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THE SPRINGS

THE SPRINGS LLC
903 W STEVENS AVE
SULTAN, WA 98294

DESIGN DEVELOPMENT
FEBRUARY 9, 2022

MITHUN

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Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

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Culver City, CA 90232 / 323.937.2150

mithun.com

PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

ORIGINAL SHEET SIZE 30" x 42"
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WATER RECREATION FACILITY	
	PENDING - TO FOLLOW

PROJECT TEAM

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PROJECT SUMMARY

PROJECT INCLUDES THE DEVELOPMENT OF A NEW WATER RECREATION FACILITY INCLUDING TWO BUILDINGS WITH SHOWERS, BATHROOMS, CHANGING ROOMS, A BAR, AND BACK OF HOUSE MECHANICAL AND BUSINESS ASSOCIATED SPACES. OUTDOOR SPACES INCLUDE (6) HOT SPAS, (1) COLD PLUNGE POOL, (2) PREFABRICATED SAUNAS, OUTDOOR SHOWERS, AND ASSOCIATED SITE WORK. DEVELOPMENT ALSO INCLUDES A PARKING LOT WITH (40) CAR STALLS, FIRE LANE, AND APPROACH TRAIL TO FRONT ENTRY. ACCESSIBLE PARKING IS LOCATED ADJACENT TO BUILDING.

PROJECT ADDRESS

903 W STEVENS AVE
SULTAN, WA 98294

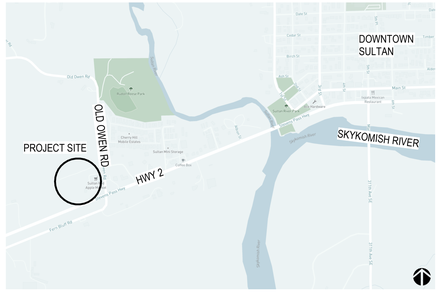
SNOHOMISH COUNTY

PARCEL INFORMATION

TAX PARCELS:
27080600201400
27080600201300

LEGAL DESCRIPTION

SEE SURVEY DRAWING FOR DETAILS



PERMIT INFORMATION

RELATED PERMIT NUMBERS:

ZONING:
BUILDING:
FIRE:
MECHANICAL:
ELECTRICAL:
PLUMBING:
ENERGY:

CODE
(AS AMENDED AND ADOPTED BY THE STATE BUILDING CODE COUNCIL, INCLUDING):
- WASHINGTON ADMINISTRATIVE CODE - WATER RECREATION FACILITIES - TITLE 246
- 2018 INTERNATIONAL BUILDING CODE (IBC) - WITH WASHINGTON STATE AMENDMENTS
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL MECHANICAL CODE

JURISDICTION:
CITY OF SULTAN

URBAN GROWTH AREA:
SULTAN UGA

ZONE DESIGNATION:
"CITY" - HIGHWAY ORIENTED COMMERCIAL ZONE

OCCUPANCY GROUPS:
ASSEMBLY A-3

TYPE OF CONTRUCTION:
TYPE VB

FIRE PROTECTION:
SPRINKLERED PER NFPA 13

DEFERRED SUBMITTAL LIST

1. FIRE ALARM / PROTECTION
2. SIDE SEWER PERMIT FOR TEMPORARY DEWATERING
3. ELECTRICAL PERMIT
4. LOW VOLTAGE AND COMMUNICATION PERMIT
5. PLUMBING PERMIT
6. FIRE SPRINKLER DESIGN
7. GAS PIPING DESIGN
8. IRRIGATION
9. GROUND SOURCE DESIGN

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.
2. DRAWINGS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 30" x 42".
3. HORIZONTAL DIMENSIONS SHOWN INDICATE FACE OF (F.O.) CONCRETE, F.O. FINISH OR CENTERLINE OF COLUMN GRIDLINE, UNLESS OTHERWISE NOTED. VERTICAL DIMENSIONS INDICATE TOP OF (T.O.) SLAB, T.O. SUBFLOOR, UNLESS OTHERWISE NOTED.
4. CRITICAL CLEARANCES ARE DESIGNATED "CLEAR", "CLR" AND ARE TO FINISH FACE OF PARTITION.
5. WHERE PARTITIONS AND WALLS OF DIFFERING WIDTHS ARE CONTINUOUS AND WHERE THE PLANS DO NOT INDICATE WHICH SURFACE TAKES PRECEDENCE FOR ALIGNMENT, CONTACT ARCHITECT FOR CLARIFICATION PRIOR TO LAYOUT.
6. INFORMATION REGARDING EXISTING CONDITIONS USED TO PREPARE THESE DRAWINGS HAS BEEN PROVIDED BY OTHERS.
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mithun.com

PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
PROJECT INFORMATION AND SHEET INDEX

PROJECT NO.
2121100
DATE
2/9/2022

SHEET NUMBER
G1.01
DESIGN DEVELOPMENT

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ORIGINAL SHEET SIZE 30" x 42"

NOT FOR CONSTRUCTION

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ABBREVIATIONS

A
AB ANCHOR BOLT
AC AIR CONDITIONING
ACC ACCESSIBLE
AC... ACOUSTICAL
AD AREA DRAIN
ADJ ADJUSTABLE
AFF ABOVE FINISH FLOOR
ALT ALTERNATE
AL... ALUMINUM
AN... ANCHOR
AN... ANODIZED
ACP ACOUSTICAL CEILING PANEL
AP... APPROVED
AP... APPROXIMATE
AR... ARCHITECTURAL
AU... AUTOMATIC
AV AUDIO VISUAL
AVB AIR VAPOR BARRIER

B
BD BOARD
BL... BUILDING
BM BEAM
BOT BOTTOM
BS... BASEMENT
BT BOLT

C
CAB CABINET
CAT CATEGORY
CB CATCH BASIN
CBU CEMENTITIOUS BACKER UNIT
CER CERAMIC
CG CORNER GUARD
CH CHILLER
CH... CHANNEL
CI CAST IRON
CIP CASTINPLACE
CJ CONTROL JOINT /...
CL CENTER LINE
CLG CEILING
CLR CLEAR
CN... COUNTER
CO CLEANOUT
COL COLUMN
CO... CONCRETE
CO... CONDITION
CO... CONNECTION
CO... CONTINUOUS
CO... CONTRACTOR
CO... COORDINATE
CO... CORRIDOR
CT CERAMIC TILE
CTR CENTER
CTSK COUNTER SUNK
CW COLD WATER (PIPING)

D
D DEEP, DEPTH
DBL DOUBLE
DEG DEGREE
DE... DEMOLITION
DEPT DEPARTMENT
DET DETAIL
DF DRINKING FOUNTAIN
DIA DIAMETER
DIFF DIFFUSER
DIM DIMENSION
DISP DISPENSER
DM... DAMPPROOFING
DN DOWN
DO DOOR OPENING
DR DOOR
DRN DRAIN
DW DISHWASHER
DWG DRAWING
DWR DRAWER

E
(E) EXISTING
E EAST
EA EACH
EJ EXPANSION JOINT
EL ELEVATION
ELEC ELECTRICAL
ELEV ELEVATOR
EM... EMERGENCY
EP ELECTRICAL PANELBOARD
EQ EQUAL
EQ... EQUIPMENT
EXH EXHAUST
EXP EXPANSION
EXI... EXISTING
EXT EXTERIOR

F
FA FIRE ALARM
FD FLOOR DRAIN
FDC FIRE DEPARTMENT...
FND FOUNDATION
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FF&E FURNITURE, FINISHES &...
FFEL FINISH FLOOR ELEVATION
FIN FINISH
FIXT FIXTURE
FL FLOOR
FLA... FLASHING
FO FACE OF
FP FIRE PROTECTION
FPG FIREPROOFING
FR FRAME
FT FEET
FRT FIRE RETARDANT TREATED
FTG FOOTING
FU... FURNITURE

G
GA GAUGE / GAGE
GALV GALVANIZED
GB GRAB BAR
GC GENERAL CONTRACT(OR)
GF... GLASS FIBER REINFORCED...
GF... GLASS FIBER REINFORCED...
GL GLASS
GR GRADE
GRD GROUND
GWB GYPSUM WALLBOARD

H
H HIGH / HEIGHT
HB HOSE BIB
HC HOLLOW CORE
HDW HARDWARE
HS HEAT STRENGTHEND (GLASS)
HM HOLLOW METAL (STEEL...
HN... HANDRAIL
HO HOLDOPEN
HO... HORIZONTAL
HT HEIGHT
HV... HEATING, VENTILATION, AIR...
HW HOT WATER
HY... HYDRAULIC

I
ID INSIDE DIAMETER
IN INCH
INCL INCLUDED / INCLUDING
INFO INFORMATION
INS... INSULATION
INT INTERIOR
INV INVERT
IPS INTERNATIONAL PIPE...

J
JAN JANITOR
JC JANITOR'S CLOSET
JST JOIST
JT JOINT

K
KIT KITCHEN
KO KNOCKOUT

L
LDG LANDING
LAM LAMINATE / LAMINATION
LAV LAVATORY
LB POUND
LF LINEAR FOOT
LKR LOCKER
LN LINE
LT LIGHT

M
MA... MACHINE
MAI... MAINTENANCE
MATL MATERIAL
MAX MAXIMUM
MB MACHINE BOLT
MDF MEDIUM DENSITY...
MEP MECHANICAL, ELECTRICAL,...
MDO MEDIUM DENSITY OVERLAY...
ME... MECHANICAL
ME... MEMBRANE
MET METAL
ME... MEZZANINE
MFR MANUFACTURER
MH MANHOLE
MIN MINIMUM
MISC MISCELLANEOUS
MS MACHINE SCREW
MTD MOUNTED
MTG MOUNTING
MTL METAL
MULL MULLION

N
N NORTH
NA NOT APPLICABLE
NC NOISE CRITERIA
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NTS NOT TO SCALE

O
OA OUTSIDE AIR
OC ON CENTER
OFCI OWNER FURNISHED,...
OFOI OWNER FURNISHED, OWNE...
OFF OFFICE
OH OVER HEAD
OPH OPPOSITE HAND
OP... OPENING
OPP OPPOSITE
OP... OPPOSITE HAND
ORD OVERFLOW ROOF DRAIN
OU... OUTSIDE
OV... OVERHEAD

P
P PAINT
PAV PAVING
PA... PARTITION
PBD PARTICLEBOARD
PDF POWER DRIVEN FASTENER
PERF PERFORATED
PE... PERIMETER
PE... PERPENDICULAR
PL PLATE
PL... PLAM
PLBG PLUMBING
PL... PLYWOOD
PNL PANEL
POL POLISHED
PR PAIR
PR... PREFABRICATED
PROJ PROJECT
PSF POUNDS PER SQUARE FOOT
PT POINT / PRESSURETREATED
PTD PAPER TOWEL DISPENSER /...
PTN PARTITION
PTR PAPER TOWEL RECEPTACLE

Q
Q QUARRY TILE
QTY QUANTITY

R
(R) RELOCATED
R RADIUS OR RISER (PIPING)
RA RETURN AIR
RAD RADIUS
RB RESILIENT BASE
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
RE... RECOMMENDED
RE... RECEPTACLE
REC RECESSED
REF REFERENCE
REFL REFLECTED / REFLECTIVE /...
RE... REFRIGERATOR
REG REGISTER
REI... REINFORCED / REINFORCING
REL RELOCATE
REM REMOVABLE
REQ REQUIRE / REQUIRED
RE... RESILIENT
REV REVISION / REVISED
RM ROOM
RO ROUGH OPENING
RTD RATED
RTG RATING
RWL RAIN WATER LEADER

S
S SOUTH
SA SUPPLY AIR
SAF SELFADHERED FLASHING
SAM SELFADHERED MEMBRANE
SAN SANITARY AIR
SC SOLID CORE
SC... SCHEDULE
SD STORM DRAIN / SOAP...
SECT SECTION
STS SELF TAP METAL SCREW
SF SQUARE FEET/FOOT
SH SPRINKLER HEAD
SHT SHEET
SHR SHOWER
SIM SIMILAR
SM SHEET METAL OR SQUARE...
SND SANITARY NAPKIN...
SP STANDPIPE
SP... SPECIFICATION
SPR SPRINKLER
SP... SPEAKER
SQ SQUARE
SSE STRUCTURE SLAB...
SST STAINLESS STEEL
SSK SERVICE SINK
STA STATION
STD STANDARD
STL STEEL
STL... STEEL JOIST
ST... STORAGE
ST... STRINGER
STRL STRUCTURAL
ST... STRUCTURAL
SU... SUBCATEGORY
SU... SUSPENDED
SY... SYMMETRICAL
SYS SYSTEM

T
T&G TONGUE AND GROOVE
T TREAD / THERMOSTAT
TB TOWEL BAR
TC TOP OF CURB
TC... TOP OF CONCRETE
TEL TELEPHONE OR TELECOM
TE... TEMPERATURE
TER TERRAZZO
TGB TOGGLE BOLT
THK THICKNESS
TH... THRESHOLD
TH... THROUGH
TKBD TACKBOARD
TM... TEMPERED
TO TOP OF (SEE OTHER WORD)
TOS TOP OF SLAB, TOP OF...
TO... TOP OF STEEL
TP TOP OF PAVEMENT
TPD TOILET PAPER DISPENSER
TR... TRACTION
TV TELEVISION
TW TOP OF WALL
TYP TYPICAL

U
UN... UNFINISHED
UON UNLESS OTHERWISE NOTED
UNO UNLESS NOTED OTHERWISE
UR URINAL

V
VAC VENTILATION AND AIR...
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VEST VESTIBULE
VIF VERIFY IN FIELD
VR VAPOR RETARDER
VT VINYL TILE
VWC VINYL WALL COVERING

W
W/ WITH
W WIDE, WIDTH/WEST
WC WATER CLOSET
WD WOOD
WDS WOOD SCREW
WDW WINDOW
W/O WITHOUT
WP WATERPROOFING
WPM WATERPROOF MEMBRANE
WPT WORK POINT
WR WATER...
WRB WEATHER RESISTANT...
WS WEATHERSTRIPPING
WS... WAINSCOT
WT WEIGHT
WW WALL TO WALL

DRAWING SYMBOLS LEGEND

1 VIEW NAME
1/8" = 1'-0" | 22/A5.11
1A
DRAWING NUMBER AND NAME DESCRIPTION
SHEET REFERENCE

View Name
1/8" = 1'-0" | 22/A5.11
INTERIOR ELEVATIONS, CURTAINWALLS AND STOREFRONT DRAWING NUMBER AND NAME DESCRIPTION

10.8 / 10.8
GRID LINE AND BUBBLE

LEVEL NAME ELEVATION
BUILDING STORY / FLOOR NUMBER AND ELEVATION DATUM

SIM 1 / 1 A10.01
BUILDING ELEVATION REFERENCES

Ref 1 / Ref 1 A8.88 / Ref 1 / Ref
INTERIOR ELEVATION REFERENCES

1 A10.01 | 1 A10.01
BUILDING SECTION REFERENCES

1 A10.01
WALL SECTION REFERENCES

1 A10.01
DETAIL SECTION REFERENCES

1 A10.01
DETAIL REFERENCES

1 A10.01
ENLARGED PLAN AND DETAIL CALL OUT REFERENCES

PROJECT NORTH ARROW

0" 2" 4" 8"
0 4' 8' 16'
Scale: 1/8" = 1'-0"
SCALE BAR

ROOM NAME
101
ROOM NAME AND NUMBER

ROOM NAME
101
150 SF
ROOM NAME AND NUMBER WITH ROOM AREA

ROOM NAME
101
OCCUPANCY
ROOM NAME AND NUMBER WITH OCCUPANCY TYPE

ACCESSIBILE SYMBOL AND DESIGNATION

WHITE CEILING HEIGHT / ACP-1
WHITE CEILING HEIGHT / ACP-1 / Level 1
CEILING TYPE, HEIGHT AND FINISH

WORK PT / DIM PT
DIMENSION AND WORK POINT REFERENCE

101B
DOOR NUMBER / TYPE

S##
WINDOW (W), STOREFRONT (S), CURTAIN WALL SYSTEM (CW) NUMBER / TYPE

R-##
RELITE NUMBER / TYPE

1H SG/T
GLAZING TYPE NUMBER, FIRE RATING

F 1
FLOOR TYPE NUMBER

R 1
ROOF TYPE NUMBER

W 1
WALL TYPE NUMBER

1i COMPACT
PARKING STALL NUMBER AND TYPE

1i
PARKING STALL NUMBER ONLY

0901
KEYNOTE NUMBER

WD-1
MATERIAL TYPE MARK

F 1t
FURNITURE NUMBER / TYPE

AA AA
APPLIANCES, TOILET ACCESSORIES AND SPECIALTY EQUIPMENT MARK OR NUMBER

DS
DOWNSPOUT

FD
FLOOR DRAIN

FINISH / GRADE / SLAB HEIGHT CHANGE

SLOPE 1/2" PER FT.
SLOPE DIRECTION

CPT 1 / CPT 2 / CPT 1
FINISH, ASSEMBLY AND MATERIAL TYPE TRANSITION

P-2
ACCENT WALL MATERIAL AND FINISH EXTENT

1 This is a sample comment
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mithun.com

PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
ABBREVIATIONS, SYMBOLS AND LEGENDS

PROJECT NO.
2121100
DATE
2/9/2022

SHEET NUMBER
G1.02
DESIGN DEVELOPMENT

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29/2022 1:39:03 PM

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Meeting Agenda

To:	City of Sultan, WA	**Date:**	03/18/2021
		Project #:	2121100
Attendees:	Cyd Donk, City of Sultan Andy Galuska, City of Sultan Nate Morgan, City of Sultan Rick Kams, City of Sultan Marco Scheuer, The Springs Owner Sean Bender, The Springs Owner Chris Potts, The Springs, Owner Erin Jacobs, Mithun Architects Emily Hagen, Mithun Architects Eric Aman, Mithun Architects	**Project:**	The Springs, Sultan WA
cc:			
Re:	The Springs, Pre-App Meeting		

Meeting Minutes

- City of Sultan: Cyd Donk, Andy Galuska, Nate Morgan
- The Springs: Marco, Sean, Chris
- Mithun: Eric, Erin, Emily

Questions/Topics:

- Permitting
  - Are all permits through the City of Sultan?
    - City: Working remotely, issuing plans digitally – no delays to schedules
    - City: All permits through City of Sultan, except access (if from North it's through SnoCo. If it's from the South it's through WADot)
  - Is there a Master Use/Land Use Permit required or does this all fall under a Construction Permit?
  - Is there a design review process this project will be subjected to?
    - City: No design review process
  - Is SEPA required? If so then owner/Mithun would complete the SEPA checklist application. Does the City serve as lead agency making determination of non-significance? Can you provide us an estimate on timeline the SEPA review process (including any agency and public review)?
    - City: Suspect that site needs SEPA – might be exempt, but need to understand the scope of work
  - Can we phase permits (i.e: phase permit for utility/ clearing and grubbing work ahead of building permit)?
    - City: Sultan has done phased permits before (not typical, but willing to help make it happen) – like early sitework/grading/utilities separated from building permit
  - Building/Construction Permit
    - Does the city allow for the permit documentation to be submitted as a compiled set that includes all/ most disciplines or does it require every discipline bound separately?
      - City: Grading and sitework sets can be separated (this is a different reviewer) – generally there's a separate civil set and a building permit set.

    - Does the city self-perform permit review and issuance? Or is this done third party via independent consulting firm (i.e: Blueline)
      - City: Only consultant is engineering review – use blueline for survey, engineering/drainage
  - Is Stormwater Pollution Prevention Plan SWPP required?
    - City: No local ordinances that modify the Western Washington requirements (2019)
  - Are green stormwater infrastructure developments required?
  - Are there any special Wastewater/Sewer Permitting requirements?
  - Is there any overlap or coordination between City and Snohomish Health District with respect to:
    - Water recreation facilities- annual permit + inspections (3x a year)?
    - Food and Beverage licensing?
      - City: SnoCo health districting has license – including special allowances/licensing for food trucks
- Environmentally Critical Areas (ECA)/ Critical Site Elements visible on GIS.
  - Known mapped GIS data:
    - Erosion hazard – "Pastik Silt Loam – 25%-50% slopes"
    - Seismic Hazard Area – Site Class D to E (NEHRP Site Class); two concealed fault traces through site
    - Liquefaction Susceptibility
    - Wetlands - Snohomish county wetland inventory and planning development and services wetland inventory, and remote sensing based wetland model has minor areas indicated but this may be a result of mapping tool
    - Steep Slopes – greater than 33%
    - Client group brought out (per City's recommendation) a wetland specialist to site yesterday to see where wetland inventory is
    - City: If there are wetlands in SW corner, do we need to do anything?
      - City: Drainage manual will speak to this area – need to not change the hydrology
      - City: Dispersion trenches ok
      - City: Pollution generating surfaces will need to be calculated and then dealt with on the site without impact to hydrology
    - City: will need Geotech/engineering to show how we're designing our way out of these areas
      - Seems like it's all possible, but will work closely with consulting engineers
  - Are there additional known/identified critical areas on site the City can help identify/make known?
  - Do any of the ECA's require buffers/special treatment?
  - Do any of the ECA's require alternative permit documentation?
- 291st Ave SE appears to possibly have passed through the property but was re-routed. Does City of Sultan have jurisdictional authority to eliminate the vacated ROW. The development of the property depends on the vacated ROW remaining vacated indefinitely.
- Site is zoned Highway Oriented Commercial – any special considerations?
  - Uses – program is a mix of resort/spa amenities as "Personal Service Establishment" and small short-term rental cabins "Hotels and Motels". Which use establishes setbacks and other development requirements?

    - City: personal service makes sense – you can make a case for what it is since the program doesn't fit the bill fully
  - Are setbacks shown correctly on map?
    - Front = south property line (along Hwy 2) City: hwy 2, old owen (note: corner lots can half the front setback)
    - Sides = West and East property lines (and South property line facing Sultan Red Apple Market) City: could classify the other property lines as sides
    - Rear = North property line (along 291st Ave SE) City: potentially... could also be a side (only the definition of "front" is cleanly defined)
  - Parking
    - Based on the project program, is the assumption for "Parks and Recreation Area" the correct use to calculate parking requirements?
      - City: yes that makes sense
    - Are there pervious to impervious paving requirements?
    - City: Roads and associated elements (including parking are ok within setback
- Site Access –
  - Will any traffic studies/analysis be required?
    - City: There is a traffic engineer (TSI?) that we can contact
      - City: Will need to run a model ahead of the application to see if these are further impacted
      - City: Failing: Main and US2 and 5th Man and US2
    - Project intent is to reduce the load of traffic – pulling people off the roads "would you rather sit in traffic or sit in a hot tub"
  - Does the City of Sultan assess/impose transportation impact fees (TRIF's?) If so, is this project subject to TRIF's as part of permit issuance?
  - Is it possible to access site from the north?
    - Is 291st Ave SE a private road?
    - What is process for requesting an easement?
  - If Hwy 2 is access point, what is the process to gain access through the Weigh Station? Is this joint agency WSDOT and State Patrol?
  - Option 01 – coming off Highway 2
    - WADot, State Patrol, City of Sultan
    - City: Challenges
      - City: probably only going to give a right in and right out (limiting access)
      - City: Weigh station – in process conversations – including a weigh in and out or a widening at the hwy for future high capacity
  - Option 02 –off Old Owen Rd
    - Potential wetlands
    - Potential setback distances at the pinch point
    - City: If there is no wetland, just need an easement to clear access
  - Option 03- 291st Ave SE Easement
    - 291st Ave SE – no public ROW as far as Sultan knows – seems like a private driveway when they were doing work on the property
    - Sultan Dental Center vacated their portion – currently not vacated – the council would likely be ok with vacating it (needs to go through City of Sultan council, quick claim deed through the assessor)
      - Wouldn't put a road there because it's too close to the Old Owen intersection at Hwy 2
    - City: Seems feasible if it's an established roadway

  - Option 04 – Easement at Red Apple
    - City: Seems feasible if we can do this since it's already a commercial center – might be ok if we make improvements
    - City: Likely the best option – might be able to get utilities pulled in here too
  - Option 5 – going through SW corner of the Red Apple parking lot
  - City has grant application in to put sidewalks at Red Apple and along Old Owen (right hand side)
    - Grant application went in early fall, should hear back before April on if grant was awarded
  - Joint parking agreement would be needed to use parking lot
    - Retail use (red apple) is cut and dry
    - For our project (not a clear/clean use), we could share capacity of project and do the
- Fire Marshal
  - What are the fire marshal's considerations for the steep slope and accessing terracing program spaces? Are there specific access requirements?
  - Are additional fire hydrants going to be required? Can the water main be confirmed and is there any information on location available pressure/flow.
    - City: Structures will need to be within 300' of a hydrant
      - Project will likely need to bring in a fire hydrant
  - Will the proposed buildings require fire sprinklers?
    - City: check housing requirements – since these are cabins they might not need to be
      - Rick is who to contact for fire requirements
  - City: Fire access – usually 20' wide; hose length is usually 150'
    - City: Building official does fire review
    - City: SnoCo fire marshal doesn't do review – very busy, but they ask questions
      - More involved with fire service, not building review – talk to building official for more detailed questions
    - Snoco req's are "eds" – hammerhead/turn around distances are set by county regulations
- Utilities
  - Does the city have additional utility maps (water, drainage, etc.) that are available?
  - Are all utilities pulled from Old Owen Road?
  - Is the 6" sewer at Old Owen adequate to meet requirements to support development?
  - Can utilities be route
    d within setback?
  - If wetland determination is made how does this impact potential utility routing particularly is access is to Old Owen Road?
  - City: Need to confirm if 6" or 8" at old owen – need to connect to an 8" sewer main and then pull in for the project. Sultan will look into it, but project should have surveyors verify
    - City: Would need to connect elsewhere or project would need to increase the size of main
      - City: Old owen and US 2 intersection is where the manhole is – might need to take it to the corner with the gas station
- Site Landscape

    - While it is preferrable to leave a majority of the remaining trees on the site are there any restrictions to removing any?
    - Any planting/screening requirements? I.E.: Parking or dumpster locations?
    - City: Trash needs to be screened and on a solid surface
    - City: chapter 16 – landscape requirements, pretty light
      - One tree to be planted per xx sf of cleared
- City of Sultan
  - Are there any plans to improve the intersection of Old Owen Road and Hwy 2?
  - Are there any city initiatives or pending municipal projects or upcoming improvements that might impact or improve development rights?
- Other/Miscellaneous
- If client were to find portions of the site not needed to support needs is the property allowed to be subdivided?
  - City: Binding site plan/subdivision possible
  - Ok to communicate via email to City? City: Yes
  - City: Check into the goat clearing permit – might need to submit a plan - Min half acre/animal is current rule

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mithun.com

PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
PRE-APP MEETING MINUTES

PROJECT NO
2121100
DATE
2/9/2022

SHEET NUMBER
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ORIGINAL SHEET SIZE: 36" x 42"

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Sultan Municipal Code - Title 16 Zoning Code Summary

Address:	903 W Stevens Ave Sultan, WA 98294
Land Use Jurisdiction	City of Sultan
Zoning	"City" - HOC
West Parcel	27080600201300 4.57 acres
East Parcel	27080600201400 0.06 acres
Tribal Land	Non-tribal Land
Fire District	Fire District 5
Water Provider	City of Sultan Water Department
Urban Growth Area	Sultan UGA

SECTION	DEVELOPMENT STANDARD	PROPOSED DEVELOPMENT
16.06	Permit Processing	
16.06.020 Types of Permit Applications	Type I: Building/Construction Permits where no SEPA is required, (others - see code) Type II: Building/Construction Permits where SEPA is required, (others - see code) Type III: Variances, (others - see code)	Type II Permit Appliation Required
16.06.030 Types I-IV Project Permit Applications	Required: IBC, City of Sultan EDDS (11.12 SMC), Critical Areas (17.10 SMC), Clearing and Grading (17.13 SMC and 17.14 SMC)	
16.10	Permit Processing	
16.10.010 Establishment of Zoning Districts		Site is zoned HOC - Highway Oriented Commercial Zone
16.12	Permitted Uses	
16.12.060 Highway Oriented Commercial (HOC) Zone Permitted Uses	3. Personal Service Establishments. Establishments primarily engaged in providing services to individuals. c. Health Spas d. Fitness Centers/Gymnasiums	The proposed development is designated as a 'Personal Service Establishment.'
16.12.060 Highway Oriented Commercial (HOC) Zone Performance Standards	E. Performance Standards. All of the permitted and conditional uses in the HOC zone shall comply with all of the standards for each use, as specified in the following table of dimension and density requirements, and any additional performance standards that may apply to the proposed development, which may include:	
	1. Nonresidential performance standards;	Proposed development complies with performance standard
	2. Off-street parking and loading standards;	Proposed development complies with performance standard
	3. Sign standards;	
	4. Hillside and geologically hazardous development standards;	
	5. Recreational and open space standards;	N/A
	6. Streams and wetlands standards;	
	7. Landscape standards;	
	8. Stormwater management standards;	
	9. Shoreline management standards;	N/A
	10. Vegetation protection standards;	
	11. Floodplain protection standards;	
	12. Wellfield/groundwater protection standards;	
	13. Fish and wildlife areas protection standards;	
	14. Industrial park master plan.	N/A
Table of Dimension and Density Requirements - Personal Service Establishments	Maximum Units/Acre: N/A	N/A
	Minimum Lot Dimensions: Area: 6,000 sq ft Width: 50' Depth: 80'	Proposed development meets this standard
	Minimum Yard Setbacks: Front: 25' Each Side: 10' Rear: 15'	Proposed development meets this standard
	Maximum Building Height: 30'	Proposed development meets this standard
	Maximum Lot Coverage: 85%	Proposed development meets this standard
16.20	General Regulations	
16.20.070 Erection of More than One Principal Structure on a Lot	More than one structure containing a permritted or permissible principal use may be erected on a single lot; provided, that yard, area, and other requirements of the zoning code shall be met for each structure as though it were on an individual lot or as may be otherwise specified in this code.	Proposed development meets this standard
16.20.080 Permitted Building Area	The principal buildings on any lot or parcel of land shall be erected within the area bounded by the building lines established by setback or yard requirements. Accessory buildings may be erected within any building area established for the principal building and in required yard areas as may be provided for in the zoning code.	Proposed development meets this standard
16.20.090 Exceptions to Height Regulations	The height limitations contained in the tables of dimensional and density requirements shall not apply to spires, belfries, cupolas, chimneys, elevator machine rooms, elevator shafts, antennas, water tanks, ventilators, roof mechanical penthouses solely for air handling equipment, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; however, the heights of these structures or appurtenances thereto shall not exceed any height limits prescribed by airspace height zones.	The proposed development does not exceed required height limitations.
16.54	Off-Street Parking and Loading Standard	
16.54.020 General requirements	For the purpose of these standards, 153 square feet of area shall be deemed a parking space for one vehicle. The minimum dimensions for each parking space shall be eight and one-half feet wide by 18 feet long. The maximum permitted dimensions for each parking space (except for designated handicapped spaces) shall be 10 feet wide by 20 feet long. On corner or through lots, (A) parking space may not be included within the area of any of required yards lying adjacent to either street, and (B) in no case shall any required off-street parking space be allowed to back out directly onto any arterial right-of-way (a residential garage or carport space shall be considered an off-street parking space). The access aisles within any off-street parking area shall be a maximum of 24 feet wide. The primary internal circulation system of an off-street parking lot, where no parking spaces are provided directly off this internal roadway, shall have a maximum width of 30 feet. All parking spaces and access driveways shall be paved or otherwise surfaced with an all-weather surface, and shall be graded and drained so as to dispose of surface water that might accumulate within or upon such area. No surface water from any parking area shall be permitted to drain onto adjoining property. Required loading spaces shall not be construed as supplying off-street parking space. In case of a use not specifically mentioned, the requirements for off-street parking facilities for a use that is mentioned, and to which said unmentioned use is similar, shall apply (this determination shall be made by the building and zoning official).	The proposed development utilizes 153 square feet parking spaces (18' x 8.5'), an access aisle with a maximum dimension of 24' wide.
16.54.120 Development and Maintenance of Off-Street Parking Areas	B. Bumper Guard and/or Bollard Requirements. There shall be provided a bumper guard and/or bollard of either wood, metal or concrete not more than two feet in height and securely anchored into the ground on all sides of the parking area where there is required a protective fence or wall. Any required bumper guard and/or bollard shall be located at such distance so that automobiles will not strike the protective fence or wall. As an alternative, a concrete beam serving the same purpose may be provided.	The projects will utilize curb stops at all parking spaces and bollards surrounding the transformer
	C. Off-Street Parking Area Surfacing Requirements. Any off-street parking area containing more than five vehicle spaces shall be surfaced with an asphaltic, bituminous, cement, or other properly bound pavement so as to provide a durable and dustless surface, and shall be graded and drained so as to dispose of all surface water accumulation within the off-street parking area.	
	D. Lighting. Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises used for residential purposes in any district.	
	E. Entrance, Exit, and Maneuvering Space. Vehicular drives providing entrance and exit to the street system from the off-street parking area shall have a minimum pavement width of 22 feet. The right turn radius on the side of the driveway exposed to entry or exit by right-turning vehicles shall be a minimum of 17 feet. Maneuvering areas shall be sufficient to permit vehicles to enter and leave the parking lot in a forward motion except for single-family detached dwelling units.	The vehicular drive providing entrance and exit to the street system exceed the minimum width and radius requirements outlined.
16.54.140 Minimum required off-street parking spaces.	Parks and Recreation Areas - 1 space per 5,000 square feet of land area	The proposed development exceeds the required 41 off-street parking spaces (42 provided)
16.54.150 Off-street loading space requirements	A. On the same premises with every building, structure or part thereof erected and occupied for manufacturing, storage, warehousing, goods display, department store, wholesale store, retail sales outlet, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly involving the receipt and distribution of vehicles, materials, or merchandise, there shall be provided and maintained on the lot adequate space for standing, turning, loading and unloading services to avoid interference with the public use of the streets and alleys. Each such loading and unloading space shall be an area at least 12 by 50 feet with a 15-foot height clearance, and shall be provided as specified below for gross nonresidential (hotel rooms shall be defined as residential floor area for the purposes of this requirement) floor area, except that: 1. No spaces are required for structures with less than 10,000 square feet of gross floor area. 2. One space is required for structures with more than 10,000 but less than 20,000 square feet of gross floor area. 3. Additional off-street loading spaces shall be provided at a rate of one space for each additional 20,000 square feet or increment thereof. 4. No more than seven loading spaces shall be required, except for warehouse and industrial buildings.	The proposed development is less than 10,000 sf
16.58	Landscaping Standards	
16.58.050 Existing plant material	In instances where healthy plant material exists on a site prior to its development, in part or in whole, for the purpose of providing landscaping for off-street parking or other vehicular use areas, the building and zoning official may adjust the application of these standards to allow credit for existing plant material if, in his or her written opinion, such an adjustment is in keeping with and will preserve the intent of these standards.	N/A
16.58.090 Minimum tree and shrub planting or preservation requirements	A. General. Trees shall not be placed so as to interfere with site drainage, or where they shall require frequent pruning to avoid interference with overhead power and utility lines. Unless otherwise provided in these standards, a minimum number of trees shall be planted or preserved on each site, as follows: 2. Multifamily Residential or Nonresidential Lots. One tree shall be planted or preserved for every 2,000 square feet of lot area or fraction thereof of either a multifamily residential or nonresidential lot. Trees larger than the minimum size may be credited as indicated in Table 16.58-B contained within these standards. Additional trees preserved on each lot shall only count for that lot/unit.	
16.58.100 Allocation of trees to satisfy minimum planting requirements	A. Where Trees May Be Credited. Trees required to be planted or preserved by these standards shall be used to satisfy the following requirements of other sections of this zoning code, including: 1. Interior of parking or other vehicular use areas; 2. Perimeter of parking or other vehicular use areas; and 3. Perimeter buffers in multifamily residential or nonresidential areas.	
	B. Where Trees May Not Be Credited. Trees required to be planted or preserved by these standards that lie outside the property lines of the subject site may not be credited in the tabulation of the required number of trees to be provided.	
16.58.110 Tree planting standards	Immediately upon planting, trees shall be a minimum of seven feet in trunk height and shall have a minimum caliper of one and one-half inches measured from a height of six inches above the ground.	
16.58.120 Tree species mix	When more than 10 trees are required to be planted, a mix of species shall be provided. The number of species to be planted shall vary according to the total number of trees required. The minimum number of species to be planted is indicated in the following table. Species shall be planted in proportion to the required mix. This species mix shall not apply to areas of vegetation required to be preserved by law. Required Number of Trees: 41 or more = Minimum 5 Species	
16.58.130 Shrub planting standards	Shrubs required to be planted in accordance with these standards shall be a minimum of 24 inches in height from the top of the root collar at the time of planting, and spaced 18 to 36 inches on center. Spacing of individual plants shall depend on the types of shrubs that are to be installed. Exceptions and/or substitutions from this requirement may be approved by the building and zoning official to promote the use of slow growing or native plant material.	
16.58.140 Use of larger tree sizes	Credits for the use of larger trees than the minimum required size will be as indicated in the following table. Fractional measurements shall be attributed to the next lowest category. >14' Crown Spread and >25' Height at Planting = 4 tree credits 10'-13' Crown Spread and 17'-24' Height at Planting = 3 tree credits 6'-9' Crown Spread and 11'-16' Height at Planting = 2 tree credits <6' Crown Spread and <10' Height at Planting = 1 tree credit	
16.58.150 Use of native plant materials	A. Appropriate to the conditions in which they are to be planted; B. Have noninvasive growth habits; C. Encourage low maintenance, high quality design	
16.58.160 Use of adapted plant materials	The use of plant materials adapted to the vicinity of the development is encouraged to reduce water consumption, general maintenance, and the dependence on fertilizers and insecticides.	
16.58.200 Required landscaping adjacent to public rights-of-way	On the site of a building providing an off-street parking area or other vehicular use area, where such area will not be entirely screened visually by an intervening building or structure from any abutting right-of-way, there shall be provided landscaping between such area and such right-of-way, as follows:	
	A. A strip of land at least five feet in width, located between the abutting right-of-way and the off-street parking areas or other vehicular use area, which is exposed to an abutting right-of-way, shall be landscaped. Such landscaping shall include one tree for each 25 lineal feet or fraction thereof. Such trees shall be located between the abutting right-of-way and off-street parking or other vehicular use area and shall be installed in a planting area of at least 25 square feet, with one dimension being at least five feet. In addition, a hedge at least two feet in height shall be placed along the perimeter of such landscaped strip. The remainder of the required landscaped areas shall be planted with grass, ground cover, or other landscape treatment, excluding paving.	
	B. All property abutting a right-of-way, other than the required landscaped strip lying between the right-of-way and off-street parking or other vehicular use areas, shall be landscaped with, at a minimum, grass or other ground cover.	
	C. Necessary access ways from the public right-of-way through all such landscaping shall be permitted to service the parking or other vehicular use area. Such access ways, however, may not be subtracted from the lineal dimension used to determine the number of trees required.	
16.58.210 Perimeter landscaping relating to abutting properties	A. On the site of a building or structure providing an off-street parking or other vehicular use area, where such areas will not be entirely visually screened by an intervening building or structure from any abutting property, that portion of such area not so screened shall be provided with a hedge that is determined to attain, at maturity, not greater than eight feet, nor less than three and one-half feet in height, to form a continuous screen between the off-street parking or other vehicular use areas and such abutting property. This landscaped barrier shall be located between the common lot line and the off-street parking or other vehicular use area exposed to the abutting property. All plant materials shall be installed in a planting strip not less than two and one-half feet in width.	
	B. Additionally, one tree shall be provided for each 25 lineal feet of landscape barrier, or fractional part thereof. Such trees shall be located between the common lot line and the off-street parking or vehicular use area. Each tree shall be installed within a 25-square-foot planting area, and no dimension of this area shall be less than five feet. Each such planting area shall be landscaped with grass, ground cover or other landscape material, excluding paving, in addition to the required tree.	
	C. Exceptions. The provisions of this section shall not be required to be met in the following situations: 1. Where a proposed parking or other vehicular use area abuts an existing hedge, wall, or other durable landscaping barrier on an abutting property, said existing barrier may be used to satisfy the landscape barrier requirements of this subsection; provided, that said barrier meets all applicable standards of this law, and protection against vehicular encroachment is provided for by hedges. 2. Where the abutting property is zoned or used for nonresidential activities, only the tree provision with its planting areas as prescribed in this section shall be required.	
16.62	Recreational and Open Space Standards	
16.62.010 Applicability	Residential subdivisions of more than 10 lots, multiple-family residential developments of 10 or more dwelling units, and commercial or industrial areas of more than 10 acres, shall be required to provide active recreation facilities in accordance with the standards in this chapter. In addition to the recreation requirements, these larger residential developments shall meet the open space requirements of this chapter. The requirements of this chapter are in addition to park impact fee requirements of Chapter 16.72 SMC	Site is not required to provide recreation space (parcels total 4.63 acres)

Snohomish County Code

SECTION	DEVELOPMENT STANDARD	PROPOSED DEVELOPMENT
503.53A.512	Fire Apparatus Access Roads	
503.1	Where required, Fire apparatus access roads shall be provided and maintained in accordance with sections 503.1.1 through 503.1.3.	
503.1.1 Buildings and facilities.	Fire apparatus access roads shall be provided in accordance with sections 501 and 503 of the IFC for every facility, building or portion of a building hereafter constructed or moved into or within the county when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. See also section 504 of the IFC for personnel access to buildings. When access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades or other similar conditions, the fire marshal is authorized to require alternative fire protection.	
	Exceptions: 1. When buildings are completely protected with an approved automatic fire sprinkler system installed in accordance with this chapter, the fire apparatus access road requirements may be modified by the fire marshal. 2. When there are no more than two dwelling units, or Group U Occupancies, the requirements of sections 503.1.1 and 503.2 of the IFC may be modified by the fire marshal.	The proposed development will be protected with an automatic sprinkler system.
503.2 Specifications.	Fire apparatus roads shall be installed and arranged in accordance with sections 503.2.1 through 503.2.8, as modified by this chapter.	
503.2.1 Dimensions	Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of 13 feet and 6 inches	The fire apparatus access road exceeds the 20' requirement noted.
503.2.3 Surface	All fire apparatus access roadways shall be constructed of either gravel, asphalt or some other all-weather surface capable of supporting vehicles consistent with Engineering Design and Development Standards (EDDS).	The fire apparatus access roadway is constructed of gravel.
503.2.4 Turning Radius	Turns, bends, or sweeps in fire apparatus access roadways shall be designed at not less than twenty-foot inside-turning radii nor less than forty-foot outside-turning radius.	
503.2.5 Dead ends	Dead-end fire apparatus acces roads in excess of 150 feet in length shall be provided with a turnaround unless a modification is granted by the fire marshal. Dead-end fire apparatus access roads that exceed 1,200 feet in length shall be provided with intermediate turnarounds to provide adequate fire apparatus turn-around or the fire marshal is authorized to require additional fire protection.	The dead end of the fire apparatus access road is less than 150' in length. The access road does less than 1200' in length
503.2.7 Grade	The gradient for a fire apparatus access road shall not exceed 15 percent. Cul-de-sac bulb grades shall not exceed six percent.	
503.4 Obstruction of fire apparatus access roads	Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles.	The fire apparatus access road is not obstructed in any manner

Snohomish County Engineering Design and Development Standards

SECTION	DEVELOPMENT STANDARD	PROPOSED DEVELOPMENT
2-02	Number of Access Points	
2-02.B.1	One two-way access point or two one-way access points, exclusive of alleys, shall be allowed per 500 feet of total property frontage.	
2-03	Access Point Types and Specifications	
2-02.C.2	2. Two-way commercial access points shall have minimum/maximum access widths as follows: i. Non-arterial road access: 25 feet minimum / 35 feet maximum. ii. Arterial road access: 30 feet minimum / 35 feet maximum.	The proposed development's non-arterial road access point exceeds the 25 feet minimum width and is under the 35 foot maximum.
2-02.C.4	A 25-foot minimum width is required for a distance of at least 30 feet, as described in Subsection 2-03.A.6) above, for emergency vehicle turning movements. Refer to standard drawing 2-070.	
3-01	Road Circulation	
3-01-C.2	The following are important fire lane specifications for road network design. Refer to SCC 30.53A.512 for all fire lane requirements. i. Fire lanes shall be installed to within 150 feet of any portion of a facility or any portion of an exterior wall of the first story of a building;	All occupiable area of the facility is located within 150' of the designated fire lane
	ii. Fire lanes shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of 13 feet, 6 inches in height. Provided that for private road network elements the Fire Marshal may require a width of not less than 26 feet for fire lanes that serve structures over 30 feet in height as determined by the Fire Marshal;	The designated fire lane has an unobstructed width greater than 20' and unobstructed clearance greater than that specified. The proposed development is under 30' in height.
	iii. The access of a private road network element designated a fire lane from a public road ,shall be designed in accordance with EDDS 2-03.A.6;	
	iv. Dead-end fire lanes longer than 150 feet shall end in a cul-de-sac turnaround. Refer to EDDS 3-10 and standard drawing 3-150. Provided, that dead-end fire lanes on a private road network element may end in a permanent hammerhead turnaround if all dwelling units / structures that take access from the fire lane are required to have an NFPA 13D automatic sprinkler system, which a deviation to eliminate the sprinkler requirement is not allowed. Refer to EDDS 3-10 and Standard Drawing 3-150B;:	The proposed development will utilize an automatic sprinkler system
	v. Dead-end fire lanes that exceed 1,200 feet in length shall be provided with intermediate turnarounds to provide adequate fire apparatus turn-around or the Fire Marshal is authorized to require additional fire protection;	The dead-end fire lane does not exceed 1200' in length.
	vi. Fire lane curves and intersections shall have minimum turning radii of 20 feet (inside radius) and 40 feet (outside radius) for emergency vehicle access. Provided that for private dead end fire lanes ending with a permanent hammerhead, the minimum inside turning radii shall be 25-feet. Provided further that for private road network elements the Fire Marshal may require a minimum turning radii of 25 feet (inside radius) and 45 feet (outside radius) for fire lanes that serve structures over 30 feet in height as determined by the Fire Marshal;	
	vii. Fire lanes shall be constructed of asphalt, concrete or where feasible permeable pavement. Minimum surfacing requirements are described in Section 4-09. Refer also to Standard Drawings 3-040 or 3-050 and EDDS Subsection 3-04.B below for cross-section information. The permeable pavement cross-section shall be an engineered design consistent with EDDS Section 11-02.	
	viii. The fire lane surface must be capable of supporting a live load of HS-25 (AASHTO Load Factor Design (LFD) method) and a fire truck outrigger load of 43,000 pounds applied to an area of 24 inches by 24 inches located on 16 foot centers;	
	ix. Parking lanes or spaces or driveways shall not be located within the minimum 20-foot or wider unobstructed fire lane width;	Parking spaces and entries to proposed development are not located within the fire lane width.
	x. The grade for a fire lane shall not exceed the maximum grades identified in EDDS Table 3-5.	
3-01-C.3	When pedestrian facilities or on street parking are proposed or required along any portion of a drive aisle or shared court designated a fire lane, they shall be located outside the minimum required unobstructed fire lane width. Deviation from this requirement is not allowed.	Parking spaces and entries to proposed development are not located within the fire lane width.

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PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
LAND USE CODE SUMMARY

PROJECT NO
2121100
DATE
2/9/2022

SHEET NUMBER
G2.02
DESIGN DEVELOPMENT

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ORIGINAL SHEET SIZE: 36" x 42"

NOT FOR CONSTRUCTION

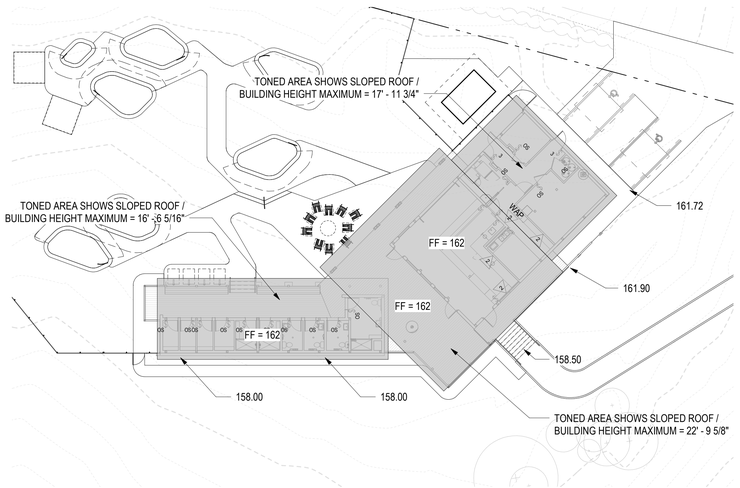
SMC 16.12.060: HIGHWAY ORIENTED COMMERCIAL (PERSONAL SERVICES ESTABLISHMENT)
MAX BUILDING HEIGHT: 30'

SMC 16.04.080:
"**HEIGHT, BUILDING**" MEANS THE VERTICAL DISTANCE FROM THE AVERAGE CURB ELEVATION TO THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT ROOF, TO THE DECK LINE OF A MANSARD ROOF AND TO THE MEAN HEIGHT LEVEL BETWEEN THE EAVES AND RIDGE FOR A GABLE, HIP OR GAMBREL ROOF; PROVIDED, HOWEVER, THAT WHERE BUILDINGS ARE SET BACK FROM THE STREET LINE, THE HEIGHT OF THE BUILDING SHALL BE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE AT THE FRONT OF THE BUILDING.

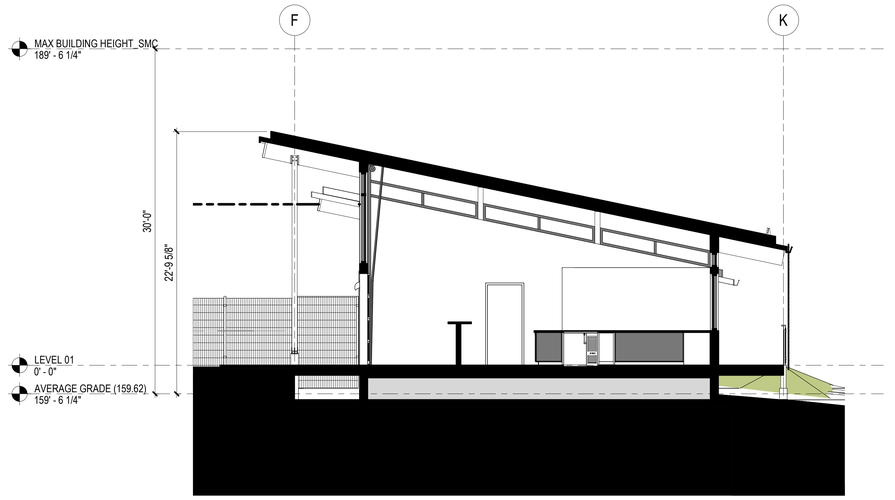
AVERAGE ELEVATION OF THE FINISHED GRADE AT THE FRONT OF THE BUILDING CALCULATION:

158' + 158' + 158.5' + 161.90' + 161.72' = 798.12

798.12' / 5 = **159.62' (AVERAGE FINISHED GRADE AT FRONT OF BUILDING)**



1 MAX BUILDING HEIGHT PLAN DIAGRAM
1/16" = 1'-0"



2 MAX BUILDING HEIGHT SECTION DIAGRAM
3/16" = 1'-0"

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PROJECT TEAM MEMBERS
EJ / AJ
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KB

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LAND USE CODE DIAGRAMS

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DESIGN DEVELOPMENT

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2018 INTERNATIONAL BUILDING CODE WITH WASHINGTON AMENDMENTS		
SECTION	**DEVELOPMENT STANDARD**	**PROPOSED DEVELOPMENT**
Chapter 3	Occupancy Classification and Use	
Section 302 - Occupancy Classification and Use Designation		Building is classified as A-3 occupancy
303.4 - Assembly Group A-3	Group A-3 occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to:	Pool area classified as A-3 occupancy since it's not classified elsewhere in Group A
Chapter 5	General Building Heights and Areas	
Table 504.3 Allowable Building Height in Feet Above Grade Plane	Max Height: 60' Note: Per SMC 16.12.60, max. building height not to exceed 30' - 0"	The proposed development does not exceed the max building height Occupancy: A-3; Type of Construction: VB; Sprinklered: Yes
504.2 Mixed Occupancy	In a building containing mixed occupancies in accordance with Section 508, no individual occupancy shall exceed the height and number of story limits specified in this section for the applicable occupancies.	Currently no mixed occupancy proposed.
Table 504.4 Allowable Number of Stories Above Grade Plane	Assumptions: Occupancy: A-3; Type of Construction: VB; Sprinklered: Yes Max Allowed Stories: 2	The proposed development does not exceed the allowable number of stories above the grade plane
Table 506.2 Allowable Area Factor	Max Allowed Area: 24,000 sf	The project does not exceed the allowable area factor Occupancy: A-3; Type of Construction: VB; Sprinklered: Yes; Single Story Structure: Yes
Table 601 Fire Resistance Rating Requirements for Building Elements	Primary Structural Frame: 0 hours (nonrated) Bearing Walls (interior and exterior): 0 hours (nonrated) Nonbearing Walls and Partitions (interior and exterior): 0 hours (nonrated) Floor Construction and Associated Secondary Members: 0 hours (nonrated) Roof Construction and Associated Secondary Members: 0 hours (nonrated	The project complies with the required fire resistance rating requirements for building elements Assumption: Type VB construction
602.5 Type V	Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code.	
Chapter 9	Fire Protection and Life Safety Systems	
903 Automatic Sprinkler Systems	Automatic sprinkler systems shall comply with this section.	Building will be equiped with NFPA 13D automatic sprinkler system as required by local code
Chapter 10	Means of Egress	
Table 1004.5 Maxium Floor Area Allowance per Occupant	Accessory storage areas, mechanical equipment room: 300 gross Assembly without fixed seats (unconcentrated): 15 net Kitchencs commercial: 200 gross Swimming pools (pools): 50 gross Swimming pools (decks): 15 gross	Building will be equiped with NFPA 13D automatic sprinkler system as required by local code
1006.2.2.6 Groups R-3 and R-4	Where Group R-3 occupancies are permitted by Section 903.2.8 to be protected by an automatic sprinkler system installed in accordance with Section 903.3.1.3, the exit access travel distance for Group R-3 shall be not more than 125 feet.	
1029.7 Travel Distance (exception)	In facilities with open-air assembly seating of Type III, IV or V construction, the total exit access travel distance to one of the following shall not exceed 400 feet: 2.1. The closest riser of an exit access stairway. 2.2. The closest slope of an exit access ramp. 2.3. An exit.	

WAC 246-260 (WATER RECREATION FACILITIES WAC)		
SECTION	**DEVELOPMENT STANDARD**	**PROPOSED DEVELOPMENT**
246-260-031	General design, construction, and equipment for all WRF pool facilities	
246-260-031-3 Walking Surfaces	Owners shall design and maintain walking surfaces:	
	(a) Sloping away from the pool or pools;	
	(b) Sloping a minimum of one-fourth inch per foot to drain;	
	(c) Having a nonslip finish;	
	(d) Not having an abrupt change in height of greater than one-half inch, a gap no greater than one-half inch in width, or a crumbling surface presenting a potential tripping hazard;	
	(e) Equipped with sufficient drains to prevent standing water; and	
	(f) Of easily cleanable, impervious finishes.	
246-260-031-4 Barriers	Barriers for new construction and remodeling:	
	(a) Owners shall provide barriers to prevent unauthorized persons from gaining access to pools.	The project provides barriers around all pool access areas
	(b) Barriers at limited use pools must be at least sixty inches high.	Barriers are at least 60" high from the average grade plane
	(d) Barriers, including windows, (see figures 031.1 and 031.2) may not: (i) Allow passage of a four-inch diameter sphere; or (ii) Have spaces between vertical members greater than a width of one and three-quarter inches if the distance between the tops of horizontal members are spaced less than forty-five inches apart.	
	(e) Solid barriers may not have indentations or protrusions, other than normal construction tolerances and masonry joints.	The proposed barriers do not have indentations or protrusions
	(f) Barriers must have self-closing, self-latching gates or doors that provide either: (i) A mechanism that uses a continuously locked latch, coded lock or other equivalent access control system that always requires a key or code to enter pool area. If the latch is less than sixty inches from the ground, the barrier must have an eighteen-inch radius of solid material around the latch (see figure 031.2) to preclude a child on the outside of the barrier from reaching through the gate or barrier and opening the latch and entering the pool; or (ii) A latch height of sixty inches or more from the ground.	
	(g) Restricted area service entrances are exempt from door or gate requirements provided that no public access is available.	
246-260-031-6 Pool Surface	Owners shall ensure pool surfaces are constructed and maintained to	
	(a) Have white or light color finish;	
	(b) Not cause cutting, pinching, puncturing, entanglement, or abrasion hazard under casual contact; and	
	(c) Conform to ANSI/NSPI-1 2003 Standards for Public Swimming Pools or ANSI Standard NSPI-®-1999, American National Standard for Public Spas.	
246-260-031-11 Pool Appurtenances	(a) Owners shall ensure pools have; (i) Handholds when the pool deck is greater than twelve inches above the water surface; (ii) Stairs leading into spa pools; (iii) Step risers on the exterior of the spa pool shall conform with UBC requirements for risers with nonslip tread finishes, when spas are elevated off the pool floor; and (iv) Stairs, ladders, or stepholes for access at the shallow end of swimming pools.	
	(b) Owners shall ensure that stairs, when provided, meet the following construction requirements: (i) Nonslip tread finish; (ii) Contrasting color stair tread edges; (iii) Placement recessed into the side of pools specifically designed for lap or competitive swimming; (iv) Handrail having leading edges less than eighteen inches beyond and less than eight inches inside (horizontally) the vertical plane of the bottom riser; (v) Each riser tread shall have a minimum unobstructed, tread depth of ten inches and minimum surface area each of two hundred forty inches; (vi) Uniform riser heights of seven and one-half inches or less on general use swim pools fifteen hundred square feet or more and spa pools greater than forty feet in perimeter, except the bottom riser may be less than the uniform height; and (vii) Uniform riser heights of ten inches or less for all other pools, except the bottom riser may be plus or minus two inches of the uniform height.	
	(c) Ladders or stepholes at swimming pools shall be: (i) Spaced at a minimum of one for every seventy-five feet of swimming pool perimeter deeper than four feet; (ii) Provided at both sides of the deep end of swim pools over thirty feet in width; and (iii) Equipped with handrails.	
246-260-031-20 Locker and Dressing Rooms	(a) Owners shall provide general use pool facilities with locker rooms and dressing rooms having: (i) Separate facilities for each gender constructed to block line of sight into locker rooms; (ii) Water impervious nonslip floors properly sloped to drains to prevent standing water; (iii) Easily cleanable walls, lockers, and benches (if provided); (iv) Junctions between walls and floors coved for ease of cleaning; and (v) Properly anchored lockers, (if provided), to prevent tipping.	
	(c) Owners shall provide general use recirculating spray pool facilities with locker or dressing rooms meeting the requirements of (a) of this subsection if the pool facilities are located indoors.	
246-260-031-21 Restrooms, Shower Rooms, and Plumbing Fixtures	(a) Owners shall provide general use pool facilities with restroom and shower room facilities having plumbing fixture types and numbers as described in Table 031.5 of this section (swim and wading pool bathing loads and spa bather capacity are additive for determining total bather load). The pool facility design shall provide users easy access to restroom and shower facilities with minimum nonuser cross traffic.	
	(b) Owners shall provide general use pool facilities with: (i) Hose bibs with vacuum breakers around pool decks at a maximum spacing of one hundred fifty feet; accessible to each locker room; and within equipment room at facilities fifteen hundred square feet or more; (ii) A janitor's sink at indoor facilities with a pool of fifteen hundred square feet or more; and (iii) An operable drinking fountain conforming to ASA requirements at facilities with a pool fifteen hundred square feet or more.	The proposed pools are under fifteen hundred square feet
	(f) Restroom facilities must be located convenient to, and no further than one hundred feet away from, the main pool. They must have flush toilets provided with toilet tissue in dispensers and handwashing sinks including: (i) Hot and cold or tempered water delivered through a mixing faucet with a maximum temperature of one hundred twenty degrees Fahrenheit; (ii) Single service soap in a nonglass dispenser; (iii) Single service towels or electric hand dryer; and (iv) A minimum running water cycle of at least ten seconds if the faucets have self-closing valves.	The restroom facilities are located within 100 feet of the pools and adhere to the requirements listed
	(g) Shower facilities must be located convenient to, and no more than one hundred feet away from, the main pool. The facilities must have: (i) A design allowing a full-body shower in the nude; (ii) A design providing an enclosure confining water to the shower area; (iii) Nonslip floor impervious to water with sufficient drains to prevent water from standing within the shower areas; (iv) Running water delivered at a temperature between ninety degrees and one hundred twenty degrees Fahrenheit; (v) Single service soap in a nonglass dispenser; and (vi) Wall surfaces impervious to water up to shower head height. (h) If owners limit the number of bathers within their facility and post and enforce the maximum bather load, owners may base the number of required plumbing fixtures on the posted maximum bather load. (i) Owners shall dispose of all wastewater in a manner approved by the local health officer.	The shower facilities are located within 100 feet of the pools and adhere to the requirements listed
246-260-031-22 Diaper Changing Stations	Owners shall provide a diaper changing station, including a handwashing sink conforming to the requirements in subsection (21)(f) of this section, accessible to all bathers, if children in diapers are allowed in the pool facility and the facility is: (a) A general use pool facility; or (b) A limited use pool facility located more than one hundred feet away from living units served.	
246-260-031-23 Lighting	Owners shall design and maintain pool facility lighting to a minimum level as described in Table 031.7. Sufficient overhead and underwater lighting shall be maintained to clearly see the bottom of the pool at all times pool is in use. Owners shall provide protective shielding for all lighting fixtures above walking surfaces and pool areas.	
246-260-031-24 Flow Through Pools	Flow-through pools may qualify for exceptions to recirculation if: (a) Water supply is sufficient to provide the same turnover period specified for recirculation pools; (b) The source water supply meets acceptable quality requirements and is subject to a disinfection method as described under WAC 246-260-111(3); (c) The introduction of fresh treated pool water is accomplished by the same type of inlet and outlet design required for recirculation pools; and (d) The pool water quality complies with WAC 246-260-111.	
246-260-051	Spa pool design, construction, and equipment	
246-260-051-1 Walking Surfaces	Owners shall design and maintain walking surfaces four feet or more wide around fifty percent or more of each spa pool. If spa pools are greater than one hundred square feet in surface area, then the entire perimeter must have a four-foot wide walking surface. If a spa has walking surfaces thirty inches or more in height above the floor, then they must have guardrails that conform with UBC codes.	
246-260-051-2 Spa Pool Structure	Owners shall ensure spa pool facilities have;	
	(a) White or light color surfaces, if a pool is one hundred square feet or more;	
	(b) Uniform floor slopes not exceeding one foot of drop in twelve feet of run sloped to drain;	
	(d) A maximum operational depth of four feet measured from the water line, except for special purpose designed pools; and	
	(e) Heater thermostat switches inaccessible to bathers.	
246-260-051-3 Spa Capacity	The spa capacity is the maximum number of persons allowed in the spa pool at any one time and is the most restrictive of the following:	
	(a) The number of bathers able to be in the spa pool allowing ten square feet or more of water surface for each bather;	Pools are 100 sf - max 10 bathers/spa
	(b) Maximum bather load as calculated using the formula in subsection (4) of this section; or	
	(c) The capacity of the overflow system when using skimmers must be adequate to handle twenty gallons of displacement per bather.	
246-260-051-4 Turnover Rate and Bather Load	Owners shall design and maintain water turnover of spa pool volume divided by turnover time divided by a constant (K). Spa turnover times are established in relation to loads as follows:	N/A: 246-260-051-3a more restrictive
	(a) Ten minutes for heavily loaded;	
	(b) Twenty minutes for moderately loaded;	
	(c) Thirty minutes for lightly loaded; and	
	(d) Sixty minutes for swim spas having very light loads.	
246-260-051-5 Emergency Equipment	Owners shall provide first aid and have emergency equipment readily available at swimming pool facilities during operating hours, including:	
	(a) A telephone within the facility for general use pools;	
	(b) A telephone accessible within one minute for limited use pool facilities;	
	(c) A suitable area to accommodate persons requiring first-aid treatment;	
	(d) A standard 16-unit first-aid kit (see Appendix C, Table); and	
	(e) A blanket reserved for emergency use.	
246-260-091	Specialty design features	
246-260-091-4 Waterfalls	A waterfall feature may be built at swim pool or spa pool facilities if the following conditions are met:	
	(a) If located in or adjacent to shallow swimming pool water levels, it must be set back from the edge of the pool a distance specified in Table 091.2; exceptions may be made for lifeguarded pools;	
	(c) Minimum walkway areas required in other sections of this chapter must be maintained around pools;	
	(d) Water in waterfalls that commingles with pool water must meet water quality and treatment requirements specified in other sections of this chapter and any additional disinfection required by the department or local health officer to address anticipated increased demands and aerosolization of disinfectant;	
	(e) Flows may not create turbulence that might create a safety hazard or reduce visibility in the pool; and	
	(f) Waterfalls that flow from pool sidewalls may not exceed five percent of the total pool perimeter.	
246-260-091-5 Rockeries	A decorative rock feature may be built at a swim pool or spa pool facility, if the following conditions are met:	
	(a) If located adjacent to shallow swimming pool water, it must be set back from the edge of the pool a distance specified in Table 091.2; exceptions may be made for lifeguarded pools;	
	(c) The design has a nonslip surface without sharp or cutting edges in any areas that provide a potential foothold, stepping or standing access; and	
	(d) It slopes to drain water away from the pool.	
246-260-131	Operation of Water Recreation Facilities	
246-260-131-3 Food Service	If food service is provided and allowed, the owner shall:	
	(a) Ensure food and beverage sale and consumption areas at general use pools are separated from pool and deck enclosure areas;	Food and beverage sale are located seperately from the pool and deck areas
	(c) Prohibit use of glass in pool facility and provide trash containers; and	
	(d) Prohibit the sale or consumption of alcohol at general use pools.	
246-260-131-5 Signage	see section for standards	

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PROJECT
THE SPRINGS

LOCATION
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SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
BUILDING CODE SUMMARY

PROJECT NO.
2121100
DATE
2/9/2022

SHEET NUMBER
G3.01
DESIGN DEVELOPMENT

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ORIGINAL SHEET SIZE: 30" x 42"

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PLUMBING FIXTURE CALC (PER IBC 2018, WITH WASHINGTON AMENDMENTS, CHAPTER 29 TABLE 2902.1)

CLASSIFICATION & OCCUPANCY GROUP	AREA, SF	NUMBER OF OCCUPANTS			TOILET (WATER CLOSET) COUNT FACTOR		MIN. NUMBER OF TOILETS (WATER CLOSETS) REQUIRED		LAVATORIES COUNT FACTOR		MIN. NUMBER OF LAVATORIES REQUIRED	
		TOTAL	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
ASSEMBLY	5,863	160	80.0	80.0	1 PER 125	1 PER 65	0.64	1.23	1 PER 200	1 PER 200	0.40	0.40
TOTAL MINIMUM WHOLE NUMBER OF PLUMBING FIXTURES							1	2			1	1

PLUMBING FIXTURE CALC (PER WAC 246-260, WATER RECREATION FACILITIES WAC, 246-260-031-21 TABLE 031.5)

CLASSIFICATION & OCCUPANCY GROUP	AREA, SF	NUMBER OF OCCUPANTS			TOILET (WATER CLOSET) COUNT FACTOR		MIN. NUMBER OF TOILETS...		LAVATORIES COUNT FACTOR		MIN. NUMBER OF LAVATORIES...		URINALS COUNT FACTOR		MINIMUM NUMBER OF URINALS		SHOWER COUNT FACTOR		MINIMUM NUMBER OF SHOWERS	
		TOTAL	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
N/A	5,863	160	80.0	80.0	1 PER 60 (UP TO 120) 1 PER 80 (121-360) 1 PER 150 (OVER 360)	1 PER 40 (UP TO 120) 1 PER 60 (121-360) 1 PER 100 (OVER 360)	1.33	2.00	1 PER 100 (UP TO 200) 1 PER 200 (201-400) 1 PER 400 (OVER 400)	1 PER 100 (UP TO 200) 1 PER 200 (201-400) 1 PER 400 (OVER 400)	0.80	0.80	1 PER 60 (UP TO 120) 1 PER 80 (121-360) 1 PER 150 (OVER 360)	N/A	1.33	N/A	1 PER 40 (UP TO 120) 1 PER 60 (121-360) 1 PER 100 (OVER 360)	1 PER 40 (UP TO 120) 1 PER 60 (121-360) 1 PER 100 (OVER 360)	2.00	2.00
TOTAL MINIMUM WHOLE NUMBER OF PLUMBING FIXTURES							2	2			1	1			2	N/A			2	2
REQUIRED PLUMBING FIXTURES (MOST STRINGENT CODE REQUIREMENT)							2	2			1	1			2	N/A			2	2
TOTAL PLUMBING FIXTURES PROVIDED							4 ALL-GENDER RESTROOMS PROVIDED				4 LAVATORIES PROVIDED (IN ALL-GENDER RESTROOMS)				THE ALL-GENDER RESTROOMS (4) PROVIDED ARE INTENDED TO SATISFY THE INTENT OF THE CODE DUE TO THEIR SINGLE OCCUPANCY DESIGN				3 ALL-GENDER INDOOR SHOWERS PROVIDED, 4 ALL-GENDER OUTDOOR SHOWERS PROVIDED	

