



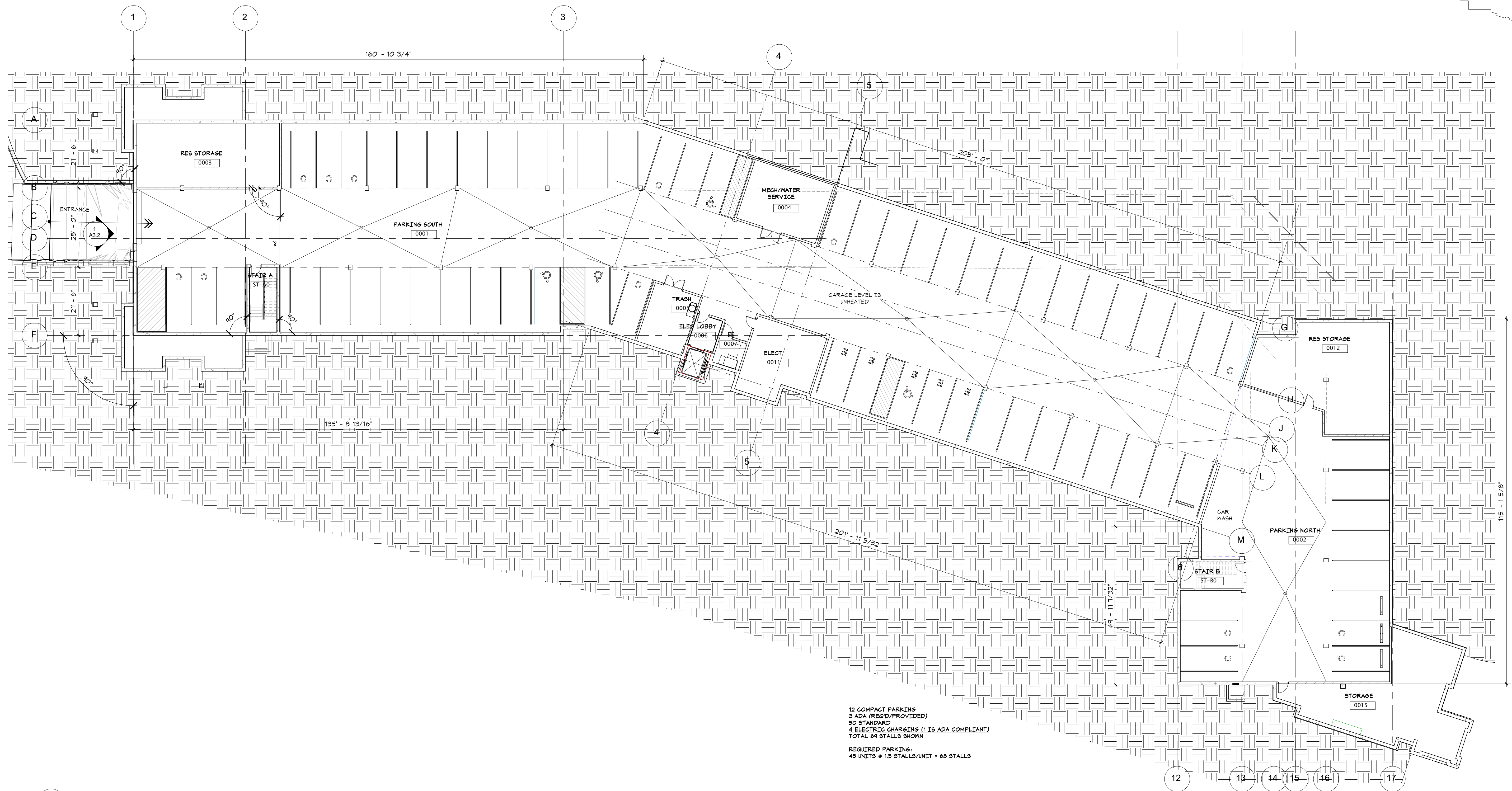
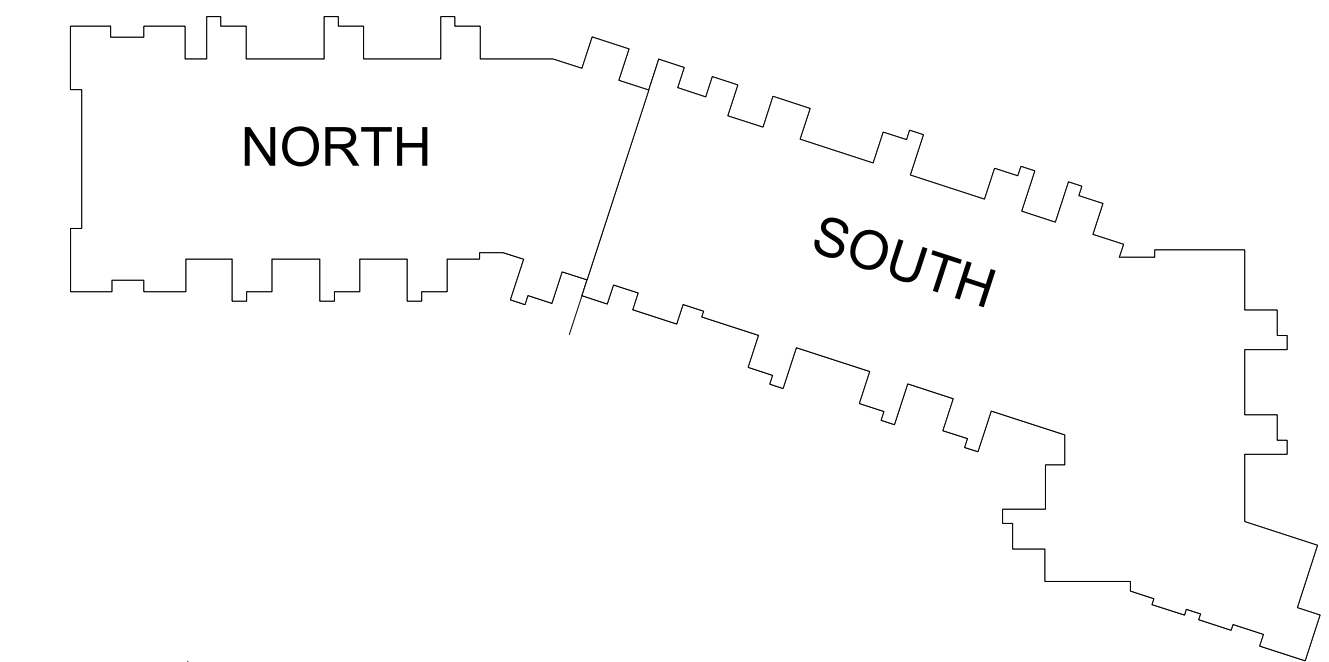
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architects

1000 university ave. w. suite 30
st. paul, minnesota 55104
612-252-4820

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and that I am a duly licensed architect
under the laws of the State of Washington

