11
PP		CIP CONCRETE WITH INTEGRAL COLOR COLOR: DAVIS COLOR DUNE 6058	1/L5.11
PO		CIP CONCRETE WITH HEAVY SALT ROCK FINISH TO MATCH EXISTING	1/L5.11
SR		MONUMENTAL SIGNAGE	
AT		ASPHALT	SEE CIVIL
PA		PLANTING AREA	
TG	PA	GRASS LAWN	
WC		6" CIP CONCRETE CURB	SEE CIVIL
SW		18" HT CIP CONCRETE SEATWALL	3/L5.11
WP		METAL POOL FENCING & GATE	PER MANUF
BS		ELECTRIC BIKE STATION	OFCI
		PROPERTY LINE	
		LIMIT OF WORK	

LAYOUT AND MATERIAL NOTES

1. ALL CONCRETE JOINTS TO BE TOOLED WITH 1/4" RADIUS UNLESS SHOWN OTHERWISE. NO TOOL MARKS OR SHINERS.
2. VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH ANY WORK. REPORT LANDSCAPE DISCREPANCIES TO LANDSCAPE ARCHITECT. CONTRACTOR TO OBTAIN LANDSCAPE ARCHITECT'S FINAL APPROVAL OF LAYOUT PRIOR TO BEGINNING WORK.
3. THESE CONTRACT DOCUMENTS MAKE NO REPRESENTATIONS AS TO THE MEANS AND METHODS OF CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OF ANY UNFORSEEN CONDITIONS WHICH MAY AFFECT THE INTENDED DESIGN AS SET FORTH IN THE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.
5. THE USER OF THESE DRAWINGS IS CAUTIONED THAT UNDERGROUND UTILITIES AND FOUNDATIONS AS SHOWN ARE NOT GUARANTEED NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES AND FOUNDATIONS, WHETHER ABANDONED OR FUNCTIONAL, ARE SHOWN ON THESE DRAWINGS.
6. DIMENSIONS AND RADII FOR EDGES, STEPS, WALLS & PAVEMENTS ARE TO EXPOSED FACES UNLESS NOTED OTHERWISE.
7. INSTALL ISOLATION JOINTS IN CONCRETE PAVING ABUTTING CURBS, STEPS AND OTHER FIXED OBJECTS.
8. DO NOT SCALE DRAWINGS. CONSULT LANDSCAPE ARCHTECT FOR ANSWERS TO ALL DIMENSIONAL QUESTIONS.
9. ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS NOTED OTHERWISE.
10. ANY CHANGES PROPOSED TO DIMENSIONS SHOWN ON THIS DRAWING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OR INSTALLATION.
11. ALL STRUCTURES TO REMAIN SHALL BE PROTECTED UNLESS OTHERWISE NOTED TO BE DEMOLISHED.
12. STRUCTURAL ENGINEER TO REVIEW AND APPROVE STRUCTURAL CONNECTIONS OF METAL POSTS AND WIRES TO BUILDING AND STRUCTURE.

0' 4' 8' 16' 32'

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STATE OF WASHINGTON
ZACK THOMAS
ZACK THOMAS
21011387 EXP 03/09/2022
LANDSCAPE ARCHITECT

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
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ORIGINAL SHEET SIZE IS 22"x34"

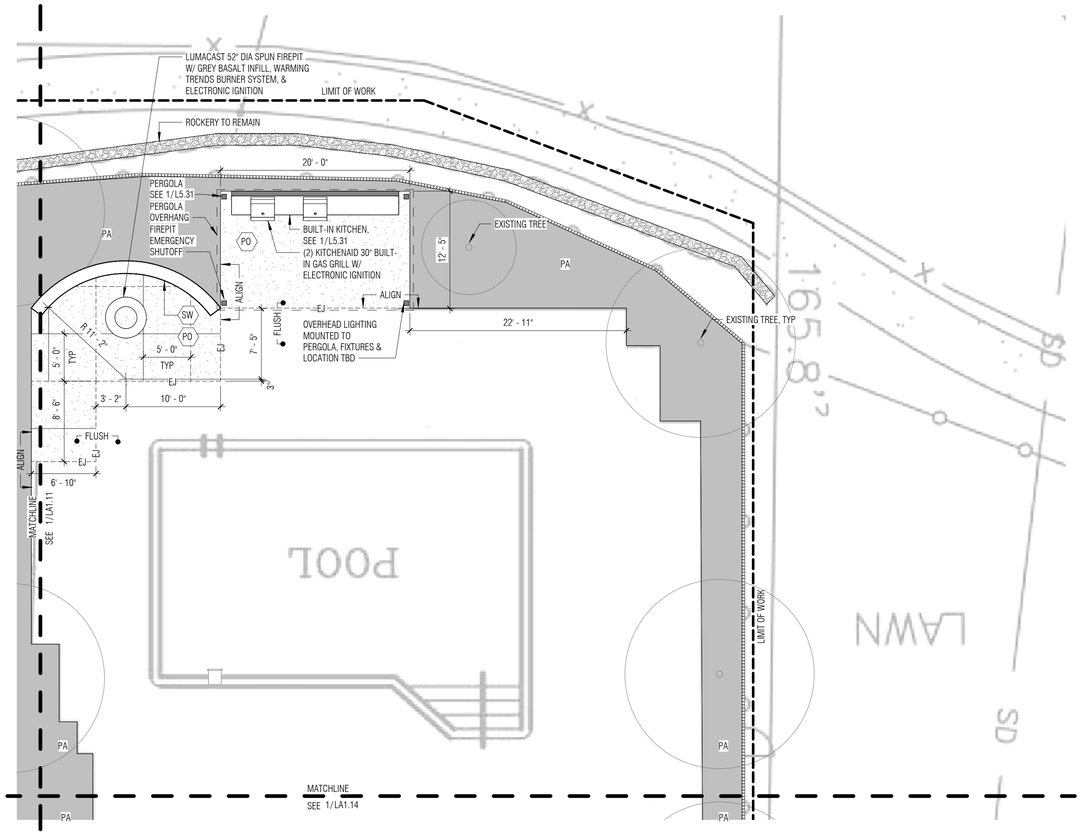
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

LAYOUT AND MATERIALS PLAN - E. MAIN AVE - WEST

SHEET NO.:

LA1.11



1 **LAYOUT AND MATERIALS PLAN - POOL**
1/8" = 1'-0"

MATERIALS LEGEND

TAG		DESCRIPTION	DETAIL
PB	EJ	CIP CONCRETE AND SCORING	2/L5.11
PP		CIP CONCRETE WITH INTEGRAL COLOR COLOR: DAVIS COLOR DUNE 6058	1/L5.11
PO		CIP CONCRETE WITH HEAVY SALT ROCK FINISH TO MATCH EXISTING	1/L5.11
SR		MONUMENTAL SIGNAGE	
AT		ASPHALT	SEE CIVIL
PA		PLANTING AREA	
TG	PA	GRASS LAWN	
WC		6" CIP CONCRETE CURB	SEE CIVIL
SW		18" HT CIP CONCRETE SEATWALL	3/L5.11
WP		METAL POOL FENCING & GATE	PER MANUF
BS		ELECTRIC BIKE STATION	OFCI
		PROPERTY LINE	
		LIMIT OF WORK	

0' 4' 8' 16' 32'

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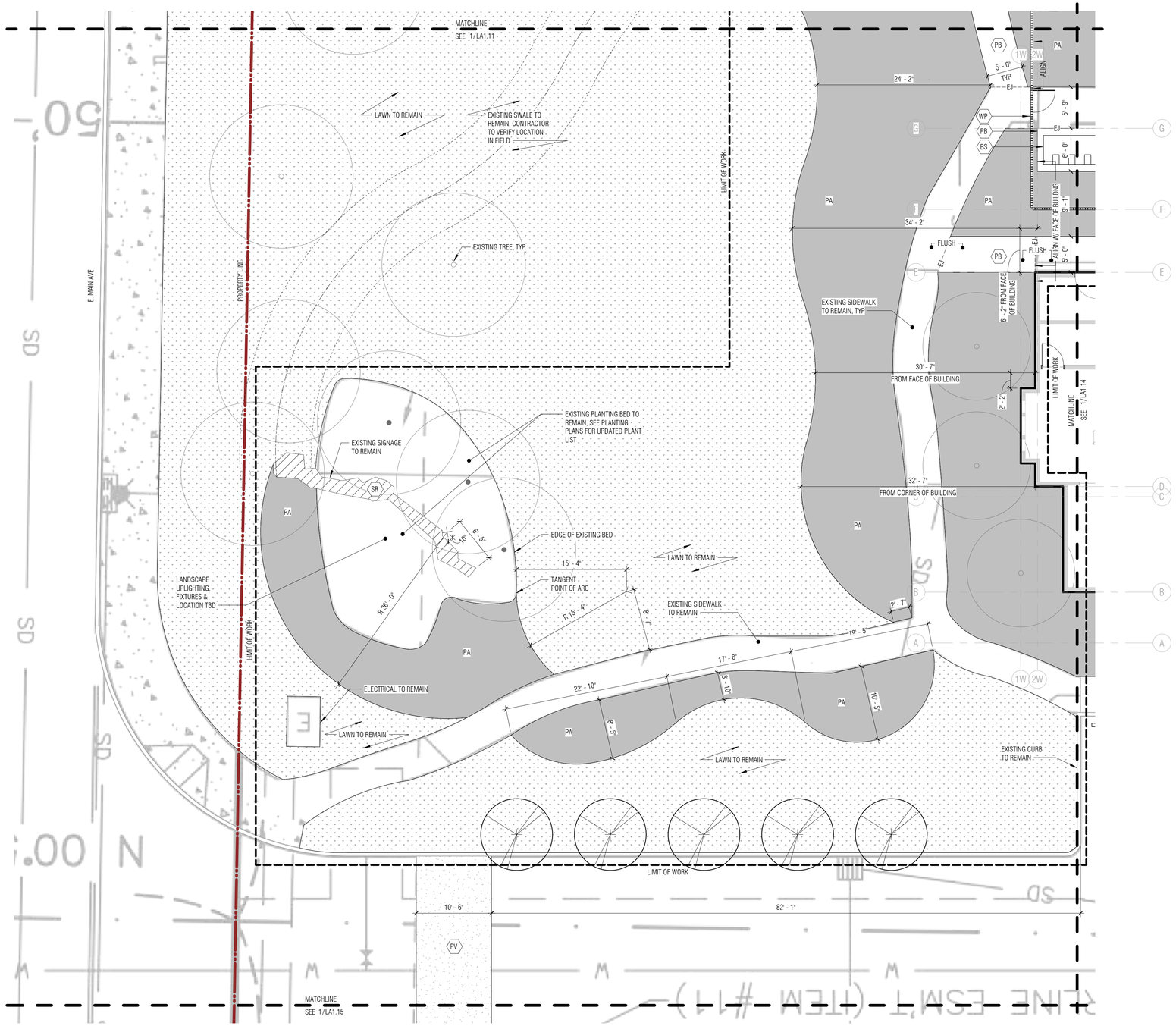
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

LAYOUT AND MATERIALS PLAN - POOL

SHEET NO.:

LA1.12



1 **LAYOUT AND MATERIALS PLAN - E. MAIN AVE - CENTRAL**
1/8" = 1'-0"

MATERIALS LEGEND

TAG		DESCRIPTION	DETAIL
PB	EJ	CIP CONCRETE AND SCORING	2/L5.11
PP		CIP CONCRETE WITH INTEGRAL COLOR COLOR: DAVIS COLOR DUNE 6058	1/L5.11
PO		CIP CONCRETE WITH HEAVY SALT ROCK FINISH TO MATCH EXISTING	1/L5.11
SR		MONUMENTAL SIGNAGE	
AT		ASPHALT	SEE CIVIL
PA		PLANTING AREA	
TG	PA	GRASS LAWN	
WC		6" CIP CONCRETE CURB	SEE CIVIL
SW		18" HT CIP CONCRETE SEATWALL	3/L5.11
WP		METAL POOL FENCING & GATE	PER MANUF
BS		ELECTRIC BIKE STATION	OFCI
		PROPERTY LINE	
		LIMIT OF WORK	

0' 4' 8' 16' 32'

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info@boardandvellum.com
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STATE OF WASHINGTON ZACK THOMAS LANDSCAPE ARCHITECT 21901387 EXP 03/09/2022

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIV/CDR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
4/19/2022	CONSTRUCTION DOCUMENTS

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ORIGINAL SHEET SIZE IS 22"x34"

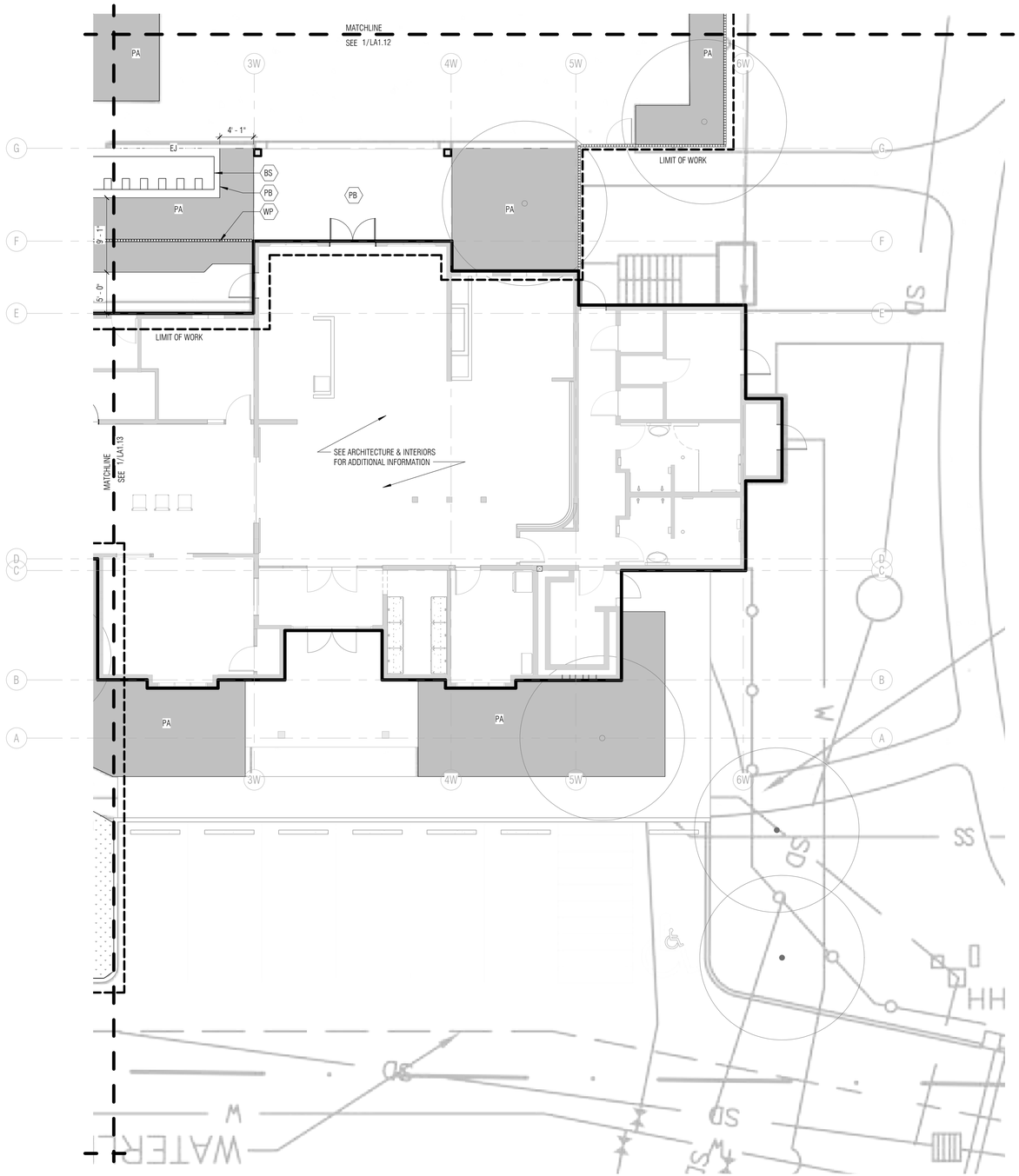
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

LAYOUT AND MATERIALS PLAN - E. MAIN AVE - CENTRAL

SHEET NO.:

LA1.13



1 **LAYOUT AND MATERIALS PLAN - CLUBHOUSE**
1/8" = 1'-0"

MATERIALS LEGEND

TAG		DESCRIPTION	DETAIL
PB	EJ	CIP CONCRETE AND SCORING	2/L5.11
PP		CIP CONCRETE WITH INTEGRAL COLOR COLOR: DAVIS COLOR DUNE 6058	1/L5.11
PO		CIP CONCRETE WITH HEAVY SALT ROCK FINISH TO MATCH EXISTING	1/L5.11
SR		MONUMENTAL SIGNAGE	
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WP		METAL POOL FENCING & GATE	PER MANUF
BS		ELECTRIC BIKE STATION	OFCI
		PROPERTY LINE	
		LIMIT OF WORK	

LAYOUT AND MATERIAL NOTES

1. ALL CONCRETE JOINTS TO BE TOOLED WITH 1/4" RADIUS UNLESS SHOWN OTHERWISE. NO TOOL MARKS OR SHINERS.
2. VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH ANY WORK. REPORT LANDSCAPE DISCREPANCIES TO LANDSCAPE ARCHITECT. CONTRACTOR TO OBTAIN LANDSCAPE ARCHITECT'S FINAL APPROVAL OF LAYOUT PRIOR TO BEGINNING WORK.
3. THESE CONTRACT DOCUMENTS MAKE NO REPRESENTATIONS AS TO THE MEANS AND METHODS OF CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OF ANY UNFORSEEN CONDITIONS WHICH MAY AFFECT THE INTENDED DESIGN AS SET FORTH IN THE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.
5. THE USER OF THESE DRAWINGS IS CAUTIONED THAT UNDERGROUND UTILITIES AND FOUNDATIONS AS SHOWN ARE NOT GUARANTEED NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES AND FOUNDATIONS, WHETHER ABANDONED OR FUNCTIONAL, ARE SHOWN ON THESE DRAWINGS.
6. DIMENSIONS AND RADII FOR EDGES, STEPS, WALLS & PAVEMENTS ARE TO EXPOSED FACES UNLESS NOTED OTHERWISE.
7. INSTALL ISOLATION JOINTS IN CONCRETE PAVING ABUTTING CURBS, STEPS AND OTHER FIXED OBJECTS.
8. DO NOT SCALE DRAWINGS; CONSULT LANDSCAPE ARCHITECT FOR ANSWERS TO ALL DIMENSIONAL QUESTIONS.
9. ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS NOTED OTHERWISE.
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11. ALL STRUCTURES TO REMAIN SHALL BE PROTECTED UNLESS OTHERWISE NOTED TO BE DEMOLISHED.
12. STRUCTURAL ENGINEER TO REVIEW AND APPROVE STRUCTURAL CONNECTIONS OF METAL POSTS AND WIRES TO BUILDING AND STRUCTURE.

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ZACK THOMAS
THOMAS
#21387 EXP 03/09/2022
LANDSCAPE ARCHITECT

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
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PUYALLUP, WA 98372

OWNER:
LIV/CDR

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ISSUANCES

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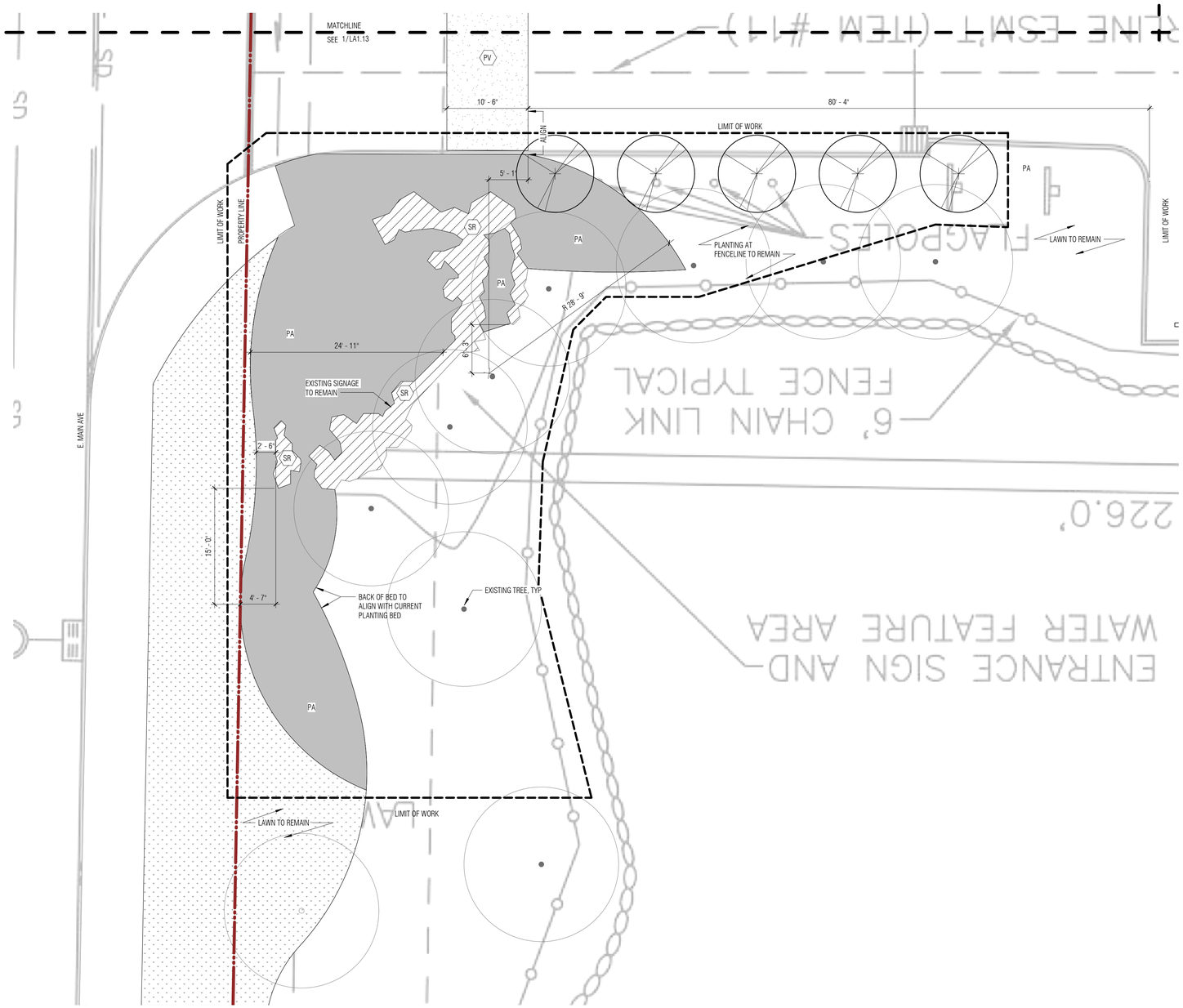
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

LAYOUT AND MATERIALS PLAN - CLUBHOUSE

SHEET NO.:

LA1.14



1 **LAYOUT AND MATERIALS PLAN - E. MAIN AVE - EAST**
1/8" = 1'-0"

MATERIALS LEGEND

TAG		DESCRIPTION	DETAIL
PB	EJ	CIP CONCRETE AND SCORING	2/L5.11
PP		CIP CONCRETE WITH INTEGRAL COLOR COLOR: DAVIS COLOR DUNE 6058	1/L5.11
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SR		MONUMENTAL SIGNAGE	
AT		ASPHALT	SEE CIVIL
PA		PLANTING AREA	
TG	PA	GRASS LAWN	
WC		6" CIP CONCRETE CURB	SEE CIVIL
SW		18" HT CIP CONCRETE SEATWALL	3/L5.11
WP		METAL POOL FENCING & GATE	PER MANUF
BS		ELECTRIC BIKE STATION	OFCI
		PROPERTY LINE	
		LIMIT OF WORK	

LAYOUT AND MATERIAL NOTES

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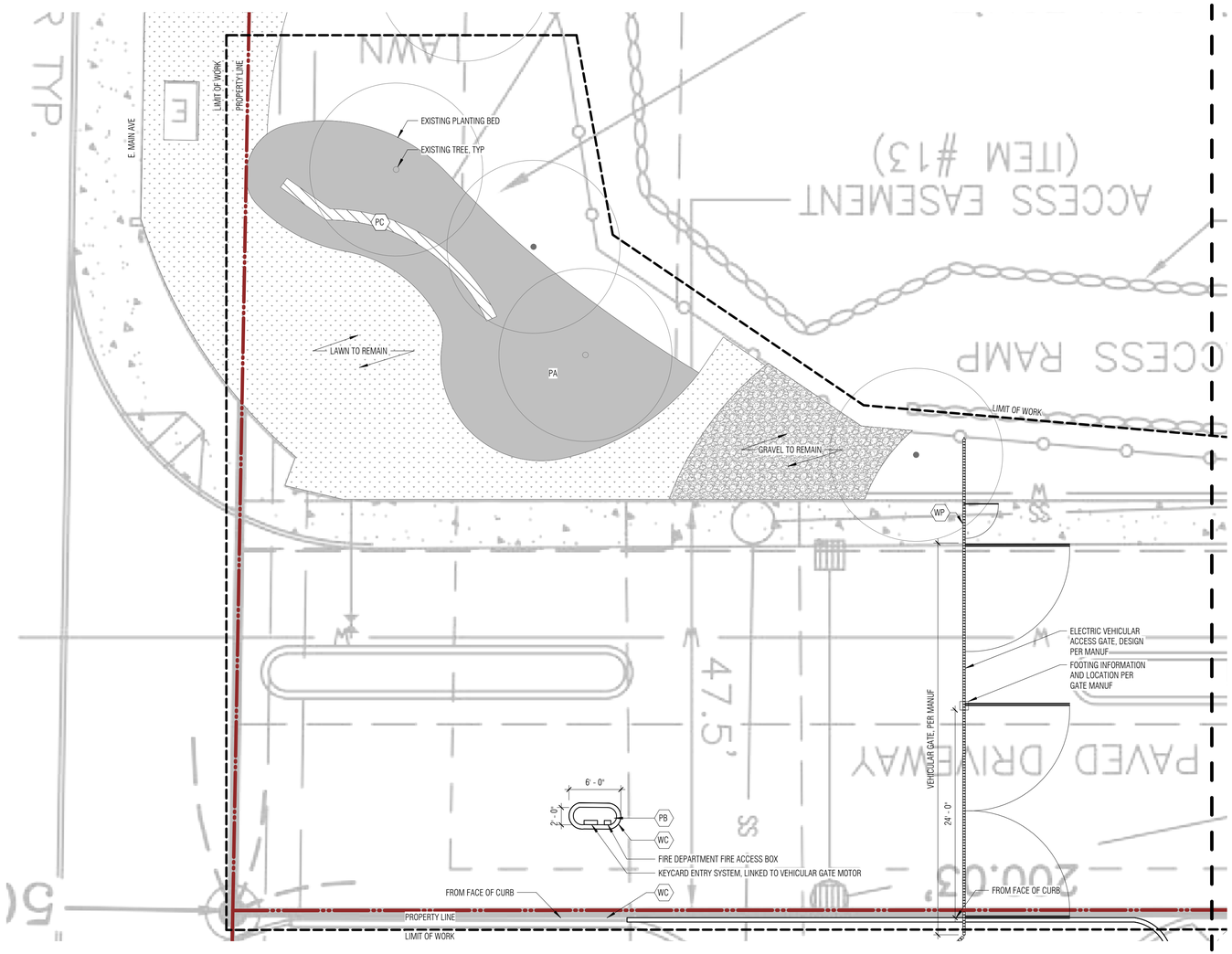
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

LAYOUT AND MATERIALS PLAN - E. MAIN AVE - EAST

SHEET NO.:

LA1.15



1 **LAYOUT AND MATERIALS PLAN - EAST ENTRY - SOUTH**
1/8" = 1'-0"

MATERIALS LEGEND

TAG		DESCRIPTION	DETAIL
PB	EJ	CIP CONCRETE AND SCORING	2/L5.11
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PO		CIP CONCRETE WITH HEAVY SALT ROCK FINISH TO MATCH EXISTING	1/L5.11
SR		MONUMENTAL SIGNAGE	
AT		ASPHALT	SEE CIVIL
PA		PLANTING AREA	
TG	PA	GRASS LAWN	
WC		6" CIP CONCRETE CURB	SEE CIVIL
SW		18" HT CIP CONCRETE SEATWALL	3/L5.11
WP		METAL POOL FENCING & GATE	PER MANUF
BS		ELECTRIC BIKE STATION	OFCI
		PROPERTY LINE	
		LIMIT OF WORK	

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LANDSCAPE ARCHITECT

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

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PUYALLUP, WA 98372

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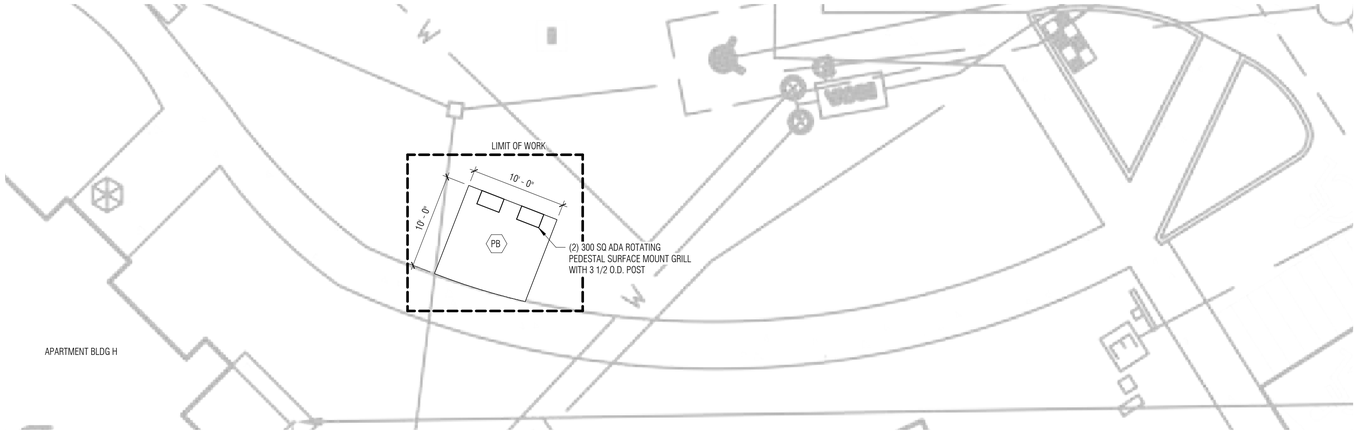
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

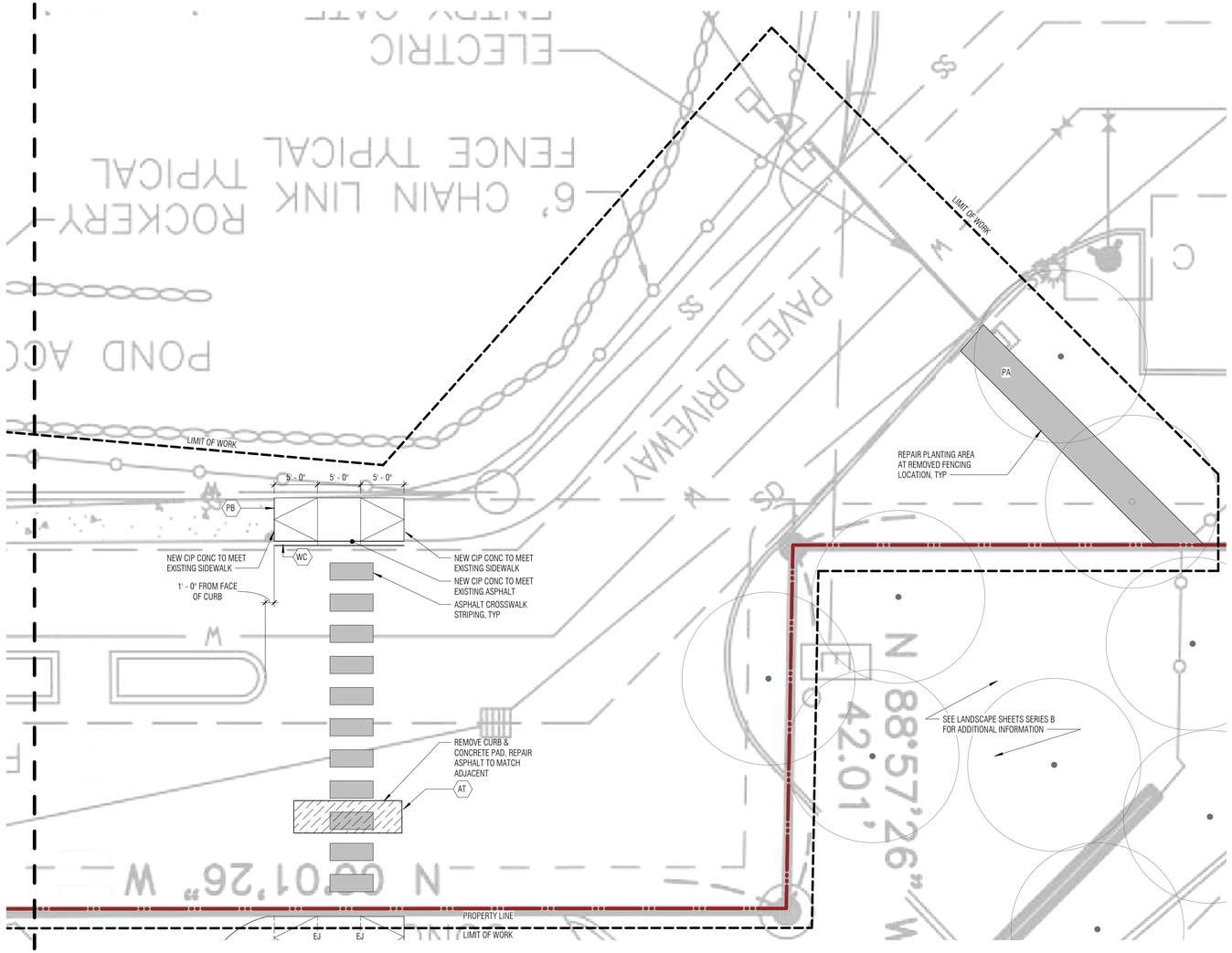
LAYOUT AND MATERIALS PLAN - EAST ENTRY - SOUTH

SHEET NO.:

LA1.16



3 **LAYOUT AND MATERIALS PLAN - BBQ ADD**
1/8" = 1'-0"



1 **LAYOUT AND MATERIALS PLAN - EAST ENTRY - NORTH**
1/8" = 1'-0"

MATERIALS LEGEND

TAG		DESCRIPTION	DETAIL
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AT		ASPHALT	SEE CIVIL
PA		PLANTING AREA	
TG	PA	GRASS LAWN	
WC		6" CIP CONCRETE CURB	SEE CIVIL
SW		18" HT CIP CONCRETE SEATWALL	3/L5.11
WP		METAL POOL FENCING & GATE	PER MANUF
BS		ELECTRIC BIKE STATION	OFCI
		PROPERTY LINE	
		LIMIT OF WORK	

LAYOUT AND MATERIAL NOTES

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CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

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PLOT DATE: 04.19.2022

LAYOUT AND MATERIALS PLAN - EAST ENTRY - NORTH & BBQ ADD

SHEET NO.:

LA1.17

1

PLANT SCHEDULE

BOTANICAL NAME / COMMON NAME

UPPER BANK

ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK
CALAMAGROSTIS ACUTIFLORA / KARL FOERSTER FEATHER REED GRASS
CALLUNA VULGARIS 'SPRING TORCH' - SPRING TORCH HEATHER
CAMASSIA QUAMASH / CAMAS
CORNUS SERICEA 'KELSEYI' / KELSEY RED TWIG DOGWOOD
DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS
ERICA X DARLEYENSIS 'WHITE PERFECTION' / WHITE PERFECTION HEATH
IRIS SSP / PACIFIC COAST IRIS
PIERIS JAPONICA / JAPANESE ANDROMEDA
RHODODENDRON SSP. / VARIOUS AZALEA
RHODODENDRON DAVIESII / DWARF WHITE AZALEA
RHODODENDRON X 'CUNNINGHAMS WHITE' / CUNNINGHAMS WHITE RHODODENDRON
SESLARIA AUTUMNALIS / AUTUMN MOOR GRASS
VIBURNUM DAVIDII / DAVID VIBURNUM

RIVERSIDE

ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK
CAMASSIA QUAMASH / CAMAS
SESLARIA AUTUMNALIS / AUTUMN MOOR GRASS

RIVERINE GRASSES

CALAMAGROSTIS ACUTIFLORA / KARL FOERSTER FEATHER REED GRASS
CAMASSIA QUAMASH / CAMAS
DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS
SESLARIA AUTUMNALIS / AUTUMN MOOR GRASS

FLOWERING MEADOW

PRO TIME PT 710 FLOWERING MEADOW MIX

(10) MALUS 'JFS KW213MX' PP 31008 / RASPBERRY SPEAR CRABAPPLE, B&B, 2" CAL MIN

PLANTING NOTES

- **IRRIGATION**
  A. INSTALLATION OF AN IRRIGATION SYSTEM WITH AN AUTOMATIC CONTROLLER IS RECOMMENDED.

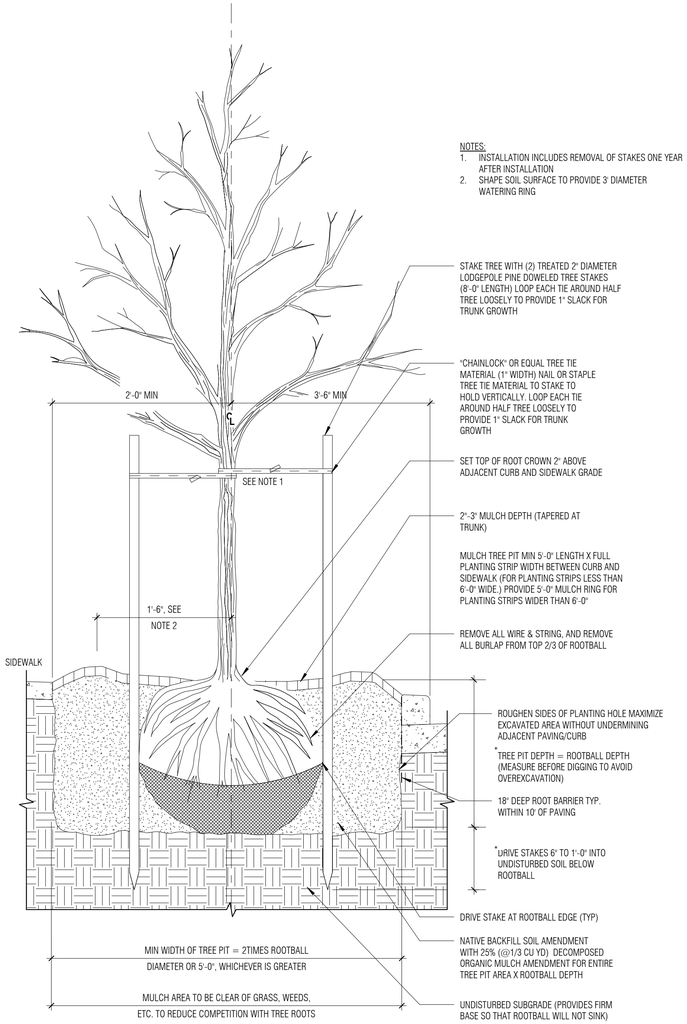
- **PLANTING/LAWN AREA PREPARATION AND SOIL AMENDMENT**
  A. *SOIL TESTING:* NOT REQUIRED BUT MAY BE REQUESTED BY OWNER PRIOR TO USING EXISTING SOILS ON SITE FOR PLANTING AND LAWN AREAS. IF SOIL TESTING PERFORMED, CONTRACTOR TO AMEND SOILS PER THE RECOMMENDATIONS OF THE SOIL TESTING REPORT.
  B. DO NOT WORK SOILS IF TOO WET. CONTACT OWNER IF SOILS ARE VISIBLY WET.
  C. *LAWN AREAS:*
     a. NOTIFY OWNER OF KNOWN AREAS OF POOR DRAINAGE
     b. CONFIRM SUBGRADE IS 6" OR MORE BELOW FINISH GRADE
     c. APPLY 2" COMPOST AND RIP INTO TOP 6" OF SUBGRADE
     d. USE ONE OF THE FOLLOWING TO BRING AREAS TO FINISH GRADE:
        1. EXISTING SITE SOIL AMENDED PER SOIL TESTING RESULTS
        2. IMPORTED TOPSOIL: BASIS-OF-DESIGN PRODUCT IS 80/20 SOIL MIX AS SUPPLIED BY CEDAR GROVE
  D. *PLANTING AREAS:*
     a. NOTIFY OWNER OF KNOWN AREAS OF POOR DRAINAGE
     b. CONFIRM SUBGRADE IS 12" OR MORE BELOW FINISH GRADE
     c. APPLY 2" COMPOST AND RIP INTO TOP 6" OF SUBGRADE
     d. USE ONE OF THE FOLLOWING TO BRING AREAS TO FINISH GRADE:
        1. EXISTING SITE SOIL AMENDED PER SOIL TESTING RESULTS
        2. IMPORTED TOPSOIL: BASIS-OF-DESIGN PRODUCT IS 3-WAY SOIL MIX AS SUPPLIED BY CEDAR GROVE.
  E. WATER IN SOILS AFTER PLACING. ALLOW 24 HOURS FOR SOILS TO SETTLE AND FILL LOW SPOTS

- **LAWN INSTALLATION**
  A. *SEEDED LAWNS:* USE SEED MIX RECOMMENDED FOR SOLAR CONDITIONS OF THE NEW LAWN AREA. APPLY SEED AT RATE RECOMMENDED BY SUPPLIER AND WATER AREA.
  B. *SOD:* USE A SAND-BASED, NON-NETTED SOD SIMILAR TO PRODUCT SUPPLIED BY COUNTRY GREEN. INSTALL SOD AS RECOMMENDED BY SUPPLIER AND WATER AREA.
  C. MONITOR SOIL MOISTURE AND APPLY WATER AS NEEDED UNTIL GRASS OR SOD IS ESTABLISHED (MIN 30 DAYS).

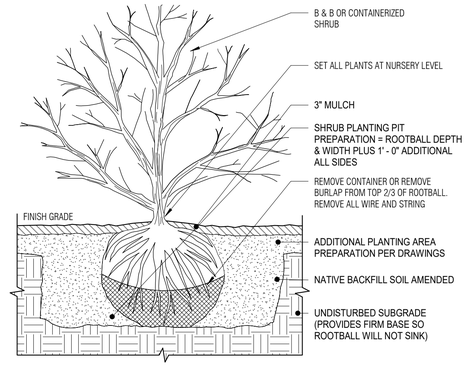
- **PLANTING INSTALLATION**
  A. PROVIDE FROM A RECOGNIZED NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES. PROVIDE ONLY HEALTHY, VIGOROUS STOCK FREE OF DISEASE, AND DEFECTS SUCH AS INJURIES, ABRASIONS OR DISFIGUREMENT.
  B. PROVIDE PLANTS IN VARIETIES AND SIZES INDICATED ON PLANTING PLAN. NOTIFY OWNER IF PLANTS SPECIES, VARITIES, SIZES OR QUANTITIES ARE UNAVAILABLE TO COORDINATE SUBSTITUTIONS.
  C. LAYOUT PLANTS ON SOIL SURFACE FOR REVIEW AND APPROVAL BY OWNER. INSTALL PLANTS IMMEDIATELY AFTER LAYOUT APPROVED.
  D. MULCH AREAS IMMEDIATELY AFTER PLANTING WITH MINIMUM 2" OF SHREDDED HARDWOOD MULCH. BASIS-OF-DESIGN PRODUCT IS LANDSCAPE MULCH AS SUPPLIED BY CEDAR GROVE.
  E. MONITOR SOIL MOISTURE AND APPLY WATER AS NEEDED UNTIL PROJECT IS COMPLETED AND HANDED OVER TO OWNER.

CONFORM TO THE SPECIFICATIONS & DRAWINGS IN THESE LANDSCAPE PLANS AND THE REQUIREMENTS OF THE CITY OF PUYALLUP VEGETATION VEGETATION MANAGEMENT STANDARDS (VMS). WHERE THERE IS A CONFLICT CONFORM TO THE MORE STRINGENT REQUIREMENTS.

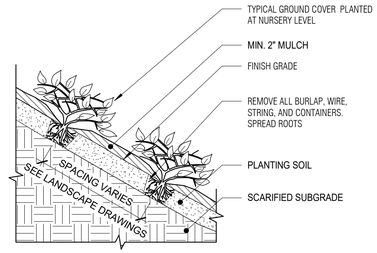
CITY OF PUYALLUP MINIMUM SOIL REQUIREMENTS:
SOIL PREPARATION IN ALL DISTURBED AREAS WITH NEW LANDSCAPING SHALL CONFORM TO SPECIFICATIONS PROVIDED IN BMP T5.13 - THE "STORM WATER MANAGEMENT MANUAL OF WESTERN WASHINGTON", DEPARTMENT OF ECOLOGY, DATED AUGUST 2012, OR AS SUBSEQUENTLY AMENDED. COMPACTION OF LANDSCAPED AREAS FROM VEHICLES AND HEAVY EQUIPMENT SHALL BE AVOIDED AFTER TILLING.



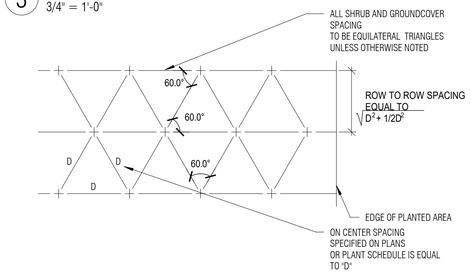
1 DECIDUOUS TREE PLANTING
3/4" = 1'-0"



2 SHRUB PLANTING
1" = 1'-0"



3 GROUND COVER PLANTING
3/4" = 1'-0"



4 TRIANGULAR PLANT SPACING
1/4" = 1'-0"

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#21387 EXP 03/09/2022

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION
1	2022.07.08	COMMENT RESPONSE #1

ISSUANCES

DATE	DESCRIPTION
4/19/2022	CONSTRUCTION DOCUMENTS

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ORIGINAL SHEET SIZE IS 22"x34"

BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

PLANTING SCHEDULE & NOTES

SHEET NO.:

LA1.50

PLANTING LEGEND

- UPPER BANK PLANTING SCHEME
- RIVERSIDE PLANTING SCHEME
- RIVERINE GRASSES PLANTING SCHEME
- FLOWERING MEADOW PLANTING SCHEME
- RASPBERRY SPEAR CRABAPPLE

LIMIT OF WORK

LIMIT OF WORK

EXISTING TREE, TYP

EXISTING TREE

EXISTING TREE, TYP

EXISTING TREE, TYP

LAWN TO REMAIN

EXISTING TREE, TYP

EXISTING SWALE TO REMAIN, CONTRACTOR TO VERIFY LOCATION IN FIELD

LIMIT OF WORK

MATCHLINE
SEE 1/LA1.13

MATCHLINE
SEE 1/LA1.13

LIMIT OF WORK

LIMIT OF WORK

LAWN TO REMAIN

EXISTING SWALE TO REMAIN, CONTRACTOR TO VERIFY LOCATION IN FIELD

EXISTING TREE, TYP

0' 4' 8' 16' 32'

1 **LANDSCAPE A PLANTING PLAN**
1/8" = 1'-0"

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CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

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PUYALLUP, WA 98372

OWNER:
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PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

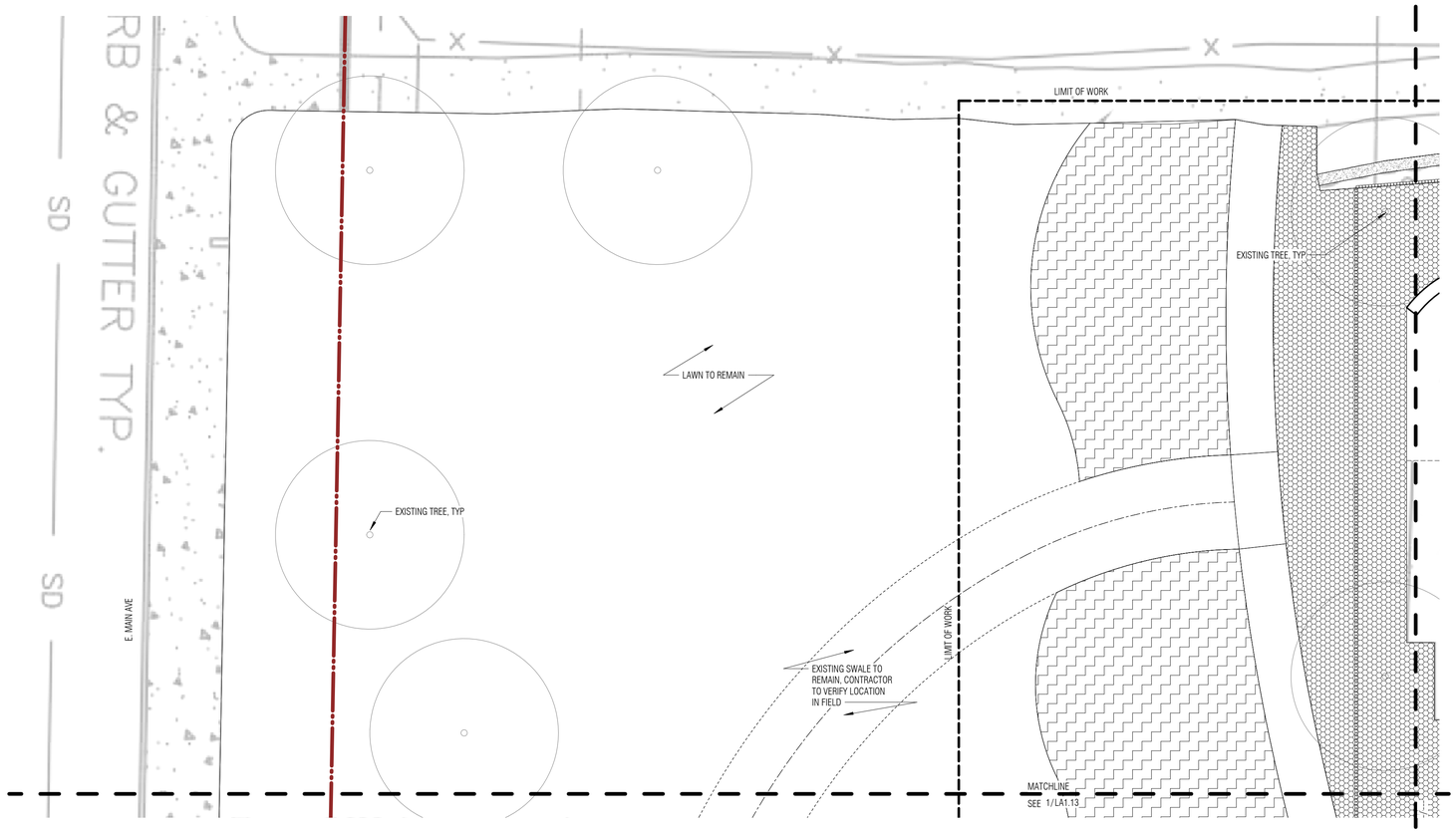
PLANTING PLAN

SHEET NO.:

LA1.50A

PLANTING LEGEND

- UPPER BANK PLANTING SCHEME
- RIVERSIDE PLANTING SCHEME
- RIVERINE GRASSES PLANTING SCHEME
- FLOWERING MEADOW PLANTING SCHEME
- RASPBERRY SPEAR CRABAPPLE



1 **LANDSCAPE A PLANTING PLAN - E. MAIN AVE - WEST**
1/8" = 1'-0"

0' 4' 8' 16' 32'

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CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
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OWNER:
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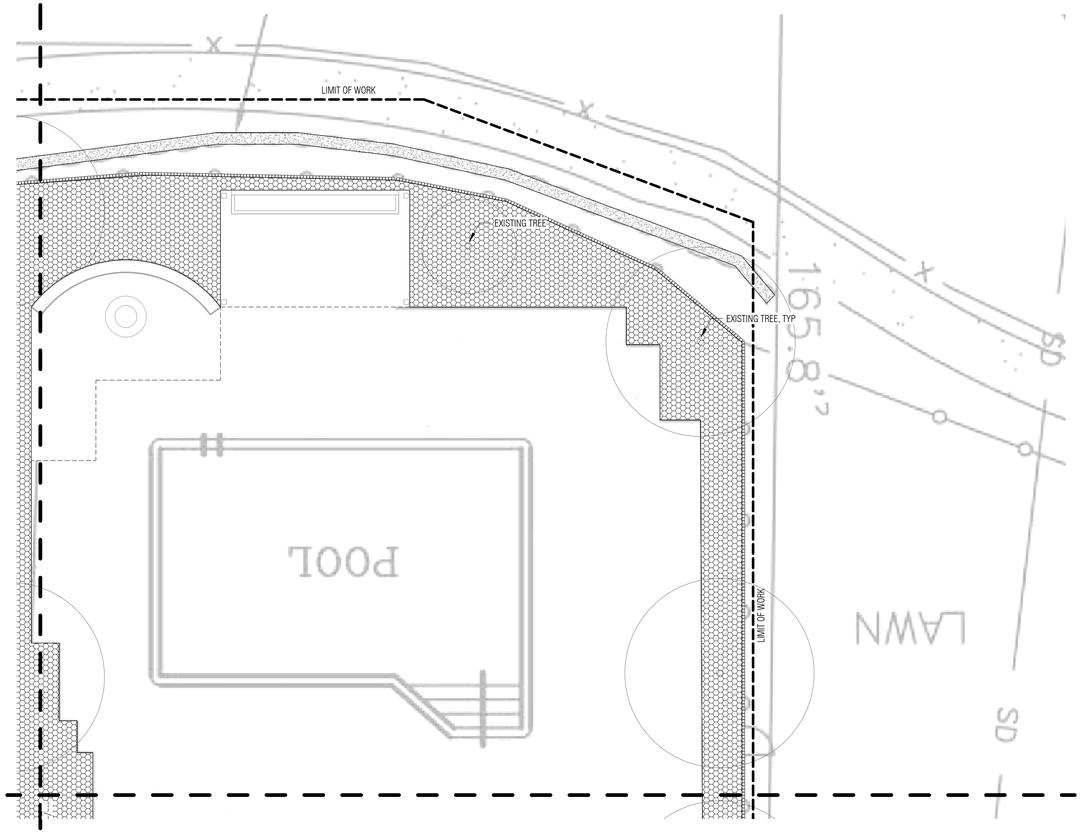
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

PLANTING PLAN - E. MAIN AVE - WEST

SHEET NO.:

LA1.51



1 **LANDSCAPE A PLANTING PLAN - POOL**
1/8" = 1'-0"

PLANTING LEGEND

- UPPER BANK PLANTING SCHEME
- RIVERSIDE PLANTING SCHEME
- RIVERINE GRASSES PLANTING SCHEME
- FLOWERING MEADOW PLANTING SCHEME
- RASPBERRY SPEAR CRABAPPLE

0' 4' 8' 16' 32'

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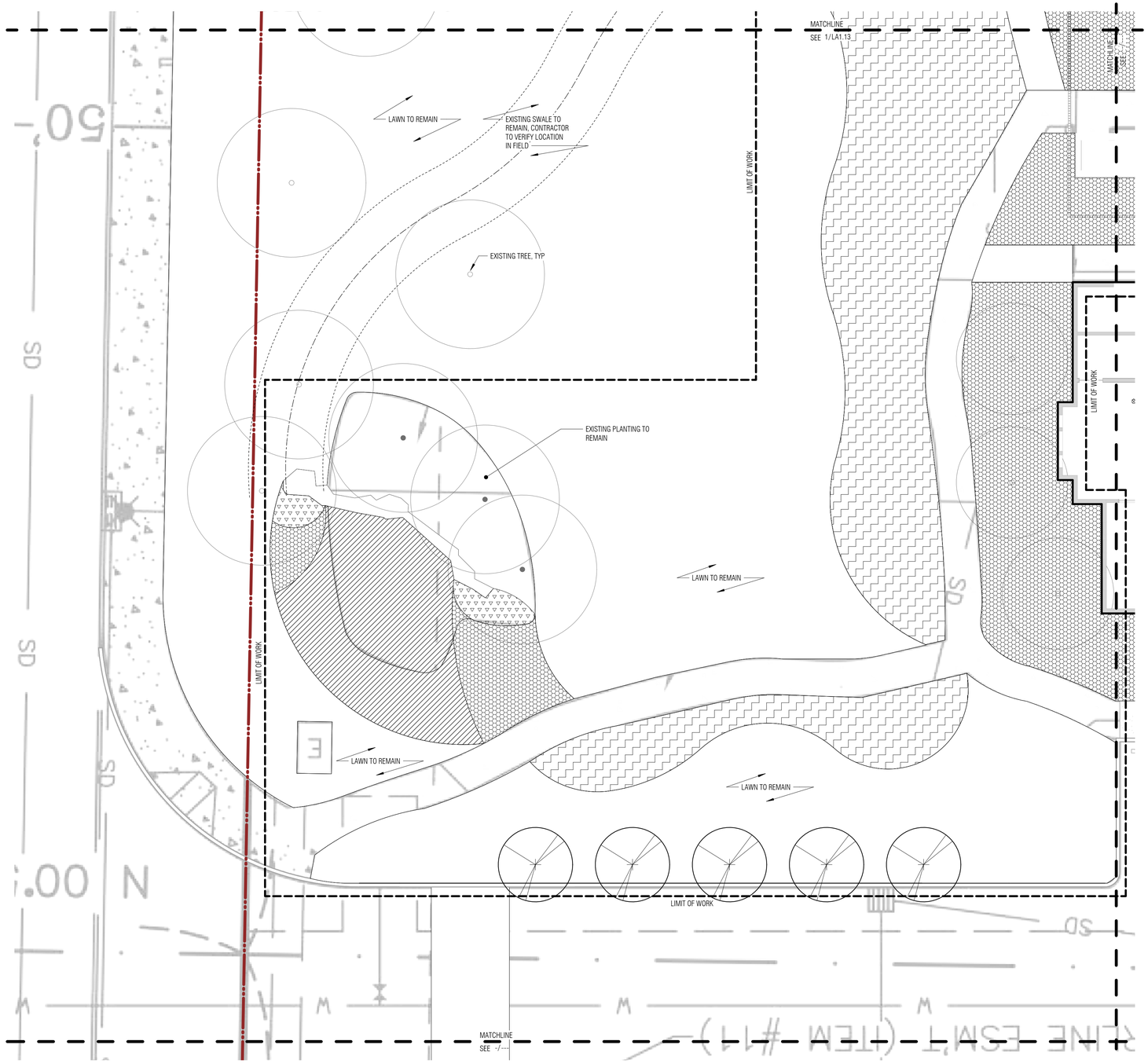
PLOT DATE: 04.19.2022

PLANTING PLAN - POOL

SHEET NO.:

LA1.52



1 **LANDSCAPE A PLANTING PLAN - E. MAIN AVE - CENTRAL**
1/8" = 1'-0"

PLANTING LEGEND

- UPPER BANK PLANTING SCHEME
- RIVERSIDE PLANTING SCHEME
- RIVERINE GRASSES PLANTING SCHEME
- FLOWERING MEADOW PLANTING SCHEME
- RASPBERRY SPEAR CRABAPPLE

0' 4' 8' 16' 32'

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CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

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OWNER:
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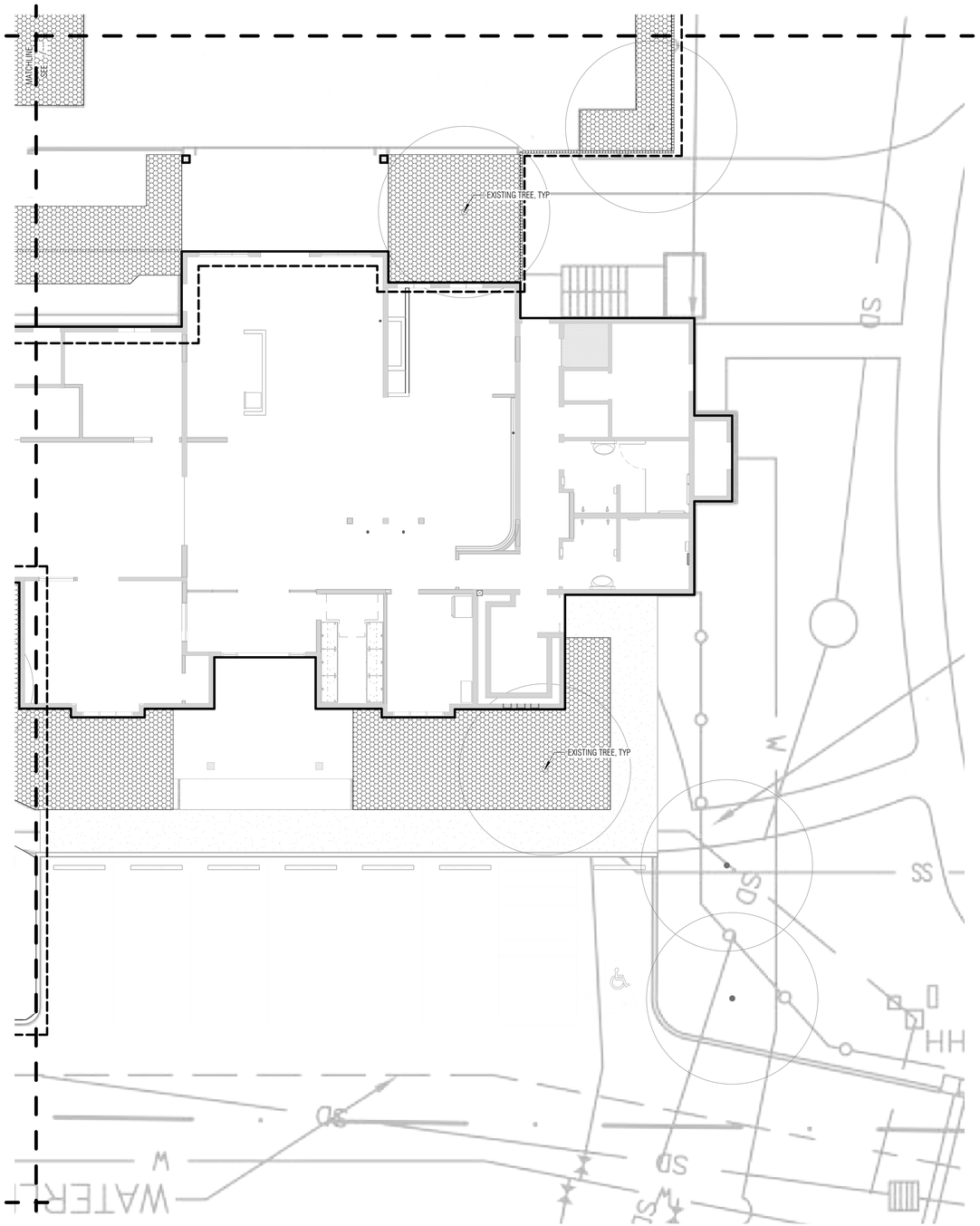
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

PLANTING PLAN - E. MAIN AVE - CENTRAL

SHEET NO.:

LA1.53



1 **LANDSCAPE A PLANTING PLAN - CLUBHOUSE**
1/8" = 1'-0"

PLANTING LEGEND

- UPPER BANK PLANTING SCHEME
- RIVERSIDE PLANTING SCHEME
- RIVERINE GRASSES PLANTING SCHEME
- FLOWERING MEADOW PLANTING SCHEME
- RASPBERRY SPEAR CRABAPPLE

0' 4' 8' 16' 32'

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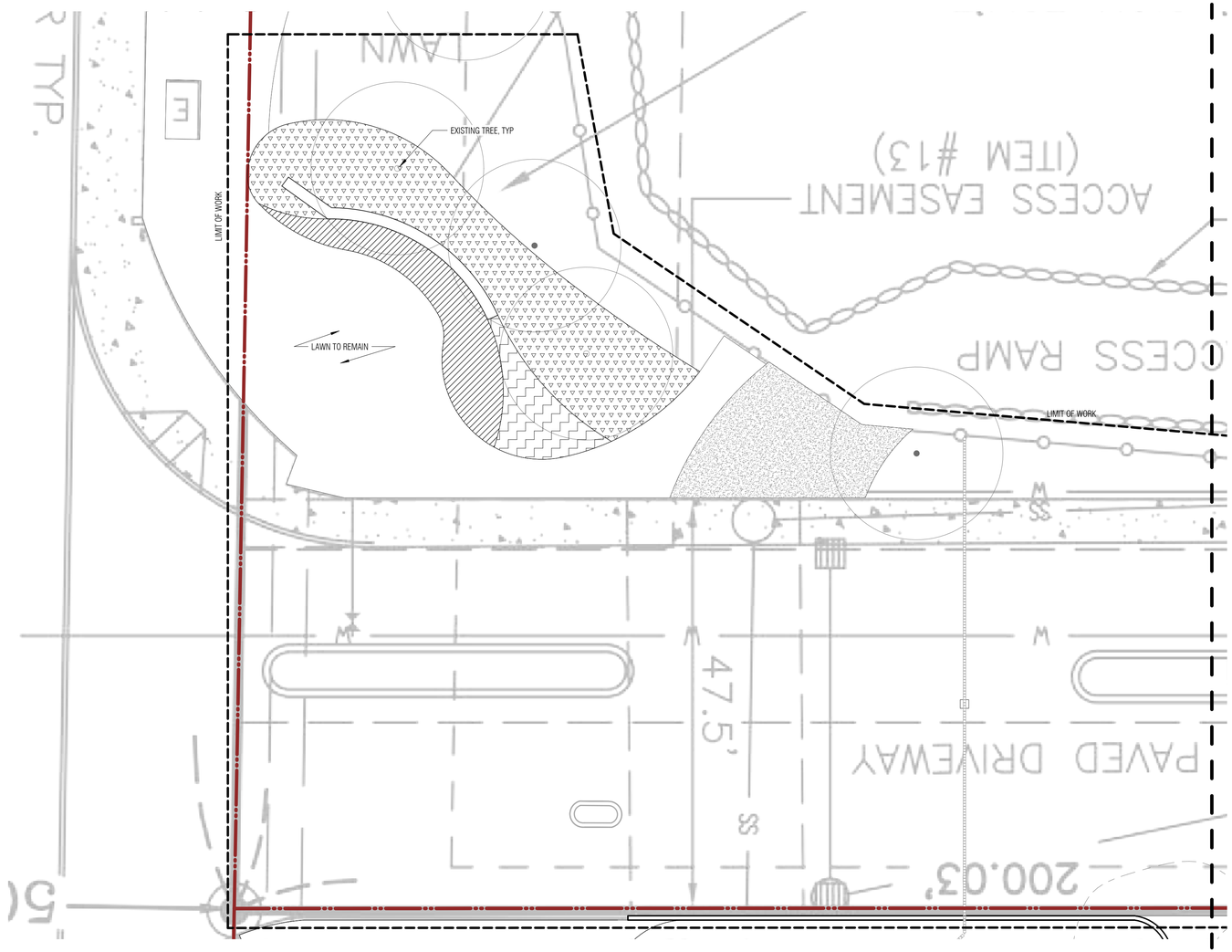
PLANTING PLAN - CLUBHOUSE

SHEET NO.:

LA1.54



1 **LANDSCAPE A PLANTING PLAN - EAST ENTRY - SOUTH**
1/8" = 1'-0"

PLANTING LEGEND

- UPPER BANK PLANTING SCHEME
- RIVERSIDE PLANTING SCHEME
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- FLOWERING MEADOW PLANTING SCHEME
- RASPBERRY SPEAR CRABAPPLE

0' 4' 8' 16' 32'

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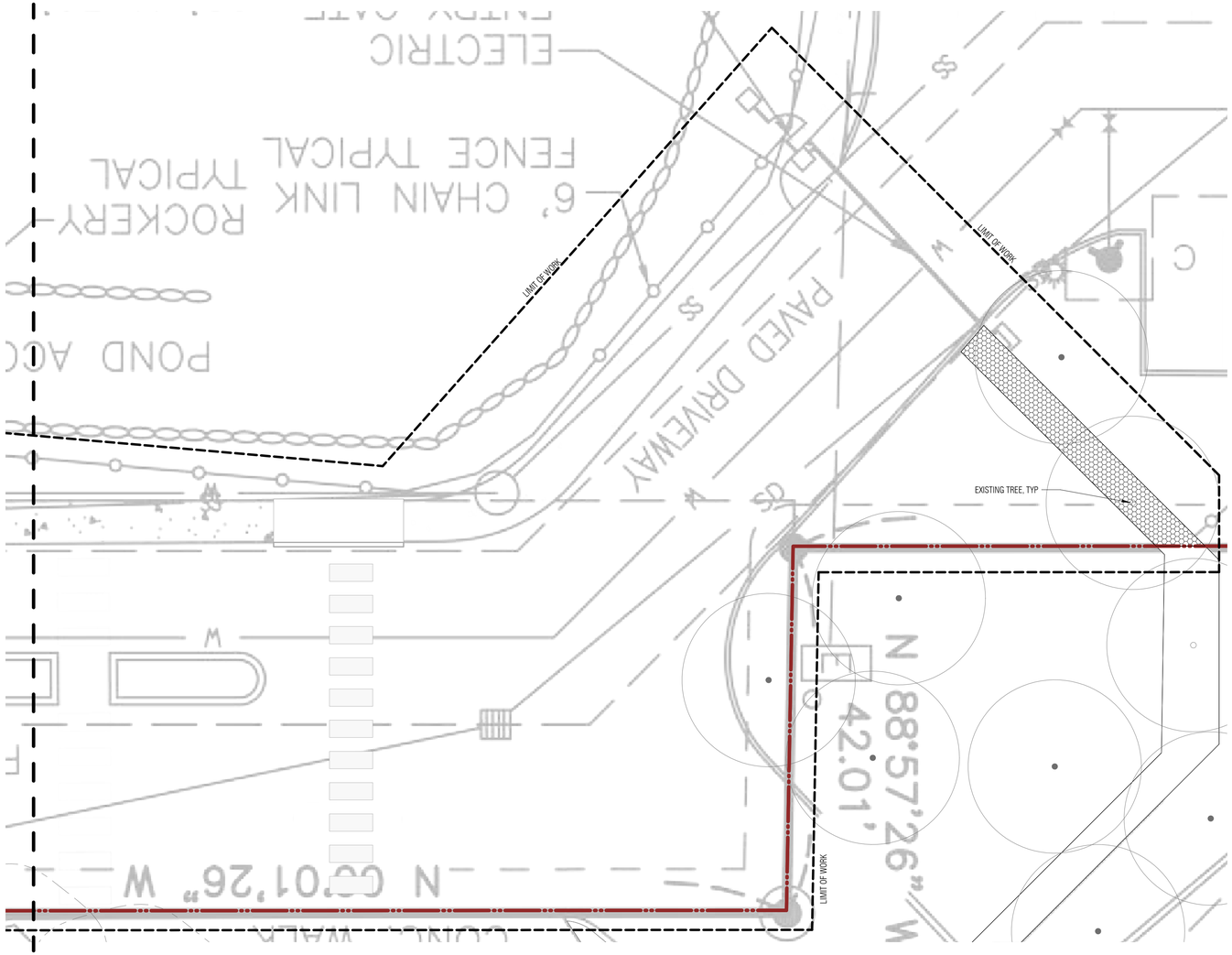
PLOT DATE: 04.19.2022

PLANTING PLAN - EAST ENTRY - SOUTH

SHEET NO.:

LA1.55



1 **LANDSCAPE A PLANTING PLAN - EAST ENTRY - NORTH**
1/8" = 1'-0"

PLANTING LEGEND

- UPPER BANK PLANTING SCHEME
- RIVERSIDE PLANTING SCHEME
- RIVERINE GRASSES PLANTING SCHEME
- FLOWERING MEADOW PLANTING SCHEME
- RASPBERRY SPEAR CRABAPPLE

0' 4' 8' 16' 32'

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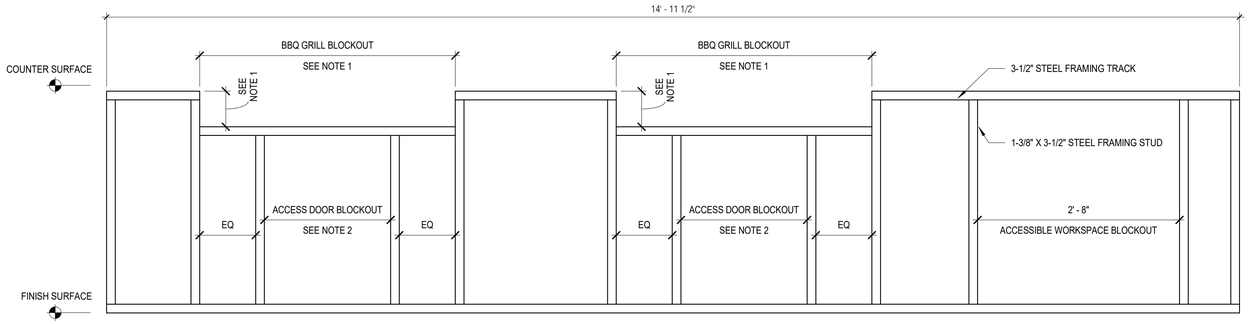
PLANTING PLAN - EAST ENTRY - NORTH

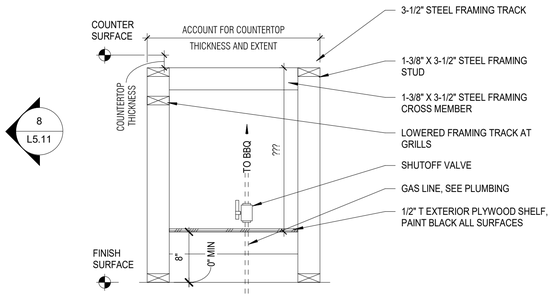
SHEET NO.:

LA1.56

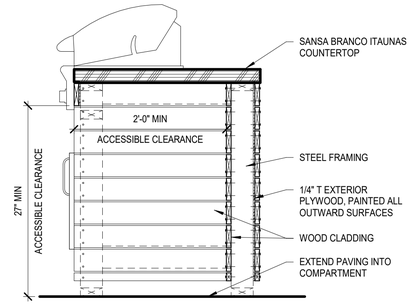


NOTES:
1. REFER TO GRILL MANUFACTURER FOR BLOCKOUT DIMENSIONS, INCLUDING INSULATION JACKET.
2. REFER TO DOOR MANUFACTURER FOR BLOCKOUT DIMENSIONS.
3. ALL FASTENERS TO BE SS.