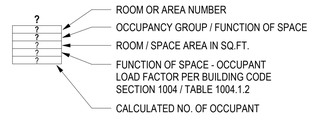
USE CLASSIFICATION TOTALS

USE CLASSIFICATION	Number	AREA NAME	OCCUPANCY USE GROUP	AREA (SQ.FT.)	NUMBER OF OCCUPANT
(A-3) ASSEMBLY	00	COLD PLUNGE	SPA	25 SF	2
(A-3) ASSEMBLY	01	SPA 01	SPA	100 SF	9
(A-3) ASSEMBLY	02	SPA 02	SPA	99 SF	9
(A-3) ASSEMBLY	03	SPA 03	SPA	106 SF	9
(A-3) ASSEMBLY	04	SPA 04	SPA	110 SF	9
(A-3) ASSEMBLY	07	SPA 05	SPA	99 SF	9
(A-3) ASSEMBLY	08	SPA 06	SPA	99 SF	9
(A-3) ASSEMBLY	09	SAUNA-01	SAUNA	66 SF	8
(A-3) ASSEMBLY	10	SAUNA-02	SAUNA	64 SF	8
(A-3) ASSEMBLY	11	CUBBY STORAGE	LOCKER	144 SF	3
(A-3) ASSEMBLY	12	OUTDOOR SHOWERS	LOCKER	87 SF	2
(A-3) ASSEMBLY	13	CIRCULATION	CIRCULATION	1757 SF	0
(A-3) ASSEMBLY	100	GATHERING DECK / ARRIVAL	ASSEMBLY	436 SF	31
(A-3) ASSEMBLY	101	CHANGING-1	LOCKER	40 SF	1
(A-3) ASSEMBLY	102	CHANGING-2	LOCKER	38 SF	1
(A-3) ASSEMBLY	103	CHANGING-3	LOCKER	38 SF	1
(A-3) ASSEMBLY	104	CHANGING-ADA	LOCKER	47 SF	1
(A-3) ASSEMBLY	105	SHOWER-1	LOCKER	51 SF	2
(A-3) ASSEMBLY	106	SHOWER-2	LOCKER	52 SF	2
(A-3) ASSEMBLY	111	MECHANICAL / STORAGE	MECH	668 SF	3
(A-3) ASSEMBLY	112	CIRCULATION	CIRCULATION	723 SF	0
(A-3) ASSEMBLY	150	GUEST SERVICES / CHECK-IN	ASSEMBLY	365 SF	24
(A-3) ASSEMBLY	160	AMENITIES / FOOD AND BEVERAGE	KITCHEN	279 SF	2
(A-3) ASSEMBLY	170	STAFF ROOM	OFFICE	188 SF	2
(A-3) ASSEMBLY	EXTERIOR	SPA DECK	ASSEMBLY	189 SF	13
				5872 SF	160

CODE DIAGRAM SYMBOLS

HOURLY FIRE RESISTANCE RATINGS OF WALLS AND PARTITIONS, FOR SEPARATION OF ADJACENT SPACES:

- 1-HOUR WALL OR PARTITION
- 2-HOUR WALL OR PARTITION
- 3-HOUR WALL OR PARTITION
- EGRESS PATH
- AREA SEPARATION (#HR) — AREA SEPARATION LINE
- SMOKE (#HR) — SMOKE BARRIER - INDICATE RATING IF BARRIER IS FIRE RATED ASSEMBLY
- AIR BARRIER
- ACCESSIBILITY CLEARANCES
- PROPERTY LINE



- ROOM OR AREA NUMBER
- OCCUPANCY GROUP / FUNCTION OF SPACE
- ROOM / SPACE AREA IN SQ.FT.
- FUNCTION OF SPACE - OCCUPANT LOAD FACTOR PER BUILDING CODE SECTION 1004 / TABLE 1004.1.2
- CALCULATED NO. OF OCCUPANT

DIM PT — WORK STARTING / DIMENSION POINT

* — FRONTAGE PER (CODE SECTION)

DIRECTION OF TRAVEL
ACCESSIBLE PATH OF TRAVEL

ORIGINAL SHEET SIZE 30" x 42"

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PROJECT
THE SPRINGS

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PREPARED FOR
THE SPRINGS LLC

DATE ISSUE

NO. DATE REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
BUILDING CODE DIAGRAMS AND CLASSIFICATION

PROJECT NO.
2121100
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2/9/2022

SHEET NUMBER
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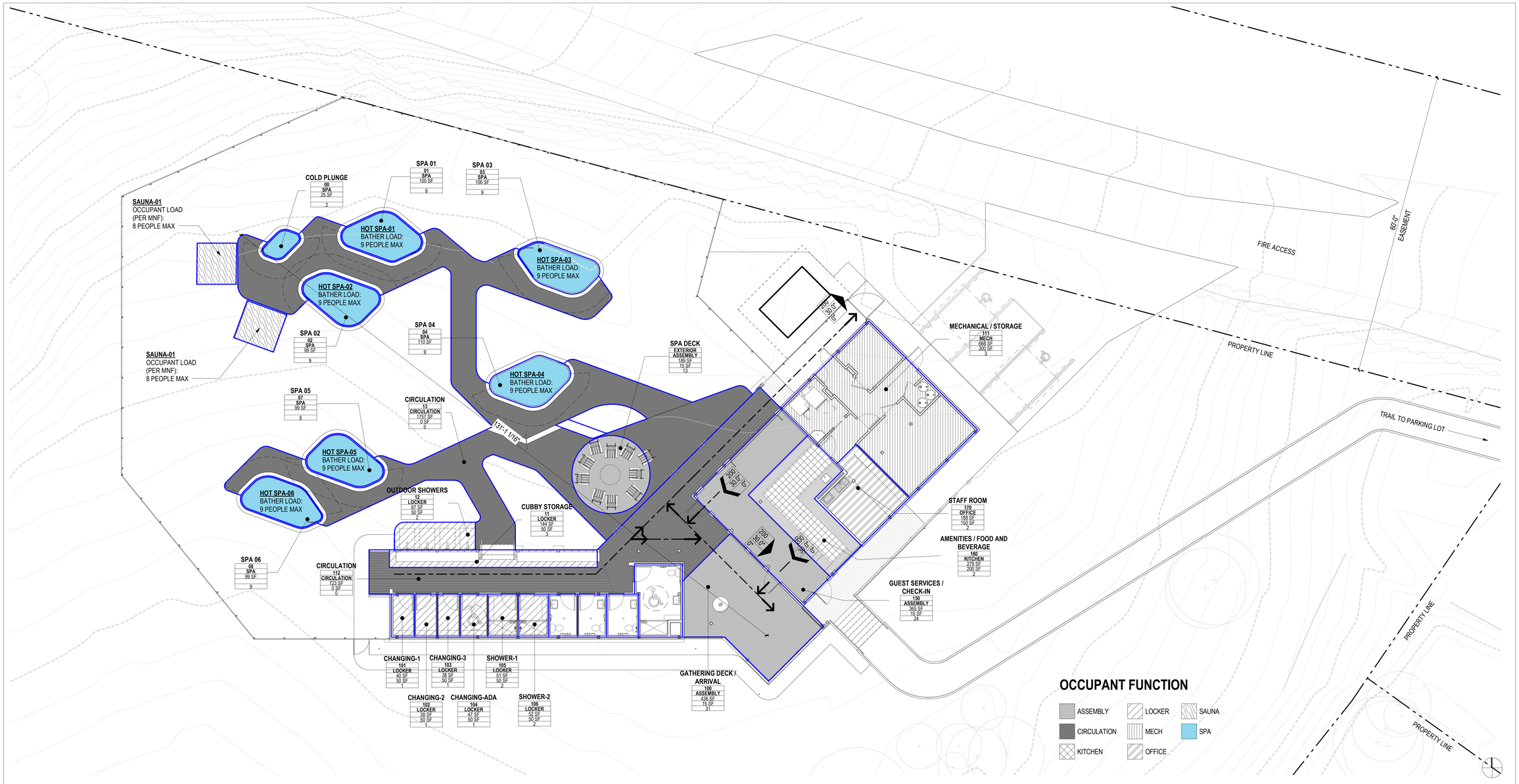

1 LEVEL 01 - OCCUPANT LOAD DIAGRAM

1/8" = 1'-0"

OCCUPANT FUNCTION

ASSEMBLY · CIRCULATION · KITCHEN · LOCKER · MECH · OFFICE · SAUNA · SPA

OCCUPANT LOAD CALCULATIONS (BY G3_OCCUPANT LOAD)

AREA NUMBER	AREA NAME	OCCUPANCY USE GROUP	OCCUPANT LOAD FACTOR	AREA (SQ.FT.)	NUMBER OF OCCUPANT
LEVEL 01					
00	COLD PLUNGE	SPA	PER WAC WRF	25 SF	2
01	SPA 01	SPA	PER WAC WRF	100 SF	9
02	SPA 02	SPA	PER WAC WRF	99 SF	9
03	SPA 03	SPA	PER WAC WRF	106 SF	9
04	SPA 04	SPA	PER WAC WRF	110 SF	9
07	SPA 05	SPA	PER WAC WRF	99 SF	9
08	SPA 06	SPA	PER WAC WRF	99 SF	9
09	SAUNA-01	SAUNA	PER MNF	66 SF	8
10	SAUNA-02	SAUNA	PER MNF	64 SF	8
11	CUBBY STORAGE	LOCKER	50	144 SF	3
12	OUTDOOR SHOWERS	LOCKER	50	87 SF	2
13	CIRCULATION	CIRCULATION	0	1757 SF	0
100	GATHERING DECK / ARRIVAL	ASSEMBLY	15	436 SF	31
101	CHANGING-1	LOCKER	50	40 SF	1
102	CHANGING-2	LOCKER	50	38 SF	1
103	CHANGING-3	LOCKER	50	38 SF	1
104	CHANGING-ADA	LOCKER	50	47 SF	1
105	SHOWER-1	LOCKER	50	51 SF	2
106	SHOWER-2	LOCKER	50	52 SF	2
111	MECHANICAL / STORAGE	MECH	300	668 SF	3
112	CIRCULATION	CIRCULATION	0	723 SF	0
150	GUEST SERVICES / CHECK-IN	ASSEMBLY	15	365 SF	24
160	AMENITIES / FOOD AND BEVERAGE	KITCHEN	200	279 SF	2
170	STAFF ROOM	OFFICE	150	188 SF	2
EXTERIOR	SPA DECK	ASSEMBLY	15	189 SF	13
					160

CODE OCCUPANT LOAD, LIFE SAFETY & EGRESS SYMBOLS

INGRESS EXIT SYMBOL:
- 200 — CALCULATED EXIT OCCUPANT LOAD
- 40" — MINIMUM REQUIRED DOOR EXIT WIDTH
- 0" — DOOR EXIT WIDTH PROVIDED

EGRESS EXIT SYMBOL:
- 200 — CALCULATED EXIT OCCUPANT LOAD
- 30.0" — MINIMUM REQUIRED EXIT WIDTH
- 0" — EXIT WIDTH PROVIDED

ACCESSIBLE CLEARANCES

AREA OF REFUGE

10'-6" (1/2 DISTANCE +5'-3") — EXIT ACCESS DIAGONAL DISTANCE CALCULATION

ACCESSIBLE: CHANGIN/WC/SHOWER ROOM, PARKING STALL AND ENTRY / EXIT

FE # — FIRE EXTINGUISHER

FEC # — FIRE EXTINGUISHER CABINET

? — ROOM OR AREA NUMBER
? — OCCUPANCY GROUP / FUNCTION OF SPACE
? — ROOM / SPACE AREA IN SQ.FT.
? — FUNCTION OF SPACE - OCCUPANT LOAD FACTOR PER BUILDING CODE SECTION 1004 / TABLE 1004.1.2
? — CALCULATED NO. OF OCCUPANT

250 — ACCUMULATED OCCUPANT COUNT

DIRECTION OF TRAVEL ACCESSIBLE PATH OF TRAVEL

EXIT / EXIT — EXIT SIGN / SYMBOL

DIM PT — WORK STARTING / DIMENSION POINT

OCCUPANT — REMOTE OCCUPANT LOCATION

STAIR # 125' - 0" / FEC # 75' - 0" — TRAVEL DISTANCE TO EGRESS STAIR AND FIRE EXTINGUISHER

COMMON PATH 75' - 0" — COMMON PATH OF TRAVEL DISTANCE

ORIGINAL SHEET SIZE 30" x 42"

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PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
OCCUPANT LOAD DIAGRAMS

PROJECT NO.
2121100
DATE
2/9/2022

SHEET NUMBER
G3.03
DESIGN DEVELOPMENT

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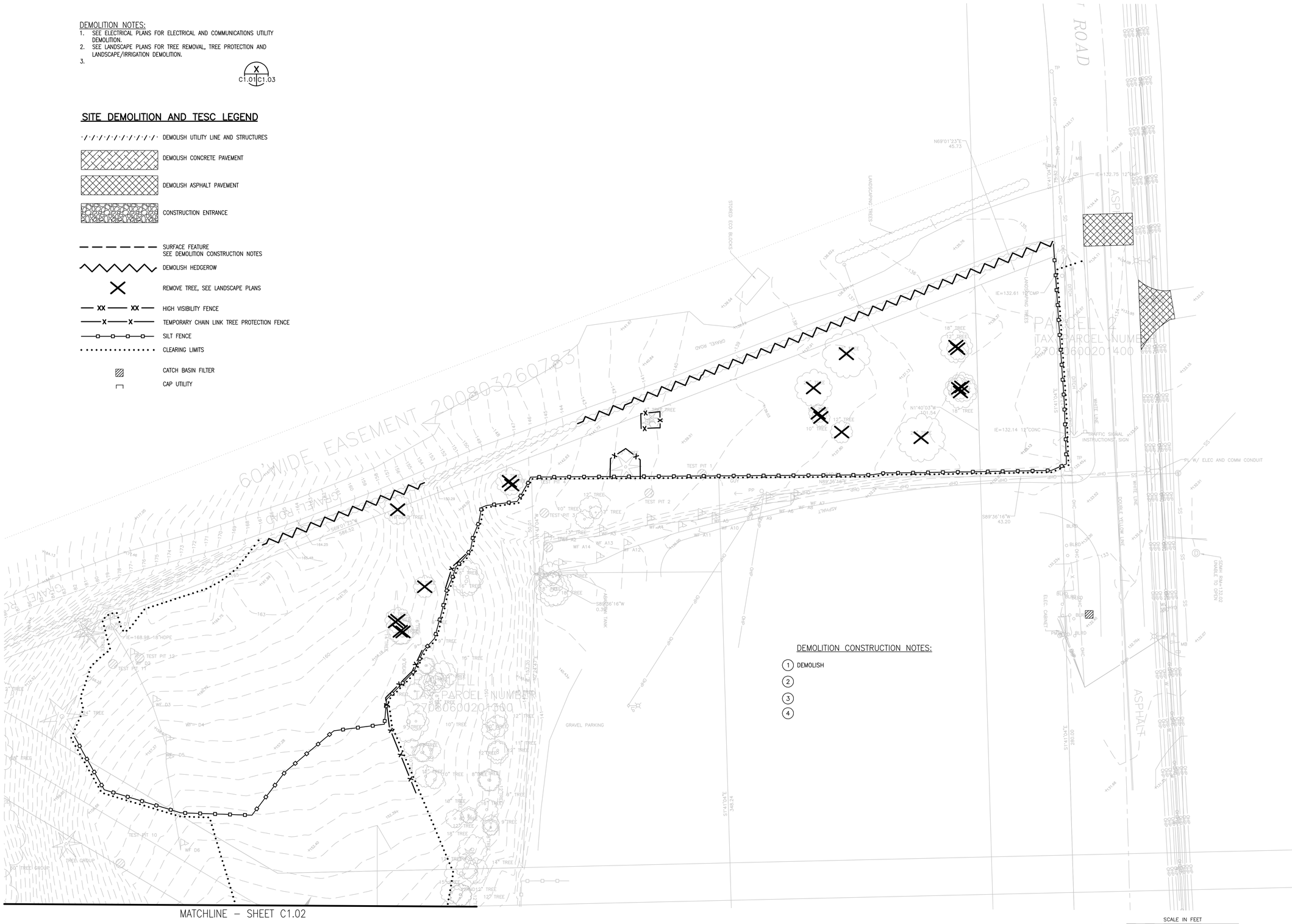
DEMOLITION NOTES:

1. SEE ELECTRICAL PLANS FOR ELECTRICAL AND COMMUNICATIONS UTILITY DEMOLITION.
2. SEE LANDSCAPE PLANS FOR TREE REMOVAL, TREE PROTECTION AND LANDSCAPE/IRRIGATION DEMOLITION.
3.

X
C1.01 | C1.03

SITE DEMOLITION AND TESC LEGEND

- DEMOLISH UTILITY LINE AND STRUCTURES
- DEMOLISH CONCRETE PAVEMENT
- DEMOLISH ASPHALT PAVEMENT
- CONSTRUCTION ENTRANCE
- SURFACE FEATURE SEE DEMOLITION CONSTRUCTION NOTES
- DEMOLISH HEDGEROW
- REMOVE TREE, SEE LANDSCAPE PLANS
- HIGH VISIBILITY FENCE
- TEMPORARY CHAIN LINK TREE PROTECTION FENCE
- SILT FENCE
- CLEARING LIMITS
- CATCH BASIN FILTER
- CAP UTILITY



MATCHLINE – SHEET C1.02

DEMOLITION CONSTRUCTION NOTES:

1. DEMOLISH
2.
3.
4.

SCALE IN FEET
20 0 20 40

N

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PROJECT
The Springs

LOCATION
Sultan, WA 98294

PREPARED FOR
The Springs, LLC

NOT FOR CONSTRUCTION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER JDJ

PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

CHECK

TITLE
DEMOLITION AND TESC PLAN

PROJECT NO.

DATE
02/09/2022

SHEET NUMBER
C1.01
DESIGN DEVELOPMENT SET

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DEMOLITION NOTES:

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2. SEE LANDSCAPE PLANS FOR TREE REMOVAL, TREE PROTECTION AND LANDSCAPE/IRRIGATION DEMOLITION.

SITE DEMOLITION AND TESC LEGEND

- DEMOLISH UTILITY LINE AND STRUCTURES
- DEMOLISH CONCRETE PAVEMENT
- DEMOLISH ASPHALT PAVEMENT
- CONSTRUCTION ENTRANCE
- SURFACE FEATURE SEE DEMOLITION CONSTRUCTION NOTES
- DEMOLISH HEDGEROW
- REMOVE TREE, SEE LANDSCAPE PLANS
- ORAGNE PLASTIC HIGH VISIBILITY FENCE
- SILT FENCE
- CLEARING LIMITS
- CATCH BASIN FILTER
- CAP UTILITY

SCALE IN FEET
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Ph: 425-741-3800
www.reidmiddleton.com

PROJECT
The Springs

LOCATION
Sultan, WA 98294

PREPARED FOR
The Springs, LLC

NOT FOR CONSTRUCTION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER JDJ

PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

CHECK

TITLE
DEMOLITION AND TESC PLAN

PROJECT NO.

DATE
02/09/2022

SHEET NUMBER
C1.02

DESIGN DEVELOPMENT SET

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ORIGINAL SHEET SIZE 30" x 42"

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LEGEND:

190	PROPOSED CONTOUR
	ROCKERY 1 C2.01 C2.03
163.65 GE	FINISH GRADE TOP OF GRATE
163.65 WK	FINISH GRADE TOP OF WALKWAY
163.65 AC	FINISH GRADE TOP OF ASPHALT
163.65 GRVL	FINISH GRADE TOP OF GRAVEL

MATCHLINE – SHEET C2.02

MATCHLINE – SHEET C2.03

GRADING NOTES

1. SEE SHEET C5.01 FOR CURB TYPES

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PROJECT
The Springs

LOCATION
Sultan, WA 98294

PREPARED FOR
The Springs, LLC

NOT FOR CONSTRUCTION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER JDJ

PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

CHECK

TITLE
GRADING PLAN

PROJECT NO.

DATE
02/09/2022

SHEET NUMBER
C2.01

DESIGN DEVELOPMENT SET

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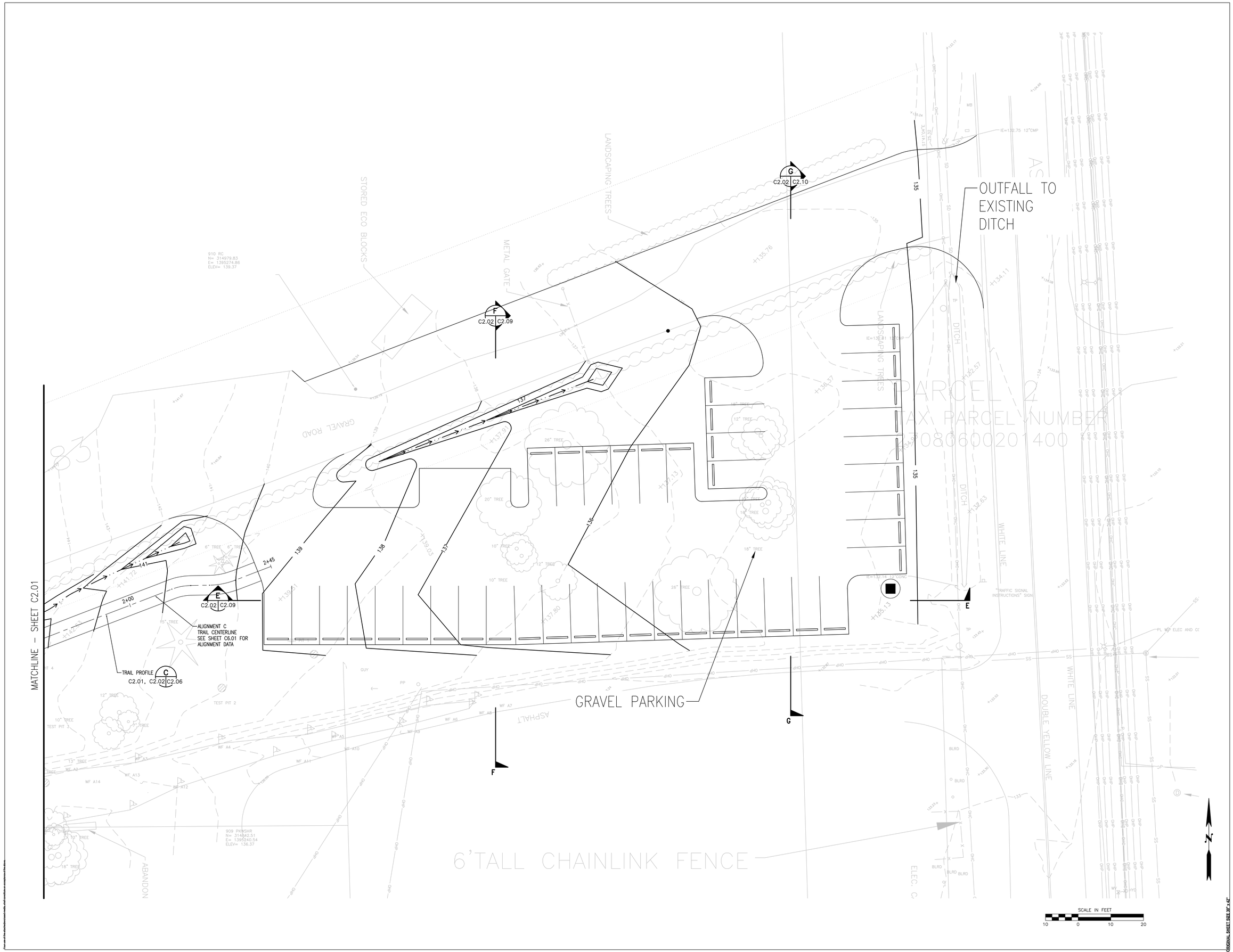

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PROJECT
The Springs

LOCATION
Sultan, WA 98294

PREPARED FOR
The Springs, LLC

NOT FOR CONSTRUCTION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER JDJ

PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

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TITLE
GRADING PLAN

PROJECT NO.

DATE
02/09/2022

SHEET NUMBER
C2.02

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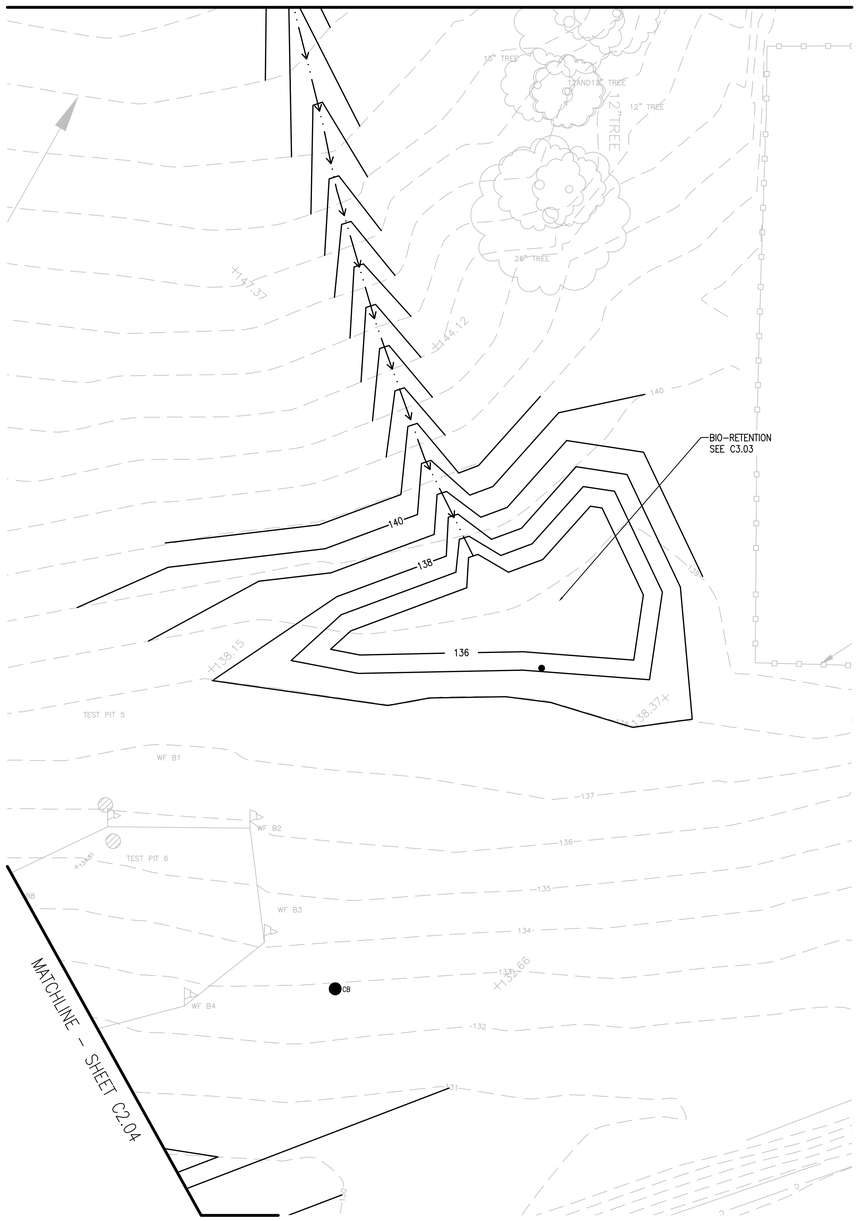

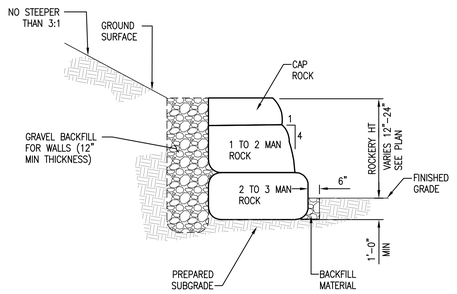

1 ROCKERY DETAIL
C2.01 C2.03 NOT TO SCALE

SCALE IN FEET
10 0 10 20

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PROJECT
The Springs

LOCATION

Sultan, WA 98294

PREPARED FOR
The Springs, LLC

NOT FOR CONSTRUCTION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER JDJ

PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

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TITLE
GRADING PLAN

PROJECT NO.

DATE
02/09/2022

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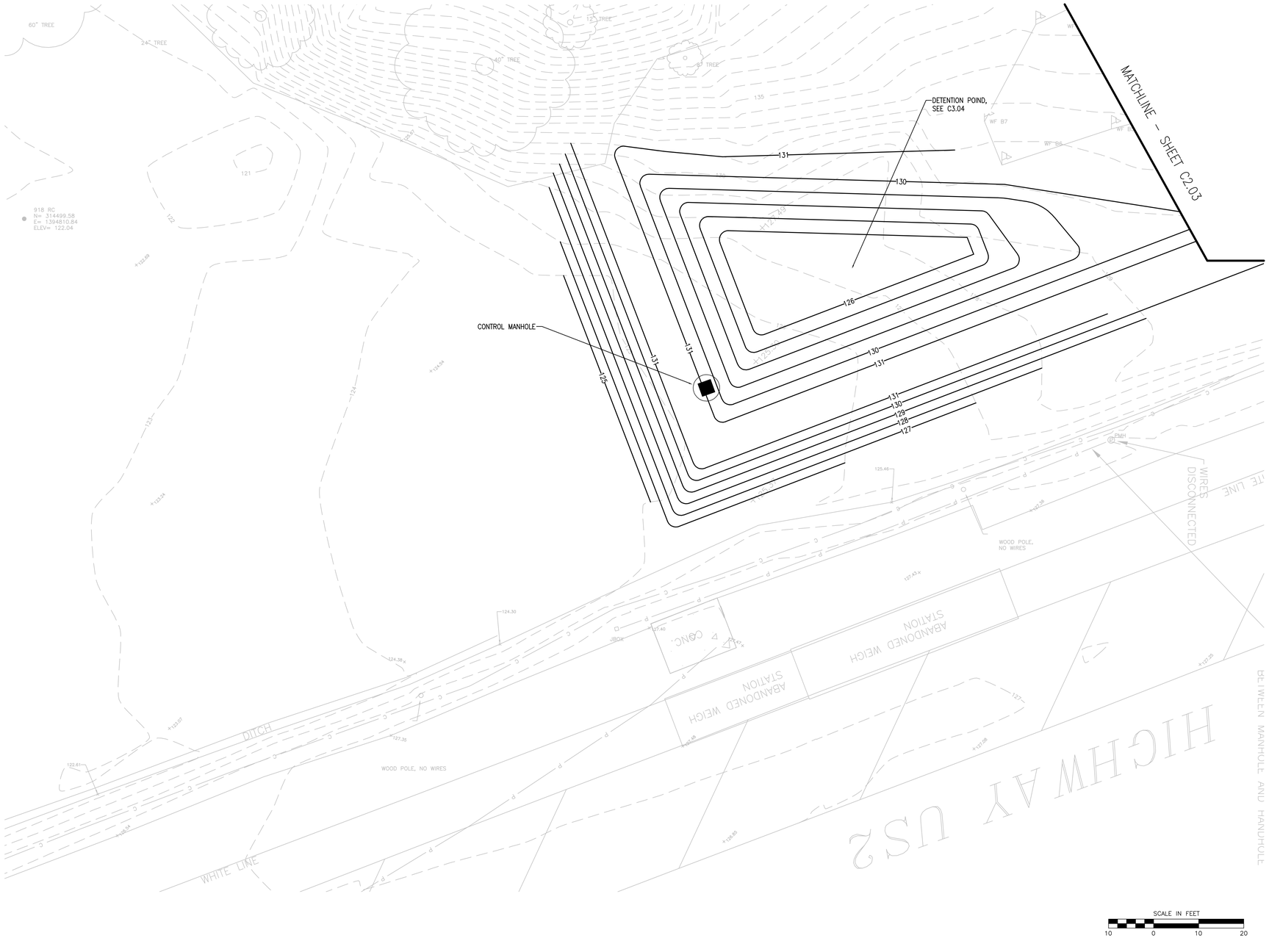

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PROJECT
The Springs

LOCATION
Sultan, WA 98294

PREPARED FOR
The Springs, LLC

NOT FOR CONSTRUCTION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER JDJ

PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

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TITLE
GRADING PLAN

PROJECT NO.

DATE
02/09/2022

SHEET NUMBER
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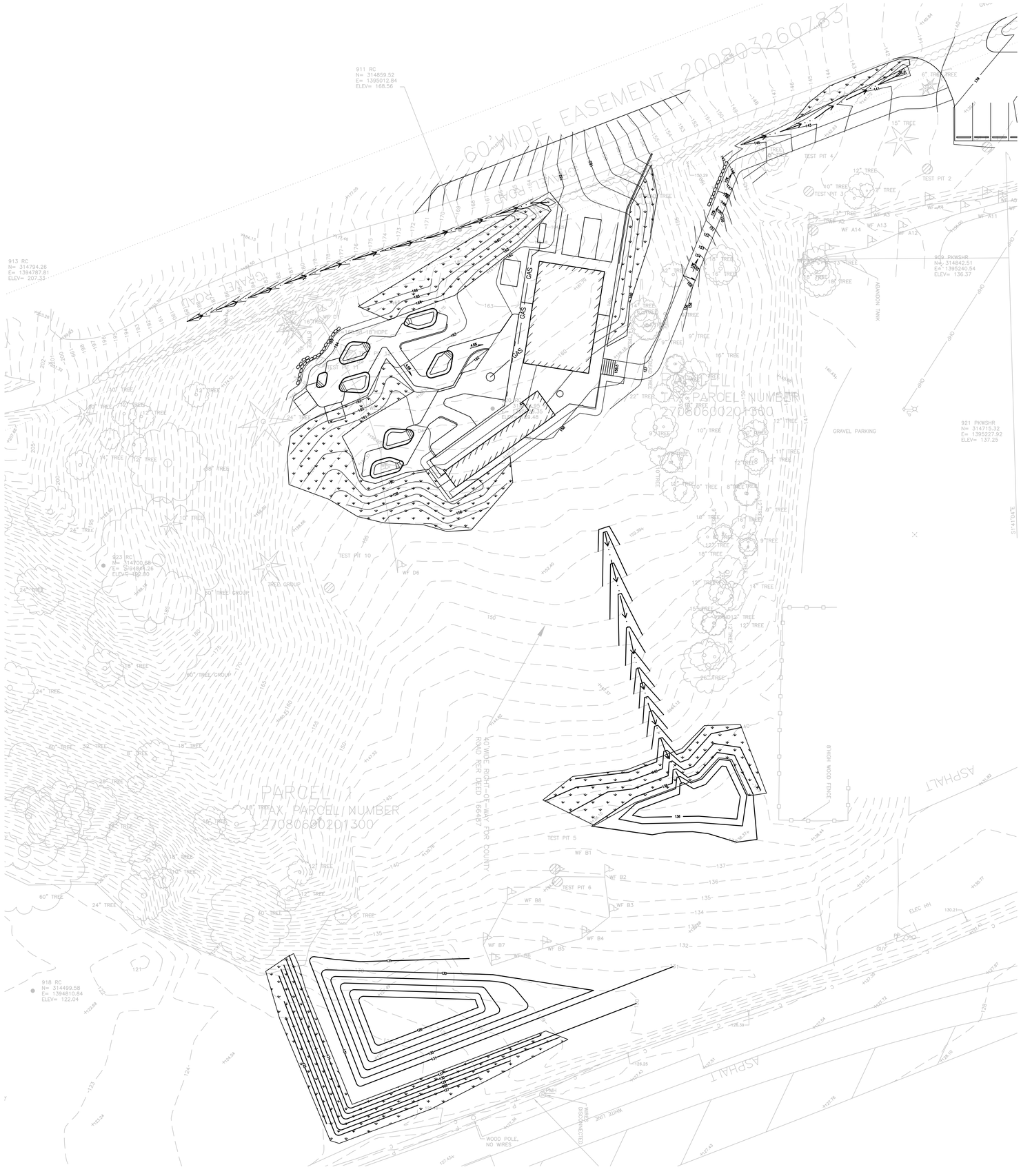

LEGEND:

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PROJECT
The Springs

LOCATION
Sultan, WA 98294

PREPARED FOR
The Springs, LLC

NOT FOR CONSTRUCTION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER JDJ

PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

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TITLE
PERMANENT EROSION CONTROL PLAN

PROJECT NO.

DATE
02/09/2022

SHEET NUMBER
C2.05

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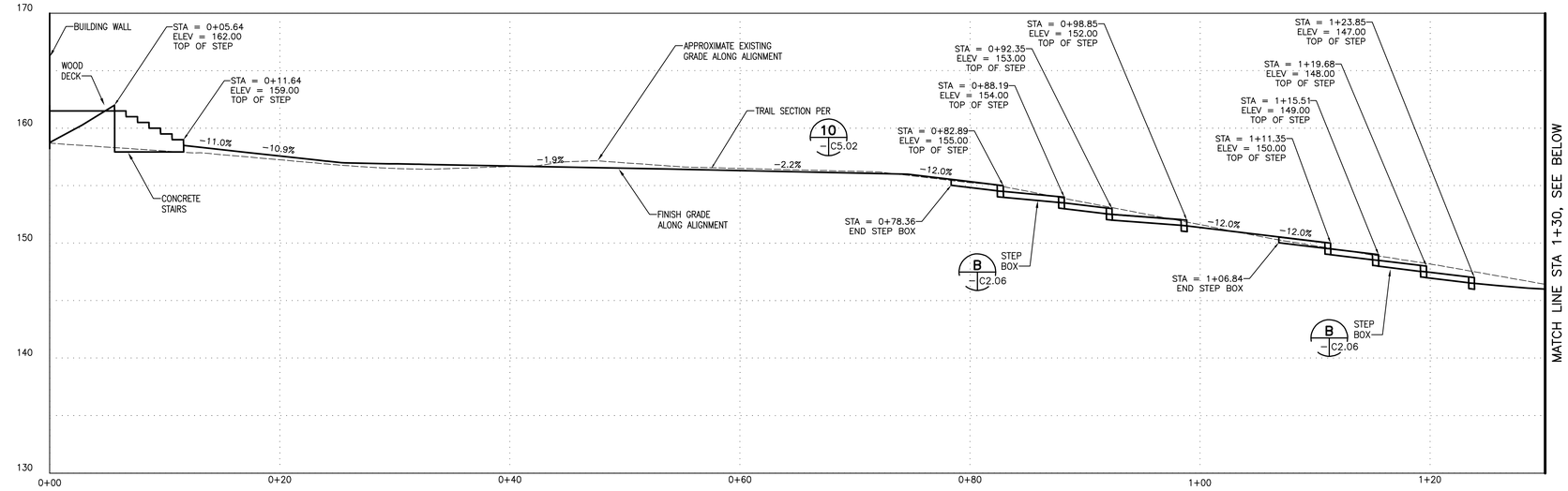

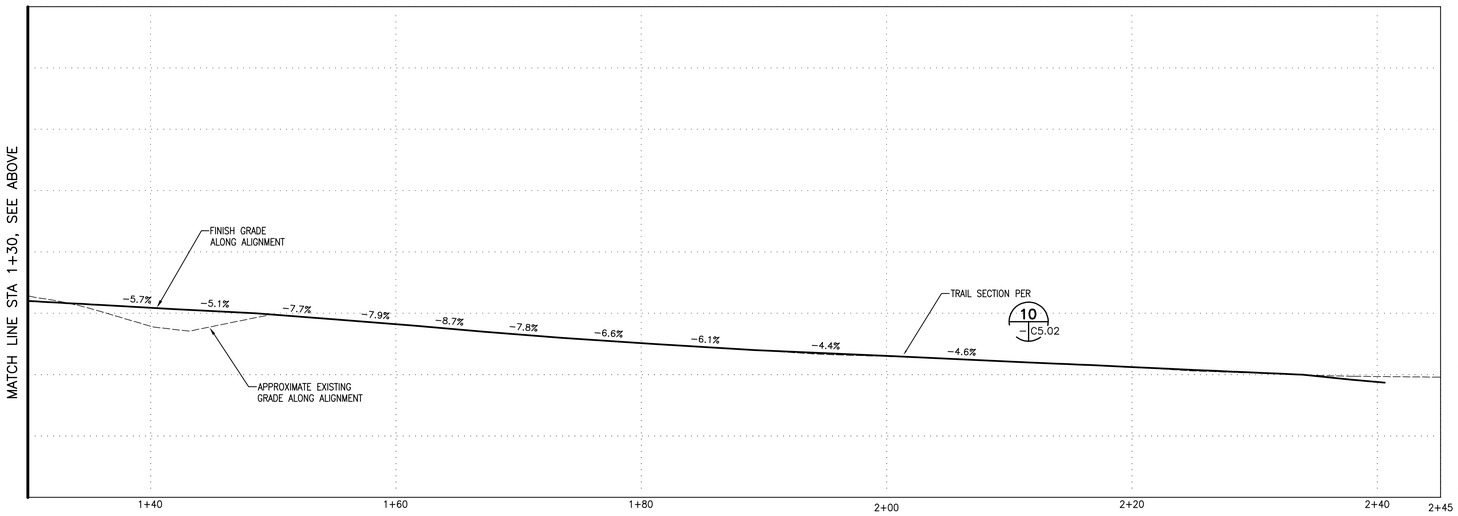

C TRAIL CENTERLINE PROFILE
C2.01, C2.02 C2.06

NOTE:
STATIONS REFERENCE ALIGNMENT C. SEE SHEET C6.01

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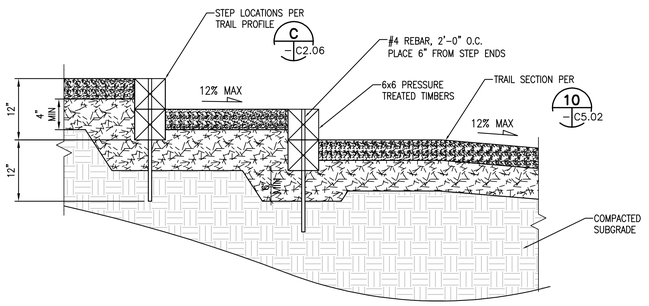
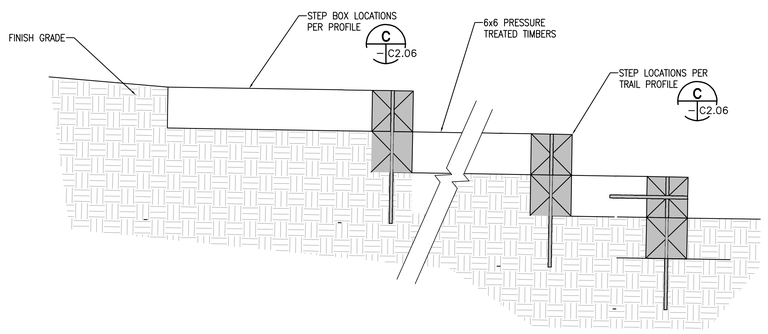
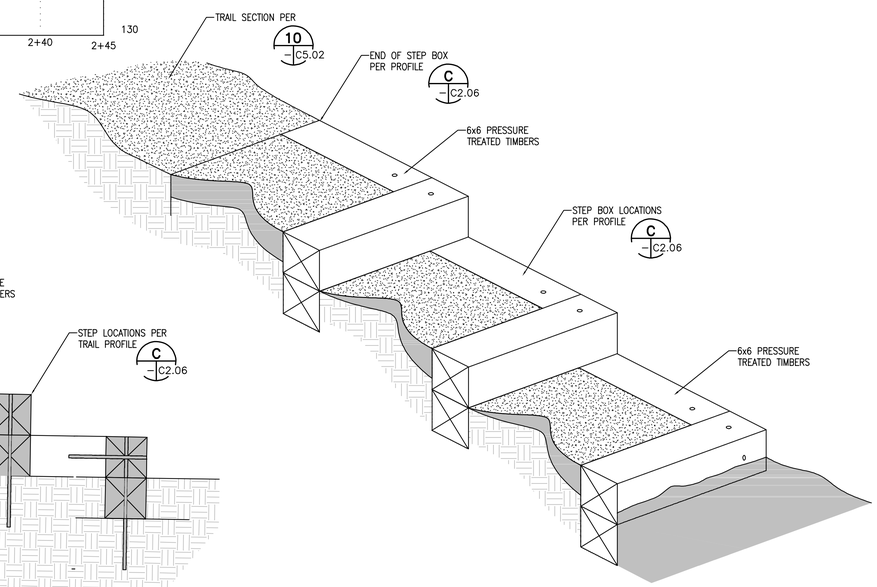
HORIZONTAL SCALE: 1"=5'

SCALE IN FEET
5 0 5 10
VERTICAL SCALE: 1"=5'



A TRAIL STEPS SECTION DETAIL
C2.01 C2.06





B TRAIL STEP BOX DETAIL
C2.01 C2.06

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NO.	DATE	REVISION

DESIGN PARTNER
PROJECT MANAGER JDJ
PROJECT ARCHITECT
PROJECT DESIGNER JDJ
PROJECT TEAM MEMBERS
CHECK

TITLE
TRAIL PROFILE AND STEPS DETAILS

PROJECT NO.
DATE
02/09/2022

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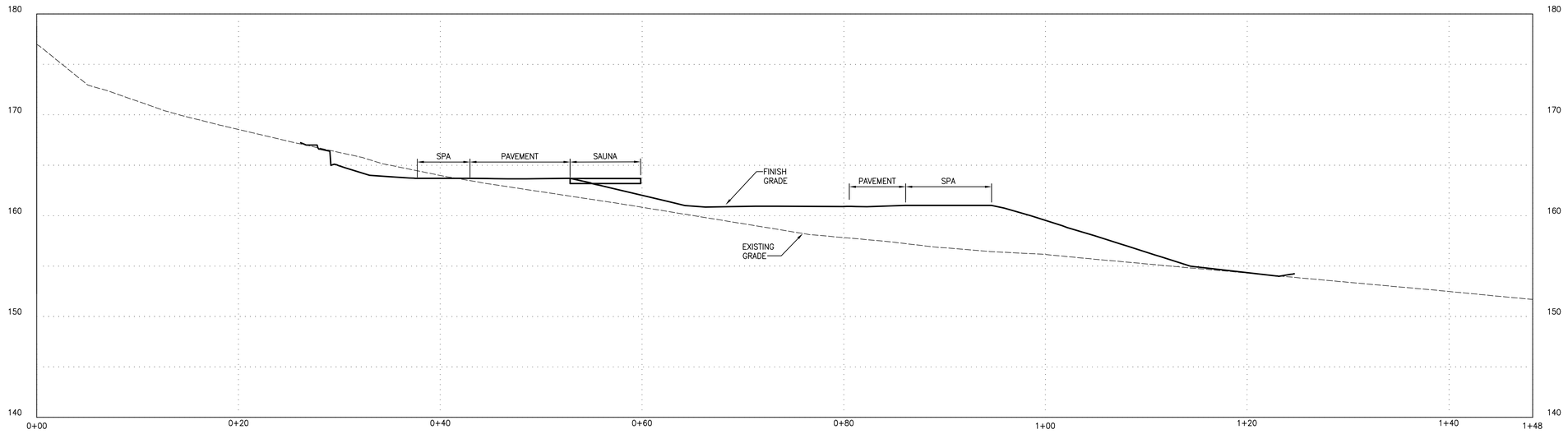
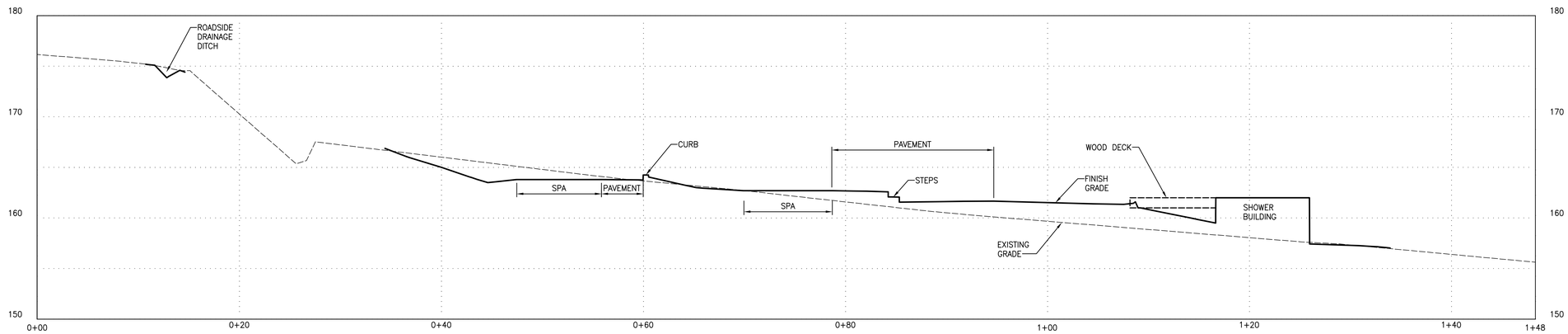


A SECTION A–A
C2.01 C2.07

Section B–B



B SECTION B–B
C2.01 C2.07

SCALE IN FEET
5 0 5 10
HORIZONTAL SCALE: 1"=5'

SCALE IN FEET
5 0 5 10
VERTICAL SCALE: 1"=5'

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Ph: 425-741-3800
www.reidmiddleton.com

PROJECT
The Springs

LOCATION
Sultan, WA 98294

PREPARED FOR
The Springs, LLC

NOT FOR CONSTRUCTION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER JDJ

PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

CHECK

TITLE
SITE SECTIONS

PROJECT NO.

DATE
02/09/2022

SHEET NUMBER
C2.07
DESIGN DEVELOPMENT SET

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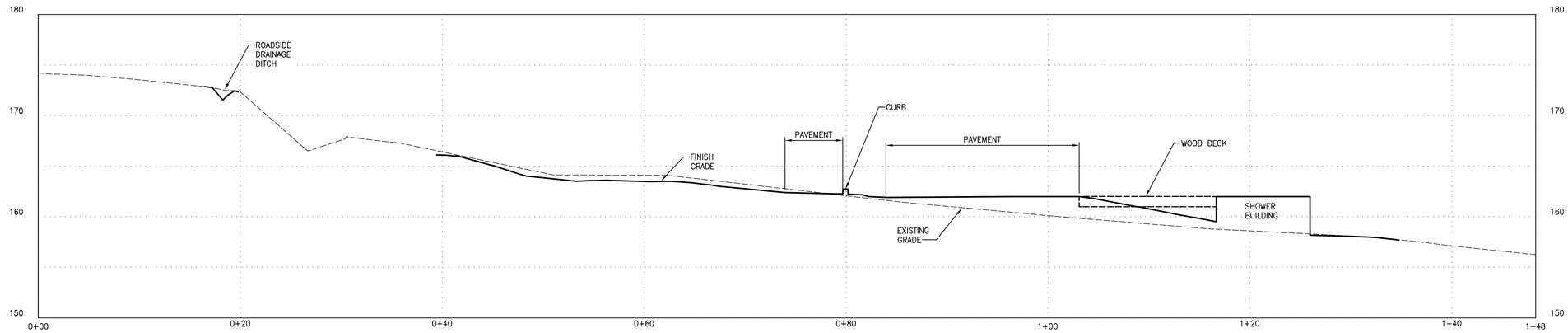
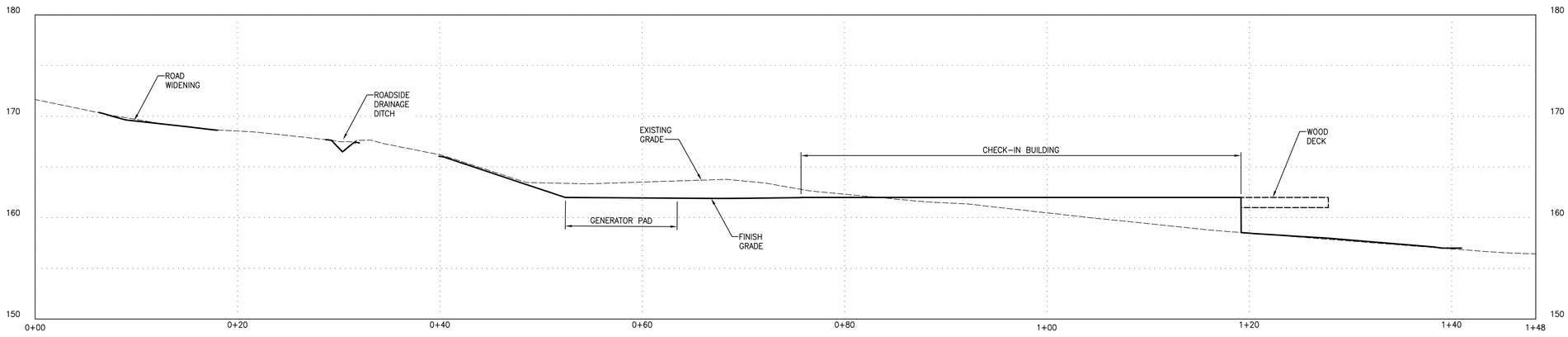
ORIGINAL SHEET SIZE 30" x 42"



C SECTION C–C
C2.01 C2.08



D SECTION D–D
C2.01 C2.08

SCALE IN FEET
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HORIZONTAL SCALE: 1"=5'

SCALE IN FEET
5 0 5 10
VERTICAL SCALE: 1"=5'

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NO.	DATE	REVISION

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PROJECT MANAGER JDJ

PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

CHECK

TITLE
SITE SECTIONS

PROJECT NO.

DATE
02/09/2022

SHEET NUMBER
C2.08

DESIGN DEVELOPMENT SET

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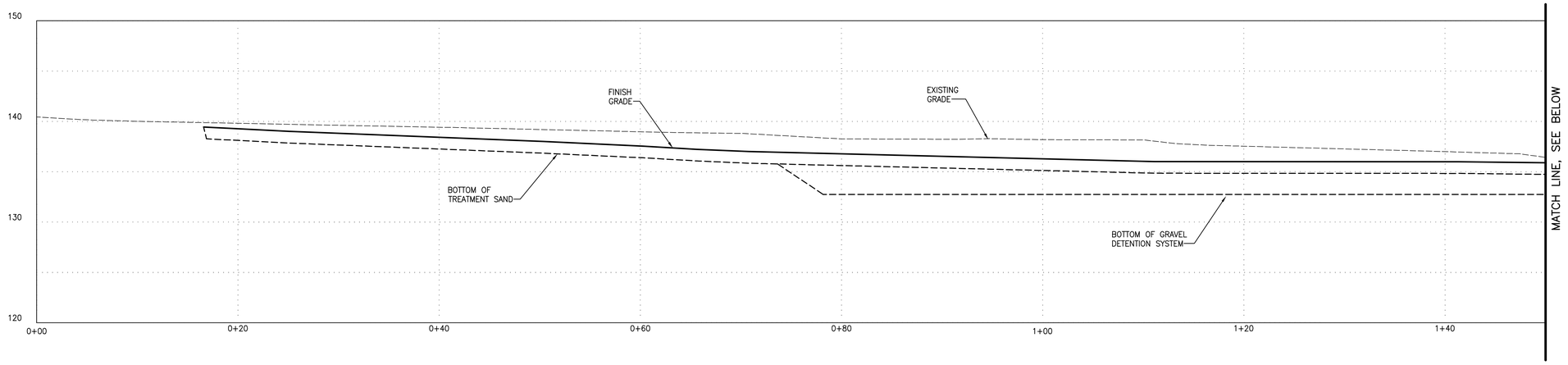
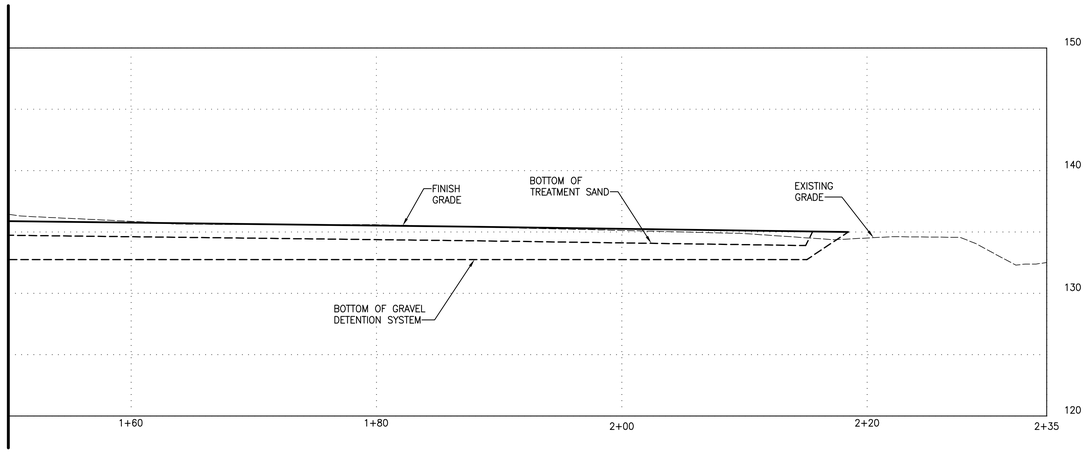
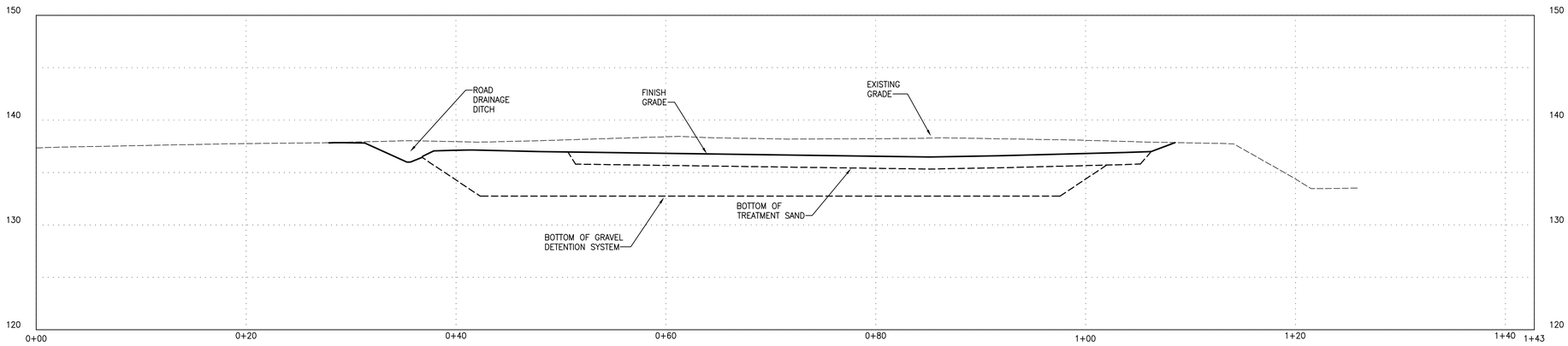




E SECTION E–E
C2.02 C2.09



F SECTION F–F
C2.02 C2.09

SCALE IN FEET
5 0 5 10
HORIZONTAL SCALE: 1"=5'

SCALE IN FEET
5 0 5 10
VERTICAL SCALE: 1"=5'

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PROJECT
The Springs

LOCATION
Sultan, WA 98294

PREPARED FOR
The Springs, LLC

NOT FOR CONSTRUCTION

NO.	DATE	REVISION

DESIGN PARTNER
PROJECT MANAGER JDJ
PROJECT ARCHITECT
PROJECT DESIGNER JDJ
PROJECT TEAM MEMBERS
CHECK

TITLE
SITE SECTIONS

PROJECT NO.
DATE
02/09/2022

SHEET NUMBER
C2.09
DESIGN DEVELOPMENT SET

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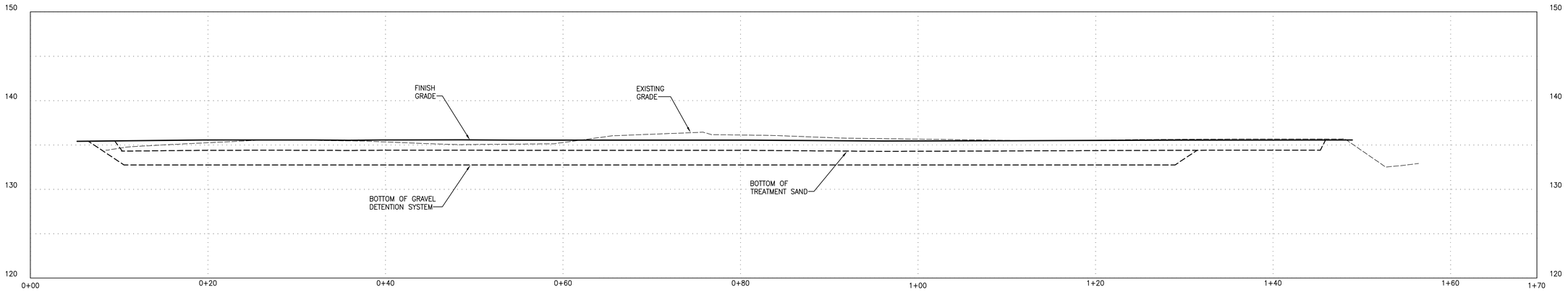
ORIGINAL SHEET SIZE: 30" x 42"



G SECTION G–G
C2.02 | C2.10

SCALE IN FEET
5 0 5 10
HORIZONTAL SCALE: 1"=5'

SCALE IN FEET
5 0 5 10
VERTICAL SCALE: 1"=5'

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LEGEND:

- 190 — PROPOSED CONTOUR
- RETAINING WALL
- CATCH BASIN / YARD DRAIN
- SD — STORM DRAIN PIPE
- DRAINAGE DITCH
- STORM DRAIN MANHOLE

MATCHLINE – SHEET C3.01

YD#15
12" DIAMETER
GE=136.2
8" IE=132.75 W,E,S
6" IE=132.75 N

110 LF 12" DUCTILE IRON SLOPE=1.27%

J
C3.02 C3.08
STORM DRAIN PROFILE J

H
C3.02 C3.08
12" DUCTILE IRON CULVERT STORM DRAIN PROFILE H

OUTFALL TO EXISTING DITCH

12" SD OUTFALL IE=132.25

120 LF 8" UD

1
C3.02 C3.06
CS#1
CONTROL STRUCTURE
TYPE 2-60"
GE=137
8" IE=132.75 W
6" IE=132.75 N
12" IE=132.75 E RISER

STORED ECO BLOCKS
METAL GATE
LANDSCAPING TREES
ASPHALT
GRAVEL ROAD
DITCH
WHITE LINE
DOUBLE YELLOW LINE
"TRAFFIC SIGNAL INSTRUCTIONS" SIGN
PARCEL 2
TAX PARCEL NUMBER
27080600201400
TEST PIT 1
TEST PIT 2
TEST PIT 3
TEST PIT 4
6'TALL CHAINLINK FENCE
ABANDON
GUY
PP
TP
PL WP ELEC AND CO
ELEC. C

SCALE IN FEET
10 0 10 20

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PREPARED FOR
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NOT FOR CONSTRUCTION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER JDJ

PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

CHECK

TITLE
STORM DRAIN PLAN

PROJECT NO.

DATE
02/09/2022

SHEET NUMBER
C3.02

DESIGN DEVELOPMENT SET

ORIGINAL SHEET SIZE 30" x 42"

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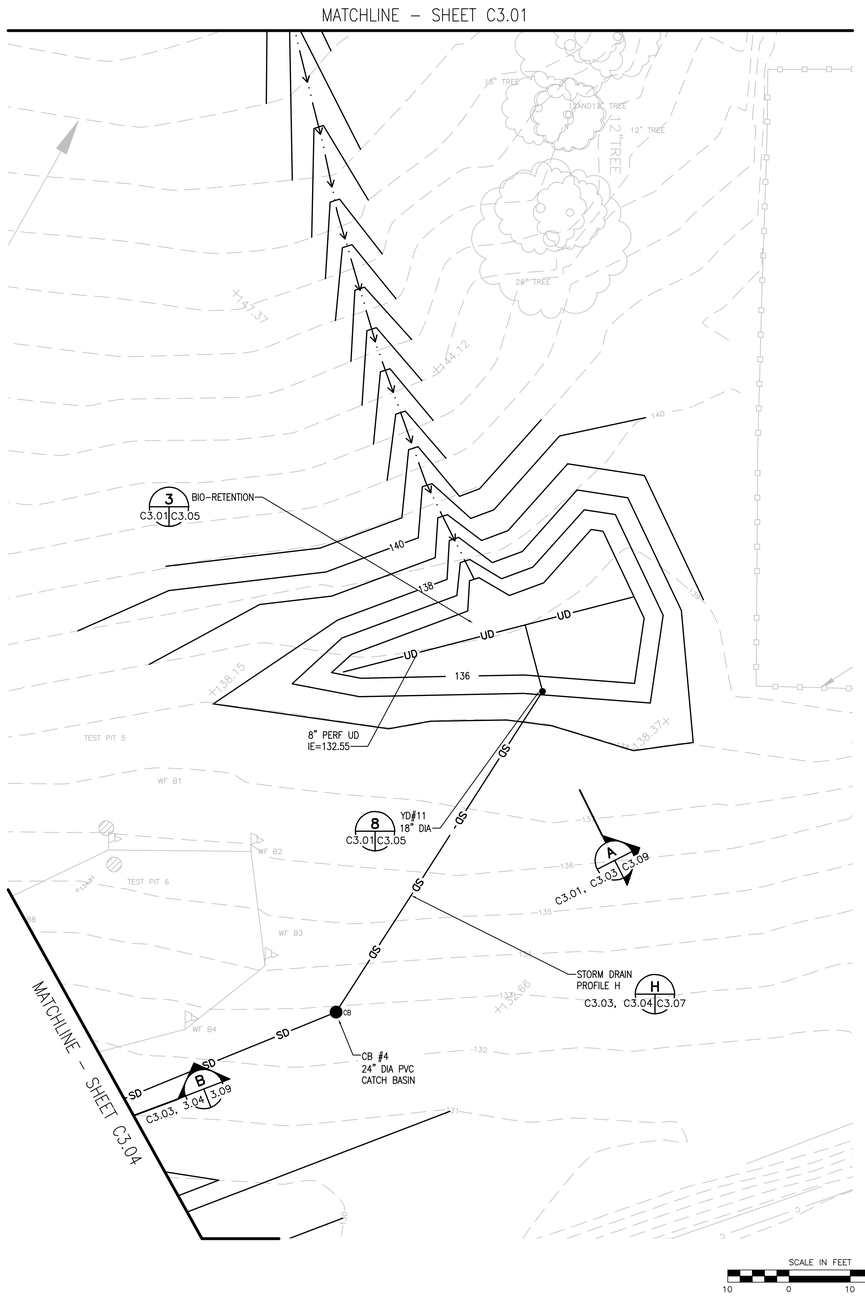
LEGEND:

190	PROPOSED CONTOUR
	RETAINING WALL
	CATCH BASIN / YARD DRAIN
SD	STORM DRAIN PIPE
	DRAINAGE DITCH
	STORM DRAIN MANHOLE

MATCHLINE – SHEET C3.01



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DESIGN PARTNER

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PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

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TITLE
STORM DRAIN PLAN

PROJECT NO.

DATE
02/09/2022

SHEET NUMBER
C3.03
DESIGN DEVELOPMENT SET

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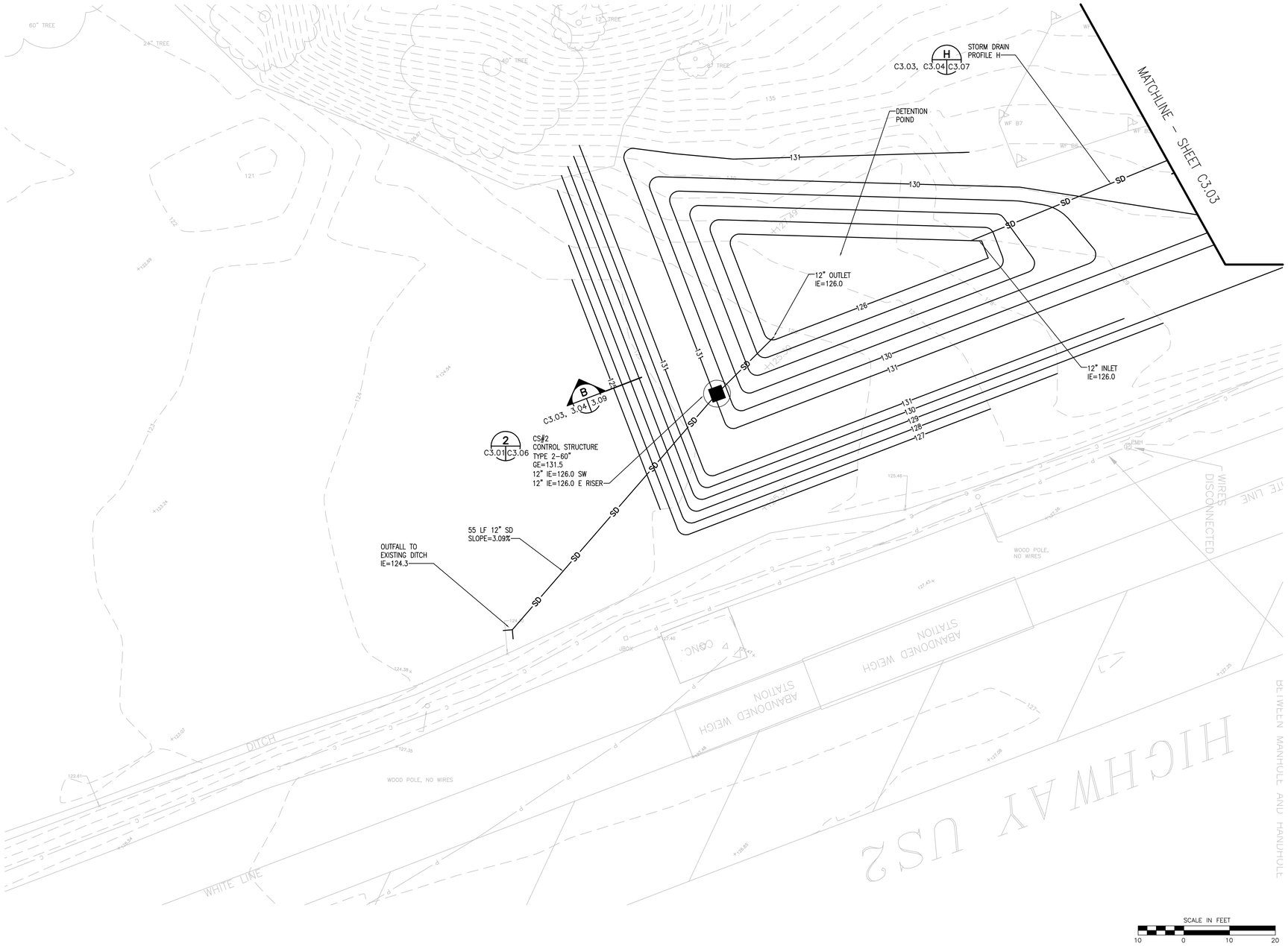
LEGEND:

190	PROPOSED CONTOUR
	RETAINING WALL
	CATCH BASIN / YARD DRAIN
SD	STORM DRAIN PIPE
	DRAINAGE DITCH
	STORM DRAIN MANHOLE



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PROJECT
The Springs

LOCATION
Sultan, WA 98294

PREPARED FOR
The Springs, LLC

NOT FOR CONSTRUCTION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER JDJ

PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

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TITLE
STORM DRAIN PLAN

PROJECT NO.