Dawn Wiczcerek
Typed or Printed Name
11192 X
License # Date

- GENERAL PLAN NOTES
1. TYPICAL INTERIOR DIMENSIONS FOR SINGLE STUD WALLS ARE TO FACE OF STUD. FOR MULTIPLE STUD WALLS DIMENSIONS ARE TO CENTER OF WALL ASSEMBLY. FINISH DIMENSIONS ARE TO FINISH. AND MASONRY DIMENSIONS ARE TO FACE OF WALL.
 2. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF CMU FOUNDATION & SHEATHING AND TO CENTERLINE OF WINDOWS.
 3. PROVIDE ACCESS PANELS WHEREVER REQUIRED FOR ACCESS TO MECHANICAL AND/OR ELECTRICAL ITEMS. VERIFY WITH MECHANICAL AND ELECTRICAL, AND COORDINATE EXACT LOCATION WITH ARCHITECT IF LOCATED IN FINISHED SPACES.
 4. PRIME AND PAINT ALL EXPOSED EXTERIOR METALS, ETC. WHICH ARE NOT PREFINISHED, SUCH AS, BUT NOT LIMITED TO, STEEL LINTELS, BOLLARDS, ETC.
 5. ALL STRUCTURAL STEEL TO BE (1) HOUR FIRE RATED. SEE STRUCTURAL PLANS FOR LOCATIONS AND QUANTITY OF STEEL BEAMS AND COLUMNS.
 6. SEE SHEET A10.1 FOR WALL TYPES.
 7. SEE A10 SERIES SHEETS FOR TYPICAL INTERIOR DETAILS.
 8. PAINT ALL ITEMS PENETRATING THE SLOPED ROOF TO MATCH ROOFING SUCH AS BUT NOT LIMITED TO VENT PIPES, FAN COVERS, ETC.
 9. PROVIDE AN AUTOMATIC DRY SPRINKLER SYSTEM IN THE ATTIC INSTEAD OF DRAFTSTOPPING.
 10. SEE SHEETS A2 SERIES SHEETS FOR ENLARGED UNIT PLANS AND FLOOR PLANS.
 11. AT RESIDENTIAL FLOORS, PROVIDE HANDRAIL ON ONE SIDE OF CORRIDOR. PROVIDE BLOCKING FOR FUTURE RAILING AT OPPOSITE SIDE.
 12. SEE INTERIOR DESIGNER'S FINISH SCHEDULE FOR LOCATION OF PICTURE & CHAIR RAILS.
 13. FOR TYPICAL AIR BARRIER INSTALLATION - 15 - 19/A62
 14. SEE SHEET A10.4 FOR TYPICAL FIRESTOPPING PENETRATION DETAILS.



12 COMPACT PARKING
3 ADA (REQ'D/PROVIDED)
50 STANDARD
4 ELECTRIC CHARGING (1 IS ADA COMPLIANT)
TOTAL 64 STALLS SHOWN

REQUIRED PARKING:
45 UNITS @ 1.5 STALLS/UNIT = 68 STALLS

1 LEVEL 0 - OVERALL BSTONE EAST
A1.0 1/16" = 1'-0"

WESLEY BRADLEY PARK 2
EAST BROWNSTONE
707 39TH AVENUE SE
PUYALLUP, WA 98374

MX-DRO
SUBMITTAL
APRIL 1, 2023

ORIGINAL ISSUE:

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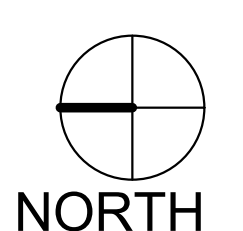
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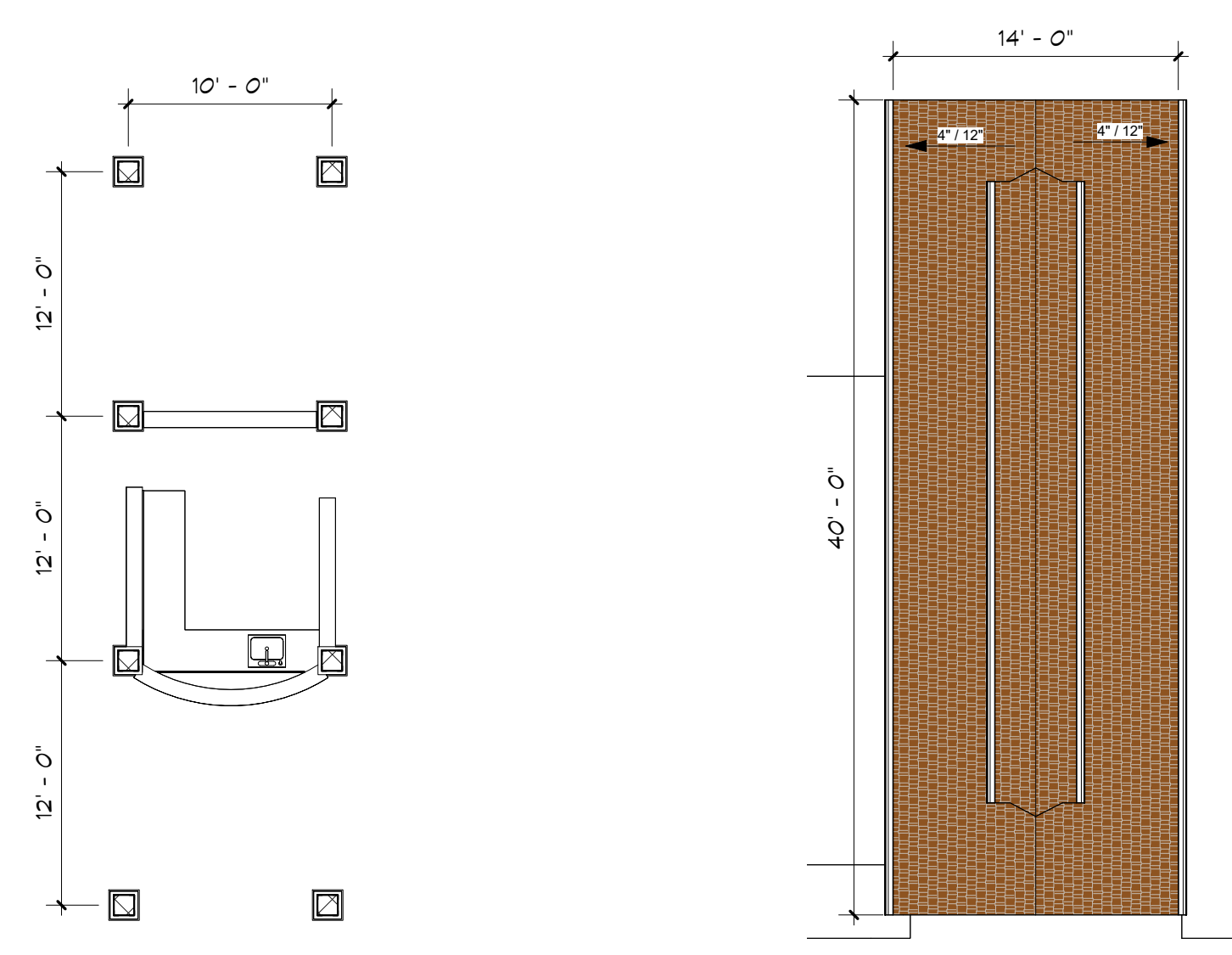
WESLEY BRADLEY PARK 2
EAST BROWNSTONE