7 OUTDOOR KITCHEN - FRONT FRAMING ELEVATION
1" = 1'-0"



8 SIDE FRAMING ELEVATION
1" = 1'-0"



9 ACCESSIBLE WORKSPACE
1" = 1'-0"

5 OUTDOOR KITCHEN - FRONT ELEVATION
1" = 1'-0"

6 SIDE ELEVATION
1" = 1'-0"

1 CIP CONCRETE PED. PAVING
1 1/2" = 1'-0"

2 CIP CONCRETE JOINTS
1 1/2" = 1'-0"

3 CIP CONCRETE SEATWALL
1 1/2" = 1'-0"

1

APPLICATION #PRCTI20220683: DETAIL REMOVED FROM PROJECT
APPLICATION #PRCTI20220684: DETAIL MOVED TO SHEET L5.21

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ZACK THOMAS
21011187 EXP 03/09/2022
LANDSCAPE ARCHITECT

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION
1	2022.07.08	COMMENT RESPONSE #1

ISSUANCES

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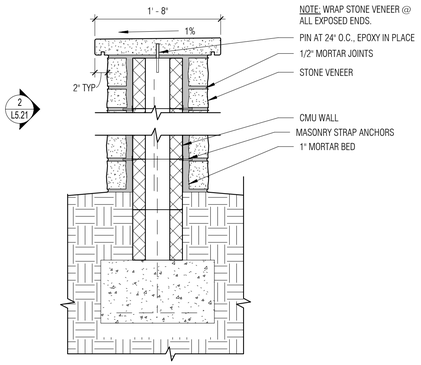
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

SITE DETAILS

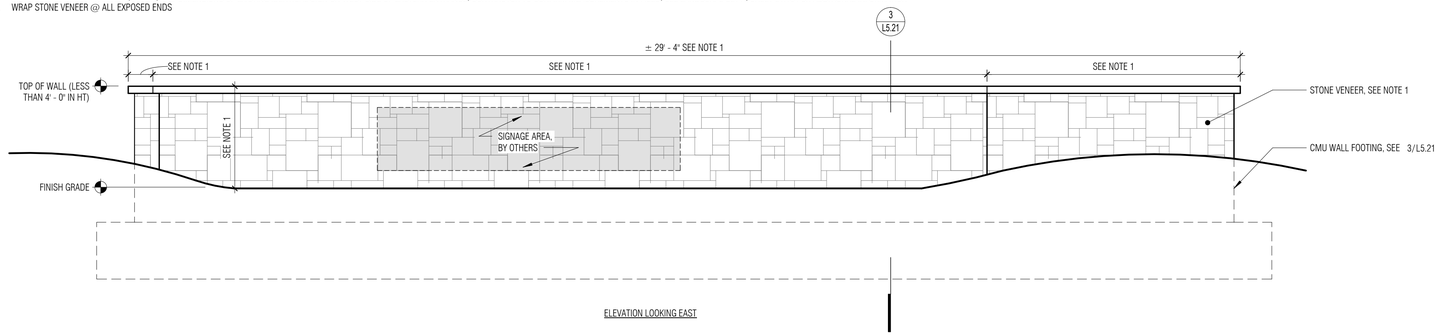
SHEET NO.:

L5.11

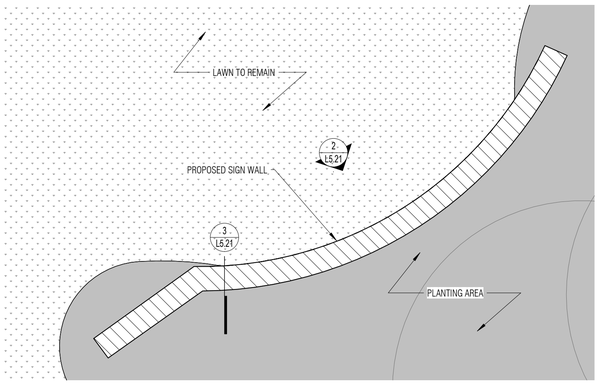


3 STONE VENEER WALL
1" = 1'-0"

NOTES:
1. SIGN WALL TO MATCH IN HEIGHT, FINISH, AND DIMENSIONS OF EXISTING IDENTICAL SIGN ON WEST SIDE OF EASTERN ENTRANCE, CONTRACTOR TO CONFIRM MEASUREMENTS IN FIELD, SEE LANDSCAPE SET A, SHEET L1.16 FOR ADDITIONAL INFORMATION
2. WRAP STONE VENEER @ ALL EXPOSED ENDS



ELEVATION LOOKING EAST



1 STONE VENEER SIGN WALL
1/4" = 1'-0"

REFERENCE IMAGE OF SIGN ON WEST SIDE OF ENTRANCE

2 STONE VENEER WALL ELEVATION
1/2" = 1'-0"

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CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS: 1617 E MAIN AVE PUYALLUP, WA 98372

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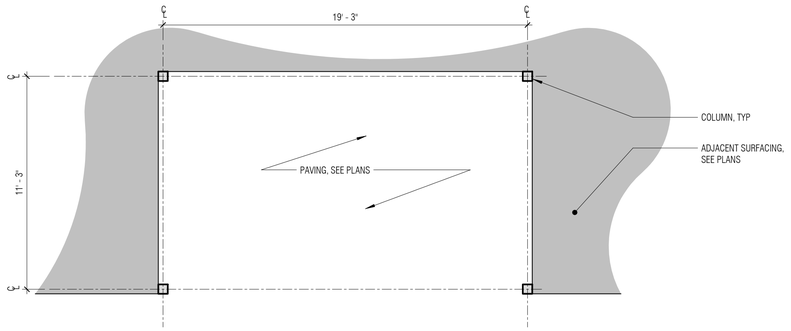
SIGNAGE WALL DETAILS

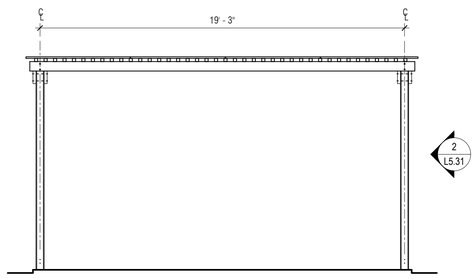
SHEET NO.: 1

L5.21



4 PERGOLA POST LOCATIONS

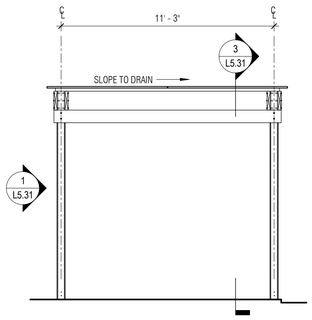
1/4" = 1'-0"



FRONT ELEVATION

1 PERGOLA ELEVATION - FRONT

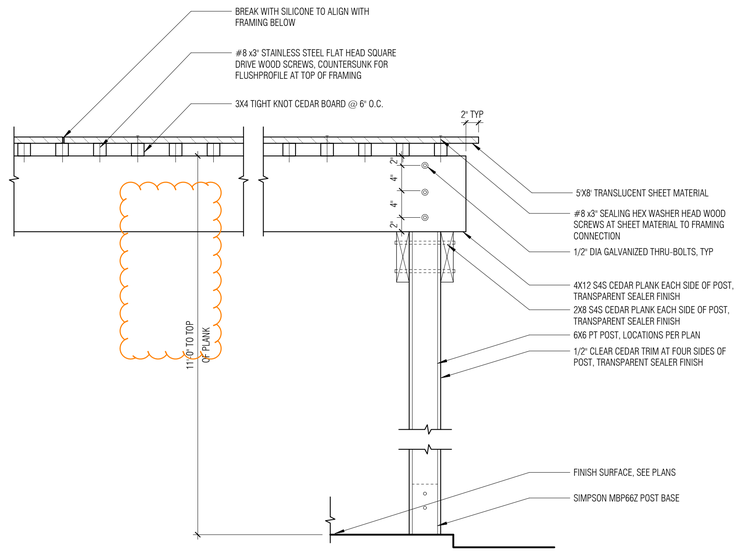
1/4" = 1'-0"



SIDE ELEVATION

2 PERGOLA ELEVATION - SIDE

1/4" = 1'-0"



3 PERGOLA SECTION

1" = 1'-0"

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LAR01387 EXP 03/09/2022

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

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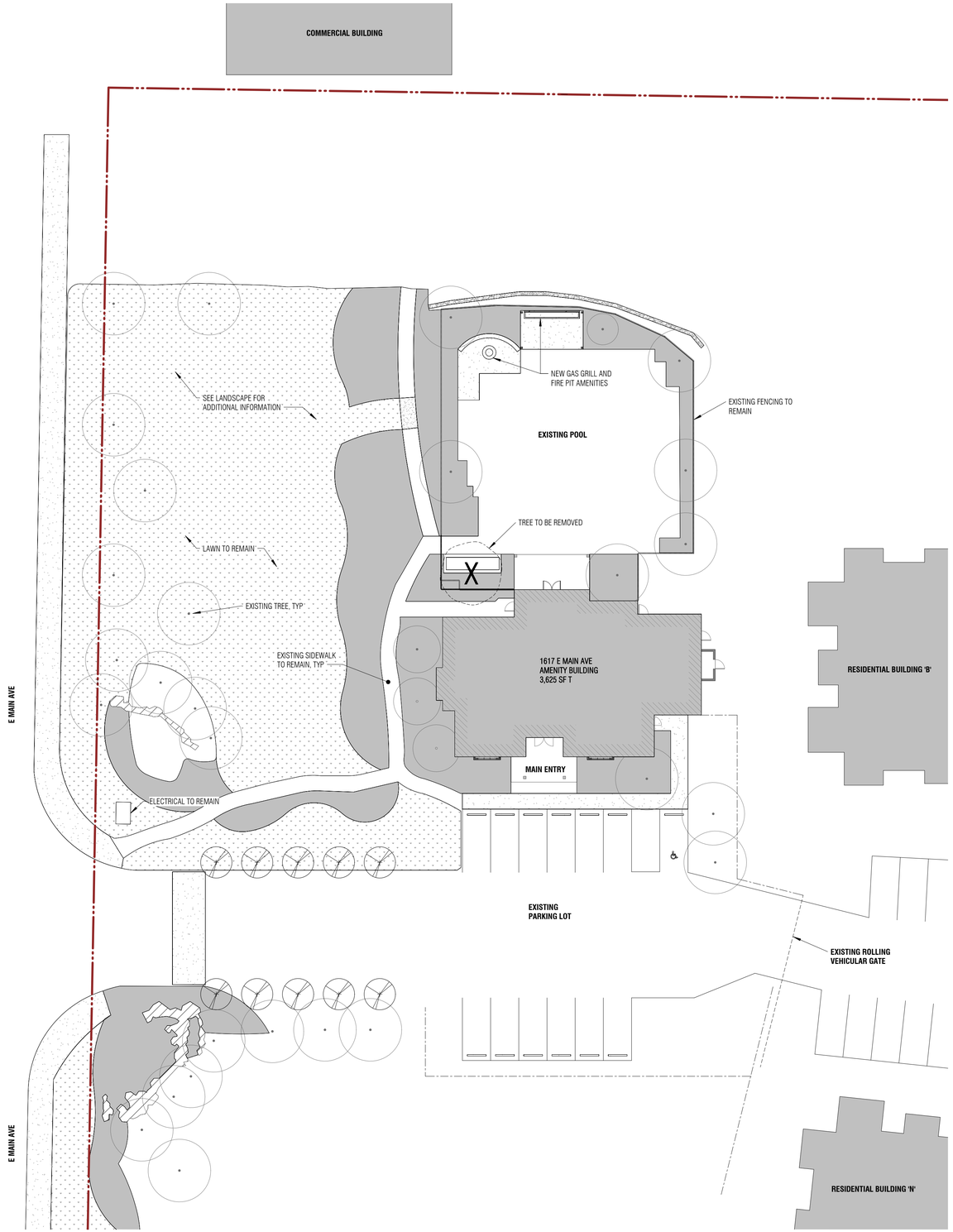
PERGOLA DETAILS

SHEET NO.:

L5.31



1 **AMENITY BUILDING SITE PLAN**
1" = 20'-0"

GENERAL NOTES - SITE PLAN

1. INSTALLATION OF EROSION CONTROL MEASURES IS REQUIRED PRIOR TO ANY GROUND DISTURBANCE.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A "FIRST GROUND DISTURBANCE INSPECTION" AFTER THE BUILDING PERMIT IS ISSUED TO MEET WITH THE SITE INSPECTOR.
3. SEE LANDSCAPE DRAWINGS FOR DEMO AND NEW SCOPE OF WORK.

SITE PLAN KEY

PROPERTY LINE

CONCRETE WALKWAY

PRCTI20220683

2 **OVERALL SITE PLAN**
1" = 200'-0"

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9858 REGISTERED ARCHITECT
JEFFREY ALFRED PELLETIER
STATE OF WASHINGTON

CITY OF PUYALLUP STAMP AREA

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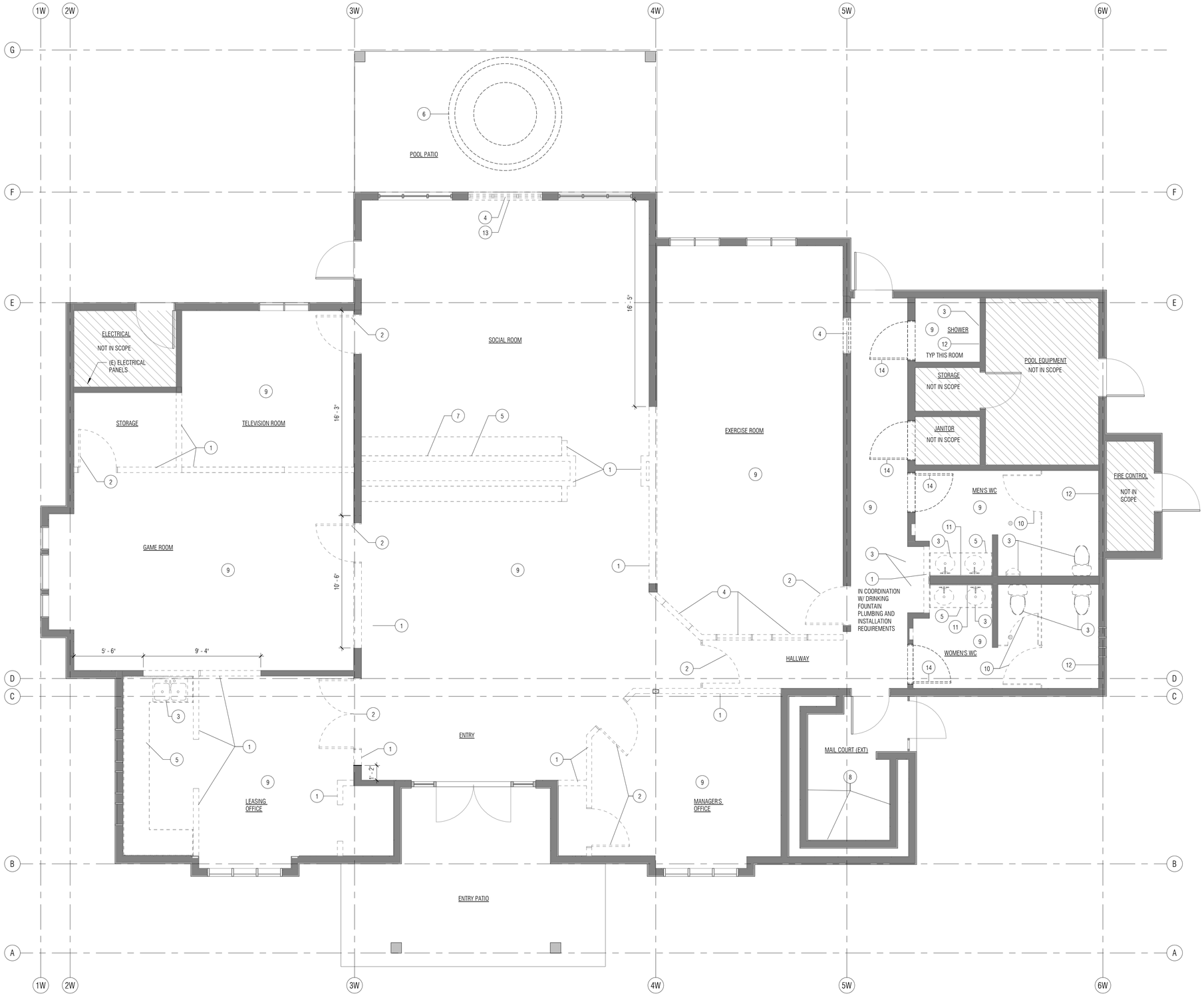
SITE PLAN

SHEET NO.:

A1.11



1 **WEST AMENITY - DEMO FLOOR PLAN**
1/4" = 1'-0"

DEMOLITION GENERAL NOTES

- CONTRACTOR TO COORDINATE ALL DEMOLITION SPECIFICS WITH OWNER AND ARCHITECT PRIOR TO WORK.
- SEE SITE DEMOLITION PLAN FOR EXTERIOR HARDSCAPE AND STRUCTURE DEMOLITION AND NOTES.
- SEE WINDOW & DOOR KEY FOR IDENTIFYING EXISTING, SALVAGED, OR REPLACED ELEMENTS.
- AREAS NOT UNDER CONSTRUCTION, BUT AFFECTED BY CONSTRUCTION, TO BE PROTECTED; ALL FLOORS TO BE COVERED WITH PROTECTIVE MATERIAL; DUST BARRIERS TO BE ERECTED AS NECESSARY.

DEMOLITION KEYNOTES

1. DEMO WALLS INDICATED
2. DEMO DOORS INDICATED - FRAMES INCLUDED
3. DEMO PLUMBING FIXTURES
4. DEMO WINDOWS INDICATED
5. DEMO CASEWORK
6. REMOVE INTEGRATED HOT TUB AND CAP ASSOCIATED UTILITIES.
7. REMOVE BUILT-IN FIREPLACE AND CAP ASSOCIATED UTILITIES.
8. REMOVE MAILBOXES FOR REPLACEMENT IN-KIND BY OWNER.
9. REMOVE FINISH FLOORING.
10. REMOVE TOILET PARTITIONS.
11. DEMO MIRRORS
12. REMOVE ALL EXISTING WALL FINISH.
13. DEMO WALL BELOW WINDOW FOR DOOR OPENING.
14. ALL INTERIOR DOORS NOT NOTED FOR DEMO TO BE REMOVED AND REPLACED IN PLACE - KEEP FRAMES

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0' 2' 4' 8' 16'

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JEFFREY ALFRED PELLETIER
STATE OF WASHINGTON

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

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PUYALLUP PROJECT #: TBD

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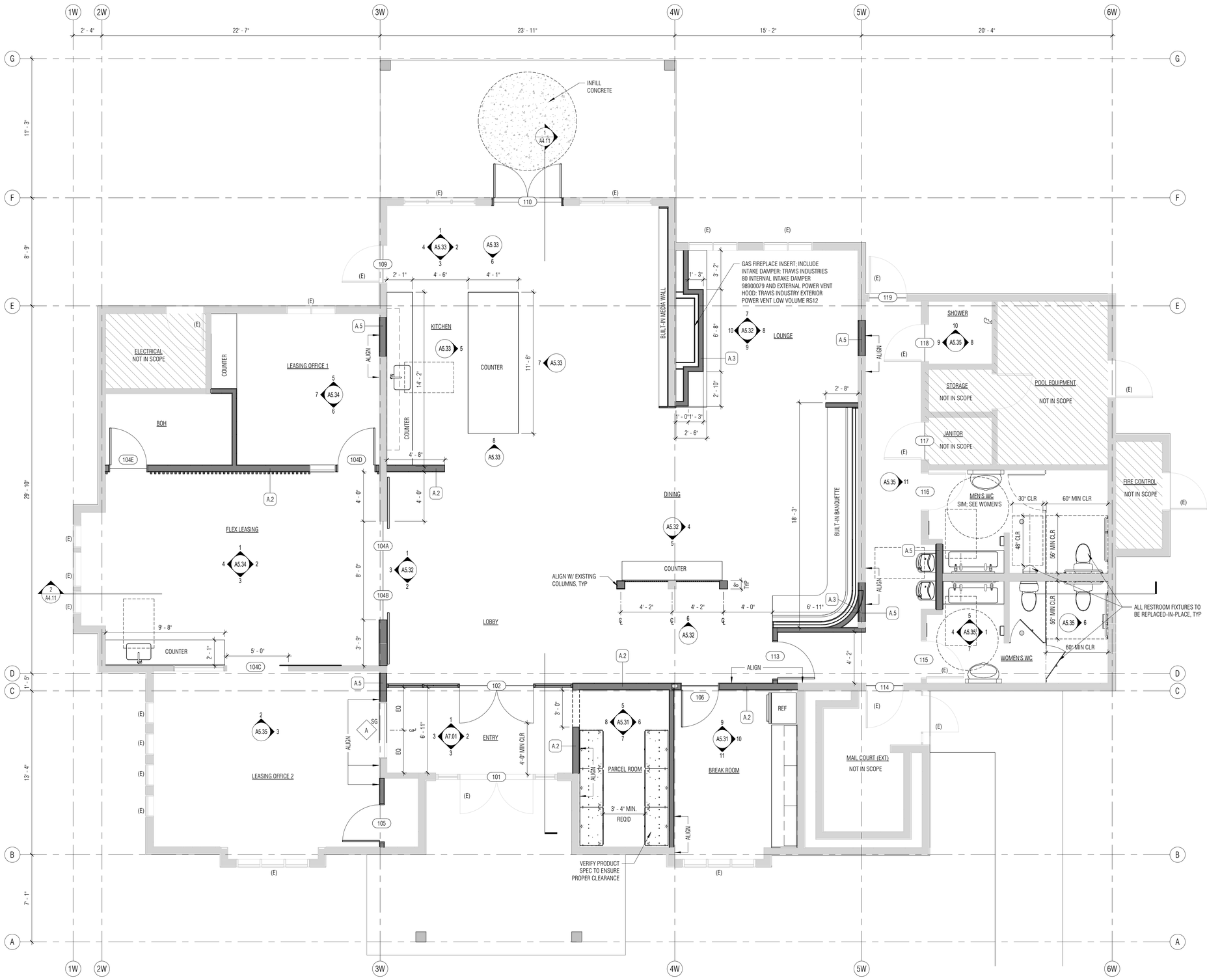
WEST AMENITY - DEMO FLOOR PLAN

SHEET NO.:

A2.11



1 **WEST AMENITY FLOOR PLAN**
1/4" = 1'-0"

0' 2' 4' 8' 16'

GENERAL NOTES - PLANS

- SEE SHEET A7.01 FOR WALL ASSEMBLIES, DOOR & WINDOW SCHEDULES.
- ALL INTERIOR WALLS ARE WALL TYPE A.1 UNO.
- ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FACE OF FINISH UNO.
- BUILD-OUT TO CONFORM WITH ALL APPLICABLE CODES.
- AREAS NOT UNDER CONSTRUCTION, BUT AFFECTED BY CONSTRUCTION, TO BE PROTECTED; ALL FLOORS TO BE COVERED WITH PROTECTIVE MATERIAL; DUST BARRIERS TO BE ERECTED AS NECESSARY.
- PARTITIONS TO BE PARALLEL OR PERPENDICULAR TO EXTERIOR PERIMETER OF WALL UNO.
- ALL FINISH FLOOR MATERIALS TO ALIGN WITH ADJACENT FLOOR FINISH.
- CASEWORK ITEMS, INCLUDING COUNTERS, WORK SURFACES, BASE CABINETS, AND OTHER ITEMS TO COMPLY WITH ADA.
- PROVIDE FIRE RETARDANT BLOCKING IN PARTITIONS HOSTING CASEWORK.
- EXISTING EXTERIOR SIDING TO BE PATCHED AND REPAIRED WHERE NEW WORK OCCURS.
- BASE BUILDING CORE, PERIMETER PARTITIONS, AND EXISTING PARTITIONS TO REMAIN ARE TO BE PATCHED, REPAIRED, AND SKIMMED AS REQUIRED.
- ALL DOOR OPERATIONS NOTED ON FLOOR PLANS, ELEVATIONS, AND/OR DOOR SCHEDULE.
- DOOR ROUGH OPENINGS ARE 4-1/2" OFF STUD FACE OF PERPENDICULAR WALL (TO HINGED SIDE OF THE DOOR) UNO.
- GENERAL CONTRACTOR/SUBCONTRACTOR TO PROVIDE DOOR HARDWARE SUBMITTAL FOR ARCHITECT/OWNER APPROVAL PRIOR TO INSTALL.
- ALL GLAZING IN NEW DOORS TO BE APPROVED SAFETY-GLAZING. CONTRACTOR TO VERIFY THAT ALL DOORS REQUIRING SAFETY GLAZING ARE MANUFACTURED AND INSTALLED WITH CORRECT GLAZING.

WALL KEY

- EXISTING WALL
- NEW WALL
- NEW CONC INFILL SEE STRUCTURAL DWGS

WINDOW / DOOR KEY

(E) EXISTING DOOR OR WINDOW TO REMAIN

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STATE OF WASHINGTON

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

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OWNER:
LIV/CDR

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WEST AMENITY - FLOOR PLAN

SHEET NO.:

A2.12

1 **WEST AMENITY FINISH FLOOR PLAN**
1/4" = 1'-0"

0' 2' 4' 8' 16'

GENERAL NOTES - INT. FINISHES

- ALL FINISHES TO BE THE FOLLOWING IN PLAN & ELEVATION, UNO:
  - A. PT-1 WALLS
  - B. PT-1 BASE

1. FINISHES TO BE OF SAME PRODUCTION RUN.
2. PHYSICAL FINISH SAMPLE SUBMITTALS REQUIRED TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO ORDERING AND INSTALLATION.
3. FINISH DIRECTION AND INSTALLATION PATTERN TO BE VERIFIED BY ARCHITECT PRIOR TO INSTALL.
4. ALL TILE LAYOUT START POINTS TO BE VERIFIED BY ARCHITECT PRIOR TO INSTALL.
5. PROVIDE TRANSITION STRIPS AND THRESHOLDS AS REQUIRED. ARCHITECT TO APPROVE.
6. START/STOP POINTS AND FINISH LOCATIONS TO BE REVIEWED WITH ARCHITECT PRIOR TO INSTALLATION.
7. REFER TO ELEVATIONS FOR MORE DETAILED FINISH INFORMATION.
8. FINISH FLOORING TO CONTINUED UNDER CASEWORK, UNO.
9. ALL FINISH FLOOR MATERIALS TO ALIGN WITH ADJACENT FLOOR FINISH

FINISH LEGEND

REFER TO A7.22 FINISH SCHEDULE

CARPET	TILE
CP-1	TL-1
VINYL TILE FLOORING	**RESILIENT FLOORING**
LVT-1	RF-1

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LIVCOR

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WEST AMENITY - FINISH FLOOR PLAN

SHEET NO.:

A2.13

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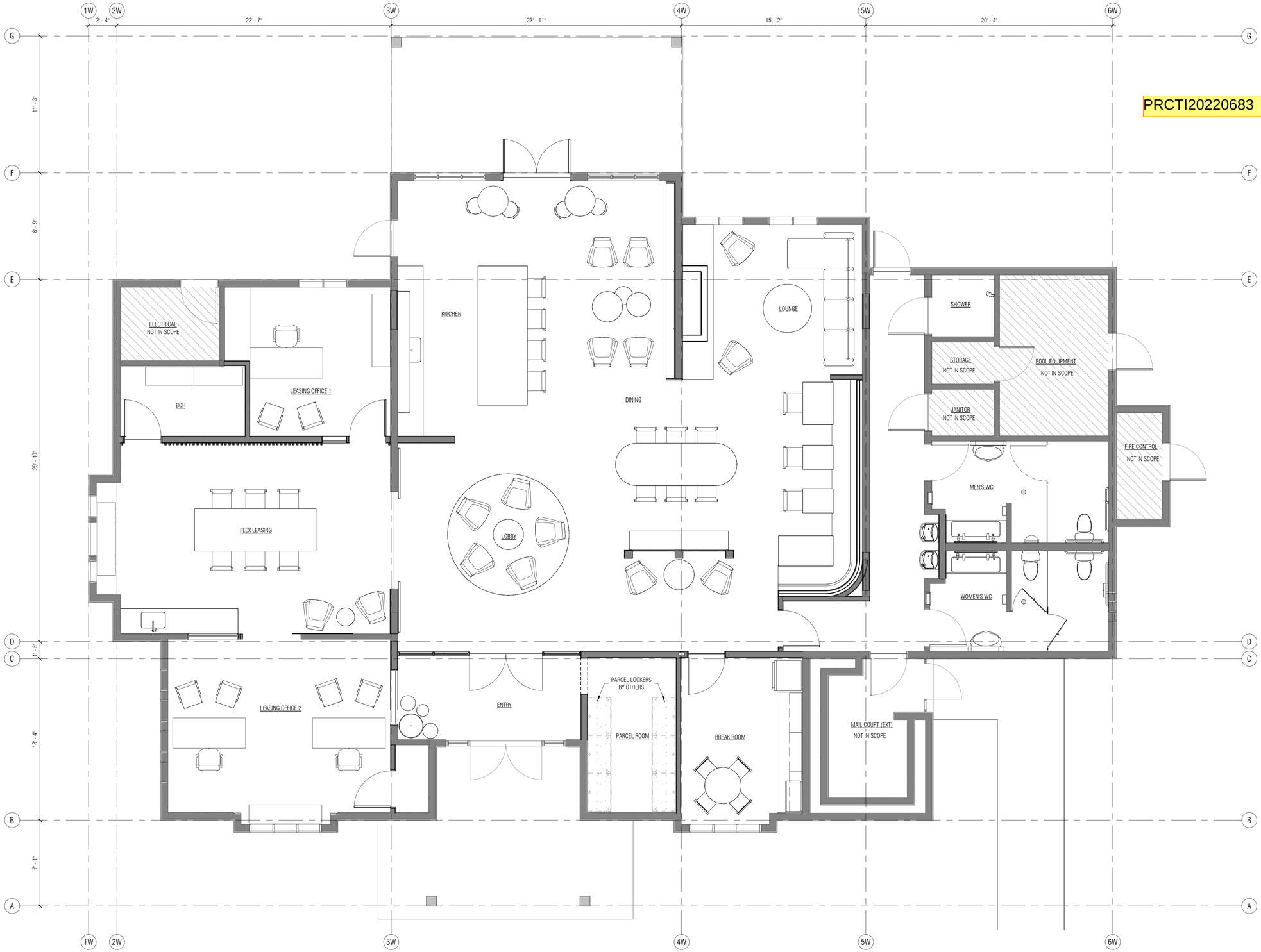

1 **AMENITY BUILDING FURNITURE PLAN**
1/4" = 1'-0"

0' 2' 4' 8' 16'

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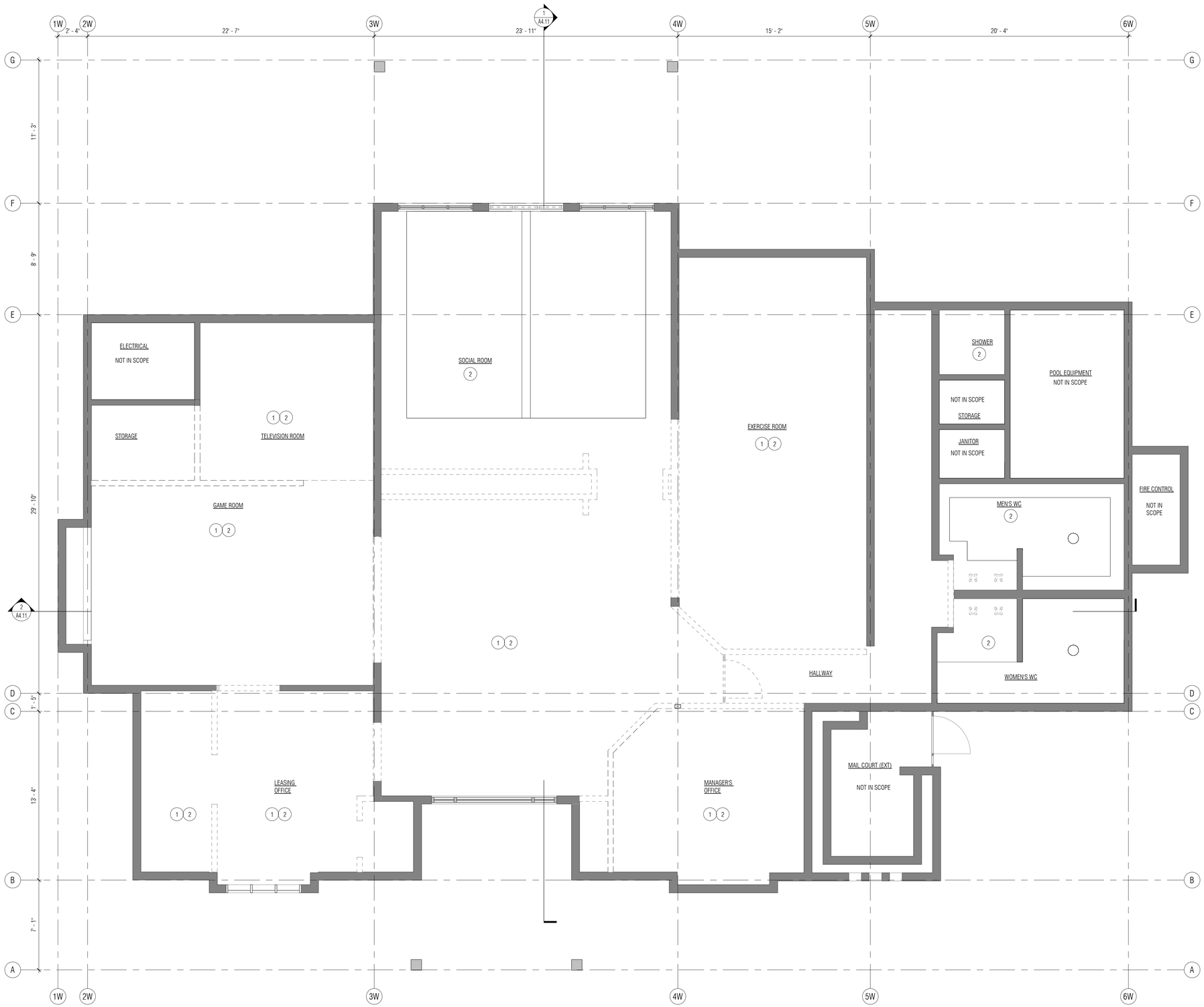
WEST AMENITY -
FURNITURE PLAN

SHEET NO.:

A2.14



1 **WEST AMENITY - DEMO REFLECTED CEILING PLAN**
1/4" = 1'-0"

0' 2' 4' 8' 16'

DEMOLITION GENERAL NOTES

- CONTRACTOR TO COORDINATE ALL DEMOLITION SPECIFICS WITH OWNER AND ARCHITECT PRIOR TO WORK.
- AREAS NOT UNDER CONSTRUCTION, BUT AFFECTED BY CONSTRUCTION, TO BE PROTECTED; ALL FLOORS TO BE COVERED WITH PROTECTIVE MATERIAL; DUST BARRIERS TO BE ERECTED AS NECESSARY.
- CONFIRM ANY SALVAGE REQUESTS WITH OWNER PRIOR TO DISPOSAL.

DEMOLITION KEYNOTES

1. DEMO GWB CEILING
2. REMOVE LIGHT FIXTURES, TYP

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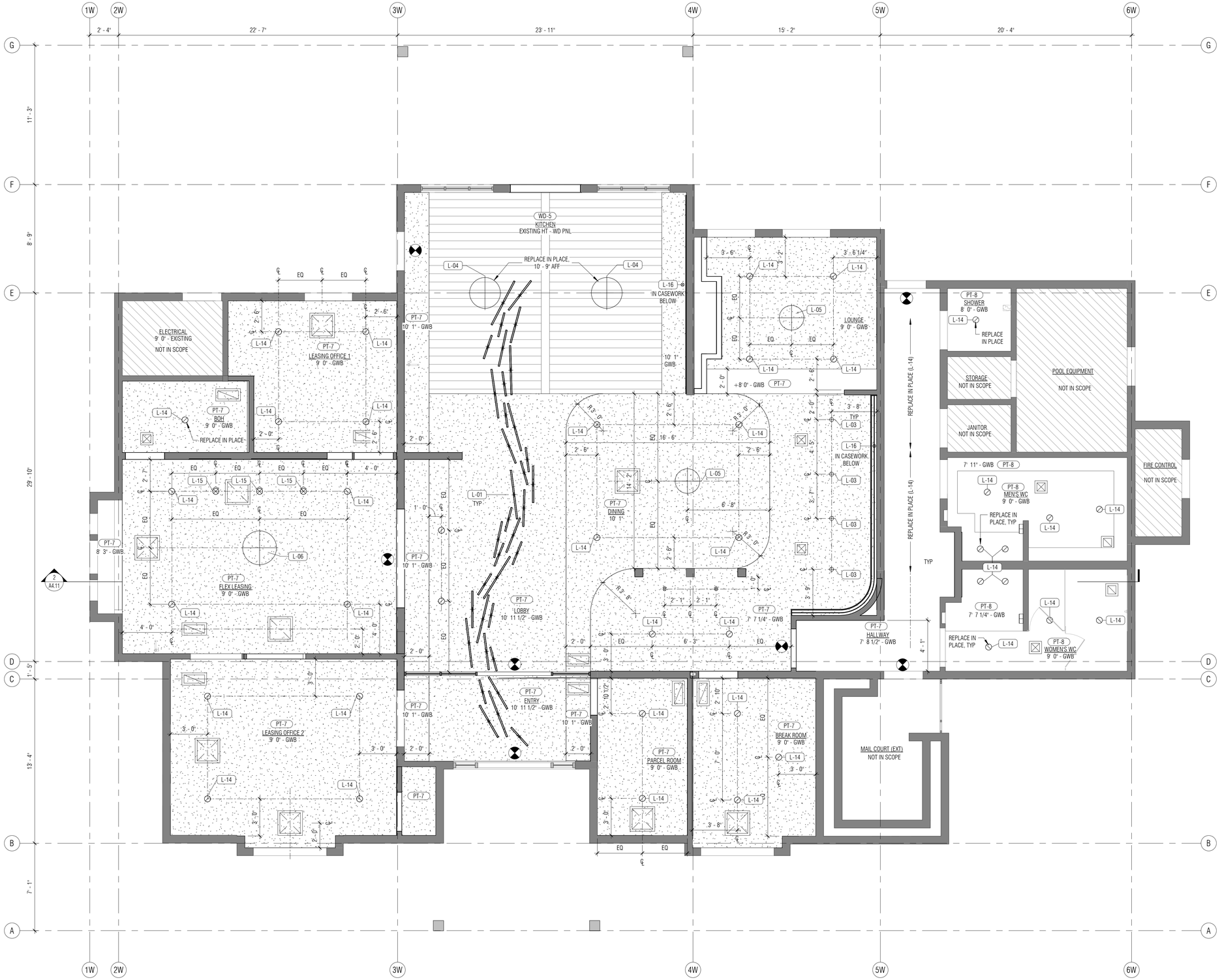
WEST AMENITY - DEMO REFLECTED CEILING PLAN

SHEET NO.:

A2.21



1 **WEST AMENITY - PROPOSED REFLECTED CEILING PLAN**
1/4" = 1'-0"

0' 2' 4' 8' 16'

REFLECTED CEILING PLAN NOTES

- LIGHTS, FIXTURES, EXIT SIGNS, AND OTHER CEILING ACCESSORIES SHOWN FOR FIXTURE TYPE AND LOCATION ONLY. REFER TO ENGINEERING DRAWINGS FOR INFORMATION ON POWER REQUIREMENTS, CIRCUITING SWITCHING AND EMERGENCY LIGHTING.
- REFER TO ENGINEER'S DRAWINGS FOR LOCATIONS OF EXHAUST FANS, STROBES, EXIT LIGHTS, GRILLS, EMERGENCY LIGHTS, SPRINKLER HEADS, ETC. ALL LOCATIONS TO BE COORDINATED PRIOR TO INSTALL.
- FRAME AS REQUIRED TO ACHIEVE RECESSED CAN PLACEMENT AS SHOWN IN PLAN. CONSULT ARCHITECT PRIOR TO LOCATION CHANGES.
- SWITCHING PLAN AND LIGHT LOCATIONS TO BE REVIEWED AND APPROVED AT ROUGH-IN WITH OWNER, ARCHITECT AND ELECTRICAL SUB.
- ELECTRICAL SUBMITTAL TO BE SUBMITTED TO ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ORDERING.
- ALL RECESSED LED FIXTURES TO HAVE LED COMPATIBLE DIMMERS.
- ALL FIXTURES TO BE UL LISTED UNO.
- ALL LIGHT FIXTURES IN WET AREAS TO BE WET-RATED UNO.
- ALL EXIT DEVICES TO BE CENTERED ON HALLWAY OR EXIT DOORS UNO.
- VERIFY ALL FINAL LIGHT FIXTURE MOUNTING HEIGHTS WITH ARCHITECT PRIOR TO INSTALL.

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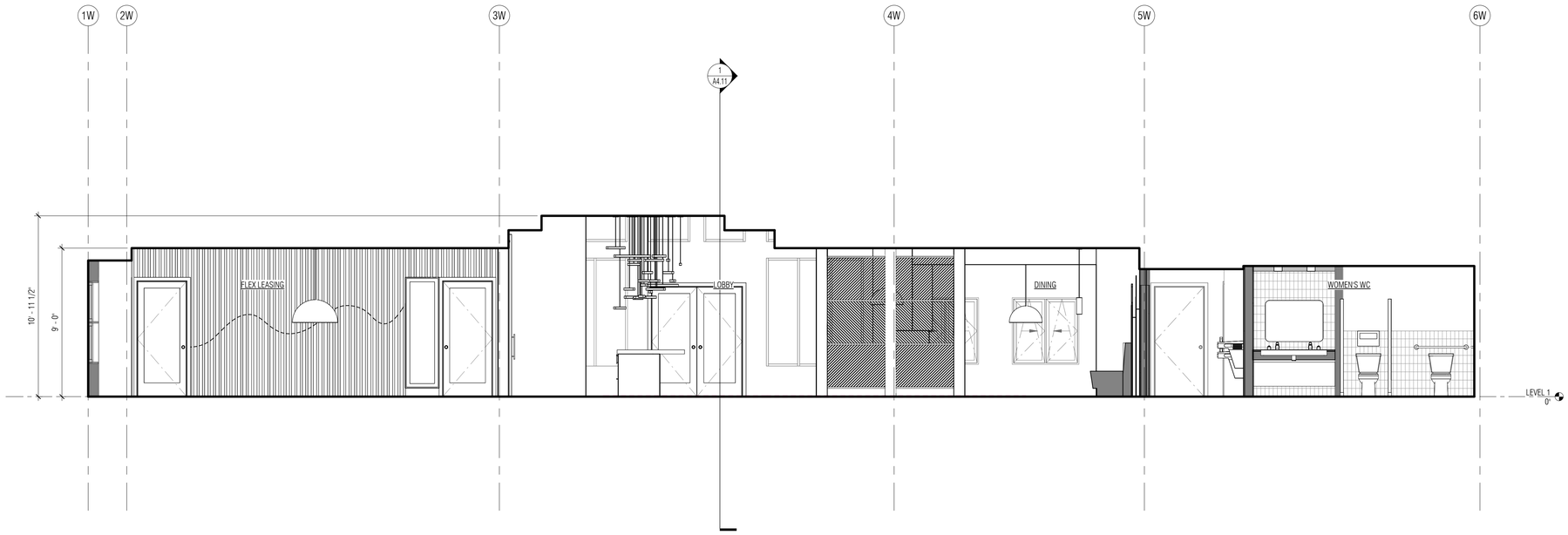
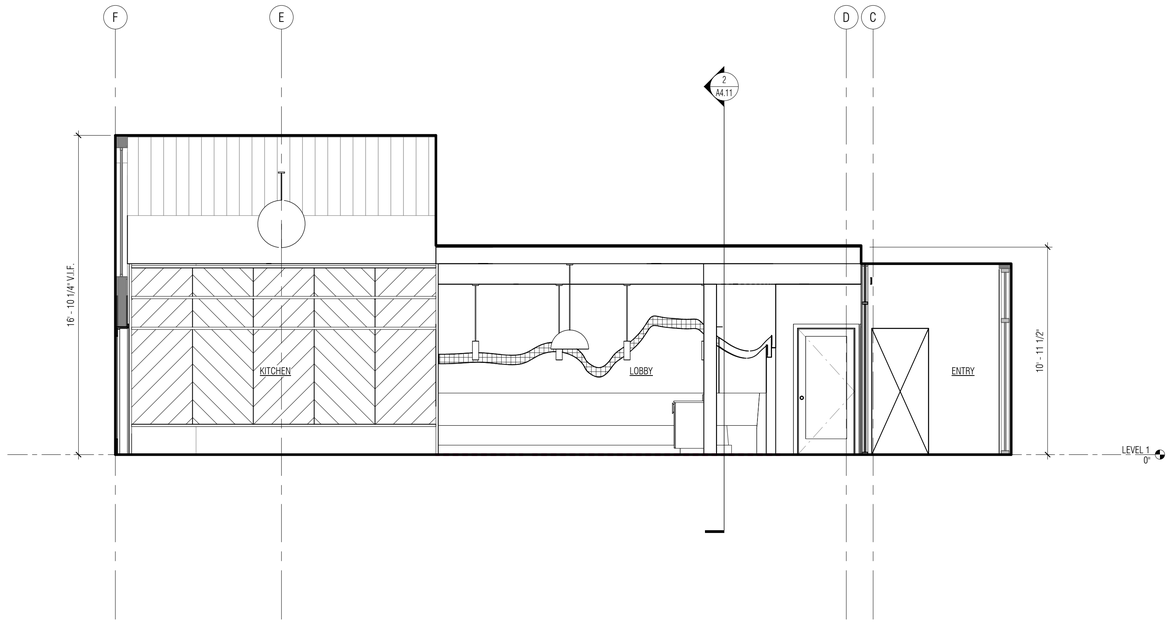
WEST AMENITY - REFLECTED CEILING PLAN

SHEET NO.:

A2.22



2 N/S PARITAL BUILDING SECTION
1/4" = 1'-0"



1 E/W PARTIAL BUILDING SECTION
1/4" = 1'-0"

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0' 2' 4' 8' 16'

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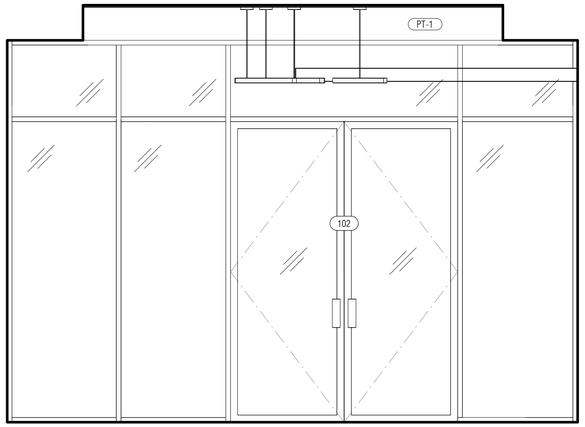
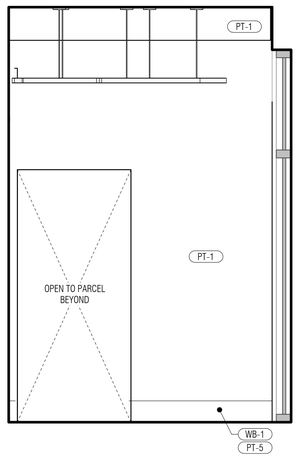
BUILDING SECTIONS

SHEET NO.:

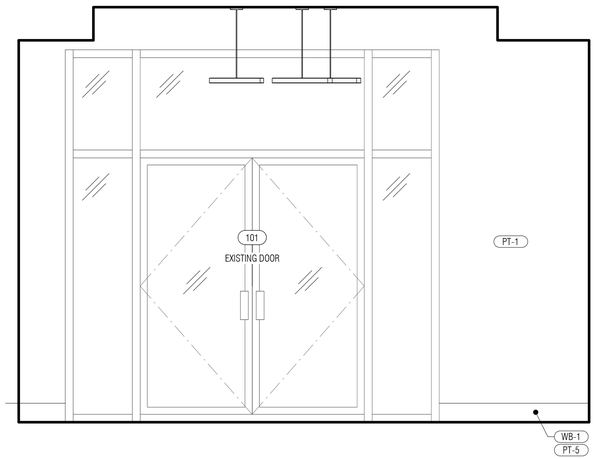
A4.11



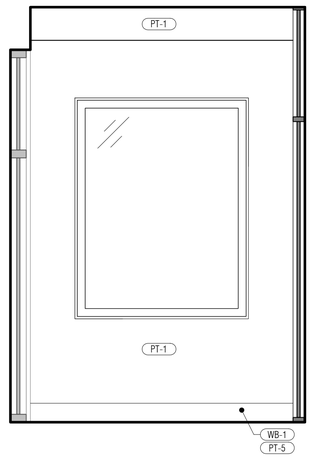
1 ENTRY - WEST ELEVATION
1/2" = 1'-0"



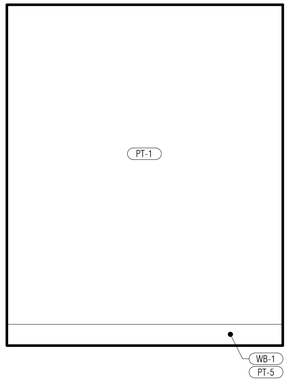
2 ENTRY - NORTH ELEVATION
1/2" = 1'-0"



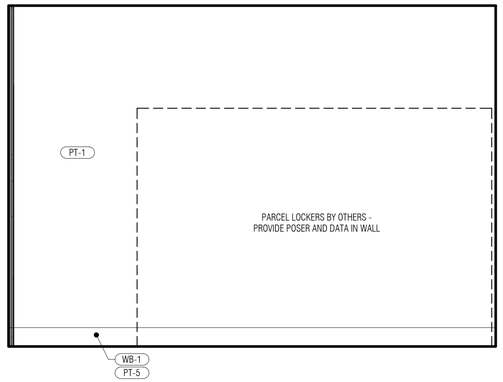
3 ENTRY - EAST ELEVATION
1/2" = 1'-0"



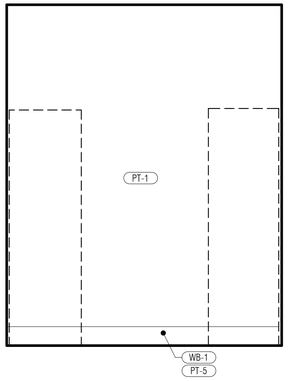
4 ENTRY - SOUTH ELEVATION
1/2" = 1'-0"



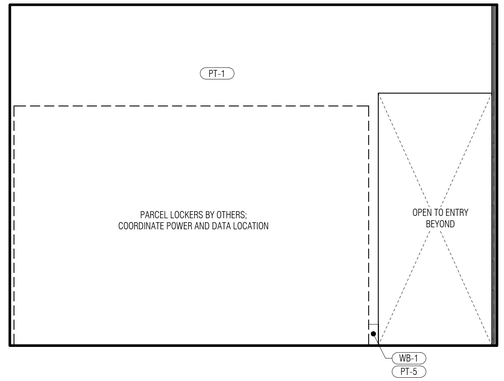
5 PARCEL ROOM - WEST ELEVATION
1/2" = 1'-0"



6 PARCEL ROOM - NORTH ELEVATION
1/2" = 1'-0"



7 PARCEL ROOM - EAST ELEVATION
1/2" = 1'-0"



8 PARCEL ROOM - SOUTH ELEVATION
1/2" = 1'-0"

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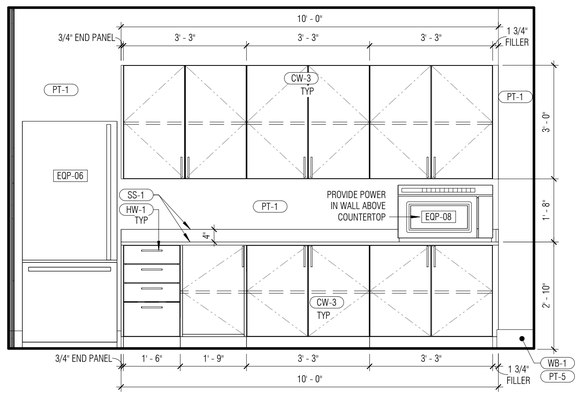
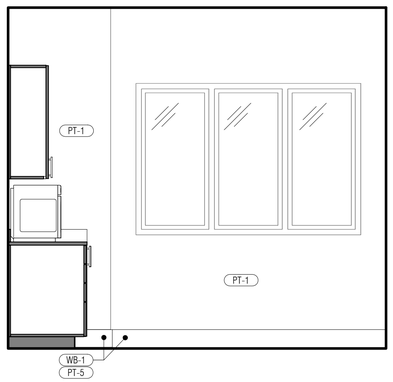
9 BREAK ROOM - WEST ELEVATION
1/2" = 1'-0"



10 BREAK ROOM - NORTH ELEVATION
1/2" = 1'-0"



11 BREAK ROOM - EAST ELEVATION
1/2" = 1'-0"

0' 1' 2' 4' 8'

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INTERIOR ELEVATIONS

SHEET NO.:

A5.31

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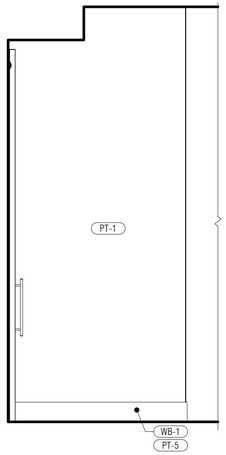
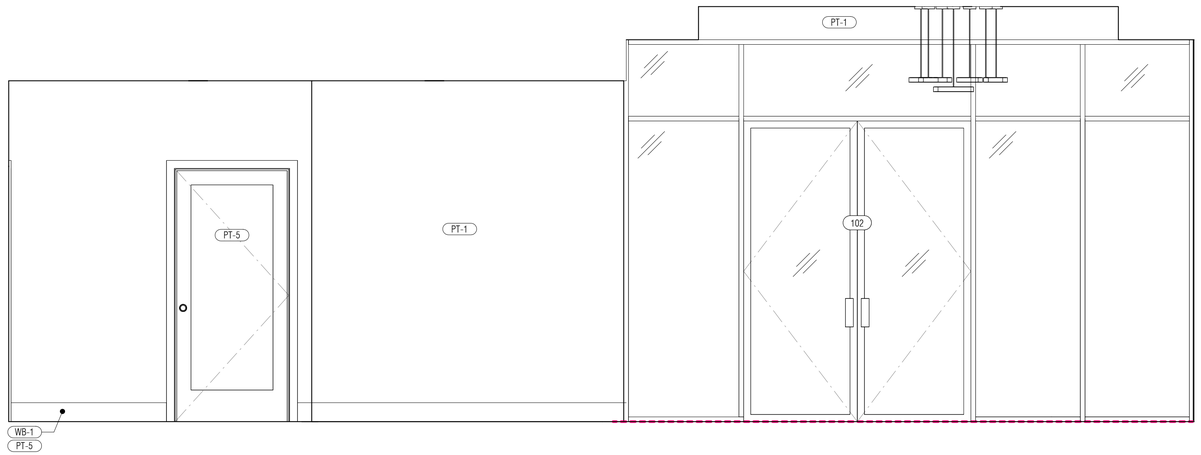
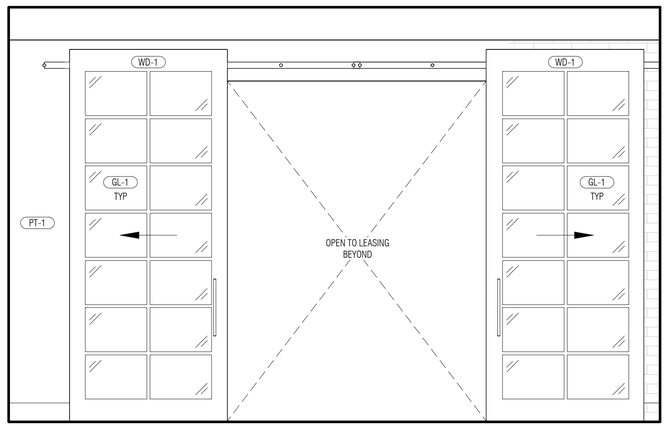


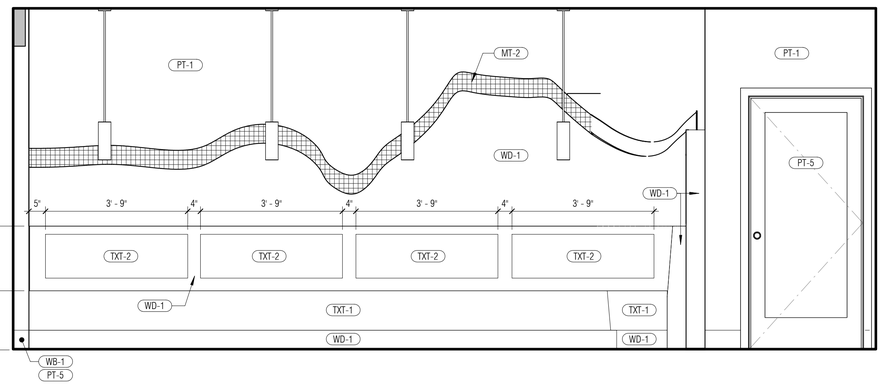
1 LOBBY - WEST ELEVATION
1/2" = 1'-0"



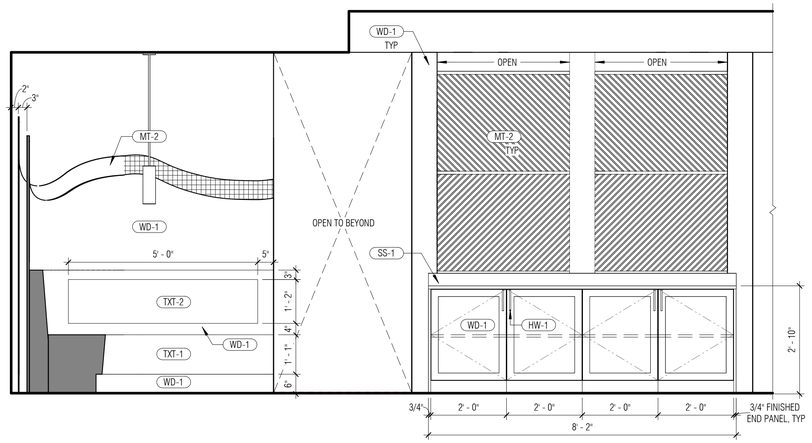
2 LOBBY - EAST ELEVATION
1/2" = 1'-0"



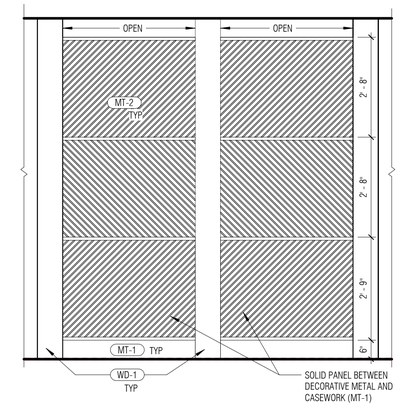
3 LOBBY - SOUTH ELEVAITON
1/2" = 1'-0"



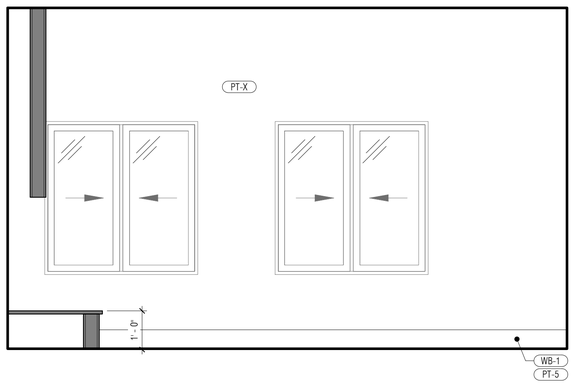
4 DINING - NORTH ELEVATION
1/2" = 1'-0"