DATE
02/09/2022

SHEET NUMBER
C3.04
DESIGN DEVELOPMENT SET

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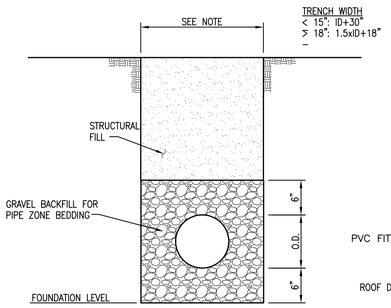
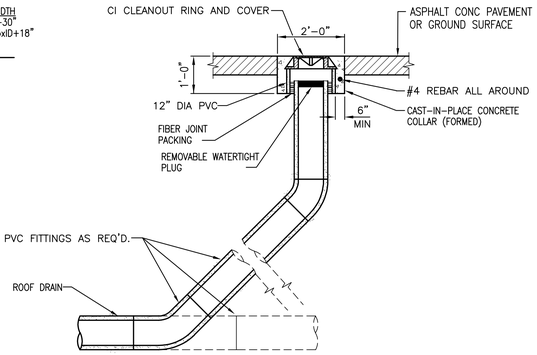
ORIGINAL SHEET SIZE 30" x 42"



1 TYPICAL TRENCH SECTION STORM DRAIN
C3.01 | C3.05 NOT TO SCALE



2 ROOF DRAIN CLEANOUT
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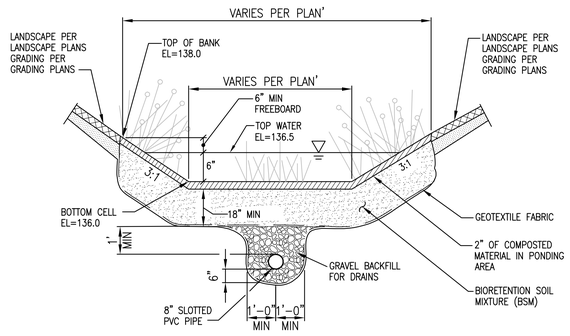

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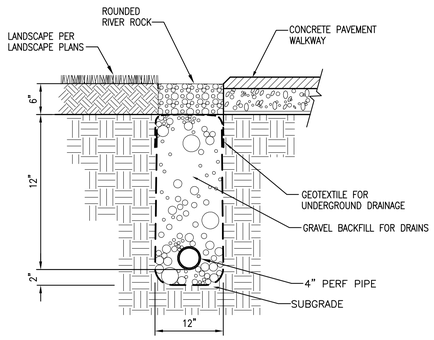

4 FRENCH DRAIN
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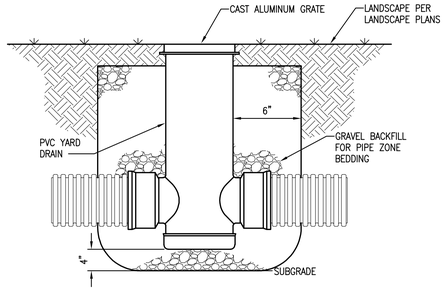

5 YARD DRAIN IN LANDSCAPE
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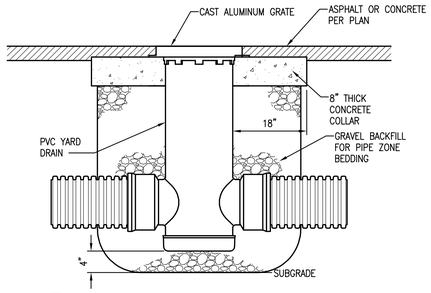

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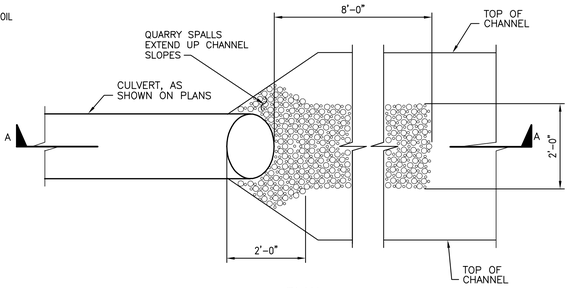
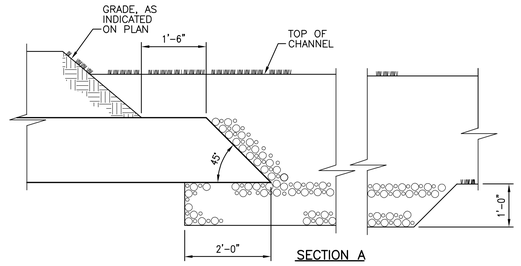
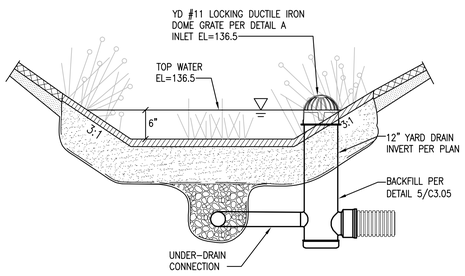


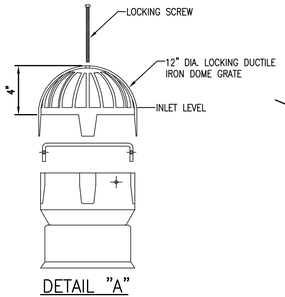
PLAN



SECTION A

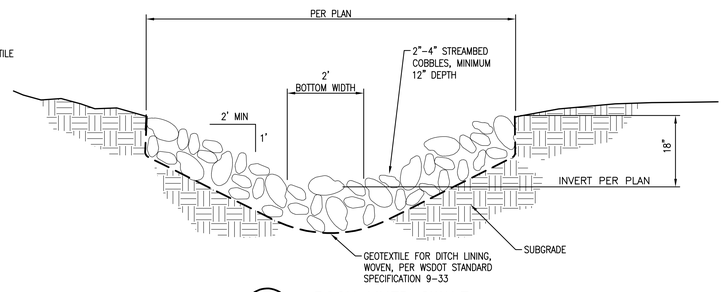
7 OUTLET TO DITCH
C3.01 | C3.05 NOT TO SCALE



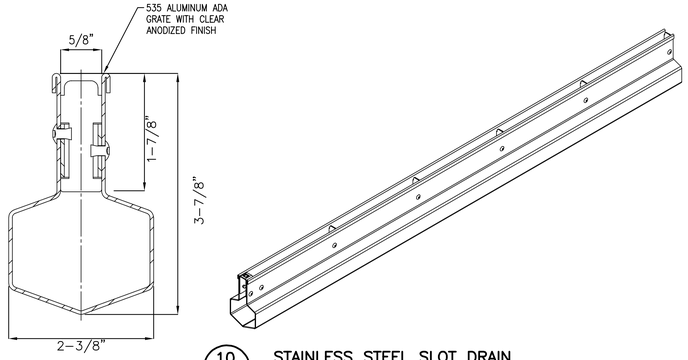


DETAIL "A"

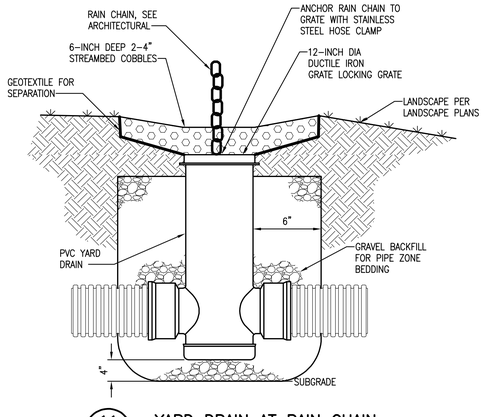
8 BIORETENTION OUTLET STRUCTURE
C3.01 | C3.05 NOT TO SCALE



9 ROCK LINED SWALE
C3.01 | C3.05 NOT TO SCALE



10 STAINLESS STEL SLOT DRAIN
C3.01 | C3.05 NOT TO SCALE



11 YARD DRAIN AT RAIN CHAIN
C3.01 | C3.05 NOT TO SCALE

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NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER JDJ

PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

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TITLE
STORM DRAIN DETAILS

PROJECT NO.

DATE
02/09/2022

SHEET NUMBER
C3.05

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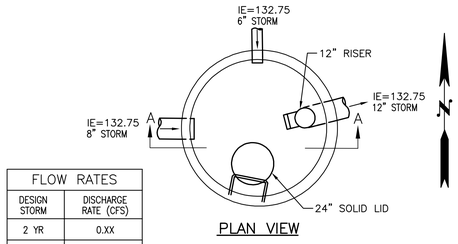
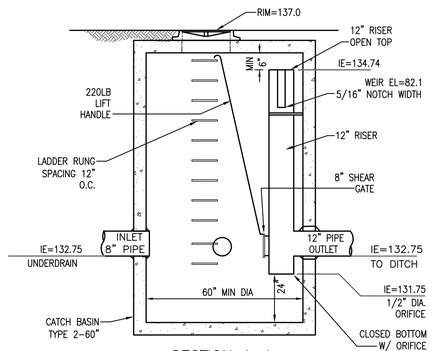


PLAN VIEW

FLOW RATES	
DESIGN STORM	DISCHARGE RATE (CFS)
2 YR	0.XX
10 YR	0.XX
50 YR	0.XX
100 YR	0.XX

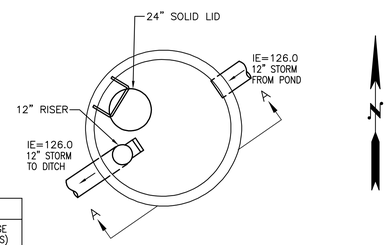


SECTION A–A

NOTE:
SEE STRUCTURE NOTES THIS SHEET

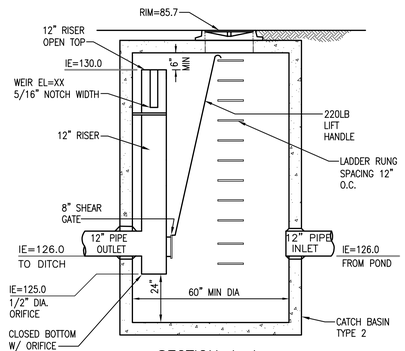
1 C3.02 | C3.06 CS#1 CONTROL STRUCTURE
NOT TO SCALE

STORM DRAIN STRUCTURE NOTES
1. SHEAR GATE AND LIFT HANDLE DETAILS PER WSDOT STANDARD PLAN B–10.40–00.



PLAN VIEW

FLOW RATES	
DESIGN STORM	DISCHARGE RATE (CFS)
2 YR	0.XX
10 YR	0.XX
50 YR	0.XX
100 YR	0.XX



SECTION A–A

NOTE:
SEE STRUCTURE NOTES THIS SHEET

2 C3.01 | C3.06 CS#2 CONTROL STRUCTURE
NOT TO SCALE

STORM DRAIN STRUCTURE NOTES
1. SHEAR GATE AND LIFT HANDLE DETAILS PER WSDOT STANDARD PLAN B–10.40–00.

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NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER JDJ

PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

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TITLE
STORM DRAIN DETAILS

PROJECT NO.

DATE
02/09/2022

SHEET NUMBER
C3.06
DESIGN DEVELOPMENT SET

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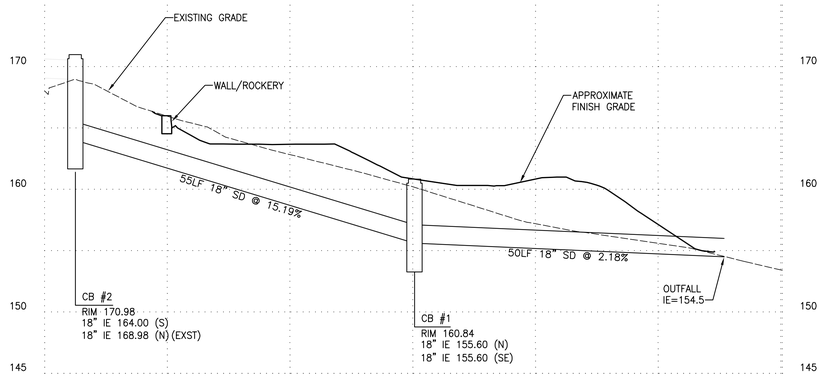
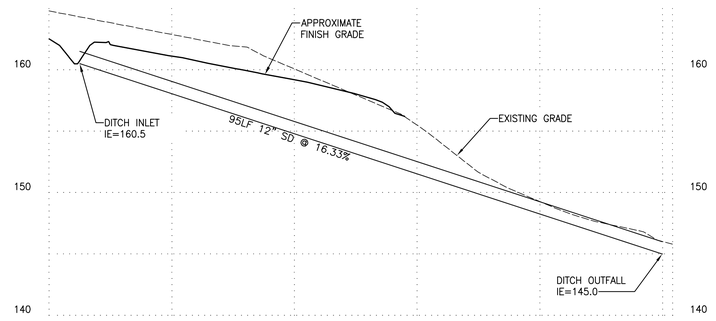
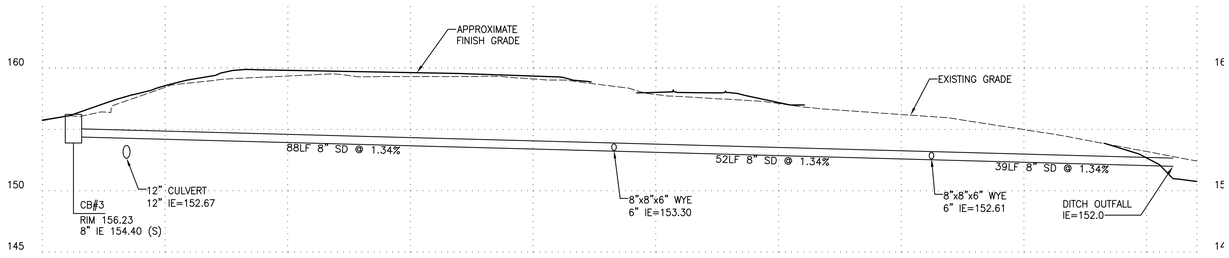


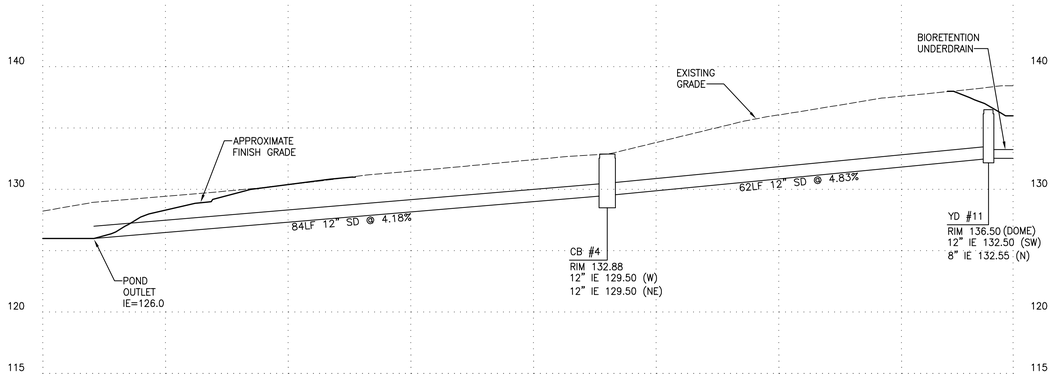
A STORM DRAIN PROFILE A
C3.01 C3.07



B STORM DRAIN PROFILE B
C3.01 C3.07



C STORM DRAIN PROFILE C
C3.01 C3.07



H STORM DRAIN PROFILE H
C3.03, C3.04 C3.07

SCALE IN FEET
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HORIZONTAL SCALE: 1"=10'

SCALE IN FEET
5 0 5 10
VERTICAL SCALE: 1"=5'

ORIGINAL SHEET SIZE 30" x 42"

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PREPARED FOR
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NO. DATE REVISION

DESIGN PARTNER
PROJECT MANAGER JDJ
PROJECT ARCHITECT
PROJECT DESIGNER JDJ
PROJECT TEAM MEMBERS
CHECK

TITLE
STORM DRAIN PROFILES

PROJECT NO.
DATE
02/09/2022

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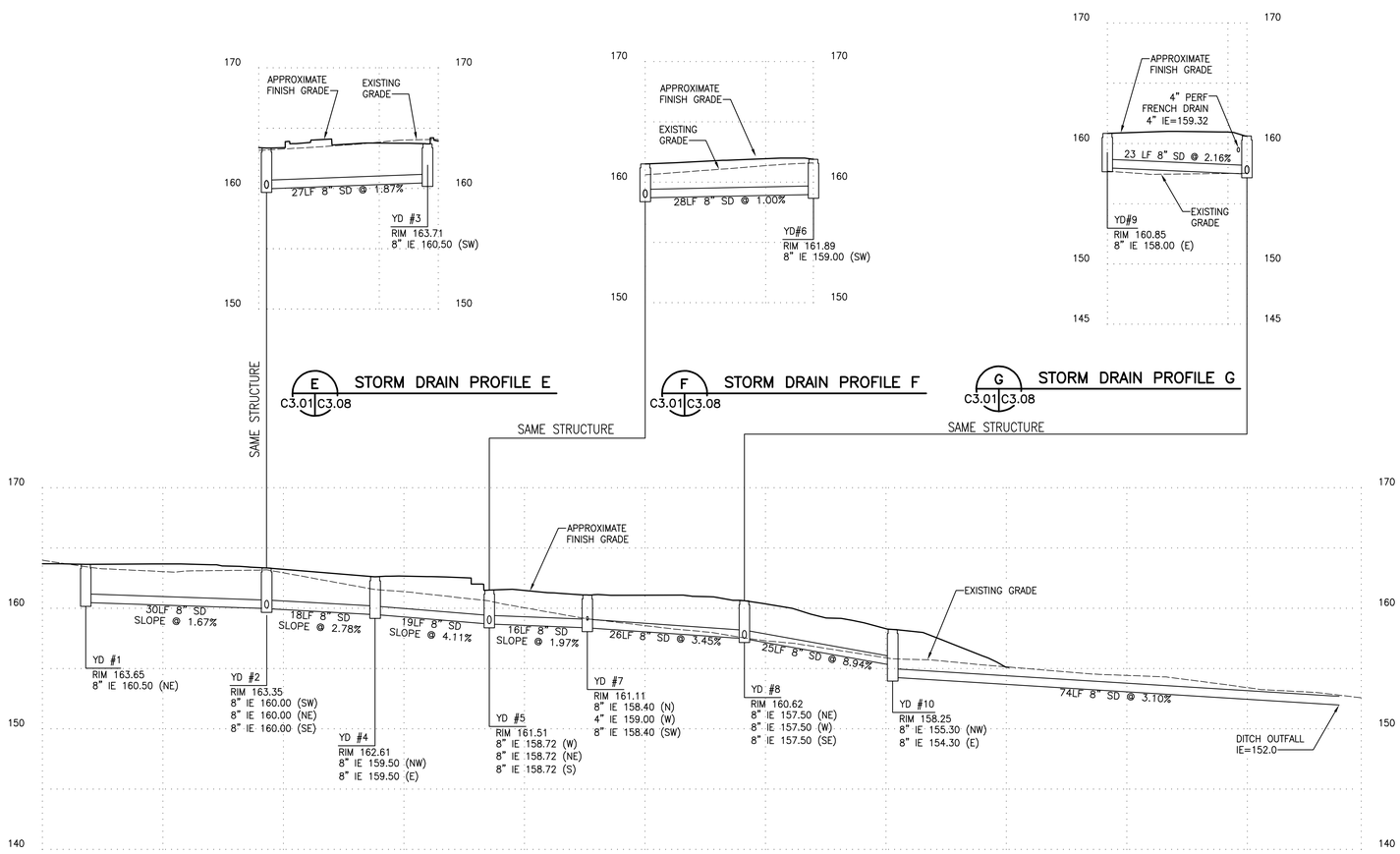
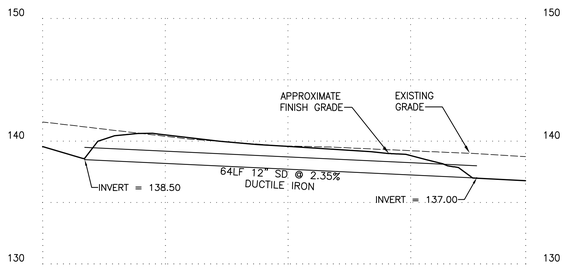


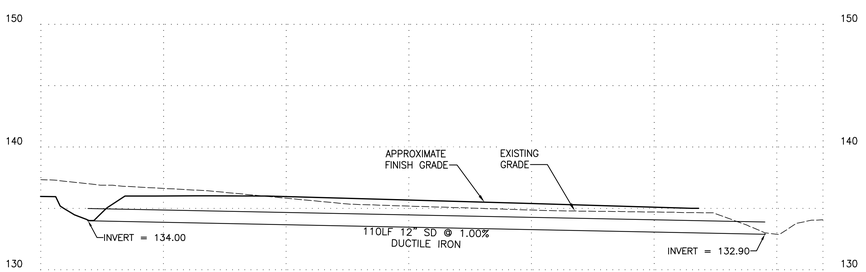
E STORM DRAIN PROFILE E
C3.01 C3.08

F STORM DRAIN PROFILE F
C3.01 C3.08

G STORM DRAIN PROFILE G
C3.01 C3.08



H STORM DRAIN PROFILE H
C3.02 C3.08



J STORM DRAIN PROFILE J
C3.02 C3.08

HORIZONTAL SCALE: 1"=10'

VERTICAL SCALE: 1"=5'

ORIGINAL SHEET SIZE 30" x 42"

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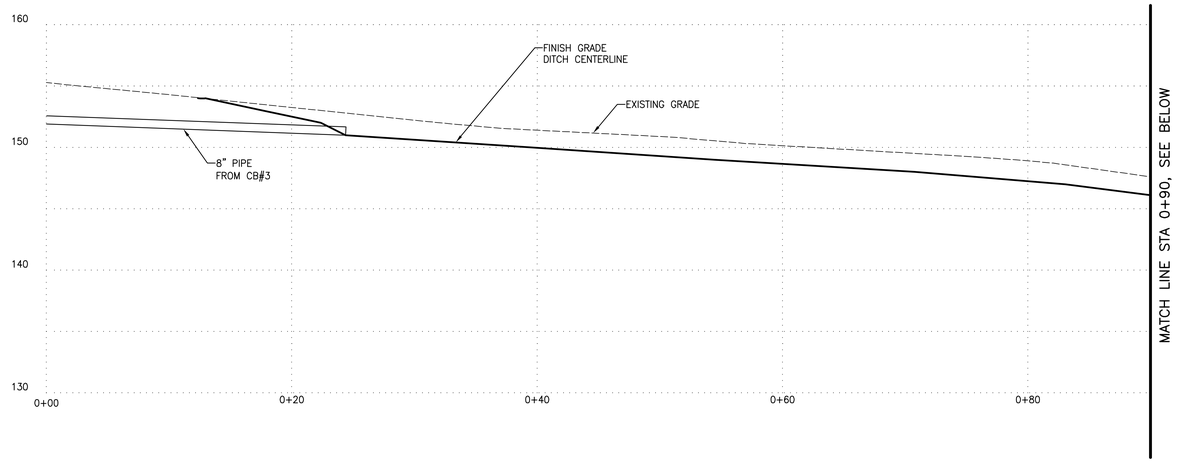
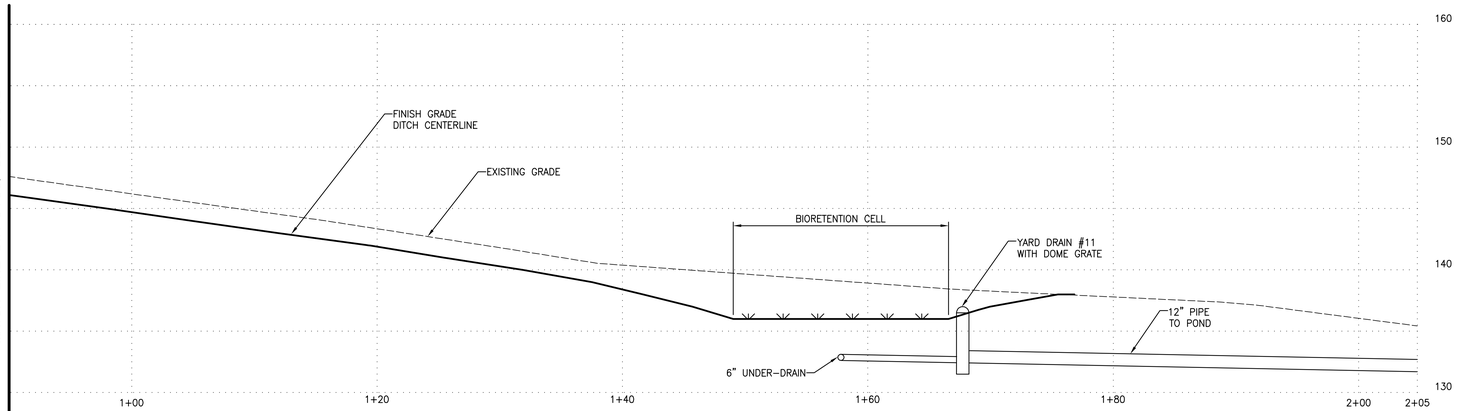
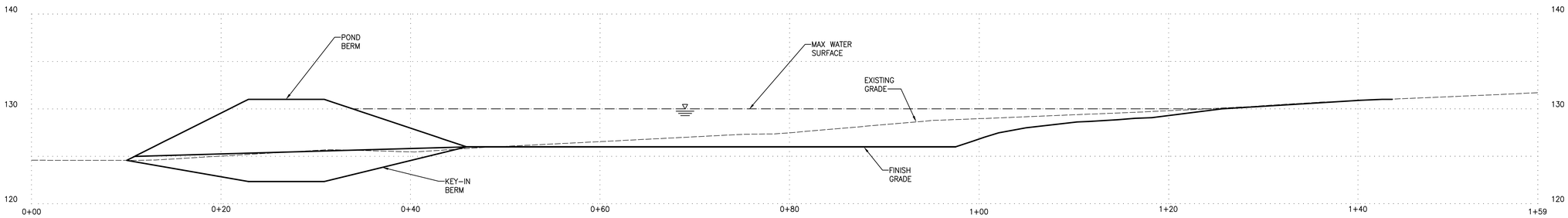




A DITCH PROFILE A–A
C3.01, C3.03, C3.09



B POND PROFILE B–B
C3.03, C3.04, C3.09

SCALE IN FEET
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HORIZONTAL SCALE: 1"=5'

SCALE IN FEET
5 0 5 10
VERTICAL SCALE: 1"=5'

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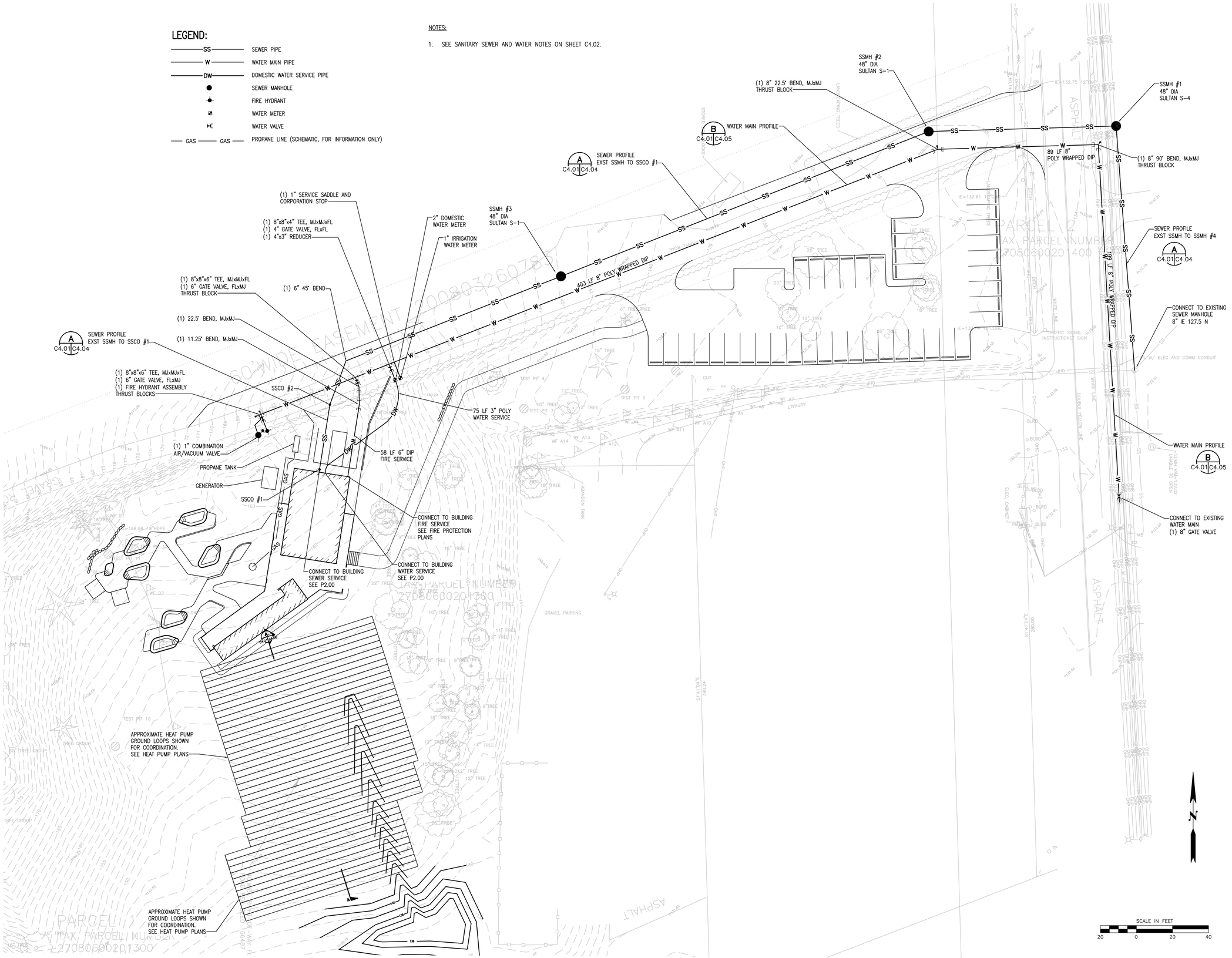
LEGEND:

- SS — SEWER PIPE
- W — WATER MAIN PIPE
- DW — DOMESTIC WATER SERVICE PIPE
- SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS — GAS — PROPANE LINE (SCHEMATIC, FOR INFORMATION ONLY)

NOTES:

1. SEE SANITARY SEWER AND WATER NOTES ON SHEET C4.02.



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PROJECT
The Springs

LOCATION
Sultan, WA 98294

PREPARED FOR
The Springs, LLC

NOT FOR CONSTRUCTION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER JDJ

PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

CHECK

TITLE
WATER/SEWER PLAN

PROJECT NO.

DATE
02/09/2022

SHEET NUMBER
C4.01
DESIGN DEVELOPMENT SET

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ORIGINAL SHEET SIZE 30" x 42"

CITY OF SULTAN SANITARY SEWER GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO CITY OF SULTAN ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.

2. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS.

3. SANITARY SEWER PIPE
   3.1. FOR TRENCH DEPTHS UP TO 17 FEET OF COVER, PIPE SHALL BE PVC CONFORMING TO ASTM D3034 SDR 35.
   3.2. FOR TRENCH DEPTH IN EXCESS OF 17 FEET PIPE, SHALL BE AWWA C900–PVC PRESSURE CLASS 150 (DR 18).

4. BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.

5. ALL SIDE SEWERS SHALL BE 6" DIAMETER PIPE AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE SHOWN.

6. SIDE SEWER STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE.

7. LOT CORNERS MUST BE SET AND SIDE SEWER LOCATIONS VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

8. ALL SIDE SEWER STUBS SHALL BE CAPPED WITH A WATERTIGHT PLUG. PLUG LOCATION SHALL BE MARKED WITH A 2 X 4 STAKE, 12 FEET LONG, WITH ONE END BURIED TO THE DEPTH OF THE PLUG INVERT AND EXTENDING AT LEAST 3 FEET VERTICALLY OUT OF THE GROUND. THE PORTION OF STAKE ABOVE GROUND SHALL BE PAINTED WHITE AND MARKED WITH THE WORD "SEWER" AND THE DEPTH FROM PIPE INVERT TO GROUND SURFACE. CONNECT PIPE TO STAKE WITH AN 8–GAUGE WIRE AT OR ABOVE FINISHED GROUND LEVEL.

9. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

10. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF SULTAN PUBLIC WORKS.

11. ALL TRENCHES SHALL BE COMPACTED AND ASPHALT IN PLACE IN PAVED AREAS, PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.

12. SIDE SEWER SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED.

13. TOPS OF MANHOLES WITHIN PUBLIC RIGHTS–OF–WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL JUST PRIOR TO PAVING.

14. ALL MANHOLES IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTING RINGS PER STANDARD DETAIL S–5.

15. CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.

16. ALL SEWER MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT–OF–WAY OR IN EASEMENTS MUST BE "STAKED" BY SURVEY FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE CITY ENGINEER, PRIOR TO STARTING CONSTRUCTION.

17. CONTRACTOR SHALL INSTALL AT ALL CONNECTIONS TO THE EXISTING SYSTEM SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING THE EXISTING SEWER SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF SULTAN PUBLIC WORKS.

18. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT– OF–WAY USE PERMIT.

19. CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER LINES. ANY CONFLICTS SHALL BE REPORTED TO THE CITY ENGINEER PRIOR TO CONSTRUCTION.

20. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURETHAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINESAND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.

21. MINIMUM COVER OVER SEWER PIPE SHALL BE FIVE FEET, UNLESS OTHERWISE SHOWN.

SANITARY SEWER CONSTRUCTION NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF SULTAN SANITARY SEWER ENGINEERING STANDARDS.

2. SANITARY SEWER PIPE SHALL BE PVC ASTM D3034, SDR 35.

3. SANITARY SEWER MANHOLES ARE 48–INCH DIAMETER:

   3.1. SULTAN S–4: SANITARY SEWER MANHOLES LESS THAN 5–FEET DEEP PER CITY OF SULTAN STANDARD PLAN S–4.

   3.2. SULTAN S–1: SANITARY SEWER MANHOLES MORE THAN 5–FEET DEEP PER CITY OF SULTAN STANDARD PLAN S–1.

   3.3. 24" BOLT–LOCKING MANHOLE RING AND COVER PER CITY OF SULTAN STANDARD PLAN S–7.

WATER CONSTRUCTION AND MATERIALS NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF SULTAN WATER ENGINEERING STANDARDS AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION. CITY OF SULTAN WATER ENGINEERING STANDARDS TAKE PRECEDENCE.

2. 8" WATER MAIN PIPE:
   2.1. CEMENT–LINED CLASS 52 DUCTILE IRON PIPE AWWA C151.
   2.2. ENCASED IN 8–MIL POLYETHYLENE PER AWWA C105.
   2.3. PUSH ON OR MECHANICAL JOINT PER AWWA C111.
   2.4. FLANGED JOINTS PER ANSI B16.1, CLASS 125 DRILLING PATTERN, 250 PSI RATING.

3. 8" WATER MAIN FITTINGS:
   3.1. DUCTILE IRON CEMENT LINED, SHORT BODY, 350 PSI RATING (250 PSI FOR FLANGE JOINT).
   3.2. MECHANICAL JOINT FITTINGS PER AWWA C153.

4. GATE VALVES PER AWWA C509.

5. COMBINATION AIR/VACUUM VALVE:
   5.1. APCO NO. 143–C
   5.2. VAL–MATIC NO. 201C
   5.3. CRISPIN UL10

6. FIRE HYDRANTS: TRAFFIC RATED "BREAK AWAY" MODEL
   6.1. CLOW 2500
   6.2. MUELLER CENTURION
   6.3. M&H 129T OR 929
   6.4. WATEROUS
   6.5. AMERICAN–DARLING B–62–B
   6.6. AMERICAN AVK CO MODEL 2780
   6.7. CLOW MEDALLION

CITY OF SULTAN WATER GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO CITY OF SULTAN ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.

2. ALL PIPE SHALL BE DUCTILE IRON CLASS 52 UNLESS OTHERWISE SHOWN.

3. ALL PIPE AND FITTINGS NOT TO BE DISINFECTED IN PLACE SHALL BE SWABBED WITH 1% AVAILABLE CHLORINE SOLUTION PRIOR TO INSTALLATION.

4. THE NEW WATERMAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED. SEE STANDARD DETAIL W–8.

5. AFTER DISINFECTING THE WATERMAIN, DISPOSE OF CHLORINATED WATER BY DISCHARGING TO THE NEAREST OPERATING SANITARY SEWER.

6. WATERMAIN SHUT–OFF SHALL BE COORDINATED WITH THE CITY FOR PREFERRED TIMING DURING FLOW CONTROL CONDITIONS. WATERMAIN SHUT–OFFS SHALL NOT BE SCHEDULED TO TAKE PLACE ON FRIDAYS, OR ON THE DAY BEFORE A CITY HOLIDAY, UNLESS OTHERWISE APPROVED BY THE CITY.

7. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

8. DEFLECT THE WATERMAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN 3 FEET MINIMUM COVER OVER WATERMAIN AND 12–INCH MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SPECIFIED.

9. WRAP ALL DUCTILE IRON PIPE AND ADJACENT VALVES AND FITTINGS WITH 8–MIL. POLYETHYLENE CONFORMING TO AWWA C105.

10. THE WATERMAIN SHALL BE INSTALLED ONLY AFTER THE ROADWAY SUBGRADE IS BACKFILLED, GRADED AND COMPACTED IN CUT AND FILL AREAS.

11. TRENCH BACKFILL AND SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT–OF–WAY USE PERMIT.

12. ALL FITTINGS SHALL BE BLOCKED PER STANDARD DETAIL UNLESS OTHERWISE SPECIFIED.

13. ALL SERVICES SHALL BE 1" X 3/4" PER STANDARD DETAIL UNLESS OTHERWISE SPECIFIED.

14. WHEN WORKING WITH ASBESTOS CEMENT PIPE, THE CONTRACTOR IS REQUIRED TO MAINTAIN WORKERS' EXPOSURE TO ASBESTOS MATERIAL AT OR BELOW THE LIMIT PRESCRIBED IN WAC 296–62–07705.

15. CALL 800.424.5555 48 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATIONS.

16. UNIFORM PLUMBING CODE REQUIRES THE INSTALLATION OF PRIVATELY OWNED AND OPERATED PRESSURE REDUCING VALVES WHERE THE OPERATING PRESSURE EXCEEDS 80 PSI.

17. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE CITY ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.

18. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.

19. ABANDONMENT OF EXISTING WATER SERVICES SHALL BE ACCOMPLISHED AS FOLLOWS:

   a. REMOVE EXISTING SERVICE SADDLE FROM WATER MAIN AND REPLACE WITH NEW STAINLESS STEEL REPAIR BAND, ROMAC SS2, ROMAC SERVICE SADDLE 101S, OR APPROVED EQUAL (WILL NOT BE REQUIRED WHEN WATER MAIN IS TO BE ABANDONED PRIOR TO SERVICE DEMOLITION).

   b. REMOVE AND DISPOSE OF EXISTING SETTER AND METER BOX.

   c. CAP OR CRIMP (IF COPPER) EXISTING SERVICE LINE TO BE ABANDONED IN PLACE, EACH END.

   d. RETURN EXISTING METER TO CITY OF SULTAN INSPECTOR.

20. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W–7. ALTERNATIVELY, WHERE DIRECTED BY THE CITY ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO SPRING LINE OF THE AC MAIN.

21. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.

22. WHERE WATERMAIN CROSSES ABOVE OR BELOW SANITARY SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED FOR MAXIMUM JOINT SEPARATION.

23. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.

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PROJECT
The Springs

LOCATION
Sultan, WA 98294

PREPARED FOR
The Springs, LLC

NOT FOR CONSTRUCTION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER JDJ

PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

CHECK

TITLE
WATER AND SEWER NOTES

PROJECT NO.

DATE
02/09/2022

SHEET NUMBER
C4.02
DESIGN DEVELOPMENT SET

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ORIGINAL SHEET SIZE 30" x 42"

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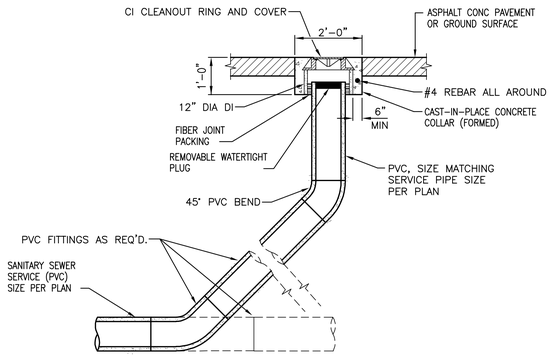
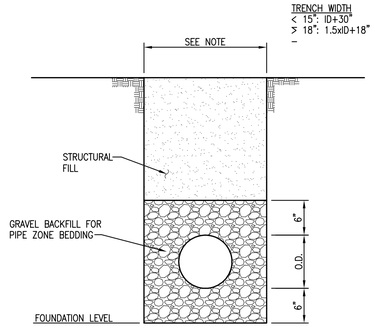
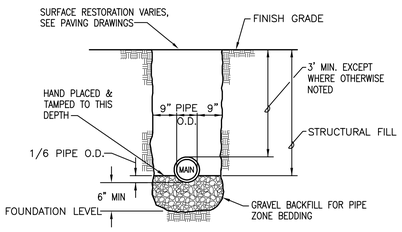


1 SANITARY SEWER CLEANOUT
C4.01 | C4.03 NOT TO SCALE



2 TYPICAL TRENCH SECTION STORM & SANITARY SEWER
C4.01 | C4.03 NOT TO SCALE



3 TYPICAL TRENCH SECTION DUCTILE IRON WATER PIPE
C4.01 | C4.03 NOT TO SCALE

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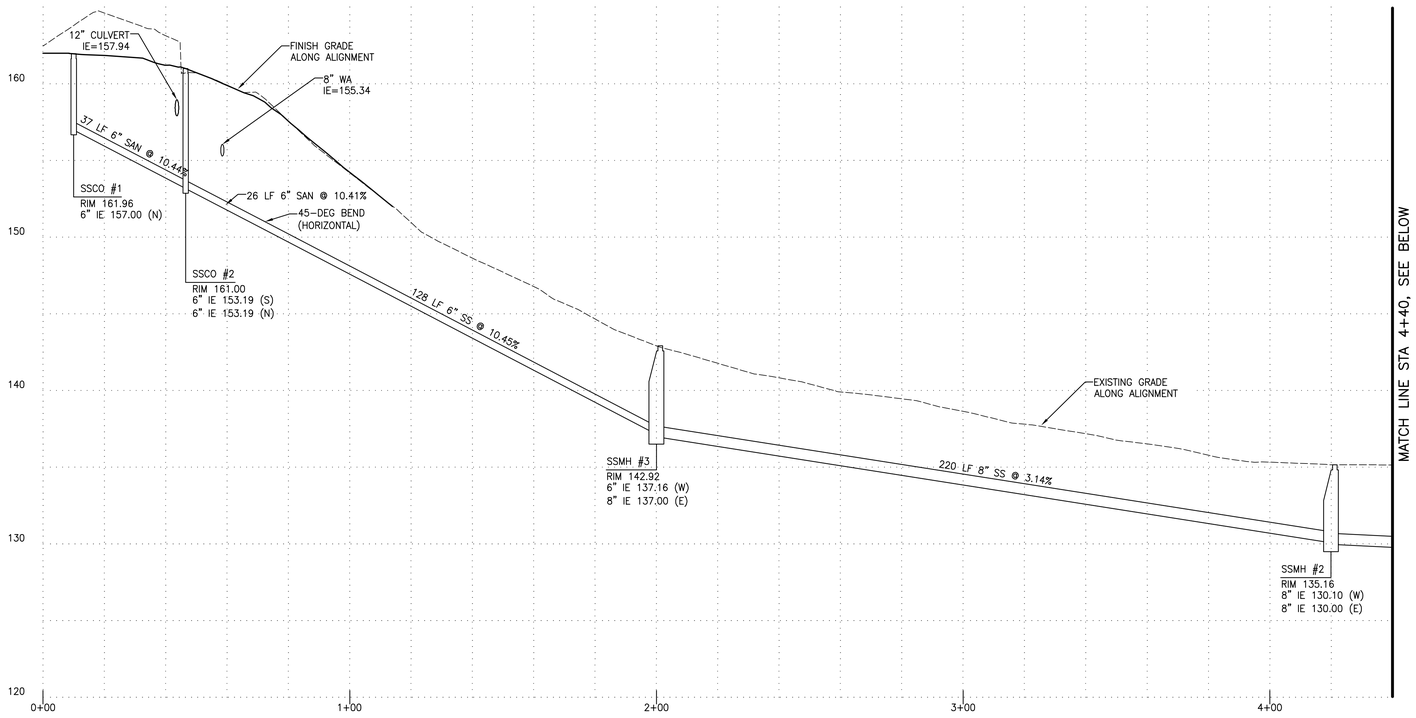
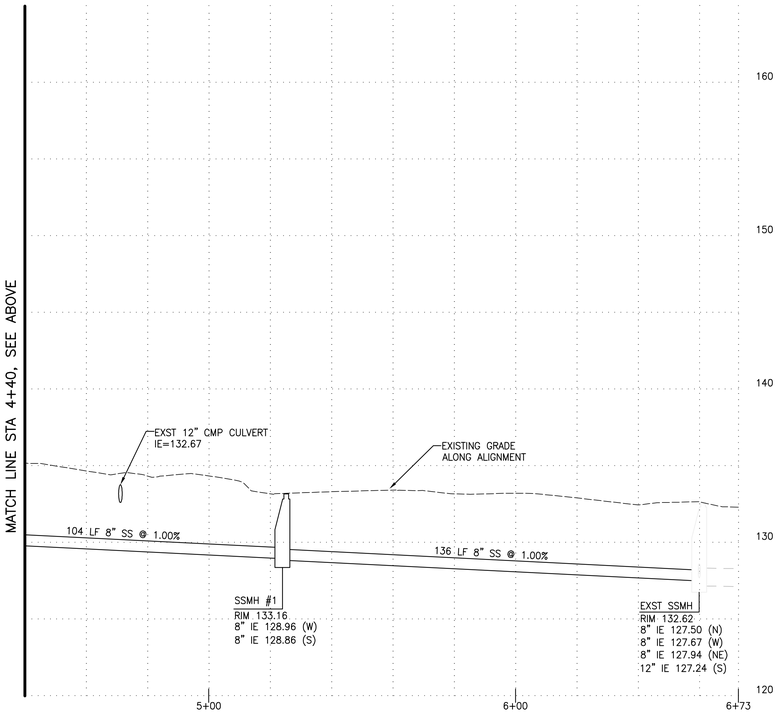


NOTE:
STATIONS REFERENCE ALIGNMENT A. SEE SHEET C6.01



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HORIZONTAL SCALE: 1"=20'

SCALE IN FEET
2 0 2 4 6 8 10
SCALE: 1/4" = 1'-0"
VERTICAL SCALE: 1"=4'

A SANITARY SEWER PROFILE
C4.01 | C4.04 ALIGNMENT A

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www.reidmiddleton.com

PROJECT
The Springs

LOCATION
Sultan, WA 98294

PREPARED FOR
The Springs, LLC

NOT FOR CONSTRUCTION

NO.	DATE	REVISION

DESIGN PARTNER
PROJECT MANAGER JDJ
PROJECT ARCHITECT
PROJECT DESIGNER JDJ
PROJECT TEAM MEMBERS
CHECK

TITLE
SANITARY SEWER PROFILE

PROJECT NO.
DATE
02/09/2022

SHEET NUMBER
C4.04
DESIGN DEVELOPMENT SET

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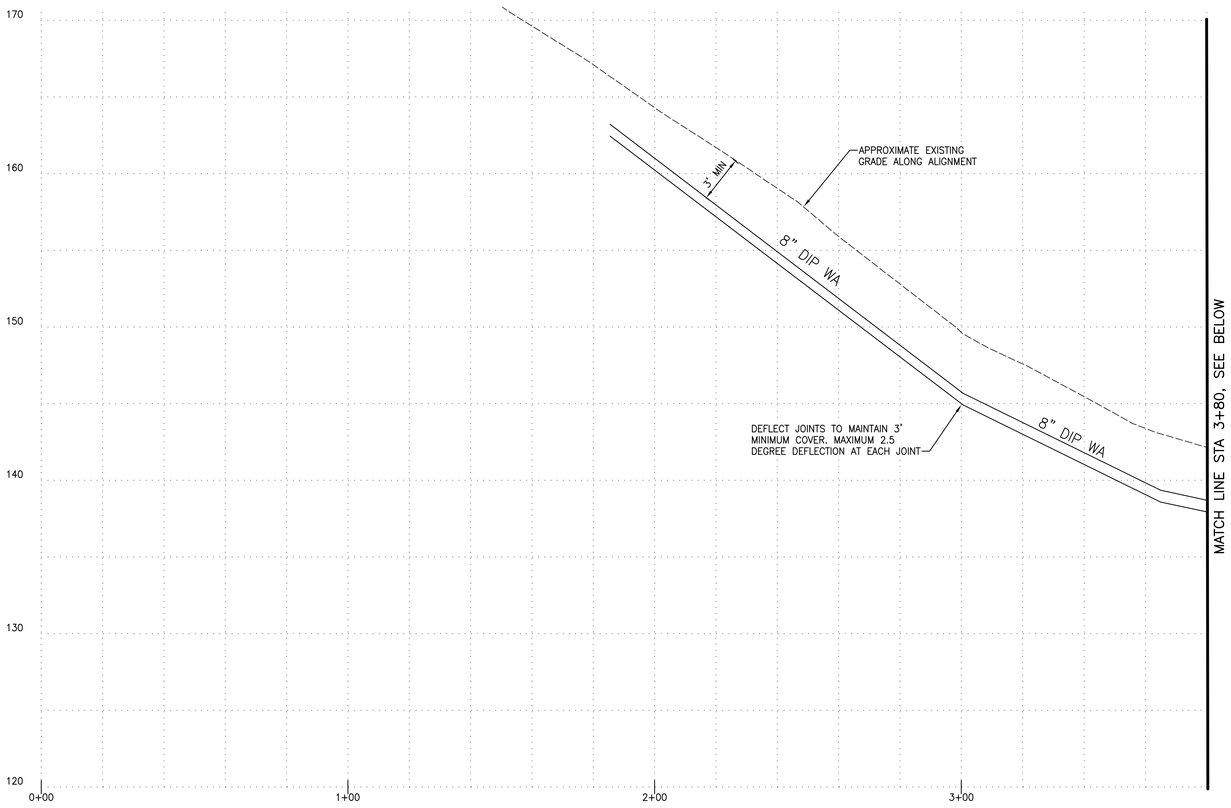

B C4.01|C4.04 WATER PROFILE

NOTE:
STATIONS REFERENCE ALIGNMENT B. SEE SHEET C6.01

SCALE IN FEET
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HORIZONTAL SCALE: 1"=20'

SCALE IN FEET
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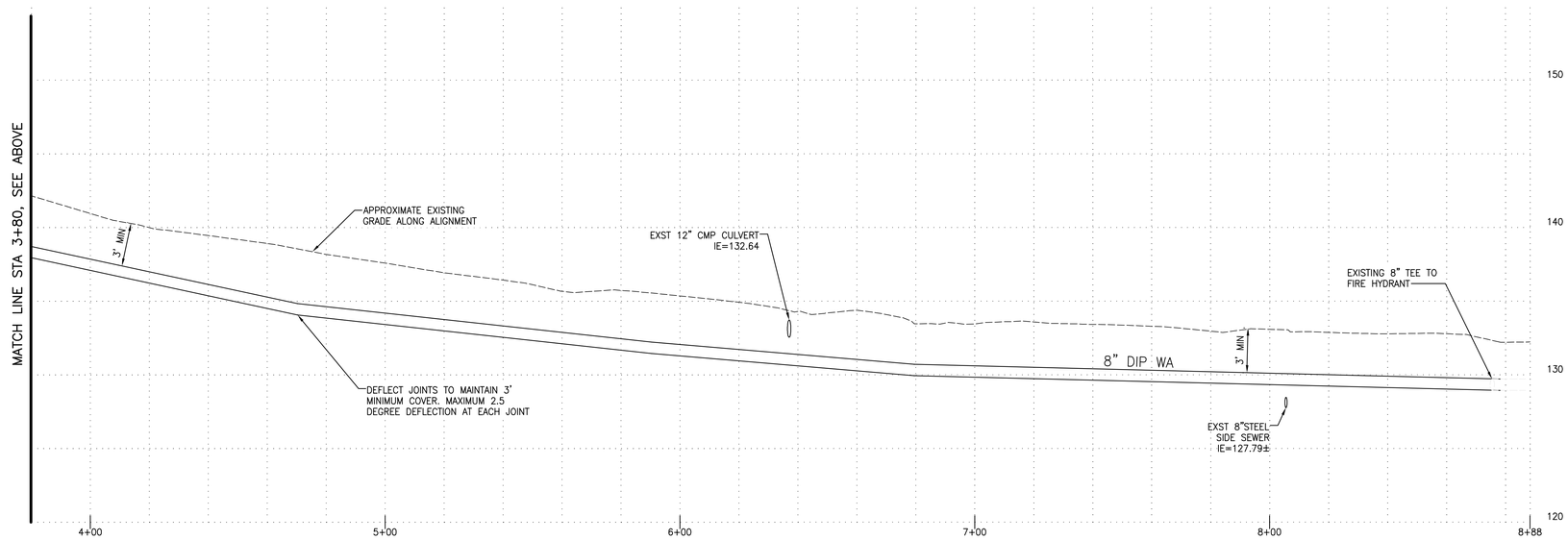
SCALE: 1/4" = 1'-0"
VERTICAL SCALE: 1"=4'



B C4.01|C4.04 WATER PROFILE

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PROJECT ARCHITECT
PROJECT DESIGNER JDJ
PROJECT TEAM MEMBERS
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TITLE
WATER PROFILE

PROJECT NO.
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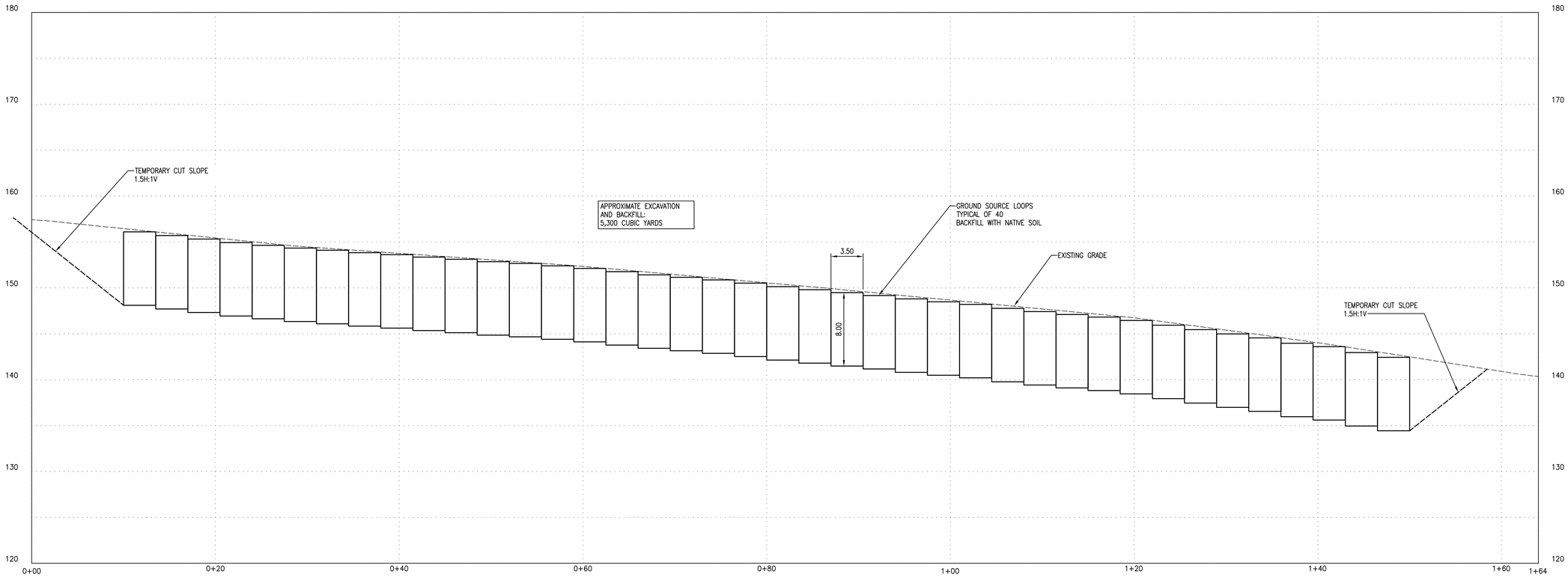

A
C4.01 C4.06
CONCEPTUAL GEOTHERMAL GROUND LOOP SECTION

NOTES:

1. GROUND LOOP SECTION SHOWN FOR COORDINATION. SEE HEAT PUMP PLANS FOR GROUND LOOP DESIGN AND DETAILS

SCALE IN FEET
5 0 5 10
HORIZONTAL SCALE: 1"=5'

SCALE IN FEET
5 0 5 10
VERTICAL SCALE: 1"=5'

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PROJECT
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LOCATION
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PREPARED FOR
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NOT FOR CONSTRUCTION

NO.	DATE	REVISION

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PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

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CONCEPTUAL GROUND SOURCE LOOP SECTION

PROJECT NO.

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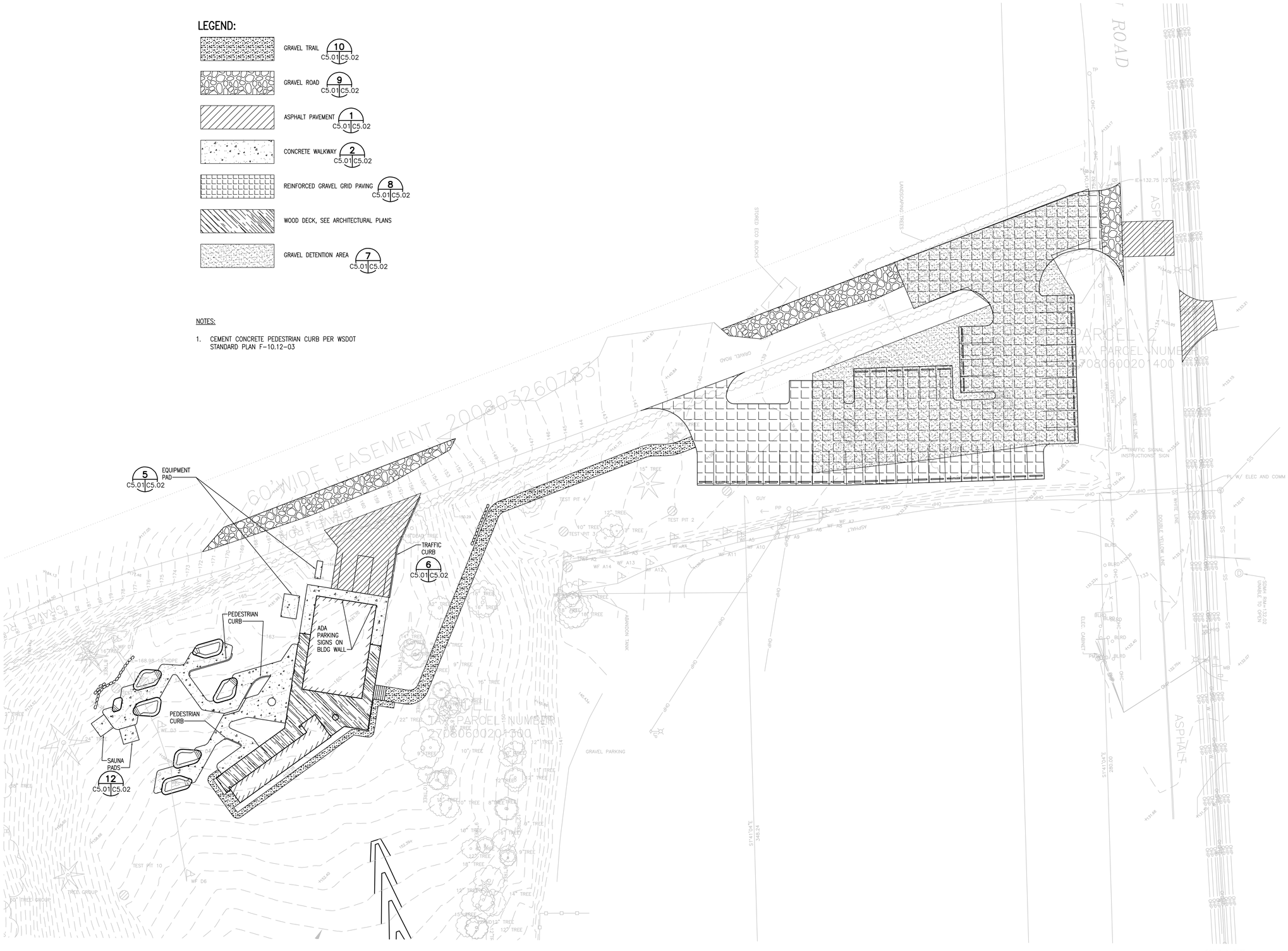
LEGEND:

- GRAVEL TRAIL — 10 / C5.01 C5.02
- GRAVEL ROAD — 9 / C5.01 C5.02
- ASPHALT PAVEMENT — 1 / C5.01 C5.02
- CONCRETE WALKWAY — 2 / C5.01 C5.02
- REINFORCED GRAVEL GRID PAVING — 8 / C5.01 C5.02
- WOOD DECK, SEE ARCHITECTURAL PLANS
- GRAVEL DETENTION AREA — 7 / C5.01 C5.02

NOTES:

1. CEMENT CONCRETE PEDESTRIAN CURB PER WSDOT STANDARD PLAN F-10.12-03



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PROJECT ARCHITECT

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PROJECT TEAM MEMBERS

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PAVING PLAN

PROJECT NO.

DATE
02/09/2022

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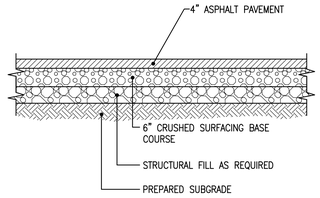

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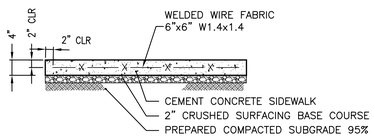

2 CEMENT CONCRETE WALKWAY
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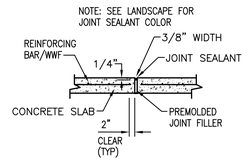
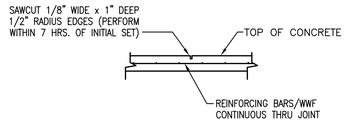


3 TYPICAL CONSTRUCTION JOINT
C5.01 C5.02 NOT TO SCALE



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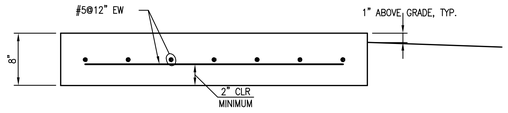

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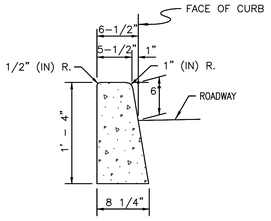

6 CEMENT CONCRETE TRAFFIC CURB
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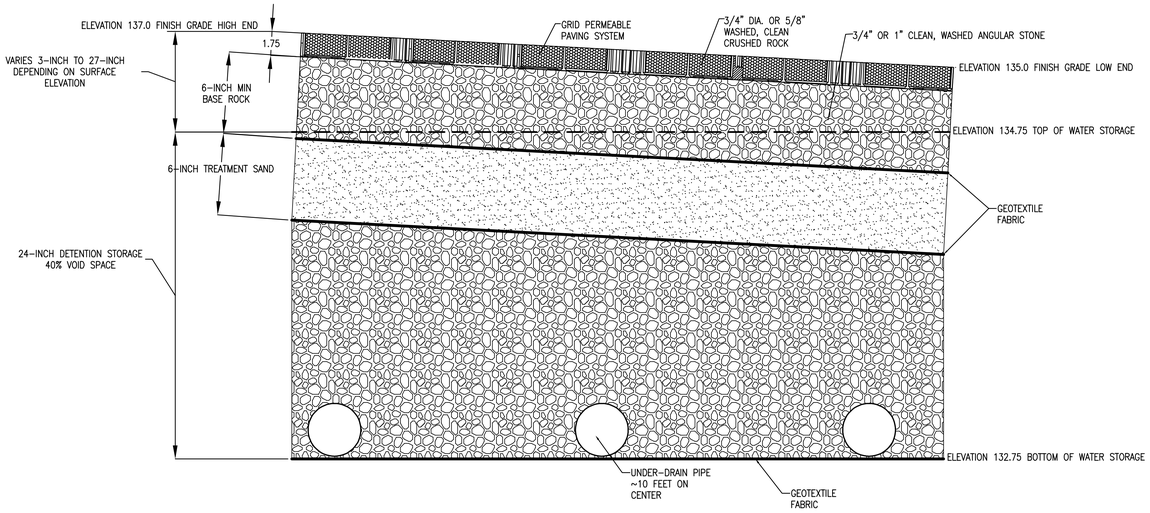

7 GRID PAVING OVER DETENTION SECTION
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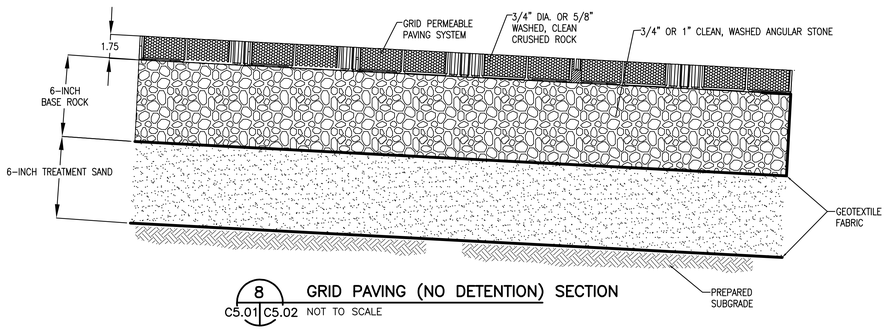

8 GRID PAVING (NO DETENTION) SECTION
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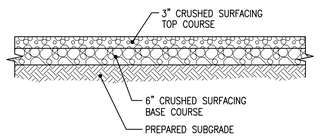

9 TYPICAL SECTION–GRAVEL ROAD
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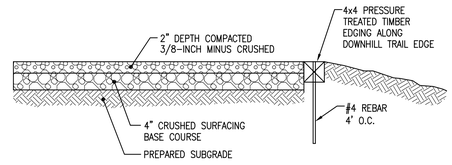

10 TYPICAL SECTION–GRAVEL TRAIL
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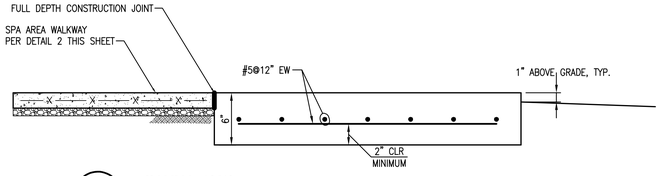

12 SAUNA PAD
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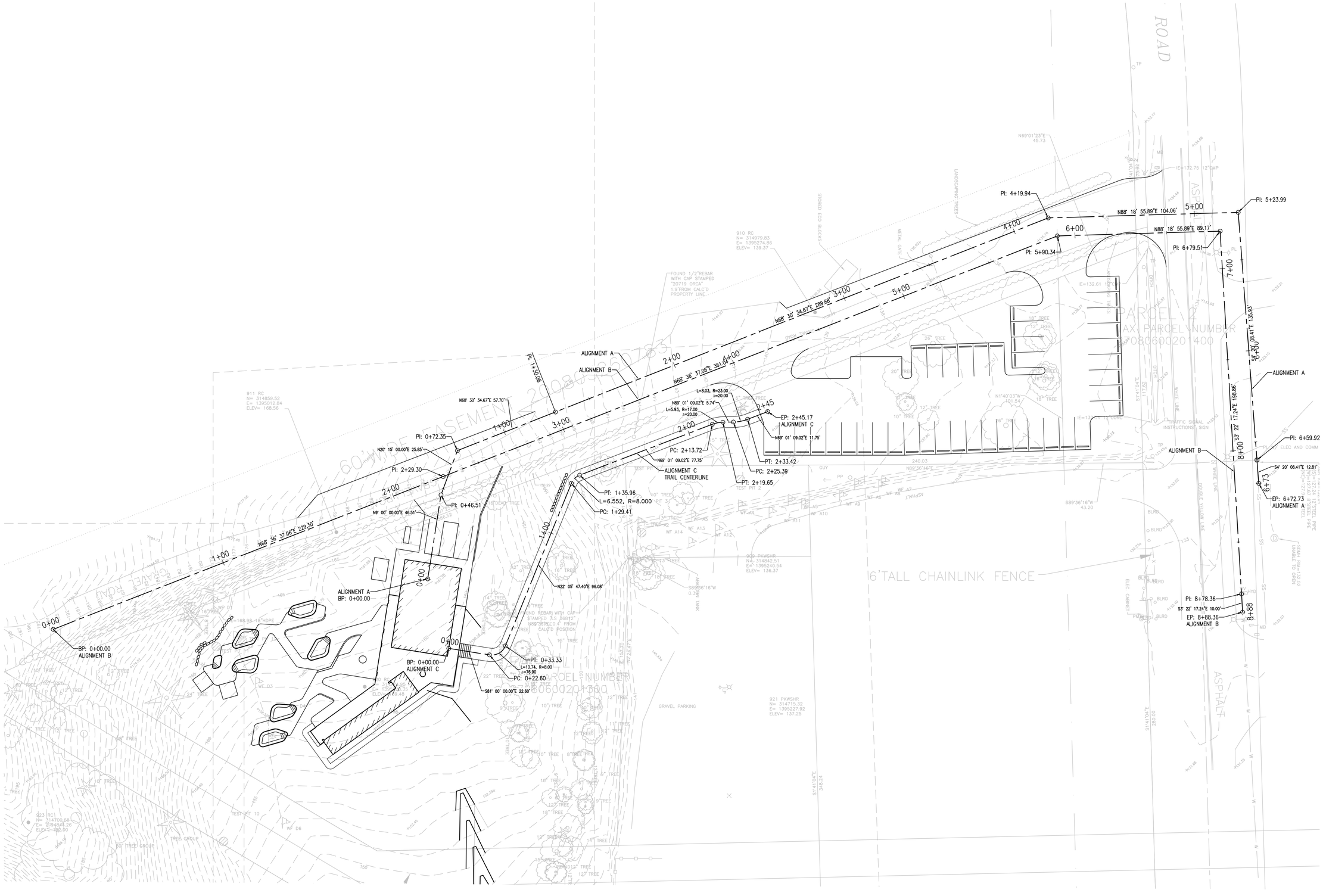

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mithun.com

ReidMiddleton
728 134th Street SW Suite 200
Everett, Washington 98204
Ph: 425-741-3800
www.reidmiddleton.com

PROJECT
The Springs

LOCATION
Sultan, WA 98294

PREPARED FOR
The Springs, LLC

NOT FOR CONSTRUCTION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER JDJ

PROJECT ARCHITECT

PROJECT DESIGNER JDJ

PROJECT TEAM MEMBERS

CHECK

TITLE
CONTROL PLAN

PROJECT NO.