GARAGE LEVEL OVERALL
PLANS

A1.0

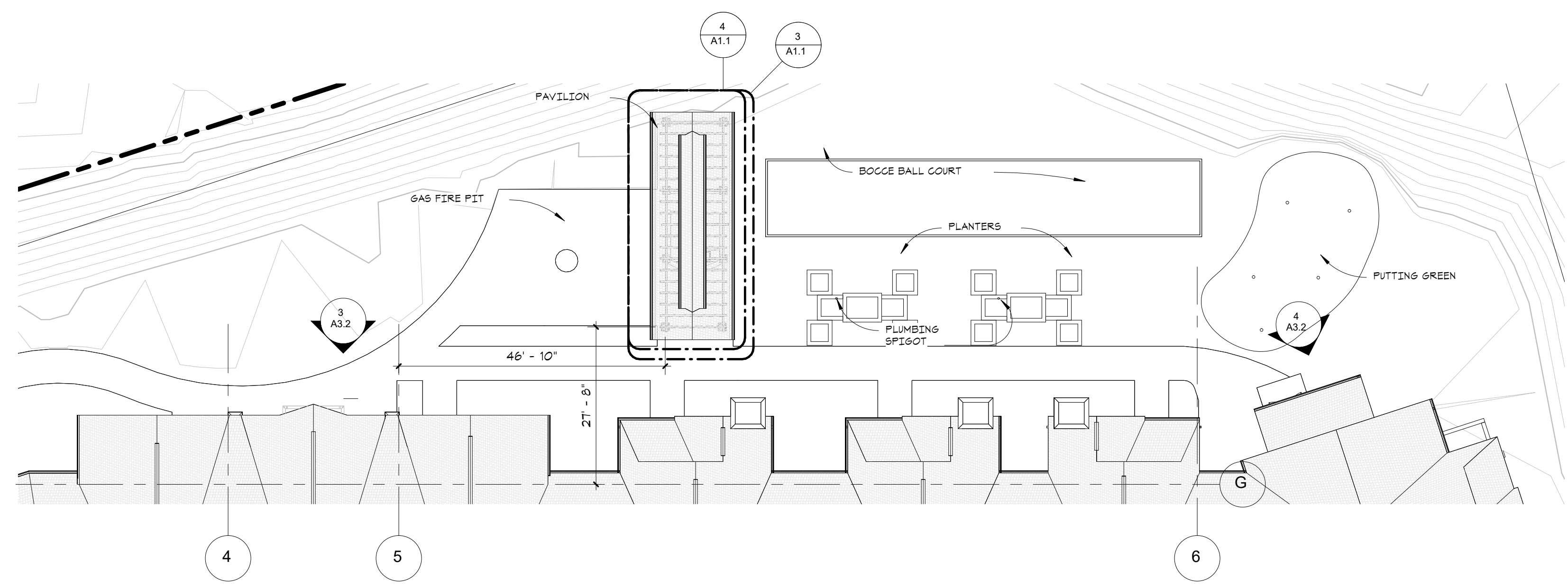


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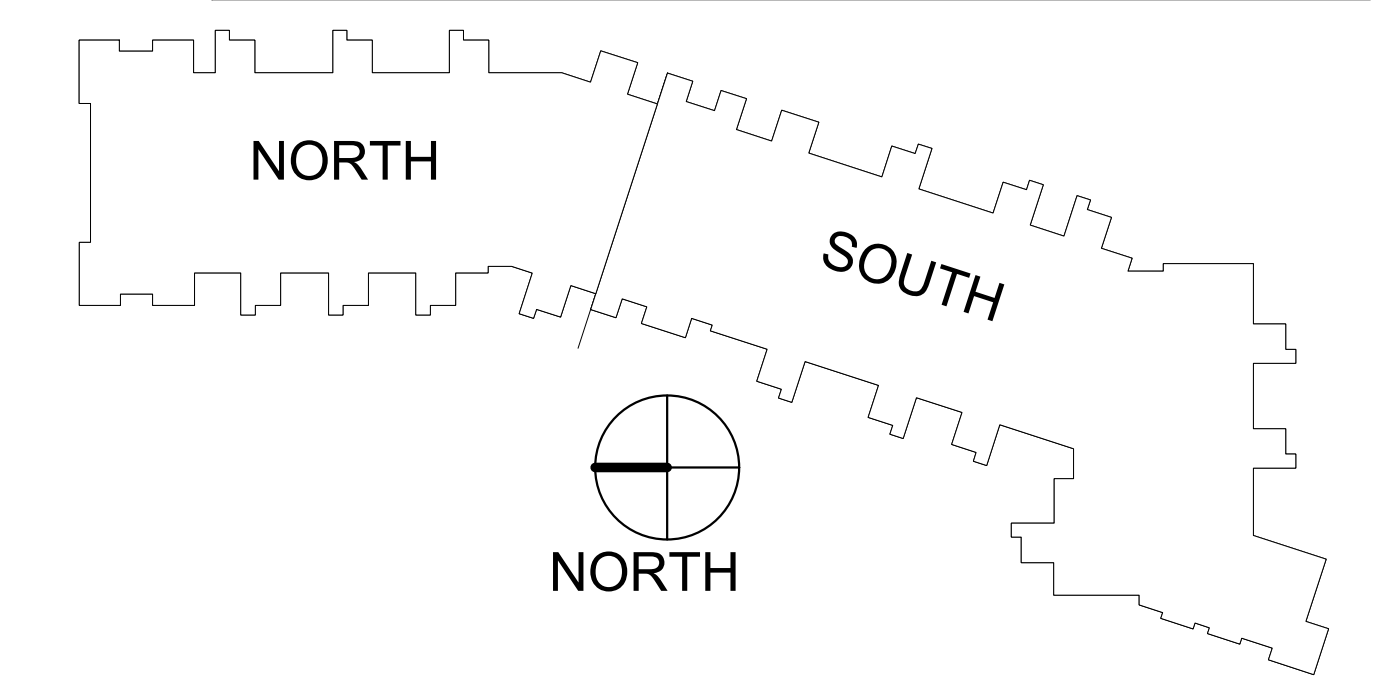


4 PAVILION PLAN
A1.1 1/8" = 1'-0"

3 PAVILION ROOF PLAN
A1.1 1/8" = 1'-0"



2 SITE PLAN - BROWNSTONE BACKYARD
A1.1 1/16" = 1'-0"



- UNIT TYPE LEGEND**
- BROWNSTONE - 1 BD+
 - BROWNSTONE - 2 BD+
 - COMMONS

1 LEVEL 1 - OVERALL BSTONE EAST
A1.1 3/16" = 1'-0"

**WESLEY BRADLEY PARK 2
EAST BROWNSTONE**
707 39TH AVENUE SE
PUYALLUP, WA 98374

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WESLEY BRADLEY PARK 2
EAST BROWNSTONE

