

ABBREVIATIONS

ACOUSTIC CEILING TILE	ACT	ACOUSTIC	MAT, MAT'L
ALUMINUM	ALUM	MAXIMUM	MAX
ANCHOR BOLT	AB	MECHANICAL	MECH
ARCHITECTURAL	ARCH	MEDICINE	MED
ACOUSTIC TILE	AT	METAL	MET, MTL
AUTOMATIC	AUTO	METAL LATH	ML
ABOVE FINISHED FLOOR	AFF	METAL STUD	MET STD
BEAM	BM	MILLWORK	MW
BITUMINOUS	BITUM	MINIMUM	MIN
BLOCK	BLK	MISCELLANEOUS	MISC
BORROWED LIGHT	BL	MOUNTED	MTD
BOTTOM	BOT	NOMINAL	NOM
BUILDING	BLDG	NORTH	N
CASED OPENING	CO	NOT IN CONTRACT	NIC
CABINET	CAB	NOT TO SCALE	NTS
CEILING	CLG	NUMBER	NO OR #
CEMENT	CEM	ON CENTER	OC OR O/C
CENTER LINE	CL	OPENING	OPNG
CERAMIC TILE	CT	OUTSIDE DIAMETER	OD
CLEAR	CLR	OPPOSITE HAND	OH
CLINICAL SERVICE SINK	CSS	OXYGEN	O, O2 OR OX
CLOSET	CLOS	PLASTIC LAMINATE	PLAS LAM
COLUMN	COL	PARTITION	PTN
CONCRETE	CONC	PLASTER	PLAS
CONCRETE MASONRY UNIT	CMU	PLATE	PL
CONTINUOUS	CONT	PLUMBING	PLMB
CONTRACT OR CONTRACTOR	CONTR	RADIUS	RAD OR R
CONTROL JOINT	CJ	RECEPTACLE	RECP
CORNER GUARD	CG	REFERENCE	REF
COUNTER	CTR	REFRIGERATOR	REFRIG
COUNTER FLASHING	CTR FLASH	REINFORCE OR REINFORCING	REINF
CUBICLE CURTAIN	CC	REQUIRED	REQD
DETAIL	DET	RESILIENT	RESIL
DIAMETER	DIA	REVISION	REV
DIMENSION	DIM	ROOF DRAIN	RD
DISPENSER	DISP	ROOM	RM
DOWN	DN	RUBBER	R
DRAWING	DWG	SINK	SNK
EACH	EA	SCHEDULE	SCH
ELECTRIC	ELEC	SECTION	SECT
ELEVATION	EL	SERVICE	SERV
ELEVATOR	ELEV	SHEET	SHT
EQUAL	EQ	SHEET METAL	SM
EQUIPMENT	EQUIP	SIMILAR	SIM
EXISTING	EXIST	SLIDE	S
EXPANSION JOINT	EJ	SLIDING	SL, SL'G
FEET OR FOOT	FT	SLOP SINK OR SERVICE SINK	S/S
FINISH	FIN	SOLID CORE	SC
FIRE EXTINGUISHER CABINET	FEC	SPECIFICATIONS	SPEC
FIRE HOSE CABINET	FHC	SQUARE	SO
FIRE HOSE VALVE	FHV	STAINLESS STEEL	SS
FLASHING	FLASH	STANDARD	STD
FLOOR	FL	STEEL	STL
FLOOR DRAIN	FD	STORAGE	STOR
FOOTING	FTG	STRUCTURAL	STR. STRUCT.
FOUNDATION	FDN	SUSPEND OR SUSPENDED	SUSP
FRAME	FR	TACKBOARD	TB
FURRING	FURR	TELEPHONE	TEL
GALVANIZED	GALV	TELEVISION	TV
GAUGE	GA	THICKNESS	THK
GLASS	GL	TOILET	TOIL
GYPSUM BOARD	GYP BD	TOP OF CURB	T/C
HALF FULL SIZE	HFS	TRANSFORMER	TRANS
HEATING	HTG	TYPICAL	TYP
HEIGHT	HT	UNDERWRITERS LABORATORIES	UL
HOLLOW CORE	HC	UNLESS NOTED OTHERWISE	UNO
HOLLOW METAL	HM	VERTICAL	VERT
HORIZONTAL	HORIZ	VERIFY IN FIELD	VIF
INSIDE DIAMETER	ID	VESTIBULE	VEST
INCH	IN	VIEW BOXES	VB
INCLUDED	INCL	VINYL	V
INFORMATION	INFO	VINYL COMPOSITION TILE	VCT
INSULATION	INSUL	WATERCLOSET	WC
INTERIOR	INT	WATERPROOF OR WATERPROOFING	WP
JANITOR CLOSET	JC	WELDED WIRE FABRIC	WWF
JOINT	JT	WEIGHT	WT
LAY-IN ACOUSTICAL TILE	LAT	WHEELCHAIR	WC
LAMINATED	LAM	WIDTH	W
LAVATORY	LAV	WITH	W/
LOCKERS	LK	WITHOUT	W/O
MANUFACTURER	MFR, MANUF.	WOOD	WD
MASONRY	MAS	WORKING POINT	WP

SYMBOL LEGEND	
(1)	DESCRIPTIVE PLAN NOTE
(A)	PARTITION TYPE
(E)	EQUIPMENT TAG
(101)	DOOR TAG
(1/401)	DETAIL BUBBLE
(1/40.1)	INTERIOR ELEVATION TAG
(1/40.0)	EXTERIOR ELEVATION TAG
(1/40.0)	SECTION TAG
(A)	WINDOW TYPE
EG = END GUARD CG = CORNER GUARD	
---	EXIST. PARTITION TO BE REMOVED
---	EXIST. PARTITION TO REMAIN
---	NEW PARTITION
---	CHAIR RAIL
---	HAND RAIL
BL-1	BORROWED LIGHT
-CCT-	CCT = CUBICLE CURTAIN TRACK

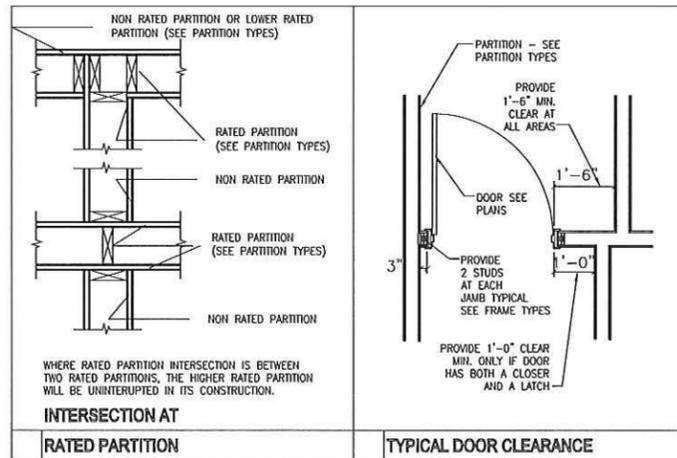
NOTE: NOT ALL SYMBOLS MAY BE USED

MATERIAL LEGEND	
[Pattern]	STEEL
[Pattern]	CONCRETE
[Pattern]	EARTH
[Pattern]	FIREPROOFING
[Pattern]	GYPSUM BOARD
[Pattern]	CONCRETE MASONRY UNIT
[Pattern]	BRICK VENEER
[Pattern]	STONE VENEER
[Pattern]	RIGID INSULATION
[Pattern]	BATT INSULATION
[Pattern]	ACOUSTICAL TILE
[Pattern]	WOOD BLOCKING
[Pattern]	FINISHED WOOD
[Pattern]	ALUMINUM
[Pattern]	LIMESTONE

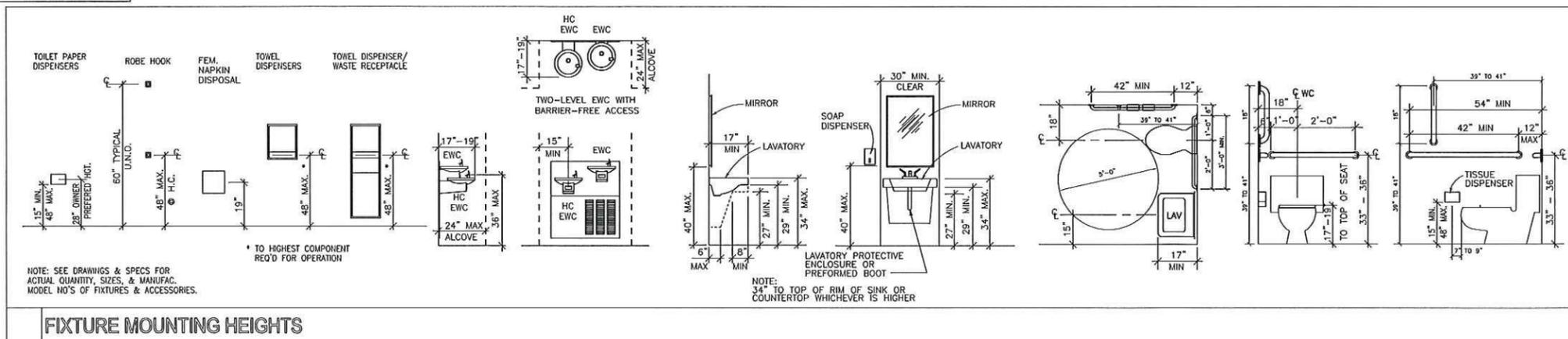
NOTE: NOT ALL SYMBOLS MAY BE USED

PLAN LEGEND			
[Symbol]	EXISTING PARTITION	[Symbol]	EXISTING MILLWORK
[Symbol]	EXISTING PARTITION TO BE REMOVED	[Symbol]	EXISTING MILLWORK TO BE REMOVED
[Symbol]	NEW PARTITION	[Symbol]	NEW MILLWORK
[Symbol]	EXISTING DOOR & FRAME	[Symbol]	EXISTING FIXTURES AND ACCESSORIES
[Symbol]	EXISTING DOOR, FRAME & HARDWARE TO BE REMOVED	[Symbol]	TO BE REMOVED
[Symbol]	EXISTING DOOR, FRAME & PARTITION TO BE REMOVED	[Symbol]	NEW FIXTURES
[Symbol]	NEW DOOR & FRAME IN EXISTING PARTITION	[Symbol]	DESCRIPTIVE PLAN NOTE
[Symbol]	NEW DOOR, FRAME & PARTITION	[Symbol]	SPRINKLER HEAD (CENTER IN TILE) U.N.O.
[Symbol]	EXISTING WINDOW	[Symbol]	PENDANT LIGHT FIXTURE
[Symbol]	EXISTING WINDOW TO BE REMOVED	[Symbol]	WALL SCONCE
[Symbol]	NEW WINDOW	[Symbol]	CUBICLE CURTAIN TRACK
[Symbol]	2'-0" x 4'-0" FLUORESCENT LIGHT FIXTURE IN L.A.T. GRID		
[Symbol]	1'-0" x 4'-0" FLUORESCENT LIGHT FIXTURE IN L.A.T. GRID		
[Symbol]	2'-0" x 2'-0" FLUORESCENT LIGHT FIXTURE IN L.A.T. GRID		
[Symbol]	DOWN LIGHT (CENTER IN TILE) U.N.O.		
[Symbol]	LUMINOUS CEILING		
[Symbol]	HYDRONIC RADIANT CEILING SYSTEM		
[Symbol]	ELECTRIC RADIANT CEILING PANEL		
[Symbol]	GYPSUM BOARD CEILING OR SOFFIT		
[Symbol]	SUPPLY AIR DIFFUSER		
[Symbol]	RETURN AIR OR EXHAUST REGISTER		
[Symbol]	LINEAR DIFFUSER		
[Symbol]	EXIT SIGN (CENTER IN TILE) U.N.O.		
[Symbol]	SMOKE DETECTOR (CENTER IN TILE) U.N.O.		
[Symbol]	SPEAKER (CENTER IN TILE) U.N.O.		
[Symbol]	HEAT DETECTOR (CENTER IN TILE) U.N.O.		
[Symbol]	NURSE CALL DOME LIGHT (CENTER IN TILE) U.N.O.		

NOTE: NOT ALL SYMBOLS MAY BE USED



- ACCESSIBILITY NOTES**
- ALL DOORS SHALL COMPLY WITH ADAAG GUIDELINES AND HAVE 3'-0" DOOR, LEVER OPERATED OR EQUAL DOOR HARDWARE, 18" ON THE PULL SIDE, A MAXIMUM 8.5 LB. FORCE TO OPEN ON ALL HINGED EXTERIOR DOORS AND A 5 LB. MAXIMUM FORCE TO OPEN ON ALL INTERIOR DOORS.
 - ALL DOORS LEADING TO HAZARDOUS AREAS SHALL HAVE KNURLED HARDWARE.
 - ALL PUBLIC TOILET ROOMS SHALL HAVE PERMANENT ROOM AND SPACE SIGNAGE AND THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
 - ALL TOILET ROOM LAVATORIES SHALL HAVE INSULATED PIPES UNDERNEATH TO PROTECT AGAINST CONTACT.



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Checked By: RMS
Date: 02-05-16
Project No: 1601

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Project: **JEFFERSON HOUSE
MEMORY CARE FACILITY**
12215 NE 128TH STREET
KIRKLAND, WA

Drawing Title: **SYMBOLS & LEGENDS**

Sheet No: **A0.1**

**PRELIMINARY SHORT PLAT
CITY OF KIRKLAND**

FILE NO. _____

OWNER

RJ DEVELOPMENT SERVICES, LLC
401 CENTRAL STREET S.E.
OLYMPIA, WA 98501

SURVEYOR

STEVEN D. McCASKEY
ENCOMPASS ENGINEERING AND SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250

ZONING

PR 1.8 PROFESSIONAL OFFICE RESIDENTIAL

ORIGINAL LEGAL DESCRIPTION

TRACT F, PUGET SOUND CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 92 OF PLATS, PAGES 95 AND 96, IN KING COUNTY, WASHINGTON, AS CORRECTED PER THAT CERTAIN MAP RECORDED MAY 10, 1971 UNDER RECORDING NUMBER 7105100304, RECORDS OF SAID COUNTY, TOGETHER WITH PARCEL 43, CITY OF KIRKLAND SHORT PLAT NUMBER 76-9-9, RECORDED DECEMBER 1, 1976 UNDER RECORDING NUMBER 7612010652, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT F; THENCE SOUTH 1°42'38" WEST ALONG THE EAST LINE THEREOF 424.98 FEET (424.96 - ORIGINAL PLAT) TO THE SOUTHEAST CORNER OF SAID TRACT AND THE MOST EASTERLY NORTHEAST CORNER OF SAID PARCEL 43; THENCE CONTINUING SOUTH 1°43'38" WEST ALONG SAID EAST LINE A DISTANCE OF 8.32 FEET TO THE SOUTHEAST CORNER OF PARCEL 43; THENCE NORTH 88°16'22" WEST ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID PARCEL 43 A DISTANCE OF 171.81 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID LINE SOUTH 57°32'05" WEST 41.64 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID LINE NORTH 76°38'19" WEST 74.64 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID LINE NORTH 66°02'15" WEST 147.73 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID LINE SOUTH 88°51'15" WEST 100.02 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID LINE NORTH 40°43'34" WEST 199.25 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID LINE NORTH 24°05'38" WEST 139.78 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID LINE NORTH 7°30'00" WEST 156.99 FEET TO THE NORTHWEST CORNER OF PARCEL 43; THENCE NORTH 89°56'25" EAST ALONG SAID NORTH LINE 84.48 FEET (84.49 RECORD) TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL AND THE NORTHWEST CORNER OF SAID TRACT F; THENCE ALONG THE NORTH LINE OF SAID TRACT NORTH 89°56'25" EAST 136.91 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF NORTHEAST 128TH STREET, SAID POINT BEING ON A CURVE TO THE LEFT FROM WHICH THE CENTER LIES NORTH 48°30'42" EAST 325.00 FEET DISTANT; THENCE ALONG SAID CURVE TO THE LEFT AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 61°33'47" AN ARC DISTANCE OF 349.21 FEET (349.20 RECORD) TO A POINT OF TANGENCY ON SAID RIGHT OF WAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 76°56'55" EAST 185.45 FEET (185.07 RECORD) TO AN ANGLE POINT ON SAID RIGHT OF WAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 89°52'30" EAST 16.20 FEET (16.56 RECORD) TO THE POINT OF BEGINNING.

AND TOGETHER WITH THOSE CERTAIN BENEFICIAL EASEMENT RIGHTS CONTAINED IN INSTRUMENT RECORDED MAY 6, 1977 UNDER RECORDING NUMBER 7705060863.

**JEFFERSON HOUSE MEMORY CARE COMMUNITY
A PORTION OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 28, T.26N., R.05E., W.M.
CITY OF KIRKLAND, STATE OF WASHINGTON**

ORIGINAL LEGAL DESCRIPTION

LOT 1

TRACT F, PUGET SOUND CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 92 OF PLATS, PAGES 95 AND 96, IN KING COUNTY, WASHINGTON, AS CORRECTED PER THAT CERTAIN MAP RECORDED MAY 10, 1971 UNDER RECORDING NUMBER 7105100304, RECORDS OF SAID COUNTY, TOGETHER WITH PARCEL 43, CITY OF KIRKLAND SHORT PLAT NUMBER 76-9-9, RECORDED DECEMBER 1, 1976 UNDER RECORDING NUMBER 7612010652, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXCEPT THE FOLLOWING:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT F; THENCE SOUTH 1°42'38" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 334.90 FEET; THENCE NORTH 88°18'21" WEST, A DISTANCE OF 155.74 FEET; THENCE NORTH 01°41'39" EAST, A DISTANCE OF 34.57 FEET; THENCE NORTH 88°18'21" WEST, A DISTANCE OF 33.00 FEET; THENCE NORTH 01°41'39" EAST, A DISTANCE OF 24.75 FEET; THENCE NORTH 87°31'36" WEST, A DISTANCE OF 85.50 FEET; THENCE NORTH 01°41'39" EAST, A DISTANCE OF 216.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NORTHEAST 128TH STREET, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTH FROM WHICH A RADIAL LINE BEARS NORTH 00°59'21" EAST 325.00 FEET DISTANT; THENCE ALONG SAID CURVE CONCAVE TO THE NORTH AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 14°03'28" AN ARC DISTANCE OF 79.74 FEET; THENCE NORTH 76°55'55" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 185.45 FEET; THENCE SOUTH 89°53'30" EAST A DISTANCE OF 16.20 FEET TO THE TRUE POINT OF BEGINNING.

AND TOGETHER WITH THOSE CERTAIN BENEFICIAL EASEMENT RIGHTS CONTAINED IN INSTRUMENT RECORDED MAY 6, 1977 UNDER RECORDING NUMBER 7705060863.

PROPOSED LEGAL DESCRIPTION

LOT 2

THAT PORTION OF TRACT F, PUGET SOUND CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 92 OF PLATS, PAGES 95 AND 96, IN KING COUNTY, WASHINGTON, AS CORRECTED PER THAT CERTAIN MAP RECORDED MAY 10, 1971 UNDER RECORDING NUMBER 7105100304, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**CITY OF KIRKLAND
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

EXAMINED, REVIEWED AND APPROVED BY THE CITY OF KIRKLAND PURSUANT TO THE SHORT SUBDIVISION PROVISIONS OF TITLE 22 (LAND SUBDIVISION), KIRKLAND MUNICIPAL CODE, THIS _____ DAY OF _____ 20__

DIRECTOR, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

KING COUNTY ASSESSOR _____ DEPUTY COUNTY ASSESSOR _____

TAX PARCEL 692840-0070

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE ARE PAID IN FULL.

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

MANAGER, FINANCE DIVISION _____ DEPUTY _____

RECORDING CERTIFICATE

RECORDING NUMBER _____

FILED FOR RECORD THIS _____ DAY OF _____, A.D. 2015
AT _____ MINUTES PAST _____ M AND RECORDED IN
VOLUME _____ OF PLATS, PAGES _____ THROUGH _____,
RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER _____ SUPERINTENDENT OF RECORDS _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MALEKI MEADOWS FINAL PLAT, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND TRACT CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

STEVEN D. McCASKEY PLS# 42676

INDEX LOCATION
SEC. 28, T.26N., R.05E., W.M.




28			
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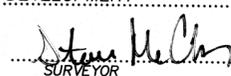
RECORDER'S CERTIFICATE _____

Filed for record this.....day of 20.....at.....M in
book.....of.....at page.....at the request of
.....STEVE D. McCASKEY.....
Surveyor's Name

.....MANAGER..... SUPT. OF RECORDS.....

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by
me or under my direction in conformance with the
requirements of the Survey Recording Act at the
request of.....RJ DEVELOPMENT.....
in.....AUG.....20.15


 SURVEYOR DATE

Certificate No. 45626

Encompass

ENGINEERING & SURVEYING

165 N.E. JUNIPER ST.
SUITE 201
ISSAQUAH, WA 98027
PHONE: (425) 392-0250
FAX: (425) 391-3055

PRELIMINARY SHORT PLAT JEFFERSON HOUSE MEMORY CARE COMMUNITY		
CITY OF KIRKLAND	WASHINGTON	
DWN BY	DATE	JOB NO.
JEF	01/07/16	155231
CHKD BY	SCALE	SHEET
SDM	N/A	1 OF 3

**A PORTION OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 28, T.26N., R.05E., W.M.
CITY OF KIRKLAND, STATE OF WASHINGTON**

PARCEL 692840-0040

PARCEL 692840-0050

PARCEL 282605-9117
PR1.8

75' CITY OF SEATTLE
TRANSMISSION LINE
EASEMENT
REC. NOS. 2342835,
2342837 & 2681789

PARCEL 866327-0025
TL 8



SCALE 1" = 40'

- EX. CB 1
RIM=207.99
INV=206.69 (8"PVC-N)
INV=206.49 (8"PVC-S)
- EX. CB 2
RIM=208.32
INV=204.52 (8"PVC-N)
INV=202.53 (12"CONC-E)
INV=202.47 (12"CONC-W)
- EX. CB 3
RIM=209.88
INV=207.84 (12"ADS-W)
- EX. CB 4
RIM=227.21
INV=224.91 (12"CONC-S)
- EX. CB 5
RIM=227.30
INV=224.12 (12"CONC-N)
INV=224.05 (12"CONC-E)
INV=223.73 (12"CONC-W)
- EX. CB 6
RIM=243.71
INV=240.97 (12"CMP-NE&NW)
INV=240.84 (12"CONC-SE)
INV=240.74 (12"CONC-SW)
- EX. CB 7
RIM=242.89
INV=237.04 (12"ADS-N)
INV=237.07 (12"CONC-NE)
INV=237.15 (12"CONC-W)
- EX. SSMH 1
RIM=224.80
INV=216.39 (10"PVC-NE)
INV=216.45 (10"PVC-W)
- EX. SSMH 2
RIM=243.69
INV=234.04 (10"PVC-N)
INV=233.89 (10"PVC-E)
INV=233.79 (10"PVC-W)
- EX. SSMH 3
RIM=207.36
INV=196.98 (10"PVC-W)
INV=196.94 (10"PVC-NE)

DATUM

NAVD 88

BENCHMARK

PUNCH IN 3" PAINTED DISK, DOWN .9', STAMPED LS 16930, LOCATED AT THE CENTER OF THE INTERSECTION OF TOTEM LAKE BOULEVARD AND N.E. 132ND STREET, SOUTHWEST OF SEWER MANHOLE ELEVATION=177.57

HORIZONTAL DATUM

NAD 1983/91

HORIZONTAL CONTROL

CITY OF KIRKLAND MONUMENT 53 AND MONUMENT 55

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.



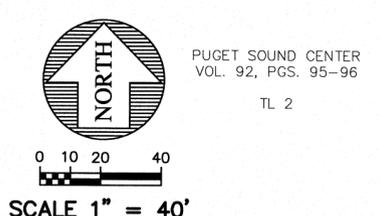
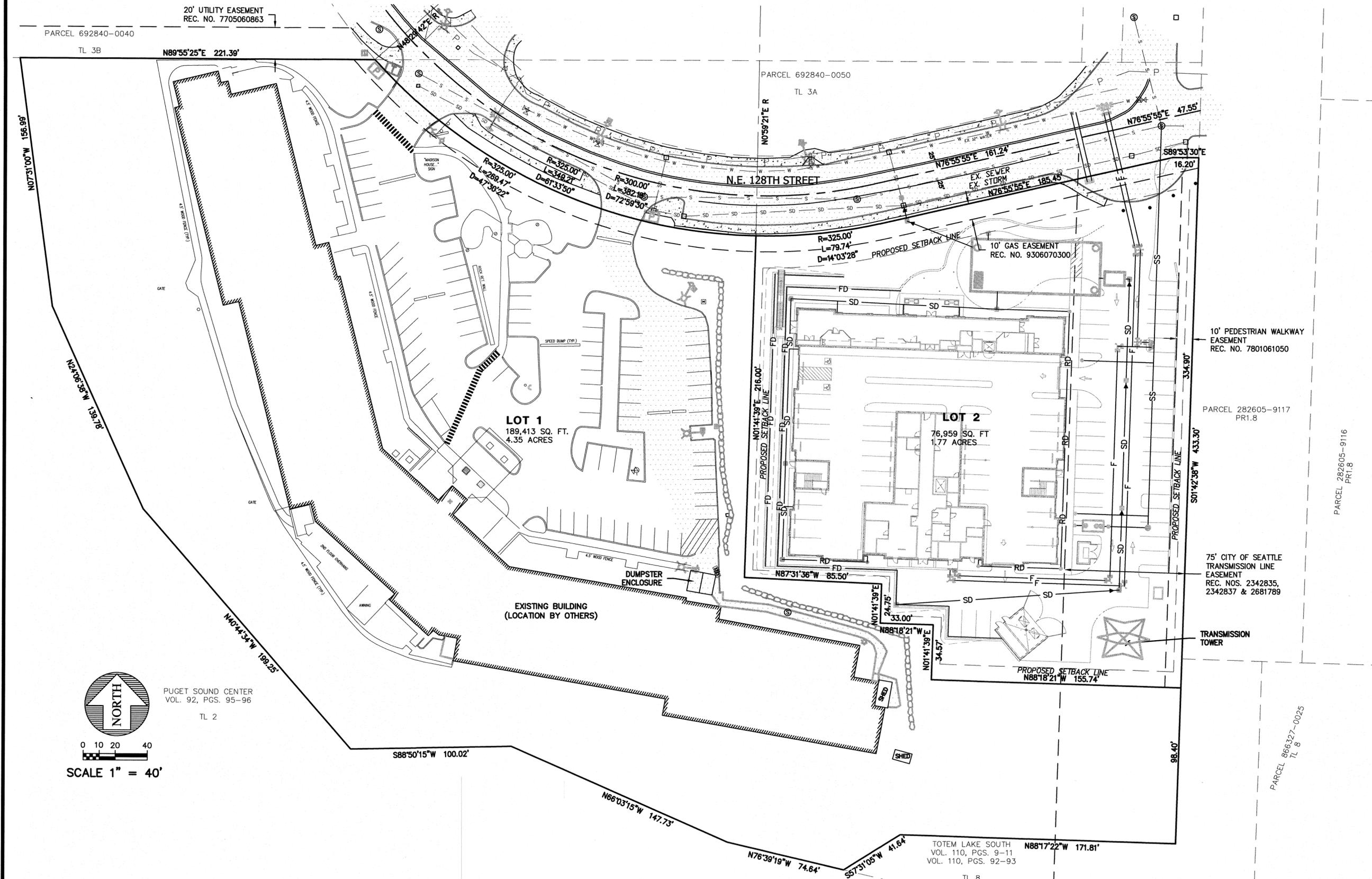
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PHONE: (425) 392-0250
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PRELIMINARY SHORT PLAT
PREPARED FOR
JEFFERSON HOUSE MEMORY CARE COMMUNITY

CITY OF KIRKLAND		WASHINGTON	
DWN BY	DATE	JOB NO.	
JEF	01/07/16	155231	
CHKD BY	SCALE	SHEET	
SDM	1"=40'	2 OF 3	

**A PORTION OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 28, T.26N., R.05E., W.M.
CITY OF KIRKLAND, STATE OF WASHINGTON**



PUGET SOUND CENTER
VOL. 92, PGS. 95-96
TL 2



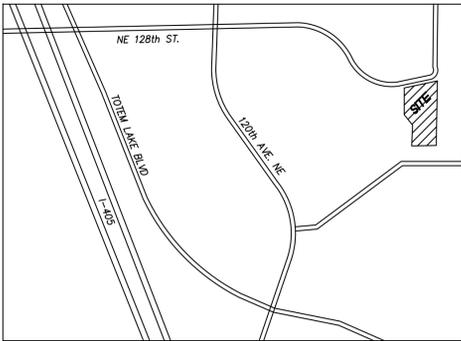
Encompass
ENGINEERING & SURVEYING

165 N.E. JUNIPER ST.
SUITE 201
ISSAQUAH, WA 98027
PHONE: (425) 392-0250
FAX: (425) 391-3055

PRELIMINARY SHORT PLAT		
PREPARED FOR JEFFERSON HOUSE MEMORY CARE COMMUNITY		
CITY OF KIRKLAND	WASHINGTON	
DWN BY JEF	DATE 01/07/16	JOB NO. 155231
CHKD BY SDM	SCALE 1"=40'	SHEET 3 OF 3

JEFFERSON HOUSE MEMORY CARE COMMUNITY

SE 1/4 OF NW 1/4 OF SECTION 28, T. 26 N., R. 05 E., W.M.
CITY OF KIRKLAND, STATE OF WASHINGTON



VICINITY MAP
SCALE: NTS

STANDARD PLAN NOTES:

- ALL CONSTRUCTION TECHNIQUES AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF KIRKLAND STANDARD PLANS AND SPECIFICATIONS AND AS SHOWN IN THESE PLANS.
- A COPY OF THE APPROVED PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR WORK THAT ARE NOT PROVIDED BY THE OWNER PRIOR TO START OF CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE OWNER, THE CITY, AND OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S PROFESSIONAL ENGINEERING CONSULTANT AND THE CITY DEPARTMENT OF PUBLIC WORKS OF THE PRE-CONSTRUCTION MEETING TIME AND LOCATION.
- PAVED SURFACES INCLUDING ROADWAYS, SIDEWALKS AND CURBS THAT ARE TO REMAIN BUT ARE DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE INSPECTOR.
- ALL SURVEYING AND STAKING OF IMPROVEMENTS SHALL BE APPROVED BY THE OWNER. CONTRACTOR SHALL COORDINATE AND VERIFY WITH THE OWNER PRIOR TO OBTAINING STAKING SERVICES.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF KIRKLAND FIRE DISTRICT TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUT-OFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE CONTRACTOR SHALL ALSO NOTIFY THE DISTRICT OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
- ALL LOCATIONS OF 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.
- THE CONTRACTOR SHALL LOCATE AND PROTECT ALL ACTIVE CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
- THE CONTRACTOR SHALL PROVIDE FOR ALL COMPACTION TESTS REQUIRED BY THE INSPECTOR.
- BACKFILL MATERIAL SHALL MEET CITY STANDARDS AND SHALL BE APPROVED BY THE CITY PRIOR TO BACKFILLING.
- INSPECTION AND ACCEPTANCE OF ALL WORK WILL BE ACCOMPLISHED BY THE CITY INSPECTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS, ALLOWING PROPER ADVANCE NOTICE. THE INSPECTOR MAY REQUIRE RECONSTRUCTION OF ITEMS THAT DO NOT MEET THE CONTRACT DOCUMENTS OR THAT WERE CONSTRUCTED WITHOUT INSPECTION.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN BEST MANAGEMENT PRACTICES AS SHOWN HEREIN TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE WATER OF THE STATE. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, ADDITIONAL BEST MANAGEMENT PRACTICES MAY BE REQUIRED. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL KEEP ALL STREETS AND PUBLIC RIGHT-OF-WAY CLEAN AT ALL TIMES BY SWEEPING. WASHING WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY THE CITY ENGINEER.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS NECESSARY THROUGHOUT THE PROJECT. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MUTCD AND CITY OF QUINCY STANDARDS.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK WITH CITY OF KIRKLAND AND GRANT COUNTY PUD.
- CONTRACTOR SHALL NOT MAKE ANY REVISIONS TO THE PLANS IN THE FIELD WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23 - TRAFFIC CONTROL, SHALL APPLY.
- ANY TRENCH DEEPER THAN 5 FEET WILL REQUIRE SHORING FOR TRENCH WALL STABILIZATION.

LEGAL DESCRIPTION:
TRACT F, PUGET SOUND CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 92 OF PLATS, PAGES 95 AND 96, IN KING COUNTY, WASHINGTON, AS CORRECTED PER THAT CERTAIN MAP RECORDED MAY 10, 1971 UNDER RECORDING NUMBER 7105100304, RECORDS OF SAID COUNTY. TOGETHER WITH PARCEL 43, CITY OF KIRKLAND SHORT PLAT NUMBER 78-9-9, RECORDED DECEMBER 1, 1978 UNDER RECORDING NUMBER 7612010652, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT F;
THENCE SOUTH 1°32'38" WEST ALONG THE EAST LINE THEREOF 424.98 FEET (424.96 - ORIGINAL PLAT) TO THE SOUTHEAST CORNER OF SAID TRACT AND THE MOST EASTERLY NORTHEAST CORNER OF SAID PARCEL 43;
THENCE CONTINUING SOUTH 1°43'38" WEST SAID EAST LINE A DISTANCE OF 8.32 FEET TO THE SOUTHEAST CORNER OF PARCEL 43;
THENCE NORTH 88°16'22" WEST ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID PARCEL 43 A DISTANCE OF 171.81 FEET TO AN ANGLE POINT THEREON;
THENCE CONTINUING ALONG SAID LINE SOUTH 57°32'05" WEST 41.64 FEET TO AN ANGLE POINT THEREON;
THENCE CONTINUING ALONG SAID LINE NORTH 76°38'19" WEST 74.64 FEET TO AN ANGLE POINT THEREON;
THENCE CONTINUING ALONG SAID LINE NORTH 66°02'15" WEST 147.73 FEET TO AN ANGLE POINT THEREON;
THENCE CONTINUING ALONG SAID LINE SOUTH 88°51'15" WEST 100.02 FEET TO AN ANGLE POINT THEREON;
THENCE CONTINUING ALONG SAID LINE NORTH 40°43'34" WEST 199.25 FEET TO AN ANGLE POINT THEREON;
THENCE CONTINUING ALONG SAID LINE NORTH 24°05'38" WEST 139.78 FEET TO AN ANGLE POINT THEREON;
THENCE CONTINUING ALONG SAID LINE NORTH 7°30'00" WEST 156.99 FEET TO THE NORTHWEST CORNER OF PARCEL 43;
THENCE NORTH 89°56'25" EAST ALONG SAID NORTH LINE 84.48 FEET (84.49 RECORD) TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL AND THE NORTHWEST CORNER OF SAID TRACT F;
THENCE ALONG THE NORTH LINE OF SAID TRACT NORTH 89°56'25" EAST 136.91 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF NORTHEAST 128TH STREET, SAID POINT BEING ON A CURVE TO THE LEFT FROM WHICH THE CENTER LIES NORTH 48°30'42" EAST 325.00 FEET DISTANT;
THENCE ALONG SAID CURVE TO THE LEFT AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 61°33'47" AN ARC DISTANCE OF 349.21 FEET (349.20 RECORD) TO A POINT OF TANGENCY ON SAID RIGHT OF WAY;
THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 76°56'55" EAST 185.45 FEET (185.07 RECORD) TO AN ANGLE POINT ON SAID RIGHT OF WAY;
THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 89°52'30" EAST 16.20 FEET (16.56 RECORD) TO THE POINT OF BEGINNING.

AND TOGETHER WITH THOSE CERTAIN BENEFICIAL EASEMENT RIGHTS CONTAINED IN INSTRUMENT RECORDED MAY 6, 1977 UNDER RECORDING NUMBER 770506883.

BENCHMARK
PUNCH IN 3" PAINTED DISK, DOWN 9', STAMPED LS 16930, LOCATED AT THE CENTER OF THE INTERSECTION OF TOTEM LAKE BOULEVARD AND N.E. 132ND STREET, SOUTHWEST OF SEWER MANHOLE ELEVATION=177.57

DATUM
NAVD 88

HORIZONTAL DATUM
NAD 1983/91

HORIZONTAL CONTROL
CITY OF KIRKLAND MONUMENT 53 AND MONUMENT 55

INSTRUMENTATION
INSTRUMENT USED: 5 SECOND TOTAL STATION.
FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

PROPERTY INFORMATION:
OWNER: RJ DEVELOPMENT SERVICES, LLC
401 CENTRAL STREET SE
OLYMPIA, WA 98501
ENGINEER/SURVEYOR: ENCOMPASS ENGINEERING & SURVEYING
165 NE JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
PHONE: 425-392-0250
FAX: 425-391-3055
PARCEL NUMBER: 6928400070
PARCEL SIZE: 1.77 ACRES
PROPERTY ADDRESS: 12215 NE 128TH STREET
KIRKLAND, WA
ZONE: OFFICE
WATER: NORTHSHORE UTILITY DISTRICT
SEWER: NORTHSHORE UTILITY DISTRICT
GAS: XXXX
POWER: XXXX

ABBREVIATIONS:

- | | | | |
|--|--|-------------------------------------|-----------------------------|
| AC - ASPHALT CONCRETE | C&G - CURB AND GUTTER | IRR - IRRIGATION WATER | SD - STORM DRAIN |
| ACP - ABESTOS CEMENT PIPE | CY - CUBIC YARD | IW - INDUSTRIAL WATER | SF - SQUARE FOOT |
| AD - ADDITIONAL | DOVA - DOUBLE CHECK VALVE ASSEMBLY | IWW - INDUSTRIAL WASTEWATER | SHIT - SHEET |
| AD - AREA DRAIN | DDCV - DOUBLE DETECTOR CHECK VALVE | L - LENGTH | SIM - SIMILAR |
| ADJ - ADJACENT | DEPT - DEPARTMENT | LB, # - POUND(S) | SPEC - SPECIFICATION(S) |
| ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE | DET - DETAIL OR DETENTION | LF - LINEAR FEET | SO - SQUARE |
| ALT - ALTERNATE | DIP - DUCTILE IRON PIPE | LN - LANE | SS - SANITARY SEWER |
| ALUM - ALUMINUM | DIA(S) - DIAMETER | MATL - MATERIAL | ST - STREET |
| APPROX - APPROXIMATE(LY) | DIM - DIMENSION | MAX - MAXIMUM | STA - STATION |
| ARCH - ARCHITECTURAL | DOT - DEPARTMENT OF TRANSPORTATION | MFR - MANUFACTURER | STD - STANDARD |
| AP - ANGLE POINT | DS - DOWN SPOUT | MH - MANHOLE | STL - STEEL |
| ASPH - ASPHALT | DWG - DRAWING | MIN - MINIMUM | T - TELEPHONE WIRE |
| ASSY - ASSEMBLY | E - EACH | MISC - MISCELLANEOUS | TB - TEMPORARY BENCH MARK |
| ASTM - AMERICAN SOCIETY OF TESTING AND MATERIALS | E - EASTING | MJ - MECHANICAL JOINT | TC - TOP OF CURB |
| AVE - AVENUE | EL - ELEVATION | N - NORTH(ING) | TEMP - TEMPORARY |
| BC - BACK OF CURB | ELEC - ELECTRICAL | NO (#) - NUMBER | TO/RIM - TOP OF GRATE/RIM |
| BF - BLIND FLANGE | EP - EDGE OF PAVEMENT | N.T.S. - NOT TO SCALE | THRU - THROUGH |
| BLDG - BUILDING | EQUIV - EQUIVALENT | O.C. - ON CENTER | TOE - TOE OF WALL, OR SLOPE |
| BLDC - BUILDING CORNER | EVC - END OF VERTICAL CURVE | O.D. - OUTSIDE DIAMETER | TOP - TOP OF WALL OR SLOPE |
| BLK - BLOCK | EVC2 - END OF VERTICAL CURVE ELEVATION | O/W - OIL WATER | TOW - TOP OF WALL |
| BLVD - BOULEVARD | EVC3 - END OF VERTICAL CURVE STATION | P - POWER | TYP - TYPICAL |
| BM - BENCHMARK | EX, EXIST - EXISTING | PC - POINT OF CURVATURE | VC - VERTICAL CURVE |
| BNY - BOUNDARY | FC - FACE OF CURB | PERF - PERFORATED | VOL - VOLUME |
| BO - BLOW OFF | FD - FLOOR DRAIN | PI - POINT OF INTERSECTION | W - WEST |
| BOW - BOTTOM OF WALL (AT FINISHED GRADE) | FDC - FIRE DEPARTMENT CONNECTION | PIV - POST INDICATOR VALVE | W/ - WITH |
| BSBL - BUILDING SETBACK LINE | FTE - FINISH FLOOR ELEVATION | PL - PROPERTY LINE | WM - WATER METER |
| BVC - BEGINNING OF VERTICAL CURVE | FI - FIRE HYDRANT | PP - POWER POLE | W/O - WITHOUT |
| BVCS - BEGIN VERTICAL CURVE ELEVATION | FL - FLANGED OR FLOW LINE | PROV - PROVIDED | WQ - WATER QUALITY |
| BVCS - BEGIN VERTICAL CURVE STATION | FLR - FLOOR | PSF - POUNDS PER SQUARE FOOT | WT - WEIGHT |
| BW - BACK OF WALK | FM - FORCEMAIN | PSI - POUNDS PER SQUARE INCH | WW - WELDED WIRE FABRIC |
| CB - CATCH BASIN | FS - FINISHED SURFACE | PT - POINT OF TANGENCY | WV - WATER VALVE |
| CF - CUBIC FEET (FOOT) | FT (') - FOOT (FEET) | PVC - POLYVINYL CHLORIDE | YD - YARD DRAIN |
| CIP - CAST IRON PIPE | FTG - FOOTING | PV - POINT OF VERTICAL INTERSECTION | |
| CJ - CONSTRUCTION JOINT | G - GAS MAIN | PMT - PAVEMENT | |
| CL - CLASS | GA - GAUGE | PVT - POINT OF VERTICAL TANGENT | |
| C/L - CENTER LINE | GALV - GALVANIZED | QTY - QUANTITY | |
| CLR - CLEARANCE | GB - GRADE BREAK | RAD (R) - RADIUS | |
| CMP - CORRUGATED METAL PIPE | GM - GAS METER | RCF - REINFORCED CONCRETE PIPE | |
| CO - CLEAN OUT | GRD - GRADE | REF - REFERENCE | |
| CONN - CONNECTION | HB - HOSE BIBB | REINP - REINFORCED | |
| CONT - CONTINUOUS (CONTINUED) | HDPE - HIGH DENSITY POLYETHYLENE | REQ - REQUIRED | |
| CONTR - CONTRACTOR | HORIZ (H) - HORIZONTAL | RET - RETAINING | |
| C, CONC - CONCRETE | HT - HEIGHT | ROW - RIGHT-OF-WAY | |
| CONST - CONSTRUCTION | HYD - HYDRANT | RR - RAILROAD | |
| CP - CONTROL POINT | ID - INSIDE DIAMETER | S - SOUTH | |
| CFS - CUBIC FEET PER SECOND | IE - INVERT ELEVATION | S, SL - SLOPE | |
| CTR - CENTER(ED) | IN (") - INCHES | SCH - SCHEDULE | |
| CTV - CABLE TV | INV - INVERT | | |

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COMPOSITE UTILITY PLAN	C3.0
SITE CROSS SECTIONS	C4.0
GRADING & DRAINAGE PLAN	C5.0
GRADING & DRAINAGE PLAN & PROFILE	C5.1
NE 128TH STREET FRONTAGE IMPROVEMENTS	C6.0
NOTES & DETAILS	C7.0
NOTES & DETAILS	C7.1
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SANITARY SEWER PLAN	SS1.0
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WATER PLAN	W1.0
WATER DETAILS	W1.1
WATER DETAILS	W1.2

CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

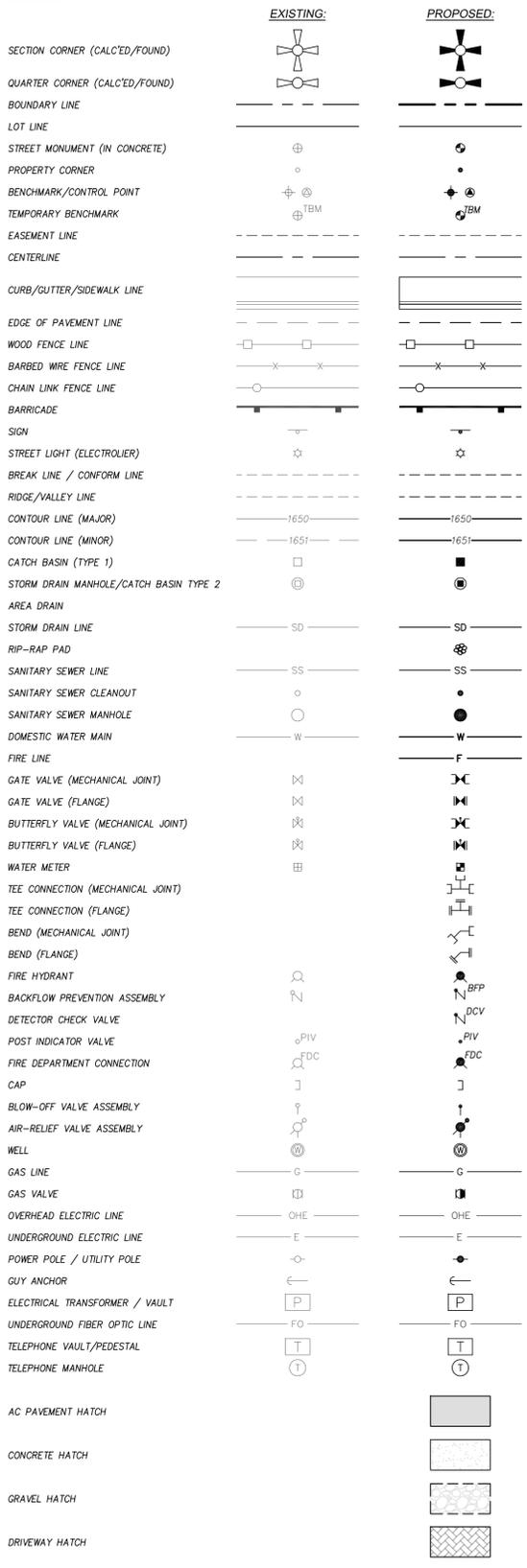
ADA NOTES:

- ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE AMERICANS WITH DISABILITIES ACT.
- CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33 %). ENTRANCE RAMPS TO BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5 %) UNLESS RAILINGS ARE SHOWN ON ARCHITECTURAL PLANS, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33 %).
- A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO BUILDINGS, THE LANDINGS SHALL HAVE A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPENS ONTO THE LANDING.
- RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5 %) AND 1:12 (8.33%), AND SHALL HAVE A MINIMUM CROSS SLOPE OF 2% RAMPS EXCEEDING 2'-6" VERTICAL SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72". ALL RAMPS SHALL HAVE HANDRAILS, AND TACTILE STRIPS (SEE ARCHITECTURAL PLANS).
- MAXIMUM CROSS SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2% MAXIMUM SLOPE WITHIN PARKING STALLS DESIGNATED AS HANDICAPPED PARKING SHALL BE 2% IN ANY DIRECTION.

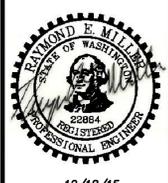
DISCREPANCIES:

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

LEGEND



REVISIONS	DESCRIPTION	BY	DATE



12/18/15

JEFFERSON HOUSE MEMORY CARE COMMUNITY
RJ DEVELOPMENT
COVER SHEET

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE JUNIPER STREET, SUITE 201 • ISSAQUAH, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 SWILWATER BLVD. • C/O ELUM, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	15523
DATE	DEC 2015
SCALE	AS NOTED
DESIGNED	REM
DRAWN	SDC
CHECKED	REM
APPROVED	REM

SHEET C1.0

A:\15523\15523\15523\ENGINEERING\15-41-SHEETS\15523 C1.0 Cover.dwg 12/22/2015 4:12:21 PM

CITY OF KIRKLAND
APPROVED FOR CONSTRUCTION

Know what's below.
Call before you dig.

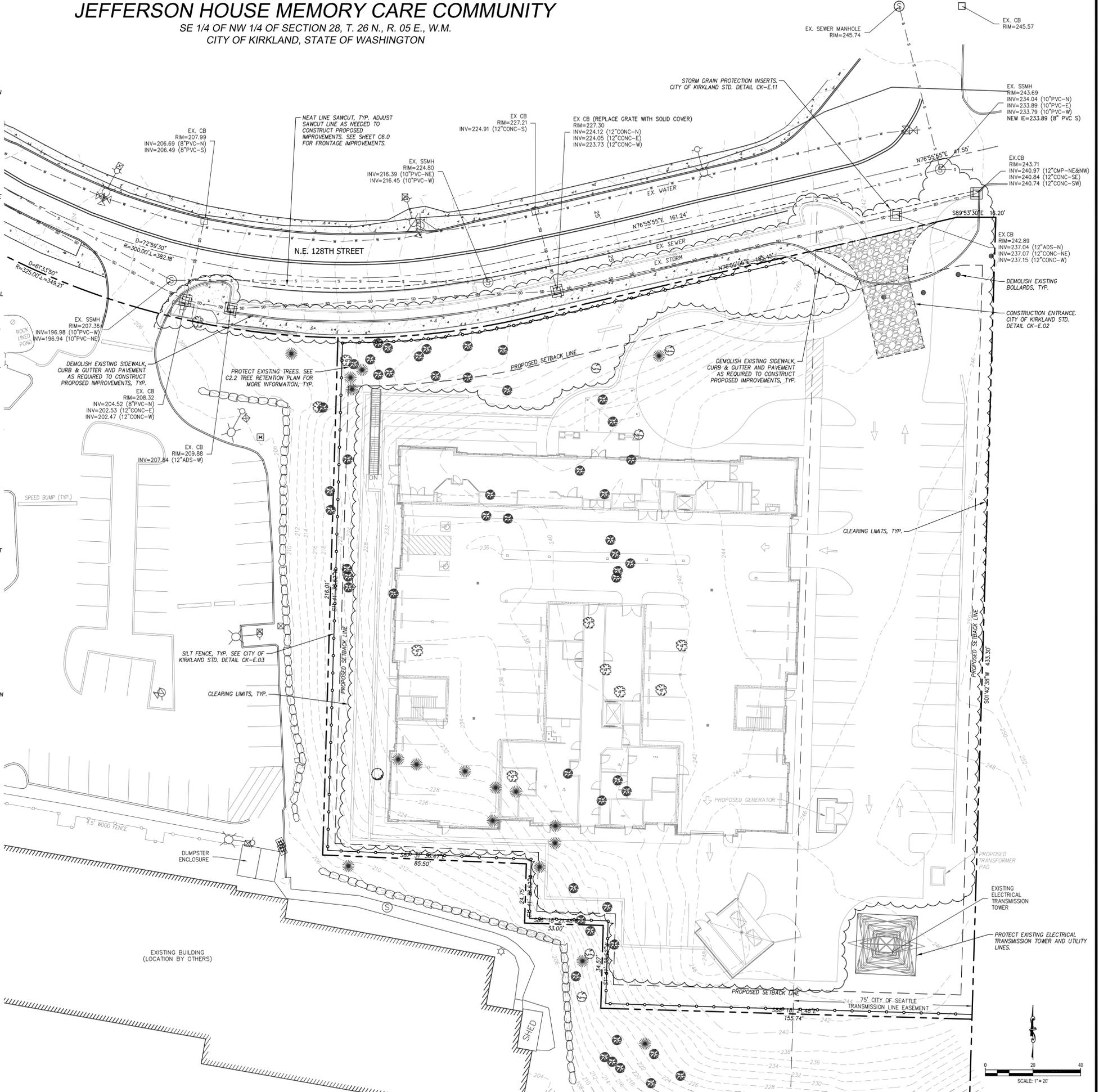
CITY ENGINEER _____ DATE _____

SHEET NOTES:

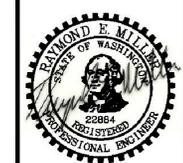
1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
 - 1.a. CONDUCT PRE-CONSTRUCTION MEETING.
 - 1.b. FLAG OR FENCE CLEARING LIMITS.
 - 1.c. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
 - 1.d. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
 - 1.e. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
 - 1.f. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
 - 1.g. CONSTRUCT SEDIMENT PONDS AND TRAPS.
 - 1.h. GRADE AND STABILIZE CONSTRUCTION ROADS.
 - 1.i. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
 - 1.j. MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - 1.k. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.
 - 1.l. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
 - 1.m. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
 - 1.n. SEED OR SOO ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
 - 1.o. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.
2. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
5. THE IMPLEMENTATION OF THIS ESC PLAN AND CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
6. A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
7. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHENEVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
8. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND CITY OF KIRKLAND INSPECTOR.
9. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITION. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
10. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.
11. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
12. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
13. ALL DENuded SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
 - MAY 1 TO SEPTEMBER 30 - SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.
 - OCTOBER 1 TO APRIL 30 - SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
 - STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PREDICTED RAIN EVENT.
14. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
15. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".
16. ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 6" HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PIPER BLOCKS) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.
17. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6-FT HIGH CHAIN LINK FENCE ADJACENT TO THE DIRT LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR FOOT HIGH ORANGE MESH CLEARING CONTROL MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.
18. OFF SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY THE WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.
19. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE.
20. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.
21. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.
22. AT NO TIME SHALL MORE THAN 1' OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED IMMEDIATELY FOLLOWING REMOVAL OF EROSION CONTROL BMPs. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
23. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION, VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.
24. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.
25. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF KIRKLAND. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
26. PRIOR TO THE OCTOBER 1 OF EACH YEAR (BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.
27. ANY AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 5 FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL COMPACTION AND SILTATION BY THE CONSTRUCTION ACTIVITIES.
28. IF TEMPORARY CONSTRUCTION ENTRANCE OR ANY OTHER AREA WITH HEAVY VEHICLE LOADING IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL SHALL BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT (TO REMOVE FINES ACCUMULATED DURING CONSTRUCTION).
29. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE ADEQUATE PROTECTION FROM SEDIMENT. CATCH BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "STORM DRAIN PROTECTION INSERT" OR EQUIVALENT.
30. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.
31. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.
32. CONSTRUCTION DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN COK POLICY E-1. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25NTU, AND NOT CONSIDERED A PROHIBITED DISCHARGE (PER KMC 15.52.090). TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT FROM KING COUNTY INDUSTRIAL WASTE PROGRAM (206-263-3000) AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.

JEFFERSON HOUSE MEMORY CARE COMMUNITY

SE 1/4 OF NW 1/4 OF SECTION 28, T. 26 N., R. 05 E., W.M.
CITY OF KIRKLAND, STATE OF WASHINGTON



NO.	DATE	DESCRIPTION



12/18/15

JEFFERSON HOUSE MEMORY CARE COMMUNITY
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JOB NO.	15523
DATE	DEC 2015
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DESIGNED	REM
DRAWN	SDC
CHECKED	REM
APPROVED	REM
SHEET	C2.0

CITY OF KIRKLAND
 APPROVED FOR CONSTRUCTION

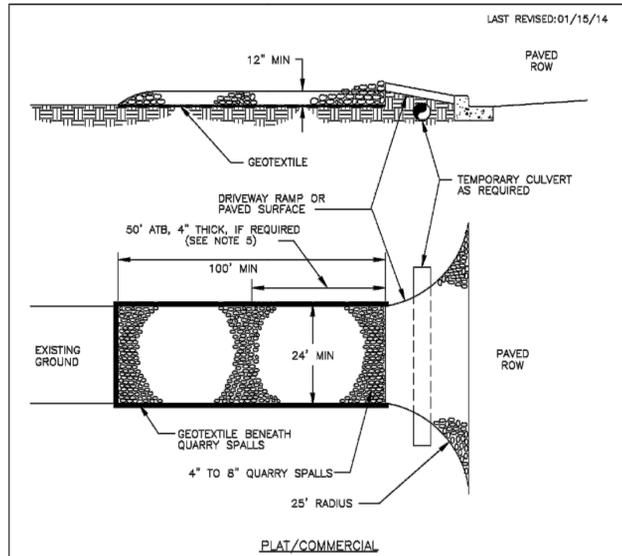
CITY ENGINEER _____ DATE _____

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JEFFERSON HOUSE MEMORY CARE COMMUNITY

SE 1/4 OF NW 1/4 OF SECTION 28, T. 26 N., R. 05 E., W.M.
CITY OF KIRKLAND, STATE OF WASHINGTON

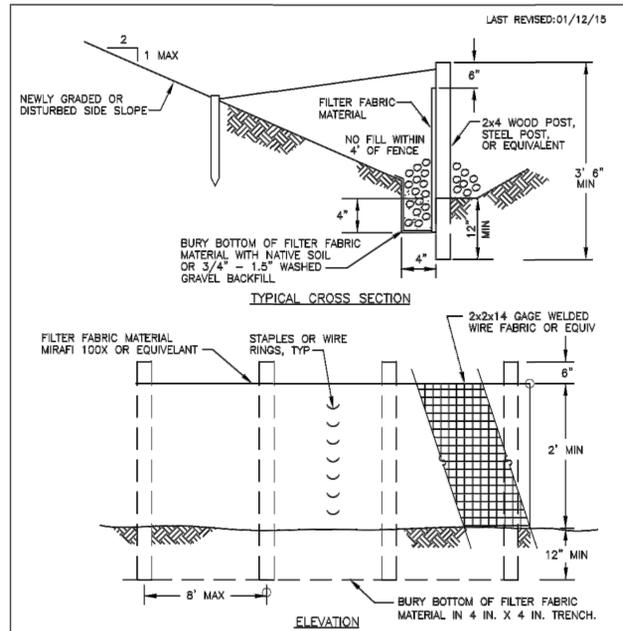


LAST REVISED: 01/15/14

NOTES

- PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE CITY CLEARING AND GRADING INSPECTOR.
- PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE.
- PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE AND/OR PER THE DIRECTION OF THE CITY CLEARING AND GRADING INSPECTOR.
- CONTRACTOR RESPONSIBLE FOR CURB & GUTTER CONDITION.
- ATB MAY BE REQUIRED PER PW INSPECTOR.
- RECYCLED CONCRETE SHALL NOT BE USED FOR THE CONSTRUCTION ENTRANCE DUE TO HIGH LEVELS OF PH.

CITY OF KIRKLAND
PLAN NO. CK-E.02
TEMPORARY PLAT/COMMERCIAL CONST. ENTRANCE

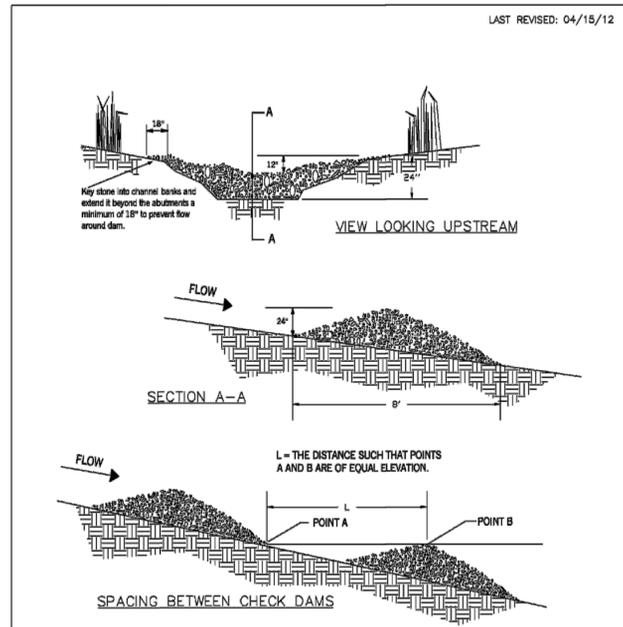


LAST REVISED: 01/12/15

NOTES

- PREFAB FENCE ALLOWED IF REINFORCED AND APPROVED BY CITY INSPECTOR.
- FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2:1.
- JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 8 INCHES AT POST.
- USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO FENCE.
- REMOVE SEDIMENT WHEN IT REACHES 1/3 FENCE HEIGHT.
- LOCATION OF FENCING SHALL BE AS SHOWN ON APPROVED PLANS OR AS DIRECTED BY THE CITY.
- MAXIMUM 100' SHEET OR OVERLAND FLOW PATH LENGTH TO SILT FENCE.
- DO NOT DIRECT FLOWS GREATER THAN 0.5 CFS TO FENCE.
- SILT FENCE SHOULD NOT BE INSTALLED IN STREAMS OR V-SHAPED DITCHES.

CITY OF KIRKLAND
PLAN NO. CK-E.03
SILT FENCE

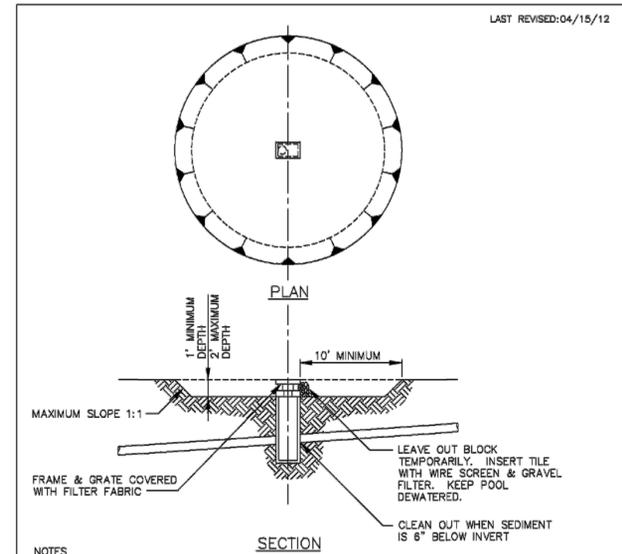


LAST REVISED: 04/15/12

NOTES

- CHECK DAMS TO BE CONSTRUCTED OF ROCK, PEA-GRAVEL FILLED BAGS, SAND BAGS, OR EQUIVALENT APPROVED BY PUBLIC WORKS.
- PLACE CHECK DAMS PERPENDICULAR TO FLOW OF WATER.
- SIDE SLOPES ARE 2:1 (H:V) OR FLATTER.
- USE FILTER FABRIC FOUNDATION UNDER CHECK DAM.
- ROCK CHECK DAMS SHALL BE CONSTRUCTED OF APPROPRIATELY SIZED ROCK, AND PLACED BY HAND OR MECHANICAL MEANS (NO DUMPING OF ROCK TO FORM DAM).
- INSPECT DAM AFTER EACH SIGNIFICANT STORM; MAINTAIN AND REPAIR PROMPTLY.

CITY OF KIRKLAND
PLAN NO. CK-E.07
CHECK DAM

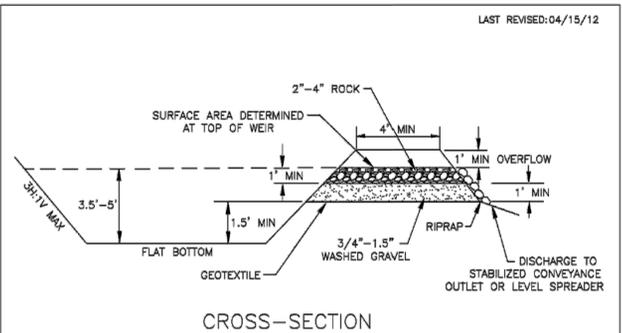


LAST REVISED: 04/15/12

NOTES

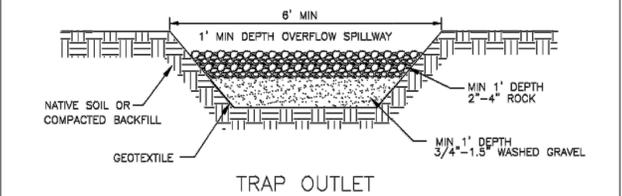
- PROTECT INLETS DURING CONSTRUCTION. KEEP SEDIMENT OUT OF THE STORM DRAINAGE SYSTEM. USE HALF-CIRCLE BEHIND CURB INLETS DURING STREET CONSTRUCTION. MODIFY PROTECTION AS CONSTRUCTION PROGRESSES.
- CIRCULAR SHAPE IS NOT ESSENTIAL. VARY SHAPE TO FIT DRAINAGE AREA AND TERRAIN. OBSERVE TO CHECK TRAP EFFICIENCY AND MODIFY AS NECESSARY TO INSURE SATISFACTORY TRAPPING OF SEDIMENT. CAN BE ADAPTED TO THRU-CURB INLET.
- ALLOW 2' MINIMUM OVERHANG OR FILTER FABRIC. FILTER FABRIC OVERHANG MUST BE COVERED WITH 1-1/4" CRUSHED ROCK.
- FILTER FENCE MAY BE REQUIRED AROUND PERIMETER OF BASIN.

CITY OF KIRKLAND
PLAN NO. CK-E.08
CATCH BASIN/INLET SEDIMENTATION TRAP



LAST REVISED: 04/15/12

CROSS-SECTION

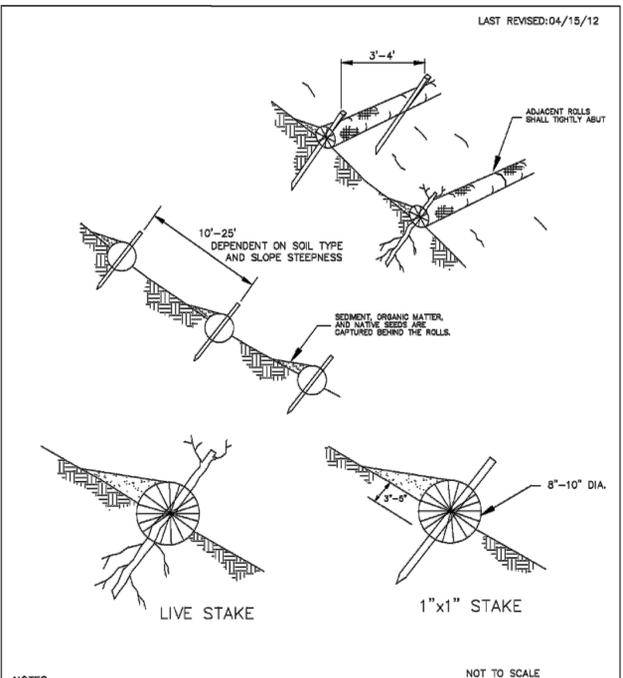


TRAP OUTLET

NOTES

- VOLUME SHALL BE DETERMINED BY THE ECOLOGY STORMWATER MANAGEMENT MANUAL FOR W. WA OR KING COUNTY SURFACE WATER DESIGN MANUAL.
- REMOVE SEDIMENT FROM THE TRAP WHEN IT ACCUMULATES 1 FOOT DEPTH.

CITY OF KIRKLAND
PLAN NO. CK-E.09A
TEMPORARY SEDIMENT TRAP

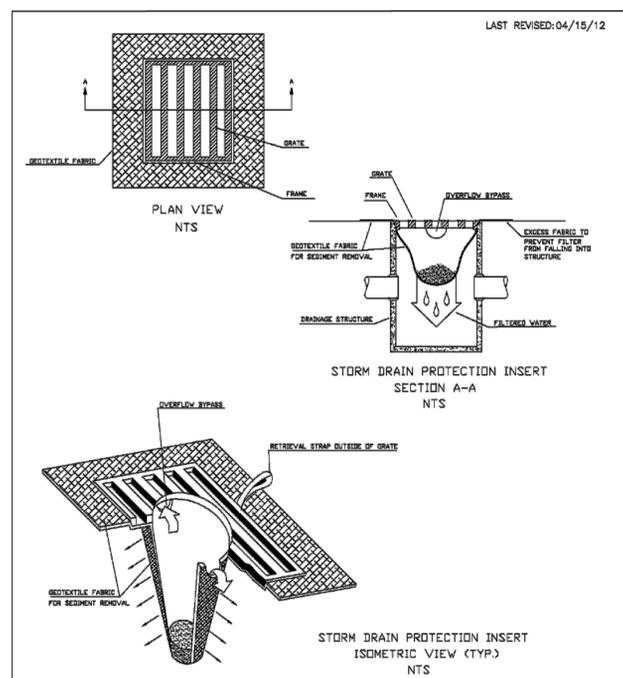


LAST REVISED: 04/15/12

NOTES

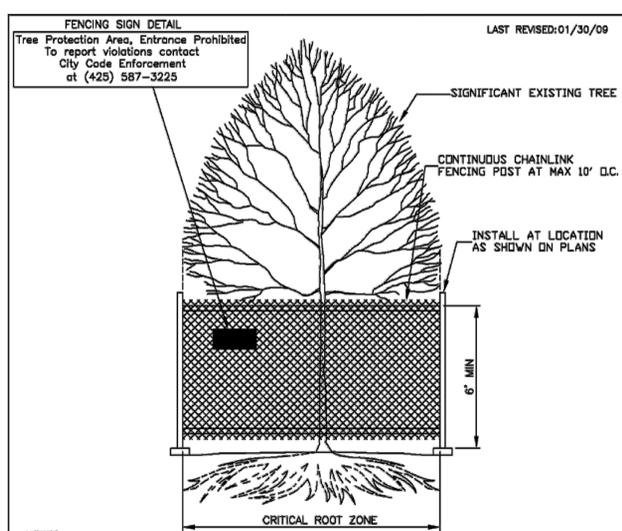
- STRAW ROLLS SHALL BE PLACED ALONG SLOPE CONTOURS.
- STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" DEEP, DIG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
- DRIVE STAKE THROUGH MIDDLE OF WATTLE, LEAVING 2"-3" OF STAKE PORTRUDING ABOVE WATTLE.

CITY OF KIRKLAND
PLAN NO. CK-E.10
STRAW WATTLES



LAST REVISED: 04/15/12

CITY OF KIRKLAND
PLAN NO. CK-E.11
STORM DRAIN PROTECTION INSERT



LAST REVISED: 01/30/09

NOTES

- MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OF OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCLOSE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE.
- NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
- FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE. SIGN TO BE MINIMUM 11"X17", AND MADE OF WEATHERPROOF MATERIAL.

CITY OF KIRKLAND
PLAN NO. CK-R.49
TREE PROTECTION

REVISIONS	BY	DATE



12/18/15

JEFFERSON HOUSE MEMORY CARE COMMUNITY
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SWPPP NOTES & DETAILS



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JOB NO.	15523
DATE	DEC 2015
SCALE	AS NOTED
DESIGNED	REM
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APPROVED	REM

SHEET C2.1

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CITY OF KIRKLAND, STATE OF WASHINGTON

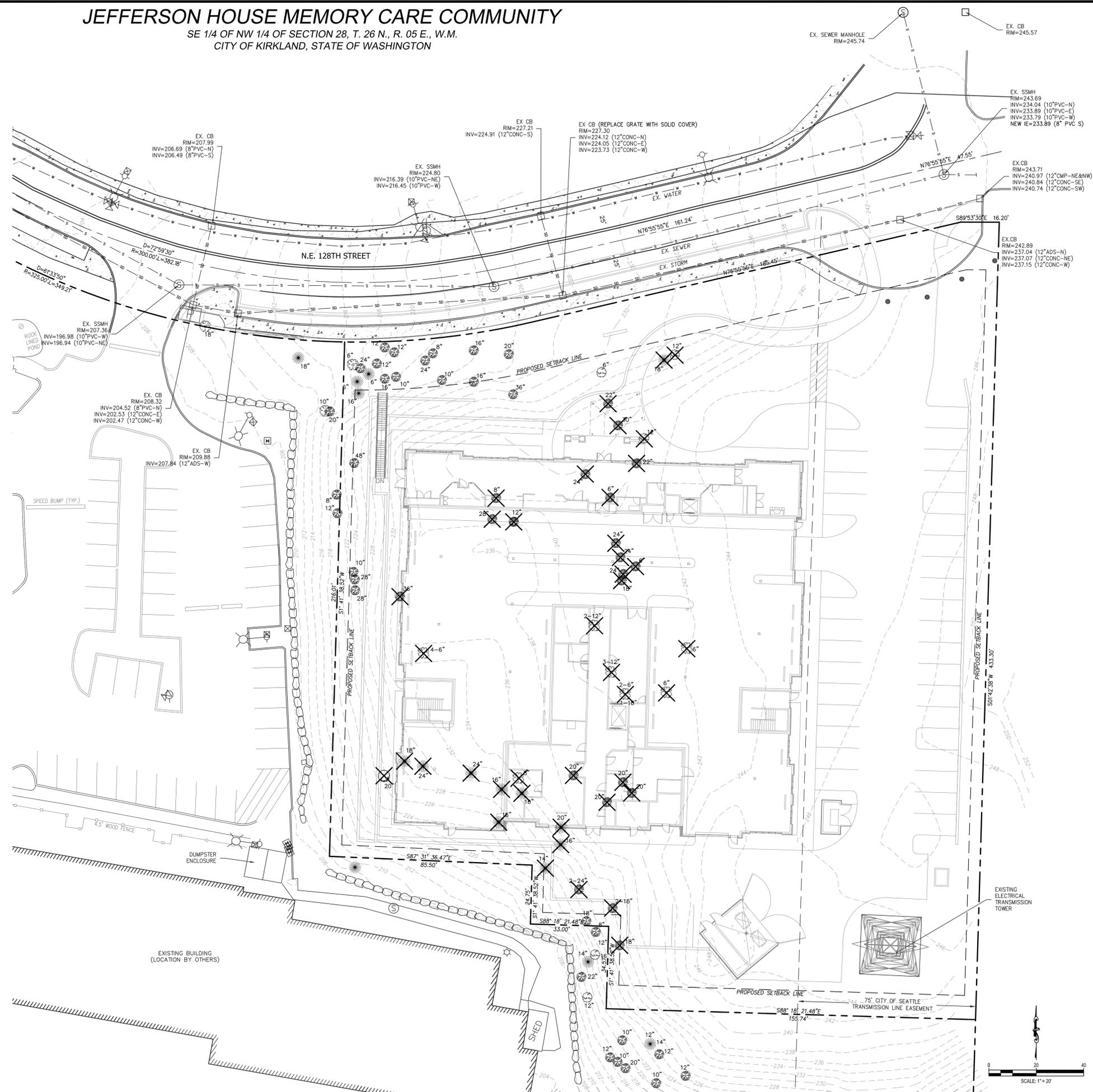
TREE INVENTORY:

TOTAL SIGNIFICANT TREES: 74
TREES TO BE REMOVED: 51
TREES TO BE RETAINED: 23

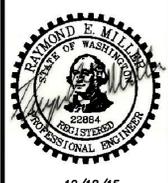
TREE LEGEND:

- MAPLE TREE 16 ← NUMBER OF TREES ON-SITE, TYP.
- FIR TREE 12
- ALDER TREE 3
- CHERRY TREE 42
- LARCH TREE 1
- TREE SIZE, TYP.

- TREE TO BE REMOVED
- TREE TO BE RETAINED



REVISIONS	DATE	BY	DESCRIPTION



JEFFERSON HOUSE MEMORY CARE COMMUNITY
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TREE RETENTION PLAN
12/18/15

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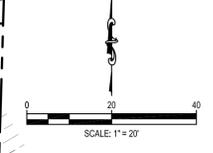
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SHEET	C2.2

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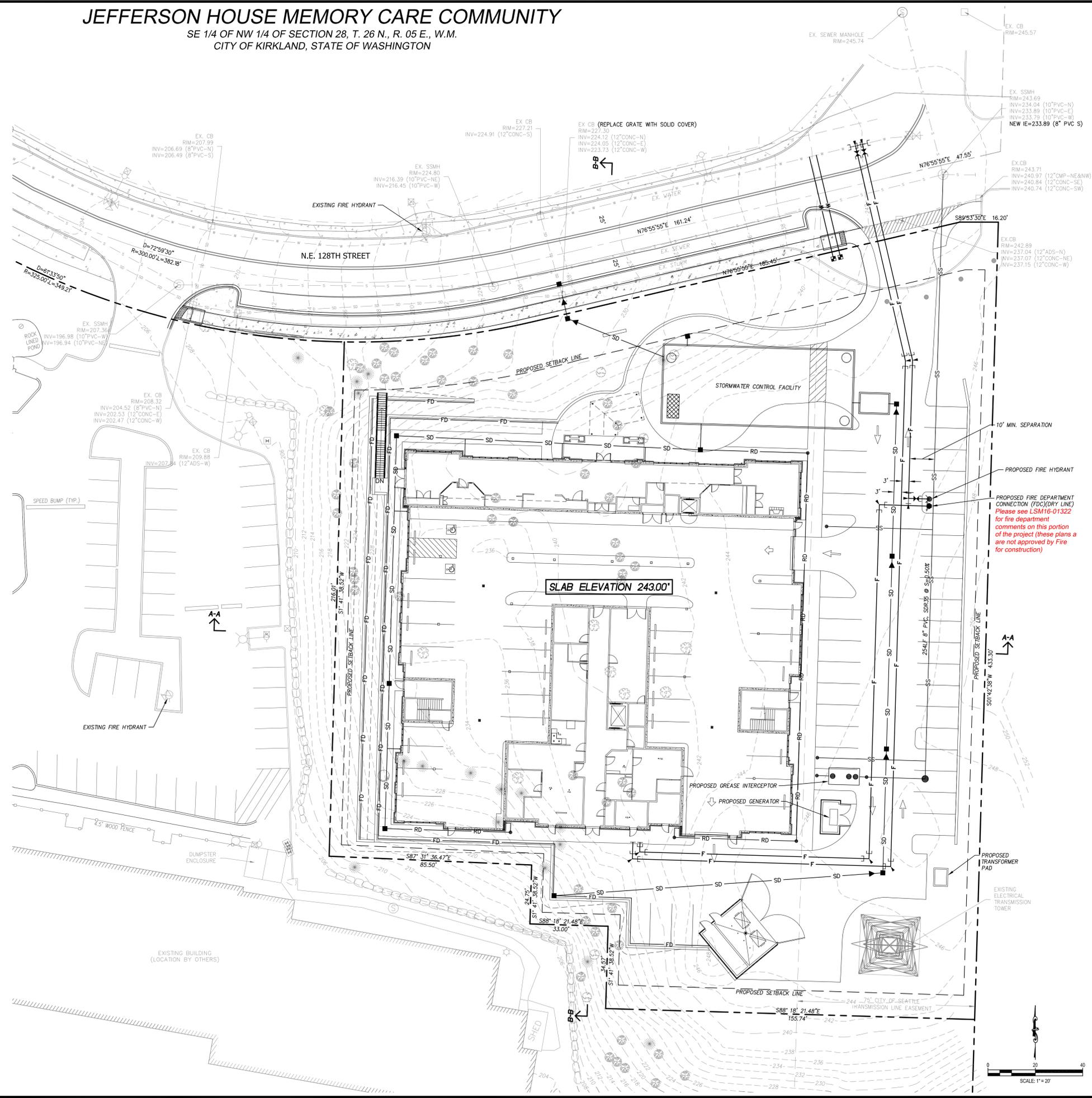
SE 1/4 OF NW 1/4 OF SECTION 28, T. 26 N., R. 05 E., W.M.
CITY OF KIRKLAND, STATE OF WASHINGTON

SHEET NOTES:

- SEE SHEET C4.0 FOR CROSS SECTION PROFILES.
- ALL PROPOSED STORM PIPE SHALL BE CPEP UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED STORM STRUCTURES SHALL INCLUDE FRAME AND GRATE UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED FIRE WATER MAINS SHALL BE DUCTILE IRON, CLASS 52 UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED WATER SERVICE SHALL BE POLYETHYLENE UNLESS OTHERWISE SPECIFIED.
- ALL SEWER MAINS AND SIDE SEWERS SHALL BE PVC ASTM D3034 SDR35 UNLESS OTHERWISE SPECIFIED.
- ALL WATER AND SEWER LINES SHALL MAINTAIN A 10-FOOT MINIMUM HORIZONTAL SEPARATION.

LEGEND:

- CATCHBASIN 
- STORM MANHOLE 
- STORM LINE 
- SANITARY SEWER MANHOLE 
- SANITARY SEWER CLEANOUT 
- SANITARY SEWER MAIN 
- BUTTERFLY VALVE 
- FIRE HYDRANT 
- DOMESTIC WATER MAIN 
- FIRE LINE 
- SLOPE ARROW 



REVISIONS	BY	DATE



JEFFERSON HOUSE MEMORY CARE COMMUNITY
RJ DEVELOPMENT
COMPOSITE UTILITY PLAN
12/18/15

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SHEET	C3.0

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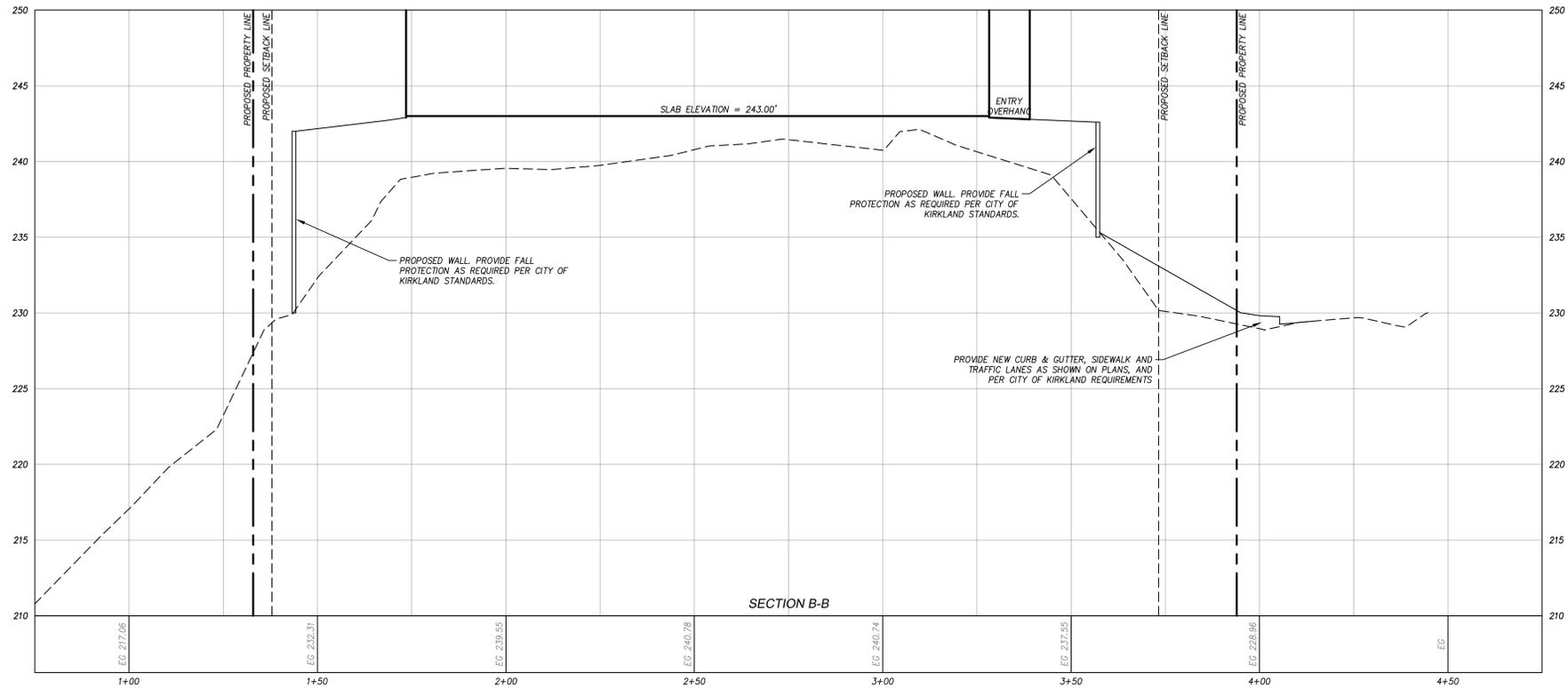
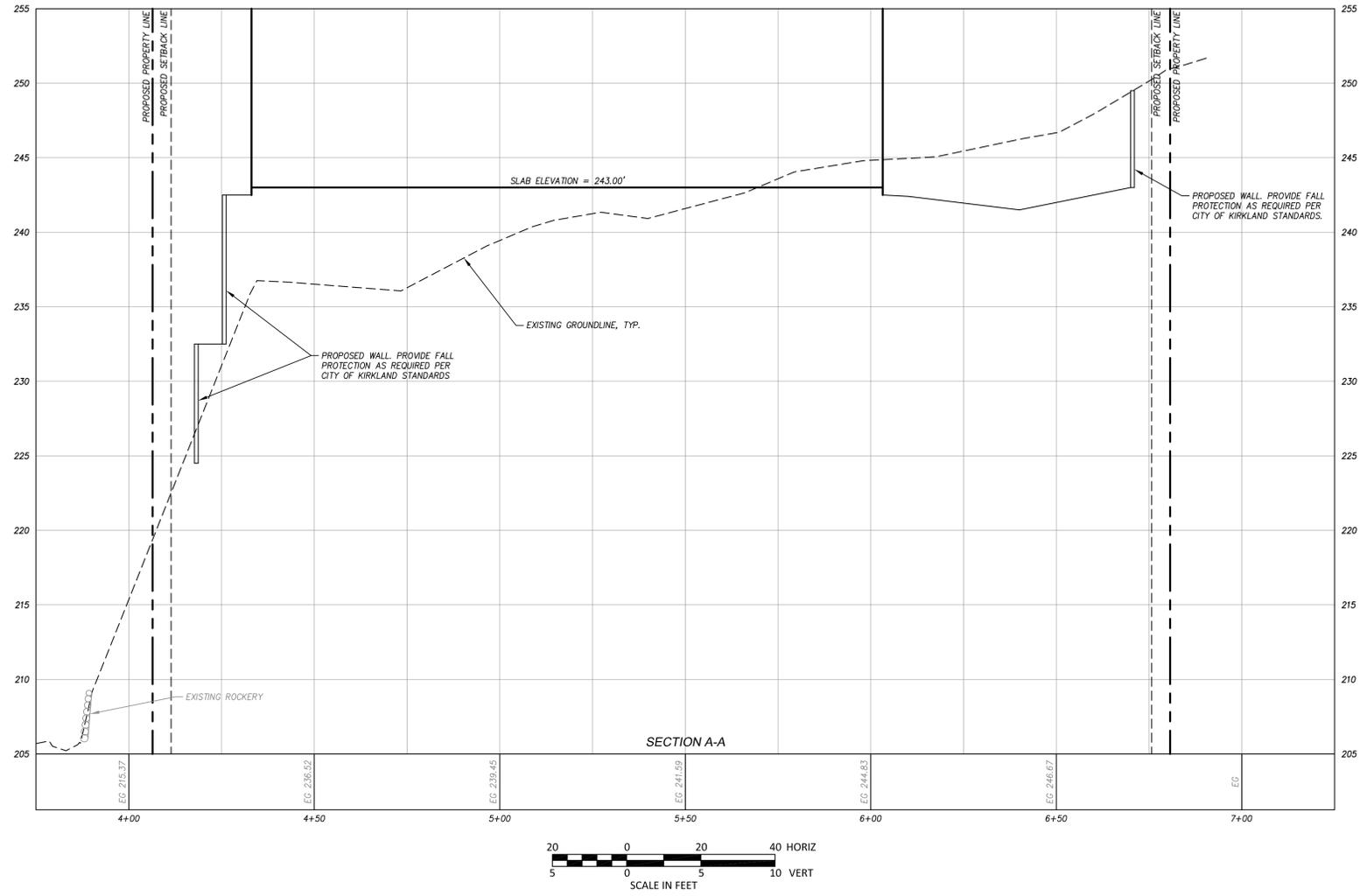
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CITY OF KIRKLAND
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SITE CROSS SECTIONS

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REVISIONS	DESCRIPTION	BY	DATE

THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.