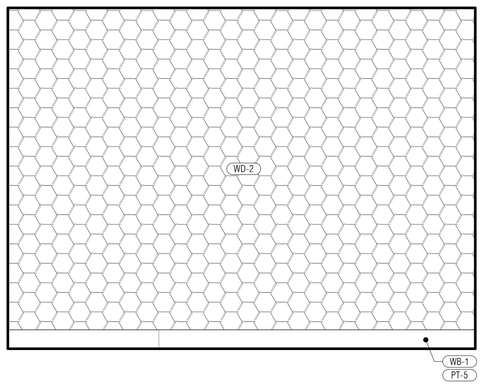
5 DINING - EAST ELEVATION
1/2" = 1'-0"



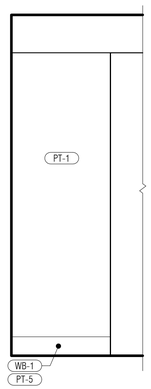
6 SCREEN WALL
1/2" = 1'-0"



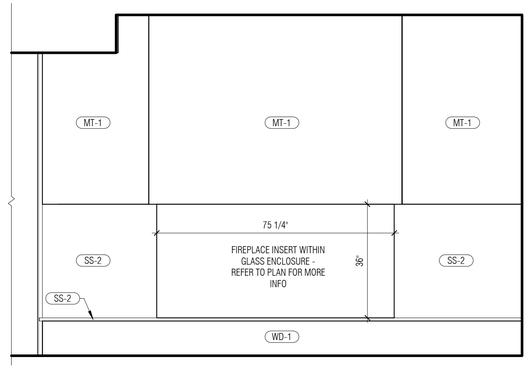
7 LOUNGE - WEST ELEVATION
1/2" = 1'-0"



8 LOUNGE - NORTH ELEVATION
1/2" = 1'-0"



9 LOUNGE - EAST ELEVATION
1/2" = 1'-0"



10 LOUNGE - SOUTH ELEVATION
1/2" = 1'-0"

0' 1' 2' 4' 8'

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9858 REGISTERED ARCHITECT
JEFFREY ALFRED PELLETIER
STATE OF WASHINGTON

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST
AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

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ORIGINAL SHEET SIZE IS 22"x34"

BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

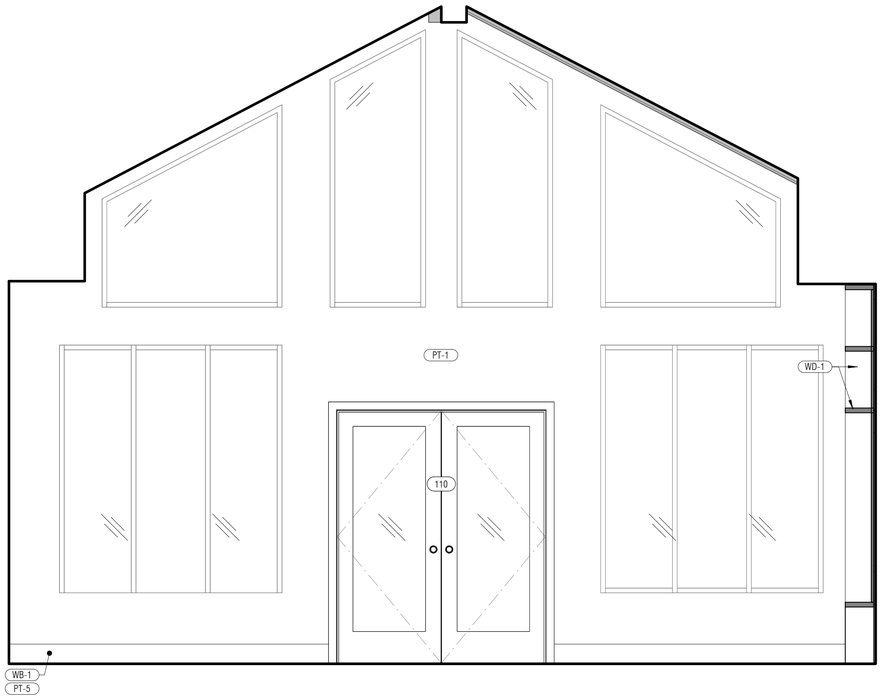
PLOT DATE: 04.19.2022

INTERIOR ELEVATIONS

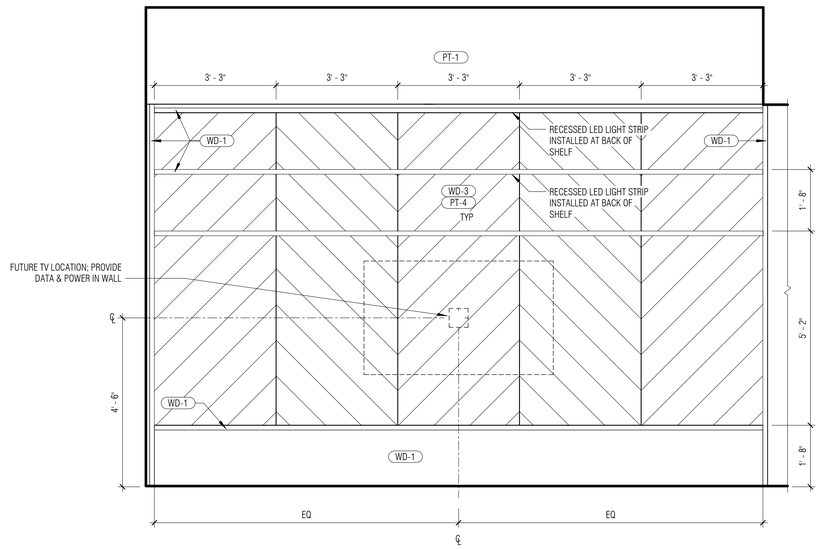
SHEET NO.:

A5.32

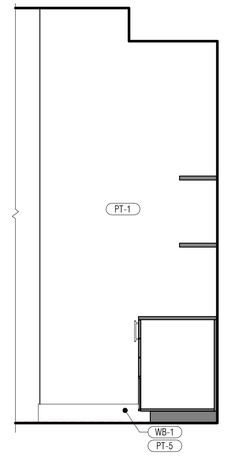
PRCTI20220683



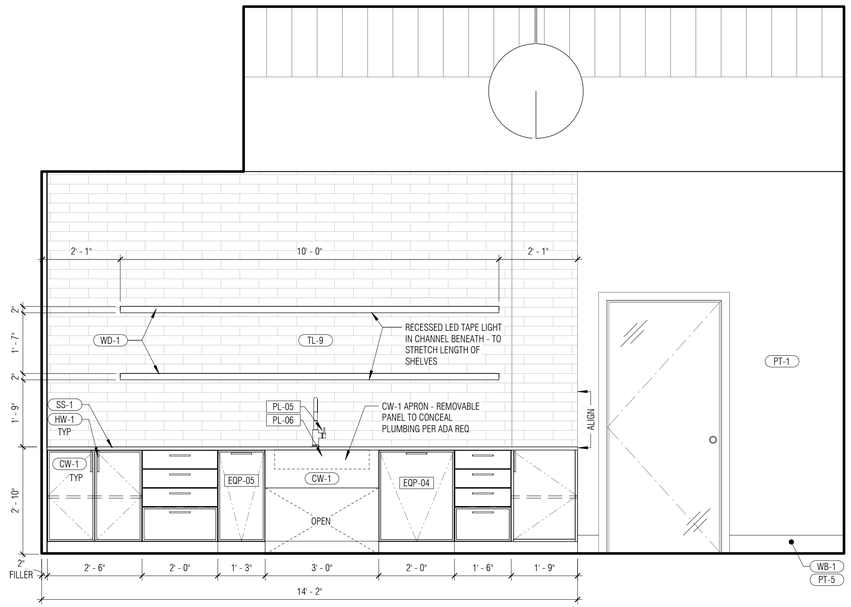
1 KITCHEN - WEST ELEVATION
1/2" = 1'-0"



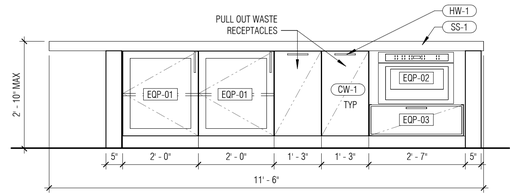
2 KITCHEN - NORTH ELEVATION
1/2" = 1'-0"



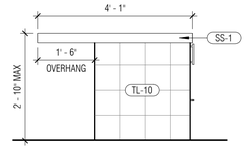
3 KITCHEN - EAST ELEVATION
1/2" = 1'-0"



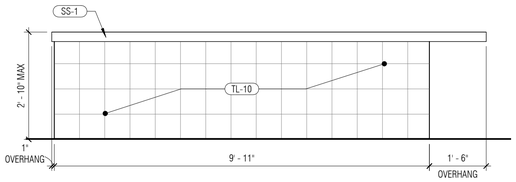
4 KITCHEN - SOUTH ELEVATION
1/2" = 1'-0"



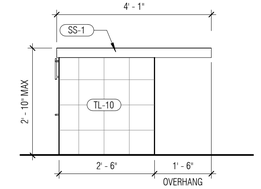
5 KITCHEN ISLAND - NORTH ELEVATION
1/2" = 1'-0"



6 KITCHEN ISLAND - EAST ELEVATION
1/2" = 1'-0"



7 KITCHEN ISLAND - SOUTH ELEVATION
1/2" = 1'-0"



8 KITCHEN ISLAND - WEST ELEVATION
1/2" = 1'-0"

0' 1' 2' 4' 8'

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PUYALLUP PROJECT #: TBD

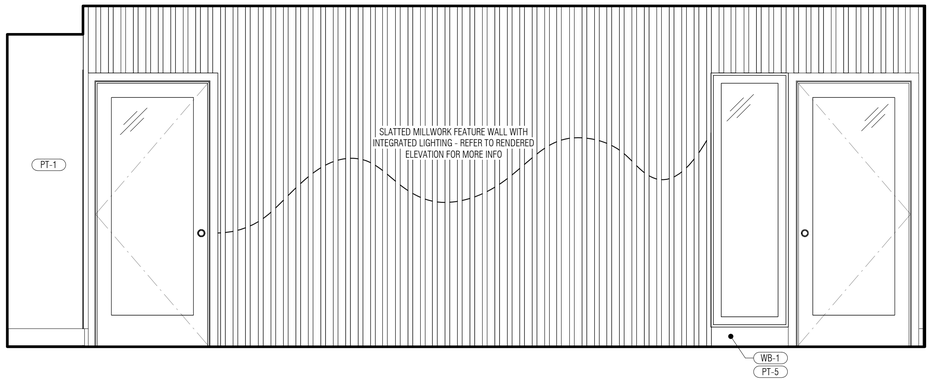
PLOT DATE: 04.19.2022

INTERIOR ELEVATIONS

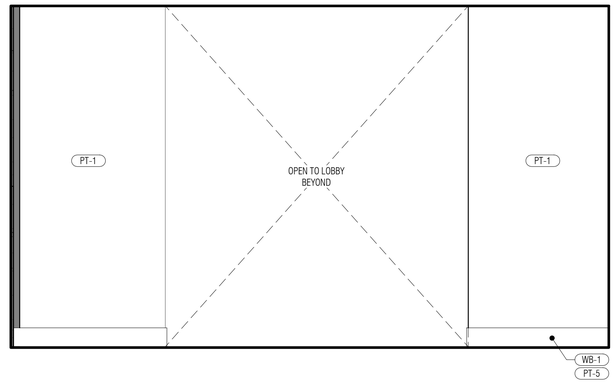
SHEET NO.:

A5.33

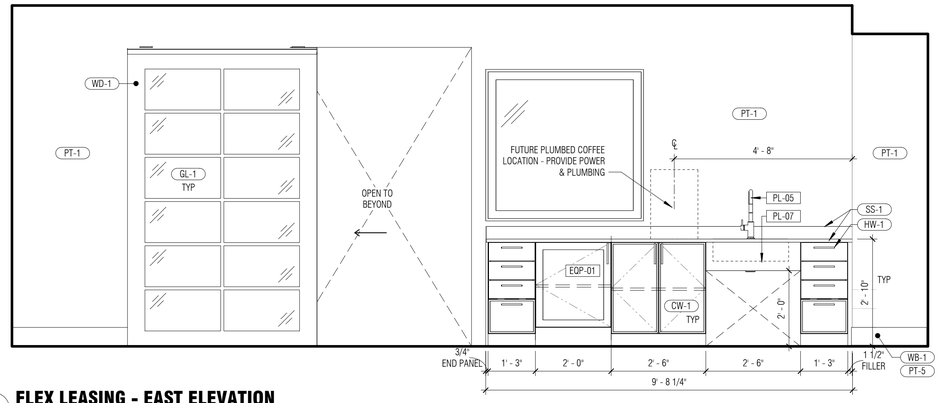
PRCTI20220683



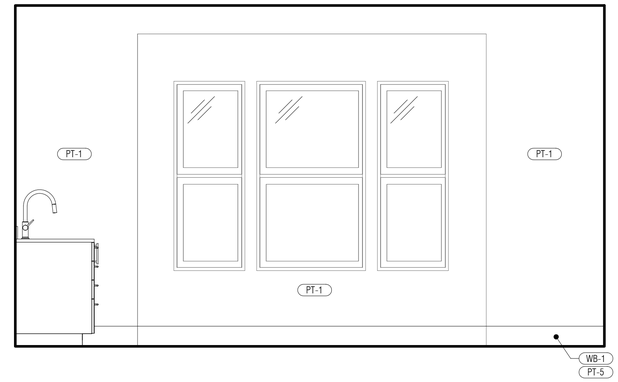
1 FLEX LEASING - WEST ELEVATION
1/2" = 1'-0"



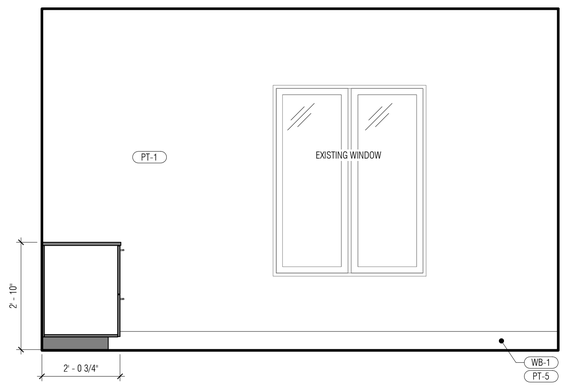
2 FLEX LEASING - NORTH ELEVATION
1/2" = 1'-0"



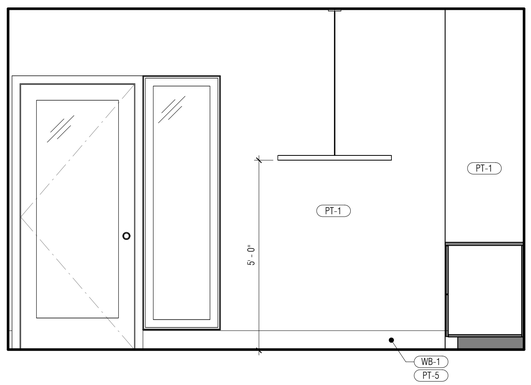
3 FLEX LEASING - EAST ELEVATION
1/2" = 1'-0"



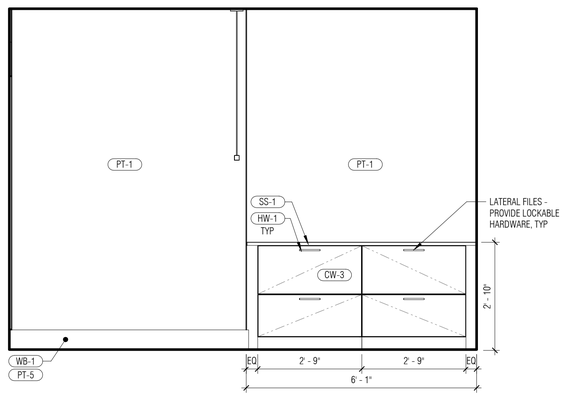
4 FLEX LEASING - SOUTH ELEVATION
1/2" = 1'-0"



5 LEASING OFFICE 1 - WEST ELEVATION
1/2" = 1'-0"



6 LEASING OFFICE 1 - EAST ELEVATION
1/2" = 1'-0"



7 LEASING OFFICE 1 - SOUTH ELEVATION
1/2" = 1'-0"

0' 1' 2' 4' 8'

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PUYALLUP PROJECT #: TBD

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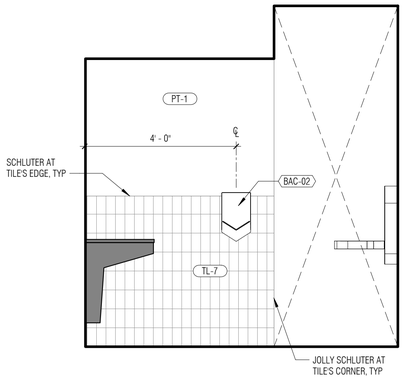
INTERIOR ELEVATIONS

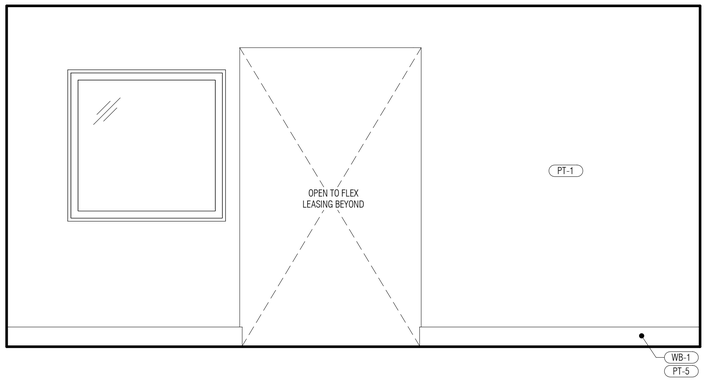
SHEET NO.:

A5.34

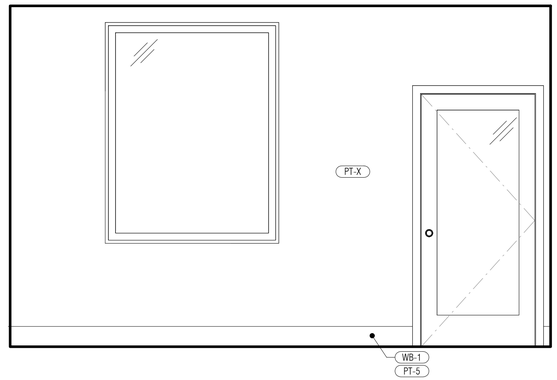
PRCTI20220683



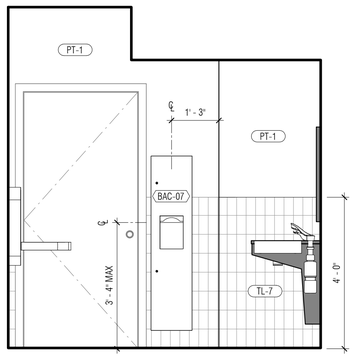
1 WOMEN'S WC - NORTH ELEVATION
1/2" = 1'-0"



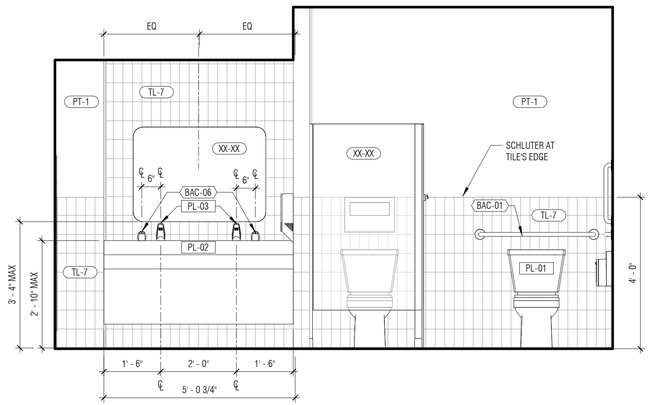
2 LEASING OFFICE 2 - WEST ELEVATION
1/2" = 1'-0"



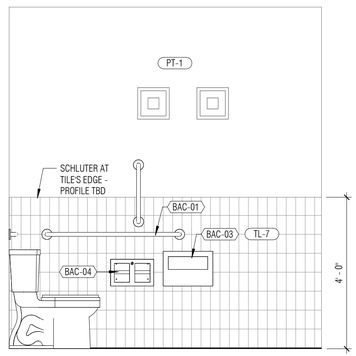
3 LEASING OFFICE 2 - NORTH ELEVAITON
1/2" = 1'-0"



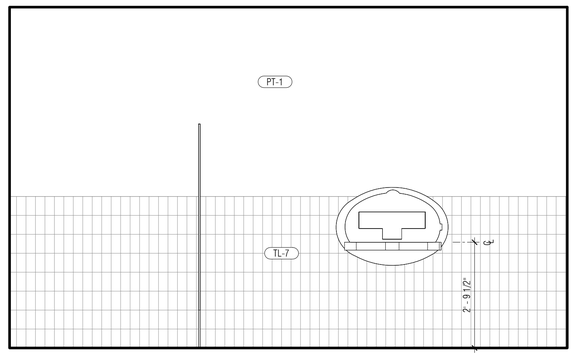
4 WOMEN'S WC - SOUTH ELEVATION
1/2" = 1'-0"



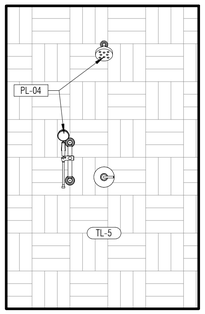
5 WOMEN'S WC - WEST ELEVATION
1/2" = 1'-0"



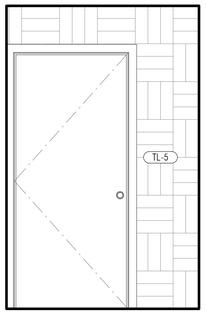
6 WOMEN'S WC - ADA STALL
1/2" = 1'-0"



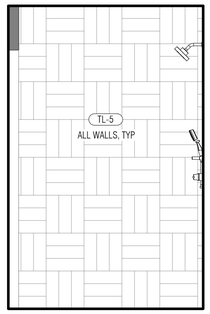
7 WOMEN'S WC - EAST ELEVATION
1/2" = 1'-0"



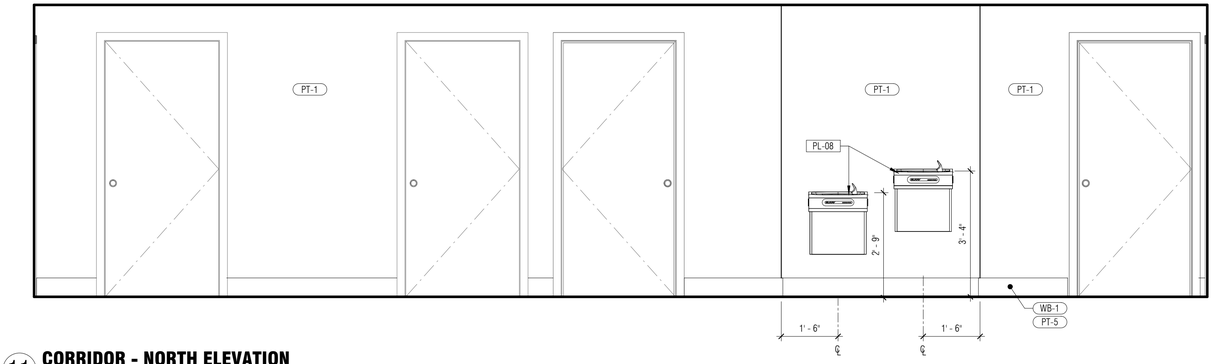
8 SHOWER - NORTH ELEVATION
1/2" = 1'-0"



9 SHOWER - SOUTH ELEVATION
1/2" = 1'-0"



10 SHOWER - WEST ELEVATION
1/2" = 1'-0"



11 CORRIDOR - NORTH ELEVATION
1/2" = 1'-0"

0' 1' 2' 4' 8'

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PUYALLUP PROJECT #: TBD

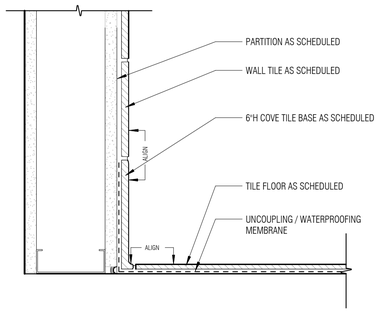
PLOT DATE: 04.19.2022

INTERIOR ELEVATIONS

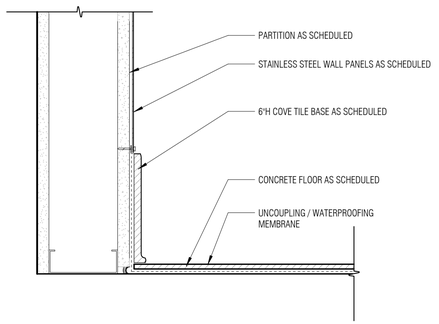
SHEET NO.:

A5.35

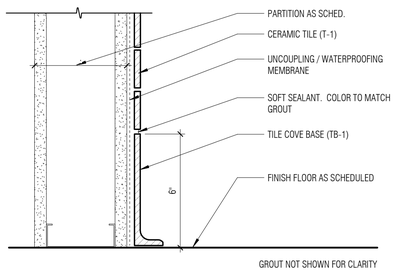
PRCTI20220683



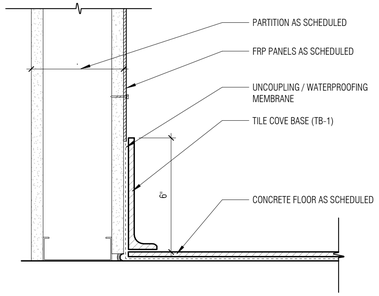
6 **TILE BASE @ TILE WALL**
3" = 1'-0"



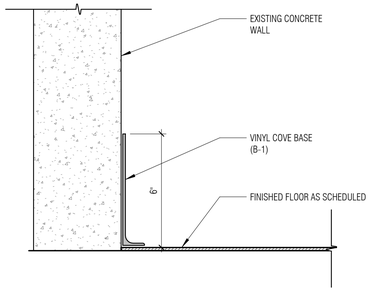
5 **TILE BASE @ STAINLESS STEEL PANEL WALL**
3" = 1'-0"



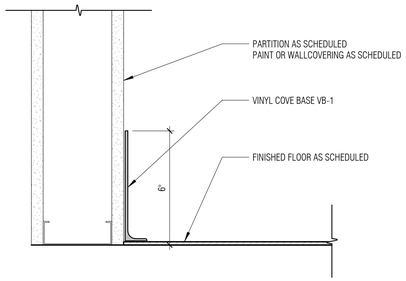
4 **FLOOR TRANSITION DETAIL - TILE BASE @ TILE WALL**
3" = 1'-0"



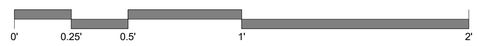
3 **FLOOR TRANSITION DETAIL - TILE BASE @ FRP WALL**
3" = 1'-0"



2 **VINYL COVE BASE @ EXISTING CONC. WALL**
3" = 1'-0"



1 **FLOOR TRANSITION DETAIL -VINYL COVE BASE**
3" = 1'-0"



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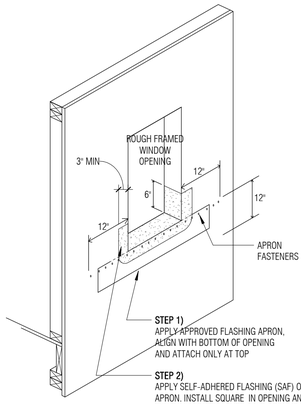
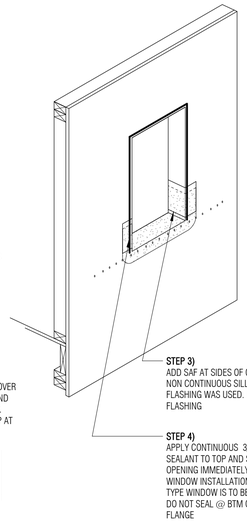
PLOT DATE: 04.19.2022

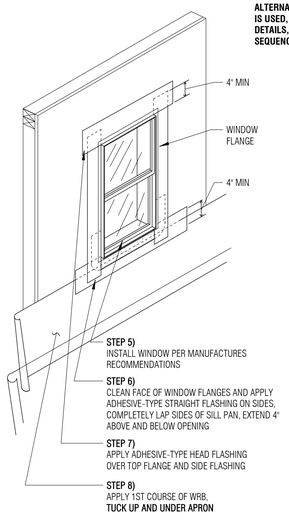
INTERIOR DETAILS

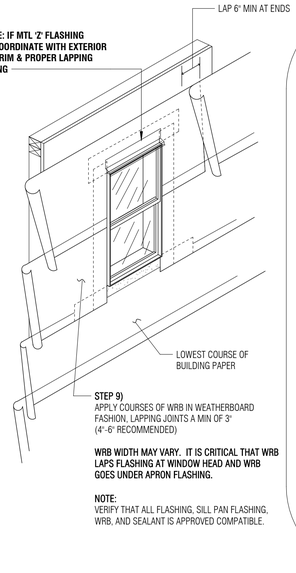
SHEET NO.:

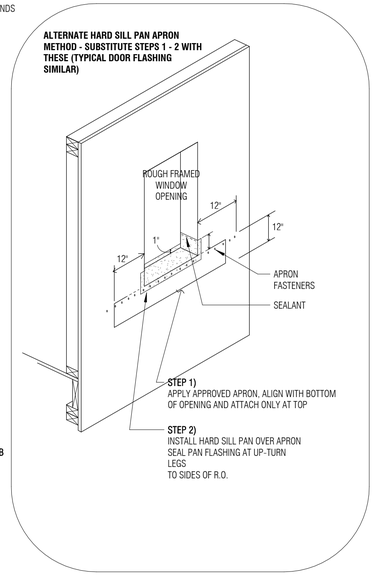
A6.21





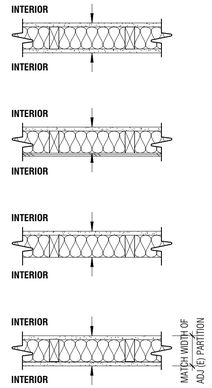






WINDOW FLASHING DETAIL (SIM @ DOOR FLASHING)

WALL ASSEMBLIES



A.1 TYPICAL NEW WOOD STUD INTERIOR WALL ASSEMBLY
- FINISH PER SPECIFICATIONS
- 5/8" TYPE X GYPSUM WALL BOARD
- 2x4 FRAMING, UNO
  ACOUSTIC INSULATION PER PLANS
- 5/8" TYPE X GYPSUM WALL BOARD
- FINISH PER SPECIFICATIONS

A.2 TYPICAL NEW WOOD STUD SHEAR INTERIOR WALL ASSEMBLY
- FINISH PER SPECIFICATIONS
- 5/8" TYPE X GYPSUM WALL BOARD
- 2X6 FRAMING BASED
- 1/2" WOOD SHEATHING
- FINISH PER SPECIFICATIONS

A.3 TYPICAL NEW WOOD STUD SINGLE-SIDED INTERIOR WALL ASSEMBLY
- FINISH PER SPECIFICATIONS
- 5/8" TYPE X GYPSUM WALL BOARD
- 2x4 FRAMING, UNO
  ACOUSTIC INSULATION PER PLANS
- 5/8" TYPE X GYPSUM WALL BOARD
- FINISH PER SPECIFICATIONS

A.5 NEW INFILL WOOD STUD WALL ASSEMBLY (MATCH WIDTH OF EXISTING ADJACENT PARTITION)
- FINISH PER SPECIFICATIONS
- 5/8" TYPE X GYPSUM WALL BOARD
- 2x4 OR 2X6 FRAMING BASED ON SIZE OF ADJACENT PARTITION
  ACOUSTIC INSULATION PER PLANS
- 1/2" WOOD SHEATHING IF REQUIRED BASED ON SIZE OF ADJACENT PARTITION
- 5/8 TYPE X GYPSUM WALL BOARD
- FINISH PER SPECIFICATIONS

DOOR SCHEDULE

MARK	NEW/EXISTING	LOCATION	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	SIZE Width	SIZE Height	SIZE Thickness	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	EXTERIOR	OPERATION	TRIM	NOTES
101	EXISTING	ENTRY		ALUM		5' - 11"	6' - 9 1/4"					●	DOUBLE SWING		
102	NEW	ENTRY	E	ALUM		6' - 0"	7' - 11 1/4"						DOUBLE SWING		
104A	NEW	FLEX LEASING	D	WOOD		4' - 2"	9' - 10"	1 3/4"					BARN DOOR		
104B	NEW	FLEX LEASING	D	WOOD		4' - 2"	9' - 10"	1 3/4"					BARN DOOR		
104C	NEW	LEASING OFFICE 2	D SIM	GLASS		4' - 9 1/2"	7' - 10 3/4"	1"					BARN DOOR		
104D	NEW	LEASING OFFICE 1	A	WOOD		3' - 0"	7' - 0"	1 3/8"					SWING		
104E	NEW	BOH	A	WOOD		3' - 0"	7' - 0"	1 3/8"					SWING		
104I	NEW	BREAK ROOM	A	WOOD		3' - 0"	6' - 8"	1 3/8"					SWING		
104K	NEW	WOMEN'S RESTROOM	B	WOOD		3' - 0"	6' - 9"	1 3/8"					SWING		
104L	NEW	KITCHEN	C	WOOD		5' - 6"	6' - 8"	1 3/8"				●	DOUBLE SWING		
104M	NEW	ENTRY	E	ALUM		6' - 0"	7' - 11 1/4"						DOUBLE SWING		
104N	NEW	WOMEN'S RESTROOM	D	WOOD		4' - 2"	9' - 10"	1 3/4"					BARN DOOR		
105	NEW	CLOSET 1	A	WOOD		3' - 0"	6' - 8"	1 3/8"					SWING		
106	NEW	BREAK ROOM	A	WOOD		3' - 0"	6' - 8"	1 3/8"					SWING		
109	EXISTING	KITCHEN				3' - 0"	6' - 8"	1 3/8"				●	SWING		
110	NEW	KITCHEN	C	WOOD		5' - 6"	6' - 8"	1 3/8"				●	DOUBLE SWING		
113	NEW	DINING	A	WOOD		3' - 0"	6' - 8"	1 3/8"					SWING		
114	EXISTING	MAIL COURT				3' - 0"	6' - 8"	1 3/8"				●	SWING		
115	EXISTING	WOMEN'S RESTROOM	B	WOOD		3' - 0"	6' - 9"	1 3/8"					SWING		
116	EXISTING	MEN'S RESTROOM	B	WOOD		3' - 0"	6' - 9"	1 3/8"					SWING		
117	EXISTING	STORAGE	B	WOOD		3' - 0"	6' - 9"	1 3/8"					SWING		
118	EXISTING	SHOWER	B	WOOD		3' - 0"	6' - 9"	1 3/8"					SWING		
119	EXISTING	CORRIDOR				3' - 0"	6' - 8"	1 3/8"				●	SWING		

DOOR NOTES

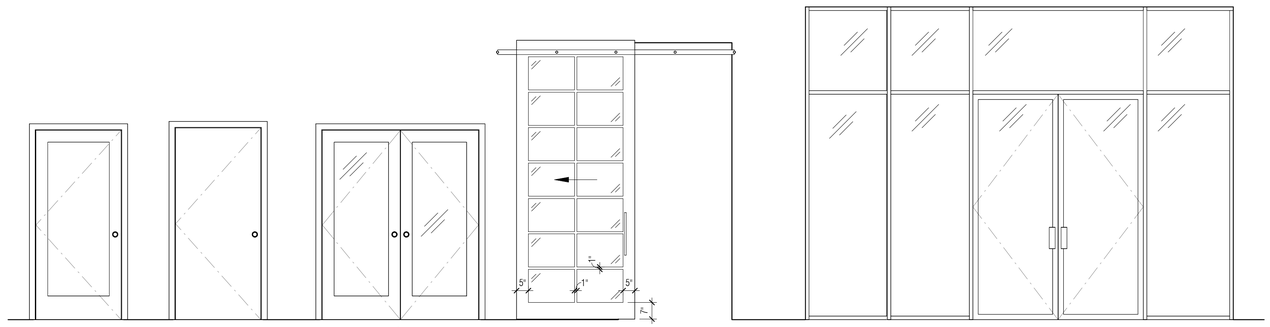
1. DOOR SCHEDULE INDICATES DOOR PANEL SIZE.
2. VERIFY WITH ARCHITECT ALL DOOR SIZES BEFORE FRAMING OPENINGS.
3. ALL OPERATIONS NOTED ON FLOOR PLANS AND/OR ELEVATIONS. IF A DOOR KEY IS PROVIDED, IT IS FOR CONVENIENCE AND MAY NOT INDICATE ALL THE NECESSARY OPTIONS OF A DOOR.
4. IN REMODELS, EXTERIOR DOOR SIZES INDICATED MAY BE APPROXIMATE. CONTRACTOR TO CONFIRM ACTUAL DOOR SIZES AND ROUGH OPENING SIZES FOR ALL DOORS.
5. PROVIDE DOOR SUBMITTALS TO ARCHITECT PRIOR TO ORDERING DOORS.
6. ALL GLAZING IN NEW DOORS TO BE APPROVED SAFETY-GLAZING. CONTRACTOR IS TO VERIFY THAT ALL DOORS REQUIRING SAFETY GLAZING ARE MANUFACTURED AND INSTALLED WITH THE CORRECT GLAZING.
7. ALL EXTERIOR DOORS AND DOORS TO UNHEATED SPACES SHALL BE FULLY WEATHERSTRIPPED.
8. SEE CONTRACT GENERAL NOTES FOR EXTERIOR GLAZING REQUIREMENTS.

WINDOW NOTES

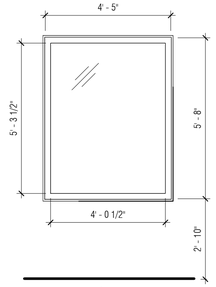
1. WINDOW HEAD HEIGHTS MEASURED FROM TOP OF CONCRETE SLAB OR TOP OF GYPCRETE TOPPING SLAB.
2. WINDOW SCHEDULE INDICATES WINDOW FRAME SIZES. VERIFY WITH ARCHITECT ALL WINDOW SIZES BEFORE FRAMING OPENINGS.
3. PROVIDE WINDOW SUBMITTALS TO ARCHITECT PRIOR TO ORDERING WINDOWS.
4. ALL WINDOW HEADERS & CASINGS SHOULD ALIGN WITH DOOR HEADER CASINGS & TRIMS ON EXTERIOR AND INTERIOR OF BUILDING UNLESS INDICATED OTHERWISE. ADJUST ROUGH OPENING HEIGHTS OR CUT DOWN DOORS AS NECESSARY (CONSULT WITH ARCHITECT AS NECESSARY).

WINDOW SCHEDULE

MARK	LOCATION	LEVEL	Rough Height	Rough Width	EGRESS	SAFETY GLAZING	COUNT	NOTES
LEVEL 1								
A	ENTRY	LEVEL 1	5' - 11"	4' - 8"		●	1	INTERIOR RELITE



DOOR TYPES



RELITE WINDOW ELEVATION

PRCTI20220683

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CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

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ORIGINAL SHEET SIZE IS 22"x34"

BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

SCHEDULES & ASSEMBLIES

SHEET NO.:

A7.01

TAG	DESCRIPTION	APPLICATION	MANUFACTURER	PRODUCT NAME	PRODUCT NUMBER	COLOR	FINISH	SIZE	COMMENTS
CAPET									
CPT-1	CARPET TILE	FLOOR	MILLIKEN	O COLLECTION, COLLABORATE	CBR202-13	GREY WITH GREEN	N/A	50CM X 50CM	
CASEWORK									
CW-1	CASEWORK	CASEWORK	PANOLAM, POIONITE	HIGH PRESSURE LAMINATE OVER APPLE PLY	SB027	SUMMER VACATION	TEXTURED/SUEDE	PER DRAWINGS	LAMINATE FACE, EXPOSED APPLE PLY EDGES
CW-2	CASEWORK	CASEWORK	PANOLAM, POIONITE	HIGH PRESSURE LAMINATE OVER APPLE PLY	SV750	FRESH CUT GRASS	TEXTURED/SUEDE	PER DRAWINGS	LAMINATE FACE, EXPOSED APPLE PLY EDGES
CW-3	CASEWORK	CASEWORK	PANOLAM, POIONITE	HIGH PRESSURE LAMINATE OVER APPLE PLY	S7032	BONE WHITE	TEXTURED/SUEDE	PER DRAWINGS	
LVT									
LVT-1	LUXURY VINYL TILE	FLOOR	MOHAWK	HOT & HEAVY	SECOYA, 123	BENMORE	20 MIL WEAR LAYER	9" X 59"	
METALS									
MT-1	STEEL	WALL	TO BID	BLACKENED STEEL	COLD ROLLED BLACKENED STEEL	PIGMENTED	WAXED FINISH	PER DRAWINGS	
PAINT									
PT-1	INTERIOR FIELD PAINT	WALL	SHERWIN WILLIAMS	LOW VOC INTERIOR LATEX PAINT	TBD	WHITE	EGGSHEL	N/A	
PT-2	INTERIOR ACCENT PAINT	WALL	SHERWIN WILLIAMS	LOW VOC INTERIOR LATEX PAINT	TBD	BLUE	EGGSHELL	N/A	
PT-3	INTERIOR ACCENT PAINT	WALL	SHERWIN WILLIAMS	LOW VOC INTERIOR LATEX PAINT	TBD	GREEN	EGGSHELL	N/A	
PT-4	INTERIOR ACCENT PAINT	WALL	SHERWIN WILLIAMS	LOW VOC INTERIOR LATEX PAINT	TBD	DARK BLUE	SATIN	N/A	
PT-5	TRIM PAINT	WALL	SHERWIN WILLIAMS	LOW VOC INTERIOR LATEX PAINT	TBD	WHITE	SATIN	N/A	
PT-6	INTERIOR ACCENT PAINT	WALL	SHERWIN WILLIAMS	LOW VOC INTERIOR LATEX PAINT	TBD	IRON ORE	EGGSHELL	N/A	
PT-7	CEILING PAINT	CEILING	SHERWIN WILLIAMS	LOW VOC INTERIOR LATEX PAINT	TBD	WHITE	FLAT	N/A	
PT-8	CEILING PAINT	CEILING	SHERWIN WILLIAMS	LOW VOC INTERIOR LATEX PAINT	TBD	WHITE	SEMIGLOSS	N/A	
RESILLENT FLOOR									
RF-1		FLOOR	CHILEWICH	WOVEN VINYL FLOORING	BOUCLE TILE	BLACK WHITE	VINYL BACKING	6" X 36"	
RF-2		FLOOR	CHILEWICH	WOVEN VINYL FLOORING	BOUCLE TILE	LIME	VINYL BACKING	6" X 36"	
RF-3		FLOOR	CHILEWICH	WOVEN VINYL FLOORING	BOUCLE TILE	NEWSPRINT	VINYL BACKING	6" X 36"	
SOLID SURFACE									
SS-1	QUARTZ COUNTERTOP	COUNTERTOP	CAESARSTONE	2CM QUARTZ	4033	RUGGED CONCRETE	ROUGH FINISH	PER DRAWINGS	
SS-2	QUARTZ COUNTERTOP	COUNTERTOP,HEARTH	CAESARSTONE	2CM QUARTZ	1006	AGGER GREY	POLISHED	PER DRAWINGS	
SPECIATY FINISHES									
SF-1	MILESTONE	WALL	MILESTONE FINISHES	TROWELED ON CEMENTATION PLASTER FINISH	N/A	TBD	POWDER FINSIH	PER DRAWINGS	

Preliminary Finish Schedule LivCor - River Trail 02/25/2022

TEXTILES									
TXT-1	LEATHER	UPHOLSTERY	GARRETT LEATHER	RESILIENCE	R9510	TOPAZ	N/A	PER DRAWINGS	
TILE									
TL-1	PORCELAIN TILE	FLOOR	MOSA	QUARTZ CORE TILE	4102V	SLATE GREY	V - SMOOTH	24" X 24"	GROUT:
TL-2	CONCRETE TILE	WALL	RIAD TILE	ZANZIBAR	RD-ZAN-100	BLACK	N/A	8" X 8"	
TL-3	CERAMIC TILE	WALL	HEATH TILE	DUAL GLAZE TRIANGLE					
TL-4	CERAMIC TILE	FLOOR	DAL TILE	COLOR WHEEL COLLECTION - MOSAIC	LATTICE WEAVE	DESERT GRAY X714	MATTE	1" X 3" MOSAIC, MESH MOUNTED	
TL-5	CERAMIC TILE	WALL	DAL TILE	COLOR WHEEL COLLECTION - LINEAR		ARCTIC WHITE 0190	GLOSSY	4" X 12"	BASKET WEAVE INSTALL PATTERN, GROUT:
TL-6	CERAMIC TILE	WALL	DAL TILE	COLOR WHEEL COLLECTION - LINEAR		GARDEN SPOT 0141	GLOSSY	3" X 6"	PATTERN, GROUT:
TL-7	CERAMIC TILE	WALL	DAL TILE	COLOR WHEEL COLLECTION - LINEAR		GALAXY 1469	GLOSSY	3" X 6"	VERTICAL STRAIGHT STACK INSTALL PATTERN, GROUT:
TL-8	PORCELAIN TILE	FLOOR	STONE SOURCE	PUZZLE COLLECTION		ANGLESEY	N/A	10" X 10"	STRAIGHT STACK INSTALL PATTERN, GROUT:
TL-9	CERAMIC TILE	WALL	HEATH	DUAL GLAZE RECTANGLE	DG6	BAY BLUE BLEND	GLOSSY	3"X12"	
TL-10	CONCRETE TILE	WALL	ANN SACKS	GEM COLLECTION - ARCHETYPE		WHITE STEEL	N/A	8" X 8"	STRAIGHT STACK INSTALL PATTERN, RANDOM MIX OF ARCHETYPE I,
TL-11	PORCELAIN TILE	FLOOR	ARIZONA TILE	SAV WOOD		MIELE	N/A	8" X 32"	RUNNING BOND INSTALL PATTERN, GROUT:
WALL BASE									
WB-1	MDF WALL BASE	WALL	TO BID	MDF FLAT STOCK WALL BASE	#MFP613 (OR EQUIVALENT)	PAINTED PT-X	PRIMED AND PANTED - SEE PAINT SCHEDULE	1/2" X 6"	
WALL COVERING									
WC-1	APPLIED GRAPHIC	WALL	TO BID	ARTCO/GRAND IMAGE	VINYL WALL COVERING, TYPE-2	TBD - CUSTOM GRAPHIC	LINEN TEXTURE	PER DRAWINGS	
WC-2	DECORATIVE WALLCOVERING	WALL	MDC INTERIOR SOLUTIONS	BARCLAY BUTERA	MBG2103	BLUE	NATURAL	PER DRAWINGS	
WC-3	DECORATIVE WALLCOVERING	WALL	MDC INTERIOR SOLUTIONS	BARCLAY BUTERA	MBG2102	NEUTRAL	NATURAL	PER DRAWINGS	
WOOD									
WD-1	PLYWOOD MILLWORK	WALL,CASEWORK	TO BID	APPLE PLY	N/A	SUBMIT SAMPLE FOR APPROVAL	CLEAR COAT	REFER TO DRAWINGS	
WD-2	WOOD WALL COVERING	WALL	DUCHATEAU	CELESTIO LENGO - PIXEL 3D WOOD WALL PANNELING	N/A	ICEBERG	N/A	REFER TO DRAWINGS	
WD-3	WOOD WALL COVERING	WALL	TO BID	PAINTED SHIP LAP	N/A	BLUE	PAINTED	4" W BOARDS	CHEVRON INSTALL PATTERN
WD-4	WOOD WALL COVERING	WALL	TO BID	PAINTED SHIP LAP	N/A	BLUE	PAINTED	6" W VIERICAL BOARDS	STRAIGHT INSTALL PATTERN
WD-5	WOOD PANNELED CEILING	CEILING	TO BID	PAINTED SHIP LAP	N/A	WHITE/FLAT			STRAIGHT INSTALL PATTERN

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FINISH SCHEDULE

SHEET NO.:

A7.22

APPLIANCE SCHEDULE

TAG	DESCRIPTION	ROOM	MANUFACTURER	PRODUCT NAME	PRODUCT NUMBER	SIZE	COLOR/FINISH	COMMENTS
EQP-01	UNDER COUNTER REFRIGERATOR	WEST: KITCHEN, FLEX LEASING	SUMMIT	24" WIDE BUILT-IN BEVERAGE CENTER	AL57GPNR	24"	PANEL READY	ADA COMPLIANT
EQP-02	BUILT-IN MICROWAVE	WEST: KITCHEN	WOLF	30" M SERIES TRANSITIONAL DROP DOWN DOOR MICROWAVE OVEN	MDD30TM/S/TH	30"	STAINLESS	
EQP-03	WARMING DRAWER	WEST: KITCHEN	WOLF	30" INTEGRATED WARMING DRAWER	WWD30	30"	INTEGRATED, PANEL READY	ADA COMPLIANT
EQP-04	DISHWASHER	WEST BUILDING: KITCHEN	SUMMIT	24" WIDE BUILT-IN DISHWASHER	DW245NTADA	24"	PANEL READY	ADA COMPLIANT
EQP-05	UNDER COUNTER ICE MAKER	EAST: KITCHEN, WEST: KITCHEN	SUMMIT	DRAIN FREE ICE MAKER	BIM25H32IF	15"	PANEL READY	ADA COMPLIANT
EQP-06	BOH REFRIGERATOR	WEST: BOH	GE	ENERGY STAR 21.1 CU. FT. TOP FREEZER REFRIGERATOR	GIE21GSHSS	33"	STAINLESS STEEL	
EQP-07	BOH DISHWASHER	WEST: BOH	GE	ADA COMPLIANT STAINLESS STEEL INTERIOR DEISGH WASHER WITH SANITIZE CYCLE	GDT226SSLSS	24"	STAINLESS STEEL	ADA COMPLIANT
EQP-08	COUNTER MICROWAVE	WEST: BOH	GE	PROFILE 2.2 CU. FT. COUNTERTOP SENSEOR MICROWAVE OVEN	PES7227SLSS	24"	STAINLESS STEEL	
EQP-10	FULL SIZE REFRIGERATOR	EAST: KITCHEN	CAFE	ENERGY STAR 22.1 CU. FT. SMART COUNTER DEPTH FRENCH DOOR REFRIGERATOR WITH HOT WATER DISPENSER	CYE22TP2MS1	22.1 CU. FT.	STAINLESS STEEL BASE, BRUSHED BLACK HARDWARE	ADA COMPLIANT
EQP-11	GAS COOKTOP	EAST: KITCHEN	CAFE	36" COMMERCIAL-STYLE GAS RANGETOP WITH 6 BURNERS	CGU366P4TW2	36"	STAINLESS STEEL BASE, BRUSHED BLACK HARDWARE	ADA COMPLIANT
EPQ-12	OVEN	EAST: KITCHEN	CAFE	PROFESSIONAL SERIES 30" SMART BUILT-IN CONVECTION SINGLE WALL OVEN	CTS90DP2NS1	30"	STAINLESS STEEL BASE, BRUSHED BLACK HARDWARE	ADA COMPLIANT
EQP-13	WARMING DRAWER	EAST: KITCHEN	CAFE	CAFE 30" WARMING DRAWER	CTW900P2PS1	30"	STAINLESS STEEL BASE, BRUSHED BLACK HARDWARE	ADA COMPLIANT
EQP-14	DISHWASHER	EAST: KITCHEN	GE	ADA COMPLIANT STAINLESS STEEL INTERIOR DISHWASHER WITH SANITIZE CYLCE	GDT226SILII	24"	PANEL READY	ADA COMPLAINT
EQP-15	MICROWAVE	EAST: KITCHEN	CAFE	1.5 CU. FT. SMART COUNTERTOP CONVENCTION/MICROWAVE OVEN	CEB515P2NSS	1.5. CU. FT	STAINLESS STEEL	INCLUDE STAINLESS 30" STEEL TRIM KIT, INSTALL AT ADA HEIGHT

LIGHTING SCHEDULE

TAG	FIXTURE	ROOM	MANUFACTURER	PRODUCT NAME	PRODUCT NUMBER	SIZE	COLOR/FINISH	COLOR TEMP	QUANTITY
L-01A	LINEAR PENDANT	WEST: ENTRY, DINING, KITCHEN	TBD, CUSTOM INSTALLATION	CUSTOM LINEAR PENDANT INSTALLATION	N/A	48" LENGTH	TBD	3000K	TBD
L-01B	LINEAR PENDANT	WEST: ENTRY, DINING, KITCHEN	TBD, CUSTOM INSTALLATION	CUSTOM LINEAR PENDANT INSTALLATION	N/A	36" LENGTH	TBD	3000K	TBD
L-01C	LINEAR PENDANT	WEST: ENTRY, DINING, KITCHEN	TBD, CUSTOM INSTALLATION	CUSTOM LINEAR PENDANT INSTALLATION	N/A	24" LENGTH	TBD	3000K	TBD
L-02	PENDANT	WEST: DINING	MUUTO	AMBIT RAIL LAMP		N/A	BLACK	3000K	1
L-03	PENDANT	WEST: DINING	TECH LIGHTING	LED MONOPOINT PIPER PENDANT		N/A	ANTIQUE BRONZE	3000K	4
L-04	PENDANT	WEST: KITCHEN	MOOI	RANDOM PENDANT		MEDIUM, (31" DIA)	WHITE	3000K	2
L-05	CHANDELIER	WEST: LOUNGE	KUZCO LIGHTING	MOTO LED CHANDELIER		LARGE	BLACK	3000K	1
L-06	LINEAR PENDANT	WEST: FLEX LEASING	VIBIA	RHYTHM HORIZONTAL 2112 LED LINEAR SUSPENSION LIGHT	2112-58/13	N/A	BLACK	3000K	1
L-07	LINEAR PENDANT	WEST: LEASING OFFICE 1, LEASING OFFICE 2	SONNEMAN LIGHTING	THIN LINE LED LINEAR SUSPENSION, 2 SIDED	SNN1685009	48" LENGTH	SATIN BLACK	3000K	3
L-08	SURFACE MOUNT FIXTURE	EAST: YOGA/SPIN	KUZCO LIGHTING	ASTON	FM48618	LARGE - 18" LENGTH	N/A	3000K	6
L-09	WALL SCONCE	EAST: FITNESS	REJUVENATION	DOLEMAN SMALL DOME LED WALL SCONCE		N/A	OIL-RUBBED BRONZE	3000K	2
L-10	LED STRIP LIGHT CHANNEL	EAST: FITNESS	TBD	RECESSED LINEAR CHANNEL	N/A	LENGTH VARIES	TRIMLESS	3000K	
L-11	PENDANT	EAST: FITNESS	KUZCO LIGHTING	CUMULUS MINOR LED PENDANT LIGHT		LARGE - 31.88" LENGTH	N/A	3000K	2
L-12	PENDANT	EAST: GAME ROOM	SEED LIGHTING	SIRCLE PENDANT PH4	SG-140PH4	L 43.9" x W 5.5"	MATT BLACK	2700K	1
L-13	WALL SCONCE	EAST: KITCHEN	IN COMMON WITH	UP DOWN SLIM WALL SCONCE		N/A	REED GREEN, BLACK, BLACK BACKPLATE	3000K	4
L-14	RECESSED CAN	WHERE INDICATED IN RCP	TBD	RECESSED CAN LIGHT		4" DIA	WHITE	3000K	TBD
L-15	RECESSED CAN	WHERE INDICATED IN RCP	TBD	DIRECTIONAL, ADJUSTABLE RECESSED CAN LIGHT		4" DIA	WHITE	3000K	TBD
L-16	LED TAPE LIGHT	WHERE INDICATED IN RCP	TBD	FLEXIBLE LED TAPE LGIHT			N/A		TBD

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JEFFREY ALFRED PELLETIER
STATE OF WASHINGTON

CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
4/19/2022	CONSTRUCTION DOCUMENTS

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ORIGINAL SHEET SIZE IS 22"x34"

BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

APPLIANCE & LIGHTING SCHEDULES

SHEET NO.:

A7.23

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	ROOM	MANUFACTURER	PRODUCT NAME	PRODUCT NUMBER	SIZE	COLOR/FINISH	QUANTITY
PL-01	TOILET	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	AMERICAN STANDARD	BOULEVARD SIPHONIC DUAL FLUSH RIGHT HEIGHT ELONGATED ONE-PIECE TOILET WITH SEAT	2891200.02	N/A	WHITE	6
PL-02	RESTROOM SINK	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	TRUFORM CONCRETE	60" CONTEMPO FLOATING CONCRETE RAMP SINK	FLO-60V-CONTEMPO	60"	CONCRETE	2
PL-03	RESTROOM FAUCET	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	BOBRICK	DESIGNER SERIES FAUCET	B-8872	N/A	MATTE BLACK	8
PL-04	SHOWER FITTINGS	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	DELTA	TRINSIC SERIES, SINGLE FUNCTION PRESSURE BALANCED SHOWER SYSTEM WITH SHOWER HEAD, AND	DSS-Trinsic-1401BL	N/A	MATTE BLACK	2
PL-05	KITCHEN FAUCET	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	DELTA	TRINSIC PULL-DOWN KITCHEN FAUCET WITH MAGNETIC DOCKING SPRAY HEAD	9159-BL-DST	N/A	MATTE BLACK	3
PL-06	KITCHEN SINK	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	ELKAY	LUSTERTONE CLASSIC, SINGLE BOWL UNDERMOUNT ADA SINK W/ PERFECT DRAIN	ELUHAD281655PD	30-1/2" x 18-1/2" x 5-3/8"	STAINLESS STEEL	1
PL-07	LEASING SINK	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	ELKAY	LUSTERTONE CLASSIC, SINGLE BOWL UNDERMOUNT ADA SINK W/ PERFECT DRAIN	ELUHAD211550PD	23-1/2" x 18-1/4" x 4-7/8"	STAINLESS STEEL	1
PL-08	DRINKING FOUNTAIN	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	ELKAY		EZSTL8LC	N/A		1
PL-09	DRINKING FOUNTAIN & WATER BOTTLE FILLER	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	ELKAY		LZS8WSLP	N/A		1
PL-10	URINAL	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	AMERICAN STANDARD	PINTBROOK 0.125 - 0.5 GPF TOP SPUD URINAL	6002001.02	N/A	WHITE	2

ACCESSORIES SCHEDULE

TAG	ACCESSORY	ROOM	MANUFACTURER	PRODUCT NAME	PRODUCT NUMBER	COLOR/FINISH	QUANTITY
BAC-01	GRAB BARS	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	MR GRAB BAR	MATTE BLACK GRAB BAR		MATTE BLACK	
BAC-02	HAND DRYER	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	DYSON	AIRBLADE V	HU02	NICKEL	4
BAC-03	SEAT COVER DISPENSER	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	BOBRICK	SURFACE-MOUNTED SEAT COVER DISPENSER	B-221.MBLK	MATTE BLACK	6
BAC-04	TOILET PAPER DISPENSER	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	BOBRICK	SURFACE-MOUNTED TOILET TISSUE DISPENSER	B-3588.MBLK	MATTE BLACK	6
BAC-05	HYGIENIC WASTE RECEPTACLE	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	BOBRICK	SURFACE-MOUNTED HYGIENIC WASTE RECEPTACLE	B-35139.MBLK	MATTE BLACK	6
BAC-06	SOAP DISPENSER	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	BOBRICK	COUNTER MOUNTED AUTOMATIC SOAP DISPENSER, LIQUID	B-852	MATTE BLACK	8
BAC-07	PAPER TOWEL DISPENSER	EAST: WOMENS ROOM,MENS ROOM, WEST: WOMENS ROOM, MENS ROOM	BOBRICK	RECESSED PAPER DOWEL DISPENSER/WASTE RECEPTACLE	B-38034.MBLK	MATTE BLACK	4

PRCTI20220683

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Architecture. Interiors. Site Design.

9858 REGISTERED ARCHITECT
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STRUCTURAL NOTES

GENERAL REQUIREMENTS

BUILDING CODE & REFERENCE STANDARDS: The "International Building Code" (IBC), 2018 Edition, as adopted and modified by the City of Puyallup, governs the design and construction of this project. Reference to a specific section in the Code does not relieve the contractor from compliance with the entire materials reference standards noted below. The latest edition of the materials reference standards shall be used.

SCOPE OF STRUCTURAL WORK: Remodel to two existing residential amenity buildings within an apartment complex. Includes removal of first floor interior load bearing wall, a seismic retrofit of the first floor lateral force resisting system of both buildings, and a new site pergola roof cover structure.

DEFINITIONS: The following definitions apply to these general notes:

- "Structural Engineer of Record" (EOR) - The Structural Engineer who is legally responsible for stamping & signing the structural documents for the project. The EOR is responsible for the design of the Primary Structural System.
- "Specialty Structural Engineer" (SSE) - A licensed professional Engineer, not the EOR, who performs specialty structural engineering services necessary to complete the structure, who has experience and training in the specific specialty. The General Contractor, subcontractor, or supplier who is responsible for the design, fabrication and installation of specialty-engineered elements shall retain the SSE. Submittals shall be stamped and signed by the SSE. Documents stamped and signed by the SSE shall be completed by or under the direct supervision of the SSE with a PE or SE license issued by the State of Washington.
- "Deferred Submittals - Deferred Submittal is engineering work to be designed-by-others or bidder-designed.

NOTE PRIORITIES: Notes on the individual drawings shall govern over these general notes.

SPECIFICATIONS: Refer to these notes, structural drawings, and architectural drawings which serve as specifications for this project.

STRUCTURAL DETAILS: The structural drawings are intended to show the general character and extent of the project and are not intended to show all details of the work.

ARCHITECTURAL DRAWINGS: Refer to the Architectural drawings for information including, but not limited to: dimensions, elevations, slopes, door and window openings, non-bearing walls, stairs, curbs, drains, depressions, railings, waterproofing, finishes and other nonstructural items.

STRUCTURAL RESPONSIBILITIES: The EOR is responsible for the strength and stability of the Primary Structure in its completed state.

CONTRACTOR RESPONSIBILITIES: The contractor is responsible for the means and methods of construction and all job-related safety standards such as OSHA and WISHA. The contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is completed. It is the contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly.

DISCREPANCIES: In case of discrepancies between these general notes, the contract drawings, and specifications, and/or reference standards, the EOR shall determine which shall govern. Discrepancies shall be brought to the attention of the EOR before proceeding with the work. Accordingly, any conflict in or between the Contract Documents shall not be a basis for adjustment in the Contract Price,

SITE VERIFICATION: The contractor shall verify all dimensions and conditions at the site prior to fabrication and/or construction. Conflicts between the drawings and actual site conditions shall be brought to the attention of the EOR before proceeding with the work. All underground utilities shall be determined by the Contractor prior to excavation.

ADJACENT UTILITIES: The contractor shall determine the locations of all adjacent underground utilities prior to excavation. Any utility information shown on the drawings and details is approximate and not necessarily complete.

DESIGN CRITERIA

CONSTRUCTION LOADS: Loads on the structure during construction shall not exceed the design loads or the capacity of the partially completed construction.

DEAD LOAD:
- Wood Floor = 15 psf
- Wood Roof = 15 psf
- Pergola Wood Roof = 8 psf

SNOW LOAD: The roof snow load is determined by using Chapter 7 of ASCE 7-16 in accordance with IBC Section 1608 and with the following factors:
- Ground Snow Load, Pg = 10 psf
- Snow Exposure Factor, Ce = 0.9
- Importance Factor, Is = 1.0
- Thermal Factor, Ct = 1.0
- Slope Factor, Cs = 1.0

WIND DESIGN: Wind load is determined using Chapter 26 to 30 of ASCE 7-16 in accordance with IBC Section 1609 with the following factors:
- Basic Wind Speed (3-Second Gust) V = 97 MPH (Ultimate) / 75 MPH (ASD)
- Wind Importance Factor Iw = 1.0 Risk Category = II
- Exposure Category = B GCpi = ±0.18
- Components & Cladding Pressure = 19 PSF (Ultimate)Components & Cladding End Zone Pressure = 23 PSF (Ultimate)
- Kzt = 1.0
- Analysis Procedure - Directional Procedure per ASCE 7, Table 27.2-1

SEISMIC DESIGN: Earthquake design is determined using Chapter 12 ASCE 7-16 in accordance with IBC Chapter 16 with the following factors:
- Importance Factor Ie = 1.0
- Risk Category= II
- Ss = 1.262 g Sds = 1.01 g
- S1 = 0.434 g Sd1 = 0.54 g
- Site Class = D Seismic Design Category = D
- Redundancy Factor, ρ = 1.0

Wood Structure
- Basic Seismic Force Resisting System: A-15 (Bearing Wall Systems) Light-framed walls with wood structural panels rated for shear resistance
- Analysis Procedure: Equivalent lateral force procedure, per ASCE 7-16, Section 12.8
- R = 6.5
- Cs = 0.155
- Cd = 4
- Ω = 3

Pergola Roof Structure
- Basic Seismic Force Resisting System: G-01 (Cantilevered Column Systems) Timber Frames
- Analysis Procedure: Modal response spectrum analysis, per ASCE 7-16, Section 12.9
- R = 1.5
- Cs = 0.673
- Cd = 1.5
- Ω = 1.5
- Vt = 0.99 kips

Seismic demands on nonstructural components, structural components engineered as part of deferred submittals, and connections of those components to the primary structure shall be designed in accordance with the aforementioned building code, the general seismic criteria listed above, and the requirements of ASCE 7-16.

DESIGN BASE SHEAR: West Amenity Building Design Base Shear (Seismic Governed) (ASD) V = 16.88K, East Amenity Building Design Base Shear (Seismic Governed) (ASD) V = 17.79K

DEFLECTIONS:
- Floor Total Load Deflection Limit: L/360
- Floor Live load Deflection Limit: L/480
- Roof Total Load Deflection Limit: L/240
- Roof Live load Deflection Limit: L/360

LIVE LOADS:
- Roof (Live) 20 PSF
- Roof (Snow) 25 PSF
- Balconies and Decks 60 PSF
- Residential Floor 40 PSF

SUBMITTALS

SUBMITTALS: Shop Drawings shall be submitted to the Architect/EOR prior to any fabrication or construction for all structural items as noted below. The contractor shall review and place a shop drawings stamp on the submittal before forwarding to the EOR. Submittals shall be made in time to provide a minimum of one week for review by the EOR. Additional submittals required for this project are specified in the specific sections below. Reference the individual material section for specific information to be included in the submittal.

If the shop drawings differ from or add to the design of the Structural drawings, they shall bear the seal and signature of the Washington State Registered Professional Engineer who is responsible for the design..

ALTERNATES: Product or manufacturer components specified in these drawings are used as the basis of design for this project. Alternates for specified items may be submitted to the EOR for review. However, contractor shall submit a current ICC-ESR/IAPMO-ER report identifying that an alternative component has the same or greater load capacity than the specified item.

SHOP DRAWING REVIEW: Review by the Architect/EOR is for general compliance with the design concept and the contract documents. Dimensions and quantities are not reviewed by the EOR, and therefore, must be verified by the General Contractor. Markings or comments shall not be construed as relieving the contractor from compliance with the project plans and specifications, nor departures therefrom. The contractor remains responsible for details and accuracy; for confirming and correlating all quantities and dimensions; for selecting fabrication processes; for techniques of assembly; and for performing work in a secure manner. When shop drawings (component design drawings) differ from or add to the requirements of the Structural drawings they shall be designed and stamped by the responsible SSE. Allow one week for EOR review time.

NON-STRUCTURAL COMPONENTS: Design, detailing and anchorage of all nonstructural components shall be in accordance with ASCE 7-16, Chapter 13 and the project specifications. Nonstructural components designed by others shall not induce torsional loading into supporting steel structural members without additional bracing of those members to eliminate torsional forces. Torsional bracing shall be designed by the nonstructural component designer and approved by the EOR. Anchorage to the primary structure is per the bidder-design contractor or supplier.