FIRST LEVEL OVERALL
PLAN - BROWNSTONE B
A1.1



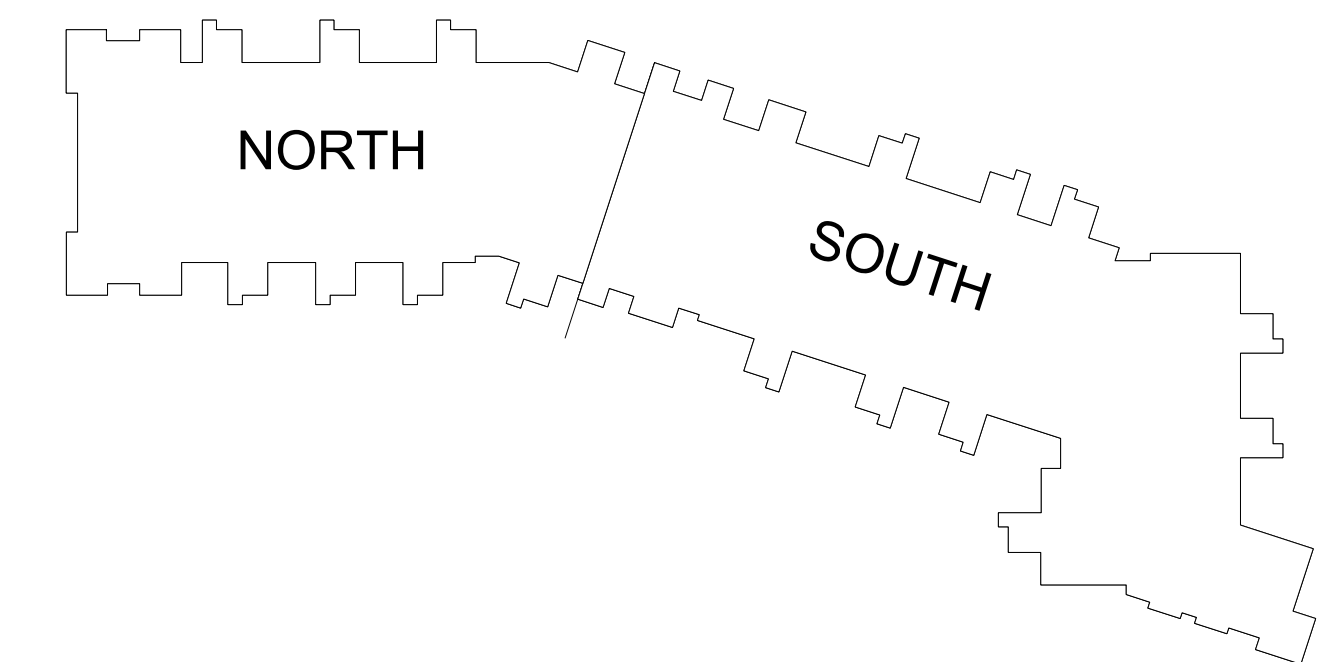
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UNIT TYPE LEGEND

BROWNSTONE - 1 BD+
BROWNSTONE - 2 BD+
COMMONS

1 LEVEL 2 - OVERALL BSTONE EAST
A1.2 1/16" = 1'-0"

WESLEY BRADLEY PARK 2
EAST BROWNSTONE
707 39TH AVENUE SE
PUYALLUP, WA 98374

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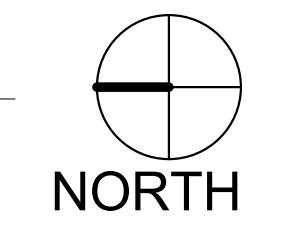
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WESLEY BRADLEY PARK 2
EAST BROWNSTONE

SECOND LEVEL OVERALL
FLOOR PLANS
A1.2



NOTE: COLORS SHOWN ARE TO INDICATE VARIATIONS IN EXTERIOR FINISHES ONLY AND DO NOT INDICATE FINAL COLOR SELECTION AT THIS TIME



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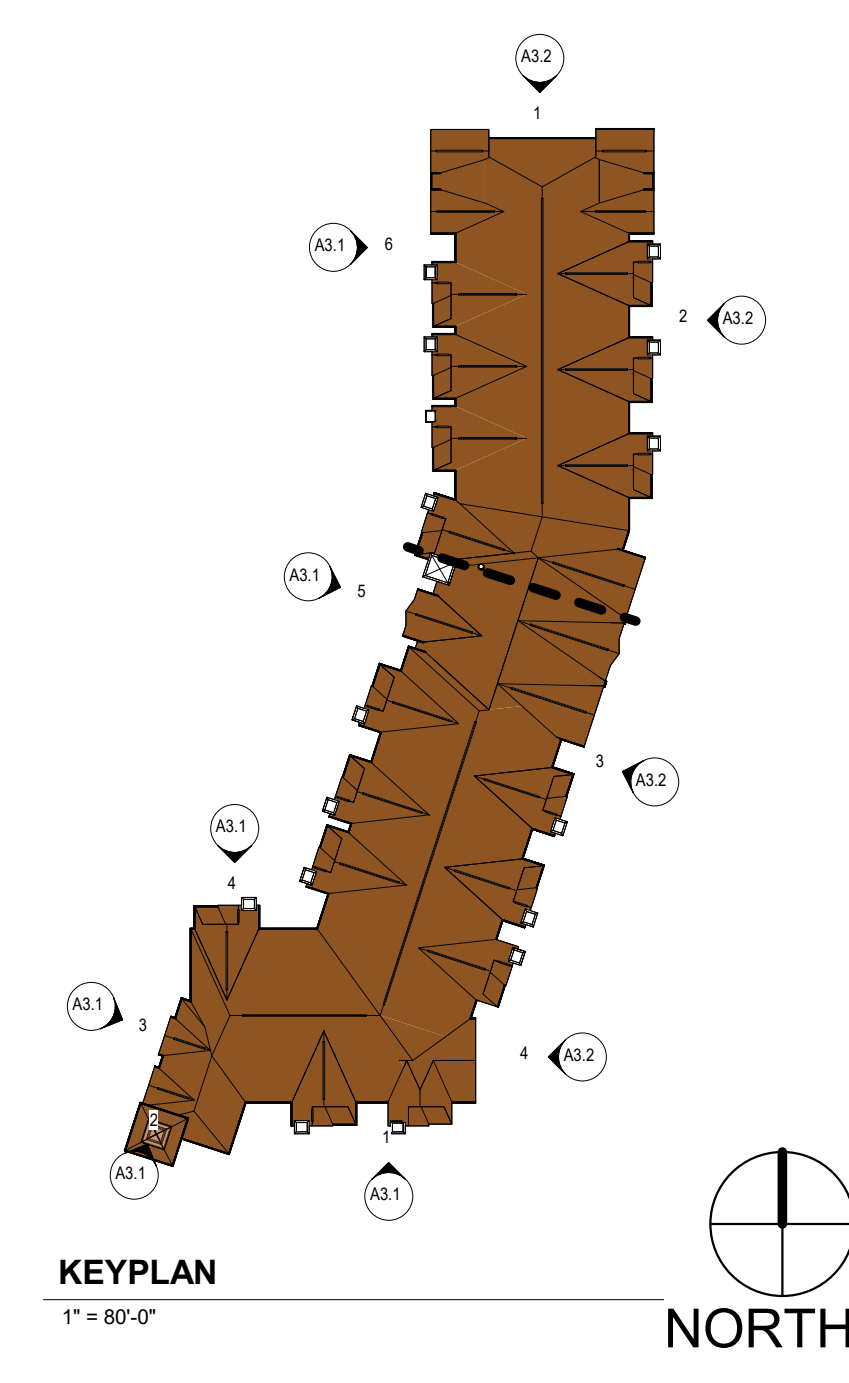
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6 EXTERIOR ELEVATION - WEST SIDE (NORTH END)
A3.1 1/8" = 1'-0"