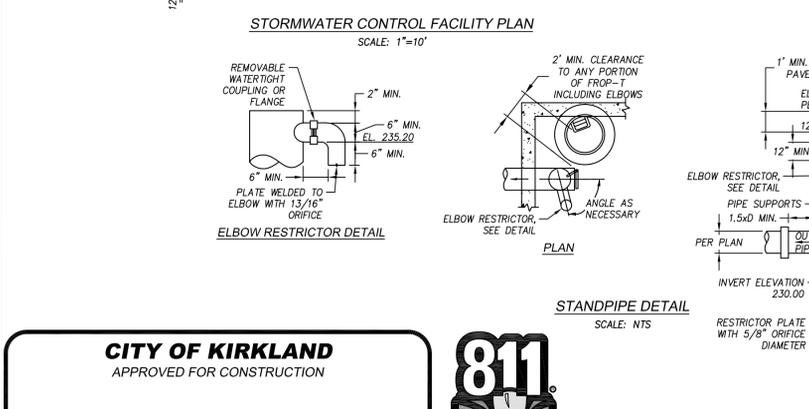
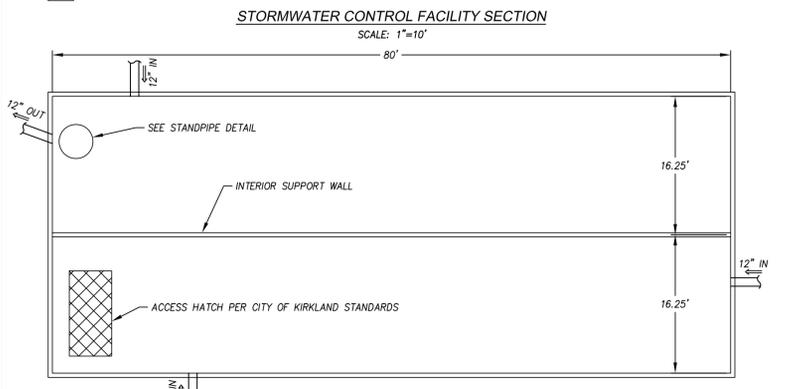
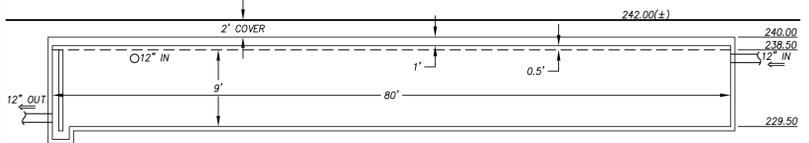
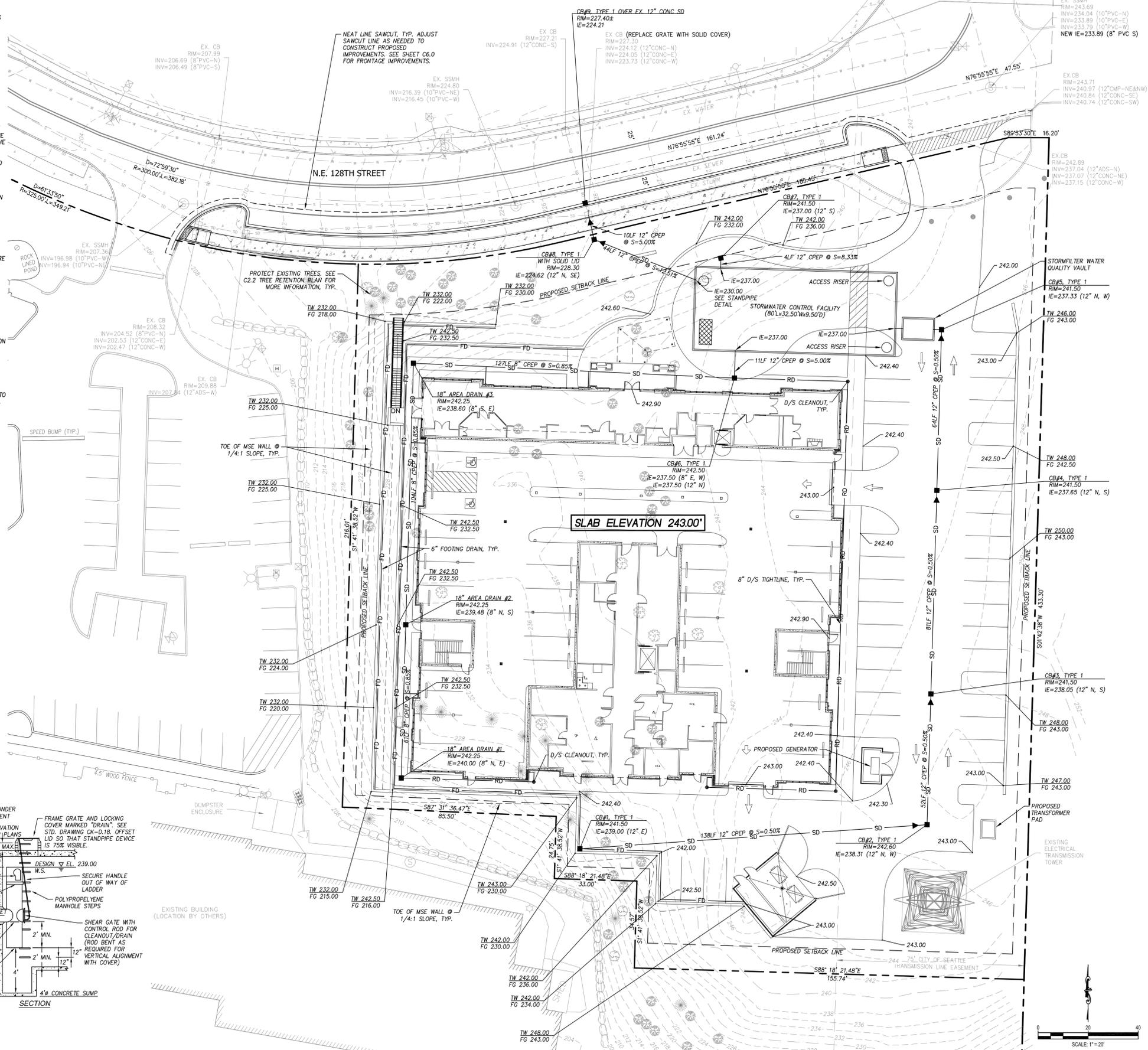
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STORM DRAINAGE STANDARD NOTES:

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. BEFORE ANY CONSTRUCTION MAY OCCUR, THE CONTRACTOR SHALL HAVE PLANS WHICH HAVE BEEN SIGNED AND APPROVED BY THE CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT, OBTAINED ALL CITY, COUNTY, STATE, FEDERAL AND OTHER REQUIRED PERMITS, AND HAVE POSTED ALL REQUIRED BONDS.
3. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF KIRKLAND PUBLIC WORKS PRE-APPROVED PLANS AND POLICIES AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, PREPARED BY WSDOT AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
4. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL. ALL CHANGES SHALL BE SUBMITTED TO THE CITY.
5. A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.
7. MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR VEHICULAR PATH SHALL BE 18 INCHES, UNLESS OTHER DESIGN IS APPROVED.
8. STEEL PIPE SHALL ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE.
9. ALL CATCH BASINS SHALL BE TYPE I UNLESS OTHERWISE NOTED. CATCH BASINS WITH A DEPTH OF OVER FIVE FEET (5') TO THE PIPE INVERT SHALL BE A TYPE II CATCH BASIN. TYPE II CATCH BASINS EXCEEDING FIVE FEET (5') IN DEPTH SHALL HAVE A STANDARD LADDER INSTALLED.
10. ALL STORM DRAINAGE MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE STAKED FOR LINE AND GRADE PRIOR TO STARTING CONSTRUCTION.
11. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT (1') AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; 2" MINUS ROCK/10%-20% PASSING.
12. ALL PIPE, MANHOLES, CATCH BASINS, AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH THE CURRENT STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (WSDOT). THIS SHALL INCLUDE NECESSARY LEVELING OF THE TRENCH BOTTOM OR THE TOP OF FOUNDATION MATERIAL AS WELL AS PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF THE PIPE WILL BE SUPPORTED ON A UNIFORMLY DENSE, UNWEAVING BASE. IF THE NATIVE MATERIAL IN THE BOTTOM OF THE TRENCH MEETS THE REQUIREMENTS FOR "GRAVEL BACKFILL FOR PIPE BEDDING", THE FIRST LIFT OF PIPE BEDDING MAY BE OMITTED PROVIDED THE MATERIAL IN THE BOTTOM OF THE TRENCH IS LOOSENEED, REGRADED, AND COMPACTION TO FORM A DENSE UNWEAVING BASE. ALL PIPE BEDDING SHALL BE APWA CLASS B, TYPE I, OR BETTER. PIPE SHALL NOT BE INSTALLED ON SOIL, FROZEN EARTH, LARGE BOULDERS, OR ROCK. PIPE BEDDING FOR FLEXIBLE PIPES SHALL BE PEA GRAVEL TO THE SPRINGLINE OF THE PIPE.
13. CONSTRUCTION OF DEWATERING (GROUNDWATER) SYSTEMS SHALL BE IN ACCORDANCE WITH THE APWA STANDARD SPECIFICATIONS.
14. ISSUANCE OF A BUILDING OR LAND SURFACE MODIFICATION PERMIT BY THE CITY OF KIRKLAND DOES NOT RELIEVE THE OWNER OF THE CONTINUING LEGAL OBLIGATION AND/OR LIABILITY CONNECTED WITH STORM SURFACE WATER DISPOSITION. FURTHER, THE CITY OF KIRKLAND DOES NOT ACCEPT ANY OBLIGATION FOR THE PROPER FUNCTIONING AND MAINTENANCE OF THE SYSTEM DURING OR FOLLOWING CONSTRUCTION EXCEPT AS OUTLINED IN THE CITY OF KIRKLAND PUBLIC WORKS STANDARDS.
15. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, CONFINED SPACE PROTECTION, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE A TRAFFIC CONTROL PLAN APPROVED BY THE CITY OF KIRKLAND. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS, TRAFFIC CONTROL, AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL APPLY.
17. NO FINAL CUT OR FILL SLOPE SHALL EXCEED SLOPES TWO (2) HORIZONTAL TO (1) VERTICAL WITHOUT STABILIZATION BY ROCKERY OR BY A STRUCTURAL RETAINING WALL.
18. ALL MANHOLE LADDERS SHALL BE FIRMLY ATTACHED AND EXTEND TO WITHIN 1' OF THE BOTTOM OF THE STRUCTURE.
19. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY LOCATIONS WHETHER OR NOT THESE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE TO ANY UTILITY. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
20. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
21. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, WIDTHS, THICKNESSES, AND ELEVATIONS OF ALL EXISTING PAVEMENTS AND STRUCTURES THAT ARE TO INTERFACE WITH NEW WORK. PROVIDE ALL TRIMMING, CUTTING, SAW CUTTING, GRADING, LEVELING, SLOPING, COATING, AND OTHER WORK, INCLUDING MATERIALS AS NECESSARY, TO CAUSE THE INTERFACE WITH EXISTING WORKS TO BE PROPER, ACCEPTABLE TO THE ENGINEER AND THE CITY OF KIRKLAND, COMPLETE IN PLACE AND READY TO USE.
22. ALL INLET, MANHOLE, AND CATCH BASIN FRAMES AND GRATES SHALL NOT BE ADJUSTED TO GRADE UNTIL IMMEDIATELY PRIOR TO FINAL PAVING. ALL CATCH BASIN GRATES SHALL BE SET 0.10' BELOW PAVEMENT LEVEL.
23. THE GENERAL CONTRACTOR SHALL SAVE AND PROTECT ALL EXISTING TREES SHOWN ON THE SITE PLAN UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL PROVIDE TREE PROTECTION FOR ALL TREES TO REMAIN. SEE SHEET C2.1 FOR TREE PROTECTION DETAIL. SEE SHEET C2.2 FOR TREE RETENTION PLAN.

JEFFERSON HOUSE MEMORY CARE COMMUNITY

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CITY OF KIRKLAND, STATE OF WASHINGTON

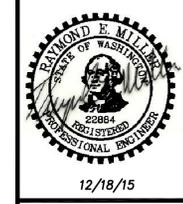


CITY OF KIRKLAND
APPROVED FOR CONSTRUCTION

CITY ENGINEER _____ DATE _____

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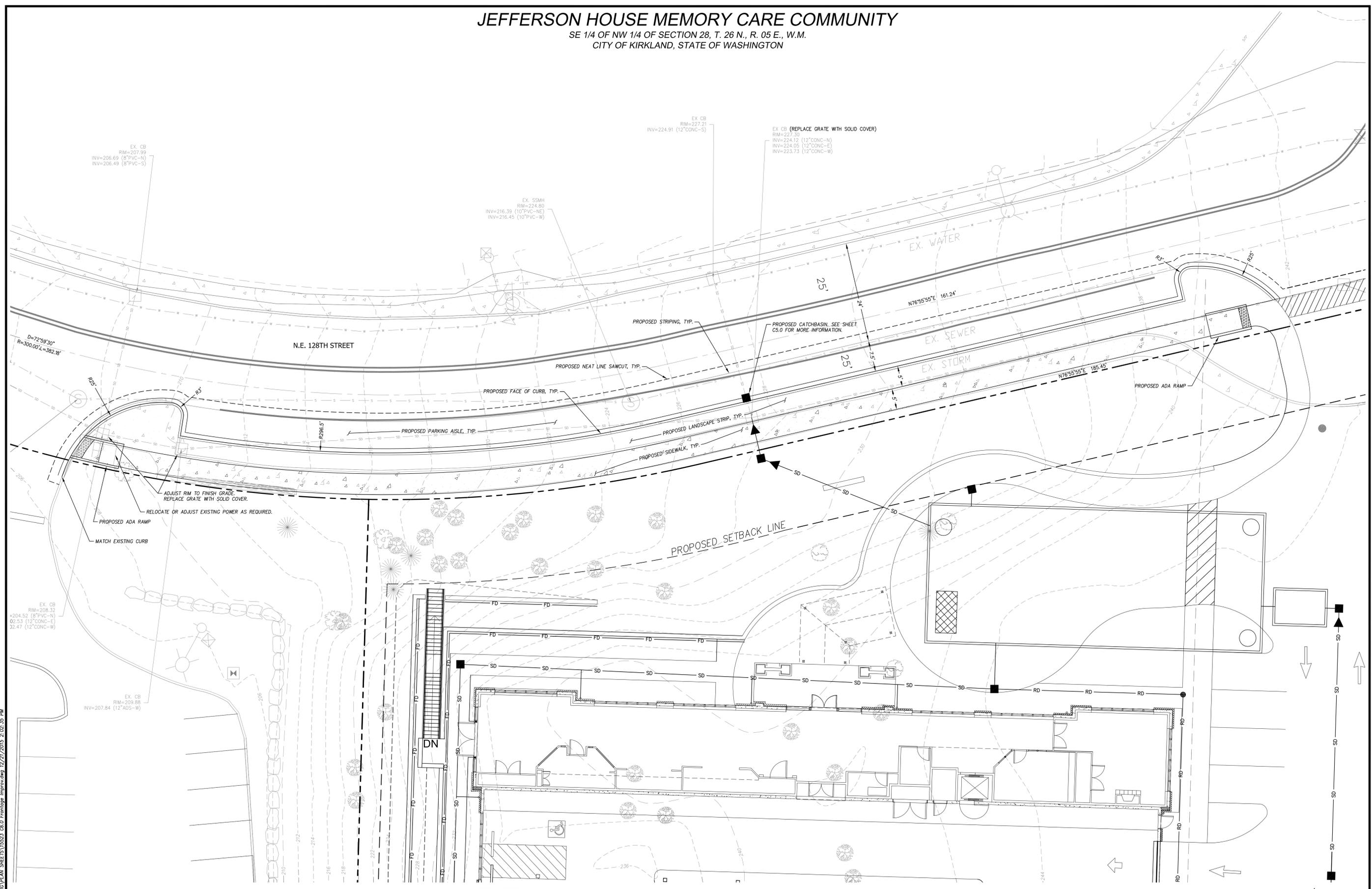
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Eastern Washington Division
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JOB NO. 15523
DATE DEC 2015
SCALE 1"=20'
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DRAWN SDG
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APPROVED REM

SHEET C5.0

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CITY OF KIRKLAND, STATE OF WASHINGTON



SHEET NOTES:
1. SEE SHEET C5.0 FOR ON-SITE GRADING AND DRAINAGE.
2. SEE SHEET C7.1 FOR HALF STREET IMPROVEMENT DETAIL.

REVISIONS	DESCRIPTION	BY	DATE



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JOB NO.	15523
DATE	DEC 2015
SCALE	1"=10'
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CITY OF KIRKLAND
APPROVED FOR CONSTRUCTION

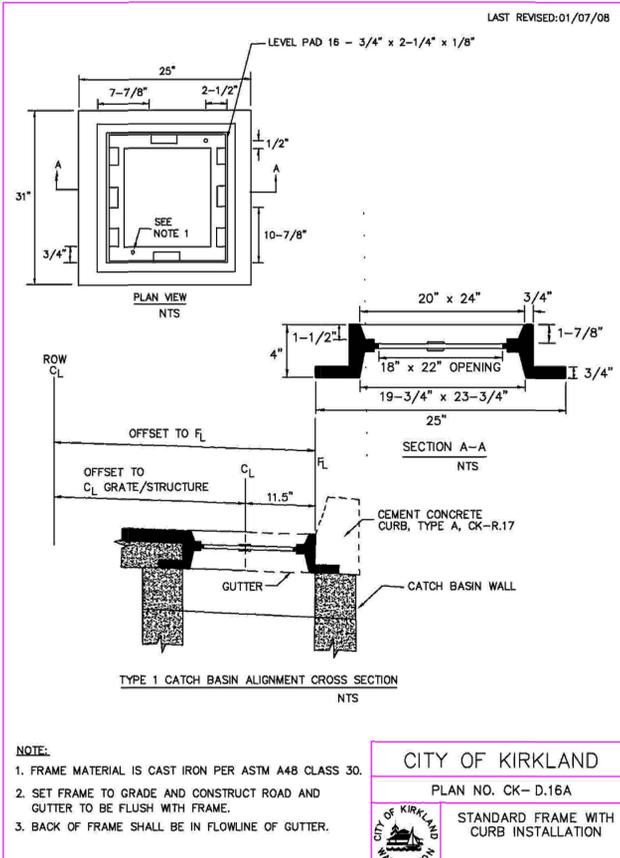
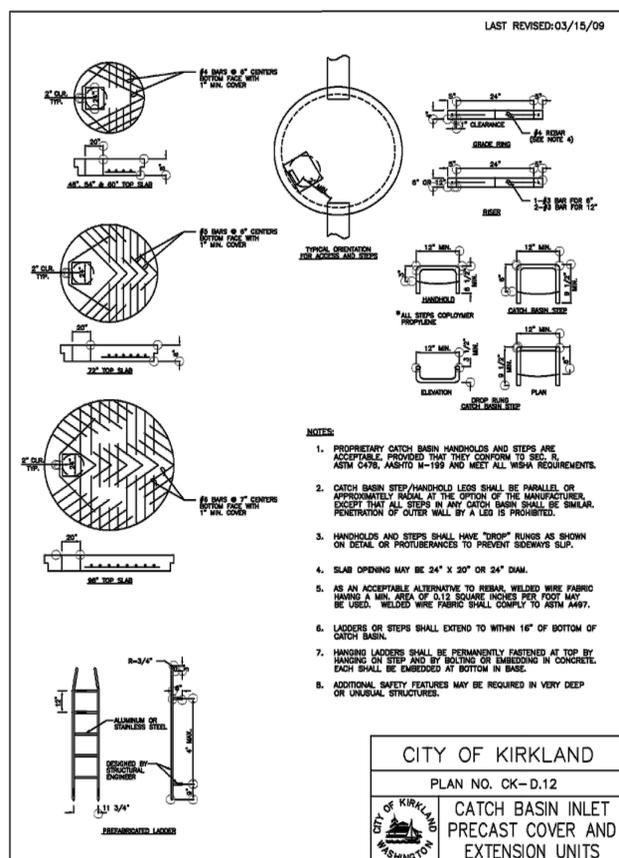
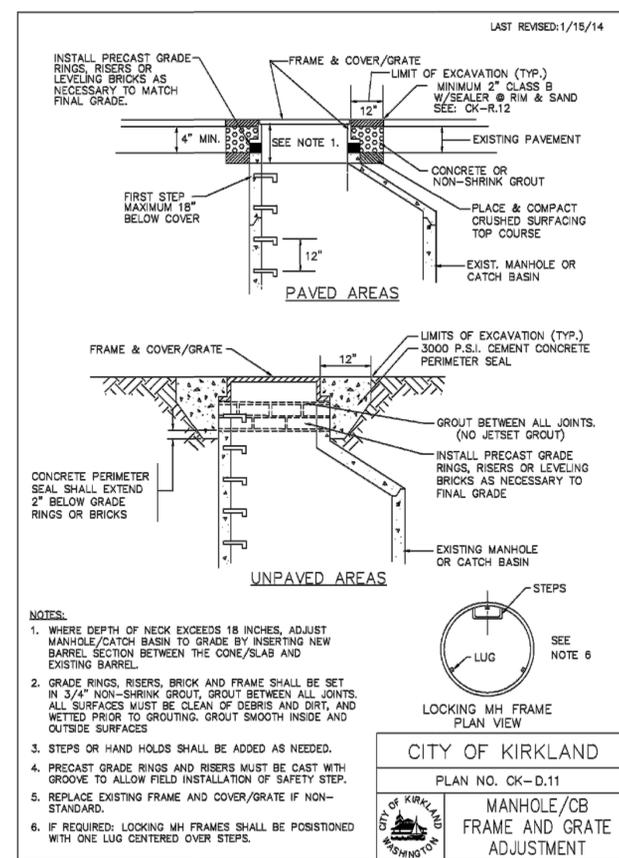
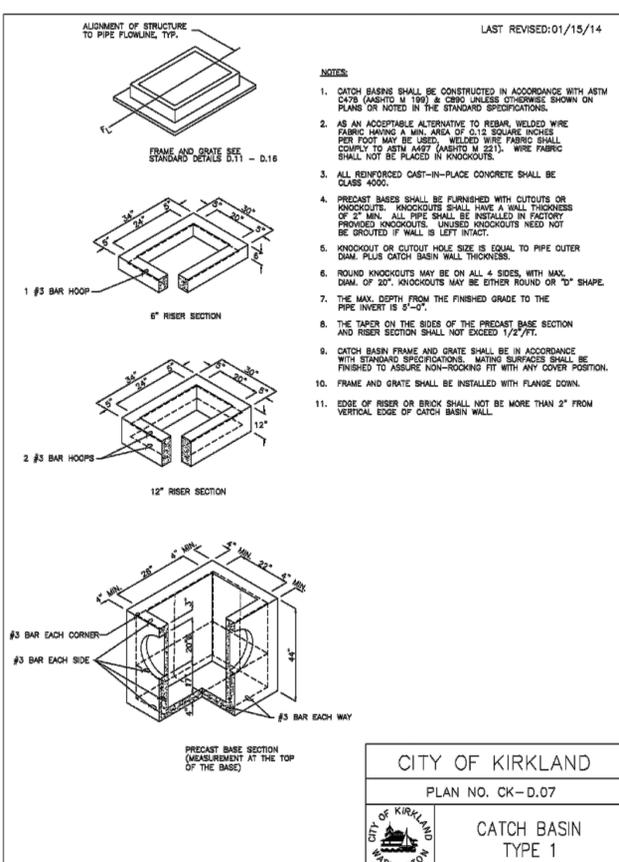
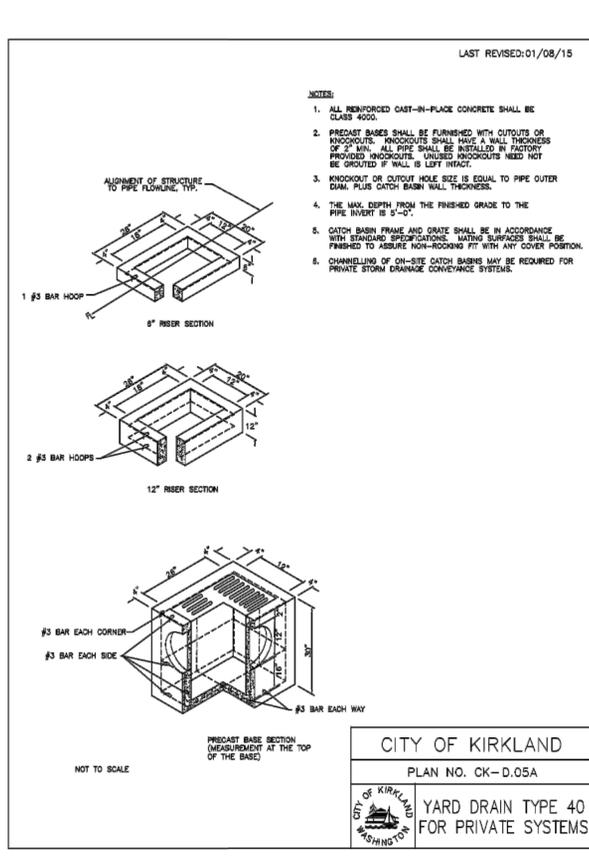
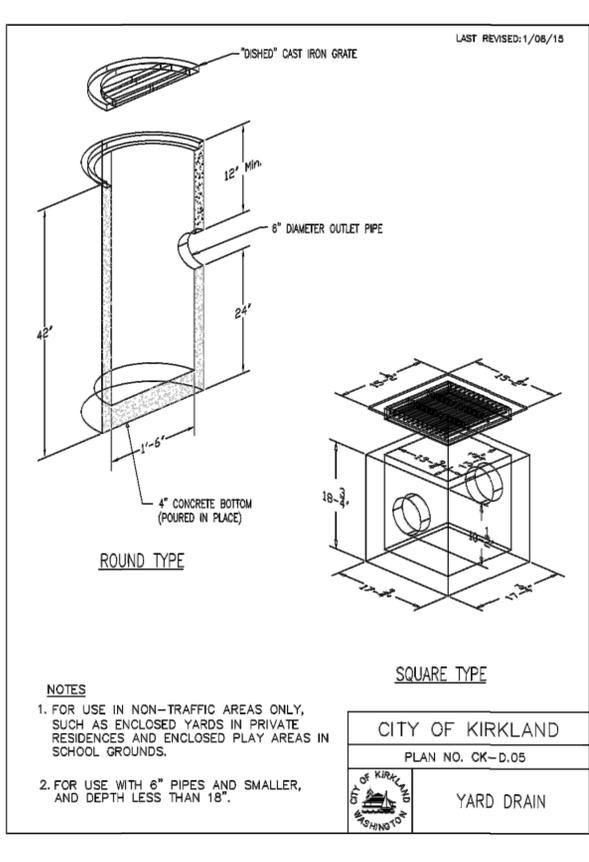
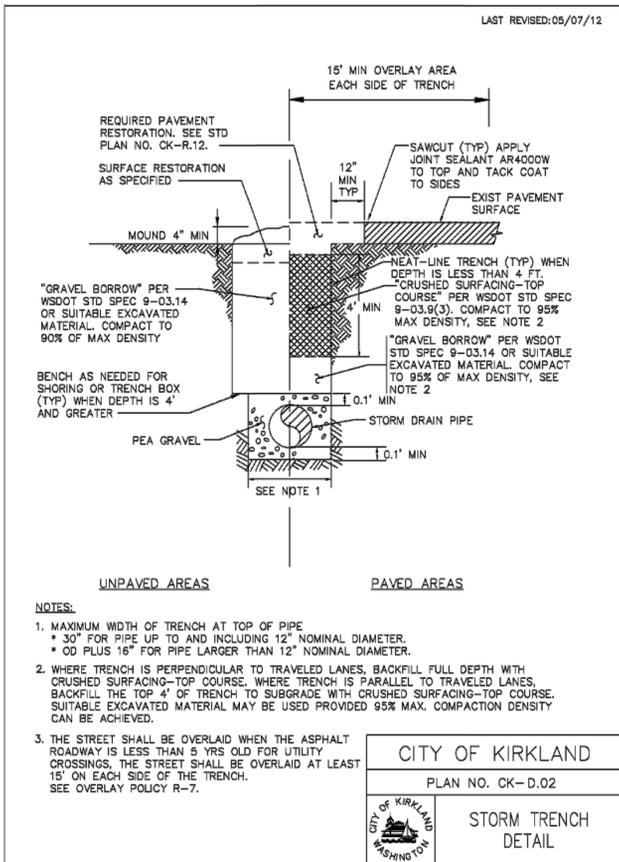
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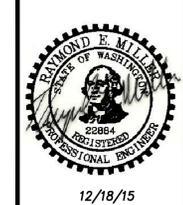
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JEFFERSON HOUSE MEMORY CARE COMMUNITY

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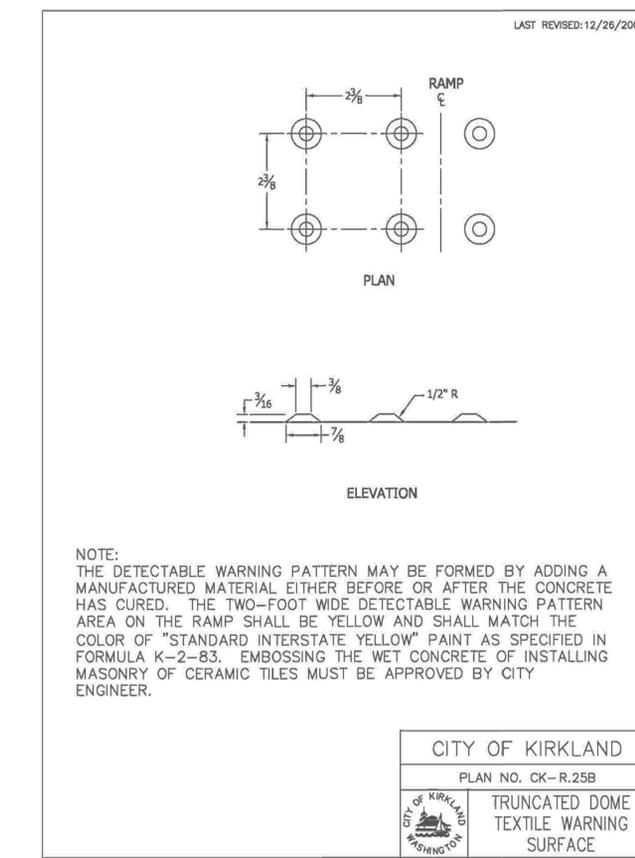
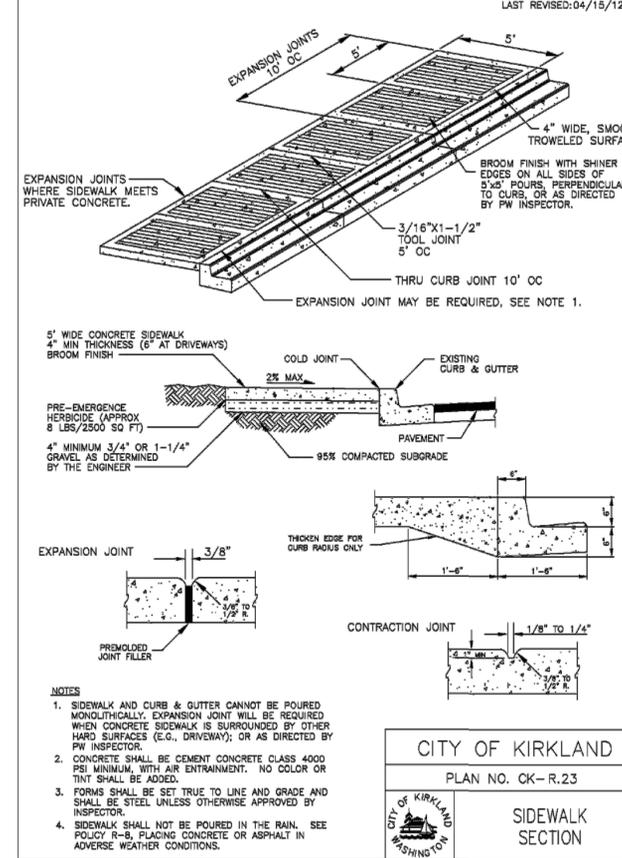
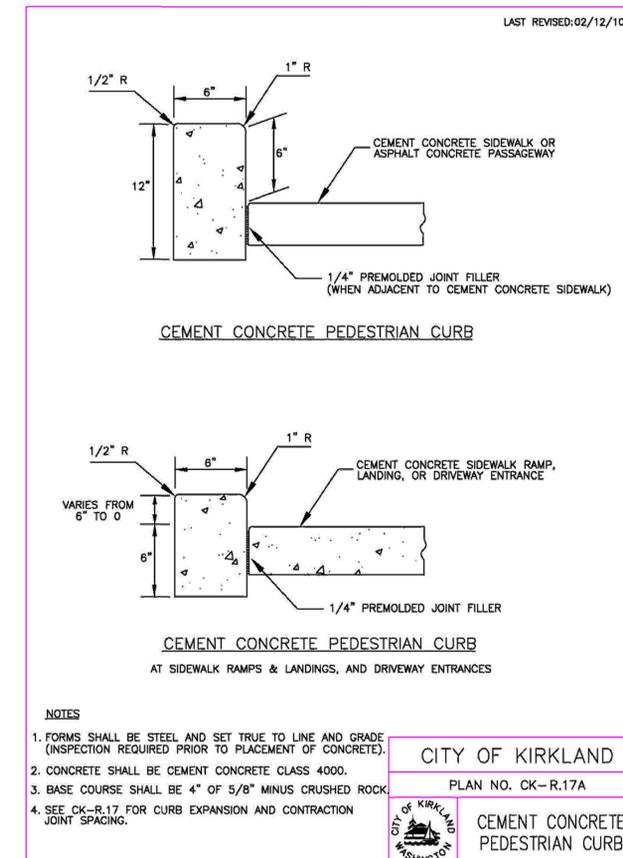
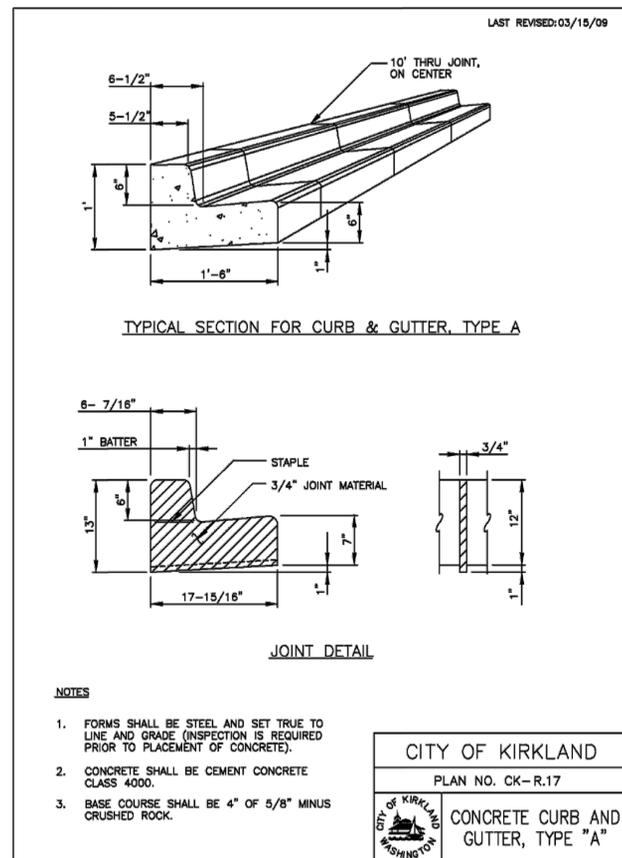
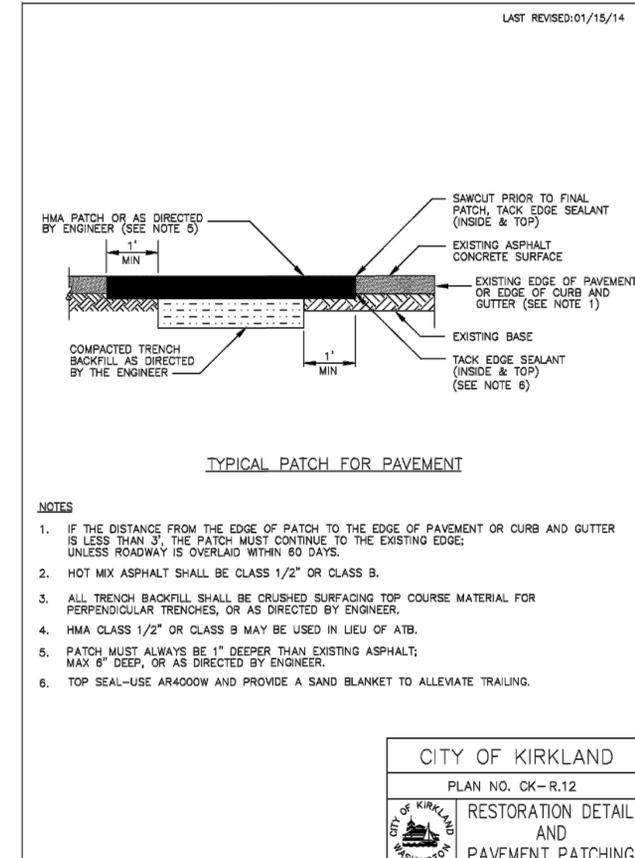
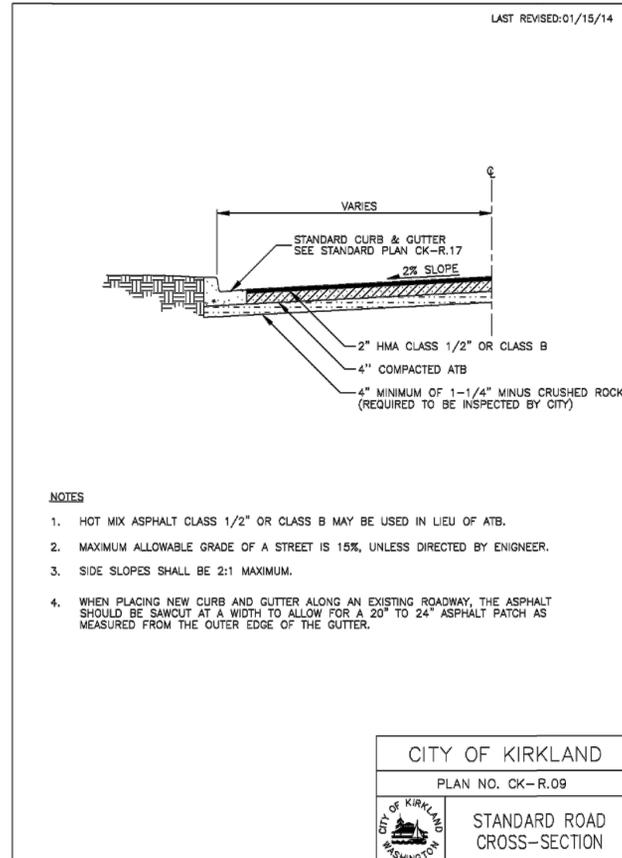
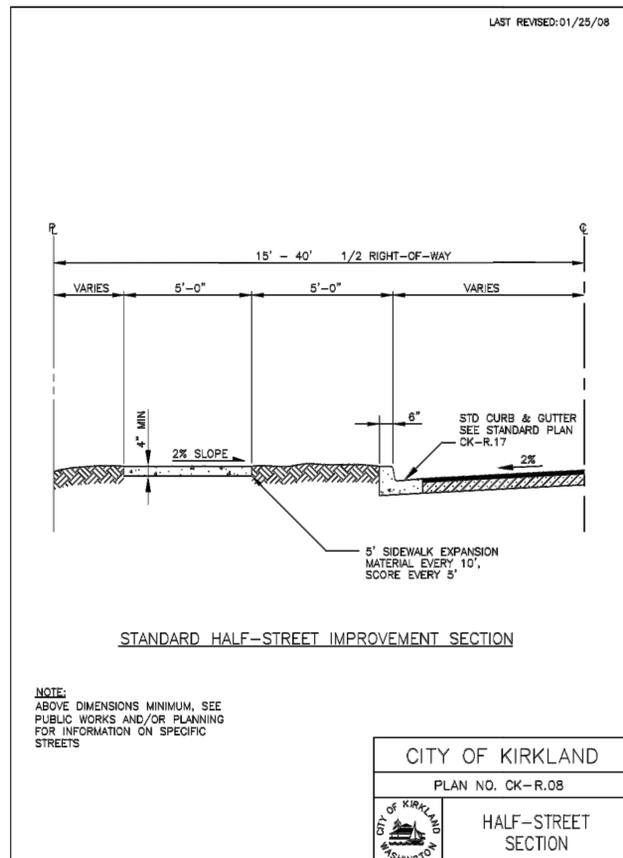
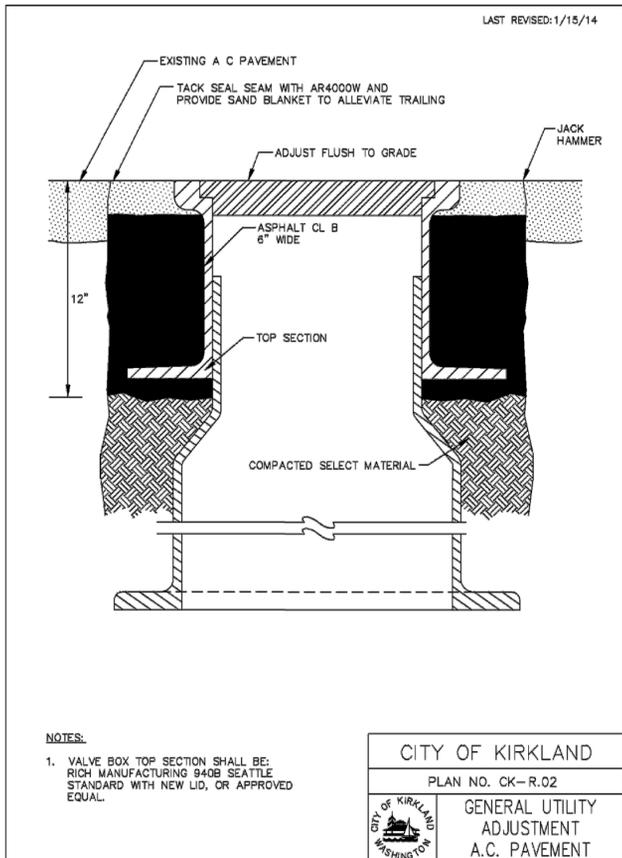
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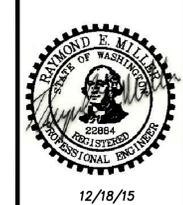
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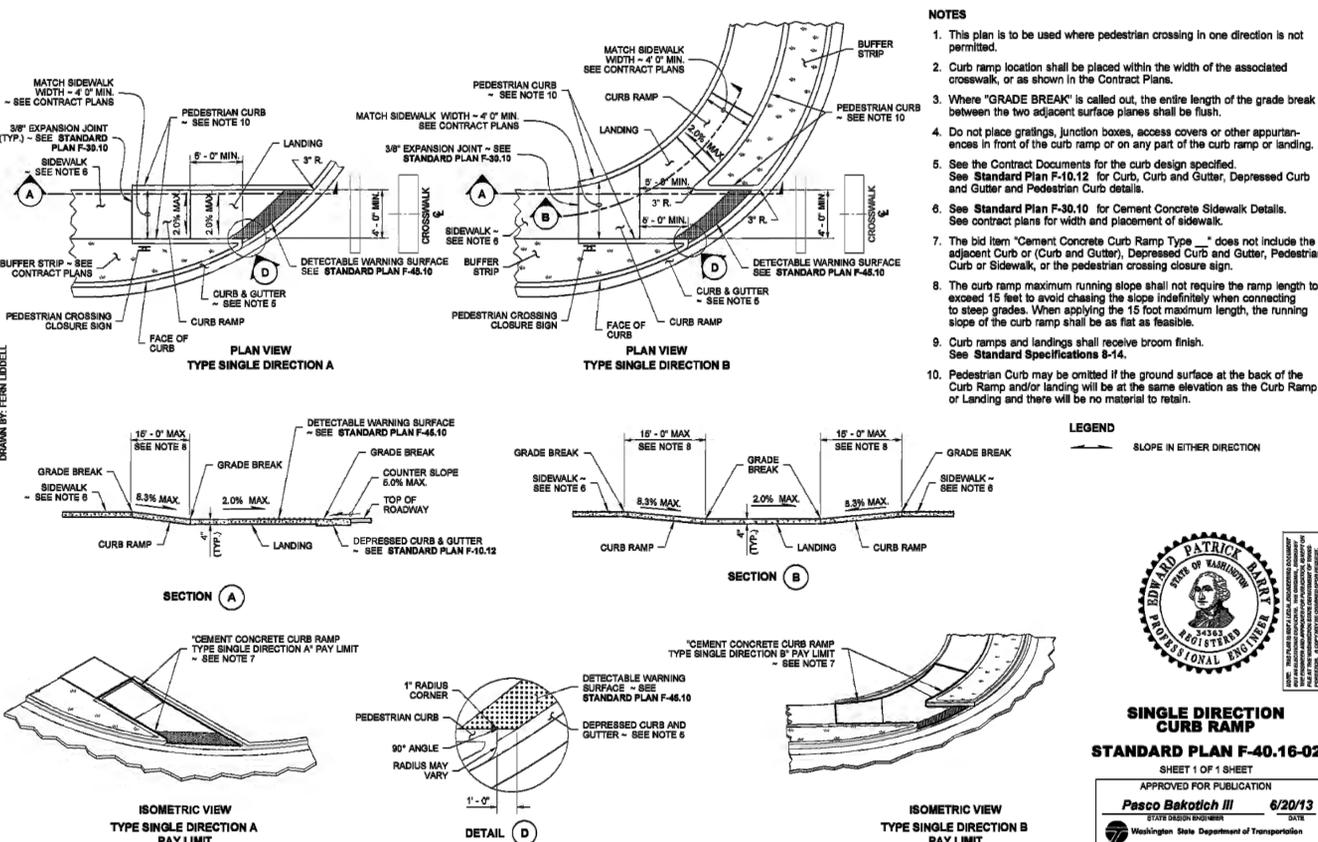
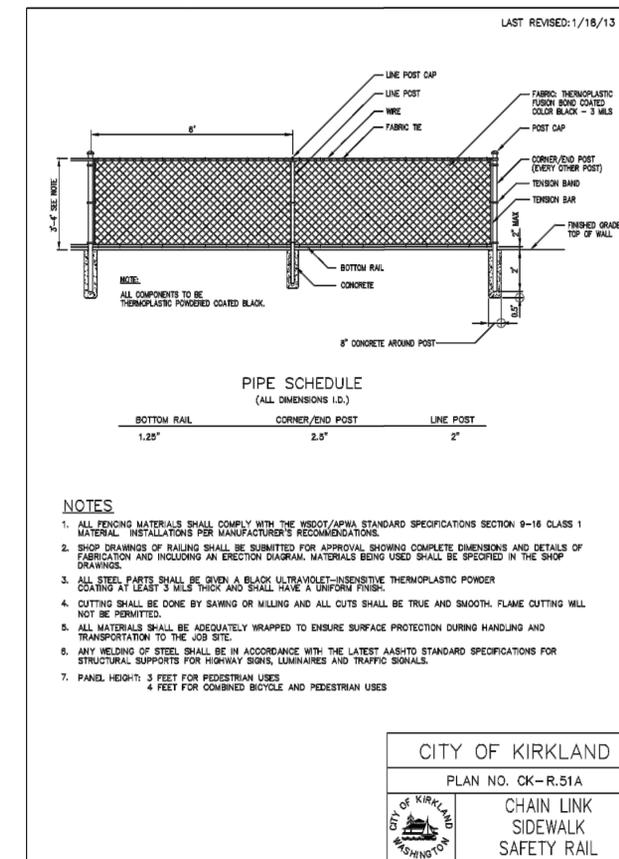
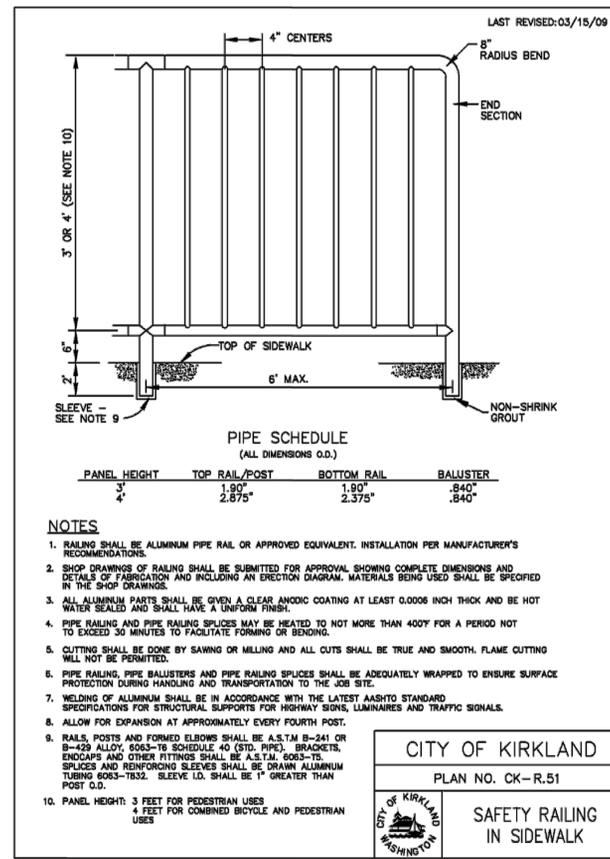
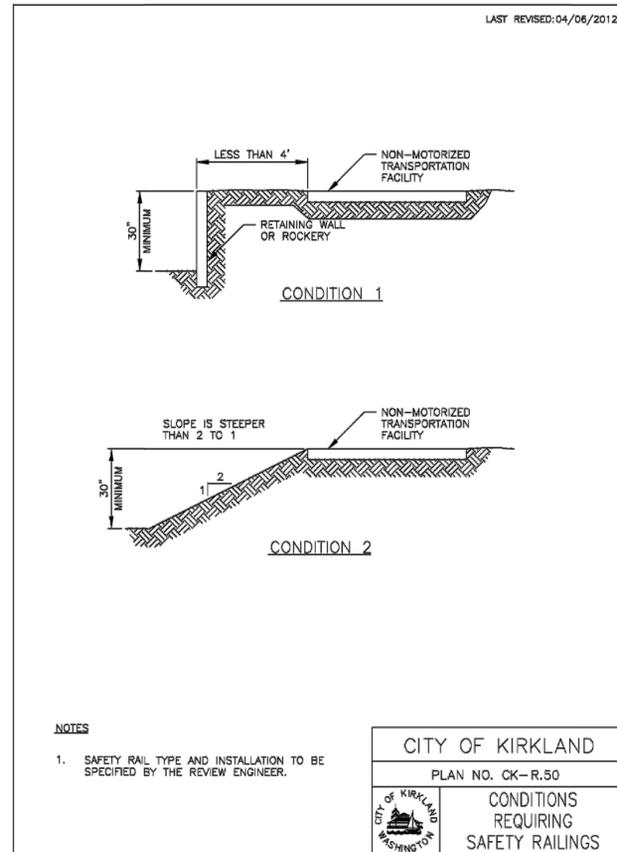
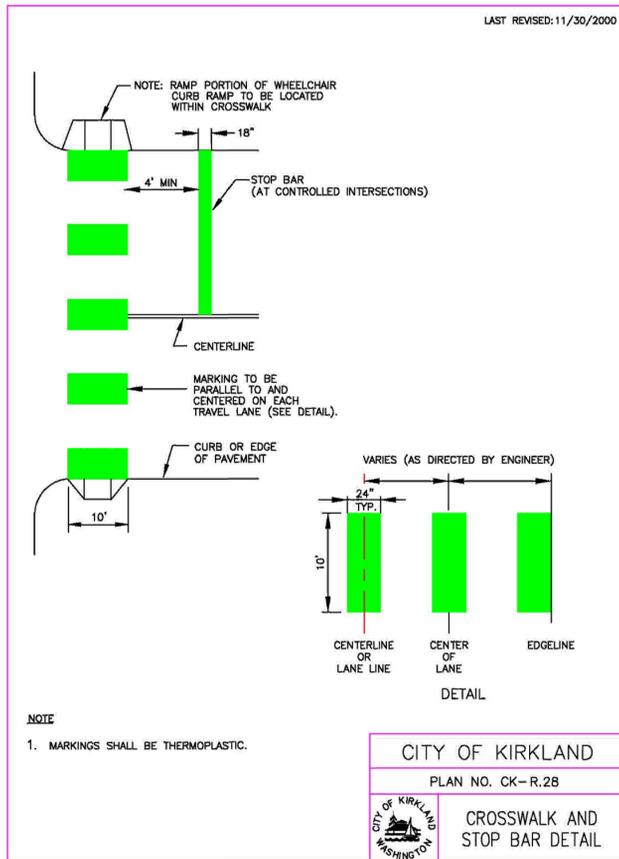
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SINGLE DIRECTION CURB RAMP
STANDARD PLAN F-40.16-02
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Pasco Bakotich III 6/20/13
STATE DESIGN ENGINEER

Washington State Department of Transportation

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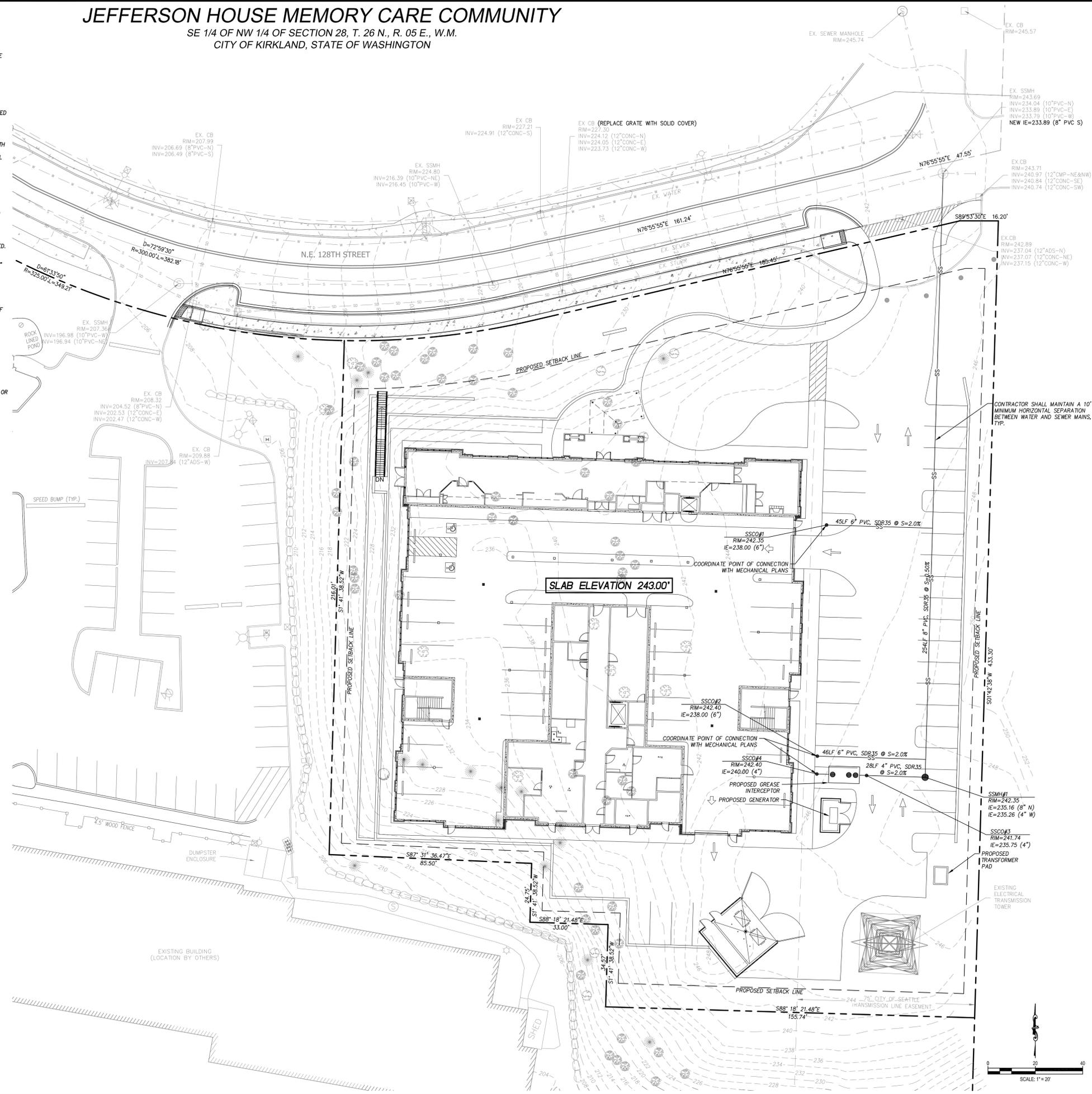
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SANITARY SEWER STANDARD NOTES:

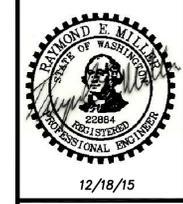
1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS AND CURRENT WSDOT/APWA STANDARDS AND SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
3. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATION SHOWN AND FOR DISCOVERY OF POSSIBLE ADDITIONAL UTILITIES NOT SHOWN SO AS TO AVOID DAMAGE OR DISTURBANCE. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE HIS ACTIVITIES WITH LOCAL UTILITY COMPANIES TO ENSURE THAT ALL UTILITIES ARE INSTALLED ACCORDING TO THESE PLANS AND THE REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES.
5. ALL MANHOLES SHALL CONFORM TO WSDOT/APWA STANDARDS, ECCENTRIC CONES WITH MANUFACTURER APPROVED GASKETS AND 1/2" POLYPROPYLENE ENCAPSULATED SAFETY STEPS AND LADDERS. ALL MANHOLES SHALL HAVE CAST IRON RINGS AND DUCTILE IRON COVERS. LIDS SHALL 2" RAISED LETTERS MARKED "SEWER." ALL CLEANOUTS SHALL HAVE CAST IRON RINGS AND COVERS MARKED "CO" THAT ARE IN PAVED AREAS.
6. ALL SIDE SEWERS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED. SIDE SEWER LOCATIONS SHALL BE CAPPED WITH A WATERTIGHT PLUG, HAVE A CLEANOUT AND TEST TEE INSTALLED, AND SHALL BE MARKED FOR LOCATION WITH A 2"x4" STAKE PAINTED WHITE, MARKED "SEWER," 3' EXPOSED, AND THE DEPTH OF THE CAP WRITTEN ON THE STAKE. SEE STANDARD DETAIL S.18. THE STAKE SHALL BE SECURED TO THE END OF THE PLUG WITH WIRE A MINIMUM OF 16 GAUGE. INITIAL SIDE SEWER INSTALLATION SHALL RUN TO THE PROPERTY LINE. THE REMAINING SIDE SEWER SHALL NOT BE INSTALLED UNTIL TESTING AND ACCEPTANCE OF THE SEWER TRUNK LINE BY THE CITY OF KIRKLAND IS COMPLETED. NUMBER AND LOCATION OF SIDE SEWERS SHOWN ARE APPROXIMATE ONLY AND MAY BE CHANGED AS REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER WHEN EXACT LOCATIONS ARE DETERMINED AND PROVIDE THE ENGINEER AND THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS WITH AN AS-BUILT. IF APPROVED BY THE PUBLIC WORKS DEPARTMENT, ALL DOUBLE-SIDED SEWER WYES MUST BE AT THE PROPERTY LINE.
7. ALL MAIN LINE TRENCHES SHALL BE COMPACTED PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
8. PRESSURE TESTING OF GRAVITY SEWER MAINS SHALL CONFORM TO THE FOLLOWING STANDARDS: (1) AIR TESTING WILL REQUIRE A MINIMUM OF 4 PSI FOR 15 MINUTES WITH NO PRESSURE DROP; (2) WATER TESTING WILL REQUIRE A MINIMUM OF 10' OF HEAD IN A STANDPIPE AT THE TEST LOCATION FOR 15 MINUTES WITH NO DROP IN THE WATER LEVEL IN THE STANDPIPE. EITHER TEST IS ACCEPTABLE.
9. PRESSURE TESTING OF FORCE MAINS AND LATERALS WILL REQUIRE AN AIR TEST OF 25 PSI MINIMUM FOR 15 MINUTES WITH NO PRESSURE DROP.
10. NEW CONNECTIONS TO EXISTING MANHOLES OR SEWER LINES SHALL BE SEALED OFF UNTIL UPSTREAM CONSTRUCTION IS FINISHED, TESTED, CLEANED, AND ACCEPTED. ALL CONSTRUCTION DEBRIS AND WATER SHALL BE REMOVED PRIOR TO OPENING THE SEAL.
11. ALL PVC SEWER PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATIONS D-3034 FOR 4" TO 15" DIAMETER AND ASTM F679 FOR 18" TO 27" DIAMETER. PIPE SHALL BE SDR-35 AND SHALL CONFORM TO STANDARD SPECIFICATIONS. BEDDING AND BACKFILL SHALL MEET WSDOT AND APWA SPECIFICATIONS.
12. MINIMUM SLOPE FOR SIDE SEWERS SHALL BE TWO PERCENT (2%).
13. AN APPROVED COPY OF THE SEWER PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
14. PRIOR TO CONSTRUCTION OF SEWER LINES, THE NECESSARY LOT CORNERS MUST BE SET, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION OF PIPES, MANHOLES, AND INVERT ELEVATIONS.
15. PIPE ANCHORS, IF USED, SHALL BE INSTALLED: NOT OVER 36" CENTER TO CENTER ON GRADES FROM 20 PERCENT TO 35 PERCENT; NOT OVER 24" CENTER TO CENTER ON GRADES FROM 35 PERCENT TO 50 PERCENT; AND NOT OVER 16" CENTER TO CENTER ON GRADES 50 PERCENT AND GREATER.
16. ALL MANHOLES SHALL HAVE A MINIMUM OF 0.10' TO A MAXIMUM OF 1.00' DROP BETWEEN INVERT IN AND INVERT OUT.
17. PVC SEWER PIPE SHALL BE TESTED FOR DEFLECTION ACCORDING TO WSDOT/APWA SPECIFICATIONS.
18. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTON SHALL BE 95 PERCENT.
19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ALL MANHOLE LIDS AND CLEANOUT LIDS TO MATCH FINAL ASPHALT ELEVATIONS IN ROADWAYS OR GROUND ELEVATIONS IN LANDSCAPED AREAS.
20. WHEN TYING INTO EXISTING MANHOLES THAT ARE BELOW MINIMUM STANDARDS, THE EXISTING MANHOLE MUST BE UPGRADED TO MEET CURRENT STANDARDS.
21. ALL NEW SEWER MAIN EXTENSIONS SHALL BE VIDEOED PRIOR TO FINAL ACCEPTANCE.

JEFFERSON HOUSE MEMORY CARE COMMUNITY

SE 1/4 OF NW 1/4 OF SECTION 28, T. 26 N., R. 05 E., W.M.
CITY OF KIRKLAND, STATE OF WASHINGTON



NO.	DATE	BY	DESCRIPTION



JEFFERSON HOUSE MEMORY CARE COMMUNITY
RJ DEVELOPMENT
SANITARY SEWER PLAN

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JOB NO.	15523
DATE	DEC 2015
SCALE	1" = 20'
DESIGNED	REM
DRAWN	SDC
CHECKED	REM
APPROVED	REM
SHEET	SS1.0

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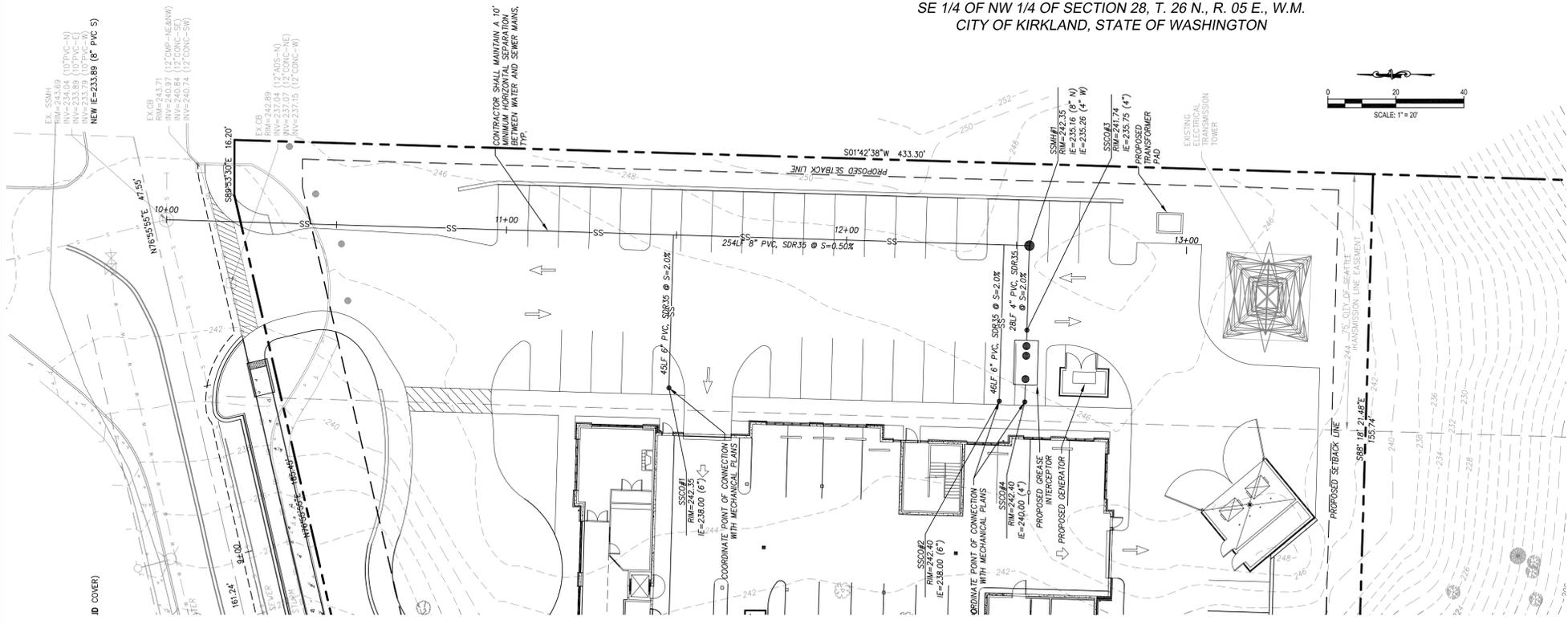
CITY OF KIRKLAND
APPROVED FOR CONSTRUCTION

CITY ENGINEER _____ DATE _____

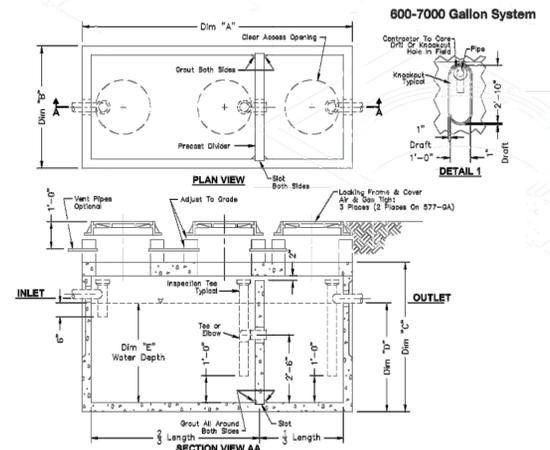
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SE 1/4 OF NW 1/4 OF SECTION 28, T. 26 N., R. 05 E., W.M.
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GREASE INTERCEPTOR SINGLE VAULT SYSTEM



USE MODEL NO. 612-GA

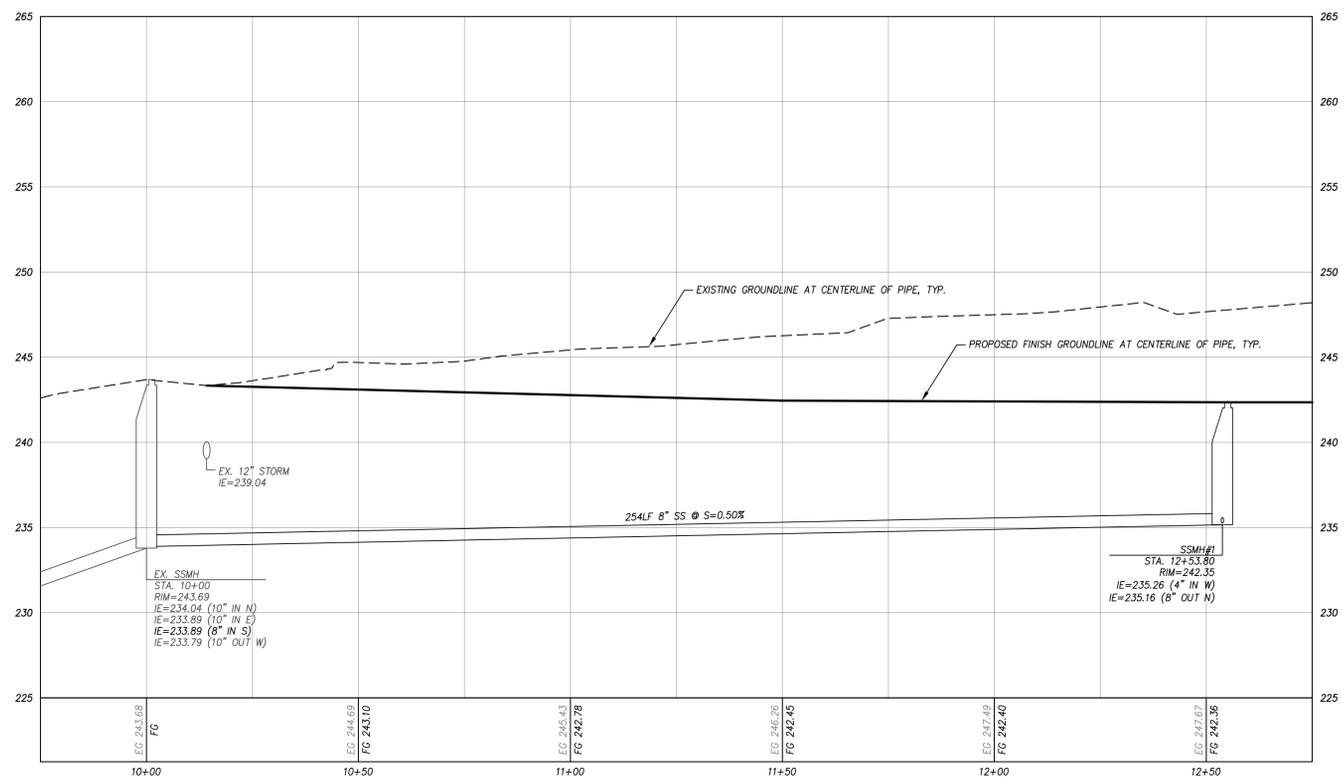
Model No.	612-GA								
Capacity	500	800	1000	1500	2000	2500	3000	4000	5000
Length	10'-0"	12'-0"	15'-0"	20'-0"	25'-0"	30'-0"	40'-0"	50'-0"	60'-0"
Water Depth	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"

Design Criteria:
Uniform Plumbing Code - Appendix H
Number of Meals x Waste Flow Rate x Retention Time x Capacity in Solids

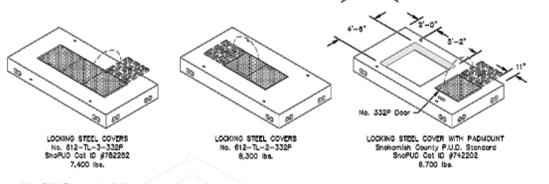
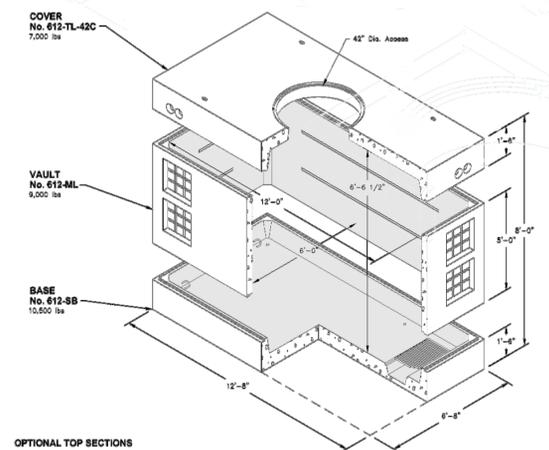
Notes:
1. Concrete 28 Day Compressive Strength $f_c = 7000$ psi
2. Reinforce ASTM A-618 Grade 60
3. Mass ASTM A-185 Grade 65
4. Design per ACI 318 Building Code
ASTM C-897 Minimum Structural Design
5. Loading for Underground Precast Concrete Utility Structures
6. 1/2" Dia. Water Prior to Start-Up of System
7. Contractor to Supply & Install All Piping & Spraying Taps
8. Only Water Only, Block Water Shall be Carried by Recirculate Side Sewer

SCALE: 3/8" = 1'-0"
Items Shown Are Subject To Change Without Notice
Issue Date: August 2012

Mailing Address: PO Box 588, Auburn, WA 98071
Phone: 509-892-1535, Fax: 253-735-4201, Email: opaurn.com@oldcastle.com
opaurn.com



612-LA

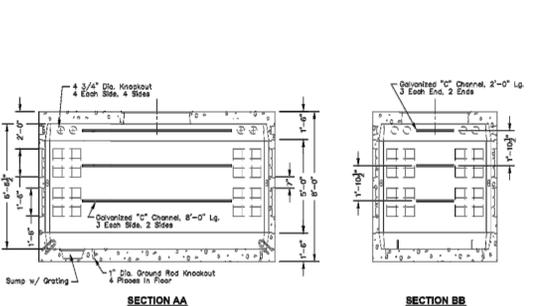
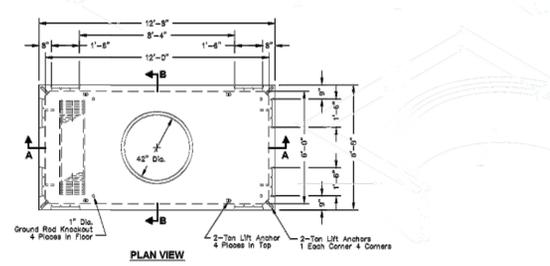


Non Skid Covers Available
FOR DETAILS, SEE REVERSE >>>
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Issue Date: August 2012

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612-LA



SCALE: 1/4" = 1'-0"
Items Shown Are Subject To Change Without Notice
Issue Date: August 2012

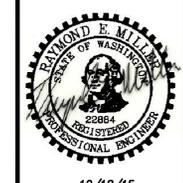
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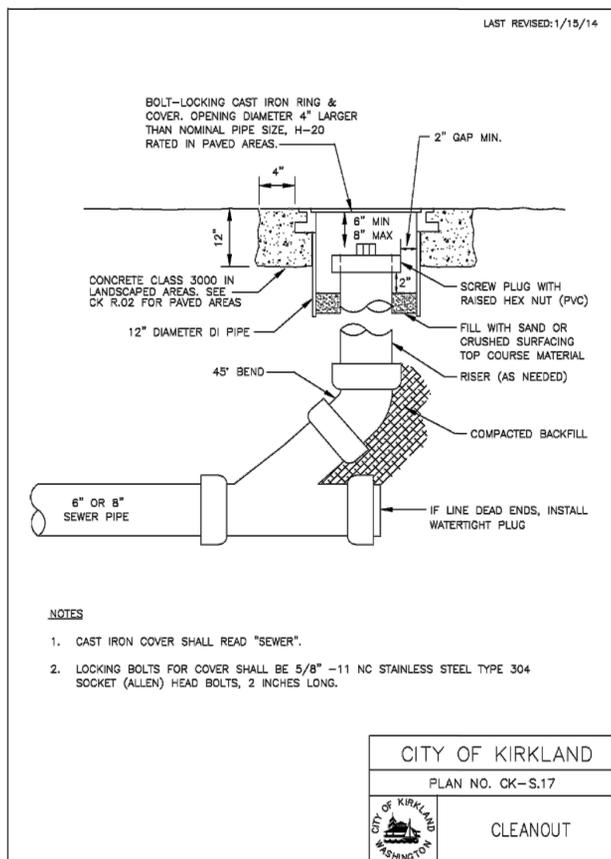
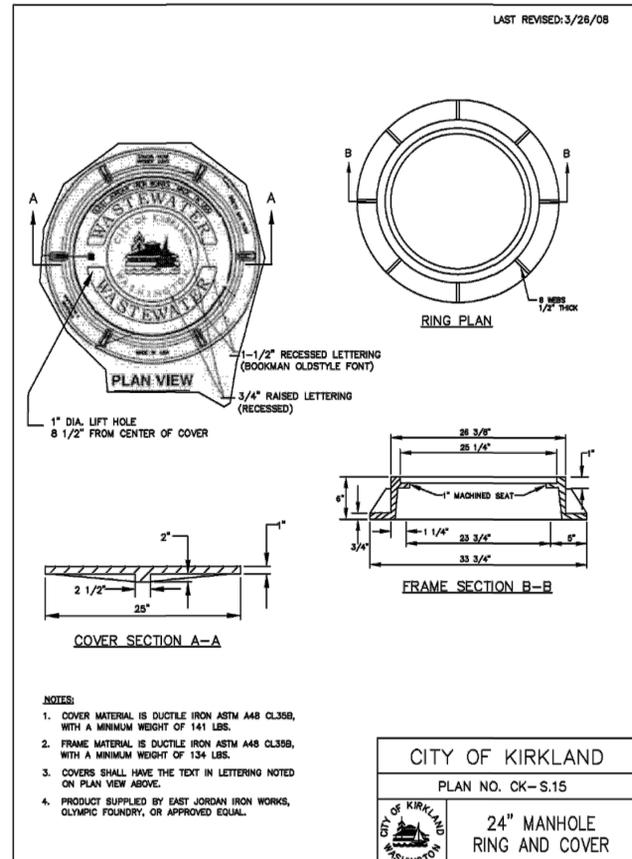
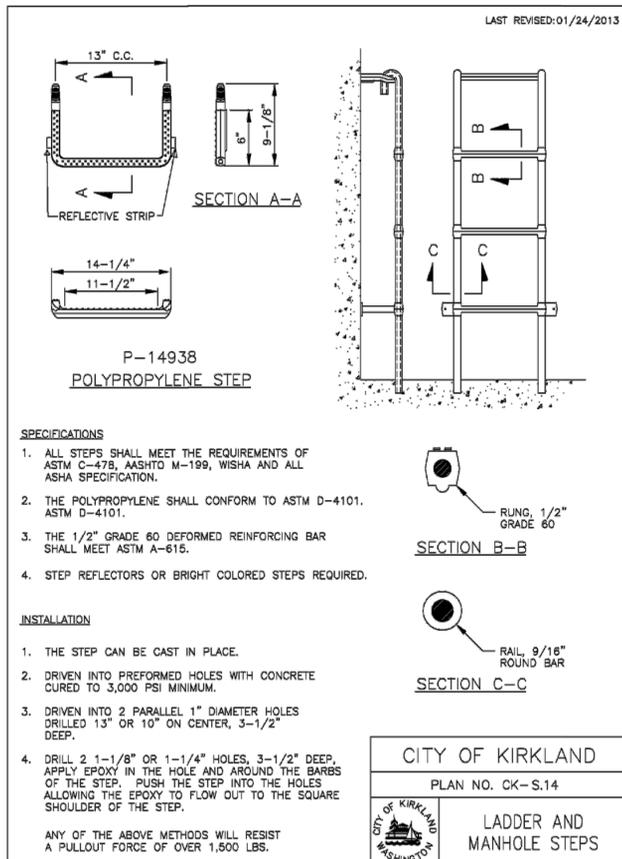
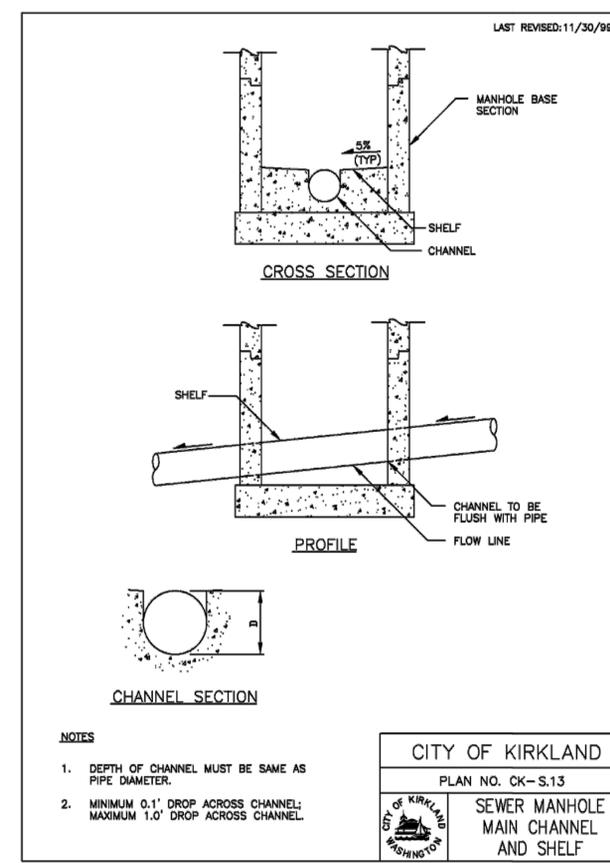
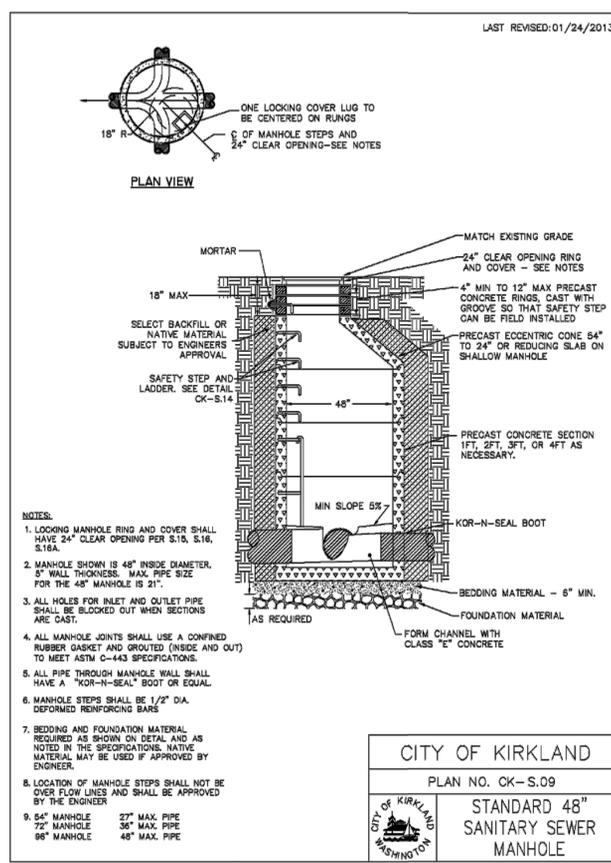
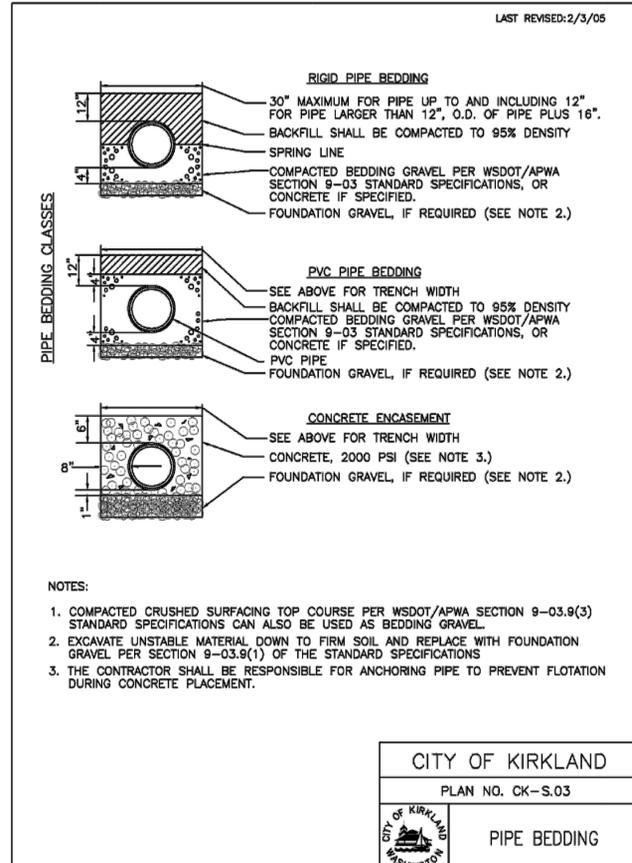
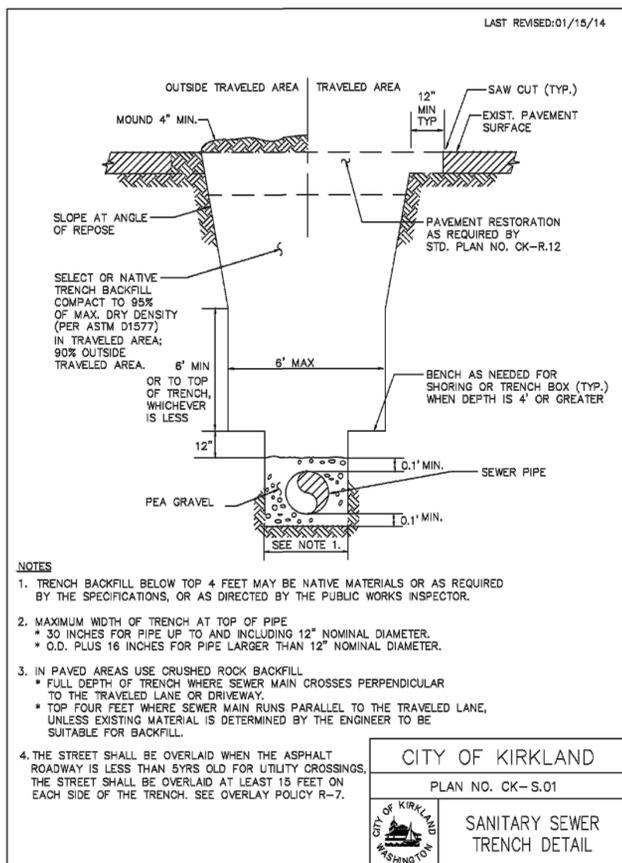
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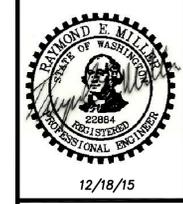
JOB NO.	15523
DATE	DEC 2015
SCALE	1" = 20'
DESIGNED	REM
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APPROVED	REM
SHEET	SS1.1