DATE
02/09/2022

SHEET NUMBER
C6.01
DESIGN DEVELOPMENT SET

ORIGINAL SHEET SIZE 30" x 42"

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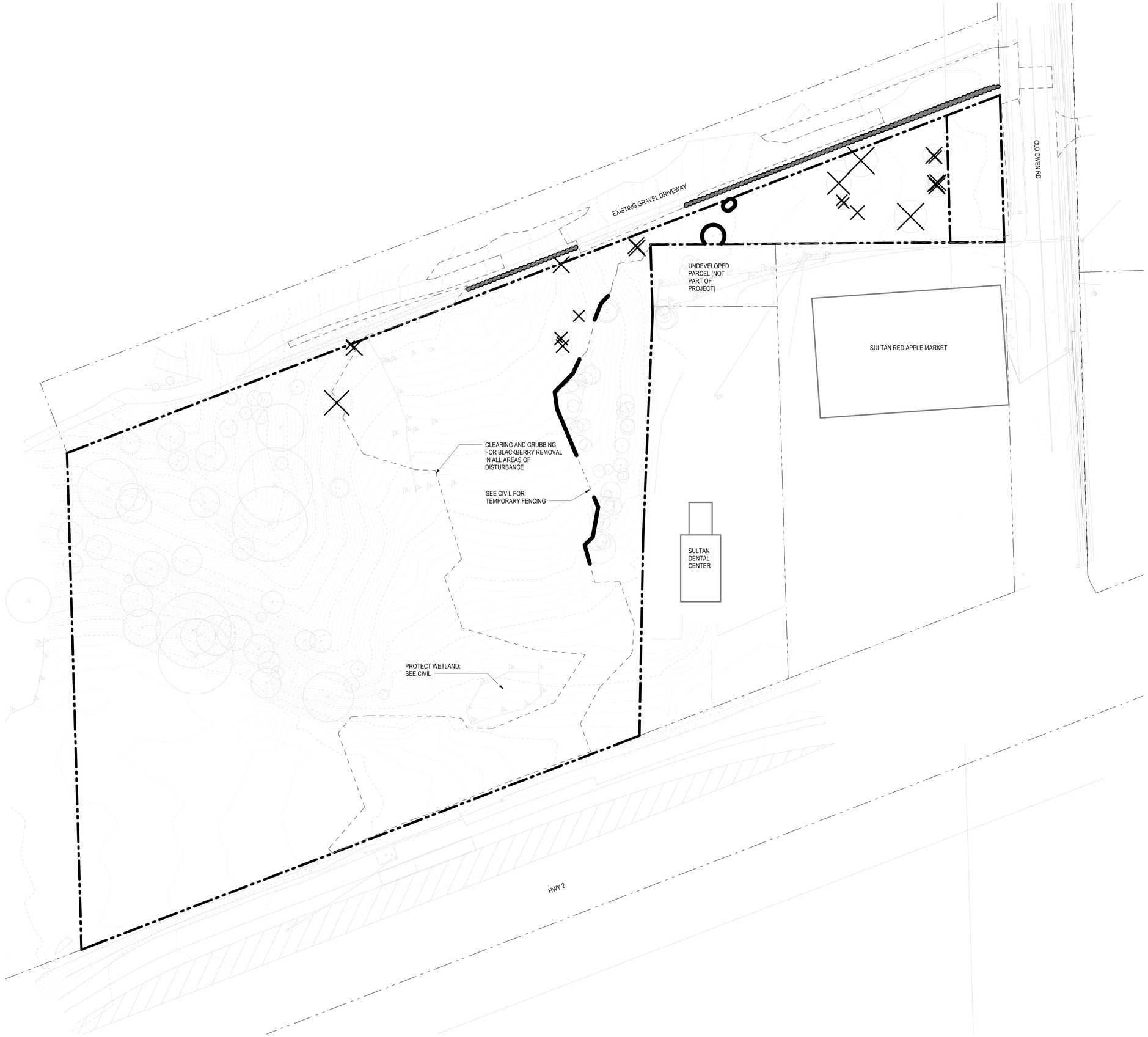
2/9/2022 1:08:36 PM



LEGEND

- PROPERTY LINES
- PROJECT PARCELS PROPERTY LINES
- LIMIT OF WORK LINE
- TREE PROTECTION FENCING (SEE CIVIL)
- EXISTING EVERGREEN TREE TO BE PRESERVED
- EXISTING EVERGREEN TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE PRESERVED
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING EVERGREEN HEDGE TO BE PRESERVED
- EXISTING EVERGREEN HEDGE TO BE REMOVED

1 SITE PREPARATION AND PROTECTION PLAN
1" = 30'-0"

0' 15' 30'

NOT FOR CONSTRUCTION

MITHUN

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SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

PROJECT
THE SPRINGS LLC

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

TITLE
SITE PREPARATION AND PROTECTION PLAN

PROJECT NO.
2121100
DATE
02/09/22

SHEET NUMBER
L1.00
DESIGN DEVELOPMENT

ORIGINAL SHEET SIZE 36" x 42"

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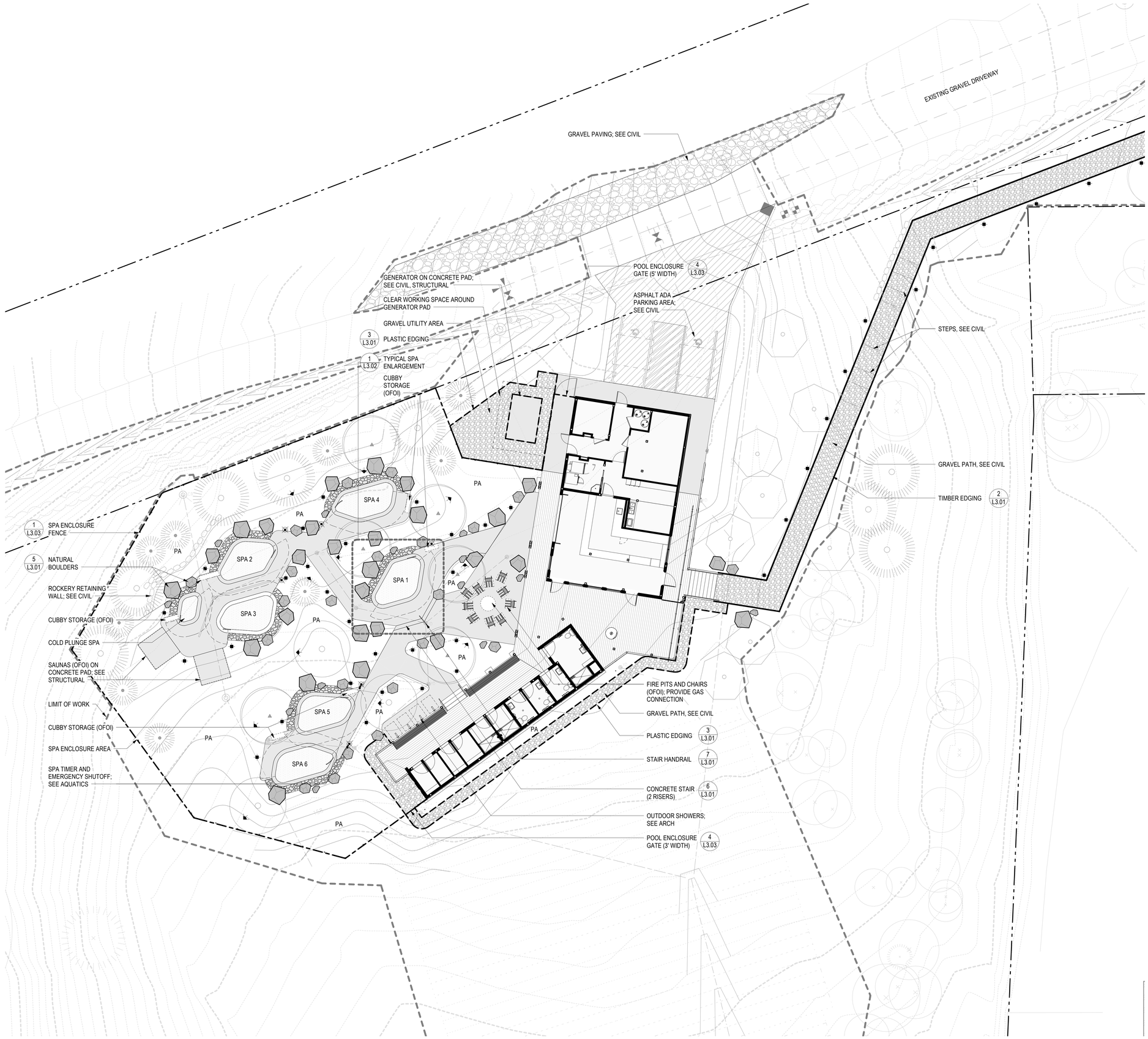

1 SPA AREA MATERIALS PLAN
1" = 10'-0"

0' 2.5' 5' 10'

LEGEND

- PROPERTY LINES
- LIMIT OF WORK LINE
- 4' MIN. WALKING SURFACE AROUND 50% OF EACH SPA
- TIMBER EDGING — 2 L3.01
- PLASTIC EDGING — 3 L3.01
- EXISTING TREES
- PROPOSED TREES
- CONCRETE WALKWAY
- GRAVEL PATH (SEE CIVIL)
- GRAVEL PAVING (SEE CIVIL)
- RIVER ROCK — 4 L3.01
- ASPHALT PAVING (SEE CIVIL)
- WOOD DECK (SEE ARCH)
- SPA POOLS
- SITE FURNISHINGS TO BE OWNER FURNISHED, OWNER INSTALLED (OFOI)
- PA — PLANTED AREA

NATURAL BOULDERS 5 L3.01

- 5-MAN BOULDER
- 4-MAN BOULDER
- 3-MAN BOULDER
- 2-MAN BOULDER

LIGHTING AND ELECTRICAL (SEE ELECTRICAL)

- SPA TIMER AND EMERGENCY SHUTOFF (CO-LOCATED)
- LIGHT FIXTURE, BOLLARD
- LIGHT FIXTURE, POLE
- LIGHT FIXTURE, UPLIGHT

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PROJECT
THE SPRINGS LLC

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT LANDSCAPE ARCHITECT
EJ / AJ
PROJECT TEAM MEMBERS
CR
CHECK
KB / DG

TITLE
SPA AREA MATERIALS PLAN

PROJECT NO.
2121100
DATE
02/09/22

SHEET NUMBER
L1.02
DESIGN DEVELOPMENT

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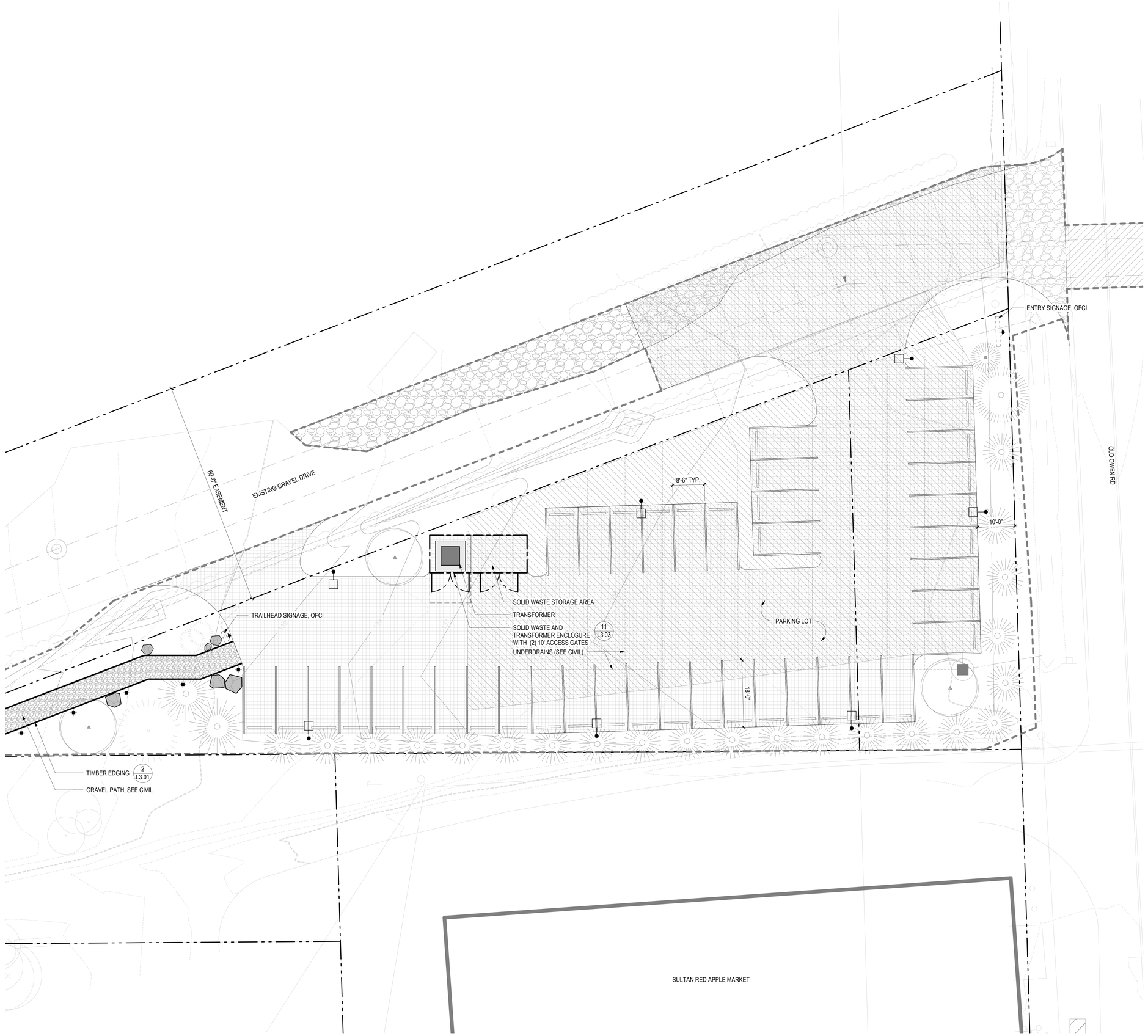

1 PARKING LOT MATERIALS PLAN
1" = 10'-0"

0' 2.5' 5' 10'

LEGEND

- PROPERTY LINE
- LIMIT OF WORK LINE
- TIMBER EDGING 2 L3.01
- EXISTING TREES
- PROPOSED TREES
- GRAVEL PATH (SEE CIVIL)
- GRAVEL PAVING (SEE CIVIL)
- CONCRETE
- ASPHALT PAVING (SEE CIVIL)
- REINFORCED GRAVEL GRID PAVING (SEE CIVIL)
- SUBGRADE GRAVEL STORMWATER STORAGE (SEE CIVIL)
- PA — PLANTED AREA

NATURAL BOULDERS 5 L3.01

- 5-MAN BOULDER
- 4-MAN BOULDER
- 3-MAN BOULDER
- 2-MAN BOULDER

LIGHTING

- LIGHT FIXTURE, POLE
- LIGHT FIXTURE, UPLIGHT

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mithun.com

PROJECT
THE SPRINGS LLC

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS

DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT LANDSCAPE ARCHITECT
EJ / AJ
PROJECT TEAM MEMBERS
CR
CHECK
KB / DG

TITLE
PARKING LOT MATERIALS PLAN

PROJECT NO
2121100
DATE
02/09/22

SHEET NUMBER
L1.04
DESIGN DEVELOPMENT
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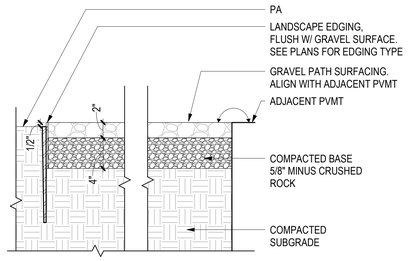
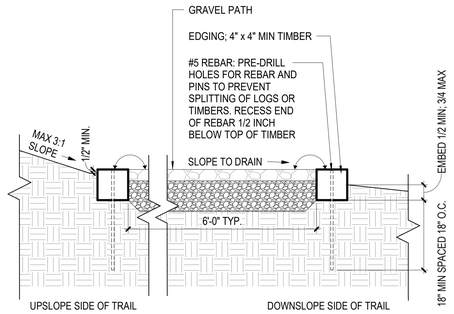
29/2/2022 1:08:51 PM

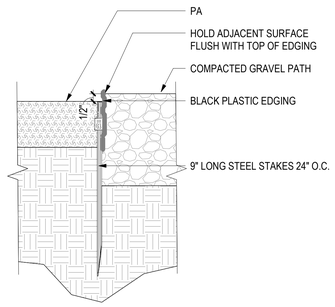
NOTE: EDGING LOCATED AT ALL GRAVEL PATH EDGES ADJACENT TO PLANTING AREAS; SEE PLANS FOR TYPE



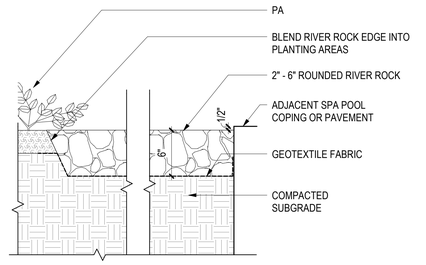
1 COMPACTED GRAVEL PATH
1 1/2" = 1'-0"



2 TIMBER EDGING
1 1/2" = 1'-0"

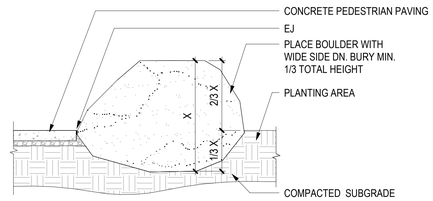


3 PLASTIC EDGING
3" = 1'-0"

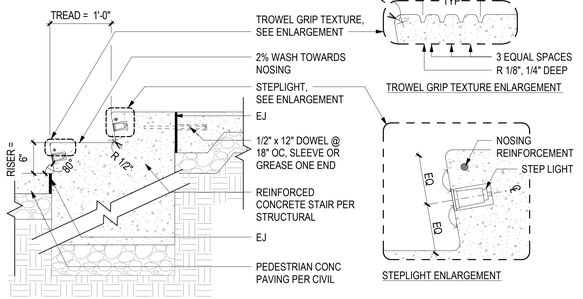


4 RIVER ROCK
1 1/2" = 1'-0"

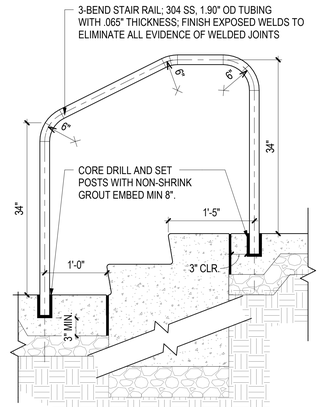
NOTE:
1. STONE SIZE AND HEIGHT PER PLANS
2. BOULDERS TO BE FIELD-LOCATED BY LANDSCAPE ARCHITECT



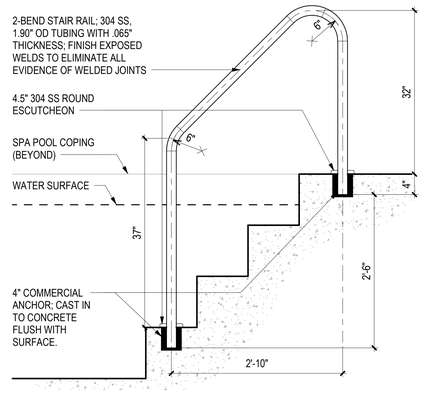
5 NATURAL BOULDER
1/2" = 1'-0"



6 CONCRETE STAIR
1" = 1'-0"



7 STAIR HANDRAIL
1" = 1'-0"



8 SPA HANDRAIL
1" = 1'-0"

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San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
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PROJECT
THE SPRINGS LLC

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT LANDSCAPE ARCHITECT
EJ / AJ
PROJECT TEAM MEMBERS
CR
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TITLE
SITE DETAILS

PROJECT NO.
2121100
DATE
02/09/22

SHEET NUMBER
L3.01
DESIGN DEVELOPMENT

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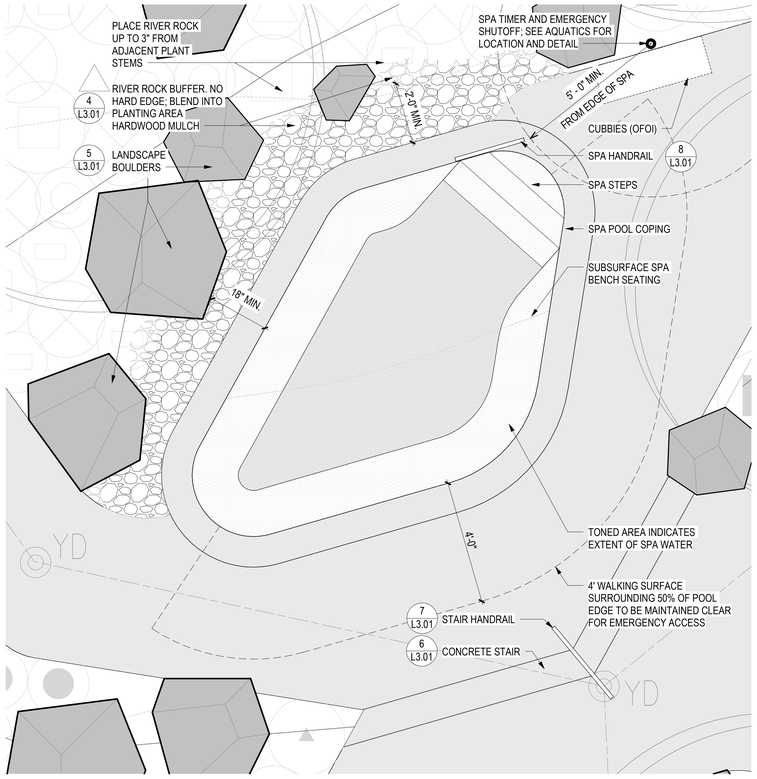

1 POOL ENLARGEMENT
1/2" = 1'-0"

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LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

PROJECT
THE SPRINGS LLC

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS

DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT LANDSCAPE ARCHITECT
EJ / AJ
PROJECT TEAM MEMBERS
CR
CHECK
KB / DG

TITLE
SPA DETAILS

PROJECT NO.
2121100
DATE
02/09/22

SHEET NUMBER
L3.02
DESIGN DEVELOPMENT
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ORIGINAL SHEET SIZE 30" x 42"

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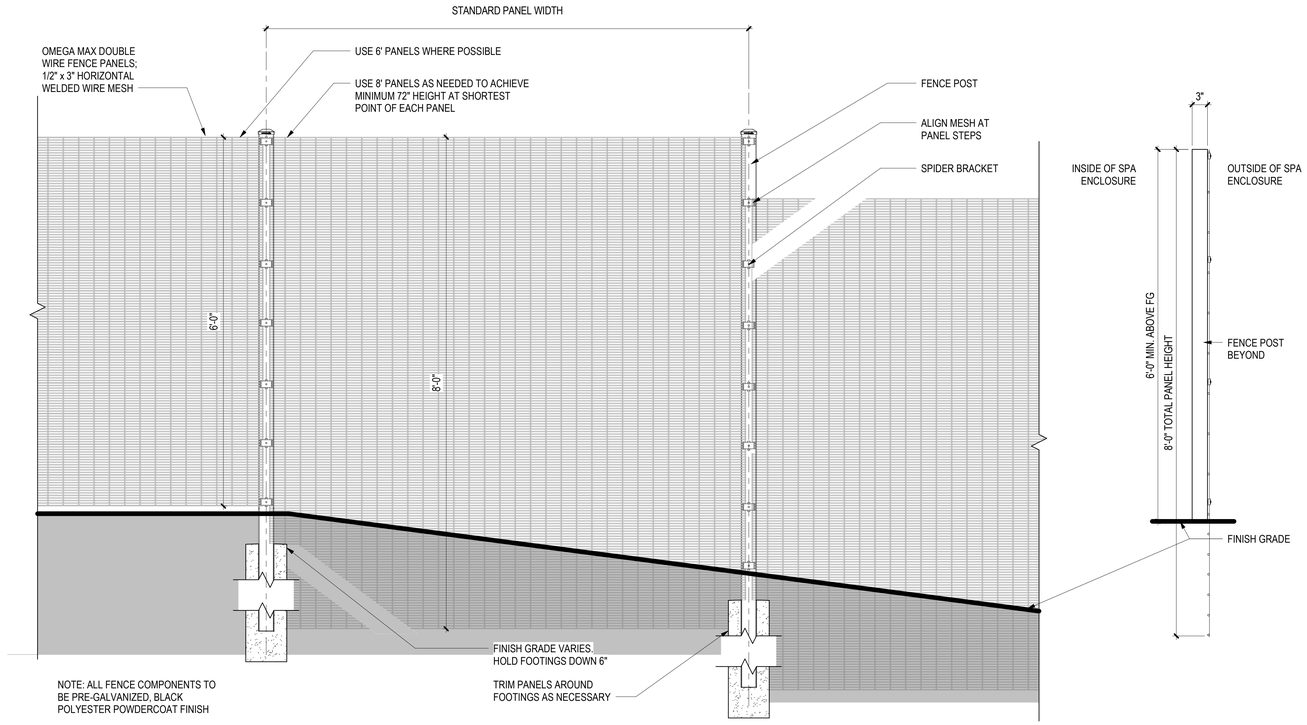
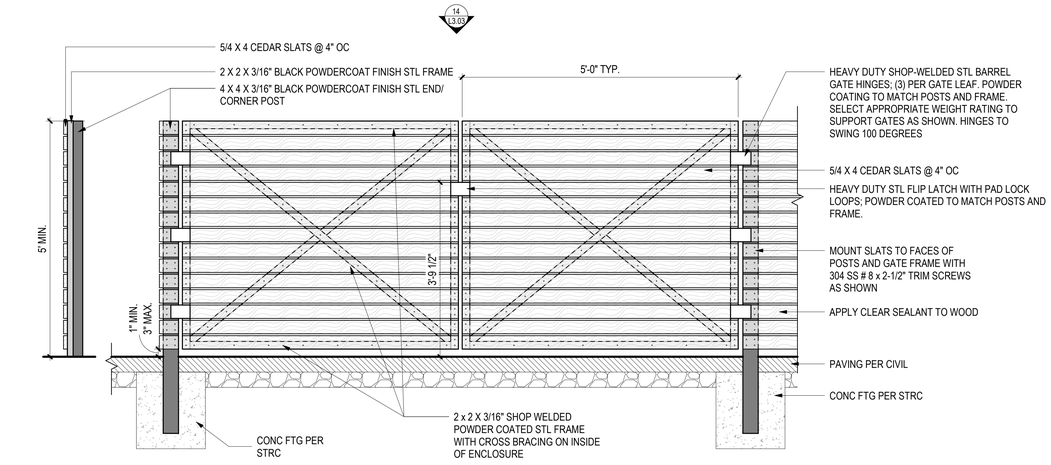


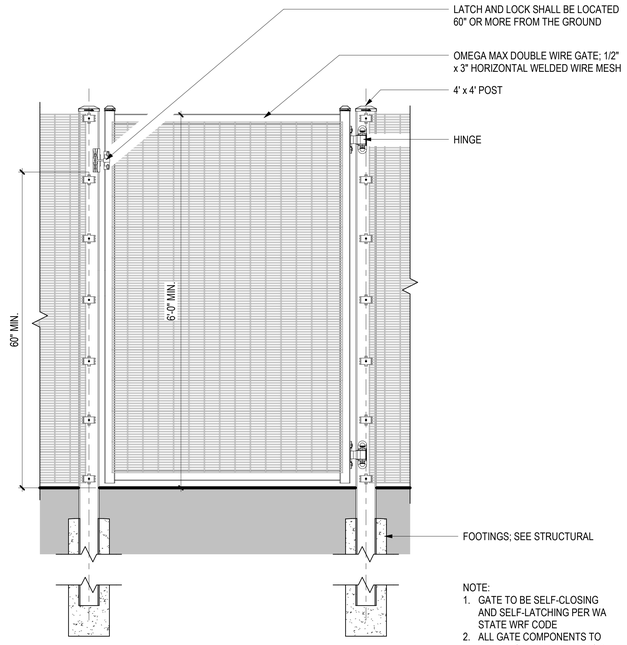
1 SPA ENCLOSURE FENCE

1" = 1'-0"



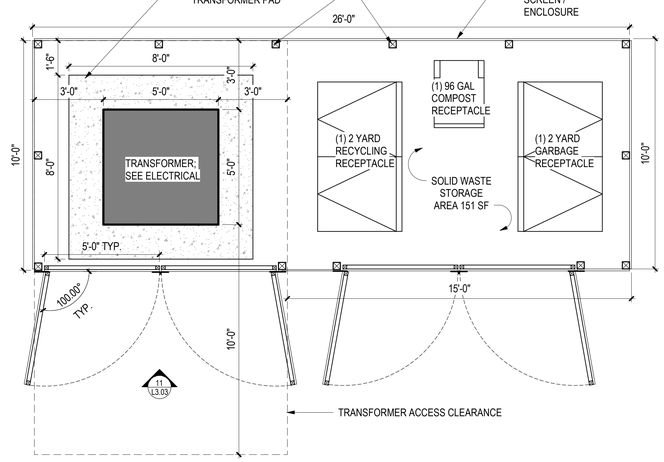
11 SOLID WASTE AND TRANSFORMER ENCLOSURE ELEVATION

3/4" = 1'-0"



4 SPA ENCLOSURE GATE

1" = 1'-0"



14 SOLID WASTE AND TRANSFORMER ENCLOSURE PLAN

3/8" = 1'-0"

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PROJECT
THE SPRINGS LLC

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS

DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER
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PROJECT MANAGER
EA
PROJECT LANDSCAPE ARCHITECT
EJ / AJ
PROJECT TEAM MEMBERS
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TITLE
FENCE AND SCREENING DETAILS

PROJECT NO.
2121100
DATE
02/09/22

SHEET NUMBER
L3.03
DESIGN DEVELOPMENT

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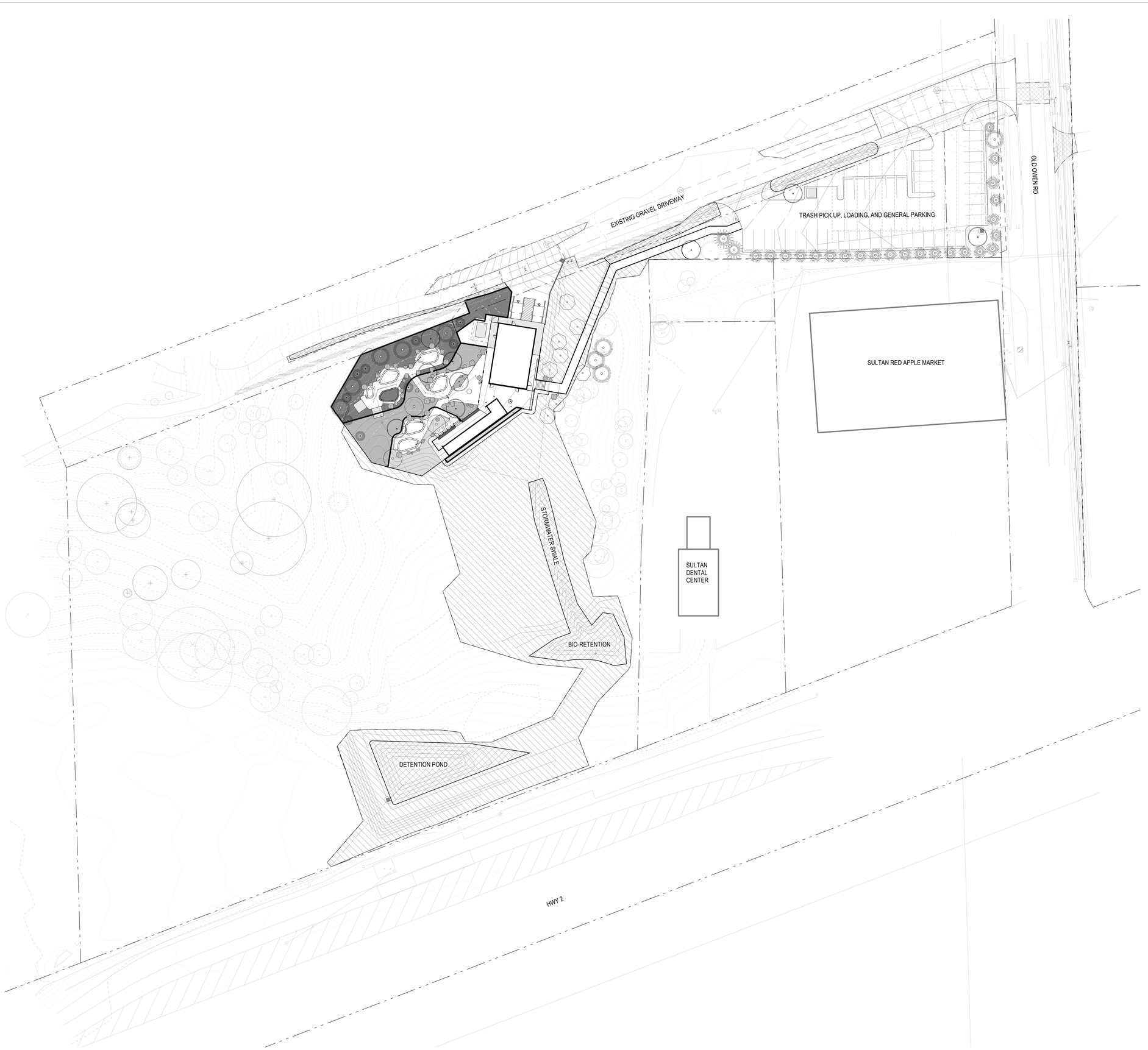

1 OVERALL PLANTING PLAN
1" = 30'-0"

0' 15' 30'

LEGEND

- PROPERTY LINE
- LIMIT OF WORK LINE
- EXISTING EVERGREEN TREE TO BE PRESERVED
- EXISTING DECIDIUOUS TREE TO BE PRESERVED
- EXISTING EVERGREEN HEDGE TO BE PRESERVED
- PROPOSED TREES
- HYDROSEED - NATIVE BIOSWALE SEED MIX
- HYDROSEED - NATIVE MEADOW SEED MIX
- 'SUB-ALPINE' PLANTING AREA
- 'LOWLAND FOREST' PLANTING AREA
- 'MEADOW' PLANTING AREA
- 5-MAN BOULDER
- 4-MAN BOULDER
- 3-MAN BOULDER
- 2-MAN BOULDER

NOTE:
1. SEE PLANTING SCHEDULE, SHEET L4.04 FOR PROPOSED TREES AND SHRUBS

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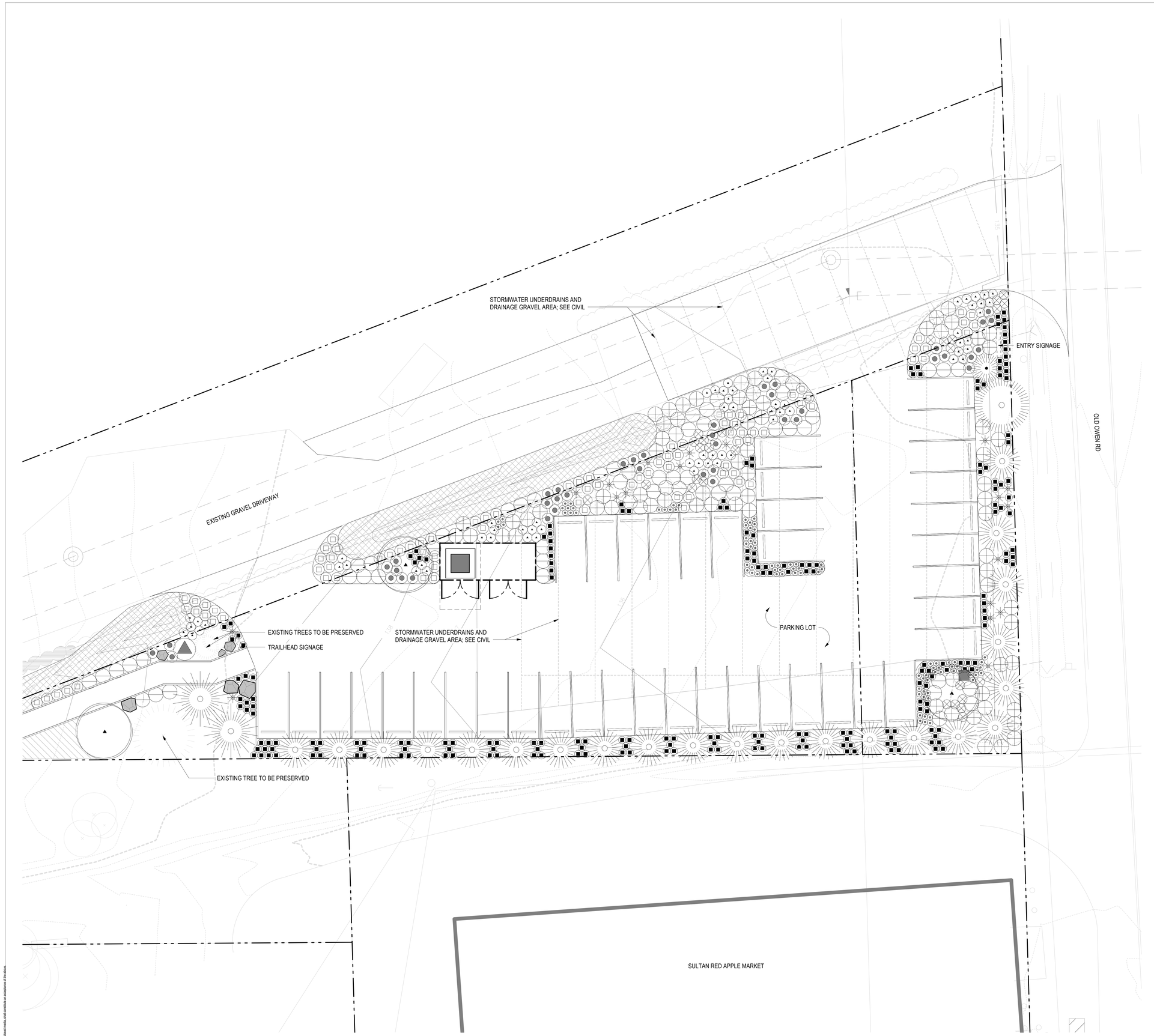

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- LIMIT OF WORK LINE
- EXISTING EVERGREEN TREE TO BE PRESERVED
- EXISTING DECIDIUOUS TREE TO BE PRESERVED
- EXISTING EVERGREEN HEDGE TO BE PRESERVED
- 5-MAN BOULDER
- 4-MAN BOULDER
- 3-MAN BOULDER
- 2-MAN BOULDER
- HYDROSEED - NATIVE BIOSWALE SEED MIX
- HYDROSEED - NATIVE MEADOW SEED MIX
- PROPOSED TREES AND SHRUBS; SEE PLANTING SCHEDULE SHEET L4.04 — 7 L4.10, 11 L4.10, 16 L4.10

1 PLANTING PLAN - PARKING
1" = 10'-0"

0' 2.5' 5' 10'

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DATE
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SHEET NUMBER
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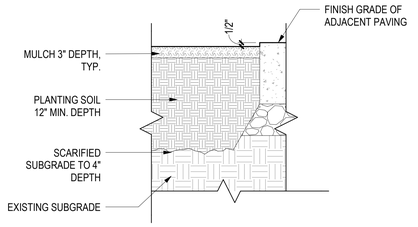
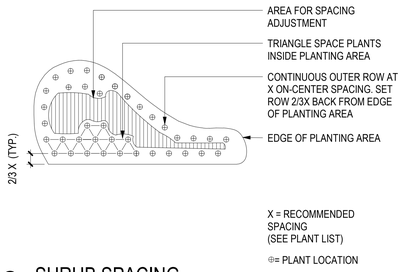


1 PLANTING AREA AT PAVING
1 1/2" = 1'-0"

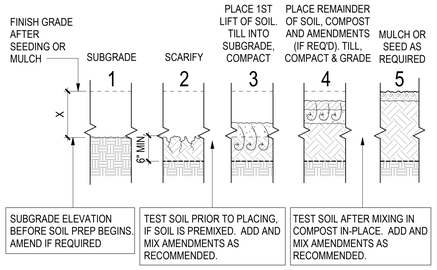


2 SHRUB SPACING
NTS

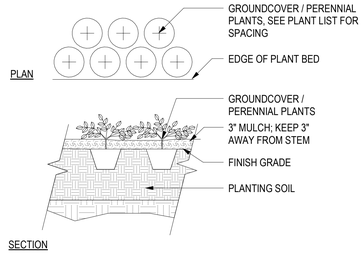
DIAGRAMMATIC ILLUSTRATION OF SPECIFIED SOIL PREPARATION REQUIREMENTS FOR PLANTING AREAS WITH SOIL PLACED. SEE PLACEMENT SCHEDULE FOR MORE INFORMATION

X =VARIES. INCLUDES ALL LAYERS TO BE INSTALLED:

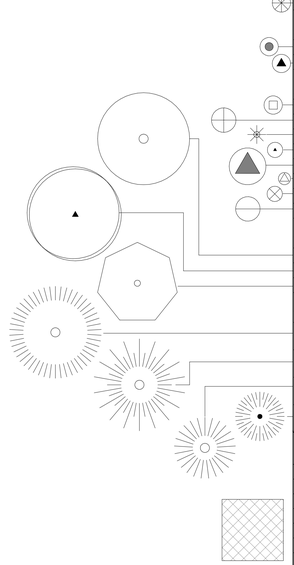
-PLANTING SOIL
-COMPOST
-MULCH



6 SOIL PREP
NTS



7 GROUNDCOVER
1/8" = 1'-0"



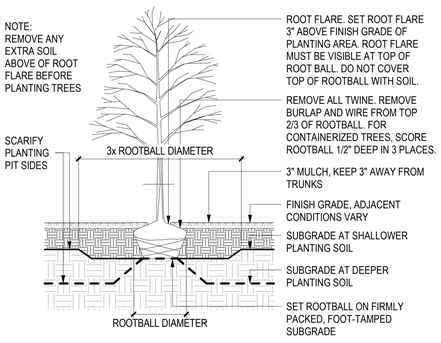
PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT CONDITION	ON-CENTER SPACING	NATIVE	COMMENTS
GROUNDCOVER								
274	ARC UVA	Arctostaphylos uva-ursi	VANCOUVER JADE KINNIKINNICK	1 GAL	CONT	12"	Y	FULL AND SPREADING
PERENNIALS								
13	ACH MIL	Achillea millefolium	COMMON YARROW	1 GAL	CONT	18"	Y	FULL, BUSHY, EVEN
33	ATH FIL	Athyrium filix-femina	LADY FERN	3 GAL	CONT	12"	Y	FULL, BUSHY, EVEN; FIVE FRONDS MIN.
29	DES CES	Deschampsia cespitosa	TUFTED HAIR GRASS	3 GAL	CONT	12"	Y	UPRIGHT, MINIMAL BENT LEAVES
30	FES ROE	Festuca roemeri	ROEMERS FESCUE	3 GAL	CONT	12"	Y	UPRIGHT, MINIMAL BENT LEAVES
47	IRI TEN	Iris tenax	TOUGH-LEAF IRIS	3 GAL	CONT	12"	Y	UPRIGHT, MINIMAL BENT LEAVES
40	LUP POL	Lupinus polyphyllus	BIGLEAF LUPINE	3 GAL	CONT	36"	Y	FULL, BUSHY, EVEN
1	PEN CAR	Penstemon cardwellii	PENSTEMON	3 GAL	CONT	12"	Y	FULL, BUSHY, EVEN
175	SES AUT	Seslaria autumnalis	AUTUMN MOOR GRASS	3 GAL	CONT	18"		UPRIGHT, MINIMAL BENT LEAVES
39	XER TEN	Xerophyllum tenax	COMMON BEARGRASS	3 GAL	CONT	36"	Y	FULL, BUSHY, EVEN
SHRUBS - DECIDUOUS								
67	COR SER	Cornus sericea 'Kelseyi'	KELSEY DOGWOOD	3 GAL	CONT	36"	Y	FULL, BUSHY, EVEN
24	VAC CAE	Vaccinium caespitosum	DWARF BLUEBERRY	3 GAL	CONT	36"	Y	FULL, BUSHY, EVEN
SHRUBS - EVERGREEN								
189	GAU SHA	Gaultheria shallon	SALAL	3 GAL	CONT	36"	Y	FULL, BUSHY, EVEN
80	JUN HOR	Juniperus horizontalis	SPREADING JUNIPER	3 GAL	CONT	48"		FULL AND SPREADING
19	JUN SCO	Juniperus scopulorum 'Skyrocket'	SKYROCKET JUNIPER	5 GAL	CONT	AS SHOWN		FULL, EVENLY BRANCHED, UPRIGHT, SYMMETRICAL
104	MAH NER	Mahonia nervosa	OREGON GRAPE	3 GAL	CONT	30"	Y	FULL, BUSHY, EVEN
22	MYR CAL	Myrica californica	CALIFORNIA WAX MYRTLE	5 GAL	CONT	AS SHOWN	Y	FULL AND BUSHY, HT 4'-0" AT INSTALLATION
39	PHY EMP	Phyllodoce empetriformis	PINK MOUNTAIN HEATHER	3 GAL	CONT	12"	Y	FULL, BUSHY, EVEN
156	POL MUN	Polystichum munitum	SWORD FERN	3 GAL	CONT	30"	Y	FULL, BUSHY, EVEN
125	VAC OVA	Vaccinium ovatum	EVERGREEN HUCKLEBERRY	3 GAL	CONT	36"	Y	FULL, BUSHY, EVEN; FIVE FRONDS MIN.
TREES - DECIDUOUS								
3	ACE CIR	Acer circinatum	VINE MAPLE	12' HT	B&B	AS SHOWN	Y	MULTISTEM; MIN. OF 3 STEMS. LANDSCAPE ARCHITECT TO TAG AT NURSERY
9	AME ALN	Amelanchier alnifolia	SERVICEBERRY	3" CAL	B&B	AS SHOWN	Y	MULTISTEM; MIN. OF 3 STEMS. LANDSCAPE ARCHITECT TO TAG AT NURSERY
8	POP TRE	Populus tremuloides	QUAKING ASPEN	3" CAL	B&B	AS SHOWN	Y	SINGLE TRUNK; LANDSCAPE ARCHITECT TO TAG AT NURSERY
TREES - EVERGREEN								
9	ABI LAS	Abies lasiocarpa	SUBALPINE FIR	12' HT	B&B	AS SHOWN	Y	FULL AND EVEN BRANCHING STRUCTURE, BRANCHED WITHIN 12" OF GROUND; LANDSCAPE ARCHITECT TO TAG AT NURSERY
2	CAL DEC	Calocedrus decurrens	CALIFORNIA INCENSE CEDAR	12' HT	B&B	AS SHOWN		FULL AND EVEN BRANCHING STRUCTURE, BRANCHED WITHIN 12" OF GROUND; LANDSCAPE ARCHITECT TO TAG AT NURSERY
22	CUP LEY	Cupressus x leylandii	LEYLAND CYPRESS	10 GAL	CONT	AS SHOWN		FULL AND EVEN BRANCHING STRUCTURE, BRANCHED WITHIN 12" OF GROUND; LANDSCAPE ARCHITECT TO TAG AT NURSERY
10	TSU MER	Tsuga mertensiana	MOUNTAIN HEMLOCK	5 GAL	CONT	AS SHOWN	Y	FULL AND EVEN BRANCHING STRUCTURE, LANDSCAPE ARCHITECT TO TAG AT NURSERY

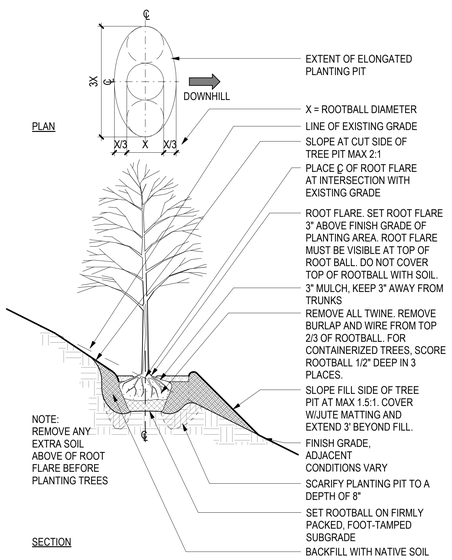
NATIVE BIOSWALE SEED MIX 10-20 LBS PER ACRE					
25%	Hordeum brachyantherum	MEADOW BARLEY	HYDROSEED	Y	
15%	Danthonia californica	CALIFORNIA OATGRASS	HYDROSEED	Y	
10%	Elymus glaucus	BLUE WILDRYE	HYDROSEED	Y	
10%	Bromus carinatus	CALIFORNIA BROME	HYDROSEED	Y	
10%	Festuca roemeri	ROEMER'S FESCUE	HYDROSEED	Y	
10%	Deschampsia cespitosa	TUFTED HAIRGRASS	HYDROSEED	Y	
10%	Agrostis exarata	SPIKE BENTGRASS	HYDROSEED	Y	
5%	Alopecurus geniculatus	WATER FOXTAIL	HYDROSEED	Y	
5%	Deschampsia elongata	SLENDER HAIRGRASS	HYDROSEED	Y	

NATIVE MEADOW SEED MIX 30-40 LBS PER ACRE					
30%	Bromus carinatus	CALIFORNIA BROME	HYDROSEED	Y	
20%	Hordeum brachyantherum	MEADOW BARLEY	HYDROSEED	Y	
12%	Lupinus rivularis	STREAMBANK LUPINE	HYDROSEED	Y	
11%	Eschscholzia californica	CALIFORNIA POPPY	HYDROSEED	Y	
9%	Clarkia amoena	FAREWELL TO SPRING	HYDROSEED	Y	
6%	Achillea millefolium	WESTERN YARROW	HYDROSEED	Y	
6%	Prunella vulgaris v. lanceolata	LANCE SELF-HEAL	HYDROSEED	Y	
6%	Nemophila menziesii	BABY BLUE EYES	HYDROSEED	Y	

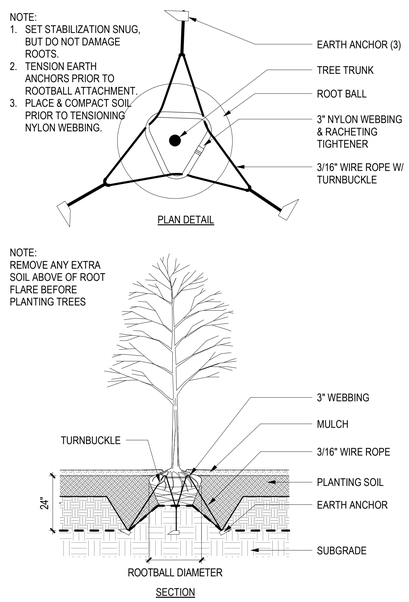
NOTES
1. PLANT SIZE AND SPACING DEMONSTRATE PLANT COVERAGE OF ALL PLANTING AREAS WITHIN THREE GROWING SEASONS WITH A COMBINATION OF SHRUBS, PERENNIALS AND GROUNDCOVERS.
2. ALL PLANTING AREAS TO BE SUPPLIED WITH A PERMANENT OR TEMPORARY IRRIGATION SYSTEM FOR A MINIMUM OF (2) GROWING SEASONS TO ENSURE ADEQUATE ESTABLISHMENT. ALL PLANTING AREAS TO BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM PER IRRIGATION DRAWINGS AND SPECS.
3. ALL PLANTING AREAS TO RECEIVE MIN 3" DEPTH MULCH.
4. ALL TREES SHALL BE SELECTED AND TAGGED BY LANDSCAPE ARCHITECT AT NURSERY.
5. CONTRACTOR SHALL SUPPLY PLANTS OF THE SIZE SPECIFIED. IF CONTRACTOR IS UNABLE TO LOCATE PLANT MATERIAL OF THE SIZE SPECIFIED, LANDSCAPE ARCHITECT WILL BE CONTACTED FOR INSTRUCTIONS AT LEAST THREE MONTHS IN ADVANCE OF PLANTING DATE.
6. CONTRACTOR SHALL PLACE PLANT MATERIALS SO THEY DO NOT INTERFERE WITH IRRIGATION SYSTEM OR INHIBIT REQUIRED COVERAGE. PLANT LOCATIONS MAY BE ADJUSTED AS LONG AS DESIGN INTENT IS NOT COMPROMISED. IF A CONFLICT OCCURS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL OF ANY MAJOR MODIFICATIONS.
7. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 72 HOURS PRIOR TO PLANTING FOR APPROVAL OF PLANT MATERIAL AND LAYOUT.
8. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL THROUGH END OF 12 MONTH MAINTENANCE PERIOD.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE IN A SAFE AND CLEAN CONDITION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING OR REPLACING, AT THEIR OWN EXPENSE, ANY PLANT MATERIAL OR TREES DAMAGED OR DESTROYED AS A RESULT OF CONTRACTOR NEGLIGENCE AND/OR CONSTRUCTION OPERATIONS. LIKEWISE, THEY SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGE ON ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE LIMITS OF WORK, AS A RESULT OF CONTRACTOR NEGLIGENCE AND/OR CONSTRUCTION OPERATIONS. THE DAMAGED ITEMS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER.



16 TREE PLANTING
3/8" = 1'-0"



17 TREE PLANTING ON SLOPE
3/8" = 1'-0"



18 TREE PLANTING EARTH ANCHOR
3/8" = 1'-0"

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Culver City, CA 90232 / 323.937.2150

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PROJECT
THE SPRINGS LLC

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS

DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT LANDSCAPE ARCHITECT
EJ / AJ
PROJECT TEAM MEMBERS
CR
CHECK
KB / DG

TITLE
PLANTING SCHEDULE & DETAILS

PROJECT NO.
2121100
DATE
02/09/22

SHEET NUMBER
L4.10
DESIGN DEVELOPMENT

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ORIGINAL SHEET SIZE 36" x 42"

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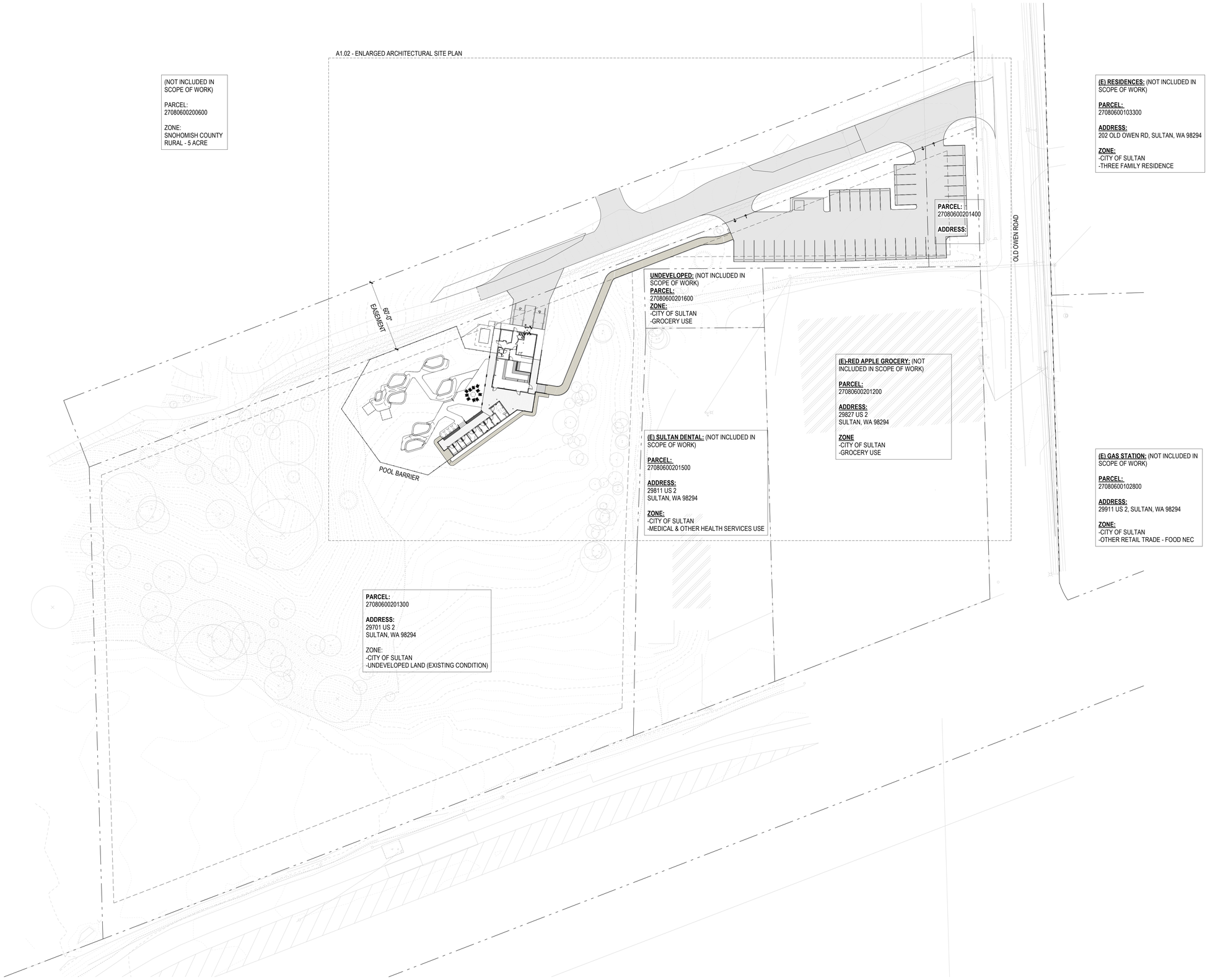

1 ARCHITECTURAL OVERALL SITE PLAN
1/32" = 1'-0"

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LOCATION
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SULTAN, WA 98294

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THE SPRINGS LLC

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DESIGN PARTNER
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PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
OVERALL ARCHITECTURAL SITE PLAN

PROJECT NO.
2121100
DATE
2/9/2022

SHEET NUMBER
A1.01
DESIGN DEVELOPMENT

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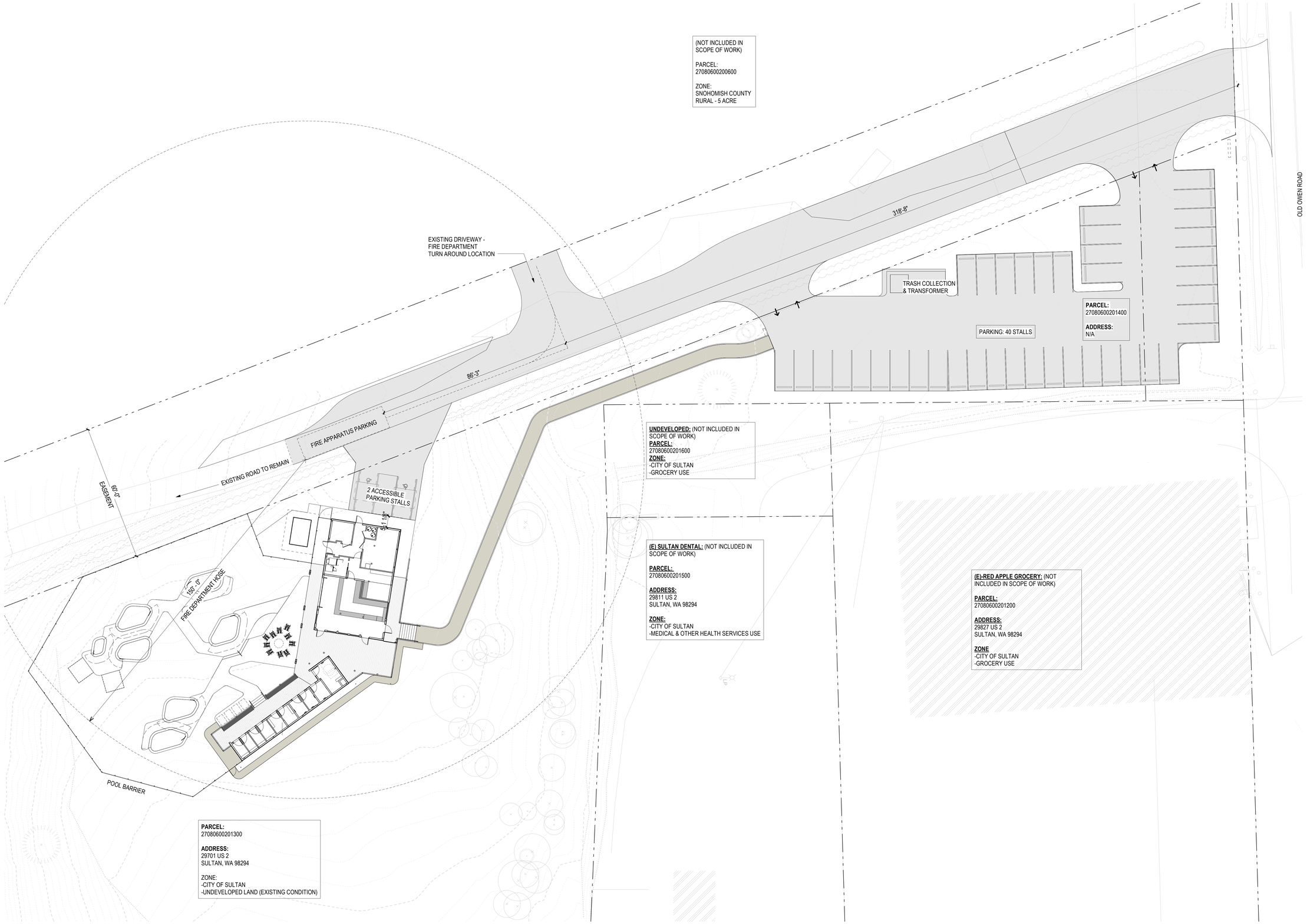

1 ARCHITECTURAL SITE PLAN
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PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

DATE	ISSUE

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DESIGN PARTNER
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PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
ENLARGED ARCHITECTURAL SITE PLAN

PROJECT NO.
2121100
DATE
2/9/2022

SHEET NUMBER
A1.02
DESIGN DEVELOPMENT

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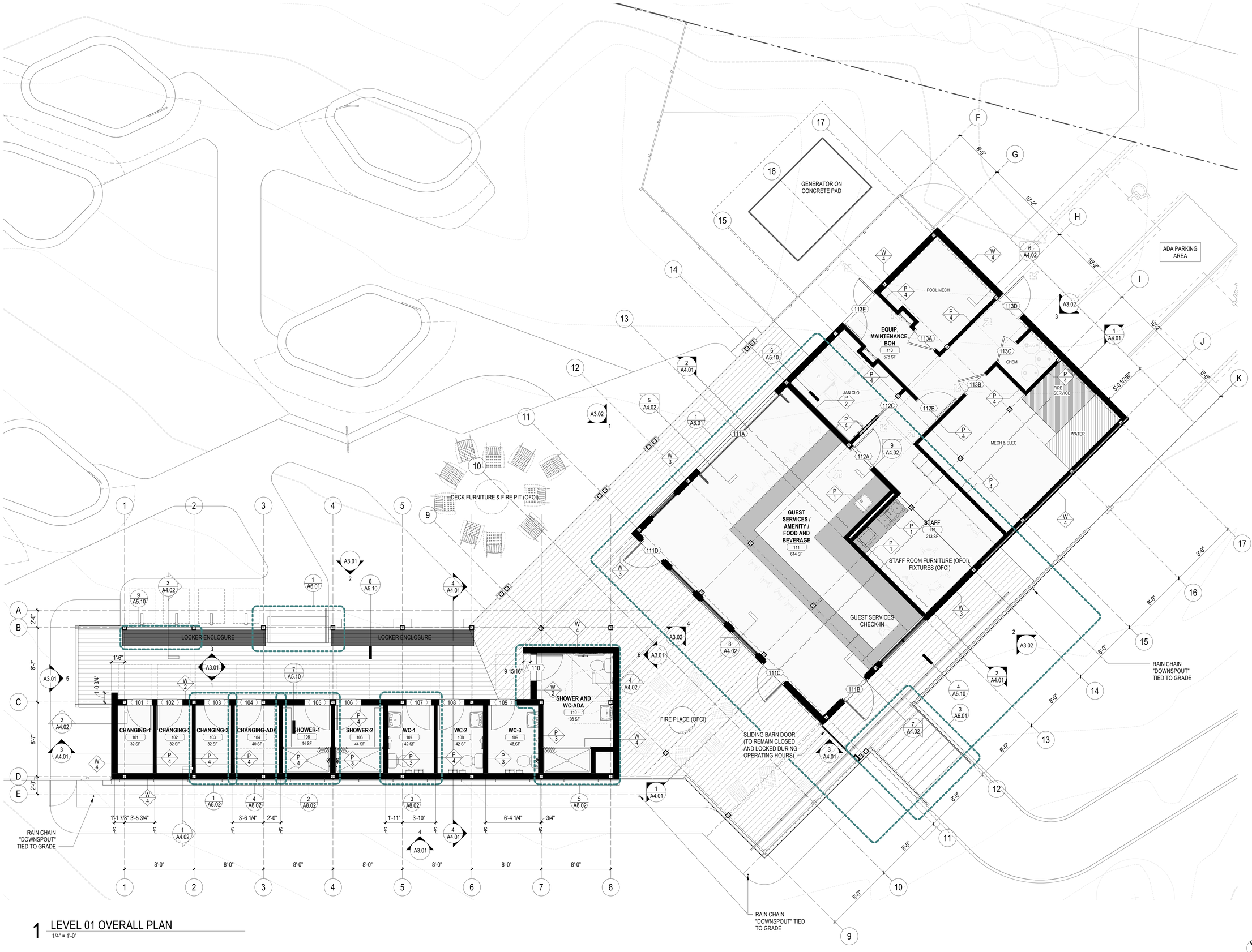