KEYPLAN
1" = 80'-0"
NORTH

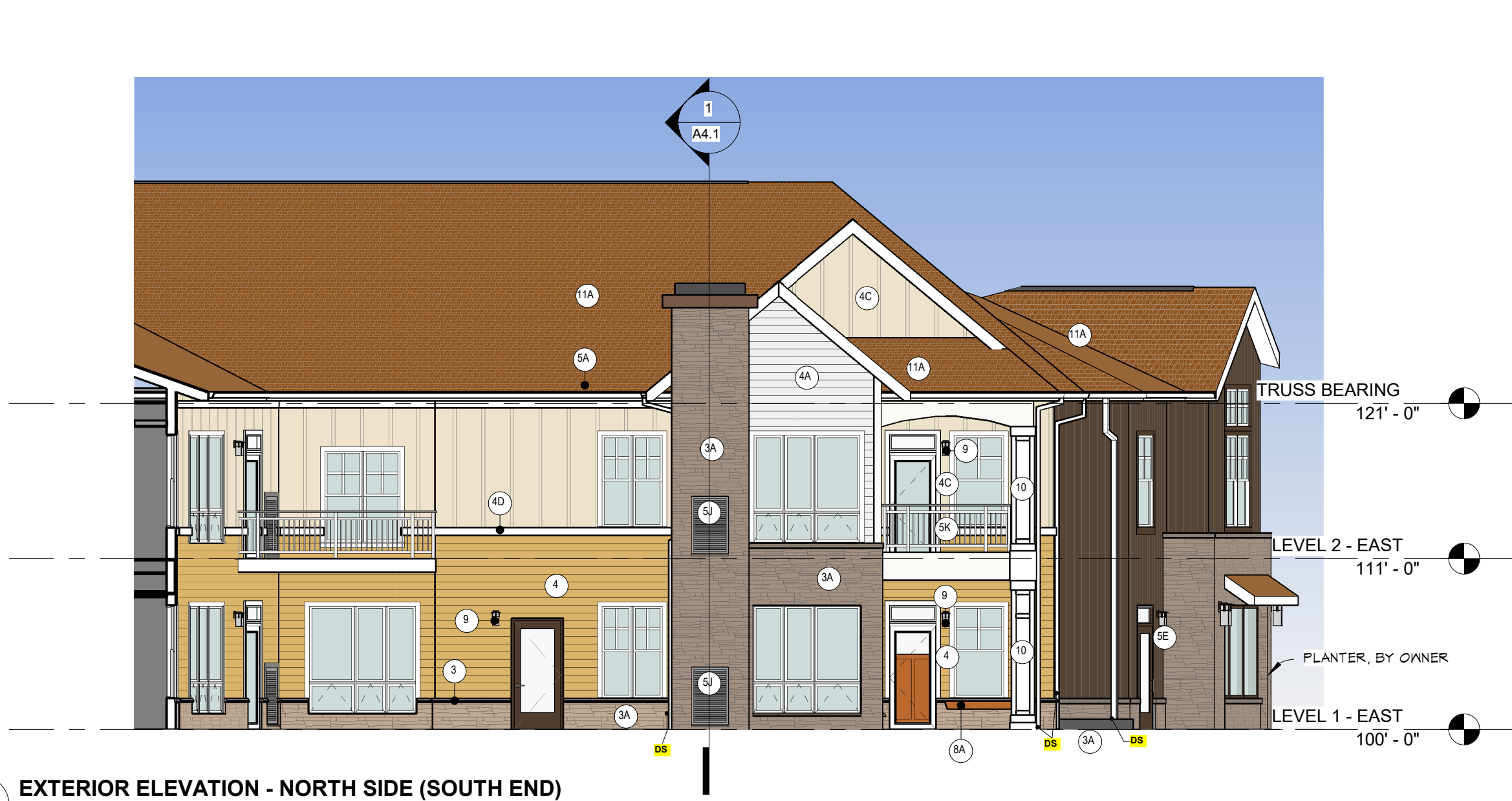
KEYNOTE LEGEND	
Key Value	Keynote Text
2	CIP CONCRETE
3	MANUFACTURED STONE CAP/SILL/WATERTABLE
3A	MANUFACTURED STONE VENEER #1
4	FIBER CEMENT LAP SIDING
4A	FIBER CEMENT SIDING (SWISS PEARL)
4C	FIBER CEMENT PANEL-BOARD & BATTEN
4D	FIBER CEMENT TRIM
5A	PREFIN GUTTER
5D	KYNAR FINISH CUT METAL PANEL
5E	PREFIN CORRUGATED METAL
5J	PREFINISHED LOUVER
5K	ALUMINUM RAILING SYSTEM
7A	VINYL WINDOWS
7B	ALUMINUM STOREFRONT SYSTEM
7C	ALUMINUM ENTRANCE DOOR
8A	WINDOW BOX
9	DECORATIVE WALL-MOUNTED LIGHT FIXTURE
10	FIBER CEMENT WRAPPED COLUMN W/TRIM
11A	ASPHALT SHINGLES

	CORRUGATED METAL (MATCH PHASE 1)
	LAP SIDING - FIBER CEMENT (HARDIE)
	LAP SIDING - FIBER CEMENT (SWISS PEARL)
	METAL PANEL
	BOARD-BATTEN/VERTICAL SIDING - FIBER CEMENT
	MANUFACTURED VENEER STONE

NOTE: ALL WINDOWS EXCEPT IN STONE AREAS RECEIVE 2" MIN TRIM
EXTERIOR FINISH KEY
1/4" = 1'-0"