JEFFERSON HOUSE MEMORY CARE COMMUNITY

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CITY OF KIRKLAND, STATE OF WASHINGTON



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JEFFERSON HOUSE MEMORY CARE COMMUNITY
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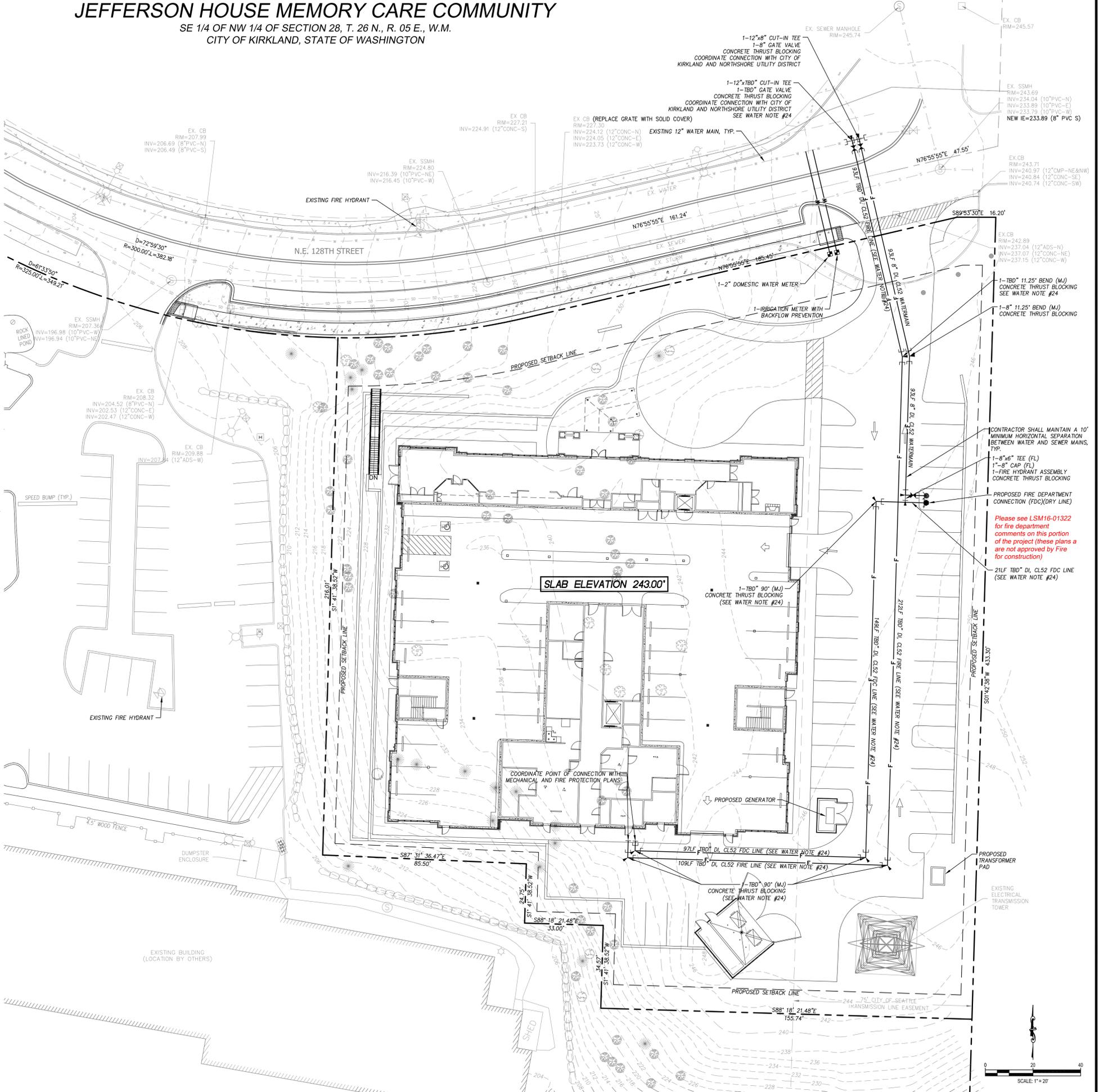
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DATE	DEC 2015
SCALE	AS NOTED
DESIGNED	REM
DRAWN	SDC
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APPROVED	REM

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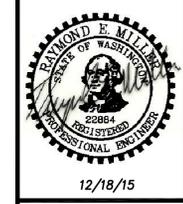
- WATER STANDARD NOTES:**
1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
 2. ALL WATER MAIN WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH AWWA, WSDOT, AND APWA STANDARD SPECIFICATIONS, AS AMENDED BY THE CITY OF KIRKLAND. ALL MATERIAL UTILIZED SHALL BE NEW, NO PARTS SHALL BE REUSED, ANY PART REMOVED FROM THE SYSTEM FOR ANY REASON MAY NOT BE REUSED AND SHALL BE REPLACED WITH A NEW PART. (E.G. A ROMAC WITH A BAD GASKET MUST BE REPLACED WITH AN ENTIRELY NEW ROMAC ASSEMBLY).
 3. THE WATER MAIN SHALL BE CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-86 OR THE MOST RECENT REVISION. THE PIPE SHALL BE 1/16" CEMENT LINED AND SEALED IN ACCORDANCE WITH ANSI/AWWA C104/A21.4-90. THE CAST IRON OR DUCTILE IRON PIPE FITTINGS SHALL BE CLASS 250 AS PER ANSI/AWWA C110/A21.10-82. PIPE BEDDING SHALL BE COMPACTED TO 95 PERCENT OF ITS MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. THE MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 36" AND A MAXIMUM COVER OF 60". ANY DEVIATIONS FROM THIS MUST BE APPROVED BY THE CITY OF KIRKLAND PRIOR TO CONSTRUCTION.
 4. CONCRETE BLOCKING FOR WATER MAINS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH AWWA AND CITY OF KIRKLAND SPECIFICATIONS AND SHALL BE INSTALLED AT ALL VERTICAL AND HORIZONTAL BENDS AND FITTINGS. PRIOR TO BLOCKING, THE FITTINGS SHALL BE WRAPPED WITH VISQUEEN.
 5. ALL CONNECTIONS TO EXISTING MAINS AND ALL TESTING AND DISINFECTION SHALL BE PERFORMED UNDER THE SUPERVISION OF THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS INSPECTOR.
 6. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATIONS SHOWN AND FOR DISCOVERY OF POSSIBLE, ADDITIONAL UTILITIES NOT SHOWN SO AS TO AVOID DAMAGE OR DISTURBANCE. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
 7. ALL CONTRACTORS WORKING WITH AC PIPE MUST BE STATE CERTIFIED. THE CONTRACTOR SHALL PROVIDE PROTECTIVE CLOTHING AND EQUIPMENT (COVERALLS, GLOVES, BOOTS, HEAD COVERING, GOGGLES, RESPIRATORS, ETC.) TO CREWS WORKING WITH ASBESTOS CEMENT PIPE IN ORDER TO ASSURE THE WORKER'S EXPOSURE TO ASBESTOS MATERIAL IS AT OR BELOW THE LIMITS PRESCRIBED IN WAC 296-62-07705.
 8. AN APPROVED COPY OF THE WATER PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
 9. A 5' MINIMUM HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL WATER FACILITIES AND UNDERGROUND POWER AND TELEPHONE FACILITIES, UNLESS OTHERWISE APPROVED BY THE CITY OF KIRKLAND.
 10. FOR WATER MAIN AND SEWER MAIN SEPARATION REQUIREMENTS, SEE ITEM VIII.C OF THE SANITARY SEWER - DESIGN CRITERIA SECTION AND DETAIL W.01.
 11. PRESSURE AND PURITY TESTING SHALL BE DONE IN THE PRESENCE OF, AND UNDER THE SUPERVISION OF, A CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS INSPECTOR. THE CONTRACTOR SHALL PROVIDE ALL PLUGS AND TEMPORARY BLOWOUT ASSEMBLIES FOR PRESSURE TESTING AND DISINFECTION PRIOR TO FINAL TIE-IN. NO CONNECTION SHALL BE MADE BETWEEN THE NEW MAIN AND THE EXISTING MAINS UNTIL THE NEW PIPING HAS BEEN DISINFECTED, FLUSHED, AND PASSED BOTH PRESSURE AND PURITY TESTING. TEMPORARY PLUGS AND BLOCKING SHALL BE INSTALLED AT THE POINTS OF CONNECTION TO THE EXISTING SYSTEM. FOR CONSTRUCTION OF NEW WATER MAIN, THE SERVICES, HYDRANTS ETC., WILL BE TESTED WITH THE MAIN. PRESSURE TESTING WILL REQUIRE A MINIMUM OF 200 PSI FOR 15 MINUTES WITH NO PRESSURE DROP. UPON SATISFACTORY COMPLETION OF THE PRESSURE TEST, THE LINE SHALL BE DISINFECTED, DUSHED, AND THEN A SAMPLE SHALL BE TAKEN FOR PURITY TESTING BY THE PUBLIC WORKS INSPECTOR.
 12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF KIRKLAND INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL WATER MAIN CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING AS-BUILT DRAWINGS OF ALL CONSTRUCTION NOT INSTALLED ACCORDING TO THE APPROVED PLANS. (THIS DOES NOT GIVE APPROVAL FOR AS-BUILT CONSTRUCTION).
 13. THE CONTRACTOR SHALL CONTACT THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS FIVE (5) DAYS PRIOR TO ANY WORK REQUIRING THE SHUTDOWN OF EXISTING MAINS. THE REQUIRED NOTICE IS REQUIRED TO GIVE TWO (2) WORKING DAYS NOTICE TO ALL CUSTOMERS AFFECTED BY THE WATER MAIN SHUTDOWN (NOTICES AND MAPS FOR THE SHUTDOWN WILL BE PROVIDED BY THE WATER DIVISION). SHUTDOWNS SHALL BE SCHEDULED FOR MONDAYS, TUESDAYS, WEDNESDAYS, AND THURSDAYS BETWEEN 8 AM AND 2 PM. SHUTDOWNS AFFECTING INSTITUTIONS SHALL BE SCHEDULED AT NIGHT. ONLY WATER DIVISION PERSONNEL OR A DESIGNATE OF THE WATER DIVISION MANAGER MAY OPERATE VALVES, AND/OR HYDRANTS, BLOW-OUTS, ETC., FOR FILLS, SHUTDOWNS, FLUSHING, OR RECHARGING OF WATER LINES. TWO (2) WORKING DAYS NOTICE THE WATER DIVISION IS REQUIRED TO SCHEDULE FILLS.
 14. THERE SHALL BE NO WATER MAIN CONSTRUCTION ON A SATURDAY, SUNDAY, OR HOLIDAYS OBSERVED BY THE CITY OF KIRKLAND.
 15. SHOULD THE WATER MAIN WORK NECESSITATE THE CLOSING OF CERTAIN GATE VALVES WITHIN THE EXISTING SYSTEM, THE CITY OF KIRKLAND MAINTENANCE DEPARTMENT SHALL BE RESPONSIBLE FOR THE OPERATION OF SUCH VALVES.
 16. THE FIRE FLOW SYSTEM SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO ABOVE GROUND COMBUSTIBLE CONSTRUCTION.
 17. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTON SHALL BE 95 PERCENT.
 18. MEGA-LUGS (OR SIMILAR PRODUCT) SHALL BE REQUIRED ON ALL FITTINGS AND VALVES FOR TIE-INS, OR BUILD-OUTS FOR TIE-INS PRIOR TO A FINAL CONNECTION TO THE EXISTING WATER MAIN. APPROPRIATE CONCRETE BLOCKING IS ALSO REQUIRED IN ADDITION TO MEGA-LUGS.
 19. FOR THE DURATION OF ANY WATER MAIN INSTALLATION PROJECT, ALL EXISTING AND NEWLY INSTALLED VALVE CANS ARE TO REMAIN ACCESSIBLE TO WATER DIVISION PERSONNEL.
 20. WHEN IT BECOMES NECESSARY TO RE-PLUMB THE CUSTOMER'S SIDE OF AN EXISTING WATER METER AS THE RESULT OF THE RELOCATION OF THE EXISTING SERVICE OR TO COMPLY WITH OTHER CITY OF KIRKLAND PUBLIC WORKS SPECIFICATIONS, THE CUSTOMER'S SIDE SHALL BE RECONNECTED WITH THE APPROPRIATE PLUMBING MATERIALS (AND RELATED FITTINGS) SUCH AS BRASS, COPPER, POLYETHYLENE WITH A 200 PSI OR PVC. ALL PARTS, PIPE, AND/OR FITTINGS SHALL BE NEW FROM THE BACK SIDE OF THE METER TO THE CONNECTION POINT OF THE CUSTOMER'S SERVICE.
 21. NO TIE-IN WILL ALLOWED INTO THE EXISTING TAILPIPE ON THE CUSTOMER'S SIDE OF THE METER. IF THE EXISTING METER DOES NOT HAVE A CHECK VALVE INSTALLED ON THE BACK SIDE OF THE METER (CUSTOMER SIDE) A CHECK VALVE CANNOT BE INSTALLED WHEN DOING THE TIE-IN.
 22. IF A FITTING, EITHER DURING INSTALLATION OR AFTER, IS FOUND TO BE DEFECTIVE IN ANY WAY AS DETERMINED BY THE CITY, THE CONTRACTOR SHALL REPLACE THE ENTIRE FITTING AND NOT JUST THE DEFECTIVE COMPONENT.
 23. BEGINNING JANUARY 1, 2014, ALL PIPES, PIPE FITTINGS, PLUMBING FITTINGS AND PLUMBING FIXTURES USED FOR POTABLE WATER, MUST HAVE A MAXIMUM LEAD CONTENT NOT TO EXCEED 0.25% PER "LEAD FREE" STANDARDS AS DEFINED IN SECTION 9 OF NSF/ANSI STANDARD 61.
 24. FIRE SPRINKLER SUPPLY LINE AND FDC LINE TO BE SIZED IN COORDINATION WITH FIRE SPRINKLER CONSULTANT.

JEFFERSON HOUSE MEMORY CARE COMMUNITY

SE 1/4 OF NW 1/4 OF SECTION 28, T. 26 N., R. 05 E., W.M.
CITY OF KIRKLAND, STATE OF WASHINGTON



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JEFFERSON HOUSE MEMORY CARE COMMUNITY
RJ DEVELOPMENT
WATER PLAN

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JEFFERSON HOUSE MEMORY CARE COMMUNITY

SE 1/4 OF NW 1/4 OF SECTION 28, T. 26 N., R. 05 E., W.M.
CITY OF KIRKLAND, STATE OF WASHINGTON

THRUST BLOCK - TABLE

PIPE SIZE	PRESSURE (PSI)	MINIMUM BEARING AREA AGAINST UNDISTURBED SOIL SQUARE FEET				
		A	B	C	D	E
4"	200	2(1)	1(NONE)	1(NONE)	1(NONE)	1(NONE)
4"	300	3(2)	2(2)	2(1)	1(1)	NONE
6"	200	4(3)	3(2)	3(1)	1(1)	1(NONE)
6"	300	5(4)	4(3)	3(2)	2(1)	1(NONE)
8"	200	7(5)	5(3)	4(3)	3(2)	1(1)
8"	300	11(8)	8(5)	6(4)	5(3)	3(2)
10"	200	11(8)	8(5)	6(4)	5(3)	3(2)
10"	300	16(11)	11(7)	9(6)	5(3)	4(3)
12"	200	24(16)	17(11)	13(9)	7(5)	5(4)
12"	300	37(23)	25(16)	19(12)	9(5)	7(6)
14"	200	29(19)	21(14)	16(11)	8(6)	5(3)
14"	225	23(15)	17(11)	12(8)	6(4)	5(3)
16"	200	36(24)	26(17)	20(13)	10(7)	7(4)
16"	225	45(29)	32(21)	24(16)	13(8)	10(7)
20"	200	45(29)	32(21)	24(16)	13(8)	10(7)
24"	200	64(43)	46(30)	35(23)	18(12)	13(9)

2 - 3/4" DIA. RODS FOR 10" SIZE & SMALLER
2 - 1" DIA. RODS LARGER THAN 10" SIZE

NOTE: ADDITIONAL BLOCKING MUST BE PROVIDED IF GATE VALVE IS AT END OF LINE DURING TESTING.

9" MIN. X

GATE VALVE

SAFE BEARING LOADS IN LB./SQ. FT. THE SAFE BEARING LOADS GIVEN IN THE FOLLOWING TABLE ARE FOR HORIZONTAL THRUSTS WHEN THE DEPTH OF COVER OVER THE PIPE EXCEEDS 2 FEET.

SOIL	SAFE BEARING LOAD LB. PER SQ. FT.
MUCK, PEAT, ETC.	0
SOFT CLAY	1,000
SAND	2,000
SAND & GRAVEL	3,000
CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

* IN MUCK OR PEAT, ALL THRUSTS SHALL BE RESTRAINED BY PILES OR TIE RODS TO SOLID FOUNDATIONS OR BY REMOVAL OF MUCK OR PEAT AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THRUST.

1. SQUARE FEET OF CONCRETE THRUSTS - BLOCK AREA BASED ON SAFE BEARING LOAD OF 2000/(3000) POUNDS PER SQUARE FOOT.
2. AREAS MUST BE ADJUSTED FOR OTHER SIZE PIPE, PRESSURES & SOIL CONDITIONS.
3. CONCRETE BLOCKING SHALL BE CAST IN PLACE & HAVE MINIMUM OF 1/4 SQUARE FOOT BEARING AGAINST THE FITTING.
4. BLOCK SHALL BEAR AGAINST FITTINGS ONLY & SHALL BE CLEAR OF JOINTS TO PERMIT TAKING UP OR DISMANTLING JOINT.
5. CONTRACTOR SHALL INSTALL BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.

CITY OF KIRKLAND
PLAN NO. CK-W.02
CONCRETE THRUST BLOCKING

VERTICAL BLOCKING FOR 11 1/4"-22 1/2"-30" BENDS

PIPE SIZE	V B	OJ FT	A	D	L
4"	11 1/4"	8	2.0'	5/8"	1.5'
	22 1/2"	11	2.2'		2.0'
	30"	17	2.6'		
6"	11 1/4"	11	2.2'	5/8"	2.0'
	22 1/2"	25	2.9'		
	30"	41	3.5'		
8"	11 1/4"	16	2.5'	5/8"	2.0'
	22 1/2"	47	3.6'		
	30"	70	4.1'	3/4"	2.5'
12"	11 1/4"	32	3.2'	3/4"	2.0'
	22 1/2"	88	4.5'	7/8"	3.0'
	30"	132	5.1'		
16"	11 1/4"	70	4.1'	7/8"	3.0'
	22 1/2"	184	5.7'	1 1/8"	4.0'
	30"	275	6.5'	1 1/4"	
20"	11 1/4"	91	4.5'	7/8"	3.0'
	22 1/2"	225	6.1'	1 1/4"	4.0'
	30"	330	6.9'	1 3/8"	4.5'
24"	11 1/4"	128	5.0'	1"	3.5'
	22 1/2"	320	6.8'	1 3/8"	4.5'
	30"	480	7.9'	1 5/8"	5.5'

VERTICAL BLOCKING FOR 45° BENDS

PIPE SIZE	A	D	L
4"	45"	30	3.1'
6"		68	4.1'
8"		123	5.0'
12"		232	6.1'
16"		478	7.8'
20"		560	8.2'
24"		820	9.4'

NOTES:
1. CONCRETE BLOCKING BASED ON 200 PSI PRESSURE AND 3000 PSI CONCRETE.

CITY OF KIRKLAND
PLAN NO. CK-W.03
VERTICAL THRUST BLOCKING

FINISHED GRADE

STD CAST IRON VALVE BOX (RICH OR EQUAL #940)

2" SQUARE OPERATING NUT W/ 1/4" THICK ROUND PLATE WELDED TO NUT AND EXTENSION STEM

1" DIA MILD STEEL OR DOUBLE EXTRA STRONG PIPE EXTENSION STEM

2" SQUARE NUT SOCKET MADE FROM 1/4" STEEL PLATE

VALVE ASSEMBLY

5" MAX (SEE NOTE 1)

VARIES

1/4" STEEL PLATE

2"

1/4"

FILLET WELD (TYP)

EXTENSION DETAIL

NOTE:
1. VALVE EXTENSIONS ARE ONLY REQUIRED IF DEPTH FROM FINISHED GRADE TO TOP OF OPERATING NUT IS GREATER THAN 5 FEET.
2. WHEN AN EXTENSION IS USED, THE DEPTH FROM EXTENSION OPERATING NUT TO FINISHED GRADE SHALL NOT BE LESS THAN 3 FEET.

CITY OF KIRKLAND
PLAN NO. CK-W.05
WATER VALVE EXTENSION

CAST IRON TAPPING TEE MECHANICAL JOINT SLEEVE

INSTALLED ON ASBESTOS CEMENT PIPE, CAST IRON PIPE AND DUCTILE IRON PIPE.

STAINLESS STEEL OR STEEL TAPPING TEE

STAINLESS STEEL TAPPING TEE

INSTALLED ON ASBESTOS CEMENT PIPE, CAST IRON PIPE AND DUCTILE IRON PIPE.

STEEL TAPPING TEE

INSTALLED ON DUCTILE IRON PIPE ONLY.

NOTES:
1. STAINLESS STEEL TAPPING TEES SHALL HAVE FULL CIRCLE SEAL BOLTS AND NUTS SHALL BE STAINLESS STEEL.
2. STEEL TAPPING TEES SHALL BE EPOXY COATED. BOLTS AND NUTS SHALL BE COR-TEN, OR STAINLESS STEEL.
3. ALL TEES AND VALVES TO BE WATER TESTED BEFORE TAP.

CITY OF KIRKLAND
PLAN NO. CK-W.06
TAPPING TEES

2-1/2" CONTROL VALVE

2" HYDRANT METER RENTED FROM CITY

DOUBLE CHECK VALVE ASSEMBLY

HYDRANT ON EXISTING WATER MAIN

NEW HYDRANT, BLOW-OFF ASSEMBLY, OR TEMPORARY FLUSHING CONNECTION

HOSE BIBB FAUCET SAMPLE

NEW WATER MAIN

TEMPORARY TEST BLOCKING

TEMPORARY CAP OR PLUG

EXISTING WATER MAIN WITH NEW VALVE(S) CUT IN OR WET TAPPED

3' MIN - 10' MAX

DISCHARGE/FLUSHING

NOTES:
1. AN APPROVED BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED BETWEEN THE EXISTING AND NEW WATER LINES DURING DISINFECTION AND FLUSHING OF NEW WATERMAIN.
2. THE BACKFLOW PREVENTION ASSEMBLY AND SUPPLY HOSE MUST BE DISCONNECTED DURING HYDROSTATIC PRESSURE TESTING OF THE NEW MAIN.
3. THE NEW WATERMAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED.
4. THE INTERIORS OF ALL PIPES AND FITTINGS TO BE USED IN FINAL CONNECTION MUST BE SWABBED OR SPRAYED WITH A 1% AVAILABLE CHLORINE SOLUTION.
5. 2" HYDRANT METER SHALL BE OBTAINED FROM THE CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT.
6. DISCHARGE FLUSHING TO SEWER ONLY. PROVIDE AIR GAP AT DISCHARGE.

CITY OF KIRKLAND
PLAN NO. CK-W.10
FILLING NEW WATER MAINS

EXISTING WATER MAIN

PROPERTY LINE

DOMESTIC METER TO HOUSE

TO IRRIGATION

DOUBLE CHECK VALVE ASSEMBLY

SINGLE FAMILY

EXISTING WATER MAIN

PROPERTY LINE

DOMESTIC METER TO BUILDING

EXEMPT METER (NO SEWER CHARGES)

TO IRRIGATION

DOUBLE CHECK VALVE ASSEMBLY

COMMERCIAL-MULTI-FAMILY

CITY OF KIRKLAND
PLAN NO. CK-W.12
TYPICAL IRRIGATION CONFIGURATION

LEVEL WITH BONNET FLANGE OF HYDRANT OR 2" - 5" ABOVE FINISHED GRADE

CONCRETE BACKFILL TO 6" FROM GROUND WHERE SPECIFIED. EARTH BACKFILL COMPACTED IN 6" LAYERS ELSEWHERE

HYDRANT GUARD POST SHALL BE 9" DIA BY 6" LONG PRECAST CONCRETE POST EQUAL TO FOG-TITE METER SEAL CO. PAINT WITH TWO COATS OSHA SAFETY YELLOW ENAMEL.

3'-0" MIN. RADIUS OF LEVEL GROUND AROUND FIRE HYDRANT

ELEVATION

PLAN

VALVE MARKER POST SHALL BE EQUAL TO FOG-TITE METER CO. PAINT AS SPECIFIED FOR HYDRANT GUARD POST. PAINT DISTANCE FROM THE VALVE MARKER TO THE VALVE ON THE POST WITH NEATLY STENCILED BLACK ENAMEL NUMBERS, 1" IN HEIGHT.

FRONT VIEW (FOR BLOW-OFF ASSEMBLY)

FRONT VIEW (FOR GATE VALVE)

VALVE MARKER POST

NOTES:
1. GUARD POSTS TO BE INSTALLED ONLY AS DIRECTED BY CITY OF KIRKLAND.
2. VALVE MARKERS TO BE USED FOR BLOW OFF AND MAINLINE VALVES OUTSIDE PAVED AREAS.

CITY OF KIRKLAND
PLAN NO. CK-W.13
HYDRANT PROTECTION AND VALVE MARKER POST

PUMPER PORT TO BACK OF SIDEWALK SHALL BE MINIMUM OF 1' OR AS DIRECTED BY FIRE DEPARTMENT

CONCRETE PAD 2' DIA. X 4" THICK (ONLY IN NON-PAVED AREAS)

DO NOT BLOCK DRAIN HOLES

HYDRANT

SEE STANDARD DETAIL CK-W.05

6" D.I. TEE MJ X MJ X FL

1/2 YARD WASHED DRAIN ROCK (3" TO 3/8") MIN. 1" ABOVE BOOT FLANGE. PLACE 8 MIL POLYETHYLENE FILM AROUND TOP AND SIDES OF GRAVEL.

4"x8"x16" MIN. SIZE CONC. BLOCK UNDER HYDRANT AND VALVE.

A. 1-5 1/4" M.V.D. HYDRANT WITH 2-1/2" N.S.T. AND 1-4" PUMPER, SEATTLE STANDARD THREAD-M.J. INLET, WITH LUGS, BRASS TO BRASS SUB-SEAT.
B. 1-AUXILIARY GATE VALVE: 6" AWWA C509 OR C515, RESILIENT SEAT, "O" RING STEM SEAL, M.J.X.F.L. WITH LUGS.
C. 1-TWO-PIECE CAST IRON VALVE BOX EQUAL TO RICH SEATTLE TYPE #940.
D. 1-6" DUCTILE IRON CLASS B2 CEMENT-LINED PIPE, LENGTH TO FIT.
E. 2 - 3/4" GALVANIZED STEEL SHACKLE RODS, TAR SEALED AFTER ASSEMBLY.
F. 1/4 CY - 1:3:6: CONCRETE MIX, POUR IN PLACE TO BLOCK. MAINTAIN CLEARANCE FOR BOLTS.
G. 5" X 4" FEMALE SEATTLE STANDARD THREAD RIGID 5" STORZ ADAPTOR WITH ALL CAPS AND CHAINS OR CABLES. ADAPTOR MATERIAL TO BE ANODIZED ALUMINUM.

NOTES:
1. FIRE HYDRANT EXTENSION, IF REQUIRED.
2. FIRE HYDRANT TO BE PAINTED WITH TWO COATS OF HIGH GLOSS OSHA SAFETY YELLOW ENAMEL PAINT.
3. INSTALL BLUE - TYPE 2 R.P.M. ON STREET SURFACE ADJACENT TO MAIN PORT.

CITY OF KIRKLAND
PLAN NO. CK-W.14
FIRE HYDRANT ASSEMBLY

REVISIONS

NO.	DESCRIPTION	BY	DATE

RAYMOND E. MITCHELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
22884
REGISTERED

12/18/15

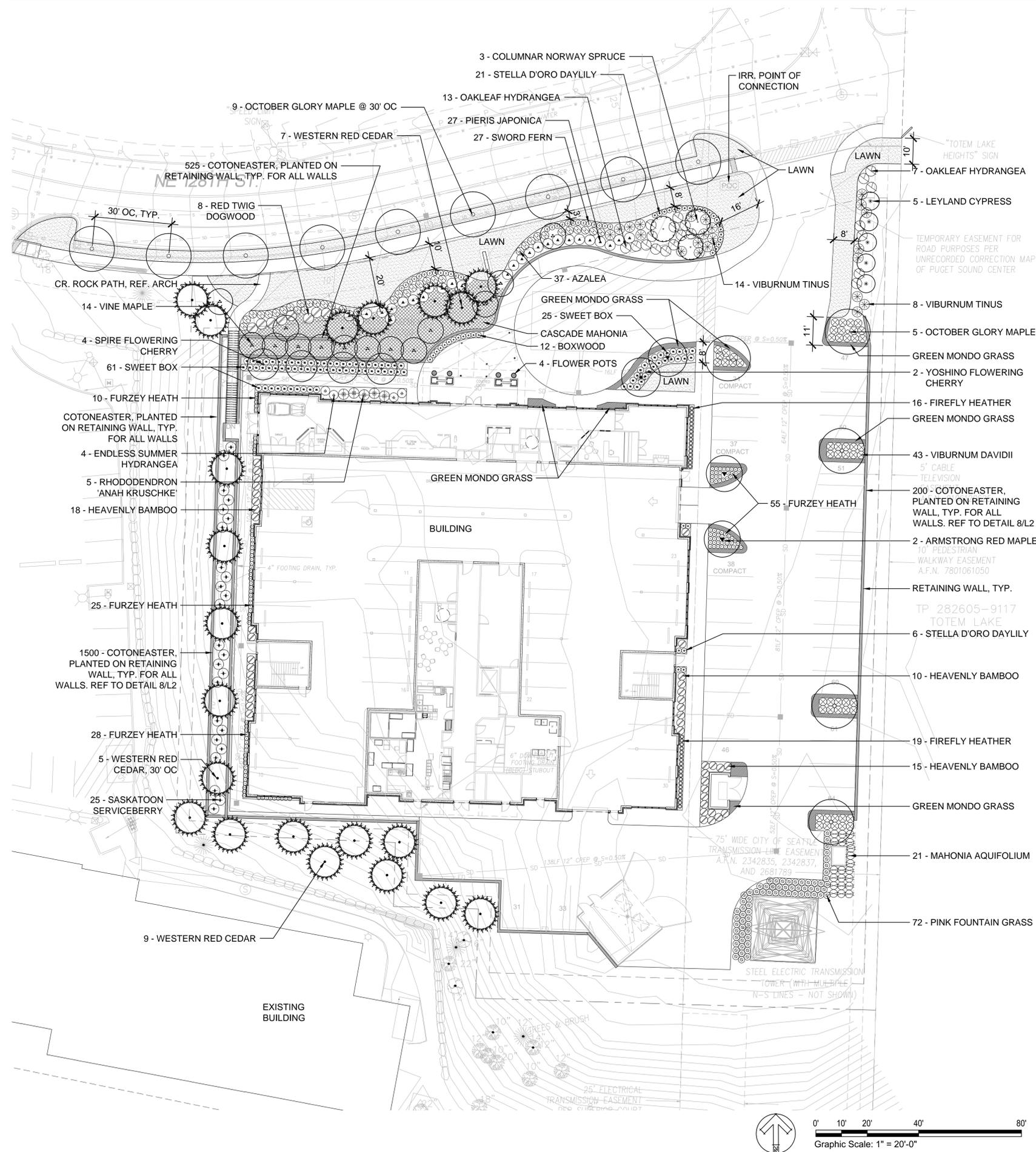
JEFFERSON HOUSE MEMORY CARE COMMUNITY
RJ DEVELOPMENT

WATER DETAILS

ENCOMPASS ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (206) 392-0250 • Fax: (206) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO. 15523
DATE DEC 2015
SCALE AS NOTED
DESIGNED REM
DRAWN SDC
CHECKED REM
APPROVED REM

SHEET W1.1



QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING, NOTES	CONTAINER
PLANT SCHEDULE				
TREES				
14	Acer circinatum	Vine Maple	3 stem min, 8'-10' HT, 9' OC, fully branched	B&B
2	Acer rubrum 'Armstrong'	Armstrong Red Maple	2" cal, 12'-14' HT, fully branched & uniform	B&B
14	Acer rubrum 'October Glory'	October Glory Red Maple	2" cal, 12'-14' HT, fully branched & uniform	B&B
4	Cupressocyparis leylandii	Leyland Cypress	6' HT @ 8' OC	B&B
3	Picea abies 'Cupressina'	Columnar Norway Spruce	12' HT @ 12' OC	B&B
4	Prunus serrulata 'spire'	Spire Flowering Cherry	2" cal, 10'-12' HT @ 15' OC, fully branched	B&B
2	Prunus x yedoensis	Yoshino Flowering Cherry	2" cal, 5' HT graft, 15' OC, fully branched	B&B
21	Thuja plicata	Western Red Cedar	6' HT @ 10' OC	B&B
SHRUBS/PERENNIALS				
25	Amelanchier alnifolia	Saskatoon Serviceberry	5 gal @ 4' OC	Container
37	Azalea 'Hino Crimson'	Hino Crimson Azalea	2 gal @ 3' OC	Container
12	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	2 gal @ 2' OC	Container
8	Cornus sericea 'Baileyi'	Red-Twig Dogwood	3 gal @ 4' OC	Container
4	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	2 gal @ 3' OC	Container
20	Hydrangea quercifolia	Oakleaf Hydrangea	2 gal @ 4' OC	Container
21	Mahonia aquifolium	Oregon Grape Holly	2 gal @ 3' OC	Container
43	Nandina domestica 'Moyer's Red'	Moyer's Red Heavenly Bamboo	2 gal @ 3' OC	Container
27	Pieris japonica 'mountain fire'	Lily of the Valley 'Mountain Fire'	3 gal @ 4' OC	Container
27	Polystichum munitum	Western Sword Fern	1 gal @ 2' OC	Container
5	Rhododendron 'Anah Kruschke'	Anah Kruschke Rhododendron	18"-21" HT @ 4' OC	B&B
86	Sarcococca ruscifolia	Fragrant Sweet Box	2 gal @ 2.5' OC	Container
51	Viburnum davidii	David's Viburnum	3 gal @ 3' OC	Container
22	Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum	3 gal @ 4' OC	Container

QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING, NOTES	CONTAINER
GRASSES & GROUNDCOVERS +/-				
2225	Cotoneaster dammeri 'Coral Beauty'	Cotoneaster 'Coral Beauty'	4" pots, well rooted	Container
35	Calunis vulgaris 'Firefly'	Firefly Heather	1 gal @ 18" OC	Container
118	Erica x darleyensis 'furzey'	Furzey Heath	1 gal @ 18" OC	Container
30	Hemerocallis 'Stella do Oro'	Stella de Oro Daylily	1 gal @ 2' OC	Container
425	Mahonia nervosa	Cascade Oregon Grape	1 gal @ 2' OC	Container
254	Ophiopogon japonicus	Green Mondo Grass	1 gal @ 2' OC	Container
72	Pennisetum orientale 'Karley Rose'	Pink Fountain Grass	1 gal @ 3' OC	Container
	Lawn	Lawn	5,000 SF	Sod

LANDSCAPE SPECIFICATIONS & NOTES

- MATERIALS**
 - Topsoil. Topsoil shall be a blend of the following products; 30% sand; 20% peat; 30% composted cow manure; and 20% fish compost. Available from Pacific Topsoil, 425-451-3707 or approved substitution.
 - Mulch. Mulch shall be fine ground mulch, applied to a 2" compacted depth on all beds.
 - Fertilizer. Agraform 21-gram tablet time release fertilizer shall be used in all plantings. Place 1 for each ground cover, 2 for each shrub and 4 for each tree. They shall be placed in the plant pits as detailed. Also, top dress all plants with a suitable 'starter' fertilizer.
 - Tree Stakes. Tree stakes shall be 2" diameter x 8' length Lodgepole pine. Fasteners shall be 1" PVC Chain-Lock, placed as detailed.
 - Sod. Sod shall be locally grown and a blend of the following products; 60% Perennial Rye, 40% Fine Fescue. JB Pacific Northwest Sod. Available from JB Instant Lawn, 425-821-0444 or approved substitution.
- SOIL PREPARATION**
 - Prior to any landscape work, contractor shall remove, or have removed, all debris from the other building trades from the landscape surfaces. NO landscape work shall commence until the areas are cleared of other trades debris.
 - Cultivate the existing ground surface to a minimum depth of 4" and remove all rocks over 1" and other debris.
 - Fine grade the subgrade to adjoining surfaces in preparation of adding specified topsoil.
 - Beds. Place a minimum of 6" of specified topsoil on all beds and till or cultivate the topsoil a minimum depth of 8". Remove all rock and debris which may surface. Finished grade of topsoil shall be 2.5" below adjoining paved surfaces, allowing 2" for mulch. Therefore, finished grade shall be 1/2" below paved surface.
 - Lawns. Place 4" compacted depth, of specified topsoil. Roll and compact to about 80% compaction rate. Finished grade of topsoil shall be approximately 3/4" below adjoining paved surfaces, so that when rolled and compacted, sod shall be flush with adjoining pavement.
 - Retaining Wall 'sand bags' shall be filled with a sand/topsoil mix as specified and shown on the Terracon Geotechnical Engineer drawings, or approved substitution. The mix shall be blended uniformly.
- PRUNING EXISTING TREES**
 - Prune branches and suckers from the existing deciduous trees noted to remain, approximately 8' above finished grade, using proper horticultural pruning techniques.
 - Remove any dead or broken branches on the trees.
- PLANTING OF TREES, SHRUBS AND GROUNDCOVERS**
 - Contractor is to confirm that all beds are prepared and ready for planting, without interference with other trades.
 - Layout all plants as per plan and approval by Landscape Architect, making sure the plants are orientated to give best appearance to the viewer.
 - Pit plant all plants into prepared soil and plant per the details. While planting, water the plants into the plant pits thoroughly soaking the root balls and soil. Place fertilizer tablets as specified, filling plant pits with specified topsoil. Top dress fertilize when completed.
- PLANTING OF SOD**
 - Prior to work, have limits of sod approved by Landscape Architect.
 - Place topsoil then roll, compact and rake to a smooth finished grade, free of depressions and high spots.
 - Prior to placing sod, water the soil to get it moist.
 - Install sod with the seams all running in one direction, while staggering joints. Finish roll the sod in place assuring that all the joints are tight. Water thoroughly until final acceptance. Contractor shall be responsible for mowing every 7 days until project and landscaping is accepted by Landscape Architect and/or owner.
 - Maintain an 8' round circle around existing trees for mulch.
- GROUNDCOVER PLANTINGS ON FLEX MSE RETAINING WALLS**
 - Cotoneaster, in 4" pots shall be inserted/planted directly into the Flex MSE Bag. Minimize the size of the hole cut for the root ball. Situate the horizontal cuts in the top 1/2 of the Bag face to prevent medium loss. After cutting the material, make a 45° sloping cavity in the Bag fill planting medium, large enough for the plant, and fully embed it into the hole. If the 'T' cut is too big, the Bag material can be closed by sewing or stapling around the plant stem.
 - A spiked planting tool such as a 'dibble' may also be used to create the hole, and is often more efficient and precise than the 'T' cut. Position the dibble on the upper 1/3 of the Bag and insert at a 45° angle. Ensure the full root ball is embedded in the opening. Plant 1 plant per bag as shown on the details.
 - Place a fertilizer pellet in with the root ball for each plant.
 - Saturate the Flex MSE structure and root ball before placement and initial planting to encourage initial growth.
 - After plantings and final acceptance, contractor shall make an inspection once a month for one year, except the months of November, December, January and February, for the purpose of identifying any plants that are not growing vigorously. Any plants that have died, shall be replaced at the time it has been identified. All replacements during the first year shall be done at no cost to the owner.
- WARRANTY**
 - All landscaping shall be warranted for one year from FINAL ACCEPTANCE. Plants requiring replacement shall be of the original variety and size as specified herein.
- PATIO POTS**
 - Architectural Pottery model #FGLEGACY22x33, 22"Ø x 33"h x 13" base, dark walnut perma spec artistic finish
 - The bottom 2" of the pots will be filled with pea gravel, or other approved medium. Fill the balance of the pots with the specified topsoil, within 1" from the top.
 - Plant with annuals, approved by Landscape Architect and/or owner.
- IRRIGATION**
 - Refer to Irrigation Plan and details



BUILDING PERMIT SET

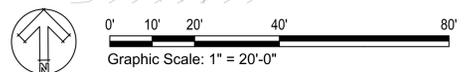
RJ Development
 Jefferson House
 12215 NE 128th Street
 Kirkland, WA 98034

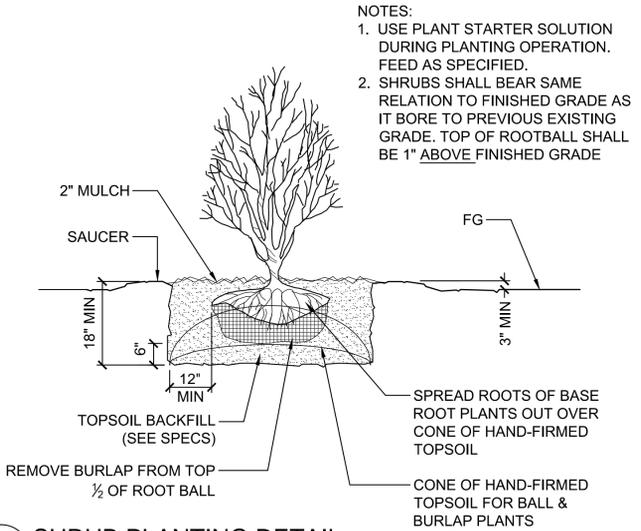
Lyon Landscape Architects
 11237 NE 95th St
 Kirkland, WA 98033
 253-209-4053
 Mogan@LyonLA.com



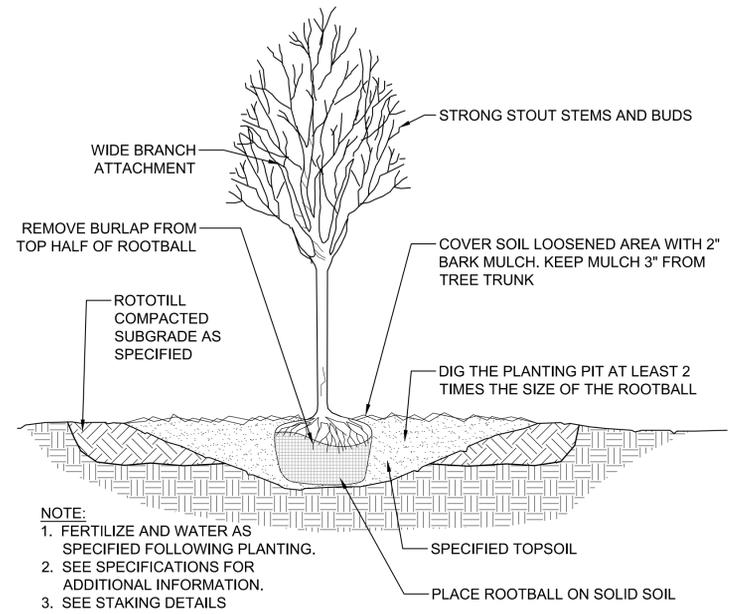
Landscape Planting Plan

L1	OF	7	SHEETS
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DATE: December 21, 2015	DRAWN: ML		
PROJECT: Jefferson House	CHECKED: ML		
NO. PROJECT: LLA004015	NUMBER		
	REVISIONS		APPD.

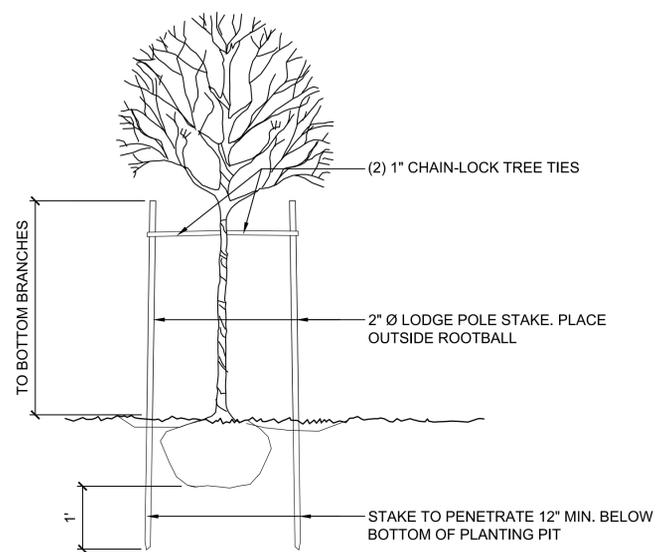




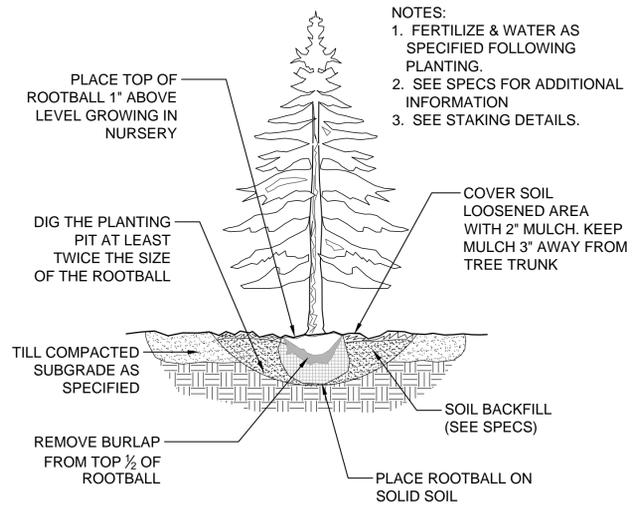
1 SHRUB PLANTING DETAIL
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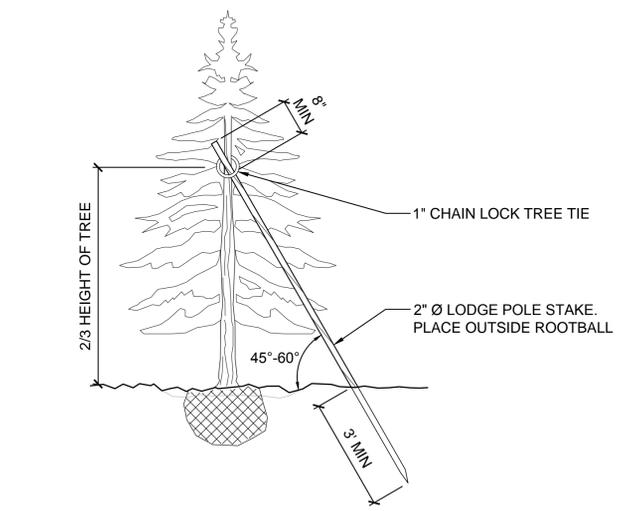
2 DECIDUOUS TREE PLANTING DETAIL
 SCALE: NTS



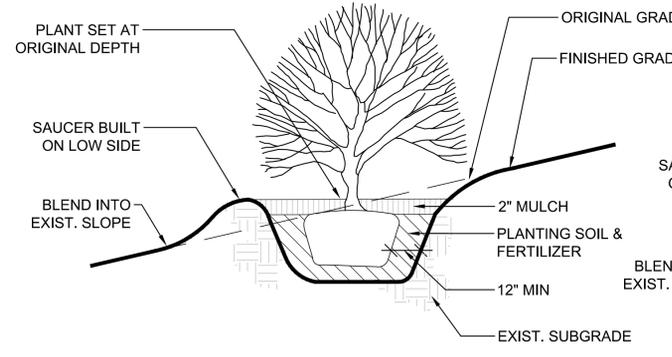
3 DECIDUOUS TREE STAKING DETAIL
 SCALE: NTS



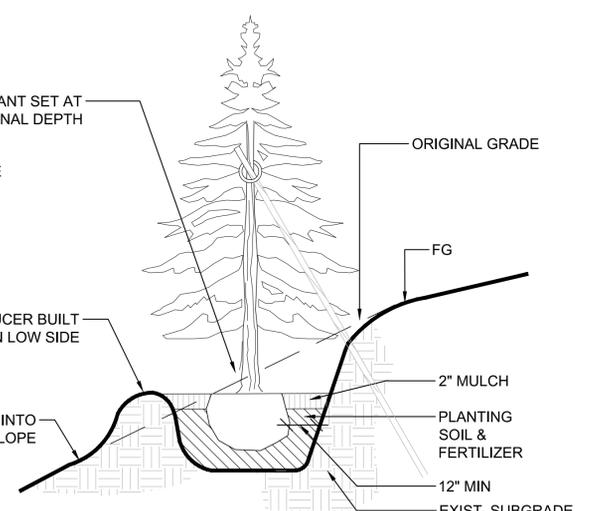
4 CONIFER PLANTING DETAIL
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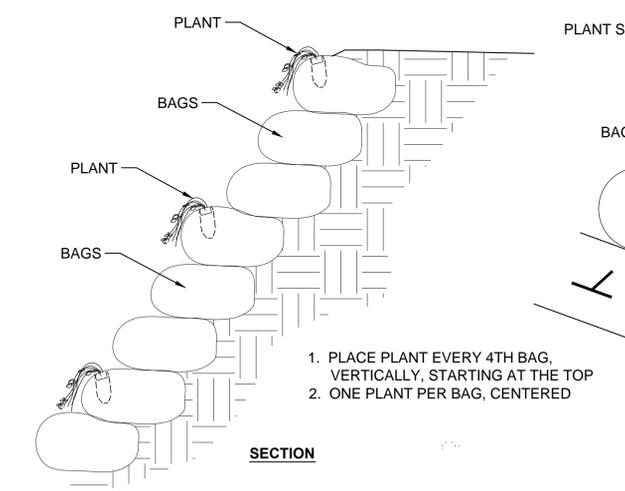
5 CONIFER TREE STAKING
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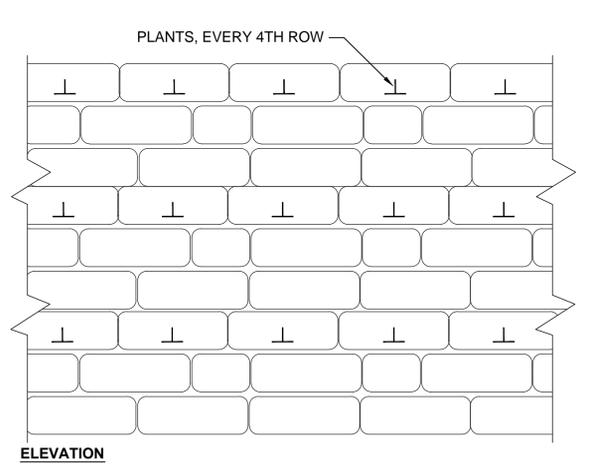
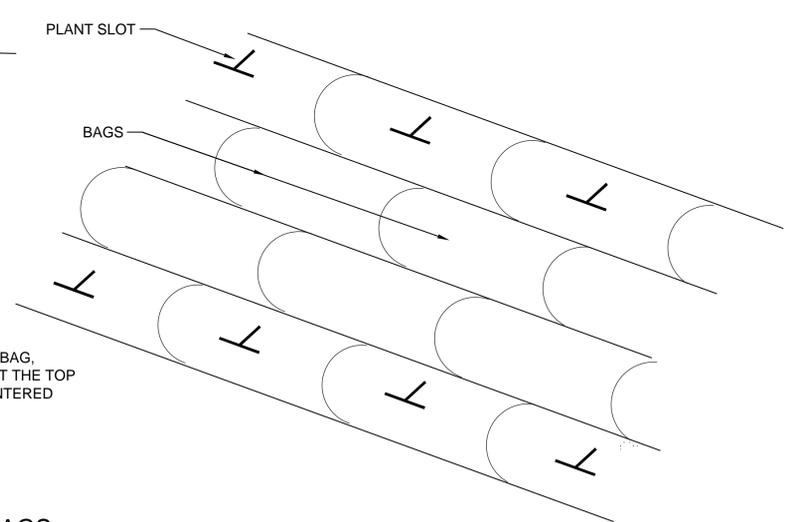
6 TREE & SHRUB SLOPE PLANTING DETAIL
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7 GROUNDCOVER PLANTING DETAIL
 SCALE: NTS



8 VEGETATION - LIVE PLANTING IN CUT BAGS
 SCALE: NTS



BUILDING PERMIT SET

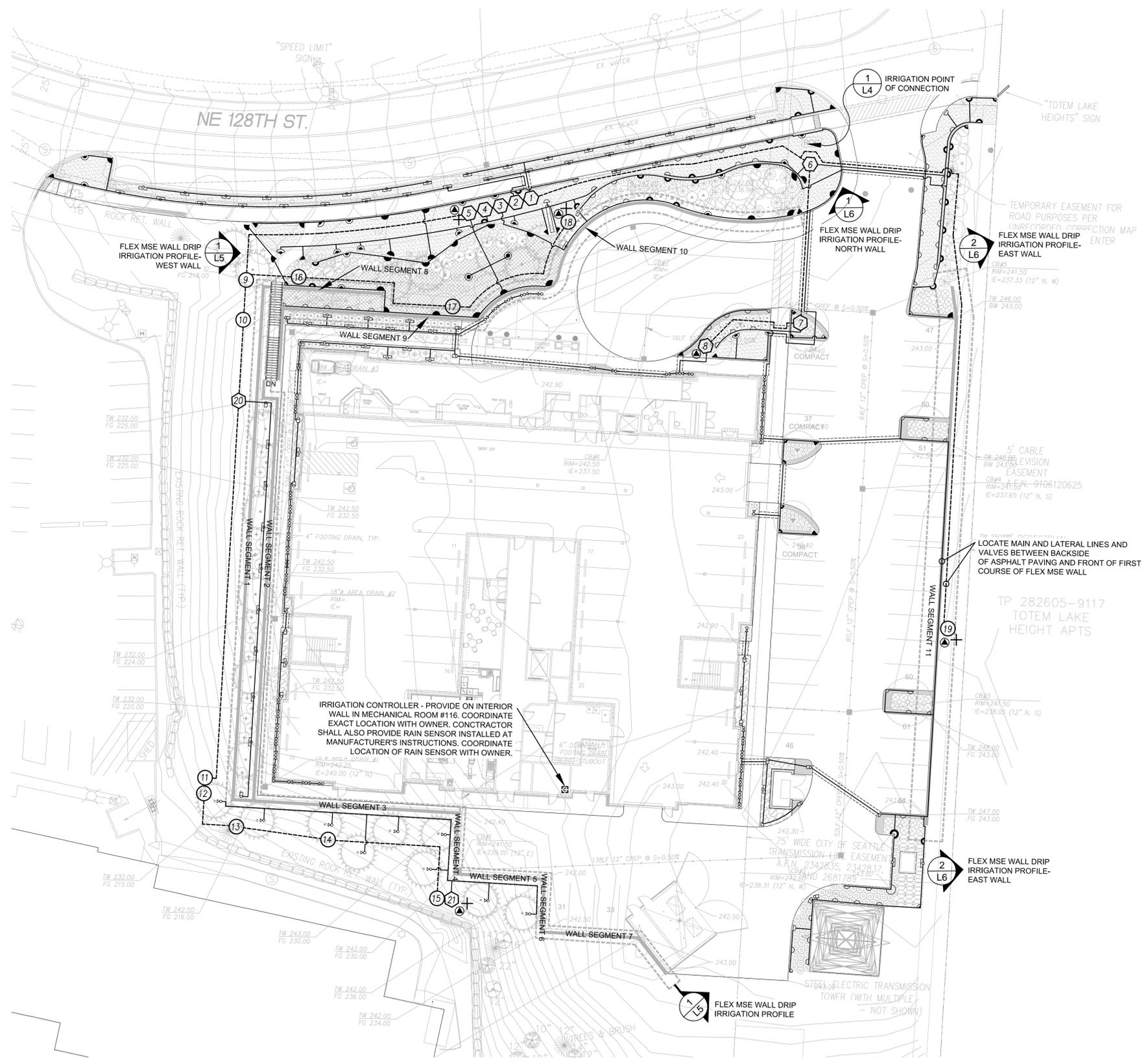


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 Kirkland, WA 98033
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Landscape Planting Details

L2	OF	7	SHEETS
SCALE: As Shown	DESIGN: ML		
DATE: December 21, 2015	DRAWN: ML		
PROJECT: Jefferson House	CHECKED: ML		
PROJECT NO: LLA0040.15	REVISION NUMBER:		
	REVISIONS:		
	APPL:		



IRRIGATION HEAD SCHEDULE

SYM.	CATALOG NUMBER	RADIUS	GPM	PSI
SPRAY HEADS				
⊖	RAINBIRD 1800-MPR-8Q	8	0.26	30
⊖	RAINBIRD 1800-MPR-8H	8	0.52	30
⊖	RAINBIRD 1800-MPR-10Q	10	0.39	30
⊖	RAINBIRD 1800-MPR-10H	10	0.79	30
⊖	RAINBIRD 1800-VAR-10-270	10	2.10	30
⊖	RAINBIRD 1800-MPR-12Q	12	0.65	30
⊖	RAINBIRD 1800-MPR-12H	12	1.30	30
⊖	RAINBIRD 1800-VAR-12-270	12	2.78	30
⊖	RAINBIRD 1800-MPR-12F	12	2.30	30
⊖	RAINBIRD 1800-MPR-15Q	15	0.95	30
⊖	RAINBIRD 1800-MPR-15H	15	1.85	30
⊖	RAINBIRD 1800-VAN-15-270	15	2.78	30
⊖	RAINBIRD 1800-VAN-15-F	15	3.60	30
⊖	RAINBIRD 1800-MPR-15EST	4'X15'	0.61	30
⊖	RAINBIRD 1800-MPR-15SST	4'X30'	1.21	30
⊖	RAINBIRD 1800-MPR-5H-B	5'X10'	0.50	30
⊖	RAINBIRD 1800-MPR-5CST-B	5'X10'	0.50	30

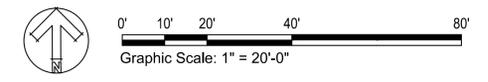
IRRIGATION LEGEND

SYMBOL	MFG.	CATALOG NO.	DESCRIPTION
⊖	FEBCO	850U	2" DOUBLE CHECK VALVE ASSEMBLY W/ UNIONS
⊖	RAINBIRD	100-PEB-PRS-D	1" GLOBE PLASTIC BODY ELECTRIC REMOTE CONTROL VALVE WITH PRESSURE REGULATING MODULE
⊖	KENNEDY	8561ASS	2" RESILIENT SEATED GATE VALVE
⊖	RAINBIRD	44-LRC	1" BRASS QUICK COUPLING VALVE (QCV) W/ LOCKING RUBBER COVER SUPPLY W/ COUPLER KEY & LOCKING COVER KEY
⊖	HUNTER	ACC-1200-PP	48 STATION CONTROLLER, INDOOR MODEL, WITH WEATHER STATION. WALL MOUNT AT LOCATION DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE.
⊖	HUNTER	FCT-100-HFS	1" SCHED. 40 PVC FLOW SENSOR, PROGRAM FOR DRIP IRRIGATION ZONES ONLY
⊖	RAINBIRD	200-EFB-CP-R	2" ELECTRIC REMOTE CONTROL MASTER VALVE
⊖	HUNTER	PASV-101	1" ELECTRIC DRAIN VALVE WITH FLOW CONTROL
NOT SHOWN			STATION & COMMON WIRE SIZE-AWG 14 GAUGE MINIMUM. INSTALL ONE SPARE WIRE FOR ALL IRRIGATION ZONE WIRE RUNS. REVIEW ADDITIONAL REQUIREMENTS FOR FLOW METER & MASTER VALVE IF NECESSARY
<p>--- SCHEDULE 40 PVC MAINLINE (2" SIZE UNLESS NOTED OTHERWISE) @ 24" DEPTH</p> <p>--- SCHEDULE 200 PVC LATERAL LINES, SIZE TO NOT EXCEED 7 FPS INDICATED @ 18" DEPTH</p> <p>--- CLASS 200 PVC SLEEVES @ 24" DEPTH, SIZE TO ACCOMMODATE ALL PIPE</p>			

SEE DRAWING L7 FOR IRRIGATION SPECIFICATIONS

ZONE VALVE SCHEDULE

VALVE #	GPM	VALVE SIZE	ZONE TYPE
1	23.83	1"	LAWN
2	25.03	1"	LAWN
3	28.57	1-1/2"	SHRUB
4	26.30	1"	LAWN
5	30.91	1-1/2"	SHRUB
6	28.09	1"	LAWN
7	34.25	1-1/2"	SHRUB
8	34.86	1-1/2"	SHRUB
9-19	ZONES 9-19 ARE FOR DRIP IRRIGATION SEE DRAWINGS L5 AND L6 FOR MORE INFORMATION		
20	10.89	1"	SHRUB
21	4.50	1"	SHRUB-BUBBLER
22-48	ZONES 22-48 ARE FOR FUTURE USE		



BUILDING PERMIT SET



RJ Development
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 Kirkland, WA 98034

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Landscape Irrigation Plan

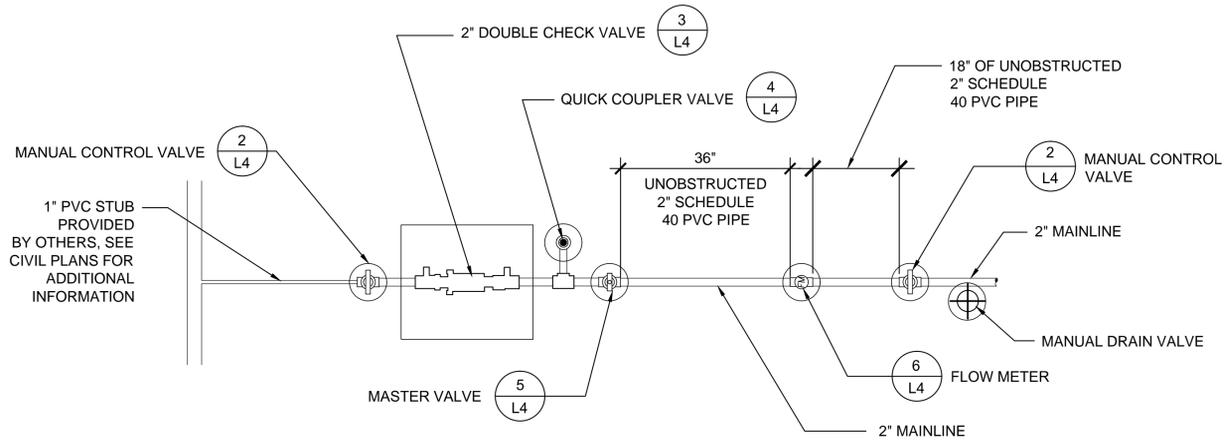
NO.	REVISIONS	APPD.

L3 OF **7** SHEETS

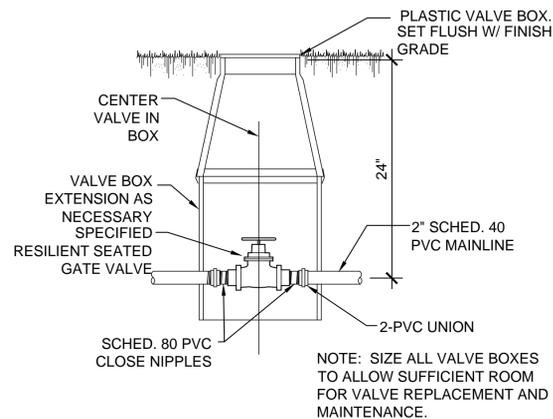
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 DATE: December 21, 2015
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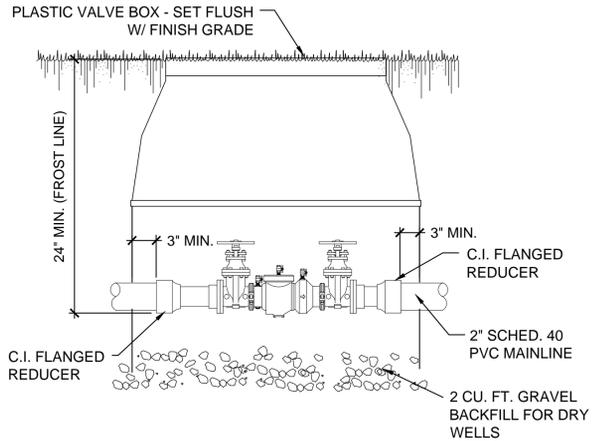
PROJECT: Jefferson House
 NO. LLA004015
 CHECKED: ML
 DRAWING NUMBER



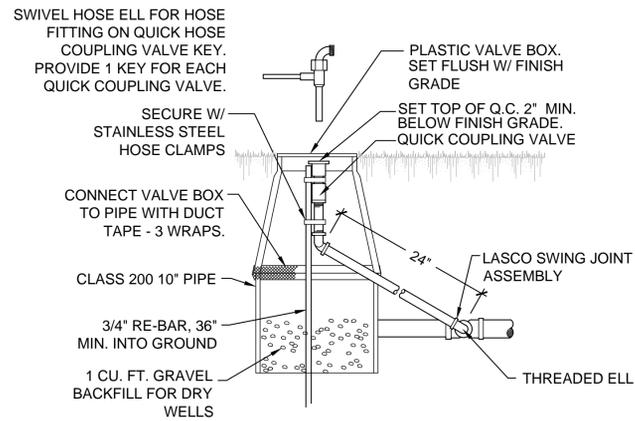
1 POINT OF CONNECTION LAYOUT
SCALE: NTS



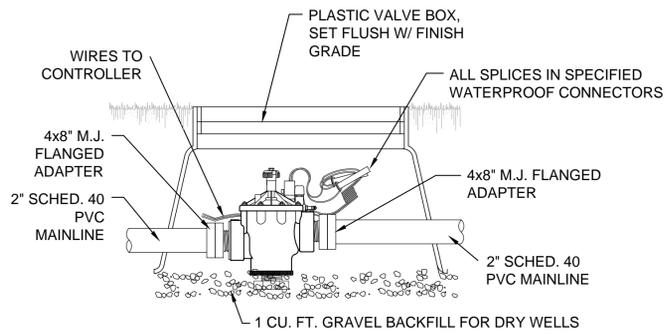
2 MANUAL CONTROL VALVE
SCALE: NTS



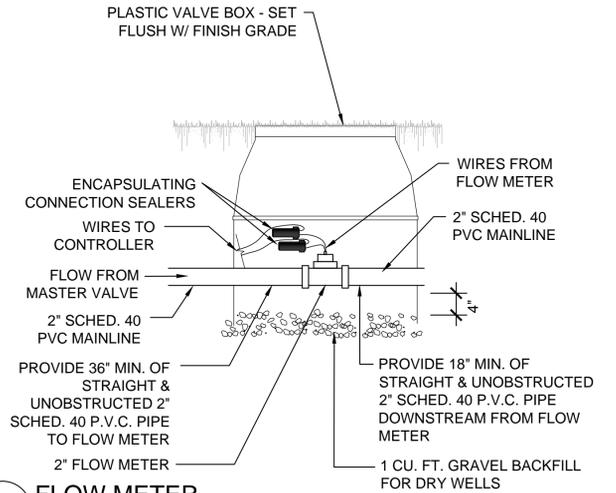
3 DOUBLE CHECK VALVE (DCV) INSTALLATION
SCALE: NTS



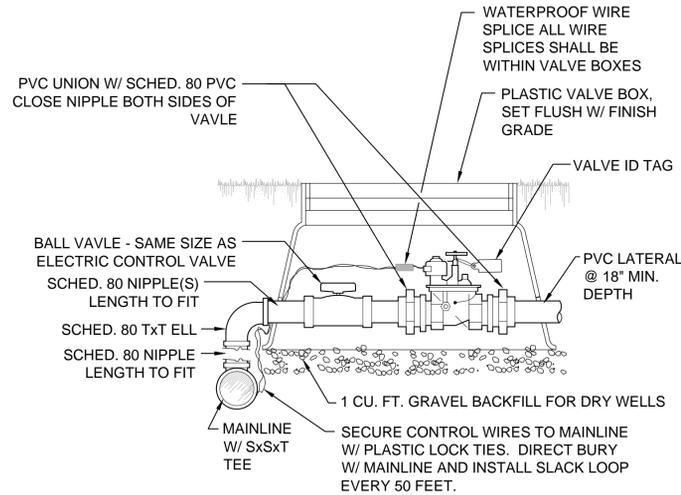
4 QUICK COUPLER VALVE (QCV)
SCALE: NTS



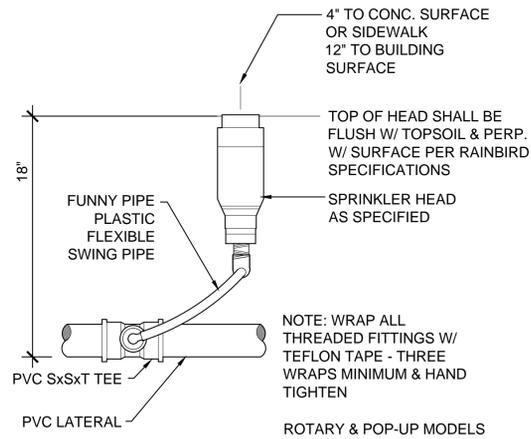
5 MASTER VALVE INSTALLATION
SCALE: NTS



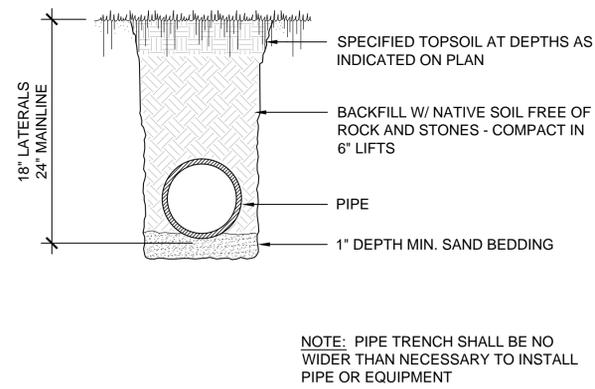
6 FLOW METER
SCALE: NTS



7 ELECTRIC CONTROL VALVE
SCALE: NTS



8 SPRINKLER HEAD INSTALLATION - TYP.
SCALE: NTS



9 PIPE TRENCH - LANDSCAPE
SCALE: NTS

BUILDING PERMIT SET



RJ Development
Jefferson House
12215 NE 128th Street
Kirkland, WA 98034

PROJECT

Lyon Landscape Architects
11237 NE 95th St
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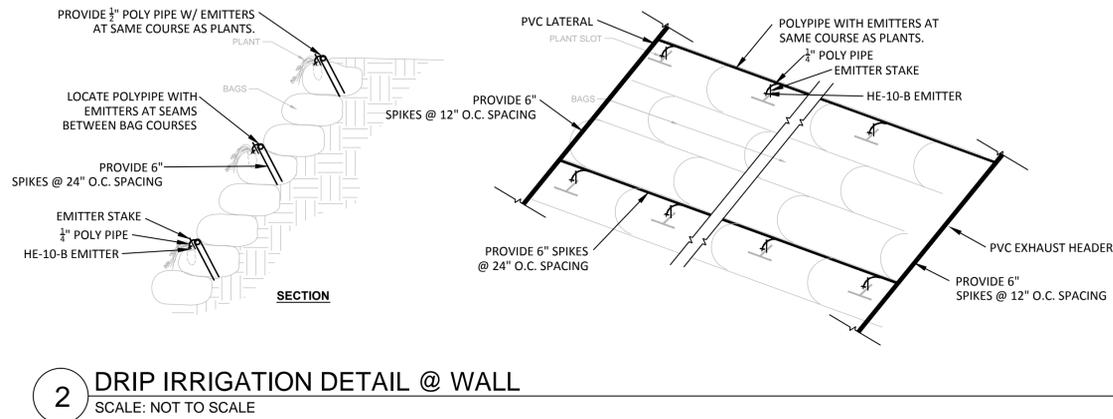


Landscape Irrigation Details

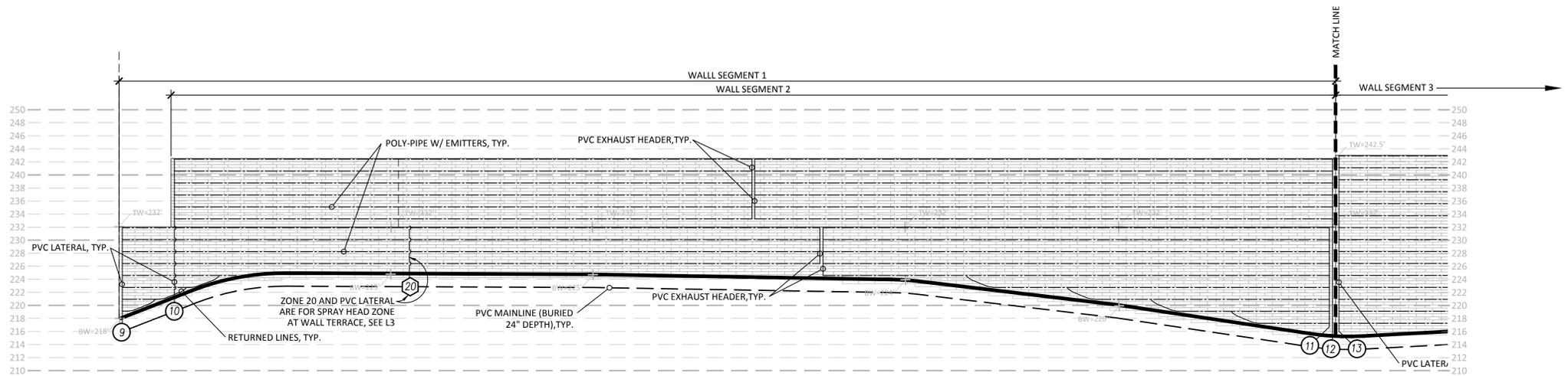
L4	OF	7	SHEETS
SCALE: As Shown	DESIGN: EW		
DATE: December 21, 2015	DRAWN: EW		
PROJECT: Jefferson House	CHECKED: ML		
PROJECT NO: LLA0040.15	REVISION NUMBER:		
	APPL.		

DRIP LINE IRRIGATION LEGEND			
SYMBOL	MFG.	CATALOG NO.	DESCRIPTION
	HUNTER	ICZ-101-40	1" ICV VALVE WITH 1" HY100 WYE FILTER WITH 40 PSI REGULATOR
	HUNTER	3/4" POLYPIPE W/ EMITTERS	3/4" POLY PIPE WITH HE-10-B EMITTERS AT EACH PLANT. CONNECT EMITTERS TO 3/4" POLY PIPE WITH 1/4" TUBING. PROVIDE (1) STAKE PER EMITTER.
NOT SHOWN	ALL FITTINGS SHALL BE SCHEDULE 40 PVC, COLOR BLACK		
	SCHEDULE 40 PVC MAINLINE (2" SIZE) @ 24" DEPTH		
	1" SCHEDULE 40 PVC LATERAL LINES, COLOR BLACK		

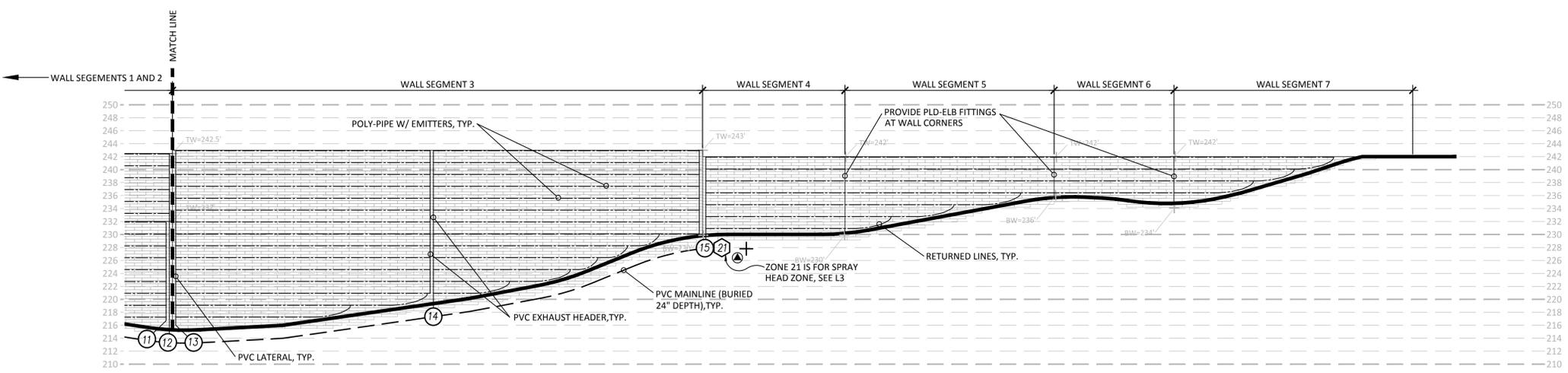
ZONE VALVE SCHEDULE		
VALVE #	GPH	LINEAR FEET/# OF EMITTERS
1-8		ZONES 1-8, 20, 21 ARE POP-UP SPRAY IRRIGATION SEE DRAWING L3 FOR MORE INFORMATION
9	192	480 LINEAR FEET/192 EMITTERS
10	212	530 LINEAR FEET/212 EMITTERS
11	216	540 LINEAR FEET/216 EMITTERS
12	216	540 LINEAR FEET/216 EMITTERS
13	236	590 LINEAR FEET/236 EMITTERS
14	188	470 LINEAR FEET/188 EMITTERS
15	208	520 LINEAR FEET/208 EMITTERS
16	200	500 LINEAR FEET/200 EMITTERS
17	208	450 LINEAR FEET/180 EMITTERS
18	128	320 LINEAR FEET/128 EMITTERS
19	200	700 LINEAR FEET/280 EMITTERS
22-48		ZONES 22-48 ARE FOR FUTURE USE



2 DRIP IRRIGATION DETAIL @ WALL
SCALE: NOT TO SCALE



1 FLEX MSE WALL DRIP IRRIGATION PROFILE
SCALE = 1" = 10'-0"



1 FLEX MSE WALL DRIP IRRIGATION PROFILE (cont.)
SCALE = 1" = 10'-0"

BUILDING PERMIT SET



RJ Development
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Drip Irrigation Profile and Detail-West Wall

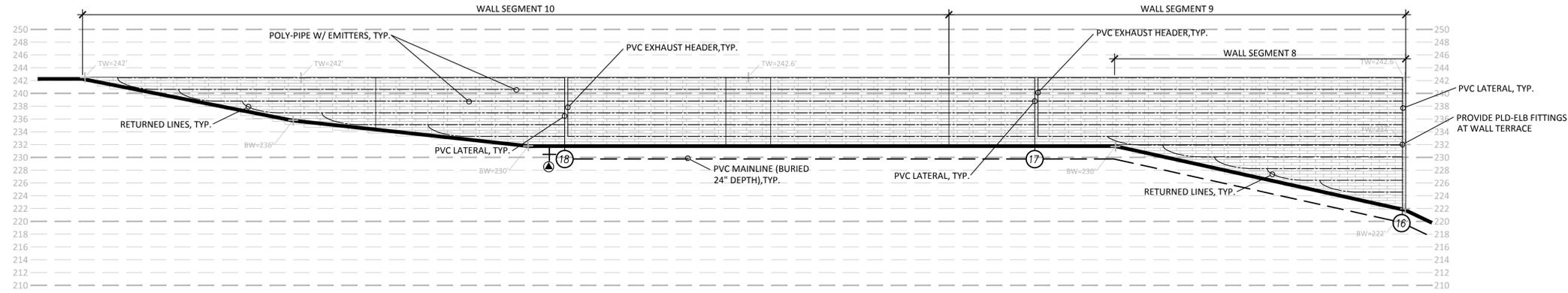
L5	OF	7	SHEETS
SCALE: As Shown	DESIGN: EW	DRAWN: EW	CHECKED: ML
DATE: December 21, 2015	PROJECT: Jefferson House	PROJECT NO: LLA004015	APPD.

PROJECT

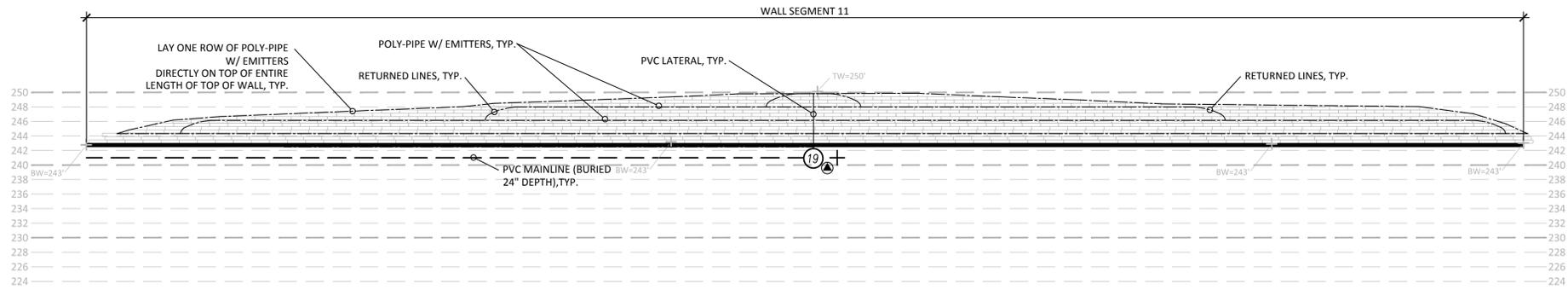
NO.	REVISIONS

DRIP LINE IRRIGATION LEGEND			
SYMBOL	MFG.	CATALOG NO.	DESCRIPTION
○	HUNTER	ICZ-101-40	1" ICV VALVE WITH 1" HY100 WYE FILTER WITH 40 PSI REGULATOR
---	HUNTER	1/2" POLYPIPE W/ EMITTERS	1/2" POLY PIPE WITH HE-10-B EMITTERS AT EACH PLANT. CONNECT EMITTERS TO 1/2" POLY PIPE WITH 1/4" TUBING. PROVIDE (1) STAKE PER EMITTER.
NOT SHOWN	ALL FITTINGS SHALL BE SCHEDULE 40 PVC, COLOR BLACK		
---	SCHEDULE 40 PVC MAINLINE (2" SIZE) @ 24" DEPTH		
---	1" SCHEDULE 40 PVC LATERAL LINES, COLOR BLACK		

ZONE VALVE SCHEDULE		
VALVE #	GPH	LINEAR FEET/# OF EMITTERS
1-8	ZONES 1-8, 20, 21 ARE POP-UP SPRAY IRRIGATION SEE DRAWING L3 FOR MORE INFORMATION	
9	192	480 LINEAR FEET/192 EMITTERS
10	212	530 LINEAR FEET/212 EMITTERS
11	216	540 LINEAR FEET/216 EMITTERS
12	216	540 LINEAR FEET/216 EMITTERS
13	236	590 LINEAR FEET/236 EMITTERS
14	188	470 LINEAR FEET/188 EMITTERS
15	208	520 LINEAR FEET/208 EMITTERS
16	200	500 LINEAR FEET/200 EMITTERS
17	208	450 LINEAR FEET/180 EMITTERS
18	128	320 LINEAR FEET/128 EMITTERS
19	200	700 LINEAR FEET/280 EMITTERS
22-48	ZONES 22-48 ARE FOR FUTURE USE	



1 FLEX MSE WALL DRIP IRRIGATION PROFILE-NORTH WALL
SCALE = 1" = 10'-0"



2 FLEX MSE WALL DRIP IRRIGATION PROFILE-EAST WALL
SCALE = 1" = 10'-0"

BUILDING PERMIT SET



RJ Development
Jefferson House
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PROJECT

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Drip Irrigation Profile and Detail For North and East Walls

L6	OF	7	SHEETS	
			DESIGN	EW
SCALE: 1" = 10'-0"			DESIGN	EW
DATE: December 21, 2015			DRAWN	EW
PROJECT: Jefferson House			CHECKED	ML
PROJECT NO: LLA004015			DRAWN NUMBER	
			REVISIONS	APPD.

IRRIGATION SPECIFICATIONS & NOTES

PART 1 GENERAL

- 1.1 WORKMANSHIP
 - A. Installer qualifications: System to be installed by an irrigation technician with 5 years of experience as an irrigation installer. All workmanship shall be of the highest standards of the industry.
 - B. Workmanship that is improper, careless, and or that does not meet specification, will be rejected. The replacement or replacement cost shall be at the expense of the Contractor.

- 1.2 SCOPE OF WORK
 - A. Furnish all labor and materials to install the irrigation system complete as shown on the plans and details, and as specified herein.
 - B. This work includes all phases of completing and making the irrigation system fully operational, as-built plans and an orientation meeting with the Project Landscape Architect.

- 1.3 SUBMITTALS
 - A. Submit each item in this specified to the Landscape Architect.
 - B. The Contractor shall provide the Project Landscape Architect a complete listing of all irrigation materials required by this Section to be used on the project.
 - C. The listings shall include the name of the manufacturer, trade names, catalog cut sheets, specifications, model numbers, brochures and other data giving information about each item specified.