1 LEVEL 01 OVERALL PLAN
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ORIGINAL SHEET SIZE 30" x 42"

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PROJECT TEAM MEMBERS
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2121100
DATE
2/9/2022

SHEET NUMBER
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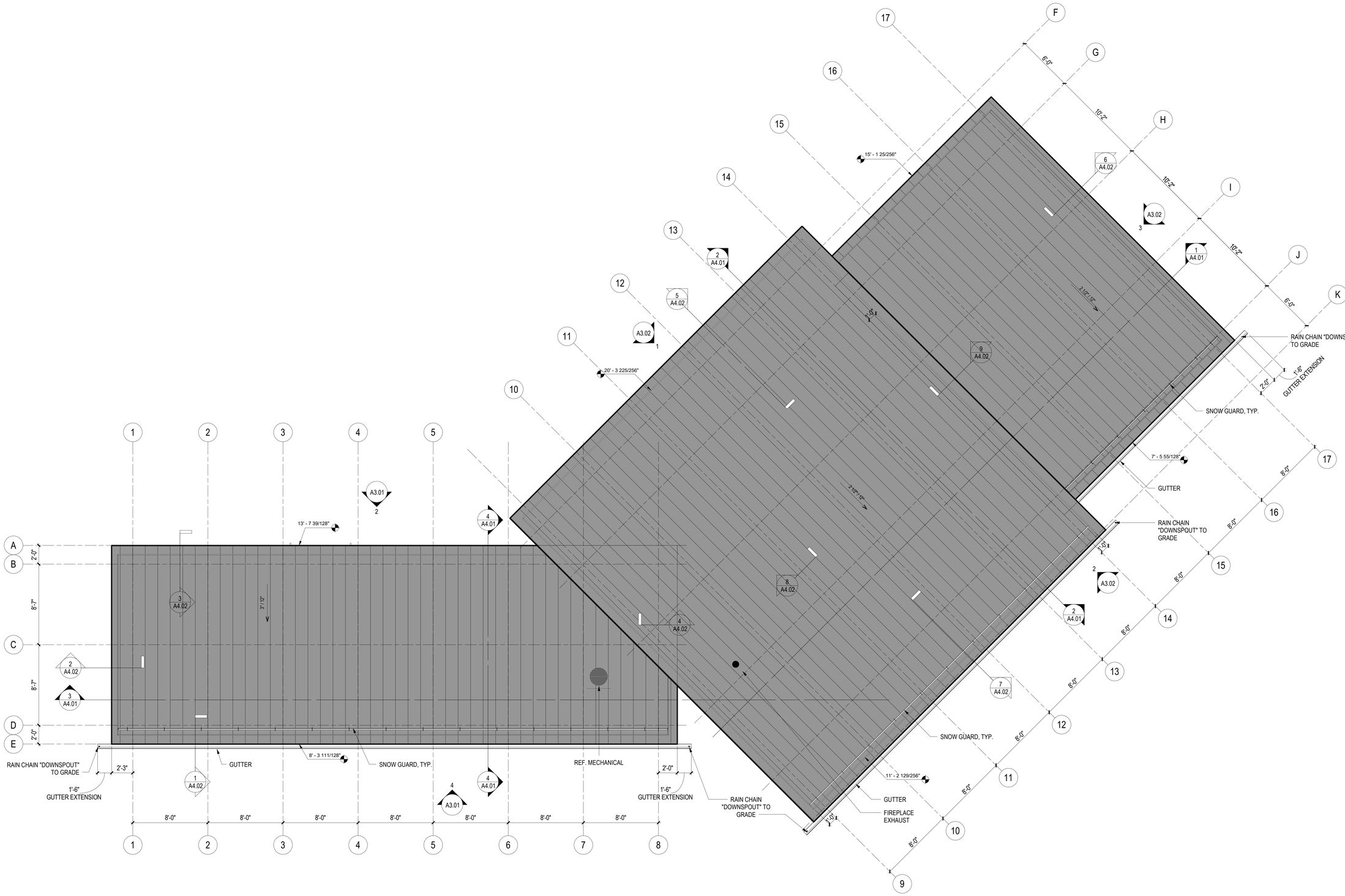

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TITLE
ROOF PLAN

PROJECT NO.
2121100
DATE
2/9/2022

SHEET NUMBER
A2.02
DESIGN DEVELOPMENT

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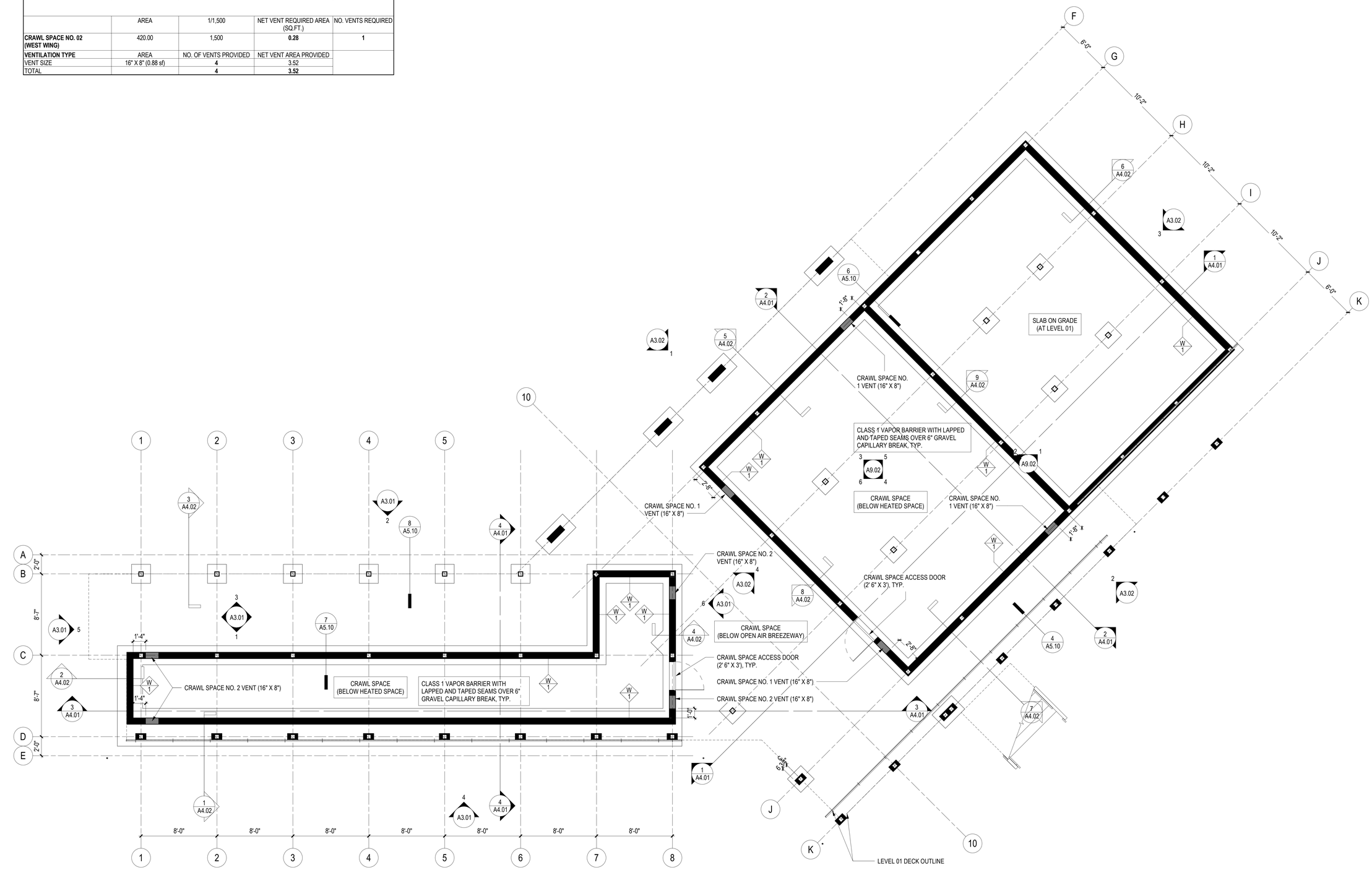
CRAWL SPACE VENT CALCULATIONS				
1202.4.1.2 Ventilation Area for Crawl Spaces With Covered Floors The net area of ventilation openings for crawl spaces with the ground surface covered with a Class I vapor retarder shall be not less than 1 square foot for each 1,500 square feet (0.67 m2 for each 1000 m2) of crawl space area.				
	AREA (SF)	1/1,500	NET VENT REQUIRED AREA (SQ.FT.)	NO. VENTS REQUIRED
CRAWL SPACE NO. 01 (EAST WING)	700.00	1,500	**0.47**	**1**
VENTILATION TYPE	AREA	NO. OF VENTS PROVIDED	NET VENT AREA PROVIDED	
VENT SIZE	16" X 8" (0.88 sf)	**4**	3.52	
TOTAL		**4**	**3.52**	
	AREA	1/1,500	NET VENT REQUIRED AREA (SQ.FT.)	NO. VENTS REQUIRED
CRAWL SPACE NO. 02 (WEST WING)	420.00	1,500	**0.28**	**1**
VENTILATION TYPE	AREA	NO. OF VENTS PROVIDED	NET VENT AREA PROVIDED	
VENT SIZE	16" X 8" (0.88 sf)	**4**	3.52	
TOTAL		**4**	**3.52**	



1 CRAWL SPACE OVERALL PLAN

1/4" = 1'-0"

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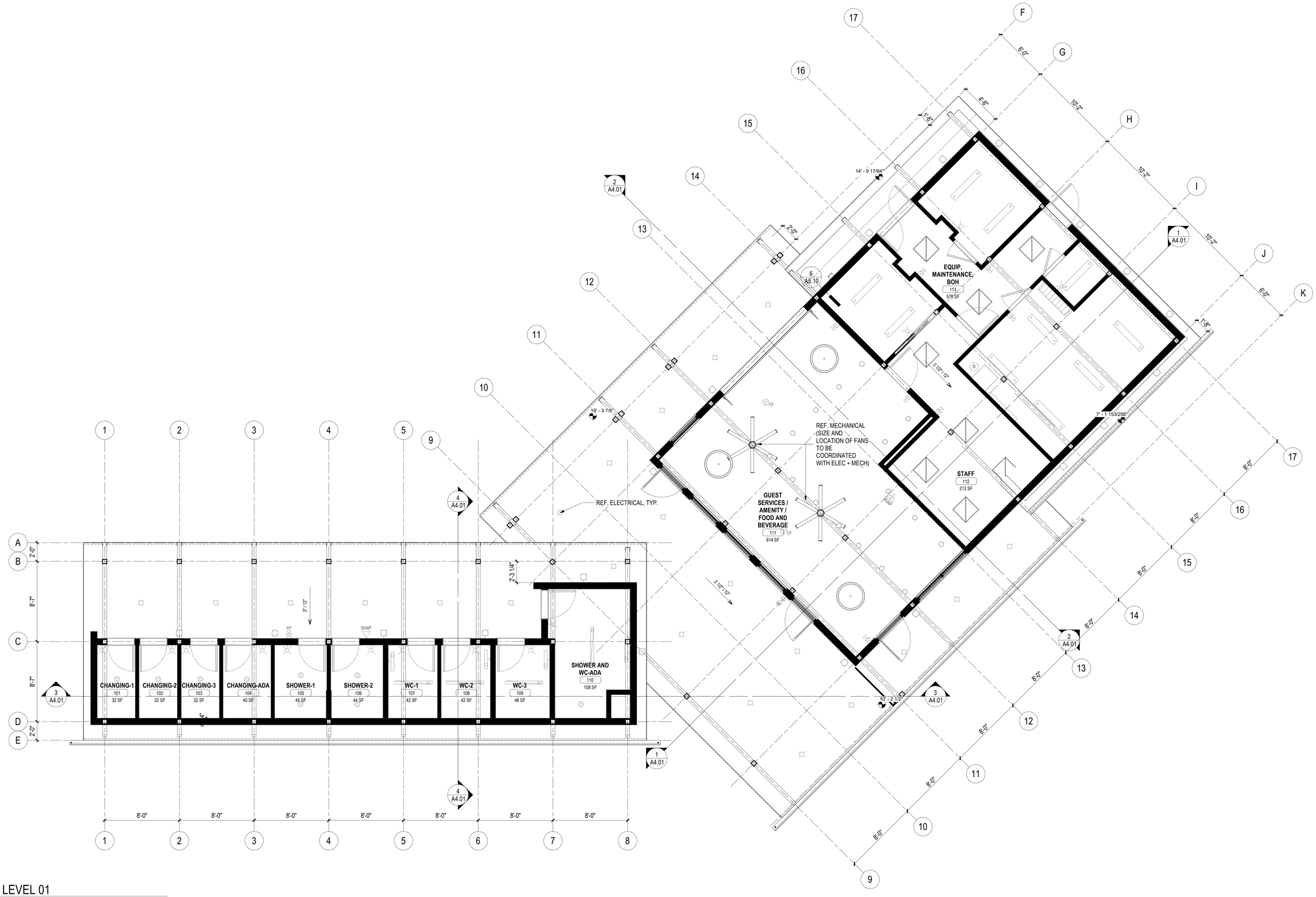

1 LEVEL 01
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ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	AREA (SQ.FT.)	BASE FINISH	FLOOR FINISH	WALL FINISH				CEILING FINISH	ROOM SCHEDULE NOTES
					NORTH	EAST	SOUTH	WEST		
LEVEL 01										
101	CHANGING-1	32	RUBBER BASE	RES-01	GWB	GWB	GWB	GWB	PLY-01	
102	CHANGING-2	32	RUBBER BASE	RES-01	GWB	GWB	GWB	GWB	PLY-01	
103	CHANGING-3	32	RUBBER BASE	RES-01	GWB	GWB	GWB	GWB	PLY-01	
104	CHANGING-ADA	40	RUBBER BASE	RES-01	GWB	GWB	GWB	GWB	PLY-01	
105	SHOWER-1	44	RUBBER BASE	RES-01	GWB	GWB	GWB	GWB	PLY-01	
106	SHOWER-2	44	RUBBER BASE	RES-01	GWB	GWB	GWB	GWB	PLY-01	
107	WC-1	42	RUBBER BASE	RES-01	GWB	GWB	GWB	GWB	PLY-01	
108	WC-2	42	RUBBER BASE	RES-01	GWB	GWB	GWB	GWB	PLY-01	
109	WC-3	46	RUBBER BASE	RES-01	GWB	GWB	GWB	GWB	PLY-01	
110	SHOWER AND WC-ADA	108	RUBBER BASE	RES-01	GWB	GWB	GWB	GWB	PLY-01	
111	GUEST SERVICES / AMENITY / FOOD AND BEVERAGE	614	WOOD	RES-01	PLY-01	PLY-01	PLY-01	PLY-01	PLY-01	
112	STAFF	213	WOOD	RES-01	PLY-01	GWB	PLY-01	PLY-01	PLY-01	
113	EQUIP, MAINTENANCE, BOH	578	WOOD	CONC-01	GWB	GWB	GWB	GWB	PLY-01	

FINISH FLOOR PLAN NOTES

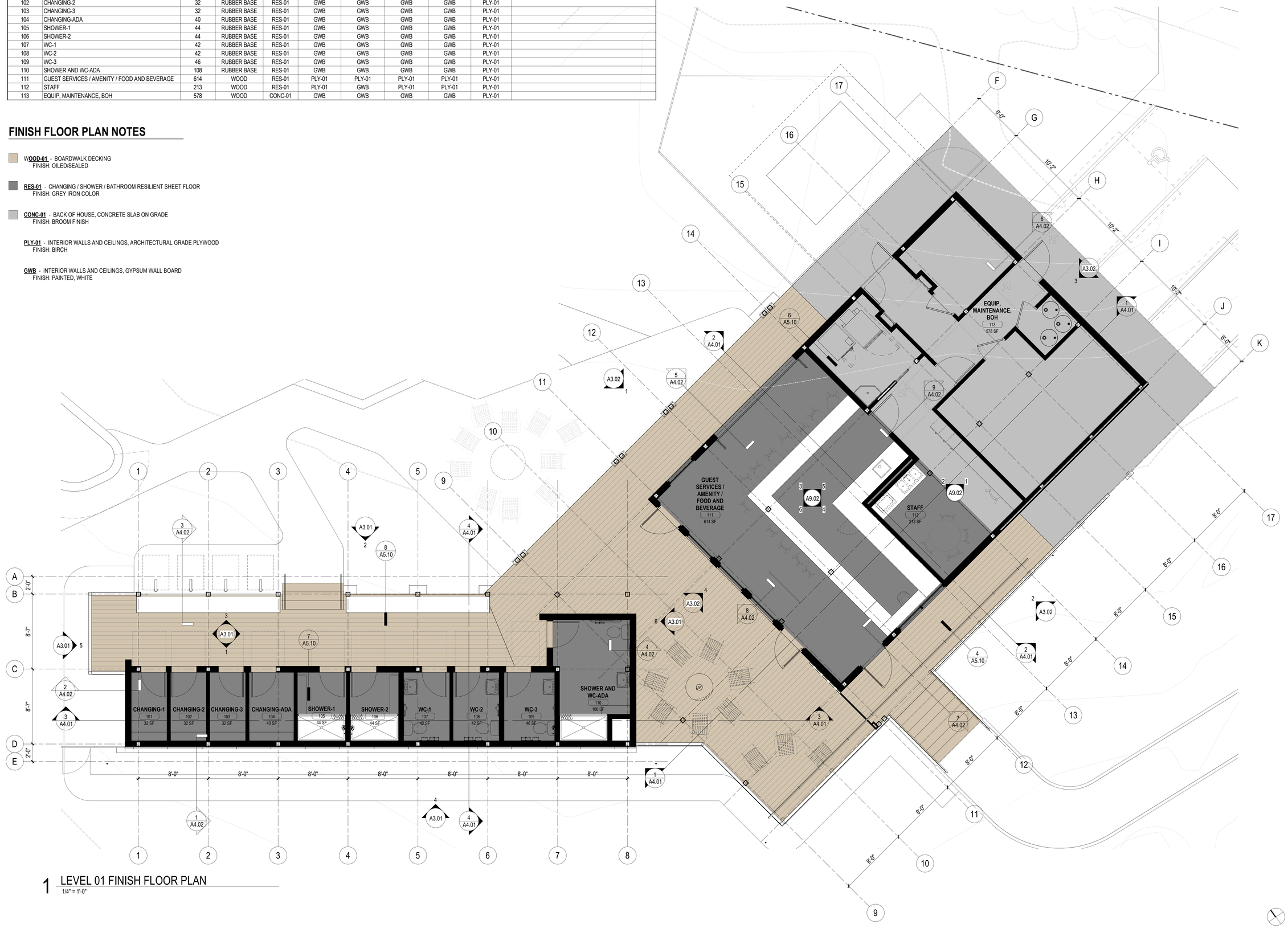
WOOD-01 - BOARDWALK DECKING
FINISH: OILED/SEALED

RES-01 - CHANGING / SHOWER / BATHROOM RESILIENT SHEET FLOOR
FINISH: GREY IRON COLOR

CONC-01 - BACK OF HOUSE, CONCRETE SLAB ON GRADE
FINISH: BROOM FINISH

PLY-01 - INTERIOR WALLS AND CEILINGS, ARCHITECTURAL GRADE PLYWOOD
FINISH: BIRCH

GWB - INTERIOR WALLS AND CEILINGS, GYPSUM WALL BOARD
FINISH: PAINTED, WHITE



1 LEVEL 01 FINISH FLOOR PLAN
1/4" = 1'-0"

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 36" x 42"

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San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

DATE / ISSUE

NO. / DATE / REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
OVERALL FINISH FLOOR PLAN

PROJECT NO
2121100
DATE
2/9/2022

SHEET NUMBER
A2.21
DESIGN DEVELOPMENT

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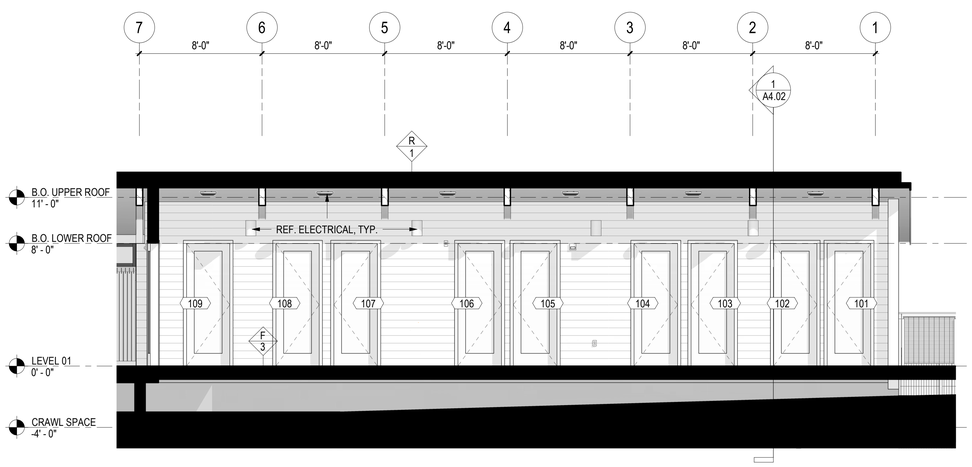
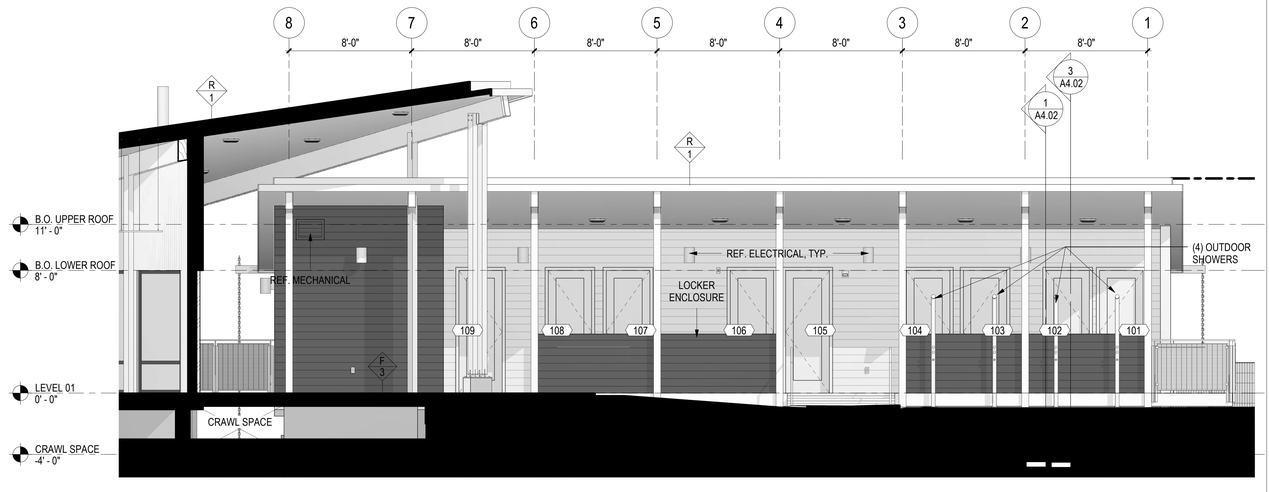


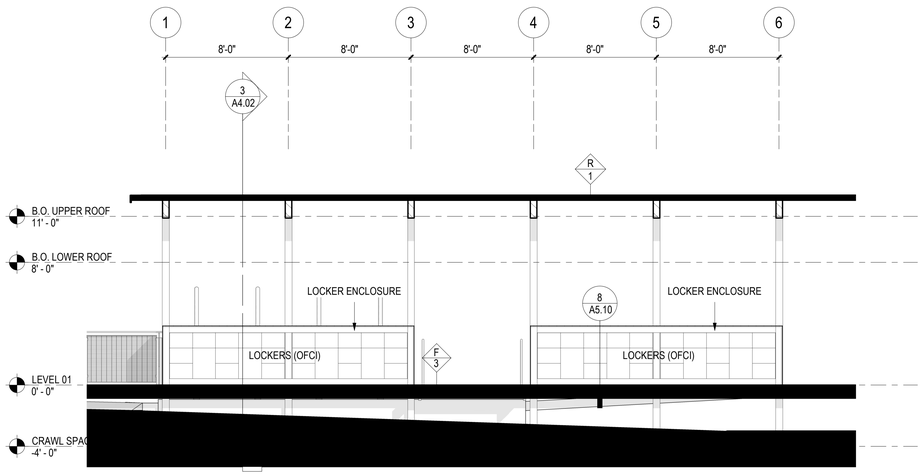
1 SOUTH BREEZEWAY ELEVATION_WEST WING

1/4" = 1'-0"



2 NORTH ELEVATION_WEST WING

1/4" = 1'-0"



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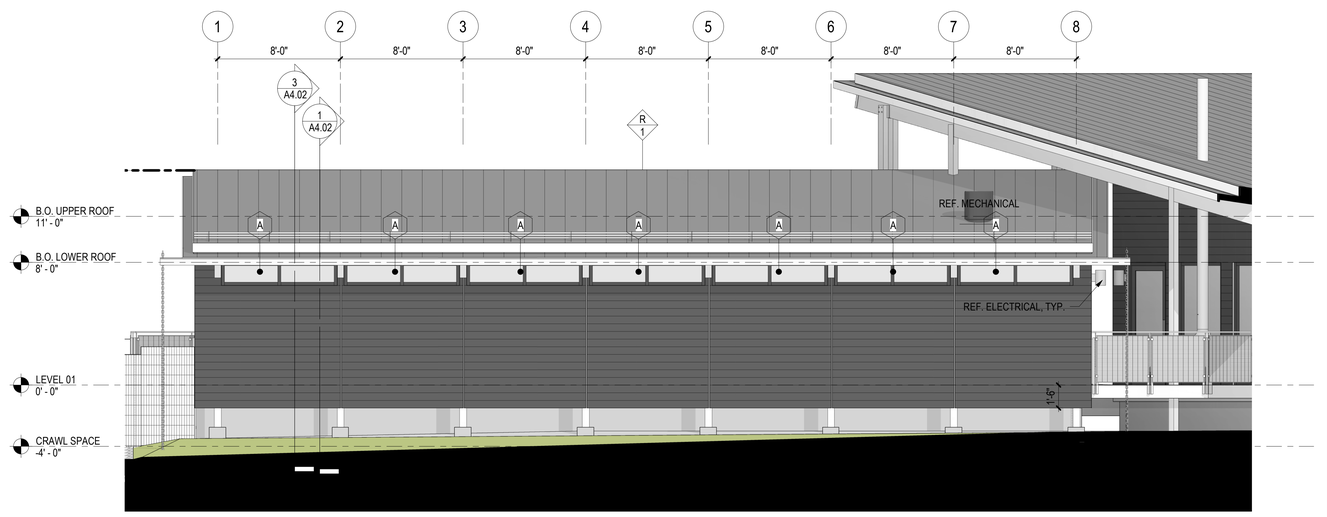
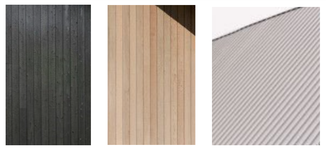
1/4" = 1'-0"



4 SOUTH ELEVATION_WEST WING

1/4" = 1'-0"

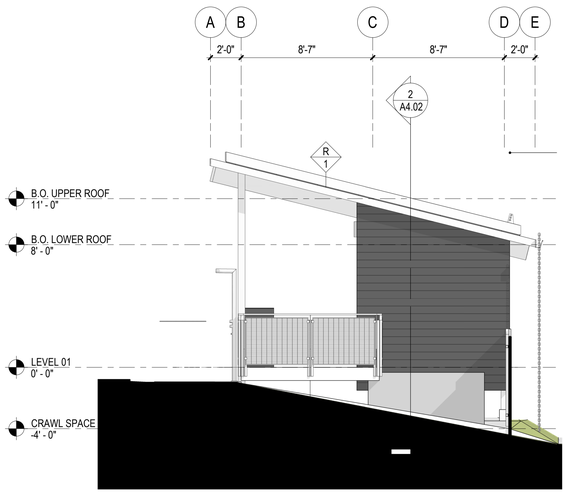
ELEVATION FINISH NOTES



WALL - WOOD - 1X6 SPRUCE CLADDING, PAINTED
FINISH: BLACK

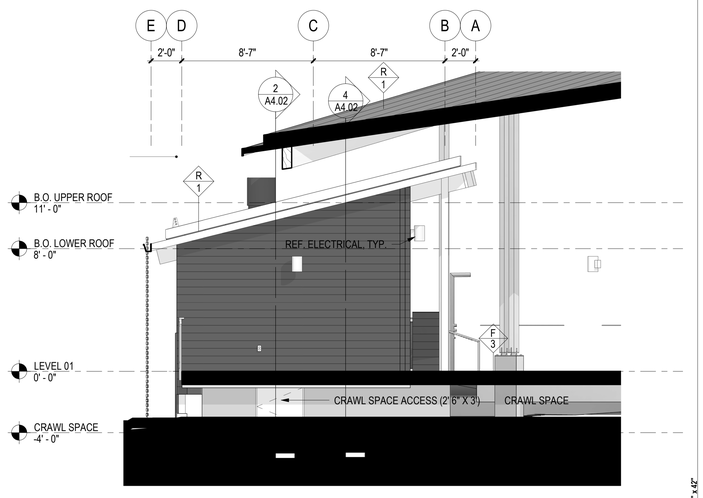
WALL - WOOD - 1X6 CEDAR SIDING, STAINED
FINISH: CLEAR

ROOF - METAL - STANDING SEAM METAL ROOF OVER SIPS
FINISH: VINTAGE



5 WEST ELEVATION_WEST WING

1/4" = 1'-0"



6 EAST ELEVATION_WEST WING

1/4" = 1'-0"

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San Francisco, CA 94104 / 415.956.0688

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PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
ELEVATIONS - WEST WING

PROJECT NO.
2121100
DATE
2/9/2022

SHEET NUMBER
A3.01
DESIGN DEVELOPMENT

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ORIGINAL SHEET SIZE 30" x 42"

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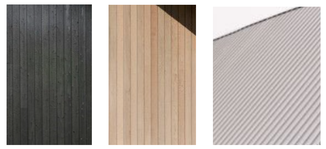
2/9/2022 1:35:13 PM

ELEVATION FINISH NOTES



WALL - WOOD - 1X6 SPRUCE CLADDING, PAINTED
FINISH: BLACK

WALL - WOOD - 1X6 CEDAR SIDING, STAINED
FINISH: CLEAR

ROOF - METAL - STANDING SEAM METAL ROOF OVER SIPS
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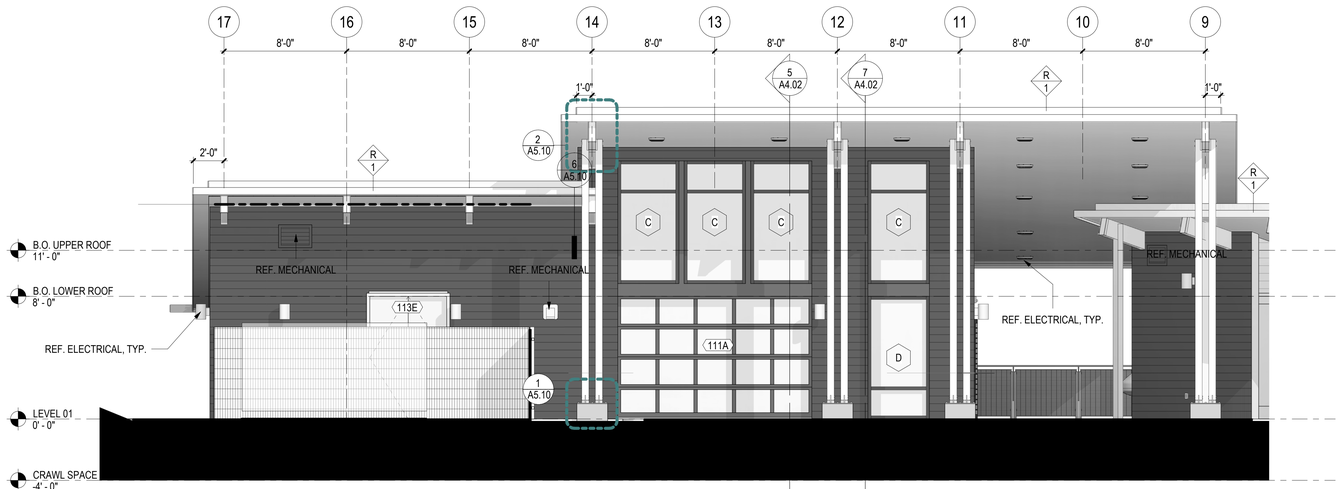
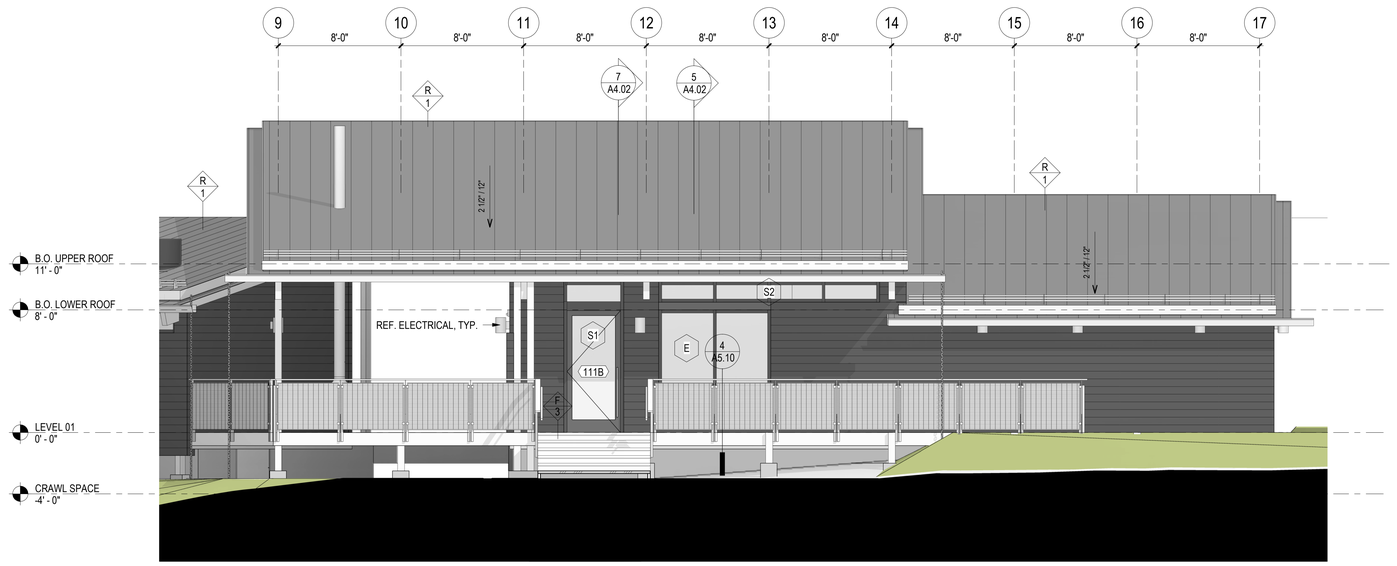
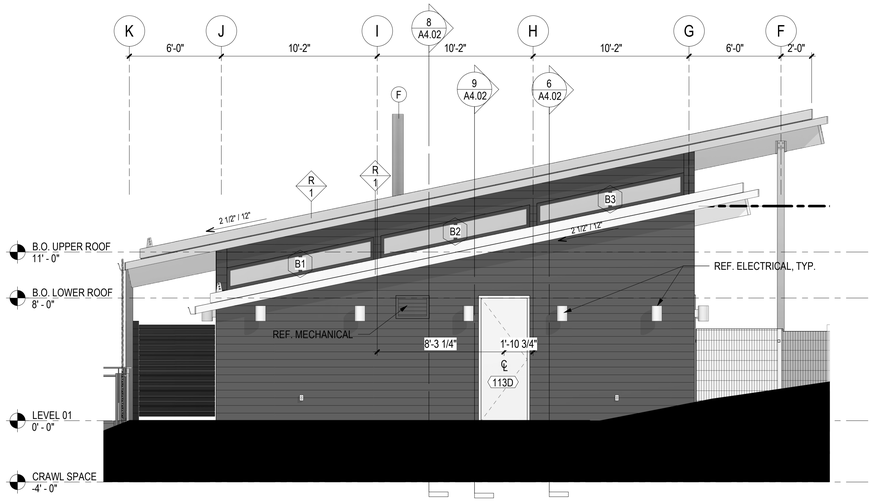


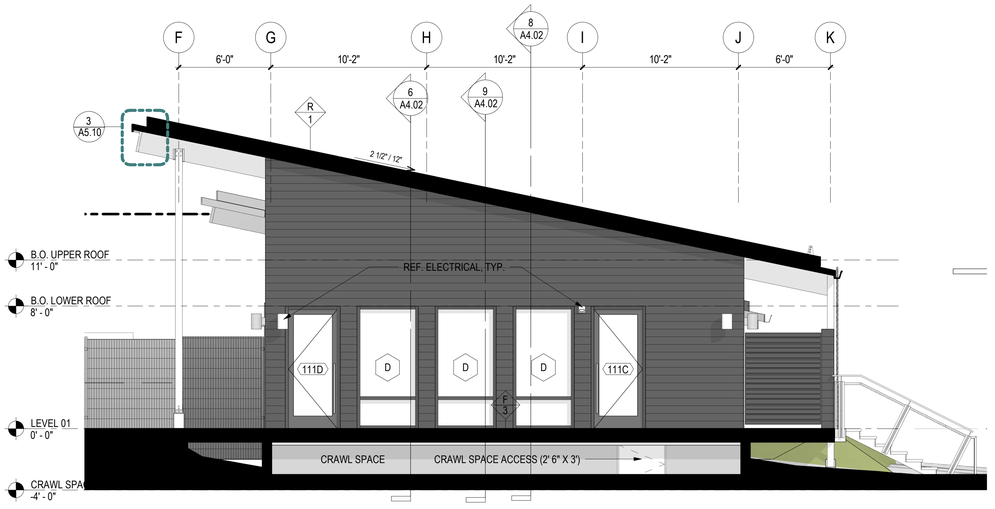
1 NORTHWEST ELEVATION_EAST WING
1/4" = 1'-0"



2 SOUTHEAST ELEVATION_EAST WING
1/4" = 1'-0"



3 NORTHEAST ELEVATION_EAST WING
1/4" = 1'-0"



4 WEST ELEVATION_EAST WING
1/4" = 1'-0"

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THE SPRINGS LLC

DATE	ISSUE

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DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
ELEVATIONS - EAST WING

PROJECT NO.
2121100
DATE
2/9/2022

SHEET NUMBER
A3.02
DESIGN DEVELOPMENT

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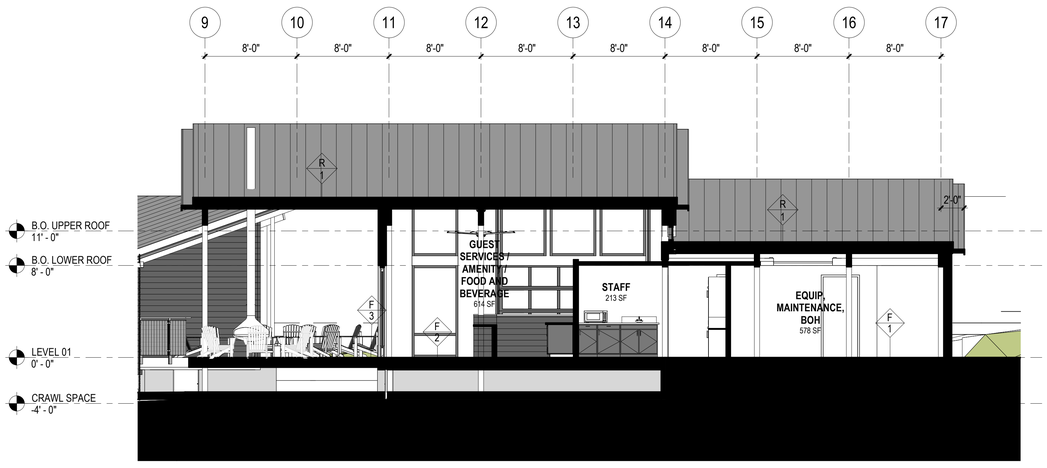
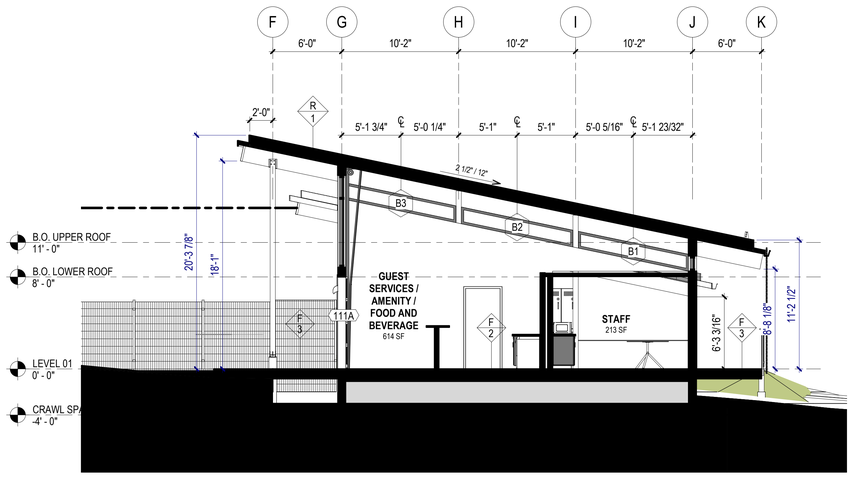
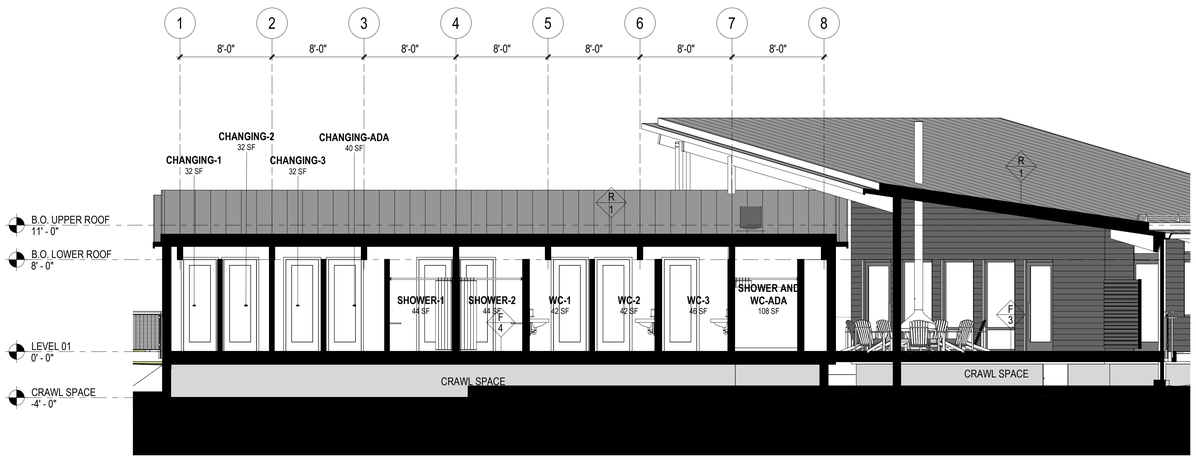


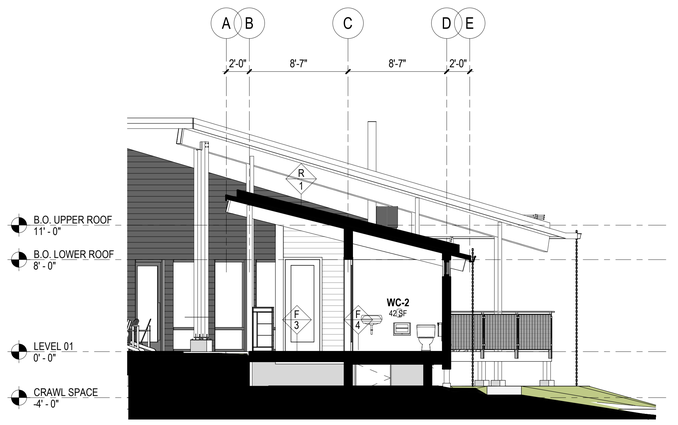
1 LONGITUDINAL SECTION_EAST WING
3/16" = 1'-0"



2 TRANSVERSE SECTION_EAST WING
3/16" = 1'-0"



3 LONGITUDINAL SECTION_WEST WING
3/16" = 1'-0"



4 TRANSVERSE SECTION_WEST WING
3/16" = 1'-0"

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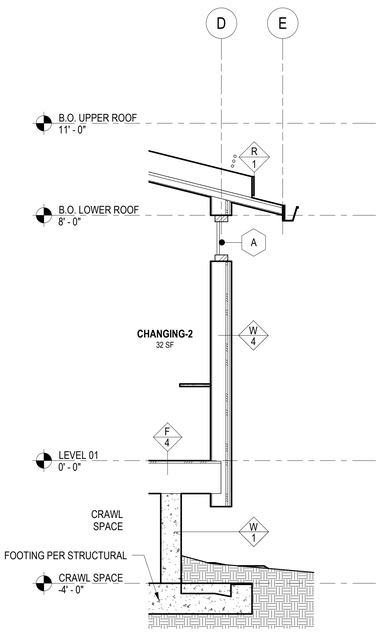
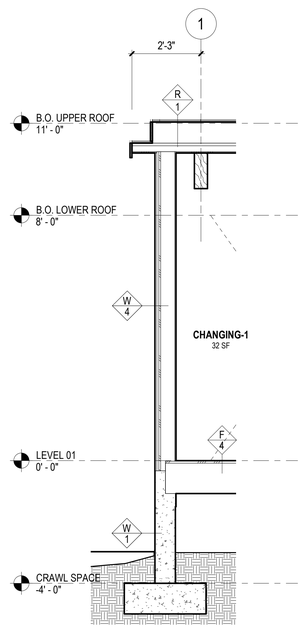
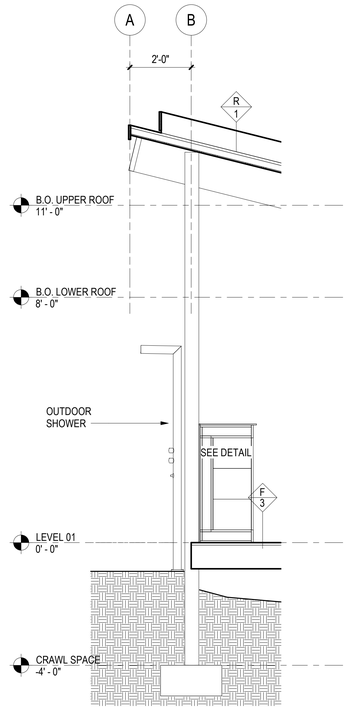


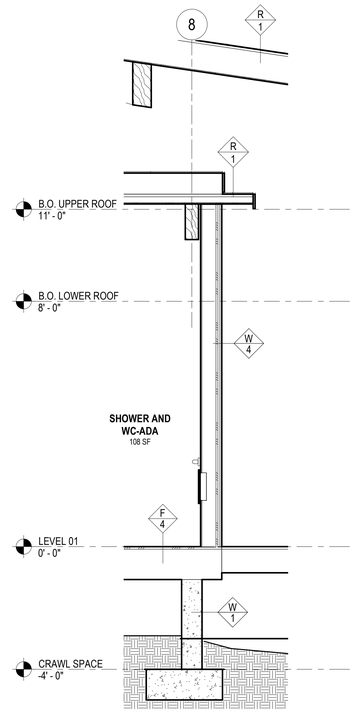
1 WALL SECTION 01_WW SOUTH WALL
1/2" = 1'-0"



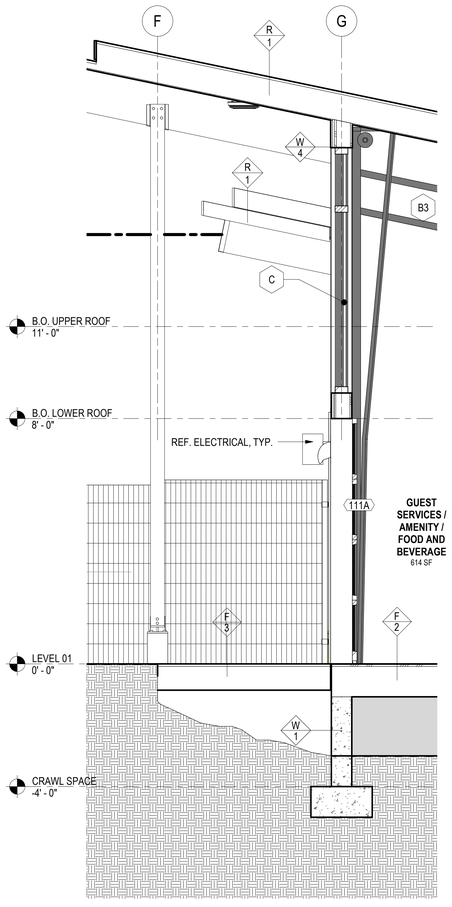
2 WALL SECTION 03_WW WEST WALL
1/2" = 1'-0"



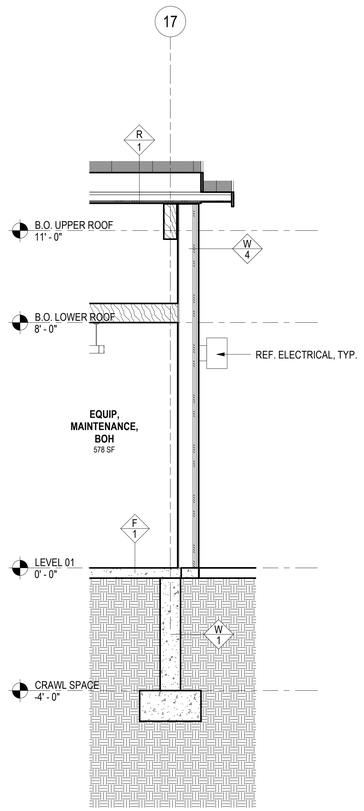
3 WALL SECTION 02_WW NORTH WALL
1/2" = 1'-0"



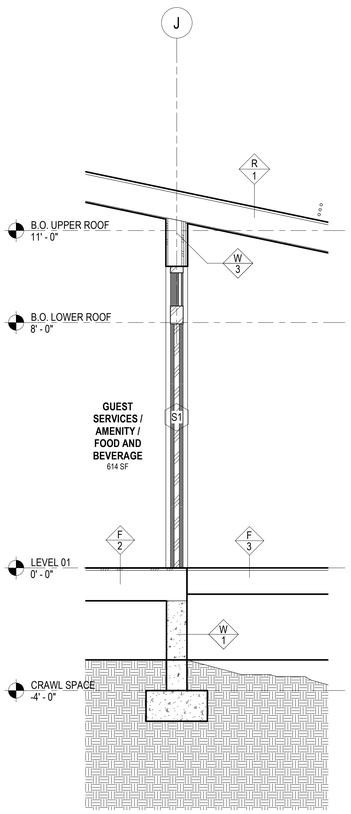
4 WALL SECTION 04_WW EAST WALL
1/2" = 1'-0"



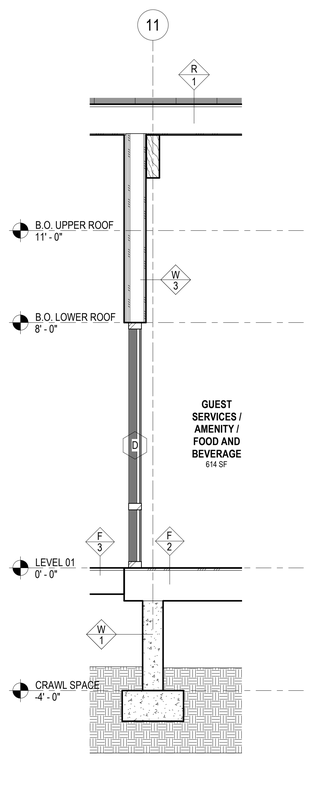
5 WALL SECTION 05_EW NW WALL
1/2" = 1'-0"



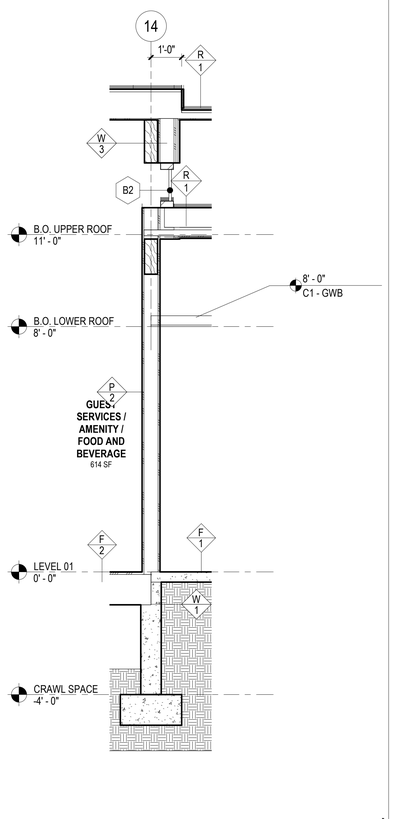
6 WALL SECTION 06_EW NE WALL1
1/2" = 1'-0"



7 WALL SECTION 07_EW SE WALL
1/2" = 1'-0"



8 WALL SECTION 08_EW SW WALL
1/2" = 1'-0"



9 WALL SECTION 09_EW MID ROOF
1/2" = 1'-0"

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Culver City, CA 90232 / 323.937.2150

mithun.com

PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
WALL SECTIONS

PROJECT NO.
2121100
DATE
2/9/2022

SHEET NUMBER
A4.02
DESIGN DEVELOPMENT

ORIGINAL SHEET SIZE: 36" x 42"

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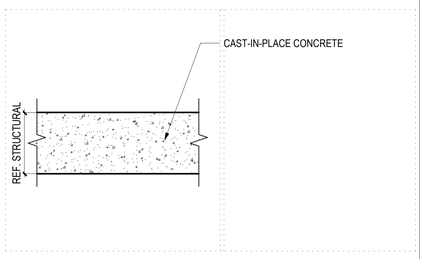
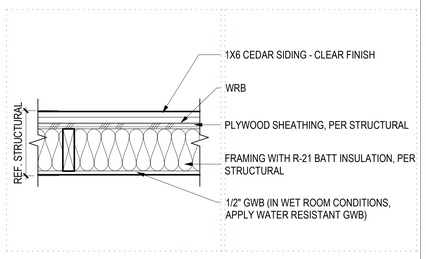
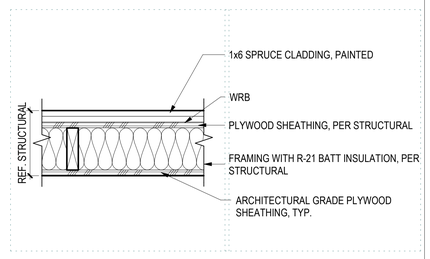
EXTERIOR WALLS:



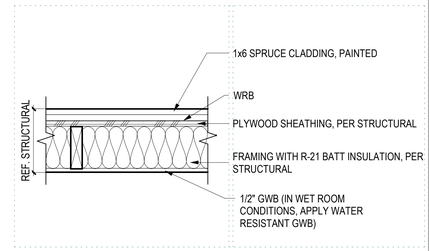
W1 - CONCRETE WALL	THERMAL		FIRE	
	R-V	U-V	RATING	TEST
W1	R-##	0.##	NR	IBC T 721.1(2) ITEM #4.1.1



W2 - FINISHED CEDAR SIDING - 2X6 FRAMING	THERMAL		FIRE	
	R-V	U-V	RATING	TEST
W2	R-21		NR	-



W3 - PAINTED SPRUCE SIDING - 2X6 FRAMING	THERMAL		FIRE	
	R-V	U-V	RATING	TEST
W3	R-21		NR	-



W4 - PAINTED SPRUCE SIDING - 2X6 FRAMING-WEST WING + BOH	THERMAL		FIRE	
	R-V	U-V	RATING	TEST
W4	R-21		NR	

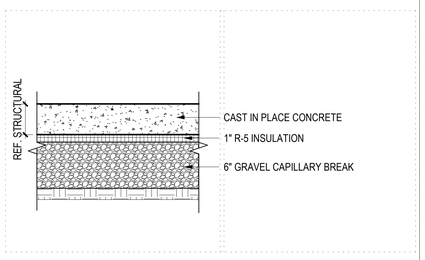
NOT USED	THERMAL		FIRE	
	R-V	U-V	RATING	TEST
W5	R-##	0.##		

NOT USED	THERMAL		FIRE	
	R-V	U-V	RATING	TEST
W6	R-##	0.##		

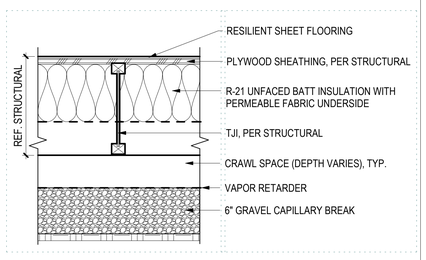
NOT USED	THERMAL		FIRE	
	R-V	U-V	RATING	TEST
W7	R-##	0.##		

NOT USED	THERMAL		FIRE	
	R-V	U-V	RATING	TEST
W8	R-##	0.##		

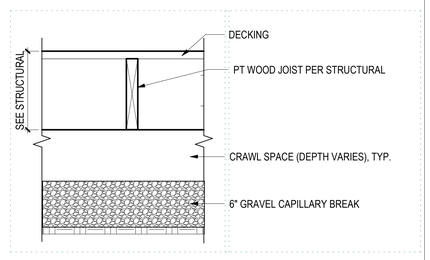
FLOORS:



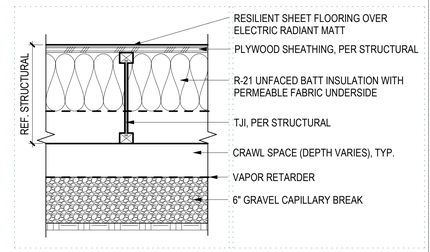
F1 - SLAB ON GRADE	THERMAL		FIRE	
	R-V	U-V	RATING	TEST
F1	R-10			



F2 - EAST WING	THERMAL		FIRE	
	R-V	U-V	RATING	TEST
F2	R-##			

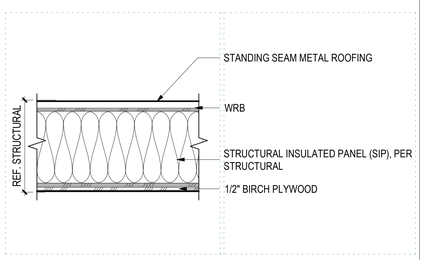


F3 - BOARDWALK	THERMAL		FIRE	
	R-V	U-V	RATING	TEST
F3	R-##			



F4 - WEST WING	THERMAL		FIRE	
	R-V	U-V	RATING	TEST
F4	R-##			

ROOFS:



R1 - SIP ROOF PANEL	THERMAL		FIRE	
	R-V	U-V	RATING	TEST
R1	R-38		NR	-

NOT USED	STC / ICC		FIRE/ SMOKE	
	RATING	TEST	RATING	TEST
R2				

NOT USED	STC / ICC		FIRE/ SMOKE	
	RATING	TEST	RATING	TEST
R3				

NOT USED	STC / ICC		FIRE/ SMOKE	
	RATING	TEST	RATING	TEST
R4				

BUILDING ASSEMBLIES SCHEDULE NOTES

1. THE BLDG ASSEMBLY SYMBOL CONSISTS OF 2 ELEMENTS: THE TOP ALPHA CHARACTER INDICATES THE TYPE OF ASSEMBLY SYSTEM; THE LOWER NUMBER INDICATES THE ASSEMBLY NUMBER KEYED TO THE ADJACENT SCHEDULE.

W — ASSEMBLY SYSTEM: R = ROOF / W = EXTERIOR WALL / F = FLOOR
01 — ASSEMBLY TYPE

2. FIRE RATED ASSEMBLIES ARE BASED ON IBC, UL, OR US GYPSUM ASSOCIATION (GA) TEST DATA AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TESTING AGENCIES. REFER TO SPECIFIC TEST REPORTS INDICATED FOR REQUIRED COMPONENTS AND ASSEMBLY. CONTRACTOR SHALL PROVIDE (2) COPIES OF EACH REFERENCED MANUAL TO THE JOBSITE TO COORDINATE FIRE RESISTIVE ATTACHMENT WITH SHEAR CONNECTORS AND SOUND RATED ASSEMBLIES. GA 600 MANUAL IS ACCEPTED BY 2012 IBC TABLE 720.1(2) NOTE O FOR NON-PROPRIETARY ASSEMBLIES.

3. EXTENTS OF ASSEMBLIES ARE SHOWN ON THE PLANS AND SECTIONS. FIRE RATED WALL ASSEMBLIES FORM A SEPARATION THAT SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE WITH NO BREAKS AT COLUMNS, WALL TRANSITIONS, OR OTHER OBSTRUCTIONS.

4. ALL PENETRATIONS IN FIRE RATED ASSEMBLIES REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE FIRESTOPPED OR PROVIDED WITH APPROVED SMOKE AND/OR FIRE DAMPERS PER CODE REQUIREMENTS.

5. PROVIDE THRU-PENETRATION FIRESTOP SYSTEMS FOR RATED ROOFS, WALLS, AND FLOORS THAT ARE PRODUCED AND INSTALLED TO RESIST THE SPREAD OF FIRE ACCORDING TO REQUIREMENTS INDICATED, RESIST PASSAGE OF SMOKE AND OTHER GASES, AND MAINTAIN ORIGINAL FIRE-RESISTANCE RATING OF THE ASSEMBLY PENETRATED.

6. FIRE RATED WALLS MAY HAVE OPENINGS FOR STEEL ELECTRICAL BOXES NOT TO EXCEED 16 SQUARE INCHES PROVIDED THE AGGREGATE AREA OF ALL BOXES DOES NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF PARTITION.

7. ALL GYPSUM BOARD SHALL BE TYPE "X" UNLESS NOTED OTHERWISE.

8. SUBSTITUTE TYPE "X" MOLD AND WATER RESISTANT GYPSUM BOARD AT TOILET, SHOWER, JANITOR, AND KITCHEN ROOMS, KITCHENETTE, AND SIMILAR "WET" USES.

9. PROVIDE TILE BACKER BOARD AT TILE FINISHES. DO NOT REDUCE REQUIRED FIRE-RESISTANCE RATING OF WALL ASSEMBLY.

10. PROVIDE BLOCKING AT THE FOLLOWING LOCATIONS: CASEWORK, SHELVING, AND PANELING; ACCESSORIES AND EQUIPMENT; DOOR HARDWARE; TOILET PARTITIONS AND ACCESSORIES; ACOUSTICAL PANELS; AND OTHER LOCATIONS WHERE REQUIRED PER MANUFACTURER'S RECOMMENDATIONS OR INDUSTRY STANDARDS.

11. FIREBLOCK IN ACCORDANCE WITH 2012 IBC SECTION 717 AT THE FOLLOWING CONCEALED DRAFT LOCATIONS: IN CONCEALED WALL SPACES AT 10' O.C. EACH WAY AND AT CEILING / FLOOR LEVELS.
A. AT INTERCONNECTIONS OF CONCEALED SOFFITS, DROPPED CEILINGS AND COVES
B. IN OPENINGS AROUND VENTS, PIPES, DUCTS AT CEILING / FLOOR LEVELS.
C. AT OPENINGS BETWEEN ATTIC SPACES AND MANUFACTURED CHIMNEY CHASES.

12. TJI JOISTS ARE BY TRUS-JOIST MACMILLAN CORP., BOISE IDAHO 83707. SUBSTITUTIONS MUST PROVIDE EQUIVALENT FIRE TESTED ASSEMBLIES WITH EQUAL OR BETTER ACOUSTICAL PERFORMANCE.

13. FOR PROPERTIES OF COOLER OR WALLBOARD NAILS, SEE ASTM C 514, ASTM C 547 OR ASTM F 1667.

14. THESE DETAILS REPRESENT MINIMUM ARCHITECTURAL REQUIREMENTS. IN SOME CASES THE STRUCTURAL DRAWINGS WILL DETERMINE THE ACTUAL DIMENSIONS AND CONNECTION METHODS, AND IN THOSE CASES WILL GOVERN. COORDINATE BETWEEN SCOPE SHOWN BY THE STRUCTURAL DRAWINGS AND INDICATED MINIMUM ARCHITECTURAL ASSEMBLIES.

15. DRAFTSTOPPING IS NOT REQUIRED IN FLOOR/CEILING SPACES PER IBC SECTION 717.3.2, EXCEPTION 1. THE BUILDING WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 (NFPA 13).

16. DRAFTSTOPPING IN ATTICS IS NOT REQUIRED PER IBC SECTION 717.4.2, EXCEPTION 2. THE BUILDING WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 (NFPA 13).