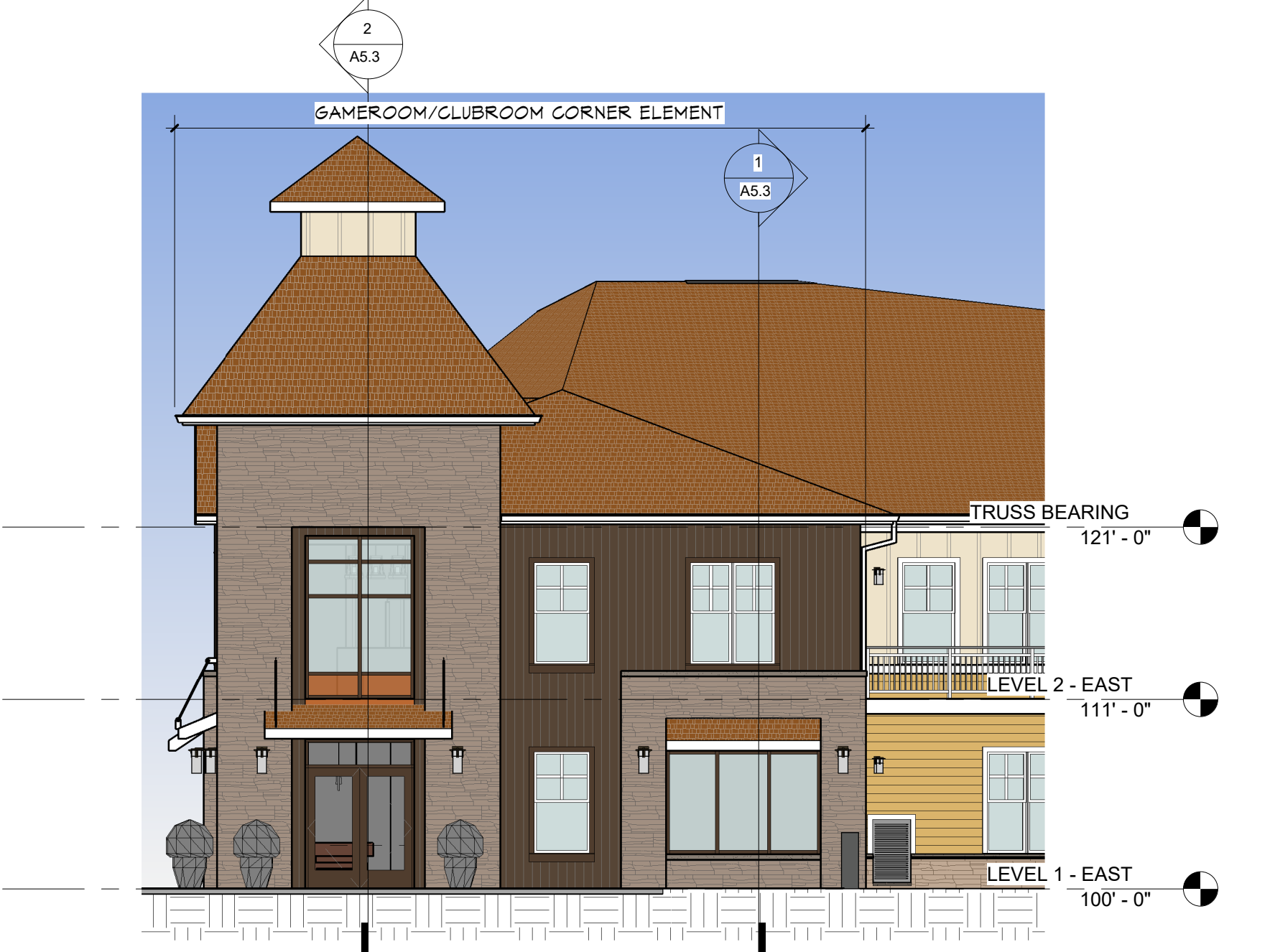
5 EXTERIOR ELEVATION - WEST SIDE (SOUTH END)
A3.1 1/8" = 1'-0"



4 EXTERIOR ELEVATION - NORTH SIDE (SOUTH END)
A3.1 1/8" = 1'-0"



3 EXTERIOR ELEVATION - TOWER EAST
A3.1 1/8" = 1'-0"



2 EXTERIOR ELEVATION - TOWER SOUTH
A3.1 1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH END_OVERALL
A3.1 1/8" = 1'-0"

WESLEY BRADLEY PARK 2
EAST BROWNSTONE
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EAST BROWNSTONE

EXTERIOR ELEVATIONS -
BROWNSTONE EAST

A3.1

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EAST BROWNSTONE
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 WESLEY BRADLEY PARK 2
 EAST BROWNSTONE

EXTERIOR ELEVATIONS -
 BROWNSTONE EAST

A3.2

MAT'L TAKEOFF_WALLS		TOTAL MATERIAL %
Material Name	Material Area	
Copper-Look Metal Panel	136	METAL: 16.6%
Metal - Corrugated	4,748	
Siding - Board + Batten (Hardie)	3,656	FG (HARDIE): 31%
Siding - Lap Siding (Hardie)	5,399	
Siding - thru body fiber cement (Swiss Pearl)	3,024	FG (SWISS PEARL): 10.4%
Stone - Ashlar Dry Stack-Natural Color-Warm(1)	12,168	
	29,131	MANUFACTURED STONE: 41.6%

PMC 20.52.025 (2)a = NOT COMPLIANT DUE TO ALLOWED STANDALONE SENIOR HOUSING USE/NO RETAIL

PMC 20.52.025 (2)b = GROUND FLOOR TRANSPARENCY @ STREET:

309'-4" LF @ 9TH AVE (INCLUDES RETURN OF BUILDING AT ENTRY DUE TO MAJOR VISIBLE EXPOSURE FROM THE STREET)
 NOTE: ALL WINDOWS MEET THE 2" SILL AND 6" HEAD REQUIREMENT. THEREFORE CALCULATIONS ARE DONE AS LF IN LIEU OF SF.
 WINDOW LF: WHEDBY UNIT 1010: 21'-4"
 WHEDBY UNIT 1012: 21'-4"
 HERON UNIT 1014: 11'-6"
 BARNER ROOM (STOREFRONT AND DOORS): 34'
 TOTAL: 100'-2" LF (91.4% TRANSPARENCY)

MAT'L TAKEOFF_WALLS		LEVEL 1 MATERIAL %
Material Name	Material Area	
Copper-Look Metal Panel	136	METAL: 14%
Metal - Corrugated	1,833	
Siding - Board + Batten (Hardie)	194	FG (HARDIE): 32%
Siding - Lap Siding (Hardie)	4,326	
Siding - thru body fiber cement (Swiss Pearl)	0	FG (SWISS PEARL): 0%
Stone - Ashlar Dry Stack-Natural Color-Warm(1)	7,625	
	14,114	MANUFACTURED STONE: 54%