- 1.4 DAMAGE TO PROPERTY
 - A. The Contractor shall be responsible for all damage to any part of the premises caused by breaks or leaks in the system for a period of one (1) year after final acceptance of the contract.
 - B. The Contractor shall be responsible for the clean up and removal of any building materials, equipment and trash resulting from his/her work. The Contractor, upon completion, shall leave the property in a clean and orderly condition.

PART 2 MATERIALS

- 2.1 CONDITION OF MATERIALS
 - A. All materials to be installed on this project shall be new and free of defects.

- 2.2 WATER METER
 - A. A new 1-inch water meter will supply the irrigation system.

- 2.3 BACKFLOW PREVENTION DEVICE
 - A. Install new device, as shown on the drawings and details. Per City of Kirkland requirements.

- 2.4 QUICK COUPLING VALVES
 - A. Install per plans and details.

- 2.5 PVC PIPE, FITTINGS, NIPPLES
 - A. Install per plan.
 - B. Pipe shall be marked with manufacturer's name, class of pipe, NSF seal and date of manufacturer run. Pipe shall bear no evidence of interior or exterior extrusion marks. Pipe walls shall be uniform, smooth, and glossy. Pipe may be pre-belled or with individual solvent-weld couplings for laterals. Class 200 pipe shall have SDR rating of 21.
 - C. PVC fittings shall be schedule 40 rated and meet ASTM D2466 standards and specifications.
 - D. PVC nipples shall be schedule 80 rated and meet ASTM D1785 requirements and standards. All nipples will have tapered threads.

- 2.6 JOINING MATERIALS
 - A. All joining materials used will be manufactured by IPS or equal, and will be used in accordance to the manufacturer's written specifications and safety recommendations.
 - B. All threaded connections (PVC) shall be sealed using Teflon tape.
 - C. All galvanized threads shall be sealed with an approved Teflon base pipe compound.
 - D. PVC solvent compounds shall be IPS *Weld-On* P-70 purple primer and *Weld-On* P-711 heavy-bodied gray cement or approved equal.

- 2.7 GALVANIZED PIPE AND FITTINGS
 - A. Galvanized steel pipe shall be schedule 40, hot dipped galvanized, conforming to ASTM-A120-76 specifications.
 - B. Galvanized fittings shall be of malleable iron, hot dipped galvanized.
 - C. Galvanized pipe, nipples and fittings shall be of domestic origin.

- 2.8 CONTROL WIRE
 - A. Control wire shall be 14 ga. solid copper wire, to be UF rated and UL listed. Use Red wire for leads, White wire for common, Black wire for spare, and Yellow wire for Master Valve.
 - B. Wire connectors shall be 3M DBY, or approved equal.
 - C. PE-89 *Maxi* cable shall be used to connect the flow sensor to the controller. Ranger Seal Closures shall be used when connecting to the flow sensor.

- 2.9 TRACE WIRE
 - A. Trace wire shall be 12 ga. solid bare copper wire, to be UF rated and UL listed.

- 2.10 VALVE BOXES
 - A. Valve boxes for master valves and control valves shall be Carson-Brooks, green plastic HDPE box, High Performance Series Model 1419-12 with 1419-3B locking cover, or approved equal. The cover shall be bolted down with stainless steel bolts. Box and cover to be green. Valve box extensions shall be compatible with valve box, and used as needed to meet finished grade.
 - B. Valve boxes for mainline gate valves and quick coupler valves shall be Carson-Brooks, green plastic, mode 910-12 with 910-4B bolt down T cover or approved equal, 10 inch diameter circular boxes with 7 inch diameter PVC sleeve below. Cover is to be green and marked "Irrigation".
 - C. Valve boxes for the backflow device shall be stacked concrete meter boxes, per City of Kirkland requirements.

- 2.11 AUTOMATIC CONTROLLER REMOTE CONTROL DEVICE & ACCESSORIES
 - A. Controller and accessories shall be those shown on the drawings.
 - B. Install on interior wall as directed by the project engineer. Shall be wall mounted at chest height.

- 2.12 AUTO-CONTROL VALVES
 - A. Per Plans and Details.

- 2.13 FLOW SENSOR
 - A. Per Plans and Details.

- 2.14 SPRINKLER HEADS
 - A. Per Plans and Details.

- 2.15 DRIP IRRIGATION
 - A. Per Plans and Details.

- 2.16 VALVE IDENTIFICATION TAG
 - A. Polyurethane identification tag shall be as supplied by T. Christy, model No. ID-STD-Y1 or approved equal

- 2.17 NOT LISTED EQUIPMENT
 - A. Not all materials needed for the completion of this irrigation system have been listed. It shall be the Contractor's responsibility to furnish and install any items required to complete this irrigation system as designed, detailed and specified.

PART 3 EXECUTION

- 3.1 CONSTRUCTION CONDITIONS
 - A. Location of sprinklers, valves and other items shall be as shown on the plans and will be of the size and type as specified. No changes in the plans or the equipment will be made without prior approval of the Project Landscape Architect.
 - B. Electrical connections shall be made by the Contractor as indicated on the plans and specifications. Installations shall conform to local codes and utilities. Coordinate with Project Landscape Architect and Electrical Contractor for arranging power to the controller and final controller location.

- 3.2 LAYOUT
 - A. The Contractor shall stake the system from the design show on the plans. Some alternations may be required to accommodate site conditions to ensure good application rates. It is known that corrective measures in the system, if any, shall not be made without the written approval from the Project Landscape Architect.
 - B. The Contractor layout and staking shall be approved by the Project Landscape Architect prior to trench excavation or equipment installation.

- 3.3 EXCAVATIONS
 - A. It is the Contractor's responsibility to locate all underground utilities before any excavation begins. Any damage caused by the Contractor will be repaired at his/her expense.
 - B. Trenches shall be wide enough to allow ample room for pipe and wire installation. When more than one pipe occupy the same trench, each pipe must be parallel to each other, not crossing, at a minimum of 3" apart.
 - C. All piping under paved areas shall be installed in PVC sleeves as indicated in the drawings. All sleeving shall be bedded with sand and a minimum depth of 6" under and 6" over pipe sleeves.
 - D. Mainline shall be installed at a minimum depth of 12", maximum depth of 18".
 - E. Where multiple irrigation pipes share a common trench, trench shall be sufficiently wide or piping shall be arranged to allow 2" minimum horizontal separation and 6" minimum vertical separation between piping, while maintaining specified minimum and maximum cover over piping.

- 3.4 BACKFILLING
 - A. All materials to be used as backfill over pipes and around valve boxes, and vault must be fully compacted to eliminate future settling. All backfill in structural (non landscape) areas shall be compacted as specified.
 - B. All material used as backfill must be clean of all debris and rocks larger than 1" in diameter. Such debris and rocks shall be gathered and removed from the site.

- 3.5 PVC PIPE LINES
 - A. Install pipe as shown on drawings and details.
 - B. PVC pipe shall be installed on flat bottom trenches in a manner as recommended by the manufacturer to allow pipe to expand and contract.
 - C. All pipe shall be cut with a hand saw/hack saw in a manner to provide square ends. All shavings and burrs must be removed before welding pipes or fittings.
 - D. Flush main free of all debris and shavings prior to installing ACV's. Flush all laterals prior to installing sprinkler heads.
 - E. Contractor shall exercise care when loading, hauling and handling pipe. Damaged pipe will not be accepted or used on this project.
 - F. Install sleeves under paved surfaces (all hard surfaces) to allow for irrigation piping and electrical wiring. Sleeve ends shall be sealed.
 - G. Install minimum 15 minutes setup time for solvent weld joints before moving or handling. Pipe shall be partially center loaded to prevent arching or slipping. No water shall be permitted in the pipe for at least 10 hours to allow solvent weld set and cure. Backfilling shall be done when pipe is not in an expanded condition due to heat or pressure. Cooling of the pipe can be accomplished by operating the system for a short period of time before backfilling or by backfilling the early part of the morning before the heat of the day. Before pressure testing, allow 24 hours cure time for solvent weld joints.

- 3.6 SOLVENT WELD JOINTS
 - A. All solvent weld joints must be first primed and then welded per manufacturer's recommendations.
 - B. The pipe and fittings shall be clean of all foreign matter and water before solvent can be applied.
 - C. Contractor shall not be allowed to weld mainline pipe with a 'one step' glue such as IPS 721 or 725 or equivalent.

- 3.7 POINT OF CONNECTION
 - A. Per Drawings and Details.

- 3.8 CONTROL WIRE
 - A. Wire shall be pulled from valve location to controller location in one continuous piece.
 - B. Wire shall be grouped together, taped with electrical tape at 10' intervals. Wire then will be installed under main line or laterals in a soft snaking manor to prevent copper from being stretched and or damaged.
 - C. Coil a minimum of 5' of each wire in each valve box.
 - D. No file wire splices shall be allowed between valve boxes. All wiring connections shall bed installed in valve boxes or separate handhole.

- 3.9 CONTROLLER
 - A. Controller shall be wall mounted as detailed. Coordinate exact location of controller with Owner.
 - B. Coordinate with the Electrical Contractor to ensure proper connection of controller to power.

- 3.10 AUTOMATIC CONTROL VALVES
 - A. Per Drawings and Details.
 - B. Contractor shall install one valve assembly box.
 - C. All valve boxes shall receive a polyurethane identification tag identifying the valve station number. Valve number shall be marked on exterior of valve box lid with a minimum 1" letters.

- 3.11 VALVE BOXES
 - A. Install all other boxes plumb and flush with finish grade. Valve box archway shall not rest on piping. Provide a minimum of 1" clearance around the inlet and outlet pipe.

- 3.12 SPRINKLER HEADS
 - A. Contractor shall install sprinklers as detailed on the drawings.
 - B. Placement of heads shall be 4" from edge of paving/concrete edge.

- 3.13 TESTING OF SYSTEM
 - A. After flushing and valving main line prior to backfilling, a pressure test will be required on the main line.
 - B. Mainline shall have a one hour test at a pressure of 150 PSI. A maximum pressure loss of 5 PSI is allowed.
 - C. Contractor is responsible to set up all equipment necessary to comply with test.
 - D. Contractor shall schedule pressure test 48 hours in advance with Project Landscape Architect.
 - E. Lateral lines shall be visually tested before heads are installed at line pressure. Schedule pressure tests on lateral with Project Landscape Architect 48 hours in advance.
 - F. Before any testing starts, all air must be expelled from the pipe.
 - G. Any section of pipe not passing pressure test shall be repaired and retested.

- 3.14 PRODUCTS TO BE PROVIDED TO OWNER
 - A. The following list of materials shall be provided to the Owner at the time of project completion: (2) QCV Keys - Manufacturer to match installed Quick Couple Valve. (2) Hose swivels - Manufacturer to match installed Hose Swivels. (2) 20" sprinkler keys. Spare irrigation body, riser and nozzle for each type specified.

- 3.15 PERFORMANCE TEST
 - A. A performance test is part of the final review.
 - B. Upon completion of the system installation and after the flushing and pressure tests have been completed and the system has been adjusted, the Contractor shall operate the system in the presence of the Project Landscape Architect.
 - C. Coverage Check: Each automatic valve shall be operated to determine complete sprinkler coverage.
 - D. The Project Landscape Architect may direct that up to 5% of the total nozzles be substituted, at no additional cost to the owner.

PART 4 RECORD DRAWINGS & GUARANTEE

- 4.1 ADJUSTING SYSTEM
 - A. Before final inspection, the Contractor shall adjust and balance all sprinkler to provide adequate and uniform coverage. Spray patterns shall be balanced by adjusting individual sprinkler heads with the adjustment screws or replacing heads to produce a uniform pattern.
 - B. Sprinkler spray patterns shall not be permitted on pavement, walks or structures.

- 4.2 AS-BUILT PLANS AND SYSTEM ORIENTATION
 - A. Contractor shall maintain a set of drawings on the site specifically for recoding changes as they occur during the job.
 - B. The Contractor shall conduct a training and orientation session covering the operation, adjustment, winterization and maintenance of the irrigation system. The Contractor shall provide the owner with a parts list and service manuals for all equipment. Contractor shall be responsible for one fall winterization and one spring activation of the system and shall conduct these operations as part of the Owner's training and orientation procedure.
 - C. Contractor shall provide a zone control map encased in plastic and mounted next to the Controller. The map will show main and zone valves and the area they cover.

- 4.3 MAINTENANCE AND GUARANTEE
 - A. The Contractor shall provide a written guarantee to the Owner covering all materials, installation, workmanship, and against defects for a period of one (1) calendar year upon final acceptance by the Project Landscape Architect. Contractor shall be responsible for maintaining system and protecting it from all damage, at no cost to the owner, for the duration of the maintenance period, including damage caused by vandalism or adverse weather conditions.



BUILDING PERMIT SET

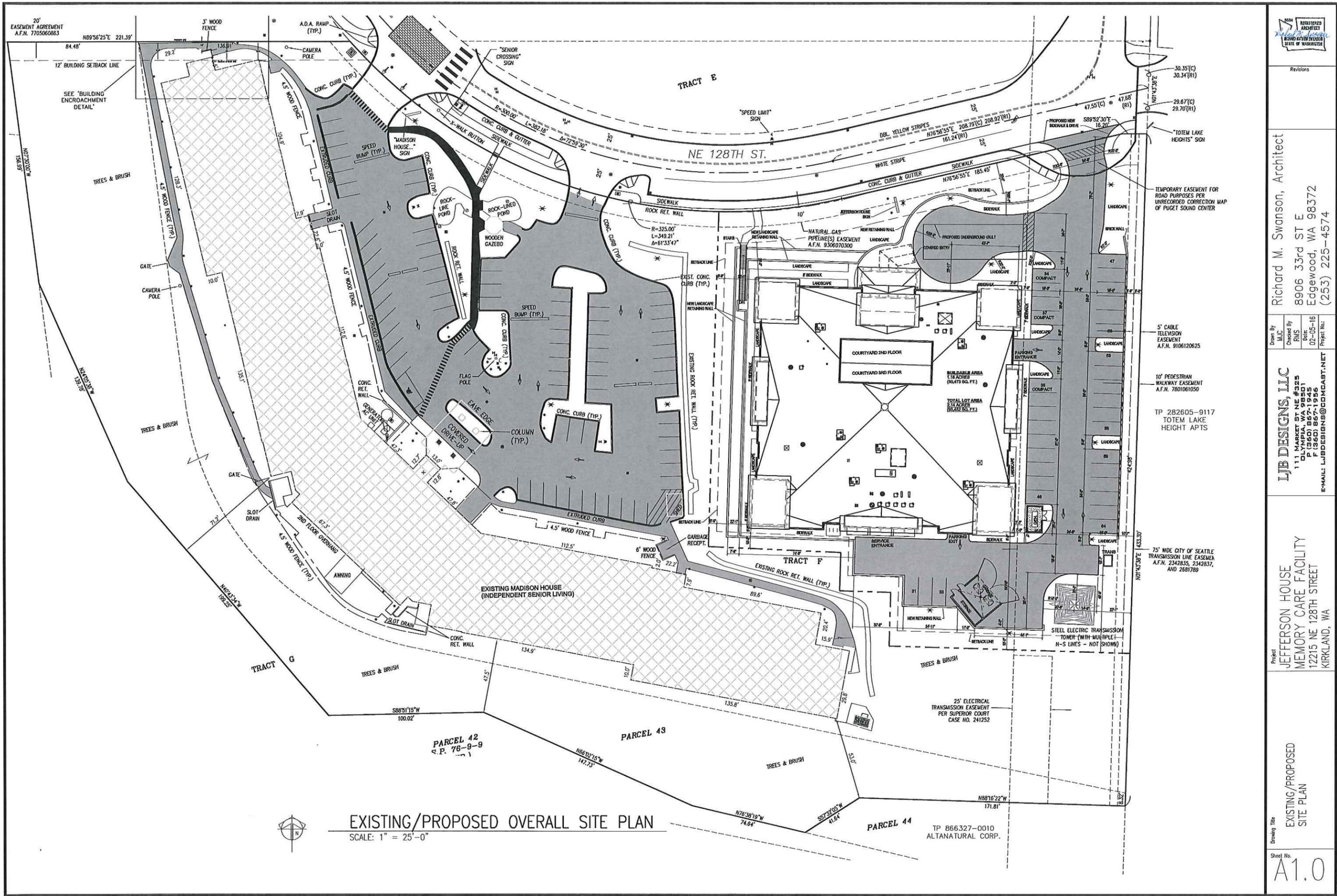
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Landscape Irrigation Notes & Specifications

L7	OF	7	SHEETS
SCALE: 1" = 20'-0"	DESIGN: ML		
DATE: December 21, 2015	DRAWN: ML		
PROJECT: Jefferson House	CHECKED: ML		
NO: LLA004015	DRAWN NUMBER		
	REVISIONS		APPD.



EXISTING/PROPOSED OVERALL SITE PLAN
 SCALE: 1" = 25'-0"



Revisions

Richard M. Swanson, Architect
 8906 33rd ST E
 Edgewood, WA 98372
 (253) 225-4574

Drawn By: MJC
 Checked By: RMS
 Date: 02-05-16
 Project No.: 225-4574

LJB DESIGNS, LLC
 1111 MARKET ST NE #205
 OLYMPIA WA 98501
 P (360) 867-1945
 F (360) 867-1956
 E-MAIL: LUBDESIGNS@COMCAST.NET

Project: JEFFERSON HOUSE
 MEMORY CARE FACILITY
 12215 NE 128TH STREET
 KIRKLAND, WA

Drawing Title: EXISTING/PROPOSED
 SITE PLAN

Sheet No. A1.0

PROPOSED ASSISTED LIVING FACILITY

OCCUPANT USE: S-2/R-2
 BUILDING TYPE: IA & VA
 BUILDING HEIGHT: 3 STORIES = (PROPOSED) 43'-3"
 FIRE SPRINKLER TYPE 13
 PROPOSED BUILDING SQUARE FOOTAGE
 FIRST FLOOR: 25,792 S.F.
 SECOND FLOOR: 23,822 S.F.
 THIRD FLOOR: 23,174 S.F.
 TOTAL: 72,788 S.F.

ZONING AND LAND REQUIREMENTS

EXISTING LAND USE: ASSISTED LIVING
 MIN. LOT SIZE: 7,200 S.F.
 PROPOSED LOT SIZE: 77,155 S.F.
 REQUIRED YARDS
 FRONT: 20'-0" - 43'-6"
 SIDE: 5'-0" - 27'-1"
 REAR: 10'-0" - 15'-6"
 MAX. LOT COVERAGE: 70%
 BUILDINGS LOT COVERAGE: 33.4% = 25,792 S.F.
 PAVING/PARKING LOT COVERAGE: 28.1% = 21,691 S.F.
 SIDEWALK LOT COVERAGE: 7.4% = 5,684 S.F.
 TOTAL LOT COVERAGE: 68.7% = 53,167 S.F.

HEIGHT OF STRUCTURE: ZONING: PR1.8 30'-0" *SEE NOTE 5 BELOW

5. WITHIN THE PRA 1.8 ZONE, THE MAXIMUM BUILDING HEIGHT OF 30'-0". A STRUCTURE MAY BE INCREASED TO 60 FEET ABOVE AVERAGE BUILDING ELEVATION IF:
 A. ALL REQUIRED YARDS ARE INCREASED BY ONE FOOT FOR EVERY TWO FEET OF HEIGHT ABOVE 35 FEET;
 B. BUILDINGS MAY NOT EXCEED THREE STORIES; AND
 C. ROOFTOP APPURTENANCES MAY NOT EXCEED THE MAXIMUM HEIGHT AND ARE SCREENED WITH SLOPED ROOF FORMS.

BUILDING HEIGHT CALCULATION:

INCREASED DISTANCE = 15'-6" TO BUILDING - 10'-0" SETBACK MIN.
 INCREASED DISTANCE = 5'-5"
 ADD. HT PAST 35'-0" = 2 FT PER INCREASED FOOT X 5'-5" INCREASED DISTANCE
 ADD. HT PAST 35'-0" = 10'-10"

TOTAL ALLOWABLE BUILDING HEIGHT = 35'-0 + 10'-10 INCREASE = 45'-10" MAX.

LANDSCAPE CATEGORY: C
 SIGN CATEGORY: B
 REQUIRED PARKING SPACES: 1 STALL PER UNIT (ASSISTED LIVING)

PARKING CALCULATION:
 TOTAL STALLS REQUIRED = 1 STALL PER UNIT X 60 UNITS
 TOTAL STALLS REQUIRED = 60 STALLS

PROPOSED PARKING: 64 TOTAL STALLS

UNIT DENSITY CALCULATION:
 MAX UNIT COUNT FORMULA:
 72,788 SQ.FT. - 16,300 SQ.FT. GARAGE = 56,488 SQ.FT.
 (56,488 S.F. / 1,800 S.F. PER DWELLING UNIT) = 31 UNITS
 2 ASSISTED LIVING UNITS = 1 DWELLING UNIT (2 x 31) = 62

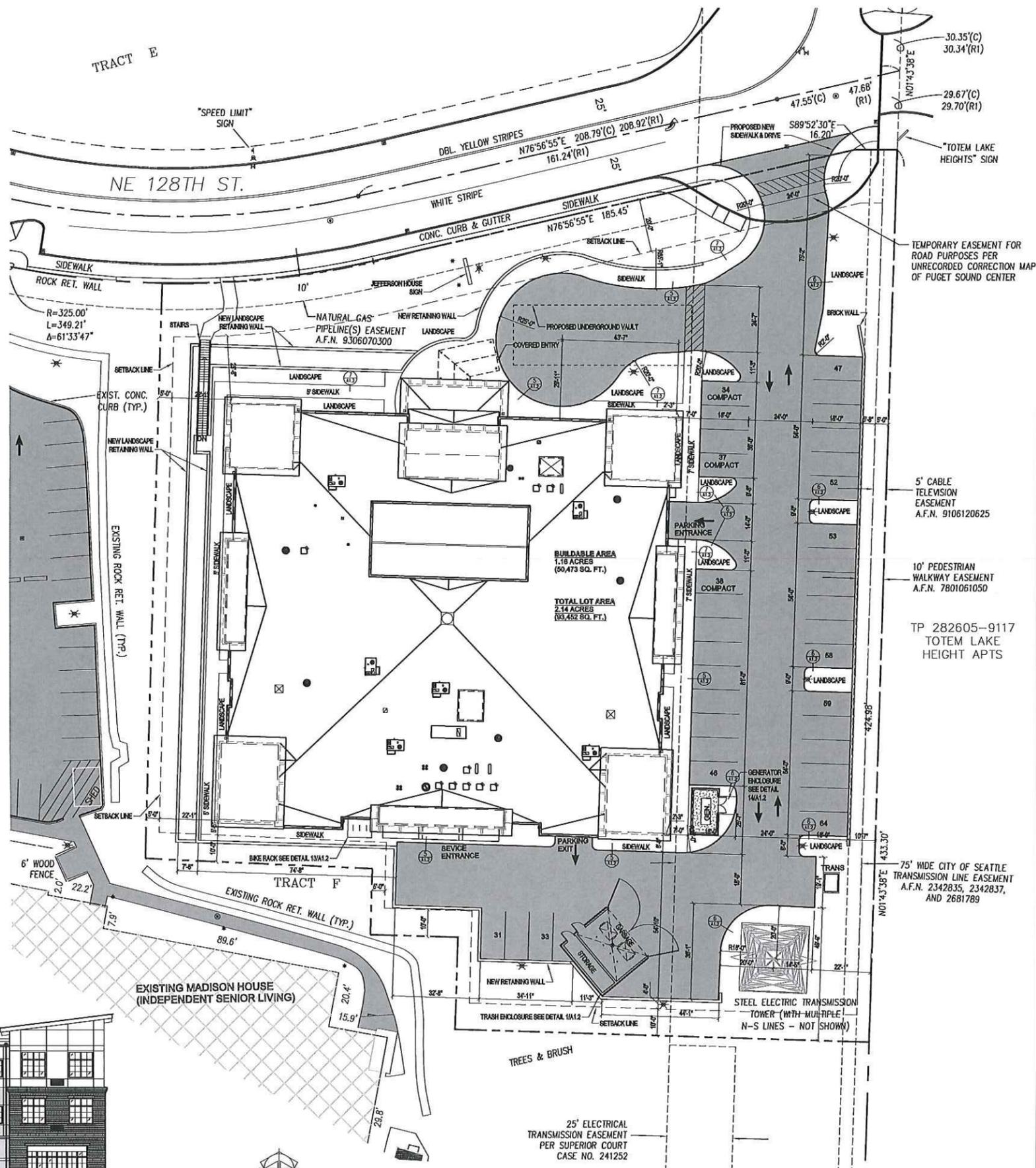
TOTAL ALLOWABLE ASSISTED LIVING UNITS = 62
 PROPOSED UNIT COUNT: 60 ASSISTED LIVING UNITS

ADA stalls

- 1 TOTAL MAX. BLDG. HGT. 45'-10" (285'-10")
- 2 PROPOSED HGT. 43'-3" (266'-3")
- 3 PLATE LINE 40'-8" (283'-8")
- 4 PLATE LINE 34'-8" (277'-8")
- 5 PLATE LINE 33'-8" (276'-8")
- 6 MAX. BUILDING HEIGHT 30'-0" (270'-0")
- 7 FIN. FL. 24'-8" (267'-8")
- 8 PLATE LINE 23'-0" (266'-0")
- 9 FIN. FL. 13'-0" (256'-0")
- 10 PLATE LINE 12'-8" (255'-8")
- 11 FIN. FL. 0'-0" (243'-0")
- 12 AVERAGE BUILDING ELEVATION (240'-8")



NORTH (LOBBY) ELEVATION



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

REGISTERED ARCHITECT
 RICHARD M. SWANSON
 STATE OF WASHINGTON

Revisions

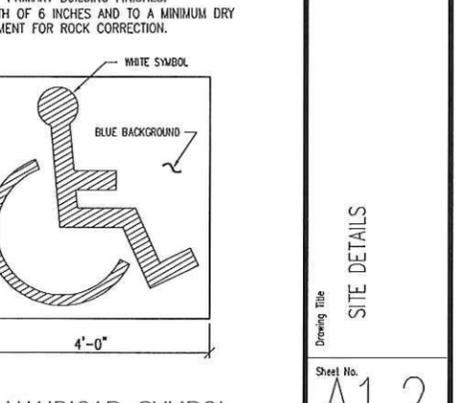
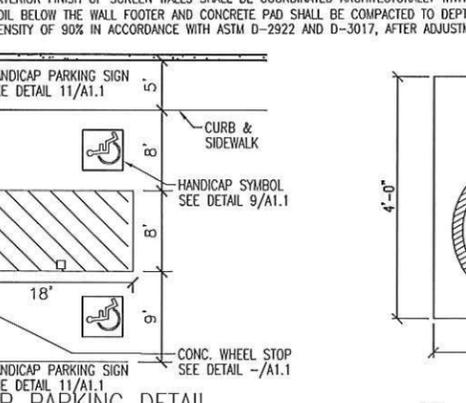
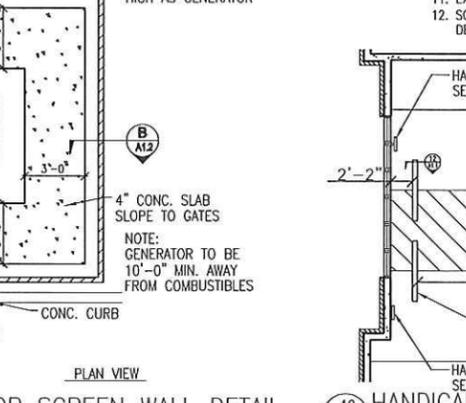
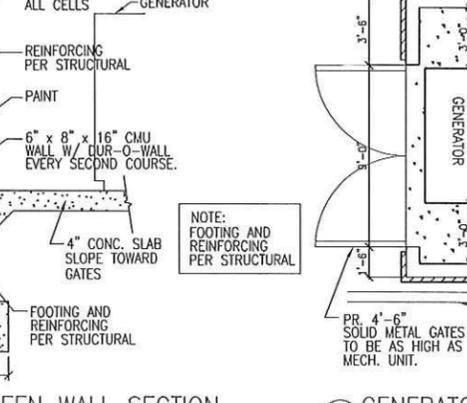
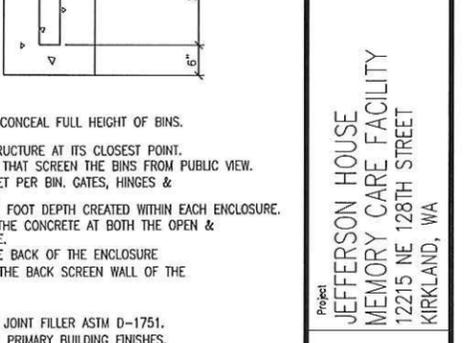
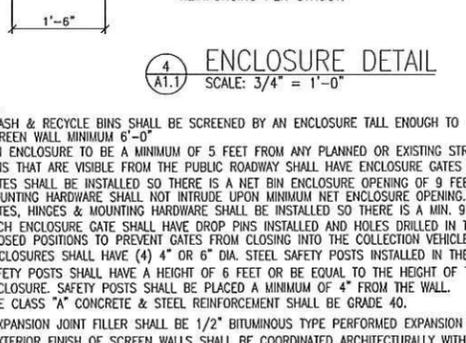
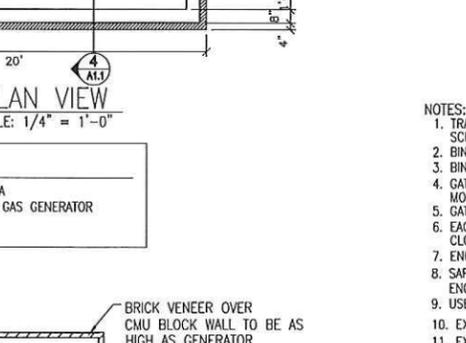
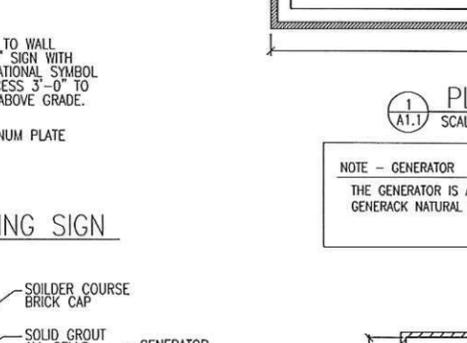
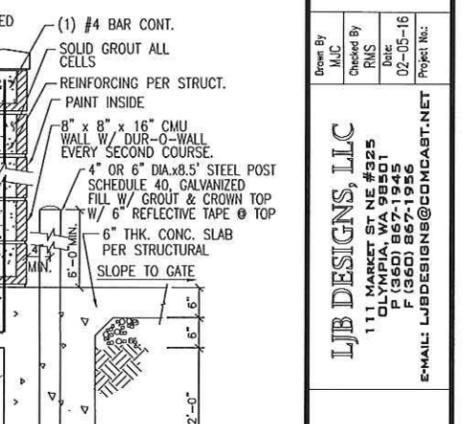
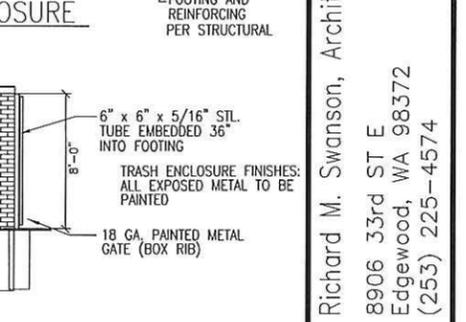
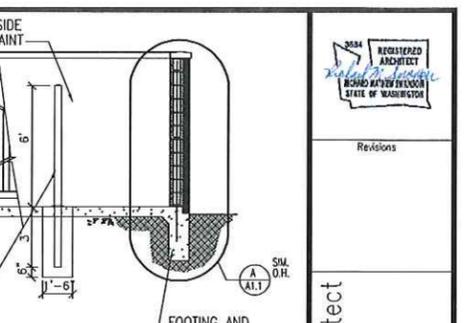
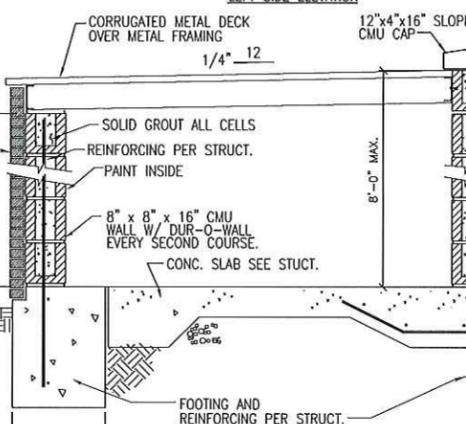
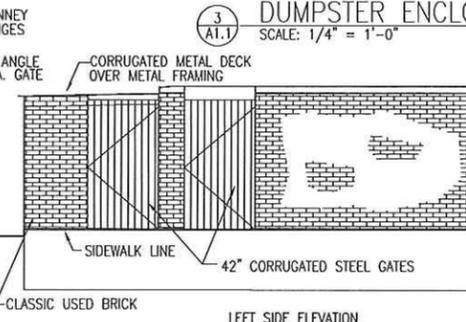
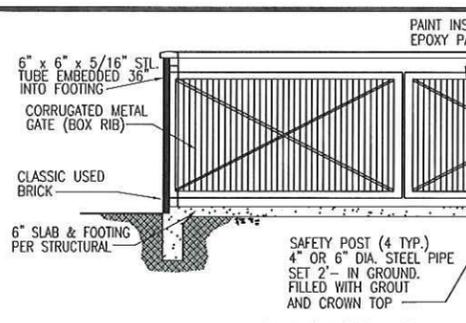
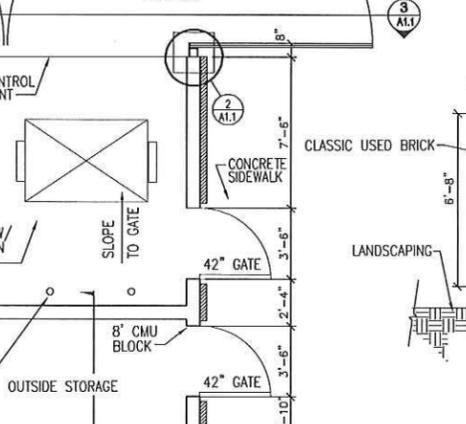
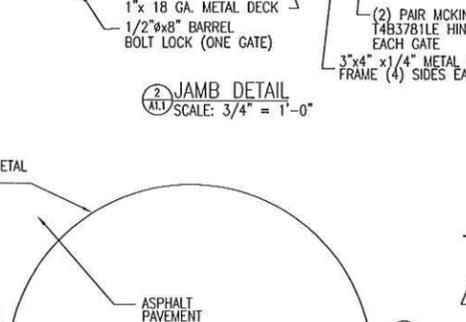
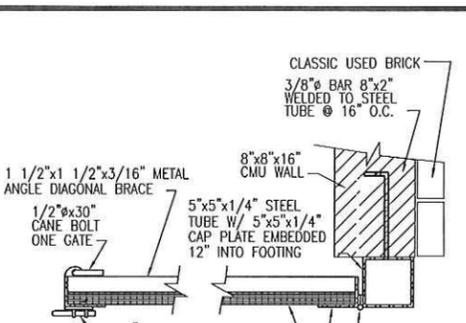
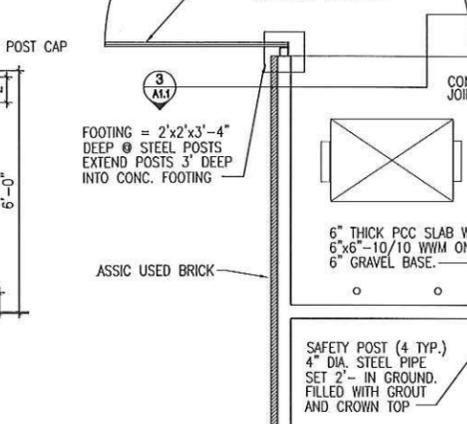
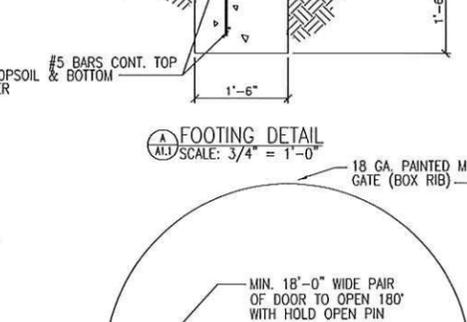
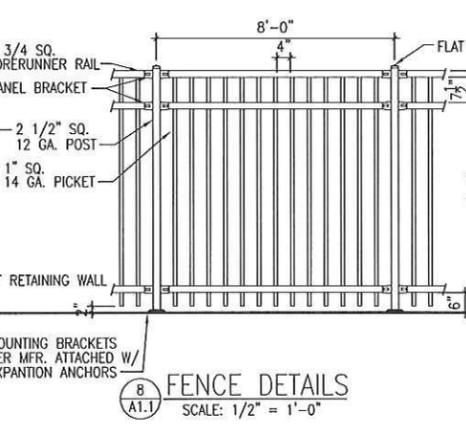
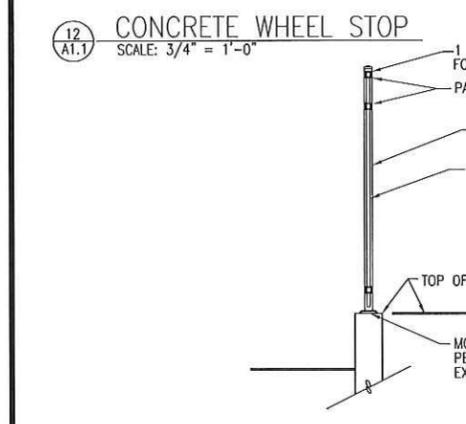
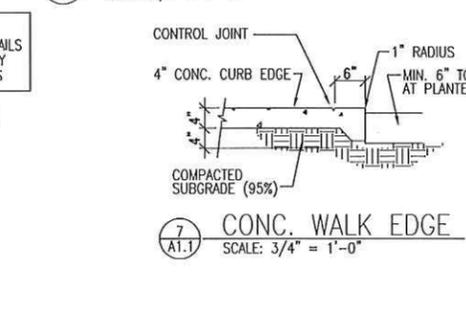
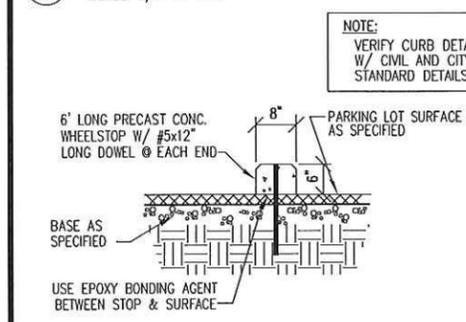
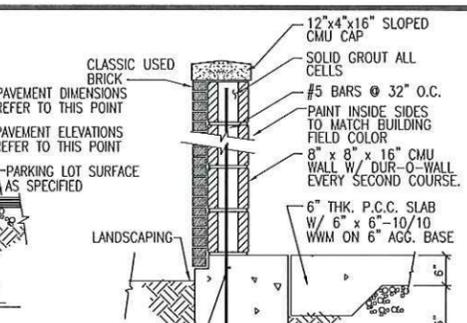
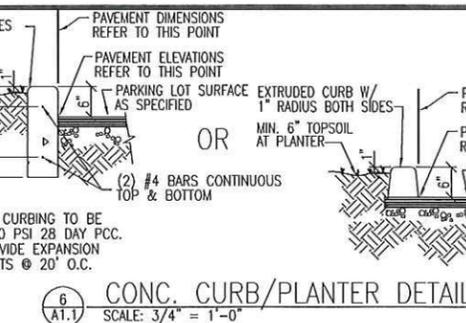
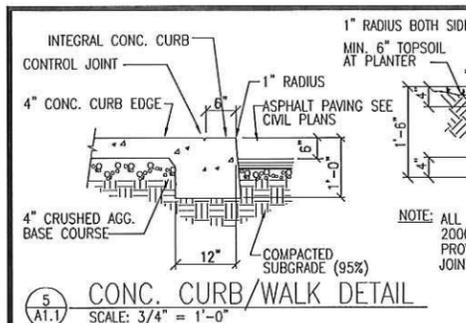
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Project: JEFFERSON HOUSE MEMORY CARE FACILITY
 12215 NE 128TH STREET
 KIRKLAND, WA

Proposed SITE PLAN
 Sheet No. **A1.1**



- NOTES:
- TRASH & RECYCLE BINS SHALL BE SCREENED BY AN ENCLOSURE TALL ENOUGH TO CONCEAL FULL HEIGHT OF BINS. SCREEN WALL MINIMUM 6'-0"
 - BIN ENCLOSURE TO BE A MINIMUM OF 5 FEET FROM ANY PLANNED OR EXISTING STRUCTURE AT ITS CLOSEST POINT.
 - BINS THAT ARE VISIBLE FROM THE PUBLIC ROADWAY SHALL HAVE ENCLOSURE GATES THAT SCREEN THE BINS FROM PUBLIC VIEW.
 - GATES SHALL BE INSTALLED SO THERE IS A NET BIN ENCLOSURE OPENING OF 9 FEET PER BIN. GATES, HINGES & MOUNTING HARDWARE SHALL NOT INTRUDE UPON MINIMUM NET ENCLOSURE OPENING.
 - GATES, HINGES & MOUNTING HARDWARE SHALL BE INSTALLED SO THERE IS A MIN. 9 FOOT DEPTH CREATED WITHIN EACH ENCLOSURE.
 - EACH ENCLOSURE GATE SHALL HAVE DROP PINS INSTALLED AND HOLES DRILLED IN THE CONCRETE AT BOTH THE OPEN & CLOSED POSITIONS TO PREVENT GATES FROM CLOSING INTO THE COLLECTION VEHICLE.
 - ENCLOSURES SHALL HAVE (4) 4" OR 6" DIA. STEEL SAFETY POSTS INSTALLED IN THE BACK OF THE ENCLOSURE.
 - SAFETY POSTS SHALL HAVE A HEIGHT OF 6 FEET OR BE EQUAL TO THE HEIGHT OF THE BACK SCREEN WALL OF THE ENCLOSURE. SAFETY POSTS SHALL BE PLACED A MINIMUM OF 4" FROM THE WALL.
 - USE CLASS "A" CONCRETE & STEEL REINFORCEMENT SHALL BE GRADE 40.
 - EXPANSION JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PERFORMED EXPANSION JOINT FILLER ASTM D-1751.
 - EXTERIOR FINISH OF SCREEN WALLS SHALL BE COORDINATED ARCHITECTURALLY WITH PRIMARY BUILDING FINISHES.
 - SOIL BELOW THE WALL FOOTER AND CONCRETE PAD SHALL BE COMPACTED TO DEPTH OF 6 INCHES AND TO A MINIMUM DRY DENSITY OF 90% IN ACCORDANCE WITH ASTM D-2922 AND D-3017, AFTER ADJUSTMENT FOR ROCK CORRECTION.

NOTE - GENERATOR
THE GENERATOR IS A
GENERACK NATURAL GAS GENERATOR

NOTE: VERIFY GENERATOR
SIZE AND CLEARANCES
WITH MANUFACTURER.
ADJUST WALL AS NEEDED
FOR CLEARANCES.

NOTE: FOOTING AND
REINFORCING PER STRUCTURAL

NOTE: GENERATOR TO BE
10'-0" MIN. AWAY
FROM COMBUSTIBLES

NOTE:
VERIFY CURB DETAILS
W/ CIVIL AND CITY
STANDARD DETAILS



Revisions

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Project:
JEFFERSON HOUSE
MEMORY CARE FACILITY
12215 NE 128TH STREET
KIRKLAND, WA

Drawing Title
SITE DETAILS
Sheet No.
A1.2

CODE REQUIREMENTS

- A. OCCUPANCY**
- Use Group - R-2 over S-2
State of Washington IBC 2012 w/ WA Amendments
 - Occupancy Separation - 1 Hr. w/ Sprinklers
 - Hazardous Areas
 - Parking Garage - 1 hour or sprinklered
 - Waste & Soiled Linen Collection Rooms - 1 hour or sprinklered
 - Boiler & Furnace Room - 1 hour or sprinklered
 - Laundry Rooms more than 100 s.f. - 1 hour or sprinklered
 - Maintenance Shop - 2 hours or 1 hour and sprinklered
 - Occupancy Calculation
 - Sleeping areas - 120 s.f. / occupant
 - Board & Care - 200 s.f. / occupant
- B. CONSTRUCTION REQUIREMENTS**
- Construction Type - Type II A & Type 5A combustible, fire sprinkler protected (IBC 2012)
 - Fire Resistive Ratings
 - Exterior Bearing Walls - 1 hour
 - Exterior non-bearing walls - 0 (Fire Sep. Dist. greater than 30')
 - Interior bearing walls - 1 hour
 - Roof Framing / construction - 1 hour
 - Fire walls / party walls - 2 hour
 - Occupancy Separation - 1 hour
 - Smoke barrier - 1 hour
 - Exit access corridor - 1/2 hour (1 hr. provided)
 - Sleeping Rooms separated from Corridor, living areas & Kitchens - 1/2 hour (1 hr. provided)

- C. HEIGHT AND AREA LIMITATIONS**
- Maximum allowed building height 3 story
 - Maximum allowed area (A), 12,000 s.f. (Table 503)
 - Area Modifications:
 - Total Allowable Area: (Aa) 41,292 S.F. PER FLOOR
 - 1st Floor 25,792 s.f. < 41,292 s.f. per floor
 - 2nd Floor 23,822 s.f. < 41,292 s.f. per floor
 - 3rd Floor 23,174 s.f. < 41,292 s.f. per floor
 - Total Actual Building Area = 72,788 s.f.

- D. INTERIOR FINISH REQUIREMENTS**
- | | IBC 2012 | NFPA |
|---------------------|---------------|---------------|
| 1. Lobby / Corridor | Class B | Class A or B |
| 2. Rooms | Class C | Class A or B |
| 3. Floor Finish | Class I or II | Class I or II |

- E. EXIT REQUIREMENTS**
- Minimum number of exits - not less than two exits
 - Remoteness - 1/3 length of max. overall diagonal between exits or exit access doors in sprinklered building.
 - Maximum exit access travel - 200 ft. with sprinklers.
 - Travel within room to corridor door - 125 ft., From corridor door to nearest exit - 200 ft.
 - Dead-End corridor - 50 ft. w/ sprinklers per 1018.4 exception 2
 - Egress width per occupant with sprinklers
 - Stairway - 0.3
 - Doors, Ramps and Corridors - 0.2
 - Doors in means of egress
 - Doors in means of egress shall not be locked against egress.
 - Within interior rooms or suites - swing or sliding type doors permitted.
 - Delayed egress permitted (not more than one in egress path of exit).
 - Bathroom doors must be equipped w/ emergency lock release from outside.

- F. FIRE PROTECTION**
- Sprinklered system required throughout per NFPA 13 with quick response sprinkler.
 - Per section 705.8 the allowable protected opening areas are not required.
 - Per section 705.11 Parapet Wall - exception 4 - Parapet walls are not required.
 - Per section 718.3 & 718.4 Draftstops exception 2 - draftstops are not required in buildings equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1

SECTION 708 FIRE PARTITIONS

- 708.3 Fire-resistance rating. Fire partitions shall have a fire-resistance rating of not less than 1 hour.
- Exceptions:
- Corridor walls permitted to have a 1/2 hour fire-resistance rating by Table 1018.1.
 - Dwelling unit and sleeping unit separations in buildings of Type IIB, IIB and VB construction shall have fire-resistance rating of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

708.4 Continuity. Fire partitions shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistance-rated floor/ceiling or roof/ceiling assembly above, and shall be securely attached thereto. In combustible construction where the fire partitions are not required to be the ceiling and the sheathing, deck or slab above shall be fire-blocked or draftstopped in accordance with Sections 718.2 and 718.3 of the partition line. The supporting construction shall be protected to afford the required fire-resistance rating of the wall supported, except for wall separating tenant spaces in covered and open mall buildings, walls separating dwelling units, wall separation sleeping units and corridor walls, in buildings of Type IIB, IIB and VB construction.

- Exception:
- Where the room-side fire-resistance-rated membrane of the corridor is carried throughout to the underside of the floor or roof sheathing, deck or slab of a fire-resistance-rated floor or roof above, the ceiling of the corridor shall be permitted to be protected by the use of ceiling materials as required for a 1-hour fire-resistance-rated floor or roof system.
 - Where the corridor ceiling is constructed as required for the corridor walls, the walls shall be permitted to terminate at the upper membrane of such ceiling assembly.
 - Fireblocking or draftstopping is not required at the partition line in buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1 or 903.3.1.2, provided the automatic sprinklers are installed in combustible floor/ceiling and roof/ceiling spaces.

SECTION 709 FIRE PARTITION

709.3 Fire-resistance rating. A 1-hour fire-resistance rating is required for smoke barriers.

Exception:

Smoke barriers constructed of minimum 0.10-inch-thick (2.5mm) steel in Group I-3 buildings.

- 709.4 Continuity. Smoke barriers shall form an effective membrane continuous from outside wall to outside wall and from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, deck or slab above, including continuously through concealed spaces, such as those found above suspended ceilings, and interstitial structural and mechanical spaces. The supporting construction shall be protected to afford the required fire-resistance rating of the wall or floor supported in buildings of other than Type IIB, IIB and VB construction.
- Exception:
- Smoke-barrier walls are not required in interstitial spaces where such spaces are designed and constructed with ceilings that provide resistance to the passage of fire and smoke equivalent to that provided by the smoke-barrier walls.
 - Smoke barriers used for elevator lobbies in accordance with Section 405.4.3, 3007.7.2 or 3008.7.2 are not required to extend from outside wall to outside wall.
 - Smoke barriers used for areas of refuge in accordance with Section 1007.6.2 are not required to extend from outside wall to outside wall.

IBC 1008.1.9.3 - Locks and Latches

Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

- Places of detention or restraint.
- In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:
 - The locking device is readily distinguishable as locked.
 - A readily visible and durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1 inch (25mm) high on a contrasting background; and
 - The use of the key-operated locking device is revocable by the building official for due cause.
- Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface mounted hardware.
- Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt, or security chain, provided such devices are operable from the inside without the use of a key or a tool.
- Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures.
 - Approved, listed locks without delayed egress shall be permitted in Group R-2 boarding homes licensed by Washington state, provided that:
 - The clinical needs of one or more patients require specialized security measures for their safety.
 - The doors unlock upon actuation of the automatic sprinkler system or automatic fire detection system.
 - The doors unlock upon loss of electrical power controlling the lock or lock mechanism.
 - The lock shall be capable of being deactivated by a signal from a switch located in an approved location.
 - There is a system, such as a keypad and code, in place that allows visitor, staff persons and appropriate residents to exit. Instructions for exiting shall be posted within six feet of the door.

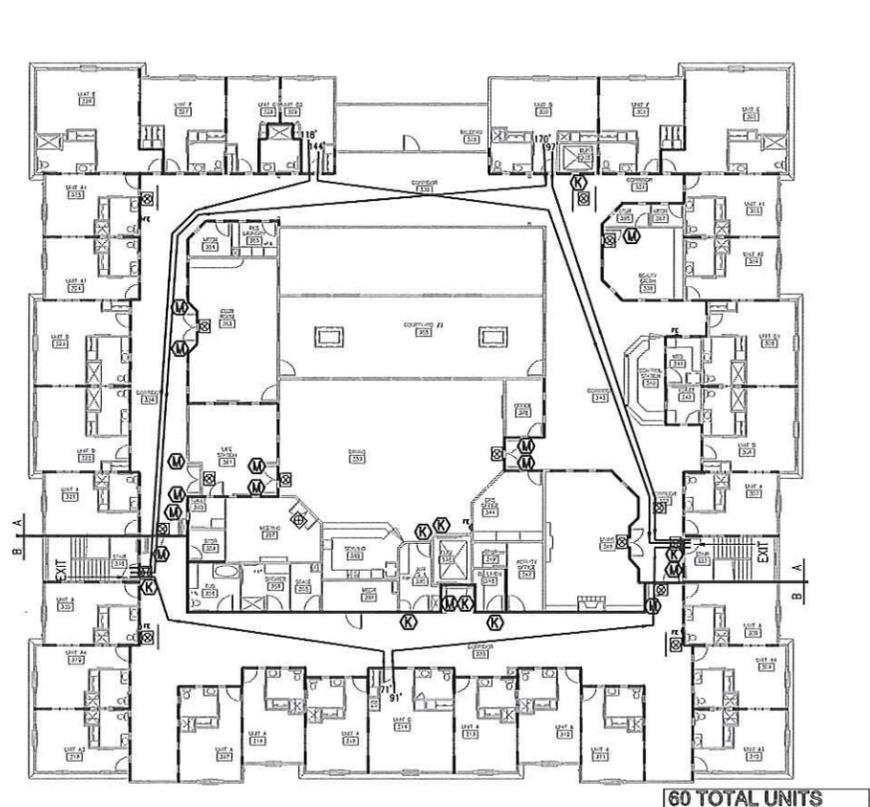
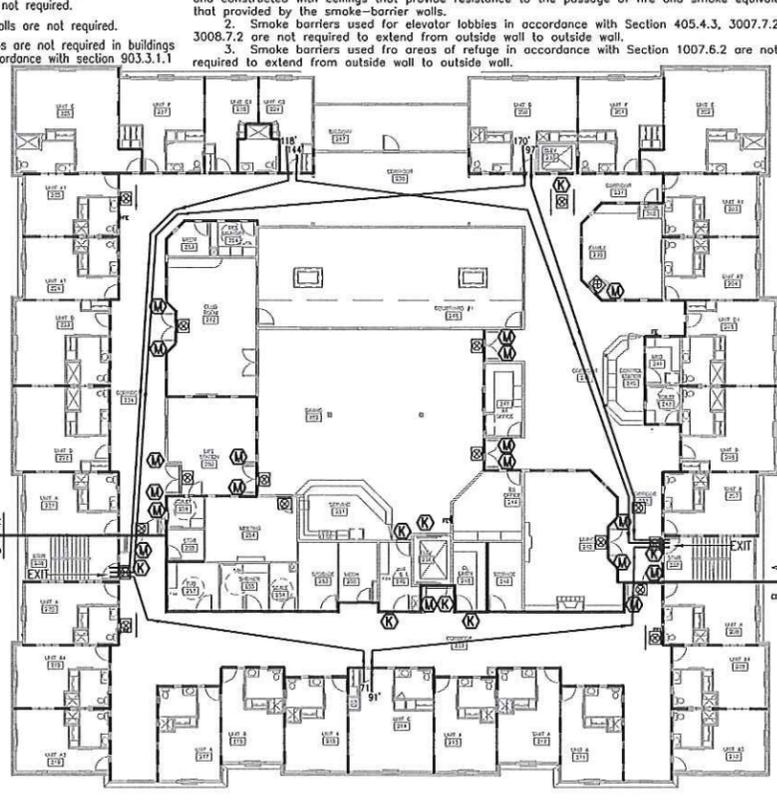
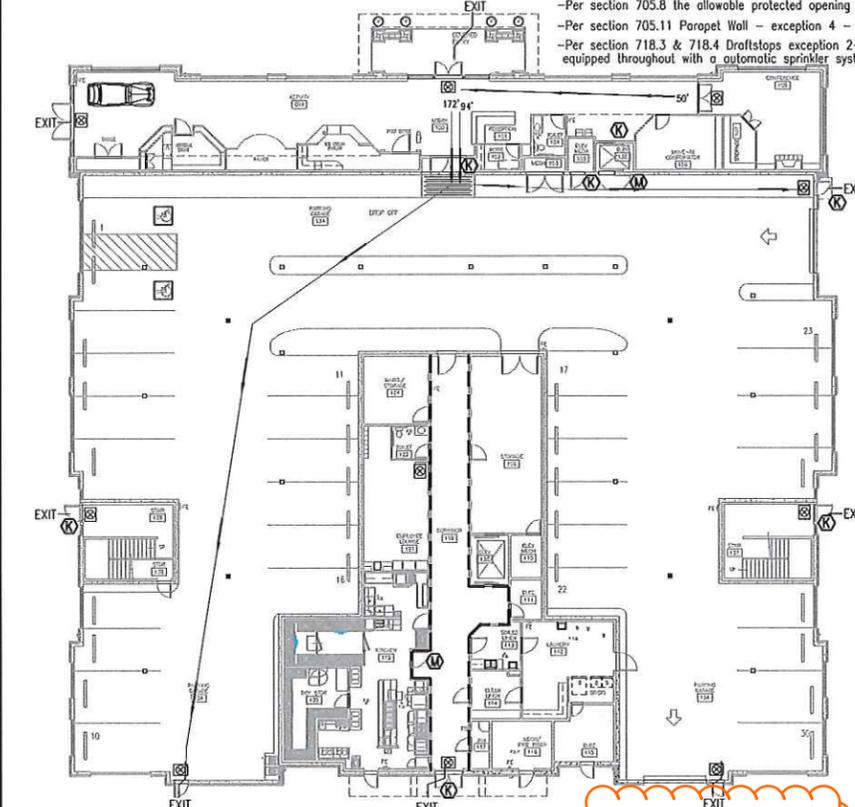
SMOKE/FIRE WALL LEGEND

	SMOKE BARRIER PER SECTION 407.5 & 709
	1-HOUR WALL - SEE WALL TYPE 6/A2.1
	PER SECTION 1018.1 CORRIDOR WALLS ARE REQUIRED TO BE FIRE PARTITION PER SECTION 708 BUT ONLY 30 MIN. RATED PER TABLE 1018.1
	FIRE PARTITION PER SECTION 708 WALL SEPARATING DWELLING UNITS
	1 HR. FIRE RESISTANCE RATING AT EXTERIOR WALLS

PATH OF EGRESS LEGEND

Smoke Barriers - Per 2012 IBC section 407.5
Smoke barriers shall be provided to subdivide every story used by patients for sleeping or treatment into at least two smoke compartments with an area not more than 22,500 S.F. and a travel distance from any point in a smoke compartment to a smoke barrier door shall not exceed 200 feet.
PROPOSED TOTAL BUILDING SQUARE FOOTAGE = 72,788 S.F.
2ND FLOOR SMOKE COMPARTMENT A = 17,445 S.F. & SMOKE COMPARTMENT B = 6,377 S.F.
3RD FLOOR SMOKE COMPARTMENT A = 16,397 S.F. & SMOKE COMPARTMENT B = 6,377 S.F.

	DIRECTION AND DISTANCE OF EGRESS TRAVEL
	EXIT SIGNS
	KEYPAD CONTROLLED ACCESS DOORS MAGNETIC LOCKS TIED TO THE FIRE ALARM SYSTEM PER IBC 1008.1.9.3 (6)
	MAGNETIC HOLD OPEN - DESIGNED TO RELEASE UPON FIRE SPRINKLER OR FIRE ALARM ACTIVATION



ROOM NUMBER / NAMES

099	ACTIVITY
100	LOBBY
101	RECEPTION
102	WORK STATION
103	MECHANICAL
104	TOILET
105	ELEVATOR MECHANICAL
106	MOVE-IN COORDINATION
107	STORAGE
108	CONFERENCE
109	STORAGE
110	ELEVATOR MECHANICAL
111	ELECTRICAL
112	LAUNDRY
113	SOILED LINENS
114	CLEAN LINENS
115	ELECTRICAL
116	MECHANICAL
117	JANITOR
118	CORRIDOR
119	KITCHEN
120	DRY STORAGE
121	EMPLOYEE LOUNGE
122	TOILET
123	NOT USED
124	MAINTENANCE/STORAGE
134	PARKING GARAGE
135	ELEVATOR
136	ELEVATOR
137	STAIR
138	STAIR
139	STORAGE

PER 2012 IBC TABLE 1004.1.2

MAIN FLOOR:	AREA DESCRIPTION	SIZE S.F.	FACOR	OCCUPANTS
	LOBBY	721	7	103
	ACTIVITY	1,736	15	116
	CONFERENCE	538	15	36
	OFFICE	405	100	4
	EMPLOYEE LOUNGE	494	15	33
	LAUNDRY, SOILED LIN. & CLEAN LIN.	684	200	3
	KITCHEN	992	200	5
	JAN, STOR, MECH, ELEC & CORR	2,839	300	9
	PARKING GARAGE	16,330	200	82
	ELEV. STAIRWAYS & TOILETS	1,053	200	5
	TOTAL	25,792		396

PER SECTION 1021.2 - (2) EXITS REQUIRED.
EGRESS WIDTH PER OCCUPANT - IBC SECTION 1005.1
CORRIDORS AND DOORS: .2 INCHES PER OCCUPANT

MAIN FLOOR:
MINIMUM TOTAL EGRESS WIDTH:
396 x 0.2 = 79.2 INCHES
ACTUAL DOOR OPENING EGRESS WIDTH:
(3) 72" + (3) 36" + (2) 42" = 408" OF OPENING

PROVIDE OCCUPANCY SIGNS IN THE FOLLOWING ROOMS

099	ACTIVITY	= 116
108	CONFERENCE	= 36
239	FAMILY ROOM	= 24
245	LIVING	= 42
252	DINING	= 143
256	MEETING	= 21
260	LIFE STATION	= 6
262	CLUB ROOM	= 41
339	BEAUTY	= 19
345	LIVING	= 42
353	DINING	= 116
357	MEETING	= 20
361	LIFE STATION	= 6
363	CLUB ROOM	= 41

ROOM NUMBER / NAMES

200	SEMI-PRIVATE B
201	SEMI-PRIVATE F
202	SEMI-PRIVATE E
203	PRIVATE A1
204	PRIVATE A2
205	SEMI-PRIVATE D1
206	SEMI-PRIVATE D
207	PRIVATE A
208	PRIVATE A
209	PRIVATE A4
210	PRIVATE A3
211	PRIVATE A
212	PRIVATE A
213	PRIVATE A
214	SEMI-PRIVATE C
215	PRIVATE A
216	PRIVATE A
217	PRIVATE A
218	PRIVATE A3
219	PRIVATE A4
220	PRIVATE A
221	PRIVATE A
222	SEMI-PRIVATE D
223	SEMI-PRIVATE D
224	PRIVATE A1
225	PRIVATE A1
226	SEMI-PRIVATE E
227	SEMI-PRIVATE F
228	SEMI-PRIVATE G1
229	SEMI-PRIVATE G2
230	CORRIDOR
231	CORRIDOR
232	CORRIDOR
233	CORRIDOR
234	CORRIDOR

PER 2012 IBC TABLE 1004.1.2

SECOND FLOOR:	AREA DESCRIPTION	SIZE S.F.	FACOR	OCCUPANTS
	MEETING	309	15	21
	LIVING ROOM	631	15	42
	DINING / SERVING	2,149	15	143
	SOILED LIN, CLEAN LIN.	258	200	1
	OFFICE	383	100	4
	LIFE STATION	307	50	6
	CLUB ROOM	612	15	41
	FAMILY ROOM	553	15	24
	RESIDENT AREAS	16,647	200	83
	MEDICAL	87	100	1
	JAN, STOR, MECH & ELEC	541	300	2
	TOTAL	23,822		368
	COURTYARD / BALCONY	1,644		

THE COURTYARD & BALCONY ARE FOR RESIDENT USE ONLY AND ARE NOT FOR PUBLIC USE.
OCCUPANT LOAD TO BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH ANTICIPATED USE PER IBC 1004.5

PER SECTION 1021.2 - (2) EXITS REQUIRED.
EGRESS WIDTH PER OCCUPANT - IBC SECTION 1005.1
CORRIDORS AND DOORS: .2 INCHES PER OCCUPANT

MAIN FLOOR:
MINIMUM TOTAL EGRESS WIDTH:
369 x 0.2 = 73.8 INCHES
ACTUAL DOOR OPENING EGRESS WIDTH:
(2) 42" DOORS = 84" OF OPENING

ROOM NUMBER / NAMES

300	SEMI-PRIVATE B
301	SEMI-PRIVATE F
302	SEMI-PRIVATE E
303	PRIVATE A1
304	PRIVATE A2
305	SEMI-PRIVATE D1
306	SEMI-PRIVATE D
307	PRIVATE A
308	PRIVATE A
309	PRIVATE A4
310	PRIVATE A3
311	PRIVATE A
312	PRIVATE A
313	PRIVATE A
314	SEMI-PRIVATE C
315	PRIVATE A
316	PRIVATE A
317	PRIVATE A
318	PRIVATE A3
319	PRIVATE A4
320	PRIVATE A
321	PRIVATE A
322	SEMI-PRIVATE D
323	SEMI-PRIVATE D
324	PRIVATE A1
325	PRIVATE A1
326	SEMI-PRIVATE E
327	SEMI-PRIVATE F
328	SEMI-PRIVATE G1
329	SEMI-PRIVATE G2
330	CORRIDOR
331	CORRIDOR
332	CORRIDOR
333	CORRIDOR
334	CORRIDOR

PER 2012 IBC TABLE 1004.1.2

THIRD FLOOR:	AREA DESCRIPTION	SIZE S.F.	FACOR	OCCUPANTS
	MEETING	301	15	20
	LIVING ROOM	631	15	42
	DINING / SERVING	1,745	15	116
	SOILED LIN, CLEAN LIN.	202	200	1
	OFFICE	357	100	4
	LIFE STATION	307	50	6
	CLUB ROOM	612	15	41
	BEAUTY SALON	347	15	19
	RESIDENT AREAS	18,239	200	91
	MEDICAL	87	100	1
	JAN, STOR, MECH & ELEC	395	300	1
	TOTAL	23,174		342
	COURTYARD / BALCONY	1,434		

THE COURTYARD & BALCONY ARE FOR RESIDENT USE ONLY AND ARE NOT FOR PUBLIC USE.
OCCUPANT LOAD TO BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH ANTICIPATED USE PER IBC 1004.5

PER SECTION 1021.2 - (2) EXITS REQUIRED.
EGRESS WIDTH PER OCCUPANT - IBC SECTION 1005.1
CORRIDORS AND DOORS: .2 INCHES PER OCCUPANT

MAIN FLOOR:
MINIMUM TOTAL EGRESS WIDTH:
341 x 0.2 = 68.2 INCHES
ACTUAL DOOR OPENING EGRESS WIDTH:
(2) 42" DOORS = 84" OF OPENING

60 TOTAL UNITS

20	- A UNITS
6	- A-1 UNITS
2	- A-2 UNITS
4	- A-4 UNITS
2	- B UNITS
2	- C UNITS
2	- D UNITS
4	- D-1 UNITS
4	- E UNITS
2	- G-1 UNITS
2	- G-2 UNITS

60 ACCESSIBLE UNITS

UNITS W/ SHOWERS

20	- A UNITS
6	- A-1 UNITS
2	- A-2 UNITS
4	- A-4 UNITS
2	- B UNITS
2	- D UNITS
4	- D-1 UNITS
4	- E UNITS
2	- G-1 UNITS
2	- G-2 UNITS

54 ACCESSIBLE UNITS W/O SHOWERS

PER SECTION 1021.2 - (2) EXITS REQUIRED.
EGRESS WIDTH PER OCCUPANT - IBC SECTION 1005.1
CORRIDORS AND DOORS: .2 INCHES PER OCCUPANT

MAIN FLOOR:
MINIMUM TOTAL EGRESS WIDTH:
341 x 0.2 = 68.2 INCHES
ACTUAL DOOR OPENING EGRESS WIDTH:
(2) 42" DOORS = 84" OF OPENING

1 1ST FLOOR CODE COMPLIANCE
N.T.S.

2 2ND FLOOR CODE COMPLIANCE
N.T.S.

3 3RD FLOOR CODE COMPLIANCE
N.T.S.

REVISIONS

Revisions

Richard M. Swanson, Architect
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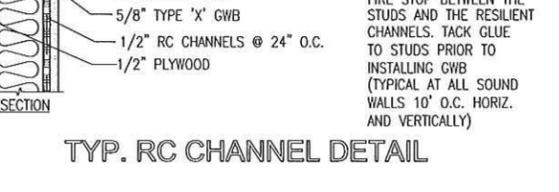
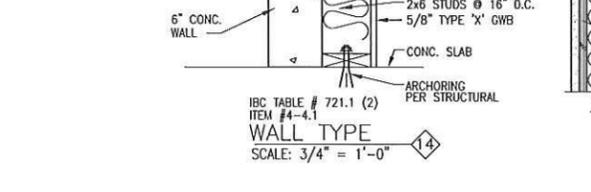
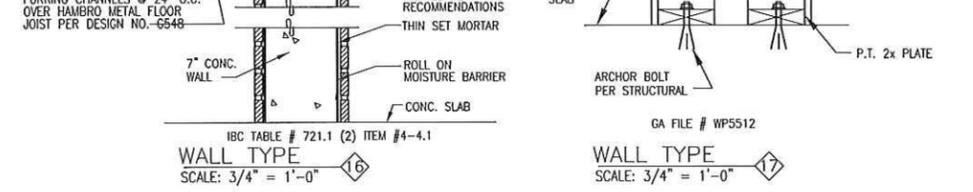
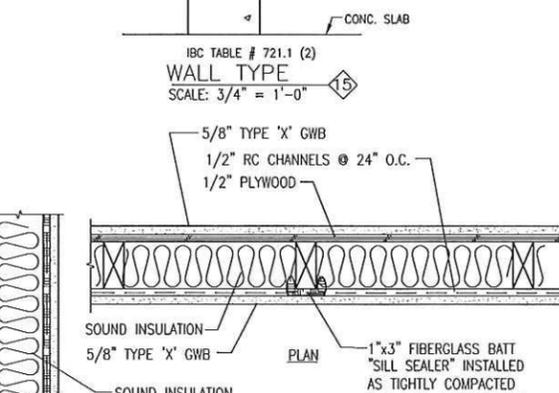
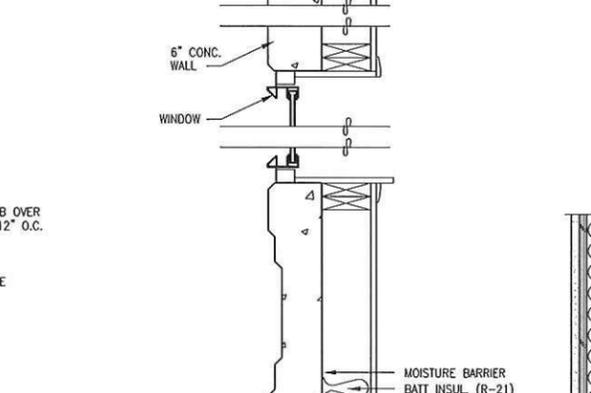
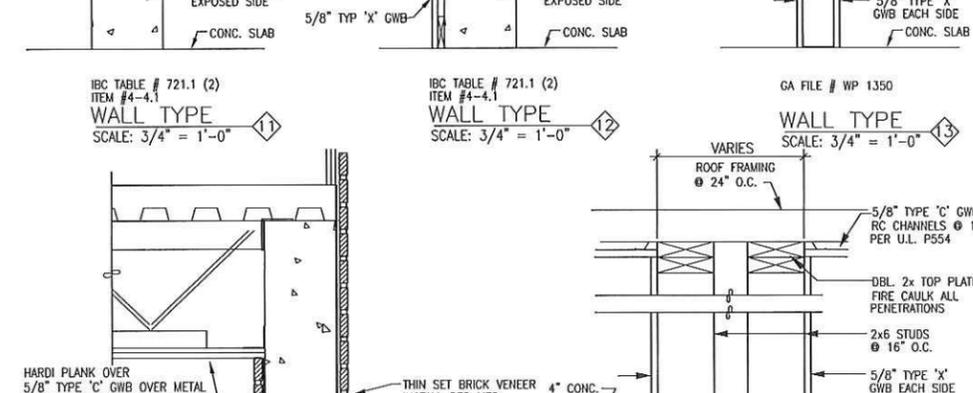
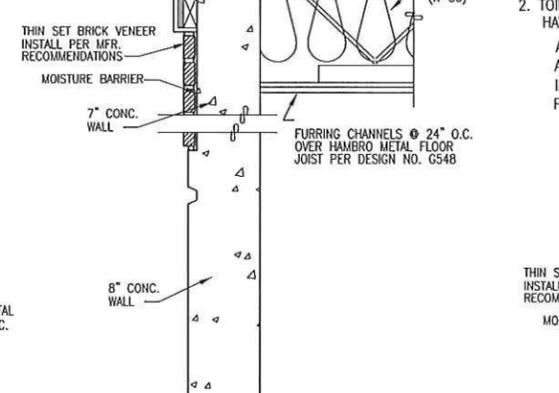
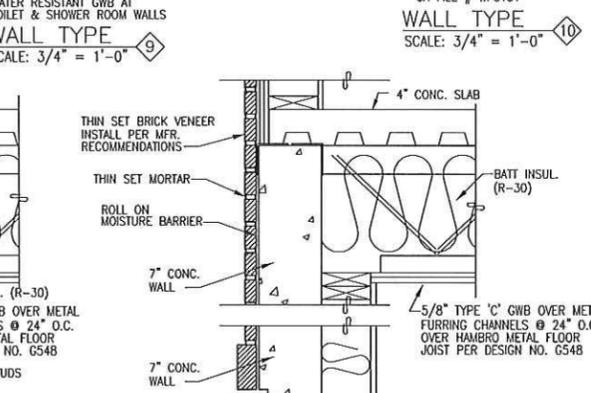
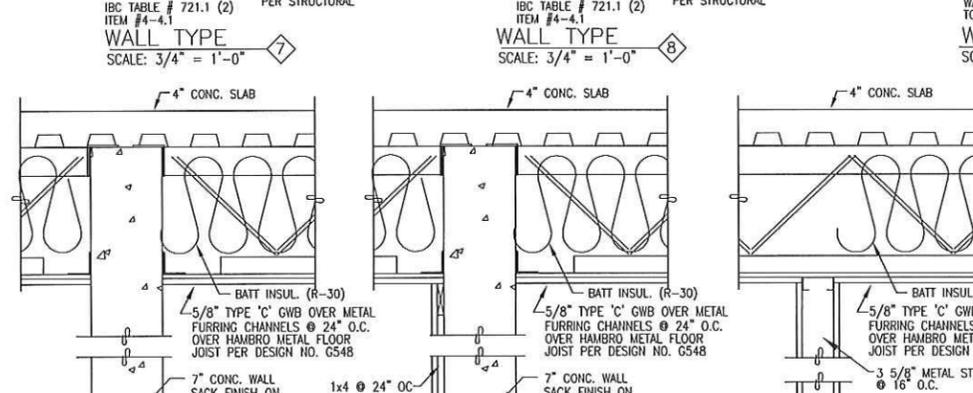
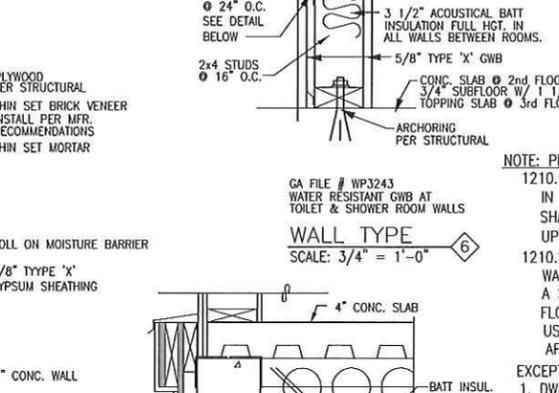
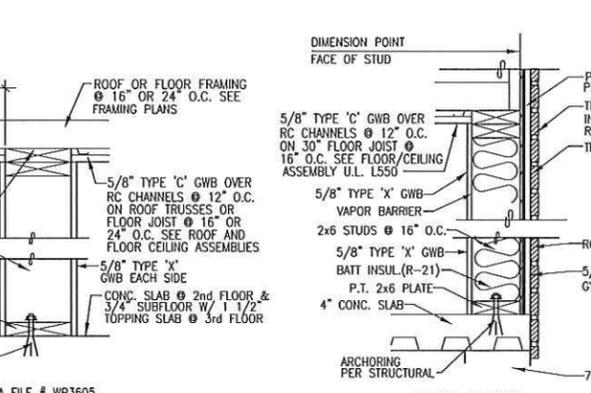
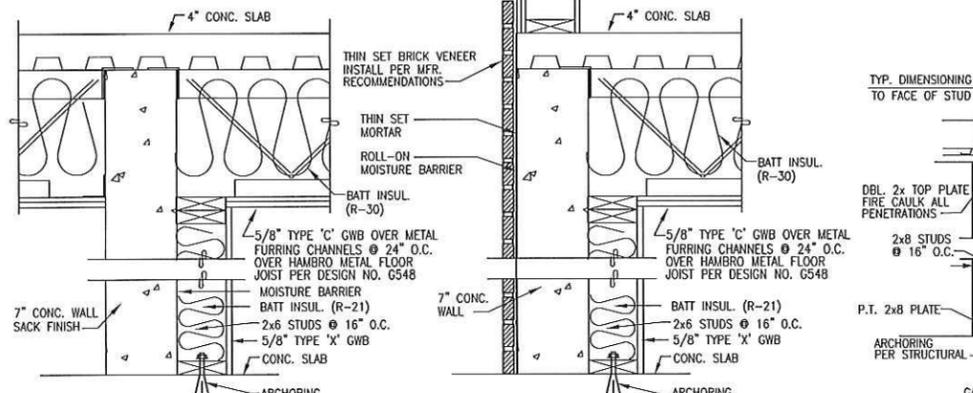
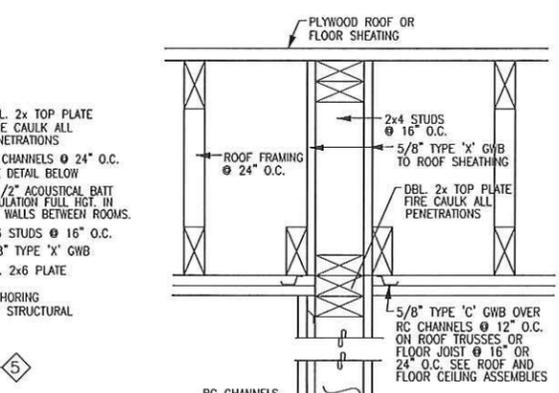
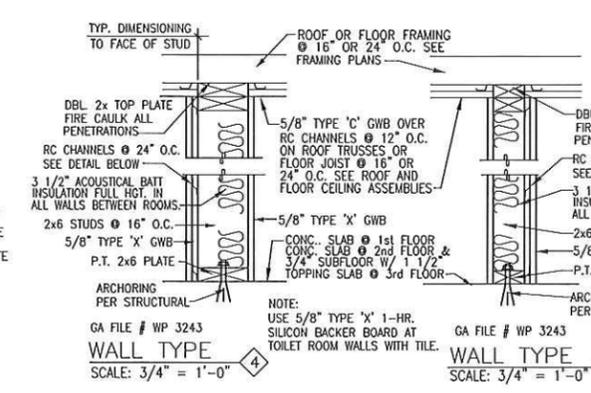
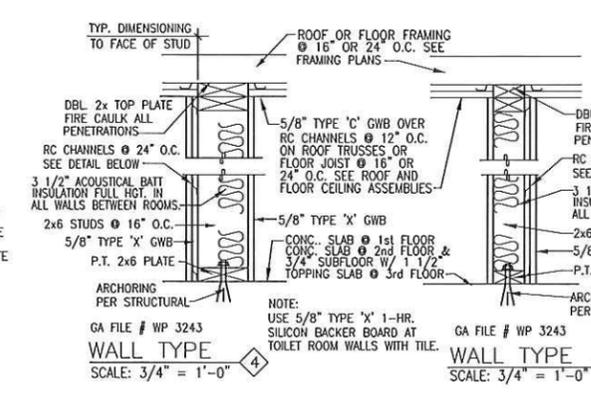
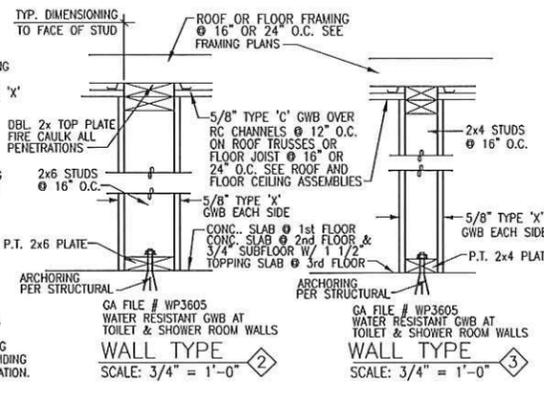
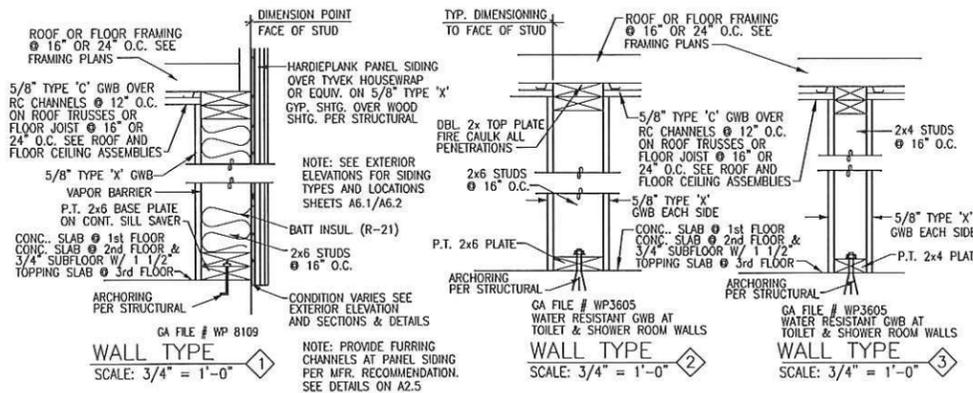
Drawn By: MJC
Created By: RMS
Date: 02-05-16
Project No:

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KIRKLAND, WA

Drawing Title: **CODE COMPLIANCE SHEET**

Sheet No: **A2.0**



WALL TYPE NOTES:

ALL SOUND WALL TO HAVE RC CHANNELS AT 24" O.C. ONE SIDE OF WALL. AT SHEAR WALLS INSTALL ON OPPOSITE SIDE AS THE PLYWOOD.

ALL SOUND WALL PLATES SHALL BE MOUNTED ON A CONTINUOUS ACOUSTICAL SEALANT.

ALL SOUND WALLS TO RECEIVE 3 1/2" ACOUSTICAL BATTS THE ENTIRE HEIGHT OF THE WALL.

ALL WALLS ARE TO EXTEND FULL HEIGHT TO STRUCTURE UNLESS OTHERWISE NOTED OR DETAILED.

FOR INTERIOR WALL FINISHES SEE ROOM FINISH SCHEDULES AND INTERIOR ELEVATIONS.

FOR EXTERIOR WALL FINISHES SEE EXTERIOR ELEVATIONS AND WALL SECTIONS.

ALL RESIDENT TOILET ROOMS AND WALL WITH SINKS SHALL HAVE WATER RESISTANT GWB UNLESS NOTED OTHERWISE.

PROVIDE SOLID BLOCKING BEHIND AND TO THE SIDE OF ALL TOILETS. PROVIDE BLOCKING BEHIND ALL OTHER GRAB BAR AND HANDRAIL LOCATIONS.

VERIFY SHEAR WALL LOCATIONS WITH STRUCTURAL PLANS.

SEE SHEET A2.2 FOR ADDITIONAL WALL TYPE INFORMATION

NOTE: PER IBC 1210

1210.1 FLOORS

IN OTHER THAN DWELLING UNITS, TOILETS AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES.

1210.2 WALLS

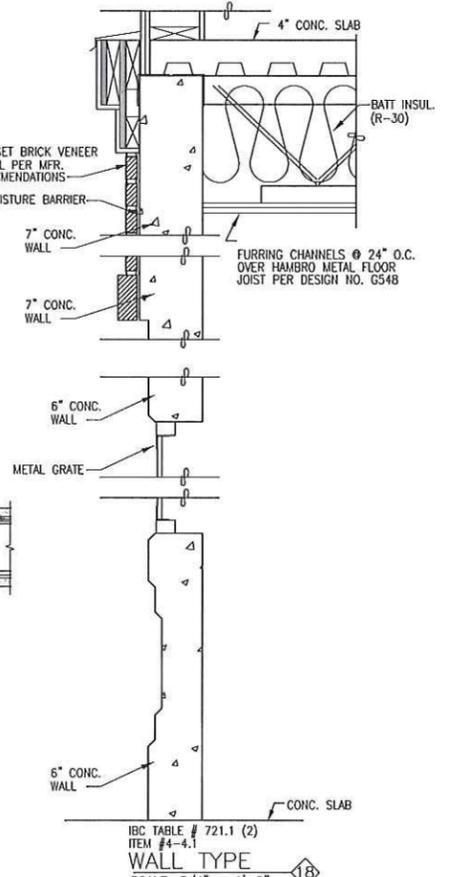
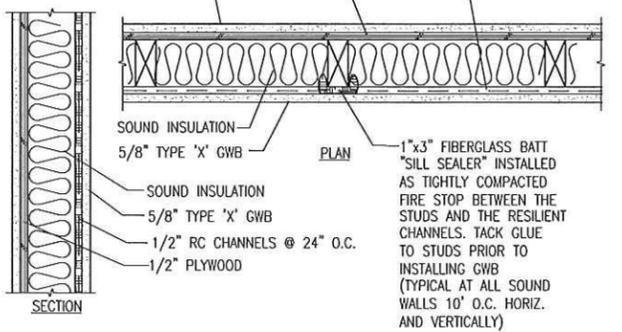
WALLS WITH IN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR THE STRUCTURAL ELEMENTS THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

EXCEPTIONS:

- DWELLING UNITS AND SLEEPING UNITS.
- TOILET ROOMS THAT ARE NOT ACCESSIBLE TO THE PUBLIC AND WHICH HAVE NOT MORE THAN ONE WATER CLOSET.

ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

TYP. RC CHANNEL DETAIL



Revisions

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KIRKLAND, WA

Drawing Title: **WALL TYPES**

Sheet No. **A2.1**

GA FILE NO. CM 1450 GENERIC 1 HOUR FIRE

GYPSUM WALLBOARD, STEEL COLUMN COVER

Base layer 1/2" gypsum wallboard applied around 154x4x0.168 tube steel column and held in place with paper masking tape. Second layer 1/2" type "X" gypsum wallboard applied around column and held in place with paper masking tape. Face layer either No. 24 MSG galvanized steel column cover consisting of two L-shaped sections with snap-lock sheet steel joints or No. 22 MSG galvanized steel column covers consisting of two L-shaped sections with top joints fastened with No. 8x1/2" sheet metal screws 12" o.c.