17. AIR BARRIER: SEAL PLYWOOD AND GYPSUM SHEATHING JOINTS AND PENETRATIONS.

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PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
EXTERIOR WALL ASSEMBLIES

PROJECT NO.
2121100
DATE
2/9/2022

SHEET NUMBER
A5.01
DESIGN DEVELOPMENT

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ORIGINAL SHEET SIZE: 30" x 42"

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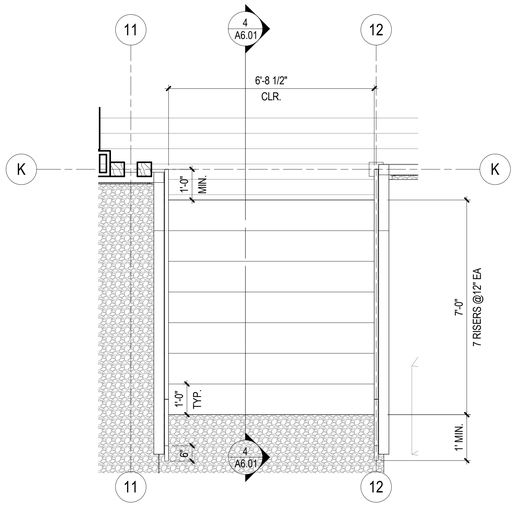
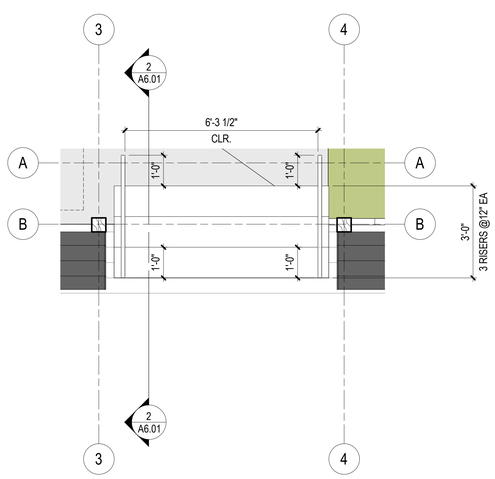
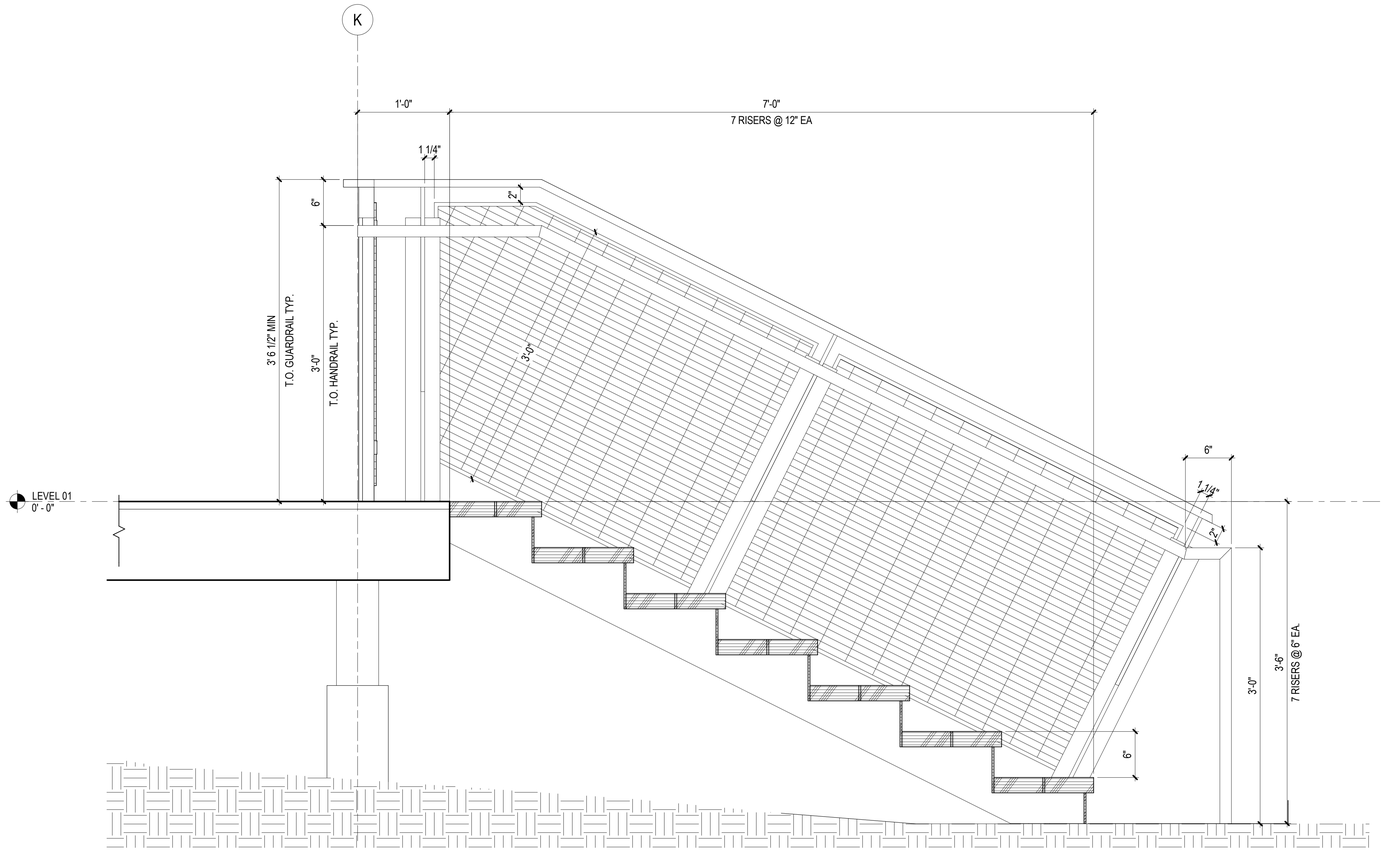


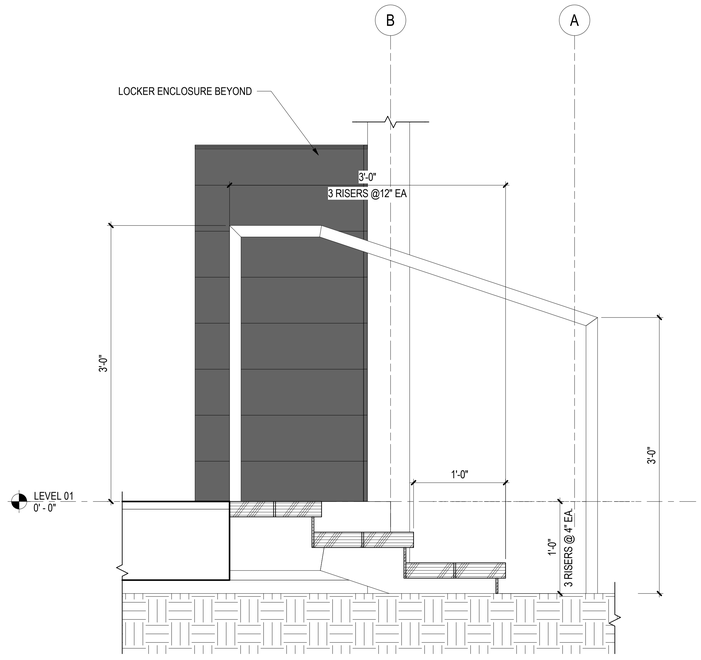
3 ENLARGED PLAN_ENTRY STAIR
1/2" = 1'-0"



1 ENLARGED PLAN_WEST WING STAIR
1/2" = 1'-0"



4 ENTRY STAIR SECTION
1 1/2" = 1'-0"



2 WEST WING STAIR SECTION
1 1/2" = 1'-0"

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mithun.com

PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
STAIR AND RAMP PLANS

PROJECT NO.
2121100
DATE
2/9/2022

SHEET NUMBER
A6.01
DESIGN DEVELOPMENT

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ORIGINAL SHEET SIZE 30" x 42"

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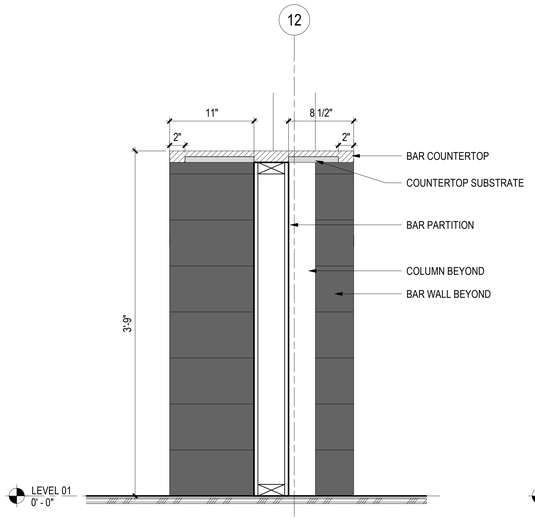
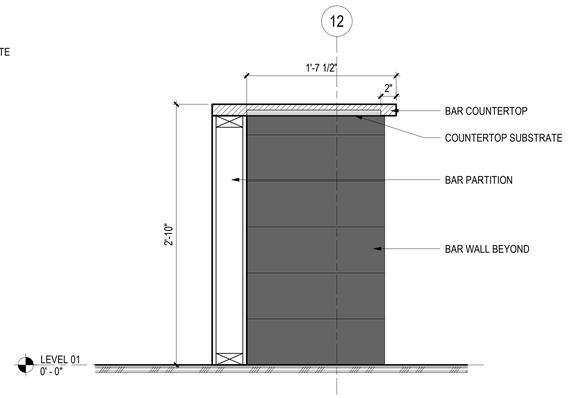
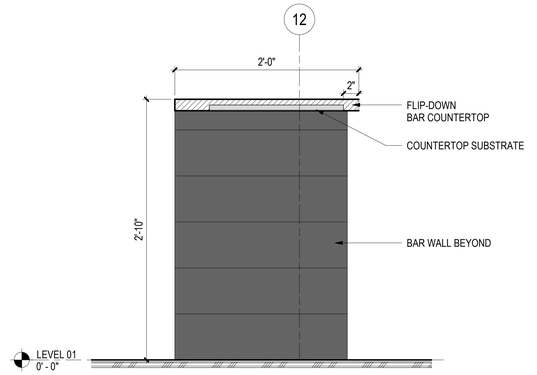


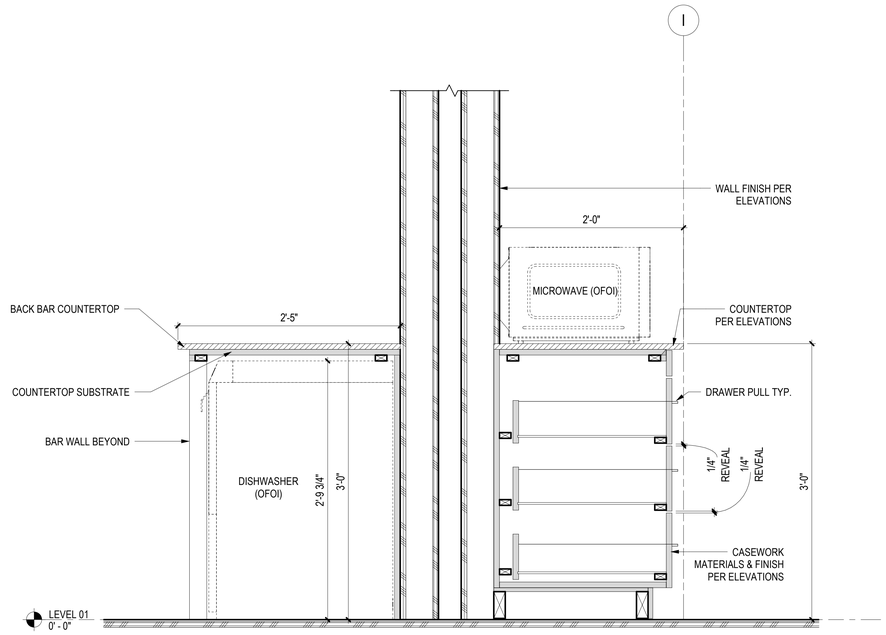
2 BAR (BAR HEIGHT) SECTION DETAIL
1 1/2" = 1'-0"



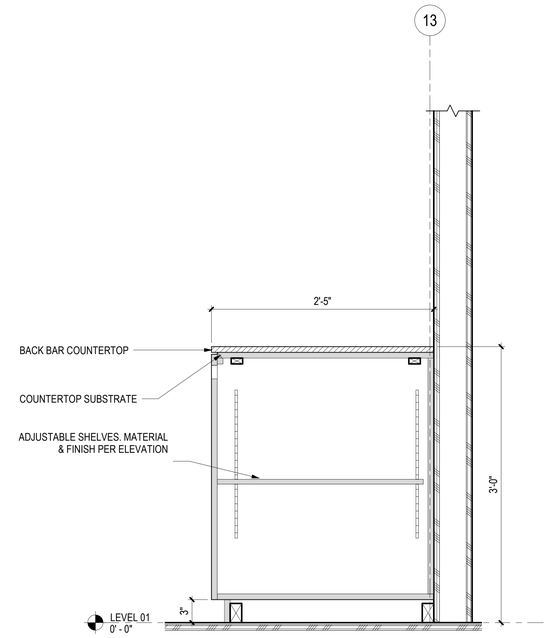
3 BAR (ADA HEIGHT) SECTION DETAIL
1 1/2" = 1'-0"



1 CHECK IN DESK SECTION DETAIL
1 1/2" = 1'-0"



4 STAFF ROOM COUNTER AND UNDERCOUNTER EQUIPMENT
1 1/2" = 1'-0"



5 TOWEL WALL SECTION DETAIL
1 1/2" = 1'-0"

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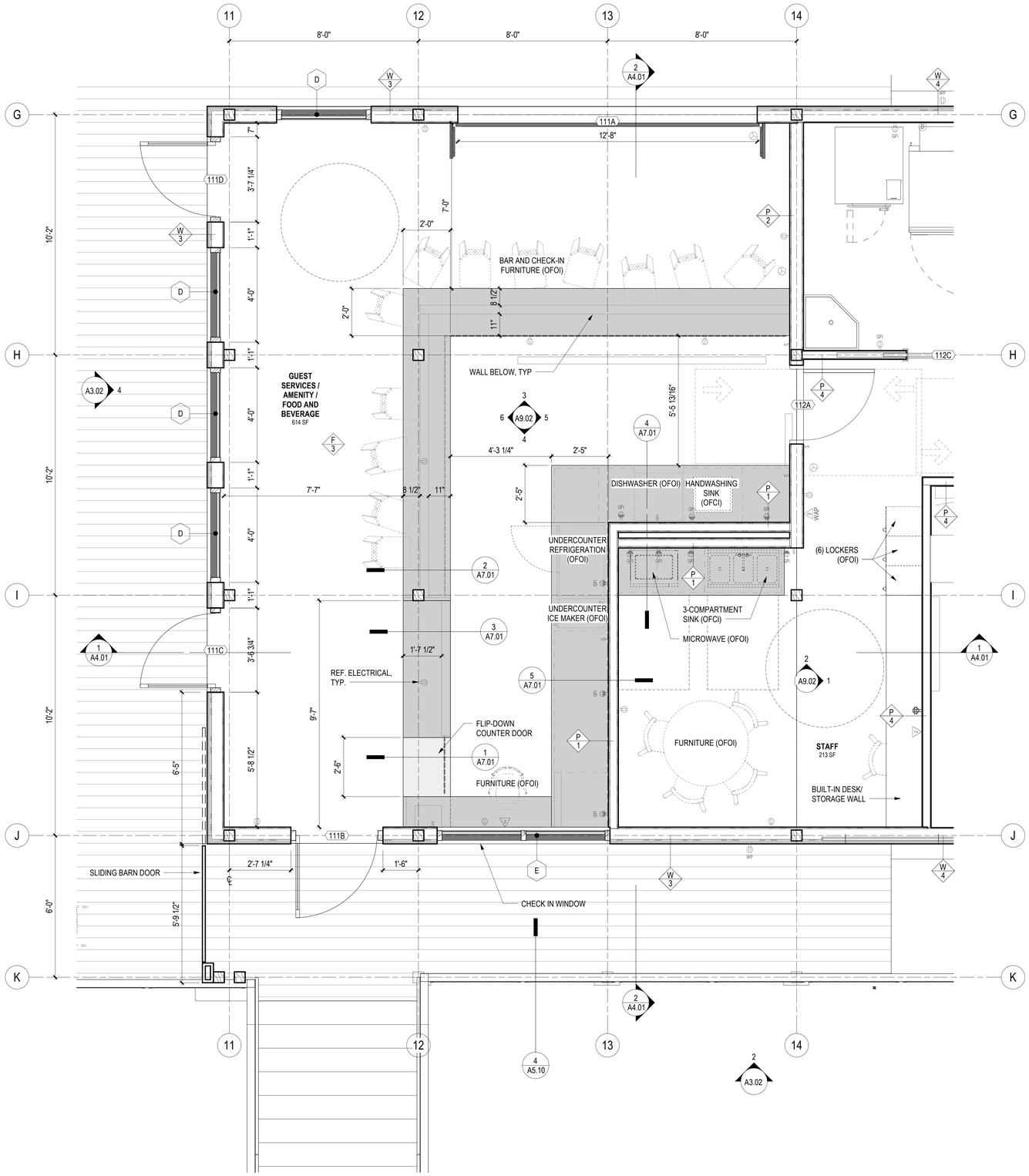
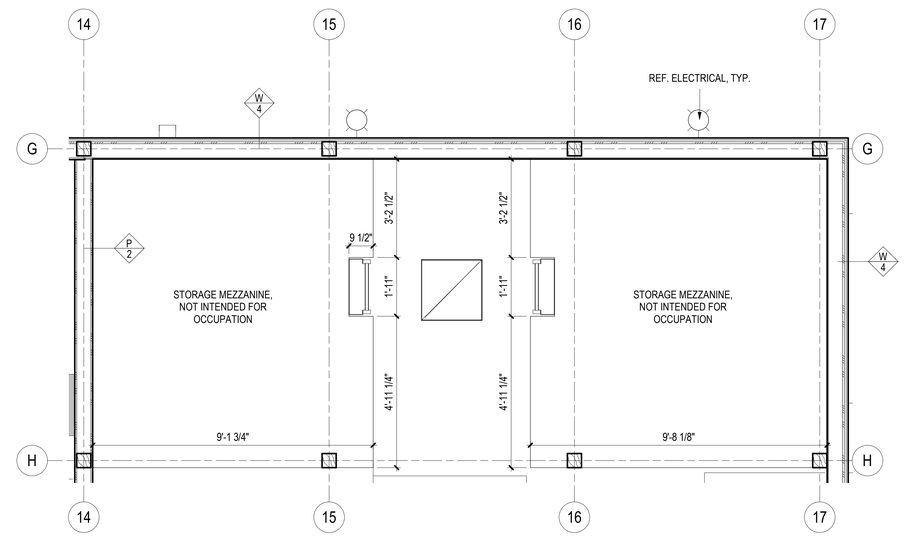


1 ENLARGED BAR PLAN
1/2" = 1'-0"



2 STORAGE MEZZANINE
1/2" = 1'-0"

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
ENLARGED EAST WING PLANS

PROJECT NO.
2121100
DATE
2/9/2022

SHEET NUMBER
A8.01
DESIGN DEVELOPMENT

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ORIGINAL SHEET SIZE 30" x 42"

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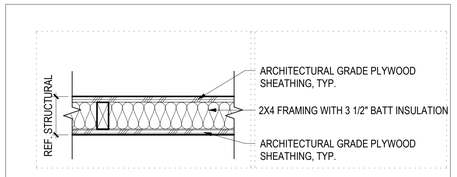
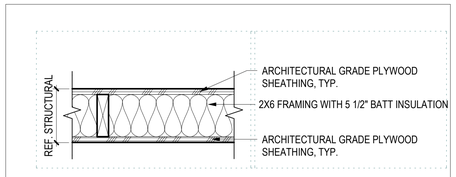
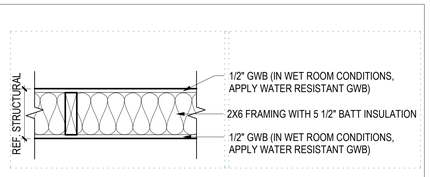


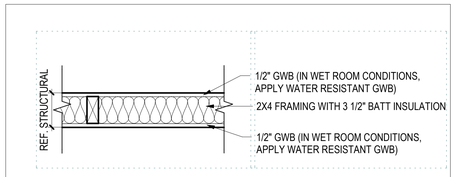
P1 - 2X4 PARTITION WITH TWO SIDES PLYWOOD SHEATHING	STC / ICC		FIRE/ SMOKE	
	RATING	TEST	RATING	TEST
P1				



P2 - 2X6 PARTITION WITH TWO SIDES PLYWOOD SHEATHING	STC / ICC		FIRE/ SMOKE	
	RATING	TEST	RATING	TEST
P2				



P3-2X6 PARTITION WITH TWO SIDES GWB	STC / ICC		FIRE/ SMOKE	
	RATING	TEST	RATING	TEST
P3				



P4-2X4 PARTITION WITH TWO SIDES GWB	STC / ICC		FIRE/ SMOKE	
	RATING	TEST	RATING	TEST
P4				

NOT USED	STC / ICC		FIRE/ SMOKE	
	RATING	TEST	RATING	TEST
P5				

NOT USED	STC / ICC		FIRE/ SMOKE	
	RATING	TEST	RATING	TEST
P6				

NOT USED	STC / ICC		FIRE/ SMOKE	
	RATING	TEST	RATING	TEST
P7				

NOT USED	STC / ICC		FIRE/ SMOKE	
	RATING	TEST	RATING	TEST
P8				

BUILDING ASSEMBLIES SCHEDULE NOTES

1. THE PARTITION SYMBOL. PARTITION TYPE KEYED TO THE ADJACENT SCHEDULE.

PARTITION TYPE NUMBER
PARTITION CONFIGURATION TYPE IF ALPHA MODIFIER IS INDICATED

2. FIRE RATED ASSEMBLIES ARE BASED ON IBC, UL, OR US GYPSUM ASSOCIATION (GA) TEST DATA AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TESTING AGENCIES. REFER TO SPECIFIC TEST REPORTS INDICATED FOR REQUIRED COMPONENTS AND ASSEMBLY. CONTRACTOR SHALL PROVIDE (2) COPIES OF EACH REFERENCED MANUAL TO THE JOBSITE TO COORDINATE FIRE RESISTIVE ATTACHMENT WITH SHEAR CONNECTORS AND SOUND RATED ASSEMBLIES. GA 600 MANUAL IS ACCEPTED BY 2012 IBC TABLE 720.1(2) NOTE O FOR NON-PROPRIETARY ASSEMBLIES.

3. EXTENTS OF ASSEMBLIES ARE SHOWN ON THE PLANS AND SECTIONS. FIRE RATED WALL ASSEMBLIES FORM A SEPARATION THAT SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE WITH NO BREAKS AT COLUMNS, WALL TRANSITIONS, OR OTHER OBSTRUCTIONS.

4. ALL PENETRATIONS IN FIRE RATED ASSEMBLIES REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE FIRESTOPPED OR PROVIDED WITH APPROVED SMOKE AND/OR FIRE DAMPERS PER CODE REQUIREMENTS.

5. PROVIDE THRU-PENETRATION FIRESTOP SYSTEMS FOR RATED ROOFS, WALLS, AND FLOORS THAT ARE PRODUCED AND INSTALLED TO RESIST THE SPREAD OF FIRE ACCORDING TO REQUIREMENTS INDICATED, RESIST PASSAGE OF SMOKE AND OTHER GASES, AND MAINTAIN ORIGINAL FIRE-RESISTANCE RATING OF THE ASSEMBLY PENETRATED.

6. FIRE RATED WALLS MAY HAVE OPENINGS FOR STEEL ELECTRICAL BOXES NOT TO EXCEED 16 SQUARE INCHES PROVIDED THE AGGREGATE AREA OF ALL BOXES DOES NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF PARTITION.

7. ALL GYPSUM BOARD SHALL BE TYPE "X" UNLESS NOTED OTHERWISE.

8. SUBSTITUTE TYPE "X" MOLD AND WATER RESISTANT GYPSUM BOARD AT TOILET, SHOWER, JANITOR, AND KITCHEN ROOMS, KITCHENETTE, AND SIMILAR "WET" USES.

9. PROVIDE TILE BACKER BOARD AT TILE FINISHES. DO NOT REDUCE REQUIRED FIRE-RESISTANCE RATING OF WALL ASSEMBLY.

10. PROVIDE BLOCKING AT THE FOLLOWING LOCATIONS: CASEWORK, SHELVING, AND PANELING; ACCESSORIES AND EQUIPMENT; DOOR HARDWARE; TOILET PARTITIONS AND ACCESSORIES; ACOUSTICAL PANELS; AND OTHER LOCATIONS WHERE REQUIRED PER MANUFACTURER'S RECOMMENDATIONS OR INDUSTRY STANDARDS.

11. FIREBLOCK IN ACCORDANCE WITH 2012 IBC SECTION 717 AT THE FOLLOWING CONCEALED DRAFT LOCATIONS: IN CONCEALED WALL SPACES AT 10' O.C. EACH WAY AND AT CEILING / FLOOR LEVELS.
A. AT INTERCONNECTIONS OF CONCEALED SOFFITS, DROPPED CEILINGS AND COVES
B. IN OPENINGS AROUND VENTS, PIPES, DUCTS AT CEILING / FLOOR LEVELS.
C. AT OPENINGS BETWEEN ATTIC SPACES AND MANUFACTURED CHIMNEY CHASES.

12. TJI JOISTS ARE BY TRUS-JOIST MACMILLAN CORP., BOISE IDAHO 83707. SUBSTITUTIONS MUST PROVIDE EQUIVALENT FIRE TESTED ASSEMBLIES WITH EQUAL OR BETTER ACOUSTICAL PERFORMANCE.

13. FOR PROPERTIES OF COOLER OR WALLBOARD NAILS, SEE ASTM C 514, ASTM C 547 OR ASTM F 1667.

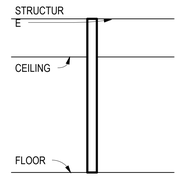
14. THESE DETAILS REPRESENT MINIMUM ARCHITECTURAL REQUIREMENTS. IN SOME CASES THE STRUCTURAL DRAWINGS WILL DETERMINE THE ACTUAL DIMENSIONS AND CONNECTION METHODS, AND IN THOSE CASES WILL GOVERN. COORDINATE BETWEEN SCOPE SHOWN BY THE STRUCTURAL DRAWINGS AND INDICATED MINIMUM ARCHITECTURAL ASSEMBLIES.

15. DRAFTSTOPPING IS NOT REQUIRED IN FLOOR/CEILING SPACES PER IBC SECTION 717.3.2, EXCEPTION 1. THE BUILDING WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 (NFPA 13).

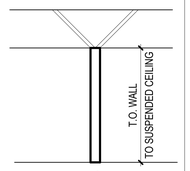
16. DRAFTSTOPPING IN ATTICS IS NOT REQUIRED PER IBC SECTION 717.4.2, EXCEPTION 2. THE BUILDING WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 (NFPA 13).

17. AIR BARRIER: SEAL PLYWOOD AND GYPSUM SHEATHING JOINTS AND PENETRATIONS.

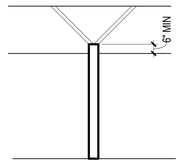
PARTITION CONFIGURATION TYPE



TYPICAL - FULL HEIGHT
TO STRUCTURE, U.N.O.



A
TO SUSPENDED CEILING



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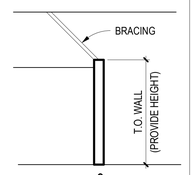
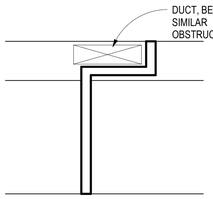
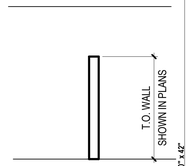
TO SUSPENDED CEILING



C
BRACING AWAY FROM
CIRCULATION



D
RATED FULL HEIGHT @
OBSTRUCTION



E
PARTIAL HEIGHT

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
INTERIOR PARTITIONS

PROJECT NO
2121100
DATE
2/9/2022

SHEET NUMBER
A9.01
DESIGN DEVELOPMENT

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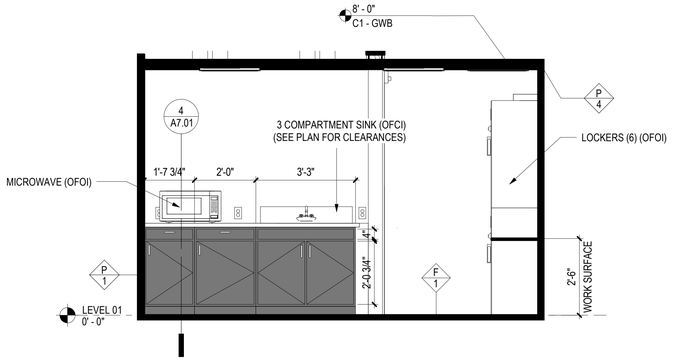
ORIGINAL SHEET SIZE: 36" x 42"

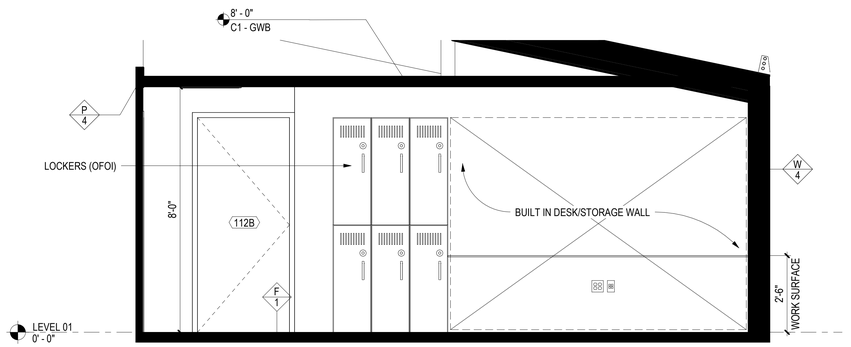
NOT FOR CONSTRUCTION

A9_ASSEMBLIES PARTITIONS
1 1/2" = 1'-0"



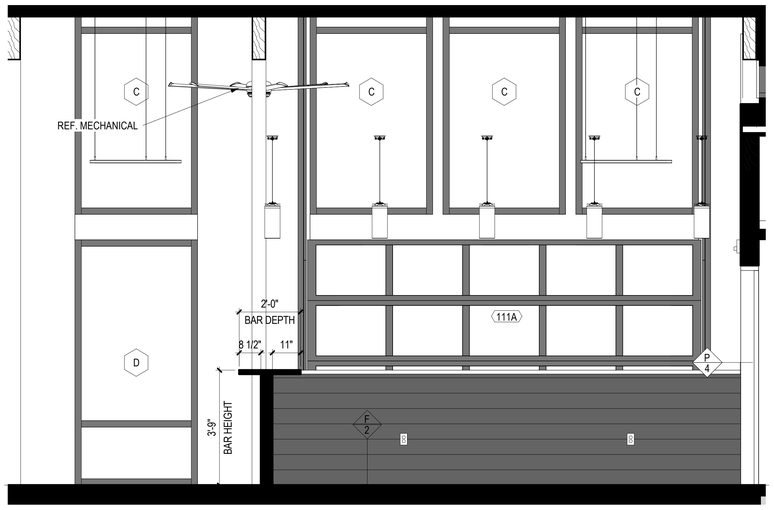
2 STAFF ROOM - NORTHWEST ELEVATION

1/2" = 1'-0"



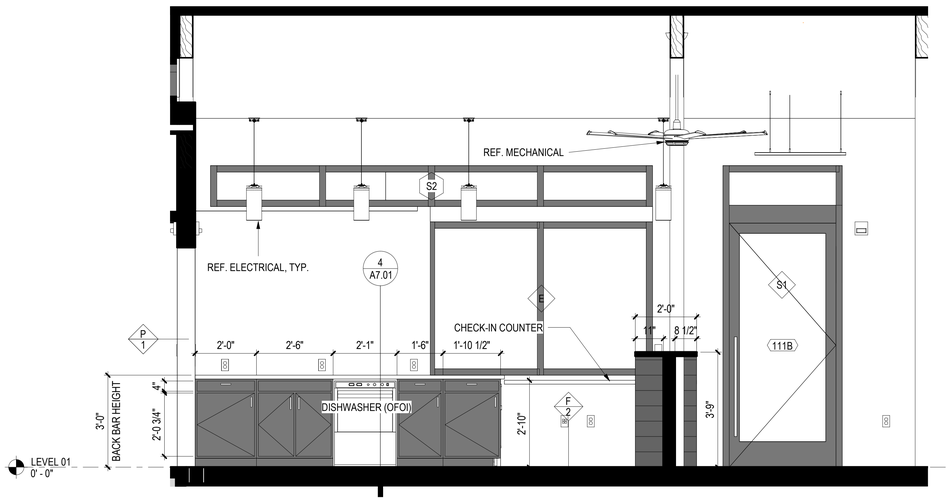
1 STAFF ROOM - NORTHEAST ELEVATION

1/2" = 1'-0"



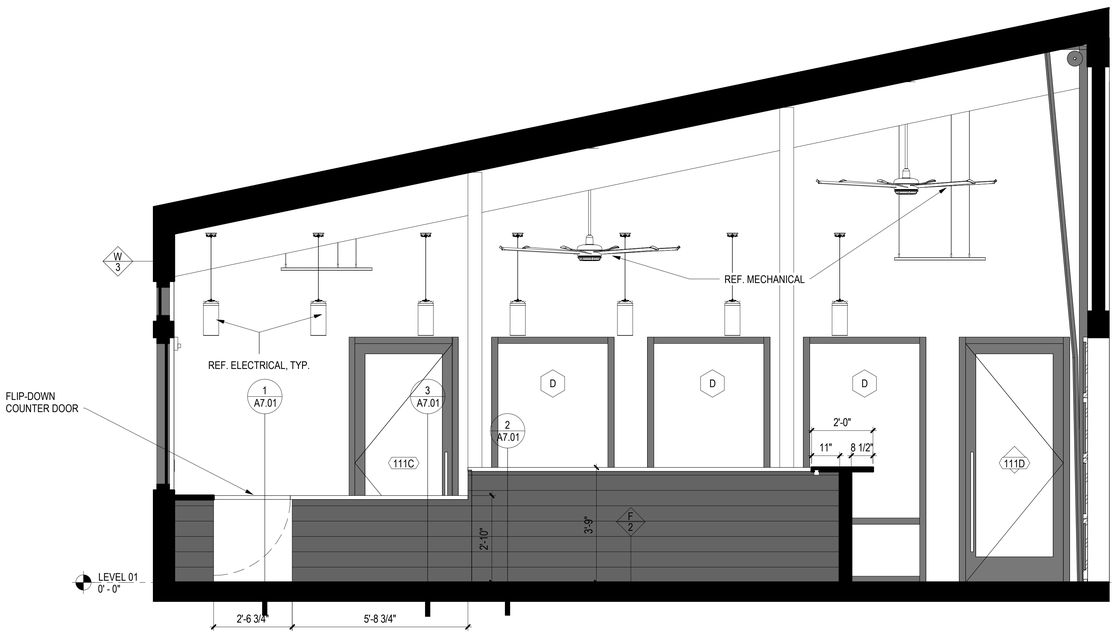
3 BAR - NORTHWEST ELEVATION

1/2" = 1'-0"



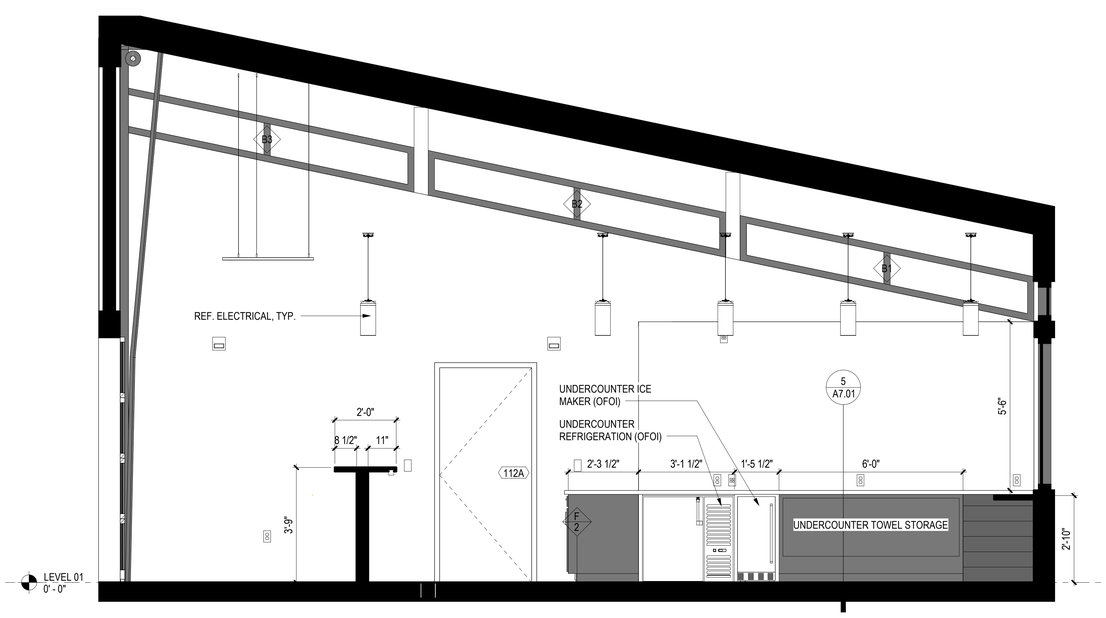
4 BAR - SOUTHEAST ELEVATION

1/2" = 1'-0"



6 BAR - NORTHEAST ELEVATION

1/2" = 1'-0"



5 BAR - SOUTHWEST ELEVATION

1/2" = 1'-0"

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General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION).

2. DESIGN LOADING CRITERIA:
   ASSEMBLY AREAS
   FLOOR LIVE LOAD (FIXED SEATS) . . . . . 60 PSF
   HANDRAILS AND GUARDS
   GUARDRAILS/BALCONY RAILS . . . . . 50 PLF
   GUARDRAILS/BALCONY RAILS CONCENTRATED LOAD . . . . . 200 LBS
   RETAIL
   FLOOR LIVE LOAD (DINING ROOMS AND RESTAURANTS). . . . . 100 PSF
   FLOOR CONCENTRATED LOAD (STORES) . . . . . 1000 LBS
   MISCELLANEOUS LOADS
   STAIR AND CORRIDOR LIVE LOAD (UNLESS OTHERWISE INDICATED) . . . . . 100 PSF
   DECKS . . . . . 1.5 x AREA SERVED
   PARTITION LOADING . . . . . 15 PSF
   MECHANICAL UNITS . . . . . .WEIGHTS FURNISHED BY MANUFACTURER
   PHOTOVOLTAIC PANEL SYSTEMS . . . . . 5 PSF
   DEFLECTION CRITERIA
   LIVE LOAD DEFLECTION L/360
   TOTAL LOAD DEFLECTION L/240
   ENVIRONMENTAL LOADS
   RAIN . . . . . 1.5 IN/HR
   SNOW . . . . . Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pg=25 PSF, Pf=20 PSF
   WIND . . . . . GCpi=0.18, 98 MPH, RISK CATEGORY II, EXPOSURE "B"
   EARTHQUAKE . . . . . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
   LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS, SITE CLASS=D,
   Ss=1.03, Sds=0.82, S1=0.36, SD1=0.47, Cs=0.127
   SDC D (DEFAULT), Ie=1.0, R=6.5
   SEE PLANS FOR ADDITIONAL LOADING CRITERIA

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

9. ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

10. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

    STRUCTURAL STEEL
    PRE-FABRICATED ASSEMBLIES (INCLUDING PANELIZED SYSTEMS)
    DESIGN BUILD ELEMENTS

    CONTRACTOR SHALL SUBMIT WALL ELEVATION DRAWINGS OF AT LEAST 1/8" = 1'-0" SCALE INDICATING LOCATIONS OF CONNECTION EMBEDMENT'S AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WALL ELEVATION DRAWINGS WITH REINFORCEMENT SHOP DRAWINGS.

    APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

    SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

12. EXTERIOR CLADDING PANELS AND CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER FOR LOADING PRESCRIBED BY THE APPLICABLE BUILDING CODE IN ADDITION TO THE LOADS CONDITIONS SHOWN ON THE PLANS. MANUFACTURER SHALL SUBMIT DETAIL DRAWINGS AND CALCULATIONS STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. THE MANUFACTURER'S ENGINEER SHALL BE RESPONSIBLE FOR DESIGN, CODE CONFORMANCE, AND CONNECTION OF EXTERIOR CLADDING PANELS TO BASIC STRUCTURE. ENGINEER OF RECORD TAKES NO RESPONSIBILITY FOR PRODUCT DESIGN, MANUFACTURE, DELIVERY AND HANDLING, OR CONNECTION TO BASIC STRUCTURE. SHOP DRAWINGS SHALL BEAR THE REVIEW STAMP OF THE DESIGNING ENGINEER'S FIRM PRIOR TO REVIEW BY THE ENGINEER OF RECORD. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. ALL NECESSARY BRACING, TIES, ANCHORAGE, DISTRIBUTION MEMBERS, AND SIMILAR ELEMENTS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH SUBMITTED DRAWINGS AND CALCULATIONS.

QUALITY ASSURANCE

13. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL FABRICATION AND ERECTION	PER AISC 360
CONCRETE CONSTRUCTION	PER TABLE 1705.3
SOIL CONDITIONS, FILL PLACEMENT, AND DENSITY	PER TABLE 1705.6
EXPANSION BOLTS AND THREADED EXPANSION INSERTS	PER MANUFACTURER
EPOXY GROUTED INSTALLATIONS	PER MANUFACTURER

    PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS.
    CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

14. UNLESS OTHERWISE NOTED, THE FOLLOWING ELEMENTS COMPRISE THE SEISMIC-FORCE-RESISTING SYSTEM AND ARE SUBJECT TO SPECIAL INSPECTION FOR SEISMIC RESISTANCE IN ACCORDANCE WITH SECTION 1705.12 OF THE INTERNATIONAL BUILDING CODE.

    A. STRUCTURAL WOOD SHEAR WALL SYSTEMS REQUIRE PERIODIC INSPECTION FOR FIELD GLUING, NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE, RESISTING SYSTEM INCLUDING SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLDOWNS.

GEOTECHNICAL

15. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

    FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

    BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

    ALLOWABLE SOIL PRESSURE. . . . . 1500 PSF
    LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED) . . . . . 55 PCF/35 PCF
    ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED). . . . . 300 PCF
    COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED). 0.3

CONCRETE

16. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF $f'c$ = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS $f'c$ = 2,500 PSI.

17. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.

18. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI.

19. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315R-18 AND 318-14. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE." PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

    NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

20. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

    FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . . . 3"
    FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) . . . . . 2"
    FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER). . . . 1-1/2"
    COLUMN TIES OR SPIRALS AND BEAM STIRRUPS . . . . . 1-1/2"
    SLABS AND WALLS (INT. FACE.) . . . . . GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

21. CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

6" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
8" WALLS	#4 @ 12 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
10" WALLS	#4 @ 18 HORIZ.	#4 @ 18 VERTICAL	2 CURTAINS
12" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	2 CURTAINS

22. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

23. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

24. MECHANICAL SPLICING OF REINFORCING BARS, WHERE INDICATED ON THE DRAWINGS, SHALL BE BY AN ICC-ES APPROVED SYSTEM (SUCH AS LENTON, FOX-HOWLETT, ETC.) AND SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE BARS. SPLICE LOCATIONS OF ALTERNATE BARS SHALL BE OFFSET BY A DISTANCE WHICH CONFORMS TO THE ICC-ES REPORT OF THE SPLICE USED. REFER TO THE STRUCTURAL PLANS FOR LIMITATIONS ON PLACEMENT OF MECHANICAL SPLICES.

ANCHORAGE

25. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

26. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-3G" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG, TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-4057. MINIMUM BASE MATERIAL TEMPERATURE IS 40 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.

27. CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

STEEL

28. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:

    A. AISC 360-16 AND SECTION 2205.2 OF THE INTERNATIONAL BUILDING CODE.
    B. JUNE 15, 2016 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES AMENDED AS FOLLOWS: AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DELETION OF PARAGRAPH 4.4.1, AND REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.
    C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

29. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	FY
A. WIDE FLANGE SHAPES	A992	50 KSI
B. OTHER SHAPES, PLATES, AND RODS	A36	36 KSI
C. OTHER SHAPES AND PLATES (NOTED GRADE 50 ON PLANS)	A572 (GRADE 50)	50 KSI
D. PIPE COLUMNS	A53 (E OR S, GR.B)	35 KSI
E. STRUCTURAL TUBING	A500 (GR.C)	
-SQUARE OR RECTANGULAR		50 KSI
-ROUND		46 KSI
-ANY SHAPE	ASTM A1085	50 KSI
F. CONNECTION BOLTS (3/4" ROUND, UNLESS SHOWN OTHERWISE)	A325-N	

30. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

31. ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH EXTERIOR PAINT SYSTEM, UNLESS OTHERWISE NOTED.

32. SHOP PRIME ALL STEEL EXCEPT:

    A. STEEL ENCASED IN CONCRETE.
    B. SURFACES TO BE WELDED.
    C. CONTACT SURFACES AT HIGH-STRENGTH BOLTS.
    D. MEMBERS TO BE GALVANIZED.
    E. MEMBERS WHICH WILL BE CONCEALED BY INTERIOR FINISHES.
    F. SURFACES TO RECEIVE SPRAYED FIREPROOFING.
    G. SURFACES TO RECEIVE OTHER SPECIAL SHOP PRIMERS.

33. ALL A-325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.

34. ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.

35. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F AND 40 FT - LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

36. HEADED STUDS FOR COMPOSITE CONNECTION OF STRUCTURAL STEEL TO CAST-IN-PLACE CONCRETE SHALL BE MANUFACTURED FROM MATERIAL CONFORMING TO ASTM A29, AND A108 AND SHALL BE WELDED IN CONFORMANCE WITH A.W.S. D1.1.

37. DEFORMED BAR ANCHORS SHALL BE TYPE D2L ANCHORS BY NELSON STUD WELDING, INC. ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ICC-ES ESR-2907.

38. METAL CHIMNEYS SHALL BE ANCHORED AT ROOF AND CEILING WITH TWO 1-1/2"X1/8" METAL STRAPS LOOPED AROUND THE OUTSIDE OF THE CHIMNEY INSULATION AND NAILED WITH SIX 8d NAILS PER STRAP TO THE ROOF AND CEILING FRAMING.

WOOD

39. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WWPA STANDARD, WESTERN LUMBER GRADING RULES 2017. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING:		DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2

40. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv =265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS, WITH SPANS OVER 30', TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

41. MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

    PSL (2.0E WS) Fb = 2900 PSI, E = 2000 KSI, Fv = 290 PSI
    LVL (2.0E-2600FB WS) Fb = 2600 PSI, E = 2000 KSI, Fv = 285 PSI
    LSL (1.55E) Fb = 2325 PSI, E = 1550 KSI, Fv = 310 PSI

    ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

    MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

42. PREFABRICATED PLYWOOD WEB JOISTS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC., SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. DESIGN SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PERMANENT AND TEMPORARY BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.

    THE DESIGN SHOWN ON THE PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION, IN ACCORDANCE WITH ICC-ES REPORT ESR-1157. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

43. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

    ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

    FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

    WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

    PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

    REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

44. STRUCTURAL INSULATED ROOF AND WALL PANELS (SIP) SHALL BE MANUFACTURED BY PREMIER BUILDING SYSTEMS. MANUFACTURE AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-1207. PANELS SHALL BE CONNECTED TOGETHER WITH FIELD INSTALLED SPLINES NAILED PER THE MANUFACTURER'S SPECIFICATIONS. THE MANUFACTURER SHALL PROVIDE COMPLETE SHOP DRAWINGS THAT INDICATE PANEL LAYOUT AND APPROPRIATE INSTALLATION DETAILS. SHOP DRAWINGS SHALL BE ACCOMPANIED BY STRUCTURAL CALCULATIONS STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. THE CALCULATIONS SHALL INCLUDE ALL THE DESIGN LOADS. PANELS SHALL BE DESIGNED TO DEVELOP THE SHEAR CAPACITIES INDICATED ON THE DRAWINGS.

45. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

46. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY

Statement of Special Inspections

Special inspections shall be provided per the requirements of IBC section 1705 and as noted herein

SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X		IBC 1705.6
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X		
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		X		
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X			
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X		

DRIVEN DEEP FOUNDATION ELEMENTS

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
1. VERIFY ELEMENT MATERIALS, SIZES AND LENGTHS COMPLY WITH THE REQUIREMENTS	X			IBC 1705.7
2. DETERMINE CAPACITIES OF TEST ELEMENTS AND CONDUCT ADDITIONAL LOAD TESTS AS REQUIRED	X			
3. OBSERVE DRIVING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	X			
4. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM TYPE AND SIZE OF HAMMER, RECORD NUMBER OF BLOWS PER FOOT OF PENETRATION, DETERMINE REQUIRED PENETRATIONS TO ACHIEVE DESIGN CAPACITY, RECORD TIP AND BUTT ELEVATIONS AND DOCUMENT ANY DAMAGE TO FOUNDATION ELEMENT	X			
5. SEE STEEL CONSTRUCTION INSPECTION REQUIREMENTS FOR STEEL PILE ELEMENTS				IBC 1705.2
6. SEE CONCRETE CONSTRUCTION INSPECTION REQUIREMENTS FOR CONCRETE AND CONCRETE FILLED ELEMENTS				IBC 1705.3
7. FOR SPECIALTY ELEMENTS, PERFORM ADDITIONAL INSPECTIONS AS DETERMINED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE				

CAST-IN-PLACE DEEP FOUNDATION ELEMENTS

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
1. OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	X			IBC 1705.8
2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (if applicable), LENGTHS, EMBEDMENT INTO BEDROCK (if applicable) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES	X			
3. SEE CONCRETE CONSTRUCTION INSPECTION REQUIREMENTS FOR CONCRETE ELEMENTS				IBC 1705.3

WOOD FRAMING

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
1. HIGH LOAD DIAPHRAGMS		X		IBC 1705.5.1
2. METAL-PLATE-CONNECTED WOOD TRUSSES WITH OVERALL HEIGHTS OF 60 INCHES OR GREATER		X		IBC 1705.5.2
3. METAL-PLATE-CONNECTED OR OPEN WEB WOOD TRUSS BRACING FOR CLEAR SPANS 60 FEET OR MORE		X		IBC 1705.5.2
4. NAILING, BOLTING, AND ANCHORAGE OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLDOWNS		X	NOT REQ'D WHERE SPACING OF SHEATHING FASTENERS IS MORE THAN 4 INCHES o.c.	IBC 1705.11.1 IBC 1705.12.2
5. PRE-FABRICATED WOOD ELEMENTS.			NOT REQ'D WHERE FABRICATOR MEETS IBC 1704.2.5.1 REQUIREMENTS	IBC 1704.2.5

COLD-FORMED STEEL FRAMING

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
1. MATERIAL VERIFICATION OF COLD-FORMED STEEL DECK				
a. FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS		X	APPLICABLE ASTM MATERIAL STANDARDS	
b. MANUFACTURER'S CERTIFIED TEST REPORTS		X		
2. SCREW ATTACHMENT, WELDING, BOLTING, AND ANCHORAGE OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM INCLUDING SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLDOWNS		X	NOT REQ'D FOR GWB OR FIBERBOARD WALLS OR ONE-SIDED WALLS WITH FASTENER SPACING MORE THAN 4" o.c.	IBC 1705.11.2 IBC 1705.12.3 AWS D1.8
3. EXTERIOR WALLS		X	NOT REQ'D FOR WALLS 30 ft OR LESS ABOVE GRADE	IBC 1705.12.5
4. COLD-FORMED STEEL TRUSSES SPANNING 60 ft OR MORE		X	VERIFY TEMP & PERMANENT BRACING	IBC 1705.2.4
5. WELDING OF COLD-FORMED STEEL DECK		X		AWS D1.3
6. WELDING OF COLD-FORMED STEEL FRAMING				AWS D1.3
7. COLD-FORMED STEEL SPECIAL MOMENT FRAME		X		IBC 1705.12.9

STRUCTURAL STEEL

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCE
1. FABRICATED AND ERECTED STEEL:				
a. COMPLIANCE WITH DETAILS SHOWN ON CONSTRUCTION DOCUMENTS		X		AISC 360, SECTION N5
b. APPLICATION OF JOINT DETAILS AT EACH CONNECTION		X		
2. INSPECTION OF HIGH STRENGTH BOLTING:				
a. SNUG-TIGHT JOINTS		X		IBC 1705.2.1 AISC 360, SECTION M2.5 SECTION N5.6
b. PRE-TENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION		X		
c. PRE-TENSIONS AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITHOUT MATCHMARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION	X			
3. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:				
a. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATIONS IN THE APPROVED CONSTRUCTION DOCUMENTS		X		AISC 360, SECTION A3.5 AND APPLICABLE AWS A5 DOCUMENTS
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED		X		
4. INSPECTION OF WELDING:				
a. COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELD	X			IBC 1705.2.1 AWS D1.1 AISC 360 SECTION N5.4
b. MULTIPASS FILLET WELDS	X			
c. SINGLE PASS FILLET WELDS > 5/16"	X			
d. PLUG AND SLOT WELDS	X			
e. SINGLE PASS FILLET WELDS ≤ 5/16"		X		
5. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE:				
a. DETAILS SUCH AS BRACING AND STIFFENING		X		IBC 1705.2.1
b. MEMBER LOCATIONS		X		
c. APPLICATION OF JOINT DETAILS AT EACH CONN.		X		
6. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS:				
a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS		X		AISC 360, SECTION A3.3 AND APPLICABLE ASTM MATERIAL STANDARDS
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED		X		
7. OPEN-WEB STEEL JOISTS AND JOIST GIRDERS:				
a. END CONNECTIONS - WELDING OR BOLTED		X		SJI SPECIFICATIONS LISTED IN IBC 2207.1
b. BRIDGING - HORIZONTAL OR DIAGONAL				
1. STANDARD BRIDGING		X		
2. BRIDGING THAT DIFFERS FROM THE SJI SPECIFICATIONS LISTED IN SECTION 2207.1		X		

MISCELLANEOUS

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
1. SUSPENDED CEILINGS:				
a. ANCHORAGE AND SEISMIC BRACING		X		IBC 1705.12
2. STORAGE RACKS AND ACCESS FLOORS:				
a. INSPECTION OF CONNECTION DETAILS FOR COMPLIANCE WITH MANUFACTURERS REQUIREMENTS		X	SPECIAL INSPECTION NOT REQ'D. FOR RACKS < 8' HIGH	IBC 1705.12.5.1 IBC 1705.12.7
3. ANCHORED VENEER:				
a. VERIFY SIZE AND TYPE OF VENEER ANCHORS		X	VERIFICATION AT BEGINNING OF CONSTRUCTION	IBC 1705.12.5 TMS402/ ACI 530/ ASCE5 CHAP6
b. VERIFY SIZE AND GRADE OF JOINT REINFORCING		X		
c. VERIFY PROPORTIONS OF MORTAR		X		
d. VERIFY CONSTRUCTION OF MORTAR JOINTS		X		
e. VERIFY INSTALLATION OF TIES		X		
4. EMERGENCY OR STANDBY POWER SYSTEMS:				
a. ANCHORAGE OF EQUIPMENT TO STRUCTURE		X		IBC 1705.12.6
5. PIPING SYSTEMS INTENDED TO CARRY FLAMMABLE COMBUSTIBLE, OR HIGHLY TOXIC CONTENTS AND ASSOCIATED MECHANICAL EQUIPMENT:				
a. ANCHORAGE AND BRACING OF EQUIPMENT TO STRUCTURE		X		IBC 1705.12.6
6. HVAC DUCTWORK CONTAINING HAZARDOUS MATERIALS:				
a. ANCHORAGE AND BRACING OF DUCTWORK TO STRUCTURE		X		IBC 1705.12.6

CONCRETE AND CONCRETE REINFORCING

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCE
1. INSPECTION OF REINFORCING STEEL INCLUDING PRESTRESSING TENDONS, AND PLACEMENT		X		IBC 1908.4 ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3
2. INSPECTION OF ANCHORS CAST IN CONCRETE		X		ACI 318: 17.8.2
3. INSPECTION OF POST-INSTALLED ANCHORS IN HARDENED CONCRETE MEMBERS:				
a. ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS	X		SEE ICC-ES ESR REPORT FOR ADDITIONAL REQUIREMENTS	ACI 318: 17.8.2.4
b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 3-a		X	SEE ICC-ES ESR REPORT FOR ADDITIONAL REQUIREMENTS	ACI 318: 17.8.2
4. VERIFYING USE OF REQUIRED DESIGN MIX		X		IBC 1904.1 IBC 1904.2 IBC 1908.2 IBC 1908.3 ACI 318: Ch. 19, 26.4.3, 26.4.4
5. INSPECTION DURING CONCRETE MIXING:				
a. CONCRETE MIXES PREPARED IN A BATCH PLANT THAT IS NOT CERTIFIED BY THE CITY OF SEATTLE		X	CITY OF SEATTLE ONLY, NOT REQUIRED IF THE PROPORTIONS OF INGREDIENTS ARE ESTABLISHED IN ACCORDANCE WITH SBC 1905.1.10 OR IF THE MIX HAS BEEN GRANTED CONTINUOUS APPROVAL BY THE BUILDING OFFICIAL	SBC 1705.3.3
b. MIXES WITH f'c > 6000psi		X		
c. STRUCTURAL LIGHT WEIGHT CONCRETE		X		
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X			IBC 1908.10 ASTM C 172 ASTM C 31 ACI 318: 26.5, 26.12
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X			IBC 1908.6 -1908.8 ACI 318: 26.5
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X		IBC 1908.9 ACI 318: 26.5.3-26.5.5
9. INSPECTION OF PRESTRESSED CONCRETE:				
a. APPLICATION OF PRESTRESSING FORCES	X			ACI 318: 26.10
b. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC-FORCE-RESISTING SYSTEM	X			
10. INSPECT ERECTION OF PRE-CAST CONCRETE MEMBERS		X		ACI 318: 26.9
11. VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS		X		ACI 318: 26.11.2
12. INSPECT FORMWORK FOR GENERAL CONFORMITY TO APPROVED PLANS FOR SIZE, SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X		ACI 318: 26.11.1.2(b)
13. REINFORCING BAR WELDING:				
a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706		X		AWS D1.4 ACI 318: 26.6.4
b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16", OTHER THAN C & D		X		
c. WELDING OF REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES AND BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND SHEAR REINFORCEMENT	X			
d. WELDING SHEAR REINFORCEMENT	X			
e. WELDING OF OTHER REINFORCEMENT STEEL	X			
14. MECHANICAL COUPLERS FOR REINFORCING			SEE ICC-ES ESR REPORT FOR REQUIREMENTS	

NOTES

1. TESTING AND SPECIAL INSPECTION REPORTS SHALL BE PREPARED FOR EACH INSPECTION ITEM ON A DAILY BASIS WHENEVER WORK IS PERFORMED ON THAT ITEM. REPORTS SHALL BE DISTRIBUTED TO OWNER, CONTRACTOR, BUILDING OFFICIAL, ARCHITECT, AND STRUCTURAL ENGINEER.
2. STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD OR DESIGNATED REPRESENTATIVE IN ACCORDANCE WITH IBC 1704.6. STRUCTURAL OBSERVATIONS SHALL BE PERFORMED AS FOLLOWS:
   a. PERIODIC VISUAL OBSERVATION OF STRUCTURAL SYSTEMS FOR GENERAL CONFORMANCE TO CONSTRUCTION DOCUMENTS AT SIGNIFICANT CONSTRUCTON STAGES
   b. REVIEW OF TESTING AND INSPECTION REPORTS
   c. REPORTS SHALL BE PREPARED FOR EACH SITE VISIT AND SHALL BE DISTRIBUTED TO ARCHITECT.
3. WHERE APPLICABLE, SEE ALSO IBC SECTION 1705.11, SPECIAL INSPECTION FOR WIND RESISTANCE AND IBC SECTION 1705.12, SPECIAL INSPECTION FOR SEISMIC RESISTANCE
4. "STRUCTURAL STEEL" REFERS TO STEEL CONSTRUCTION DEFINED BY AISC 303, "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."

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SULTAN, WA 98294

ARCHITECT:
MITHUN
Pies 56, Alaskan Way, #200
Seattle, WA 98101
206.623.3344

ISSUE:
PRELIMINARY

SHEET TITLE:
Statement of Special Inspections

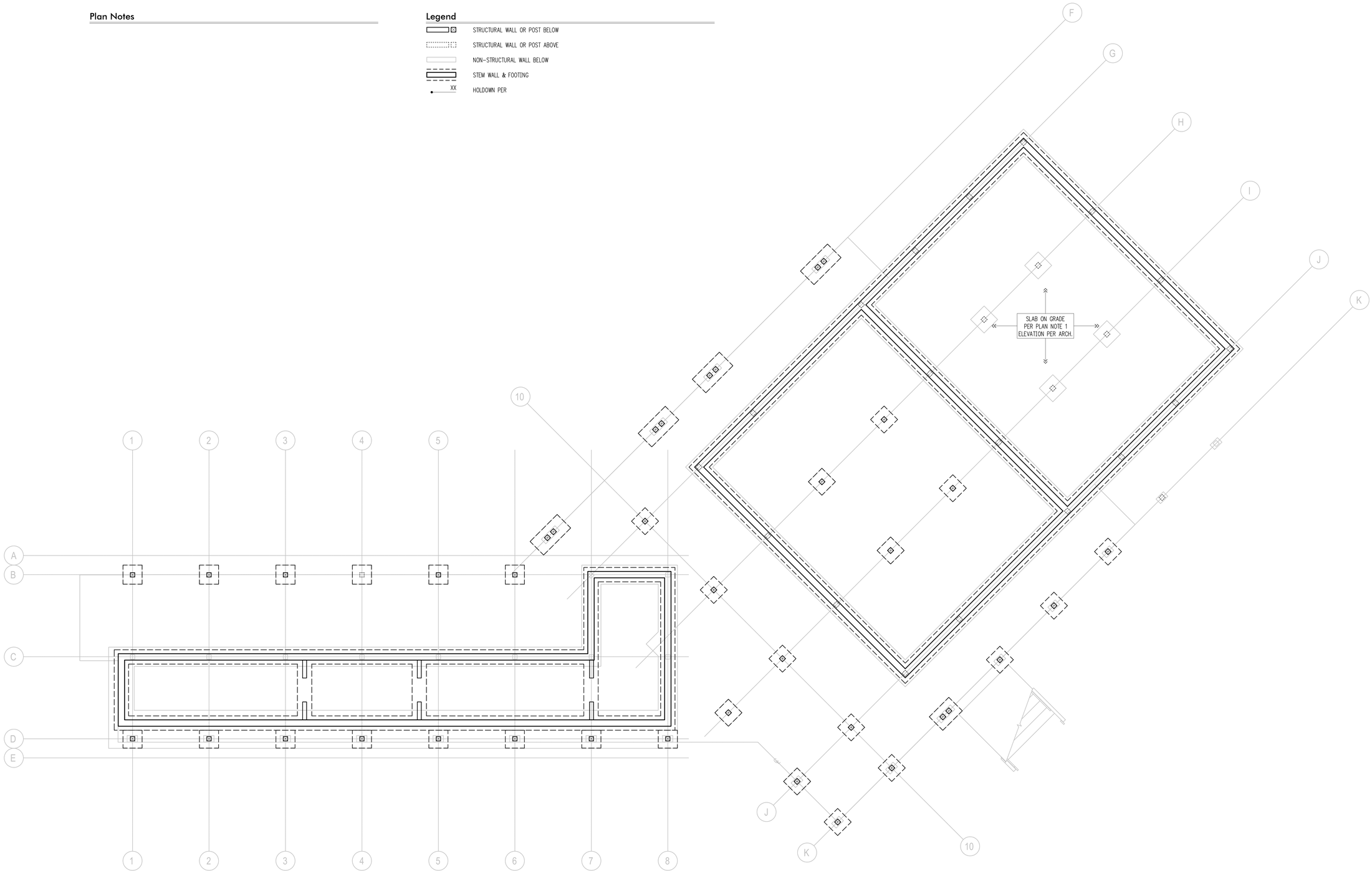
SCALE: ---
DATE: February 10, 2022
PROJECT NO: 00069-2021-02
SHEET NO:

S1.3

Plan Notes

Legend

- STRUCTURAL WALL OR POST BELOW
- STRUCTURAL WALL OR POST ABOVE
- NON-STRUCTURAL WALL BELOW
- STEM WALL & FOOTING
- XX — HOLDOWN PER



Foundation Plan

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

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SHEET TITLE:

Foundation Plan

SCALE: 1/4 = 1'-0" U.N.O.