TESTS & INSPECTIONS

INSPECTIONS: All construction is subject to inspection by the Building Official in accordance with IBC Sec 110. The contractor shall coordinate all required inspections with the Building Official. Submit copies of all inspection reports to the Architect/EOR for review. The Building Official may accept inspection of and reports by approved inspection agencies in lieu of Building Official's inspections. The contractor shall obtain approval of Building Official to use the third-party inspection agency and contractor shall alert the Architect/EOR as such.

SPECIAL INSPECTIONS: In addition to the inspections required by IBC Sec 110, a Special Inspector shall be hired by the Owner as an independent third-party inspector to perform the special inspections per IBC Ch. 17. Special inspections shall be performed by an approved testing agency as outlined in the Special Inspection Schedule, the contract documents, and/or the project specification. Special Inspections shall meet the requirements outlines in the specific materials sections of IBC Sec 1705. The contractor is responsible for scheduling the inspections, per the city/Building Official requirements. The EOR shall be independent of the special inspection process. All questions regarding Special Inspections shall be directed to the Building Department or an approved special inspection agency.

Special Inspections shall be performed for the following:
Concrete
- Periodic inspection of reinforcing steel and cast-in-place anchors
- Periodic verification of the use of the required design mix.

Wood
- Periodic inspection of anchor bolts, hold-downs, nailing size & spacing.

Special Cases
- Continuous inspection of post-installed anchors during installation of anchors and reinforcing bars installed in horizontal or upwardly inclined orientations to resist sustained tension loads.
- Periodic inspection of post-installed anchors during installation of anchors and reinforcing bars installed in vertical orientation.

SOILS AND FOUNDATIONS

REFERENCE STANDARDS: Conform to IBC Chapter 18 "Soils and Foundations."

GEOTECHNICAL INSPECTION: Site soil conditions, fill placement, and load-bearing requirements shall be as required by IBC Section 1705.6 and Table 1705.6. Assumed values shall be field verified by the Building Official prior to placing concrete. The Building Official shall be permitted to waive the requirement for a geotechnical investigation where satisfactory data from adjacent area is available that demonstrates an investigation is not necessary for any of the conditions in IBC Sections 1803.5.1 - 1803.5.6 and IBC Sections 1803.5.10 - 1803.5.11.

DESIGN SOIL VALUES: (Assumed)
Allowable Soil Bearing Pressure
1500 PSF DL + LL
2000 PSF DL + LL + Seismic/wind

SLABS-ON-GRADE & FOUNDATIONS: All slabs-on-grade and foundations shall bear on structural compacted fill or competent native soil or as noted in these documents. Exterior perimeter footings shall bear not less than 18 inches below finish grade, or as required by the Building Official. Interior footings shall bear not less than 12 inches below finish floor.

COMPACTION: Unless otherwise specified by a Geotechnical Engineer, footings shall be placed on compacted material and shall be well-graded granular material with no more than 5% passing a #200 sieve. Fills placed shall be in maximum 8" lifts and all bearing soils shall be compacted to 95% maximum density at optimum moisture content using the Modified Proctor Test.

CAST-IN-PLACE CONCRETE

REFERENCE STANDARDS: Conforms to the latest editions of the following:
(1) ACI 318 "Building Code Requirements for Structural Concrete and Commentary".
(2) IBC Chapter 19.

FIELD REFERENCE: The contractor shall keep a copy of ACI Field Reference manual, SP-15, "Standard Specifications for Structural Concrete (ACI 301) with Selected ACI and ASTM References."

CONCRETE MIXTURES: Conform to ACI 318 Chapter 19 "Concrete: Design and Durability Requirements."

MATERIALS: Conform to ACI 318 Chapters 19 & 20.
SUBMITTALS: Provide all submittals required by ACI 301 Sec 4.1.2. Submit mix designs for each mix in the table below.

TABLE OF MIX DESIGN REQUIREMENTS

Member Type/Location	Strength (psi)	Test Age (days)	Maximum Aggregate	Exposure Classification	Max W/C Ratio	Minimum Air Content
Foundations	2500	28	1"	F1, C0	0.45	4.5%

MIX DESIGN NOTES:
(1) W/C Ratio: Water-cementitious material ratios shall be based on the total weight of cementitious materials. Ratios not shown in the table above are controlled by strength requirements.
(2) Cementitious Content: The use of fly ash, other pozzolans, silica fume, or slag shall conform to ACI 301 Sec 4.2.1 "Materials". Maximum amount of fly ash shall be 20% of total cementitious content unless reviewed and approved otherwise by EOR.
(3) Air Content: Conform to ACI 301 Sec 4.2.2.4. Horizontal exterior surfaces in contact with the soil require entrained air. Use Exposure Category F0, S0, W0, and C0 unless noted otherwise. Tolerance is +/- 1.5%. Air content shall be measured at point of placement.
(4) Exposure Classification: The mix design provided shall meet the requirements of ACI 318 Chapter 19, based on the exposure classification indicated in the table above.
(5) Slump: Unless otherwise specified or permitted, concrete shall have at the point of delivery, a slump of 4" +/- 1". For additional criteria, reference ACI 301 Sec 4.2.2.2.
(6) Shrinkage Limit: Concrete used in elevated slabs and beams shall have a shrinkage limit of 0.045% at 28 days measured in accordance with ASTM C157.
(7) Non-chloride accelerator: Non-chloride accelerating admixture may be used in concrete slabs placed at ambient temperatures below 50F at the contractor's option.

FORMWORK: Conform to ACI 301 Sec 2 "Formwork and Form Accessories." Removal of Forms shall conform to Sec 2.3.2 except strength indicated in Sec 2.3.2.5 shall be 0.75 f'c.

MEASURING, MIXING, AND DELIVERY: Conform to ACI 301 Sec 4.3.

HANDLING, PLACING, CONSTRUCTING, AND CURING: Conform to ACI 301 Sec 5.

CONCRETE CURING: Provide curing compounds for concrete as follows:
(1) All concrete must achieve 2500 PSI compressive strength before being subjected to freezing and thawing cycles.

CONSTRUCTION JOINTS: Conform to ACI 301 Sec 2.2.2.5, 5.1.2.3a, 5.2.2.1, and 5.3.2.6. Construction joints shall be located and detailed as on the construction drawings. Use of an acceptable adhesive, surface retarder, Portland cement grout, or roughening the surface is not required unless specifically noted on the drawings. Where shear bond is required, roughen surfaces to 1/4" amplitude.

EMBEDDED ITEMS: Position and secure in place expansion joint material, anchors and other structural and non-structural embedded items before placing concrete. Contractor shall refer to mechanical, electrical, plumbing, and architectural drawings and coordinate all other embedded items.

GROUTED REBAR AND ANCHOR BOLTS: Follow manufacturer's written instructions: drill holes in existing concrete to depth noted on plans or to depth as necessary to develop the strength of the rebar listed in the manufacturer's ICC-ESR/IAPMO-ER report. Drill the hole diameter per manufacturer's instructions. Roughen sides of holes by percussive drilling methods. Holes shall be brushed and blown free of debris and surface residue before grouting operation. Special Inspection is required.

BONDING AGENT: Use Master Builders Concresive Liquid (LPL). Apply in accordance with manufacturer's instructions.

JOINT COMPOUND: Provide acid resistant silicone caulk where noted on the drawings. Submit product data for review.

TESTING AND ACCEPTANCE:
Testing: Obtain samples and conduct tests in accordance with ACI 301 Sec 1.6,4.2. Additional samples may be required to obtain concrete strengths at alternate intervals than shown below.

- Cure 4 cylinders for 28-day test age. Test 1 cylinder at 7 days, test 2 cylinders at 28 days, and hold 1 cylinder in reserve for use as the EOR directs. After 56 days, unless notified by the EOR to the contrary, the reserve cylinder may be discarded without being tested for specimens meeting 28-day strength requirements.

Acceptance: Strength is satisfactory when:
- The averages of all sets of 3 consecutive tests equal or exceed the specified strength. No individual test falls below the specified strength by more than 500 psi. A "test" for acceptance is the average strength of the two cylinders tested at the specified test age.

CONCRETE REINFORCEMENT

REFERENCE STANDARDS: Conform to:
(1) ACI 301 "Standard Specifications for Structural Concrete, Sec 3 "Reinforcement, and Reinforcement Supports."
(2) IBC Chapter 19, Concrete.
(3) ACI 318 and ACI 318R.
(4) ACI SP-66 "ACI Detailing Manual" including ACI 315 "Details and Detailing of Concrete Reinforcement."
(5) CRSI MSP-2 "Manual of Standard Practice."
(6) ANSI/AWS D1.4 "Structural Welding Code - Reinforcing Steel."

SUBMITTALS: Conform to ACI 301 Sec 3.1.1 "Submittals, data, and drawings." Submit placing drawings showing fabrication dimensions and locations for placement of reinforcement and reinforcement supports.

MATERIALS:

Reinforcing Bars	ASTM A615, Grade 60, deformed bars.
Weldable Reinforcing Bars	ASTM A706, Grade 60, deformed bars.
Smooth Welded Wire Fabric	ASTM A185
Bar Supports	CRSI MSP-2, Chapter 3 "Bar Supports."
Tie Wire	16.5 gage or heavier, black annealed.

FABRICATION: Conform to ACI 301, Sec 3.2.2 "Fabrication," and ACI SP-66 "ACI Detailing Manual."

WELDING: Bars shall not be welded unless authorized.

PLACING: Conform to ACI 301, Sec 3.3.2 "Placement." Placing tolerances shall conform to Sec 3.3.2.1 "Tolerances."

CONCRETE COVER: Conform to the following cover requirements from ACI 301, Table 3.3.2.3.

Concrete cast against earth	3"
Concrete exposed to earth or weather (#5 & smaller)	1-1/2"

SPLICES & DEVELOPMENT LENGTH: Conform to ACI 301, Sec 3.3.2.7. Refer to "Lap Splice & Development Schedule" on plans for typical splices. Lap all continuous reinforcement and corner bars per Schedule. The splices and development lengths indicated on individual sheets control over the schedule. Use Class B splices unless otherwise noted. Mechanical connections may be used when approved by the EOR. VWF to be lapped a minimum 8" on all sides and edges.

FIELD BENDING: Conform to ACI 301 Sec 3.3.2.8. "Field Bending or Straightening." Bar sizes #3 through #5 may be field bent cold the first time. Other bars require preheating. Do not twist bars.

CORNERS BARS: Provide matching-sized "L" corner bars for all horizontal wall and footing bars with the appropriate splice length, UNO.

WOOD FRAMING

REFERENCE STANDARDS: Conform to:
(1) IBC Chapter 23 "WOOD."
(2) NDS and NDS Supplement - "National Design Specification for Wood Construction."
(3) BCSI 2013 "Building Component Safety Information."

ALTERNATES: Alternates for specified item may be submitted to the EOR for review. Contractor shall submit a current ICC-ESR/IAPMO-ER report identifying that an alternative component has the same or greater load capacity than the specified item.

IDENTIFICATION: All sawn lumber and pre-manufactured wood products shall be identified by the grade mark or a certificate of inspection issued by the certifying agency.

MATERIALS:

Sawn Lumber: Conform to grading rules of WWPA, WCLIB, or NLGA. Finger jointed studs acceptable at interior non-structural walls only.

Member Use	Size	Species	Grade
Studs & Plates	2x, 3x	HF	No. 2
Posts	4x	HF	No. 2
Joists	2x	HF	No. 2
Beams	4x	HF	No. 2

Glued Laminated Timber: Conform to AITC 117 "Standard Specifications for Structural Glued Laminated Timber of Softwood Species, Manufacturing and Design" and ANSI/AITC A190.1 "Structural Glued Laminated Timber." Glued laminated member beams shall not be cambered other than the stock camber of 5000', unless shown otherwise on the plans or specifications.

Member Use	Sizes	Species	Stress Class	Uses
Beams	All	DF/DF	24F-V4	Simple Spans
	All	DF/DF	24F-V8	Cantilever Spans

Wood Structural Sheathing (Plywood): Wood APA-rated structural sheathing includes: all veneer plywood, oriented strand board, waferboard, particleboard, T1-11 siding, and composites of veneer and wood-based material. Conform to Product Standards PS-1 and PS-2 of the U.S. Dept. of Commerce and the American Plywood Association (APA)

	Minimum APA Rating			
Location	Thickness	Span Rating	Plywood Grade	Exposure
Roof	15/32"	24/16	C-D	1
Floor	23/32" T&G	24 OC	Sturd-I-Floor	1
Walls	15/32"	32/16	C-D	1

Joist Hangers and Connectors: Simpson Strong-Tie Company Inc. as specified in their latest catalogs was used as the basis of design for this project. Alternate connectors by other manufacturers may be substituted provided they have current ICC-ESR/IAPMO-ER approval for equivalent or greater load capacities and are reviewed and approved by the EOR prior to ordering. Connectors shall be installed per the manufacturer's instructions. Where connector straps connect two members, place 1/2 of the nails or bolts in each member. Unless noted otherwise all nails shall be full length common. Nail straps to wood framing as late as possible in the framing process to allow the wood to shrink and the building to settle.

Nails and Staples: Conform to IBC Sec 2303.6 "Nails and Staples." Unless noted on plans, nail per IBC Table 2304.10.1. Unless noted otherwise all nails shall be common. Nail sizes specified on the drawings are based on the following specifications:

COMMON NAILS

Size	Length	Diameter
8d	2-1/2"	0.131"
10d	3"	0.148"
16d	3-1/2"	0.162"
16d Sinker	3-1/4"	0.148"

Lag Bolts/Thru-Bolts/Anchor Bolts: Conform to ASTM A307. Provide plate washers/BPS washers under the heads and nuts of all bolts and lag screws bearing on wood.

Wood Holdowns: Holdowns specified are as manufactured by Simpson Strong-Tie Company Inc. Additional framing members shall be provided per the manufacturer's requirements. Acceptable equivalent product substitutions are available from other manufacturers with EOR approval. Do not countersink holdown bolts.

NAILING REQUIREMENTS: Provide minimum nailing in accordance with IBC Table 2304,10.1 "Fastening Schedule" except as noted on the drawings. Nailing for roof/floor diaphragms/shear walls shall be per drawings. Nails shall be driven flush and shall not fracture the surface of sheathing.

STANDARD LIGHT-FRAME CONSTRUCTION: Unless noted on the drawings, construction shall conform to IBC Sec 2308 "Conventional Light-Frame Construction" and IBC Sec 2304 "General Construction Requirements."

(1) Wall Framing (Unless noted otherwise on plans and details) All interior walls shall be 2x4 @ 16"OC and all exterior walls shall be 2x6 @ 16"OC. Provide (2) bundled studs min at wall ends and each side of all openings. All solid sawn lumber beams and headers shall be supported by a minimum of (1) trim and (1) king stud and all glulam or engineered wood beams and headers by (2) trim and (2) king studs. Provide minimum (2) 2x8 headers at all interior and exterior wall openings, unless noted otherwise on plan. Stitch-nail bundled studs with (2) 10d @ 12"OC. Provide solid blocking thru floors to supports below for bearing walls and posts. Attach bottom plates of stud walls to wood framing below with 16d @ 12"OC or to concrete with 5/8"-dia. anchor bolts x 7" embedment at 48"OC. Refer to shear wall schedule for specific sheathing, stud, and nailing requirements at shear walls. Provide gypsum sheathing on interior surfaces and plywood sheathing on exterior surfaces.

(2) Blocking: (Unless noted otherwise on plans and details) All blocking shall be full-height 2x at solid sawn framing systems or a full-height I-joist or roof truss.

MOISTURE CONTENT: Wood material used for this project shall have maximum moisture content of 19% except for the pressure-treated wood sill plate.

PRESERVATIVE TREATMENT: Wood materials are required to be "treated wood" under certain conditions in accordance with IBC Sec 2304,12 "Protection against decay and termites." Conform to the appropriate standards of the American Wood-Preservers Association (AWPA) for sawn lumber, glued laminated timber, round poles, wood piles, and marine piles, Follow American Lumber Standards Committee (ALSC) quality assurance procedures. Products shall bear the appropriate mark. Coat all ends of cut pressure treated framing with treatment complying with AWPA U1.

METAL CONNECTORS/PT WOOD: All metal hardware and fasteners in contact with pressure treated lumber shall be stainless steel Type 316L. At the Owner's risk and discretion, hot-dipped galvanized metal hardware and fasteners may be investigated for use in lieu of stainless steel provided that the finish has a minimum zinc content of at least 1.85 oz./SF and its use is coordinated by the Contractor and Wood Supplier for the expected environment and moisture exposure for appropriate use based on the method of preservative treatment of the wood.

ANCHORS

POST-INSTALLED ANCHORS: Provide post-installed anchors as specified in these drawings.

Use of alternate products, or of post-installed anchors at locations not shown in these drawings, is subject to the approval of the Architect/EOR. Submit proposed anchors to the Architect/EOR with an ICC-ESR/IAPMO-ER report valid for the 2018 IBC or municipality where the building is to be constructed. Submitted ICC/IAPMO reports shall demonstrate that the anchors are suitable for use in cracked concrete. Use acrylic anchors of equivalent strength when base material falls below 40F. Install anchors in strict accordance with ICC-ESR/IAPMO-ER report and manufacturer's instructions. Where anchors resist seismic loads, submitted ICC-ESR/IAPMO-ER reports shall demonstrate that the anchors are suitable for the resistance of seismic loads.

CONCRETE SCREWS: Concrete screws shall be SIMPSON Titen HD or EOR approved equal with current ICC-ESR/IAPMO-ER report. Install screws in accordance with manufacturer's instructions. Embedment lengths shall be as shown on the drawings.

RENOVATION

DEMOLITION: Contractor shall verify all existing conditions before commencing any demolition. Shoring shall be installed to support existing construction as required and, in a manner, suitable to the work sequences. Existing reinforcing shall be saved where and as noted on the plans. Saw cutting, if and where used, shall not cut existing reinforcing that is to be saved. Demolition debris shall not be allowed to damage or overload the existing structure. Limit construction loading (including demolition debris) on existing floor systems to 40 psf.
(1) All new openings through existing walls, slabs, and beams shall be accomplished by saw cutting wherever possible.
(2) Contractor shall verify all existing conditions and location of members prior to cutting any openings.
(3) Small round openings shall be accomplished by core drilling, if possible.
(4) Where new reinforcing terminates at existing concrete, threaded bars into threaded expansion inserts in existing concrete shall be provided to match horizontal or vertical reinforcing, unless otherwise noted on plans.

ROT: Contractor shall check for rot at all exterior walls, existing toilet room floors and walls, areas showing water stains. All rot shall be removed and damaged members shall be replaced or repaired as directed by the EOR or Architect.

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 LEDGIBLE COLOR PLANS ARE REQUIRED TO BE PROVIDED BY THE PERMITEE ON SITE FOR INSPECTION

City of Puyallup
Building
ACCEPTED
JMontgomery
07/28/2022
8:48:25 AM
CITY OF PUYALLUP STATE OF WASHINGTON

Approval of submitted plans is not an approval of omissions or oversights by this office or noncompliance 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.

STRUCTURAL ABBREVIATIONS

AB	ANCHOR BOLT	LLH	LONG LEG HORIZONTAL
ADD'L	ADDITIONAL	LLV	LONG LEG VERTICAL
ALT	ALTERNATE	LONGIT	LONGITUDINAL
ARCH	ARCHITECT(URAL)	Ls	SPLICE LENGTH
ATR	ALL-THREADED ROD	LSL	LAMINATED STRAND LUMBER
B/	BOTTOM OF	LVL	LAMINATED VENEER LUMBER
BN	BOUNDARY NAILING	MAT'L	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
BLKG	BLOCKING	MECH	MECHANICAL
BOTT	BOTTOM	MFR	MANUFACTURER
BRG	BEARING	MIN	MINIMUM
BTWN	BETWEEN	MISC	MISCELLANEOUS
℄	CENTERLINE	(N)	NEW
CJ	CONSTRUCTION or CONTROL JOINT	NIC	NOT IN CONTRACT
CLR	CLEAR(ANCE)	NOM	NOMINAL
CONC	CONCRETE	NTS	NOT TO SCALE
CONN	CONNECTION	OC	ON CENTER
CONST	CONSTRUCTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CTRD	CENTERED	OSB	ORIENTED STRAND BOARD
CTSK	COUNTERSINK	OWWJ	OPEN WEB WOOD JOIST
DBL	DOUBLE(R)	PL	PLATE
DET	DETAIL	PC	PRECAST
DF	DOUGLAS FIR	PERM	PERIMETER
DIAG	DIAGONAL	PERP	PERPENDICULAR
DN	DOWN	PLY	PLYWOOD
DP	DEPTH	PRE-MFR	PRE-MANUFACTURED
DWL	DOWEL	PSL	PARALLEL STRAND LUMBER
DWG	DRAWING	P-T	POST-TENSIONED
EA	EACH	PT	PRESERVATIVE/PRESSURE-TREATED
EF	EACH FACE	REF	REFERENCE
EN	EDGE NAILING	REINF	REINFORCING
EL	ELEVATION	REQ'D	REQUIRED
EMBED	EMBEDMENT	RET	RETAINING
ENGR	ENGINEER	SCHED	SCHEDULE
EQ	EQUAL	SECT	SECTION
ES	EACH SIDE	SHTG	SHEATHING
EW	EACH WAY	SIM	SIMILAR
(E)	EXISTING	SMS	SHEET METAL SCREW
EXP	EXPANSION	SOG	SLAB-ON-GRADE
EXT	EXTERIOR	SPEC	SPECIFICATION
F/	FACE OF	SQ	SQUARE
FLR	FLOOR	SS	STAINLESS STEEL
FNDN	FOUNDATION	STAGG	STAGGERED
FRT	FIRE RETARDANT TREATED	STD	STANDARD
FTAO	FORCED TRANSFER AROUND OPENING	STIFF	STIFFENER
FTG	FOOTING	STRUCT	STRUCTURAL
GA	GAUGE	SUPPL	SUPPLEMENT
GALV	GALVANIZED	SW	SHEAR WALL
GEN	GENERAL	SYM	SYMMETRICAL
GLB	GLUE LAMINATED BEAM	T/	TOP OF
GR	GRADE	T&B	TOP & BOTTOM
GT	GIRDER TRUSS	T&G	TONGUE & GROOVE
GWB	GYPSUM WALL BOARD	THK, THK'N	THICK, THICKENED
HD	HOLDDOWN	THRU	THROUGH
HDR	HEADER	TRANSV	TRANSVERSE
HF	HEM-FIR	TYP	TYPICAL
HGR	HANGER	UNO	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL	VERT	VERTICAL
HSS	HOLLOW STRUCTURAL SECTION	VIF	VERIFY IN FIELD
HT	HEIGHT	WHS	WELDED HEADED STUD
INT	INTERIOR	WTS	WELDED THREADED STUD
Ld	DEVELOPMENT LENGTH	WWF	WELDED WIRE FABRIC

STRUCTURAL SHEET INDEX

S1.0	GENERAL NOTES, ABBREVIATIONS, INDEX	S3.0	STRUCTURAL SECTIONS & DETAILS
S2.0	WEST AMENITY STRUCTURAL FOUNDATION PLAN	S3.1	STRUCTURAL SECTIONS & DETAILS
S2.1	WEST AMENITY STRUCTURAL UPPER FLOOR FRAMING PLAN	S3.2	STRUCTURAL SECTIONS & DETAILS
		S3.3	SITE PERGOLA STRUCTUAL SECTIONS & DETAILS

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SEAL:
ELIZABETH A. JANSEN STATE OF WASHINGTON 25751 PROFESSIONAL ENGINEER
4/19/22

RIVER TRAIL EAST & WEST
AMENITY REFRESH
1617 E MAIN
PUYALLUP, WA 98372

PROJECT #: 22-015
DRAWN BY: MB
DESIGNED BY: JCW

DATE:	DESCRIPTION
04.19.2022	PERMIT

JURISDICTIONAL STAMP:

SHEET TITLE:
STRUCTURAL GENERAL NOTES, ABBREVIATIONS & SHEET INDEX

SHEET NUMBER:
S 1.0

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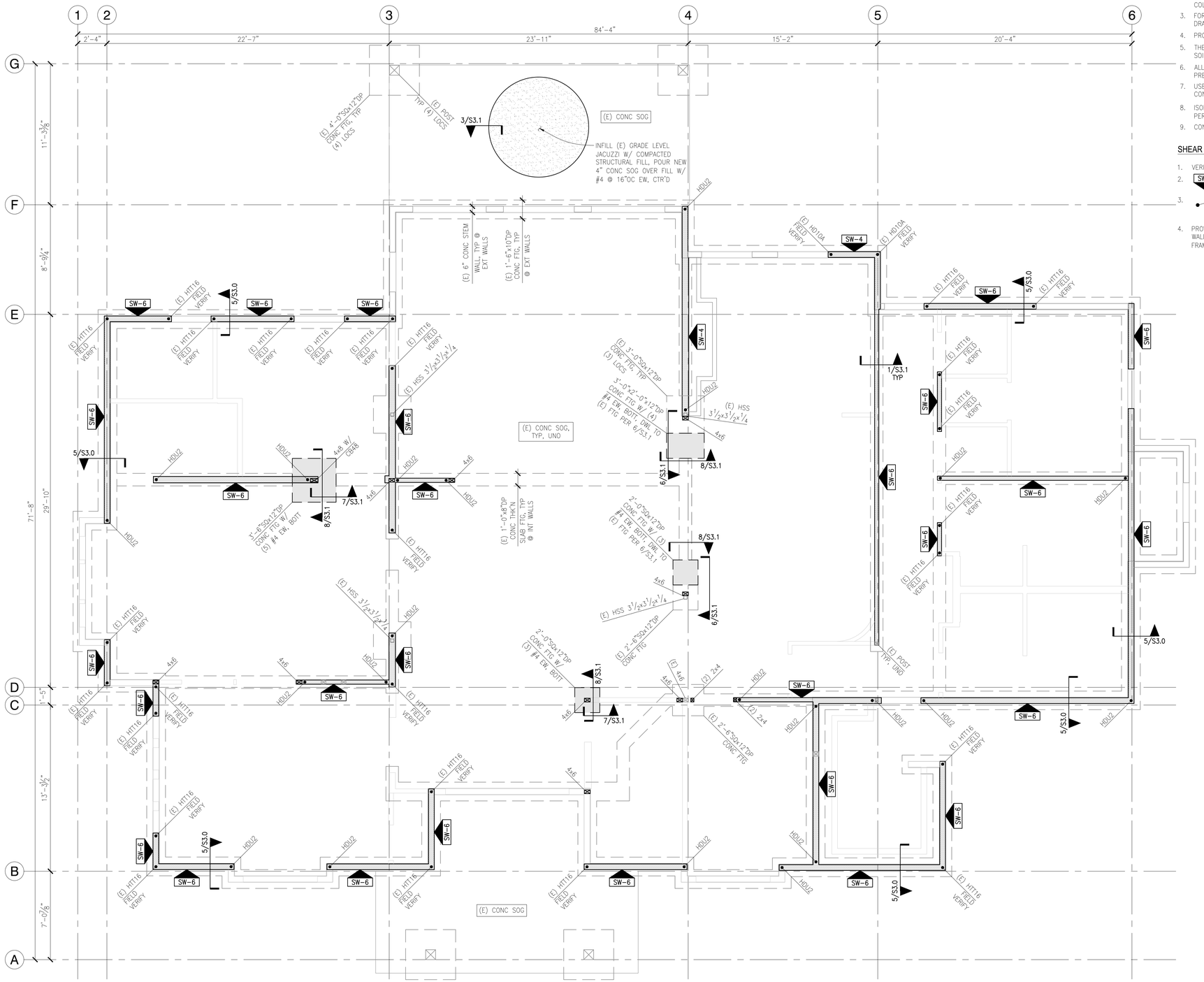
FOUNDATION PLAN NOTES

1. REFERENCE S1.00 FOR STRUCTURAL GENERAL NOTES, DRAWING LIST, & ABBREVIATIONS..
2. DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. COLUMNS AND FOOTINGS ARE CENTERED ON GRID, TYPICAL. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED. ALL DIMENSIONS ARE TO INSIDE FACE OF CONCRETE, OUTSIDE FACE OF CONCRETE OR CENTERLINE OF GRID. CONTINUOUS FOOTINGS ARE CENTERED UNDER WALLS/STRUCTURAL PANELS. POSTS, BUNDLED STUDS OR COLUMNS ARE TO BE CENTERED ON FOOTING OR WALL PIER, UNO.
3. FOR ALL DUCTS, CHASES AND PIPES, REFERENCE MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS, FOR STAIR DETAILS AND GUARDRAILS REFERENCE ARCHITECTURAL DRAWINGS.
4. PROVIDE PANEL EDGE NAILING AT ALL HOLDOWNS, POSTS/BUNDLED STUDS.
5. THE BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE AND BEAR UPON FIRM, UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL.
6. ALL WOOD IN CONTACT WITH WEATHER-EXPOSED CONCRETE OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
7. USE HOT DIPPED GALVANIZED FASTENERS AND EITHER HOT DIPPED GALVANIZED OR ZMAX COATED HANGERS AT CONNECTORS TO PRESSURE TREATED LUMBER.
8. ISOLATED POST BASE SHALL BE A SIMPSON "ABU" TO MATCH POST SIZE W/ MIN $^5/_8$"ø x 4" TITEN HD, UNO PER PLAN.
9. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.

SHEAR WALL KEY PLAN NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
2. SW-# INDICATES SHEAR WALL TYPE PER 12/S3.0.
3. INDICATES TYPICAL HOLDOWN PER 6/S3.0. CONTRACTOR TO FIELD VERIFY EXISTING HOLDOWNS AS INDICATED ON PLANS.
4. PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEARWALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS. AT SHEARWALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).



WEST AMENITY FOUNDATION PLAN

SCALE: $^1/_4$" = 1'-0"

(PROJECT) N

0' 2' 4' 8'

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25751
PROFESSIONAL ENGINEER
4/19/22

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SHEET TITLE:

STRUCTURAL FOUNDATION PLAN

SHEET NUMBER:

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WEST

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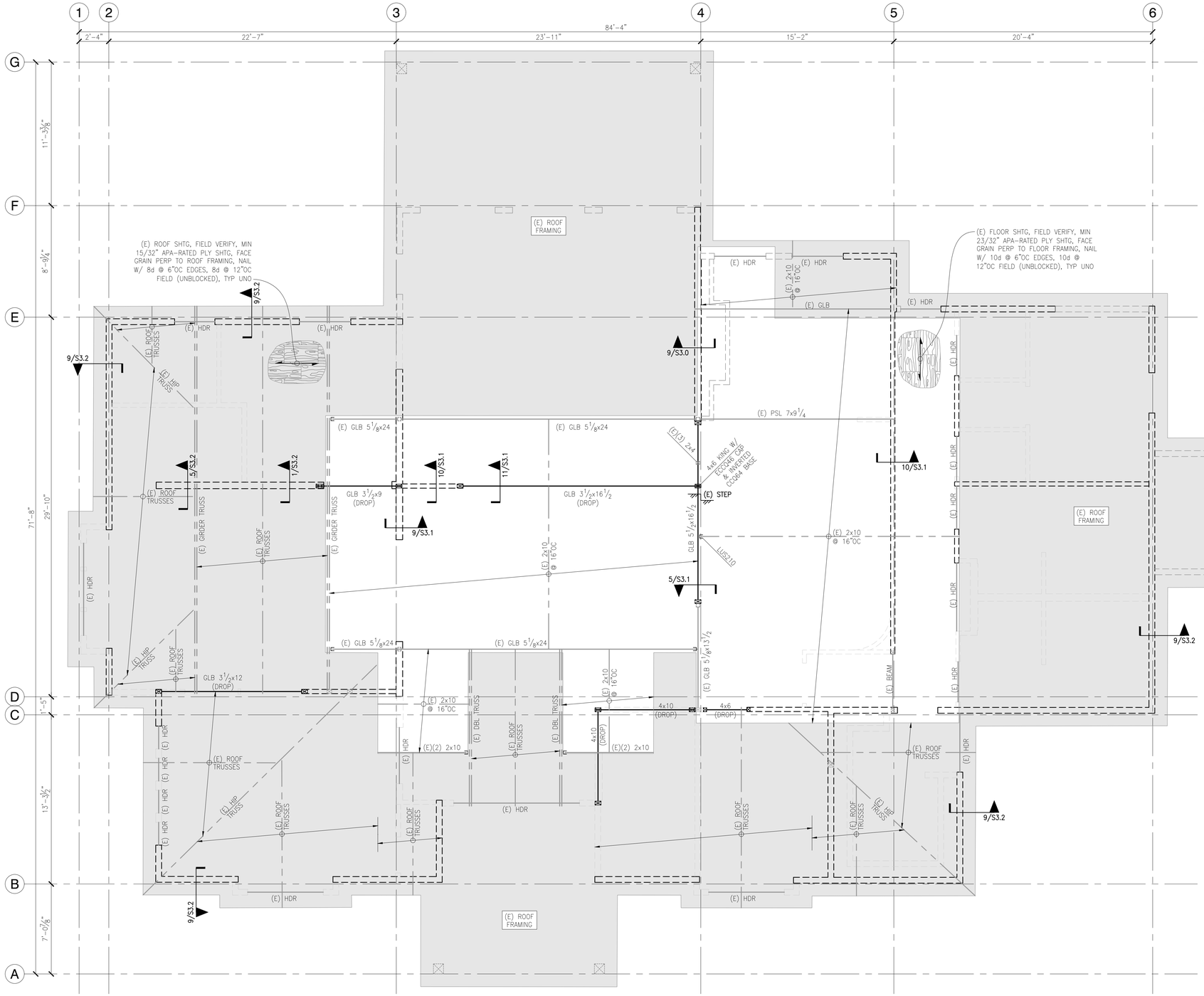
FLOOR FRAMING PLAN NOTES

1. REFERENCE S1.00 FOR STRUCTURAL GENERAL NOTES, DRAWING LIST & ABBREVIATIONS.
2. DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. COLUMNS AND FOOTINGS ARE CENTERED ON GRID, TYPICAL. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED. ALL DIMENSIONS ARE TO INSIDE FACE OF CONCRETE, OUTSIDE FACE OF CONCRETE, OR CENTERLINE OF GRID. CONTINUOUS FOOTINGS ARE CENTERED UNDER WALLS/STRUCTURAL PANELS. POSTS, BUNDLED STUDS OR COLUMNS ARE TO BE CENTERED ON FOOTING OR WALL PIER, UNO.
3. ALL DUCTS, CHASES AND PIPE/CONDUIT OPENINGS SHALL BE PER ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
5. ALL BEAMS ARE FLUSH WITH JOISTS UNO AS "DROP" INDICATING A DROPPED BEAM.
6. PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEAR WALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS. AT SHEAR WALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST/BEAM OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
7. ALL WOOD EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED PER STRUCTURAL GENERAL NOTES.
8. PROVIDE SW-6 SHEATHING/NAILING ON EXTERIOR BUILDING, TYPICAL.
9. MATCH BUNDLED STUDS & POSTS FROM ABOVE & EXTEND TO FOUNDATION.
10. INDICATES LOW ROOF FRAMING.



WEST AMENITY UPPER FLOOR & LOW ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

(PROJECT) N

0' 2' 4' 8'

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ELIZABETH A. JANSSEN — STATE OF WASHINGTON — 25751 — PROFESSIONAL ENGINEER — STRUCTURAL

4/19/22

RIVER TRAIL EAST & WEST
AMENITY REFRESH
1617 E MAIN
PUYALLUP, WA 98372

PROJECT #:	22-015
DRAWN BY:	MB
DESIGNED BY:	JCW
DATE:	DESCRIPTION
04.19.2022	PERMIT

JURISDICTIONAL STAMP:

SHEET TITLE:

STRUCTURAL UPPER FLOOR FRAMING PLAN

SHEET NUMBER:

S 2.1
WEST

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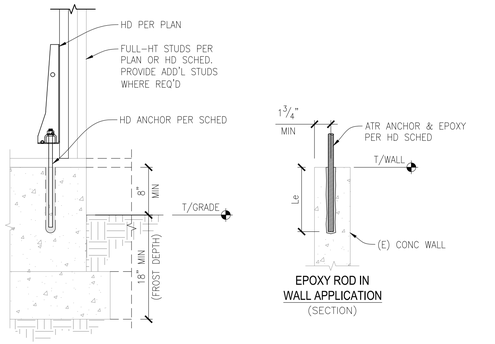


SHEAR WALL HOLDOWN CONNECTION (NO RIM)

SCALE: NTS

1273x

1

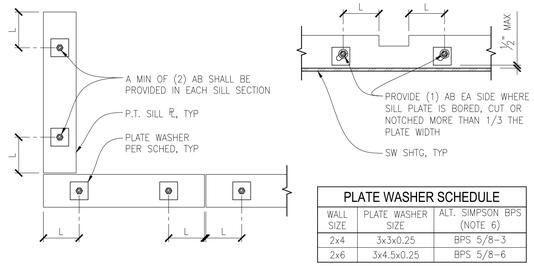


PLATE WASHER SCHEDULE		
WALL SIZE	PLATE WASHER SIZE	ALT. SIMPSON BPS (NOTE 6)
2x4	3x3x0.25	BPS 5/8-3
2x6	3x4.5x0.25	BPS 5/8-6

NOTES:

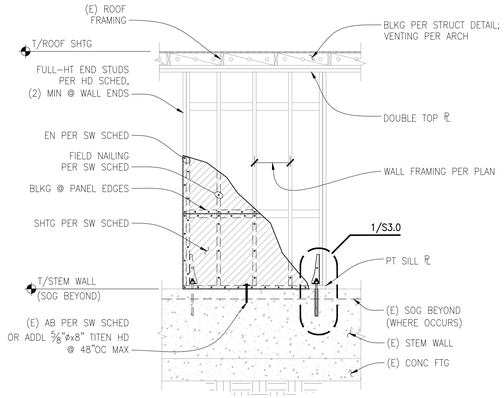
1. L = 6" MIN, 12" MAX
2. 5/8"ø AB W/ MIN 7" EMBED TYP. SEE STUD WALL OR SHEAR WALL SCHEDULE FOR SPACINGS & EMBED.
3. SILL PLATES TO BE PRESSURE TREATED. REFER TO GENERAL NOTES FOR GALV REQUIREMENTS FOR CONNECTORS & FASTENERS.
4. HOLES IN SILL PLATES SHALL BE A MIN 1/32" TO MAX 1/16" LARGER THAN BOLT DIAMETER.
5. HOLES, CUTS AND NOTCHES IN TREATED SILL PLATES SHALL BE COATED W/ FIELD APPLIED P.T. LIQUID.
6. BPS BEARING PLATES W/ SLOTTED HOLES SHALL BE PLACED W/ STANDARD CUT WASHER & NUT.

PLAN VIEW - TYPICAL ANCHOR BOLT INSTALLATION

SCALE: NTS

1271x

2

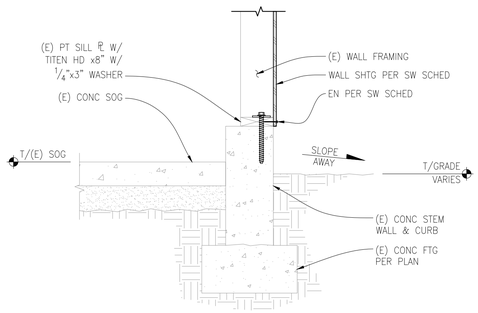


TYPICAL SHEAR WALL ELEVATION

SCALE: NTS

1261x

4



TYPICAL SHEARWALL @ EXISTING FOOTING & STEMWALL WITH SLAB-ON-GRADE

SCALE: NTS

3041x

5

HOLDOWN SCHEDULE (HF-WIND)						
MARK	MODEL #[1]	ALLOWABLE UPLIFT (LBS)			MIN END STUDS[2]	STUD FASTENERS	CONCRETE ANCHOR[3]
		MID WALL	CORNER	END WALL			
2	HDU2-SDS2.5	2215			(2) 2x	(6) ¼"ø x2½" SDS	⅝"ø ATR (NOTE 4)

NOTES:

1. HOLDOWNS SPECIFIED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE CO. INC.; ACCEPTABLE EQUIVALENT PRODUCT SUBSTITUTIONS ARE AVAILABLE FROM OTHER MANUFACTURERS WITH EOR APPROVAL. FOLLOW ALL MANUFACTURER GUIDELINES NECESSARY TO ACHIEVE FULL ICC DESIGN VALUES.
2. REFERENCE PLANS FOR ADDITIONAL STUD REQUIREMENTS WHERE OCCURS.
3. HOLDOWN SHALL BE INSTALLED TIGHT TO STUDS WITHOUT FILLERS OR NOTCHING. DO NOT BEND ANCHORS.
4. ANCHORS SHALL BE ALL-THREAD RODS EMBEDDED INTO EXISTING CONCRETE WITH SIMPSON SET-3G EPOXY, AND 12"MIN EMBED IN (E) STEM WALL, 6" MIN EMBED IN (E) THICKENED SLAB FOOTING.
5. ● INDICATES HOLDOWN ON PLAN, TYP.

HOLDOWN SCHEDULE (6" MIN STEM WALL)

SCALE: NTS

1616H

6

WOOD-FRAMED SHEAR WALL SCHEDULE

FOR HEM-FIR FRAMING W/ 8d COMMON NAILS (2018 IBC) & SIMPSON CATALOG 2021-2023

	SW TYPE (3)	WALL SHEATHING APA RATED (10,11,12)	EDGE NAILING (4,5)	BOTTOM PLATE ATTACHMENT	FRAMING CLIP TO WALL BELOW (6)	MINIMUM RIM BOARD THICKNESS	FRAMING AT PANEL EDGES (1,2,7)	BLOCKING AT ALL PANEL EDGES	ANCHOR BOLT TO CONCRETE FOUNDATION (8,9)	SILL PLATE AT FOUNDATION	ALLOWABLE SHEAR WALL CAPACITY (PLF) SEISMIC	ALLOWABLE SHEAR WALL CAPACITY (PLF) WIND
SINGLE-SIDED	SW-6	15/32"	8d @ 6"OC	16d SINKER @ 5"OC	LTP5 @ 16"OC	1 1/4"	2x	2x	5/8"ø @ 48"OC	P.T. 2x	241	339
									5/8"ø @ 60"OC	P.T. 3x		
	SW-4	15/32"	8d @ 4"OC	(2) ROWS 16d SINKER @ 6"OC, STAGGERED	LTP5 @ 10"OC	1 3/4"	2x	2x	5/8"ø @ 32"OC	P.T. 2x	353	495
									5/8"ø @ 40"OC	P.T. 3x		

NOTES:

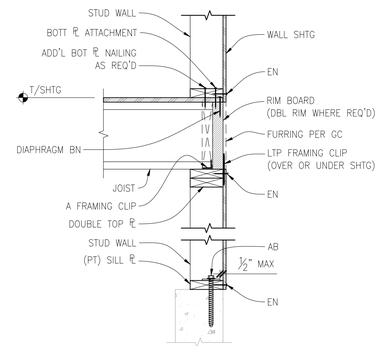
1. ALL NAILS ARE COMMON, UNO. REFERENCE GENERAL STRUCTURAL NOTES FOR NAIL DIAMETER AND LENGTH.
2. REFERENCE SHEAR WALL KEY DETAIL FOR DESCRIPTION OF TERMS.
3. PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF SHEAR WALLS ARE TYPICALLY AT WINDOWS, DOORWAYS OR AS SHOWN ON PLAN.
4. EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING IS REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFERENCE HOLDOWN SCHEDULE & DETAILS FOR ADDITIONAL INFORMATION.
5. INTERMEDIATE FRAMING TO BE 2x MINIMUM MEMBERS UNO IN SCHEDULE. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH FIELD NAILING AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND FIELD NAILING AT 6"OC WHERE STUDS ARE SPACED AT 24"OC.
6. SIMPSON STRONG-TIE "A35" MAY BE USED IN LIEU OF "LTP5." "LTP5" CLIPS SHALL BE ORIENTED LENGTHWISE (HORIZONTAL) AT PLATE TO RIM. USE 0.131"ø x1½" NAILS WHERE CLIPS ARE ATTACHED DIRECTLY TO FRAMING. USE 0.131"ø x2½" WHERE CLIPS ARE INSTALLED OVER SHEATHING.
7. (2) 2x STUDS NAILED TOGETHER MAY BE USED IN PLACE OF SINGLE 3x STUD. DOUBLE 2x STUDS SHALL BE SECURED TOGETHER WITH FASTENERS OF THE SAME DIAMETER AND SPACING AS THE BOTTOM PLATE ATTACHMENT PER SCHEDULE.
8. ANCHOR BOLTS SHALL BE PROVIDED WITH HOT-DIPPED GALVANIZED STEEL PLATE WASHERS PER 2/S3.0. EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE. PROVIDE AN ANCHOR BOLT AT EACH END OF EACH PLATE AND SHALL BE AT LEAST 7 TIMES THE ANCHOR BOLT DIAMETER FROM THE ENDS OF THE PLATE, BUT NOT MORE THAT 1/2 THE TABULATED ANCHOR BOLT SPACING OR 12", WHICHEVER IS LESS. SEE ANCHOR BOLT DETAIL FOR PLATE WASHER REQUIREMENTS. [ALT: 5/8"ø x8" TITEN HD ANCHOR SCREWS MAY BE USED IN LIEU OF ANCHOR BOLTS AT EXISTING CONCRETE, WITH PLATE WASHER & SPACING REQUIREMENTS PER SCHEDULE.]
9. PROVIDE HOT-DIPPED GALVANIZED NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) AT ALL PRESSURE TREATED LUMBER. REFERENCE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
10. PANELS MAY BE INSTALLED HORIZONTALLY IF STUDS ARE SPACED AT 16"OC MAX.
11. THE TOP EDGE OF THE WOOD STRUCTURAL PANEL SHALL BE ATTACHED TO THE UPPER TOP PLATE WITH EDGE NAILING. ROOF OR UPPER LEVEL UPLIFT CONNECTORS SHALL BE ON THE SAME SIDE OF THE WALL AS THE SHEATHING.
12. THE BOTTOM EDGE OF THE WOOD STRUCTURAL PANEL SHALL EXTEND TO AND BE ATTACHED TO THE BOTTOM OR SILL PLATE WITH EDGE NAILING.
13. REFERENCE DETAIL BELOW FOR STAGGERED NAIL AND SCREW SPACING AT RIM BOARDS.
14. WALL TYPE ACCEPTABLE WITH TRUSJOIST AND BOISE CASCADE RIM JOIST AND BLOCKING.

WOOD-FRAMED SHEAR WALL SCHEDULE

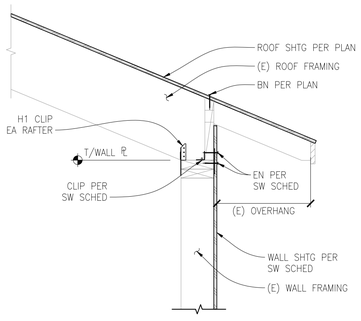
SCALE: NONE

1608

12



SHEAR WALL KEY DETAIL

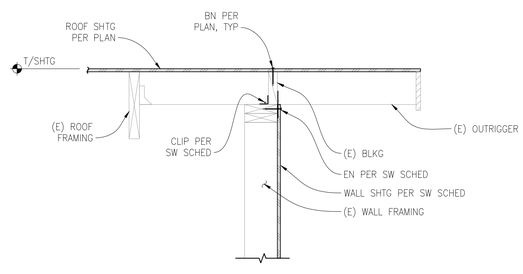


EXTERIOR SHEAR WALL PERPENDICULAR TO EXISTING ROOF RAFTER

SCALE: NTS

6513x

9



EXTERIOR SHEAR WALL PARALLEL TO EXISTING ROOF RAFTER

SCALE: NTS

6504x

10

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4/19/22

RIVER TRAIL EAST & WEST
AMENITY REFRESH
1617 E MAIN
PUYALLUP, WA 98372

PROJECT #:	22-015
DRAWN BY:	MB
DESIGNED BY:	JCW

DATE:	DESCRIPTION
04.19.2022	PERMIT

JURISDICTIONAL STAMP:

SHEET TITLE:

STRUCTURAL SECTIONS & DETAILS

SHEET NUMBER:

S3.0

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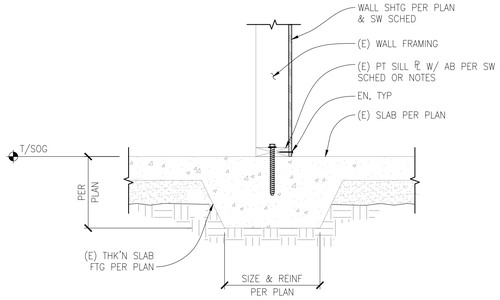


TYPICAL INTERIOR THICKENED SLAB FOOTING AT BEARING / SHEAR WALL

SCALE: NTS

3061x

1

LAP SPLICE & DEVELOPMENT SCHEDULE

BAR SIZE	DEVELOPMENT LENGTH, Ld		CLASS B SPLICE, Ls		Ldh
	STANDARD	TOP (3)	STANDARD	TOP (3)	
f'c = 2500 psi					
#3	18	24	24	32	9
#4	24	32	32	42	12
#5	30	39	39	51	15
#6	36	47	47	62	18
#7	53	69	69	90	21
#8	60	78	78	102	24
#9	68	88	89	115	28
#10	77	100	101	130	31
#11	85	110	111	143	34

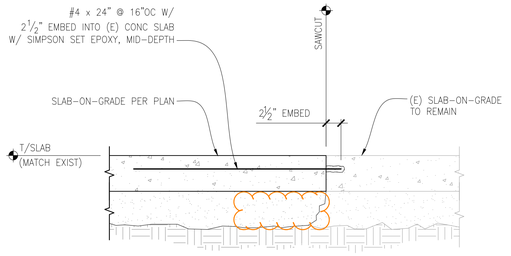
NOTES:
1. VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING > db, CLEAR COVER > db AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2db AND CLEAR COVER > db.
2. DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH Ld.
3. TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW OR AS NOTED ON DOCUMENTS AS "TOP BAR".
4. UNO, ALL LAPS SHALL BE MINIMUM CLASS B.
5. ALL TABULATED VALUES ARE IN INCHES.
6. Ldh = HOOKED BAR DEVELOPMENT LENGTH.

TYPICAL LAP SPLICE & DEVELOPMENT LENGTH SCHEDULE

SCALE: N.T.S.

1131x

2

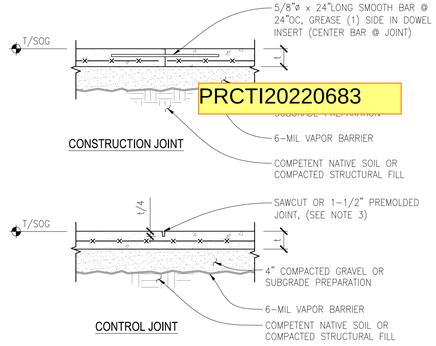


NEW SLAB TO EXISTING SLAB-ON-GRADE

SCALE: NTS

2001x

3



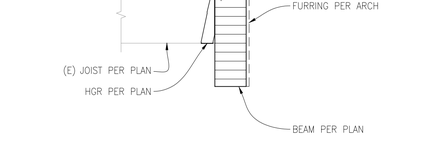
NOTES:
1. REFERENCE PLAN FOR SLAB THICKNESS (t, IN INCHES) AND REINFORCING.
2. CONTROL JOINTS TO BE SPACED BETWEEN 2t AND 3t FEET ON CENTER, EACH WAY, UNLESS NOTED OTHERWISE. RATIO OF LONG, SIDE TO SHORT SIDE OF ADJACENT JOINTS SHALL NOT EXCEED 1:1.25.
3. USE "SOFTCUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.

TYPICAL SLAB-ON-GRADE JOINT DETAILS

SCALE: NTS

3151x

4

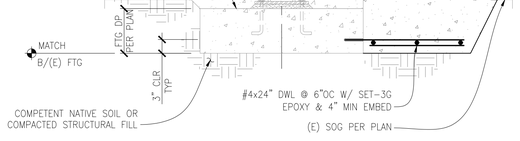


WOOD WALL TO WOOD BEAM

SCALE: NTS

6609x mod

5



TYPICAL FOOTING AT HSS COLUMN

SCALE: NTS

5103x mod

6

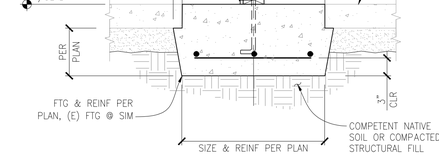
NOTE:
VERTICAL STEM WALL REINFORCING NOT SHOWN FOR CLARITY.

NEW FOUNDATION CONNECTION TO EXISTING

SCALE: NTS

2004x mod

7

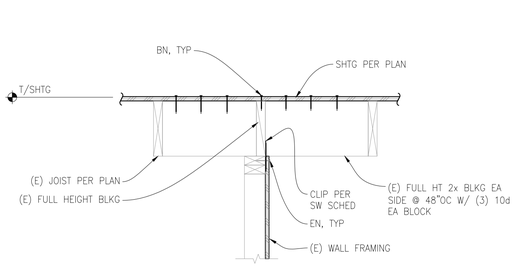


NEW FOOTING/ POST AT EXISTING SLAB

SCALE: 1" = 1'-0"

3061x mod

8

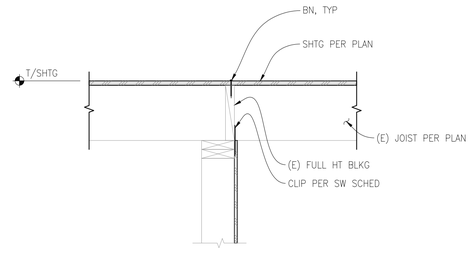


INTERIOR SHEAR WALL I-JOISTS PARALLEL

SCALE: NTS

6332i mod

9

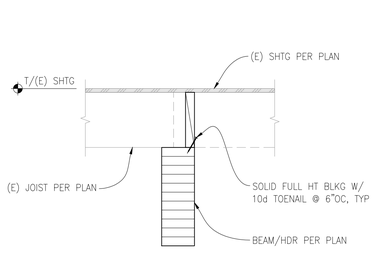


INTERIOR SHEAR WALL W/ i-JOIST PERPENDICULAR

SCALE: NTS

6331i mod

10

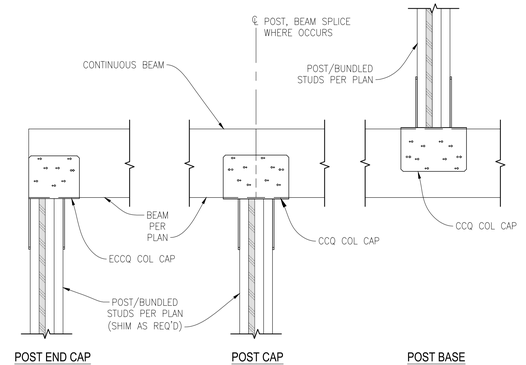


DROPPED BEAM WITH JOISTS PERPENDICULAR

SCALE: NTS

6349s mod

11



NOTE:
FLOOR/ROOF SHTG NOT SHOWN FOR CLARITY.

TYPICAL POST TO BEAM CONNECTION

SCALE: NTS

6030b

12

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4/19/22

RIVER TRAIL EAST & WEST
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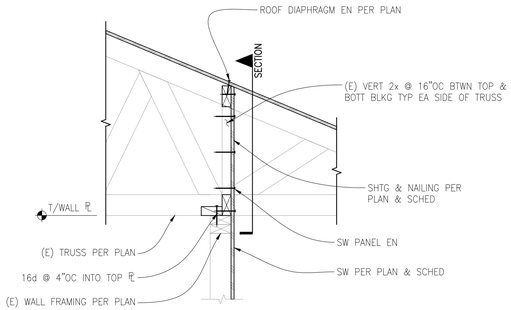


NOTES:

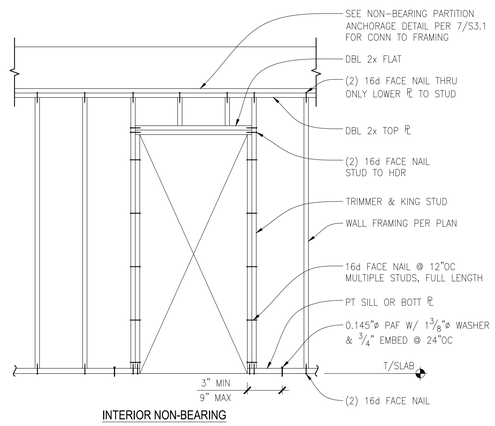
1. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER TYPICAL DETAILS.
2. REFERENCE SHEAR WALL NAILING DETAIL FOR ADDITIONAL INFORMATION.
3. REFERENCE SHEAR WALL SCHEDULE FOR CONNECTION AT TOP AND BOTTOM OF WALL.
4. COORDINATE KING AND TRIM STUDS WITH HOLDOWN STUDS.
5. ACCEPTABLE TO USE THREADED ANCHOR IN LIEU OF CAST-IN-PLACE ANCHOR BOLT.
6. RIM JOIST IS HEADER AT EXTERIOR AND CORRIDOR WALLS. DO NOT SPLICE OVER OPENINGS.
7. IF 6" OVERHANG NOT AVAILABLE, HANG RIM FROM INTERSECTING BEAM W/ SIMPSON HUC HANGER x SIZE OF RIM.
8. SILL PLATES TO BE PRESERVATIVE/PRESSURE TREATED WHERE IN CONTACT WITH CONCRETE EXPOSED TO WEATHER.
9. REFERENCE 4/S3.0 FOR SILL PLATE CONNECTION AT PLYWOOD SHEATHING.
10. NAILING NOT SHOWN SHALL BE AS INDICATED IN TABLE 2304.10.1 OF THE IBC.

INTERIOR SHEAR WALLPERPENDICULAR TO ROOF TRUSS

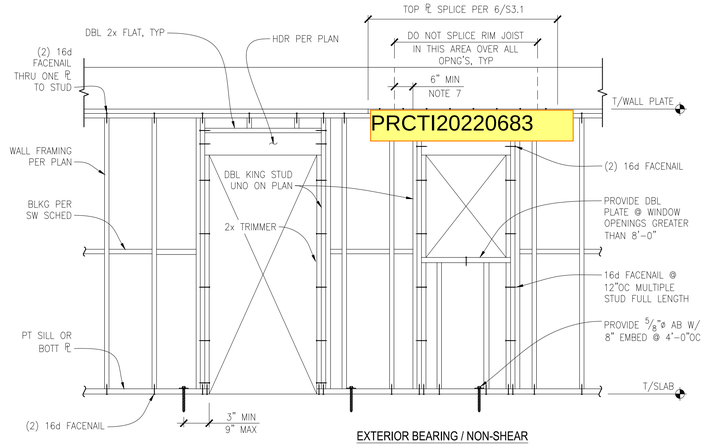
SCALE: N.T.S.

6531x

1



INTERIOR NON-BEARING



EXTERIOR BEARING / NON-SHEAR

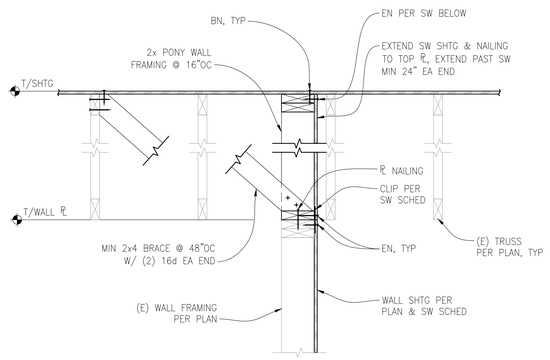
PRCTI20220683

TYPICAL STUD WALL FRAMING DETAILS

SCALE: NTS

1290n 1291n 1293n

4

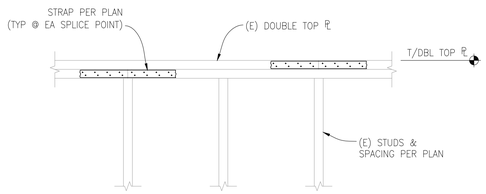


INTERIOR SHEAR WALL PARALLEL TO ROOF TRUSS

SCALE: NTS

6532x

5

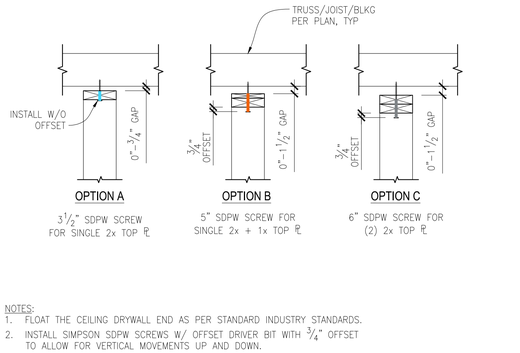


TYPICAL PLATE SPLICE DETAIL AT EXISTING WALLS

SCALE: NTS

2701x

6



NOTES:

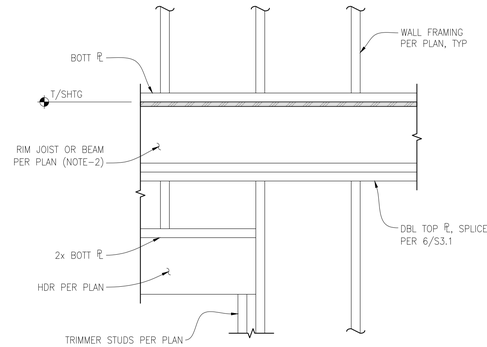
1. FLOAT THE CEILING DRYWALL END AS PER STANDARD INDUSTRY STANDARDS.
2. INSTALL SIMPSON SDPW SCREWS W/ OFFSET DRIVER BIT WITH 3/4" OFFSET TO ALLOW FOR VERTICAL MOVEMENTS UP AND DOWN.

TYPICAL INTERIOR NON-BEARING WALL TOP PLATE ANCHORAGE

SCALE: NTS

6651x

7



NOTES:

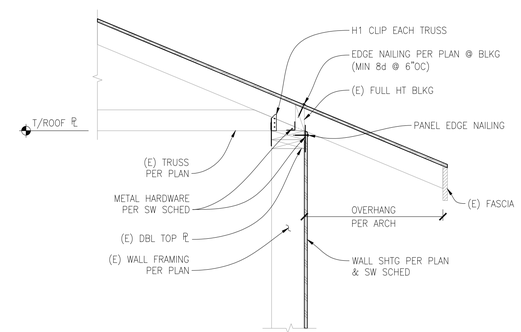
1. WALL SHEATHING NOT SHOWN FOR CLARITY
2. SIM AT ROOF.

TYPICAL HEADER FRAMING (DROPPED)

SCALE: NTS

6601x

8

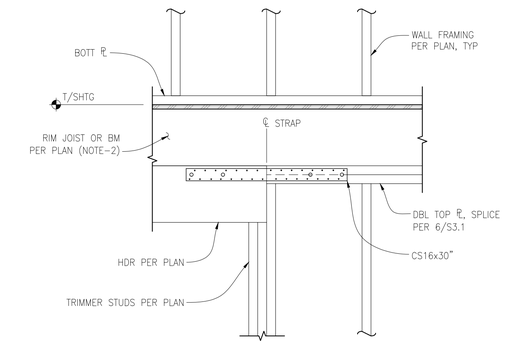


EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF TRUSS

SCALE: NTS

6501x

9



NOTES:

1. WALL SHEATHING NOT SHOWN FOR CLARITY
2. SIM AT ROOF.

TYPICAL HEADER FRAMING (FLUSH)

SCALE: NTS

6602x

10

EXTERIOR/BEARING/SHEAR WALL STUDS		
STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN STUD DEPTH REMAINING
2x4	7/8"	2 5/8"
2x6	1 3/8"	4 1/8"
2x8	1 3/4"	5 1/2"

NON-BEARING WALL STUDS		
STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN STUD DEPTH REMAINING
2x4	1 3/8"	2 1/8"
2x6	2 1/2"	3 3/8"
2x8	2 7/8"	4 3/8"

CUTTING AND NOTCHING WOOD STUDS

EXTERIOR/BEARING/SHEAR WALL STUDS		
STUD SIZE	MAX DIAMETER OF HOLE	MIN DEPTH REMAINING AFTER BORING
2x4	1 3/8"	5/8" EA SIDE OF HOLE
2x6	2 1/8"	5/8" EA SIDE OF HOLE
2x8	2 7/8"	5/8" EA SIDE OF HOLE

NON-BEARING WALL STUDS		
STUD SIZE	MAX DIAMETER OF HOLE	MIN DEPTH REMAINING AFTER BORING
2x4	2"	5/8" EA SIDE OF HOLE
2x6	3 1/4"	5/8" EA SIDE OF HOLE
2x8	4 1/4"	5/8" EA SIDE OF HOLE

BORED HOLES IN WOOD STUDS

NOTES:

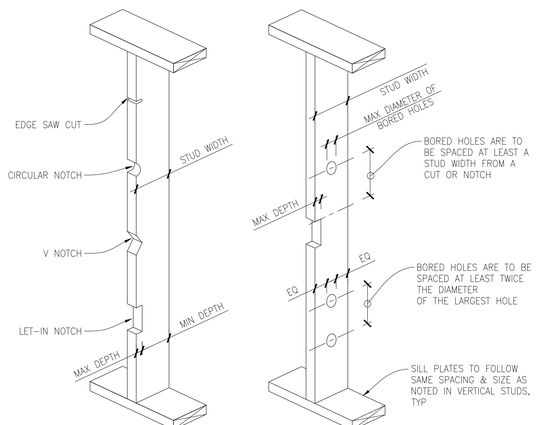
1. NO CUTTING, NOTCHING OR BORING IS ALLOWED IN SHEAR WALL HOLDOWN COMPRESSION STUDS OR PLATES.
2. BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE A CUT OR NOTCH HAS BEEN MADE.
3. DO NOT NOTCH OR BORE MORE THAN THREE ADJACENT STUDS WITHOUT REVIEW AND APPROVAL BY EOR.