FIRE TEST: UL NC505-(1-6), 71NK2639, 12-23-75; UL NC505, 71NK1518; UL Design X526

GA FILE NO. WP 1350 GENERIC 1 HOUR FIRE 35 TO 39 STC SOUND

GYPSUM WALLBOARD, STEEL STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 3 5/8" steel studs 24" o.c. with 1" type S drywall screws 8" o.c. at vertical joints and 12" o.c. at floor and ceiling runners and intermediate studs.

Joints staggered 24" on opposite sides. (NON LOAD BEARING)

Thickness: 4 7/8"
Approx. Weight: 6 psf
Fire Test: (FM) WP-45, 6-16-68; OSU T-1770, 8-6-61; ULC 791484, 701500, 791497, 8-12-81; ULC Design W415; HGC 2005004, 6-15-05; RAL T166-134, 4-11-05
Sound Test: Estimated

GA FILE NO. WP 3243 GENERIC 1 HOUR FIRE 50 TO 54 STC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2x4 wood studs 16" or 24" o.c. with 1 1/4" type S drywall screws. One layer 5/8" type "X" gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" type S drywall screws 8" o.c. with vertical joints located midway between studs. End joint back blocked with resilient channels. 3" mineral or glass insulation in stud space.

OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at parallel or at right angles to studs with 6d cement coated nails, 1 7/8" long, 0.0915" shank, 15/16" heads, 7" o.c.

Vertical joints staggered 24" on opposite sides. Sound tested with studs spaced 24" o.c. (STC=50). Also sound tested with stud spaced 16" o.c. and two layers of 5/8" type "X" gypsum board on the side opposite the resilient channels (STC=53). (LOAD-BEARING)

Thickness: 5-3/8"
Approx. Weight: 7psf
Fire Test: Based on UL R14196, 05NK03371, 2-15-05, UL Design U305
Sound Test: HRCR TL93-116, 3-98

GA FILE NO. WP 3605 GENERIC 1 HOUR FIRE 30 TO 34 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X plain or precolored gypsum wallboard, water resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to each side of 2x4 wood studs 16" o.c. with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. Joints of square edge, level edge or precolored wallboard may be left exposed.

Joints staggered 16" on opposite sides. (LOAD BEARING)

Thickness: 4 7/8"
Approx. Weight: 7psf
Fire Test: UL R1319-4, -6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66; UL Design U305
Sound Test: DR 64-8, 2-4-64

GA FILE NO. WP 5512 1 HOUR FIRE 45 TO 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2x4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid height. (LOAD-BEARING)

Thickness: 11"
Approx. Weight: 8psf
Fire Test: See VP3605/UL R1319-4,-6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66; Design U305; ULC Design W301
Sound Test: Estimated

GA FILE NO. FC 5406 1 HOUR FIRE 35 TO 39 STC SOUND

WOOD JOISTS, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to 2x10 wood joists 24" o.c. with 1-1/4" type V or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1-7/8" type S screws 12" o.c. at joints and intermediate joists and 1-1/2" type G drywall screws 12" o.c. placed 2" back on either side of the end joints. Joints offset 24" from the base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Ceiling provides one hour fire resistance protection for wood framing, including trusses.

Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 112-25-72
Sound Test: Estimated

GA FILE NO. WP 8109 PROPRIETARY 1 HOUR FIRE

GYPSUM WALLBOARD, GYPSUM SHEATHING, FIBER-CEMENT SIDING, WOOD STUDS

EXTERIOR SIDE: Base layer 5/8" proprietary type "X" gypsum sheathing applied parallel to 2x4 wood studs 16" o.c. with 1-3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left unsealed. Face layer 1/4" proprietary fiber-cement siding fastened through sheathing to studs. 3 1/2" unfaced glass fiber friction fit in stud space.

INTERIOR SIDE: One layer 5/8" proprietary type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied at parallel or at right angles to studs with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. (LOAD-BEARING)

Proprietary Gypsum Panel Products
American Gypsum Company
5/8" FireBloc Type X
5/8" Exterior Sheathing Type X
BPB America
5/8" ProRoc Type X Gypsum Panels
5/8" ProRoc Sheathing Type X Gypsum Panels
G-P Gypsum
5/8" DensArmor Plus Interior Guard Fireguard
5/8" DensGlass Gold Fireguard
Lafarge North America Inc.
5/8" Firecheck Type X
5/8" Firecheck Sheathing Type X
National Gypsum Company
5/8" Gold Bond Brand Fire Shield Gypsum Wallboard
5/8" Gold Bond Brand Fire Shield Gypsum Sheathing
PABCO Gypsum
5/8" Flame Curb Type X
5/8" Exterior Gypsum Sheathing Type X
5/8" Type X
5/8" Type X Sheathing

Thickness: 5 1/8"
Approx. Weight: 9psf
Fire Test: See WP 3510 (UL R3501-47,-48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70; UL Design U314)

GA FILE NO. WP 8131 PROPRIETARY* 1 HOUR FIRE

GYPSUM WALLBOARD, WOOD STUDS, MINERAL FIBER INSULATION, WOOD STRUCTURAL PANELS, CEMENTITIOUS BACKER UNITS

EXTERIOR: Base layer 15/32" wood structural panels applied parallel to 2x4 wood studs 16" o.c. with 10d galvanized nails 6" o.c. at edges and at top and bottom plates, and 12" o.c. at intermediate studs. Weather resistant barrier applied over panels. Face layer 1/2" proprietary cementitious backer units applied parallel or at right angles to studs with 1-5/8" long corrosion resistant screws 8" o.c.

INTERIOR SIDE: One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to studs with either 6 cement coated nails 1-7/8" long 7" o.c. or 1-7/8" long type S or type W drywall screws 8" o.c. 3" mineral fiber insulation, 3.0 pcf, friction fit in stud space. (LOAD-BEARING)

Proprietary Gypsum Board
United States Gypsum Company
5/8" SHEETROCK Brand FIRECODE Core Gypsum Panels

Thickness: 6-1/2"
Approx. Weight: 147psf
Fire Test: ULR 1319, 97NK14997, 4-25-97; UL Design U303

Fire Resistance Rating - ANSI/UL 263
Design No. PSS4
October 22, 2010
Unrated Assembly - 1 Hour
Finished Rating - 25 Min.

1. Roof System - Any UL Class A, B or C Roofing System or Prepared Roof Covering acceptable for use over non 15/32 in. thick wood structural panels, min. grade "e-d" or Sheathing, Nom 15/32 in. thick wood structural panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Slopes having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

2. Trusses - Pitch or Parallel chord trusses, spaced a max. of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min. 0.0156 in. thick galv. steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type joint. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pair are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min. truss depth shall be 5 1/4 in. with a min. roof slope of 3/12 and a min. area in the plane of the truss of 21 sq./ft. Where the truss intersects with the interior face of the exterior walls, the min. truss depth may be reduced to 3 in. if the bolts and blankets (item 3) are used as shown in the above illustration. (Alternate insulation placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3A. Loose Fill Material - As an alternate to item 3 - Any thickness of loose fill material bearing the UL Classification Marking for Surface Burning Characteristics, having a min. density of 0.5 pcf, fitted in the concealed space, dropped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in item 6 and 7. The finished rating when loose fill material is used has not been determined.

4. Air Duct (optional) - Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

5. Damper (Optional to be used with Air Duct Item 4) - For use with min. 18 in. deep trusses. Max nom 21 in. long by 18 in. wide, fabricated from galvanized steel. Plenum box max. size 21 in. long by 18 in. wide by 14 in. high (interior dimension) fabricated from either galvanized steel or min. 1 in. thick Insulated Duct Board bearing the UL Listing Marking having a min. r-value of 4.3, installed in accordance with the instructions provided by the manufacturer. Max. damper opening not to exceed 180 sq. in. per 100 sq. ft. of ceiling area.

6. Furring Channels - Resilient Channels, nom. 1/2 in. deep by 2 3/8 in. wide at the base and 1 3/8 in. wide at the face, formed from 0.020 in. thick galv. steel, spaced 16 in. OC, installed perpendicular to trusses. When bolt and blanket material, item 3, is dropped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1 1/4 in. long type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite of wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

7. Wallboard - gypsum - Nom. 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long type S screws spaced 12 in. OC and located a min. of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min. of 6 in. beyond both ends of the joint. When bolt and blanket insulation, item 3, is dropped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.

IBC - TABLE 721.1(2) - RATED FIRE-RESISTIVE PERIODS FOR VARIOUS WALLS AND PARTITIONS

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE-TO-FACE (inches)
4. Solid concrete ^{1,2}	4-1.1	Slitcast aggregate concrete.	3.5
		Carbonate aggregate concrete.	3.2
		Sand-lightweight concrete.	2.7
		Lightweight concrete.	2.5

¹ The equivalent thickness shall be permitted to include the thickness of cement plaster or 1.5 times the thickness of gypsum plaster applied in accordance with the requirements of IBC Chapter 25.

² Concrete walls shall be reinforced with horizontal and vertical temperature reinforcement as required by IBC Chapter 19.

Design No G548
BXUV- Fire Resistance Ratings - ANSI/UL 263
August 27, 2015

BEAM - W8x24 Min. Size
1. NORMAL WEIGHT CONCRETE - Min. 2-1/2 in. as measured from the top plane of the steel floor and form units. Min 3500 psi, min 145 pcf. Welded Wire Fabric - Min 6x6 - W1.4W1.4 installed at approximately mid depth between top plane of steel deck and top plan of concrete.
2. STEEL FLOOR AND FORM UNITS (UNCLASSIFIED) - Non-composite fluted steel, min 1 in. deep, min 22 gauge, welded to supports max 12 in. o.c. and welded to supports.
3. STEEL JOISTS - Min 10 in. deep, min 4.5lbs/lin.ft, designed in accordance with the relevant provisions of S.J.I. specifications, spaced max 4ft o.c.
4. HORIZONTAL BRIDGING - 1 in. by 1 in. by 1/8 in. angled, welded to top and bottom chords of each joist.
5. FURRING CHANNELS - Hot channels min 25 MSG galv steel, min 2-5/8 in. wide by min 7/8 in. deep, installed perpendicular to the joists and spaced a max of 16 in. o.c. when no insulation (item 6) is fitted in the concealed space, or a max 12 in. o.c. when insulation (item 6) is fitted in the concealed space, dropped over the hot channels/gypsum board ceiling membrane, two courses of channel positioned 6 in. o.c., 3 in. from each end of wallboard. Channel splices overlapped 6 in., beneath steel trusses, Channels secured to each truss with No. 18 SWG steel wire double strand saddle ties. Channels tied together with double strand No. 18 SWG steel wire at each end overlap.
6. BATTIS AND BLANKETS* - (Optional) - Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When furring channels are spaced at 12 in. o.c. as described in Item 5 above, maximum 3-1/5 in. thick, 05.0pcf glass fiber bolts or blankets may be laid over the furring channels.
7. GYPSUM BOARD* - One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to joists, Attached to the furring channels using 1 in. long type S bungle-head screws. Screws spaced a max of 12 in. o.c. along butted end-joints and in the field when no insulation (item 6) is fitted in the concealed space or a max of 8 in. o.c. along butted end-joints and in the field when insulation (item 6) is fitted in the concealed space, dropped over the resilient channel/gypsum wallboard ceiling membrane.
CGC INC - Type C, IP-X2.
UNITED STATES GYPSUM CO - Type C, IP-X0
USG BORAL ZAWARI DRYWALL LLC SFZ - Type C
USG MEXICO S A DE C V - Type C, IP-X2
8. JOINTS - Paper or fiberglass tape embedded in compound over joints and covered with additional compound. Exposed screw heads covered with compound.
9. LIGHT FIXTURES - (Not Shown) - LUMINARIES CLASSIFIED FOR FIRE RESISTANCE* - Any Luminaries Classified For Fire Resistance that are Classified for use in G500 Series Designs. See LUMINARIES CLASSIFIED FOR FIRE RESISTANCE (CDHW) category for names of Classified Companies.
10. CEILING DAMPER* - (Not Shown) - Maximum nominal area 198 sq. in. Maximum size not to exceed 12 in. wide by 16-1/2 in. long. Maximum damper height 8-3/4 in. installed in accordance with manufacturer's installation instructions provided with the damper. Maximum damper openings not to exceed 198 sq. in. per 100 sq. ft. of ceiling area.
RUSKIN COMPANY - Model CDF07
11. AIR DUCT* - (Not Shown) (Optional) - For use with Item 10. In lieu of Item 11, steel air duct formed from min 22 gauge galv. steel. Supported as described in Item 11.
*INDICATES SUCH PRODUCTS SHALL BEAR THE UL OR eUL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL OR eUL CERTIFICATION (SUCH AS CANADA), RESPECTIVELY.

Assembly F (1-hour)
Interior WFR FGA 60-47
ICC EB EBR-1153

Assembly Component	Component Specifications	Installation
1 Sheathing	• Single layer of 4824 span-rated, tongue-and-groove, sheathing (Exposure 1). • When used as a roof ceiling assembly, a single layer of square-edged span-rated sheathing (Exposure 1) complying with the code, is permitted to be used for roof sheathing.	• Attached to the TJI® joist top flange with construction adhesive that meets ASTM D408, and nailed using 8c common nails spaced a maximum of 6 inches on-center along the boundary and edges, and 12 inches on-center in the field. • All butt joints of the sheathing must be located over framing members.
2 Gypsum Board	• Single layer of 1/2-inch-thick, USG SHEETROCK® Brand FIRECODE® C gypsum board, or • Single layer of 1/2-inch-thick, CertainTeed ProRoc® Type C gypsum board	Fastened to the resilient channels with 1-inch-long, Type S screws spaced 12 inches on-center in the field and 8 inches on-center at the butt joints.
3 TJI® Joist	Nominal 2 x 4 or larger flanges.	• Installed in accordance with this report. • When used in a face-ceiling assembly, joist spacing must not exceed 24 inches on-center. • When used in a roof-ceiling assembly, joist spacing is permitted to exceed 24 inches on-center.
4 Channels	RC-1 resilient channels.	• Install not perpendicular to joists. • Spaced at 16 inches on-center. • Attached to the joists with 1 1/2-inch-long, Type S screws at each joist. • Two channels must be provided at each gypsum-board butt joint, and extend to the next joint beyond the longitudinal joints.
(Not shown) Stripping	Minimum of nominal 2-by-4, construct on-grade Douglas fir lumber for spans up to 5 feet. Stripping materials of equivalent strength and attachment is similar to the attachment of the ceiling membrane to the joists, when specifically approved by the code official.	• In roof-ceiling assemblies in which TJI® joists are spaced more than 24 inches on-center, the ceiling, including the resilient channels, must be attached to stripping spaced 24 inches on-center. The attachment of the ceiling membrane to the stripping members is similar to the attachment of the ceiling membrane to the joists. • Stripping must be attached to the bottom flanges of the joists using a minimum of two 10d box nails.
(Not shown) Mineral Wool Blankets	Single layer of 1 1/2-inch-thick, minimum 2 1/2 pcf, Thermafiber Sound Attenuation Fire Blocks, Fiberglas® (Standard Absorption Fire Batts), or IIG MinWool 1200 Sound Attenuation Fire Batts.	• Installed between the bottom flanges of the joists and on top of the resilient channels. • Friction-fitted into place and supported by the resilient channels.



Revisions

Richard M. Swanson, Architect
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Drawn By: J.M.C.
Checked By: R.M.S.
Date: 02-05-16
Project No.:

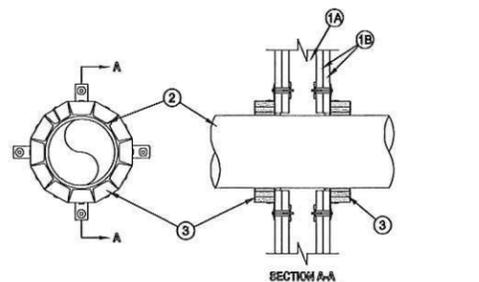
LJB DESIGNS, LLC
111 Market St, NE #225
Seattle, WA 98101
P: (206) 867-1941
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E-MAIL: LUBDESIGN@COMCAST.NET

Project: JEFFERSON HOUSE
MEMORY CARE FACILITY
12215 NE 128TH STREET
KIRKLAND, WA

Rated Assembly

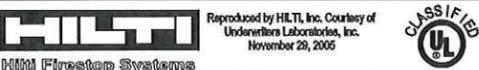
Sheet No. A2.2

System No. W-L-2078
 F Ratings — 1 and 2 Hr (See Item 1)
 T Rating — 0, 1 and 2 Hr (See Items 2 and 3)
 L Rating At Ambient — 3 CFM/sq Ft
 L Rating At 400 F — Less Than 1 CFM/sq Ft

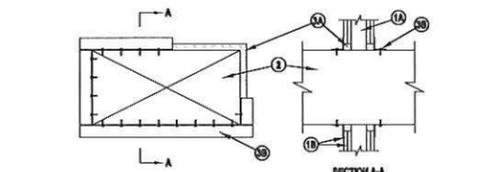


1. Wall Assembly — The fire-rated gypsum wallboard wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
 A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
 B. Gypsum Board — Nom 5/8 in. thick gypsum board, as specified in the individual Wall and Partition Design. Max diam of opening is 11-1/2 in.
 C. Hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
 2. Through-Penetrants — One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. (point contact) to max 1/2 in. Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes may be used:
 A. Polyvinyl Chloride (PVC) Pipe — Nom 10 in. diam (or smaller) Schedule 40 solid-core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
 B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 10 in. diam (or smaller) Schedule 40 CPVC pipe for use in closed (process or supply) piping systems.
 C. Acrylonitrile Butadiene Styrene (ABS) Pipe — Nom 6 in. diam (or smaller) Schedule 40 solid-core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
 D. Flame Retardant Polypropylene (FRPP) Pipe — Nom 6 in. diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
 E. Polyvinylidene Fluoride (PVDF) Pipe — Nom 4 in. diam (or smaller) PVDF pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
 When max 6 in. diam pipe is used, T Rating is equal to the hourly fire rating of the wall. When nom 8 in. or 10 in. diam pipe is used, T Rating is 0 Hr.
 3. Firestop Device — Firestop collar shall be installed in accordance with the accompanying installation instructions. Collar to be installed and latched around the pipe and secured to both sides of the wall using the anchor hooks provided with the collar. (Minimum two anchor hooks for 1-1/2 and 2 in. diam pipes, three anchor hooks for 3 and 4 in. diam pipes, four anchor hooks for 6 in. diam pipes, five anchor hooks for 8 in. diam pipes and twelve anchor hooks for 10 in. diam pipes). The anchor hooks are to be secured to the surface of wall with 3/16 in. diam by 2-1/2 in. long steel toggle bolts along with washers. As an alternative for pipe sizes of nom 4 in. diam or less, min No. 10 by 1-1/2 in. long drywall or laminate screw with min 3/4 in. steel washers may be used. When the drywall or laminate screw is used, T Rating shall not exceed 1 hr.
 HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 643 801/874, CP 643 832/24, CP 643 903/24, CP 643 110/474, CP 643 160/674, CP 644 200/874 and CP 644 250/107

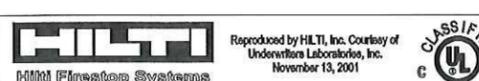
4. Fill Void or Cavity Material — Sealant — (Hot Sherm) — Min 1/2 in. thickness of sealant applied within the annular space for nom 6 in. and 10 in. diam pipes. Flush with each side of wall. Sealant in annular space is optional for max 8 in. diam pipes. A min 1/4 in. thickness of sealant is required within the annular space, flush with each side of wall, to attain the L Ratings for max 6 in. diam pipes.
 HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant
 *Bearing the UL Classification Mark



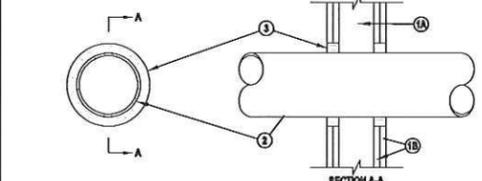
System No. W-L-7040
 F Ratings — 1 and 2 Hr (See Items 1 and 3)
 T Rating — 0 Hr



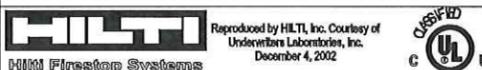
1. Wall Assembly/The fire-rated gypsum wallboard wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the Fire Resistance Directory and shall include the following construction features:
 A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC. Additional framing members shall be used to completely frame around opening.
 B. Gypsum Board — Nom 5/8 in. thick with square or tapered edges. The gypsum wallboard type, number of layers and sheet orientation shall be as specified in the individual Wall and Partition Design Number. Max area of opening is 1300 in. with the dimension of 50 in. The hourly F rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
 C. Steel Duct — Nom 24 in. by 48 in. (or smaller) No. 24 gauge (or heavier) galv steel duct to be installed within the firestop system. The annular space shall be min 0 (point contact) in. to a max 2 in. Duct to be rigidly supported on both sides of the wall assembly.
 3. Firestop System The firestop system shall consist of the following:
 A. Fill Void or Cavity Material — Sealant Min 5/8 in. thickness of fill material applied within annular flush with both surfaces of wall. At point contact location, a min 1/2 in. diam bead of fill material shall be applied to the wall/duct interface on both surfaces of wall.
 HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant, CP601S Elastomeric Firestop Sealant or CP601T Flexible Sealant.
 B. Steel Reinforcing Angle No. 18 MSQ (0.048 in.) galv steel angles cut at 90 degree angle along with a 2 in. overlap on the duct and a min 1 in. overlap on the gypsum board assembly on both surfaces of wall. 2 in. leg of angle secured to duct with min No. 8 by 3/4 in. long steel metal screws, spaced a max of 6 in. OC. When bead of fill material is used at joint contact locations, angles shall be installed prior to full material curing.
 *Bearing the UL Classification Mark



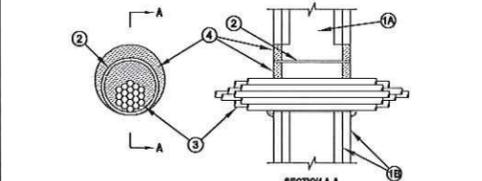
System No. W-L-1054
 F Ratings — 1 and 2 Hr (See Items 1 and 3)
 T Rating — 0 Hr
 L Rating At Ambient — Less Than 1 CFM/sq Ft
 L Rating At 400 F — 4 CFM/sq Ft



1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
 A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC. When steel studs are used and the diam of opening exceeds the width of stud cavity, the opening shall be framed on all sides with length of steel stud installed between the vertical studs and secured to the steel studs at each end. The framed opening in the wall shall be 1/8 in. wider and 4 to 6 in. higher than the diam of the penetrating item such that, when the penetrating item is installed in the opening, a 2 to 3 in. clearance is present between the penetrating item and the framing on all four sides.
 B. Gypsum Board — 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 33-1/4 in. for steel stud walls. Max diam of opening is 14-1/2 in. for wood stud walls. The F Rating of the firestop system is equal to the fire rating of the wall assembly.
 2. Through-Penetrants — One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. Pipe may be installed with continuous point contact. Pipe, conduit or tubing may be installed at an angle not greater than 45 degrees from perpendicular. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
 A. Steel Pipe — Nom 30 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
 B. Iron Pipe — Nom 30 in. diam (or smaller) cast or ductile iron pipe.
 C. Conduit — Nom 4 in. diam (or smaller) steel electrical metallic tubing or 6 in. diam steel conduit.
 D. Copper Tubing — Nom 6 in. diam (or smaller) Type L (or heavier) copper tubing.
 E. Copper Pipe — Nom 6 in. diam (or smaller) regular (or heavier) copper pipe.
 3. Fill Void or Cavity Material — Sealant — Min 5/8 in. thickness of fill material applied within the annular flush with both surfaces of wall. At the point of continuous contact locations between pipe and wall, a min 1/2 in. diam bead of fill material shall be applied at the pipe wall interface on both surfaces of wall.
 HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant
 *Bearing the UL Classification Mark



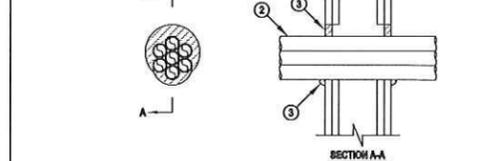
System No. W-L-3065
 F Ratings — 1 and 2 Hr (See Item 1)
 T Rating — 0 Hr



1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
 A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
 B. Gypsum Board — Nom 5/8 in. (16 mm) thick gypsum board, with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300, U400 or V400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 5-1/2 in. (138 mm) when sleeve (Item 2) is employed. Max diam of opening is 4 in. (102 mm) when sleeve (Item 2) is not employed.
 The F Rating of the firestop system is equal to the fire rating of the wall assembly.
 2. Metallic Sleeve — (Optional) — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or Schedule 5 (or heavier) steel pipe or min 0.016 in. thick (0.41 mm, No. 28) galv steel sleeve installed flush with wall surface. The annular space between sleeve and periphery of opening shall be min 0 in. (0 mm, point contact) to max 1 in. (25 mm). When Schedule 5 steel pipe or EMT is used, sleeve may extend up to 18 in. (457 mm) beyond the wall surface.
 3. Cables — Aggregate cross-sectional area of cable in opening to be max 45 percent of the cross-sectional area of the opening. The annular space between the cable bundles and the periphery of the opening to be min 0 in. (0 mm, point contact) to max 1 in. (25 mm) Cables to be rigidly supported on both sides of the wall assembly. Any combination of the following types and sizes of copper conductor cables may be used:
 A. Max 7C No. 12 AWG with polyvinyl chloride (PVC) insulation and jacketing.
 B. Max 25 pair No. 24 AWG twisted pair cable with PVC insulation and jacketing.
 C. Type RGU coaxial cable with polyethylene (PE) insulation and PVC jacket having a max outside diameter of 1/2 in. (13 mm).
 D. Multiple fiber optical communication cable jacketed with PVC and having a max OD of 5/8 in. (16 mm).
 E. Through Penetrating Products — Max three copper conductor No. 6 AWG, Metal-Clad Cable, AFC CABLE SYSTEMS INC
 F. Max 3C (with ground) (or smaller) No. 8 AWG copper conductor cable with PVC insulation and jacketing.
 G. Max 3/4 in. (19 mm) diam (or smaller) No. 24 gauge (or heavier) galv steel sleeve with PVC insulation and jacketing.
 H. Fire Resistant Cables — Max 1-1/4 in. (32 mm) diam single conductor or multi conductor Type UL cable. A min 1/8 in. (3 mm) separation shall be maintained between all cables and any other types of cables.
 Through Penetrating Products — Any cables, Metal-Clad Cable or Armored Cable currently classified under the Through Penetrating Products category.
 See Through Penetrating Product (HILTY) category in the Fire Resistance Directory for names of manufacturers.
 4. Fill Void or Cavity Material — Sealant or Putty — Fill material applied within the annular flush with each end of the steel sleeve or wall surface. Fill material installed symmetrically on both sides of the wall. A min 5/8 in. (16 mm) thickness of sealant is required for the 1 or 2 hr F Rating. An additional 1/2 in. (13 mm) diam bead of fill material shall be applied around the perimeter of sleeve on both sides of the wall when sleeve extends beyond surface of wall.
 HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP601S, CP606, FS-One Sealants or CP618 Putty
 *Bearing the UL Classification Mark
 *Bearing the UL Listing Mark



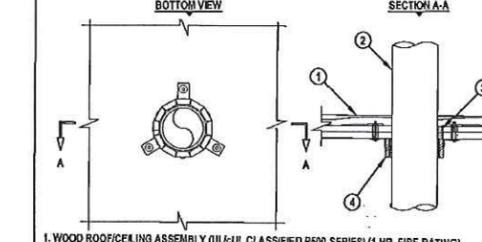
System No. W-L-2467
 F Ratings — 1 and 2 Hr (See Item 1)
 T Rating — 1 Hr



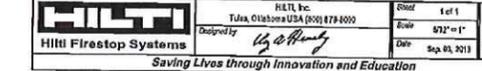
1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
 A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
 B. Gypsum Board — 5/8 in. (16 mm) thick, 4 ft (1.22 m) wide with square or tapered edges. Thickness, type, number of layers and fasteners as required in the individual Wall and Partition Design. Max diam of opening is 6 in. (152 mm).
 The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
 2. Through Penetrant — One max 4 in. (102 mm) diam 6 ft bundle of tubes located eccentrically or concentrically with opening. The annular space between bundle of tubes and periphery of opening shall be min 1/8 in. (3 mm). Tubing to be rigidly supported on both sides of wall assembly. The following types of tubing may be used:
 A. Crosslinked Polyethylene (PEX) Tubing — Nom 1 in. (25 mm) diam (or smaller) SDR 9 PEX tubing for use in closed (process or supply) piping systems.
 3. Firestop System — The firestop system shall consist of the following:
 A. Fill Void or Cavity Material — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within annular flush with each surface of wall. Min 1/2 in. (13 mm) diam bead of sealant applied to the tubing/gypsum interface at the point contact location on both sides of wall.
 HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant
 *Bearing the UL Classification Mark



System No. W-L-2467
 F-RATING = 1-HR.



1. WOOD ROOFCEILING ASSEMBLY (UL/UL CLASSIFIED P500 SERIES) (1-HR. FIRE-RATING).
 2. MAXIMUM 4" NOMINAL DIAMETER PVC OR CPVC PLASTIC PIPE (CLOSED SYSTEM).
 3. MINIMUM 1-1/4" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
 4. HILTI CP 643N FIRESTOP COLLAR ATTACHED WITH THE APPROPRIATE HILTI ANCHORS WITH WASHERS.
 NOTE: ANNULAR SPACE = MINIMUM 0", MAXIMUM 1/2"
 THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THEATED RATINGS IF TESTED.
 (REFERENCE: UL SYSTEM NO. E-2232)



HILTI FS-ONE High Performance Intumescent Firestop Sealant

Product description: Intumescent firestop sealant for use in fire-rated walls and ceilings. It is designed to expand under heat to form a charred, insulating barrier that prevents the passage of fire and smoke.

Product features:

- Fills gaps and voids around pipes, conduits, and cables.
- Easy to apply with a trowel or putty knife.
- Durable and long-lasting.
- Resists cracking and peeling.
- Available in various colors to match the surrounding wall or ceiling.

Technical data:

Property	Value
Color	White
Application Method	Trowel, Putty Knife
Storage Temperature	50°F to 90°F (10°C to 32°C)
Shelf Life	12 Months
Net Weight	10 lbs (4.5 kg)
Net Volume	1.5 gal (5.7 L)
Application Rate	1.5 gal/100 sq ft (5.7 L/10 m²)
Fire Rating	1-HR, 2-HR, 3-HR, 4-HR, 6-HR, 8-HR, 12-HR
UL Classification	UL-181, UL-182, UL-183, UL-184, UL-185, UL-186, UL-187, UL-188, UL-189, UL-190, UL-191, UL-192, UL-193, UL-194, UL-195, UL-196, UL-197, UL-198, UL-199, UL-200

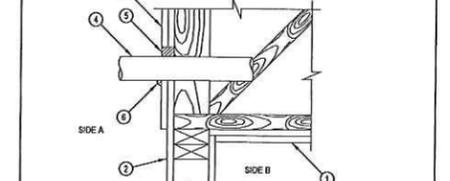
Installation instructions:

1. Prepare the surface by removing any loose material and ensuring the area is clean and dry.
2. Apply the sealant to the gap, ensuring it is applied to both sides of the wall.
3. Smooth the sealant with a trowel or putty knife, ensuring it is flush with the surrounding surface.
4. Allow the sealant to cure for the recommended time before painting or finishing the surface.

UL Classified Mark: HILTI FS-ONE



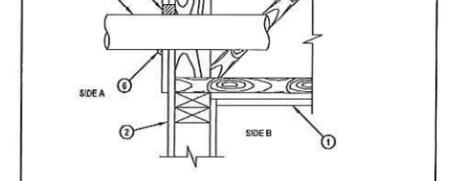
ENGINEERING JUDGMENT FIRESTOP DETAIL
 F-RATING = 1-HR. (SEE NOTE 3 BELOW)
 CROSS-SECTIONAL VIEW



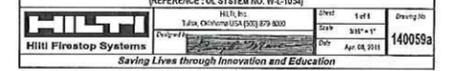
1. WOOD ROOFCEILING ASSEMBLY (UL/UL CLASSIFIED P500 SERIES) (1-HR. FIRE-RATING).
 2. GYPSUM WALL ASSEMBLY (UL/UL CLASSIFIED) (1-HR. FIRE-RATING).
 3. ADDITIONAL 5/8" TYPE "X" GYPSUM BOARD.
 4. PENETRATING ITEM TO BE ONE OF THE FOLLOWING:
 A. MAXIMUM 2" NOMINAL DIAMETER CPVC PLASTIC PIPE (CLOSED SYSTEM).
 B. MAXIMUM 1" NOMINAL DIAMETER PEX TUBING (CLOSED SYSTEM).
 C. MAXIMUM 3" NOMINAL DIAMETER PVC PLASTIC PIPE.
 D. MINIMUM 1-1/4" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
 E. MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.
 NOTES: 1. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1/2".
 2. SYSTEM IS DESIGNED TO PREVENT FIRE PASSAGE FROM ONE SIDE OF ASSEMBLY TO THE OTHER.
 3. FIRE-RATING OF ASSEMBLY IS ONLY AS GOOD AS PERFORMANCE OF WALL UNDER FIRE CONDITIONS.
 THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THEATED RATINGS IF TESTED.
 (REFERENCE: UL SYSTEM NO. W-L-2467 & W-L-2474)



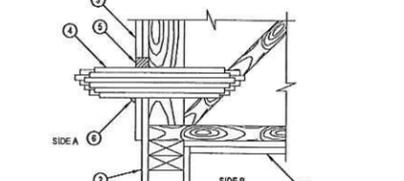
ENGINEERING JUDGMENT FIRESTOP DETAIL
 F-RATING = 1-HR. (SEE NOTE 3 BELOW)
 CROSS-SECTIONAL VIEW



1. WOOD ROOFCEILING ASSEMBLY (UL/UL CLASSIFIED P500 SERIES) (1-HR. FIRE-RATING).
 2. GYPSUM WALL ASSEMBLY (UL/UL CLASSIFIED) (1-HR. FIRE-RATING).
 3. ADDITIONAL 5/8" TYPE "X" GYPSUM BOARD.
 4. MAXIMUM 3" NOMINAL DIAMETER STEEL OR CAST IRON PIPE.
 5. MINIMUM 1-1/4" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
 6. MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.
 NOTES: 1. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1/2".
 2. SYSTEM IS DESIGNED TO PREVENT FIRE PASSAGE FROM ONE SIDE OF ASSEMBLY TO THE OTHER.
 3. FIRE-RATING OF ASSEMBLY IS ONLY AS GOOD AS PERFORMANCE OF WALL UNDER FIRE CONDITIONS.
 THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THEATED RATINGS IF TESTED.
 (REFERENCE: UL SYSTEM NO. W-L-1054)



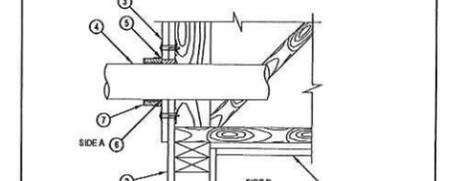
ENGINEERING JUDGMENT FIRESTOP DETAIL
 F-RATING = 1-HR. (SEE NOTE 5 BELOW)
 CROSS-SECTIONAL VIEW



1. WOOD ROOFCEILING ASSEMBLY (UL/UL CLASSIFIED P500 SERIES) (1-HR. FIRE-RATING).
 2. GYPSUM WALL ASSEMBLY (UL/UL CLASSIFIED) (1-HR. FIRE-RATING).
 3. ADDITIONAL 5/8" TYPE "X" GYPSUM BOARD.
 4. MAXIMUM 3" NOMINAL DIAMETER PVC PLASTIC PIPE.
 5. MINIMUM 1-1/4" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
 6. MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.
 NOTES: 1. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1/2".
 2. CABLES TO FILL 45% OF CROSS-SECTIONAL AREA OF OPENING.
 3. SYSTEM IS DESIGNED TO PREVENT FIRE PASSAGE FROM ONE SIDE OF ASSEMBLY TO THE OTHER.
 4. FIRE-RATING OF ASSEMBLY IS ONLY AS GOOD AS PERFORMANCE OF WALL UNDER FIRE CONDITIONS.
 THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THEATED RATINGS IF TESTED.
 (REFERENCE: UL SYSTEM NO. W-L-3065)



ENGINEERING JUDGMENT FIRESTOP DETAIL
 F-RATING = 1-HR. (SEE NOTE 3 BELOW)
 CROSS-SECTIONAL VIEW



1. WOOD ROOFCEILING ASSEMBLY (UL/UL CLASSIFIED P500 SERIES) (1-HR. FIRE-RATING).
 2. GYPSUM WALL ASSEMBLY (UL/UL CLASSIFIED) (1-HR. FIRE-RATING).
 3. ADDITIONAL 5/8" TYPE "X" GYPSUM BOARD.
 4. MAXIMUM 3" NOMINAL DIAMETER PVC PLASTIC PIPE.
 5. MINIMUM 1-1/4" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
 6. (DOT SHOWN) MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT PRIOR TO INSTALLING CP 643N.
 7. HILTI CP 643N FIRESTOP COLLAR ATTACHED WITH THE APPROPRIATE HILTI ANCHORS WITH WASHERS.
 NOTES: 1. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1/2".
 2. SYSTEM IS DESIGNED TO PREVENT FIRE PASSAGE FROM ONE SIDE OF ASSEMBLY TO THE OTHER.
 3. FIRE-RATING OF ASSEMBLY IS ONLY AS GOOD AS PERFORMANCE OF WALL UNDER FIRE CONDITIONS.
 THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THEATED RATINGS IF TESTED.
 (REFERENCE: UL SYSTEM NO. W-L-2474)



Revisions

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Drawn By: MJC
 Checked By: RWS
 Date: 02-05-16
 Project No: 140058a

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JEFFERSON HOUSE
 MEMORY CARE FACILITY
 12215 NE 128TH STREET
 KIRKLAND, WA

Penetration Details

Sheet No. A2.3



Revisions

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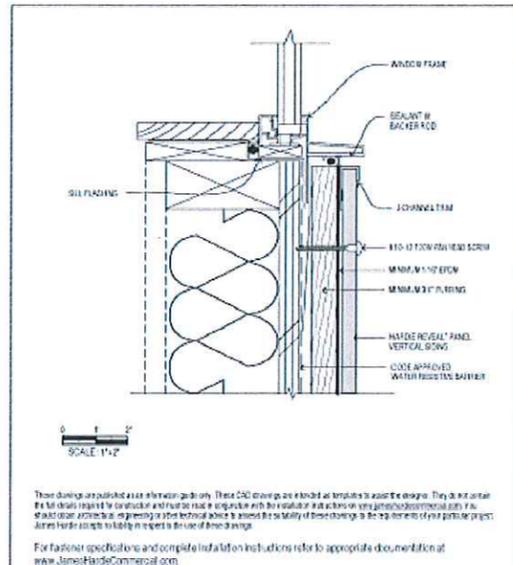
Drawn By: MAC
Checked By: RUS
Date: 02-05-16
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LJB DESIGNS, LLC
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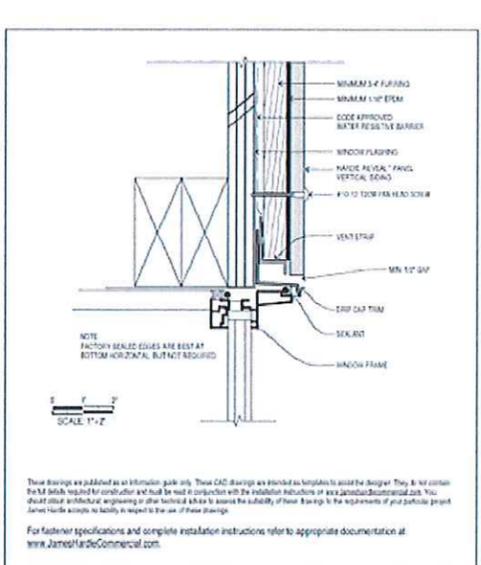
Project: JEFFERSON HOUSE
MEMORY CARE FACILITY
12215 NE 128TH STREET
KIRKLAND, WA

Panel Siding Details

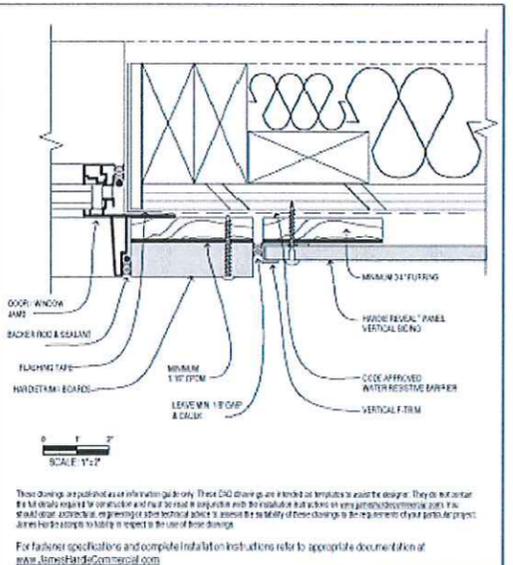
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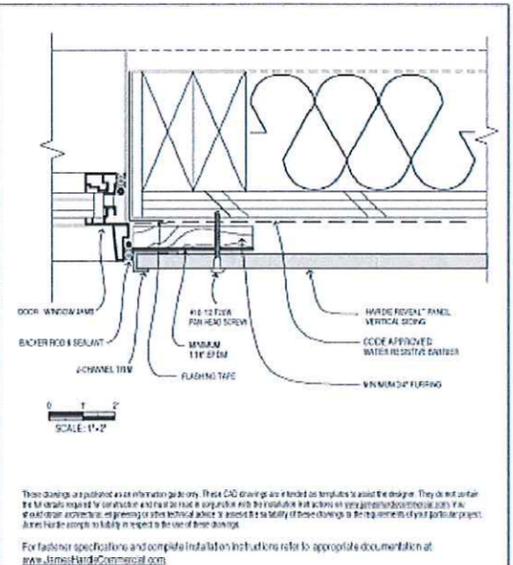
SECTION DETAIL - ALUMINUM WINDOW SILL
Hardie Reveal® Panel Vertical Siding
• Wood Framing
• OSB or Plywood Sheathing
• Pressure Treated Wood Furring (Minimum 3/4" Nominal, 2x32" Actual Thickness) having specific gravity of 0.42 or greater
• Stain with Pan Head Screws into Furring



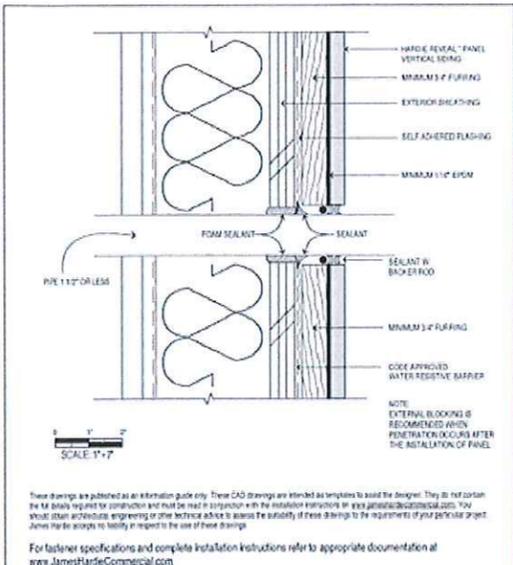
SECTION DETAIL - ALUMINUM WINDOW HEAD
Hardie Reveal® Panel Vertical Siding
• Wood Framing
• OSB or Plywood Sheathing
• Pressure Treated Wood Furring (Minimum 3/4" Nominal, 2x32" Actual Thickness) having specific gravity of 0.42 or greater
• Stain with Pan Head Screws into Furring



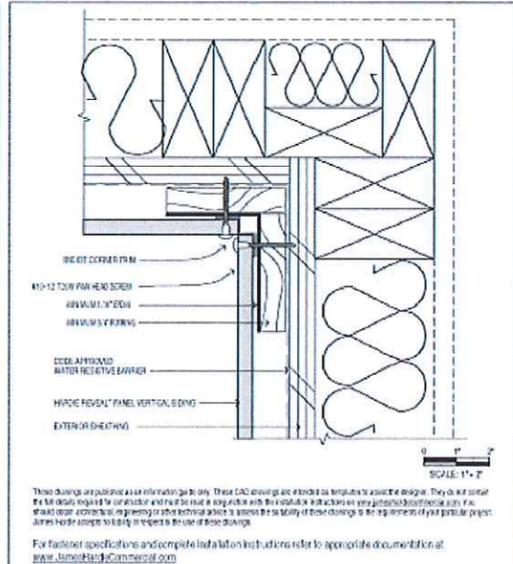
PLAN DETAIL - ALUMINUM WINDOW FLANGE WITH TRIM BOARDS
Hardie Reveal® Panel Vertical Siding
• Wood Framing
• OSB or Plywood Sheathing
• Pressure Treated Wood Furring (Minimum 3/4" Nominal, 2x32" Actual Thickness) having specific gravity of 0.42 or greater
• Stain with Pan Head Screws into Furring



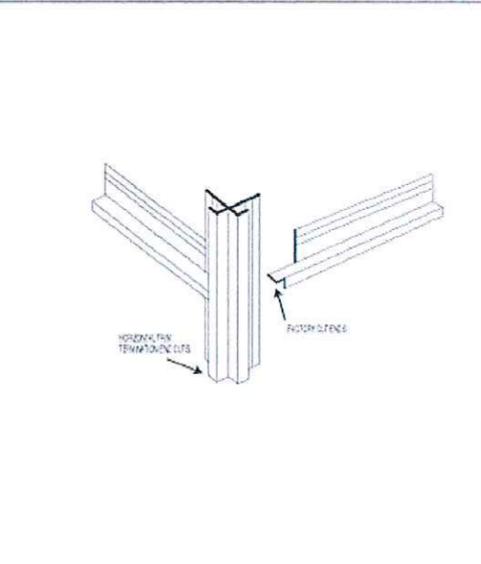
PLAN DETAIL - ALUMINUM WINDOW FLANGE WITH METAL TRIM
Hardie Reveal® Panel Vertical Siding
• Wood Framing
• OSB or Plywood Sheathing
• Pressure Treated Wood Furring (Minimum 3/4" Nominal, 2x32" Actual Thickness) having specific gravity of 0.42 or greater
• Stain with Pan Head Screws into Furring



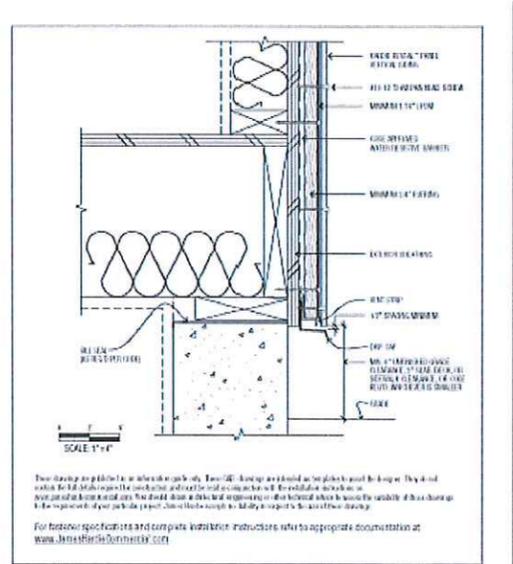
SECTION DETAIL - 1 1/2" OR LESS HOLE PENETRATION TREATMENT
Hardie Reveal® Panel Vertical Siding
• Wood Framing
• OSB or Plywood Sheathing
• Pressure Treated Wood Furring (Minimum 3/4" Nominal, 2x32" Actual Thickness) having specific gravity of 0.42 or greater
• Stain with Pan Head Screws into Furring



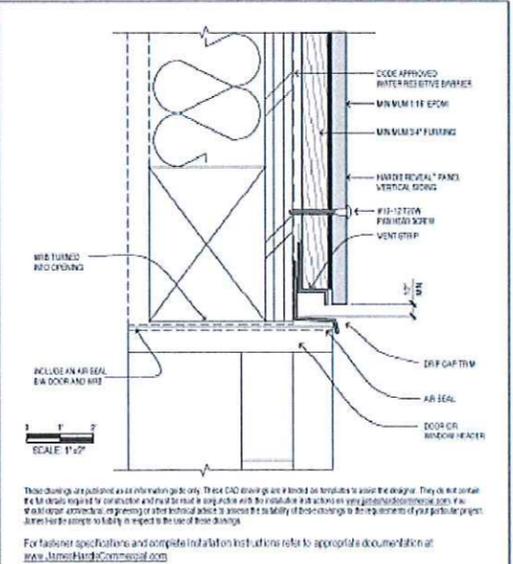
PLAN DETAIL - INSIDE CORNER TRIM
Hardie Reveal® Panel Vertical Siding
• Wood Framing
• OSB or Plywood Sheathing
• Pressure Treated Wood Furring (Minimum 3/4" Nominal, 2x32" Actual Thickness) having specific gravity of 0.42 or greater
• Stain with Pan Head Screws into Furring



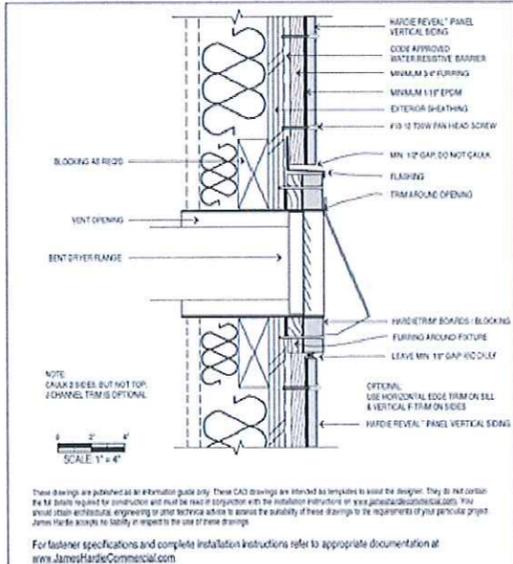
HORIZONTAL TRIM - TERMINATION
Hardie Reveal® Panel Vertical Siding
• Wood Framing
• OSB or Plywood Sheathing
• Pressure Treated Wood Furring (Minimum 3/4" Nominal, 2x32" Actual Thickness) having specific gravity of 0.42 or greater
• Stain with Pan Head Screws into Furring



SECTION DETAIL - FOUNDATION & GRADE INTERSECTION
Hardie Reveal® Panel Vertical Siding (7/16" Thick)
• Wood Framing
• OSB or Plywood Sheathing
• Pressure Treated Wood Furring (Minimum 3/4" Nominal, 2x32" Actual Thickness) having specific gravity of 0.42 or greater
• Stain with Pan Head Screws into Furring



SECTION DETAIL - DOOR HEADER INTERSECTION
Hardie Reveal® Panel Vertical Siding
• Wood Framing
• OSB or Plywood Sheathing
• Pressure Treated Wood Furring (Minimum 3/4" Nominal, 2x32" Actual Thickness) having specific gravity of 0.42 or greater
• Stain with Pan Head Screws into Furring



SECTION DETAIL - BLOCK PENETRATION TREATMENT
Hardie Reveal® Panel Vertical Siding
• Wood Framing
• OSB or Plywood Sheathing
• Pressure Treated Wood Furring (Minimum 3/4" Nominal, 2x32" Actual Thickness) having specific gravity of 0.42 or greater
• Stain with Pan Head Screws into Furring

These drawings are published as an information guide only. These CAD drawings are intended as templates to assist the designer. They do not contain the full details required for construction and must be read in conjunction with the installation instructions on www.jameshardiecommercial.com. This sheet should be used in conjunction with architectural or other technical advice to assess the suitability of these drawings to the requirements of your particular project. James Hardie accepts no liability in respect to the use of these drawings.

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For fastener specifications and complete installation instructions refer to appropriate documentation at www.JamesHardieCommercial.com

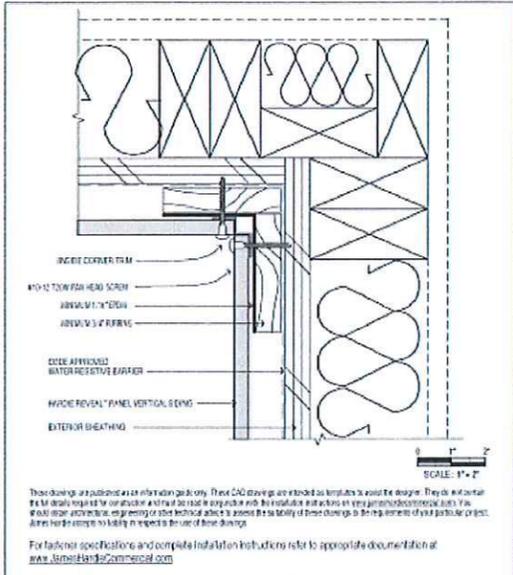
For fastener specifications and complete installation instructions refer to appropriate documentation at www.JamesHardieCommercial.com

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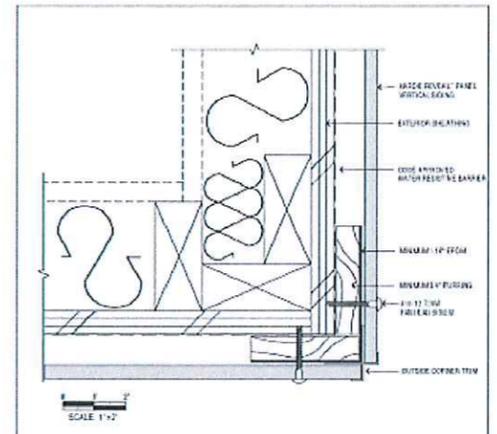


DETAIL
Reveal
1.06

PLAN DETAIL - INSIDE CORNER TRIM
Hardie Reveal™ Panel Vertical Siding

- Wood Framing
- OSB or Plywood Sheathing
- Pressure-Treated Wood Furring (Minimum 3/4" Nominal, 23/32" Actual Thickness) Having Specific Gravity of 0.42 or greater
- Shown with Pan Head Screws into Furring

For fastener specifications and complete installation instructions refer to appropriate documentation at www.JamesHardieCommercial.com

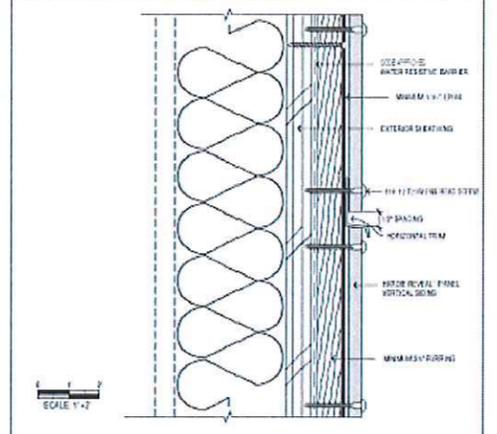


DETAIL
Reveal
1.05

PLAN DETAIL - OUTSIDE CORNER TRIM
Hardie Reveal™ Panel Vertical Siding

- Wood Framing
- OSB or Plywood Sheathing
- Pressure-Treated Wood Furring (Minimum 3/4" Nominal, 23/32" Actual Thickness) Having Specific Gravity of 0.42 or greater
- Shown with Pan Head Screws into Furring

For fastener specifications and complete installation instructions refer to appropriate documentation at www.JamesHardieCommercial.com

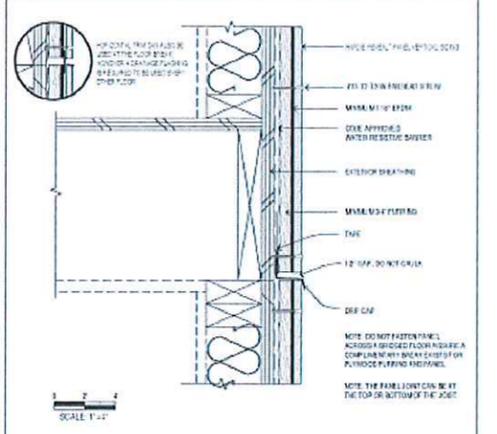


DETAIL
Reveal
1.02

SECTION DETAIL - PANEL WITH HORIZONTAL TRIM
Hardie Reveal™ Panel Vertical Siding

- Wood Framing
- OSB or Plywood Sheathing
- Pressure-Treated Wood Furring (Minimum 3/4" Nominal, 23/32" Actual Thickness) Having Specific Gravity of 0.42 or greater
- Shown with Pan Head Screws into Furring

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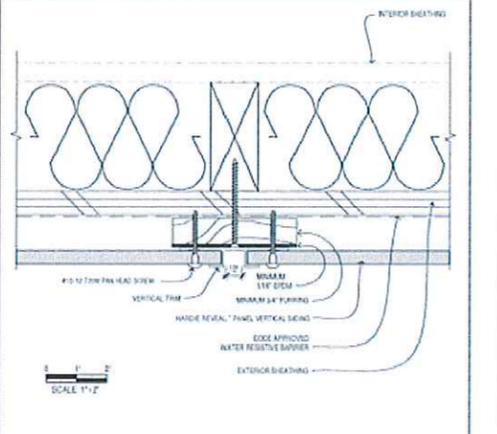


DETAIL
Reveal
1.03

SECTION DETAIL - PANEL WITH HORIZONTAL TRIM TO THE FLOOR BEANS
Hardie Reveal™ Panel Vertical Siding

- Wood Framing
- OSB or Plywood Sheathing
- Pressure-Treated Wood Furring (Minimum 3/4" Nominal, 23/32" Actual Thickness) Having Specific Gravity of 0.42 or greater
- Shown with Pan Head Screws into Furring

For fastener specifications and complete installation instructions refer to appropriate documentation at www.JamesHardieCommercial.com

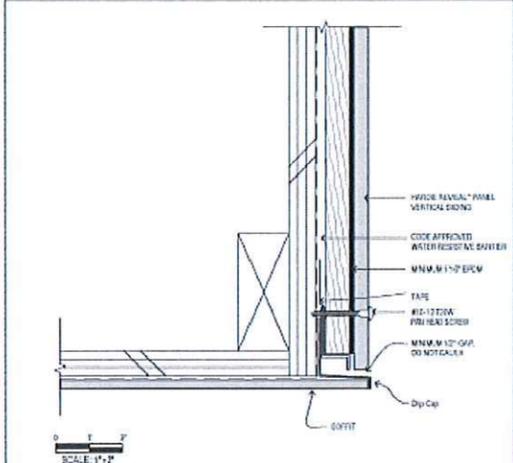


DETAIL
Reveal
1.04

PLAN DETAIL - PANEL WITH VERTICAL TRIM
Hardie Reveal™ Panel Vertical Siding

- Wood Framing
- OSB or Plywood Sheathing
- Pressure-Treated Wood Furring (Minimum 3/4" Nominal, 23/32" Actual Thickness) Having Specific Gravity of 0.42 or greater
- Shown with Pan Head Screws into Furring

For fastener specifications and complete installation instructions refer to appropriate documentation at www.JamesHardieCommercial.com

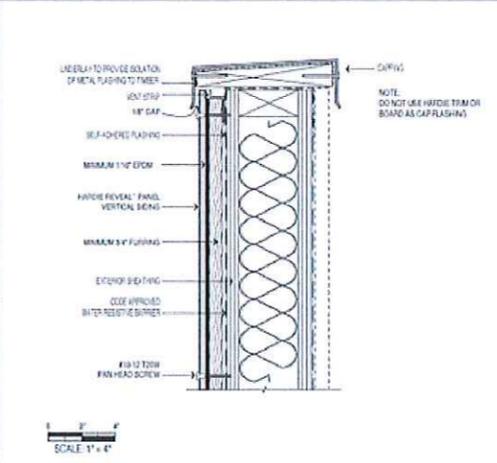


DETAIL
Reveal
1.09

SECTION DETAIL - SOFFIT FLASHING INTERSECTION
Hardie Reveal™ Panel Vertical Siding

- Wood Framing
- OSB or Plywood Sheathing
- Pressure-Treated Wood Furring (Minimum 3/4" Nominal, 23/32" Actual Thickness) Having Specific Gravity of 0.42 or greater
- Shown with Pan Head Screws into Furring

For fastener specifications and complete installation instructions refer to appropriate documentation at www.JamesHardieCommercial.com

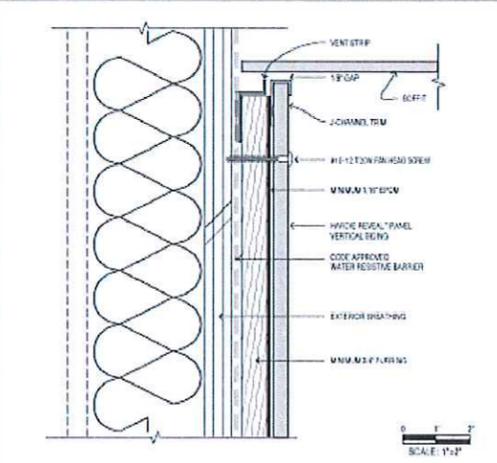


DETAIL
Reveal
1.17

SECTION DETAIL - VENTED PARAPET WALL
Hardie Reveal™ Panel Vertical Siding

- Wood Framing
- OSB or Plywood Sheathing
- Pressure-Treated Wood Furring (Minimum 3/4" Nominal, 23/32" Actual Thickness) Having Specific Gravity of 0.42 or greater
- Shown with Pan Head Screws into Furring

For fastener specifications and complete installation instructions refer to appropriate documentation at www.JamesHardieCommercial.com

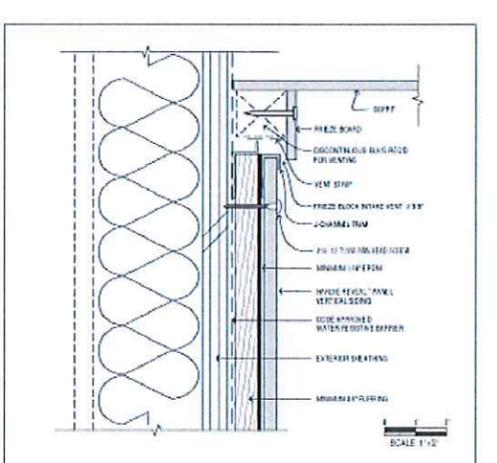


DETAIL
Reveal
1.07

SECTION DETAIL - WALL & SOFFIT FOR VENTED RAINSCREEN
Hardie Reveal™ Panel Vertical Siding

- Wood Framing
- OSB or Plywood Sheathing
- Pressure-Treated Wood Furring (Minimum 3/4" Nominal, 23/32" Actual Thickness) Having Specific Gravity of 0.42 or greater
- Shown with Pan Head Screws into Furring

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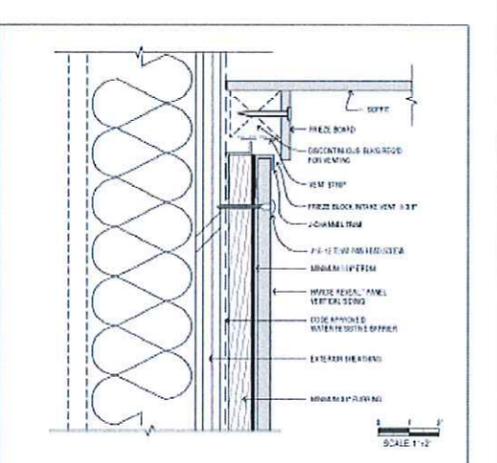


DETAIL
Reveal
1.08

SECTION DETAIL - WALL & SOFFIT FOR VENTATED RAINSCREEN
Hardie Reveal™ Panel Vertical Siding

- Wood Framing
- OSB or Plywood Sheathing
- Pressure-Treated Wood Furring (Minimum 3/4" Nominal, 23/32" Actual Thickness) Having Specific Gravity of 0.42 or greater
- Shown with Pan Head Screws into Furring

For fastener specifications and complete installation instructions refer to appropriate documentation at www.JamesHardieCommercial.com



DETAIL
Reveal
1.08

SECTION DETAIL - WALL & SOFFIT FOR VENTATED RAINSCREEN
Hardie Reveal™ Panel Vertical Siding

- Wood Framing
- OSB or Plywood Sheathing
- Pressure-Treated Wood Furring (Minimum 3/4" Nominal, 23/32" Actual Thickness) Having Specific Gravity of 0.42 or greater
- Shown with Pan Head Screws into Furring

For fastener specifications and complete installation instructions refer to appropriate documentation at www.JamesHardieCommercial.com

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Project
**JEFFERSON HOUSE
MEMORY CARE FACILITY**
12215 NE 128TH STREET
KIRKLAND, WA

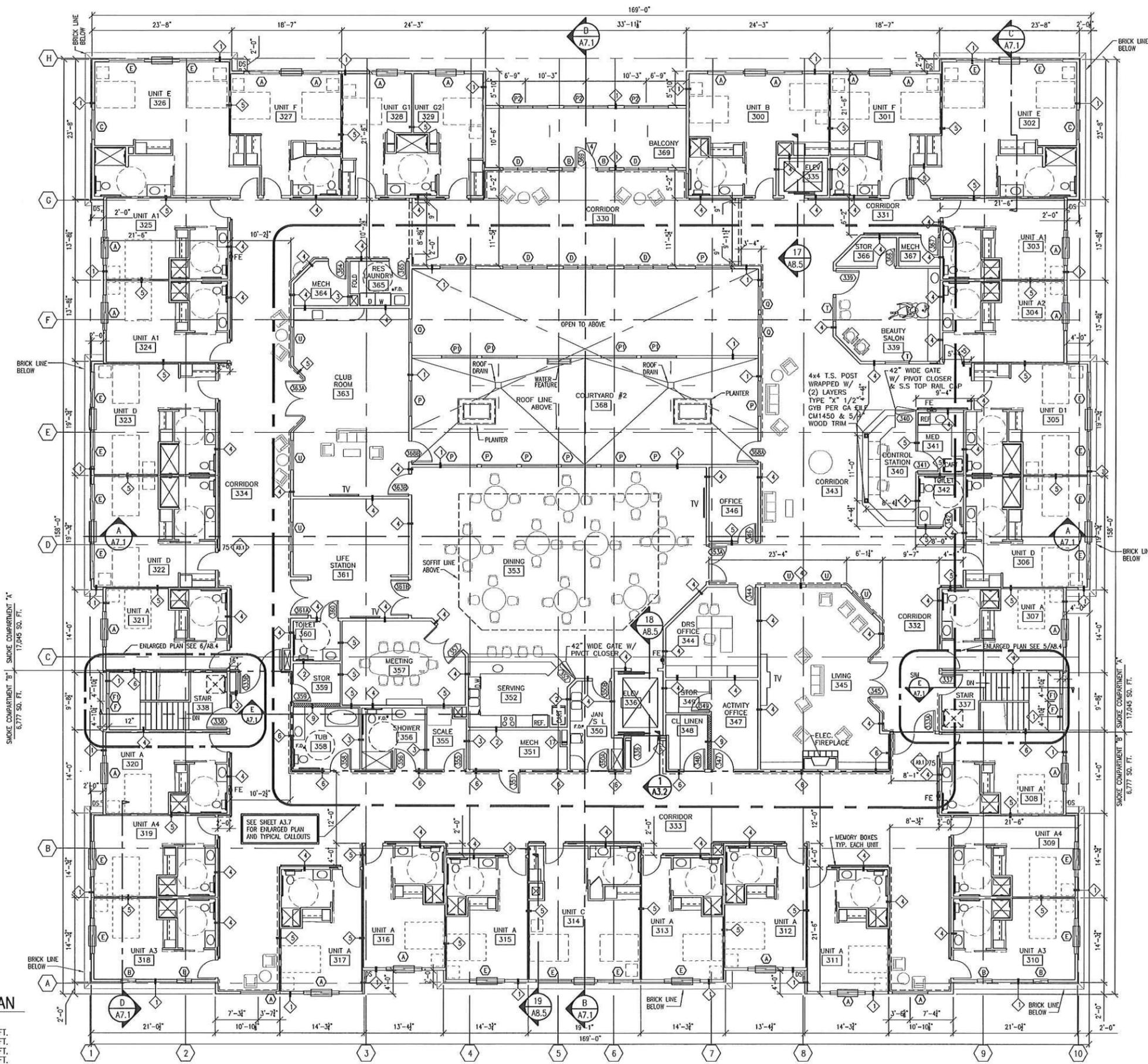
Drawing Title
PANEL SIDING DETAILS

Sheet No.
A2.5

ARCHITECTURAL SYMBOLS

- 8" CONC. WALL W/ 2x6 FURRING WALL
- STUD WALL - SEE WALL TYPES ON A2.1
- BRICK VENEER - SEE WALL TYPES ON A2.1 (BRICK VENEER NOT SHOWN TO SCALE)
- FIRE EXTINGUISHER AND CABINET SEE DETAIL 71/A9.1
- CHAIR RAIL SEE DETAIL 5/A9.1
- HANDRAIL SEE DETAIL 4/A9.1
- BIO BOX SEE DETAIL 75/A9.1
- DS 6" DOWNSPOUT 6" DIA.
- FD FLOOR DRAIN
- ROOM NUMBER SEE SCHEDULE ON A12.1
- DOOR NUMBER SEE SCHEDULE ON A12.2
- RELITE TYPE SEE FRAME TYPES ON A12.3
- WINDOW TYPE SEE WINDOW TYPES ON A12.3
- INTERIOR ROOM ELEVATIONS SEE SHEETS A9.0 & A9.1
- WALL TYPES SEE TYPES SHEET A2.1 & ABOVE
- DIRECTION OF SECTION BUILDING SECTION LETTER BUILDING SECTION SHEET
- DIRECTION OF SECTION WALL SECTION NUMBER WALL SECTION SHEET
- DETAIL NUMBER DETAIL SHEET

NOTE:
FOR ENLARGED UNIT PLANS
SEE SHEETS A3.4, A3.5, A3.6 & A3.7



THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"

FLOOR 23,174 SQ.FT.
COURTYARD 1,077 SQ.FT.
OPEN TO ABOVE 1,584 SQ.FT.
BALCONY 357 SQ.FT.



Revisions

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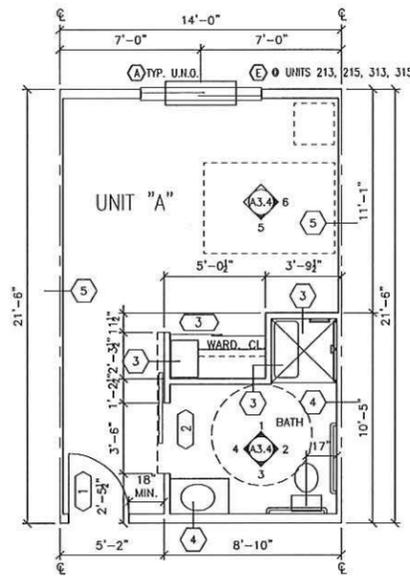
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Checked By: RMS
Date: 02-05-16
Project No.: 17045

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Project: **JEFFERSON HOUSE
MEMORY CARE FACILITY**
12215 NE 128TH STREET
KIRKLAND, WA

Drawing Title: **THIRD FLOOR
PLAN**

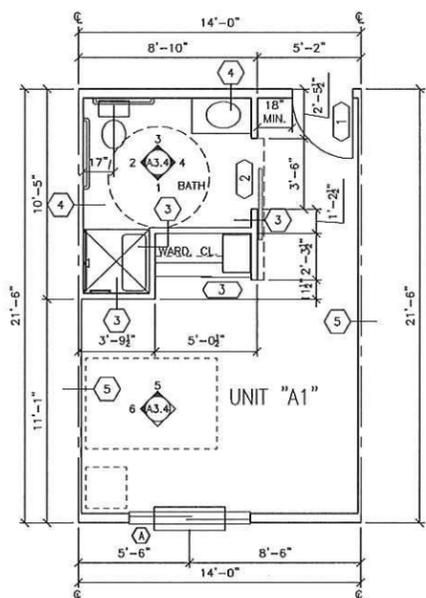
Sheet No.: **A3.3**



PRIVATE UNIT "A" FLOOR PLAN (ACCESSIBLE)
SCALE: 1/4"=1'-0" 301 SQ. FT.

BATHROOM ACCESSORIES

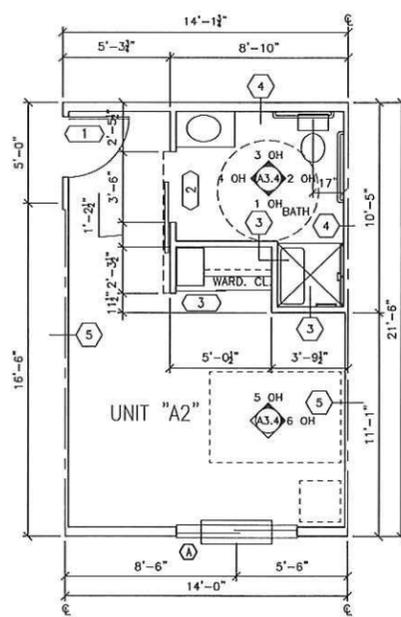
TOILET TISSUE DISPENSER	1 ROBE HOOKS	42" GRAB BAR	36" GRAB BAR	18" GRAB BAR	1 HAND TOWEL BAR	36" X 36" MIRROR	SOAP DISP.	P.T. DISP.	1 TOWEL BAR
UNIT #	207, 208, 211, 212, 213	215, 216, 217, 220, 221	307, 308, 311, 312, 313	315, 316, 317, 320, 321					



PRIVATE UNIT "A1" FLOOR PLAN (ACCESSIBLE)
SCALE: 1/4"=1'-0" 301 SQ. FT.

BATHROOM ACCESSORIES

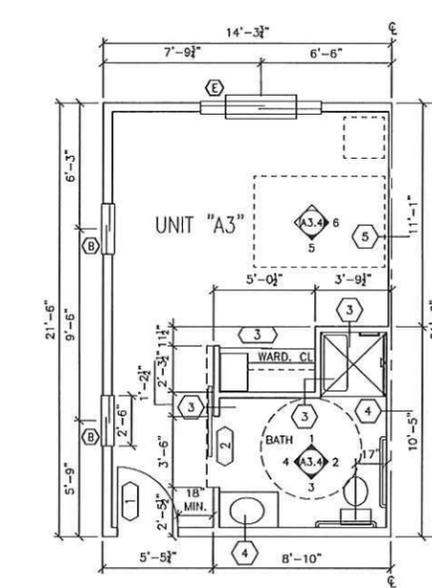
TOILET TISSUE DISPENSER	1 ROBE HOOKS	42" GRAB BAR	36" GRAB BAR	18" GRAB BAR	1 HAND TOWEL BAR	36" X 36" MIRROR	SOAP DISP.	P.T. DISP.	1 TOWEL BAR
UNIT #	203	224, 225	303	324, 325					



PRIVATE UNIT "A2" FLOOR PLAN (ACCESSIBLE)
SCALE: 1/4"=1'-0" 301 SQ. FT.

BATHROOM ACCESSORIES

TOILET TISSUE DISPENSER	1 ROBE HOOKS	42" GRAB BAR	36" GRAB BAR	18" GRAB BAR	1 HAND TOWEL BAR	36" X 36" MIRROR	SOAP DISP.	P.T. DISP.	1 TOWEL BAR
UNIT #	204								



PRIVATE UNIT "A3" FLOOR PLAN (ACCESSIBLE)
SCALE: 1/4"=1'-0" 301 SQ. FT.

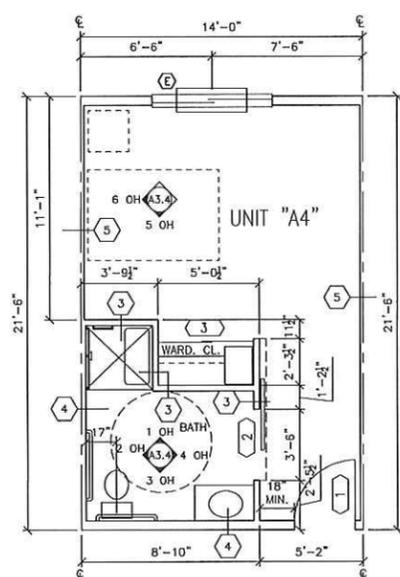
BATHROOM ACCESSORIES

TOILET TISSUE DISPENSER	1 ROBE HOOKS	42" GRAB BAR	36" GRAB BAR	18" GRAB BAR	1 HAND TOWEL BAR	36" X 36" MIRROR	SOAP DISP.	P.T. DISP.	1 TOWEL BAR
UNIT #	210, 218								

ARCHITECTURAL SYMBOLS

- 8" CONC. WALL W/ 2x6 FURRING WALL
- STUD WALL - SEE WALL TYPES ABOVE
- BRICK VENEER - SEE WALL TYPES ABOVE
- FIRE EXTINGUISHER AND CABINET
- FE SEE DETAIL 71/A9.1
- CHAIR RAIL SEE DETAIL 5/A9.1
- HANDRAIL SEE DETAIL 4/A9.1
- BIO BOX SEE DETAIL 75/A9.1
- DS 6" DOWNSPOUT 6" DIA.
- FD FLOOR DRAIN
- ROOM NUMBER SEE SCHEDULE ON A12.1
- DOOR NUMBER SEE SCHEDULE ON A12.2
- RELITE TYPE SEE FRAME TYPES ON A12.3
- WINDOW TYPE SEE WINDOW TYPES ON A12.3
- INTERIOR ROOM ELEVATIONS SEE SHEETS A9.0 & A9.1
- WALL TYPES SEE TYPES SHEET A2.1 & ABOVE
- DIRECTION OF SECTION BUILDING SECTION LETTER BUILDING SECTION SHEET
- DIRECTION OF SECTION WALL SECTION NUMBER WALL SECTION SHEET
- DETAIL NUMBER DETAIL SHEET

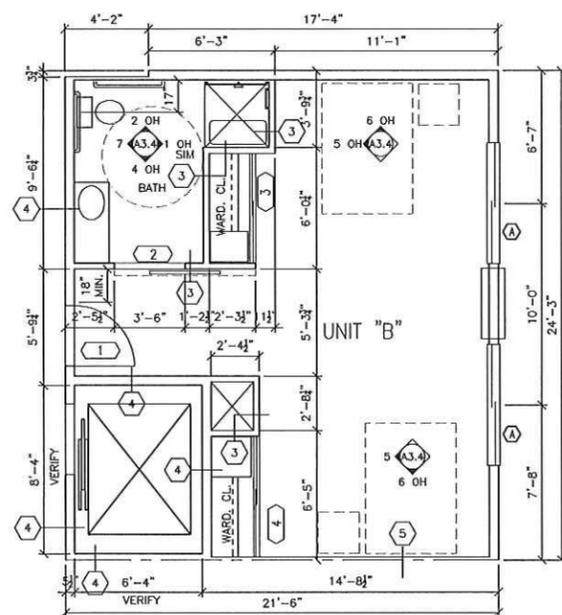
NOTE:
FOR ENLARGED UNIT PLANS
SEE SHEETS A3.4, A3.5, A3.6 & A3.7



PRIVATE UNIT "A4" FLOOR PLAN (ACCESSIBLE)
SCALE: 1/4"=1'-0" 301 SQ. FT.

BATHROOM ACCESSORIES

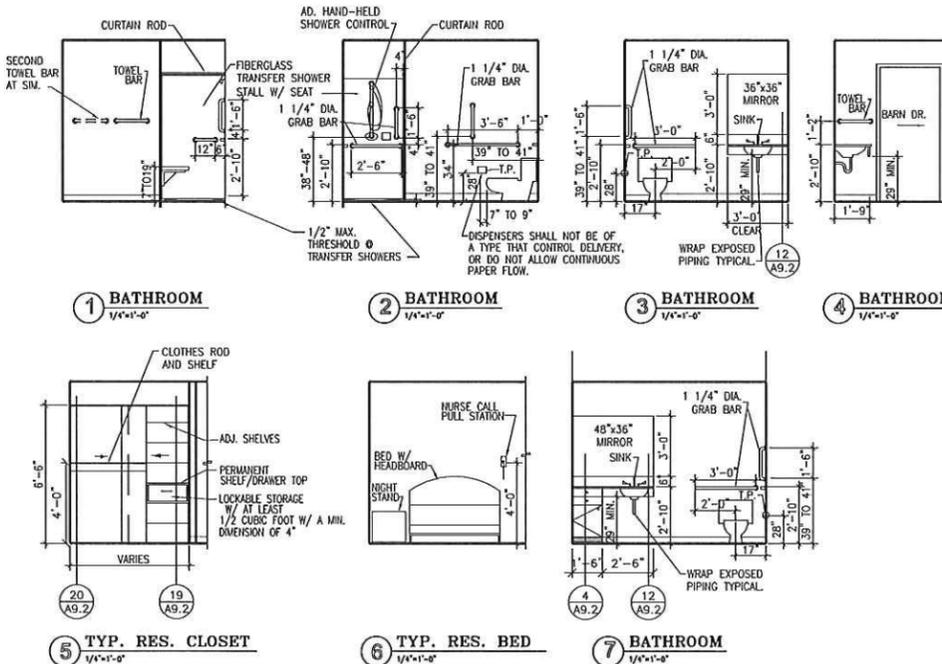
TOILET TISSUE DISPENSER	1 ROBE HOOKS	42" GRAB BAR	36" GRAB BAR	18" GRAB BAR	1 HAND TOWEL BAR	36" X 36" MIRROR	SOAP DISP.	P.T. DISP.	1 TOWEL BAR
UNIT #	209, 219								



2-BED HC. UNIT "B" FLR PLAN (ACCESSIBLE)
SCALE: 1/4"=1'-0" 457 SQ. FT.

BATHROOM ACCESSORIES

TOILET TISSUE DISPENSER	2 ROBE HOOKS	42" GRAB BAR	36" GRAB BAR	18" GRAB BAR	2 TOWEL BARS	48" X 36" MIRROR	TRANSFER SHOWER STALL	HAND TOWEL BAR	SOAP DISP.	P.T. DISP.
UNIT #	200									



NOTES:
WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, DISPENSERS OTHER EQUIPMENT AND CONTROLS ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40" FROM THE FINISHED FLOOR.

MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF REFLECTING SURFACE NO HIGHER THAN 40" FROM THE FINISHED FLOOR.

WATER CLOSET OPERATING HANDLE TO BE ON WIDE SIDE OF TOILET AREA.

ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

SEE PLUMBING DRAWINGS FOR HANDICAP SHOWER STALLS. THE ROLL-UP HANDICAP SHOWER STALL MUST BE INSTALLED SO AS TO PROVIDE A 1/2" MAX. LIP AT SHOWER ENTRY.

THE TRANSFER SHOWER STALL SHALL HAVE AN INTERIOR DIMENSION OF 36"x36" MIN.

THE TRANSFER SHOWER STALL SHALL BE EQUIPPED WITH A SEAT LOCATED ON THE WALL OPPOSITE THE CONTROLS.

5'-0" ROLL IN SHOWERS, TO HAVE GRAB BARS ON THREE SIDES AND NO SEAT

ALL SHOWER STALLS SHALL BE EQUIPPED WITH HAND HELD SHOWER HEAD.

VERY DIMENSIONS WITH SHOWER STALL MANUF. AND WALL TYPE CONSTRUCTION.

GENERAL CONTRACTOR MAY SUBSTITUTE SHOWER STALL PROVIDED NEW STALL MEETS ALL HANDICAP CODES AND IS APPROVED BY OWNER AND LOCAL CITY BUILDING DEPARTMENT.

NOTE:
PROVIDE EACH SLEEPING/LIVING ROOM WITH INDIVIDUAL TEMPERATURE CONTROLS LOCATED BETWEEN 30 AND 48 INCHES ABOVE THE FLOOR AND BE CAPABLE OF MAINTAINING ROOM TEMPERATURE PLUS OR MINUS 3°F FROM SETTING, WITHIN A RANGE OF MIN. 60°F TO MAX. 85°F.

NOTE:
FOR EXTERIOR WALL TYPE INFORMATION SEE SHEETS A2.1



Revisions

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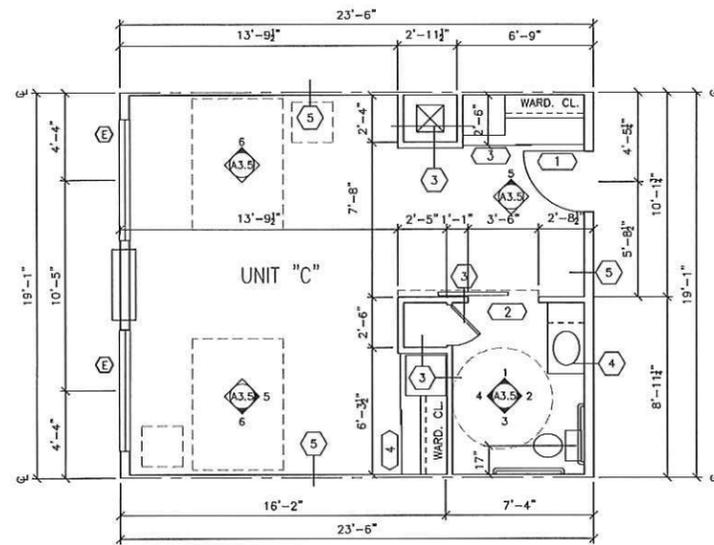
Drawn By: MJC
Checked By: RUS
Date: 02-05-16
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ENLARGED
UNIT PLANS

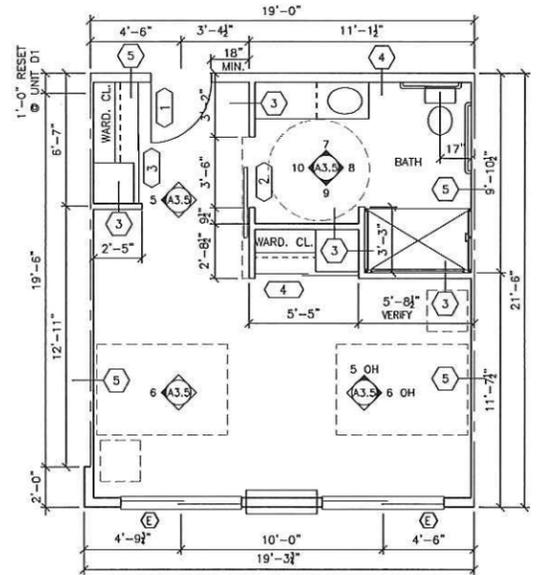
Sheet No. A3.4



PRIVATE UNIT "C" FLOOR PLAN (TYPE "B")

SCALE: 1/4"=1'-0" 448 SQ. FT.