DATE: February 10, 2022

PROJECT NO: 00069-2021-02

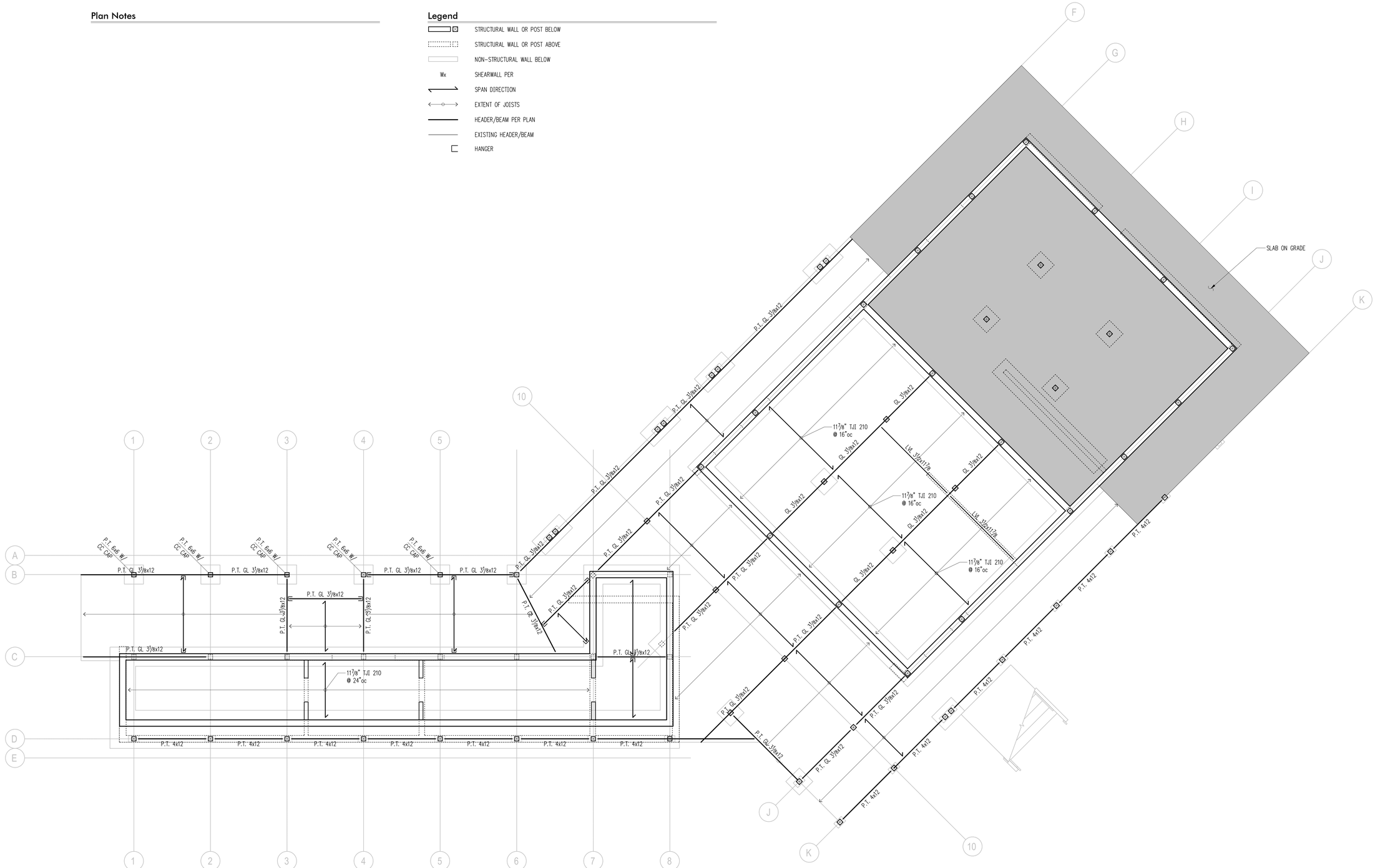
SHEET NO:

S2.1

Plan Notes

Legend

- STRUCTURAL WALL OR POST BELOW
- STRUCTURAL WALL OR POST ABOVE
- NON-STRUCTURAL WALL BELOW
- Wx — SHEARWALL PER
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- EXISTING HEADER/BEAM
- HANGER



Floor and Deck Framing Plan
Scale: 1/4" = 1'-0"

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Floor and Deck Framing Plan

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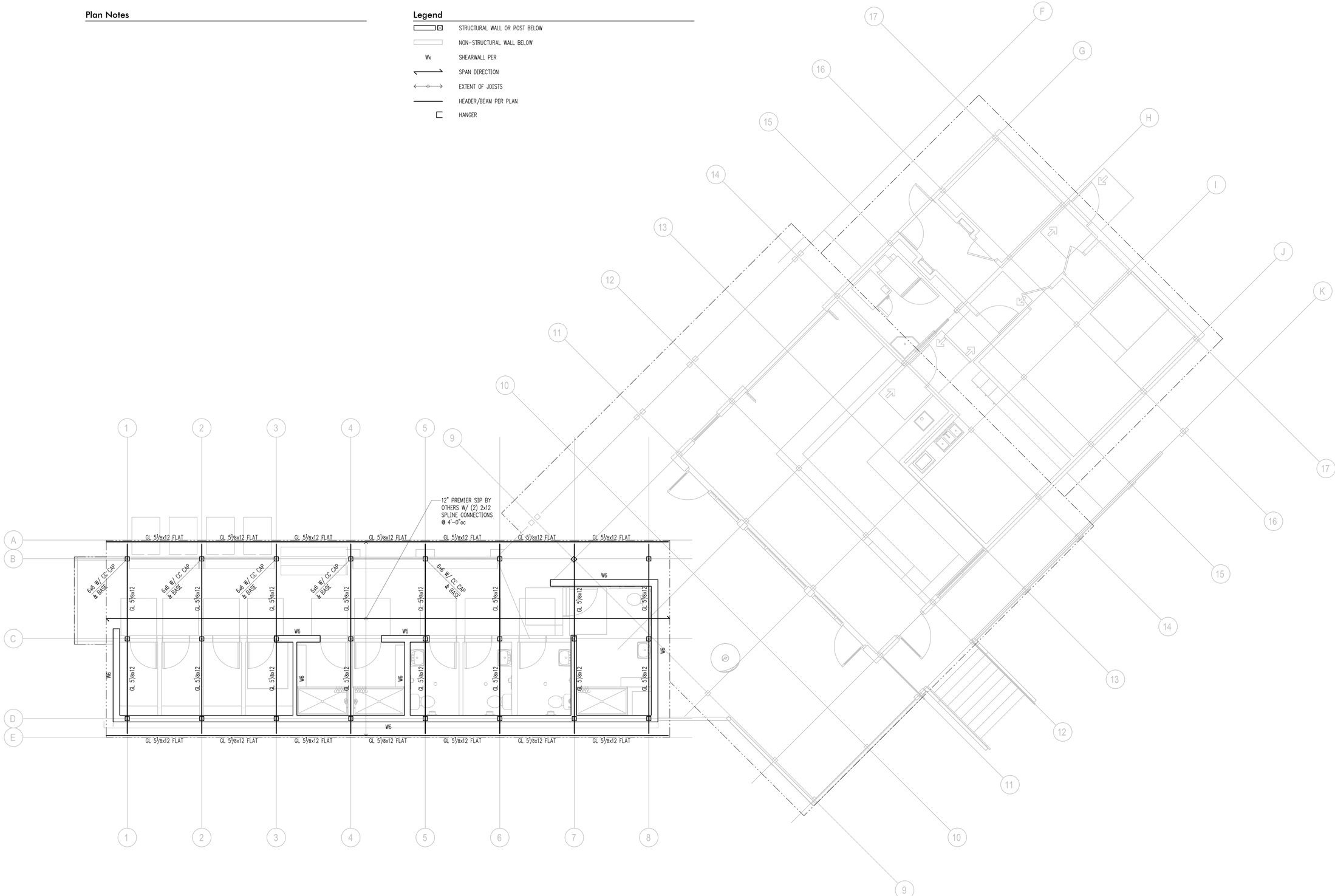
S2.2

Plan Notes

Legend

- STRUCTURAL WALL OR POST BELOW
- NON-STRUCTURAL WALL BELOW
- Wx — SHEARWALL PER
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER



East Wing Roof Framing Plan

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

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East Wing Roof Framing Plan

SCALE: 1/4 = 1'-0" U.N.O.
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Plan Notes

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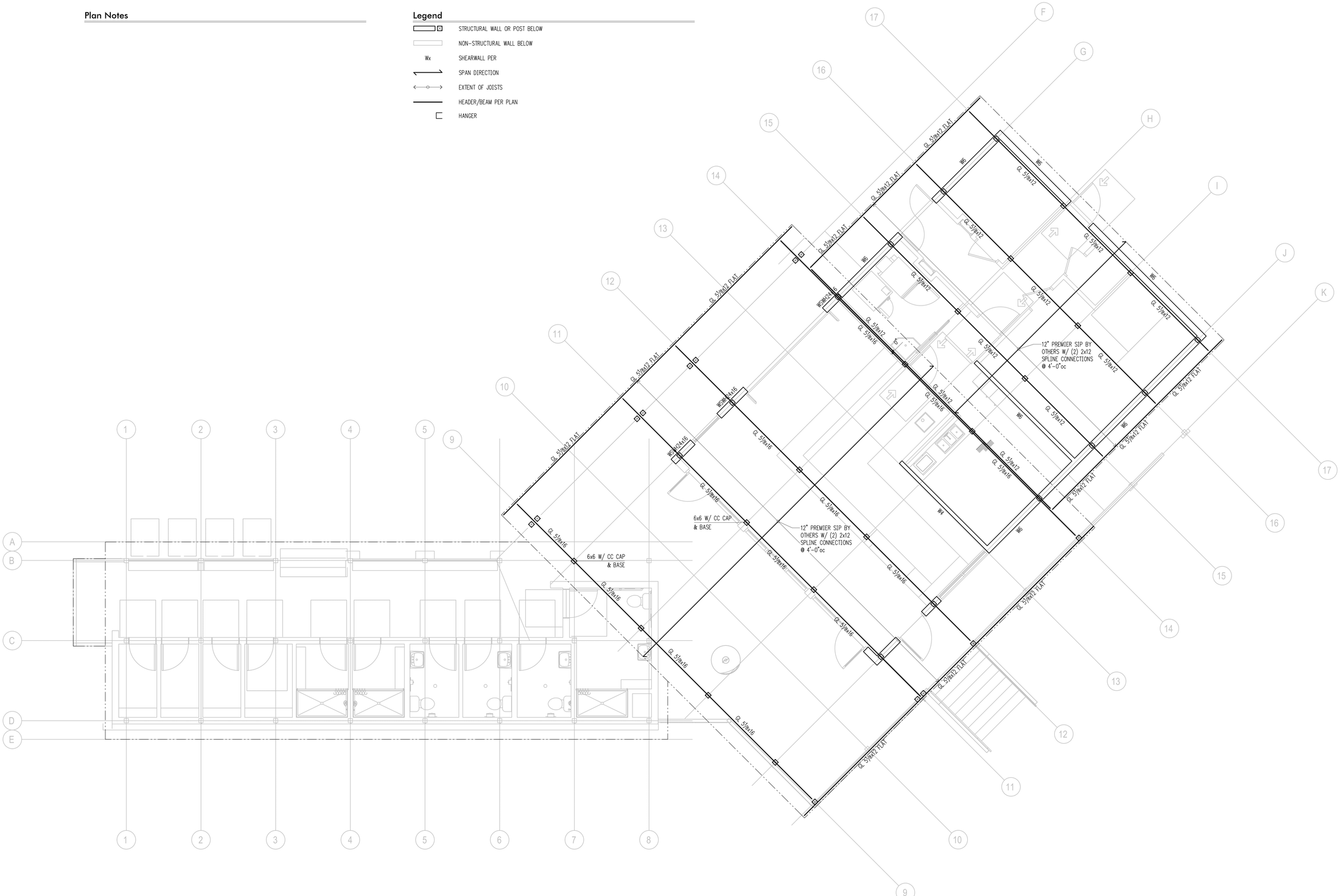
- NON-STRUCTURAL WALL BELOW
- Wx — SHEARWALL PER
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER



West Wing Roof Framing Plan

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West Wing Roof Framing Plan

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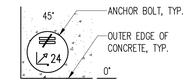
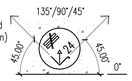
(Install with arrow on top of the bolt oriented as shown)

Corner Installation



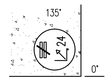
(Bolt may be installed @ 45° to 135° as shown)

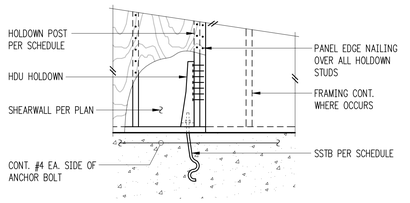
Non-Corner Installation



(Install with arrow on top of the bolt oriented as shown)

Corner Installation





Holdown Schedule

Plan Mark	Screws	Anchor Bolt	A.B. Embed	Holdown Post ① if 2x4	Holdown Post ① if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2 1/2"	SSTB20	16 5/8"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS 1/4"x2 1/2"	SB5/8x24	18"	4x4	4x6
HDU5-SDS2.5	(14)SDS 1/4"x2 1/2"	SB5/8x24	18"	4x4	4x6
HDU8-SDS2.5	(20)SDS 1/4"x2 1/2"	SSTB28	24 7/8"	4x6	6x6
HDU11-SDS2.5	(30)SDS 1/4"x2 1/2"	SB1x30	24"	4x8	6x6

① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

Typical HDU Holdown 10

9

10

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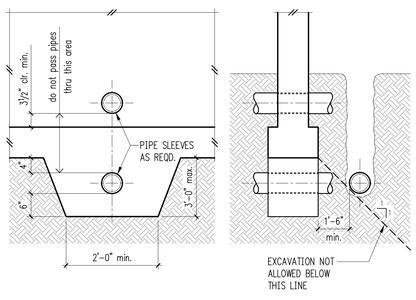


Pipe and Trench Locations 12

Reinforcing Splice and Development Length Schedule

For f'c = 3000 psi, Grade 60 Reinforcing

① Minimum Straight Development Length (ℓd)

Bar Size	Top Bars	Other Bars
#3	21"	16"
#4	28"	22"
#5	36"	27"
#6	43"	33"
#7	62"	48"
#8	71"	55"
#9	80"	62"
#10	90"	70"
#11	100"	77"

② Minimum Lap Splice Lengths (ℓs)

Bar Size	Top Bars	Other Bars
#3	28"	21"
#4	37"	28"
#5	46"	36"
#6	56"	43"
#7	81"	62"
#8	93"	71"
#9	104"	80"
#10	118"	90"
#11	131"	100"

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

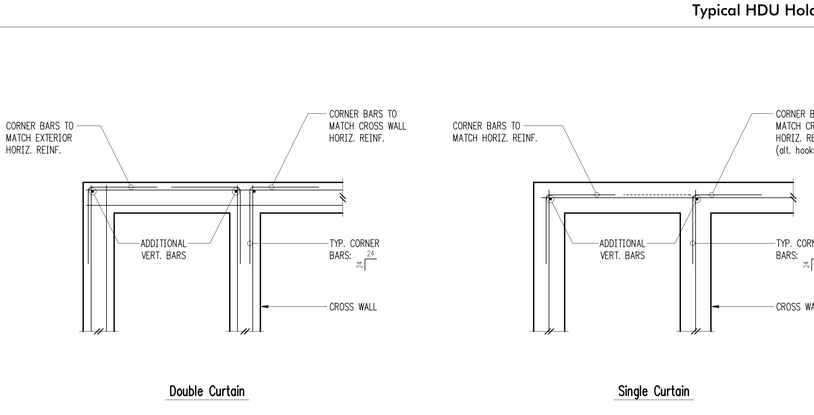
IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR, OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN LENGTHS SHALL BE INCREASED BY 50%

③ Minimum Embedment Lengths (ℓdh) For Standard End Hooks

Bar Size	Length
#3	6"
#4	8"
#5	10"
#6	12"
#7	13"
#8	15"
#9	17"
#10	19"
#11	22"

1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2½"
2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2"

Reinforcing Splice Length & Development Length (3000psi) 18

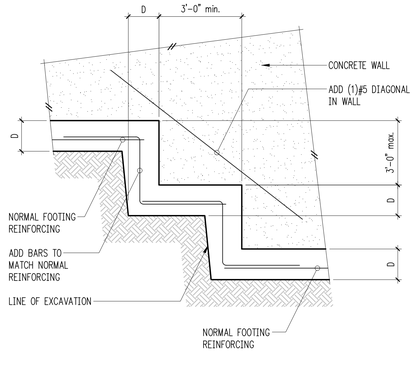


Double Curtain

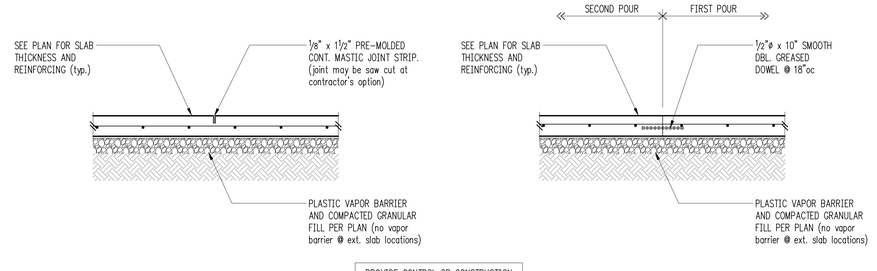
Single Curtain

Typical Corner Bars at Concrete Walls and Footings 15

16



Typical Stepped Footing 17



Control Joint

PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 250 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

Construction Joint

Typical Slab Joints 20

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Typical Concrete Details

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DATE: February 10, 2022

PROJECT NO: 00069-2021-02

SHEET NO:

S3.1

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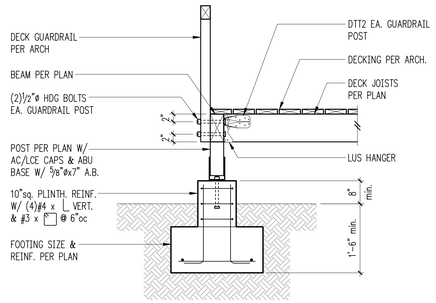
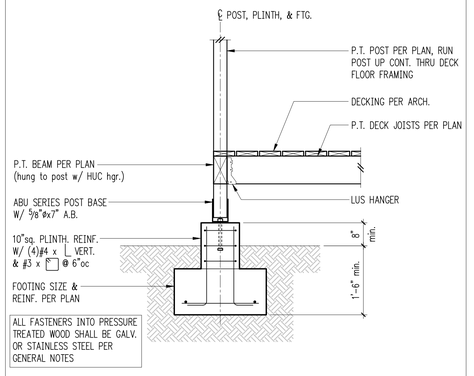
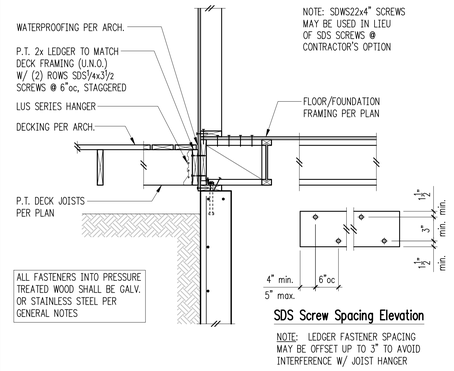


Typical Deck w/ Guardrail Detail 8



Typical Deck Detail 9



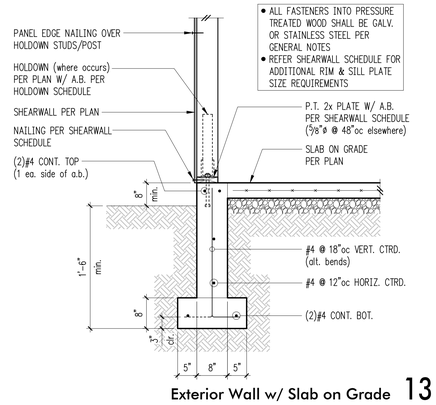
SDS Screw Spacing Elevation

NOTE: LEDGER FASTENER SPACING MAY BE OFFSET UP TO 3" TO AVOID INTERFERENCE W/ JOIST HANGER

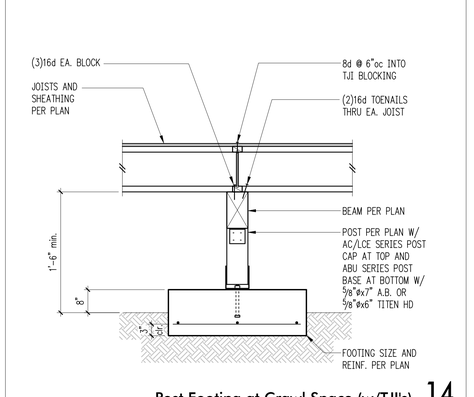
Typical Deck Ledger Detail (w/TJI's) 10

11

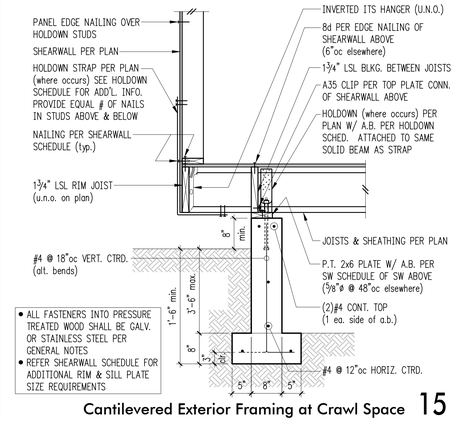
12



Exterior Wall w/ Slab on Grade 13

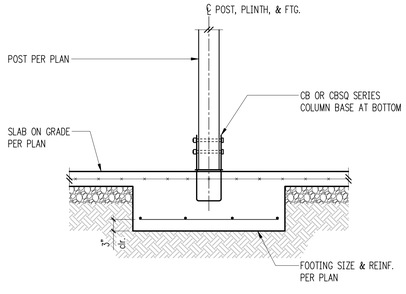


Post Footing at Crawl Space (w/TJI's) 14

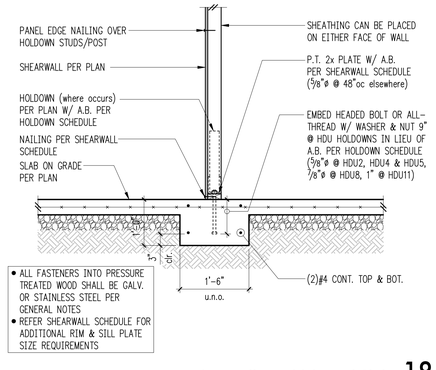


Cantilevered Exterior Framing at Crawl Space 15

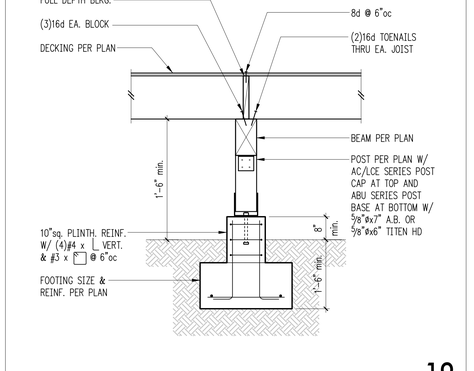
16



Post Footing w/ Slab on Grade - CB/CBSQ 17



Interior Wall w/ Thickened Slab 18



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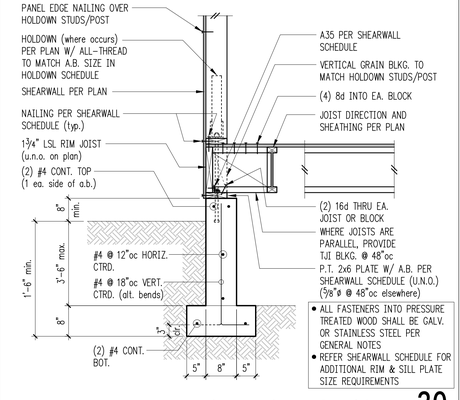

Exterior Framing at Crawl Space 20

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Typical Foundation Details

SCALE: 3/4" = 1'-0" U.N.O.

DATE: February 10, 2022

PROJECT NO: 00069-2021-02

SHEET NO:

S3.2

1

2

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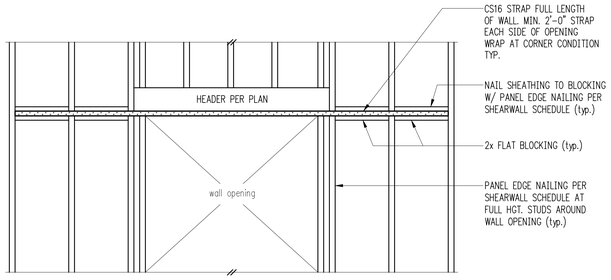
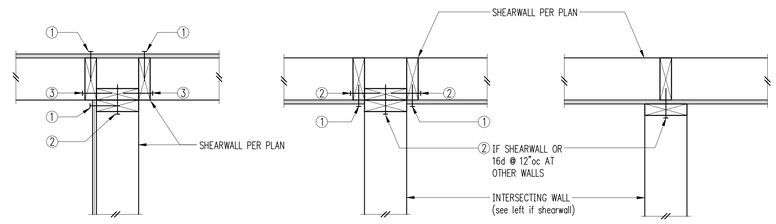
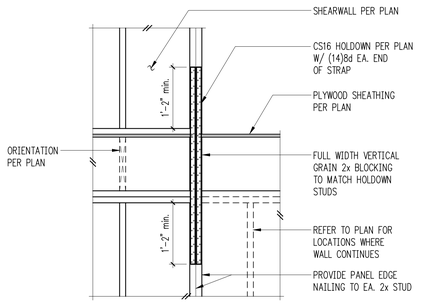


Continuous Straps at Wall Opening (above only) 8

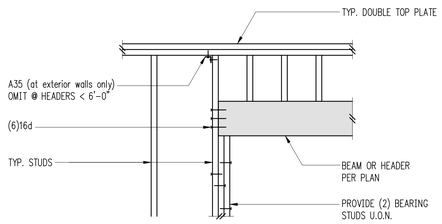


Typical Shearwall Intersections 10

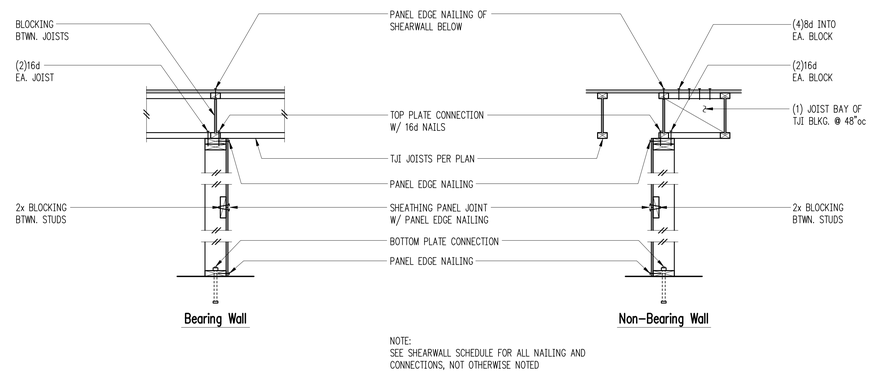
11



Typical CS16 Holdown 12

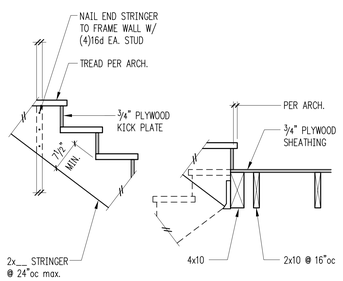


Typical Header Support w/2 Bearing Studs 13

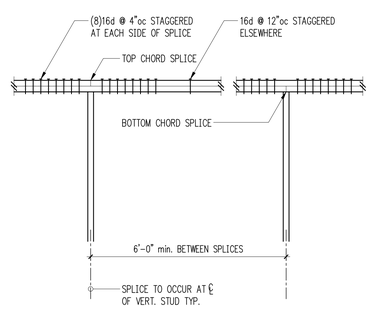


Typical Shearwall Construction (w/ TJI's) 15

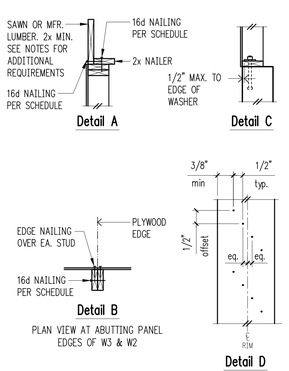
16



Typical Stair and Landing Detail 17



Typical Top Plate Splice 18



Shearwall Schedule ①②③④⑤⑥⑦

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if TJI	if Wood ⑧⑨	at Wood ⑩	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	⅝"ø A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc	(2)rows 16d @ 6"oc	⅝"ø A.B. @ 32"oc
W3 ④	15/32" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 4"oc	A35 @ 12"oc	(2)rows 16d @ 6"oc	⅝"ø A.B. @ 24"oc
W2 ④	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	A35 @ 9"oc	(2)rows 16d @ 4"oc ⑪	⅝"ø A.B. @ 16"oc

① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"o.c.

② 8d NAILS SHALL BE 0.131"ø x 2 1/2" (common) – 16d NAILS SHALL BE 0.135"ø x 3 1/2" (box)

③ EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.

④ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.

⑤ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.

⑥ ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.

⑦ 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX.

⑧ LTP4's (HORIZIONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

⑨ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

⑩ AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.

⑪ PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.

Shearwall Schedule - (Sheathed One Side) 20

SSF STRUCTURAL ENGINEERING
2124 Third Avenue - Suite 100 - Seattle, WA 98121
p: 206.443.6212 ssfengineers.com
934 Broadway - Tacoma, WA 98402
p: 253.284.9470 ssfengineers.com

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PROJECT TITLE:
The Springs
903 W STEVENS AVE
SULTAN, WA 98294

ARCHITECT:
MITHUN
Pies 56, Alaskan Way, #200
Seattle, WA 98101
206.623.3344

ISSUE:
PRELIMINARY

SHEET TITLE:
Typical Wood Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: February 10, 2022
PROJECT NO: 00069-2021-02
SHEET NO:
S4.1

1

2

3

4

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6

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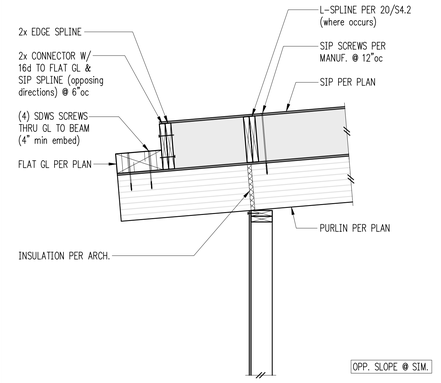
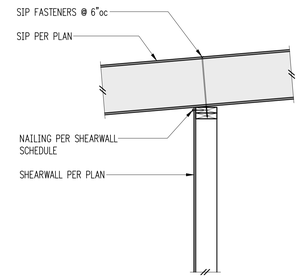
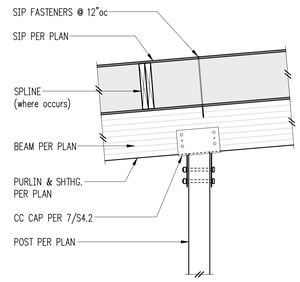


Typical Eave 8



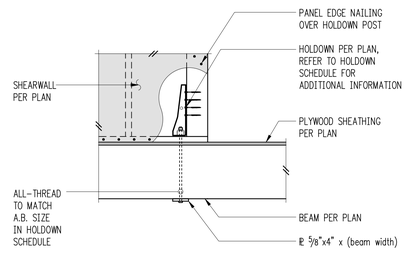
Interior Shearwall Below Roof 9



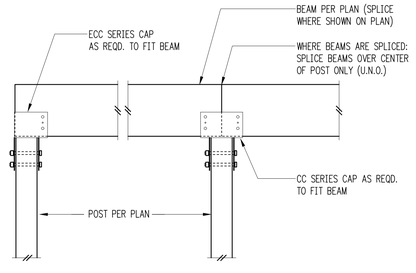
Typical Beam Purlin Connection 10

11

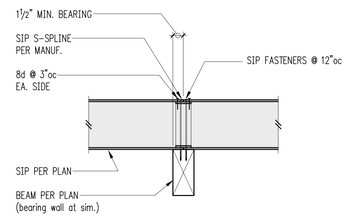
12



HDU at Floor Beam 13



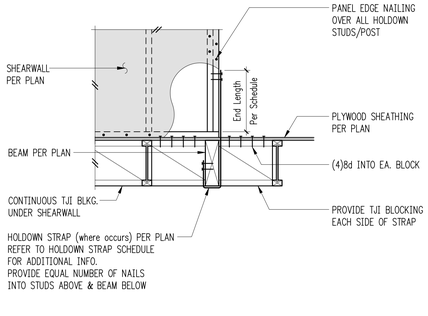
CC Series Connection 14



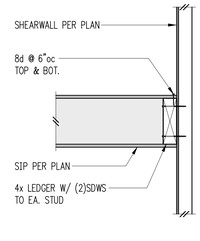
ALL PANELS TO HAVE MINIMUM 1½" BEARING

Typical SIP Panel to Panel Connection at Purlin 15

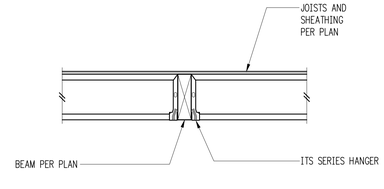
16



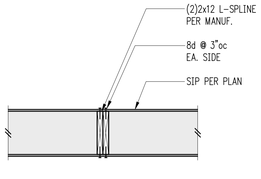
CS/CMST Holdown at Floor Beam Perpendicular (W/TJI) 17



Typical Parallel Joist Ledger 18



Typical Flush Beam 19



Typical SIP Panel to Panel Connection 20

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PROJECT TITLE:

The Springs
903 W STEVENS AVE
SULTAN, WA 98294

ARCHITECT:
MITHUN
Pies 56, Alaskan Way, #200
Seattle, WA 98101
206.623.3344

ISSUE:

PRELIMINARY

SHEET TITLE:

Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.

DATE: February 10, 2022

PROJECT NO: 00069-2021-02

SHEET NO:

S4.2

1

2

3

4

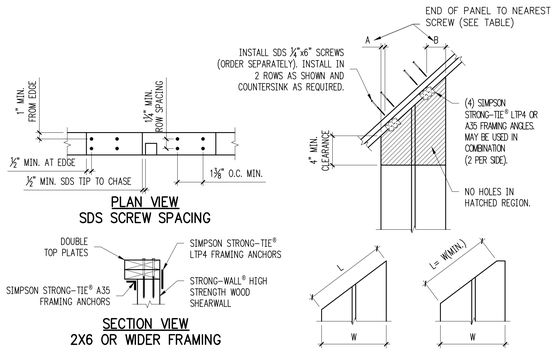
1. STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
4. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
5. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
6. SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

Notes 5

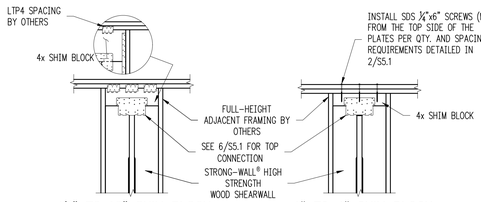
QTY. OF SDS¼"x6" SCREWS REQ'D.	
WSWH12	4
WSWH18	8
WSWH24	16

EDGE DISTANCE FOR SCREWS		
SLOPE	A (in.)	B (in.)
0:12-4:12	2	3
5:12-8:12	1½	4½
9:12-12:12	1½	5½

NOTES :
1. MAINTAIN END DISTANCES TO PREVENT SCREWS FROM PENETRATING THROUGH THE OUTER EDGES.
2. INSTALL SCREWS PERPENDICULAR TO THE TOP PLATE.
3. EDGE DISTANCES ASSUME DOUBLE TOP PLATE.

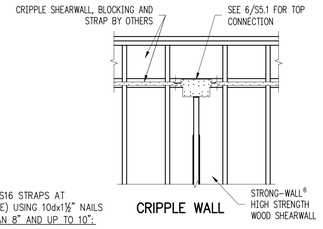


Rake Wall 7

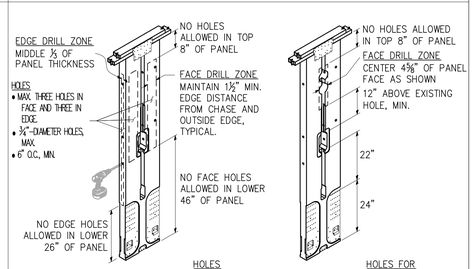


FOR 8" TO 12" BLOCK DEPTHS:
ATTACH SIMPSON STRONG-TIE® CS16 STRAPS AT EDGE OF WSWH PANEL (EACH SIDE) USING 10d x 1½" NAILS
SHIM BLOCK HEIGHTS GREATER THAN 8" AND UP TO 10":
- 8 NAILS INTO BLOCK
- 8 NAILS INTO WSWH PANEL

SHIM BLOCK HEIGHTS GREATER THAN 10" AND UP TO 12":
- 10 NAILS INTO BLOCK
- 10 NAILS INTO WSWH PANEL



Top of Wall Height Adjustments 9



HOLES
- 4⅜"-DIA. HOLES, MAX.
- MAX. OF TWO 4⅜"-DIA. HOLES OR ONE 4¾"x12" HOLE.
- NO MINIMUM ON-CENTER SPACING REQUIRED.

HOLES FOR WSWH24X7 PANEL ONLY
- MAX. OF ONE 4⅜"x6" HOLE.
- 8" FROM TOP OF PANEL, MIN.

ALLOWABLE SMALL HOLES
FACE AND EDGE DRILL ZONES

ALLOWABLE LARGE HOLES IN ADDITION TO ALLOWABLE SMALL HOLES

Trim Zone and Allowable Holes 10

11

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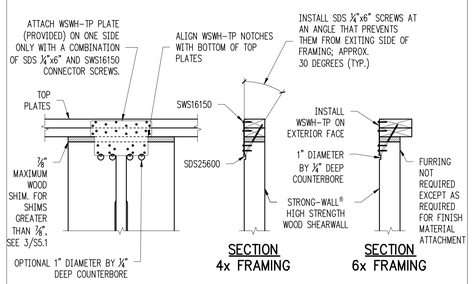
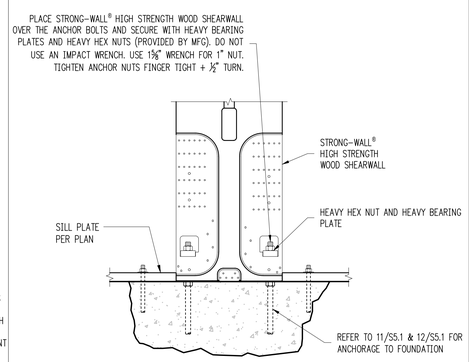
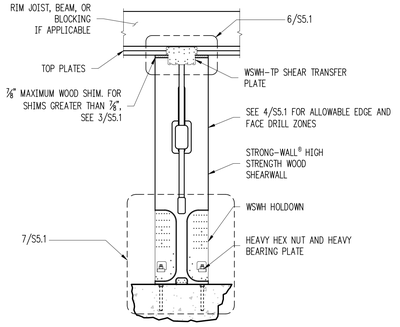
WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8



Top Connection 13

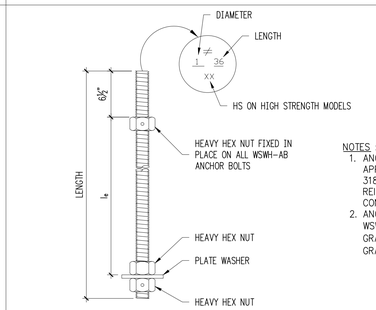


Standard Installtion Base Connection 14



Single Story WSWH on Concrete 15

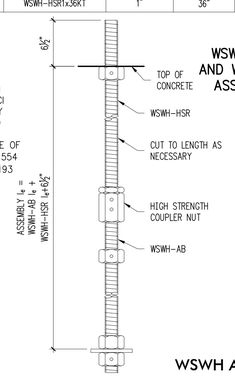
16



WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18, AND WSWH24	WSWH-AB1x24	1"	24"	15⅝"
	WSWH-AB1x24HS	1"	24"	15⅝"
	WSWH-AB1x30	1"	30"	21⅝"
	WSWH-AB1x30HS	1"	30"	21⅝"
	WSWH-AB1x36	1"	36"	27⅝"
	WSWH-AB1x36HS	1"	36"	27⅝"

NOTES :
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D, ACI 318-14 CHAPTER 17 AND ACI 318-19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH-AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7).

WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH-HSR1x24KT	1"	24"	17½"
	WSWH-HSR1x36KT	1"	36"	29½"



WSWH Anchor Bolts 18

19

20

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PROJECT TITLE:
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903 W STEVENS AVE
SULTAN, WA 98294

ARCHITECT:
MITHUN
Pies 56, Alaskan Way, #200
Seattle, WA 98101
206.623.3344

ISSUE:
PRELIMINARY

SHEET TITLE:
Simpson Strongwall Details

SCALE: 1" = 1'-0" U.N.O.
DATE: February 10, 2022
PROJECT NO: 00069-2021-02
SHEET NO:
S5.1

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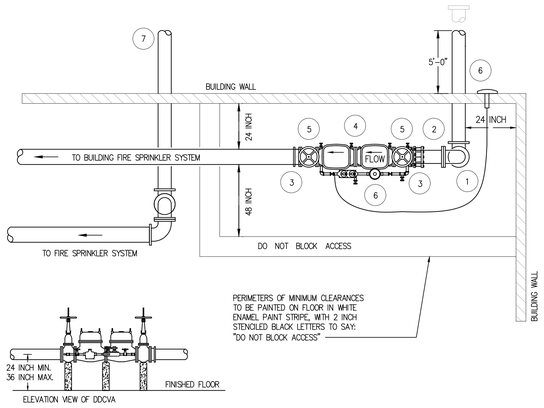


DETAIL NOTES:

DDCVA MUST BE INSTALLED IMMEDIATELY AFTER PIPE PENETRATION THROUGH BUILDING FLOOR SLAB.

ROOM IN WHICH DDCVA IS LOCATED SHALL:

A. HAVE FLOOR DRAIN CONNECTED TO THE SANITARY SEWER SYSTEM.

B. HAVE A HEATING SYSTEM (40° F MIN. TEMP.) NO HEAT TAPE.

C. NOT BE USED FOR STORAGE AROUND THE DDCVA.

D. HAVE CLEARLY DELINEATED ACCESS WAYS TO DDCVA AND PIV.

A RIGHT-OF-ENTRY AGREEMENT MUST BE GRANTED TO THE LOCAL AUTHORITY FIRE PREVENTION DEPARTMENT FOR INSPECTION OF THE DDCVA AND METER.

SEPARATE FIRE SPRINKLER PLANS INCLUDING INSTALLATION OF DDCVA MUST BE SUBMITTED TO THE LOCAL AUTHORITY FIRE PREVENTION DEPARTMENT FOR REVIEW AND APPROVAL. A SEPARATE FIRE SPRINKLER PERMIT IS REQUIRED.

① 2-90° BENDS (FL x FL) WITH FLANGED DUCTILE IRON PIPE SPOOL.

② 18" LONG SPOOL (FL x PE)

③ FLANGE COUPLING ADAPTER.

④ APPROVED DDCVA ON MAIN LINE IN HORIZONTAL POSITION ONLY. (PER LATEST DEPT. OF HEALTH APPROVED LIST OF BACKFLOW PREVENTION DEVICES) BOTTOM OF DDCVA SHALL BE A MINIMUM OF 24 INCH ABOVE FLOOR LEVEL AND NOT HIGHER THAN 3 FEET MAXIMUM. INSTALL 3 CONCRETE PADS OR ADJUSTABLE PIPE SUPPORT COLUMNS UNDER DDCVA.

⑤ O.S & Y VALVES TO BE RESILIENT SEATED WITH TAMPER SWITCHES. ADD WIRING IN ACCORDANCE WITH L & I.

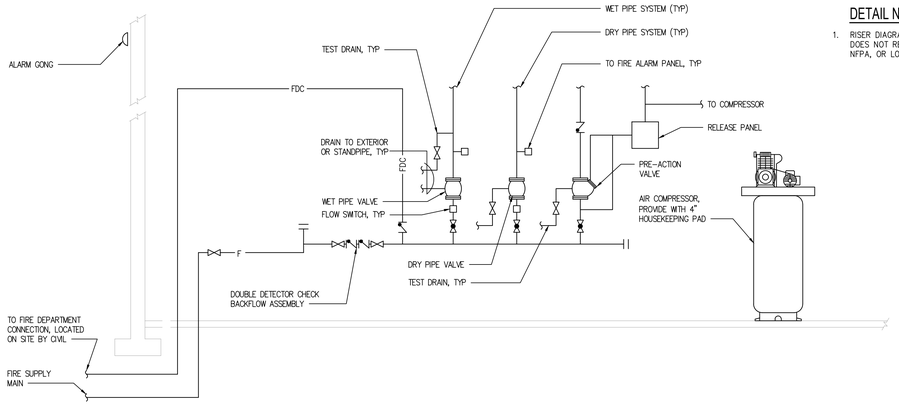
⑥ METERED 3/4 INCH BY-PASS DCVA – BY-PASS METER SHALL BE A 3/4 INCH "SENSUS-ECR" SR POSITIVE DISPLACEMENT METER EQUIPPED WITH A REMOTE READ SENSOR PLATE MOUNTED ON THE OUTSIDE OF THE BUILDING WALL.

⑦ TO FIRE DEPARTMENT CONNECTION, LOCATED ON SITE BY CIVIL.

AFTER FIELD INSTALLATION, MAIN DDCVA AND BY-PASS DCVA MUST BE TESTED SATISFACTORILY BY A DEPARTMENT OF HEALTH CERTIFIED BACKFLOW ASSEMBLY TESTER. TEST REPORT MUST BE SUBMITTED TO CITY OF RENTON WATER UTILITY ENGINEERING DEPARTMENT PRIOR TO ACTIVATION OF NEW LINE. INSTALL BRASS PLUGS AT ALL TEST COCKS.

1 DOUBLE DETECTOR CHECK VALVE

F2.01 SCALE: NTS



DETAIL NOTES:

1. RISER DIAGRAM IS DIAGRAMMATIC AND DOES NOT RELIEVE OR WAIVE ANY IFC, NFPA, OR LOCAL REQUIREMENTS.

2 FIRE SPRINKLER RISER

F2.01 SCALE: NTS

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NO.	DATE	REVISION

MECHANICAL ENGINEER
DT
PROJECT MANAGER
JB

PROJECT DESIGNER
JB / DY
DRAFTER
JA
CHECK
JB/DY

TITLE
FIRE PROTECTION DETAILS

PROJECT NO
2121100
DATE
2/9/22

SHEET NUMBER
F2.01
DESIGN DEVELOPMENT
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ORIGINAL SHEET SIZE: 30" x 42"

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MECHANICAL LEGEND

AFF	ABOVE FINISHED FLOOR
BFF	BELOW FINISHED FLOOR
CIRC	CIRCULATING
CO	CLEAN OUT
COND	CONDENSATE
COORD	COORDINATE
CW	COLD WATER
DEG	DEGREE
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
E	EXISTING
EA	EACH
EAT	ENTERING AIR TEMPERATURE
ESP	EXTERNAL STATIC PRESSURE
EWT	ENTERING WATER TEMPERATURE
EXIST	EXISTING
F	FAHRENHEIT
FCO	FLOOR CLEANOUT
FD	FIOOR DRAIN
FLA	FULL LOAD AMPS
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FPM	FEET PER MINUTE
FT	FOOT, FEET
G	NATURAL GAS
GA	GAUGE
GAL	GALLONS
GPM	GALLONS PER HOUR
HP	HORSEPOWER
IE	INVERT ELEVATION
IN	INCH
KW	KILOWATT, (1000 WATTS)
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
MCA	MINIMUM CIRCUIT AMPS
MFG	MANUFACTURER
MIN	MINIMUM
MOD	MOTOR OPERATED DAMPER
NC	NORMALLY CLOSE
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OAT	OUTSIDE AIR TEMPERATURE
POC	POINT OF CONNECTION
PSI	POUNDS PER SQUARE INCH
RPM	REVOLUTIONS PER MINUTE
SP	STATIC PRESSURE
SPD	STATIC PRESSURE DROP
SPEC	SPECIFICATIONS
SS	SANITARY SEWER
TDH	TOTAL DYNAMIC HEAD
TPD	TOTAL PRESSURE DROP
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
V	VOLT, VENT
VTR	VENT THRU ROOF
WB	WET BULB TEMPERATURE
W/	WITH
WSEC	WASHINGTON STATE ENERGY CODE

PIPE ELBOW DOWN

PIPE ELBOW UP

FLANGE

FLEX CONNECTION

TEE OUTLET UP

TEE OUTLET DOWN

AUTOMATIC AIR VENT

BALL VALVE

BALANCING VALVE

BUTTERFLY VALVE

CHECK VALVE

CLEAN OUT

GATE VALVE

GLOBE VALVE

PIPE SIZE REDUCTION

PIPE CAP

DIRECTION OF FLOW

BREAK IN PIPE OR DUCT

FLOOR CLEAN OUT

FLOOR DRAIN

FLOOR SINK

VENT THROUGH ROOF

CLEARANCE REQUIREMENT

WORK TO BE REMOVED

REVISION CLOUD

XX OR XX — EQUIPMENT ITEM XX

1 — FLAG NOTE

1 — REVISION NOTE

X / XX — DETAIL OR SECTION CALLOUT

SECTION CUT LINE

T OR T — THERMOSTAT

CO2 — CARBON DIOXIDE SENSOR

S — SENSOR

H — HUMIDISTAT

$ — SWITCH

$T — TIMER SWITCH

LINE, ARCH. BACKGROUND

LIGHT LINE, EXISTING

HEAVY LINE, NEW WORK

COLD WATER

HOT WATER

HOT WATER CIRCULATION

SS — SANITARY SEWER

V — SANITARY VENT

C — CONDENSATE DRAIN

CA — COMPRESSED AIR

PLUMBING GENERAL NOTES

1. THE CONTRACTOR'S SCOPE OF WORK SHALL CONSIST OF ALL WORK SHOWN ON THE DRAWINGS, INCLUDING PLANS, DIAGRAMS, DETAILS, ETC., AND ALL WORK AS IDENTIFIED IN THE SPECIFICATIONS. WORK INCLUDES FURNISHING, INSTALLING SYSTEM, INTEGRATION, TESTING, TRAINING AND WARRANTY OF THE PLUMBING SYSTEMS AS SHOWN AND SPECIFIED.
2. PROVIDE A COMPLETE AND OPERABLE PLUMBING SYSTEM. THE SYSTEM SHALL BE PROVIDED COMPLETE WITH ALL PLUMBING WORK AS REQUIRED FOR SYSTEM OPERATION PER THE SEQUENCE OF OPERATION.
3. ALL PLUMBING WORK SHALL COMPLY WITH LOCAL CODES AND REGULATIONS. WHERE WORK SHOWN IS IN CONFLICT WITH THE LOCAL CODE THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF THE CONFLICT AND WAIT FOR WRITTEN RESOLUTION PRIOR TO PROCEEDING. WHERE WORK IS SHOWN TO BE ABOVE AND BEYOND THE REQUIREMENTS OF THE CODE PROVIDE WORK AS SHOWN IN THE CONTRACT DOCUMENTS.
4. THE DESIGN OF PLUMBING SYSTEMS HAS BEEN BASED UPON THE EQUIPMENT AS MANUFACTURED BY THE MANUFACTURERS LISTED ON THE EQUIPMENT SCHEDULE OR IN THE SPECIFICATION. EQUIPMENT NAMED IN THE SPECIFICATIONS MAY BE SUBSTITUTED PROVIDED THAT THE EQUIPMENT MEETS OR EXCEEDS ALL SCHEDULED AND SPECIFIED CRITERIA AND HAS THE PRIOR WRITTEN APPROVAL OF THE ENGINEER. COORDINATE REVISIONS TO THE INSTALLATION WITH ALL TRADES AND GUARANTEE IN WRITING THAT NO ADDITIONAL COST WILL BE INCURRED DUE TO PRODUCT SUBSTITUTION.
5. CONTRACTOR SHALL FIELD VERIFY ALL BUILDING AND SITE DIMENSIONS BEFORE BEGINNING CONSTRUCTION OR ORDERING EQUIPMENT. DO NOT SCALE FROM PLANS. PLANS PROVIDED ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL REQUIRED OFFSETS, TRANSITIONS, OR CHANGES IN DIRECTION. PROVIDE ALL OFFSETS REQUIRED.
6. PIPE SIZES SHOWN ON PLAN ARE INTENDED TO INDICATE THE NOMINAL PIPE SIZE OF THE SPECIFIED PIPE MATERIAL AND PIPE SCHEDULE. COORDINATE ACTUAL PIPE OUTER DIMENSIONS WITH REQUIREMENTS FOR THERMAL INSULATION, HANGERS, SUPPORTS, ETC..
7. CONTRACTOR SHALL COORDINATE ALL PLUMBING WORK WITH OTHER TRADES AND SUBCONTRACTORS PRIOR TO INSTALLATION OF ANY WORK BY ANY TRADES. DURING COORDINATION EFFORTS DUCT ROUTING SHALL TAKE PRECEDENCE OVER PLUMBING PIPE AND FIRE SPRINKLER WORK. PLUMBING PIPES REQUIRING SLOPE SHALL TAKE PRECEDENCE OF FIRE SPRINKLER WORK. PROVIDE SHOP DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO INSTALLATION AND FABRICATION TO DOCUMENT THE RESULTS OF THE COORDINATION.
8. PENETRATIONS THROUGH ROOF OR EXTERIOR WALLS SHALL BE SEALED WEATHER TIGHT. PENETRATIONS THROUGH CEILING OR INTERIOR WALLS SHALL BE SEALED SUBSTANTIALLY AIRTIGHT. BELOW GRADE WALLS OR SLABS SHALL BE SLEEVED AND SEALED WATERTIGHT. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE TREATED TO MEET OR EXCEED THE FIRE RATINGS OF SUCH WALLS.
9. PROVIDE ALL REQUIRED ELECTRICAL POWER, MOTOR STARTERS, MOTOR CONTROL INTERFACES, CONTROL SWITCHES, AND CONNECTIONS AS REQUIRED FOR SYSTEM OPERATION AND TO EXECUTE THE SEQUENCE OF OPERATIONS. COORDINATE LINE VOLTAGE WORK REQUIREMENTS WITH THE JOBSITE ELECTRICAL CONTRACTOR.
10. PROVIDE ALL REQUIRED EQUIPMENT GUARDS AND STRUCTURAL SUPPORTS AS RECOMMENDED BY EQUIPMENT MANUFACTURERS TO SUPPORT EQUIPMENT AND TO ASSURE SYSTEM PERFORMANCE AND SAFE OPERATION. COORDINATE PRIOR TO INSTALLATION.
11. PROVIDE ACCESS PANELS AS REQUIRED TO MAINTAIN EQUIPMENT, ACCESS VALVES, AND PLUMBING ACCESSORIES. COORDINATE FIRE RATING OF SUCH PANELS WITH THE ARCHITECTURAL DOCUMENTS. ACCESS PANELS SHALL BE MINIMUM SIZE REQUIRED TO SERVICE EQUIPMENT PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS. IF NO MINIMUM SIZE IS GIVEN THE PANEL SHALL BE NO SMALLER THAN 12" BY 12" IN SIZE.
12. COORDINATE LOCATION OF ALL THERMOSTATS, AND ALL WALL MOUNTED EQUIPMENT, WITH THE ARCHITECT. THE LOCATIONS AS SHOWN ON THE DRAWINGS ARE FOR REFERENCE ONLY. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATIONS. IF NOT SHOWN ON ARCHITECTURAL ELEVATIONS, MOUNT WITH TOP OF EQUIPMENT NO HIGHER THAN 44" ABOVE FINISHED FLOOR.
13. PROVIDE UNIT SUPPORT PER MANUFACTURERS RECOMMENDATIONS. BUILDING AND STRUCTURE IS DESIGNED TO SUPPORT EQUIPMENT, BUT NOT DETAILED TO ACCOMMODATE EACH AVAILABLE EQUIPMENT CONFIGURATION OR MANUFACTURER. CONTRACTOR SHALL PROVIDE MATERIALS AND SERVICES INCLUDING BUT NOT LIMITED TO, ADDITIONAL STEEL, SUPPORT BRACKETS, HANGERS, ACCESSORIES, AND STRUCTURAL ENGINEERING AS REQUIRED TO SUPPORT EQUIPMENT.
14. PROVIDE FRAMING, CUTTING, BLOCKING AND PATCHING AS REQUIRED.
15. PROVIDE TRAP PRIMERS AND TRAP PRIMING SUPPLY LINES TO EVERY FLOOR DRAIN P-TRAP. SUPPLY LINES SHALL BE RUN IN COPPER AND SLOPPED TO THE P-TRAP. INSTALL TRAP PRIMERS IN NEARBY WALL AND ROUTE SUPPLY WATER TO TRAP PRIMER MANIFOLD AS NECESSARY. UNLESS OTHERWISE NOTED, OR APPROVED IN WRITING FROM THE ENGINEER, PROVIDE ELECTRONICALLY METERED TRAP PRIMERS.
16. PROVIDE WATER HAMMER ARRESTORS AT EACH WATER SUPPLY BRANCH CONTAINING A WATER CLOSET, URINAL, OR PUBLIC LAVATORY FIXTURE. LOCATE PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE ACCESS PANEL FOR SERVICE AND MAINTENANCE OF WATER HAMMER ARRESTOR.
17. MAINTENANCE PROVISIONS: PROVIDE FLANGES OR UNIONS AT ALL PIPE CONNECTIONS TO EQUIPMENT TO ALLOW FOR REMOVAL OR DISASSEMBLY FOR MAINTENANCE.

2018 WASHINGTON STATE PLUMBING CODE (UPC AMENDMENTS) NOTES

1. PROVIDE HANGERS AND SUPPORTS FOR ALL PIPE AND EQUIPMENT. HANGER ROD SIZES SHALL COMPLY WITH TABLE 313.6 AND SUPPORTS SHALL COMPLY WITH TABLE 313.3.
2. ALL WASTE AND VENT PIPING SHOWN ON PLAN SHALL BE INSTALLED AT ¼" PER LF OR 2% SLOPE IF NOT OTHERWISE NOTED ON PLAN. SHALLOWER SLOPES SHALL ONLY BE INSTALLED WITH WRITTEN PERMISSION OF THE ENGINEER OF RECORD AND WITH APPROVAL BY THE AHJ.
3. PROVIDE CLEANOUTS FOR STORM DRAINAGE THAT COMPLY WITH SECTION 1101.13.
4. AIR ADMITTANCE VALVES SHALL ONLY BE PROVIDED WHERE SPECIFICALLY SHOWN ON THE APPROVED PLUMBING PERMIT PLANS AND APPROVED TO BE COMPLIANT WITH SECTION 913.0 BY THE AHJ.
5. VENTS THAT EXTEND THROUGH THE ROOF SHALL TERMINATE NO LESS THAN 6" ABOVE THE ROOF LINE AND AT LEAST 12" FROM ANY VERTICAL SURFACE. VENTS SHALL NOT TERMINATE WITHIN 10 FT OF A MECHANICAL AIR INTAKE OR OPENING INTO THE BUILDING.
6. ALL PIPE, TUBE, FITTINGS, SOLVENT CEMENT, SEALANTS, & SOLDERS/FLUX, USED IN POTABLE WATER SYSTEMS SHALL COMPLY WITH NSF 61 PER SECTION 604.1 AND PER TABLE 604.1 (NOT INCLUDED).
7. ALL MATERIALS AND EQUIPMENT INTENDED TO CONVEY POTABLE WATER FOR USE BY HUMANS SHALL NOT EXCEED THE LEAD CONTENT MAXIMUMS LISTED IN SECTION 604.2.
8. IN BUILDINGS WITH BOTH POTABLE AND NON-POTABLE WATER, THE PIPE SHALL BE IDENTIFIED TO DIFFERENTIATE THE TWO PER SECTION 601.3. REFER ALSO TO THE REQUIREMENTS OF THE SPECIFICATIONS.
9. PROVIDE CLEANOUTS AS SHOWN ON PLAN AND, AT A MINIMUM, TO COMPLY WITH THE REQUIREMENTS OF SECTION 707.0.
10. PROVIDE A SUDS RELIEF ARRANGEMENT OF PIPE PER SECTION 711.1 WHERE SUDS-PRODUCING FIXTURES DISCHARGE INTO A RISER SERVING 3 OR MORE STORIES.
11. PROVIDE ALL HOT WATER HEATING DEVICES WITH PRESSURE AND TEMPERATURE LIMITING SAFETY DEVICES PER SECTION 504.4 AND 504.5.
12. THE POTABLE WATER SYSTEM SHALL BE DISINFECTED PRIOR TO USE. THE PIPE SYSTEM SHALL BE FLUSHED WITH CLEAN, POTABLE WATER UNTIL POTABLE WATER APPEARS AT THE POINTS OF THE OUTLET. THE SYSTEM SHALL BE FILLED WITH A WATER-CHLORINE SOLUTION PER UPC 609.9(2) AND THEN THE SYSTEM SHALL BE FLUSHED PER UPC 609.9(3).

APPLICABLE CODES

2018 WASHINGTON STATE BUILDING CODE
2018 WASHINGTON STATE PLUMBING CODE
2018 WASHINGTON STATE ENERGY CODE

2018 WASHINGTON STATE ENERGY CODE NOTES

1. PROVIDE RECORD DOCUMENTS IN ACCORDANCE WITH SECTION C103.6.1. PROVIDE OPERATION AND MAINTENANCE MANUALS IN ACCORDANCE WITH SECTION C103.6.2. PROVIDE THE OWNER WITH THE COMPLIANCE DOCUMENTS REQUIRED BY SECTION C103.6.3. REFER ALSO TO THE PROJECT SPECIFICATIONS FOR ALL CLOSEOUT AND RECORD DOCUMENT REQUIREMENTS. THE DRAWINGS SHALL INDICATE, AT A MINIMUM, THE LOCATION AND PERFORMANCE DATA OF EQUIPMENT, AS-BUILT CONFIGURATION OF DUCTWORK AND PIPING DISTRIBUTION SYSTEMS, INCLUDING FLOW RATE, EQUIPMENT TAGS, AND FIELD VERIFIED DIMENSIONS.
2. PROVIDE OWNER TRAINING PER SECTION 103.6.4 AND AS REQUIRED BY THE PROJECT SPECIFICATIONS. OWNER TRAINING MUST TAKE PLACE BEFORE OWNER OCCUPANCY BUT CAN TAKE PLACE AFTER SUBSTANTIAL COMPLETION HAS BEEN APPROVED.
3. SEAL, GASKET, OR WEATHER STRIP ALL ACCESS DOORS AND PANELS THAT OPEN FROM CONDITIONED SPACES TO UNCONDITIONED SPACES AND PER SECTION C402.5.4.
4. PROVIDE VARIABLE SPEED DRIVES FOR ALL FAN AND PUMP MOTORS GREATER THAN OR EQUAL TO 5 HP PER SECTION C403.2.3.
5. SERVICE WATER HEATING EQUIPMENT SHALL HAVE MINIMUM PERFORMANCE AT SPECIFIED RATING CONDITIONS NOT LESS THAN THE VALUES INDICATED IN TABLE C404.2.
6. PROVIDE HOT WATER CIRCULATION SYSTEMS PER THE PLANS AND SPECIFICATIONS. CIRCULATING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION C404.7 AND SHALL BE CAPABLE OF PERFORMING THE SPECIFIED SEQUENCE OF OPERATIONS. INSULATE ALL HEATED WATER CIRCULATION PIPE MINIMUM 1" THICKER THAN THE VALUES LISTED IN TABLE C403.10.3.
7. INSULATE PLUMBING PIPE PER THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS AND PER SECTION C403.10.3 AND PER TABLE C403.10.3.

TABLE C403.10.3 MINIMUM PIPE INSULATION THICKNESS

FLUID OPERATING TEMPERATURE RANGE AND USAGE (°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (INCHES)				
	CONDUCTIVITY BTU x IN/(H x FT²x °F)	MEAN RATING TEMPERATURE,°F	<1"	1" TO < 1-1/2"	1-1/2" TO < 4"	4" TO <8"	≥8"
>350	0.32–0.34	250	4.5	5.0	5.0	5.0	5.0
251–350	0.29–0.32	200	3.0	4.0	4.5	4.5	4.5
201–250	0.27–0.30	150	2.5	2.5	2.5	3.0	3.0
141–200	0.25–0.29	125	1.5	1.5	2.0	2.0	2.0
105–140	0.21–0.28	100	1.0	1.0	1.5	1.5	1.5
40–60	0.21–0.27	75	0.5	0.5	1.0	1.0	1.0
<40	0.20–0.26	75	0.5	1.0	1.0	1.0	1.5

8. PROVIDE BALANCING DEVICES IN ALL CIRCULATING WATER BRANCH PIPE RUNS TO FIXTURES AND OUTLETS AS REQUIRED BY SECTION C409.2.2.2, EXCLUDING ANY EXCEPTIONS, AND AS INDICATED ON THE CONTRACT DOCUMENTS. PROVIDE ALL BALANCING DEVICES NEEDED TO ADJUST EQUIPMENT TO THE DESIGN FLOW VALUES INDICATED ON THE PLANS AND SCHEDULES.
9. PROVIDE ISOLATION VALVES FOR ALL EQUIPMENT CONNECTED TO FLUID PIPING.
10. PROVIDE ELECTRIC HOT WATER HEATERS WITH MINIMUM R-10 INSULATION PAD UNDER THE TANK PER SECTION C404.5.
11. PROVIDE BALANCING DEVICES IN ALL BRANCH DUCTS AND PIPE RUNS TO TERMINAL DEVICES AS REQUIRED BY SECTION C408.2.2.1 AND AS INDICATED ON THE CONTRACT DOCUMENTS.
12. RECORD DRAWINGS SHALL BE PROVIDED TO THE OWNER AS REQUIRED BY SECTION C103.6.1. THE DRAWINGS SHALL INDICATE THE LOCATION AND PERFORMANCE DATA OF EQUIPMENT, GENERAL CONFIGURATION OF DUCTWORK AND PIPING DISTRIBUTION SYSTEMS, INCLUDING FLOW RATES AS A MINIMUM.
13. OPERATION AND MAINTENANCE MANUALS SHALL BE PROVIDED TO THE OWNER AS SPECIFIED AND PER SECTION C103.6.2.
14. PLUMBING SYSTEMS SHALL BE BALANCED AS REQUIRED BY SECTION C408.2.2.
15. CONTRACTOR SHALL PROVIDE COMMISSIONING AND REPORT OF COMMISSIONING SHALL BE SUBMITTED TO THE OWNER AS REQUIRED BY SECTION C408. COMMISSIONING SHALL CONSIST OF A COMMISSIONING PLAN, BALANCING, FUNCTIONAL PERFORMANCE TESTING, POST CONSTRUCTION COMMISSIONING, TRAINING, REPORTS AND ACCEPTANCE. SUBMIT COMMISSIONING COMPLIANCE CHECKLIST TO BUILDING OFFICIAL UPON COMPLETION. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
16. MOTOR EFFICIENCY SHALL NOT BE LESS THAN THE MINIMUM AS REQUIRED BY SECTION C405.8 FOR FULL LOAD EFFICIENCIES.

SHEET INDEX

P0.01 PLUMBING LEGEND AND SHEET INDEX
P0.02 PLUMBING SCHEDULES
P2.00 PLUMBING FOUNDATION PLAN
P3.01 LEVEL 1 PLUMBING PLAN
P4.00 PLUMBING ROOF PLAN
P6.01 PLUMBING DIAGRAMS
P7.01 PLUMBING DETAILS

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LOCATION
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SULTAN, WA 98294

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THE SPRINGS LLC

NO.	DATE	REVISION

MECHANICAL ENGINEER
DT
PROJECT MANAGER
JB
PROJECT DESIGNER
JB / DY
DRAFTER
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CHECK
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TITLE
PLUMBING LEGEND AND SHEET INDEX

PROJECT NO.
2121100
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PLUMBING FIXTURE SCHEDULE

FIXTURE	MARK	SERVICE CONNECTION				FIXTURE DESCRIPTION	REMARKS
		WASTE	VENT	CW	HW		
FLOOR CLEANOUT	FCO	–	–	–	–	ADJUSTABLE CLEAN OUT, DURA–COATED CAST IRON BODY WITH AGAS AND WATERTIGHT ABS TAPERED THREAD PLUG AND ROUND SCORIATED CAST IRON SECURED TOP. BASIS OF DESIGN: ZURN Z1400.	
FLOOR DRAIN	FD–1, FD–2	2"	2"	3/8"		FD–1: GENERAL ROOM FLOOR DRAIN, 6" DIAMETER TYPE B STRAINER, CAST IRON BODY, ADJUSTABLE COLLAR, NICKEL BRONZE ADJUSTABLE STRAINER HEAD, TRAP PRIMER CONNECTION. BASIS: ZURN Z415B. FD–2: SAME AS FD–1 BUT WITH FUNNEL CONNECTION.	
TRENCH DRAIN	TD–1	4"	2"	–	–	HEAVY DUTY DIN 19580 LOAD CLASS C TRENCH DRAIN. RATED AT 56,000LBS – 1,162PSI. 13/16"X 1/2 LONGITUDINAL STAINLESS STEEL SLOT BAR GRATE. BASIS: SMITH MFG. 9870–430–SSM.	
HOSE BIB	HB–1	–	–	3/4"	–	WALL HYDRANT WITH AUTOMATIC DRAINING AND NON–FREEZE TYPE INTEGRAL BACKFLOW PREVENTER, COPPER CASING, ALL–BRONZE INTERIOR COMPONENTS. BASIS: ZURN MODEL Z1321XL.	
WALL BOX	WB–1	2"	2"	3/4"	3/4"	20GA. KNOCKOUTS IN TOP, BOTTOM, AND SIDES. INSTALL WITH 1/4 TURN BALL VALVES, DRAIN, AND HAMMER ARRESTERS. GUY GREY OR ACCEPTED EQUAL.	
LAVATORY	L –1	1–1/2"	1–1/2"	1/2"	1/2"	WALL–MOUNTED THREE–HOLE LAVATORY, VITREOUS CHINA FOR CONCEALED CARRIER, WITH OVERFLOW. ADA COMPLIANT. BASIS: KOHLER K–2035–4. FAUCET: 1.2 GPM MAX AERATOR, WITH MIXING VALVE, TEMPERING VALVE AND SELF SUSTAINING POWER SYSTEM, WATERSENSE LABELED AND ADA COMPLIANT. BASIS: DELTA 500–DST. TRAPS AND TAILPIECES: MCGUIRE OR EQUAL, 1–1/2" CHROME PLATED CAST BRASS P–TRAP AND TAILPIECE. SUPPLIES: BASSCRAFT OR EQUAL BY MCGUIRE OR EASTMAN, MULTI–TURN ANGLE STOP W/LOOSE KEY. STAINLES STEEL. BRAIDED FLEXIBLE RISERS. PROVIDE INSTALLED WITH CONCEALED ARM CARRIER.	
SERVICE SINK	SS–1	3"	2"	3/4"	3/4"	SERVICE SINK: FLOOR MOUNTED CORNER STYLE, 10" DEEP, CAST–IRON BODY, WHITE COLOR. BASIS OF DESIGN: AMERICAN STANDARD FLORWELL 7741.000. FAUCET: WALL MOUNTED FAUCET WITH VACUUM BREAKER AND BUCKET HOOK. CHICAGO 897–CP OR ACCEPTED EQUAL.	
SHOWER	SH–1	2"	2"	3/4"	3/4"	SHOWER STALL, 60"W X35"D X81–1/4"H, MOLDED, 5–PIECE FIBERGLASS SHOWER MODULE, "TILE" FINISH. BASIS OF DESIGN: BESTBATH 5LBS6034FB75B. TRIM: SINGLE–FUNTION SHOWERHEAD, 1.75 GPM MAX FLOW RATE, CORROSION RESISTANT COATING, WATERSENSE LABELED. BASIS OF DESIGN: KOHLER K–939–G.	
SHOWER	SH–2	2"	2"	3/4"	3/4"	SHOWER STALL, 63"W X31"D X78–3/8"H, MOLDED, ONE–PIECE FIBERGLASS SHOWER MODULE, "TILE" FINISH, ADA COMPLIANT. BASIS OF DESIGN: BESTBATH LCS6333A75T. TRIM: MULTI–FUNTION HANDSHOWER KIT, 1.75 GPM MAX FLOW RATE, CORROSION RESISTANT COATING, WATERSENSE LABELED, ADA COMPLIANT. BASIS OF DESIGN: KOHLER K–22178–G.	
SHOWER	SH–3			3/4"	3/4"		
SINK	S–1	2"	1–1/2"	1/2"	1/2"	DOP–IN 18 GAUGE 304 STAINLESS STEEL SINK, THREE BOWL, PUNCHED FOR SPECIFIED FAUCET, INCLUDE STRAINER AND ALL MOUNTING ACCESSORIES. BASIS OF DESIGN: ELKAY DI–3C–101410X. FAUCET: 2 HOLES, DUAL HANDLE DECK MOUNT, 10 DEG. ARC TUBE SPOUT, 1.5 GPM. BASIS OF DESIGN: ELKAY LK406AT1012 OR ACCEPTED EQUAL.	
SINK	S–2	2"	1–1/2"	1/2"	1/2"	UNDERMOUNT 18 GAUGE 304 STAINLESS STEEL SINK, SINGLE BOWL, PUNCHED FOR SPECIFIED FAUCET, INCLUDE LKPD1 PERFECT DRAIN AND STRAINER, AND ALL MOUNTING ACCESSORIES. BASIS OF DESIGN: ELKAY LRAD191865PD OR ACCEPTED EQUAL. FAUCET: SINGLE HOLE, SINGLE HANDLE DECK MOUNT, 360 DEG. GOOSENECK SPOUT, 1.8 GPM. BASIS OF DESIGN: ELKAY LKAV3031 OR ACCEPTED EQUAL.	
WATER CLOSET	WC–1	4"	2"	1–1/4"	–	ONE–PIECE TOILET INTEGRATED TANK AND BOWL, ELONGATED BOWL, 1.28 GPF FLUSHRATE, VITREOUS CHINA, WATERSENSE LABELED. BASIS OF DESIGN: KOHLER K–3619–RA.	
WATER CLOSET	WC–2	4"	2"	1–1/4"	–	SAME AS WC–1 ABOVE, MOUNTED TO CURRENT ADA ACCESSIBLE STANDARD REQUIREMENTS.	

PLUMBING NOTES AND REMARKS:
GENERAL: EXTEND AND CONNECT PIPING TO ALL PLUMBING FIXTURES, FURNISH COMPLETE, FUNCTIONAL SYSTEM.

1. PROVIDE TRAP PRIMERS PIPED TO WATER SUPPLY.
2. PROVIDE WITH GARBAGE DISPOSAL AND INSTA–HOT HOT WATER TAP.
3. PROVIDE WITH ADDITIONAL SLIDE–BARS FOR SHOWER. LOCATE ONE 90–DEG FROM THE MAIN BAR AND PROVIDE SECONDARY "HIGH" MAIN BAR. REFER TO SPECIFICATIONS FOR MORE INFORMATION.
4. PROVIDE WITH A LIFT–ANT–TURN STYLE "STOPPER" AT TAIL PIECE. INTEGRAL STOPPER FUNCTION INSTEAD OF TRADINATIONAL POP–UP.

REDUCED PRESSURE BACKFLOW PREVENTER SCHEDULE

FIXTURE	MARK	SERVES	CONNECTION		FIXTURE DESCRIPTION
			CW	W	
REDUCED PRESSURE BACKFLOW PREVENTER	RPBA–1	DOMESTIC WATER FIXTURES	1–1/2"	AIR GAP DISCHARGE	DOMESTIC WATER, REDUCED PRESSURE ZONE ASSEMBLIES, REPLACEABLE CHECK SETS WITH AN INTERMEDIATE RELIEF VALVE AND BALL VALVE TEST COCKS. LEAD FREE CONSTRUCTION. INSTALL 36" ABOVE FINISHED FLOOR PRIOR TO ANY BRANCH TAKEOFFS OR FIXTURES. ROUTE FULL SIZE AIR GAP DISCHARGE TO DRAIN. BASIS: WATTS LF009.
REDUCED PRESSURE BACKFLOW PREVENTER	RPBA–2	GROUND LOOP FILL	1–1/4""	AIR GAP DISCHARGE	GROUND LOOP FILL, REDUCED PRESSURE ZONE ASSEMBLIES, REPLACEABLE CHECK SETS WITH AN INTERMEDIATE RELIEF VALVE AND BALL VALVE TEST COCKS. LEAD FREE CONSTRUCTION. INSTALL 36" ABOVE FINISHED FLOOR PRIOR TO ANY BRANCH TAKEOFFS OR FIXTURES. ROUTE FULL SIZE AIR GAP DISCHARGE TO DRAIN. BASIS: WATTS LF009.
REDUCED PRESSURE BACKFLOW PREVENTER	RPBA–3	HYDRONIC LOOP FILL	1"	AIR GAP DISCHARGE	HYDRONIC LOOP FILL, REDUCED PRESSURE ZONE ASSEMBLIES, REPLACEABLE CHECK SETS WITH AN INTERMEDIATE RELIEF VALVE AND BALL VALVE TEST COCKS. LEAD FREE CONSTRUCTION. INSTALL 36" ABOVE FINISHED FLOOR PRIOR TO ANY BRANCH TAKEOFFS OR FIXTURES. ROUTE FULL SIZE AIR GAP DISCHARGE TO DRAIN. BASIS: WATTS LF009.
REDUCED PRESSURE BACKFLOW PREVENTER	RPBA–4	POOL SYSTEM FILL(S)	3"	AIR GAP DISCHARGE	POOL SYSTEM FILL, REDUCED PRESSURE ZONE ASSEMBLIES, REPLACEABLE CHECK SETS WITH AN INTERMEDIATE RELIEF VALVE AND BALL VALVE TEST COCKS. LEAD FREE CONSTRUCTION. INSTALL 36" ABOVE FINISHED FLOOR PRIOR TO ANY BRANCH TAKEOFFS OR FIXTURES. ROUTE FULL SIZE AIR GAP DISCHARGE TO DRAIN. BASIS: WATTS LF009.