TYPICAL HOLES & NOTCHES IN WOOD STUDS

SCALE: NTS

1312x

12



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4/19/22

RIVER TRAIL EAST & WEST
AMENITY REFRESH
1617 E MAIN
PUYALLUP, WA 98372

PROJECT #: 22-015
DRAWN BY: MB
DESIGNED BY: JCW

DATE:	DESCRIPTION
04.19.2022	PERMIT

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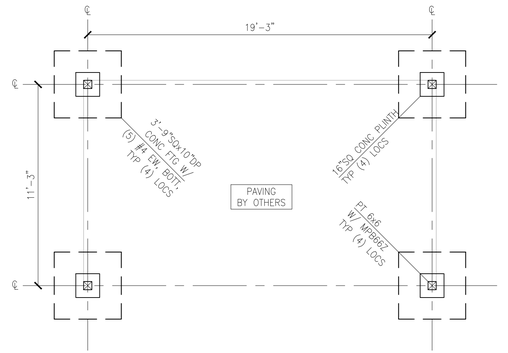
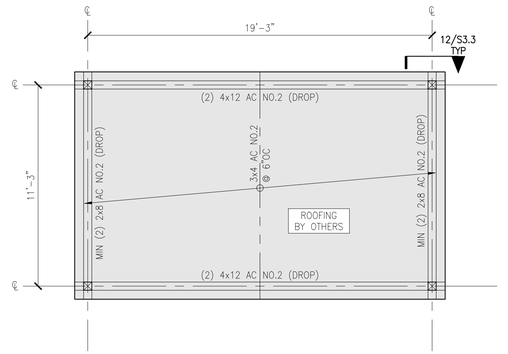


PERGOLA FOUNDATION PLAN

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

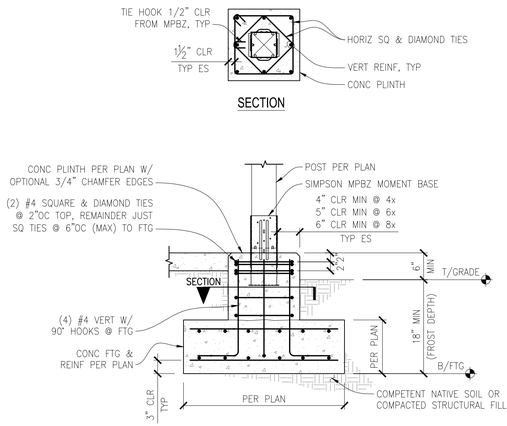
4



PERGOLA ROOF FRAMING PLAN

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

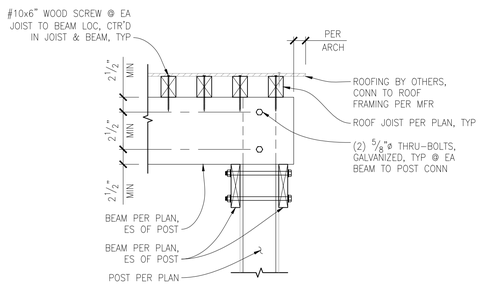
8



PERGOLA FOOTING DETAIL

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

11



PERGOLA BEAM TO POST DETAIL

SCALE: 1" = 1'-0"

12

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4/19/22

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AMENITY REFRESH
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PUYALLUP, WA 98372

PROJECT #:	22-015
DRAWN BY:	MB
DESIGNED BY:	JCW
DATE:	DESCRIPTION
04.19.2022	PERMIT

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SITE PERGOLA STRUCTURAL SECTIONS & DETAILS

SHEET NUMBER:

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PRCTI20220683

DESIGN CRITERIA

BASED ON ASHRAE HANDBOOK – 2017 FUNDAMENTALS

MCCHORD AFB, WA

OUTDOOR DESIGN CONDITION

1% COOLING: 82.4°/63.7°F DB/WB

99.6% HEATING: 20.5°F DB

INDOOR DESIGN CONDITION

SUMMER: 75°F DB/50% RH

WINTER: 70°F DB

PROVIDE NECESSARY COMMISSIONING OF THE MECHANICAL SYSTEM PER WSEC 2018. CONTRACTOR SHALL HAVE A CERTIFIED COMMISSIONING PROFESSIONAL COMPLETE THIS WORK AND SHALL SUBMIT ALL NECESSARY DOCUMENTATION REQUIRED BY THE LOCAL AHJ.

THE FOLLOWING ITEMS SHALL BE VERIFIED:
1. MECHANICAL SYSTEM BALANCED PER SCHEDULES ON SHEET M3.00. (C408.2.2)
2. FUNCTIONAL PERFORMANCE TESTING OF HVAC AND CONTROLS. (C408.2.3)
3. DUCT LEAKAGE TEST RESULTS.

INSULATION SCHEDULE

ALL EXPOSED DUCTWORK IN CONDITIONED SPACES 1" LINED OR SPIRAL DUCT

ALL EXTERIOR DUCTWORK	MIN.	R-8
ALL CONCEALED SUPPLY AND RETURN DUCT	MIN.	R-6
ALL EXHAUST UP TO 10'-0" FROM DISCHARGE	MIN.	R-6
CONDENSATE PIPING	MIN.	1"

NOTE:
ALL SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH A MINIMUM OF R-6 INSULATION WHEN LOCATED IN UNCONDITIONED SPACES AND WITH A MINIMUM OF R-8 INSULATION WHEN LOCATED OUTSIDE THE BUILDING ENVELOPE. WHEN LOCATED WITHIN A BUILDING ENVELOPE ASSEMBLY, THE DUCT OR PLENUM SHALL BE SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED OR EXEMPT SPACES BY A MINIMUM OF R-8 INSULATION. ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS, AND CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS, MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS OR TAPES.
TAPES AND MASTICS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A OR UL 181B. DUCT CONNECTIONS TO FLANGES OF AIR DISTRIBUTION SYSTEM EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED. DUCT TAPE IS NOT PERMITTED AS A SEALANT ON ANY METAL DUCTS.

ENERGY NOTES

1. MOTORIZED DAMPERS SHALL BE INSTALLED ON ALL INTAKES AND EXHAUST OPENINGS UNLESS NOTED OTHERWISE.
2. MAXIMUM FAN NAMEPLATE HORSEPOWER SHALL NOT EXCEED 1.1 HP/1000CFM.
3. LOAD CALCULATIONS WERE BASED ON ASHRAE 2012 FUNDAMENTALS
4. ALL PROGRAMMABLE THERMOSTATS SHALL HAVE 5 DEGREE DEADBAND AND SHALL HAVE 7-DAY CLOCK, 2-HOUR MANUAL OVERRIDE, 10 HOUR BACKUP AND SETBACK CAPABLE OF 55 DEGREES HEATING AND 85 DEGREES COOLING. (EXCEPT CONTINUOUS OPERATING ZONES)
5. DUCT INSULATION AS SPECIFIED WITH MINIMUM VALUES AS FOLLOWS:
   a. R-6 SUPPLY AND RETURN DUCT INSULATION IN UNCONDITIONED SPACES.
   b. R-8 SUPPLY AND RETURN DUCT INSULATION FOR EXTERIOR DUCTS.
   c. R-3 SUPPLY AND RETURN DUCT INSULATION UNDERGROUND.
   d. 1-1/2" WRAPPED OR 1" INTERNAL LINER ON DUCTS WITHIN INDIRECTLY CONDITIONED PLENUM SPACES.
6. ALL DUCTWORK SHALL BE SEALED PRESSURE SENSITIVE TAPE IS NOT USED AS THE PRIMARY SEALANT. LONGITUDINAL AND TRANSVERSE SEAMS FOR DUCTS IN UNCONDITIONED SPACES AND WALL PENETRATIONS. TRANSVERSE SEAMS ON BURIED DUCTS.
7. ALL MOTORS SHALL MEET THE REQUIREMENTS OF C405.8.
8. MINIMUM EQUIPMENT COOLING EFFICIENCY SHALL COMPLY WITH THE 2018 WSEC.

MECHANICAL NOTES

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND EQUIPMENT AND PERFORM ALL LABOR AS REQUIRED TO INSTALL A COMPLETE AND OPERABLE HVAC SYSTEM PER THE NEW ARCHITECTURAL LAYOUT AND AS TO COMPLY WITH THE SPECIFICATION, DETAILS, THIS SCOPE OF WORK AND ALL APPLICABLE CODES.
2. ALL WORK PERFORMED SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND COORDINATE ALL NEW WORK WITH ALL TRADES PRIOR TO ANY WORK BEING DONE TO ENSURE CONFLICTS DO NOT OCCUR.
4. DISRUPTION OF ANY EXISTING SERVICE SHALL BE CLEARED WITH THE OWNER AND SHALL BE PERFORMED AT A TIME AND IN A MANNER SO AS TO CAUSE THE OWNER A MINIMUM OF INCONVENIENCE.
5. ALL DUCT SIZES INDICATED ON PLANS AND RISERS ARE CLEAR INSIDE DIMENSIONS. DUCT SIZES NOT SHOWN SHALL BE SIZED TO VELOCITIES NO GREATER THAN UPSTREAM SECTION USING SIMILAR ASPECT RATIOS.
6. ALL SUPPLY AIR TAKEOFFS FROM MAIN TRUNK DUCTS ARE TO BE INSTALLED WITH BELL MOUTH FITTINGS OR 45 DEGREE ENTRY TO PROVIDE THE SMOOTHEST AIR FLOW POSSIBLE.
7. PROVIDE TURNING VANES IN ALL LOW-PRESSURE 90-DEGREE DUCT TURNS.
8. ALL THERMOSTAT LOCATIONS SHALL BE APPROVED BY THE ARCHITECT.
9. ALL DUCTS LOCATED ABOVE INACCESSIBLE CEILINGS ARE TO BE BALANCED PRIOR TO CEILING INSTALLATIONS.
10. CONTRACTOR SHALL PROVIDE ACCESS DOORS FOR SERVICE AND MAINTENANCE OF ALL EQUIPMENT LOCATED ABOVE INACCESSIBLE CEILINGS.
11. PROVIDE GUIDES, HANGERS, EXPANSION LOOPS AND SUPPLEMENTARY STEEL SUPPORT WHERE REQUIRED FOR ALL PIPING.

MECHANICAL DEMO NOTES

CONTRACTOR IS TO PERFORM DEMOLITION WORK IN A NEAT, SKILLFUL, AND CAREFUL MANNER SO AS NOT TO DAMAGE OR DEFACE EXISTING CONSTRUCTION THAT IS TO REMAIN.

PATCH ALL HOLES IN ROOFS, WALLS AND CEILING WHERE MECHANICAL EQUIPMENT IS REMOVED. IF THE REMOVAL OF MECHANICAL EQUIPMENT COMPROMISES THE FIRE RATING OF THESE ITEMS, THE CONTRACTOR SHALL SEAL OPENINGS WITH CODE-APPROVED FIRE STOPPING MATERIAL.

MECHANICAL LEGEND

(T)	THERMOSTAT
(SD)	SMOKE DETECTOR
(1)	KEYED NOTE
RTU #	EQUIPMENT MARK EQUIPMENT NUMBER
S-50-A 6"ø NK	S(Supply) R(RETURN) E(EXHAUST) – CFM – DEVICE TAG SIZE OF FACE – NECK SIZE
UC	UNDER CUT DOOR 1" MIN UNLESS OTHERWISE INDICATED
	SUPPLY DIFFUSER
	RETURN GRILLE/REGISTER
	EXHAUST GRILLE/REGISTER
	FLEX DUCT
	MANUAL VOLUME DAMPER

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JESSICA LYNN FERRELL
STATE OF WASHINGTON
21705
REGISTERED
PROFESSIONAL ENGINEER

STAMP AREA

RIVER'S TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1715 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
04.19.2022	PERMIT

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ORIGINAL SHEET SIZE IS 22"x34"

BOARD & VELLUM PROJECT #: 2021089.00
SDCI PROJECT #: 2021XXX

PLOT DATE: 04.19.2021

MECHANICAL GENERAL NOTES, SYMBOLS, AND LEGENDS

SHEET NO.:

M0.00

1.0 GENERAL REQUIREMENTS

1.01 SCOPE OF WORK

A. THE GENERAL REQUIREMENTS OF THE ARCHITECTURAL SPECIFICATIONS ARE PART OF THESE SPECIFICATIONS. WHERE AN INCONSISTENCY EXISTS BETWEEN THE WORDING OR INTENT, THIS DIVISION SHALL TAKE PRECEDENCE.

B. THE STANDARD FORM OF GENERAL CONDITIONS ISSUED BY THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201, LATEST EDITION, SHALL FORM A PART OF THIS CONTRACT.

C. ALL CONTRACTORS FOR THIS WORK SHALL VERIFY EQUIPMENT LOCATIONS, WEIGHTS AND CLEARANCES IN THE FIELD PRIOR TO SUBMITTING BIDS TO VERIFY CONDITIONS, INTERFERENCES WITH OTHER TRADES, AND DIMENSIONS. NO ALLOWANCES WILL BE MADE AFTER ACCEPTANCE OF BIDS FOR FAILURE TO COMPLY.

D. PROVIDE ALL LABOR AND MATERIALS, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY TO FURNISH, INSTALL AND COMPLETE THE HEATING, VENTILATING AND AIR CONDITIONING WORK AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN. THE WORKMANSHIP SHALL BE COMPLETE IN EVERY RESPECT, BE TESTED AND APPROVED, AND BE SATISFACTORY TO THE ARCHITECT/ENGINEER AND IN ACCORDANCE WITH THE LOCAL, COUNTY AND STATE LAWS GOVERNING THIS INSTALLATION, INCLUDING THE FIRE MARSHAL.

E. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE EXTENT AND LOCATION OF THE WORK INCLUDED. WORK INDICATED, BUT HAVING MINOR DETAILS OBVIOUSLY OMITTED, SHALL BE PROVIDED, INCLUDING THESE DETAILS, WITHOUT EXTRA COST.

F. IT IS THE DECLARED AND ACKNOWLEDGED INTENT OF THESE SPECIFICATIONS TO PROVIDE THE HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS, INCLUSIVE OF ALL REQUIRED PARTS, ACCESSORIES AND CONTROLS COMPLETE AND READY FOR USE AS INDICATED ON THE ACCOMPANYING DRAWINGS. WORK INDICATED ON THE DRAWINGS, BUT NOT NECESSARILY INDICATED IN THESE SPECIFICATIONS SHALL BE PROVIDED AS REQUIRED.

1.02 RELATED WORK

POWER WIRING (IE FEEDERS) TO MOTORS, INCLUDING FINAL CONNECTIONS TO EQUIPMENT, SHALL BE PROVIDED BY THE DIVISION 16 – ELECTRICAL CONTRACTOR.

1.03 VISITING THE SITE

THE CONTRACTOR SHALL, PRIOR TO SUBMITTING HIS BID FOR DOING WORK AS DESCRIBED IN THIS SPECIFICATION AND ON THE ACCOMPANYING DRAWINGS, VISIT THE SITE AND COMPLETELY FAMILIARIZE HIMSELF WITH THE DIFFICULTIES AND FACILITIES THAT WILL BE INVOLVED FOR THE PROPER EXECUTION OF THE CONTRACT. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR THE CONTRACTOR FAILING TO DO SO OR NOT TO FULLY APPRECIATE THE DIFFICULTIES AT HAND.

1.04 FEES AND INSPECTIONS

ALL OF THE CONTRACTORS SHALL APPLY, PROCURE AND PAY FEES FOR ALL PERMITS AND INSPECTIONS OR OTHER OBLIGATIONS THAT THE CITY, COUNTY, STATE OR UTILITIES MAY REQUIRE IN ORDER FOR HIM TO DO HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED.

1.05 LAWS AND ORDINANCES

THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF WORK AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING WHEN SUBMITTING HIS BID AND ANY NECESSARY CHANGES SHALL BE ADJUSTED AS PROVIDED IN THE CONTRACT FOR SUCH CHANGES IN WORK. IF THE CONTRACTOR PERFORMS ANY WORK CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, HE SHALL BEAR ALL COSTS FOR CORRECTING THE WORK.

1.06 TRADE JURISDICTION

WHEN IT BECOMES NECESSARY FOR THE COMPLETE FULFILLMENT OF THIS WORK, FOR THE CONTRACTOR TO FURNISH LABOR OR MATERIALS OTHER THAN WHICH IS GENERALLY ACCEPTED BY HIS TRADE OR BRANCH OF WORK, THE CONTRACTOR SHALL SUBLET SAME TO A CONTRACTOR NORMALLY ENGAGED IN THE TRADE OR BRANCH OF WORK, INVOLVED TO THE END, SO THAT THERE IS NO DELAY TO OR STOPPAGE OF WORK DUE TO THE INFRINGEMENT OR ALLEGED INFRINGEMENT TO TRADE AGREEMENTS AS TO THE JURISDICTION.

1.07 SUBMITTALS

THIS CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APPROVAL, COMPLETE LISTS INCLUDING CATALOG CUTS, ETC., AND WHERE APPLICABLE DIMENSIONED SHOP DRAWINGS OF ALL MATERIALS, FIXTURES AND EQUIPMENT TO BE FURNISHED AND INSTALLED UNDER THIS CONTRACT. INCLUDE SHEETMETAL DUCT LAYOUTS AND PIPING PLAN LAYOUTS. REFER TO THE ARCHITECT'S GENERAL CONDITIONS FOR NUMBER OF COPIES TO BE SUBMITTED. DO NOT ORDER EQUIPMENT, FABRICATE DUCTWORK, OR INSTALL EQUIPMENT, DUCTWORK OR PIPING BEFORE RECEIVING SHOP DRAWINGS WHICH HAVE BEEN REVIEWED AND APPROVED BY THE ENGINEER.

REQUIRED ITEMS TO BE SUBMITTED SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

DIFFUSERS, GRILLES AND REGISTERS
ACCESS PANELS
LOUVERS
MOTORIZED DAMPERS
FIRE DAMPERS
EQUIPMENT
ROOF CURBS
INSULATION
CONTROLS
SPECIALTIES

1.08 RECORD DRAWING SUBMITTAL

AT PROJECT CLOSEOUT, THE CONTRACTOR SHALL SUBMIT RECORD "AS-BUILT" DRAWINGS OF INSTALLED DUCTWORK, PIPING AND EQUIPMENT AS IT WAS ACTUALLY INSTALLED SO AS TO MAKE A PERMANENT RECORD. REFER TO THE ARCHITECTS GENERAL CONDITIONS FOR NUMBER OF COPIES TO BE SUBMITTED.

1.09 WORKMANSHIP AND MATERIALS

ALL MATERIALS SHALL BE NEW AND OF FIRST QUALITY. ALL LABOR SHALL BE EXECUTED IN A NEAT WORKMANLIKE MANNER AND SHALL BE PERFORMED BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES. THE ENGINEER SHALL DECIDE ALL MATTERS PERTAINING TO THE QUALITY OF WORKMANSHIP AND MATERIALS.

ALL DUCTWORK BEING STORED ON SITE AWAITING INSTALLATION AND ALL INSTALLED DUCTWORK WITH OPEN ENDS SHALL BE COVERED TO REDUCE THE CLEANING EFFORT ONCE THE SYSTEM IS PUT INTO OPERATION.

1.10 SPECIFICATIONS AND DRAWINGS

SPECIFICATIONS AND DRAWINGS ARE INTENDED TO BE COOPERATIVE. WHAT IS CALLED FOR BY EITHER SHALL BE AS BINDING AS IF CALLED FOR BY BOTH. ANY WORK OR MATERIALS NOT SPECIFICALLY MENTIONED, THOUGH REQUIRED TO MAKE THE JOB COMPLETE, SHALL BE FURNISHED BY THE CONTRACTOR AT HIS EXPENSE.

1.11 OPERATING INSTRUCTIONS

THIS CONTRACTOR SHALL PREPARE A TYPEWRITTEN LIST OF OPERATING INSTRUCTIONS FOR ALL THE EQUIPMENT INSTALLED UNDER THIS CONTRACT, AND SHALL INSTRUCT THE OWNER IN ITS OPERATION. INDIVIDUAL MANUALS PROVIDED BY THE EQUIPMENT MANUFACTURERS SHALL BE INCLUDED.

1.12 EQUIPMENT SCHEDULE

THIS CONTRACTOR SHALL PREPARE AND FURNISH TO THE OWNER, TWO (2) BOUND BOOKLETS, EACH CONTAINING A COMPLETE LIST OF ALL EQUIPMENT AND VALVES INSTALLED UNDER THIS CONTRACT. EACH PIECE OF EQUIPMENT AND VALVE LISTED SHALL INCLUDE ITS TAG NUMBER, MANUFACTURERS MODEL NUMBER AND COMPONENTS THEREIN WHICH MAKE UP THE SPARE PARTS LIST.

1.13 GUARANTEE

THIS CONTRACTOR SHALL GUARANTEE HIS WORK TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL CERTIFICATE. ANY REPAIRS OR REPLACEMENT DURING THE PERIOD SHALL BE MADE WITHOUT COST TO THE OWNER, UPON HIS OR HER REQUEST.

1.14 COORDINATION OF WORK

THE CONTRACTOR SHALL CONFER WITH OTHER TRADES WHOSE WORK MAY AFFECT HIS INSTALLATION TO AVOID INTERFERENCE BEFORE STARTING THE INSTALLATION. ALL CHANGES IN THE WORK OF THIS CONTRACTOR CAUSED BY HIS NEGLECT TO COMPARE AND CONFER WITH OTHER TRADES SHALL BE MADE BY HIM AT HIS OWN EXPENSE.

1.15 CUTTING AND PATCHING

EACH CONTRACTOR SHALL DO HIS OWN CUTTING AND PATCHING. IF STRUCTURALLY REQUIRED, HE SHALL PROVIDE AND INSTALL THE NECESSARY STEEL WHEN GOING THROUGH A LOAD BEARING WALL. THIS CONTRACTOR SHALL NOT ENDANGER ANY WORK BY CUTTING, DIGGING OR OTHERWISE AND SHALL NOT CUT OR ALTER THE WORK OF OTHER TRADES WITHOUT CONSENT OF THE ARCHITECT/ENGINEER.

1.16 DEMOLITION

A. PIPING, VALVES, DUCTWORK, EQUIPMENT, ETC., WHICH IS REQUIRED TO BE REMOVED TO PERFORM WORK UNDER THIS SPECIFICATION WILL BE PERFORMED BY THIS CONTRACTOR AND TURNED OVER AND DELIVERED TO THE BUILDING MAINTENANCE DEPARTMENT OR DISPOSED OF AS DIRECTED.

B. ANY HOLES OR OPENINGS LEFT IN WALLS, ROOFS, FLOORS, CEILINGS, ETC., AFTER REQUIRED DEMOLITION WORK, SHALL BE FILLED IN AND PATCHED BY THIS CONTRACTOR IN A MANNER APPROVED BY THE ARCHITECT AND ENGINEER. FAILURE ON THIS CONTRACTOR'S PART TO COMPLY WITH ABOVE SHALL MAKE HIM RESPONSIBLE FOR ANY EXTRA EXPENSE INVOLVED.

C. ANY EQUIPMENT OR ARCHITECTURAL ELEMENTS DAMAGED OR DESTROYED IN THE DEMOLITION WORK SHALL BE REPAIRED, REPLACED AND/OR BROUGHT BACK TO GOOD WORKING ORDER TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER.

1.17 MECHANICAL IDENTIFICATION

A. GENERAL: PROVIDE MECHANICAL IDENTIFICATION FOR ALL MECHANICAL EQUIPMENT, PIPING AND DUCT SYSTEMS. COMPLY WITH ANSI A13.1 FOR LETTERING SIZE, LENGTH OF COLOR FIELD, COLORS AND VIEWING ANGLES OF IDENTIFICATION DEVICES.

B. EQUIPMENT: PROVIDE EQUIPMENT SYSTEM NUMBER, CAPACITY, FLOW RATE, STATIC PRESSURE, PUMP HEAD, HORSEPOWER AND VOLTAGE. PROVIDE SETON MODEL "VENTMARK" MARKERS.

C. PIPING: PROVIDE SYSTEM DESIGNATION NAME AND DIRECTION OF FLOW. PROVIDE SETON MODEL "SETMARK" PIPE MARKERS.

D. DUCTS: PROVIDE SYSTEM DESIGNATION NAME AND DIRECTION OF FLOW. PROVIDE SETON MODEL "VENTMARK" MARKERS.

E. VALVES: PROVIDE BRASS VALVE TAGS AND BRASS "S" HOOK FASTENERS WITH VALVE NUMBER AND TYPE OF SERVICE NOTED ON THE TAG. PROVIDE DUPLICATE VALVE CHARTS. THE CHART SHALL BE FOR ALL VALVES AND SHALL INDICATE VALVE IDENTIFICATION NUMBER, LOCATION AND PURPOSE. PROVIDE SETON BRASS VALVE TAGS AND VALVE CHARTS.

1.18 TESTING AND BALANCING

THIS CONTRACTOR SHALL NEGOTIATE A CONTRACT WITH AN INDEPENDENT, QUALIFIED AND CERTIFIED MEMBER OF NEBB OR AABC TO COMPLETELY BALANCE THE AIR AND HYDRONIC SYSTEMS INCLUDED IN THIS SPECIFICATION AND ACCOMPANYING DRAWINGS, AS REQUIRED. THE CONTRACTOR SHALL SUBMIT A CERTIFIED TEST AND AIR BALANCE REPORT TO LANDLORD FOR APPROVAL.

1.19 NOISE AND VIBRATION CONTROL

THIS CONTRACTOR SHALL PROVIDE ACOUSTICAL AND VIBRATION TREATMENT FOR ALL EQUIPMENT WITH MOVING PARTS TO MEET CODE AND MAINTAIN THE FOLLOWING NOISE CRITERIA:

LOBBIES, TOILETS AND CORRIDORS	NC 40
SPACE ADJACENT TO FAN ROOMS	NC 45
OFFICES, CONFERENCE ROOM, ETC.	NC 35

VIBRATION ISOLATORS AND FLEXIBLE CONNECTIONS SHALL BE USED AT EACH PIECE OF EQUIPMENT WITH MOVING PARTS.

1.20 BUILDING STANDARDS

IF BUILDING HAS STANDARDS FOR PIPING, DUCTWORK, DIFFUSERS, GRILLES, REGISTERS, TEMPERATURE CONTROLS, OTHER EQUIPMENT, ETC., PROVIDE SAME UNLESS OTHERWISE NOTED.

2.0 PRODUCTS, MATERIALS AND CONTROLS

2.01 HANGERS AND SUPPORTS

A. PIPING HANGERS AND SUPPORTS SHALL COMPLY WITH MSS SP-58. PROVIDE ONLY ONE TYPE OF HANGER/SUPPORT, BY ONE MANUFACTURER, FOR EACH PIPING SERVICE.

B. DUCT HANGERS AND SUPPORTS SHALL BE IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS.

C. EQUIPMENT HANGERS AND SUPPORTS SHALL BE PROVIDED AND INSTALLED PER THE EQUIPMENT MANUFACTURER'S REQUIREMENTS.

2.02 ACCESS DOORS

ACCESS DOORS SHALL BE INSTALLED FOR ALL NON-ACCESSIBLE EQUIPMENT, VALVES, OPERATIONS, CONTROLS, OR OTHER WORKING PARTS REQUIRING MAINTENANCE OR ADJUSTMENT. THIS CONTRACTOR SHALL FURNISH ALL SUCH ACCESS DOORS AND ADVISE GENERAL CONTRACTOR OF THE LOCATION OF ALL ACCESS DOORS REQUIRED THROUGHOUT THE PROJECT. ACCESS DOOR MANUFACTURER'S DATA SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT AND ENGINEER. COLOR OF ACCESS DOORS SHALL BE APPROVED BY THE ARCHITECT.

2.03 EQUIPMENT

A. PROVIDE AND INSTALL ALL EQUIPMENT AS SHOWN IN THE EQUIPMENT SCHEDULES.

B. ALL EQUIPMENT DATA SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT AND ENGINEER.

C. COLOR OF ALL DIFFUSERS, GRILLES AND REGISTERS SHALL BE APPROVED BY THE ARCHITECT.

D. COORDINATE FINAL LOCATION OF ALL THERMOSTATS, DIFFUSERS, GRILLES AND REGISTERS WITH THE ARCHITECT'S REFLECTED CEILING PLAN.

2.04 DUCTWORK AND ACCESSORIES

A. ALL DUCTWORK SHALL BE PRIME GALVANIZED SHEET STEEL, LOCK FORMING, FIRST QUALITY, FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASHRAE GUIDE, EXCEPT AS NOTED OTHERWISE.

B. ROUND SPIRAL DUCTWORK SHALL BE LINDAB GASKETED SPIRAL DUCTWORK TYPE DUCT FITTINGS, OR APPROVED EQUAL, INSTALLED AND SUSPENDED AS PER MANUFACTURER'S RECOMMENDATIONS.

C. ALL DUCTS ARE TO HAVE GALVANIZED STIFFENERS IN THE FORM OF SEAMS INVOLVING AT LEAST THREE FOLDS OF SHEET METAL (POCKET LOCKS, STANDING SEAMS, STANDING S-SLIPS, ETC.).

D. VENTILATION CONSTRUCTION NOT COVERED BY THE ASHRAE GUIDE AND/OR GOVERNING AUTHORITIES SHALL BE IN ACCORDANCE WITH THE MAXIMUM STANDARDS AND TRADE PRACTICES AS SET FORTH BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) INCLUDING THEIR MOST CURRENT DUCT MANUAL.

E. DUCT DIMENSIONS SHOWN ON THE DRAWINGS INDICATE INSIDE DIMENSIONS. INCREASE DUCT SIZE WHEN LINING IS UTILIZED.

F. LOW PRESSURE DUCTWORK SHALL BE CONSIDERED AS ALL DUCTWORK NOT DEFINED AS MEDIUM PRESSURE DUCTWORK, UNLESS NOTED OTHERWISE. PROVIDE 2" SP DUCT CONSTRUCTION FOR SUPPLY AIR DUCTS AND 1" SP CONSTRUCTION FOR RETURN AND EXHAUST AIR DUCTS, UNLESS OTHERWISE NOTED.

G. MEDIUM PRESSURE DUCTWORK SHALL BE CONSIDERED AS ALL DUCTWORK UPSTREAM OF VAV BOXES AND FAN-POWERED BOXES. PROVIDE 3" SP DUCT CONSTRUCTION UNLESS NOTED OTHERWISE. ROUND SINGLE WALL MEDIUM PRESSURE DUCTWORK IN SOUND-LINED SYSTEMS WILL NOT BE PERMITTED IN LENGTHS GREATER THAN FIVE FEET.

H. ALL LOW AND MEDIUM PRESSURE DUCTWORK SHALL BE SEALEDWITH AN APPROVED MASTIC.

I. ALL DUCT SYSTEMS ARE TO BE TESTED FOR LEAKAGE. MAXIMUM ALLOWABLE LEAKAGE FOR ANY SYSTEM WILL BE 5% OF TOTAL AIR QUANTITY. SUBMIT TEST DATA SHEET(S) TO ARCHITECT/ENGINEER FOR APPROVAL.

J. A 5'-0" MAXIMUM LENGTH OF INSULATED FLEXIBLE DUCT WILL BE PROVIDED TO EACH SUPPLY OUTLET AND RETURN INLET AS REQUIRED.

K. DIFFUSER TAKE-OFF WHERE DIFFUSER IS LOCATED BELOW THE MAIN TRUNK, AND WHERE INDICATED. DEVICE SHALL BE COMPLETE WITH WORM GEAR MECHANISM FOR OPERATION OR ADJUSTMENTS THRU THE FACE OF THE DIFFUSER. IF TURNING DEVICE IS LOCATED REMOTELY FROM GRILLE, REGISTER OR DIFFUSER, PROVIDE EXTENSION ROD ON ADJUSTING DEVICE. TITTLE AND BAILEY, "VENTROL NLC" OR APPROVED EQUAL.

L. PROVIDE FACTORY-FABRICATED TURNING VANES IN ALL SQUARE ELBOWS. VANES SHALL BE BARBER-COLEMAN "AIRTURNS" OR APPROVED EQUAL.

M. TAPERED SPIN-IN FITTING, WITH LOCK-IN QUADRANT AND VOLUME DAMPER SHALL BE PROVIDED FROM BRANCHES TO DIFFUSERS, FOR LOW PRESSURE DUCTWORK.

N. ALL BRANCH DUCT TAKE-OFFS SHALL BE EQUIPPED WITH TAPERED FITTINGS.

O. ALL FULL RADIUS ELBOWS SHALL HAVE A CENTERLINE RADIUS OF 1.5 TIMES THE DUCT WIDTH. ELBOWS WITH A CENTERLINE RADIUS LESS THAN 1.5 TIMES THE DUCT WIDTH SHALL HAVE TURNING VANES.

P. VOLUME DAMPERS SHALL BE PROVIDED FOR AIR BALANCE PURPOSES. PROVIDE MANUAL VOLUME DAMPERS ON ALL LOW PRESSURE SUPPLY, RETURN AND EXHAUST DUCT BRANCHES AND TO AIR DIFFUSERS, REGISTERS AND GRILLES, UNLESS NOTED OTHERWISE. DAMPERS SHALL BE OPPOSED BLADE TYPE UNLESS NOTED OTHERWISE.

1. FOR VOLUME DAMPERS ABOVE DRYWALL CEILINGS AND OTHER INACCESSIBLE LOCATIONS, PROVIDE LEVER, POSITION INDICATOR AND LOCK NUT, ENCLOSED IN A DEEP DIE-CAST BOX WITH ADJUSTABLE 2-5/8" DIAMETER COVER. YOUNG REGULATOR SERIES 315 OR VENTLOCK SERIES 677 AND/OR PROVIDE ACCESS PANEL, SIZED AS REQUIRED (12" X 12" MINIMUM).

2. FOR VOLUME DAMPERS ABOVE ACCESSIBLE CEILINGS, PROVIDE LOCKING TYPE WITH LEVER HANDLE, POSITION INDICATOR AND LOCK NUT. YOUNG REGULATOR SERIES 400 OR VENTLOCK SERIES 600.

Q. DYNAMIC RATED FIRE DAMPERS SHALL BE PROVIDED PER CODE REQUIREMENTS. PROVIDE TYPE "B" FIRE DAMPERS FOR LOW PRESSURE DUCTWORK AND TYPE "C" FIRE DAMPERS FOR MEDIUM PRESSURE DUCTWORK. PROVIDE A DUCT ACCESS DOOR FOR EACH FIRE DAMPER.

R. PROVIDE RIGID LINED CONNECTIONS AT THE INLET AND OUTLET OF EACH VAV BOX AND INLET OF EACH FAN-POWERED BOX. FLEXIBLE CONNECTIONS ARE ONLY PERMITTED ON THE DISCHARGE OF FAN-POWERED BOXES.

2.05 PIPING

H. ALL PIPING FOR WORK CONTAINED IN THIS SPECIFICATION AND ACCOMPANYING DRAWINGS SHALL BE IN CONFORMANCE WITH ASTM STANDARDS. ALL CHANGES IN DIRECTION WILL BE MADE WITH FITTINGS. REAM ALL PIPING AND CLEAN OUT SAME BEFORE ASSEMBLY. PROVIDE VALVES OF SIMILAR MATERIAL AS THE PIPING MATERIAL THEY ARE INSTALLED IN. FERROUS BODY VALVES WITH STEEL PIPING. BRASS AND BRONZE VALVES WITH COPPER PIPING. PROVIDE DIELECTRIC FITTINGS, UNIONS, ETC. WHERE PIPING, VALVES, FITTINGS, EQUIPMENT, ETC. OF DISSIMILAR METALS ARE JOINED. COVER OPEN PIPING DURING CONSTRUCTION. FLUSH OUT AND CLEAN PIPING IN A MANNER THAT IS APPROVED BY THE ENGINEER. FOR EACH BRANCH TAKE-OFF, PROVIDE A 3-ELBOW "Z" SHAPE CONNECTION TO PROVIDE PIPING FLEXIBILITY FOR EXPANSION. PROVIDE GUIDES, ANCHORS, EXPANSION LOOPS, SUPPORTS, VENTS, DRAINS, MAKE-UP WATER, ETC., AS REQUIRED.

I. COPPER PIPING SHALL HAVE SOCKET FITTINGS FOR SOLDER OR BRAZING CONNECTIONS.

J. STEEL PIPING SHALL BE SCHEDULE 40, ASTM A120 OR A53, UNLESS OTHERWISE NOTED. THE FITTINGS IN PIPE 2" AND SMALLER SHALL BE CAST IRON OR MALLEABLE, UNLESS OTHERWISE NOTED. ALL PIPING 2-1/2" AND LARGER SHALL BE BUTT WELDED. WELDING SHALL BE DONE ONLY BY WELDERS CERTIFIED FOR THIS TYPE OF WORK. ALL FITTINGS SHALL BE AS MANUFACTURED BY STOCKHOLM, BONNEY FORGE, WALWORTH, GRINNEL OR TUBE TURNS. PAINT ALL EXPOSED THREADS AFTER ASSEMBLY. FOR ALL PIPING EXPOSED TO THE OUTSIDE AIR, PAINT PIPING WITH ONE COAT OF RUST INHIBITING PRIMER AND ONE COAT OF BLACK FINISH PAINT.

K. PIPING SYSTEMS AND MATERIALS

1. HVAC DRAIN PIPING: TYPE L DRAWN COPPER FOR INDOOR DRAINS FROM COPPER PIPING SYSTEM. SCHEDULE 40, ASTM A120 OR A53 STEEL FOR INDOOR DRAINS FROM STEEL PIPING SYSTEMS. SCHEDULE 40 PVC PLASTIC FOR BELOW SLAB ON GRADE. INSTALL A TRAP IN THE DRAIN PIPE. PROVIDE A CONCRETE SPLASH BLOCK FOR DRAIN TERMINATIONS FROM ROOFTOP HVAC UNITS.

2. HYDRONIC PIPING: (FORCED HOT WATER, CHILLED WATER, CONDENSER WATER, PUMPED STEAM CONDENSATE, MAKE-UP AND FILL WATER). PROVIDE SCHEDULE 40 STEEL PIPING OR TYPE K DRAWN COPPER PIPING (FOR SIZES UP TO 12"). PROVIDE VALVED MANUAL AIR VENTS AND DRAINS AT EACH PIECE OF EQUIPMENT AND AT EACH SUPPLY AND RETURN BRANCH. PROVIDE DRAINS AT ALL LOW POINTS AND VENTS AT ALL HIGH POINTS. PROVIDE GAUGES, GAUGE COCKS, THERMOMETERS, THERMOWELLS, SHUTOFF VALVES, BALANCING VALVES, STRAINERS, CONTROL VALVES, CONTROL VALVE BYPASSES, AND PETE'S PLUGS AT EACH PIECE OF EQUIPMENT FOR OPERATION, MAINTENANCE AND BALANCING PURPOSES. PROVIDE CALIBRATED BALANCING VALVES (CIRCUIT SETTERS) ON THE RETURN SIDE OF EACH PIECE OF EQUIPMENT AND FOR EVERY RETURN BRANCH AND MAIN. PITCH PIPING TO ALLOW FOR DRAINAGE.

2.06 INSULATION

A. FURNISH AND INSTALL INSULATION AS SPECIFIED.

B. DUCT INSULATION

1. ALL SUPPLY, RETURN, AND EXHAUST AIR DUCTWORK IN UNCONDITIONED SPACES: 2" FLEXIBLE GLASS FIBER WITH FACTORY APPLIED ALUMINUM FOIL VAPOR BARRIER. 3/4 LBS. PER CUBIC FOOT DENSITY. FLAME SPREAD RATING OF NOT GREATER THAN 25 AND A SMOKE DEVELOPED RATING OF NOT GREATER THAN 50.

2. ALL OUTSIDE AIR DUCTWORK AND DUCTWORK IN MECHANICAL ROOMS: 2" SEMI-RIGID GLASS FIBER WITH FACTORY APPLIED, WHITE, ALL SERVICE, VAPOR BARRIER JACKET. 3 LBS. PER CUBIC FOOT DENSITY. FLAME SPREAD RATING OF NOT GREATER THAN 25 AND A SMOKE DEVELOPED RATING OF NOT GREATER THAN 50.

C. INSULATED FLEXIBLE DUCT

ALL SUPPLY AND RETURN/EXHAUST AIR CONNECTIONS TO EACH DIFFUSER: POLYETHYLENE CORE LAMINATED TO A GALVANIZED STEEL WIRE HELIX; 1" THICK, 1 LB. PER CUBIC FOOT DENSITY GLASS FIBER INSULATION; FIBERGLASS REINFORCED, METALIZED, VAPOR BARRIER.

D. PIPE INSULATION

1. REFRIGERATION PIPING: 1" THICK, FLEXIBLE, CLOSED CELL, FOAMED ELASTOMER; FACTORY APPLIED ADHESIVE ALONG PRESLIT JOINT; FIELD APPLIED WEATHER RESISTANT PROTECTIVE FINISH AS RECOMMENDED BY THE MANUFACTURER. K-VALUE OF 0.27 AT 75 DEGREES F.

2.07 CONTROLS

A. THE NEW TEMPERATURE CONTROL SYSTEM SHALL BE INSTALLED AND CONTROLLED AS NOTED ON THE EQUIPMENT SCHEDULE.

B. TYPICAL EXHAUST FAN CONTROL: THE FANS SHALL BE CONTROLLED AS NOTED ON THE EQUIPMENT SCHEDULE.

3.0 EXECUTION

3.01 INSPECTION

PRIOR TO BEGINNING ANY WORK, CAREFULLY COORDINATE WITH THE WORK OF OTHER TRADES AND AT TIMES CONFIRM THAT THE WORK OF OTHERS IS COMPLETE TO THE POINT WHERE THIS INSTALLATION CAN PROPERLY COMMENCE.

3.02 GENERAL INSTALLATION REQUIREMENTS

VERIFY QUANTITIES, CAPACITIES, PERFORMANCE CHARACTERISTICS, OPERATING REQUIREMENTS AND CURRENT CHARACTERISTICS OF ALL EQUIPMENT PRIOR TO ITS INSTALLATION. VERIFY THAT SPACE ALLOTTED FOR EQUIPMENT IS SUFFICIENT FOR ENTRANCE AND INSTALLATION, MAINTENANCE AND SERVICE, AND REMOVAL AND REPLACEMENT.

3.03 COORDINATION OF INSTALLATION

C. INSTALL WORK IN SUCH A MANNER THAT IT WILL CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS, MAINTAIN HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. GENERALLY, KEEP HORIZONTAL LINES AS HIGH AS POSSIBLE. MAKE LOCAL PROVISIONS FOR THE SERVICING AND REMOVAL OF EQUIPMENT.

D. ANY INTERFERENCE WITH WORK OF OTHER TRADES ARISING FROM FAILURE TO COORDINATE THE WORK AND LACK OF COOPERATION HEREUNDER, SHALL REQUIRE THE REMOVAL AND REINSTALLATION OF ALL INTERFERING WORK WITHOUT ADDITIONAL COST TO THE OWNER.

3.04 IDENTIFICATION OF EQUIPMENT

EACH PIECE OF EQUIPMENT SHALL DISPLAY A PERMANENT METAL OR PLASTIC NAMEPLATE WHICH SHALL BE LOCATED SO AS TO BE FULLY VISIBLE AFTER THE EQUIPMENT HAS BEEN INSTALLED. THE NAMEPLATE SHALL SHOW THE EQUIPMENT NUMBER AND OTHER PERTINENT INFORMATION.

3.05 CLEAN UP

A. UPON COMPLETION OF THE INSTALLATION OF DUCTWORK, CLEAN THE ENTIRE SYSTEM OF RUBBISH, PLASTER, DIRT, ETC., BEFORE INSTALLING THE DIFFUSERS, REGISTERS AND GRILLES.

B. REMOVE TEMPORARY FILTERS FROM RETURN INLETS.

C. OPERATE AND MAKE ANY REQUIRED ADJUSTMENT TO EQUIPMENT, DUCTWORK, PIPING, ETC., AS MAY BE NECESSARY TO PUT THE SYSTEMS IN PROPER OPERATING CONDITION.

D. REMOVE ALL LABELS, TAGS, ETC., FROM ANY SPECIALTIES, EQUIPMENT, ETC., AND REMOVE ALL GREASE OR OTHER PROTECTIVE COATING FROM ALL EQUIPMENT, PIPING, ETC., AND LEAVE WORK IN A MANNER THAT IS ACCEPTABLE TO THE ARCHITECT/ENGINEER.

3.06 OPERATING AND MAINTENANCE INSTRUCTIONS

AFTER HAVING COMPLETELY INSTALLED ALL SYSTEMS AND ALL NECESSARY TESTS ARE COMPLETED, THIS CONTRACTOR SHALL MAKE ARRANGEMENTS TO OPERATE ALL THE SYSTEMS FOR A PERIOD OF NOT LESS THAN FIVE (5) DAYS AT NO EXPENSE TO THE OWNER. A WRITTEN NOTIFICATION OF THIS TRIAL OPERATING PERIOD SHALL BE PRESENTED TO THE ARCHITECT/ENGINEER, TEN (10) DAYS IN ADVANCE, FOR APPROVAL. DURING THIS TRIAL OPERATING PERIOD, THE CONTRACTOR MAY MAKE NECESSARY MINOR, BUT NON-INTERUPTIVE ADJUSTMENTS, AND ALSO SHALL GIVE INSTRUCTIONS TO THE OWNER'S OPERATING PERSONNEL OR REPRESENTATIVES, ON THE OPERATION AND MAINTENANCE OF THE VARIOUS ITEMS OF EQUIPMENT AND SYSTEMS.

3.07 INSPECTION

A. VISUALLY INSPECT ALL EQUIPMENT FOR COMPLETENESS AND FUNCTIONAL READINESS.

B. LUBRICATE ALL FAN AND MOTOR BEARINGS.

C. CHECK ALL FANS FOR ALIGNMENT AND CLEARANCE.

D. INSPECT ALL DAMPERS FOR PROPER LINKAGE AND SETTING FOR OPERATION.

E. CONFIRM THAT THE CONTROL SYSTEM HAS BEEN COMPLETED, CALIBRATED AND IS IN OPERATION.

3.08 ELECTRICAL

A. INSPECT THE MOTOR CONTROL CENTERS, DISCONNECT SWITCHES, OVERLOAD PROTECTION AND WIRING FOR THE HVAC EQUIPMENT PRIOR TO STARTUP OF THE EQUIPMENT.

B. COORDINATE THE STARTUP OF EQUIPMENT WITH THE ELECTRICAL CONTRACTOR.

3.09 CLOSING IN WORK

WORK SHALL BE INSPECTED AND THEN APPROVED BY THE ARCHITECT/ENGINEER AND/OR AUTHORITIES HAVING JURISDICTION. ANY WORK COVERED PRIOR TO SUCH INSPECTION, TEST AND APPROVAL SHALL BE UNCOVERED, IF SO REQUESTED, AND AFTER APPROVAL, COVERED AGAIN WITHOUT COST TO THE OWNER.

3.10 TESTING, ADJUSTING AND BALANCING

A. THE HVAC CONTRACTOR SHALL HIRE AN INDEPENDENT, QUALIFIED AND CERTIFIED MEMBER OF NEBB OR AABC TO COMPLETELY BALANCE THE AIR AND HYDRONIC SYSTEMS, AS REQUIRED. THE TEST AND BALANCE CONTRACTOR SHALL SUBMIT A PROJECT CERTIFICATION GUARANTEE AND CERTIFIED BALANCE REPORT TO THE ENGINEER FOR APPROVAL BEFORE FINAL ACCEPTANCE.

B. ADJUST ALL SUPPLY, RETURN AND EXHAUST DEVICES TO PLUS OR MINUS 10 PERCENT OF THE DESIGN AIRFLOW QUANTITIES.

C. ADJUST HYDRONIC FLOW QUANTITIES TO PLUS OR MINUS 10 PERCENT OF INDICATED DESIGN FLOWS.

D. THE BALANCING CONTRACTOR SHALL REPORT ANY DEFICIENCIES TO THE ENGINEER AND MECHANICAL CONTRACTOR. THE BALANCING CONTRACTOR SHALL ALSO RECOMMEND POSSIBLE ACTIONS TO REMEDY THE DEFICIENCIES.

E. IN GENERAL, THE MECHANICAL CONTRACTOR SHALL CHANGE FAN SHIEVES

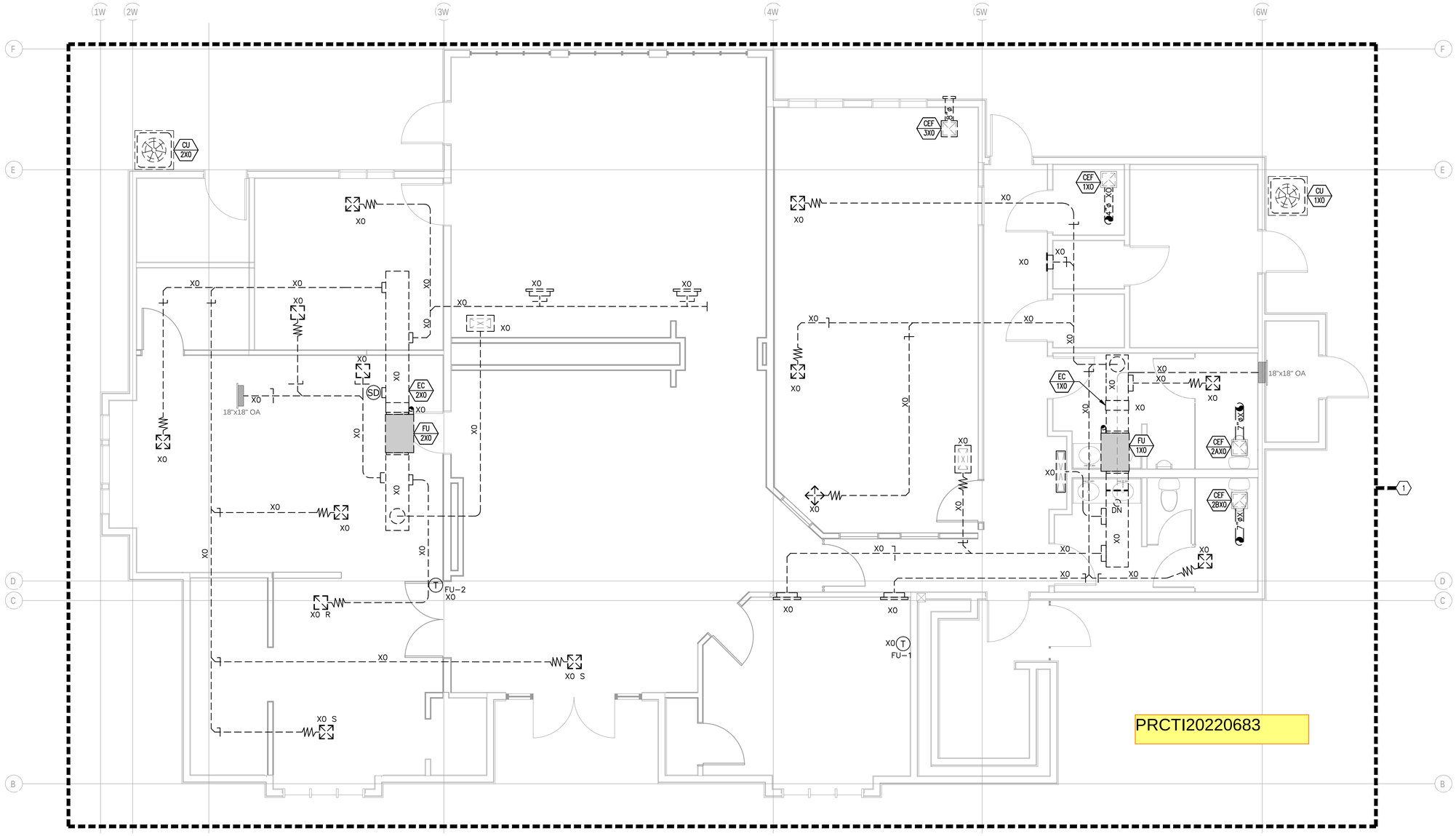
GENERAL NOTES

1. ALL UNUSED DUCTWORK SHALL BE CAPPED BACK TO MAIN.
2. ALL UNUSED EQUIPMENT, HANGERS, DUCTS, SUPPORTS, PIPES, AND WIRING SHALL BE DISCONNECTED, PROPERLY DISPOSED, AND REMOVED BACK TO SOURCE.
3. NO PIPE NOR DUCTWORK SHALL BE EXPOSED IN TENANT SPACE UNLESS INDICATED OTHERWISE.
4. ALL RESULTING UNUSED OPENINGS IN WALLS, FLOORS, AND CEILINGS DUE TO DEMOLITION SHALL BE PATCHED TO MATCH EXISTING CORRESPONDING MATERIAL.
5. CONTRACTOR IS TO PERFORM DEMOLITION WORK IN A NEAT, SKILLFUL, AND CAREFUL MANNER SO AS NOT TO DAMAGE OR DEFACE EXISTING CONSTRUCTION THAT IS TO REMAIN.
6. PATCH ALL HOLES IN ROOFS, WALLS AND CEILING WHERE MECHANICAL EQUIPMENT IS REMOVED. IF THE REMOVAL OF MECHANICAL EQUIPMENT COMPROMISES THE FIRE RATING OF THESE ITEMS, THE CONTRACTOR SHALL SEAL OPENINGS WITH CODE–APPROVED FIRE STOPPING MATERIAL.
7. BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A COMPLETE BID WITHIN THE SCOPE OF THE PLANS AND SPECIFICATIONS. WHEN UNCLEAR, VERIFY THE EXTENT OF REMOVALS PRIOR TO BID. BRING TO THE ATTENTION OF THE ENGINEER ANY QUESTIONS IN REGARD TO THE EXTENT OF WORK OR ANY OTHER ISSUES RELATING TO THIS PROJECT.
8. REMOVE ALL EXISTING MATERIAL AND EQUIPMENT INDICATED ON PLAN. THE OWNER SHALL HAVE FIRST RIGHTS TO ALL EQUIPMENT TO BE REMOVED. DISPOSE OF ALL EQUIPMENT AND MATERIAL THAT IS NOT WANTED BY OWNER IN AN APPROVED MANNER PER LOCAL AUTHORITY.
9. WHEN THE EXTENT OF REMOVALS IS UNCLEAR, REQUEST CLARIFICATION FROM THE ENGINEER PRIOR TO COMMENCING WORK.
10. WHEN MECHANICAL SYSTEMS ARE BEING REMODELED, COVER AND SEAL OPENINGS IN DUCTWORK, PIPING, OR MECHANICAL EQUIPMENT IN OPERATION THROUGH THE REMAINDER OF THE PROJECT.
11. THE LOCATION AND SIZE OF EQUIPMENT SHOWN ON THE DRAWINGS IS BASED ON SITE OBSERVATIONS AND THE BEST AVAILABLE INFORMATION AT THE TIME OF DRAWING PREPARATION AND SOME DISCREPANCIES MAY EXIST. VERIFY EXACT LOCATIONS AND SIZES OF EQUIPMENT TO BE REMOVED OR REMAINING IN THE FIELD AND NOTIFY ENGINEER OF DISCREPANCIES WITH PLANS.

MECHANICAL ABBREVIATIONS	
X	EXISTING TO REMAIN
XO	EXISTING TO BE DEMOLISHED

MECHANICAL DEMO KEY NOTES

1. EXISTING MECHANICAL SYSTEM SHALL BE COMPLETELY DEMOLISHED UNLESS NOTED OTHERWISE OR SERVING MANAGER UNIT ABOVE OR ADJACENT POOL. ALL MATERIALS AND EQUIPMENT ALONG WITH ITS ASSOCIATED SUPPORTS ARE TO BE DISCONNECTED AND PROPERLY DISPOSED. CONTRACTOR TO PERFORM DEMOLITION WORK IN A NEAT, SKILLFUL, AND CAREFUL MANNER SO AS NOT TO DAMAGE OR DEFACE EXISTING CONSTRUCTION THAT IS TO REMAIN. PATCH ALL HOLES IN ROOFS, WALLS, AND CEILINGS WHERE MECHANICAL EQUIPMENT IS REMOVED. IF THE REMOVAL OF MECHANICAL EQUIPMENT COMPROMISES THE FIRE RATING OF THESE ITEMS, THE CONTRACTOR SHALL SEAL ALL OPENINGS WITH CODE–APPROVED FIRE STOPPING MATERIAL. EXISTING DIFFUSERS ARE NOT TO BE RE–USED UNLESS NOTED OTHERWISE.
2. EXISTING UNIT AND ASSOCIATED PIPING TO REMAIN AND BE RE–USED. BALANCE AS PER SCHEDULE. CONTRACTOR TO VERIFY LOCATION IN FIELD AND ADJUST DUCTWORK AS NECESSARY FOR COMPLETE INSTALLATION. PROVIDE ROUTINE MAINTENANCE INCLUDING BUT NOT LIMITED TO, CHANGING FILTERS & BELTS, RECHARGING REFRIGERANT, ETC.



PRCTI20220683

1 MECHANICAL DEMO CLUBHOUSE PLAN
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STAMP AREA

RIVER'S TRAIL WEST
AMENITY REFRESH

PROJECT ADDRESS:
1715 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
04.19.2022	PERMIT

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ORIGINAL SHEET SIZE IS 22"x34"

BOARD & VELLUM PROJECT #: 2021089.00
SDCI PROJECT #: 2021XXX

PLOT DATE: 04.19.2021

MECHANICAL DEMO PLAN

SHEET NO.:

MD1.00

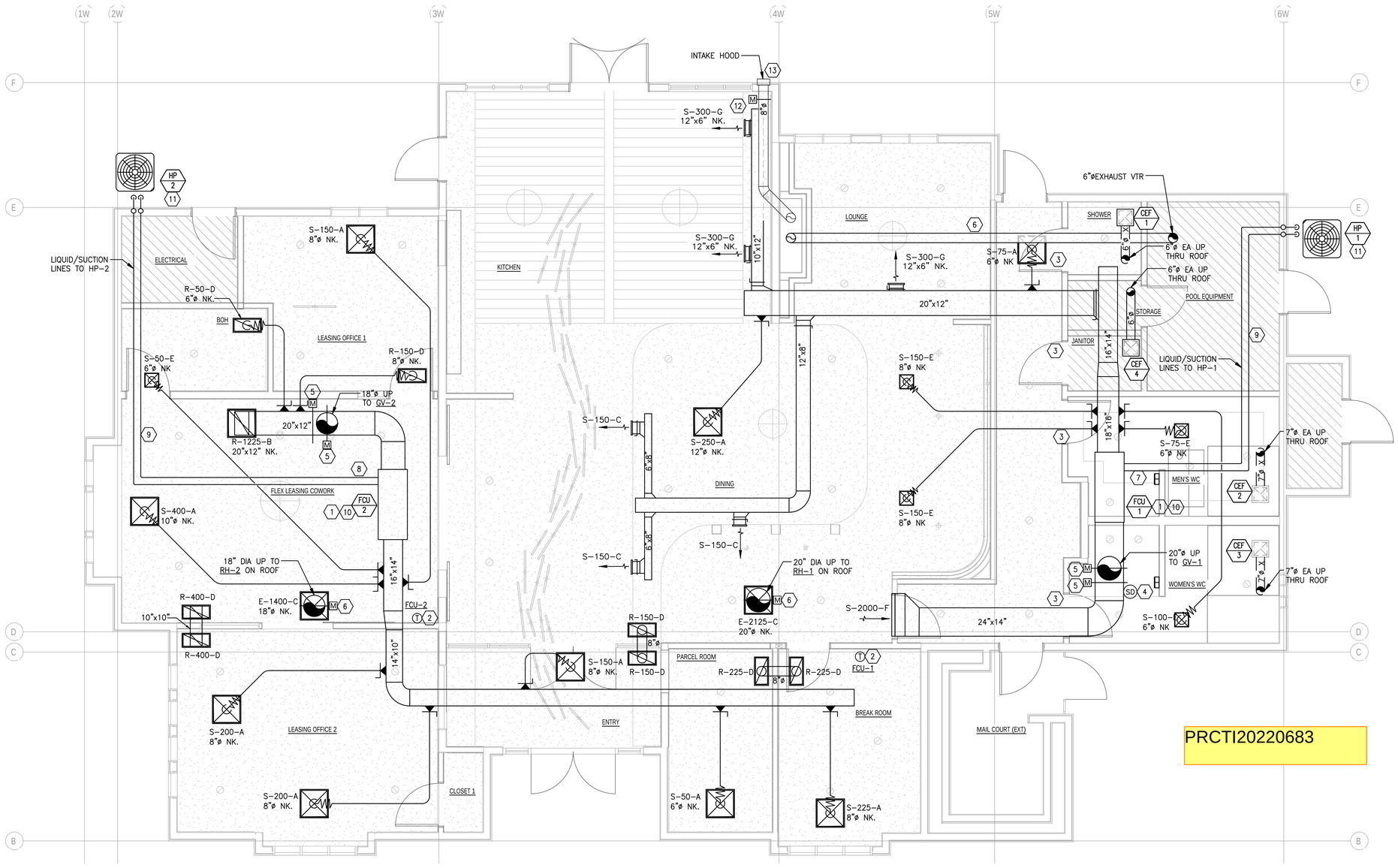
GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET M0.00 REFER TO SPECIFICATIONS ON SHEET M0.01.
2. PROVIDE ALL DIFFUSERS IN HARD/INACCESSIBLE CEILINGS WITH OPPOSED BLADE BALANCING DAMPERS.

MECHANICAL ABBREVIATIONS	
X	EXISTING TO REMAIN

KEY NOTES

1. MAINTAIN SERVICE CLEARANCE PER MANUFACTURER'S RECOMMENDATION. COORDINATE WITH OTHER TRADES PRIOR TO THE START OF CONSTRUCTION.
2. PROVIDE AND INSTALL MANUFACTURER 7 DAY PROGRAMMABLE THERMOSTAT FOR SPLIT SYSTEM. COORDINATE LOCATION AND MOUNTING HEIGHT WITH ARCHITECT.
3. PROVIDE 1" DOOR UNDERCUT.
4. MOUNT SMOKE DETECTOR IN MAIN RETURN DUCT DROP CLOSE TO UNIT. COORDINATE SMOKE DETECTOR WITH FIRE ALARM CONTRACTOR AND TIE INTO MAIN PANEL.
5. MOTORIZED DAMPER FOR ECONOMIZER OPERATION. PROVIDE 24V MOTORIZED DAMPER INTERLOCKED WITH ASSOCIATED UNIT. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
6. PROVIDE TRAVIS INDUSTRIES LISTED 8" B-VENT.
7. ROUTE LIQUID/SUCTION LINES FROM INDOOR UNIT (FCU-1) TO ASSOCIATED CONDENSING UNIT (HP-1) ON GROUND.
8. ROUTE LIQUID/SUCTION LINES FROM INDOOR UNIT (FCU-2) TO ASSOCIATED CONDENSING UNIT (HP-2) ON GROUND.
9. INSULATED REFRIGERANT LINES TO FAN COIL. COORDINATE EXACT ROUTING WITH ALL DISCIPLINES AND BUILDING ENGINEER. REFER TO MANUFACTURER'S DOCUMENTS FOR EXACT LINE SIZING.
10. INSTALL NEW FAN COIL UNIT WITH MIXING BOX FOR ECONOMIZER OPERATION. COORDINATE UNIT WITH STRUCTURE. CONDENSATE DRAINAGE TO BE ROUTED TO NEAREST OPEN SITE DRAIN. PROVIDE FLEXIBLE CONNECTORS ON BOTH THE SUPPLY AND RETURN AIR DUCT CONNECTIONS. REFRIGERANT LINES TO BE RUN TO REMOTE HEAT PUMP UNIT.
11. FURNISH AND INSTALL HEAT PUMP AS SCHEDULED. MOUNT UNIT ON PRECAST CONCRETE PAD AND MAINTAIN MANUFACTURER'S CLEARANCES. RUN REFRIGERANT PIPING FROM OUTDOOR UNIT TO FAN COIL UNIT. REFER TO MANUFACTURE INSTRUCTIONS FOR LONG LINE SET REQUIREMENTS AS NECESSARY. PROVIDE EACH UNIT WITH AN ELECTRICAL DISCONNECT SWITCH. INSULATED REFRIGERANT LINES TO FAN COIL. COORDINATE EXACT ROUTING WITH ALL DISCIPLINES AND BUILDING ENGINEER. REFER TO MANUFACTURER'S DOCUMENTS FOR EXACT LINE SIZING.
12. PROVIDE TRAVIS INDUSTRIES 8ø INTERNAL INTAKE DAMPER 98900079.
13. COORDINATE FINAL LOCATION AND FINISH WITH ARCHITECT.



PRCTI20220683

1 MECHANICAL CLUBHOUSE PLAN

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STAMP AREA

RIVER'S TRAIL WEST AMENITY REFRESH

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MECHANICAL PLAN

SHEET NO.:

M1.00

PRCTI20220683

GENERAL NOTES

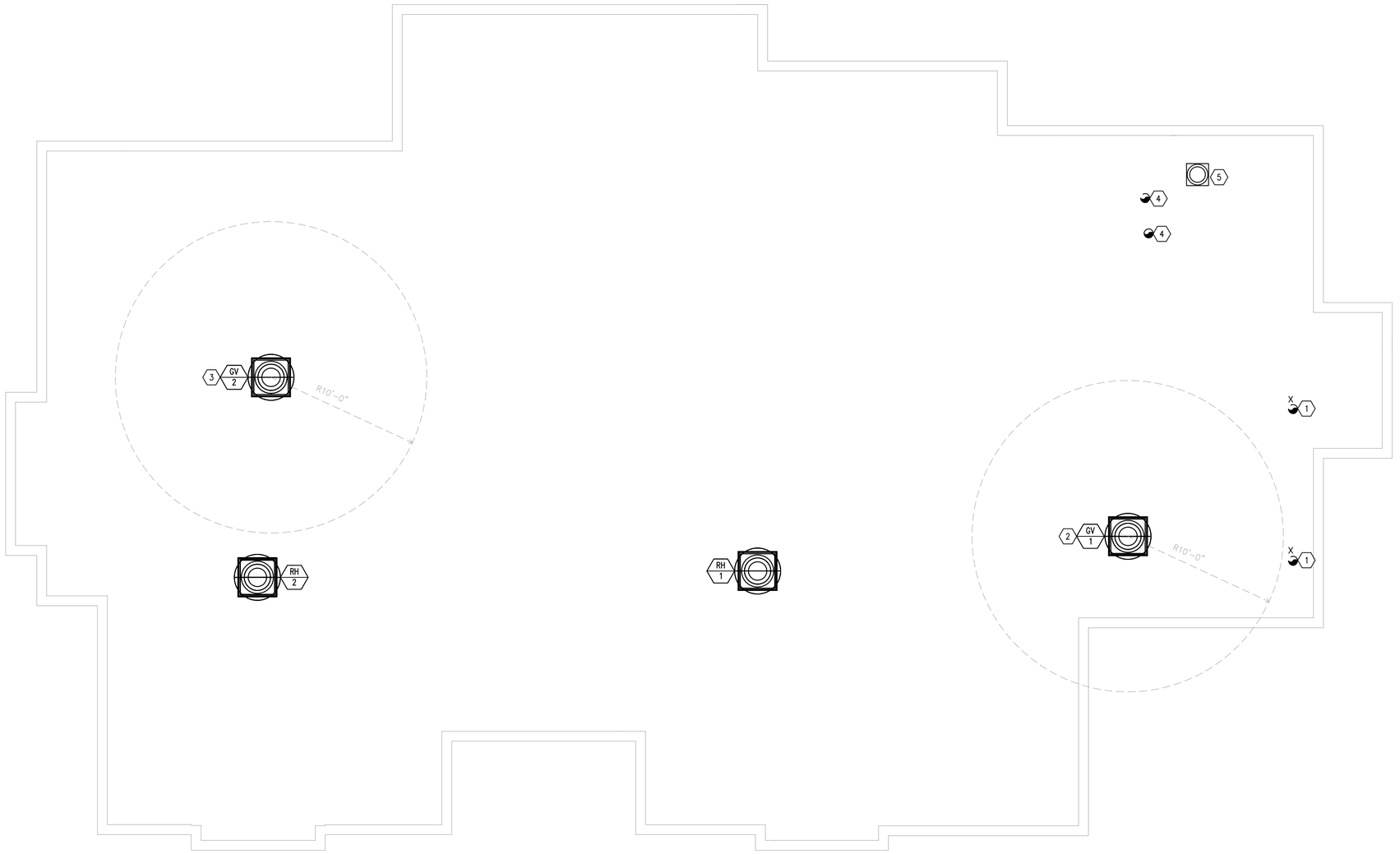
1. THE INSTALLING CONTRACTOR SHALL PROVIDE ROOF CURBS AND LEVELING CURBS TO MATCH THE ROOF PITCH IF REQUIRED. THE ROOFING CONTRACTOR SHALL FLASH ALL CURBS INTO ROOF.
2. ALL ROOFTOP EQUIPMENT SHALL BE SET ON CURBS OR RAILS. ALL PIPE AND DUCT PENETRATIONS THROUGH THE ROOF SHALL HAVE A WEATHER PROOF CURB OR FLASHING. ALL ROOF FLASHING SHALL BE PERFORMED BY THE ROOFING CONTRACTOR.
3. ALL VENTS AND EXHAUSTS SHALL BE LOCATED A MINIMUM OF 10'-0" AWAY FROM FRESH AIR INTAKES PER LOCAL CODE.
4. VENT TERMINATIONS PROVIDED BY THE PLUMBING CONTRACTOR SHALL BE 10'-0" MINIMUM FROM ANY AIR INTAKE. EXTEND TERMINATION HEIGHT TO PROVIDE 10'-0" CROSS SECTION CLEARANCE WHERE NEEDED.
6. ANY PENETRATION THROUGH THE ROOF SHALL BE COORDINATED WITH THE ROOFING CONTRACTOR.
7. ALL EXPOSED EXTERIOR WALL VENTS TO BE IN COLOR SELECTED BY ARCHITECT.