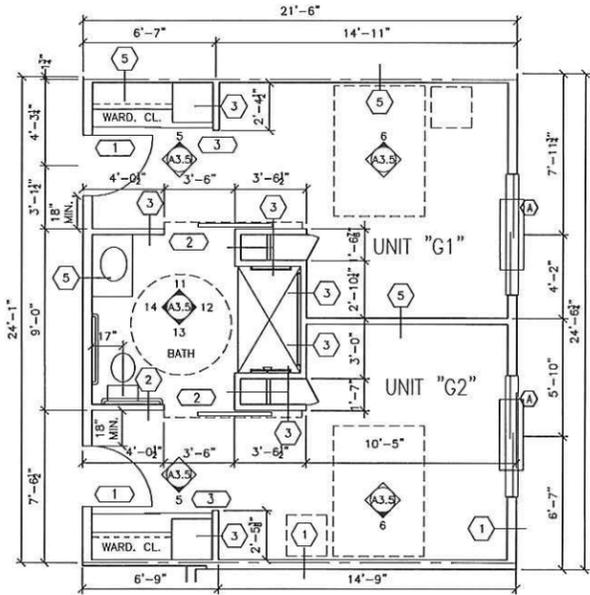
BATHROOM ACCESSORIES		UNIT #
TOILET TISSUE DISPENSER	1 HAND TOWEL BAR	UNIT #
2 ROBE HOOKS	42" X 36" MIRROR	214
42" GRAB BAR	SOAP DISP.	314
36" GRAB BAR	P.T. DISP.	
18" GRAB BAR		



2-BED HC. UNIT "D" FLR PLAN (ACCESSIBLE)

SCALE: 1/4"=1'-0" 409 SQ. FT.

BATHROOM ACCESSORIES		UNIT #	O.H.	UNIT D1 #
TOILET TISSUE DISPENSER	2 TOWEL BARS	206, 222, 223	205	
2 ROBE HOOKS	42" X 36" MIRROR	306, 322, 323	305	
42" GRAB BAR	HAND TOWEL BAR			
36" GRAB BAR	SOAP DISP.			
18" GRAB BAR	P.T. DISP.			
ROLL-IN SHOWER				



SEMI PRIVATE UNITS "G1 & G2" FLR PLANS (ACCESSIBLE)

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

BATHROOM ACCESSORIES		UNIT "G1" - 214 SQ. FT.	UNIT "G2" - 214 SQ. FT.
TOILET TISSUE DISPENSER	1 HAND TOWEL BAR	228	229
2 ROBE HOOKS	36" X 36" MIRROR	328	329
42" GRAB BAR	SOAP DISP.		
36" GRAB BAR	P.T. DISP.		
18" GRAB BAR	2 TOWEL BARS		
ROLL-IN SHOWER			

NOTE:
PROVIDE EACH SLEEPING/LIVING ROOM WITH INDIVIDUAL TEMPERATURE CONTROLS LOCATED BETWEEN 30 AND 48 INCHES ABOVE THE FLOOR AND BE CAPABLE OF MAINTAINING ROOM TEMPERATURE PLUS OR MINUS 3°F FROM SETTING, WITHIN A RANGE OF MIN. 60°F TO MAX. 85°F.

NOTE:
FOR EXTERIOR WALL TYPE INFORMATION SEE SHEETS A2.1

NOTES:
WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, DISPENSERS OTHER EQUIPMENT AND CONTROLS ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE WITH ALL OPERABLE PARTS, INCLUDING COIL SLOTS, WITHIN 40" FROM THE FINISHED FLOOR.

MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF REFLECTING SURFACE NO HIGHER THAN 40" FROM THE FINISHED FLOOR.

WATER CLOSET OPERATING HANDLE TO BE ON WIDE SIDE OF TOILET AREA.

ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

SHOWER NOTES

SEE PLUMBING DRAWINGS FOR HANDICAP SHOWER STALLS. THE ROLL-IN HANDICAP SHOWER STALL MUST BE INSTALLED SO AS TO PROVIDE A 1/2" MAX. LIP AT SHOWER ENTRY.

THE TRANSFER SHOWER STALL SHALL HAVE AN INTERIOR DIMENSION OF 36"x36" MIN.

THE TRANSFER SHOWER STALL SHALL BE EQUIPPED WITH A SEAT LOCATED ON THE WALL OPPOSITE THE TOILETS.

5'-0" ROLL IN SHOWERS, TO HAVE GRAB BARS ON THREE SIDES AND NO SEAT

ALL SHOWER STALLS SHALL BE EQUIPPED WITH HAND HELD SHOWER HEAD.

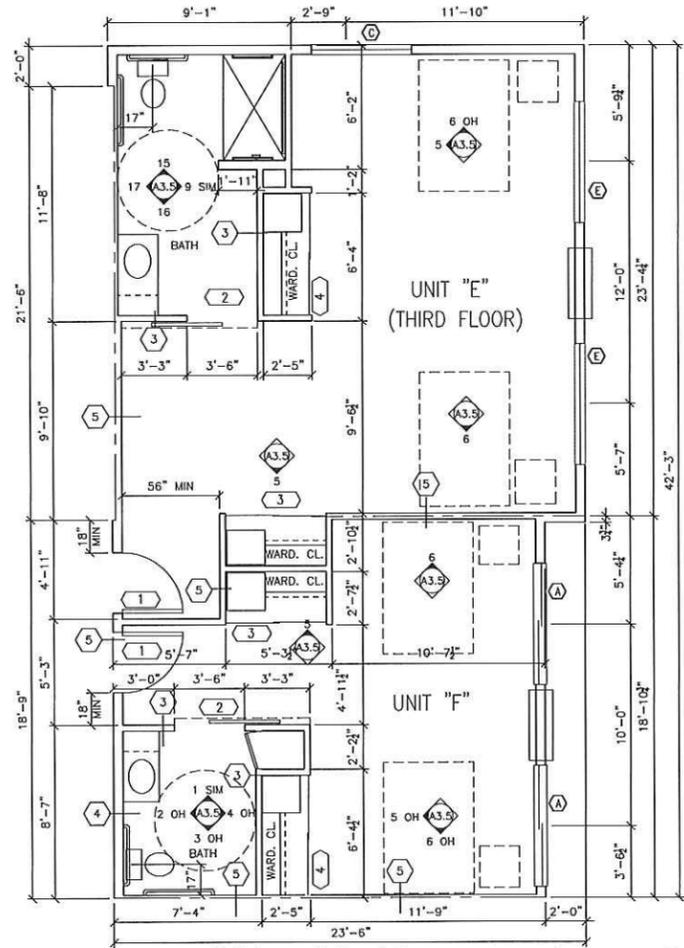
VERIFY DIMENSIONS WITH SHOWER STALL MANUF. AND WALL TYPE CONSTRUCTION.

GENERAL CONTRACTOR MAY SUBSTITUTE SHOWER STALL PROVIDED NEW STALL MEETS ALL HANDICAP CODES AND IS APPROVED BY OWNER AND LOCAL CITY BUILDING DEPARTMENT.

ARCHITECTURAL SYMBOLS

- 8" CONC. WALL W/ 2x6 FURRING WALL
- STUD WALL - SEE WALL TYPES ABOVE
- BRICK VENEER - SEE WALL TYPES ABOVE
- FIRE EXTINGUISHER AND CABINET
- FE
- CHAIR RAIL SEE DETAIL 5/A9.1
- HANDRAIL SEE DETAIL 4/A9.1
- BIO BOX SEE DETAIL 75/A9.1
- DOOR DRAIN
- FLOOR DRAIN
- ROOM NUMBER SEE SCHEDULE ON A12.1
- DOOR NUMBER SEE SCHEDULE ON A12.2
- RELIEF TYPE SEE FRAME TYPES ON A12.3
- WINDOW TYPE SEE WINDOW TYPES ON A12.3
- INTERIOR ROOM ELEVATIONS SEE SHEETS A9.0 & A9.1
- WALL TYPES SEE TYPES SHEET A2.1 & ABOVE
- DIRECTION OF SECTION
- BUILDING SECTION LETTER
- BUILDING SECTION SHEET
- DIRECTION OF SECTION
- WALL SECTION NUMBER
- WALL SECTION SHEET
- DETAIL NUMBER
- DETAIL SHEET

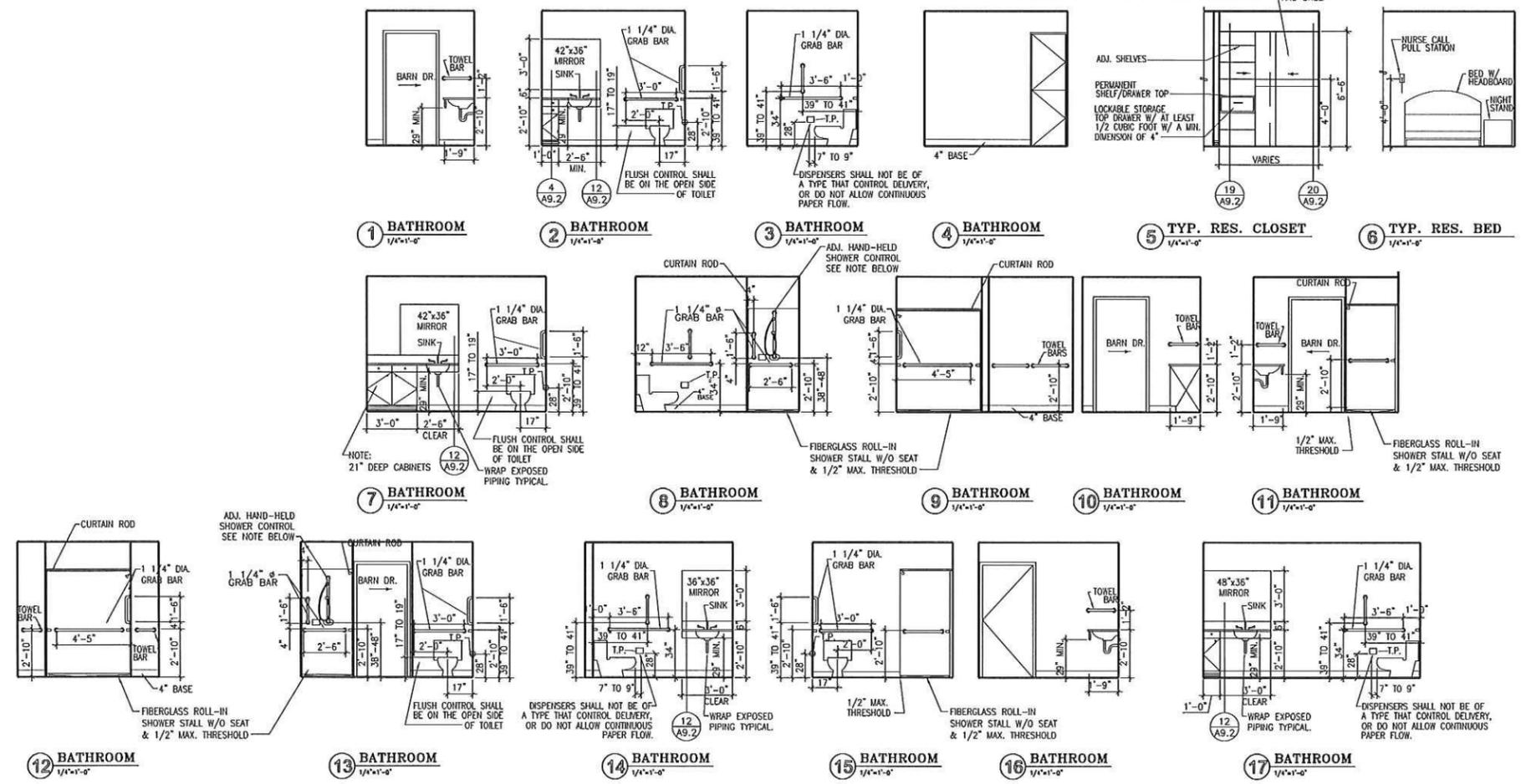
NOTE:
FOR ENLARGED UNIT PLANS SEE SHEETS A3.4, A3.5, A3.6 & A3.7



SEMI PRIVATE UNITS "E" (TYPE "B") & "F" FLOOR PLANS (ACCESSIBLE)

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

BATHROOM ACCESSORIES		UNIT "E" - 577 SQ. FT.	UNIT "F" - 376 SQ. FT.
TOILET TISSUE DISPENSER	2 HAND TOWEL BAR	202, 226	201, 227
2 ROBE HOOKS	48" X 36" MIRROR	302, 326	301, 327
42" GRAB BAR	42" X 36" MIRROR		
36" GRAB BAR	SOAP DISP.		
18" GRAB BAR	P.T. DISP.		
ROLL-IN SHOWER (UNIT E)	2 TOWEL BARS		



Revisions

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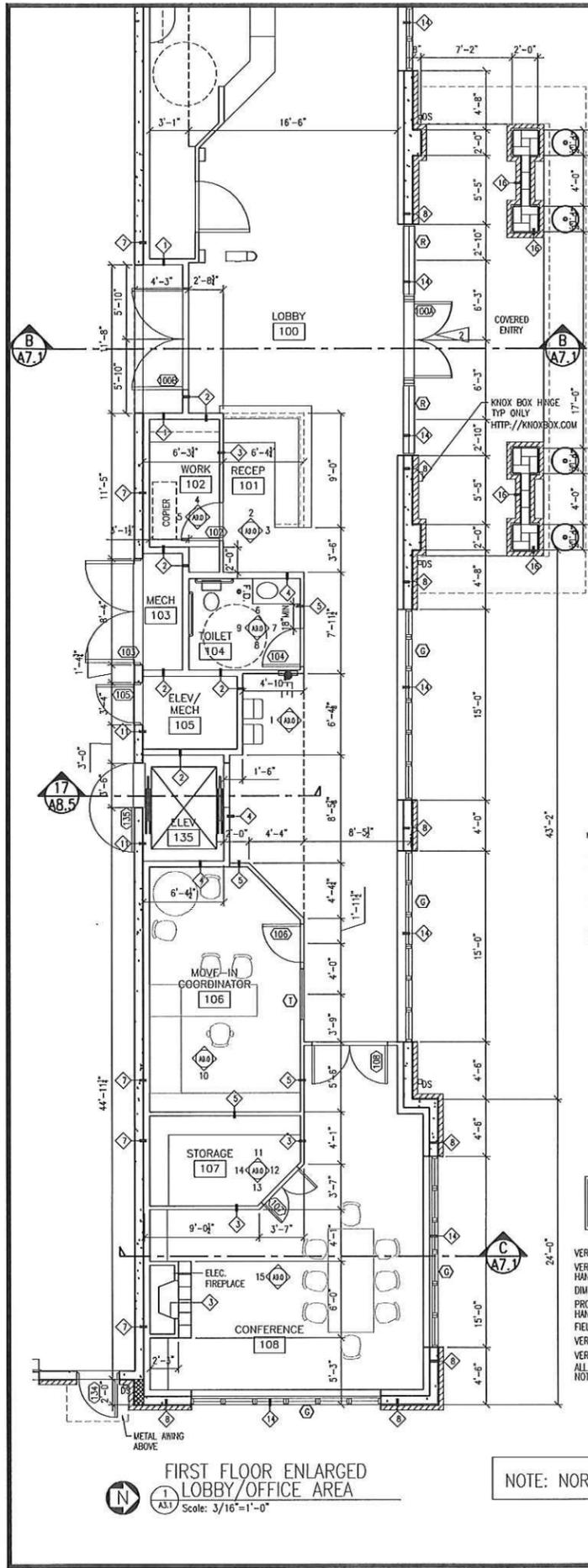
Drawn By: MJC
Checked By: RNS
Date: 02-05-16
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Project: **JEFFERSON HOUSE MEMORY CARE FACILITY**
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ENLARGED UNIT PLANS

Sheet No. **A3.5**



FIRST FLOOR ENLARGED LOBBY/OFFICE AREA
Scale: 3/16"=1'-0"

- ARCHITECTURAL SYMBOLS**
- 8" CONC. WALL W/ 2-6 FURRING WALL
 - STUD WALL - SEE WALL TYPES ABOVE
 - BRICK VENEER - SEE WALL TYPES ABOVE
 - FIRE EXTINGUISHER AND CABINET
 - CHAR RAIL SEE DETAIL 5/A9.1
 - HORIZONTAL SEE DETAIL 4/A9.1
 - BO BOX SEE DETAIL 75/A9.1
 - DOWNSPOUT 6" DIA.
 - FLOOR DRAIN
 - ROOM NUMBER SEE SCHEDULE ON A12.1
 - DOOR NUMBER SEE SCHEDULE ON A12.2
 - RELIEF TYPE SEE FRAME TYPES ON A12.3
 - WINDOW TYPE SEE WINDOW TYPES ON A12.3
 - MECH ROOM ELEVATIONS SEE SHEETS A10 & A1.1
 - WALL TYPES SEE TYPES SHEET A2.1 & ABOVE
 - DIRECTION OF SECTION - BUILDING SECTION LETTER
 - DIRECTION OF SECTION - WALL SECTION NUMBER
 - DIRECTION OF SECTION - DETAIL SHEET
- NOTE:** FOR ENLARGED UNIT PLANS SEE SHEETS A3.4, A3.5, A3.6 & A3.7

NOTE: A EGRESS PATH OF TRAVEL SHALL BE MAINTAINED THROUGH BOTH SETS OF DOORS TRAVELING WEST THROUGH LIFE STATION ROOMS AND BOTH DOORS SHALL REMAIN UNLOCKED & OPERATIONAL FROM DRIVING ROOM SIDE AT ALL TIMES.

NOTES:

WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, DISPENSERS OTHER EQUIPMENT PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE WITH ALL OPERABLE PARTS, INCLUDING CONTROLS, WITHIN 40" FROM THE FINISHED FLOOR.

MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF REFLECTING SURFACE NO HIGHER THAN 40" FROM THE FINISHED FLOOR.

WATER CLOSET OPERATING HANDLE TO BE ON WIDE SIDE OF TOILET AREA.

THE HANDICAP SHOWER STALL SHALL BE INSTALLED SO AS TO PROVIDE A 1/2" MAX. LIP AT SHOWER ENTRY.

PER DC 1210 1210.1 FLOORS IN OTHER THAN DWELLING UNITS, TOILETS AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, NON-ABRASIVE SURFACE THAT EXTENDS UPWARD OVER THE WALLS AT LEAST 6 INCHES.

1210.2 WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, NON-ABRASIVE SURFACE TO 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR THE STRUCTURAL ELEMENTS THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

EXCEPTIONS:

- DWELLING UNITS AND SLEEPING UNITS
- TOILET ROOMS THAT ARE NOT ACCESSIBLE TO THE PUBLIC AND WHICH HAVE NO MORE THAN ONE WATER CLOSET.

ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

NOTE: FOR ADDITIONAL WALL TYPE INFORMATION SEE SHEETS A2.1

NOTE: SEE SHEET A0.1 FOR TYPICAL FURNITURE PLACEMENT AND WORKING HEIGHTS

VERIFY LOCATION & ORIENTATION OF UNITS WITH 1/8" FLOOR PLANS

VERIFY SHOWER OPENING SIZE WITH MFR., ALSO VERIFY RECESSED HANDICAP SHOWER LOCATIONS.

DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE

PROVIDE SOLID BLOCKING BEHIND ALL GRAB BAR AND HANDRAIL LOCATIONS AND FUTURE LOCATIONS.

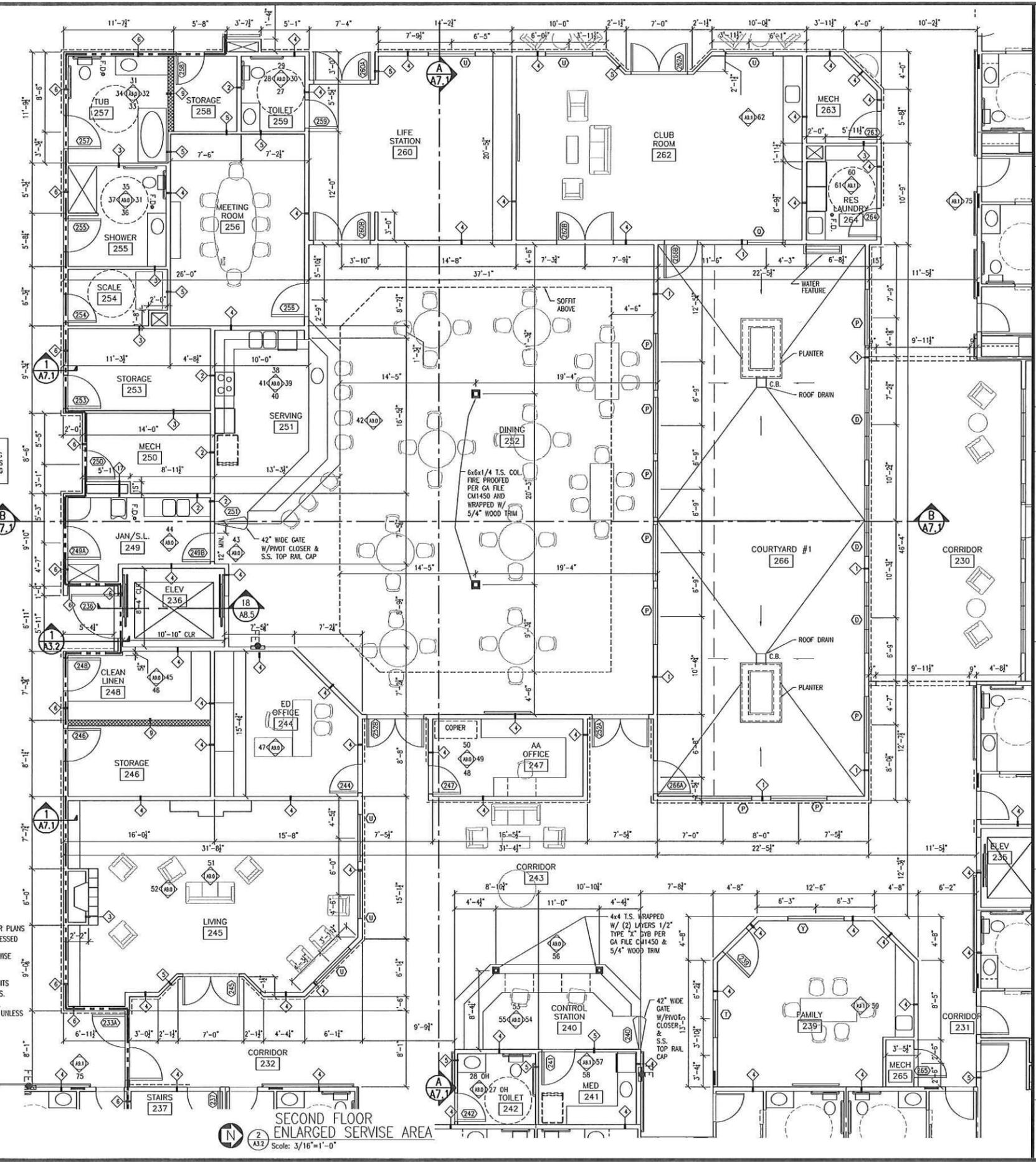
FIELD VERIFY ALL CABINET OPENING BEFORE FABRICATING UNITS

VERIFY WALL TYPES BETWEEN UNITS WITH 1/8" FLOOR PLANS.

VERIFY SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS.

ALL OPENINGS WITHOUT DOORS SHALL BE CASED WITH GWB UNLESS NOTED OTHERWISE.

NOTE: NORTH IS TO THE RIGHT



SECOND FLOOR ENLARGED SERVICE AREA
Scale: 3/16"=1'-0"

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Project Title: SECOND FLOOR ENLARGED SERVICE PLAN
Sheet No.: A3.6

NOTES:
 WHERE TONEL, SANITARY NAPKINS, WASTE RECEPTACLES, DISPENSERS OTHER EQUIPMENT AND CONTROLS ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40" FROM THE FINISHED FLOOR.

MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF REFLECTING SURFACE NO HIGHER THAN 40" FROM THE FINISHED FLOOR.

WATER CLOSET OPERATING HANDLE TO BE ON WIDE SIDE OF TOILET AREA.
 THE HANDICAP SHOWER STALL MUST BE INSTALLED SO AS TO PROVIDE A 1/2" MAX. LIP AT SHOWER ENTRY.
 PER IBC 1210
 1210.1 FLOORS
 IN OTHER THAN DWELLING UNITS, TOILETS AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES.

1210.2 WALLS
 WALLS WITH IN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR THE STRUCTURAL ELEMENTS THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

EXCEPTIONS:
 1. DWELLING UNITS AND SLEEPING UNITS
 2. TOILET ROOMS THAT ARE NOT ACCESSIBLE TO THE PUBLIC AND WHICH HAVE NOT MORE THAN ONE WATER CLOSET.

ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

NOTE:
 FOR ADDITIONAL WALL TYPE INFORMATION SEE SHEETS A2.1

NOTE:
 SEE SHEET A0.1 FOR TYPICAL FIXTURE PLACEMENT AND MOUNTING HEIGHTS

VERIFY LOCATION & ORIENTATION OF UNITS WITH 1/8" FLOOR PLANS
 VERIFY SHOWER OPENING SIZE WITH MFR., ALSO VERIFY RECESSED HANDICAP SHOWER LOCATIONS.
 DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE
 PROVIDE SOLID BLOCKING BEHIND ALL GRAB BAR AND HANDRAIL LOCATIONS AND FUTURE LOCATIONS.
 FIELD VERIFY ALL CABINET OPENING BEFORE FABRICATING UNITS
 VERIFY WALL TYPES BETWEEN UNITS WITH 1/8" FLOOR PLANS.
 VERIFY SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS.
 ALL OPENINGS WITHOUT DOORS SHALL BE CASED WITH GWB UNLESS NOTED OTHERWISE.

ARCHITECTURAL SYMBOLS

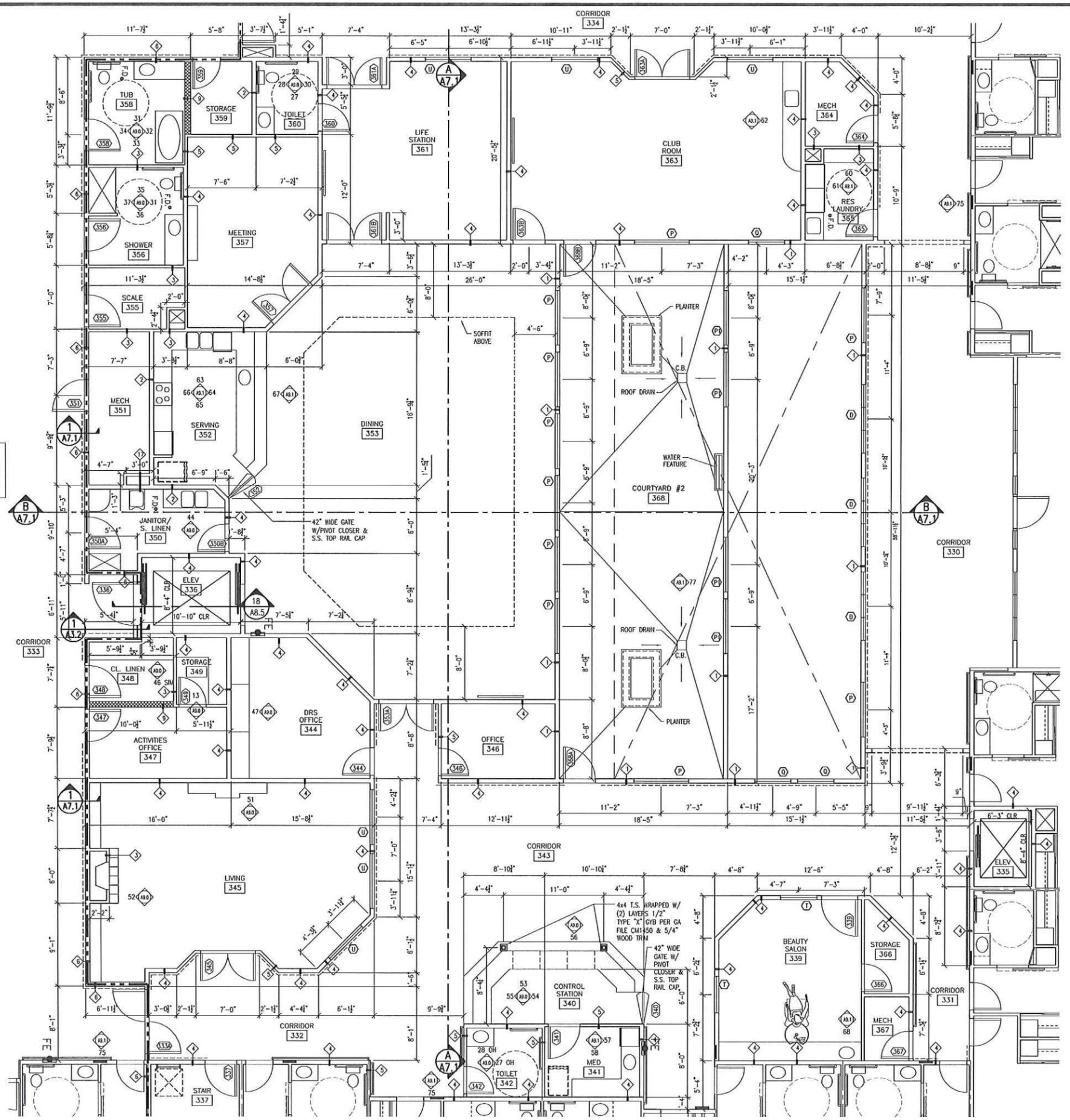
- 8" CONC. WALL W/ 2x6 FURRING WALL
- STUD WALL - SEE WALL TYPES ABOVE
- BRICK VENEER - SEE WALL TYPES ABOVE
- FIRE EXTINGUISHER AND CABINET SEE DETAIL 71/A9.1
- CHAIR RAIL SEE DETAIL 5/A9.1
- HANDRAIL SEE DETAIL 4/A9.1
- BIO BOX SEE DETAIL 75/A9.1
- DS DOWNSPOUT 6" DIA.
- FD FLOOR DRAIN
- ROOM NUMBER SEE SCHEDULE ON A12.1
- DOOR NUMBER SEE SCHEDULE ON A12.2
- RELIEF TYPE SEE FRAME TYPES ON A12.3
- WINDOW TYPE SEE WINDOW TYPES ON A12.3
- INTERIOR ROOM ELEVATIONS SEE SHEETS A9.0 & A9.1
- WALL TYPES SEE TYPES SHEET A2.1 & ABOVE
- DIRECTION OF SECTION BUILDING SECTION LETTER BUILDING SECTION SHEET
- DIRECTION OF SECTION WALL SECTION NUMBER WALL SECTION SHEET
- DETAIL NUMBER DETAIL SHEET

NOTE:
 FOR ENLARGED UNIT PLANS SEE SHEETS A3.4, A3.5, A3.6 & A3.7

NOTE: A EGRESS PATH OF TRAVEL SHALL BE MAINTAINED THROUGH BOTH SETS OF DOORS TRAVELING WEST THROUGH LIFE STATION ROOMS AND BOTH DOORS SHALL REMAIN UNLOCKED & OPERATIONAL FROM DINING ROOM SIDE AT ALL TIMES.

NOTE: NORTH IS TO THE RIGHT

THIRD FLOOR ENLARGED SERVICE AREA
 Scale: 3/16"=1'-0"



Revisions

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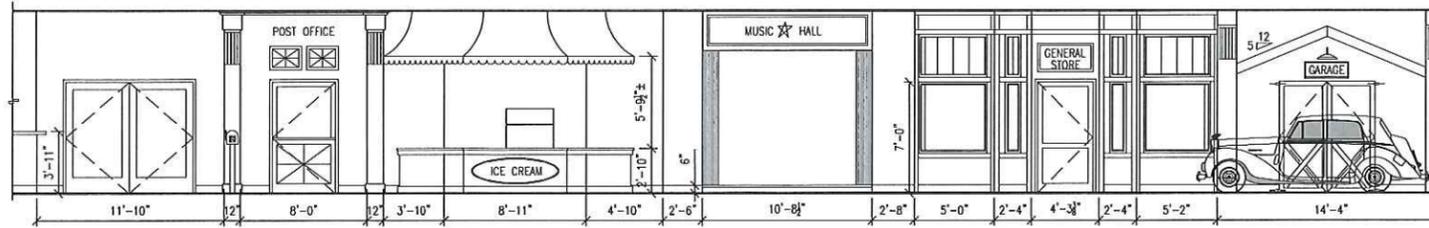
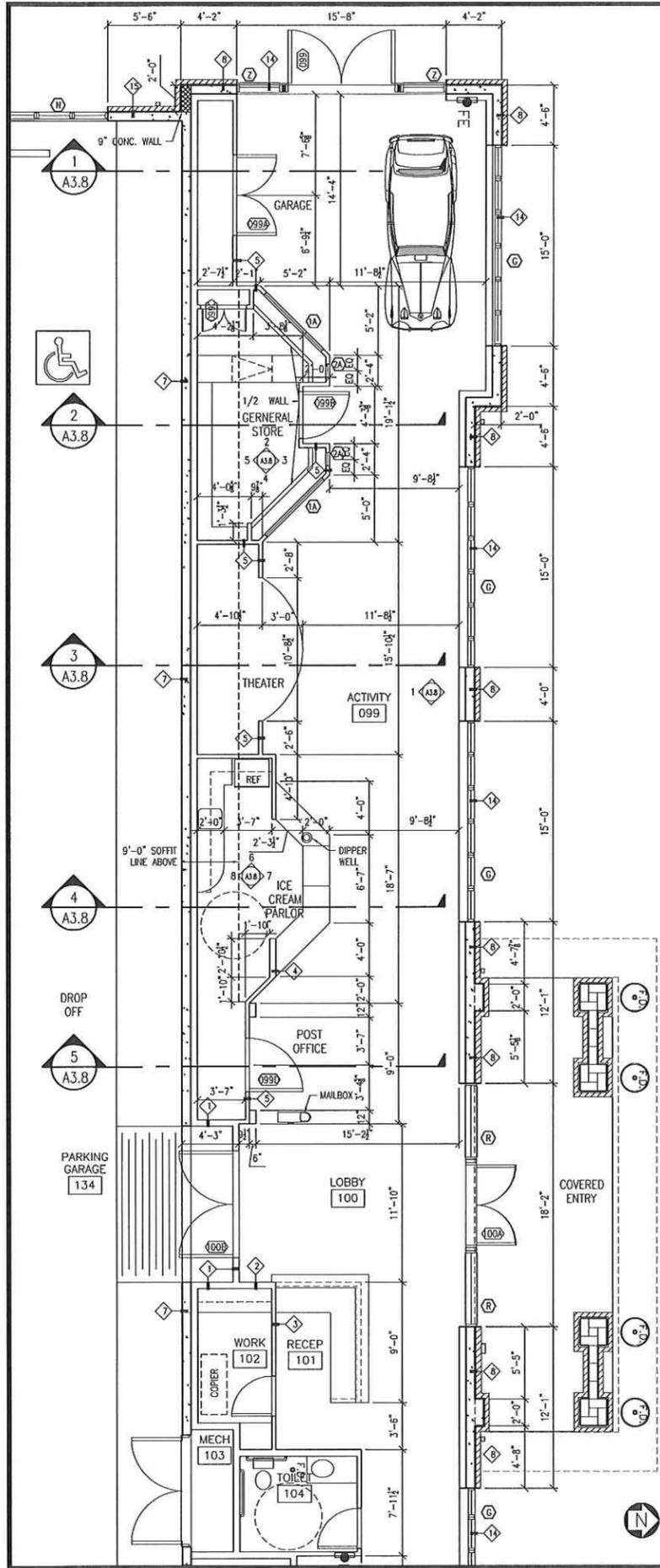
Drawn By: MJC
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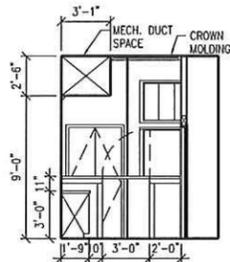
Project
 JEFFERSON HOUSE
 MEMORY CARE FACILITY
 12215 NE 128TH STREET
 KIRKLAND, WA

Drawing Title
 THIRD FLOOR
 ENLARGED SERVICE PLAN

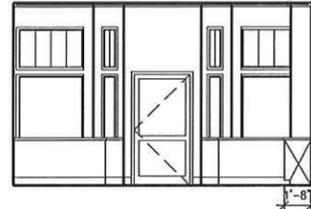
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 A3.7



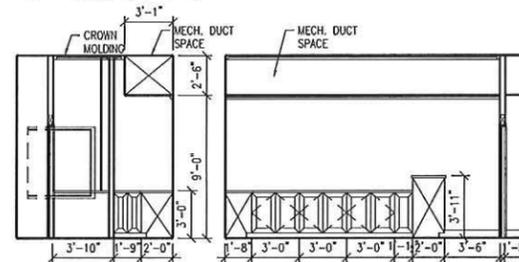
1 LOBBY/ASSEMBLY AREA #099
Scale: 1/8"=1'-0"



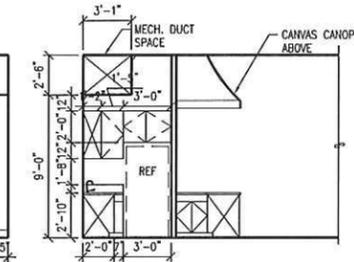
2 GENERAL STORE
Scale: 1/8"=1'-0"



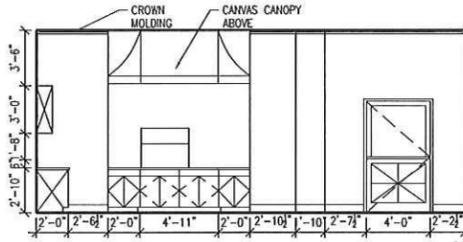
3 GENERAL STORE
Scale: 1/8"=1'-0"



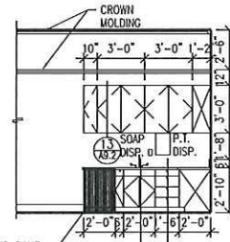
4 GENERAL STORE
Scale: 1/8"=1'-0"



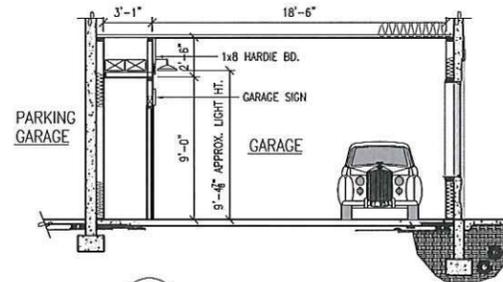
6 ICE CREAM PARLOR
Scale: 1/8"=1'-0"



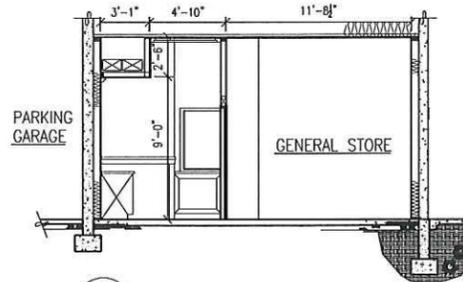
7 ICE CREAM PARLOR/ POST OFFICE
Scale: 1/8"=1'-0"



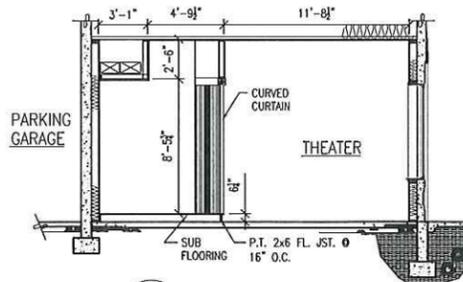
8 ICE CREAM PARLOR
Scale: 1/8"=1'-0"



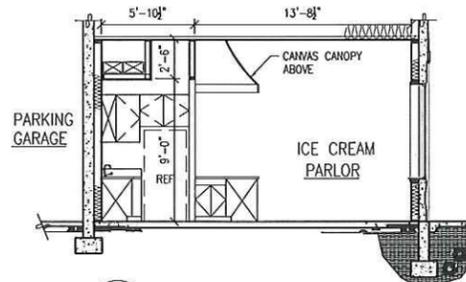
1 CROSS SECTION @ GARAGE
A3.8 Scale: 1/8"=1'-0"



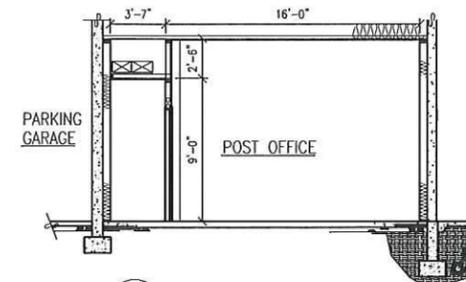
2 CROSS SECTION @ GENERAL STORE
A3.8 Scale: 1/8"=1'-0"



3 CROSS SECTION @ THEATER
A3.8 Scale: 1/8"=1'-0"



4 CROSS SECTION @ ICE CREAM PARLOR
A3.8 Scale: 1/8"=1'-0"



5 CROSS SECTION @ POST OFFICE
A3.8 Scale: 1/8"=1'-0"

FIRST FLOOR ENLARGED LOBBY/ACTIVITY AREA
A3.1 Scale: 1/4"=1'-0"

NOTE: NORTH IS TO THE RIGHT



Revisions

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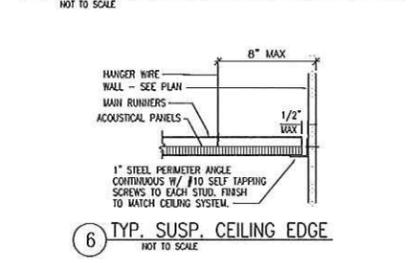
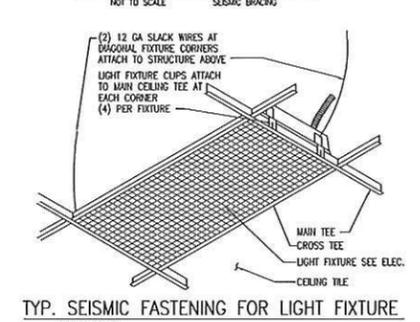
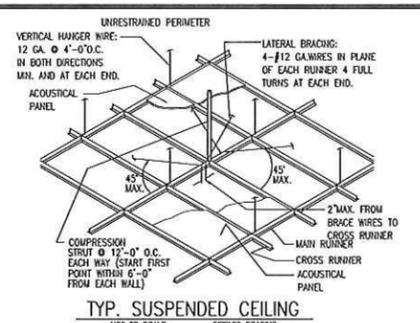
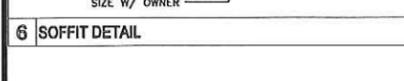
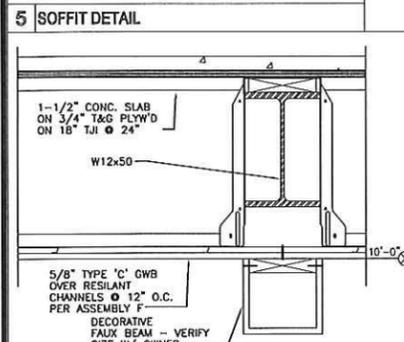
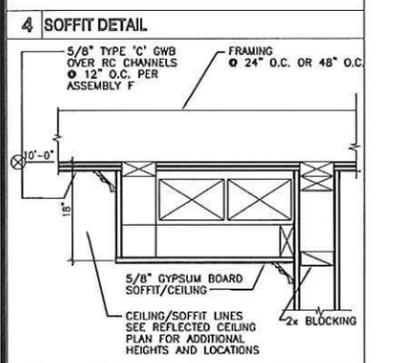
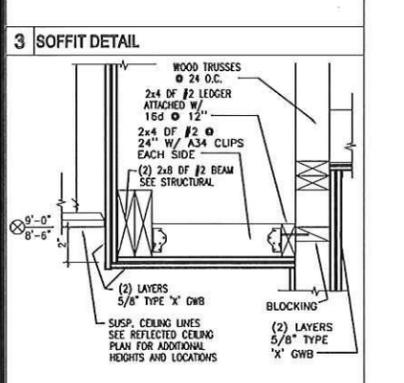
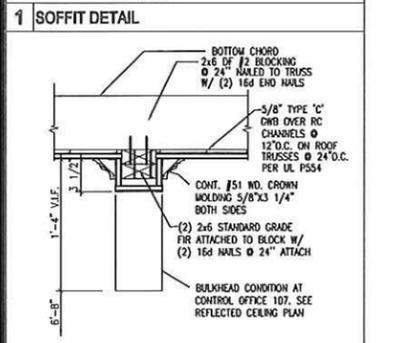
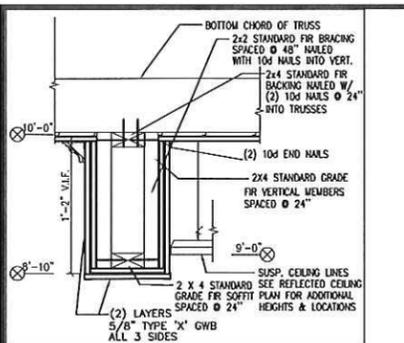
Drawn By: MJC
Checked By: RMS
Date: 02-05-16
Project No:

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Project: JEFFERSON HOUSE
MEMORY CARE FACILITY
12215 NE 128TH STREET
KIRKLAND, WA

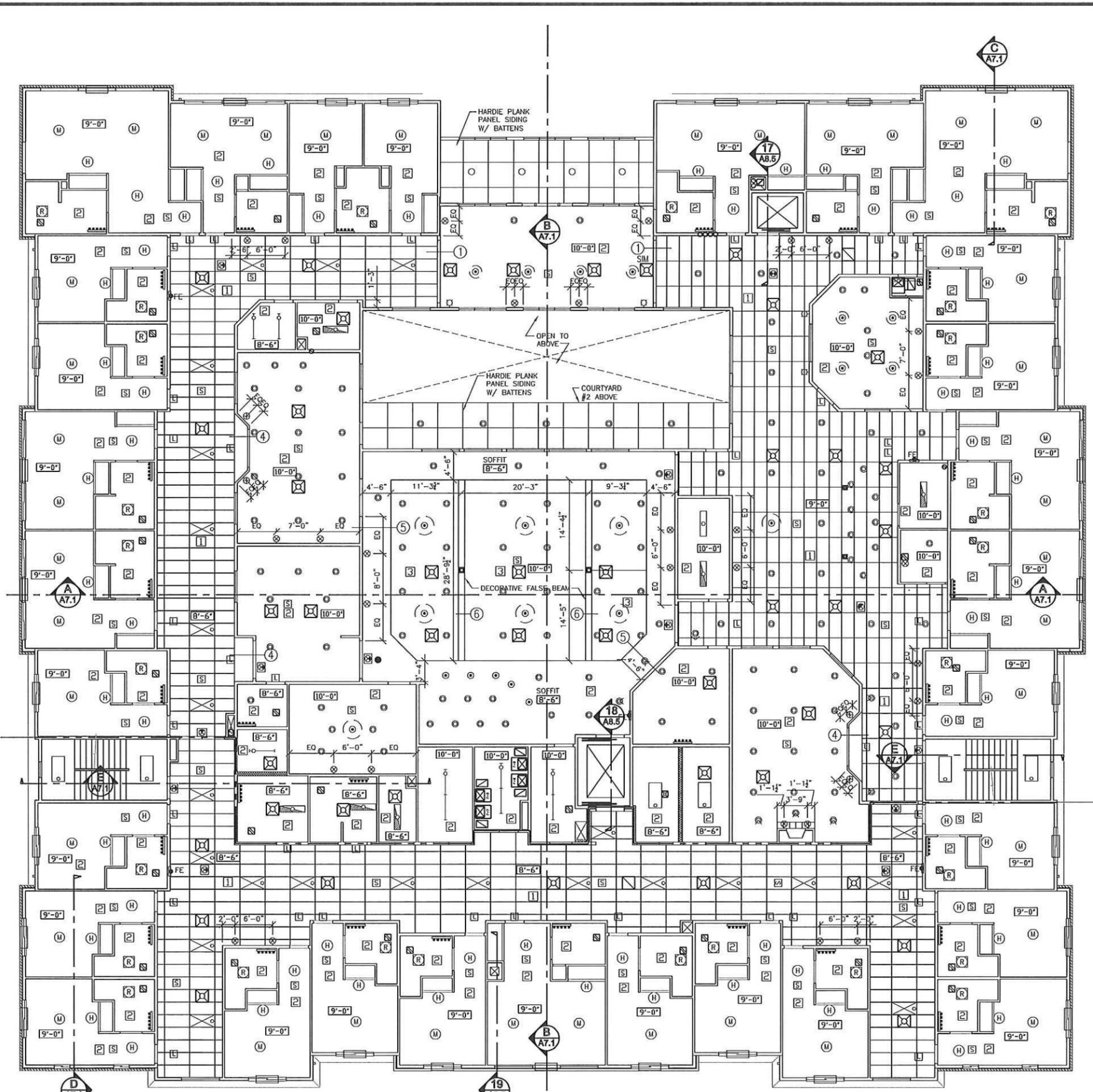
Drawing Title: LOBBY/ACTIVITY
ENLARGED PLAN & ELEVATION

Sheet No. A3.8



REFLECTED CEILING LEGEND	
[Symbol]	EXIT SIGN
[Symbol]	FLUORESCENT LIGHT FIXTURE
[Symbol]	SURFACE MOUNTED FLUORESCENT FIXTURES
[Symbol]	RECESSED CAN LIGHT
[Symbol]	PENDANT LIGHT - SEE DETAIL 29/A4.3
[Symbol]	EYEBALL RECESSED CAN LIGHT
[Symbol]	SURFACE MOUNT SCORCE LIGHT - STANDARD MOUNTING HEIGHT - 83" A.F.F. U.I.L.O. SCORCE LIGHTS MOUNTED ABOVE FIREPLACE SHALL BE MOUNTED 73" A.F.F.
[Symbol]	SURFACE MOUNTED TRACK LIGHTING
[Symbol]	SURFACE MOUNTED LIGHT FIXTURE
[Symbol]	SUPPLY AIR DIFFUSER
[Symbol]	RETURN AIR OR EXHAUST REGISTER
[Symbol]	SINGLE STATION COMBO SMOKE & CO2 DETECTOR (CENTER IN TILE) U.I.O.
[Symbol]	MOTION SENSOR
[Symbol]	NURSE CALL DOME LIGHT
[Symbol]	CEILING ELEVATION
[Symbol]	SUSPENDED CEILING TILE: ARMSTRONG 2X4 NON-RATED "SECOND LOOK" REGULAR CEILING TILE
[Symbol]	5/8" TYPE 'C' GWB OVER RC CHANNELS 12" O.C. @ TJI FLOOR SYSTEM 12" O.C. @ P554 ROOF ASSEMBLY
[Symbol]	12x12 MINERAL FIBER ACOUSTICAL TILE GLED TO 5/8" TYPE 'C' GWB OVER RC CHANNELS @ 12" O.C.
[Symbol]	SUSPENDED CEILING TILE: ARMSTRONG 2X4 NON-RATED "SECOND LOOK" REGULAR CEILING TILE
[Symbol]	HEAT LAMP W/ FAN

NOTE: NOT ALL SYMBOLS MAY BE USED



SECOND FLOOR REFLECTED CEILING PLAN
Scale: 1/8"=1'-0"

NOTE: VERIFY ALL SMOKE DETECTOR & CARBON MONOXIDE LOCATIONS W/ ELECTRICAL & FIRE RISER PLANS

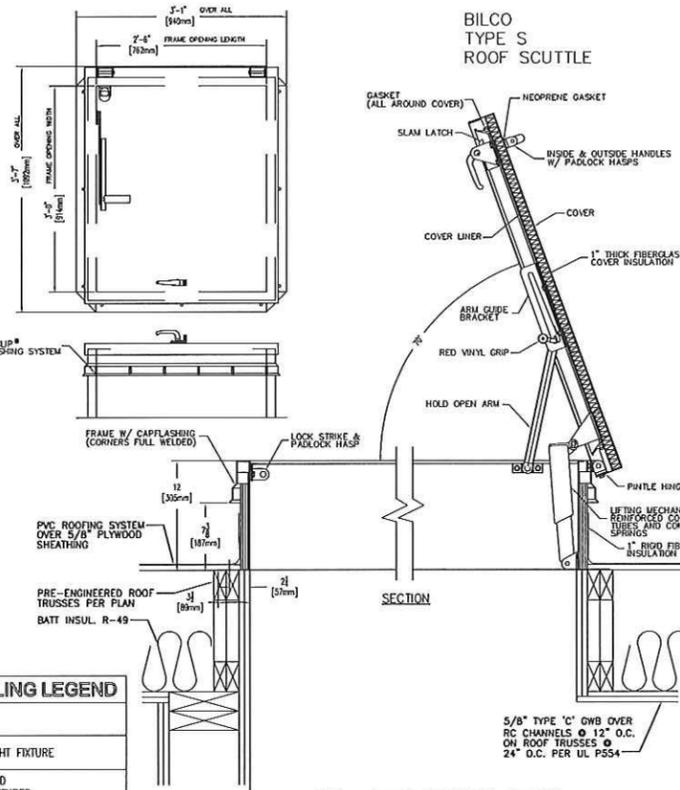
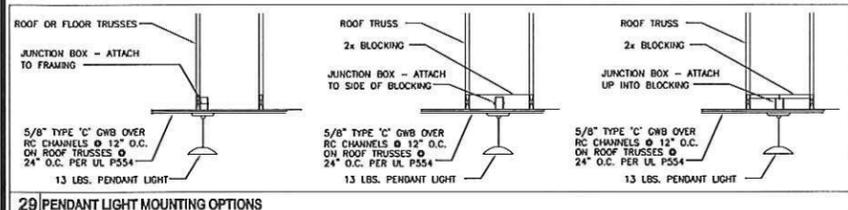

 Revisions
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Drawing Title:
REFLECTED CEILING PLAN

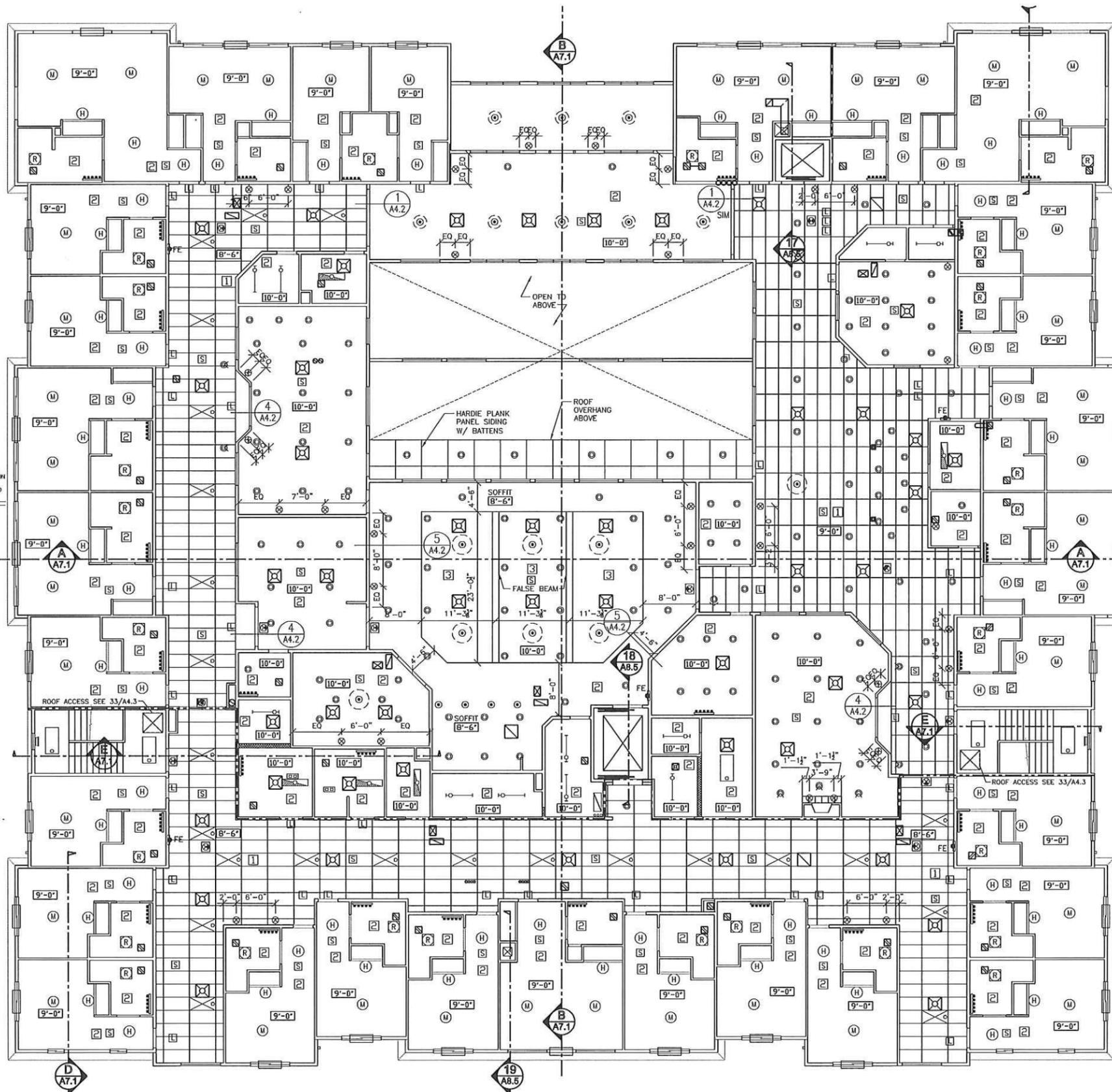
Sheet No.
A4.2



REFLECTED CEILING LEGEND

	EXIT SIGN
	FLOUORESCENT LIGHT FIXTURE
	SURFACE MOUNTED FLOUORESCENT FIXTURES
	RECESSED CAN LIGHT
	PENDANT LIGHT - SEE DETAIL 29/A4.3
	EYEBALL RECESSED CAN LIGHT
	SURFACE MOUNT SCONCE LIGHT - STANDARD MOUNTING HEIGHT - 83" A.F.F. U.N.O. SCONCE LIGHTS MOUNTED ABOVE FIREPLACE SHALL BE MOUNTED 73" A.F.F.
	SURFACE MOUNTED TRACK LIGHTING
	SURFACE MOUNTED LIGHT FIXTURE
	SUPPLY AIR DIFFUSER
	RETURN AIR OR EXHAUST REGISTER
	SINGLE STATION COMBO SMOKE & CO2 DETECTOR (CENTER IN TILE) U.N.O.
	MOTION SENSOR
	NURSE CALL DOME LIGHT
	CEILING ELEVATION
	SUSPENDED CEILING TILE: ARMSTRONG 2x4 NON-RATED "SECOND LOOK" REGULAR CEILING TILE
	5/8" TYPE "C" GWB OVER RC CHANNELS - 12" O.C. @ T.I. FLOOR SYSTEM 12" O.C. @ P554 ROOF ASSEMBLY
	12x12 MINERAL FIBER ACOUSTICAL TILE GLUED TO 5/8" TYPE "C" GWB OVER RC CHANNELS @ 12" O.C.
	SUSPENDED CEILING TILE: ARMSTRONG 2x4 NON-RATED "SECOND LOOK" REGULAR CEILING TILE
	HEAT LAMP W/ FAN
NOTE: NOT ALL SYMBOLS MAY BE USED	

THIRD FLOOR REFLECTED CEILING PLAN
Scale: 1/8"=1'-0"



NOTE:
VERIFY ALL SMOKE DETECTOR & CARBON MONOXIDE
LOCATIONS W/ ELECTRICAL & FIRE RISER PLANS



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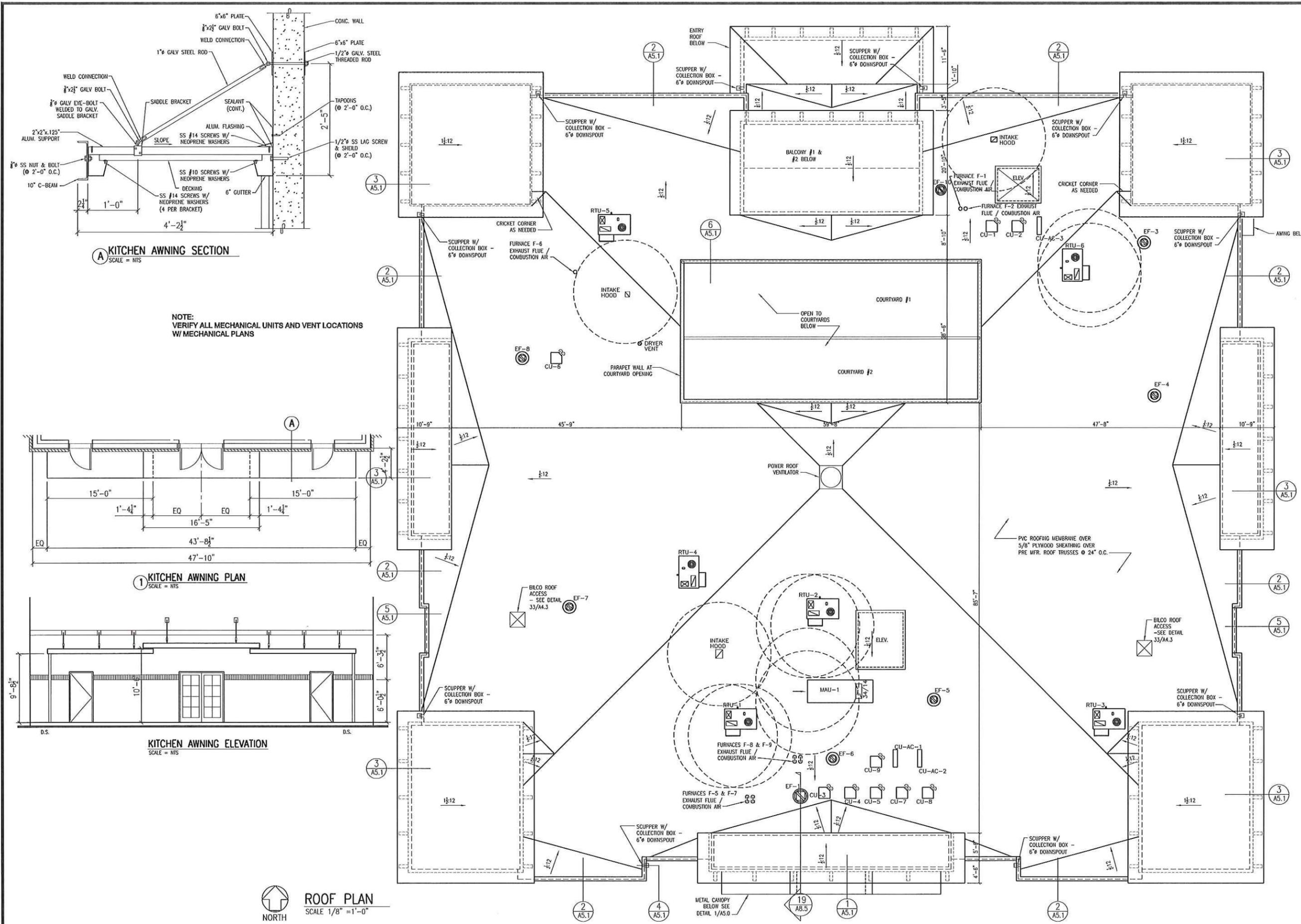
Drawn By: MJC
Checked By: RJS
Date: 02-05-16
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KIRKLAND, WA

Drawing Title:
REFLECTED CEILING
PLAN

Sheet No.
A4.3



A KITCHEN AWNING SECTION
SCALE = NTS

NOTE:
VERIFY ALL MECHANICAL UNITS AND VENT LOCATIONS
W/ MECHANICAL PLANS

1 KITCHEN AWNING PLAN
SCALE = NTS

KITCHEN AWNING ELEVATION
SCALE = NTS

ROOF PLAN
SCALE 1/8" = 1'-0"
NORTH



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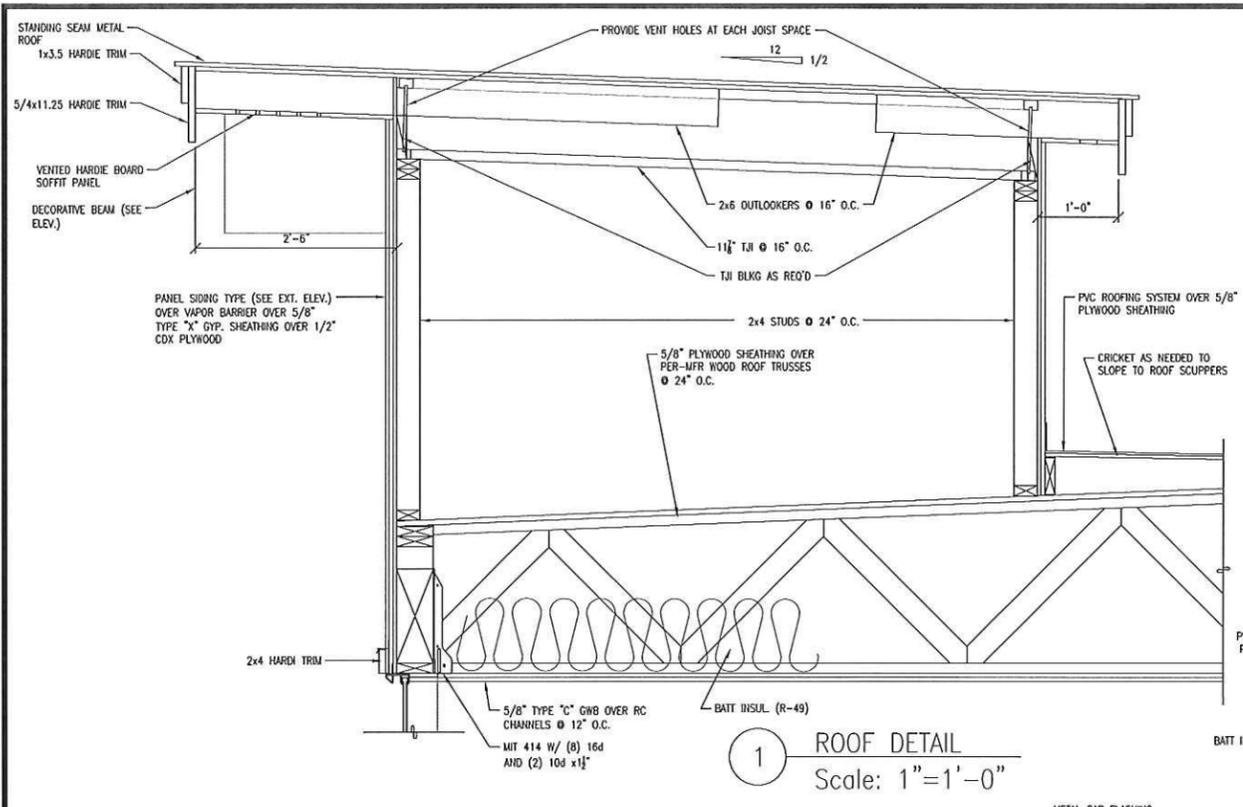
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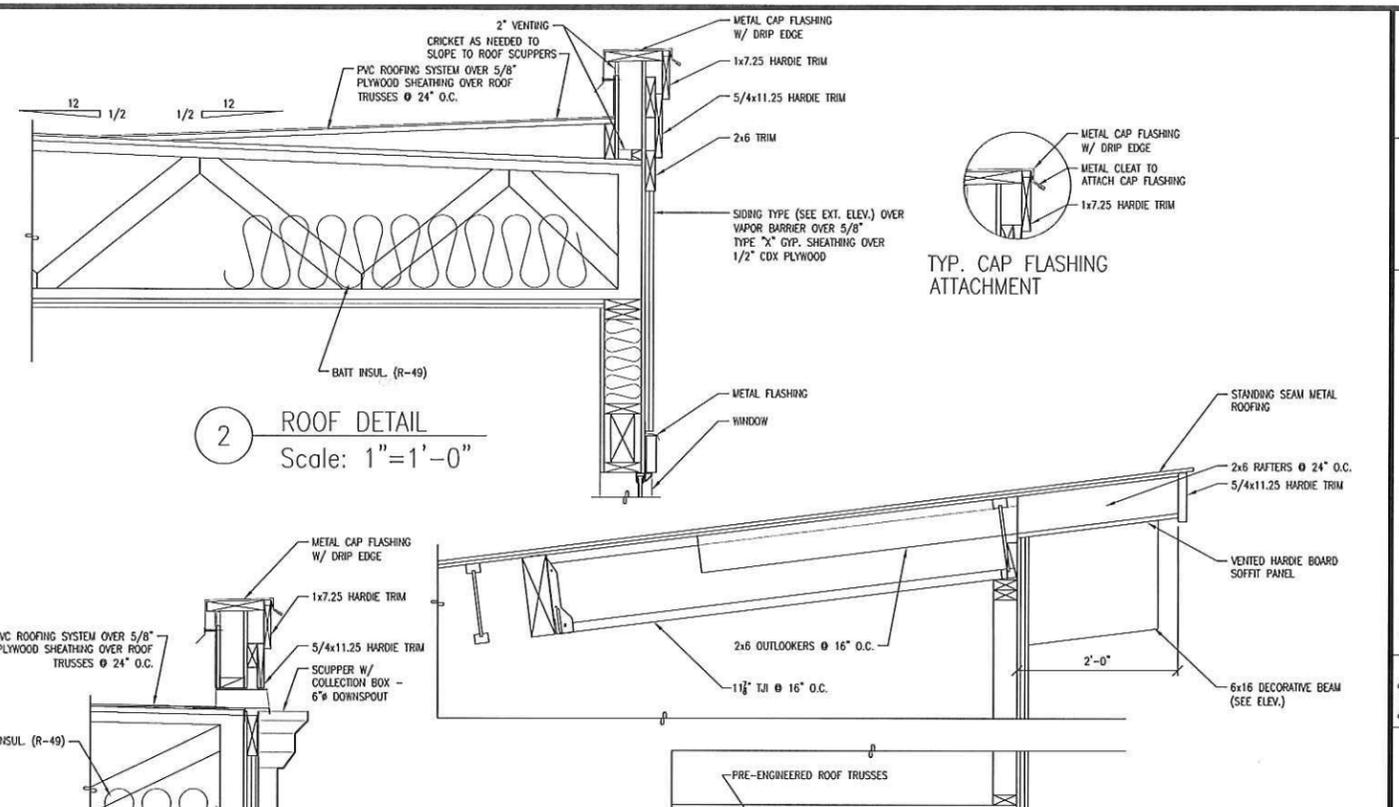
Project:
**JEFFERSON HOUSE
MEMORY CARE FACILITY**
12215 NE 128TH STREET
KIRKLAND, WA

Drawing Title:
ROOF PLAN

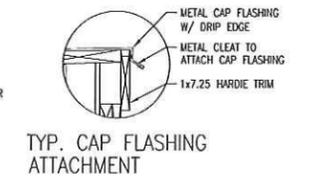
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A5.0



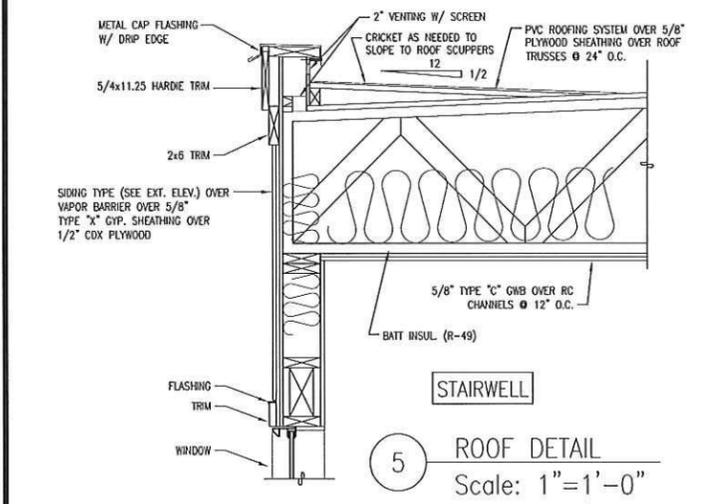
1 ROOF DETAIL
Scale: 1"=1'-0"



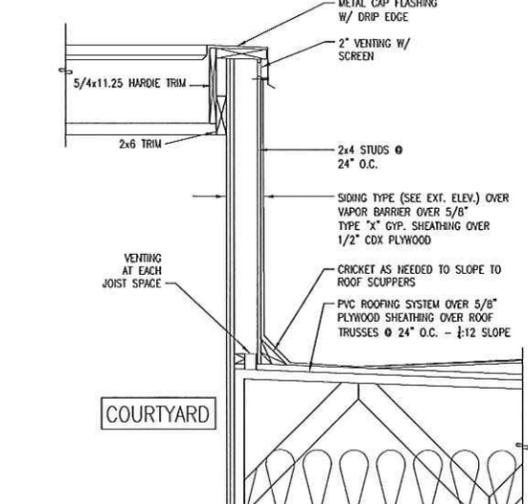
2 ROOF DETAIL
Scale: 1"=1'-0"



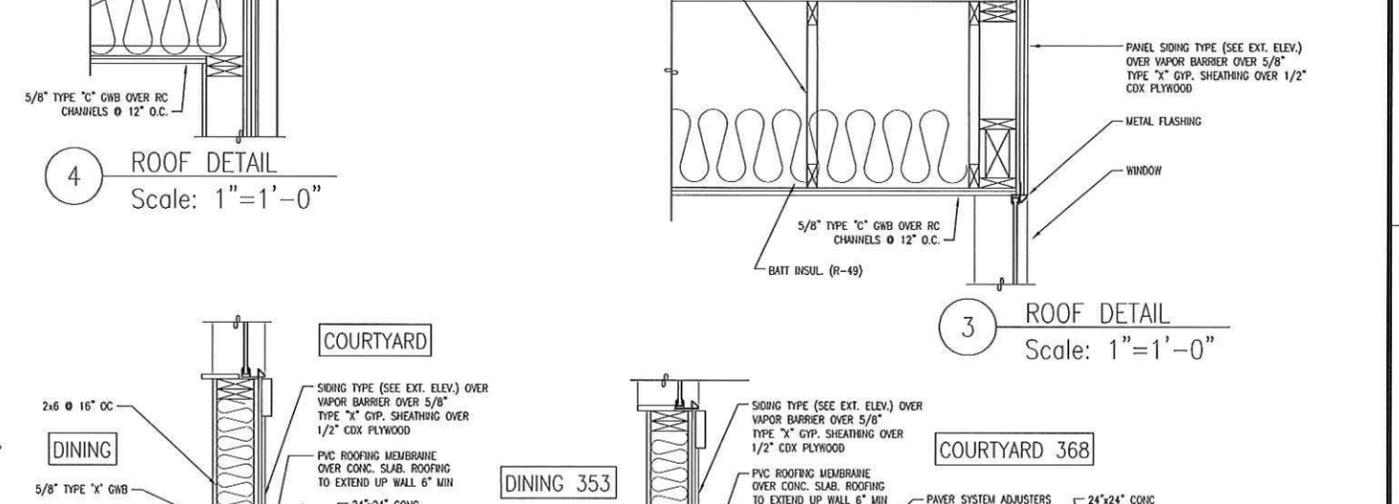
TYP. CAP FLASHING ATTACHMENT



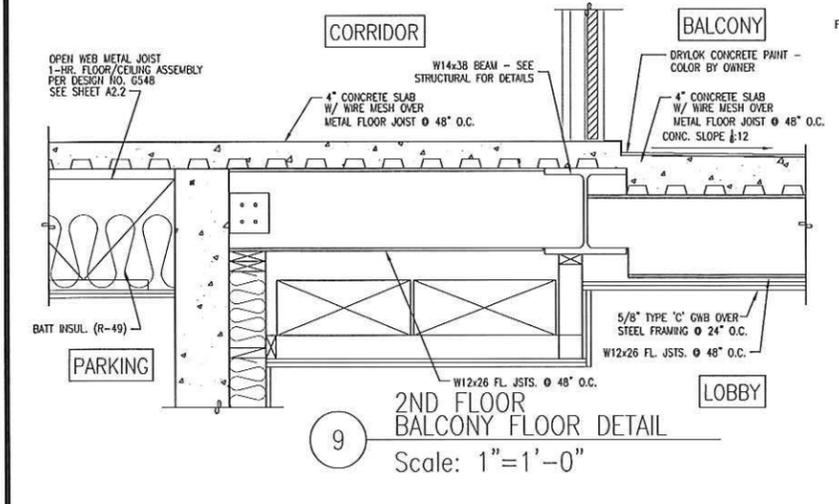
3 ROOF DETAIL
Scale: 1"=1'-0"



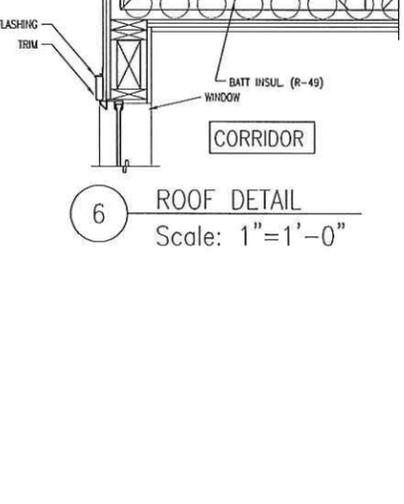
4 ROOF DETAIL
Scale: 1"=1'-0"



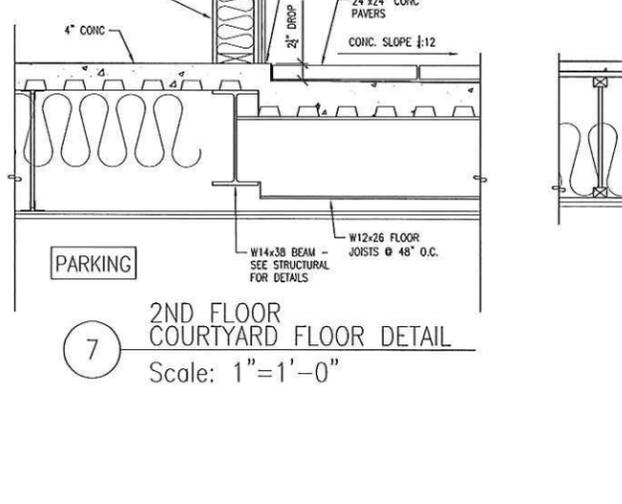
5 ROOF DETAIL
Scale: 1"=1'-0"



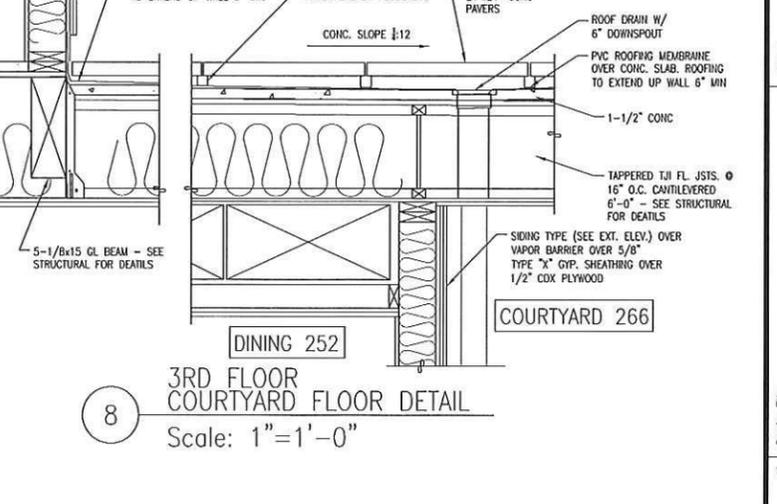
6 ROOF DETAIL
Scale: 1"=1'-0"



7 ROOF DETAIL
Scale: 1"=1'-0"



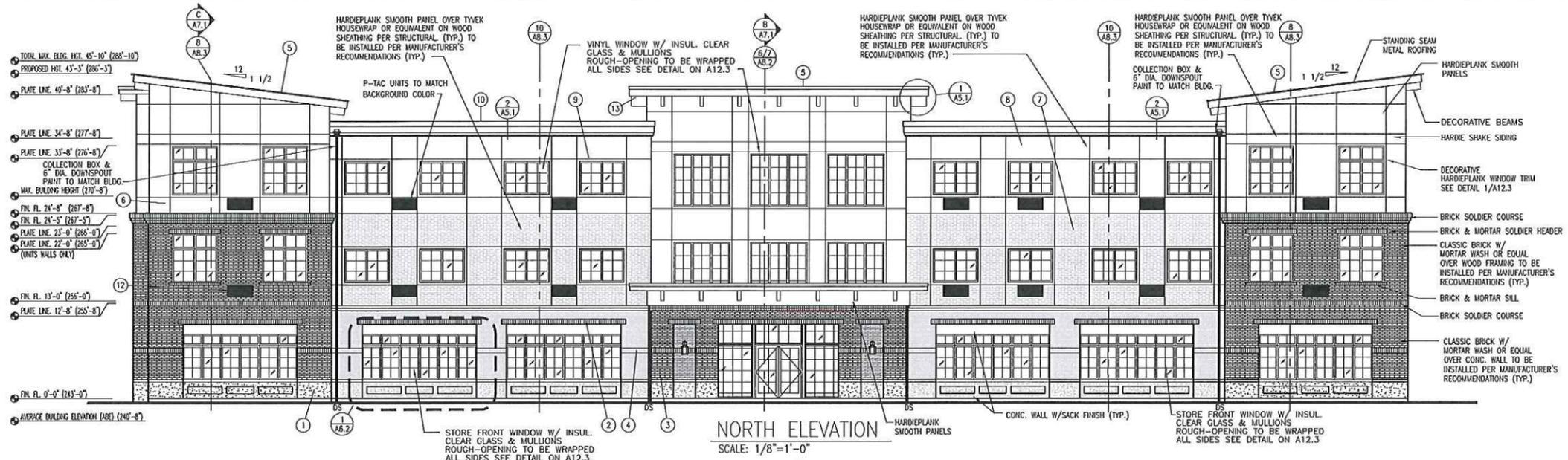
8 2ND FLOOR COURTYARD FLOOR DETAIL
Scale: 1"=1'-0"



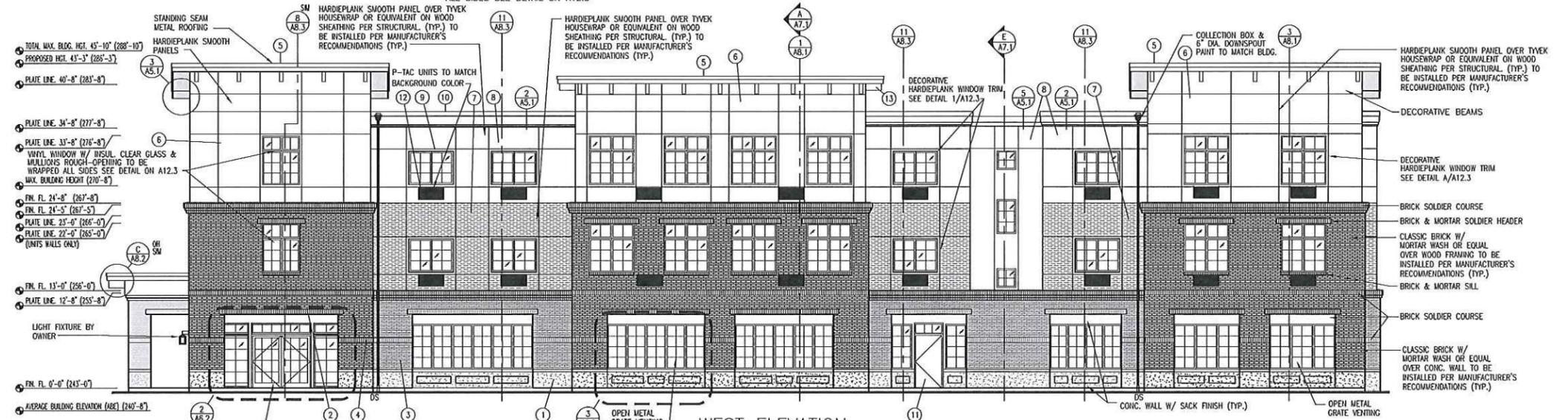
9 3RD FLOOR COURTYARD FLOOR DETAIL
Scale: 1"=1'-0"


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 12215 NE 128TH STREET
 KIRKLAND, WA
 Roof Details
 Sheet No. A5.1

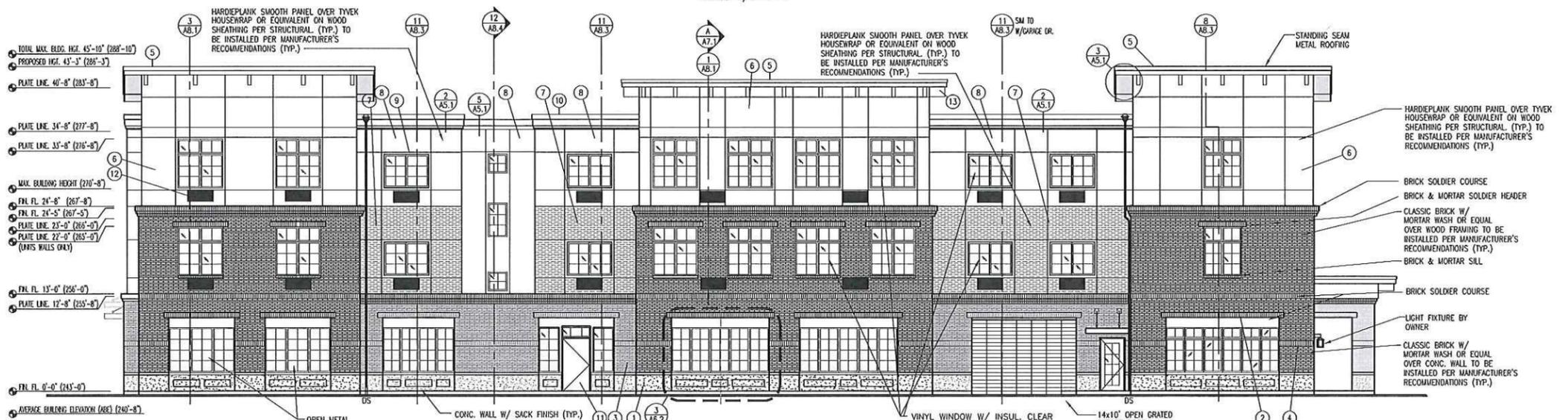
EXTERIOR FINISH SCHEDULE			
TAG	ITEM	MFR.	COLOR/MATERIAL
1	CONC. BASE	-	
2	BRICK WINDOW HEADER	-	CLASSIC USED RED BRICK
3	BRICK VENEER	-	THINSET BRICK CLASSIC USED RED BRICK
4	BRICK VENEER TRIM	-	THINSET BRICK BROWN
5	ROOF METAL	-	STANDARD SEAM METAL ROOF - DARK BROWN
6	HARDBOARD SMOOTH PANEL	-	PAINTED SHERWIN WILLIAMS TURKISH COFFEE
7	HARDBOARD SMOOTH PANEL	-	PAINTED SHERWIN WILLIAMS SOFTER TAN
8	HARDBOARD SMOOTH PANEL	-	PAINTED SHERWIN WILLIAMS MACADAMA
9	WINDOW TRIM	-	PAINTED SHERWIN WILLIAMS TURKISH COFFEE
10	FASCIA BOARD TRIM	-	PAINTED SHERWIN WILLIAMS TURKISH COFFEE
11	DOORS METAL	-	PAINTED SHERWIN WILLIAMS TURKISH COFFEE
12	P-TAC GRILLE	AMANA	PAINTED SHERWIN WILLIAMS 13 TO MATCH BRICK VENEER 30 TO MATCH PANEL SIOING 6 17 TO MATCH PANEL SIOING 7
13	DECORATIVE BEAMS	-	PAINTED SHERWIN WILLIAMS TURKISH COFFEE
14		-	
15	VINYL WINDOWS	-	PAINTED SHERWIN WILLIAMS DARK BROWN