DOMESTIC HOT WATER HEATER AND ACCESSORIES SCHEDULE

MARK	REMARKS
DHWH–1	BASIS: A.O.SMITH CAHP–120
DHWCP	DOMESTIC HOT WATER CIRC PUMP. 5 GPM, 15 FT HEAD. 1/4 HP 120V 1PH
ET	BLADDER STYLE EXPANSION TANK. ASME RATED TO 125PSI, 240 F, DRAIN VALVE. BASIS: AMTROL, A.O. SMITH, OR EQUAL.
TEMPERING VALVE	THERMOSTATIC MIXING VALVE. PROVIDE PER ASSE 1070 AT FIXTURE GROUPS AS REQUIRED BY LOCAL AHJ. SIZED TO MATCH FIXTURE LOAD. BASIS LAWLER, LEONARD, OR BY PRIOR APPROVAL.

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PREPARED FOR
THE SPRINGS LLC

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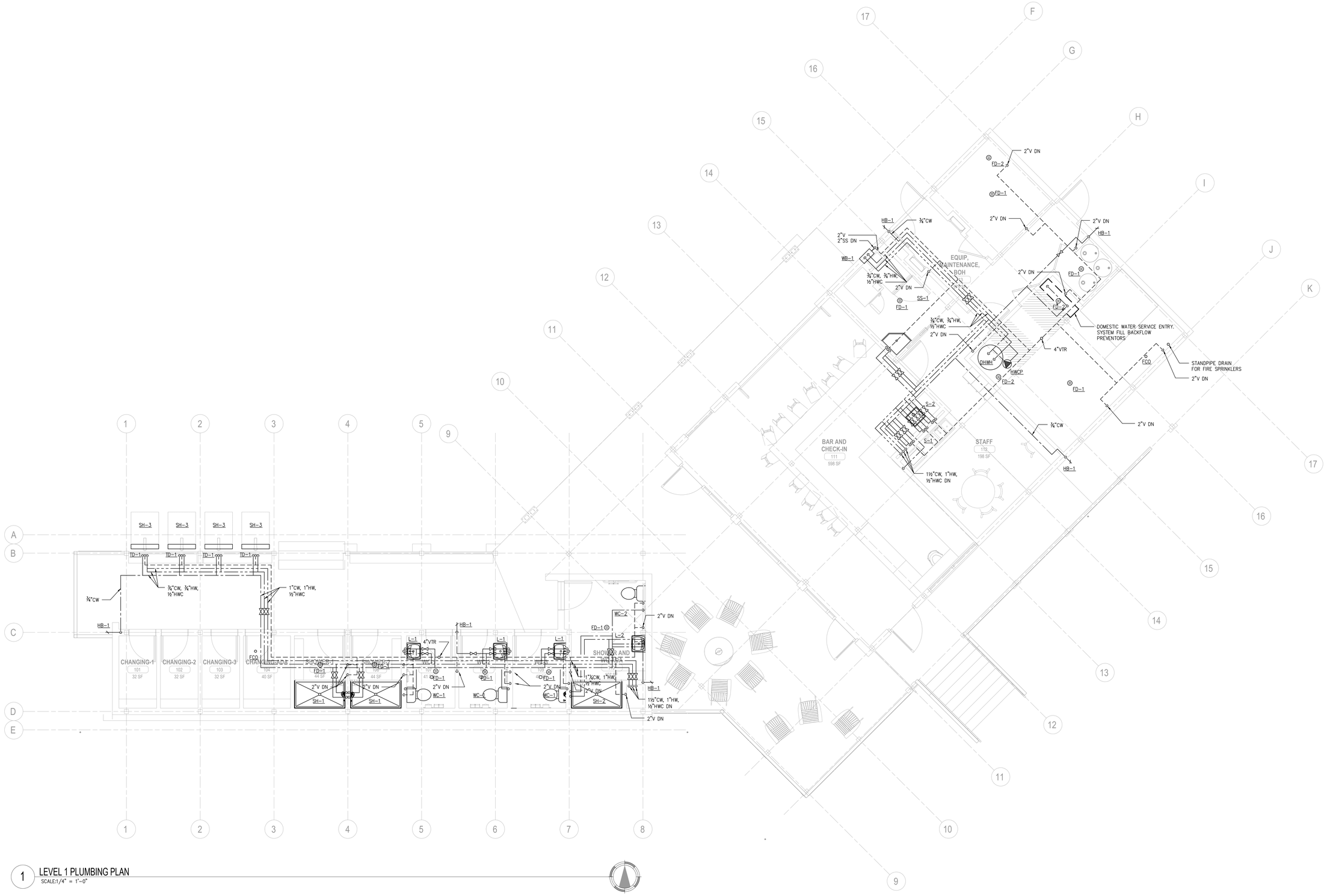

1 LEVEL 1 PLUMBING PLAN
SCALE:1/4" = 1'-0"

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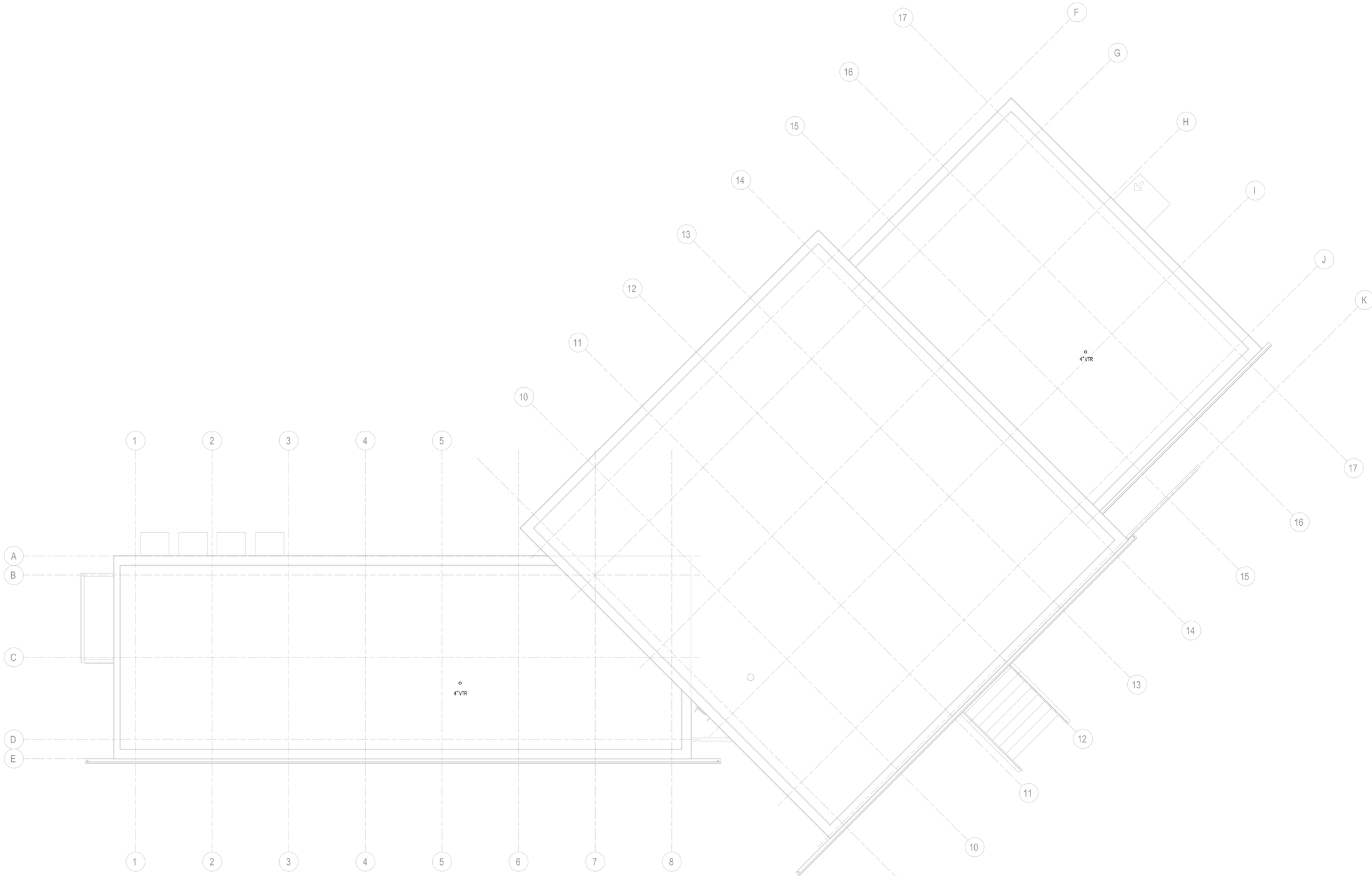

1 PLUMBING ROOF PLAN
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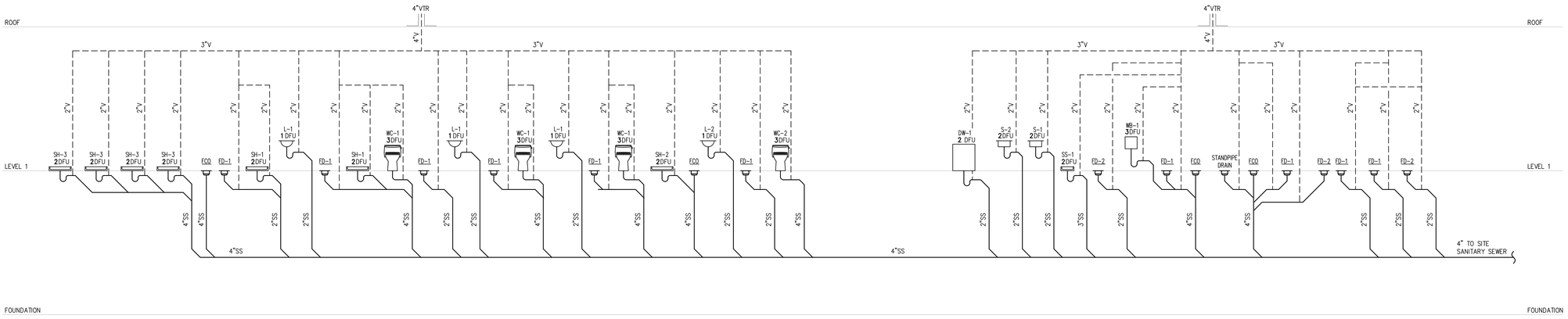

1 P6.01 X_DIAG_SANITARY SEWER RISER
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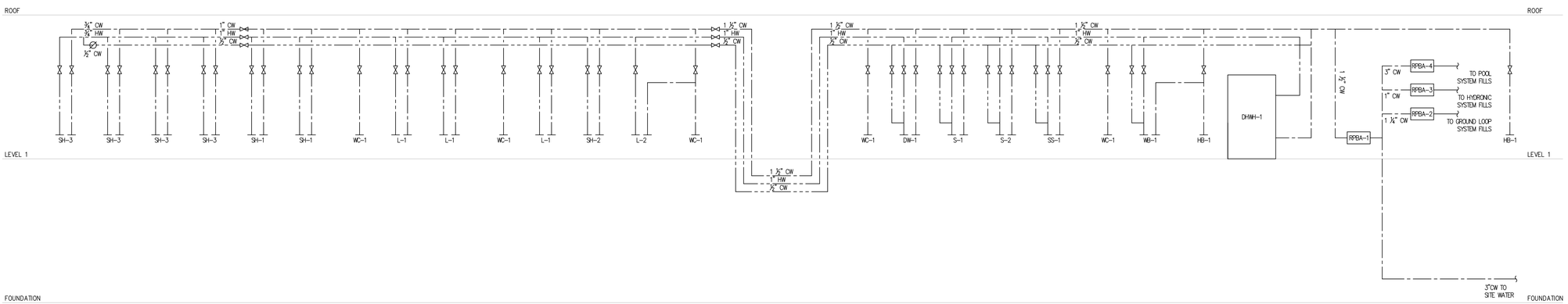

2 P6.01 X_DIAG_DOMESTIC WATER RISER
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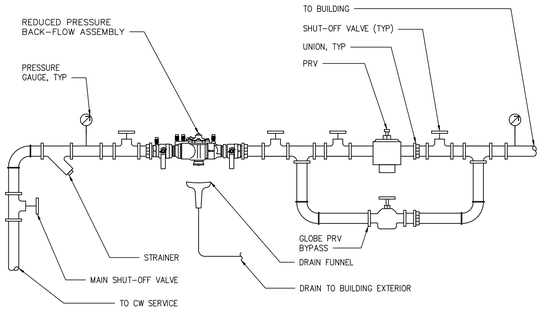

1 P7.01 **DOMESTIC WATER SERVICE ENTRANCE**
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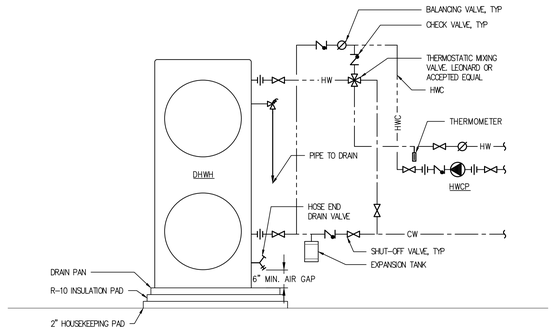
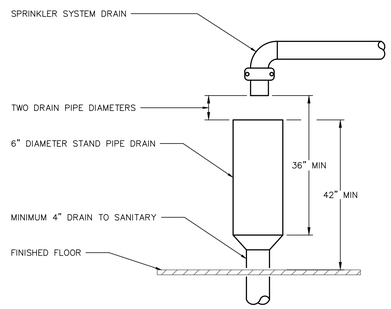


2 P7.01 **DOMESTIC ELECTRIC WATER HEATER**
SCALE: NTS



3 P7.01 **STANDPIPE DRAIN**
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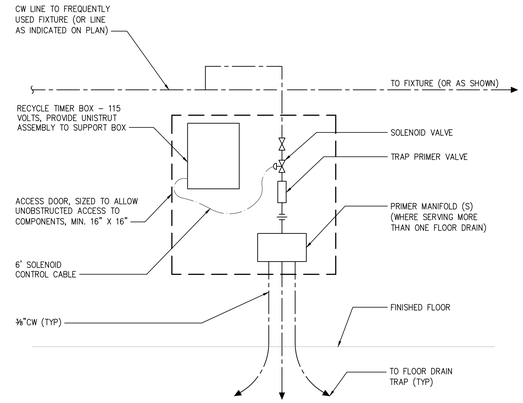

4 P7.01 **TRAP PRIMER**
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PLUMBING DETAILS

PROJECT NO
2121100
DATE
2/9/22

SHEET NUMBER
P7.01
DESIGN DEVELOPMENT

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LEGEND

		SYMBOL	DESCRIPTION
AC	AIR CONDITIONING		
AFF	ABOVE FINISHED FLOOR		
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATION & AIR CONDITIONING ENGINEERS		PIPE ELBOW DOWN
BDD	BACKDRAFT DAMPER		PIPE ELBOW UP
BFF	BELOW FINISHED FLOOR		FLANGE
BTUH	BRITISH THERMAL UNITS PER HOUR		FLEX CONNECTION
CD	CEILING DIFFUSER		TEE OUTLET UP
CFM	CUBIC FEET PER MINUTE		TEE OUTLET DOWN
CIRC	CIRCULATING		AUTOMATIC AIR VENT
CO	CLEAN OUT		BALL VALVE
COND	CONDENSATE		BALANCING VALVE
COORD	COORDINATE		BUTTERFLY VALVE
CW	COLD WATER		CHECK VALVE
DEG	DEGREE		GATE VALVE
DIA	DIAMETER		GLOBE VALVE
DN	DOWN		PIPE SIZE REDUCTION
DWG	DRAWING		PIPE CAP
E	EXISTING		DIRECTION OF FLOW
EA	EACH, EXHAUST AIR		BREAK IN PIPE OR DUCT
EAT	ENTERING AIR TEMPERATURE		CLEARANCE REQUIREMENT
EG	EXHAUST GRILLE		WORK TO BE REMOVED
ESP	EXTERNAL STATIC PRESSURE		REVISION CLOUD
EWT	ENTERING WATER TEMPERATURE	XX	EQUIPMENT ITEM XX
EXIST	EXISTING	SD-X / XXX	DIFFUSER TAG WITH CFM AMOUNT
F	FAHRENHEIT	X/Y	DUCT DIMENSION TAG: X PLAN OR HORIZONTAL DIMENSION, Y ELEVATION OR VERTICAL DIMENSION
FCO	FLOOR CLEANOUT		
FD	FIRE DAMPER	1	FLAG NOTE
FLA	FULL LOAD AMPS	1	REVISION NOTE
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	X / XX	DETAIL OR SECTION CALLOUT
FPM	FEET PER MINUTE		SECTION CUT LINE
FT	FOOT, FEET		
G	NATURAL GAS		LINE, ARCH. BACKGROUND
GA	GAUGE		LIGHT LINE, EXISTING
GAL	GALLONS		HEAVY LINE, NEW WORK
GPM	GALLONS PER HOUR		COLD WATER
GRD	GRILLES, REGISTERS, AND DIFFUSERS	HWS	HEATING WATER SUPPLY
HP	HORSEPOWER	HWR	HEATING WATER RETURN
HVAC	HEATING, VENTILATION & AIR CONDITIONING	RS	REFRIGERANT SUCTION
HWR	HOT WATER RETURN	RL	REFRIGERANT LIQUID
HWS	HOT WATER SUPPLY	C	CONDENSATE DRAIN
IE	INVERT ELEVATION	CA	COMPRESSED AIR
IN	INCH		
KW	KILOWATT, (1000 WATTS)		
LAT	LEAVING AIR TEMPERATURE		
LWT	LEAVING WATER TEMPERATURE		
MBH	1000 BTU PER HOUR		
MCA	MINIMUM CIRCUIT AMPS		
MFG	MANUFACTURER		
MIN	MINIMUM		
MOD	MOTOR OPERATED DAMPER		
NC	NORMALLY CLOSE		
NIC	NOT IN CONTRACT		
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION		
NO	NORMALLY OPEN		
NTS	NOT TO SCALE		
OA	OUTSIDE AIR		
OAT	OUTSIDE AIR TEMPERATURE		
OBD	OPPOSED BLADE DAMPER		
POC	POINT OF CONNECTION		
PSI	POUNDS PER SQUARE INCH		
RA	RETURN AIR		
RG	RETURN GRILLE		
RPM	REVOLUTIONS PER MINUTE		
SA	SUPPLY AIR		
SD	SUPPLY DIFFUSER		
SP	STATIC PRESSURE		
SPD	STATIC PRESSURE DROP		
SPEC	SPECIFICATIONS		
SS	SANITARY SEWER		
TDH	TOTAL DYNAMIC HEAD		
TPD	TOTAL PRESSURE DROP		
TSP	TOTAL STATIC PRESSURE		
TYP	TYPICAL		
V	VOLT, VENT		
VD	VOLUME DAMPER		
VTR	VENT THRU ROOF		
WB	WET BULB TEMPERATURE		
W/	WITH		
WSEC	WASHINGTON STATE ENERGY CODE		

SYMBOL	DESCRIPTION
	BACKDRAFT DAMPER
	FIRE DAMPER
	FIRE AND SMOKE DAMPER
	VOLUME DAMPER, MANUAL
M	MOTOR OPERATED DAMPER
DN	DUCT OFFSET DOWN IN FLOW DIRECTION
UP	DUCT OFFSET UP IN FLOW DIRECTION
	DUCT WITHOUT SOUND LINING
	DUCT WITH INTERNAL ACOUSTICAL LINING
	SINGLE LINE DUCT WITH INTERNAL LINING
	FLEXIBLE CONNECTION OR FLEXIBLE DUCT
	FLEXIBLE DUCT
	TRANSITION – RECTANGULAR TO ROUND
	90° ROUND ELBOW (R/D OR R/W=1.5)
	RECTANGULAR ELBOW WITH TURNING VANES
	SUPPLY AIR DUCT UP
	SUPPLY AIR DUCT DOWN
	SUPPLY DIFFUSER OR GRILLE
	LINEAR DIFFUSER
	SUPPLY AIR OUTLET, SIDEWALL
	RETURN AIR DUCT UP
	RETURN AIR DUCT DOWN
	RETURN AIR GRILLE
	RETURN AIR INLET, SIDEWALL
	EXHAUST DUCT UP
	EXHAUST DUCT DOWN
	EXHAUST AIR GRILLE
	EXHAUST AIR OUTLET, SIDEWALL
T OR T	THERMOSTAT
CO2	CARBON DIOXIDE SENSOR
S	SENSOR
H	HUMIDISTAT
$	SWITCH
$T	TIMER SWITCH

CODES

2018 WASHINGTON STATE BUILDING CODE
2018 WASHINGTON STATE MECHANICAL CODE
2018 WASHINGTON STATE ENERGY CODE

SHEET INDEX

M0.01 MECHANICAL LEGEND AND SHEET INDEX
M0.02 MECHANICAL NOTES
M0.03 MECHANICAL SCHEDULES
M2.01 LEVEL 1 HVAC PLAN
M6.01 MECHANICAL DIAGRAMS
M7.01 MECHANICAL DETAILS

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PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

NO.	DATE	REVISION

MECHANICAL ENGINEER
DT
PROJECT MANAGER
JB
PROJECT DESIGNER
JB / DY
DRAFTER
JA
CHECK
JB/DY

TITLE
MECHANICAL LEGEND AND SHEET INDEX
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ORIGINAL SHEET SIZE 30" x 42"

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PUMPS SCHEDULE

EQUIP ID	LOCATION	SERVES	CAPACITY					TYPE										PUMP MODULATION	VIBRATION ISOLATION	OPER WEIGHT MAX LBS	BASIS OF DESIGN		REMARKS
			FLOW: GPM	TDH: FT	EFF: %	NPSH REQUIRED FT	NPSH AVAILABLE FT	DESCRIPTION	SPEED: RPM	MAX BHP	MOTOR HP	VOLT/PHASE	SUCT CONN: IN	DISCH CONN: IN	IMP DIA: IN.	BASE TYPE	SUCT DIFFUSER	TYPE	TYPE		MANUFACTURER	MODEL	
GF-1	MECH ROOM	GROUND LOOP						GLYCOL FEEDER			1/3	120 / 1									J.L.WINGERT	GL50-2E	
GLCP-1	MECH ROOM	GROUND LOOP	200	80	75.7	5.65		HEAT PUMP CIRC. PUMP	1705	5.32	7.5	230 / 1									BELL&GOSSETT	E-1510 2BD	
GLCP-2	MECH ROOM	GROUND LOOP	200	80	75.7	5.65		HEAT PUMP CIRC. PUMP	1705	5.32	7.5	230 / 1									BELL&GOSSETT	E-1510 2BD	

NOTES:

GROUND SOURCE HEAT PUMP SCHEDULE

MARK	AREA SERVED	MAKE AND MODEL	DESIGN CONDITIONS													REMARKS
			TOTAL COOLING MBH	HEAT OF REJECTION MBH	TOTAL HEATING MBH	HEAT OF EXTRACTION MBH	EFFICIENCY		CONDENSOR WATER		ELECTRICAL					
							EER	COP	GPM	PRESSURE DROP (FT. OF HD.)	VOLTS/ PHASE	MIN CIRCUIT AMPS	POWER KW	MIN HACR CIRCUIT BREAKER	WEIGHT LBS.	
WSHP-1	HOT SPRING POOL	ENVISION NDW 120	–	–	101.7	63.8	–	2.7	36.0	11.3	208-230/3	38.9	11.1	50	400	1,2
WSHP-2	HOT SPRING POOL	ENVISION NDW 120	–	–	101.7	63.8	–	2.7	36.0	11.3	208-230/3	38.9	11.1	50	400	1,2
WSHP-3	HOT SPRING POOL	ENVISION NDW 120	–	–	101.7	63.8	–	2.7	36.0	11.3	208-230/3	38.9	11.1	50	400	1,2
WSHP-4	HOT SPRING POOL	ENVISION NDW 120	–	–	101.7	63.8	–	2.7	36.0	11.3	208-230/3	38.9	11.1	50	400	1,2
WSHP-5	COLD PLUNGE	NSW 040	37.9	42.2	–	–	29.8	–	10.0	8.5	208-230/1	32.2	1.3	50	305	1,2
	TOTALS:		37.9		406.8				154.0							

UNIT MANUFACTURER TO ADD ALLOWANCE FOR WET COIL AND FILTER TO EXTERNAL STATIC.

COOLING: 50F ELT, 42.2F LLT, 30F EST, 38.7F LST.
HEATING: 120.0F ELT, 125.7F LLT, 30F EST, 26.5F LST.

REMARKS:
1. BASIS: WATER FURNACE
2. PROVIDE WITH UNIT-MOUNT CIRCULATOR PUMP. GEOLINK FC2-GL, 230V/60HZ/1PH, 492.2W, 0.33HP.

HEAT RECOVERY VENTILATOR SCHEDULE

MARK	DESIGN CONDITIONS					BASIS OF DESIGN						
	AREA SERVED	TOTAL CFM	TOTAL EFFICIENCY %	MIN. OUTSIDE AIR CFM	EXTERNAL SP (IN.W.G.)	MODEL NUMBER	KW	VOLTS/ PHASE	FLA (AMP.)	MCA (AMP.)	RFS (AMP.)	REMARKS
DOAS -1	PUBLIC SHOWER/BATHROOM	400	70	400	.5"	A16IN	1	208/1	5.3	5.9	15.0	1,2
DOAS -2	STAFF/MAINT.	595	69.5	595	.5"	A16IN	1	208/1	5.3	5.9	15.0	1,2
SUM		995.0		995								

REMARKS:
1. AIR TO AIR HEAT RECOVERY VENTILATOR, OXYGEN 8 OR ACCEPTED EQUAL.
2. FILTER TYPE: MERV 13 OA, MERV 8 RA.

EXHAUST FAN SCHEDULE

MARK	SERVES	CFM	SP (IN W.G.)	WEIGHT (LBS)	SONES	ELECTRICAL			REMARKS
						WATTS	VOLTS	PHASE	
EF-1	CHEMICAL STORAGE ROOM	75	0.35	17	1.2	20	115	1	DIRECT DRIVE CEILING EXHAUST FAN, GALVANIZED STEEL HOUSING AND GRILLE, CENTRIFUGAL FORWARD CURVED WHEEL. BASIS OF DESIGN: GREENHECK SP-A125 OR ACCEPTED EQUAL.

HEATING AND CIRCULATING WATER EQUIPMENT AND ACCESSORIES SCHEDULE

AS-1	AIR SEPARATOR, 6" ARMSTRONG, BELL AND GOSSET, GRUNDFOS OR ACCEPTED EQUAL.
ET-1	EXPANSION TANK, 180 GALLON VERTICAL BLADDER TYPE , 56 GALLON ACCEPTANCE VOLUME WITH AIR CONTROL VALVE. ASME RATED. ARMSTRONG, BELL AND GOSSETT, GRUNDFOS OR ACCEPTED EQUAL.
BF-1	BYPASS FEEDER, 12 GALLON, WINGERT OR EQUAL.

GRILLES, REGISTERS AND DIFFUSERS SCHEDULE

MARK	CFM	NC LEVEL	STATIC PRESSURE	SIZE			BASIS FOR DESIGN	NOTES
				LOCATION	FRAME	DUCT CONNECTION		
SD-1	25-100	<20	<0.03	VARIOUS	12" X 12"	6" X 6"	TITUS MCD 4-WAY THROW	1,2,3,4
SD-2	395	<20	0.05	VARIOUS	12" X 12"	10" X 10"	TITUS MCD 4-WAY THROW	1,2,3,4
TG-1	75	<20	0.03	VARIOUS	12" X 6"		TITUS CT-700L DOOR MOUNTED GRILLE	1,2,3,4
EG-1	25-120	<20	<0.06	VARIOUS	7-3/4" X 7-3/4"	6" X 6"	TITUS 50-F EGGCRATE GRILLE	1,2,3,4
EG-2	200	<20	0.04	VARIOUS	9-3/4" X 9-3/4"	8" X 8"	TITUS 50-F EGGCRATE GRILLE	1,2,3,4

NOTES:
1. DUCT CONNECTION TO DIFFUSER OR GRILLE SHALL BE MINIMUM NECK SIZE.
2. PROVIDE SMOOTH FITTING TRANSITION FROM DUCT TO DIFFUSER.
3. COORDINATE FINAL LOCATION AND COLOR WITH ARCHITECT.
4. PROVIDE WITH OPTIONAL DIGITAL WALL ADJUSTER CONTROL.

LOUVER SCHEDULE

MARK	CFM	APPLICATION	FREE AREA (SQ. FT.)	FREE AREA AIR VELOCITY (FPM)	STATIC PRESSURE	LOUVER SIZE (IN.)	BASIS FOR DESIGN	REMARKS
L-1	400	INTAKE	0.90	458	0.03	22X16	GREENHECK-EDJ-401	1,2
L-2	400	EXHAUST	0.90	458	0.03	22X16	GREENHECK-EDJ-401	1,2
L-3	595	INTAKE	1.30	453	0.03	26X18	GREENHECK-EDJ-401	1,2
L-4	595	EXHAUST	1.30	453	0.03	26X18	GREENHECK-EDJ-401	1,2

REMARKS:
1. PROVIDE WITH MOTOR OPERATED DAMPER.
2. PROVIDE WITH BIRD AND INSECT SCREEN.

ELECTRIC UNIT HEATER SCHEDULE

MARK	SERVES	ELECTRICAL DATA			NOTE
		WATTS	VOLTS	PHASE	
EUH-1	MECHANICAL SPACE, STAFF ROOM	1500	208	1	WALL-MOUNTED ELECTRIC UNIT HEATER, PROVIDE WITH REMOTE WALL-MOUNTED THERMOSTAT. BASIS OF DESIGN: KING PAW2022 OR ACCEPTED EQUAL.
EUH-2	BAR	5000	208	1	CEILING SUSPENDED ELECTRC UNIT HEATER, BUILT-IN THERMOSTAT, PROVIDE WITH REMOTE TEMPERATURE CONTROL. BASIS OF DESIGN: KING KB2005-1-B2-ECO OR ACCEPTED EQUAL.

POOL HEAT EXCHANGER SCHEDULE

MARK	REMARKS
HX-1	PLATE FRAME HEAT EXCHANGER. 316 STAINLESS STEEL PLATES AND TIGHTENING BOLTS, 120 MBH, PROVIDE WITH INSULATION KITS. SOURCE: 125.7F EST, 1"; 120.0F LST, 1"; 42.55 GPM, XX FT. TDF PRESSURE DROP LOAD: 50.0F ELT, 1"; 105.0F LLT, 1"; 4.37 GPM, XX FT. TDH PRESSURE DROP BASIS FOR DESIGN: BELL & GOSSETT. ACCEPTED ALTERNATES: ARMSTRONG, WESSELS, GRUNDFOS.
HX-2	PLATE FRAME HEAT EXCHANGER. 316 STAINLESS STEEL PLATES AND TIGHTENING BOLTS, 120 MBH, PROVIDE WITH INSULATION KITS. SOURCE: 125.7F EST, 1"; 120.0F LST, 1"; 42.55 GPM, XX FT. TDF PRESSURE DROP LOAD: 50.0F ELT, 1"; 105.0F LLT, 1"; 4.37 GPM, XX FT. TDH PRESSURE DROP BASIS FOR DESIGN: BELL & GOSSETT. ACCEPTED ALTERNATES: ARMSTRONG, WESSELS, GRUNDFOS.
HX-3	PLATE FRAME HEAT EXCHANGER. 316 STAINLESS STEEL PLATES AND TIGHTENING BOLTS, 120 MBH, PROVIDE WITH INSULATION KITS. SOURCE: 125.7F EST, 1"; 120.0F LST, 1"; 42.55 GPM, XX FT. TDF PRESSURE DROP LOAD: 50.0F ELT, 1"; 105.0F LLT, 1"; 4.37 GPM, XX FT. TDH PRESSURE DROP BASIS FOR DESIGN: BELL & GOSSETT. ACCEPTED ALTERNATES: ARMSTRONG, WESSELS, GRUNDFOS.
HX-4	PLATE FRAME HEAT EXCHANGER. 316 STAINLESS STEEL PLATES AND TIGHTENING BOLTS, 120 MBH, PROVIDE WITH INSULATION KITS. SOURCE: 125.7F EST, 1"; 120.0F LST, 1"; 42.55 GPM, XX FT. TDF PRESSURE DROP LOAD: 50.0F ELT, 1"; 105.0F LLT, 1"; 4.37 GPM, XX FT. TDH PRESSURE DROP BASIS FOR DESIGN: BELL & GOSSETT. ACCEPTED ALTERNATES: ARMSTRONG, WESSELS, GRUNDFOS.
HX-5	PLATE FRAME HEAT EXCHANGER. 316 STAINLESS STEEL PLATES AND TIGHTENING BOLTS, 120 MBH, PROVIDE WITH INSULATION KITS. SOURCE: 125.7F EST, 1"; 120.0F LST, 1"; 42.55 GPM, XX FT. TDF PRESSURE DROP LOAD: 50.0F ELT, 1"; 105.0F LLT, 1"; 4.37 GPM, XX FT. TDH PRESSURE DROP BASIS FOR DESIGN: BELL & GOSSETT. ACCEPTED ALTERNATES: ARMSTRONG, WESSELS, GRUNDFOS.
HX-6	PLATE FRAME HEAT EXCHANGER. 316 STAINLESS STEEL PLATES AND TIGHTENING BOLTS, 120 MBH, PROVIDE WITH INSULATION KITS. SOURCE: 125.7F EST, 1"; 120.0F LST, 1"; 42.55 GPM, XX FT. TDF PRESSURE DROP LOAD: 50.0F ELT, 1"; 105.0F LLT, 1"; 4.37 GPM, XX FT. TDH PRESSURE DROP BASIS FOR DESIGN: BELL & GOSSETT. ACCEPTED ALTERNATES: ARMSTRONG, WESSELS, GRUNDFOS.
HX-7	PLATE FRAME HEAT EXCHANGER. 316 STAINLESS STEEL PLATES AND TIGHTENING BOLTS, 80 MBH, PROVIDE WITH INSULATION KITS. SOURCE: 42.2F EST, 1"; 50.0 LST, 1"; 20.42 GPM, XX FT. TDF PRESSURE DROP LOAD: 60F ELT, 1"; 50 LLT, 1"; 15.94 GPM, XX FT. TDH PRESSURE DROP BASIS FOR DESIGN: BELL & GOSSETT. ACCEPTED ALTERNATES: ARMSTRONG, WESSELS, GRUNDFOS.

DESTRATIFICATION FAN SCHEDULE

MARK	ELECTRICAL	SIZE	LBS	REMARKS
CF-1	120/1	52 INCHES	15.5	CEILING SUSPENDED DESTRATIFICATION FAN. PROVIDE WITH WALL MOUNTED SPEED AND DIRECTION CONTROL. SWITCH VERIFY FINISH WITH ARCHITECT. BASIS OF DESIGN: HAIKU FAN.

ROOF VENTILATOR SCHEDULE

MARK	CFM	PRESSURE DROP	THROAT DIMENSIONS	WEIGHT, LBS	REMARKS
RV-1	400	0.029	12" ROUND	10	ROOF VENTILATOR WITH CURB, MOTOR OPERATED DAMPER INTERLOCKED TO ASSOCIATED FAN OPERATION. BASIS OF DESIGN: GREENHECK GRSR-12

ELECTRIC FLOOR HEATING MAT SCHEDULE

MARK	SERVES	ELECTRICAL DATA			NOTE
		WATTS	VOLTS	PHASE	
ERFZ-1	101 CHANGING	350	120	1	ELECTRIC FLOOR HEATING MAT, PROVIDE WITH WALL-MOUNTED THERMOSTAT. BASIS OF DESIGN: WARMUP 120V DWM OR ACCEPTED EQUAL.
ERFZ-2	102 CHANGING	350	120	1	ELECTRIC FLOOR HEATING MAT, PROVIDE WITH WALL-MOUNTED THERMOSTAT. BASIS OF DESIGN: WARMUP 120V DWM OR ACCEPTED EQUAL.
ERFZ-3	103 CHANGING	350	120	1	ELECTRIC FLOOR HEATING MAT, PROVIDE WITH WALL-MOUNTED THERMOSTAT. BASIS OF DESIGN: WARMUP 120V DWM OR ACCEPTED EQUAL.
ERFZ-4	104 CHANGING	560	120	1	ELECTRIC FLOOR HEATING MAT, PROVIDE WITH WALL-MOUNTED THERMOSTAT. BASIS OF DESIGN: WARMUP 120V DWM OR ACCEPTED EQUAL.
ERFZ-5	105 SHOWER	420	120	1	ELECTRIC FLOOR HEATING MAT, PROVIDE WITH WALL-MOUNTED THERMOSTAT. BASIS OF DESIGN: WARMUP 120V DWM OR ACCEPTED EQUAL.
ERFZ-6	106 SHOWER	420	120	1	ELECTRIC FLOOR HEATING MAT, PROVIDE WITH WALL-MOUNTED THERMOSTAT. BASIS OF DESIGN: WARMUP 120V DWM OR ACCEPTED EQUAL.
ERFZ-7	107 WC	560	120	1	ELECTRIC FLOOR HEATING MAT, PROVIDE WITH WALL-MOUNTED THERMOSTAT. BASIS OF DESIGN: WARMUP 120V DWM OR ACCEPTED EQUAL.
ERFZ-8	108 WC	560	120	1	ELECTRIC FLOOR HEATING MAT, PROVIDE WITH WALL-MOUNTED THERMOSTAT. BASIS OF DESIGN: WARMUP 120V DWM OR ACCEPTED EQUAL.
ERFZ-9	109 WC	560	120	1	ELECTRIC FLOOR HEATING MAT, PROVIDE WITH WALL-MOUNTED THERMOSTAT. BASIS OF DESIGN: WARMUP 120V DWM OR ACCEPTED EQUAL.
ERFZ-10	110 SHOWER	1050	120	1	ELECTRIC FLOOR HEATING MAT, PROVIDE WITH WALL-MOUNTED THERMOSTAT. BASIS OF DESIGN: WARMUP 120V DWM OR ACCEPTED EQUAL.

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PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
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PREPARED FOR
THE SPRINGS LLC

DATE	ISSUE

NO.	DATE	REVISION

MECHANICAL ENGINEER
DT
PROJECT MANAGER
JB
PROJECT DESIGNER
JB / DY
DRAFTER
JA
CHECK
JB/DY

TITLE
MECHANICAL SCHEDULES

PROJECT NO
2121100
DATE
2/9/22

SHEET NUMBER
M0.03
DESIGN DEVELOPMENT

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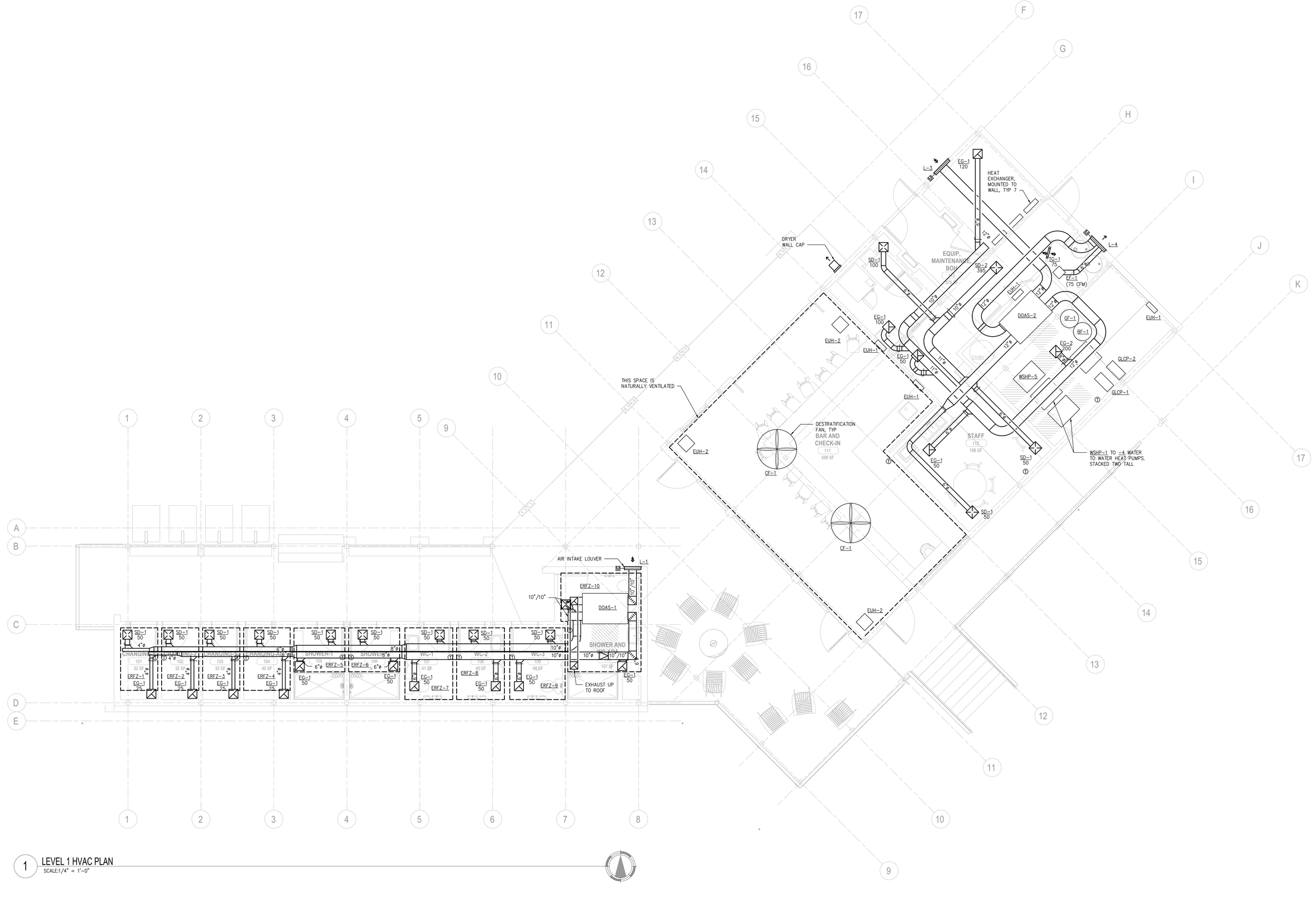
1. DUCTWORK IS DIAGRAMMATIC. PROVIDE FITTINGS AND OFFSETS AS REQUIRED TO AVOID WORK OF OTHER TRADES AND AS REQUIRED FOR A CODE COMPLIANT INSTALLATION.



1 LEVEL 1 HVAC PLAN
SCALE:1/4" = 1'-0"

NOT FOR CONSTRUCTION

MITHUN

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Seattle, WA 98101 / 206.623.3344

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San Francisco, CA 94104 / 415.956.0688

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ACOUSTICAL, AUDIO / VIDEO & MECHANICAL ENGINEERING
1900 WEST NICKERSON STREET SUITE 201 SEATTLE, WA 98119
(206) 378-0569 (206) 378-0641 FAX

PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

DATE	ISSUE

NO.	DATE	REVISION

MECHANICAL ENGINEER
DT
PROJECT MANAGER
JB
PROJECT DESIGNER
JB / DY
DRAFTER
JA
CHECK
JB/DY

TITLE
LEVEL 1 HVAC PLAN

PROJECT NO.
2121100
DATE
2/9/22

SHEET NUMBER
M2.01
DESIGN DEVELOPMENT

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ORIGINAL SHEET SIZE 36" x 42"

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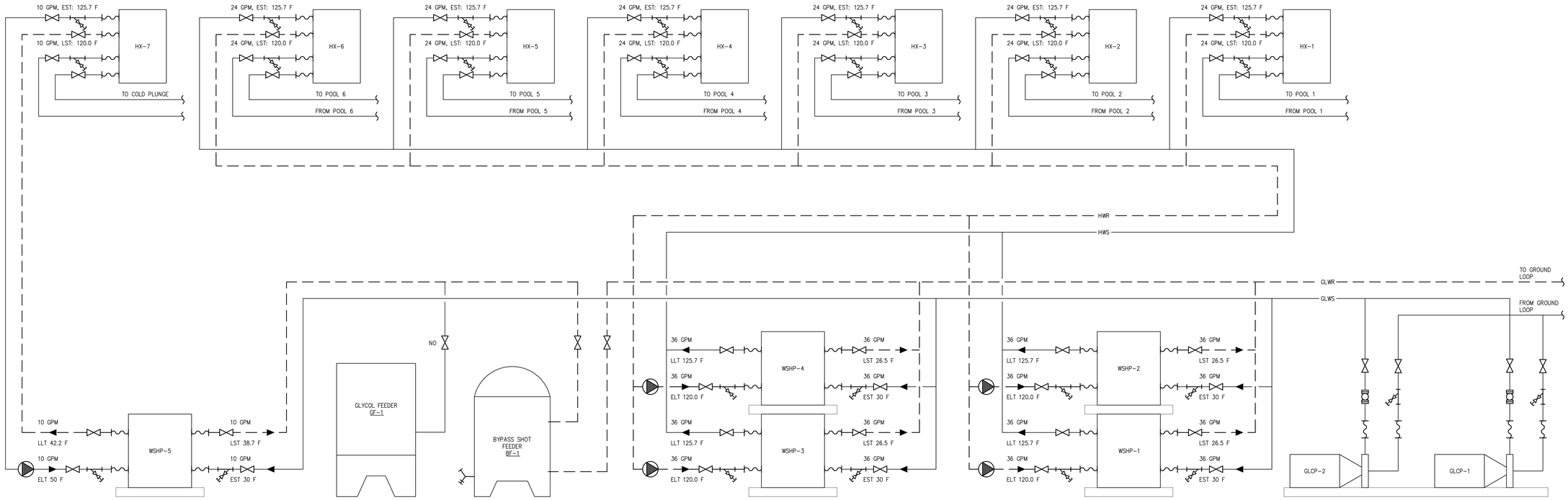

1 M6.01 HYDRONIC SYSTEM
SCALE: NTS

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PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

NO.	DATE	REVISION

MECHANICAL ENGINEER
DT
PROJECT MANAGER
JB
PROJECT DESIGNER
JB / DY
DRAFTER
JA
CHECK
JB/DY

TITLE
MECHANICAL DIAGRAMS

PROJECT NO.
2121100
DATE
2/9/22

SHEET NUMBER
M6.01
DESIGN DEVELOPMENT

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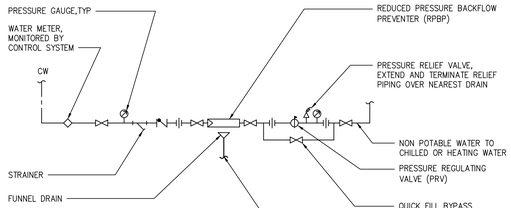
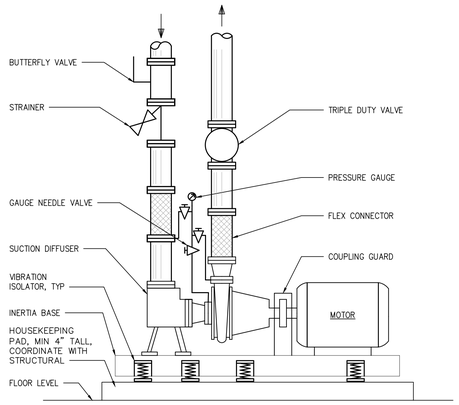
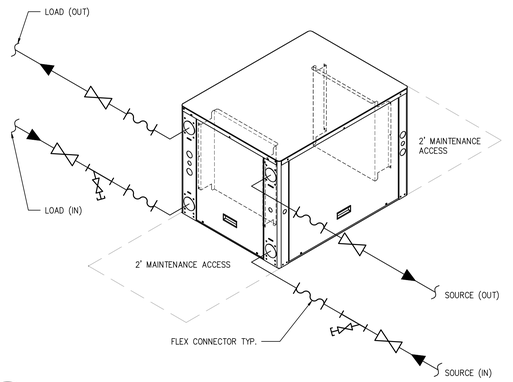


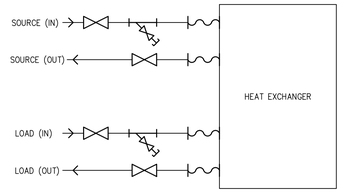
1 M7.01 **WATER FILL**
SCALE: NTS



2 M7.01 **BASE MOUNTED PUMP**
SCALE: NTS



3 M7.01 **WATER SOURCE HEAT PUMP CONNECTIONS**
SCALE: NTS



4 M7.01 **HEAT EXCHANGER**
SCALE: NTS

5 M7.01 **DOAS EQUIPMENT DUCT CONNECTIONS**
SCALE: NTS

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PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

DATE	ISSUE

NO.	DATE	REVISION

MECHANICAL ENGINEER
DT
PROJECT MANAGER
JB
PROJECT DESIGNER
JB / DY
DRAFTER
JA
CHECK
JB/DY

TITLE
MECHANICAL DETAILS

PROJECT NO.
2121100
DATE
2/9/22

SHEET NUMBER
M7.01
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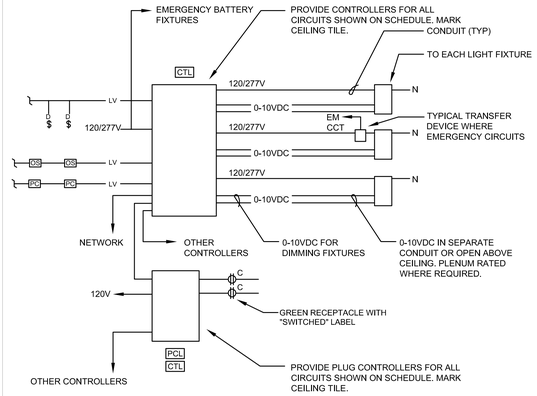
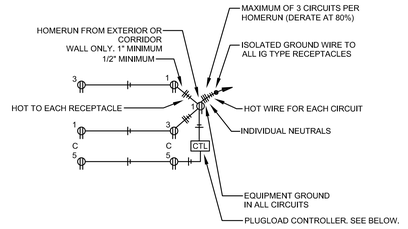


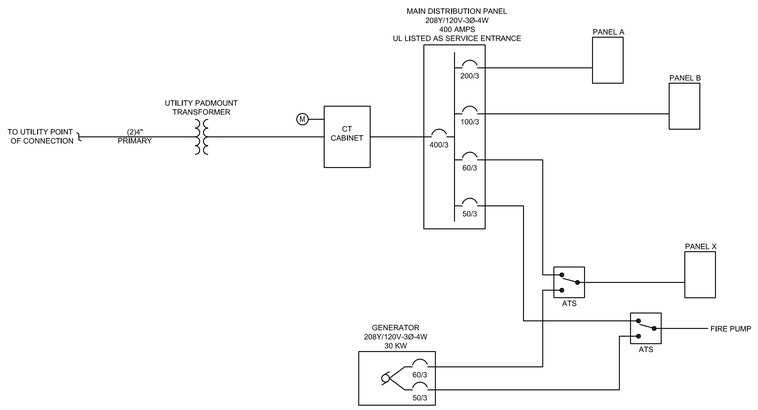
TYPICAL LIGHTING CONTROL DETAIL

SCALE: NONE



TYPICAL RECEPTACLE CIRCUITING DETAIL

SCALE: NONE



1 ONE LINE DIAGRAM

NTS

LEGEND

- CONDUIT CONCEALED IN CEILING OR WALLS
- CONDUIT CONCEALED UNDERGROUND, UNDER FLOOR, OR IN WALL
- HOME RUN WITH DESTINATION INDICATED, MINIMUM 1"
- SURFACE OR PENDANT MOUNTED FLUORESCENT FIXTURE
- RECESSED LIGHT FIXTURE
- SURFACE OR PENDANT LIGHT FIXTURE
- WALL MOUNTED FIXTURE
- VANITY LIGHT, WALL MOUNTED
- EXIT SIGN LIGHT FIXTURE TYPE X, EXCEPT AS NOTED
- FIXTURE WITH INTEGRAL EMERGENCY BATTERY BALLAST
- WALL SWITCH, 1-POLE (SWITCH LEG INDICATED WHERE REQUIRED)
- WALL SWITCH, 3-WAY
- PC PHOTOCELL DAYLIGHT HARVESTING DEVICE
- OS OCCUPANCY SENSOR
- WALL MOUNTED OCCUPANCY SENSOR
- RP RELAY PACK
- XXX XXXX LIGHTING FIXTURE TYPE DESIGNATOR, SEE LIGHT FIXTURE SCHEDULE
- DUPLEX RECEPTACLE
- C DUPLEX RECEPTACLE CONTROLLED BY ROOM OCCUPANCY SENSOR
- DUPLEX RECEPTACLE ABOVE COUNTER
- DOUBLE DUPLEX RECEPTACLE
- GF GROUND FAULT INTERRUPTER RECEPTACLE
- WP WEATHERPROOF DUPLEX RECEPTACLE (GFI TYPE)
- SPLIT-WIRED DUPLEX RECEPTACLE
- U USB/POWER DUPLEX RECEPTACLE
- U USB/POWER DUPLEX RECEPTACLE ABOVE COUNTER
- FLUSH FLOOR DUPLEX RECEPTACLE
- D DRYER OUTLET, NEMA 14-30R, SINGLE PHASE
- H HOOD OUTLET
- R RANGE OUTLET, NEMA 14-50R, 208V, SINGLE PHASE
- T THERMOSTAT
- EQUIPMENT CONNECTION
- MOTOR CONNECTION
- DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- MANUAL MOTOR STARTER
- COMBINATION MOTOR STARTER
- CR CARD READER
- EL ELECTRIC LOCK
- REX REQUEST TO EXIT
- DS DOOR ALARM SWITCH
- MD MOTORIZED DAMPER CONNECTION
- FSD FIRE SMOKE DAMPER
- S SMOKE DETECTOR
- S R RESIDENTIAL SMOKE AND CARBON MONOXIDE DETECTOR, 120V WITH BATTERY BACK-UP AND SOUNDER
- FLOW OR TAMPER SWITCH
- FS FLOW SWITCH CONNECTION
- TS SPRINKLER TAMPER SWITCH CONNECTION
- AS SPRINKLER ALARM SWITCH CONNECTION
- FA HORN/STROBE
- FA MINI HORN
- FIRE ALARM STROBE, CEILING
- FIRE ALARM STROBE, WALL
- M MAGNETIC DOOR HOLDER
- FACP FIRE ALARM CONTROL PANEL
- R FIRE ALARM RELAY
- F FIRE FIGHTER'S PHONE JACK
- COMBINATION (1)DATA/(1)TELEPHONE OUTLET
- SINGLE PORT DATA OUTLET
- TWO PORT DATA OUTLET, NUMBER DENOTES NUMBER OF JACKS AND CAT 6 CABLES HOMERUN TO COMMUNICATION BOARD
- TELEPHONE OUTLET
- I INTERCOM OUTLET
- WAP WIRELESS ACCESS POINT, (1) DATA OUTLET WITH CAT6 CABLE TO MDF RACK
- TV OUTLET
- RC REMOTE CONTROL RECEIVER DEVICE
- SP RADIO ANTENNA SYSTEM SPLITTER IN NEMA 4 6"X6"X4" J-BOX
- AN EMERGENCY 800MHZ INDOOR RADIO ANTENNA DEVICE
- CLOSE CIRCUIT TELEVISION (CCTV) CAMERA
- 208 VOLT PANEL
- WP WEATHERPROOF
- GFI GROUND FAULT CIRCUIT INTERRUPTER
- A/B DETAIL INDICATOR WITH SHEET WHERE DRAWN INDICATED
- 1 FLAG NOTE

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Travis Fitzmaurice Wartelle Balangue Engineers Inc.
1200 Westlake Ave. N., #509
Seattle, WA 98109

p: 206-285-7228 | info@tf-wb.com

PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
LEGEND, ONE LINE DIAGRAM

PROJECT NO.
2121100
DATE
2/9/22

SHEET NUMBER
E1.00
DESIGN DEVELOPMENT

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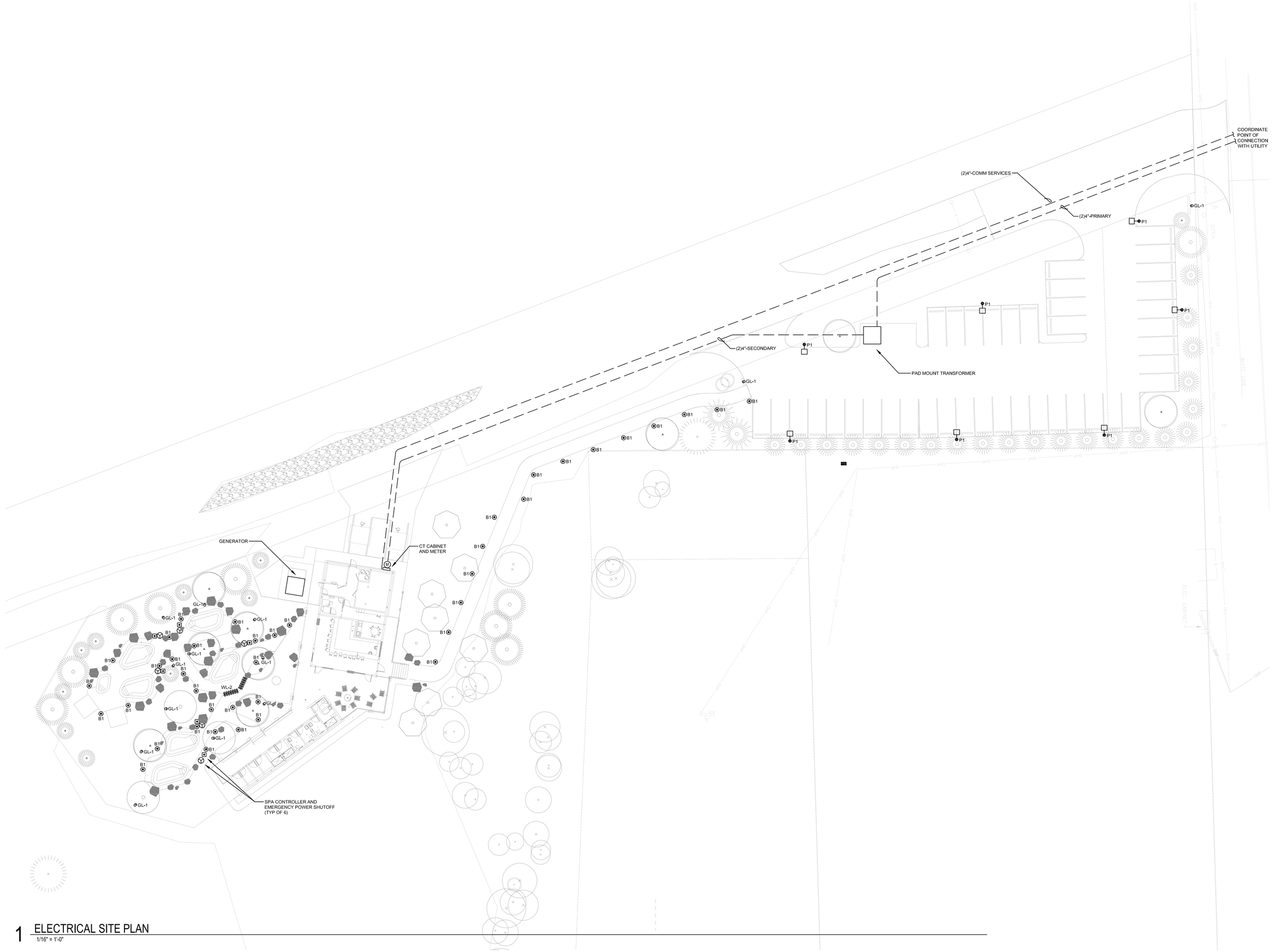

1 ELECTRICAL SITE PLAN
1/16" = 1'-0"

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ORIGINAL SHEET SIZE 30" x 42"

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PREPARED FOR
THE SPRINGS LLC

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PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
ELECTRICAL SITE PLAN

PROJECT NO.
2121100
DATE
2/9/22

SHEET NUMBER
E1.01
DESIGN DEVELOPMENT
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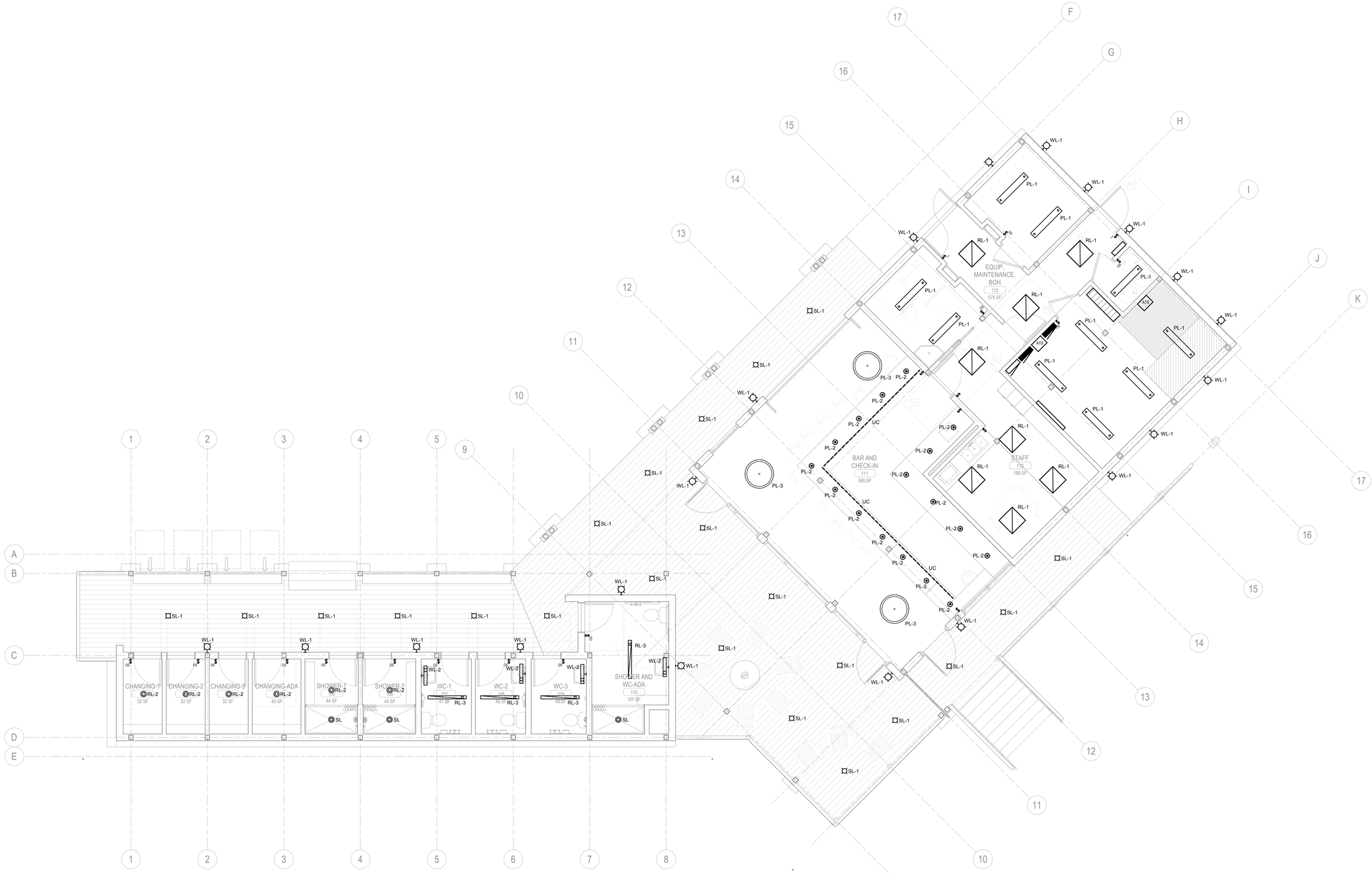

1 OVERALL PLAN - LIGHTING
1/4" = 1'-0"

MITHŪN

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PROJECT
THE SPRINGS

LOCATION
903 W STEVENS AVE
SULTAN, WA 98294

PREPARED FOR
THE SPRINGS LLC

DATE	ISSUE

NO.	DATE	REVISION

DESIGN PARTNER
EA
PROJECT MANAGER
EA
PROJECT ARCHITECT
CR
PROJECT DESIGNER
CR / EJ
PROJECT TEAM MEMBERS
EJ / AJ
CHECK
KB

TITLE
OVERALL PLAN - LIGHTING

PROJECT NO.
2121100
DATE
2/9/22

SHEET NUMBER
E2.01
DESIGN DEVELOPMENT

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ORIGINAL SHEET SIZE 30" x 42"

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LIGHTING FIXTURE SCHEDULE

TYPE	LAMP	LUMEN OUTPUT	CCT	VOLTAGE	MINIMUM CRI	CONTROL	MANUFACTURER	DESCRIPTION	LOCATION
P1	LED					LED MOTION		POLE MOUNT FIXTURE	PARKING
B1	LED					LED MOTION		BOLLARD FIXTURE	SITE
S1	LED					LED MOTION		STEP LIGHT RECESSED INTO CONCRETE. PROVIDE VANDAL RESISTANT LOUVER. UL LISTED FOR WET LOCATIONS.	EXTERIOR STAIRS
GL-1	LED					TIMER		UPLIGHT	
PL-1	LED					LED SWITCH		PENDANT MOUNTED LENSED LED STRIPLIGHT. MOUNT ON #10 CHAIN, 6" BELOW CEILING.	BACK OF HOUSE
PL-2	LED					LED DIM 0-10V		PENDANT MOUNTED FIXTURE	BAR, CHECK-IN
PL-3	LED					LED DIM 0-10V		PENDANT MOUNTED FIXTURE	BAR, CHECK-IN
RL-1	LED					LED DIM 0-10V		RECESSED 2'X2' LED FIXTURE WITH INTEGRAL DRIVER AND LOW GLARE OPTICS.	STAFF, HALLWAY
RL-2	LED					LED SWITCH		RECESSED LED DOWNLIGHT	CHANGING ROOMS, SHOWERS
RL-3	LED					LED SWITCH		RECESSED LED LINEAR	WATER CLOSETS
SL-1	LED					LED		SURFACE MOUNTED LOW PROFILE 6"' DIAMETER ROUND DOWNLIGHT	EXTERIOR SOFFIT
UC	LED					LED SWITCH		UNDERCABINET FIXTURE WITH DIFFUSER AND OCCUPANCY SENSOR. PROVIDE INTEGRAL DRIVER.	UNDERCABINET
WL-1	LED					LED MOTION		WALL MOUNTED FIXTURE. PROVIDE INTEGRAL MOTION SENSOR.	EXTERIOR WALL
WL-2	LED					LED SWITCH		WALL MOUNTED VANITY FIXTURE.	WATER CLOSETS

MECHANICAL SCHEDULE

TAG	MOTOR HP	KW	MCA	MOCP	VOLTAGE	PHASE	DISCONNECT/ STARTER	BREAKER SIZE	CONDUIT/WIRE	NOTES SEE MECHANICAL DRAWINGS FOR ADDITIONAL CONNECTIONS
DOMESTIC HOT WATER HEATERS										
DHWH-1					120	1				
DHWCP	1/4				120	1				
PUMPS										
GF-1	1/3				120	1				
GLCP-1	7.5				208	1				
GLCP-1	7.5				208	1				
FANS										
EF-1		0.02			120	1				
CF-1		2.1								
GROUND SOURCE HEAT PUMPS										
WSHP-1		11.1	38.9		208	3				
WSHP-2		11.1	38.9		208	3				
WSHP-3		11.1	38.9		208	3				
WSHP-4		11.1	38.9		208	3				
WSHP-5		1.3	32.2		208	3				
ELECTRIC UNIT HEATERS										
EUH-1		1.5			208	1				
EUH-2		5			208	1				
EUH-3		3W/FT			120	1				
ELECTRIC FLOOR HEATING MATS										
ERFZ-1		0.35			120	1				
ERFZ-2		0.35			120	1				
ERFZ-3		0.35			120	1				
ERFZ-4		0.56			120	1				
ERFZ-5		0.42			120	1				
ERFZ-6		0.42			120	1				
ERFZ-7		0.56			120	1				
ERFZ-8		0.56			120	1				
ERFZ-9		0.56			120	1				
ERFZ-10		1.05			120	1				
HEAT RECOVERY VENTILATORS										
DOAS-1		1	5.9		208	1				
DOAS-2		1	5.9		208	1				

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