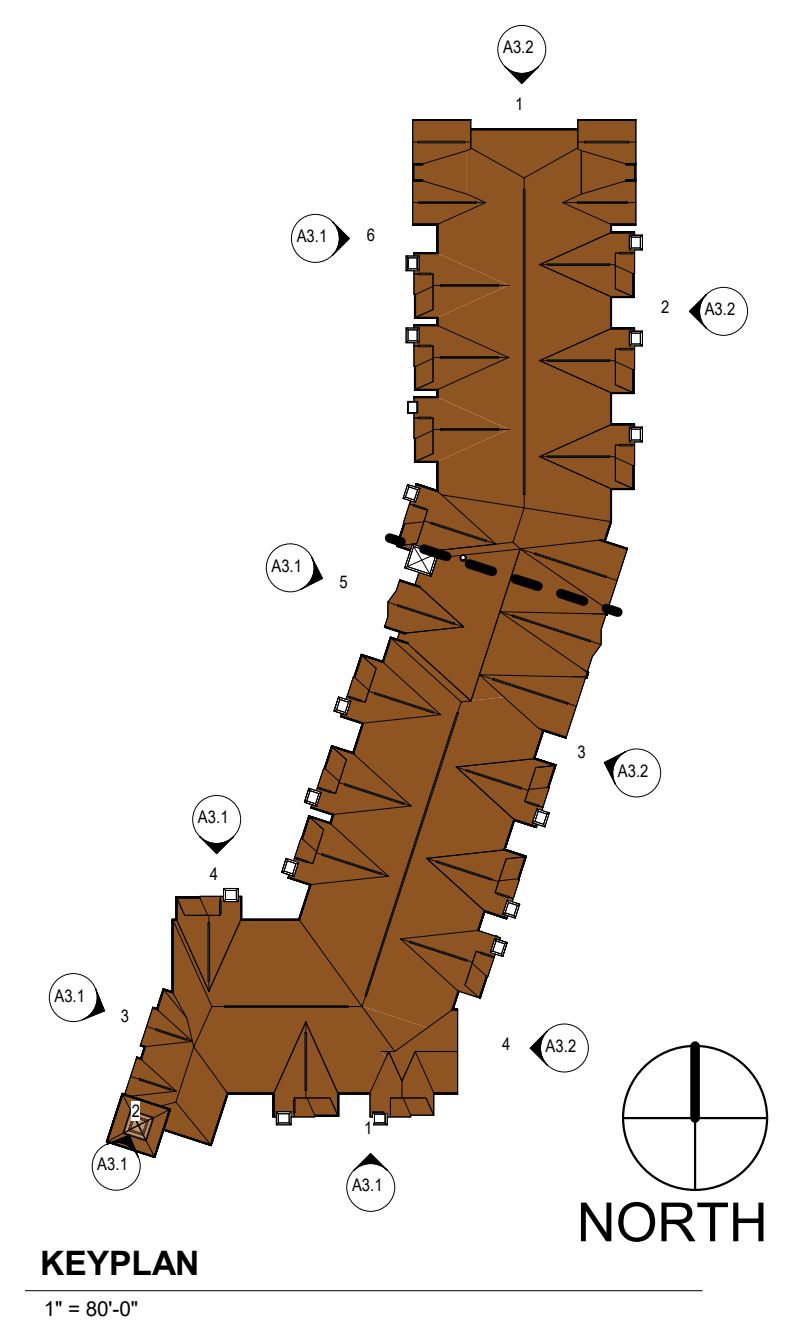
MIN 60% COVERAGE BY HIGH QUALITY (80%) - COMPLIANT PER PMC 25.92.025 (b)

MIN 30% COVERAGE BY 2 MATERIALS - COMPLIANT PER PMC 25.92.025 (b)

MAT'L TAKEOFF_WALLS		LEVEL 2 MATERIAL %
Material Name	Material Area	
Copper-Look Metal Panel	0	METAL: 20%
Metal - Corrugated	2,915	
Siding - Board + Batten (Hardie)	3,462	FG (HARDIE): 30%
Siding - Lap Siding (Hardie)	1,073	
Siding - thru body fiber cement (Swiss Pearl)	3,024	FG (SWISS PEARL): 20%
Stone - Ashlar Dry Stack-Natural Color-Warm(1)	4,543	
	15,017	MANUFACTURED STONE: 30%

MIN 60% COVERAGE BY HIGH QUALITY (80%) - COMPLIANT PER PMC 25.92.025 (b)

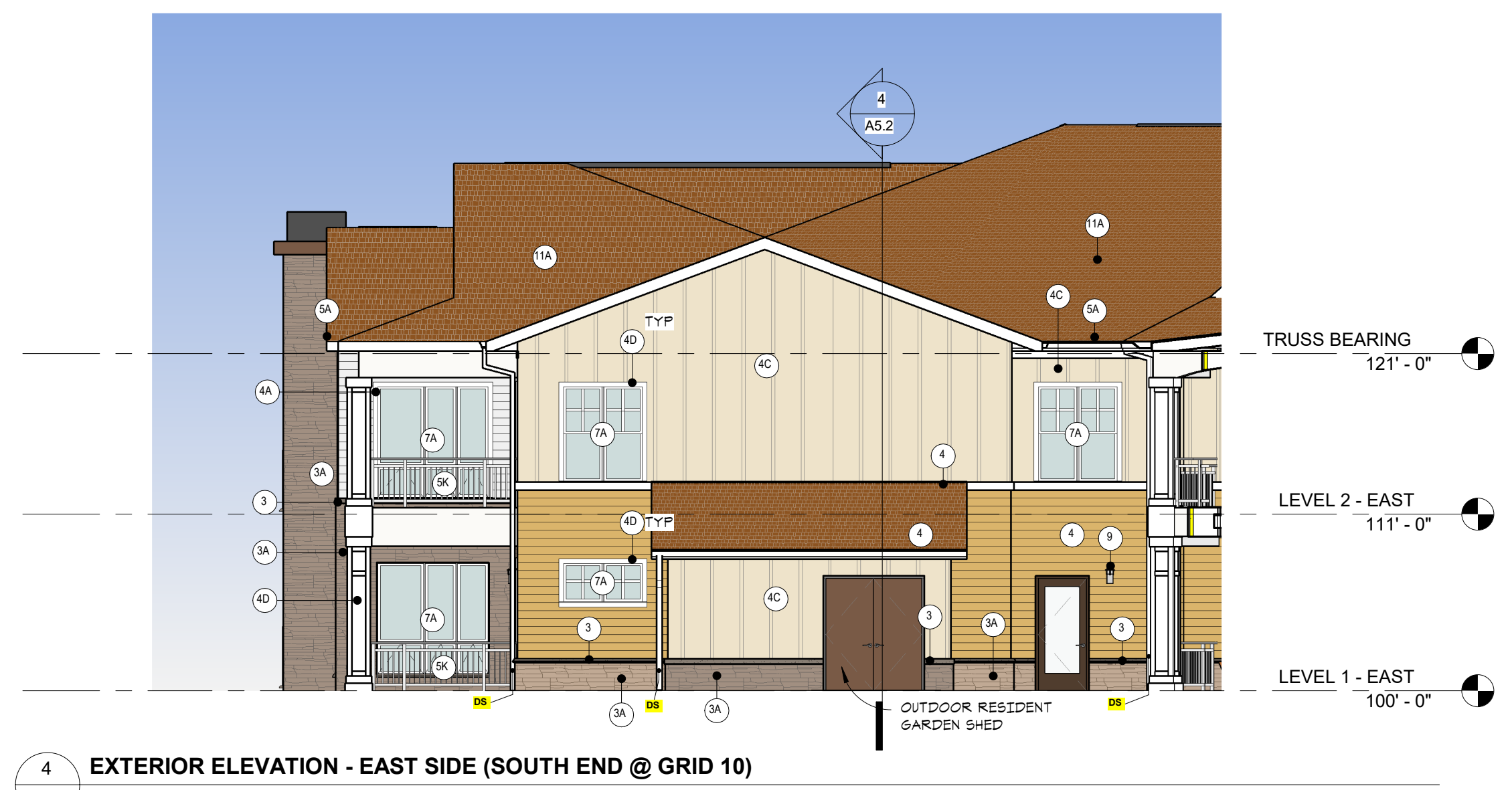
MIN 30% COVERAGE BY 2 MATERIALS - COMPLIANT PER PMC 25.92.025 (b)