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



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



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



Revisions

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**JEFFERSON HOUSE
MEMORY CARE FACILITY**
12215 NE 128TH STREET
KIRKLAND, WA

Drawing Title:
EXTERIOR ELEVATIONS

Sheet No.
A6.1



Revisions

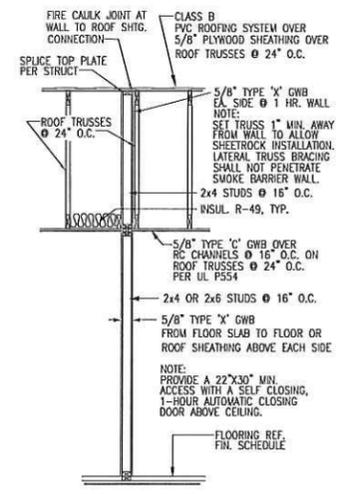
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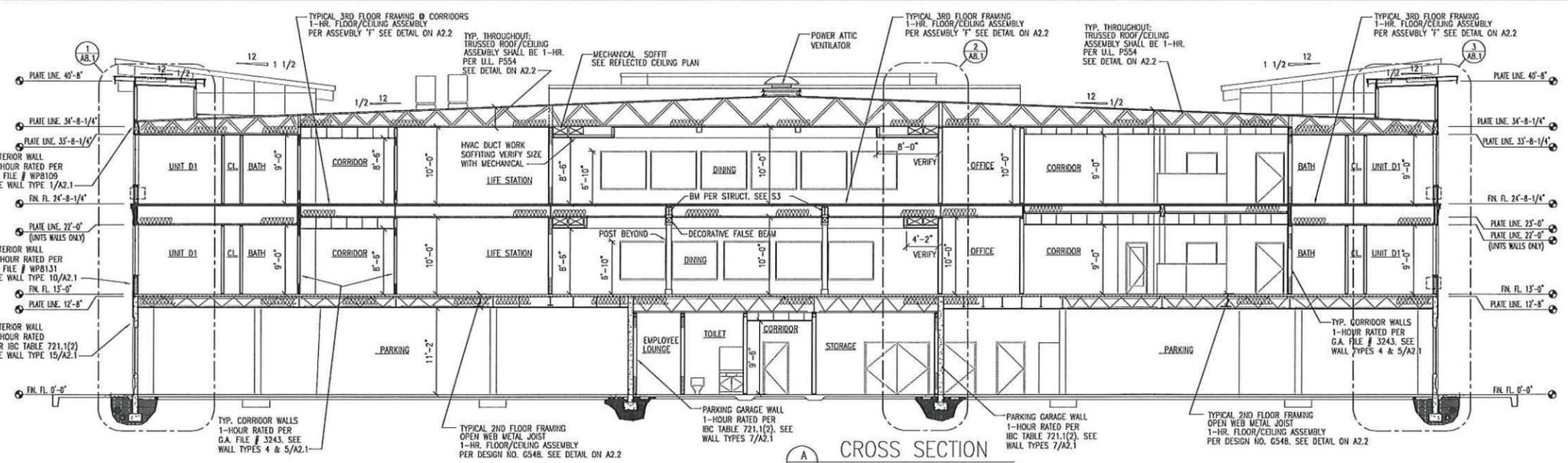
JEFFERSON HOUSE
MEMORY CARE FACILITY
12215 NE 128TH STREET
KIRKLAND, WA

Project
Drawing Title
BUILDING SECTIONS

Sheet No.
A7.1

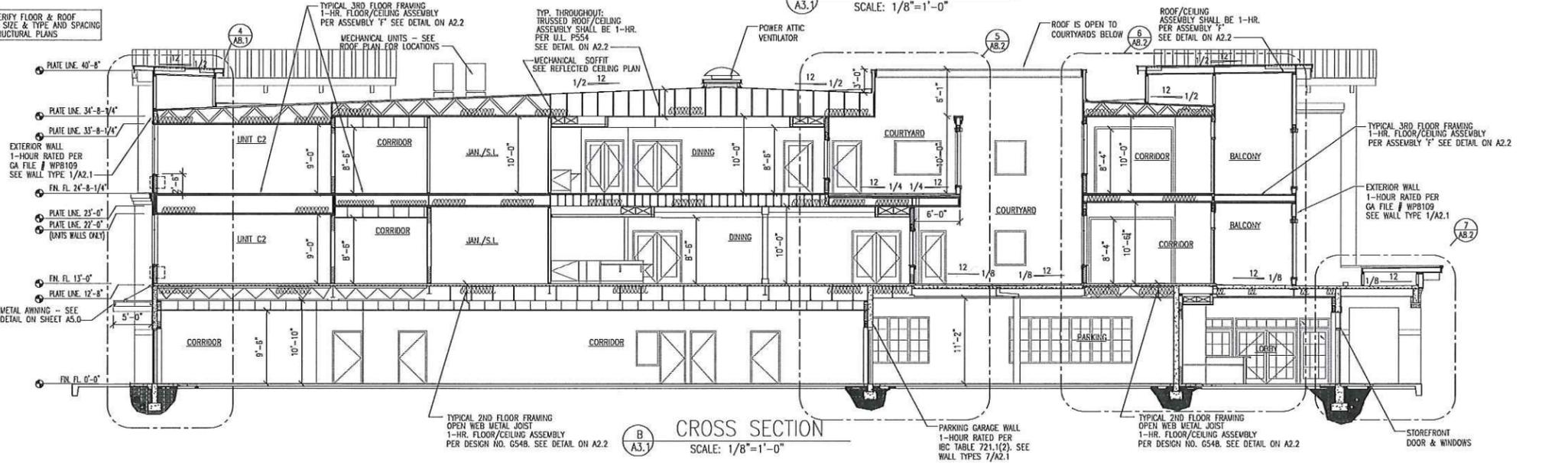


1-1 HR SMOKE BARRIER WALL
Scale: 3/8"=1'-0"

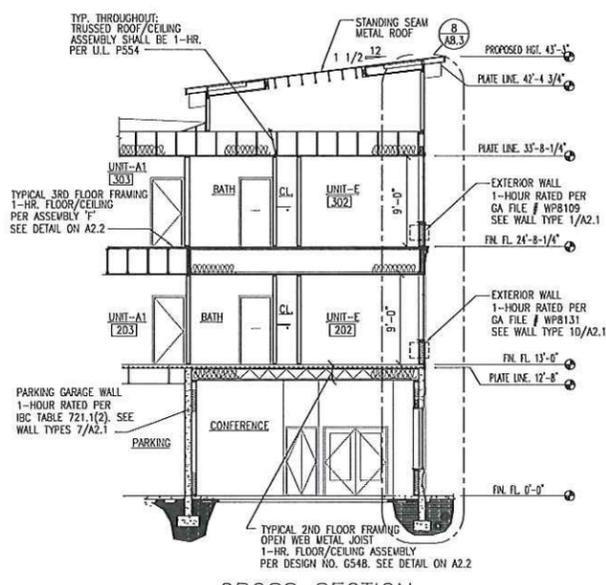


CROSS SECTION
SCALE: 1/8"=1'-0"

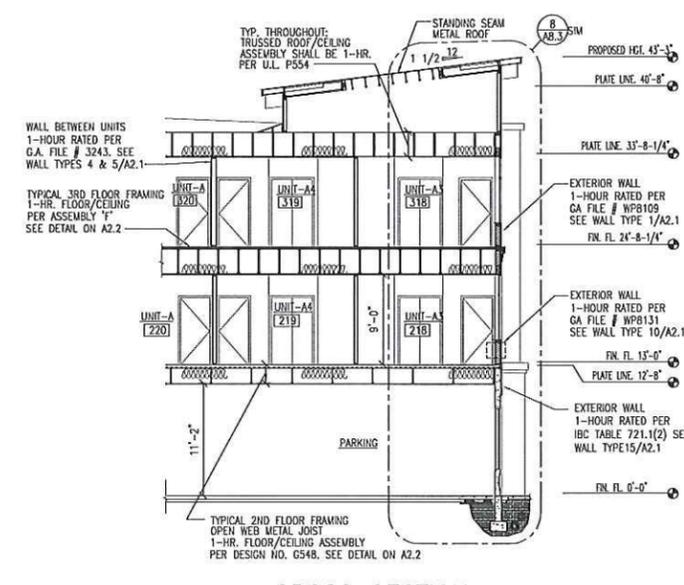
NOTE: VERIFY FLOOR & ROOF FRAMING SIZE & TYPE AND SPACING WITH STRUCTURAL PLANS



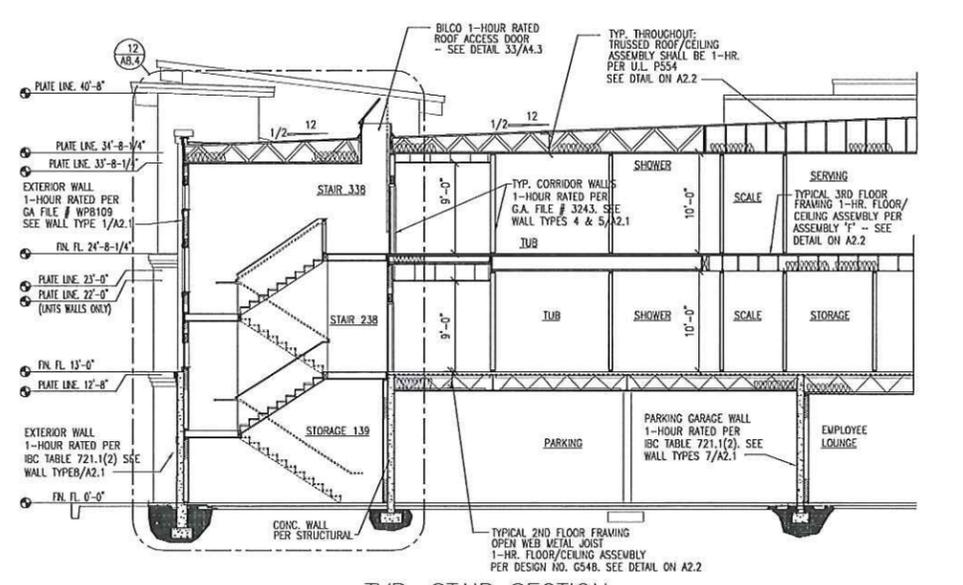
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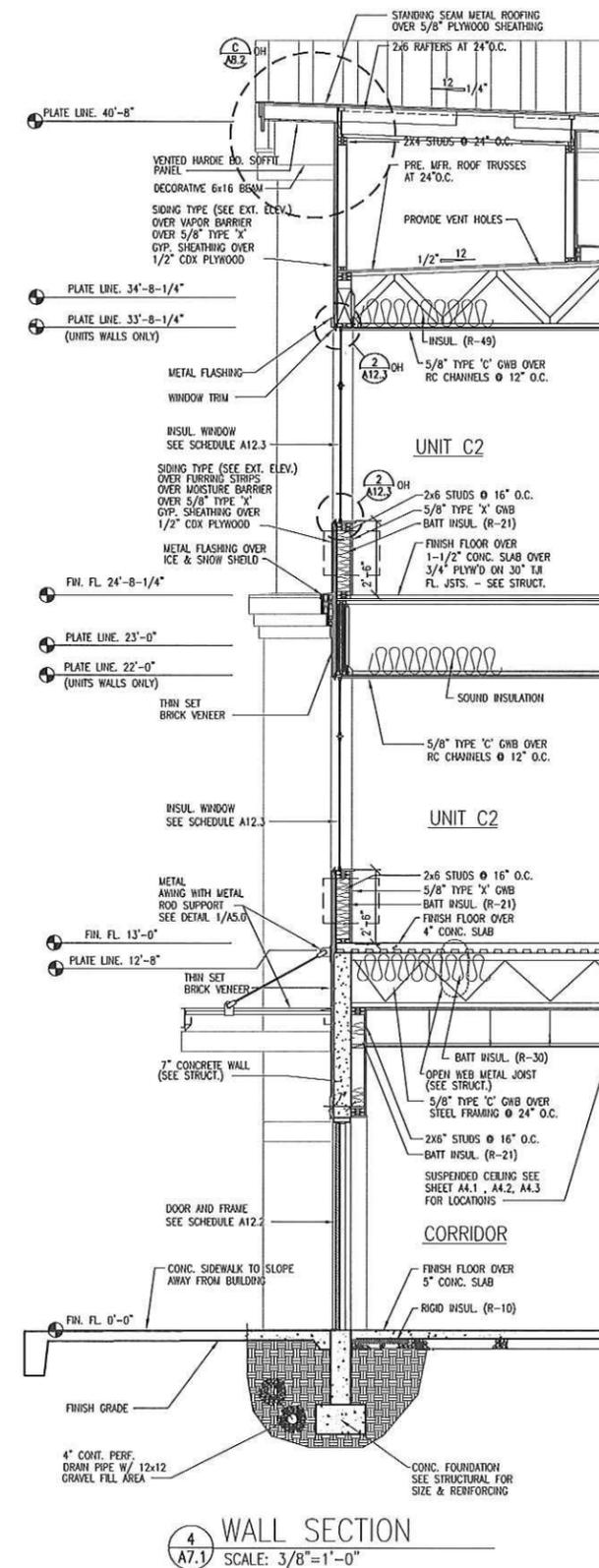
CROSS SECTION
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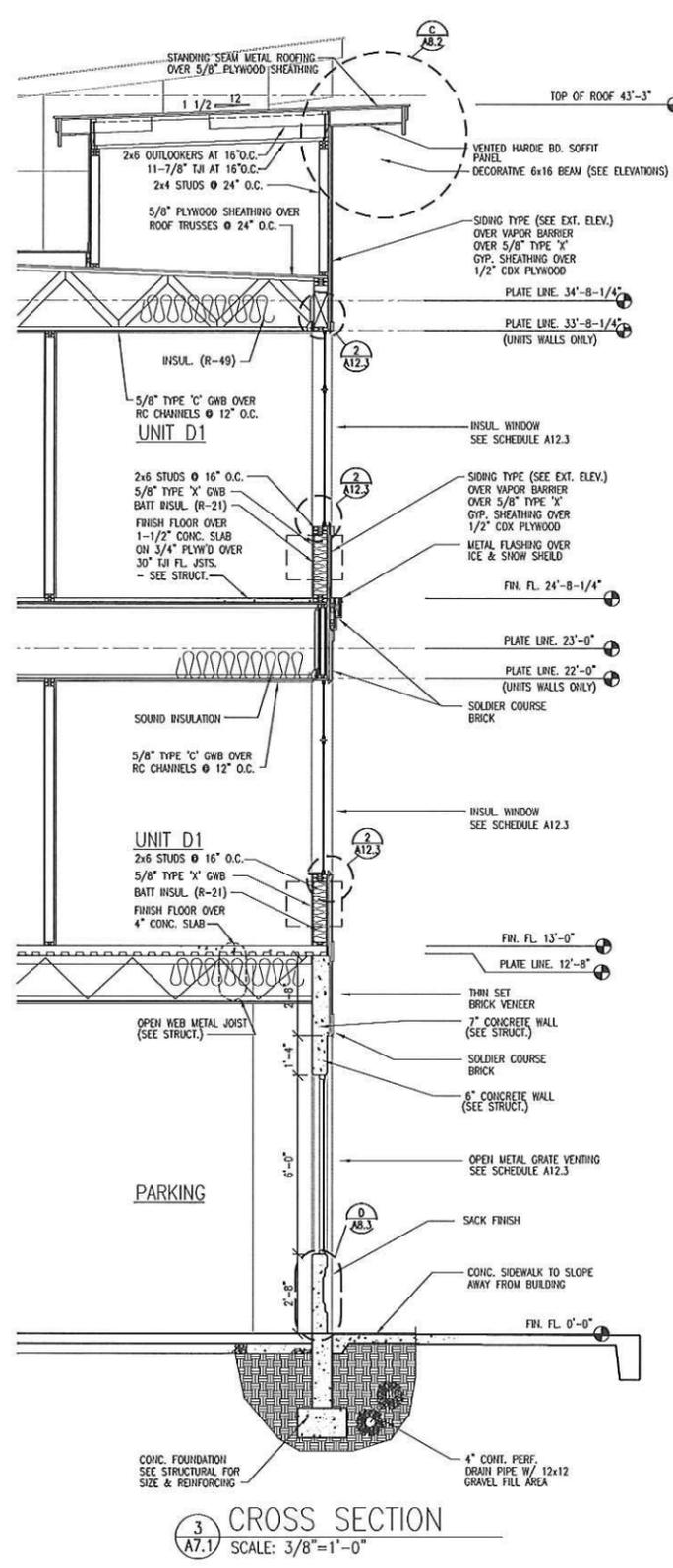
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SCALE: 1/8"=1'-0"



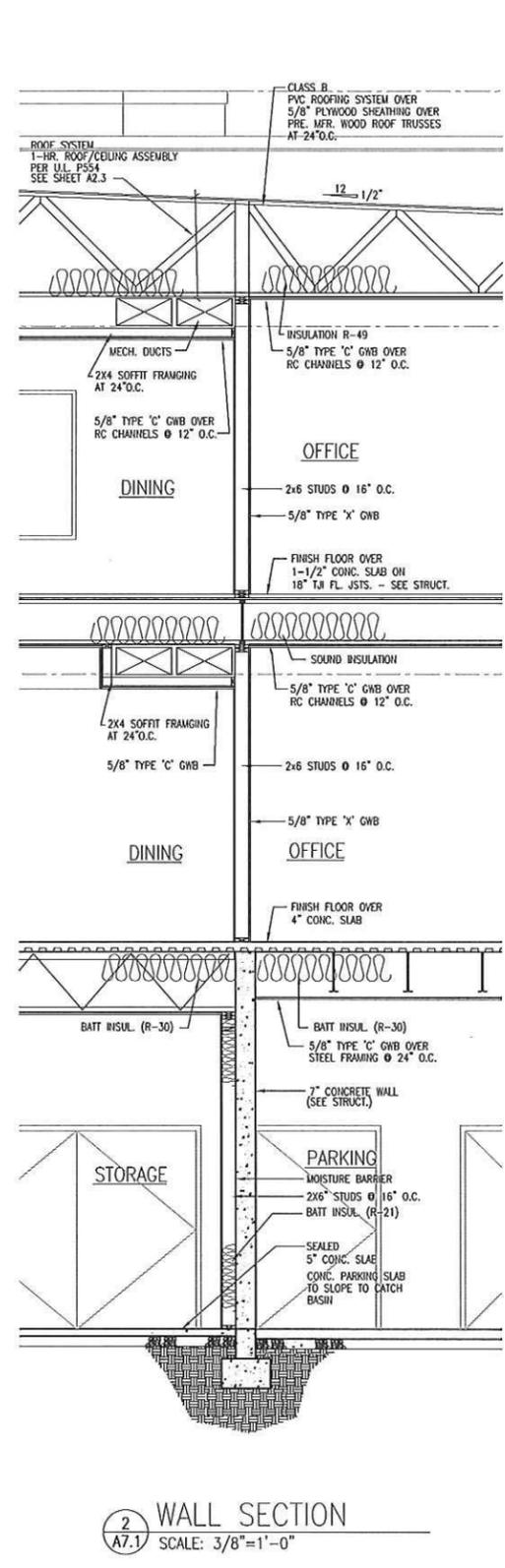
TYP. STAIR SECTION
SCALE: 1/8"=1'-0"



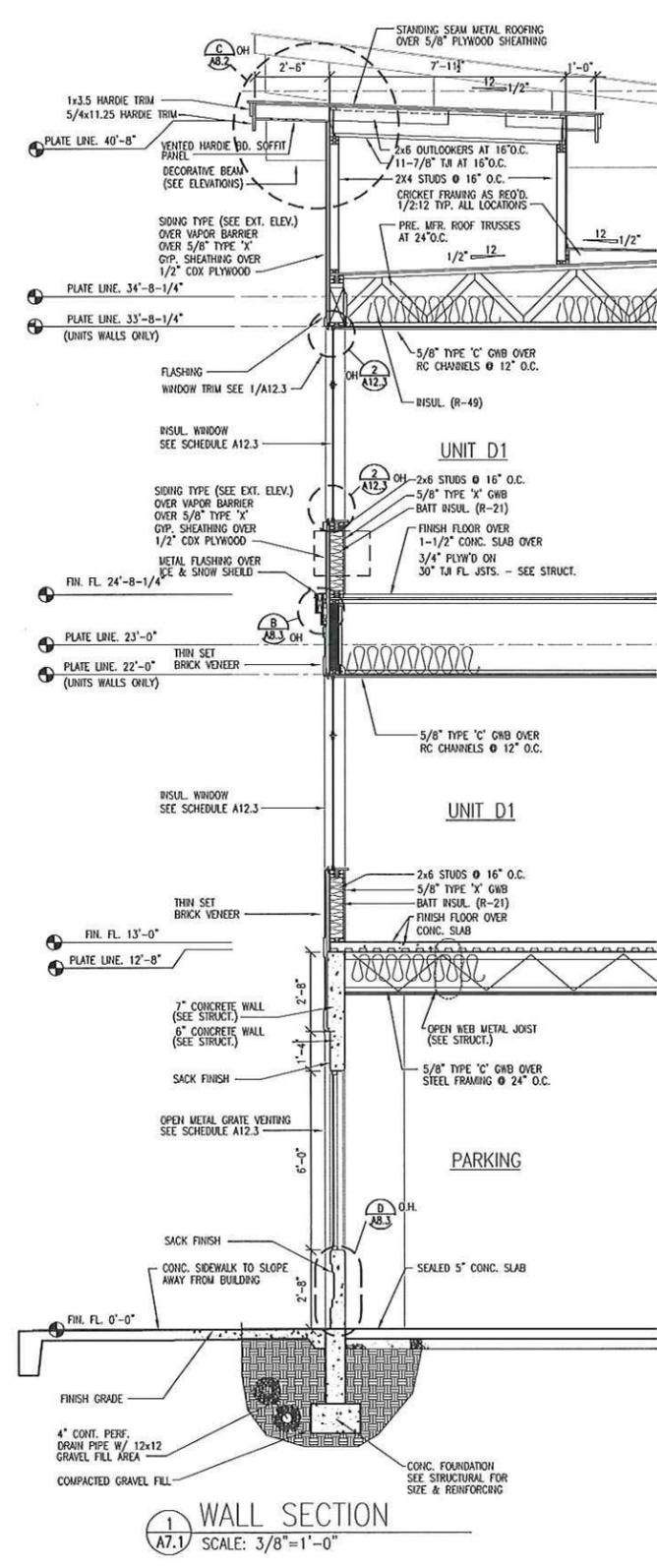
4 WALL SECTION
SCALE: 3/8"=1'-0"



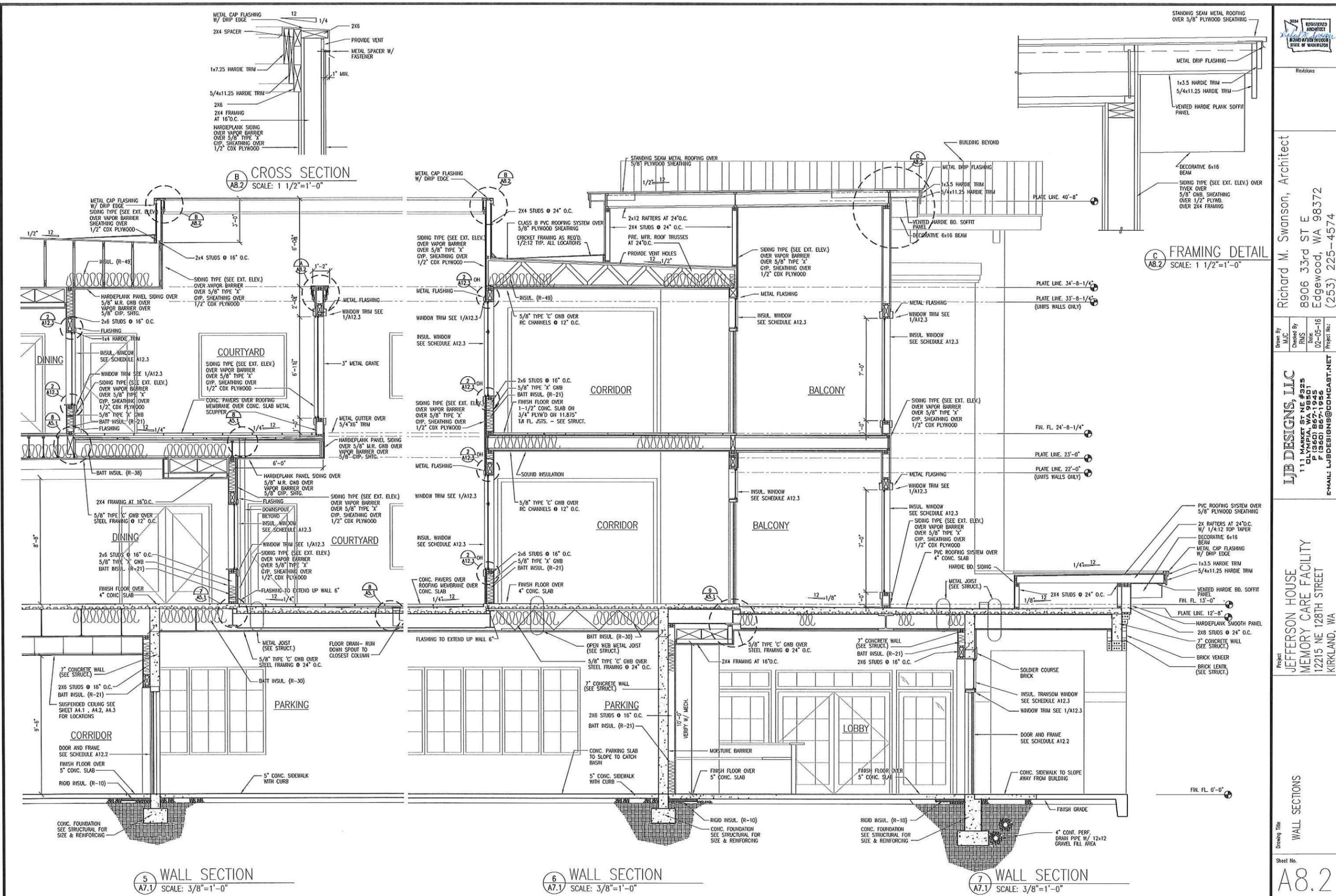
3 CROSS SECTION
SCALE: 3/8"=1'-0"



2 WALL SECTION
SCALE: 3/8"=1'-0"



1 WALL SECTION
SCALE: 3/8"=1'-0"



5 WALL SECTION
A7.1 SCALE: 3/8"=1'-0"

6 WALL SECTION
A7.1 SCALE: 3/8"=1'-0"

7 WALL SECTION
A7.1 SCALE: 3/8"=1'-0"

C FRAMING DETAIL
A8.2 SCALE: 1 1/2"=1'-0"

REGISTERED ARCHITECT
Richard M. Swanson, Architect

Revisions

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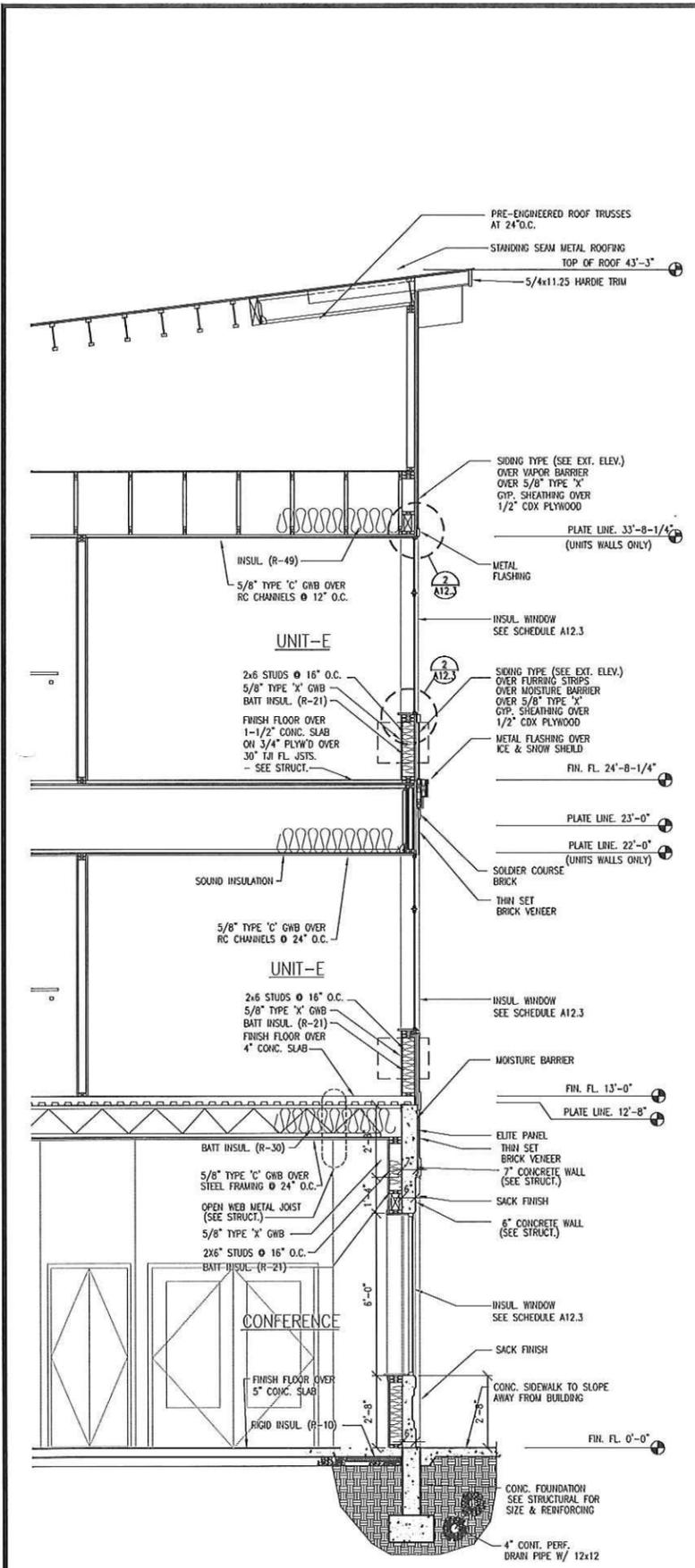
Drawn By: MJC
Checked By: RJS
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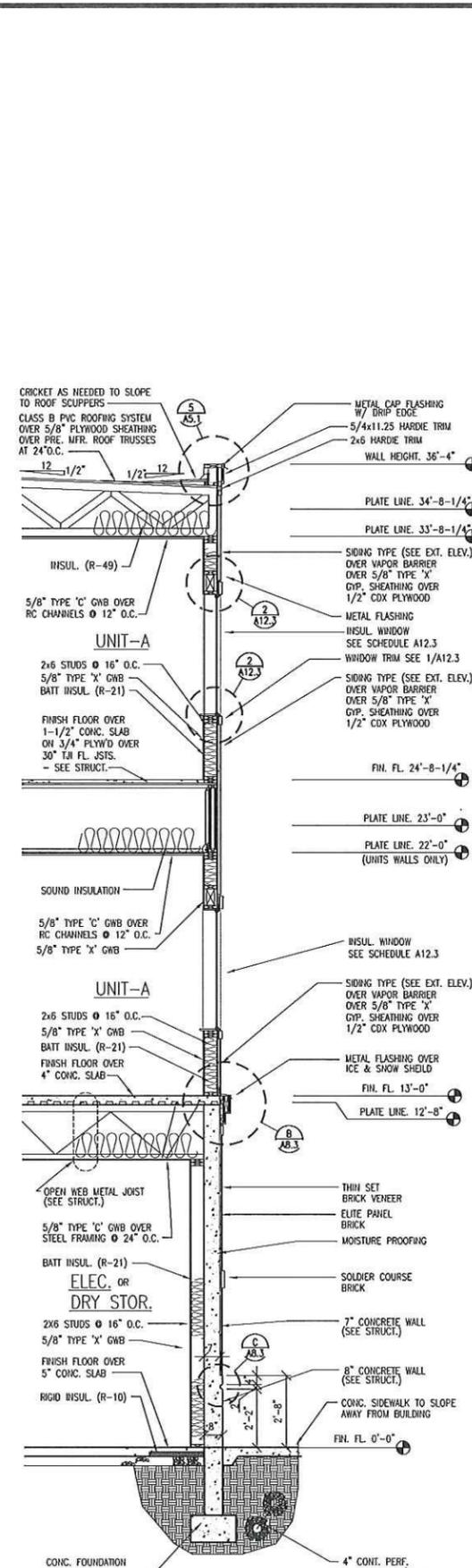
Project: JEFFERSON HOUSE MEMORY CARE FACILITY
12215 NE 128TH STREET
KIRKLAND, WA

WALL SECTIONS

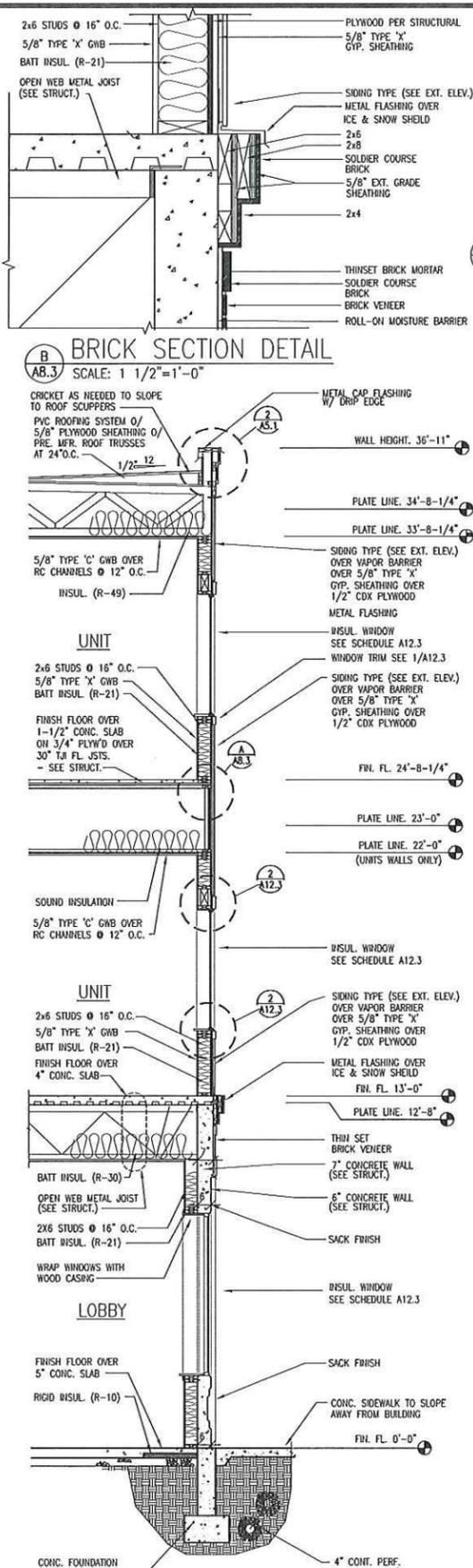
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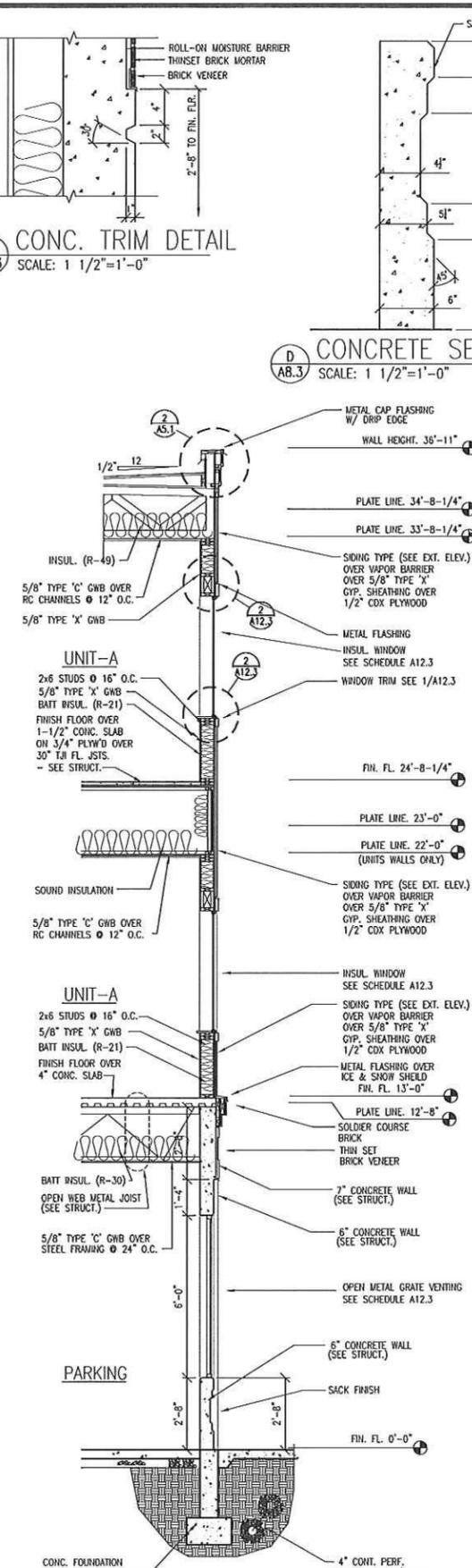
8 WALL SECTION
A6.1 A7.1 SCALE: 3/8"=1'-0"



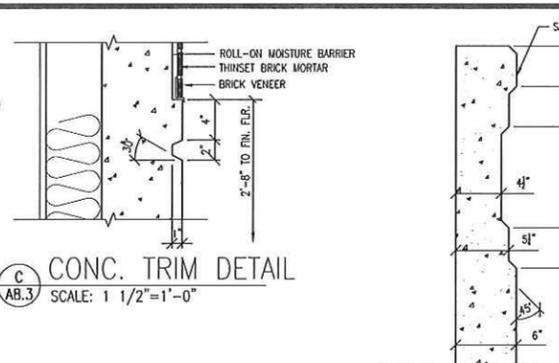
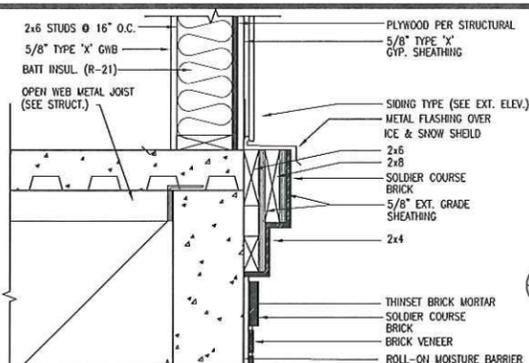
9 WALL SECTION
A6.2 SCALE: 3/8"=1'-0"



10 WALL SECTION
A6.1 SCALE: 3/8"=1'-0"



11 WALL SECTION
A6.1 SCALE: 3/8"=1'-0"



3554 REGISTERED ARCHITECT
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WALL SECTIONS

Sheet No. A8.3



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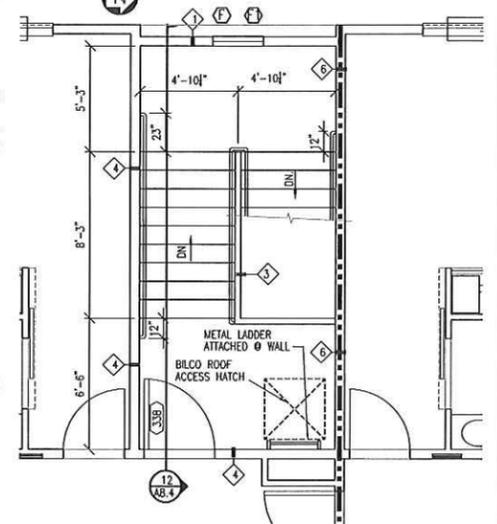
Project
JEFFERSON HOUSE
MEMORY CARE FACILITY
12215 NE 128TH STREET
KIRKLAND, WA

ENLARGED STAIR PLANS
STAIR SECTION & DETAILS

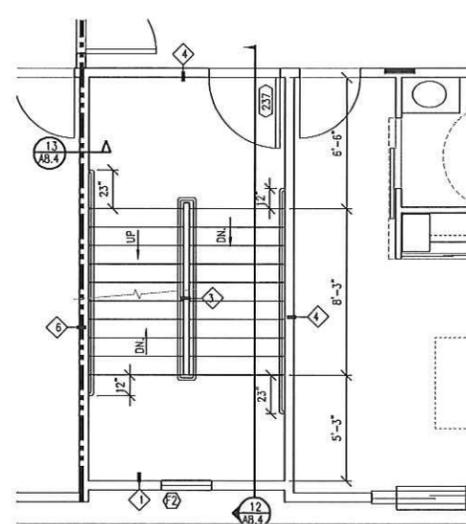
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A8.4

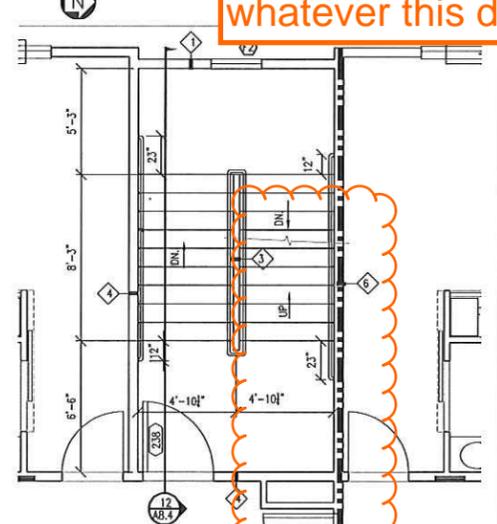
6 THIRD FLOOR STAIR 338
SCALE: 1/4"=1'-0"



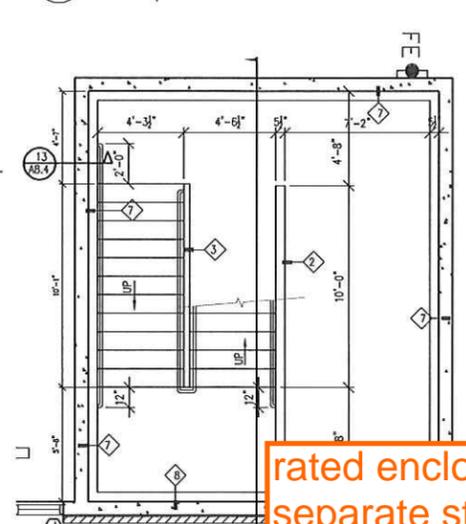
5 THIRD FLOOR STAIR 337
SCALE: 1/4"=1'-0"



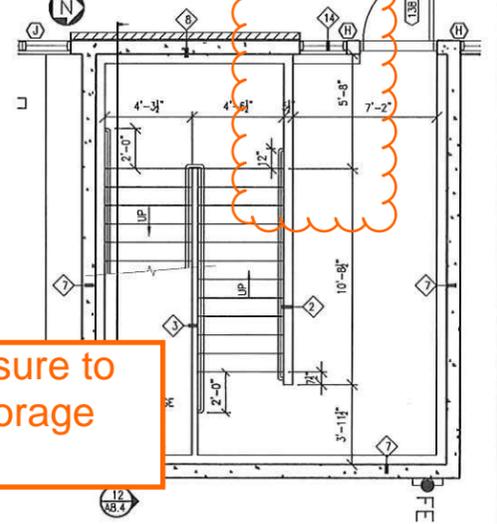
4 SECOND FLOOR STAIR 378
SCALE: 1/4"=1'-0"



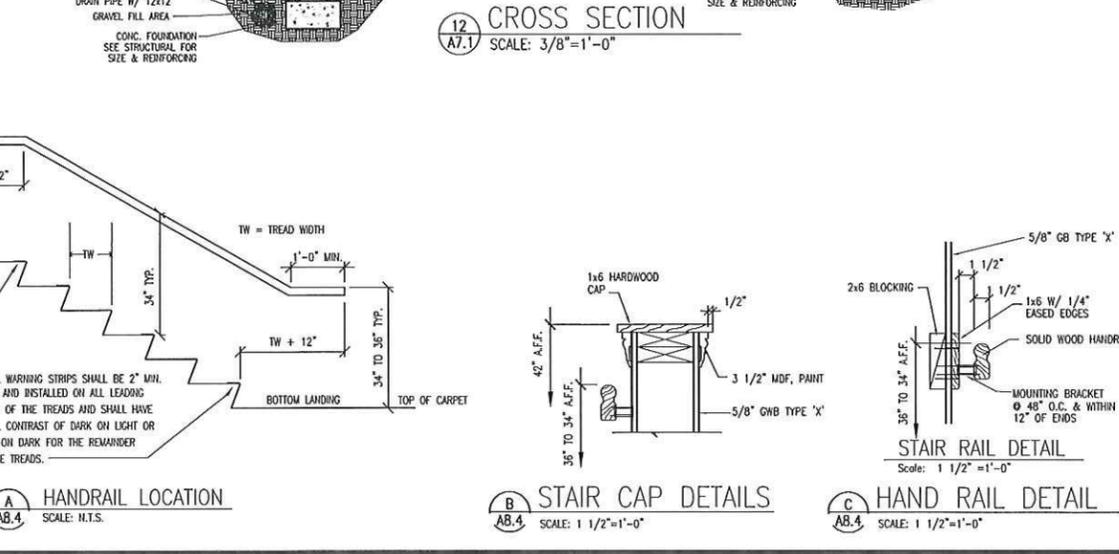
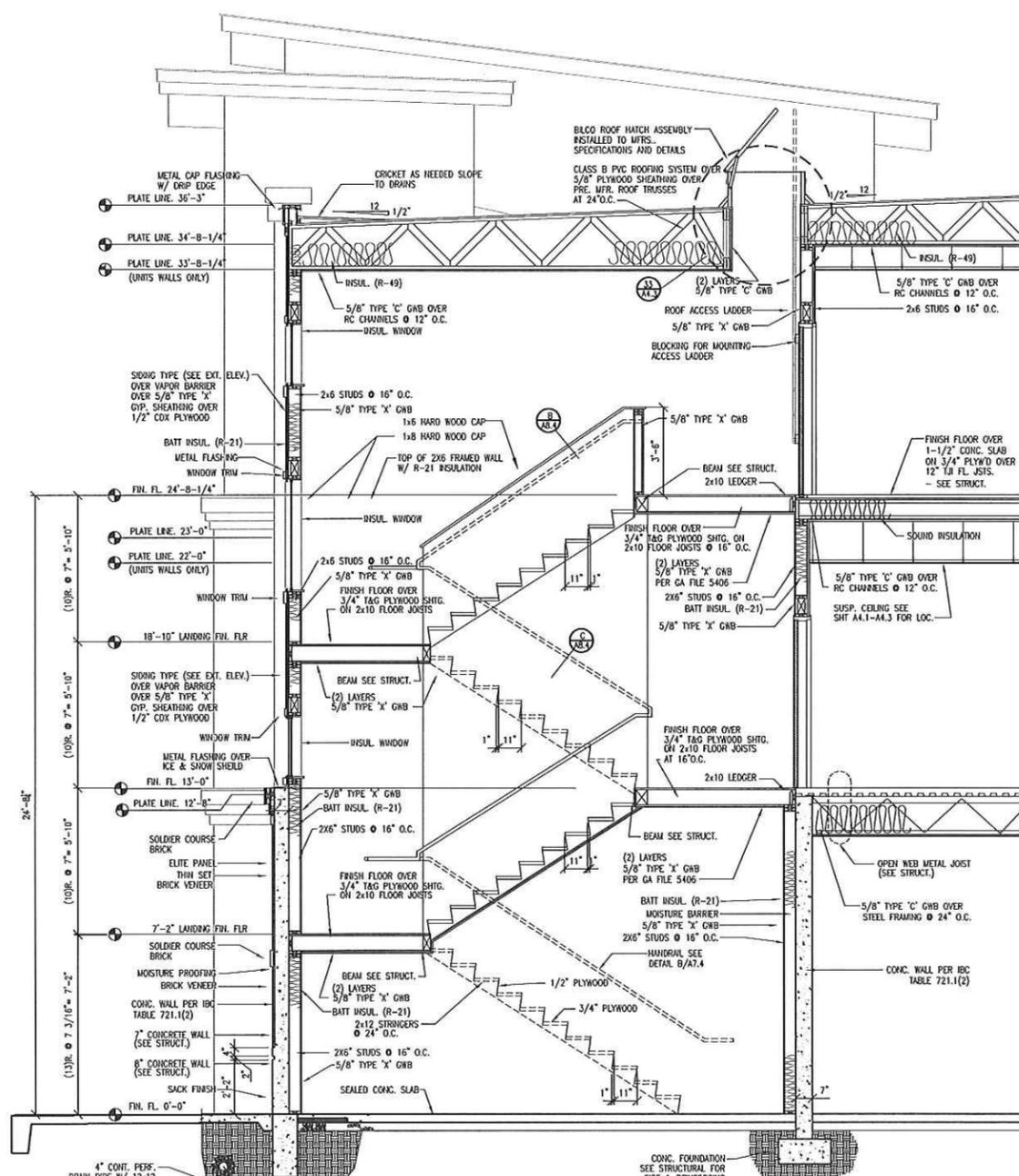
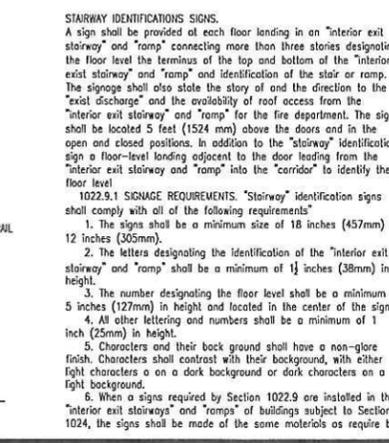
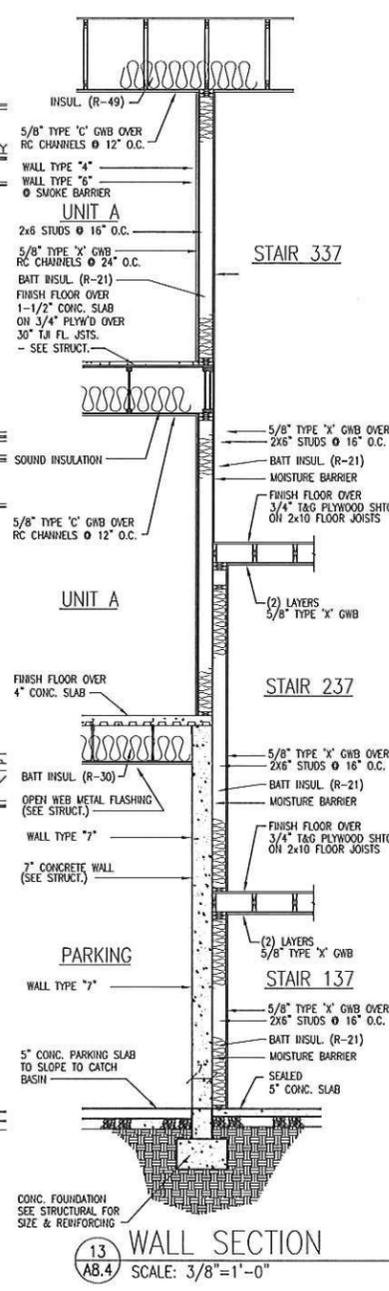
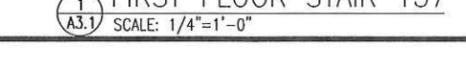
3 SECOND FLOOR STAIR 237
SCALE: 1/4"=1'-0"



2 FIRST FLOOR STAIR 138
SCALE: 1/4"=1'-0"



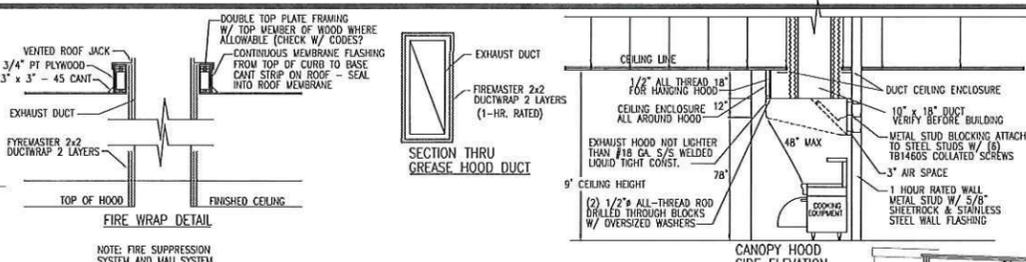
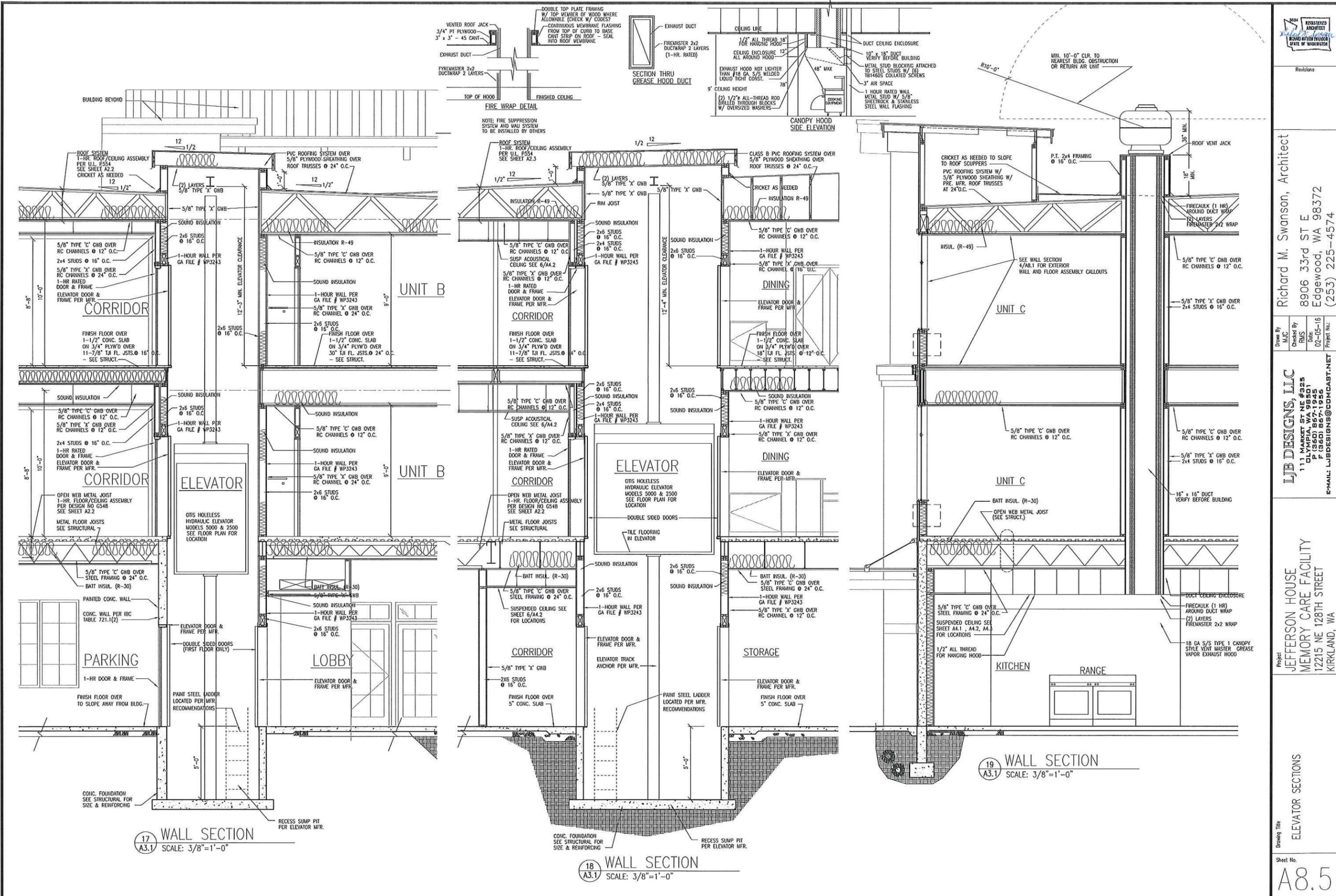
1 FIRST FLOOR STAIR 137
SCALE: 1/4"=1'-0"



vertical discontinuity of whatever this dashed line is.

rated enclosure to separate storage from stair

STAIRWAY IDENTIFICATION SIGNS.
A sign shall be provided at each floor landing in an "interior exit stairway" and "ramp" connecting more than three stories designating the floor level terminus of the top and bottom of the "interior exit stairway" and "ramp" and identification of the stair or ramp. The signage shall also state the story of and the direction to the "exit discharge" and the availability of roof access from the "interior exit stairway" and "ramp" for the fire department. The sign shall be located 5 feet (1524 mm) above the doors and in the open and closed positions. In addition to the "stairway" identification sign a floor-level landing adjacent to the door leading from the "interior exit stairway" and "ramp" into the "corridor" to identify the floor level.
1022.9.1 SIGNAGE REQUIREMENTS. "Stairway" identification signs shall comply with all of the following requirements:
1. The signs shall be a minimum size of 18 inches (457mm) by 12 inches (305mm).
2. The letters designating the identification of the "interior exit stairway" and "ramp" shall be a minimum of 1/4 inches (38mm) in height.
3. The number designating the floor level shall be a minimum of 5 inches (127mm) in height and located in the center of the sign.
4. All other lettering and numbers shall be a minimum of 1 inch (25mm) in height.
5. Characters and their background shall have a non-gloss finish. Characters shall contrast with their background, with either light characters on a dark background or dark characters on a light background.
6. When a sign required by Section 1022.9 are installed in the "interior exit stairways" and "ramps" of buildings subject to Section 1024, the signs shall be made of the same materials as require by



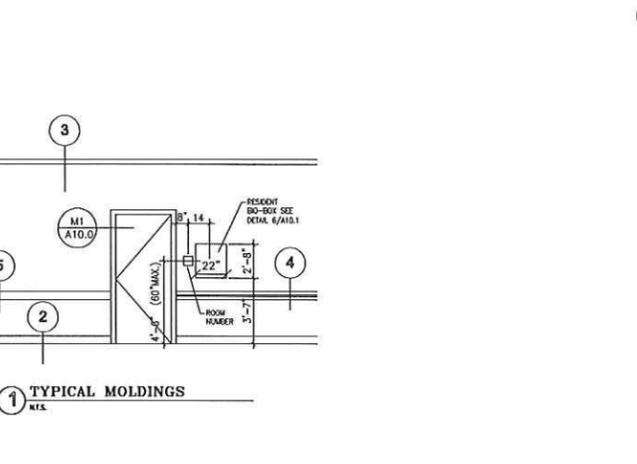
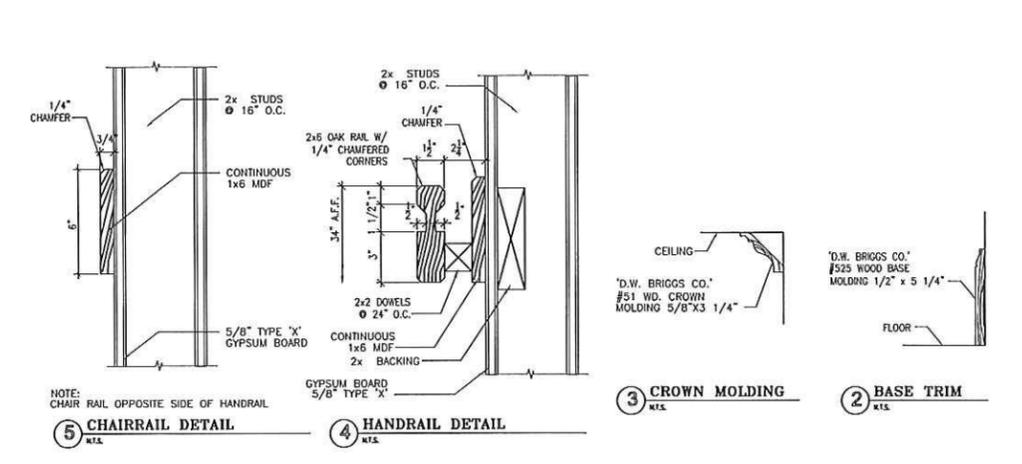
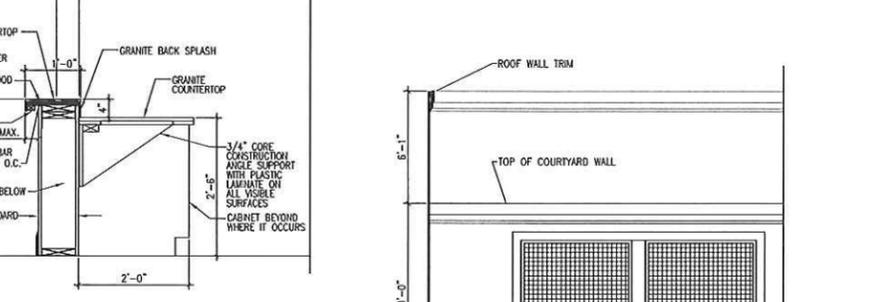
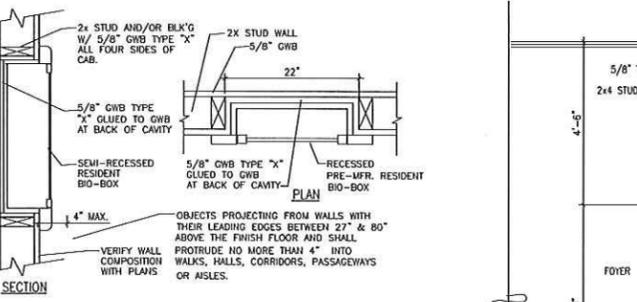
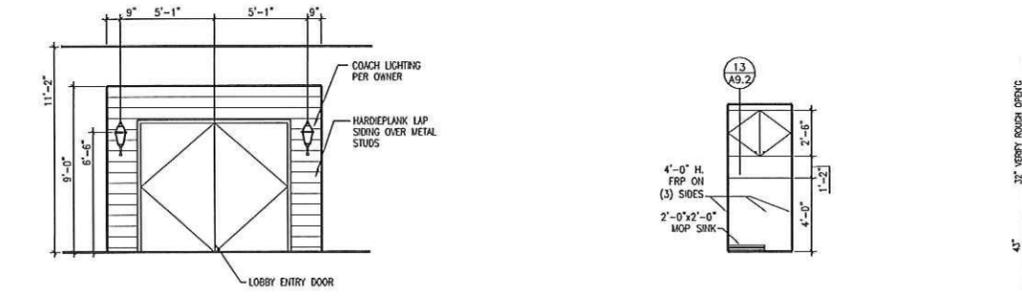
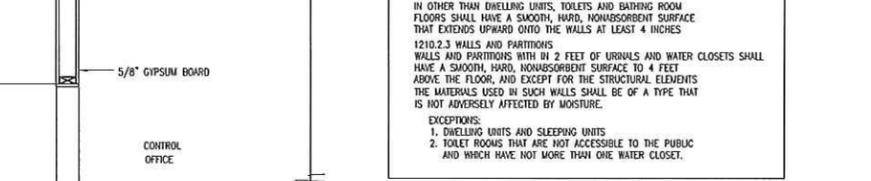
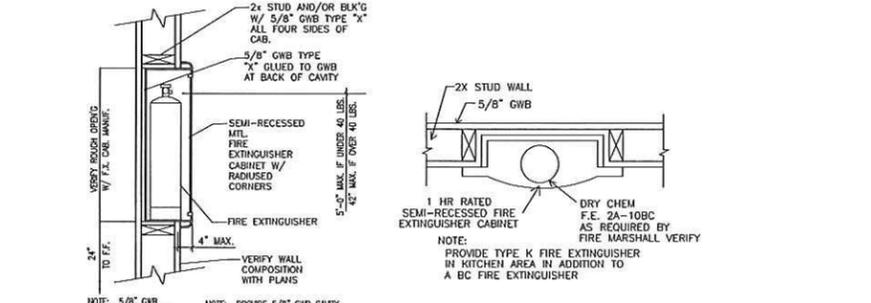
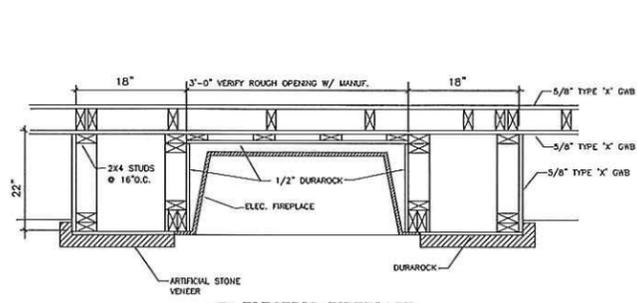
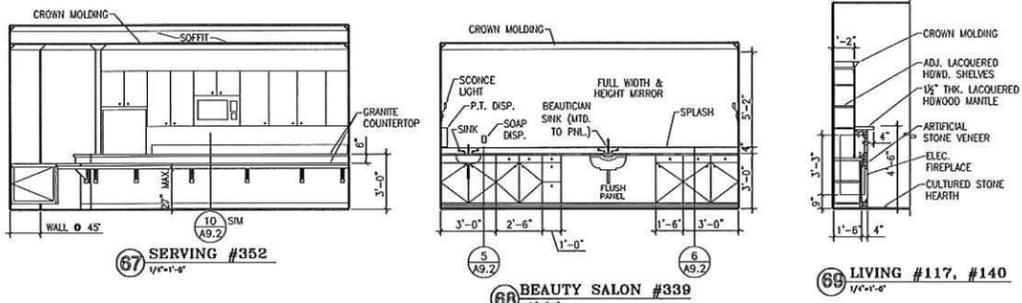
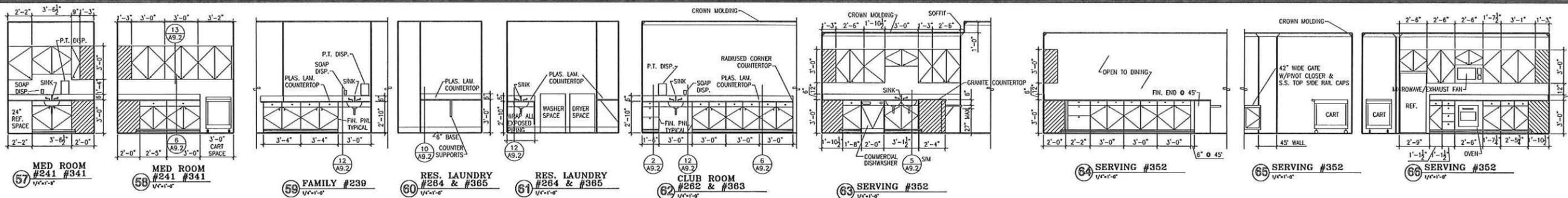
17 WALL SECTION
A3.1 SCALE: 3/8"=1'-0"

18 WALL SECTION
A3.1 SCALE: 3/8"=1'-0"

19 WALL SECTION
A3.1 SCALE: 3/8"=1'-0"

2024 REGISTERED ARCHITECT
 Richard M. Swanson, Architect
 8906 33rd ST E
 Edgewood, WA 98372
 (253) 225-4574
 Project: JEFFERSON HOUSE MEMORY CARE FACILITY
 12215 NE 128TH STREET
 KIRKLAND, WA
 E-MAIL: LUBDESIGNS@COMCAST.NET
 LJB DESIGNS, LLC
 111 MARKET ST NE #305
 OLYMPIA, WA 98501
 P (360) 867-1945
 F (360) 867-1956
 Project No.: 02-05-16
 Drawn By: MJC
 Checked By: RJS
 Date: 02-05-16

ELEVATOR SECTIONS
 Sheet No.
A8.5



REDESIGNED ARCHITECT
 RICHARD M. SWANSON ARCHITECT
 8906 33rd ST E
 EDGEWOOD, WA 98372
 (253) 225-4574

Project: JEFFERSON HOUSE MEMORY CARE FACILITY
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 KIRKLAND, WA

Drawn By: MJC
 Created By: RMS
 Date: 02-05-16
 Project No.:

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 F (360) 867-1956
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Interior Elevations
 Sheet No. A9.1

UNIT ROOM FINISH SCHEDULE

No.	NAME	FLOOR	BASE		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS	No.
			MAT'L	FIN	MAT'L	FIN	MAT'L	FIN	MAT'L	FIN	MAT'L	FIN	MAT'L	FIN		
UNIT A	207, 208, 211, 212, 213, 215, 216, 217, 220, 221, 307, 308, 311, 312, 313, 315, 316, 317, 320, 321	BEDROOM	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		BATH	SV	4" R	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4		
		CLOSET 1	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
UNIT A1	203, 224, 225, 303, 324, 325	BEDROOM	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		BATH	SV	4" R	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4		
		CLOSET 1	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
UNIT A2	204, 304	BEDROOM	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		BATH	SV	4" R	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4		
		CLOSET 1	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
UNIT A3	210, 218, 310, 318	BEDROOM	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		BATH	SV	4" R	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4		
		CLOSET 1	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
UNIT A4	209, 219, 309, 319	BEDROOM	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		BATH	SV	4" R	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4		
		CLOSET 1	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
UNIT B	200, 300	BEDROOM	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		BATH	SV	4" R	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4		
		CLOSET 1	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		CLOSET 2	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
UNIT C	214, 314	BEDROOM	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		BATH	SV	4" R	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4		
		CLOSET 1	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		CLOSET 2	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
UNIT D	205, 206, 222, 223, 305, 306, 322, 323	BEDROOM	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		BATH	SV	4" R	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4		
		CLOSET 1	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		CLOSET 2	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
UNIT G1	228, 328	BEDROOM	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		BATH	SV	4" R	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4		
		CLOSET 1	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		CLOSET 2	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
UNIT G2	229, 329	BEDROOM	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		BATH	SV	4" R	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4		
		CLOSET 1	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
UNIT E	202, 226, 302, 326	BEDROOM	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		BATH	SV	4" R	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4		
		CLOSET 1	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		CLOSET 2	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
UNIT F	201, 227, 301, 327	BEDROOM	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		BATH	SV	4" R	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4	M.R. GWB	PT4		
		CLOSET 1	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		
		CLOSET 2	CPT	4" R	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4	GWB	PT4		

ACTIVITY ROOM FINISH SCHEDULE

NAME	FLOOR	BASE		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS	No.
		MAT'L	FIN	MAT'L	FIN	MAT'L	FIN	MAT'L	FIN	MAT'L	FIN	MAT'L	FIN		
POST OFFICE			4" R												
ICE CREAM PARLOR															
THEATER															
GENERAL STORE															
GARAGE															

ABBREVIATIONS - DEFINITIONS

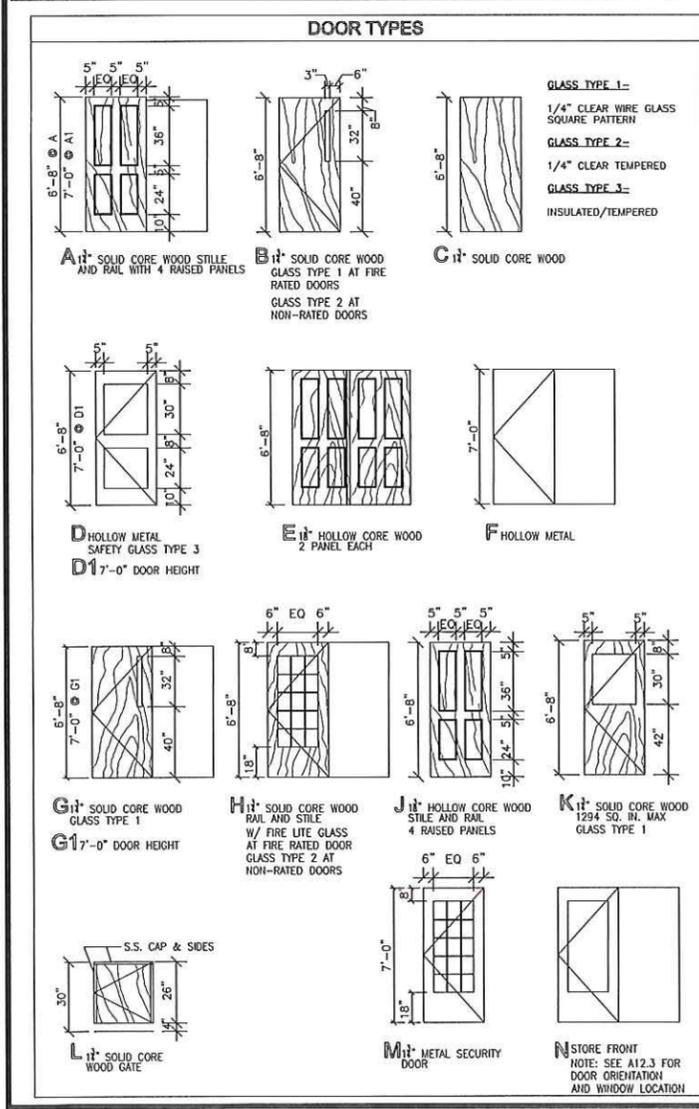
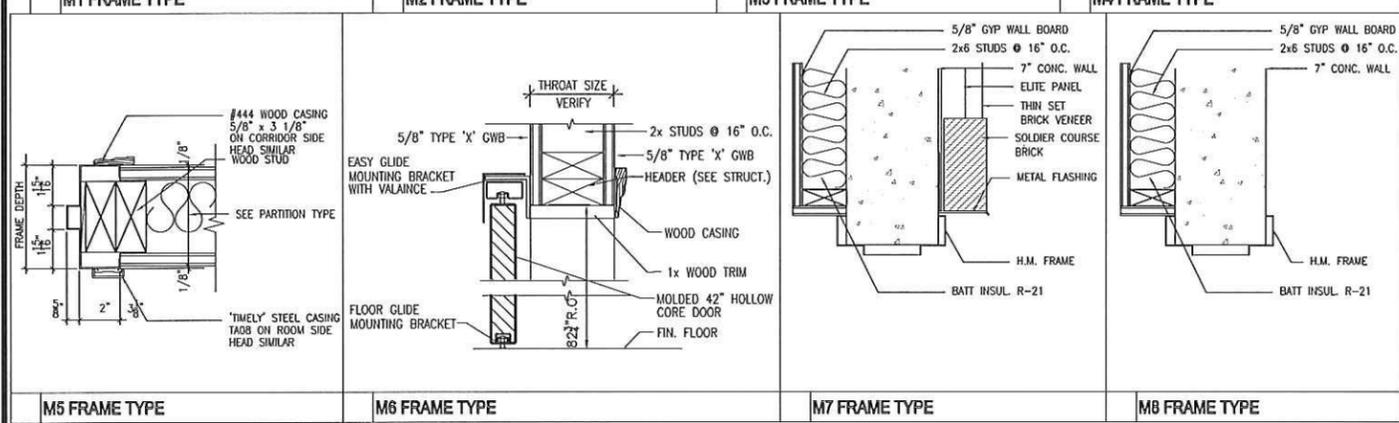
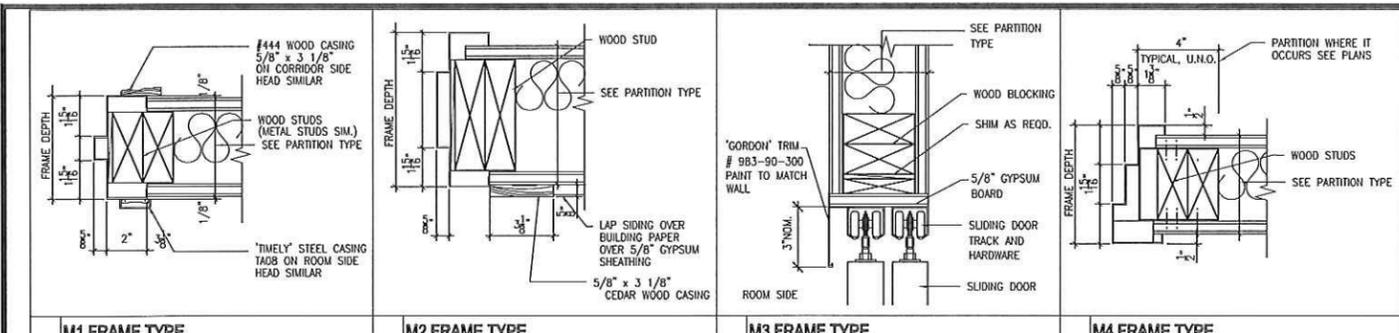
R - RUBBER BASE	(COMMERCIAL GRADE, 1/8" THICK, COLOR AND STYLE TO BE SELECTED BY OWNER FROM SAMPLES SUBMITTED BY GENERAL CONTRACTOR.)	WP - WALL PAPER	COLOR & STYLE TO BE SELECTED BY OWNER. NOTE: ALL TOILET ROOMS ARE TO HAVE WATER PROOF WALLPAPER.
SV - SHEET VINYL	(COMMERCIAL GRADE, 1/8" THICK, COLOR AND STYLE TO BE SELECTED BY OWNER FROM SAMPLES SUBMITTED BY GENERAL CONTRACTOR.)	PH - PANIC HARDWARE	
C - CARPET	(DIRECT CLUED, WOLON ANTRON IV, 28 OZ. WIL, COLOR, STYLE, WEIGHT TO BE SELECTED BY OWNER FROM SAMPLES SUBMITTED BY GENERAL CONTRACTOR.)	S - SUSP. CEILING	ARMSTRONG 2x4 "SECOND LOOK" NON-RATED REGULAR CEILING TILE, GRID TO BE MEDIUM DUTY STEEL, PAINTED WHITE, BY CHICAGO METALIC CORP.
V - VINYL BASE	(HEIGHT AS NOTED, ROPPE OR APPROVED, COLOR TO BE SELECTED BY OWNER.)	AC - ACOUST. CEILING TILE	ARMSTRONG 12x12 ACOUSTICAL TILE CLUED TO (2) LAYERS 5/8" GWB.
GWB - GYPSUM WALL BOARD	5/8" TYPE "X" OR AS NOTED, USE MOISTURE RESISTANT GWB IN BATHROOMS, TOILET ROOMS & LAUNDRY AREAS. ALL GWB TO BE PRIMED WITH ALKOID PRIMER & PAINTED WITH (1) COAT OF EGG SHELL OR LOW SHEEN PAINT. COLOR & STYLE TO BE SELECTED BY OWNER.	KAR - KARNDIEN LVT WOOD PLANK FLOORING	COLOR & STYLE TO BE SELECTED BY OWNER.
CT - CERAMIC TILE		P-1 - PAINT SHERWIN WILLIAMS	COLOR & STYLE TO BE SELECTED BY OWNER.
WD - WOOD		P-2 - PAINT SHERWIN WILLIAMS	
MHO - MAGNETIC HOLD OPEN		P-3 - PAINT SHERWIN WILLIAMS	
HM - HOLLOW METAL		P-4 - PAINT SHERWIN WILLIAMS	
FRP - FIBERGLASS REINFORCED PLASTIC	COLOR & STYLE TO BE SELECTED BY OWNER.	SBB - SILICON BACKER BOARD AT TILE LOCATIONS	

REMARKS

- TOP OF CHAIRRAIL IS AT 2'-10" SEE DETAIL 5/A9.1 WALL PAPER ABOVE CHAIRRAIL AND PAINT BELOW CHAIRRAIL
- 48" HIGH TILE WAINSCOT TAPE AND SKIN COAT SBB PRIOR TO APPLYING FINISH TEXTURE AT SURFACES WITH PAINT OR WALLPAPER
- CROWN MOLDING AT CEILING
- PROVIDE CONC. PAVER SYSTEM OVER PVC MEMBRANE ROOFING SYSTEM PER MFR. RECOMMENDATIONS

ROOM FINISH SCHEDULE

No.	NAME	FLOOR	BASE		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS	No.
			MAT'L	FIN	MAT'L	FIN	MAT'L	FIN	MAT'L	FIN	MAT'L	FIN	MAT'L	FIN		
099	ACTIVITY	KAR	6" WD	PT2	GWB	PT1	GWB	PT1	GWB	PT1	GWB	PT1	GWB	PT1		099
100	LOBBY	TILE / KAR	6" WD	PT2	GWB	PT1	GWB	PT1	GWB	PT1	GWB	PT1	GWB	PT1	SEE DETAIL 3/A9.1	100
101	RECEPTION	TILE / KAR	6" WD	PT2	GWB	PT1	GWB	PT1	GWB	PT1	GWB	PT1	GWB	PT1		101
102	WORK STATION	CPT / KAR	6" WD	PT1	GWB	WPO	GWB	WPO	GWB	WPO	GWB	WPO	GWB	PT1		102
103	MECHANICAL	CONC	SEAL													103
104	TOILET	TILE		GWB/SBB	TILE/WPO	GWB/SBB	TILE/WPO	GWB/SBB	TILE/WPO	GWB/SBB	TILE/WPO	GWB/SBB	TILE/WPO	PT2		104
105	ELEV. MECH. RM.	CONC	SEAL													105
106	MOVE-IN COORD.	CPT	6" WD	PT1	GWB	WPO	GWB	WPO	GWB	WPO	GWB	WPO	GWB	PT1		106
107	STORAGE	SV	6" R		GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2		107
108	CONFERENCE	CPT	6" WD	PT1	GWB	WPO	GWB	WPO	GWB	WPO	GWB	WPO	GWB	PT1		108
109	STORAGE	SV	4" R		GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2		109
110	ELEV. MECH. RM.	CONC	SEAL													110
111	JANITOR	SV	6" R		GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	M.R. GWB BEHIND SINK	111
112	LAUNDRY	SV	6" R		GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	M.R. GWB BEHIND SINK	112
113	SOILED LINEN	SV	6" R		GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	M.R. GWB BEHIND SINK	113
114	CLEAN LINEN	SV	6" R		GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2		114
115	ELECTRICAL	CONC	SEAL													115
116	MECHANICAL	CONC	SEAL													116
117	JANITOR	SV	6" R		GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	M.R. GWB BEHIND SINK	117
118	CORRIDOR	CPT / SV	6" R	PT2	GWB	PT1/WPB	GWB	PT1/WPB	GWB	PT1/WPB	GWB	PT1/WPB	SAT			118
119	KITCHEN	QT	6" QT		GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2		119
120	DRY STORAGE	QT	6" QT		GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2		120
121	EMPLOYEE LOUNGE	SV	6" R		GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2		121
122	TOILET	TILE		GWB/SBB	TILE/WPO	GWB/SBB	TILE/WPO	GWB/SBB	TILE/WPO	GWB/SBB	TILE/WPO	GWB/SBB	TILE/WPO	PT2		122
123	STORAGE	SV	4" R		GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	M.R. GWB BEHIND SINK	123
124	MAINT. / STORAGE	SV	4" R		GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2		124
134	PARKING GARAGE	CONC	SEAL		CUU	PT5	CUU	PT5	CUU	PT5	CUU	PT5	GWB	PT2		134
135	ELEVATOR															135
136	ELEVATOR															136
137	STAR	CPT	4" R		GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2	GWB	PT2		137
138	STAR															



DOOR AND FRAME NOTES

- ALL DOORS SHALL BE 6'-8" HIGH, 1 3/4" THICK UNLESS OTHERWISE NOTED.
- ALL LABELED DOORS SHALL BE GOVERNED BY U.L. REQUIREMENTS AND SHALL BEAR PHYSICAL U.L. LABEL OF FIRE RATING SPECIFIED.
- VERIFY ALL PARTITION THICKNESS PRIOR TO DETERMINING FRAME THROAT SIZE.
- ALL DOOR FRAME DEPTH SIZE DIMENSIONS SHALL BE 1/8" GREATER ON EACH SIDE OF PARTITION WHERE SNAP-ON CASING IS SCHEDULED.
- DOUBLE DOORS SHALL HAVE METAL ASTRAHAL.
- ALL FIRE RATED DOOR FRAMES SHALL BE 18 GAUGE.
- ALL VISION PANELS IN DOORS SHALL HAVE AN 18 GAUGE STEEL FRAME.
- COMMON AREA SIDES OF DOOR JAMBS AND WINDOW JAMBS TO RECEIVE WOOD TRIM WHILE UTILITY SIDES AND RESIDENT ROOM SIDES OF METAL JAMBS TO RECEIVE "TIMELY" COLONIAL STYLE METAL SNAP-ON TRIM.
- PROVIDE KICK PLATES AT ALL CORRIDOR DOORS.
- PER SECTION 1008.1.8.1 HARDWARE DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE.
- PER SECTION 1008.1.9 PANIC AND FIRE EXIT HARDWARE WHERE PANIC AND FIRE HARDWARE IS INSTALLED, IT SHALL COMPLY WITH THE FOLLOWING:
 - THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH.
 - THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS.
- PER ICC/ANSI A117.1 SECTION 404.2.7.1 DOOR CLOSERS DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.
- PER ICC/ANSI A117.1 SECTION 404.2.8 OPENING FORCE FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
 - INTERIOR HINGED DOOR: 5.0 POUNDS MAX.
 - SLIDING OR FOLDING DOOR: 5.0 POUNDS MAX.
 THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISCHARGE DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.
- PER ICC/ANSI A117.1 SECTION 404.2.9 DOOR SURFACE DOOR SURFACES WITHIN 10 INCHES OF THE FLOOR, MEASURED VERTICALLY, SHALL BE SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN SUCH SURFACE SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.
- PER 2012 IBC - SECTION 1011.4 A SIGN STATING "EXIT" IN RAISED CHARACTERS AND BRAILLE AND COMPLYING W/ ICC/ANSI 117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, AN EXTERIOR AREA FOR ASSISTED REFUGE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIST PASSAGEWAY AND THE EXIT DISCHARGE.
- PROVIDE ELECTRICAL ROOM DOOR SIGHAGE PER 2012 IBC, SECTIONS 506 & 510
- PROVIDE 4 1/2" FRAMING AT HINGE SIDE OF DOOR FOR DOOR TRIM.
- A EGRESS PATH OF TRAVEL SHALL BE MAINTAINED THROUGH BOTH SETS OF DOORS TRAVELING NORTH THROUGH LIFE STATION ROOMS AND BOTH DOORS SHALL REMAIN UNLOCKED & OPERATIONAL FROM DINING ROOM SIDE AT ALL TIMES.
- COURTYARD DOORS WILL REMAIN UNLOCKED AT ALL TIMES FOR RESIDENT USE UNLESS OUTSIDE CONDITIONS PRESENT A DANGER TO THE RESIDENTS SUCH AS ICE (SNOW/FALL), EXCESSIVE HEAT, LIGHTNING, OR SIMILAR CONDITIONS. WAC 388-770-2300 (5) (6)
- PER IBC 716.5.3 SMOKE AND DRAFT CONTROL DOORS COMPLYING WITH UL 1784 SHALL BE LABELED IN ACCORDANCE W/ SECTION 716.5.6.1 AND SHALL SHOW THE LETTER "S" ON THE FIRE-RATING LABEL OF THE DOOR. THE MARKING SHALL INDICATE THAT THE DOOR & FRAME ASSEMBLY ARE IN COMPLIANCE WHEN LISTED OR LABELED GASKETING IS ALSO INSTALLED.