KEYED NOTES

1. 7"ø EXHAUST DUCT UP THRU ROOF. TERMINATE ABOVE ROOF LINE WITH EXISTING EXHAUST VENT CAP AND PER MANUFACTURER'S RECOMMENDATIONS.
2. COORDINATE 20"ø DROP TO FCU-1 MAIN RETURN DUCT.
3. COORDINATE 18"ø DROP TO FCU-2 MAIN RETURN DUCT.
4. 6"ø EXHAUST DUCT UP THRU ROOF. TERMINATE ABOVE ROOF LINE WITH EXHAUST VENT CAP AND PER MANUFACTURER'S RECOMMENDATIONS.
5. PROVIDE TRAVIS INDUSTRY EXTERIOR POWER VENT LOW VOLUME RS12. TERMINATE ABOVE ROOF LINE PER MANUFACTURER'S RECOMMENDATIONS.

MECHANICAL ABBREVIATIONS

X	EXISTING TO REMAIN



1 MECHANICAL ROOF PLAN
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SDCI PROJECT #: 2021XXX

PLOT DATE: 04.19.2021

MECHANICAL ROOF PLAN

SHEET NO.:

M2.00

PRCTI20220683

NEW SPLIT SYSTEM HEAT PUMP SCHEDULE

MANUFACTURER	AREA SERVED	TONS	REFRIGERANT	COOLING CAPACITY (BTU/HR)		HEATING CAPACITY (BTU/HR)		INDOOR UNIT							INDOOR ELECTRICAL			ELECTRIC HEATER				OUTDOOR AIR COOLED CONDENSING UNIT			OUTDOOR ELECTRICAL			REMARKS
				TOTAL	SEER	TOTAL	HSPF	TAG	MODEL	ENTERING AIR DB/WB	SUPPLY (CFM)	OA (CFM)	ESP (IN. WC.)	WEIGHT (LB)	V/PH	MCA	MOCP	CAPACITY	V/PH	MCA	MOCP	TAG	MODEL	WEIGHT (LB)	V/PH	MCA	MOCP	
CARRIER	KITCHEN, DINING, LOUNGE, CORRIDOR, SHOWER, MENS WC, WOMEN'S WC	5	R-410A	58,500	17	59,000	11	FCU-1	FE4ANB006	80/67	2150	595	0.5	210	230/1	8.5	15	5KW	240/1	18.1	35	HP-1	25VNA860A	300	230/1	40.8	60	ALL
CARRIER	BOH, LEASING OFFICE 1&2, BREAK ROOM, PARCEL ROOM, ENTRY, FLEX LEASING COWORK	4	R-410A	46,000	18	46,000	10.5	FCU-2	FE4ANB006	80/67	1425	285	0.5	210	230/1	8.5	15	3KW	240/1	10.9	20	HP-2	25VNA848A	275	230/1	31.4	50	ALL

REMARKS:
1. ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT SWITCH FOR SPLIT SYSTEM AND ELECTRIC HEATER.
2. PROVIDE FACTORY START UP AND COMPLETE WRITTEN REPORT.
3. MOUNT OUTDOOR UNIT PER MANUFACTURER'S INSTRUCTIONS. PROVIDE SOLID CONCRETE PAD OR PLATFORM.
4. PROVIDE MERV8 FILTER AND ECONOMIZER KIT INCLUDING CONTROL, DAMPERS AND ACCESSORIES AS NECESSARY FOR COMPLETE INSTALLATION.
5. MAINTAIN MANUFACTURER'S MINIMUM INSTALLATION CLEARANCES.
6. CONTROL WIRING PER MANUFACTURER'S INSTRUCTIONS.
7. PROVIDE DX LIQUID AND SUCTION REFRIGERANT PIPING SIZED FOR ACTUAL FIELD CONDITIONS AND MANUFACTURER'S RECOMMENDATION.
8. PROVIDE CONDENSATE PUMP.
9. ARI LISTED WITH ALL STANDARD FEATURES, INSTALLATION ACCESSORIES AND COMPRESSOR SHORT CYCLING PROTECTION. FILTER DRIVER, REFRIGERANT LINE FILTER, LIQUID SOLENOID VALVE, AND SAFETY PRESSURE SWITCHES.
10. INSTALL REFRIGERANT TUBING AND LENGTH IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
11. PROVIDE ALL REQUIRED ACCESSORIES FOR LOW-AMBIENT AND LONG-LINE APPLICATIONS.
12. PROVIDE SAFETY OVERFLOW SWITCH FOR SECONDARY CONDENSATE DRAINAGE. PRIMARY CONDNESATE DRAINAGE BY PLUMBING CONTRACTOR. REFER TO PLUMBING PLANS FOR ROUTING.

GRAVITY RELIEF HOOD

TAG	MANUFACTURER / MODEL	CFM	THROAT VELOCITY	WEIGHT/LB	HEIGHT/INCH	REMARKS
RH-1	GREENHECK / GRSR-20	2,150	955	25	13	1-4
RH-2	GREENHECK / GRSR-18	1,425	765	20	13	1-3,5

REMARKS:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. PROVIDE PREFABRICATED ROOF CURB A MINIMUM OF 14" HIGH. CURB TO MATCH THE ROOF PITCH
3. PROVIDE WITH BIRDSCREEN.
4. PROVIDE WITH MOTORIZED BACKDRAFT DAMPER INTERLOCKED WITH FCU-1 ECONOMIZER CONTROLS.
5. PROVIDE WITH MOTORIZED BACKDRAFT DAMPER INTERLOCKED WITH FCU-2 ECONOMIZER CONTROLS.

GRAVITY INTAKE HOOD

TAG	MANUFACTURER / MODEL	CFM	THROAT VELOCITY	WEIGHT/LB	HEIGHT/INCH	REMARKS
GV-1	GREENHECK / GRSI-20	2,150	955	25	13	1-5
GV-2	GREENHECK / GRSI-18	1,425	765	20	13	1-4,6

REMARKS:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. PROVIDE PREFABRICATED ROOF CURB A MINIMUM OF 14" HIGH. CURB TO MATCH THE ROOF PITCH
3. PROVIDE WITH BIRDSCREEN.
4. PROVIDE WITH COUNTER BALANCING BACKDRAFT DAMPER.
5. PROVIDE WITH MOTORIZED BACKDRAFT DAMPER INTERLOCKED WITH FCU-1 ECONOMIZER CONTROLS.
6. PROVIDE WITH MOTORIZED BACKDRAFT DAMPER INTERLOCKED WITH FCU-2 ECONOMIZER CONTROLS.

A commercial development's water services must have installed an approved backflow prevention assembly to protect the public potable water supply. See PMC 14.02.220(3)

All commercial development must have a sampling tee installed on their sewer lateral. See Standard Detail 04.03.04

VENTILATION SCHEDULE

ROOM NUMBER	ROOM NAME	OCCUPANCY CLASSIFICATION	ZONE FLOOR AREA	ZONE POPULATION	2018 INTERNATIONAL MECHANICAL CODE				ACTUAL			EQUIPMENT	
					PEOPLE OUTDOOR AIR RATE	AREA OUTDOOR AIR RATE	BREATHING ZONE OA FLOW	EA	SUPPLY CFM	OA CFM	EXHAUST CFM	SUPPLY FAN	EXHAUST FAN
1	ELECTRICAL	INACTIVE STORAGE	55	0	0	0	0	0	0	0	0	-	-
2	BOH	INACTIVE STORAGE	65	0	0	0	0	0	50	10	0	FCU-2	-
3	LEASING OFFICE 1	OFFICE	160	3	5	0.06	25	0	150	30	0	FCU-2	-
4	KITCHEN	KITCHEN	460	15	7.5	0.12	168	0	600	168	0	FCU-1	-
5	LOUNGE	COCKTAIL LOUNGES	190	6	7.5	0.18	79	0	300	84	0	FCU-1	-
6	CORRIDOR	CORRIDOR	180	2	0	0.06	11	0	75	21	0	FCU-1	-
7	SHOWER	SHOWER	30	1	0	0	0	50	0	0	50	FCU-1	CEF-1
8	POOL EQUIPMENT	INACTIVE STORAGE	125	0	0	0	0	0	0	0	0	-	-
9	MENS WC	TOILET	125	2	0	0	0	140	75	21	150	FCU-1	CEF-2
10	WOMEN'S WC	TOILET	120	2	0	0	0	140	100	28	150	FCU-1	CEF-3
11	MAIL COURT (EXT)	INACTIVE STORAGE	80	0	0	0	0	0	0	0	0	-	-
12	BREAK ROOM	CONFERENCE	140	4	5	0.06	28	0	225	45	0	FCU-2	-
13	PARCEL ROOM	INACTIVE STORAGE	95	1	0	0	0	0	50	10	0	FCU-2	-
14	ENTRY	RECEPTION	105	4	5	0.06	26	0	150	30	0	FCU-2	-
15	CLOSET 1	INACTIVE STORAGE	35	0	0	0	0	0	0	0	0	-	-
16	LEASING OFFICE 2	OFFICE	265	6	5	0.06	46	0	400	80	0	FCU-2	-
17	FLEX LEASING COWORK	CONFERENCE	375	10	5	0.06	73	0	400	80	0	FCU-2	-
18	DINING	DINING ROOMS	755	19	7.5	0.18	278	0	1000	280	0	FCU-1	-
20	JANITOR	INACTIVE STORAGE	20	0	0	0	0	0	0	0	50	-	CEF-4
TOTAL			3380	75			734	330	3575	887	400		

NEW EXHAUST FAN SCHEDULE

EQUIPMENT TAG	AREA SERVED	MANUFACTURER/MODEL	TYPE	DRIVE	CFM	S.P. (IN..WC)	MOTOR					WEIGHT (LB)	REMARKS
							RPM	HP	WATTS	PHASE	VOLT		
CEF-1	SHOWER	PANASONIC / FV-0511VK2	CEILING	DIRECT	80	0.25	1113	-	9.6	1	115	20	1-3,5
CEF-2	MEN WC	GREENHECK / SP-A190	CEILING	DIRECT	150	0.25	1400	-	33	1	115	20	1-4
CEF-3	WOMEN WC	GREENHECK / SP-A190	CEILING	DIRECT	150	0.25	1400	-	33	1	115	20	1-4
CEF-4	JANITOR CLOSET	GREENHECK / SP-A70	CEILING	DIRECT	50	0.25	850	-	12	1	115	15	1-4

REMARKS:
1. FAN SHALL BE CEILING MOUNTED. PROVIDE WITH CEILING GRILLE, SPEED CONTROL, ISOLATION HANGERS, BACKDRAFT DAMPER, AND DISCONNECT.
2. EXHAUST TERMINATION SHALL BE 10'-0" AWAY FROM ANY O.A. INTAKE.
3. TERMINATE VENT ON ROOF A MINIMUM OF 12" ABOVE ANTICIPATED SNOW LOAD WITH EXHAUST VENT CAP.
4. FAN SHALL BE CONTROLLED VIA TIME CLOCK.
5. FAN SHALL BE ACTIVATED BY MOTION SENSOR & HUMIDITY SENSOR.

AIR DEVICE SCHEDULE

TAG	TYPE	MAKE/MODEL	AIR STREAM	STYLE	MOUNTING TYPE	NECK SIZE	SIZE	REMARKS
A	SUPPLY GRILLE	TITUS / OMNI	SUPPLY	SQUARE PLAQUE	SEE PLAN	SEE PLAN	24"X24"	1, 2, 3, 4
B	RETURN GRILLE	TITUS / 300RLZ	RETURN / EXHAUST	PERFORATED DIFFUSER	SEE PLAN	SEE PLAN	24"X24"	1, 2, 3, 4
C	SUPPLY GRILLE	TITUS / 300RL	SUPPLY	LOUVERED GRILLE	SEE PLAN	SEE PLAN	12"X6"	1, 2, 3, 4
D	RETURN / EXHAUST GRILLE	TITUS / 300RLZ	RETURN / EXHAUST	LOUVERED GRILLE	SEE PLAN	SEE PLAN	24"X12"	1, 2, 3, 4
E	SUPPLY GRILLE	TITUS / OMNI	SUPPLY	SQUARE PLAQUE	SEE PLAN	SEE PLAN	12"X12"	1, 2, 3, 4
F	RETURN / EXHAUST GRILLE	TITUS / 350RLZ	RETURN / EXHAUST	LOUVERED GRILLE	SEE PLAN	SEE PLAN	36"X14"	1, 2, 3, 4
G	SUPPLY GRILLE	TITUS / 300RL	SUPPLY	LOUVERED GRILLE	SEE PLAN	SEE PLAN	14"X6"	1, 2, 3, 4

REMARKS:
1. PROVIDE WITH INTEGRAL OPPOSED BLADE BALANCING DAMPER FOR DIFFUSERS MOUNTED IN HARD/INACCESSIBLE CEILINGS.
2. PROVIDE WITH SURFACE MOUNTING FRAME WHERE APPLICABLE. DIFFUSERS SHOULD BE INTEGRATED WITH THE CEILING.
3. COORDINATE FINISH AND LOCATION WITH ARCHITECT.
4. SEE PLANS FOR INLET SIZE.

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STAMP AREA

RIVER'S TRAIL WEST
AMENITY REFRESH

PROJECT ADDRESS:
1715 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
04.19.2022	PERMIT

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ORIGINAL SHEET SIZE IS 22"x34"

BOARD & VELLUM PROJECT #: 2021089.00
SDCI PROJECT #: 2021XXX

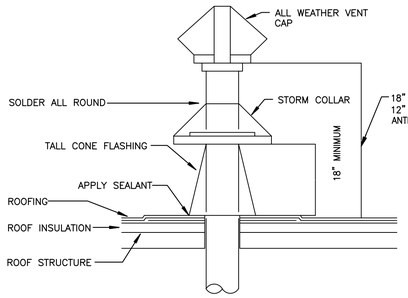
PLOT DATE: 04.19.2021

MECHANICAL SCHEDULES

SHEET NO.:

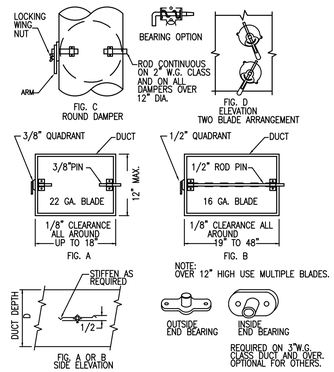
M3.00

PRCTI20220683



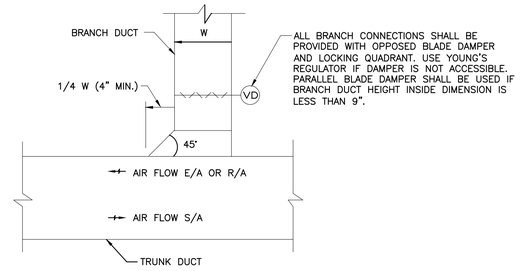
1 DUCT THRU ROOF DETAIL

SCALE: NTS MECHANICAL



2 VOLUME DAMPERS-LOCK TYPE

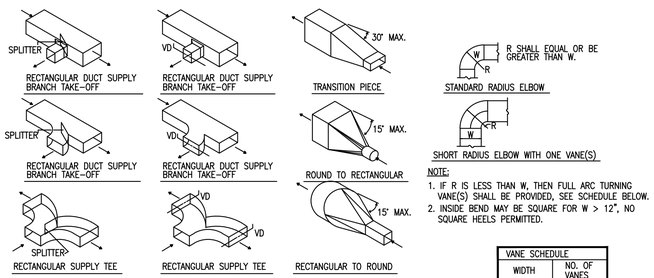
SCALE: NTS MECHANICAL



NOTE:
1. THIS CONNECTION SHALL BE TYPICAL FOR ALL RECTANGULAR BRANCH DUCT CONNECTIONS TO RECTANGULAR TRUNK DUCTS, INCLUDING SUPPLY, RETURN, OUTSIDE AIR AND EXHAUST DUCTS.

3 RECTANGULAR BRANCH TAP DETAIL

SCALE: NTS MECHANICAL



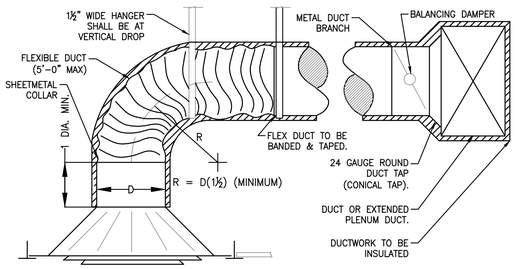
NOTE:
1. IF R IS LESS THAN W, THEN FULL ARC TURNING VANE(S) SHALL BE PROVIDED, SEE SCHEDULE BELOW.
2. INSIDE BEND MAY BE SQUARE FOR W > 12", NO SQUARE HEELS PERMITTED.

VANE SCHEDULE	
WIDTH	NO. OF VANES
≤ 12"	1
12"–24"	2
24"–36"	3
36"–60"	4
60"–84"	5
> 84"	6

NOTES:
1. PROVIDE STANDARD RADIUS ELBOWS WHEN POSSIBLE – SHORT RADIUS WHERE REQUIRED.
2. ALL SHORT RADIUS ELBOWS SHALL HAVE VANES. VANES SHALL BE CONSTRUCTED, SUPPORTED & FASTENED AS RECOMMENDED BY SMACNA.
3. NO SQUARE OR RECTANGULAR HEEL ELBOWS SHALL BE ALLOWED.

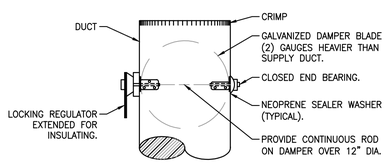
4 TYPICAL DUCT DETAILS

SCALE: NTS MECHANICAL



NOTES:
1. CEILING DIFFUSER SHALL BE SQUARE FACE, ROUND NECK & SIMILAR TO; TITUS TMS, CARNES SFTA, OR KRUEGAR 1400.
2. DIFFUSER FRAME WITH EXTENDED PANELS NOT ACCEPTED.
3. PROVIDE LAY–IN TYPE DIFFUSER FRAMES FOR INVERTED T–BAR CEILING.
4. PROVIDE SURFACE MOUNTING FLANGE FOR GYP BOARD CEILING AND OTHER SPECIAL CEILING.
5. FLEX DUCT SHALL BE BANDED AND TAPED. PROVIDE BEAD ON METAL COLLAR IF DUCT SIZE EXCEEDS 12" DIAMETER.
6. LOW PRESSURE DUCTWORK ONLY.
7. OMIT VOLUME DAMPER ABOVE GYP BOARD CEILING AND USE DAMPER BEHIND CEILING DIFFUSER FOR BALANCE.
8. THE HANGERS SUPPORTING FLEX DUCT SHALL BE NOT LESS THAN 1–1/2" WIDE IN DIRECT CONTACT WITH DUCT.

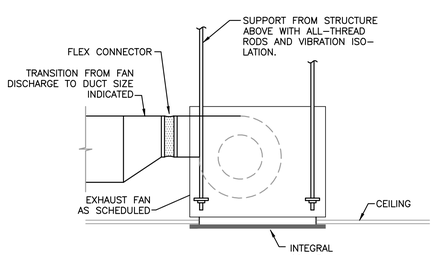
MINIMUM CONICAL TAP METAL GAUGE		
TAP DIA. (IN.)	GAUGE – GALV. STOCK	DAMPER GAUGE
8 AND BELOW	24	22
9 – 14	24	22
15 – 16	22	20
27 – 36	20	18
37 – 50	18	16



DIFFUSER BALANCING DAMPER

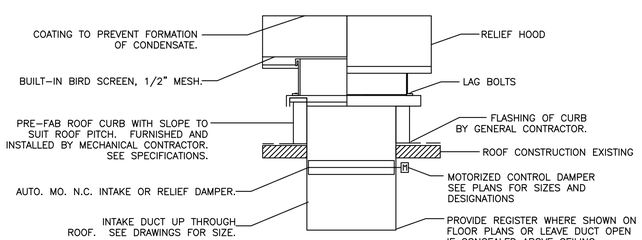
5 TYPICAL CEILING DIFFUSER/GRILLE DETAIL

SCALE: NTS MECHANICAL



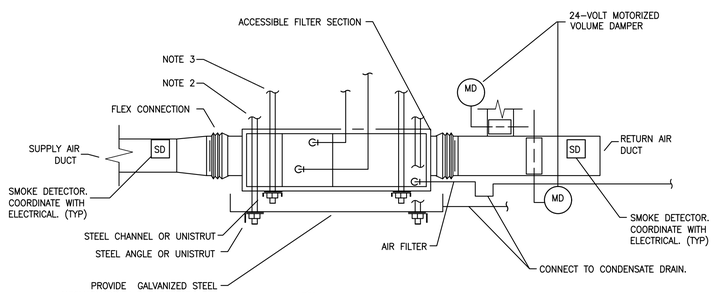
6 TYPICAL CABINET EXHAUST FAN DETAIL

SCALE: NTS MECHANICAL



7 INTAKE/RELIEF HOOD INSTALLATION DETAIL

SCALE: NTS MECHANICAL



NOTES:
1. PROVIDE MISCELLANEOUS GALVANIZED SUPPORT ANGLE OR CHANNEL AS REQUIRED TO BRIDGE STRUCTURE.
2. SUSPEND DRAIN PAN WITH SUPPORT RODS WHEN ATTACHED TO BUILDING STRUCTURE.
3. ATTACH TO STRUCTURE WITH VIBRATION ISOLATION.

8 FAN COIL INSTALLATION DETAIL

SCALE: NTS MECHANICAL

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STAMP AREA

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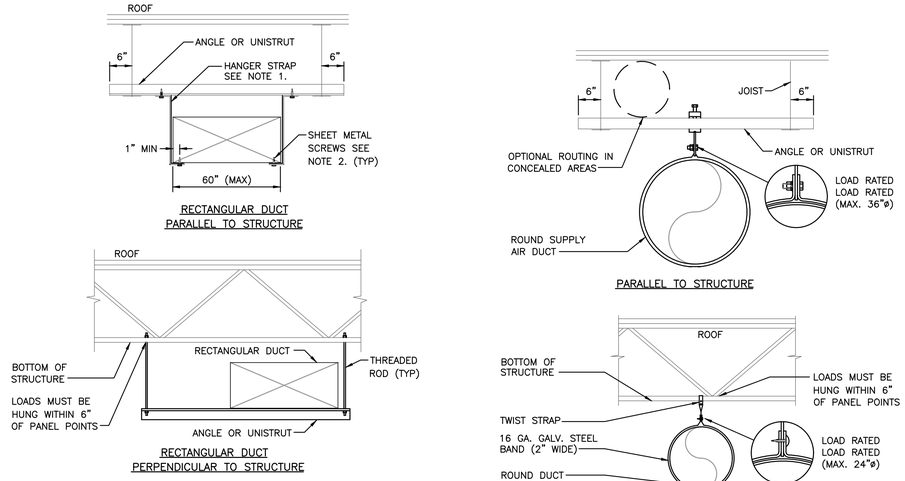


NOTE:
1. USE THREADED ROD FOR ALL DUCTS LARGER THAN 60"ø WIDE.
2. SHEET METAL SCREWS MAY BE OMITTED IF HANGER STRAP IS CONTINUOUS AND LOOPS UNDER ENTIRE DUCT.

NOTE:
1. FOR DUCTS LARGER THAN 36"ø, USE TWO HANGER RODS, WIRES OR STRAPS TO SUPPORT DUCT FROM EACH SIDE.

1 DUCT HANGER DETAIL

SCALE: NTS

MECHANICAL

CONTROL DEVICES SPECS:
CONTROL DAMPER: RUSKIN CD-35 WITH OPPOSED BLADES, END AND EDGE SEALS, INTERNAL LINKAGE.
MOTORIZED DAMPER ACTUATOR: BELIMO, HONEYWELL OR EQUAL.
ECONOMIZER CONTROLLER: JOHNSON CONTROLS, HONEYWELL JADE OR EQUAL
SENSORS: HONEYWELL C7400S, HONEYWELL C7250 OR EQUAL INSTALLED IN OUTSIDE AIR (OA), RETURN AIR (RA) & MIXED AIR (MA) DUCTS PER MANUFACTURER'S INSTRUCTIONS.

NOTE:
OUTSIDE AIR DAMPER TO MODULATE TO MAINTAIN A MIXED AIR TEMPERATURE ABOVE 55'F

RELIEF AIR DAMPER TO OPEN WHEN EQUIPMENT IS IN ECONOMIZER MODE.

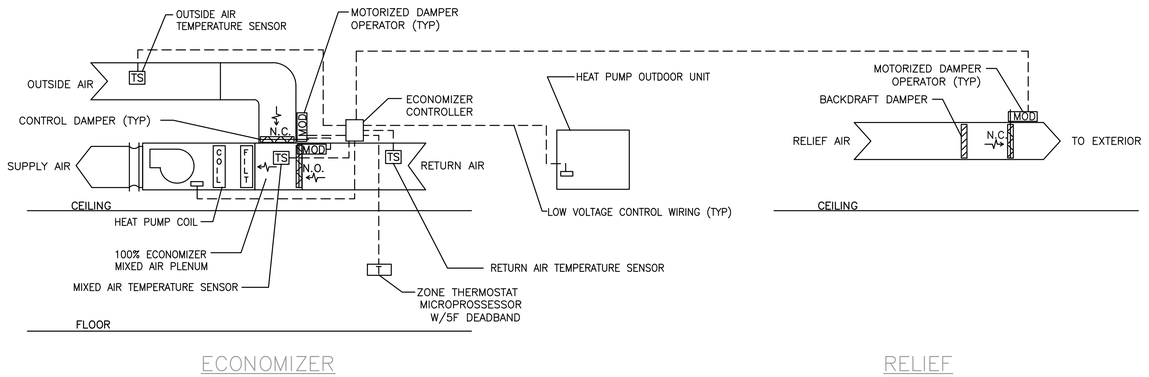
CONTROL SEQUENCE:

OCCUPIED MODE – HEATING: FIRST STAGE HEATING "ON" AT 68'F, "OFF" AT 70'F
SECOND STAGE HEATING "ON" AT 66'F, "OFF" AT 68'F

OCCUPIED MODE – ECONOMIZER COOLING: MODULATE OUTSIDE AIR AND RETURN AIR DAMPERS TO MAINTAIN TEMPERATURE BASED ON RETURN AIR TO MAINTAIN SPACE TEMPERATURE AT 72'F

OCCUPIED MODE – OA TEMP OVER 70'F OR LESS THAN 60'F: OUTSIDE & RETURN AIR DAMPERS: MINIMUM VENTILATION POSITION

OCCUPIED–COOLING FIRST STAGE COOLING "ON" AT 74'F "OFF AT 72'F
OUTSIDE AIR AND RETURN AIR DAMPERS AT MINIMUM



2 OUTSIDE AIR ECONOMIZER AND RELIEF CONTROLS

SCALE: NTS

MECHANICAL

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PLUMBING SYMBOLS

NOTE: THIS IS A MASTER LEGEND AND NOT ALL SYMBOLS, ABBREVIATIONS, ETC. ARE NECESSARILY USED ON THE DRAWINGS.

ANNOTATION

- (1) PLUMBING PLAN NOTE CALLOUT
- (WH 1) PLUMBING EQUIPMENT DESIGNATION (CONTRACTOR FURNISHED AND INSTALLED UNLESS NOTED OTHERWISE)
- CONNECTION POINT OF NEW WORK TO EXISTING
- (1 / P1) DETAIL REFERENCE UPPER NUMBER INDICATES DETAIL NUMBER LOWER NUMBER INDICATES SHEET NUMBER
- (1 / P1) SECTION CUT DESIGNATION

STANDARD MOUNTING HEIGHTS

PLUMBING (AFF, AFG, UNLESS NOTED OTHERWISE)

REFER/COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE MOUNTING HEIGHTS. UNO, INSTALL PLUMBING FIXTURES WITH THE MOUNTING HEIGHTS AS LISTED BELOW WITH FINAL APPROVAL BY THE ARCHITECT.

ADA ACCESSIBLE LAVATORIES	34" FLOOR TO RIM
ADA ACCESSIBLE SHOWER VALVES	38" MINIMUM TO 48" MAXIMUM FLOOR TO CENTERLINE
ADA ACCESSIBLE TUB VALVES	CENTER BETWEEN GRAB BAR AND TUB RIM
ADA ACCESSIBLE URINALS	17" FLOOR TO RIM
ADA ACCESSIBLE WATER CLOSET	17" TO 19" FLOOR TO TOP OF SEAT
ADA ACCESSIBLE WATER COOLER	35" FLOOR TO RIM
ADULT STANDARD DRINKING FOUNTAIN	40" FLOOR TO RIM
ADULT STANDARD WATER COOLER	30" FLOOR TO RIM
CHILD STANDARD DRINKING FOUNTAIN	30" FLOOR TO RIM
CHILD STANDARD WATER COOLER	14" FLOOR TO RIM
CHILD URINAL	14" FLOOR TO RIM
CLINIC SERVICE SINKS	30" FLOOR TO RIM
JANITOR'S SINK FAUCET FITTINGS	42" FLOOR TO CENTERLINE
HOSE BIBS	18" AFF TO CENTERLINE
ICE MAKER OUTLET BOXES	24" FLOOR TO CENTER OF BOX
LAVATORY OR SINK	34" FLOOR TO RIM
NON FREEZE HYDRANT	18" AFG TO CENTERLINE
SHOWER HEADS	6'-0" MEN & 5'-6" WOMEN FLOOR TO CENTERLINE
SHOWER VALVES	48" MEN & 42" WOMEN FLOOR TO CENTERLINE
STANDARD URINALS	22" FLOOR TO RIM
SURGEON'S SCRUB-UP SINKS	35" FLOOR TO FRONT RIM
TUB VALVES	32" FLOOR TO CENTERLINE
WASHING MACHINE OUTLET BOXES	42" FLOOR TO RIM
WATER CLOSET	15" FLOOR TO RIM

ABBREVIATIONS

AFF ABOVE FINISHED FLOOR	MH MANHOLE
AFG ABOVE FINISHED GRADE	MIN MINIMUM
AHU AIR HANDLING UNIT	N/C NORMALLY CLOSED
BFF BELOW FINISHED FLOOR	N/O NORMALLY OPEN
BFG BELOW FINISHED GRADE	ORD OVERFLOW ROOF DRAIN
BFP BACK FLOW PREVENTOR	PDI PLUMBING DRAINAGE INSTITUTE
BOP BOTTOM OF PIPE	PVC POLYVINYL CHLORIDE
BOS BOTTOM OF STRUCTURE	PRV PRESSURE REDUCING VALVE
BTU BRITISH THERMAL UNIT	RD ROOF DRAIN
BV BALL VALVE	RPM REVOLUTIONS PER MINUTE
CPVC CHLORINATED POLYVINYL CHLORIDE	RTU ROOFTOP UNIT
CK CHECK VALVE	SF SQUARE FEET, SUPPLY FAN
CO CLEAN OUT	SP SUMP PUMP
COTG CLEAN OUT TO GRADE	SS STAINLESS STEEL, SANITARY SEWER, SOIL STACK
DN DOWN	TDH TOTAL DYNAMIC HEAD
DFU DRAINAGE FIXTURE UNIT	TFA TO FLOOR ABOVE
DS DOWNSPOUT	TFB TO FLOOR BELOW
ETR EXISTING TO REMAIN	TYP TYPICAL
EWC ELECTRIC WATER COOLER	UL UNDERWRITERS LABORATORIES, INC.
FCO FLOOR CLEAN OUT	UNO UNLESS NOTED OTHERWISE
FD FLOOR DRAIN	UPS UNINTERRUPTIBLE POWER SUPPLY
FFA FROM FLOOR ABOVE	V VOLT(S)
FFB FROM FLOOR BELOW	VB VACUUM BREAKER
FF FINISHED FLOOR	VCP VITRIFIED CLAY PIPE
FL FLOW LINE	VS VENT STACK
FLA FULL LOAD AMPS	VTR VENT THROUGH ROOF
FLR FLOOR	W/ WITH
GPM GALLONS PER MINUTE	W/O WITHOUT
HD HEAD, HUB DRAIN	WC WATER COLUMN
IE INVERT ELEVATION	WCO WALL CLEANOUT
IN WC INCHES OF WATER COLUMN	WS WASTE STACK
JB JUNCTION BOX	WSFU WATER SUPPLY FIXTURE UNIT
J-BOX JUNCTION BOX	
kW KILOWATT	
MAU MAKE-UP AIR UNIT	
MAX MAXIMUM	
MBH 1000 BTU PER HOUR	

PIPING

- G — NEW GAS
- G — EXISTING TO REMAIN GAS
- EXISTING TO REMAIN DOMESTIC COLD WATER (CW)
- EXISTING TO BE DEMO DOMESTIC COLD WATER (CW)
- NEW DOMESTIC COLD WATER (CW)
- EXISTING TO REMAIN HOT WATER (HW)
- EXISTING TO BE DEMO HOT WATER (HW)
- NEW HOT WATER
- NEW HOT WATER RETURN
- NEW SANITARY (SAN)
- EXISTING TO REMAIN UNDERGROUND SANITARY (SAN)
- EXISTING TO REMAIN UNDERGROUND SANITARY (SAN)
- EXISTING TO BE DEMO SANITARY (SAN)
- EXISTING TO REMAIN VENT (V)
- EXISTING TO BE DEMO VENT (V)
- NEW VENT (V)
- SQUARE FLOOR DRAIN (FS), SIZE & TYPE
- ROUND FLOOR DRAIN (FD), SIZE & TYPE
- ROOF DRAIN (RD), SIZE & TYPE
- BALL VALVE
- CONTROL VALVE
- GATE VALVE
- CHECK VALVE
- BALANCING VALVE WITH PRESSURE PORTS
- WATER METER
- STRAINER
- STRAINER WITH BLOWOFF
- RELIEF/SAFETY VALVE
- SOLENOID VALVE
- PRESSURE REDUCING VALVE
- GAS PRESSURE REGULATOR
- THERMOSTATIC MIXING VALVE
- PA — PIPE ANCHOR
- EJ — EXPANSION JOINT
- BACKFLOW PREVENTER
- PRESSURE GAUGE
- THERMOMETER
- UNION
- FLANGE CONNECTION
- HOSE BIBB (HB)
- NONFREEZE WALL HYDRANT (NW)
- MANUAL / AUTOMATIC AIR VENT OR VACUUM RELIEF VALVE
- CLEANOUT
- CAP
- WALL CLEANOUT (WCO)
- FLOOR CLEANOUT (FCO)
- EXTERIOR CLEANOUT (ECO)
- ELBOW UP
- ELBOW DOWN
- TEE UP
- TEE DOWN
- RECIRCULATION PUMP

PLUMBING GENERAL NOTES:

1. DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF THE WORK. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY THE ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
2. FURNISH A CONSTRUCTION RECORD SET OF "AS-BUILT" DOCUMENTS TO THE OWNER REFLECTING ANY VARIANCES OF INSTALLED PIPING LOCATIONS OR EQUIPMENT CONTRARY TO THE CONSTRUCTION DOCUMENTS PREPARED BY THE ENGINEER-OF-RECORD AFTER FINAL INSPECTION OF INSTALLED PLUMBING SYSTEMS.
3. FURNISH TO THE OWNER A COPY OF INSPECTION REPORTS AND APPROVAL CERTIFICATES FROM LOCAL AND STATE INSPECTIONS.
4. PLANS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF PLUMBING FIXTURES.
6. DO NOT SCALE FLOOR PLANS FOR EXACT HORIZONTAL LOCATION OF PIPE ROUTING.
7. VALVES SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
8. PIPING IN FINISHED AREAS SHALL BE ROUTED CONCEALED; EXPOSED PIPING, WHERE NECESSARY, SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO WALLS.
9. COORDINATE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
10. COORDINATE PIPING INSTALLATION WITH STRUCTURAL GRADE BEAMS, FOOTINGS, COLUMN PIERS, ETC. SLEEVE PIPING THROUGH GRADE BEAMS, FOOTING, ETC. WHERE REQUIRED AND AS NOTED ON PLANS. COORDINATE SLEEVE INSTALLATIONS WITH THE ARCHITECT, STRUCTURAL ENGINEER, STRUCTURAL CONTRACTOR AND GENERAL CONTRACTOR BEFORE CONCRETE IS INSTALLED.
11. CLEAN FAUCET AERATORS AND PIPE STRAINERS PRIOR TO TURNING BUILDING OVER TO THE OWNER.
12. PROVIDE TRAP PRIMERS WHERE REQUIRED BY LOCAL AUTHORITIES.
13. COORDINATE PIPE ROUTING AWAY FROM ELECTRICAL PANELS. DO NOT ROUTE PIPING OVER ELECTRICAL PANELS.
14. PAINT ALL EXPOSED GAS PIPING USING RUST INHIBITOR PAINT. PAINT AND COLOR SHALL BE COORDINATED WITH THE ARCHITECT AND / OR OWNER.
15. COORDINATE ALL ROOF PENETRATIONS WITH OTHER TRADES. MAINTAIN 10' MINIMUM CLEARANCE FROM ALL AIR INTAKES. MAINTAIN 2' CLEARANCE FROM ALL OTHER EQUIPMENT.
16. INSULATE PIPING ROUTED IN EXTERIOR BUILDING WALLS WITH MINIMUM 2" BATT INSULATION TO PREVENT FREEZING. ALL COLD WATER LINES SHALL BE INSULATED WITH MINIMUM OF 3/4" FIBERGLASS INSULATION WITH VAPOR BARRIER. ALL HOT WATER AND HOT WATER RECIRCULATING LINES SHALL BE INSULATED WITH MINIMUM OF 1" INSULATION HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER IN/HxSF'xF.
17. PROVIDE SHIELDED ADAPTER COUPLINGS FOR CONNECTION OF PVC DWV TO CAST IRON AT SLAB ON GRADE. SEE DIVISION 22 SPECIFICATION SECTION "DRAINAGE AND VENT SYSTEMS" FOR MORE INFORMATION.
18. WATER HAMMER ARRESTORS SHALL BE SIZE "A" UNLESS NOTED OTHERWISE.
19. PROVIDE CHECK VALVES IN HOT AND COLD WATER SUPPLIES FOR MOP SINK FAUCETS DOWNSTREAM OF SHUTOFF VALVES.
20. AIR PIPING MUST BE BLED THOROUGHLY PRIOR TO CONNECTING TO TOOLS OR EQUIPMENT.
21. EXPOSED HOT WATER PIPES AND DRAINPIPES UNDER HANDICAPPED ACCESSIBLE LAVATORIES SHALL BE CONFIGURED OR INSULATED TO PROTECT AGAINST CONTACT.
22. RPZ SHALL BE INSTALLED IN THE POTABLE WATER SUPPLY TO EACH LOCATION WHERE SANITIZING CHEMICALS OR DETERGENTS WILL BE ASPIRATED OR PUSHED BY WATER PRESSURE INTO CLEANSING/SANITIZING OPERATION.
23. DRAINAGE AND VENT SYSTEM SHALL BE PRESSURE TESTED WITH WATER OR AIR.
24. ALL RPZ ASSEMBLIES SHALL BE TESTED AND APPROVED BY A CROSS CONNECTION CONTROL DEVICE INSPECTOR BEFORE INITIAL OPERATION. RECORDS TO VERIFY THIS TESTING SHALL BE AVAILABLE ON SITE.
25. ALL PENETRATIONS OF FLOOR/CEILING ASSEMBLIES SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
26. ALL DRY VENTS SHALL RISE VERTICALLY TO A MINIMUM OF 6 INCHES ABOVE THE FLOOD LEVEL RIM OF THE HIGHEST TRAP OR TRAPPED FIXTURE BEING VENTED.

PIPE MATERIAL SCHEDULE

APPLICATION	LOCATION	SIZE	MATERIAL
SANITARY WASTE/ VENT	BELOW GRADE	ALL	SCHEDULE 40 ABS
	ABOVE GRADE PLENUM RETURN	ALL	SCHEDULE 40 ABS CAST IRON
T&P RELIEF	ALL	ALL	COPPER (TYPE M)
DOMESTIC WATER IN OR WITHIN 5' OF BUILDING	BELOW GRADE	ALL	COPPER (TYPE K) W/CORROSION-RESISTANT TAPE
	ABOVE GRADE	ALL	COPPER (TYPE L OR K)
CONDENSATE	PLENUM RETURN	ALL	COPPER (TYPE M)
	DUCTED RETURN	ALL	SCHEDULE 40 ABS
GAS	ABOVE GRADE	ALL	STEEL PIPE, ASTM A 53; TYPE E OR S; GRADE B; SCHEDULE 40
	BELOW GRADE	ALL	POLYETHYLENE (YELLOW GAS PIPE SUITABLE FOR UNDERGROUND INSTALLATION)
NOTES:	ALL PIPING MATERIAL AND JOINING METHODS CONTINGENT ON AUTHORITY HAVIN JURISDICTION APPROVAL ALL ABS AND PVC PIPING EXPOSED TO SUNLIGHT SHALL BE PROTECTED BY WATER-BASED LATEX PAINT ALL BLACK STEEL PIPING EXPOSED TO MOISTURE SHALL BE PROTECTED BY RUST-PREVENTATIVE PAINT		

NATURAL GAS LOAD CALCULATIONS

		METER GAS PRESSURE:		< 2 PSI
UNIT DESCRIPTION / COMMENTS	APPLIANCE DESCRIPTION	APPLIANCE LOAD (MBH)	APPLIANCE QUANTITY	TOTAL (MBH)
WEST CLUBHOUSE	WATER HEATER	40	1	40
	INDOOR BUILT-IN FIREPLACE	73	1	73
	OUTDOOR FIRE PIT	180	1	180
	OUTDOOR BBQ GRILL	61	2	122
	EXISTING POOL HEATER	300	1	300
			LONGEST DEVELOPED PIPE LENGTH (FT)	275
			METER TOTAL CONNECTED LOAD (MBH)	715

PIPE INSULATION SCHEDULE

TYPE	SIZE	FLUID TEMP RANGE (F)	INSULATION CONDUCTIVITY	INSULATION THICKNESS
DOMESTIC HOT WATER	≤1"	105-140	0.22-0.28	1"
DOMESTIC HOT WATER	1-1/4", 1-1/2"	105-140	0.22-0.28	1-1/2"
DOMESTIC HOT WATER	≥2"	105-140	0.22-0.28	2"
CONDENSATE DRAIN	ALL	BELOW 60	0.22-0.28	1"

FIXTURE BRANCH CONNECTION SCHEDULE

FIXTURE	COLD WATER	HOT WATER	WASTE	VENT
WATER CLOSET (FLUSH TANK)	3/4"	--	4"	2"
LAVATORY	1/2"	1/2"	1-1/2"	1-1/2"
SERVICE SINK	1/2"	1/2"	1-1/2"	1-1/2"
KITCHEN SINK	1/2"	1/2"	1-1/2"	1-1/2"
MOP SINK	1/2"	1/2"	1-1/2"	1-1/2"
ICE MAKER	1/2"	--	--	--
FLOOR DRAIN	--	--	4"	2"
WALL CLEANOUT	REFER TO PLAN FOR SIZES			

NOTE:

PIPE SIZES SHOWN ARE MINIMUM.

NOT ALL FIXTURES SHOWN IN THIS SCHEDULE ARE USED ON THIS PROJECT.

BASIS OF DESIGN

PLUMBING SYSTEM WAS DESIGNED BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DRAWING PREPARATION. PLUMBING CONTRACTOR TO VERIFY THE BELOW ITEMS IN THE FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING ANY WORK.

1. PRIOR TO START OF WORK PLUMBING CONTRACTOR TO COORDINATE THE NEAREST LOCATION TO CONNECT NEW SANITARY AND VENT LINES INTO EXISTING SANITARY LINE AND VENT THROUGH ROOF.
2. PRIOR TO START OF WORK PLUMBING CONTRACTOR TO COORDINATE THE NEAREST LOCATION TO CONNECT NEW CW LINES. IT IS ASSUMED THAT THE NEAREST LOCATION IS AS SHOWN.

PROVIDE NECESSARY COMMISSIONING OF THE PLUMBING SYSTEM PER WSEC 2018. CONTRACTOR SHALL HAVE A CERTIFIED COMMISSIONING PROFESSIONAL COMPLETE THIS WORK AND SHALL SUBMIT ALL NECESSARY DOCUMENTATION REQUIRED BY THE LOCAL AHJ.

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STAMP AREA

RIVER'S TRAIL WEST
AMENITY REFRESH

PROJECT ADDRESS:
1715 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
04.19.2022	PERMIT

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ORIGINAL SHEET SIZE IS 22"x34"

BOARD & VELLUM PROJECT #: 2021089.00
SDCI PROJECT #: 2021XXX

PLOT DATE: 04.19.2021

PLUMBING GENERAL NOTES, SYMBOLS, AND LEGENDS

SHEET NO.:

P0.00

PRCTI20220683

PLUMBING SPECIFICATIONS

STANDARDS AND CODES:

A. GENERAL: THE WORK SHALL COMPLY WITH OR EXCEED THE REFERENCED STANDARDS AND CODES. ANY WORK WHICH CAN NOT MEET THE REFERENCED STANDARD AND CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR HIS WRITTEN APPROVAL BEFORE PROCEEDING WITH THE WORK.

B. CODES: THE WORK SHALL COMPLY WITH THE FOLLOWING CODES:

1. WASHINGTON PLUMBING CODE.
2. LOCAL GOVERNING BODIES HAVING JURISDICTION.

C. STANDARDS: THE WORK SHALL COMPLY WITH THE FOLLOWING STANDARDS:

1.	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
2.	ASSE	AMERICAN SOCIETY OF SANITARY ENGINEERS
3.	ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
4.	AWWA	AMERICAN WATER WORKS ASSOCIATION
5.	CISPI	CAST IRON SOIL PIPE INSTITUTE
6.	NSF	NATIONAL SANITATION FOUNDATION
7.	UL	UNDERWRITER LABORATORIES
8.	ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
9.	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
10.	NEMA	NATIONAL ELECTRICAL MANUFACTURES ASSOCIATION
11.	CS	COMMERCIAL STANDARDS

INSULATING ADAPTERS:

PROVIDE SWEAT–TO–SCREW INSULATING ADAPTERS AT JUNCTURE OF COPPER TO STEEL PIPE AND INSULATING BUSHINGS FOR FLANGED CONNECTIONS TO STEEL OR CAST IRON VALVES AND FITTINGS.

BALL VALVES:

A. SIZE, 2–1/2" AND SMALLER: 400LB. WOG, TWO–PIECE CAST BRONZE BODY, SCREWED OR SOLDERED ENDS, CHROME PLATED BRAS BALL, TEFLON BALL AND FLANGE SEALS, ROD SILICON BRASS STEM, TEFLON AND VICTON "O" RING STEM SEALS, ZINC PLATED CARBON STEEL HANDLE WITH VINYL GRIP AND BRASS HANDLE NUT.

APOLLO, STOCKHAM OR NIBCO

SUBMITTALS:

A. SHOP DRAWINGS: SUBMIT FOR ENGINEER'S REVIEW, ONE SEPIA AND TWO PRINTS OF ALL PIPING LAYOUTS AND DETAILS. DRAWINGS SHALL CONSIST OF THE FOLLOWING:

12. PIPING (FLOOR) LAYOUTS IN PLAN DRAWN TO A MINIMUM SCALE OF 1/8" = 1'–0" WITH EQUIPMENT ROOM ARRANGEMENTS AND SITE REINFORCED CONCRETE STRUCTURES DRAWN TO A MINIMUM SCALE OF ¼" = 1'–0".

13. SLEEVE PLACEMENT LOCATION. MINIMUM SCALE OF 1/8" = 1'–0" IN PLAN AND ELEVATION DIMENSION FROM CENTERLINE OF BUILDING COLUMN OR FACE OF MAJOR STRUCTURAL ELEMENTS.

B. RECORD DOCUMENTS: SUBMIT THE FOLLOWING FOR ENGINEER'S INFORMATION. FURNISHED DRAWINGS TEST AND INSPECTION REPORTS WITNESSED BY THE OWNER'S REPRESENTATIVE AND OTHER AUTHORITY OF JURISDICTION, AND RECORD DRAWINGS INDICATING THE WORK AS ACTUALLY CONSTRUCTED.

RECORD DRAWINGS:

MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OR DEVIATIONS TO THE CONTRACT DOCUMENTS AND SHOP DRAWINGS IN THE CONTRACTOR'S FIELD OFFICE. SUCH RECORD COPY SHALL INDICATE THE WORK AS ACTUALLY CONSTRUCTED AND BE AVAILABLE FOR ARCHITECT AND OWNER REVIEW. REPRODUCIBLE DRAWING BACKGROUND SHALL BE FURNISHED TO THE CONTRACTOR BY THE ARCHITECT. TURN OVER AS–BUILT DRAWING TO BUILDING MANAGEMENT/BUILDING ENGINEER UPON COMPLETION OF PROJECT.

C. OPERATION AND MAINTENANCE MANUALS: SUBMIT FOR OWNER DOCUMENTATION. FURNISH (3) BOUND COPIES OF DATA COVERING MODEL, RATINGS AND CAPACITIES FOR EACH ITEM OF EQUIPMENT OR DEVICE. IF THE LANGUAGE OR INTENT OF ANY ACCEPTANCE DOCUMENT VOIDS, THE WARRANTY PERIOD OR TERMS OF THE FINAL ACCEPTANCE AS STIPULATED IN THE CONTRACT DOCUMENTS, OPERATION AND MAINTENANCE MANUALS FOR THE PIPING BEING ACCEPTED FOR PURPOSES OF BENEFICIAL OCCUPANCY SHALL BE GIVEN TO THE OWNER'S REPRESENTATIVE AT SUCH ACCEPTANCE.

TESTING – POTABLE WATER:

A. AFTER PORTIONS OF THE POTABLE WATER SYSTEM HAS BEEN COMPLETED, THE WORK SHALL BE HYDROSTATICALLY TESTED IN THE PRESENT OF THE ARCHITECT'S AND OWNER'S REPRESENTATIVES AND OTHER AUTHORITIES OF JURISDICTION. FIVE DAYS NOTICE OF THE TEST SHALL BE GIVEN TO THE ARCHITECT AND OWNER. FURNISH ALL PUMPS, GAGES, INSTRUMENTS, TEST EQUIPMENT AND PERSONNEL REQUIRED FOR THESE TESTS AND MAKE ALL PROVISIONS FOR REMOVAL OF TEST EQUIPMENT.

B. VENT ALL AIR FROM THE SYSTEM FOR HYDROSTATIC TESTING.

C. IN THE CASE OF THE HYDROSTATIC TEST WITH WATER, THE TEST PRESSURE SHALL BE 100 PSIG OR 1–1/2" X MAXIMUM WORKING PRESSURE, WHICHEVER IS THE GREATER. TEST PRESSURE SHALL BE HELD WITH NO NOTICEABLE LOSS IN PRESSURE WHICH ALL JOINTS ARE VISUALLY INSPECTED FOR LEAKS. WATER TEMPERATURE SHALL NOT EXCEED 100 DEGREE F.

FLUSHING:

A. BUILDING DOMESTIC COLD WATER AND HOT WATER PIPING SHALL BE CLEANED AND FLUSHED SO AS TO BE FREE OF ALL THREAD CUTTING OIL. THREAD CHIPS, SOLDER RESIDUE, SHAVINGS AND OTHER FOREIGN MATTER. AFTER CLEANING AND FLUSHING, THE PIPING SYSTEM SHALL BE DISINFECTED.

1. REMOVE SCREENS FROM ALL IN–LINE STRAINERS EXCEPT THOSE AT PUMP STATION.

2. OPEN ALL CONTROL VALVES TO FULLY OPEN POSITION.

3. FLUSH TO OBTAIN FLOW OF CLEAN WATER.

DISINFECTION:

A. DISINFECT THE DOMESTIC WATER SYSTEM TO THE OWNER'S SATISFACTION, WITH BLEACH OR CHLORINE GAS. AFTER DISINFECTING, FLUSH THE SYSTEM AS HEREIN BEFORE DESCRIBED UNDER FLUSHING.

1. PROVIDE NIPPLES AND VALVES AS REQUIRED TO INTRODUCE DISINFECTANT AND WATER.

2. FILL THE SYSTEM UNIFORMLY WITH A DISINFECTION SOLUTION OF 100–PPM AVAILABLE CHLORINE. THE DISINFECTANT SHALL BE RETAINED ON LESS THAN 24 HOURS. AS AN ALTERNATE, A SOLUTION OF 300 PPM HELD FOR 3 HOURS IS ALSO ACCEPTABLE. AFTER THE HOLDING PERIOD, A TEST FOR RESIDUAL CHLORINE SHALL BE MADE. IF NONE IS FOUND, THE SYSTEM SHALL BE DRAINED AND THE DISINFECTION PROCEDURE REPEATED. WHEN A POSITIVE RESIDUAL CHLORINE TEST IS ACCOMPLISHED, THE SYSTEM SHALL BE FLUSHED WITH POTABLE WATER AND PUT INTO OPERATION.

TESTING – SOIL, WASTE & VENT:

A. GENERAL: AFTER PORTIONS OF DRAINAGE, WASTE AND VENT SYSTEMS ARE COMPLETED, BUT BEFORE FIXTURES ARE SET, TEST THE WORK WITH WATER OR AIR IN THE PRESENCE OF ARCHITECT'S AND OWNER'S REPRESENTATIVES AND OTHER AUTHORITIES OF JURISDICTION. GIVE ARCHITECT AND OWNER FIVE DAYS ADVANCE NOTICE OF TESTS. FURNISH PUMPS, COMPRESSOR, GAUGES, INSTRUMENTS, TEST EQUIPMENT AND PERSONNEL REQUIRED FOR TESTS, AND MAKE PROVISIONS FOR REMOVAL OF TEST EQUIPMENT.

B. WATER TEST: APPLY WATER TEST TO PIPING IN ITS ENTIRETY OR IN SECTIONS. IF APPLIED TO ENTIRE SYSTEM, TIGHTLY CLOSE OPENINGS IN PIPING, EXCEPT THE HIGHEST OPENINGS, AND FILL THE SYSTEM WITH WATER TO THE PINT OF OVERFLOW. IF THE SYSTEM IS TESTED IN SECTIONS, EACH OPENING SHALL BE TIGHTLY PLUGGED, EXCEPT THE HIGHEST OPENING OF THE SECTION UNDER TEST, AND EACH SECTION SHALL BE FILLED WITH WATER, BUT NO SECTION SHALL BE TESTED WITH LESS THAN A 10' HEAD OF WATER. IN TESTING SUCCESSIVE SECTIONS, AT LEAST THE UPPER 10' OF THE NEXT PROCEEDING SECTION SHALL BE TESTED, SO THAT NO JOINT OR PIPE IN THE BUILDING (EXCEPT THE UPPERMOST 10' OF THE SYSTEM) SHALL HAVE BEEN SUBMITTED TO A TEST OF LESS THAN 10' HEAD OF WATER. THE WATER SHALL BE KEPT IN THE PING OR IN THE PORTION UNDER TEST, FOR AT LEAST 15 MINUTES BEFORE INSPECTION STARTS; THE JOINT SHALL THEN BE TIGHT AT ALL POINTS.

PLUMBING FIXTURES:

1. FURNISH AND INSTALL PLUMBING FIXTURES INDICATED, FIXTURES TO BE FIRST QUALITY CONNECTED, CLEANED AND READY FOR USE.

2. STOPS TO BE FURNISHED AND INSTALLED ON ALL HOT AND COLD WATER LINES AT FIXTURES.

3. PROVIDE TRAPS AND SUPPLIES WITH STOPS. MAKE ALL FINAL CONNECTIONS TO EACH FIXTURE, FAUCET, TAILPIECE, SINK FRAMES, ETC., FOR ALL FIXTURES.

4. FOR ALL PLUMBING FIXTURES REFER TO THE PLUMBING FIXTURE SCHEDULE ON THE DRAWING.

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OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

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SDCI PROJECT #: 2021XXX

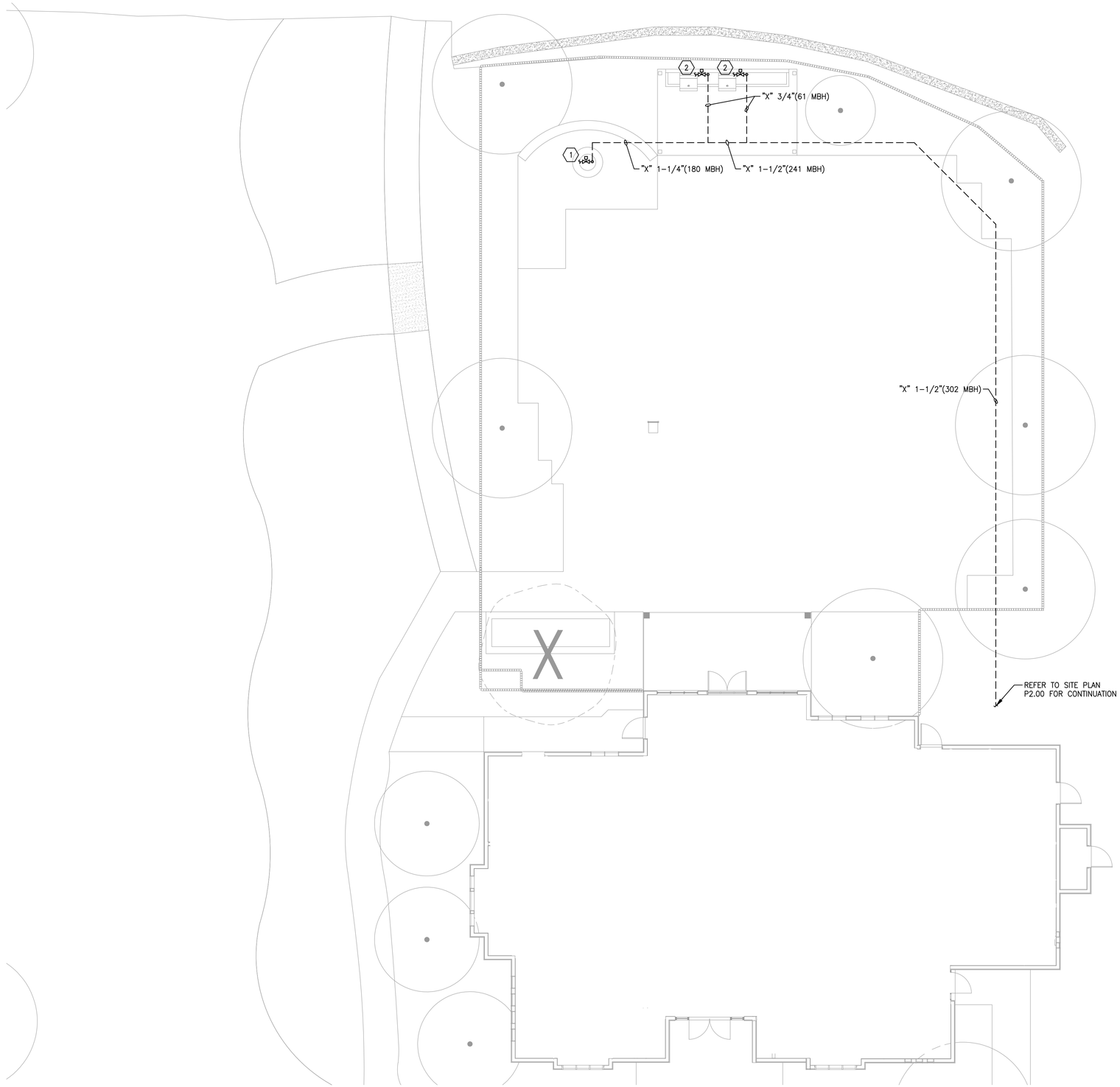
PLOT DATE: 04.19.2021

PLUMBING GENERAL NOTES, SYMBOLS, AND LEGENDS

SHEET NO.:

P0.01

PRCTI20220683



GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET P0.00.
2. CONTRACTOR SHALL OBTAIN VERIFICATION FROM LOCAL UTILITY PRIOR TO CONSTRUCTION THAT GAS SERVICE IS SUFFICIENT FOR GAS LOAD SHOWN ON PLAN.
3. PROVIDE CONNECTION TO EACH PIECE OF EQUIPMENT WITH DIRT LEG, UNION, AND GAS COCK (TYP).
4. ALL UNDERGROUND GAS PIPING SHALL BE POLYETHYLENE.

KEY NOTES

(1) PROVIDE GAS SOLENOID VALVE (ASCO 8215SERIES) FOR EMERGENCY PUSH-BUTTON GAS SHUT-OFF PRIOR TO CONNECTION TO FIRE PIT. PUSH BUTTON CONTROLS AND ALL REQUIRED WIRING PROVIDED BY ELECTRICAL. COORDINATE EXACT LOCATION WITH ARCHITECT

(2) PROVIDE GAS SOLENOID VALVE WITH TIMER PRIOR TO CONNECTION TO OUTDOOR GRILL (HEARTH PRODUCTS CONTROLS 694 – 2-HOUR TIMER).

1 PLUMBING SITE PLAN

1/8" = 1'-0"

PLUMBING

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PLUMBING SITE PLAN

SHEET NO.:

P0.02

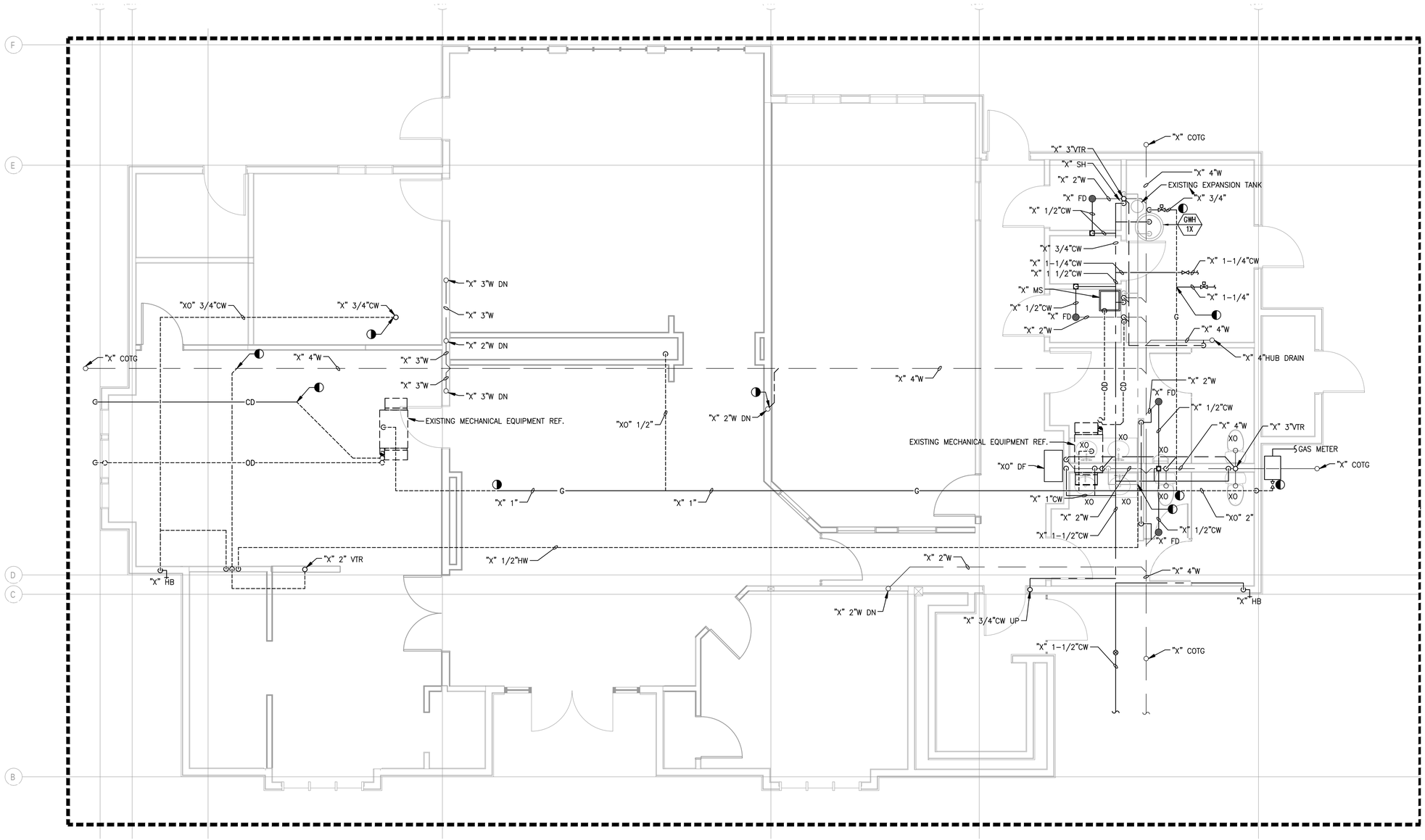
PRCTI20220683

GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET P0.00.
2. "X" – EXISTING TO REMAIN
   "XO" – EXISTING TO BE REMOVED

KEY NOTES

(1) EXISTING PLUMBING SYSTEM SHALL BE COMPLETELY DEMOLISHED UNLESS NOTED OTHERWISE. ALL MATERIALS AND EQUIPMENT ALONG WITH ITS ASSOCIATED SUPPORTS ARE TO BE DISCONNECTED AND PROPERLY DISPOSED. CONTRACTOR TO PERFORM DEMOLITION WORK IN A NEAT, SKILLFUL, AND CAREFUL MANNER SO AS NOT TO DAMAGE OR DEFACE EXISTING CONSTRUCTION THAT IS TO REMAIN. PATCH ALL HOLES IN ROOFS, WALLS, AND CEILINGS WHERE PLUMBING EQUIPMENT OR PIPING IS REMOVED.