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7C	ALUMINUM ENTRANCE DOOR
8A	WINDOW BOX
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10	FIBER CEMENT WRAPPED COLUMN W/TRIM
11A	ASPHALT SHINGLES



5 CAMPUS ENTRY VIEW
 A3.2-B NTS



4 EXTERIOR ELEVATION - EAST SIDE (SOUTH END @ GRID 10)
 A3.2 1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST SIDE (SOUTH END)
 A3.2 1/8" = 1'-0"

EXTERIOR FINISH KEY
 1/4" = 1'-0"

- CORRUGATED METAL (MATCH PHASE 1)
- LAP SIDING - FIBER CEMENT (HARDIE)
- LAP SIDING - FIBER CEMENT (SWISS PEARL)
- METAL PANEL
- BOARD-BATTEN/VERTICAL SIDING - FIBER CEMENT
- MANUFACTURED VENEER STONE

NOTE: ALL WINDOWS EXCEPT IN STONE AREAS RECEIVE 2" MIN TRIM



2 EXTERIOR ELEVATION - EAST SIDE (NORTH END)
 A3.2 1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH END
 A3.2 1/8" = 1'-0"

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EXTERIOR DETAILS
A6.4

THESE DETAILS ARE TO BE USED FOR REFERENCE ONLY AND ARE NOT TO BE CONSIDERED AS INSTRUCTION FOR INSTALLATION. FOR RECOMMENDED INSTALLATION INSTRUCTIONS, REFER TO EACH MANUFACTURER'S PRODUCT MANUAL.

<p>1A UNWRAP AIR BARRIER ROLL AT BUILDING CORNER LEAVING 6"±1/2" FOR OVERLAP. 12" MIN. @ VERTICAL JOINTS</p> <p>1B ROLL SHOULD BE PLUMB. BOTTOM ROLL EDGE SHOULD EXTEND OVER SILL PLATE INTERFERENCE AT LEAST 2" TO 3"</p> <p>1C SECURE AIR BARRIER PER MANUFACTURER RECOMMENDATIONS</p> <p>1D UNROLL DIRECTLY OVER WINDOWS AND DOORS. AT AIR BARRIER APPLICATIONS, LAP UPPER ROLL OVER BOTTOM ROLL BY 6"</p> <p>1E WHEN WRB REMOVED WELL BEFORE WINDOWS ARE INSTALLED, WRB MAY BE LEFT DRAPING OVER ROUGH SILL & FASTENED TEMPORARILY</p> <p>1F INSTALL MEMBRANE CORNER PATCH</p> <p>1G INSTALL METAL ANGLE BACK DAM - ORIENT HORIZONTAL LEG TO FACE INTERIOR</p> <p>2A INSTALL FIBER CEMENT TRIM - SEE EXTERIOR INSTALLATION DIAGRAM</p> <p>2B INSTALL FIBER CEMENT TRIM - SEE EXTERIOR INSTALLATION DIAGRAM</p> <p>2C APPLY SEALANT TO SEAMS & EDGES</p> <p>2D</p> <p>2E</p>	<p>3A CUT WRB AT 45 DEGREE ANGLE TO CREATE FLAP - TRIM LOWEST 1/2" OFF WRB & REMOVE - FOLD FLAP UP & FASTEN TEMPORARILY</p> <p>3B INSTALL SELF-ADHERED WRB JAMB WRAP FLASHING AT EACH JAMB - EXTEND 3" MIN. INWARD AT RO. OVERLAP FFSM CORNER BOOT MIN 6"; APPLY SEALANT AT SEAMS</p> <p>3C INSTALL SELF-ADHERED WRB HEAD WRAP FLASHING (6" WIDE STRIP) AT HEAD, LAPPING OVER JAMB WRAP FLASHINGS. EXTEND INWARD TO COVER MIN 3" OF HEAD RETURN</p> <p>3D AT SILL PAN FLASHING, SEALANT SHOULD BE APPLIED AT GAPS BETWEEN WINDOW FRAME & SILL PAN FLASHING AT INTERIOR JAMBS & HEAD</p> <p>3E APPLY GUTTERS/GUARD DRAINAGE MESH AT SILL PAN DOWNTURN LEGS TO ALLOW WATER TO DRAIN FROM SILL PAN - TRIM GUTTERS/GUARD BACK 1/2" FROM ROUGH OPENING</p> <p>3F INSTALL WINDOW UNIT PER MANUFACTURER'S INSTRUCTIONS - SHIM & ADJUST AS REQUIRED</p> <p>4A POST-FLASH: INSTALL JAMB STRIP FLASHING AT EACH JAMB (NOTE: LEGS APPLIED IS ALSO ACCEPTABLE)</p> <p>4B POST-FLASH: INSTALL JAMB STRIP FLASHING AT HEAD (NOTE: LEGS APPLIED IS ALSO ACCEPTABLE)</p> <p>5A</p> <p>5B</p>	<p>5C INSTALL METAL HEAD FLASHING, LAPPING OVER WINDOW WRB. SEAL WRB TO SAM (AIR BARRIER FLASHING WITH 1/4" HIGH FOLDED END DAMS. SEALANT NOT NEEDED DUE TO SAM POST FLASH @ HEAD & JAMBS)</p> <p>5D NOT USED</p> <p>5E FOLD WRB FLAP DOWN, LAPPING OVER HEAD FLASHING. SEAL WRB TO SAM (AIR BARRIER SEALANT). TAPE ALL EDGES AT WRB</p> <p>5F INSTALL A SOFT-ROD BACKER ROD & NET SEALANT AT GAPS BETWEEN WINDOW FRAME & WRAP FLASHING AT INTERIOR JAMBS & HEAD</p> <p>6A NOT USED</p> <p>6B REPAIR ACCIDENTAL TEARS, DAMAGE AND PENETRATIONS WITH SELF-ADHERED SEALING TAPE</p> <p>6C TAPE</p>
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NOTE: VERIFY ANY DRAINAGE HOLES IN WINDOW TRACKS ARE CLEAR OF DIRT AND/OR CONSTRUCTION DEBRIS