1 PLUMBING DEMO PLAN
1/4" = 1'-0" PLUMBING

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PLUMBING DEMO PLAN

SHEET NO.:

PD1.00

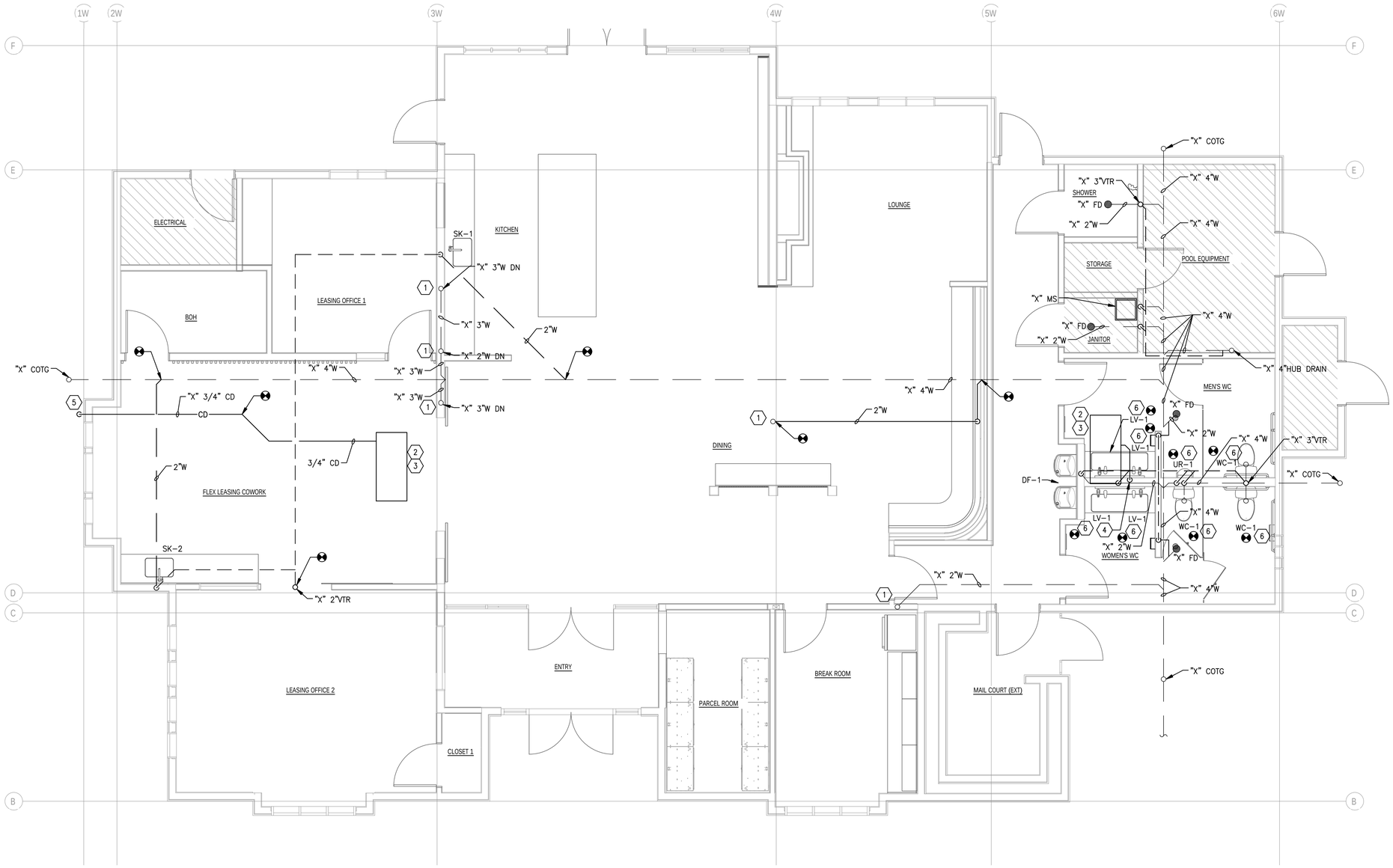
PRCTI20220683

GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET P0.00.
2. PROVIDE CLEANOUTS IN SANITARY PIPING AS REQUIRED BY UPC 719.

KEY NOTES

1. EXISTING WASTE DROP FROM FLOOR ABOVE. ROUTE TO MAIN WASTE LINE UNDERSLAB AS SHOWN.
2. MECHANICAL EQUIPMENT REF.
3. PROVIDE OVERFLOW SWITCH ON DRAIN PAN FOR SECONDARY CONDENSATE.
4. 3/4" CONDENSATE DRAIN TO TAILPIECE OF LAVATORY/SINK.
5. EXISTING 3/4" CONDENSATE DRAIN TO LANDSCAPE AT EXISTING CD TERMINATION.
6. CONNECT EXISTING WASTE TO NEW PLUMBING FIXTURES AS SHOWN. FIELD VERIFY EXACT LOCATION AND MAKE NECESSARY CONNECTION.



1 PLUMBING SANITARY PLAN
1/4" = 1'–0"
PLUMBING

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PLUMBING SANITARY PLAN

SHEET NO.:

P1.00

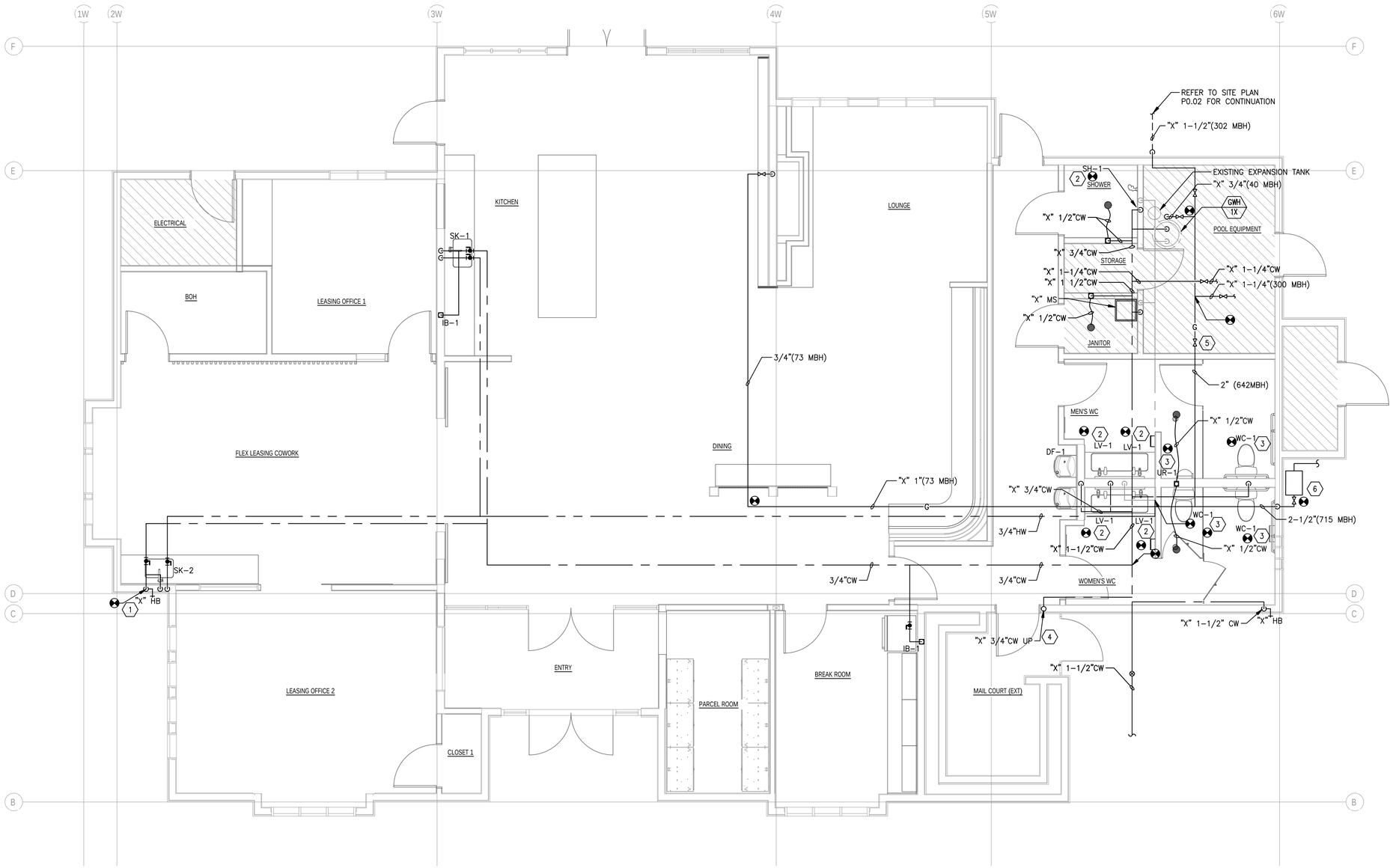
PRCTI20220683

GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET P0.00.
2. CONTRACTOR SHALL OBTAIN VERIFICATION FROM LOCAL UTILITY PRIOR TO CONSTRUCTION THAT GAS SERVICE IS SUFFICIENT FOR GAS LOAD SHOWN ON PLAN.
3. PROVIDE CONNECTION TO EACH PIECE OF EQUIPMENT WITH DIRT LEG, UNION, AND GAS COCK (TYP).
4. ALL UNDERGROUND GAS PIPING SHALL BE POLYETHYLENE.

KEY NOTES

1. CONNECT EXISTING HOSE BIB TO NEW CW LINE SERVING SK1.
2. CONNECT EXISTING COLD WATER AND HOT WATER TO LAVATORIES AND SHOWER AS SHOWN. FIELD VERIFY EXACT LOCATION AND MAKE NECESSARY CONNECTION.
3. CONNECT EXISTING COLD WATER TO NEW URINAL AND WATER CLOSETS AS SHOWN. FIELD VERIFY EXACT LOCATION AND MAKE NECESSARY CONNECTION.
4. 3/4"CW FROM FLOOR ABOVE. ROUTE COLD WATER AS SHOWN.
5. PROVIDE SOLENOID VALVE FOR EMERGENCY GAS SHUTOFF.
6. GAS METER: TOTAL CONNECTED LOAD = 715 MBH, THE LONGEST DEVELOPED PIPE LENGTH = 275 FT. CONTRACTOR TO COORDINATE THE GAS LOAD WITH UTILITY COMPANY AND SHALL PAY ALL COSTS INCURRED.



1 PLUMBING DOMESTIC WATER PLAN

1/4" = 1'-0"

PLUMBING

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PLUMBING DOMESTIC WATER PLAN

SHEET NO.:

P2.00

PRCTI20220683

GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET P0.00.

1 PLUMBING ROOF PLAN
1/4" = 1'-0" PLUMBING

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PLUMBING ROOF PLAN

SHEET NO.:

P3.00

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EXISTING WATER HEATER SCHEDULE

TAG	SERVICE	STORAGE (GAL)	RECOVERY GPH	TEMP RISE F	ELECTRIC			GAS	WATER TEMP OUT F	ENERGY FACTOR	WEIGHT (LB)	MANUFACTURER AND MODEL	REMARKS
					V/PH/HZ	KW	AMPS	INPUT MBH					
GWH-1	CLUBHOUSE	50	42	90	120/1/60	-	-	40	120	0.58	150	BRADFORD WHITE MI5036FBN4	1-2

REMARKS:
1. EXISTING UNIT AND ASSOCIATED ACCESSORY & PIPING TO REMAIN AND BE RE-USED. BALANCE AS PER SCHEDULE. CONTRACTOR TO VERIFY LOCATION IN FIELD AND ADJUST PIPING AS NECESSARY FOR COMPLETE INSTALLATION. PROVIDE ROUTINE MAINTENANCE INCLUDING.
2. NOTIFY ENGINEER IMMEDIATELY FOR ANY DISCREPANCY ON SITE.

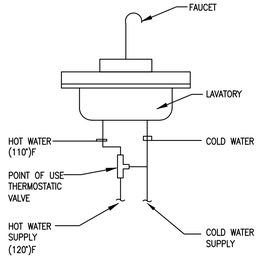
SUPPLY AND SANITARY DRAINAGE FIXTURE UNIT SCHEDULE - WEST CLUBHOUSE

2018 UPC					WATER SUPPLY FIXTURE UNITS						DRAINAGE FIXTURE UNITS	
TAG	PLUMBING FIXTURE	OCCUPANCY	SUPPLY CONTROL	QUANTITY	WSFU	TOTAL	COLD WATER		HOT WATER		DFU	TOTAL
							FIXTURE	TOTAL	FIXTURE	TOTAL	FIXTURE	TOTAL
WC-1	WATER CLOSET	PUBLIC	VALVE	3	2.5	7.5	2.5	7.5	0.0	0.0	4.0	12.0
LV-1	LAVATORY	PUBLIC	FAUCET	4	1.0	4.0	0.75	3.0	0.75	3.0	1.0	4.0
DF-1	DRINKING FOUNTAIN	PUBLIC	FAUCET	1	1.0	1.0	1.0	1.0	0.0	0.0	1.0	1.0
MB-1	MOB BASIN	PUBLIC	FAUCET	1	3.0	3.0	2.25	2.3	2.25	2.3	3.0	3.0
IB-1	ICE MAKER BOX	PUBLIC	FAUCET	2	0.5	1.0	0.5	1.0	0.0	0.0	0.0	0.0
SK-2	KITCHEN SINK	PUBLIC	FAUCET	1	1.5	1.5	1.25	1.3	1.25	1.3	2.0	2.0
SK-1	KITCHEN SINK	PUBLIC	FAUCET	1	1.5	1.5	1.25	1.3	1.25	1.3	2.0	2.0
UR-1	URINAL	PUBLIC	VALVE	1	20.0	20.0	4.0	4.0	0.0	0.0	1.0	1.0
SH-1	SHOWER	PUBLIC	VALVE	1	2.0	2.0	1.75	1.8	1.75	1.8	2.0	2.0
FD	FLOOR DRAIN	PUBLIC	-	4	0.0	0.0	0.0	0.0	0.0	0.0	2.0	8.0
HB	HOSE BIBB	PUBLIC	FAUCET	2	3.5	7.0	3.5	7.0	0.0	0.0	0.0	0.0
				TOTAL	21	49		30		10		35
				CLUB HOUSE SERVICE SIZE MINIMUM [INCH]		1-1/2"		1-1/4"		1"		4"
						28 GPM						

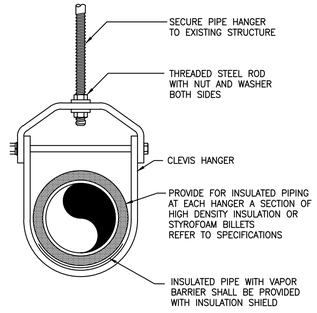
PLUMBING FIXTURE SCHEDULE

TAG	PLUMBING FIXTURE	MANUFACTURER AND MODEL	QUANTITY	WASTE	VENT	CW	HW	FLOW RATE	REMARKS
WC-1	WATER CLOSET	AMERICAN STANDARD / BOULEVARD 2891.200	3	3"	2"	1/2"	-	1.6GPF/1.1GPF	1-2
LV-1	LAVATORY FAUCET	BOBRICK / B-8872	4	1-1/2"	1-1/4"	1/2"	1/2"	0.5GPM	1-3
	LAVATORY SINK	TRUEFORM / FLO-60V-CONTEMPO							
DF-1	DRINKING FOUNTAIN	ELKAY / EZSTL8LC	1	1-1/2"	1-1/4"	1/2"	-	-	1-2
IB-1	ICE MAKER BOX	SIOUX CHIEF / OXBOX	2	-	-	1/2"	-	-	1-2
SK-1	KITCEHN FAUCET	DELTA / TRINSIC 9159-BL-DST	1	2"	1-1/2"	1/2"	1/2"	1.8GPM	1-2
	KITCHEN SINK	ELKAY / LUSTERTONE ELUHAD281655PD							
SK-2	KITCEHN FAUCET	DELTA / TRINSIC 9159-BL-DST	1	2"	1-1/2"	1/2"	1/2"	1.8GPM	1-2
	KITCHEN SINK	ELKAY / LUSTERTONE ELUHAD211550PD							
UR-1	URINAL	KOHLER / BARDON	1	2"	1-1/2"	3/4"	-	0.5GPF	1-2
SH-1	SHOWER	DELTA / DSS TRINSIC 1401BL	1	2"	1-1/2"	1/2"	1/2"	1.75GPM	1-2

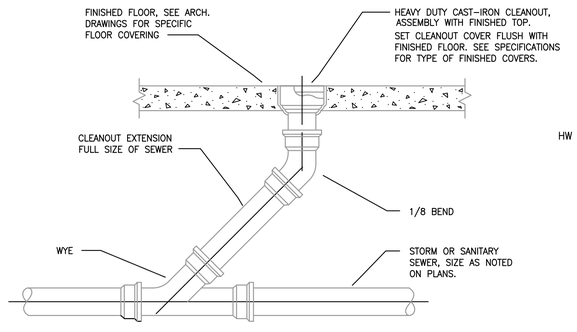
REMARKS:
1. PLUMBING FIXTURE SCHEDULE IS FOR REFERENCE ONLY. REFER TO ARCHITECTUAL PLANS FOR DETAILS , SUBSTITUTIONS, ETC.
2. CONTRACTOR SHALL CONFIRM MAKE, MODEL, AND FINISH OF ALL FIXTURES WITH OWNER, ARCHITECT, AND INTERIOR DESIGNER PRIOR TO ORDERING.
3. PROVIDE WITH TMV.



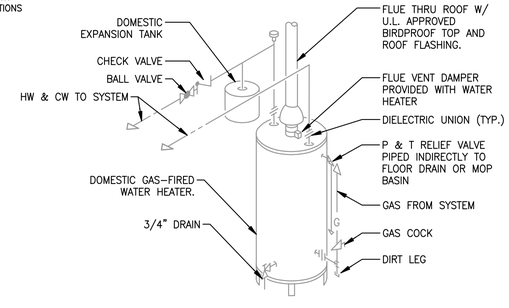
1 LAVATORY WITH THERMOSTATIC VALVE
SCALE: NTS PLUMBING



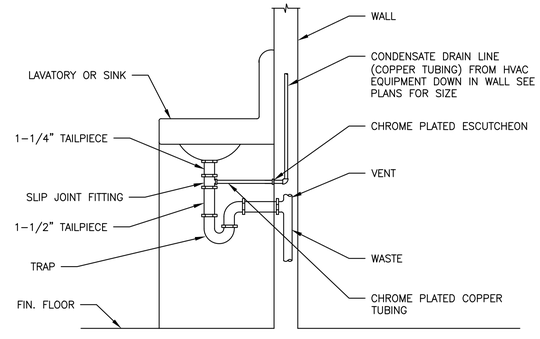
2 PIPE HANGER DETAIL
SCALE: NTS PLUMBING



3 FLOOR CLEANOUT - DETAIL
SCALE: NTS PLUMBING



4 DOMESTIC GAS-FIRED WATER HEATER
SCALE: NTS PLUMBING



5 CONDENSATE CONNECTION TO LAV TAILPIECE DETAIL
SCALE: NTS PLUMBING

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STAMP AREA

RIVER'S TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1715 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
04.19.2022	PERMIT

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ORIGINAL SHEET SIZE IS 22"x34"

BOARD & VELLUM PROJECT #: 2021089.00
SDCI PROJECT #: 2021XXX

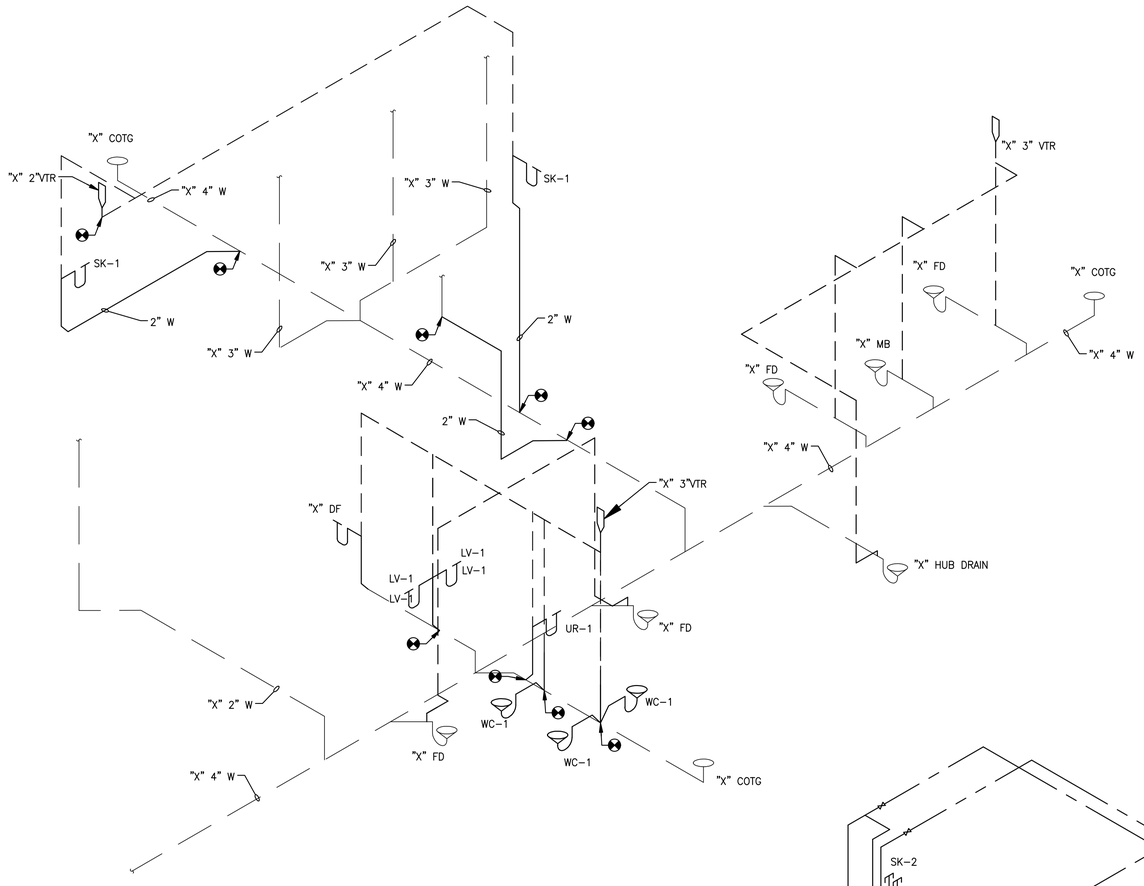
PLOT DATE: 04.19.2021

PLUMBING SCHEDULES AND DETAILS

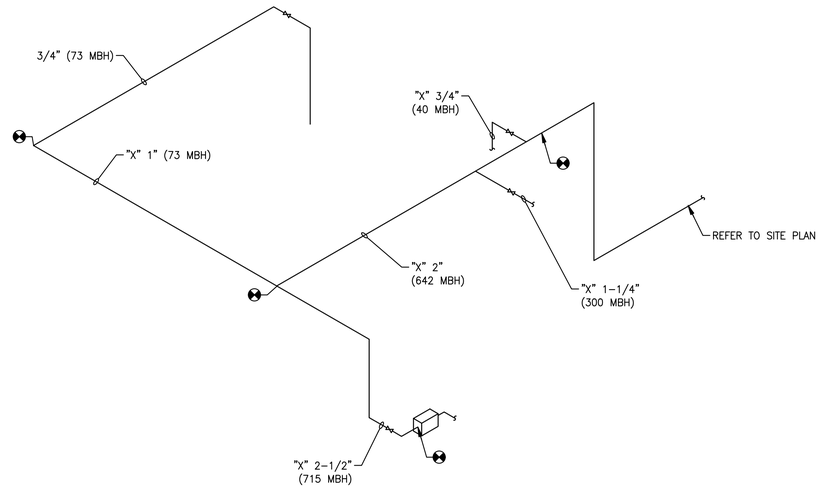
SHEET NO.:

P4.00

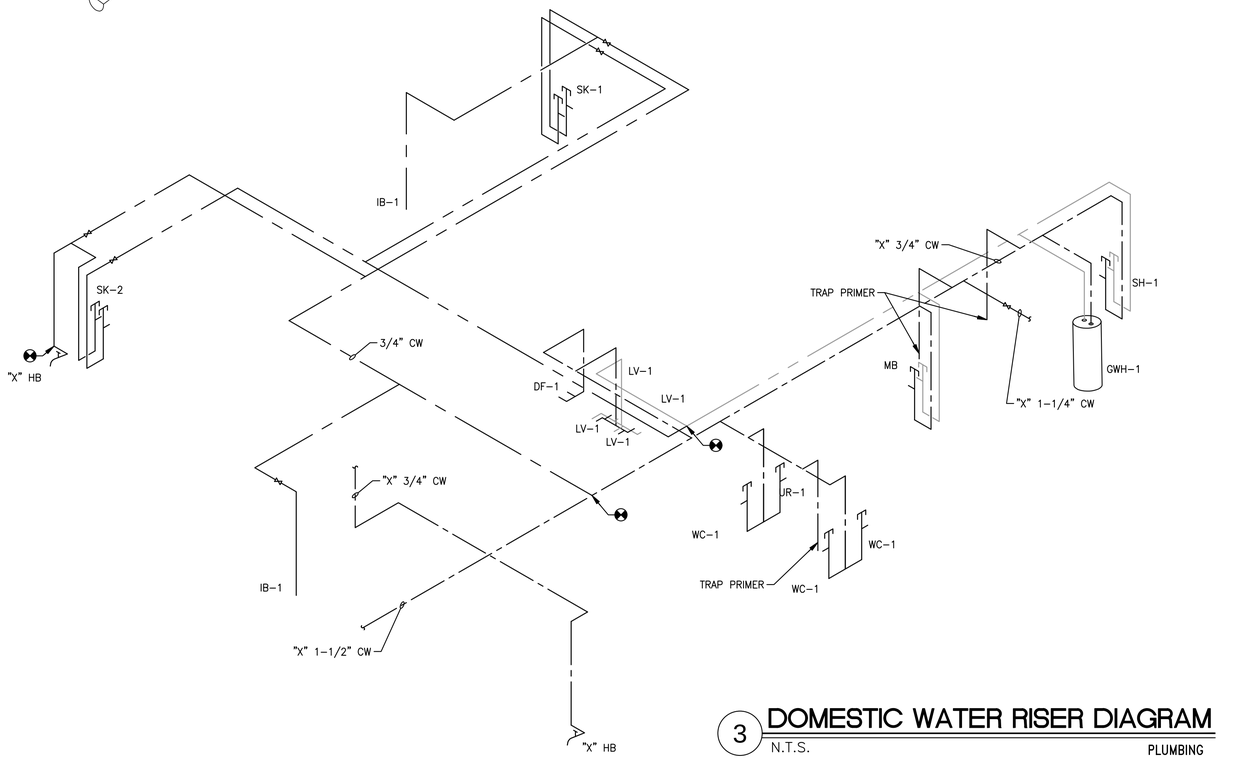
PRCTI20220683



1 SANITARY AND VENT RISER DIAGRAM
N.T.S. PLUMBING



2 GAS RISER DIAGRAM
N.T.S. PLUMBING



3 DOMESTIC WATER RISER DIAGRAM
N.T.S. PLUMBING

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PLUMBING RISER DIAGRAMS

SHEET NO.:

P5.00

PRCTI20220683

INTERIOR LIGHTING FIXTURE SCHEDULE

SYMBOL	FIXTURE: INCAND.	FIXTURE: FLUOR.	FIXTURE: H.I.D.	FIXTURE: L.E.D.	VOLTS	LAMPS: #	LAMPS: WATTS & TYPE	MOUNTING: REC.	MOUNTING: C.LG.	MOUNTING: PEND.	MOUNTING: WALL	MOUNTING: SURF.	DESCRIPTION & VARIATIONS	MANUFACTURER & CATALOG # OR APPROVED EQUAL
L02				L	120V	1	(3)11W			P			RAIL PENDANT	MUUTO AMBIT RAIL LAMP
L03				L	120V	1	6.5W			P			CYLINDRICAL PENDANT	TECH LIGHTING 700–MP–XX–LEDS930
L04				L	120V	1	11W MAX			P			FIBER GLASS GLOBE PENDANT	MOOI RANDOM PENDANT UU168535
L05				L	120V	1	72W			P			CONSTELLATION PENDANT	KUZCO LIGHTING MOTO LED CHANDELIER CH97358
L06				L	120V	1	(30)3W			P			WAVE PENDANT	VIBIA 2112–58/13
L07				L	120V	1	44W			P			DIRECT/INDIRECT LINEAR PENDANT	SONNEMAN SNN1685009
L08				L	120V	1	32W					S	DOME FIXTURE	KUZCO LIGHTING FM48618
L09				L	120V	1	6W				W		WALL SCONCE	REJUVENATION A4170
L10				L	120V	1	4W/LF	R					RECESSED LINEAR CHANNEL 2" WIDE	ACUITY BRANDS SL2L–LOP–XX–FLP–GB–80CRI –30K–400LMF–MIN10–120–ZT
L11				L	120V	1	63W			P			HOOP PENDANT	KUZCO LIGHTING PD80730
L12				L	120V	1	(4)5W			P			ARCHITECTURAL PENDANT	SEED LIGHTING SG–140PH4
L13				L	120V	1	3W				W		DIRECT/INDIRECT WALL SCONCE	IN COMMON WITH UP DOWN SCONCE
L14				L	120V	1	20W	R					4" DOWNLIGHT	LITHONIA LIGHTING LDNR6V–30/1500–LR–4–WR–LSS –MVOLT–GZ10
L14A				L	120V	1	20W	R					4" DOWNLIGHT WITH JUNO 46L SLOPED CEILING TRIM ACCESSORY	LITHONIA LIGHTING LDNR6V–30/1500–LR–4–WR–LSS –MVOLT–GZ10
L15				L	120V	1	20W	R					4" WALLWASH DOWNLIGHT	LITHONIA LIGHTING LDN4RV–30/15–LRW–4–WR–LSS –MVOLT–GZ10
				L	120V	1	5W				W		EMERGENCY BUGEYE	ACUITY BRANDS ELM2L
⊗				L	120V	1	5W		C		W		EXIT SIGN	LITHONIA LIGHTING EDG_–_–R–EL

LIGHTING FIXTURE SCHEDULE NOTES:

1. VERIFY AND COORDINATE ALL TRIM KITS, MOUNTING BRACKETS, LAMPS FINISHES, ETC. WITH ARCHITECT.
2. PROVIDE ALL NECESSARY ACCESSORIES FOR COMPLETE OPERATION.
3. VERIFY COLOR TEMPERATURE AND CRI OF ALL FIXTURES WITH ARCHITECT.
4. ALL FIXTURES USING EQUIVALENT LED LAMPS SHALL BE PERMANENTLY LABELED BY THE MANUFACTURER WITH THE MAXIMUM WATTAGE OF LED EQUIVALENT LAMPS.
5. COORDINATE EXIT SIGN MOUNTING AND NUMBER OF FACES WITH FLOOR PLANS.

GENERAL DEMOLITION NOTES

1. EACH CONTRACTOR SHALL REVIEW THE EXISTING SYSTEMS IN THE FIELD ALONG WITH BID DOCUMENTS TO DETERMINE SELECTIVE DEMO & ADDITION OF TEMPORARY SYSTEMS (IF REQUIRED) TO MAKE PHASED DEMO & PROPOSED REMODELING. IT SHALL ASSURE UNINTERRUPTED SAFE OPERATION OF AREAS THAT ARE AFFECTED BY DEMO & ADDITION OF PROPOSED SYSTEMS AT ALL TIMES. INCLUDE THE NECESSARY WORK TO ACCOMPLISH THIS & COORDINATE PHASING ACCORDINGLY.
2. CONFIRM WITH THE MANUFACTURERS OF EXISTING EQUIPMENT THAT IS TO BE REUSED OR EXTENDED.
3. WHERE EXISTING ELECTRICAL WORK PREVENTS PROPER CONSTRUCTION OF NEW WORK AS INDICATED, REMOVE, REROUTE, RELOCATE, OR IN OTHER WAYS ALTER EXISTING WORK IN ORDER TO ACCOMMODATE.
4. WHERE EXISTING CONDUIT, WIRE, SUPPORTS, HANGERS & OTHER ELECTRICAL WORK MUST BE REMOVED AS A RESULT OF THE ALTERATIONS, THEY SHALL BE COMPLETELY REMOVED, BACK TO THE FIRST OUTLET WHICH IS LEFT UNAFFECTED BY THE DEMOLITION. CONDUIT WHICH IS BURIED IN CONCRETE OR OTHERWISE INACCESSIBLY POSITIONED MAY BE ABANDONED. IN SUCH CASES, WIRE SHALL BE PULLED OUT & THE CONDUIT SHALL BE PLUGGED AT EACH END.
5. EXISTING ELECTRICAL MATERIALS & EQUIPMENT, INCLUDING LIGHTING FIXTURES, SWITCHES, RECEPTACLES, SIGNAL LIGHTS, SPEAKERS, INTERCOM EQUIPMENT, CONTROLS, CONDUIT OUTLETS, FITTINGS, & OTHER DEVICES REMOVED AS A RESULT OF THE ALTERATIONS SHALL REMAIN THE PROPERTY OF THE OWNER (UNLESS OTHERWISE INDICATED) & SHALL BE REUSED WHERE INDICATED.
6. EXAMINE THE CONDITION OF ANY SUCH MATERIALS & EQUIPMENT TO MAKE A PRIOR DETERMINATION OF WHETHER IT IS SUITABLE FOR REUSE. PRESENT RECORDS TO THE ENGINEER WHO WILL IN TURN MAKE THE FINAL DECISION REGARDING REUSABILITY. ALL WIRE & CABLE FOR REUSED & RELOCATED EQUIPMENT SHALL BE NEW.
7. IN ORDER TO COORDINATE THE WORK OF THE MECHANICAL & ELECTRICAL TRADES, REMOVE EXISTING ELECTRICAL WORK IN & ABOVE CEILING OF THESE AREAS (AS REQUIRED), AFTER WHICH INSTALL NEW WORK & REINSTALL EXISTING WORK TO REMAIN, AS SHOWN ON THE DRAWINGS. EXISTING MATERIALS & EQUIPMENT SHALL BE REUSED ONLY WHERE INDICATED.
8. SOME EXCEPTIONS MAY ARISE WHEREIN EQUIPMENT, EITHER IN ALTERED AREAS OR OTHER AREAS, MUST BE KEPT IN SERVICE, REQUIRING THAT FEEDERS, SIGNAL CONDUCTORS, CONDUITS, BOXES, ETC. SERVING SAME ALSO BE KEPT IN SERVICE. IN SUCH CASES, THOSE ELECTRICAL FEEDERS, SIGNAL CONDUCTORS, CONDUITS, ETC. SHALL BE REROUTED & RECONNECTED BEFORE PRESENT WORK IS REMOVED. IF THIS IS NOT POSSIBLE, TEMPORARY WIRING SHALL BE PROVIDED, AFTER WHICH NEW WORK SHALL BE INSTALLED & TEMPORARY WIRING REMOVED.
9. ANY ELECTRICAL EQUIPMENT THAT IS TAGGED TO BE DISPOSED OF SHALL BE DONE PER APPROVED METHOD IN ACCORDANCE WITH THE CONSTRUCTION PLAN & LOCAL AUTHORITIES.
10. THIS DRAWING INDICATES AREAS THAT ARE BEING AFFECTED BY THE DEMOLITION. DASHED LINES SHOW EXISTING MATERIALS & EQUIPMENT TO BE REMOVED. SOLID LINES SHOW EXISTING MATERIALS & EQUIPMENT TO REMAIN. ELECTRICAL CONTRACTOR SHALL REMOVE ALL ELECTRICAL EQUIPMENT AFFECTED BY THE DEMOLITION & WILL KEEP REMAINING EQUIPMENT CONNECTED, POWERED TO THE EXISTING CIRCUITS AS REQUIRED.
11. THIS DRAWING SHOWS A REPRESENTATIVE SAMPLE OF DEMOLITION WORK THAT IS TO TAKE PLACE. NOTE THAT NOT EVERY DEVICE, LIGHTING FIXTURE, CONDUIT ETC. REQUIRED TO BE DEMOLISHED IS NECESSARILY INDICATED ON THIS PLAN. THE CONTRACTOR SHALL VISIT THE JOB SITE TO FAMILIARIZE HIMSELF WITH THE EXTENT OF EXISTING WORK TO BE DEMOLISHED.
12. ALL PROPOSED DEMOLITION WORK SHALL BE THOROUGHLY COORDINATED WITH ALL OTHER TRADES.
13. MAINTAIN & RESTORE, IF INTERRUPTED, ALL CONDUITS, FEEDERS & BRANCH CIRCUITS PASSING THROUGH RENOVATED AREA & SERVING UNDISTURBED AREAS.
14. ANY PORTION OF THE EXISTING CONDUIT SYSTEM THAT IS TO BE REUSED FOR THE NEW INSTALLATION SHALL BE CHECKED TO ENSURE THAT IT IS CLEAN, FREE OF DAMAGE, FREE OF CORROSION, & ADEQUATELY SUPPORTED.
15. DISCONNECT & REMOVE ALL ELECTRICAL EQUIPMENT, DEVICES & CONDUITS IN WALLS, FLOORS & CEILING SCHEDULED FOR DEMOLITION.
16. EXISTING ELECTRICAL SYSTEM IS DESCRIBED BASED ON SURVEYS OF EXISTING CONDITIONS THAT ARE VISIBLE DURING THE DESIGN PHASE. CONTRACTOR SHALL CONFIRM ALL SERVICES PRIOR TO PROCEEDING WITH DEMOLITION.
17. PATCH ALL HOLES IN SLABS, WALLS & CEILING WHERE ELECTRICAL DEVICES AND/OR CONDUIT ARE REMOVED. IF THE REMOVAL OF CONDUIT, BOXES, EQUIPMENT, ETC. COMPROMISES THE FIRE RATING OF THESE ITEMS, THE CONTRACTOR SHALL SEAL OPENINGS WITH CODE APPROVED FIRE STOPPING MATERIAL.
18. WHERE FEEDERS OR BRANCH CIRCUITS ARE DISCONNECTED & REMOVED FROM EXISTING PANEL BOARDS, CONTRACTOR SHALL MARK THE AFFECTED BREAKERS IN THOSE PANEL BOARDS AS "SPARE". INSTALL NEW KNOCK–OUT BLANK INSERT IN PANEL BOX.
19. CONTRACTOR IS TO PERFORM DEMOLITION WORK IN A NEAT, SKILLFUL, & CAREFUL MANNER SO AS NOT TO DAMAGE OR DEFACE EXISTING CONSTRUCTION THAT IS TO REMAIN.
20. VERIFY THAT REMOVAL OF DEVICES IN RENOVATED AREA DOES NOT AFFECT DEVICES IN OTHER AREAS THAT MAY BE FED FROM THE CIRCUIT BEING DISCONNECTED.

GENERAL NOTES

1. PROVIDE ELECTRICAL WORK IN ACCORDANCE WITH ALL ASPECTS OF THE NATIONAL ELECTRICAL CODE, WHERE THE CONSTRUCTION DOCUMENTS INDICATE MORE RESTRICTIVE REQUIREMENTS, THE CONSTRUCTION DOCUMENTS SHALL GOVERN. HOWEVER, THE CONSTRUCTION DOCUMENTS SHALL NOT BE INTERPRETED AS AUTHORITY TO VIOLATE ANY CODE OR REGULATION.
2. ALL ELECTRICAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND ALL OTHER DRAWINGS RELATED TO THE PERFORMANCE OF THE WORK.
3. SITE VISITATION: PRIOR TO SUBMITTING A BID FOR HIS WORK, THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO INSPECT THE NATURE & EXTENT OF THE EXISTING CONDITIONS & DETERMINE HOW THEY WILL AFFECT THE ELECTRICAL WORK.
4. PROVIDE ALL TRENCHING, BACKFILLING & RESURFACING REQUIRED FOR THE ELECTRICAL WORK.
5. PROVIDE TEMPORARY LIGHT & POWER FOR THE DURATION OF THE PROJECT, ON ALL DAYS WHEN ANY TRADE IS WORKING. PROVIDE TEMPORARY LIGHT & POWER FOR OVERTIME DELIVERIES BY OTHER TRADES.
6. EXACT LOCATIONS OF ALL EQUIPMENT, DEVICES, CONDUIT, ETC. MUST BE FIELD DETERMINED & COORDINATED. WHERE THE CONTRACT DOCUMENTS DO NOT AGREE, THE MORE RESTRICTIVE & COSTLY APPROACH SHALL BE USED & IDENTIFIED IN THE BID PROPOSAL.
7. THE ELECTRICAL CONTRACTOR SHALL CHECK CAREFULLY ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS THAT ARE PART OF THIS PROJECT TO ENSURE THAT NO FIXTURE, OUTLET OR CONTROL AND POWER WIRING IS OMITTED. HE SHALL CONSULT ALL TRADES FURNISHING EQUIPMENT AND OBTAIN FROM THE ALL DATA. IN SOME CASES EQUIPMENT, FIXTURES AND DEVICES ARE SHOWN ONLY. ASCERTAIN AND PROVIDE THE WIRING AND CONTROL STATIONS REQUIRED FOR THE PROPER FUNCTION OF BUILDING EQUIPMENT, NO EXTRA CHARGES SHALL BE ACCEPTED BY OWNER AFTER BIDING FOR SUCH EQUIPMENT AND LABOR.
8. WORKMANSHIP: ONLY THE BEST IN WORKMANSHIP IN ACCORDANCE WITH PRESENT STANDARDS WILL BE ACCEPTABLE. ANY WORK INSTALLED & ADJUDGED BY THE ENGINEER TO BE BELOW STANDARDS SHALL BE TAKEN OUT & REPLACED WITH PROPERLY DONE WORK AT CONTRACTOR'S EXPENSE.
9. PROVIDE ALL CUTTING, PATCHING & REFINISHING OF WALLS, FLOORS & CEILINGS REQUIRED FOR THE ELECTRICAL WORK.
10. ALL EQUIPMENT & DEVICES SHALL BE NEW & BE LISTED OR LABELED BY U.L. OR EQUIVALENT ORGANIZATION.
11. EQUIPMENT LABELS AND INSTRUCTIONS REGARDING THE APPLICATION AND INSTALLATION OF THE LISTED EQUIPMENT SHALL BE FOLLOWED TO ENSURE THAT THE EQUIPMENT IS BEING INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LISTED INSTRUCTIONS. THE TEMPERATURE RATING OF THE EQUIPMENT AND TERMINATIONS MUST BE CAREFULLY CORRELATED WITH THE CONDUCTOR AMPACITY TO PREVENT OVERHEATING AND PREMATURE FAILURE.
12. VERIFY EXACT MOUNTING HEIGHTS & FINISHES WITH ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SPECIFICATIONS PRIOR TO ROUGH–IN.
13. CONTRACTOR SHALL COORDINATE INSTALLATION OF WORK TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR INSTALLATION OF PLUMBING & MECHANICAL INSTALLATION. CONDUIT RUNS TO BE THROUGH OR ABOVE CEILING TRUSSES WHERE POSSIBLE.
14. DETERMINE IN ADVANCE OF PURCHASE THAT ALL ELECTRICAL MATERIALS AND EQUIPMENT TO BE INSTALLED SHALL FIT AND THE ROOM OR SPACE ALLOCATED AS INDICATED ON THE DRAWINGS ALLOWING SUFFICIENT CLARENCE FOR THE SAFE SERVICE AND/OR MAINTENANCE OR RELATED EQUIPMENT, INCLUDING THAT OF OTHER TRADES.
15. CONTRACTOR TO COORDINATE EXACT PLACEMENT OF ALL DEVICES SHOWN ON THE ELECTRICAL CONSTRUCTION DOCUMENTS WITH ARCHITECTURAL, MECHANICAL & PLUMBING DRAWINGS PRIOR TO FINAL PLACEMENT.
16. CONDUIT RUNS SHOWN ON DRAWINGS ARE DIAGRAMMATIC. ALL CONDUITS SHALL RUN CONCEALED, EXCEPT IN EQUIPMENT ROOMS AND WHERE APPROVED BY ARCHITECT OR AS INDICATED ON DRAWINGS. WIRE MOLDING IS NOT PERMITTED.
17. CABLING FOR DATA/TELEPHONE/CONTROL & OTHER LOW VOLTAGE APPLICATIONS SHALL BE INSTALLED IN CONDUIT WHERE SUBJECT TO DAMAGE OR REQUIRED BY CODE.
18. PROVIDE ALL SUPPLEMENTARY STEEL REQUIRED FOR ELECTRICAL WORK.
19. ELECTRICAL CONTRACTOR SHALL SEAL ALL ELECTRICAL PENETRATIONS THRU FIRE RATED PARTITIONS WITH FIRE RATED MATERIAL INSTALLED PER MANUFACTURER'S GUIDELINES & U.L. REQUIREMENTS. MATERIAL SELECTION SHALL BE BASED ON RATING OF PARTITION PENETRATED.
20. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY NAMEPLATE LOADS OF ALL EQUIPMENT (MECH & OWNER SUPPLIED) TO INSURE PROPER WIRE SIZING & OVERCURRENT PROTECTION & SHALL NOTIFY ENGINEER OF DISCREPANCIES.
21. ELECTRICAL DESIGN HAS BEEN BASED ON THE INSTALLATION OF 75°C CONDUCTORS CONNECTED TO TERMINAL LUGS & EQUIPMENT U.L. LISTED FOR A MINIMUM 75C. CONDUCTORS TERMINATED ON EQUIPMENT WITH A LOWER RATING (60C) OR NO RATING SHOWN TO HAVE CONDUCTOR SIZE INCREASED TO CONFORM TO NFPA CODES & LOCAL BUILDING CODES.
22. SWITCHBOARDS, PANELS, DISCONNECT SWITCHES, TRANSFORMERS & CONTACTORS ARE TO BE "LISTED" & "IDENTIFIED" AS RATED FOR A MINIMUM OF 75°C CONDUCTOR TERMINATION.
23. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH A PULL STRING.
24. ALL 120V, 20A HOME RUNS GREATER THAN 100'–0" SHALL BE #10 WIRE MINIMUM.
25. PROVIDE INSULATED GROUNDING CONDUCTOR IN ALL CONDUITS & CABLE ASSEMBLIES.
26. ALL BRANCH CIRCUITS SHALL HAVE A DEDICATED NEUTRAL CONDUCTOR INSTALLED. COLOR OF NEUTRAL CONDUCTOR SHALL BE WHITE FOR 120V SYSTEMS.
27. ALL MOTORS, A/C UNITS, COMPRESSORS & METAL HOUSING SHALL BE GROUNDED WITH GREEN GROUND WIRES SIZED & INSTALLED ACCORDING TO CODES. ALL FEEDERS RUN IN NON–METALLIC CONDUITS SHALL HAVE GROUND CONDUCTOR SIZED IN ACCORDANCE WITH APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN UNIFORMITY & CONTINUITY OF THE GROUNDING SYSTEM.
28. E.C. SHALL COORDINATE WITH HVAC CONTRACTOR EXACT POINT OF CONNECTION TO MECHANICAL UNIT PRIOR TO ROUGH–IN. E.C. SHALL ALSO VERIFY EXACT BREAKER SIZE AND WIRING WITH APPROVED MECHANICAL UNITS SHOP DRAWINGS PRIOR TO INSTALLATION.
29. E.C. SHALL PROVIDE LOCAL DISCONNECT/STARTER WHERE SUCH IS NOT FURNISHED WITH MECHANICAL EQUIPMENT. COORDINATE EXACT REQUIREMENTS WITH MECHANICAL CONTRACTOR.
30. E.C. SHALL PROVIDE MAGNETIC STARTERS FOR 3–PHASE MOTOR LOADS UNLESS STARTER IS FURNISHED WITH EQUIPMENT. COORDINATE EXACT REQUIREMENTS WITH MECHANICAL CONTRACTOR.
31. SHALL FURNISH AND INSTALL J–BOX AND 3/4"C FOR MECHANICAL THERMOSTAT. COORDINATE FINAL LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH–IN.
32. RECEPTACLES SHALL BE RATED FOR 20A, DUPLEX/QUADRAPLEX TYPE AS NOTED ON PLANS, 125V, 3–WIRE, GROUNDING TYPE, NEMA CONFIGURATION 5–20R.
33. PROVIDE WALL PLATES FOR FLUSH MOUNTED RECEPTACLES, STANDARD SIZE, TYPE, STYLE AND FINISH COLOR SHALL WILL BE SELECTED BY ARCHITECT. COVER PLATES FOR DEVICES IN TYPE FS & FD BOXES FOR EXPOSED WORK SHALL BE SHEET STEEL, SUITABLE FOR THE DEVICES INSTALLED. GANG TYPE COVERS SHALL BE USED WHERE MORE THAN ONE DEVICE IS MOUNTED IN A BOX.
34. NO TELEPHONE WIRE SHALL BE RUN EXPOSED ON BASEBOARDS OR WALLS. TELEPHONE & DATA OUTLETS SHALL BE IN A 2" DEEP BOX WITH SINGLE GANG RING & PLATE.
35. E.C. MUST PRODUCE A LETTER ATTESTING THAT WORK HAS BEEN COMPLETED TO THE SATISFACTION OF THE BUILDING MANAGER WHO WILL CONFIRM HIS ACCEPTANCE BY AFFIXING HIS SIGNATURE TO THE LETTER IN A SPACE PROVIDED FOR THIS PURPOSE. WORK WILL NOT BE CONSIDERED AS BEING COMPLETE WITHOUT THIS LETTER.
36. AT THE COMPLETION OF THE JOB, IT WILL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO TURN OVER TO THE BUILDING MANAGER AN AS–BUILT–DRAWING IN REPRODUCIBLE FORM. THESE DRAWINGS DO NOT HAVE TO BE MADE FROM SCRATCH. THE ENGINEER'S PLANS MAY BE USED AS BACKGROUND WITH THE ACTUAL CIRCUITING CHANGES ADDED.
37. DISTRIBUTION PANELS AND BRANCH CIRCUIT PANELBOARD SHALL HAVE A PANEL DIRECTORY INSTALLED. UTILIZE WORD PROCESSING SOFTWARE AS A MINIMUM OF COMPLIANCE. HAND WRITTEN CARD DIRECTORIES ARE NOT ACCEPTABLE.
38. MAIN DISTRIBUTION PANEL AND BRANCH PANELBOARD SHALL BE LABELED WITH A READILY VISIBLE LABEL PER NFPA STANDARD FOR SAFETY IN THE WORKPLACE, LABEL SHALL READ "CAUTION ARC FLASH HAZARD" SIZE AND COLOR OF TEXT SHALL BE PER STANDARD.
39. LABEL ALL J–BOX COVER PLATES, RECEPTACLE COVER PLATES WITH CIRCUIT INFORMATION.
40. COMPRESSION TYPE CONDUIT COUPLINGS ARE REQUIRED IN WALLS & CEILINGS OF WET AREA & PLENUM RATED CEILINGS ONLY. CONDUITS TO HAVE RIGID CONNECTIONS AT WET AREAS.
41. ALL EQUIPMENT INSTALLED OUTSIDE SHALL BE WEATHER PROOF RATED. REFER TO DRAWINGS FOR ADDITIONAL INFORMATION.
42. ALL CONDUCTORS SHALL BE MADE OF COPPER UNLESS NOTED OTHERWISE. MINIMUM WIRE SIZE SHALL BE #12 AWG UNLESS OTHERWISE INDICATED. UTILIZE SOLID CONDUCTORS FOR WIRE GAGES UP TO #12 AWG AND STRANDED CONDUCTOR FOR GAGES #10 AND LARGER.
43. ALL POWER WIRING SHALL BE INSTALLED IN A DEDICATED RACEWAY SYSTEM. MINIMUM RACEWAY SIZE SHALL BE 3/4" UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL SIZE ALL CONDUCTORS SO AS TO NOT EXCEED 40% OF CONDUIT FILLING CAPACITY PER NEC. ALL PULL BOXES AND JUNCTION BOXES SHALL BE SIZED PER NEC. BASED IN THE AMOUNT OF CABLE AND CONDUITS ENTERING/LEAVING THE BOX.
44. ALL CIRCUIT BREAKERS SERVING EXIT SIGNS AND EMERGENCY LIGHTING EQUIPMENT SHALL BE KEY–LOCK STYLE.
45. ALL RECEPTACLES SHALL BE TAMPER RESISTANT.
46. ALL SWITCHES SHALL BE ROCKER–STYLE SWITCHES.

THE FIRE ALARM DRAWINGS WILL BE SUBMITTED UNDER SEPARATE COVER FOR REVIEW AND PERMIT BY THE GENERAL CONTRACTOR

ELECTRICAL LEGEND

- (PC) BUILDING MOUNTED PHOTOCELL
- TV CABLE TV OUTLET
- DUPLEX RECEPTACLE
- FLOOR MOUNTED DUPLEX RECEPTACLE
- DUPLEX RECEPT – GFI: GROUND FAULT CIRCUIT
- DUPLEX GFCI RECEPTACLE ABOVE COUNTER
- WP INTER., WP: WEATHER PROOF ENCLOSURE
- DUPLEX RECEPTACLE ABOVE THE COUNTER
- QUADRAPLEX RECEPTACLE
- SPECIAL RECEPTACLE
- J JUNCTION BOX WITH FLEXIBLE CONNECTION
- J JUNCTION BOX, WALL MOUNTED
- TELEPHONE OUTLET
- TELEPHONE OUTLET ABOVE COUNTER
- DATA OUTLET
- COMBINATION DATA/TELEPHONE OUTLET
- $ SINGLE–POLE SWITCH
- 3W $ THREE–POLE SWITCH
- 4W $ FOUR–POLE SWITCH
- OS $ OCCUPANCY SENSOR WALL SWITCH
- M $ MOTOR RATED DISCONNECT SWITCH
- DM $ DIMMING 'SWITCH'
- DOS $ DIMMING OCCUPANCY SENSOR SWITCH
- PUSH BUTTON
- MOTOR
- NON–FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- MOTOR STARTER
- EXIT SIGN
- EMERGENCY LIGHT
- COMBINATION EXIT SIGN/EMERGENCY LIGHT
- CCTV CAMERA
- CR CARD READER
- FACP FIRE ALARM CONTROL PANEL
- FAAP FIRE ALARM REMOTE ANNUNCIATOR
- K KNOX BOX
- (SD) COMBINATION SMOKE AND CO DETECTOR WITH LOW FREQUENCY NOTIFIER.
- H–(SP) SPEAKER, WALL MOUNTED
- (SP) SPEAKER, CEILING MOUNTED
- AM AUDIO/VIDEO CONTROL SWITCH
- (OS) OCCUPANCY SENSOR, CEILING MOUNTED
- (VS) VACANCY SENSOR, CEILING MOUNT

ELECTRICAL DRAWING LIST

E0.00	ELECTRICAL GENERAL NOTES, SYMBOLS AND LEGENDS
E0.01	ELECTRICAL SPECIFICATIONS
E0.02	ELECTRICAL SITE PLAN
E1.00	ELECTRICAL POWER AND DATA PLAN
E2.00	ELECTRICAL LIGHTING PLAN
E3.00	ELECTRICAL SINGLE–LINE DIAGRAMS AND PANEL SCHEDULES
E4.00	ELECTRICAL SCHEDULES
ED1.00	ELECTRICAL DEMO POWER AND DATA PLAN
ED2.00	ELECTRICAL DEMO LIGHTING PLAN

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STAMP AREA

RIVER'S TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1715 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
04.19.2022	PERMIT

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ORIGINAL SHEET SIZE IS 22"x34"

BOARD & VELLUM PROJECT #: 2021089.00
SDCI PROJECT #: 2021XXX

PLOT DATE: 04.19.2021

ELECTRICAL GENERAL NOTES, SYMBOLS AND LEGENDS

SHEET NO.:

E0.00

PRCTI20220683

A. GENERAL REQUIREMENTS

1. SCOPE OF WORK

FURNISH AND INSTALL A COMPLETE ELECTRICAL SYSTEM AS SHOWN ON THE CONTRACT DRAWINGS. THE INSTALLATION SHALL BE COMPLETE IN EVERY DETAIL ESSENTIAL TO PROPER AND SATISFACTORY OPERATION, READY FOR USE AND IN CONDITION FOR SERVICE WHEN DELIVERED TO THE OWNER. ALL MANUFACTURED ITEMS SHALL BE ERECTED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS EXCEPT AS OTHERWISE SPECIFIED HEREIN.

2. APPROVALS

OBTAIN APPROVALS FROM INSPECTION AUTHORITIES FOR ELECTRICAL INSTALLATIONS REQUIRING SPECIFIC APPROVAL. PRINTS OF THE ELECTRICAL DRAWINGS, FOR THIS PURPOSE, WILL BE FURNISHED UPON REQUEST. REQUIRED WIRING DIAGRAMS SHALL BE PROVIDED AND SUBMITTED FOR APPROVAL BY THE CONTRACTOR. COPIES OF THE FINAL APPROVALS SHALL BE OBTAINED BEFORE COMMENCEMENT OF RELATED WORK.

3. CODES AND STANDARDS

a. THE WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, MUNICIPAL, AND NATIONAL CODES. WHERE THE CONSTRUCTION DOCUMENTS INDICATE MORE RESTRICTIVE REQUIREMENTS, THE CONSTRUCTION DOCUMENTS SHALL GOVERN. HOWEVER, THE CONSTRUCTION DOCUMENTS SHALL NOT BE INTERPRETED AS AUTHORITY TO VIOLATE ANY CODE OR REGULATION.
b. MATERIALS, EQUIPMENT AND INSTALLATION SHALL CONFORM TO LOCAL CODE AND STANDARDS, THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA), UNDERWRITER'S LABORATORIES (UL), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND ALL LAWS AND ORDINANCES OF LOCAL, STATE AND FEDERAL GOVERNING AGENCIES.

4. FEES

CONTRACTOR SHALL PAY ALL FEES AND OTHER CHARGES INCIDENTAL TO THE ELECTRICAL WORK. IN ADDITION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED INSURANCE, PERMITS, LICENSES, ETC. RELATING TO THE ELECTRICAL WORK.

5. CONTRACTOR'S LIABILITY

a. THE CONTRACTOR SHALL AGREE THAT THE OWNER, THE ARCHITECT AND THE ENGINEER SHALL NOT IN ANY FORM OR MANNER BE ANSWERABLE OR ACCOUNTABLE FOR ANY VIOLATION OF ORDINANCES, CODES OR REGULATIONS OF ANY AUTHORITIES, UTILITIES, INSURANCE COMPANIES AND GOVERNMENT AGENCIES HAVING JURISDICTION, OR FOR ANY ACCIDENTS, INJURY, LOSS OR DAMAGE TO ANY PERSON OR PERSONS AND THEIR PROPERTIES ARISING FROM NEGLIGENCE OR CARELESSNESS ON THE PART OF THE CONTRACTOR (NOR ANYONE IN HIS EMPLOY), ANY OF HIS SUBCONTRACTORS, OR ANY OTHER PARTIES OR AGENTS TO THIS CONTRACT.
b. THE CONTRACTOR SHALL AGREE TO MAKE GOOD TO SAID OWNER, ARCHITECT, AND ENGINEER ANY LOSS, DAMAGE OR EXPENSE SO INCURRED, TOGETHER WITH REASONABLE ATTORNEY'S FEES.

6. EXAMINATION OF DRAWINGS AND SITE

a. THE ELECTRICAL CONTRACTOR SHALL OBTAIN A COMPLETE SET OF ARCHITECTURAL AND ENGINEERING DOCUMENTS AND COORDINATE WITH MECHANICAL, PLUMBING, ARCHITECTURAL, AND OTHER TRADES FOR EXACT DIMENSIONS, CLEARANCES, ROUGH-IN LOCATIONS, AND OTHER ADDITIONAL SCOPES OF WORK THAT MAY NOT BE SHOWN ON THE ELECTRICAL PLANS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE POWER TO OTHER TRADES EQUIPMENT AND HARDWARE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, CONTROLS, FIRE AND SECURITY SYSTEMS, MOTORIZED DOORS, DAMPERS, LIFTS, AND OTHER SYSTEMS. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE ELECTRICAL PLANS, THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL SAFETY DISCONNECT SWITCHES TO MECHANICAL EQUIPMENT.
b. BY THE ACT OF HAVING SUBMITTED A BID, THE CONTRACTOR SHALL DEEM TO HAVE MADE SUCH AN EXAMINATION AND SHALL HAVE ACCEPTED THE PREVAILING CONDITIONS. NO SUBSEQUENT ALLOWANCE WILL BE MADE TO CONTRACTOR BECAUSE OF HIS NEGLECT IN COMPLYING WITH THE FOREGOING.

7. DRAWINGS AND SPECIFICATIONS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND COMPLYING WITH BOTH THE DRAWINGS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN THE DRAWINGS, NOTES, SPECIFICATIONS, OR CODES, THE REFERENCE WHICH PROVIDES THE MORE COMPLETE OR HIGHER STANDARD SHALL PREVAIL.

8. INTERPRETATION OF THE DOCUMENTS

CAREFULLY COMPARE THE DRAWINGS AND SPECIFICATIONS, CHECKING MEASUREMENTS AND CONDITIONS UNDER WHICH THIS INSTALLATION IS TO BE MADE. FOR CLARIFICATION BETWEEN VARIOUS DRAWINGS, BETWEEN DRAWINGS OR SPECIFICATION, OR BETWEEN SECTIONS OF THE SPECIFICATION, THE MATTER SHALL BE REFERRED TO THE ENGINEER BEFORE ANY WORK IS EXECUTED. THE CONTRACTOR SHALL STATE IN THEIR PROPOSAL ANY EXCEPTIONS NECESSARY TO MAKE THIS A COMPLETE, READY TO USE INSTALLATION. IF NOT STATED IN THE PROPOSAL, IT WILL NOT BE CONSIDERED EXTRA.

9. ELECTRICAL DRAWINGS

THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL DOORS, WALLS, FURNITURE, EQUIPMENT, ETC.. THE LOCATION OF RACEWAY SYSTEM COMPONENTS IS SCHEMATIC. THE EXACT LOCATION OF RACEWAY SYSTEM COMPONENTS SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD. THE CONTRACTOR SHALL CONFIRM THE DIMENSIONS OF THE ACTUAL EQUIPMENT TO BE SUPPLIED FOR THIS PROJECT, AND VERIFY CLEARANCES AND ROUGH-INS PRIOR TO STARTING WORK.

10. PERMITS, APPLICATIONS AND RELEASES

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS INSPECTIONS, APPLICATIONS, RELEASES AND FEES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES FOR THE EXECUTION OF THIS WORK. SCHEDULING OF ALL REQUIRED INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

B. INSTALLATION

1. CUTTING AND PATCHING

a. BY BUILDING APPRVAL ONLY ALL CUTTING, DRILLING, PATCHING, ETC SHALL BE X-RAYED AND COMPLETED BY THIS CONTRACTOR.
b. ALL DISTURBED CONSTRUCTION AND FINISHED SHALL BE RETURNED TO ITS ORIGINAL STATE. HOLES IN CONCRETE WALLS AND FLOORS SHALL BE CORE DRILLED AND SLEEVED. NO CUTTING OF STRUCTURAL MEMBERS WILL BE ALLOWED.

2. INSTALLATION OF WIRING

WIRE SHALL BE INSTALLED CONTINUOUS BETWEEN DEVICES, WITH SPLICES LOCATED ONLY IN JUNCTION BOXES, PULL BOXES, OUTLET BOXES OR IN CABINETS. CONDUCTORS SHALL BE OF SUFFICIENT LENGTH TO REACH THE FARTHEST TERMINAL IN PANELS. A MINIMUM OF 6" LOOPS SHALL REMAIN WHERE CONNECTIONS OR TAPS ARE TO BE MADE IN BRANCH CIRCUIT WIRING.

3. GROUNDING

CONTRACTOR SHALL INSTALL ENTIRE CONDUIT SYSTEM, INCLUDING BOXES, CABINETS, PANELS, ETC. SO AS TO INSURE PROPER GROUND CONTINUITY THROUGHOUT THE SYSTEM.

4. INSTALLATION OF WORK

a. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT LOCATION OF ALL EQUIPMENT AND IN CASE ANY OUTLETS DO NOT COME IN CORRECT LOCATION, HE SHALL MOVE SAME, DO NECESSARY CUTTING AND PATCHING.
b. OWNER RESERVES THE RIGHT TO CHANGE LOCATION OF OUTLETS WITHIN 10'-0" RADIUS BEFORE WORK IS INSTALLED WITHOUT EXTRA COST.
c. CHECK WITH HVAC CONTRACTOR AS TO LOCATION OF UNITS, DUCTS AND GRILLES AND PLUMBING CONTRACTOR AS TO LOCATION OF PIPING BEFORE INSTALLING THE WORK.
d. CONTRACTOR SHALL CONSULT WITH THE ARCHITECT AND REVIEW THE PLANS TO VERIFY THE EXACT LOCATIONS OF ALL OUTLETS ARE ABOVE COUNTERS WHERE CABINET WORK OCCURS, AND VERIFY THAT SWITCHES ARE AT THE CORRECT SIDE OF DOOR SWINGS.
e. THE CONTRACTOR SHALL CONSULT WITH THE EQUIPMENT SUPPLIERS FOR THE CORRECT SIZES OF ALL OUTLETS IN SUFFICIENT TIME BEFORE WALL CONSTRUCTION.
f. FAILURE OF THE CONTRACTOR TO COMPLY WITH ALL OF THE ABOVE SHALL MAKE HIM RESPONSIBLE FOR ANY RELOCATIONS AT HIS EXPENSE DUE TO CONFLICT WITH OTHER EQUIPMENT.

5. BALANCING OF LOADS

UPON CONNECTING ALL CIRCUITS TO PANELS, THE CONTRACTOR SHALL BALANCE THE LOAD IN AMPERES TO +/- 10% BETWEEN PHASES FOR EACH PANEL OR PER OWNERS SATISFACTION.

6. FIRE STOPPING

ALL PENETRATIONS IN FIRE-RATED WALLS, FLOORS OR CEILINGS SHALL BE FULLY SEALED WITH A TESTED AND APPROVED FIRE STOPPING SYSTEM LISTED BY A NATIONALLY RECOGNIZED TESTING AGENCY. A LISTED FIRESTOPPING SYSTEM CONSISTS OF A TESTED COMBINATION OF FIRESTOPPING MATERIAL, DESIGN, AND INSTALLATION METHOD. MATERIAL, DESIGN, AND INSTALLATION MUST ALL FOLLOW LABORATORY STANDARDS FOR APPLICATION TO BE APPROVED. FIRESTOPPING ASSEMBLY SHALL MEET OR EXCEED THE FIRE RATING OF THE WALL, FLOOR, OR CEILING. APPROVED TESTING AGENCIES ARE UNDERWRITERS LABORATORIES, FACTORY MUTUAL, AND INTERTEK. FIRE STOPPING PRODUCTS SHALL BE MANUFACTURED BY 3M, A/D, HILTI, NELSON, OR STI.

7. EQUIPMENT

ALL MATERIALS AND EQUIPMENT USED IN THIS INSTALLATION SHALL BE NEW, AND HAVE THE APPROPRIATE UL LISTING AND LABEL.

8. MISCELLANEOUS SUPPORTING MEMBERS

THE INSTALLATION OF ANGLES CHANNELS, AND OTHER MISCELLANEOUS STEEL, BOLTS, RODS, ETC. REQUIRED TO SUPPORT LIGHT FIXTURE, CONDUIT, RACEWAY, LADDER TRAY, OR OTHER ELECTRICAL EQUIPMENT OR DEVICES SHALL BE COORDINATED WITH THE G.C.

9. SAFETY

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE SAFETY OF THE OWNERS EMPLOYEES, BUILDING EMPLOYEES AND GUESTS, AS WELL AS THEIR OWN FORCES, BY ADEQUATELY PROTECTING ANY EXPOSED LIVE CONDUCTORS, OR DEVICES THROUGHOUT THE COURSE OF THIS WORK.

10. EQUIPMENT CONNECTIONS

PROVIDE FINAL CONNECTIONS FOR ALL EQUIPMENT FURNISHED UNDER OTHER DIVISIONS AND FOR ALL OWNER FURNISHED EQUIPMENT. PROVIDE A FLEXIBLE LIQUID TIGHT CONNECTION TO ALL VIBRATION PRODUCING EQUIPMENT.

11. TEMPORARY LIGHTING, POWER, FIRE, AND SAFETY

a. PROVIDE TEMPORARY LIGHTING AND POWER AS REQUIRED IN AREAS UNDERGOING WORK DURING CONSTRUCTION.
b. COMPLY WITH NFPA 241 FOR SAFEGUARDING DURING CONSTRUCTION AND ALTERATION OPERATIONS.

12. BRANCH CIRCUITS

BRANCH CIRCUITS TO RECEPTACLES, LIGHTING AND MISC. SMALL LOADS (20 AMP CIRCUITS), UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE 2 #12, 1 #12G, 3/4" C.

C. MATERIAL AND EQUIPMENT

1. PROPOSALS SHALL BE BASED UPON THE FURNISHING OF ALL MATERIALS AND EQUIPMENT AS SPECIFIED, WHICH IN EVERY CASE SHALL BE NEW AND OF THE BEST GRADE AND QUALITY AVAILABLE.
2. EQUIPMENT AND MATERIALS SHALL BE WITHOUT BLEMISH OR DEFECT AND SHALL NOT BE USED FOR TEMPORARY POWER PURPOSES, WITHOUT THE ENGINEER'S PRIOR WRITTEN AUTHORIZATION.
3. ALL ITEMS OF EQUIPMENT OF ONE GENERIC TYPE, EXCEPT CONDUIT, CONDUIT FITTINGS, OUTLET BOXES, WIRE, AND CABLE. SHALL BE THE PRODUCT OF ONE MANUFACTURER THROUGHOUT UNLESS OTHERWISE INDICATED OR ACCEPTED BY THE ENGINEER.
4. CONDUITS
   a. THE CONTRACTOR SHALL PROVIDE ALL CONDUITS SERVING ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO LIGHTING, RECEPTACLES, HEATING, AIR CONDITIONS, PLUMBING EQUIPMENT, TELEPHONE AND ELECTRICAL EQUIPMENT.
   b. ALL PANEL AND SERVICE FEEDERS SHALL BE IN GALVANIZED IMC. ALL CONDUIT SHALL BE UL LABELED. EMT SHALL BE ACCEPTABLE FOR BRANCH CIRCUITS RUN ABOVE SUSPENDED CEILINGS OR CONCEALED IN INTERIOR PARTITIONS. EMT CONNECTORS SHALL BE COMPRESSION TYPE. CONDUIT UNDER SLAB ON GRADE SHALL BE GALVANIZED RIGID STEEL (HWG).
   c. MINIMUM SIZES OF CONDUIT SHALL BE 3/4" FOR INDIVIDUAL LIGHTING FIXTURE CONNECTION OR TO INDIVIDUAL LIGHT SWITCHES AND FOR ALL OTHER LOCATIONS. IF HVAC CONTROL WIRING IS REQUIRED TO BE RUN IN CONDUIT, IT SHALL BE MINIMUM OF 3/4" SIZE. UNLESS NOTED OTHERWISE ON DRAWINGS. ALL IN/UNDER FLOOR SLAB CONDUIT SHALL BE OF MINIMUM 3/4" SIZE.
   d. SUPPORT ALL CONDUIT, INCLUDING SEISMIC AND SWAY BRACING, IN ACCORDANCE WITH THE NEC.
   e. GENERALLY, ALL CONDUIT SHALL BE CONCEALED EXCEPT FOR UNFINISHED AREAS, SUCH AS EQUIPMENT ROOMS. EXPOSED CONDUIT SHALL BE ALLOWED ONLY AS NOTED ON PLAN AND AS APPROVED BY THE OWNER'S CONSTRUCTION MANAGER. PAINTING OF CONDUITS WILL BE BY GENERAL CONTRACTOR.
   f. FLEXIBLE METAL CONDUIT
      1. FLEXIBLE METAL CONDUIT AND THEIR ASSOCIATED FITTINGS ARE TO BE LISTED FOR GROUNDING. A GREEN GROUNDING CONDUCTOR SHALL BE PROVIDED. ALL CONNECTORS ARE TO BE OF A NEMA APPROVED TYPE.
      2. FLEXIBLE CONDUIT SHALL BE ACCEPTABLE FOR THE FOLLOWING APPLICATIONS AND SHALL NOT EXCEED 6 FEET IN LENGTH.
         A. FINAL CONNECTIONS TO OUTLETS ON VIBRATING EQUIPMENT.
         B. FINAL INTER-CONNECTIONS BETWEEN LIGHT FIXTURES.
         C. FINAL CONNECTIONS WHERE RIGID CONDUIT IS NOT PRACTICAL.
      3. THE USE OF ROMEX, BX, ETC. IS NOT PERMITTED.
   g. PROVIDE POLY PULL-STRING IN ALL EMPTY CONDUITS.
   h. HOME RUNS AND MAIN CONDUIT RUNS ARE TO BE HELD TIGHT TO STRUCTURE ABOVE OR AS REQUIRED TO ALLOW PROPER CLEARANCE OF CEILING AND OTHER TRADES WORK.
   i. ALL CONDUITS SHALL BE RUN PARALLEL OR PERPENDICULAR TO COLUMN LINES.
   j. ALL CONDUITS MUST BE SIZED PER THE NEC.
   k. COMPLETE CONDUIT WORK ABOVE SUSPENDED CEILING SHALL BE PLENUM RATED.
5. OUTLET BOXES
   a. UNLESS OTHERWISE NOTED, OUTLET BOXES SHALL BE GALVANIZED PRESSED STEEL, KNOCKOUT TYPE, WITH SUITABLE PLASTER RINGS AND COVERS OR PLATES.
   b. UNUSED KNOCKOUT HOLES SHALL REMAIN CLOSED AND THOSE OPENED BY ERROR SHALL BE CLOSED WITH SNAP-IN BLANKS.
   c. OUTLET BOXES SHALL NOT BE SMALLER THAN REQUIRED BY CODE FOR THE NUMBER AND SIZE OF WIRES TO BE INSTALLED.
   d. OUTLET BOX AND COVE LOCATED ABOVE SUSPENDED CEILING SHALL BE PLENUM RATED.
   e. OUTLET BOX MANUFACTURERS SHALL BE APPLETON, GARVIN, RACO (HUBBELL) & STEEL CITY.
6. JUNCTION AND PULL BOXES
   a. PROVIDE JUNCTION BOXES, PULL BOXES, CABLE SUPPORTS, AND WIREWAYS AS REQUIRED FOR PROPER INSTALLATION OF THE ELECTRICAL WORK, WHETHER OR NOT SPECIFICALLY SHOWN ON THE DRAWINGS. COVERS SHALL BE ACCESSIBLE. SMALL JUNCTION BOXES SHALL BE SIMILAR TO OUTLET BOXES.
   b. PULL BOXES, CABLE SUPPORT BOXES, AND LARGE JUNCTION BOXES FOR INDOOR USE SHALL BE MADE OF CODE GAUGE STEEL. COVERS SHALL BE HELD IN PLACE WITH STAINLESS STEEL SCREWS. PAINT INTERIOR AND EXTERIOR SURFACES WITH RUST-INHIBITIVE PAINT.
   c. JUNCTION BOX AND PULL BOX LOCATED ABOVE SUSPENDED CEILING SHALL BE PLENUM RATED.
7. WIRING
   a. CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS SHALL BE COPPER AND THE AWG SIZE AND TYPE AS SHOWN ON DRAWINGS MINIMUM WIRE SIZE SHALL BE #12. THE CONDUCTORS SHALL HAVE 600 VOLT INSULATION, TYPE THW, THWN OR THHN.
   b. MINIMUM WIRE SIZE - 20 AMP. BRANCH CIRCUIT SHALL BE AWG LISTED SIZE PER DISTANCE SHOWN BELOW. DISTANCE SHALL BE MEASURED FROM THE PANELBOARD CIRCUIT BREAKER TO THE FURTHEST OUTLET.
      1. #12 LESS THAN 100 FEET. (AT 120V)
      2. #10 OVER 100 FEET. (AT 120V)
   c. CONDUCTORS FOR BRANCH CIRCUITS SHALL BE SIZED TO PREVENT A VOLTAGE DROP EXCEEDING 3% AT THE FARTHEST OUTLET OF POWER, HEATING, OR LIGHTING LOADS, OR ANY COMBINATION OF SUCH LOADS, AND SO THAT THE MAXIMUM TOTAL VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST OUTLET DOES NOT EXCEED 5%.
   d. CONDUCTORS SHALL BE STRANDED FOR SIZES #8AWG AND LARGER.
   e. ALUMINUM CONDUCTORS ARE NOT PERMITTED.
   f. ALL WIRING SHALL BE IN CONDUIT, UNLESS SPECIFICALLY NOTED OTHERWISE (I.E. LOW VOLTAGE PLENUM RATED WIRE).
   g. WIRE CONNECTORS SHALL BE EQUAL TO "SCOTCH LOCK" FOR #6 AWG WIRE AND SMALLER AND EQUAL TO T & B "LOCKTIGHT" FOR #6 AWG AND LARGER. EQUALS BY BUCHANAN OR IDEAL ARE ACCEPTABLE.
   h. ALL CIRCUITS SHALL HAVE DEDICATED NEUTRAL. NO SHARED NEUTRALS ARE ALLOWED.
   i. ALL WIRING TO BE COLOR-CODED AS FOLLOWS:

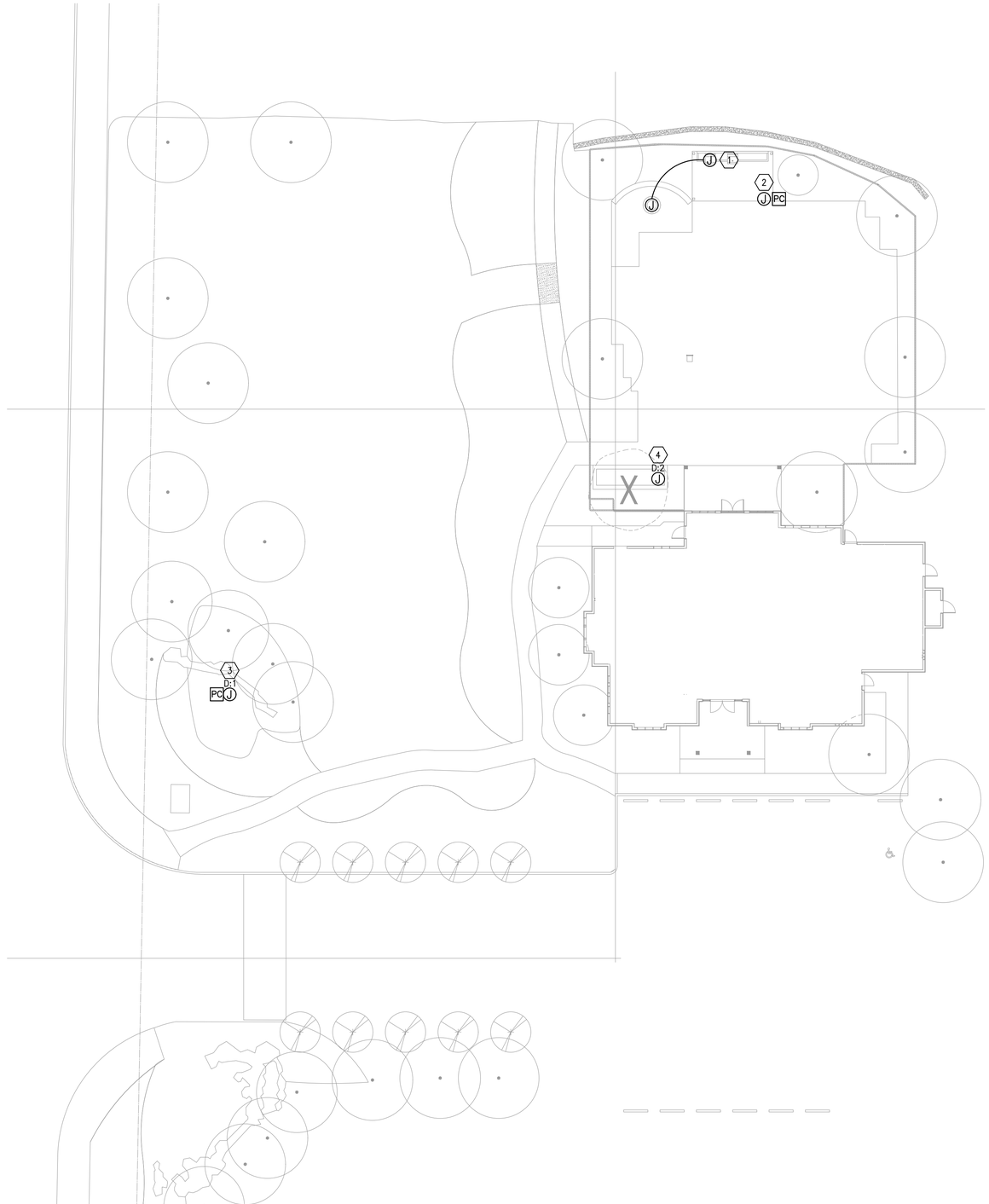
      120/208 VOLT SYSTEM
      NEUTRAL - WHITE
      PHASE A OR L1 - BLACK
      PHASE B OR L2 - RED
      PHASE C OR L3 - BLUE
      GROUND - GREEN

8. GROUNDING
   a. PROVIDE COMPLETE WIRE GROUNDING CONDUCTOR SYSTEM, #12 AWG MINIMUM, SIZED AND INSTALLED IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF NEC.
   b. ALL DEVICES SHALL BE BONDED TO THE CONDUIT SYSTEM. USE A BONDING JUMPER BETWEEN THE OUTLET BOX AND THE DEVICE GROUNDING TERMINAL. METAL-TO-METAL CONTACT BETWEEN THE DEVICES YOKE AND THE OUTLET BOX IS NOT ACCEPTABLE AS A BOND FOR EITHER SURFACE MOUNTED BOXES OR FLUSH TYPE BOXES. ALL JUNCTION BOXES, OUTLET BOXES AND PULL BOXES SHALL BE BONDED TO THE CONDUIT SYSTEM. ALL CONDUIT, INCLUDING FLEXIBLE CONDUIT, SHALL BE GROUNDED WITH GREEN GROUNDING CONDUCTOR.
   c. ALL ENCLOSURES AND NON-CURRENT CARRYING METAL PARTS ARE TO BE GROUNDED. CONDUIT SYSTEM IS TO BE ELECTRICALLY CONTINUOUS. ALL LOCK NUTS MUST CUT THROUGH ENAMELED OR PAINTED SURFACES ON ENCLOSURES. WHERE ENCLOSURES AND NON-CURRENT CARRYING METAL PARTS ARE ISOLATED FROM THE CONDUIT SYSTEM, USE BONDING JUMPERS WITH APPROVED CLAMPS. ALL GROUND CLAMPS SHALL BE "PENN-UNION" OR EQUAL, SIMILAR TO "GPL" TYPE.
   d. NO OTHER CIRCUITS ARE TO BE RUN IN SAME CONDUIT FEEDING ISOLATED GROUND RECEPTACLES.
9. SLEEVES
   a. THE CONTRACTOR SHALL PROVIDE SLEEVES TO PROTECT EQUIPMENT OR FACILITIES IN THE INSTALLATION. EACH SLEEVE SHALL EXTEND THROUGH IT'S RESPECTIVE FLOOR, WALL OR PARTITION AND SHALL BE CUT FLUSH WITH EACH SURFACE EXCEPT SLEEVES THAT PENETRATE THE FLOOR, WHICH SHALL EXTEND 2" ABOVE THE FLOOR.
   b. SLEEVES IN BEARING AND MASONRY WALLS, FLOORS AND PARTITIONS SHALL BE STANDARD WEIGHT BLACK STEEL PIPE FINISHED WITH SMOOTH EDGES. FOR OTHER THAN MASONRY PARTITIONS, THROUGH SUSPENDED CEILINGS, OR FOR CONCEALED VERTICAL CONDUIT. SLEEVES SHALL BE NO. 22.
10. TESTING AND INSPECTION
    a. THE ELECTRICAL CONTRACTOR SHALL THOROUGHLY TEST THE ENTIRE ELECTRICAL SYSTEM FOR GROUNDS, SHORTS AND PROPER GROUNDING RESISTANCE. A MAXIMUM OF 5 OHMS RESISTANCE FROM NEUTRAL CONDUCTOR AND CONDUIT TO EARTH GROUND SHALL BE PERMITTED. ONLY A GROUND RESISTANCE MEASURING METER OF APPROVED TYPE SHALL BE USED. A COMMON OHM METER IS NOT ACCEPTABLE.
    b. ALL MOTORS TO BE CHECKED FOR PROPER ROTATION AND SHALL BE TESTED UNDER LOAD WITH AMPERE READINGS TAKEN ON EACH PHASE AND THE RPM OF MOTORS RECORDED AT THE SAME TIME, CONTRACTOR TO MAKE ALL REQUIRED CHANGES TO CORRECT ANY DEFICIENCIES AND RETEST.
    c. THE ELECTRICAL CONTRACTOR SHALL SEE THAT LOCAL INSPECTION AUTHORITIES ARE NOTIFIED WHEN INSPECTIONS ARE REQUIRED BY CODE AND SHALL GIVE ALL NECESSARY ASSISTANCE TO THE INSPECTOR WHEN HE IS MAKING AN INSPECTION.
    d. THE ELECTRICAL CONTRACTOR WILL SATISFY ALL REGULATIONS HAVING JURISDICTION ON THIS PROJECT.
11. WIRING DEVICES
    a. THIS CONTRACTOR SHALL FURNISH AND INSTALL SWITCHES AND RECEPTACLES AS SHOWN ON THE DRAWINGS AND NECESSARY FOR A COMPLETE INSTALLATION. COLOR OF DEVICES AND PLATES SHALL BE AS DIRECTED BY ARCHITECT. THE DEVICES SHALL BE OF THE TYPES AND RATINGS LISTED, OR EQUALS BY PASS & SEYMOUR, HUBBELL OR LEVITON. WEATHERPROOF GFI RECEPTACLES SHALL BE INSTALLED WHERE SHOWN ON DRAWINGS OR AS REQUIRED BY CODE.
       1. DUPLEX RECEPTACLES: 20A-120V LEVITON-5362
       2. ISOLATED GROUND RECEPTACLES: 20A-120V LEVITON-5362-IG
       3. GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE: 20A-120V, LEVITON 8899-HG
       4. SURGE SUPPRESSION RECEPTACLE: 20A-120V PASS & SEYMOUR 8200-ISP
12. WALL PLATES
    a. WALL PLATES SHALL BE AS SPECIFIED BY OWNER. WHERE STANDARD PLATES WILL NOT FIT WALL FINISH, UNPLASTERED BRICK OR SPECIAL FINISH WALLS, USE SPECIAL SIZE PLATES TO SUIT CONDITIONS. ALL WALL PLATES LINE UP AND FLUSH WITH MOUNTING SURFACE AND SECURELY ATTACHED IN PLACE.
    b. WHERE SWITCHES, RECEPTACLES OR COMBINATIONS THEREOF ARE GROUNDED, USE GANG PLATES AND OUTLET BOXES TO SUIT THE SPECIFIC ARRANGEMENTS.
    c. VERIFY MOUNTING HEIGHTS OF WIRING DEVICES WITH OWNER: IN GENERAL, RECEPTACLES 18" ABOVE FLOOR OR 6" ABOVE COUNTER TOP WHERE COUNTERS OCCUR, AND SWITCHES 3'-4" ABOVE FLOOR, EXCEPT WHERE SPECIFIC HEIGHTS ARE INDICATED. SPECIAL RECEPTACLE LOCATED AS DIRECTED BY ARCHITECT AND ENGINEER.
    d. WALL PLATES SHALL BE OF THE SAME MANUFACTURER AS WIRING DEVICE.
13. LIGHTING FIXTURES & LAMPS:
    a. UNLESS OTHERWISE NOTED, THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LIGHTING FIXTURES AND LAMPS AS SHOWN ON THE DRAWINGS.
    b. THIS CONTRACTOR SHALL FURNISH ADDITIONAL AUXILIARY SUPPORTING STEEL HANGER WIRES ADEQUATELY SIZED TO SUPPORT THE WEIGHT OF THE FIXTURE AND FASTENED TO BUILDING STRUCTURE (MINIMUM TWO PER FIXTURE) FOR FIXTURES NOT MOUNTED ON BUILDING FRAMEWORK. FIXTURES SHALL NOT BE SUPPORTED SOLELY BY THE CEILING STRUCTURE. PROVIDE CLIPS AND MOUNTING SUPPORTS. LIGHTING FIXTURES SHALL BE SECURELY FASTENED TO THE CEILING FRAMING MEMBER BY MECHANICAL MEANS.
    c. PROVIDE APPLICABLE FIRE RATED DRYWALL BOXES OVER RECESSED FIXTURES IN FIRE RATED CEILINGS AS REQUIRED BY CODES. FIELD COORDINATE AS REQUIRED TO AVOID CONFLICT.
    d. THIS CONTRACTOR SHALL PROVIDE ANY NECESSARY FITTINGS, ACCESSORIES, ETC. AS NECESSARY TO MAKE A COMPLETE INSTALLATION.
    e. PROVIDE ALL FLUORESCENT FIXTURES WITH HIGH FREQUENCY ELECTRONIC BALLASTS.
    f. ALL EXTERIOR LIGHTING SHALL BE ROUTED THROUGH ASTRONOMICAL TIME CLOCK. TIME CLOCK SHALL BE BE PROVIDED WITH INTEGRAL BACK-UP FOR A MINIMUM OF 10 HOURS.
14. IDENTIFICATION
    a. PROVIDE TYPED DIRECTORIES IN PANELBOARDS TO DEPICT ACTUAL EQUIPMENT CONNECTED TO INDIVIDUAL BREAKERS/SWITCHES.
    b. CONTRACTOR RESPONSIBLE FOR PROVIDING ARC FLASH WARNING LABELS ON ALL PANELS AND ELECTRICAL SERVICE EQUIPMENT. PROVIDE ARC FLASH AND SHOCK HAZARD WARNING LABEL WITH HAZARD BOUNDARY, FLASH HAZARD RATING, PPE LEVEL, VOLTAGE SHOCK HAZARD WHEN DOOR IS OPEN, LIMITED APPROACH LEVEL, AND RESTRICTED APPROACH LEVEL.
15. SHOP DRAWINGS AND SUBMITTALS:
    a. SUBMIT COMPLETE SHOP DRAWINGS FOR MANUFACTURED EQUIPMENT: CLEARLY MARK SUBMISSIONS FOR LIGHTING FIXTURES WITH THE TYPE LETTER OR LETTERS ASSIGNED TO EACH FIXTURE IN THE FIXTURES SCHEDULE AND INCLUDE A GRAPH SHOWING TYPICAL LIGHT DISTRIBUTION AND A TABLE OF CERTIFIED UTILIZATION FACTORS. ALL FIXTURE SUBMITTALS SHALL BE IN.
    b. PROVIDE SUFFICIENT INFORMATION AND DATA REQUIRED FOR THE ARCHITECT TO REASONABLY DETERMINE PROPER COMPLIANCE WITH THE SPECIFICATIONS.
    c. IN ADDITION, THE CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF MATERIALS PROPOSED, GIVING THE MANUFACTURER'S NAME, CATALOG NUMBER, OR OTHER MEANS OF IDENTIFICATION TO SHOW COMPLIANCE WITH THESE SPECIFICATIONS.
    d. REVIEW OF SHOP DRAWINGS IS RENDERED AS A SERVICE ONLY, AND SHALL NOT BE CONSIDERED AS A GUARANTEE OF MEASUREMENTS OR BUILDING CONDITIONS, NOR SHALL IT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF BASIC RESPONSIBILITY UNDER THE CONTRACT. SHOP DRAWINGS SHALL BE SUBMITTED ON, BUT NOT BE LIMITED TO THE FOLLOWING SYSTEMS:
       1. LIGHTING FIXTURES IF FURNISHED BY CONTRACTOR
       2. PANELS
       3. WIRING DEVICES
16. INSTALLATION OF EQUIPMENT FURNISHED BY OTHERS
    a. CONTRACTOR SHALL INSTALL ALL EQUIPMENT, WIRE AND CABLE FURNISHED TO HIM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL INSTALLATION DRAWINGS AND WIRING DIAGRAMS FROM THE EQUIPMENT MANUFACTURER. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
    b. CONTRACTOR SHALL MAKE FINAL CONNECTIONS AND TERMINATIONS TO THE OWNER, MECHANICAL, AND PLUMBING CONTRACTOR'S FURNISHED EQUIPMENT.
17. MATERIAL AND EQUIPMENT REQUIREMENTS
    a. PROPOSAL SHALL BE BASED UPON THE FURNISHINGS OF ALL MATERIALS AND EQUIPMENT AS SPECIFIED, WHICH IN EVERY CASE SHALL BE NEW AND OF THE BEST GRADE AND QUALITY AVAILABLE.
    b. EQUIPMENT AND MATERIALS SHALL BE WITHOUT BLEMISH OR DEFECT AND SHALL NOT BE USED FOR TEMPORARY POWER PURPOSES, WITHOUT THE ENGINEER'S WRITTEN AUTHORIZATION.
    c. ALL ITEMS OF EQUIPMENT OF ONE GENERIC TYPE (SUCH AS FUSES OR CIRCUIT BREAKERS) EXCEPT CONDUIT FITTINGS, OUTLET BOXES, WIRE, AND CABLE, SHALL BE THE PRODUCT OF ONE MANUFACTURER THROUGHOUT UNLESS OTHERWISE INDICATED OR ACCEPTED BY THE ENGINEER.
18. SPECIAL SYSTEMS

TELEPHONE/DATA SYSTEM AND SECURITY SYSTEM: ELECTRICAL CONTRACTOR SHALL PROVIDE ROUGH INS AS DESCRIBED IN THE DRAWINGS FOR TELEPHONE/DATA AND SECURITY SYSTEMS. COORDINATE FINAL LOCATIONS WITH OWNER'S SYSTEM PROVIDER.

19. VACANCY SENSORS
    a. CONTRACTOR'S WORK TO INCLUDE ALL LABOR, MATERIALS, TOOLS, APPLIANCES, CONTROL HARDWARE, SENSOR, WIRE, JUNCTION BOXES AND EQUIPMENT NECESSARY FOR AND INCIDENTAL TO THE DELIVERY, INSTALLATION AND FURNISHING OF A COMPLETELY OPERATIONAL OCCUPANCY SENSOR LIGHTING CONTROL SYSTEM, AS DESCRIBED HEREIN.
    b. WALL SWITCH PRODUCTS MUST BE CAPABLE OF WITHSTANDING THE EFFECTS OF INRUSH CURRENT.
    c. WALL SWITCH SENSORS SHALL BE CAPABLE OF DETECTION OF OCCUPANCY AT DESKTOP LEVEL UP TO 300 SQUARE FEET, AND GROSS MOTION UP TO 1000 SQUARE FEET.
    d. WALL SWITCH SENSORS SHALL ACCOMMODATE LOADS FROM 0 TO 600 WATTS AT 120 VOLTS; 0 TO 1200 WATTS AT 277 VOLTS.
    e. ALL SENSORS SHALL BE CAPABLE OF OPERATING NORMALLY WITH ELECTRONIC BALLASTS, PL LAMP SYSTEMS AND RATED MOTOR LOADS.
20. SELECTIVE COORDINATION
    a. EMERGENCY DISTRIBUTION AND ELEV

PRCTI20220683



1 ELECTRICAL SITE PLAN
N.T.S.

ELECTRICAL

GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET E0.00.
2. ALL ELECTRICAL CONDUITS & JUNCTION BOXES AT WET AREAS ARE TO BE IN RIGID ALUMINUM OR PVC COATED RIGID STEEL CONDUIT IN ACCORDANCE WITH LOCAL CODES.
3. GROUND-FAULT CIRCUIT INTERRUPTERS SHALL BE PROVIDED AS REQUIRED.
4. JUNCTION BOXES SHALL BE A MINIMUM OF 4'-0" FROM THE POOL WALL.
5. FIELD COORDINATE ALL CONDUIT AND WIRING ROUTING THROUGH SITE WITH CIVIL ENGINEER.

KEY NOTES

1. PROVIDE (2) #12 AWG AND (1) #12 GROUND IN 1" CONDUIT FROM BBQ AND FIRE PIT TO THE ELECTRICAL ROOM FOR THE ELECTRONIC IGNITION DEVICE. PROVIDE EMERGENCY GAS SHUT OFF SWITCH AT EACH LOCATION. COORDINATE CONNECTION REQUIREMENTS AND LOCATIONS WITH THE ARCHITECT AND EQUIPMENT PROVIDER.
2. PROVIDE PERGOLA MOUNT PHOTOCELL AND (2) #10 AWG AND (1) #10 GROUND IN 1" CONDUIT FROM PERGOLA LIGHTING TO CLOSEST EXTERIOR LIGHTING CIRCUIT WITH CAPACITY. COORDINATE CONNECTION AND FIXTURE LOCATIONS WITH THE ARCHITECT.
3. PROVIDE PHOTOCELL AND (2) #10 AWG AND (1) #10 GROUND IN 1" CONDUIT FROM THE MONUMENT SIGN TO TIME CLOCK LOCATED IN THE ELECTRICAL ROOM FOR MONUMENT SIGN LIGHTING. COORDINATE FIXTURE REQUIREMENTS AND LOCATIONS WITH THE ARCHITECT AND OWNER.
4. PROVIDE (2) #12 AWG AND (1) #12 GROUND IN 1" CONDUIT AND (1) 1" FOR DATA FROM THE ELECTRONIC BIKE STATION TO THE ELECTRICAL ROOM. COORDINATE CONNECTION REQUIREMENTS AND LOCATIONS WITH THE ARCHITECT AND EQUIPMENT PROVIDER.

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:I STAMP AREA

RIVER'S TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1715 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
04.19.2022	PERMIT

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ORIGINAL SHEET SIZE IS 22"x34"

BOARD & VELLUM PROJECT #: 2021089.00
SDCI PROJECT #: 2021XXX

PLOT DATE: 04.19.2021

ELECTRICAL SITE PLAN

SHEET NO.:

E0.02

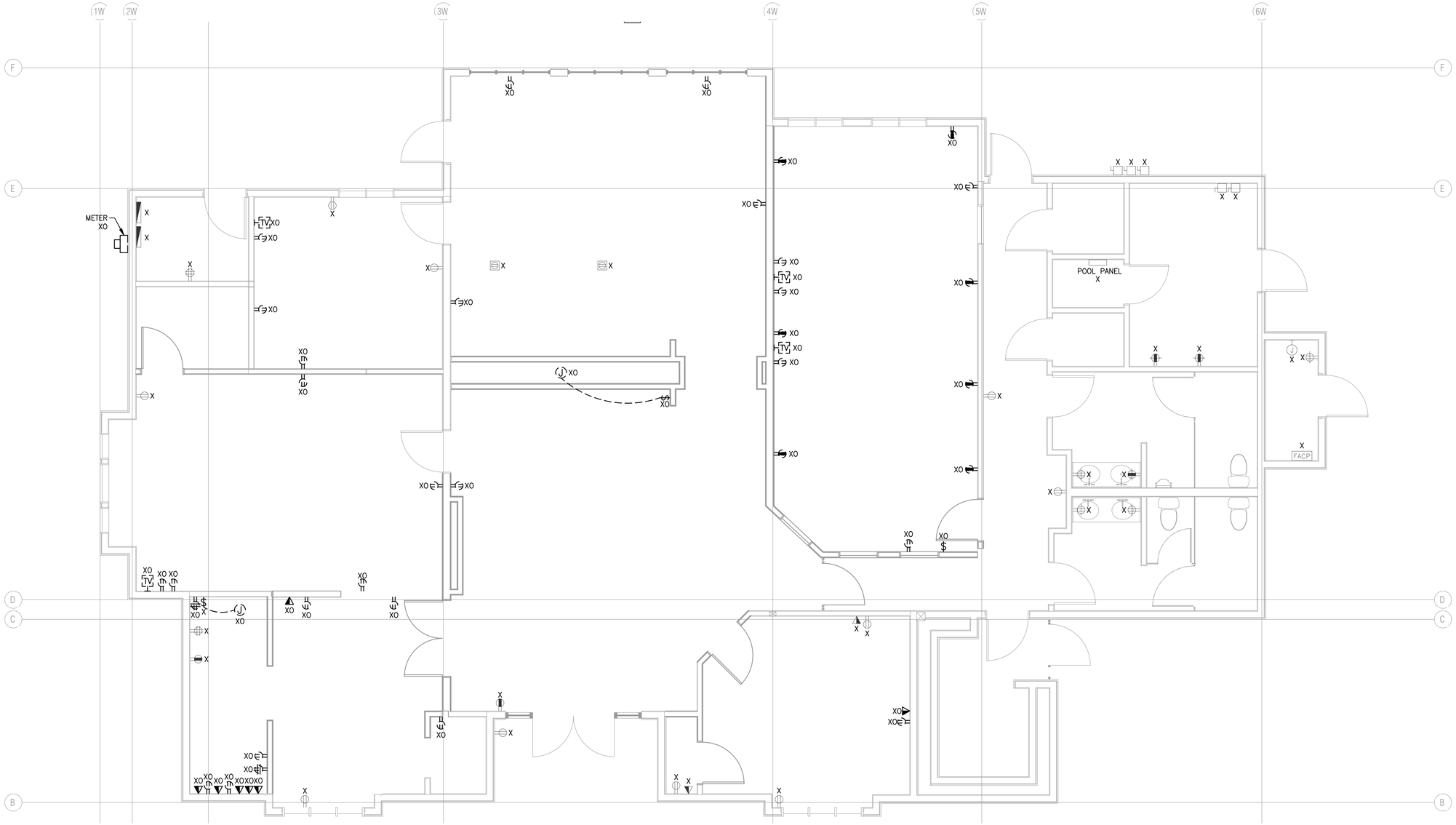
PRCTI20220683

GENERAL NOTES

1. REFER TO SYMBOLS LEGEND AND GENERAL NOTES ON SHEET E0.00
2. ALL DEVICES ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
3. ALL BRANCH CIRCUIT WIRING AND ASSOCIATED CONDUIT FOR EQUIPMENT TO BE DEMOLISHED SHALL BE REMOVED BACK TO THE SOURCE AND BREAKER TO BE LABELED AS "SPARE". COORDINATE ANY PATCH OR REPAIR WITH GC.
4. COORDINATE DEMOLITION, RELOCATION AND/OR REUSE OF ANY SECURITY , AV, ETC. WITH THE OWNER AND THE OWNER'S VENDOR.

KEY NOTES

(1) DEMOLISH EXISTING CONNECTIONS FOR HOT TUB AND ASSOCIATED EQUIPMENT. REMOVE BRANCH CIRCUIT WIRING AND RACEWAY BACK TO SOURCE AND LABEL BREAKER AS SPARE.



1 ELECTRICAL CLUBHOUSE - DEMO POWER AND DATA PLAN

1/4" = 1'-0"

ELECTRICAL

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RIVER'S TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
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PUYALLUP, WA 98372

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REVISION	DATE	DESCRIPTION

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SDCI PROJECT #: 2021XXX

PLOT DATE: 04.19.2021

ELECTRICAL DEMO POWER AND DATA PLAN

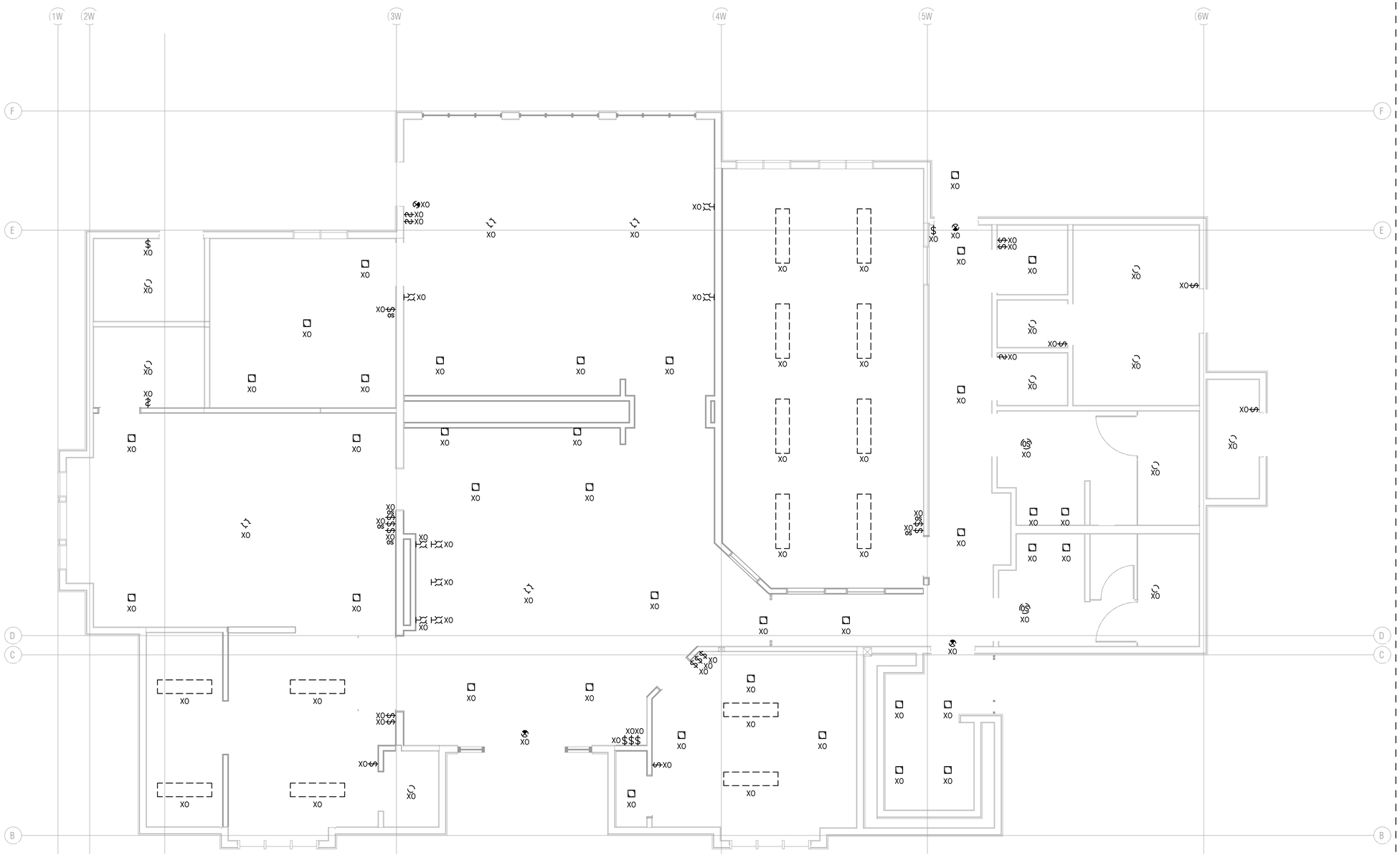
SHEET NO.:

ED1.00

PRCTI20220683

GENERAL NOTES

1. REFER TO SYMBOLS LEGEND AND GENERAL NOTES ON SHEET E0.00
2. ALL DEVICES ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
3. NEW LIGHTING IS TO BE CIRCUITED TO THE EXISTING LIGHTING CIRCUITS WITHIN THE SPACE. MODIFY EXISTING RACEWAY AND BRANCH CIRCUIT WIRING AS REQUIRED.



1 ELECTRICAL CLUBHOUSE - DEMO LIGHTING PLAN

1/4" = 1'-0"

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STAMP AREA

RIVER'S TRAIL WEST AMENITY REFRESH

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PLOT DATE: 04.19.2021

ELECTRICAL DEMO LIGHTING PLAN

SHEET NO.:

ED2.00

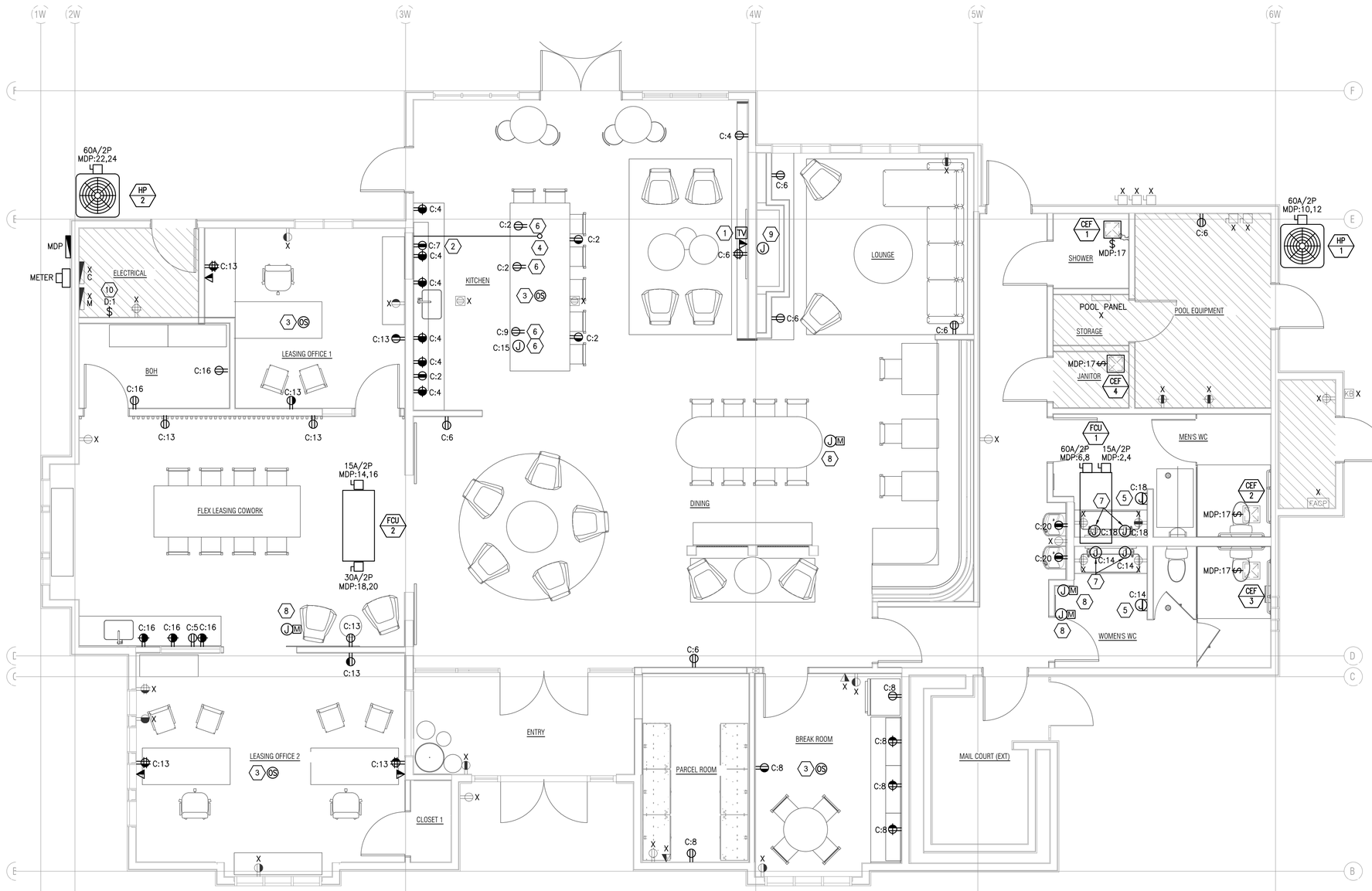
PRCTI20220683

GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET E0.00
2. ALL RECEPTACLES TO BE TAMPER RESISTANT.
3. PROVIDE SEPARATE GROUNDING CONDUCTOR SIZED PER NEC 250.122 INSTALLED ON ALL MECHANICAL EQUIPMENT. REFER TO SHEET E3.00 FOR FEEDER, GROUND & CONDUIT SIZES.
4. EXISTING RECEPTACLES SHOWN AS CONTROLLED MUST BE MODIFIED TO BE CONTROLLED TYPE.

KEY NOTES

1. COORDINATE FINAL TV LOCATIONS, MOUNTING HEIGHTS AND QUANTITIES WITH ARCHITECT AND OWNER.
2. DISHWASHER RECEPTACLE. LOCATION SHOWN IS FOR REFERENCE ONLY. INSTALL THE DISHWASHER RECEPTACLE AT OR WITHIN THE KITCHEN SINK CABINET.
3. DUAL-TECHNOLOGY OCCUPANCY SENSOR SHALL CONTROL HALF OF EACH RECEPTACLE AS NOTED. PROVIDE ALL REQUIRED RELAYS, CONTRACTORS, POWER PACKS, ETC. FOR A COMPLETE AND OPERATIONAL SYSTEM.
4. KITCHEN ISLAND/PENINSULAR COUNTER SPACE RECEPTACLES SHALL BE MOUNTED NO MORE THAN 12 INCHES (12") BELOW THE TOP OF THE COUNTERTOP.
5. PROVIDE HARDWIRE CONNECTION WITH A DEDICATED CIRCUIT FOR BATHROOM HAND DRYER. COORDINATE FINAL MOUNTING HEIGHT AND LOCATION WITH ARCHITECT AND OWNER.
6. PROVIDE CONNECTIONS FOR UNDER COUNTER (2) REFRIGERATORS, (1) MICROWAVE, AND (1) WARMING DRAWER. COORDINATE CONNECTION REQUIREMENTS WITH ARCHITECT AND MANUFACTURER.
7. PROVIDE HARDWIRED CONNECTION UNDER COUNTER FOR SENSOR OPERATED FAUCET. COORDINATE FINAL LOCATION WITH ARCHITECT AND OWNER.
8. PROVIDE CONNECTION FOR POWERED MECHANICAL LOUVER.
9. PROVIDE CONNECTION AND ROUGH IN FOR CONTROLS FOR GAS FIRE PLACE. COORDINATE CONNECTION AND CONTROLS REQUIREMENTS WITH THE EQUIPMENT PROVIDER.
10. TIMECLOCK FOR NEW MONUMENT SIGN LIGHTING.



1 ELECTRICAL CLUBHOUSE - POWER AND DATA PLAN

1/4" = 1'-0"

ELECTRICAL

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STAMP AREA

RIVER'S TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
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PUYALLUP, WA 98372

OWNER:
LIVCOR

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SDCI PROJECT #: 2021XXX

PLOT DATE: 04.19.2021

ELECTRICAL POWER AND DATA PLAN

SHEET NO.:

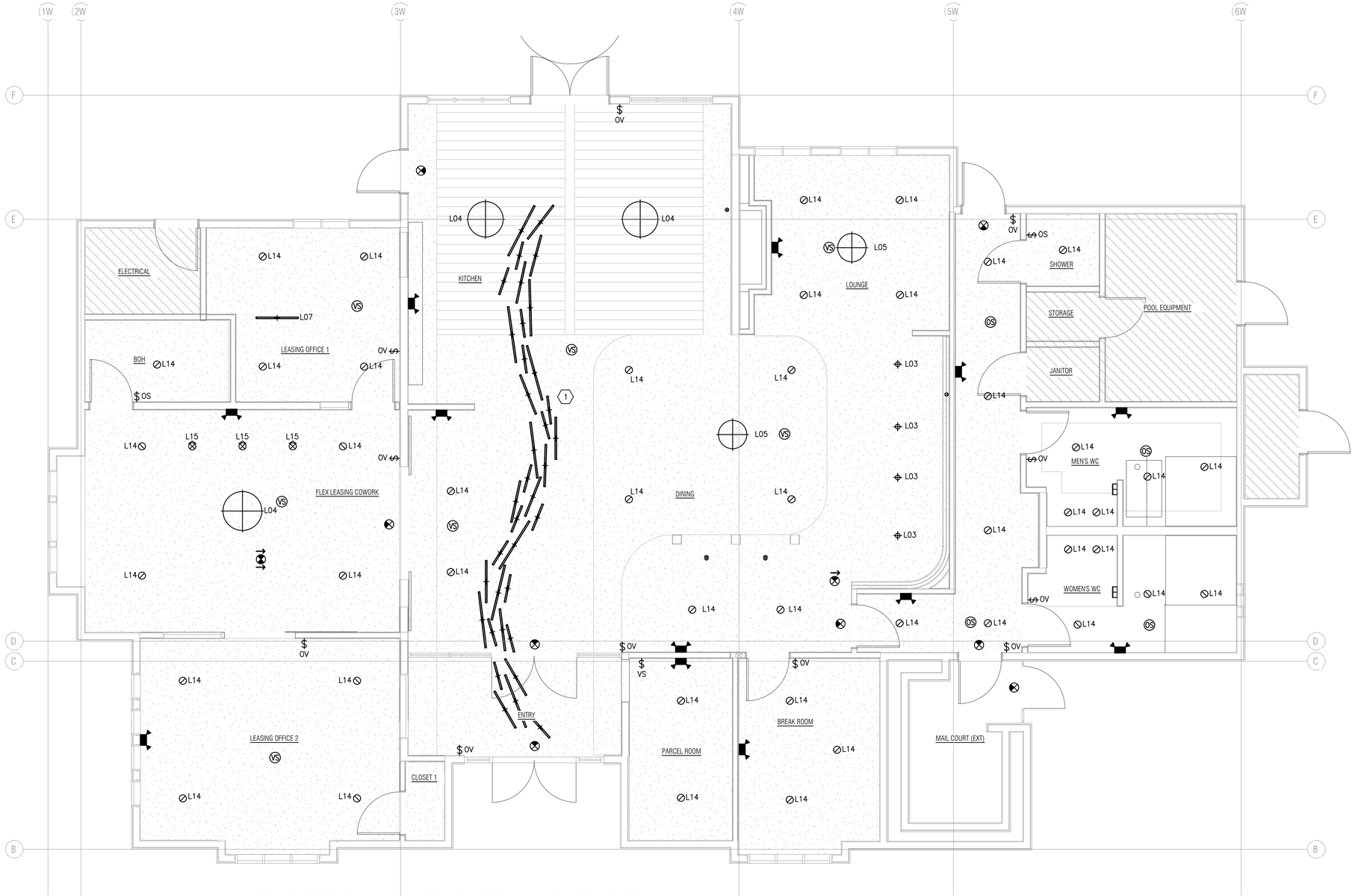
E1.00

GENERAL NOTES

1. REFER TO SYMBOLS LEGEND AND GENERAL NOTES ON SHEET E0.00
2. FOR ALL CEILING MOUNTED OCCUPANCY SENSORS, PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE AND OPERATIONAL SYSTEM, INCLUDING OCCUPANCY SENSORS, POWER PACKS, WALL OVERRIDE SWITCHES, RELAYS ETC.
3. CONNECT NEW LIGHTING TO EXISTING LIGHTING CIRCUITS WITHIN THE SPACE AND PROVIDE CONTROLS AS SHOWN. CONNECT ALL NEW EXIT SIGNAGE AND EMERGENCY BATTERY PACKS TO THE UNCONTROLLED LEG OF THE CLOSEST LIGHTING CIRCUIT WITHIN THE SPACE.

KEY NOTES

(1) PROVIDE ALL NESSESSARY CONNECTIONS AND CONTROLS FOR INTERNALLY ILLUMINATED ARCHITECTURAL ART PIECE. COORDINATE WITH ARCHITECT AND PROVIDOR FOR CONNECTION REQUIREMENTS.



1 ELECTRICAL CLUBHOUSE - LIGHTING PLAN

1/4" = 1'-0"

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PLOT DATE: 04.19.2021

ELECTRICAL LIGHTING PLAN

SHEET NO.:

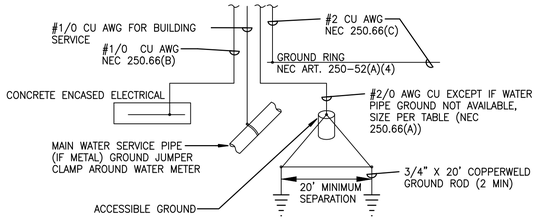
E2.00

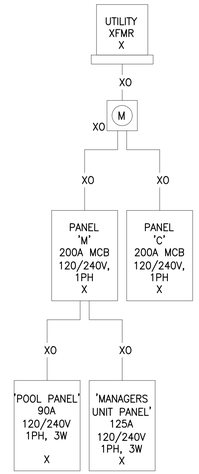
GENERAL NOTES

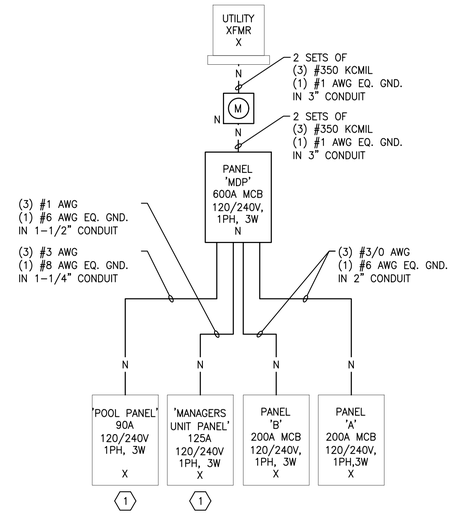
1. REFER TO GENERAL NOTES ON SHEET E0.00.
2. EC IS RESPONSIBLE FOR COORDINATING SERVICE UPGRADE WITH THE LOCAL UTILITY.

KEY NOTES

(1) EC TO FIELD VERIFY SIZE OF EXISTING PANELS AS SHOWN. SIZES SHOWN ARE BASED ON EXISTING DOCUMENTS. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. CIRCUITS ASSOCIATED WITH THIS PANEL ARE OUT OF SCOPE, PANEL IS TO BE RE-FED ONLY.







3 CLUB HOUSE SINGLE-LINE DIAGRAM

N.T.S. ELECTRICAL

PANEL: M — FRAME SIZE: 200A — VOLTAGE: 120/240V
LOCATION: ELECTRICAL ROOM — MCB (AMPS): 200A — PHASE: 1φ
FEEDER: SEE RISER DIAGRAM — AIC: EXIST. — WIRE: 3W

CKT NO.	BR	P	NOTE:	CIRCUIT DESCRIPTION	PHASE A	PHASE B	CIRCUIT DESCRIPTION	NOTE:	BR	P	CKT NO.
1	20	1	-	POOL ROOM GFCI			FURNACE #1 PLUG	-	20	1	2
3	20	1	-	ATTIC LIGHT FU2 AREA			PLUG	-	20	1	4
5	20	1	-	SPARE			CU-2 PLUG	-	20	1	6
7	20	1	-	PLUGS			SPARE	-	90	/	8
9	20	1	-	PLUGS					2		10
11	20	1	-	PLUGS			SPARE	-	50	/	12
13	30	/	-	SPARE					2		14
15	2						SPARE	-	125	/	16
17	20	/	-	RIGHT FOUNTAIN PUMP WITH FISH					2		18
19	2		-				R FOUNTAIN PUMP WITH FISH	-	20	1	20
21	20	/	-	LEFT FOUNTAIN PUMP WITH LETTERS			L FOUNTAIN PUMP WITH LETTERS	-	20	1	22
23	2		-				SPRINKLER SYSTEM	-	20	1	24
25	20	1	-	SPACE			POOL GROUND LIGHTS	-	20	1	26
27	20	1	-	SPACE			RIGHT FOUNTAIN LIGHTS	-	20	1	28
29	20	1	-	SPACE			LEFT FOUNTAIN LIGHTS	-	20	1	30
TOTAL CONNECTED LOAD (VA)					#####	####	#####	####	GFI = GFI BREAKER		
TOTAL DIVERSIFIED LOAD (VA)					####		####		ARC = ARC FAULT		
TOTAL AMPERAGE					#####						

2 DEMOLTIION CLUB HOUSE SINGLE-LINE DIAGRAM

N.T.S. ELECTRICAL

PANEL: C — FRAME SIZE: 200A — VOLTAGE: 120/240V
LOCATION: ELECTRICAL ROOM — MCB (AMPS): 200A — PHASE: 1φ
FEEDER: SEE RISER DIAGRAM — AIC: EXIST. — WIRE: 3W

CKT NO.	BR	P	NOTE:	CIRCUIT DESCRIPTION	PHASE A	PHASE B	CIRCUIT DESCRIPTION	NOTE:	BR	P	CKT NO.
1	20	1	-	LIGHTS		900	KITCHEN RECS	-	20	1	2
3	20	1	-	LIGHTS			1260 KITCHEN RECS	-	20	1	4
5	20	1	-	REFRIGERATOR	120	1440	DINING & LOUNGE RECS	-	20	1	6
7	20	1	-	DISHWASHER			1440 1080 BREAKRM & PARCEL RM RECS	-	20	1	8
9	20	1	-	MICROWAVE	900		FACP	-	20	1	10
11	20	1	-	SOUND SYS.			FIRE ROOM HEAT	-	20	1	12
13	20	1	-	LEASING AREA RECS	1260	1080	WOMENS WC	-	20	1	14
15	20	1	-	WARMING DRAWER			1500 900 BOH RECS & LEASING RM RECS	-	20	1	16
17	20	1	-	FOUNTAIN		1080	MEN'S WC	-	20	1	18
19	20	1	-	LIGHTS FOYER			360 DRINKING FOUNTAIN	-	20	1	20
21	20	1	-	LIGHTS BATHROOMS			SPARE	-	100	/	22
23	20	1	-	ELECTRONIC BIKE CHARGING STATION			500		2		24
25	20	1	-	CAMERA			EXT. LIGHTS	-	20	1	26
27	20	1	-	MONUMENT SIGN LIGHTING			250 EXT. LIGHTS	-	20	1	28
29	20	1	-	ALARM OUTLET			PHONE OUTLET	-	20	1	30
TOTAL CONNECTED LOAD (VA)					2280	4500	3690 3600	GFI = GFI BREAKER			
TOTAL DIVERSIFIED LOAD (VA)					6780		7290	ARC = ARC FAULT			
TOTAL AMPERAGE					58.63						

1 CLUB HOUSE SINGLE-LINE DIAGRAM

N.T.S. ELECTRICAL

PANEL: MDP — FRAME SIZE: 600A — VOLTAGE: 120/240V
LOCATION: ELECTRICAL ROOM — MCB (AMPS): 600A — PHASE: 1φ
FEEDER: SEE RISER DIAGRAM — AIC: 65 KAIC — WIRE: 3W

CKT NO.	BR	P	NOTE:	CIRCUIT DESCRIPTION	PHASE A	PHASE B	CIRCUIT DESCRIPTION	NOTE:	BR	P	CKT NO.
1	100	/	-	POOL PANEL	1950	1020	FCU 1	-	15	/	2
3	2					1950 1020			2		4
5	100	/	-	MANAGER'S UNIT PANEL	16500	2172	FCU 1 - HEATER ACCESSORY	-	35	/	6
7	2					16500 2172			2		8
9	200	/	-	PANEL 'M'		4896	HP 1	-	60	/	10
11	2					4896			2		12
13	200	/	-	PANEL C'	6780	1020	FCU 2	-	15	/	14
15	2					7290 1020			2		16
17	20	1	-	EXAUST FANS	88	1308	FCU 2 - HEATER ACCESSORY	-	20	/	18
19	20	1	-	SPACE		1308			2		20
21	20	1	-	SPACE		3768	HP 2	-	50	/	22
23	20	1	-	SPACE		3768			2		24
25	20	1	-	SPACE			SPACE	-	20	1	26
27	20	1	-	SPARE			SPARE	-	20	1	28
29	20	1	-	SPARE			SPARE	-	20	1	30
TOTAL CONNECTED LOAD (VA)					25318	14184	25740 14184	GFI = GFI BREAKER			
TOTAL DIVERSIFIED LOAD (VA)					39502		39924	ARC = ARC FAULT			
TOTAL AMPERAGE					330.94						

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JESSICA LYNN FERGUSON — STATE OF WASHINGTON — 21903 — REGISTERED PROFESSIONAL ENGINEER

STAMP AREA

RIVER'S TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1715 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LIVCOR

REVISION	DATE	DESCRIPTION

ISSUANCES

DATE	DESCRIPTION
04.19.2022	PERMIT

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ORIGINAL SHEET SIZE IS 22"x34"

BOARD & VELLUM PROJECT #: 2021089.00
SDCI PROJECT #: 2021XXX

PLOT DATE: 04.19.2021

ELECTRICAL SINGLE-LINE DIAGRAM & PANEL SCHEDULES

SHEET NO.:

E3.00

MECHANICAL EQUIPMENT CONNECTION SCHEDULE

TAG (1)	DESCRIPTION (2)	LOAD (3)	WIRE/CONDUIT (4)	STARTER/DISCONNECT/OCD (5)	VOLTAGE (6)	FEED (7)	LOCAL DISCONNECT (8)	REMARKS (9)
FCU 1	FAN COIL UNIT	8.5 MCA 15 MOCP	2#12 AWG 1#12G AWG EQ. GND 3/4"C.	☐ INTEGRAL TO EQUIPMENT ☐ IN MCC NEMA SIZE ☐ TYPE	240V 1ø	–	☐ FUSED A FUSE ☒ NON-FUSED A SWITCH ☐ THERMAL SWITCH, 120V,1ø,1P	EC TO PROVIDE SERVICE DISCONNECT.
	ELECTRIC HEATER ACCESSORY	18.1 MCA 35 MOCP	2#8 AWG 1#10G AWG EQ. GND 3/4"C.	☐ INTEGRAL TO EQUIPMENT ☐ IN MCC NEMA SIZE ☐ TYPE	240V 1ø	–	☐ FUSED A FUSE ☒ NON-FUSED A SWITCH ☐ THERMAL SWITCH, 120V,1ø,1P	EC TO PROVIDE SERVICE DISCONNECT.
HP 1	HEAT PUMP	40.8 MCA 60 MOCP	2#6 AWG 1#10G AWG EQ. GND 1"C.	☐ INTEGRAL TO EQUIPMENT ☐ IN MCC NEMA SIZE ☐ TYPE	240V 1ø	–	☐ FUSED A FUSE ☒ NON-FUSED A SWITCH ☐ THERMAL SWITCH, 120V,1ø,1P	EC TO PROVIDE SERVICE DISCONNECT.
FCU 2	FAN COIL UNIT	8.5 MCA 15 MOCP	2#12 AWG 1#12G AWG EQ. GND 3/4"C.	☐ INTEGRAL TO EQUIPMENT ☐ IN MCC NEMA SIZE ☐ TYPE	240V 1ø	–	☐ FUSED A FUSE ☒ NON-FUSED A SWITCH ☐ THERMAL SWITCH, 120V,1ø,1P	EC TO PROVIDE SERVICE DISCONNECT.
	ELECTRIC HEATER ACCESSORY	10.9 MCA 20 MOCP	2#12 AWG 1#12G AWG EQ. GND 3/4"C.	☐ INTEGRAL TO EQUIPMENT ☐ IN MCC NEMA SIZE ☐ TYPE	240V 1ø	–	☐ FUSED A FUSE ☒ NON-FUSED A SWITCH ☐ THERMAL SWITCH, 120V,1ø,1P	EC TO PROVIDE SERVICE DISCONNECT.
HP 2	HEAT PUMP	31.4 MCA 50 MOCP	2#8 AWG 1#10G AWG EQ. GND 1"C.	☐ INTEGRAL TO EQUIPMENT ☐ IN MCC NEMA SIZE ☐ TYPE	240V 1ø	–	☐ FUSED A FUSE ☒ NON-FUSED A SWITCH ☐ THERMAL SWITCH, 120V,1ø,1P	EC TO PROVIDE SERVICE DISCONNECT.
CEF 1	CEILING EXHAUST FAN	9.6W	2#12 AWG 1#12G AWG EQ. GND 3/4"C.	☐ INTEGRAL TO EQUIPMENT ☐ IN MCC NEMA SIZE ☐ TYPE	120V 1ø	–	☐ FUSED A FUSE ☒ NON-FUSED A SWITCH ☐ THERMAL SWITCH, 120V,1ø,1P	EC TO PROVIDE SERVICE DISCONNECT. CONTROLLED VIA OCCUPANCY SENSOR.
CEF 2	CEILING EXHAUST FAN	33W	2#12 AWG 1#12G AWG EQ. GND 3/4"C.	☐ INTEGRAL TO EQUIPMENT ☐ IN MCC NEMA SIZE ☐ TYPE	120V 1ø	–	☐ FUSED A FUSE ☒ NON-FUSED A SWITCH ☐ THERMAL SWITCH, 120V,1ø,1P	EC TO PROVIDE SERVICE DISCONNECT. CONTROLLED VIA TIMECLOCK.
CEF 3	CEILING EXHAUST FAN	33W	2#12 AWG 1#12G AWG EQ. GND 3/4"C.	☐ INTEGRAL TO EQUIPMENT ☐ IN MCC NEMA SIZE ☐ TYPE	120V 1ø	–	☐ FUSED A FUSE ☒ NON-FUSED A SWITCH ☐ THERMAL SWITCH, 120V,1ø,1P	EC TO PROVIDE SERVICE DISCONNECT. CONTROLLED VIA TIMECLOCK.
CEF 4	CEILING EXHAUST FAN	12W	2#12 AWG 1#12G AWG EQ. GND 3/4"C.	☐ INTEGRAL TO EQUIPMENT ☐ IN MCC NEMA SIZE ☐ TYPE	120V 1ø	–	☐ FUSED A FUSE ☒ NON-FUSED A SWITCH ☐ THERMAL SWITCH, 120V,1ø,1P	EC TO PROVIDE SERVICE DISCONNECT. CONTROLLED VIA TIMECLOCK.
GWH 1	WATER HEATER	EXISTING	EXISTING	☐ INTEGRAL TO EQUIPMENT ☐ IN MCC NEMA SIZE ☐ TYPE	120V 1ø	–	☐ FUSED A FUSE ☐ NON-FUSED A SWITCH ☐ THERMAL SWITCH, 120V,1ø,1P	UNIT IS EXISTING TO REMAIN.

SCHEDULE KEY NOTES:

(1) VERIFY FINAL LOCATION OF ALL EQUIPMENT WITH EQUIPMENT INSTALLER BEFORE INSTALLING FEEDERS.

(2) SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR MORE INFORMATION.

(3) SIZE STARTER/FEEDER DISCONNECT PER FINAL EQUIPMENT REQUIREMENTS.

(4) PROVIDE FEEDER AS INDICATED, VERIFY WITH EQUIPMENT REQUIREMENTS.

(5) PROVIDE OVERLOAD PROTECTION (FUSES OR MOTOR CIRCUIT PROTECTOR) PER SPECIFICATIONS, ACTUAL FIELD MEASURED FULL LOAD CURRENT, AND EQUIPMENT MANUFACTURER'S REQUIREMENTS.

(6) VERIFY FINAL VOLTAGE AND PHASE REQUIREMENTS OF ALL EQUIPMENT WITH INSTALLER BEFORE INSTALLING FEEDERS.

(7) COORDINATE SHORT CIRCUIT OCD RATING WITH FINAL EQUIPMENT REQUIREMENTS.

(8) EC TO PROVIDE LOCAL DISCONNECT WITHIN 5'-0" OF EQUIPMENT.

(9) NON-STANDARD ITEMS, TIMERS, METERS, INTERLOCKS, ETC.

SCHEDULE GENERAL NOTES:

1. PROVIDE POWER CONNECTIONS TO ALL ARCHITECTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION, AND OWNER FURNISHED EQUIPMENT. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR LOCATIONS AND POWER REQUIREMENTS. VERIFY ALL TECHNICAL DATA WITH FINAL SHOP DRAWINGS.
2. OVER CURRENT PROTECTION SIZES LISTED ARE FROM MANUFACTURER'S AND STANDARD MOTOR DATA, FURNISH FUSES BASED ON FUSE MANUFACTURER'S STANDARDS, ACTUAL FIELD MEASURED FULL LOAD CURRENT, AND EQUIPMENT MANUFACTURER'S REQUIREMENTS.
3. FLEXIBLE CONNECTIONS TO MOTORS SHALL BE IN FLEXIBLE CONDUIT. PROVIDE COPPER EQUIPMENT GROUND FROM DISCONNECT TO MOTOR CONNECTION.

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ELECTRICAL SCHEDULES

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