HARDWARE SETS

HS-1
 1 1/2 PAIR BUTTS
 1 CLASSROOM LOCKSET
 1 FLOOR STOP
 1 SET GASKETING
 1 CLOSER

HS-2
 1 BARN DOOR TRACK W/BASE GUIDE HARDWARE
 2 PULL HANDLES

HS-3
 1 STANLEY HEAVY DUTY TRACK AND HARDWARE

HS-4
 1 1/2 PAIR BUTTS
 1 BATTERY POWERED KEYPAD LOCK
 2 CLOSERS
 1 THRESHOLD
 1 SET GASKETING

HS-5
 1 1/2 PAIR BUTTS
 1 EXIT DEVICE (TRIM, CYLINDER, KEYPAD, POWER SUPPLY & ELECTRIC STRIKE)
 1 WALL DOOR STOP
 1 CLOSER
 1 SET GASKETING

HS-6
 1 1/2 PAIR BUTTS
 1 STORE ROOM LOCKSET AL80PD
 1 OVERHEAD DOOR STOP
 1 THRESHOLD
 1 DOOR BOTTOM
 1 SET GASKETING

HS-7
 1 1/2 PAIR BUTTS
 1 PRIVACY LOCKSET AL40S
 1 CLOSER
 1 SET GASKETING
 1 WALL DOOR STOP

HS-8
 1 1/2 PAIR BUTTS
 1 PRIVACY LOCKSET AL40S
 1 WALL DOOR STOP
 1 CLOSER

HS-9
 1 1/2 PAIR BUTTS
 3 PAIR BUTTS
 1 WALL DOOR STOP
 1 CLOSER
 1 SET GASKETING

HS-10
 3 PAIR BUTTS
 1 MEETING STILE
 2 CLOSERS
 1 SET GASKETING
 2 MAGNETIC HOLD OPENS
 2 EXIST DEVICES W/ VERTICAL RODS FOR POSITIVE LATCH

HS-11
 1 1/2 PAIR BUTTS
 1 STORE ROOM LOCKSET
 1 WALL DOOR STOP

HS-12
 1 1/2 PAIR BUTTS
 1 STORE ROOM LOCKSET
 1 CLOSER
 1 SET WEATHER STRIPPING

HS-13
 3 PAIR BUTTS
 1 DOOR PASSAGE SET
 1 DUNNY TRIM
 1 SET AUTO FLUSH BOLTS
 1 COORDINATOR
 1 SET GASKETING
 2 CLOSERS

HS-14
 1 1/2 PAIR BUTTS
 1 EXIT DEVICE (TRIM, CYLINDER, KEYPAD, POWER SUPPLY & MAGNETIC LOCK)
 1 CLOSER

HS-15
 1 1/2 PAIR BUTTS
 1 PRIVACY LOCKSET AL40S
 1 CLOSER
 1 WALL DOOR STOP
 1 SET GASKETING

HS-16
 3 PAIR BUTTS
 1 FRICTION STAYES
 1 PUSH PLATE
 1 PULL PLATE
 2 KICKDOWN DOOR HOLDERS

HS-17
 3 PAIR BUTTS
 1 SET FLUSH BOLTS
 1 STORE ROOM LOCKSET
 1 DUNNY TRIM
 1 SET GASKETING

HS-18
 3 PAIR BUTTS
 1 SET FLUSH BOLTS
 1 STORE ROOM LOCKSET
 1 DUNNY TRIM
 1 SET FLUSH BOLTS

HS-19
 3 PAIR BUTTS
 1 STORE ROOM LOCKSET
 1 DUNNY TRIM
 1 SET FLUSH BOLTS

HS-20
 3 PAIR BUTTS
 1 THRESHOLD
 1 SET WEATHER STRIPPING

HS-21
 1 1/2 PAIR BUTTS
 1 EXIT DEVICE (TRIM, CYLINDER, KEYPAD, POWER SUPPLY & MAGNETIC LOCK)
 1 CLOSER
 1 THRESHOLD
 1 DOOR BOTTOM
 1 SET GASKETING

HS-22
 3 PAIR BUTTS
 1 BATTERY POWERED KEYPAD LOCK
 2 CLOSERS
 1 THRESHOLD
 1 SET WEATHER STRIPPING
 2 FLOOR STOPS

HS-23
 1 1/2 PAIR BUTTS
 1 STORE ROOM LOCKSET AL80PD
 1 WALL DOOR STOP
 1 CLOSER
 1 SET GASKETING

HS-24
 1 1/2 PAIR BUTTS
 1 STORE ROOM LOCKSET AL80PD
 1 DOOR CLOSER
 1 SET GASKETING

HS-25
 3 PAIR BUTTS
 2 EXIT DEVICES (TRIM, CYLINDER, KEYPAD, POWER SUPPLY & ELECTRIC STRIKE)
 2 CLOSERS
 1 WALL DOOR STOP
 1 WEATHER STRIPPING

HS-26
 1 1/2 PAIR BUTTS
 1 PULL PLATE
 1 PUSH PLATE
 1 DOOR CLOSER
 1 WALL DOOR STOP

HS-27
 1 1/2 PAIR BUTTS
 1 ENTRANCE LOCKSET AL53PD
 1 WALL DOOR STOP
 1 CLOSER
 1 SET GASKETING

HS-28
 1 1/2 PAIR BUTTS
 1 CLASSROOM LOCKSET
 1 CLOSER
 1 THRESHOLD
 1 SET WEATHER STRIPPING
 2 FLOOR STOPS

HS-29
 NOT USED

HS-30
 1 1/2 PAIR BUTTS
 1 STORE ROOM LOCKSET
 1 CLOSER
 1 SET WEATHER STRIPPING
 1 SET GASKETING

HS-31
 1 1/2 PAIR BUTTS
 1 ENTRANCE LOCKSET AL53PD
 1 WALL DOOR STOP
 1 SET GASKETING

HS-32
 1 1/2 PAIR BUTTS
 1 STORE ROOM LOCKSET AL80PD
 1 FLOOR STOP
 1 THRESHOLD
 1 DOOR BOTTOM
 1 SET WEATHER STRIPPING

HS-33
 1 1/2 PAIR BUTTS
 1 STORE ROOM LOCKSET AL80PD
 1 WALL DOOR STOP
 1 SET GASKETING
 1 CLOSER

HS-34
 1 1/2 PAIR BUTTS
 1 BATTERY POWERED KEYPAD LOCK
 1 CLOSER
 1 THRESHOLD
 1 SET WEATHER STRIPPING
 1 MAGNETIC DOOR HOLD OPEN

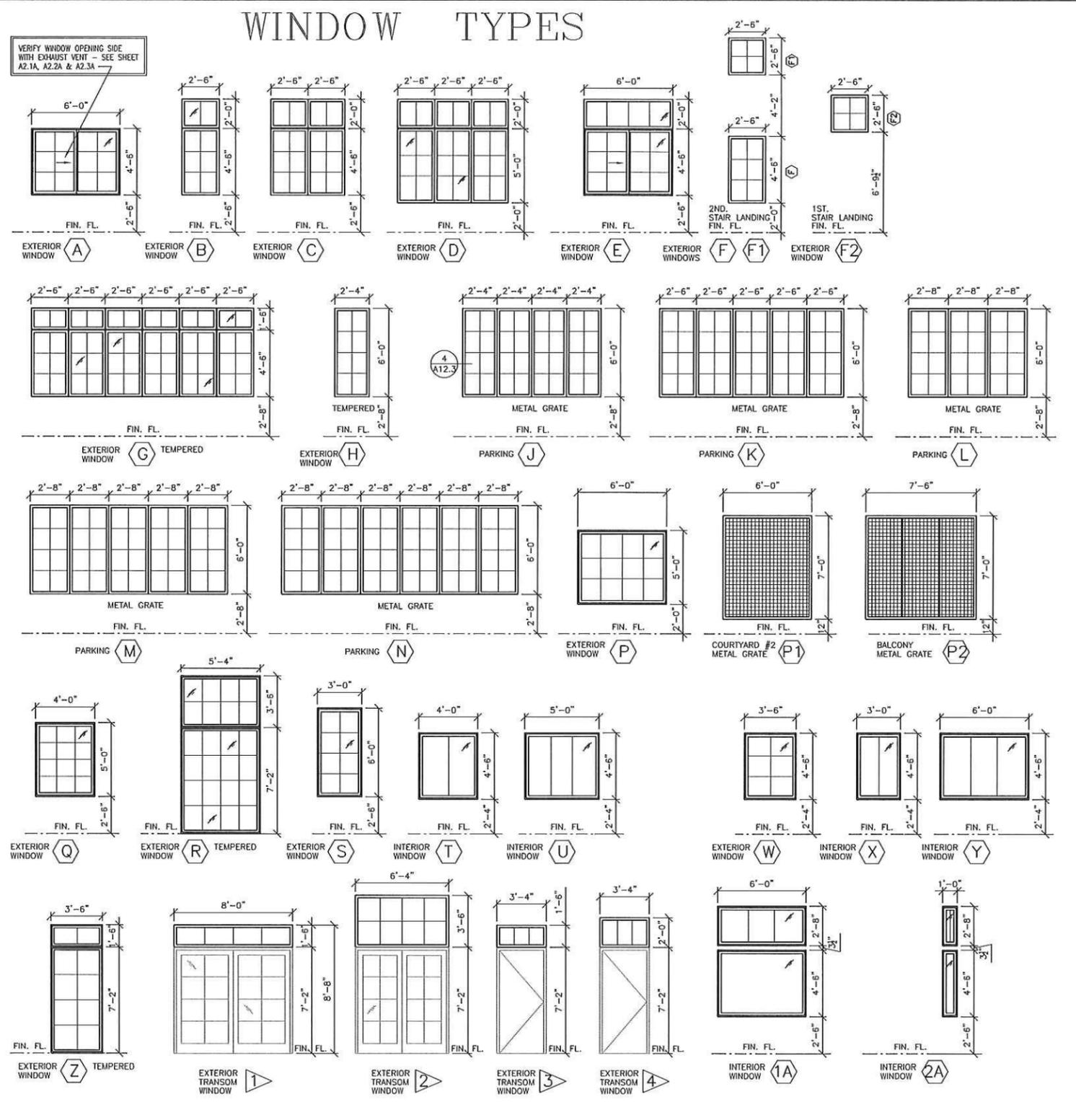
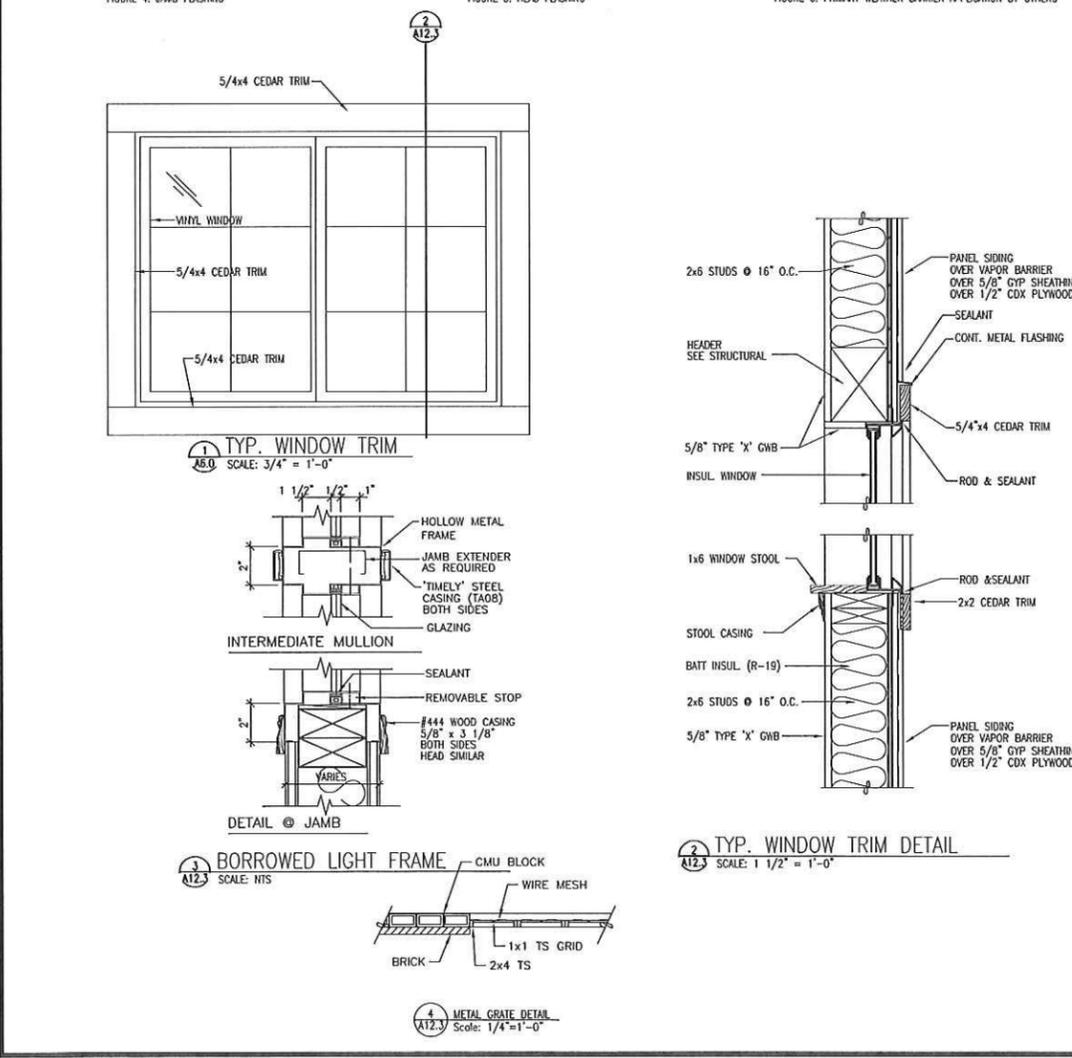
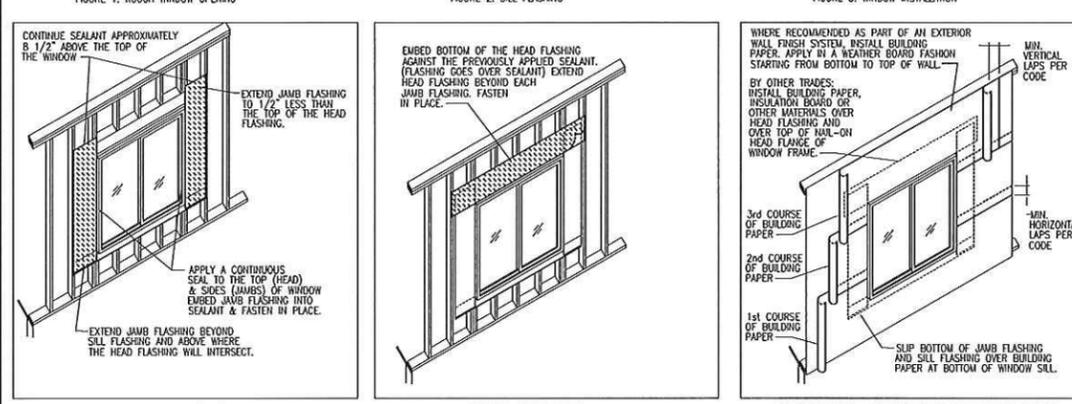
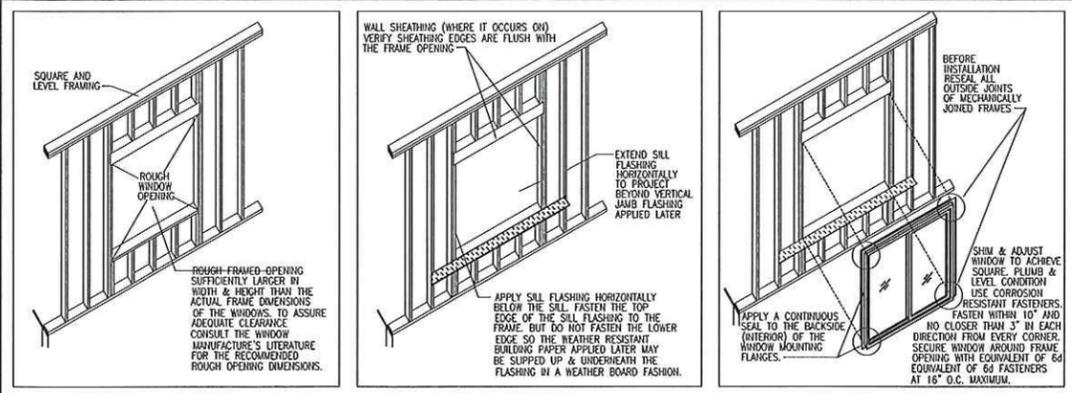
HS-35
 3 PAIR BUTTS
 1 SET FLUSH BOLT
 2 WALL STOPS
 3 PAIR BUTTS
 1 SET GASKETING
 1 STORE ROOM LOCKSET

HS-36
 1 1/2 PAIR BUTTS
 1 PUSH PLATE
 1 KICKDOWN DOOR HOLDER

EXT. GATES
 1 SPRING HINGES
 1 GATE LATCH
 1 STOP
 1 10" KICK PLATE

DOOR SCHEDULE

No.	DOOR				FRAME				REMARKS	
	TYPE	MAT'L	FINISH	WIDTH	HEIGHT	THICK	TYPE	FINISH		U.L. RICH/WR. GP.
UNITS A, A1, A2, A3, A4										
1	A	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-1 KICK PLATE
2	A	WD	PAINT	3'-0"	6'-8"	1 3/8"	M1	PAINT	20 MIN.	HS-2 BURN DOOR
3	E	WD	PAINT	2'-6" PR	6'-0"	1 3/8"	M3	PAINT	HS-3	BY-PASS
UNIT B										
1	A	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-1 KICK PLATE
2	A	WD	PAINT	3'-0"	6'-8"	1 3/8"	M1	PAINT	20 MIN.	HS-2 BURN DOOR
3	E	WD	PAINT	3'-0" PR	6'-0"	1 3/8"	M3	PAINT	HS-3	BY-PASS
4	E	WD	PAINT	3'-0" PR	6'-0"	1 3/8"	M3	PAINT	HS-3	BY-PASS
UNIT C										
1	A	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-1 KICK PLATE
2	A	WD	PAINT	3'-0"	6'-8"	1 3/8"	M1	PAINT	20 MIN.	HS-2 BURN DOOR
3	E	WD	PAINT	3'-0" PR	6'-0"	1 3/8"	M3	PAINT	HS-3	BY-PASS
4	E	WD	PAINT	3'-0" PR	6'-0"	1 3/8"	M3	PAINT	HS-3	BY-PASS
UNIT D, G1										
1	A	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-1 KICK PLATE
2	A	WD	PAINT	3'-0"	6'-8"	1 3/8"	M1	PAINT	20 MIN.	HS-2 BURN DOOR
3	E	WD	PAINT	3'-0" PR	6'-0"	1 3/8"	M3	PAINT	HS-3	BY-PASS
4	E	WD	PAINT	3'-0" PR	6'-0"	1 3/8"	M3	PAINT	HS-3	BY-PASS
UNIT E, G2										
1	A	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-1 KICK PLATE
2	A	WD	PAINT	3'-0"	6'-8"	1 3/8"	M1	PAINT	20 MIN.	HS-2 BURN DOOR
3	E	WD	PAINT	3'-0" PR	6'-0"	1 3/8"	M3	PAINT	HS-3	BY-PASS
UNIT F, G2										
1	A	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-1 KICK PLATE
2	A	WD	PAINT	3'-0"	6'-8"	1 3/8"	M1	PAINT	20 MIN.	HS-2 BURN DOOR
3	E	WD	PAINT	3'-0" PR	6'-0"	1 3/8"	M3	PAINT	HS-3	BY-PASS
UNIT G, G2										
1	A	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-1 KICK PLATE
2	A	WD	PAINT	3'-0"	6'-8"	1 3/8"	M1	PAINT	20 MIN.	HS-2 BURN DOOR
3	E	WD	PAINT	3'-0" PR	6'-0"	1 3/8"	M3	PAINT	HS-3	BY-PASS
UNIT H, G2										
099	N	ALUM	FF	4'-0" PR	7'-0"	1 3/4"	ALUM	FF	HS-25	EMERGENCY EXIT ONLY
099A	A	WD	PAINT	3'-0" PR	6'-0"	1 3/4"	M1	PAINT	HS-9	
099B	A	WD	PAINT	3'-6"	6'-8"	1 3/4"	M1	PAINT	HS-9	
099C	A	WD	PAINT	1'-8" PR	6'-8"	1 3/4"	M1	PAINT	HS-9	
099D	A	WD	PAINT	4'-0"	6'-8"	1 3/4"	M1	PAINT	HS-9	
100A	H	ALUM	FF	7'-0"	7'-0"	1 3/4"	ALUM	FF	HS-27	
100B	N	ALUM	FF	4'-0" PR	7'-0"	1 3/4"	ALUM	FF	60 MIN.	PROVIDE KEY PAD AT EACH SIDE OF DOOR
102	A	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	HS-9	
103	F	HM	PAINT	4'-0" PR	7'-0"	1 3/4"	M7	PAINT	60 MIN.	HS-19
104	F	HM	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	HS-15	
105	F	HM	PAINT	3'-0"	7'-0"	1 3/4"	M7	PAINT	60 MIN.	HS-32
106	A	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	HS-9	
107	A	WD	PAINT	2'-0" PR	6'-8"	1 3/4"	M1	PAINT	HS-17	NO CLOSER
108	A	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	HS-13	GLASS PIPE 2
109A	C	WD	PAINT	3'-6"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-24 KICK PLATE
109B	F	HM	PAINT	4'-0" PR	7'-0"	1 3/4"	M8	PAINT	60 MIN.	HS-35 KICK PLATE
110	C	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	HS-11	
111	B	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-23
112	F	WD	PAINT	4'-0"	7'-0"	1 3/4"	M8	PAINT	60 MIN.	HS-6
113A	B	WD	PAINT	3'-6"	6'-8"	1 3/4"	M1	PAINT	60 MIN.	HS-4 KICK PLATE
113B	B	WD	PAINT	3'-6"	6'-8"	1 3/4"	M1	PAINT	HS-26	KICK PLATE
114	A	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	60 MIN.	HS-3
114B	B	WD	PAINT	3'-6"	6'-8"	1 3/4"	M1	PAINT	HS-26	KICK PLATE
115A	F	HM	PAINT	3'-0"	7'-0"	1 3/4"	M7	PAINT	HS-32	PROVIDE PANIC HARDWARE NOTE 16
115B	C	WD	PAINT	2'-6"	6'-8"	1 3/4"	M1	PAINT	HS-11	
116	F	HM	PAINT	3'-0"	7'-0"	1 3/4"	M7	PAINT	HS-24	
117	C	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-24
118A	D1	HM	PAINT	4'-0"	7'-0"	1 3/4"	M8	PAINT	60 MIN.	HS-21 KICK PLATE
118B	D1	HM	PAINT	3'-0" PR	7'-0"	1 3/4"	M7	PAINT	HS-25	KICK PLATE
119A	B	WD	PAINT	3'-6"	6'-8"	1 3/4"	M1	PAINT	60 MIN.	HS-33
119B	B	WD	PAINT	3'-6"	6'-8"	1 3/4"	M1	PAINT	60 MIN.	HS-33
119C	F	HM	PAINT	3'-6"	7'-0"	1 3/4"	M7	PAINT	HS-32	KICK PLATE
120	B	WD	PAINT	3'-6"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-31 KICK PLATE
121	B	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	60 MIN.	HS-3
122	C	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	60 MIN.	HS-7
124	C	WD	PAINT	3'-6"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-24 KICK PLATE
130A	M	HM	PAINT	3'-0"	7'-0"	1 3/4"	M7	PAINT	HS-14	
130B	M	HM	PAINT	3'-0"	7'-0"	1 3/4"	M7	PAINT	HS-14	
130C	M	HM	PAINT	3'-0"	7'-0"	1 3/4"	M7	PAINT	HS-14	
135	A									



NOTES:

WINDOW UNITS ROUGH OPENING TO BE REVISED AS REQUIRED BY MANUFACTURE SELECTED. FIELD VERIFY ALL SIZES.

ALL WINDOW UNITS TO BE COMPLETE WITH SCREENS AND SCREEN HARDWARE.

ALL EXTERIOR WINDOW UNITS TO BE GLAZED WITH INSULATING GLASS.

PROVIDE SAFETY GLASS FOR WINDOWS WITH IN 24" OF DOOR FRAME OR WINDOWS BELOW 18" OFF FINISH FLOOR.

ALL BEDROOM WINDOWS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" INCHES MEASURED FROM THE FLOOR PER IBC 1029.3.

A MIN. NET CLEAR OPENING HEIGHT DIMENSION OF 24" AND A MIN. WIDTH DIMENSION OF 20" MIN. NET CLEAR OPENING FOR GRADE SHALL BE 5.7 S.F.

CAULK AND SEAL BETWEEN EXTERIOR WINDOW FRAMES AND ADJOINING MATERIALS. (TYPICAL)

SEE SHEET AB.4 FOR WINDOW TRIM DETAILS.

PROVIDE WINDOW STOPS SO RESIDENT WINDOW ARE ONLY ALLOWED TO OPEN 4"

WINDOW TYPE (A)(E) SHALL BE VINYL SLIDER W/ INSUL. GLASS PANELS, NAILING FIN AND SCREEN (U = .65 MAX)

WINDOW TYPE (B)(C)(D)(E)(F)(F1)(F2)(G)(H)(I)(J)(K)(L)(M)(N) SHALL BE VINYL PICTURE W/ INSUL. GLASS PANELS, NAILING FIN AND SCREEN (U = .65 MAX)

WINDOW TYPE (T)(U)(V)(X)(Y)(1A)(2A) SHALL BE HOLLOW METAL UNIT W/ SAFETY GLASS PANELS AND 3/4 HR RATED GLASS

WINDOW TYPE (J)(K)(L)(M)(N) SHALL BE METAL GRATING TO MATCH WINDOW GRIDDING (U = .65 MAX)

WINDOW TYPE (1)(2)(3)(4) SHALL BE VINYL PICTURE W/ INSUL. GLASS PANELS, NAILING FIN AND SCREEN

WINDOW TYPE (G)(R)(Z) SHALL BE ALUM. PICTURE W/ INSUL. SAFETY GLASS

WINDOW TYPE (H) SHALL BE HOLLOW METAL PICTURE UNITS W/ INSUL. TEMPERED GLASS PANELS (U = .65 MAX)

WINDOW TYPE (P1)(P2) SHALL BE METAL GRATING WITH 3" GRIDS (U = .65 MAX)


 REGISTERED ARCHITECT
 RICHARD M. SWANSON
 STATE OF WASHINGTON

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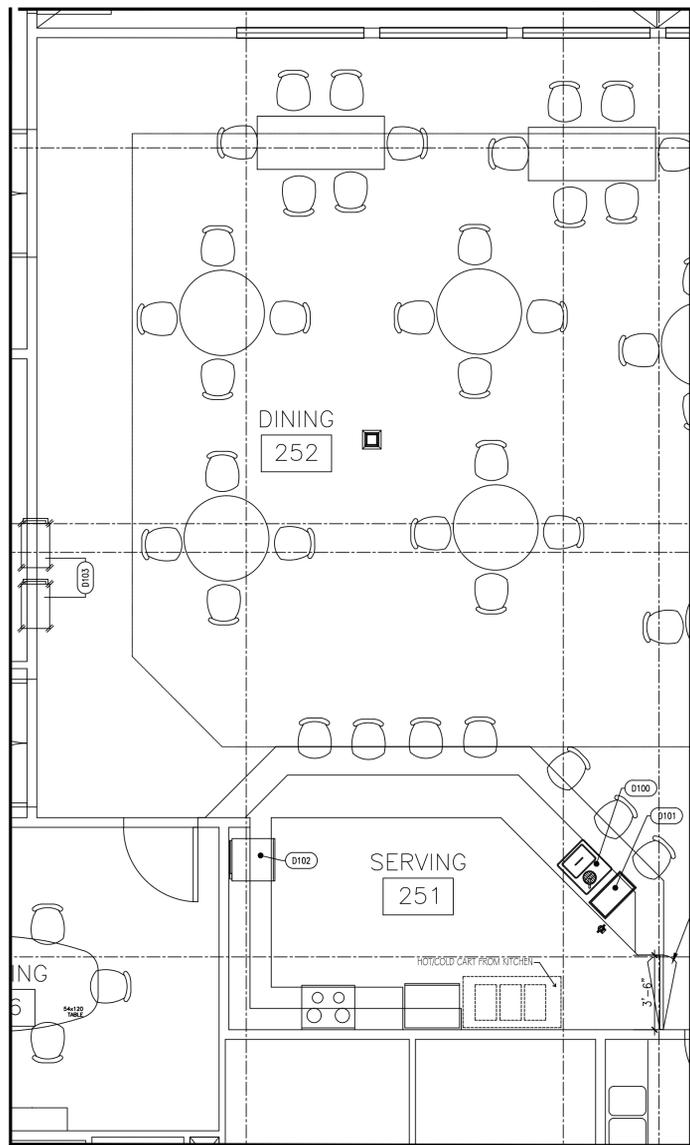
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 Checked By: RNS
 Date: 02-05-16
 Project No.:
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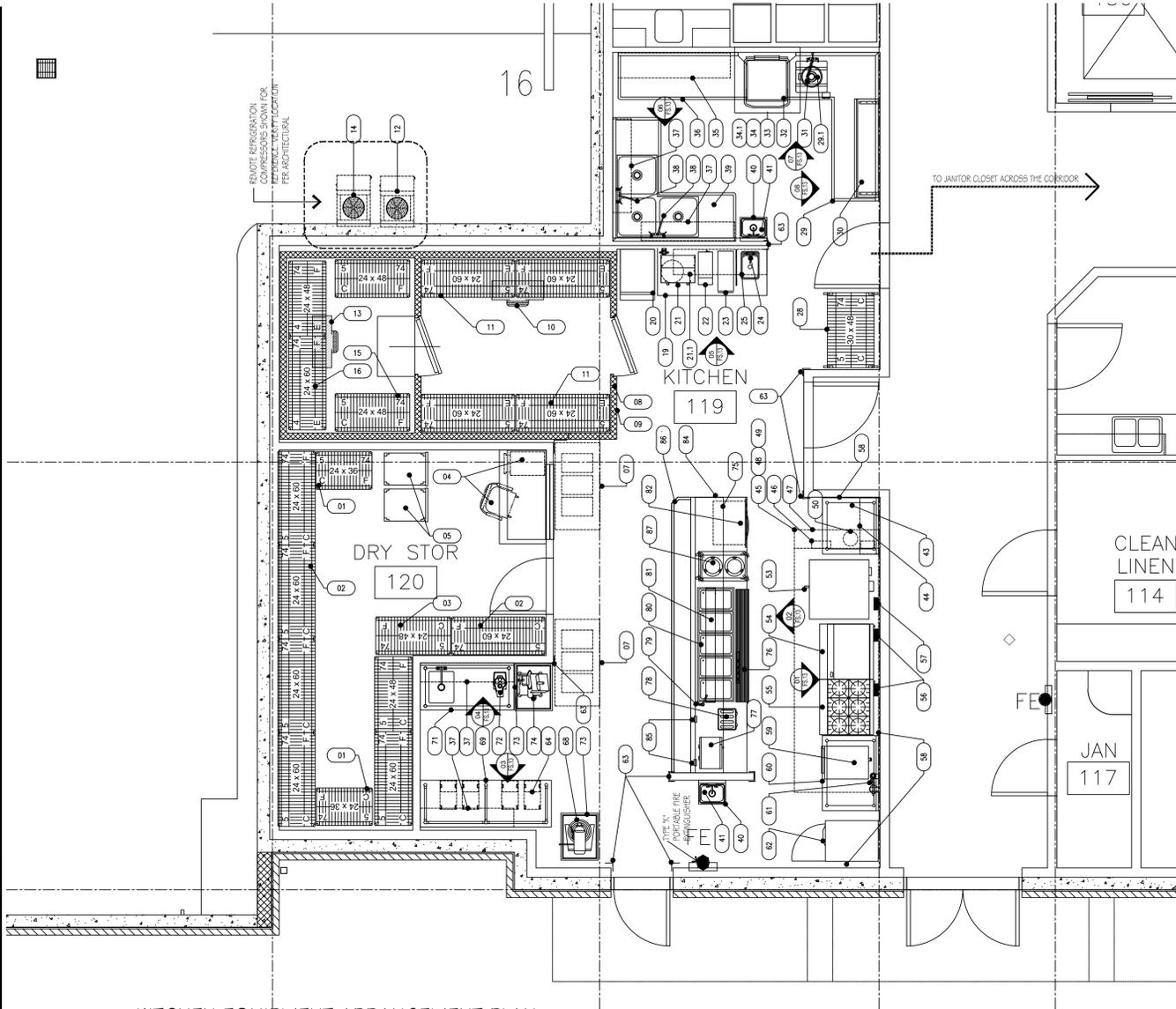
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MEMORY CARE FACILITY
 12215 NE 128TH STREET
 KIRKLAND, WA

Drawing Title:
WINDOW TYPES
AND DETAILS

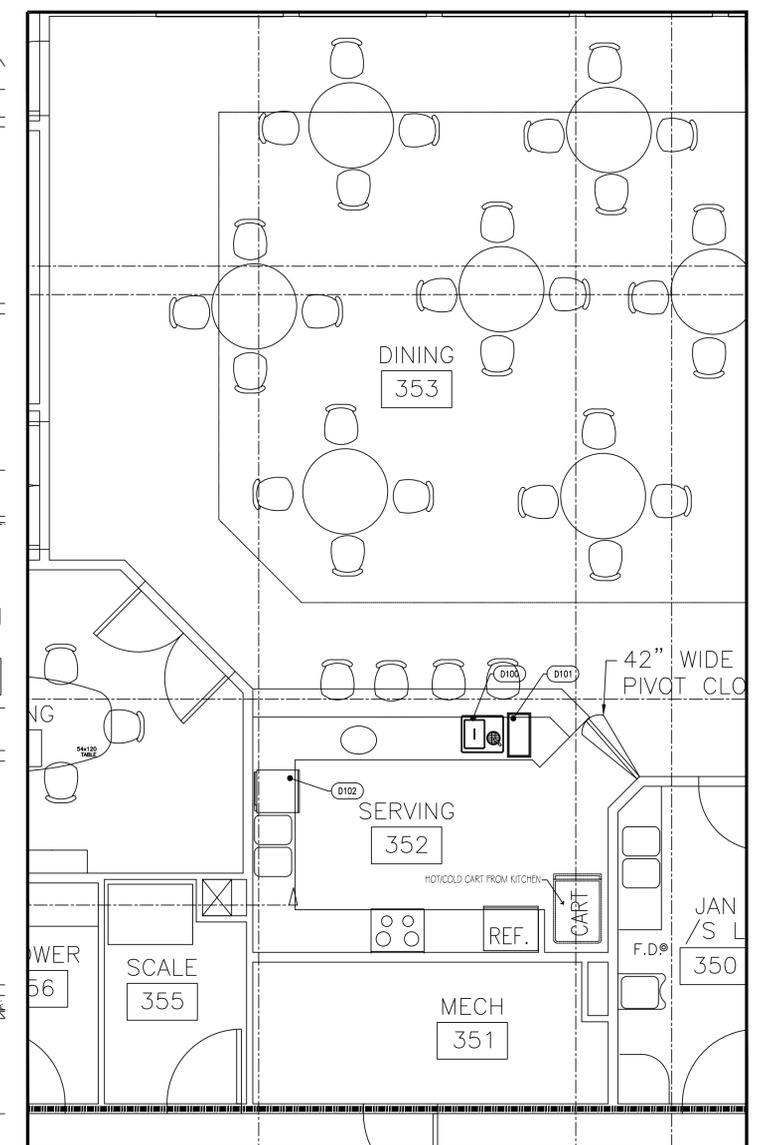
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INSET FOR 2ND FLOOR DINING ROOM @ 1/4" SCALE



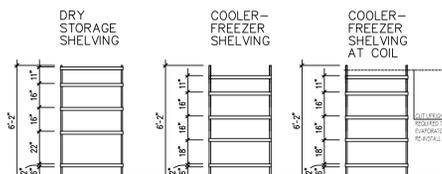
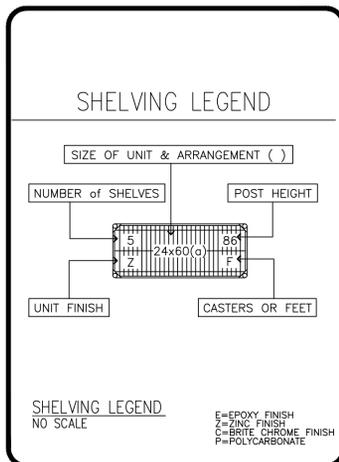
KITCHEN EQUIPMENT ARRANGEMENT PLAN SCALE: 1/4" = 1'-0"



INSET FOR 3RD FLOOR DINING ROOM @ 1/4" SCALE

EQUIPMENT SCHEDULE (Equipment substitutions allowed using NSF approved equipment only)

ITEM NO.	DESCRIPTION	QTY	UNIT	MFR	MODEL NO.	REMARKS
01	WIRE SHELVING UNIT	2	EA	METRO	5NS37C	
02	WIRE SHELVING UNIT	6	EA	METRO	5NS67C	
03	WIRE SHELVING UNIT	2	EA	METRO	5NS57C	
04	OFFICE FURNITURE	1	LOT	BY OWNER		
05	MOBILE ENCLOSED CABINET	2	EA	METRO	CD4N	
06	SPARE NUMBER					
07	DUAL TAP SERVING COUNTER	2	EA	CADCO	CBC-HC-L6	
08	WALK IN COMBINATION COOLER/FREEZER, BOX ONLY	1	EA	CUSTOM FAB	CUSTOM	
09	WALK-IN CEILING CLOSURE STRIP	1	LOT	CUSTOM FAB	CUSTOM	
10	WALK-IN COOLER COIL	1	EA	KOLPAK	PER PLAN	
11	WIRE SHELVING UNIT	4	EA	METRO	5NS67K3	
12	WALK-IN COOLER COMPRESSOR	1	EA	KOLPAK	PER PLAN	
13	WALK-IN FREEZER COIL	1	EA	KOLPAK	PER PLAN	
14	WALK-IN FREEZER COMPRESSOR	1	EA	KOLPAK	PER PLAN	
15	WIRE SHELVING UNIT	3	EA	METRO	5NS57C	
16	WIRE SHELVING UNIT	1	EA	METRO	5NS67C	
17	SPARE NUMBER					
18	SPARE NUMBER					
19	BEVERAGE COUNTER, STRAIGHT	1	EA	CUSTOM FAB	BEV-CTR-STGHT1	BUILT-IN SINK WITH SPLASH GUARD
20	ICE CUBER	1	EA	HOSHIZAKI	KM-320MAH	
21	SATELLITE COFFEE BREWER (N.I.C.)	1	EA	FETCO	CBS-2052E	
21.1	SATELLITE COFFEE DISPENSERS (N.I.C.)	2	EA	FETCO	D012	
22	TEA BREWER (N.I.C.)	1	EA	CURTIS	PTT310000	
23	JUICE DISPENSER (N.I.C.)	1	EA	BUNN	JDF-25 LD	
24	FAUCET	1	EA	T&S BRASS	5F-4CLX05	
25	SHELVING, WALL-MOUNTED	1	EA	JOHN BOOS	EW58-1660	
26	SPARE NUMBER					
27	SPARE NUMBER					
28	WIRE SHELVING FOR POT/PAN STORAGE (MOBILE)	1	UNIT	METRO	3048NC	5 SHELVES, 4 POSTS, 4 CASTERS, 2 LOCKING, 300# CASTER CAPACITY EACH.
29	SOILED DISHTABLE	1	EA	ADVANCE TABCO	DTS-K70-96R	
29.1	DISPOSER	1	EA	SALVAJOR	150-SA-MSS	
30	DISHTABLE SORTING SHELF	1	EA	JOHN BOOS	PB-SRW-63	
31	PRE-RINSE	1	EA	T&S BRASS	B-0113-B08	
32	DISHWASHER, DOOR TYPE	1	EA	HOBART	AM15-2	
33	CONDENSATE HOOD	1	EA	CUSTOM FAB	CONDENSATE HOOD	BY MECHANICAL DIVISION
34	VAPOR EXHAUST DUCT (N.I.C.)	1	LOT	H.V.A.C.	CUSTOM	BY MECHANICAL DIVISION
34.1	VAPOR EXHAUST FAN (N.I.C.)	1	EA	H.V.A.C.	CUSTOM	BY MECHANICAL DIVISION
35	SHELVING, WALL-MOUNTED	1	EA	JOHN BOOS	EW58-1672	
36	CLEAN DISHTABLE	1	EA	ADVANCE TABCO	DTC-S70-84L	
37	SHELVING, WALL-MOUNTED	4	EA	JOHN BOOS	BHS1260PR	
38	FAUCET	2	EA	T&S BRASS	B-0231	
39	THREE (3) COMPARTMENT SINK	1	EA	ADVANCE TABCO	94-K4-24D	
40	HAND SINK	2	EA	ADVANCE TABCO	7-PS-66	
41	SOAP/TOWEL DISPENSER (NIC)	2	EA	BY OTHER	VERIFY	BY VENDOR
42	SPARE NUMBER					
43	WORK TABLE	1	EA	JOHN BOOS	ST6R5-3636SSK	
44	SHELVING, WALL-MOUNTED	2	EA	JOHN BOOS	EW58-1236	
45	EXHAUST HOOD	1	EA	CAPTIVE-AIRE	EXHAUST HOOD - C	



EQUIPMENT SCHEDULE (Equipment substitutions allowed using NSF approved equipment only)

ITEM NO.	DESCRIPTION	QTY	UNIT	MFR	MODEL NO.	REMARKS
46	HOOD CONTROL (PART OF HOOD)	1	EA	CAPTIVE-AIRE	SC001110FP	
47	HOOD ENCLOSURE	1	LOT	CUSTOM FAB	CUSTOM	
48	EXHAUST DUCTS AND FANS (N.I.C.)	1	LOT	H.V.A.C.	CUSTOM	BY MECHANICAL DIVISION
49	HOOD MAKE-UP AIR SYSTEM (N.I.C.)	1	LOT	H.V.A.C.	CUSTOM	BY MECHANICAL DIVISION
** 50	FIRE SUPPRESSION SYSTEM	1	EA	ANSUL	R-102	
51	SPARE NUMBER					
52	SPARE NUMBER					
53	CONVECTION OVEN	1	EA	GARLAND USRANGE	SUMG-200	
54	RANGE, 36", GRIDDLE	1	EA	GARLAND USRANGE	G36-G36R	
55	RANGE, 36", 6 OPEN BURNERS	1	EA	GARLAND USRANGE	G36-6R	
56	SAFETY SYSTEM MOVEABLE GAS CONNECTOR	2	EA	DORMONT	1675KIT48	
57	SAFETY SYSTEM MOVEABLE GAS CONNECTOR	1	EA	DORMONT	16100KIT48	
58	WALL CLADDING	1	LOT	CUSTOM FAB	WALL SHEATHING	
59	CONVECTION STEAMER	1	EA	CLEVELAND RANGE	210ET8	
60	WORK TABLE	1	EA	JOHN BOOS	ST6R5-3648SSK	
61	WATER FILTER ASSEMBLY	1	EA	CLEVELAND RANGE	9797-50CT	
62	REACH-IN REFRIGERATOR	1	EA	CONTINENTAL REFRIG	1R	
63	CORNER GUARD & WALL CAPS	8	EA	CUSTOM FAB	PER PLAN	
64	INGREDIENT BINS	4	EA	CAMBRO	1B36148	
68	MIXER, PLANETARY	1	EA	GLOBE	SP20	
69	WORK TABLE	1	EA	JOHN BOOS	ST6R5-3064SBK	
70	SPARE NUMBER					
71	WORK TABLE WITH SINK & FAUCET	1	EA	JOHN BOOS	EPT6R5-3072SK-L	
72	FOOD PROCESSOR	1	EA	ROBOT COUPE	R2 DICE ULTRA	
73	EQUIPMENT STAND	2	EA	JOHN BOOS	MS4-2430SSK	
74	SLICER	1	EA	GLOBE	C12	
75	DOUBLE TIER PASS SHELF	1	EA	CUSTOM FAB	PER PLAN	
76	CUTTING BOARD	1	EA	READPROD	PER PLAN	
77	MICROWAVE OVEN	1	EA	PANASONIC	NE-1054F	
78	POP-UP TOASTER	1	EA	HATCO	TPT-120	
79	SINGLE PANTRY FAUCET	1	EA	T&S BRASS	B-0208	
80	DROP-IN HOT WELL	1	EA	APW WYOTT	HFV-5D	
81	HEAT LAMP	1	EA	APW WYOTT	FD-72H-T	
82	BUILT-IN WARMING DRAWER	1	EA	APW WYOTT	HDDI-1B	
83	SPARE NUMBER					
84	SERVING COUNTER	1	EA	CUSTOM FAB	PER PLAN	
85	RECEPTACLE OUTLETS	2	EA	COMPONENT HARDWARE	R56-1010	
86	DISH STORAGE CABINET	1	EA	CUSTOM FAB	PER PLAN	
87	HEATED DISH DISPENSER	1	EA	APW WYOTT	HTL2-9	
88	SPARE NUMBER					
89	SPARE NUMBER					
90	SPARE NUMBER					
D100	DINING ROOMS ICE & WATER DISPENSER	2	EA	DELFIELD	204	
D101	RACK DISPENSER	2	EA	APW WYOTT	DI-1020	
D102	DISHWASHER, UNDERCOUNTER	2	EA	HOBART	LXEH-2	
D103	CART, BUS	4	EA	CAMBRO	BC225110	

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EQUIPMENT LAYOUT & SCHEDULE

JEFFERSON MEMORY CARE FACILITY
 12215 NE 128TH AVE.
 KIRKLAND, WASHINGTON

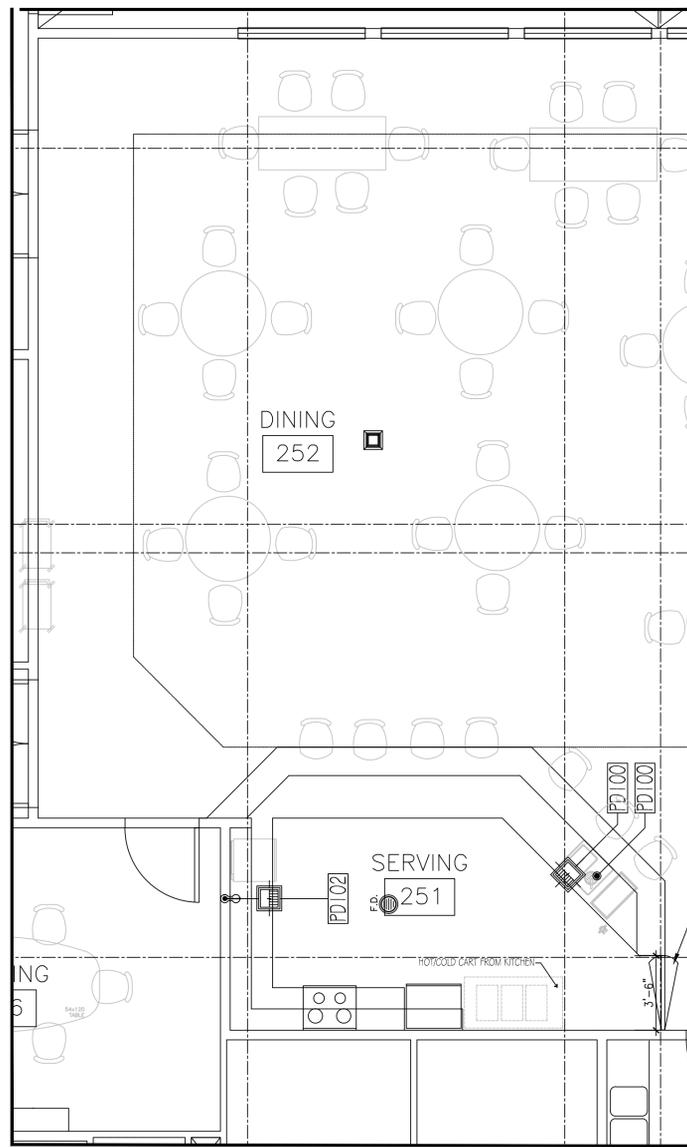
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REVISIONS

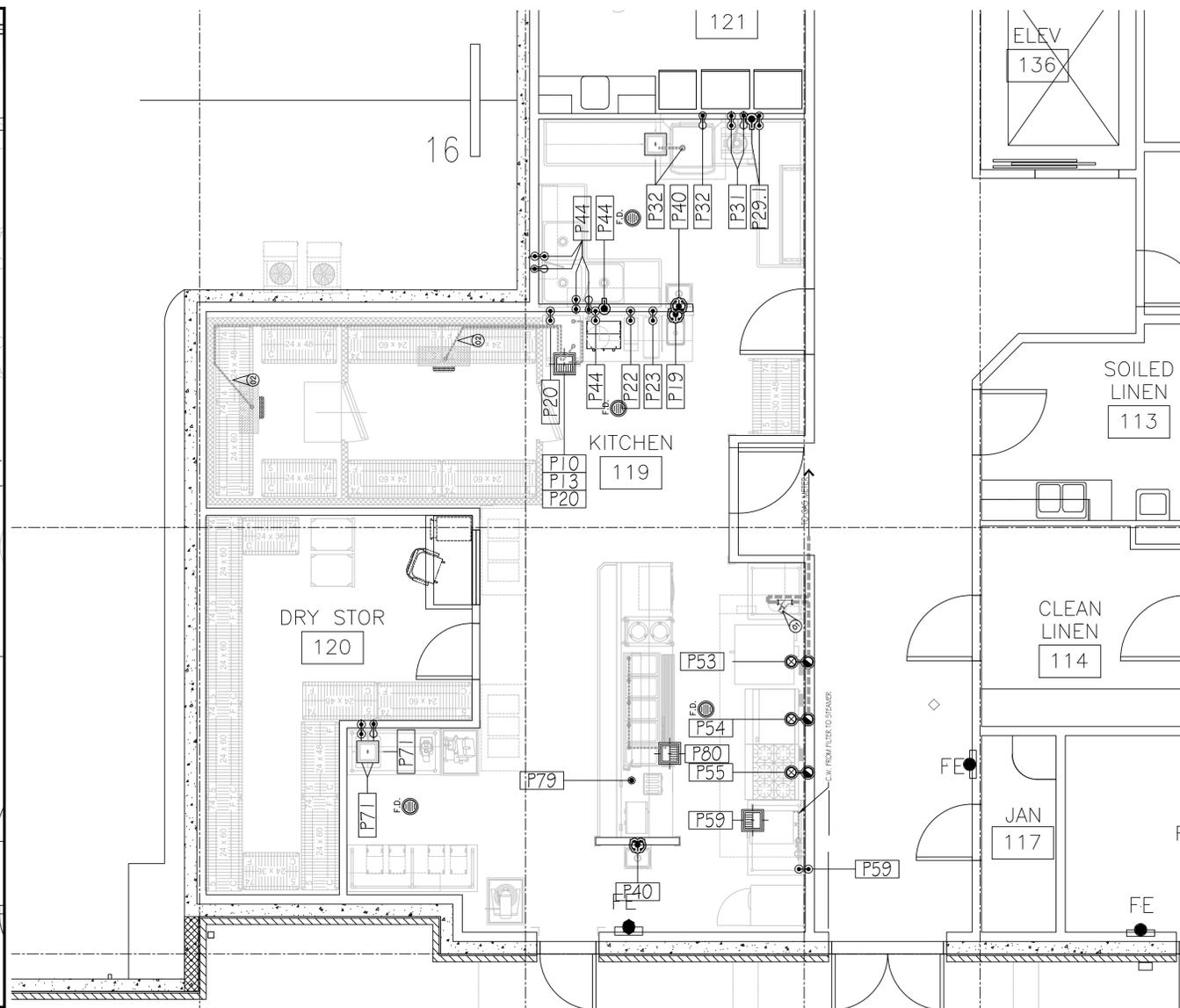
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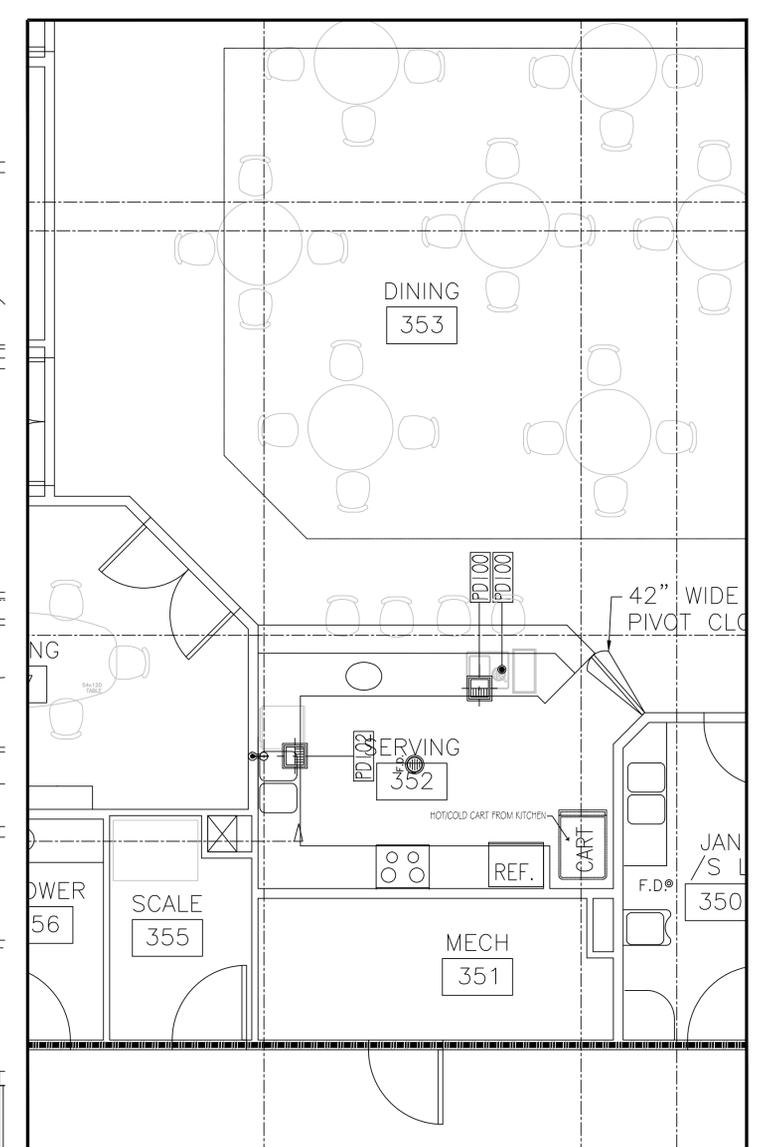
PERMIT SET ISSUE DATE: 02-05-16



INSET FOR 2ND FLOOR DINING ROOM @ 1/4" SCALE



KITCHEN FOODSERVICE PLUMBING REQUIREMENTS
SCALE: 1/4" = 1'0"



INSET FOR 3RD FLOOR DINING ROOM @ 1/4" SCALE

PLUMBING SCHEDULE																
P. PREFIX	ITEM NO.	MFR	MODEL NO.	QTY	DESCRIPTION	CW (IN)	CW AFF (IN)	HW (IN)	HW AFF (IN)	DW	DW AFF	IW	GAS (IN)	MBTU	GAS AFF	REMARKS
P	10	KOLPAK	PER PLAN	1	WALK-IN COOLER COIL							3/4"				DRAIN TO FLOOR SINK PER INDIRECT WASTE LINE DETAIL AND NOTE ED-1, SHEET FS.03.
P	13	KOLPAK	PER PLAN	1	WALK-IN FREEZER COIL							3/4"				DRAIN TO FLOOR SINK PER INDIRECT WASTE LINE DETAIL AND NOTE ED-1, SHEET FS.03.
P	19	CUSTOM FAB	BEV-CTR-STGHT1	1	BEVERAGE COUNTER, STRAIGHT	1/2"	18"	1/2"	18"	1-1/2"	16"					CONNECT TO SINK AND FAUCET
P	20	HOSHIZAKI	KM-320MAH	1	ICE CUBER	1/2"	84"					3/4"				CONNECT COLD WATER SUPPLY TO WATER FILTER FIRST THEN CONNECT TO ICE MACHINE.
P	21	HOSHIZAKI	KM-320MAH	1								3/8"				3/8" DEW DRAIN
P	21	FETCO	CBS-2052E	1	SATELLITE COFFEE BREWER (N.I.C.)	1/2"	48"									REDUCE CONNECTION SIZE AFTER S.O.V. TO FIT USING APPLIANCE.
P	22	CURTIS	PTT310000	1	TEA BREWER (N.I.C.)	1/2"										REDUCE CONNECTION SIZE AFTER S.O.V. TO FIT USING APPLIANCE.
P	23	BUNN	JDF-2S LD	2	JUICE DISPENSER (N.I.C.)	1/2"										REDUCE CONNECTION SIZE AFTER S.O.V. TO FIT USING APPLIANCE.
P	24	T&S BRASS	5F-4CLX05	1	FAUCET	1/2"		1/2"								REDUCE CONNECTION SIZE AFTER S.O.V. TO FIT USING APPLIANCE.
P	29.1	SALVADOR	150-SA-MSS	1	DISPOSER	1/2"	28"			2"	14"					
P	31	T&S BRASS	B-0113-B08	1	PRE-RINSE	1/2"	24"	1/2"	24"							
P	32	HOBART	AM15-2	1	DISHWASHER, DOOR TYPE				3/4"							
P	38	T&S BRASS	B-0231	2	FAUCET	1/2"	18"	1/2"	18"							
P	39	ADVANCE TABCO	94-K4-24D	1	THREE (3) COMPARTMENT SINK							(3) 1-1/2"				MANIFOLD (3) SINKS TOGETHER AND CONNECT TO DIRECT WASTE CONNECTION. SEE NOTE TTD SHEET FS.04 FOR EXCEPTION OR VERIFICATION REQUIREMENTS. SINK SUPPLIED WITH (2) SETS OF 1/2" FAUCET HOLES, 8" OC
P	40	ADVANCE TABCO	7-PS-66	2	HAND SINK	1/2"	22"	1/2"	22"	1-1/2"	22"	1"	1"	143.222	ROOF	DRAIN TO PROPER ROOF RECEPTOR.
P	49	H.V.A.C.	CUSTOM	1	HOOD MAKE-UP AIR SYSTEM (N.I.C.)											*PLUMBER TO MOUNT AUTOMATIC FUEL S.O.V. IN GAS LINE AHEAD OF ALL COOKING EQUIPMENT. S.O.V. SUPPLIED BY F.S.E.C. SIZED BY PLUMBING CONTRACTOR.
P	50	ANSUL	R-102	1	FIRE SUPPRESSION SYSTEM											
P	53	GARLAND USRANGE	SUMG-200	2	CONVECTION OVEN								1"	106.0	16"	
P	54	GARLAND USRANGE	G36-G36R	2	RANGE, 36", GRIDDLE								3/4"	92.0	26"	
P	55	GARLAND USRANGE	G36-6R	2	RANGE, 36", 6 OPEN BURNERS								3/4"	236.0	26"	
P	56	DORMONT	1675KIT48	2	SAFETY SYSTEM MOVEABLE GAS CONNECTOR								3/4"			SUPPLIED BY FOODSERVICE EQUIPMENT CONTR. CONNECTED TO GAS SUPPLY AND APPLIANCE BY PLUMBING CONTR.
P	57	DORMONT	16100KIT48	1	SAFETY SYSTEM MOVEABLE GAS CONNECTOR								1"			SUPPLIED BY FOODSERVICE EQUIPMENT CONTR. CONNECTED TO GAS SUPPLY AND APPLIANCE BY PLUMBING CONTR.
P	59	CLEVELAND RANGE	21CET8	2	CONVECTION STEAMER							1-1/4"				MAKE (2) 3/4" C.W. CONNECTIONS TO STEAM UNIT FROM WATER FILTER (ITEM #64.1) USING NH-F CONNECTIONS. USE N.S.F. APPROVED HOSE ONLY. (35 PSI MIN.-60 PSI MAX) DRAIN TO FLOOR SINK PER INDIRECT WASTE LINE DETAIL SHEET FS.04. USE 1-1/4" N.P.T. TUBE, DO NOT USE PVC PIPE FOR DRAIN. DRAIN LINE MUST BE VENTED.
P	61	CLEVELAND RANGE	9797-50CT	1	WATER FILTER ASSEMBLY	1/2"	48"									WATER FILTER HAS 3/8" INLET AND OUTLET. USE REDUCER FITTING ON OUTLET SIDE OF WATER FILTER TO 3/4" WYE FITTING SUPPLYING (2) 3/4" CONVECTION STEAMER CONNECTIONS.
P	71	JOHN BOOS	EPT6R5-3072SSK-L	1	WORK TABLE WITH SINK & FAUCET											
P	79	T&S BRASS	B-0208	1	SINGLE PANTRY FAUCET	1/2"	STUB-UP +10"									
P	80	APW WYOTT	HFV-5D	1	DROP-IN HOT WELL											
P	D100	DELFIELD	204	2	ICE & WATER DISPENSER	1/2"	STUB-UP +10"					1/2"				DRAIN TO FLOOR SINK.
P	P	DELFIELD	204	2		1/2"						1"				CONNECT COLD WATER TO DECK MOUNTED GLASS FILLER. DRAIN TO FLOOR SINK.
P	D102	HOBART	LXEH-2	2	DISHWASHER, UNDERCOUNTER			3/4"	12"			5/8"				DRAIN TO FLOOR SINK.

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PLUMBING REQUIREMENTS PLAN

JEFFERSON MEMORY CARE FACILITY
12215 NE 128TH AVE.
KIRKLAND, WASHINGTON

SCALE: AS NOTED

INDEX

NO.	ACTION	Date

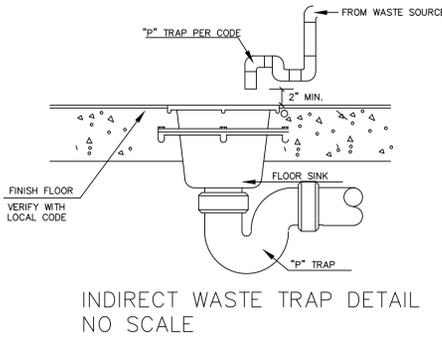
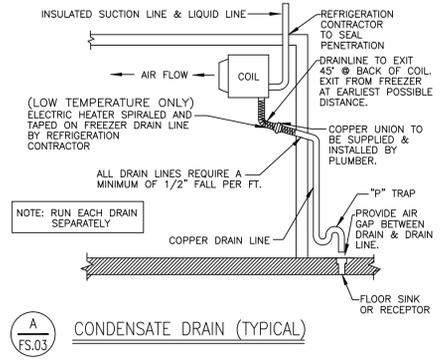
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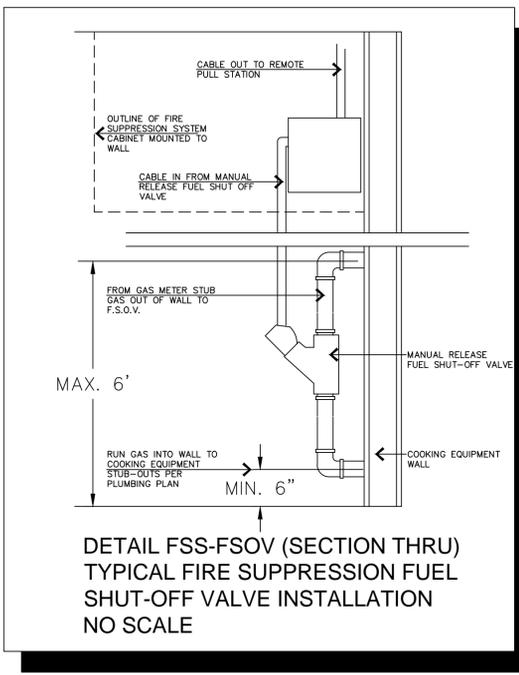
PERMIT SET ISSUE DATE: 02-05-16

PLUMBING NOTES

- ALL DIMENSIONS SHOWN ARE FROM FINISHED WALLS, FLOORS, CEILINGS AND/OR FROM CENTERLINE OF STRUCTURAL COLUMNS. DIMENSIONS ARE TO BE VERIFIED BY THE KITCHEN EQUIPMENT CONTRACTOR AND ALL TRADES UTILIZING THESE PLANS.
- ANY "HOLD" DIMENSIONS ARE CLEAR "FINISH-TO-FINISH" UNLESS OTHERWISE NOTED.
- UTILITIES SHOWN ARE FOR ITEMS OF FOOD SERVICE EQUIPMENT ONLY AND ARE THE MINIMUM REQUIRED TO OPERATE EQUIPMENT. LOCATIONS OF ANY ADDITIONAL PLUMBING UTILITIES WHICH MAY BE REQUIRED SHALL BE DETERMINED BY THE ARCHITECT/ENGINEER.
- PLUMBING PLAN SHOWS OUTLET AND CONNECTION LOCATIONS WITH CAPACITIES. ROUGH-IN LOCATIONS HAVE BEEN DIMENSIONED FOR FINAL LOCATIONS OF OUTLETS BY PLUMBING CONTRACTOR.
- FINAL PLUMBING CONNECTIONS INCLUDING MOUNTING OF DRAINS, FAUCET AND PIPING FROM POINT-OF-CONNECTION ON EQUIPMENT TO BUILDING PLUMBING SYSTEM AND INTERCONNECTIONS BETWEEN EQUIPMENT COMPONENTS SHALL BE PROVIDED BY PLUMB. CONTR. P.C. TO PROVIDE & INSTALL ALL CONDENSATE DRAINS
- ALL PLUMBING MATERIALS, INCLUDING PIPE, TRAPS, STOPS, VALVES, FITTINGS, SHUT-OFFS, WATER HAMMER ARRESTORS, PRESSURE REDUCING VALVES, GAUGES, UNIONS AND INSULATION SHALL BE PROVIDED BY PLUMBING CONTRACTOR.
- PLUMBING CONTRACTOR SHALL INSTALL ALL FAUCETS AND PLUMBING ACCESSORIES PROVIDED LOOSE BY KITCHEN EQUIPMENT CONTRACTOR INCLUDING RECEIVING AND INSTALLING ALL FLOOR TROUGHS AND PLUMBING CONTRACTOR IS TO RECEIVE & INSTALL MOP SINK
- UTILITIES SHALL BE CONCEALED IN WALLS AND STUBBED-OUT OF WALLS. PIPING STUBBED OUT OF THE FLOOR AND RUN EXPOSED ON THE FACE OF THE WALL SHALL NOT BE ACCEPTABLE.
- ALL EXPOSED PIPING SHALL BE CHROME PLATED.
- PLUMBING COMPONENTS, PROVIDED BY PLUMBING CONTRACTOR INCLUDING VALVES, TRAPS, SHUT-OFFS, GAUGES AND CONNECTIONS SHALL NOT INTERFERE WITH THE OPERATION OF ITEMS OF FOOD SERVICE EQUIPMENT.
- WATER PRESSURE IN EQUIPMENT AREA SHOULD NOT EXCEED 50 PSI IN BOTH HOT AND COLD WATER SUPPLY LINES. THE WATER PRESSURE TO DISHWASHERS AND BOOSTER HEATERS SHOULD NOT EXCEED 25 PSI. PRESSURE REDUCING VALVES PROVIDED BY PLUMBING CONTRACTOR MUST MEET EQUIPMENT MANUFACTURER'S FLOW RECOMMENDATIONS.
- FLOOR SINKS SHALL BE INSTALLED FLUSH WITH FINISHED FLOOR WITH OR WITHOUT GRATE COVER AS INDICATED ON PLAN, OR AS PER LOCAL CODE.
- ALL LINES SHALL BE FLUSH FREE OF FOREIGN MATTER AND LINE STRAINERS CLEANED PRIOR TO MAKE-UP OF FINAL UTILITY CONNECTIONS BY PLUMBING CONTRACTOR.
- GREASE TRAPS SHALL BE PROVIDED BY PLUMBING CONTRACTOR AND SHALL BE RECESS MOUNTED. FLUSH WITH TOP OF FINISHED FLOOR. GREASE TRAPS SHALL NOT BE LOCATED BENEATH ANY ITEM OF FOOD SERVICE EQUIPMENT AND REMOVAL OF COVER SHALL NOT INTERFERE WITH THE OPERATION OF EQUIPMENT ITEMS.
- ALL DRAIN LINES FOR DISPOSERS SHALL BY-PASS GREASE TRAPS.
- HOT WATER TEMPERATURE TO BOOSTER HEATER MUST BE 140 DEGREES FAHRENHEIT MINIMUM INSULATED 180 DEGREES FAHRENHEIT HOT WATER LINE FROM BOOSTER HEATER TO DISHWASHER AND WATER HAMMER ARRESTOR (ASSE-1010 STD) AT CONNECTION TO DISHWASHER SHALL BE PROVIDED BY PLUMBING CONTRACTOR.
- DRAIN LINES FROM EVAPORATOR COILS (QUICK-FALL TYPE) SHALL BE TRAPPED OUTSIDE OF WALK-IN COOLER/FREEZER AND EXTENDED OVER BUILDING DRAIN BY PLUMBING CONTRACTOR. ALL OPENINGS IN WALK-IN ASSEMBLY SHALL BE BY KITCHEN EQUIPMENT CONTRACTOR.
- PLUMBING CONTRACTOR SHALL PROVIDE 1" DIAMETER CONDUIT FROM DETERGENT DISPENSING SYSTEM METER AND TANKS TO DISHWASHER WITH 24" MINIMUM RADIUS SWEEP BENDS FOR DETERGENT LINES. LINES AND EQUIPMENT BY DETERGENT VENDOR.
- TRENCH-TYPE DRAIN TROUGH SHALL BE FURNISHED BY THE KITCHEN EQUIPMENT CONTRACTOR FOR INSTALLATION. PLUMBING CONTRACTOR SHALL PROVIDE DRAIN CONNECTIONS AS SHOWN ON DETAILS.
- GAS MAIN SHOULD BE PROVIDED WITH A READILY ACCESSIBLE MANUAL SHUT-OFF VALVE BY PLUMBING CONTRACTOR. A LOOPED GAS SERVICE IS RECOMMENDED TO PROVIDE FOR BALANCE FUEL DISTRIBUTION. SIZE OF GAS MAIN TO BE DETERMINED ARCHITECT/ENGINEER. SEE PLUMBING SCHEDULE FOR BTU/HOUR REQUIREMENTS.
- PLUMBING CONTRACTOR SHALL PROVIDE MANUAL GAS SHUT-OFF DEVICES AT EACH INDIVIDUAL PIECE OF EQUIPMENT NOT BATTERIED TOGETHER. GAS PRESSURE REDUCING VALVES REQUIRED FOR EACH INDIVIDUAL PIECE OF COOKING EQUIPMENT SHALL BE FURNISHED BY KITCHEN EQUIPMENT CONTRACTOR FOR INSTALLATION BY EQUIPMENT CONTRACTOR.
- FOR VENTILATION FIRE SUPPRESSION SYSTEM WITH GAS HEATED COOKING EQUIPMENT, PLUMBING CONTRACTOR SHALL INSTALL MECHANICAL FUEL SHUT-OFF VALVE FURNISHED BY KITCHEN EQUIPMENT CONTRACTOR IN GAS LINES SERVING COOKING EQUIPMENT. KITCHEN EQUIPMENT CONTRACTOR SHALL PROVIDE REMOTE MANUAL PULL STATION, AND MICRO-SWITCH. GAS SHUT-OFF VALVE SHALL BE MECHANICALLY ACTIVATED IN CASE OF FIRE BY MECHANICAL/PNEUMATIC MECHANISM. ANY AND ALL ELECTRICAL INTERCONNECTING REQUIRED FOR FAN CONTROL OR ALARM SYSTEM SHALL BE BY ELECTRICAL CONTRACTOR.
- INTER PIPING BETWEEN VENTILATOR WASH PANEL AND VENTILATOR SHALL BE PROVIDED BY PLUMBING CONTRACTOR. SEE DETAILS FOR ADDITIONAL INFORMATION.
- DISPOSER AND/OR WASTE PULPER DRAIN LINES SHALL BE PROVIDED WITH ADEQUATE CLEAN-OUT FITTINGS.
- INTER-PIPING BETWEEN DISPOSER SOLENOID, DISPOSER AND TROUGH AND/OR SINK INLETS SHALL BE PROVIDED BY PLUMBING CONTRACTOR. SEE DETAILS FOR ADDITIONAL INFORMATION.
- INTER-PIPING BETWEEN WASTE PULPER CONTROL PANEL, PULPER AND EXTRACTOR SHALL BE PROVIDED BY PLUMBING TRADES.
- STEAM CONDENSATE PUMP AND PRESSURE REDUCING STATION IF REQUIRED (25-30 PSI) SHALL BE LOCATED AND SPECIFIED BY ARCHITECT/ENGINEER AND PROVIDED BY PLUMBING TRADES. IF STEAM CONDENSATE PUMP IS LOCATED IN THE FOOD SERVICE EQUIPMENT AREA, ARCHITECT/ENGINEER SHALL NOTIFY ROMANO GATLAND.
- STEAM PRESSURE SUPPLIED TO KITCHEN AREAS SHALL NOT EXCEED 40 PSI. ALL PRESSURE REDUCING VALVES REQUIRED FOR INDIVIDUAL PIECES OF STEAM COOKING EQUIPMENT TO REDUCE PRESSURE FROM 40 PSI TO OPERATING PRESSURE SHALL BE FURNISHED BY KITCHEN EQUIPMENT CONTRACTOR AND INSTALLED BY PLUMBING CONTRACTOR.
- SPRINKLER CONTRACTOR TO PROVIDE SPRINKLERS IN WALK-IN COOLER/FREEZERS. FREEZER HEADS SHALL BE DRY TYPE (NON FREEZING). ALL PENETRATIONS SHALL BE FOAM SEALED. PROVIDE A STAINLESS STEEL ESCUTCHEON PLATE WHERE EXPOSED - BY SPRINKLER CONTRACTOR.
- PLUMBING CONTRACTOR TO PROVIDE RP2 VALVES AS REQUIRED PER LOCAL CODES.

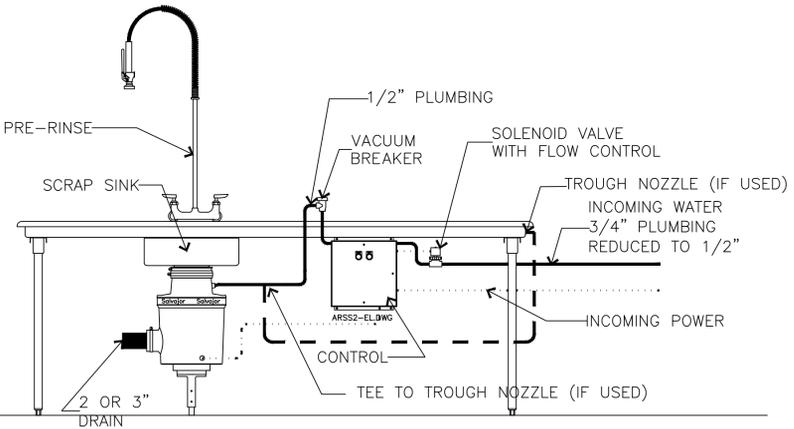


Note "TTD" to Plumber:
Some jurisdictions require: Pot sinks, scullery sinks, dishwashing sinks, silverware sinks, commercial dishwashing machines, silver-ware washing machines, and other similar fixtures to be connected directly to the drainage system. A floor drain shall be provided adjacent to the fixture, and the fixture shall be connected on the sewer side of the floor drain trap, provided that no other drainage line is connected between the floor drain waste connection and the fixture drain. The fixture and floor drain shall be trapped and vented as required by code. It shall be the Plumber's responsibility to verify local code requirements.



NOTE NUMBER: ED-1
EITHER COPPER OR STEEL DRAIN LINES SHOULD BE USED AND PROPERLY PROTECTED FROM FREEZING. IN RUNNING DRAIN LINES, PROVIDE A MINIMUM 1/4 INCH PER FOOT PITCH FOR PROPER DRAINAGE. DRAIN LINES SHOULD BE AT LEAST AS LARGE AS THE EVAPORATOR DRAIN CONNECTION. ALL PLUMBING CONNECTIONS SHOULD BE MADE IN ACCORDANCE WITH LOCAL PLUMBING CODES. ALL CONDENSATE DRAIN LINES MUST BE TRAPPED, AND RUN TO AN OPEN DRAIN. THEY MUST NEVER BE CONNECTED DIRECTLY TO THE SEWER SYSTEM. TRAPS IN THE DRAIN LINE MUST BE LOCATED IN A WARM AMBIENT. WE RECOMMEND A TRAP ON EACH EVAPORATOR DRAIN LINE PRIOR TO ANY TEE CONNECTIONS. TRAPS LOCATED OUTSIDE, OR EXTENDING OUTSIDE RUNS OF DRAIN LINE MUST BE WRAPPED WITH A DRAIN LINE HEATER. THE HEATER SHOULD BE CONNECTED SO THAT IT OPERATES CONTINUOUSLY. IT IS RECOMMENDED THAT THE DRAIN LINE BE INSULATED TO PREVENT HEAT LOSS. A HEAT INPUT OF 20 WATTS PER LINEAR FOOT OF DRAIN LINE FOR 0°F (-18°C) ROOM APPLICATIONS AND 30 WATTS PER LINEAR FOOT FOR -20°F (-29°C) ROOMS IS SATISFACTORY. IN FREEZERS, THE EVAPORATOR DRAIN PAN FITTING SHOULD BE INCLUDED WHEN HEATING AND INSULATING THE DRAIN LINE.

PLUMBING KEYED NOTES:
01 PLUMBING CONTR TO INSTALL AUTOMATIC FUEL S.O.V. IN GAS LINE AHEAD OF ALL COOKING EQUIPMENT. VALVE TO BE MOUNTED IN ACCESSIBLE LOCATION. S.O.V. SUPPLIED BY K.E.C. INSTALLED BY P.C. SEE DETAIL FSS-FSOV, SHEET FS.03 FOR SUGGESTED INSTALLATION METHOD.
02 SEE NOTE ED-1, SHEET FS.03 FOR CONDENSATE LINE INSTALLATION METHOD.



GDP FS.03

GARBAGE DISPOSER PIPING METHOD (TYPICAL)

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PLUMBING SYMBOLS & NOTES

JEFFERSON MEMORY CARE FACILITY
12215 NE 128TH AVE.
KIRKLAND, WASHINGTON

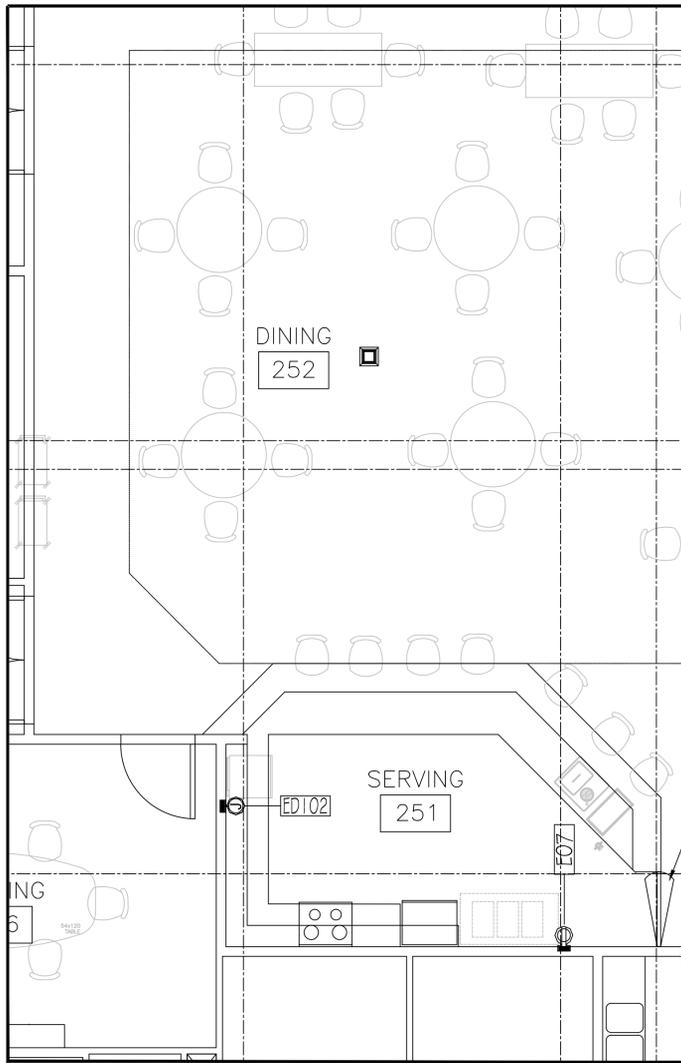
ALSO REFER TO:
MURRAY MEMBERS
TEL: (503) 703-2018
FAX: (503) 703-2018
WWW: www.murraymembers.com
D SIZE SHEET
SCALE: AS NOTED
ARCHITECT:
PLUMBING CONSULTANT OF RECORD:
Smith and Greene Company
DRAWN BY:
PAUL MAX
REV: 05/13/2015
DATE: 05/13/2015

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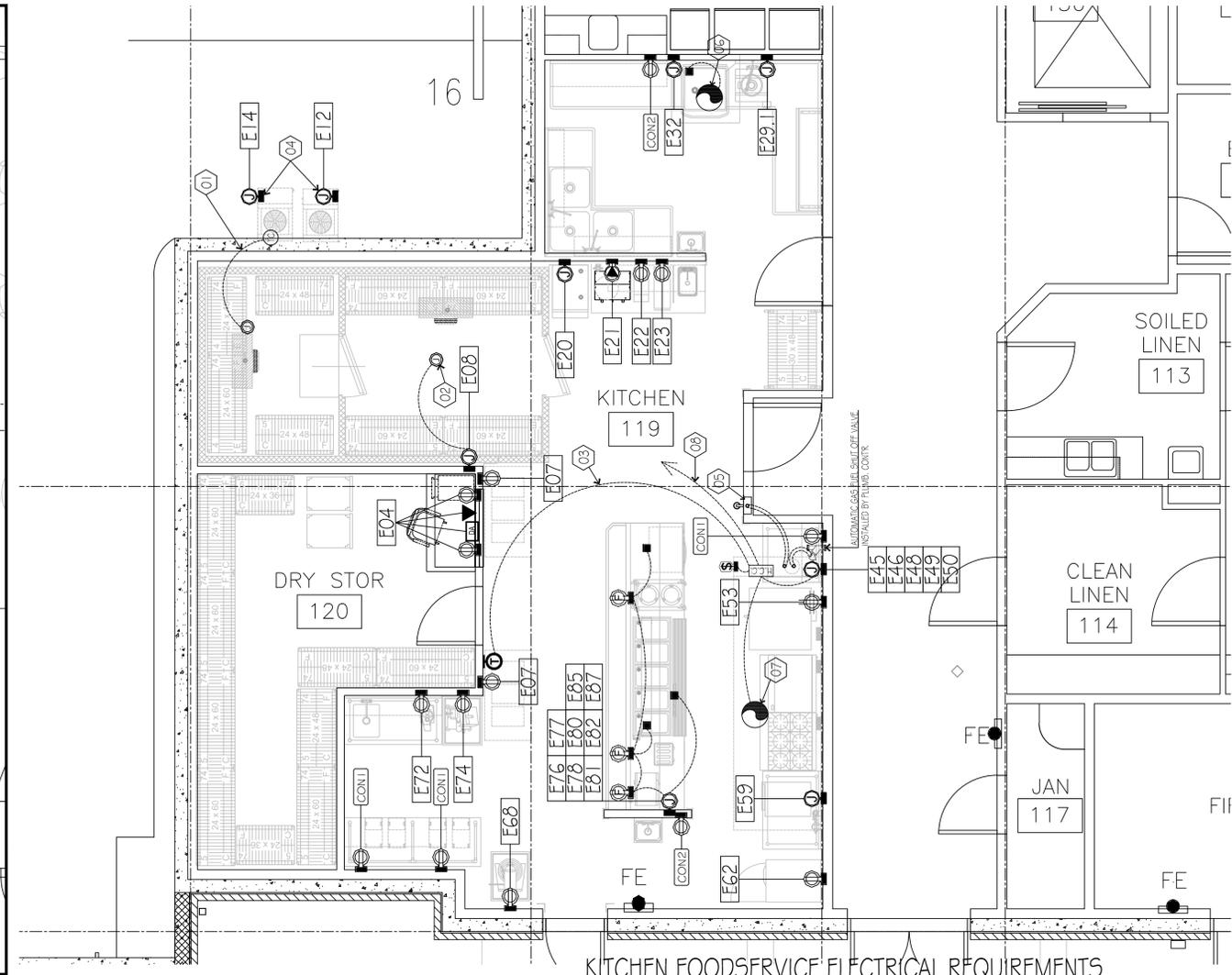
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NO.	ACTION	Date

Date
Sheet #
FS.03

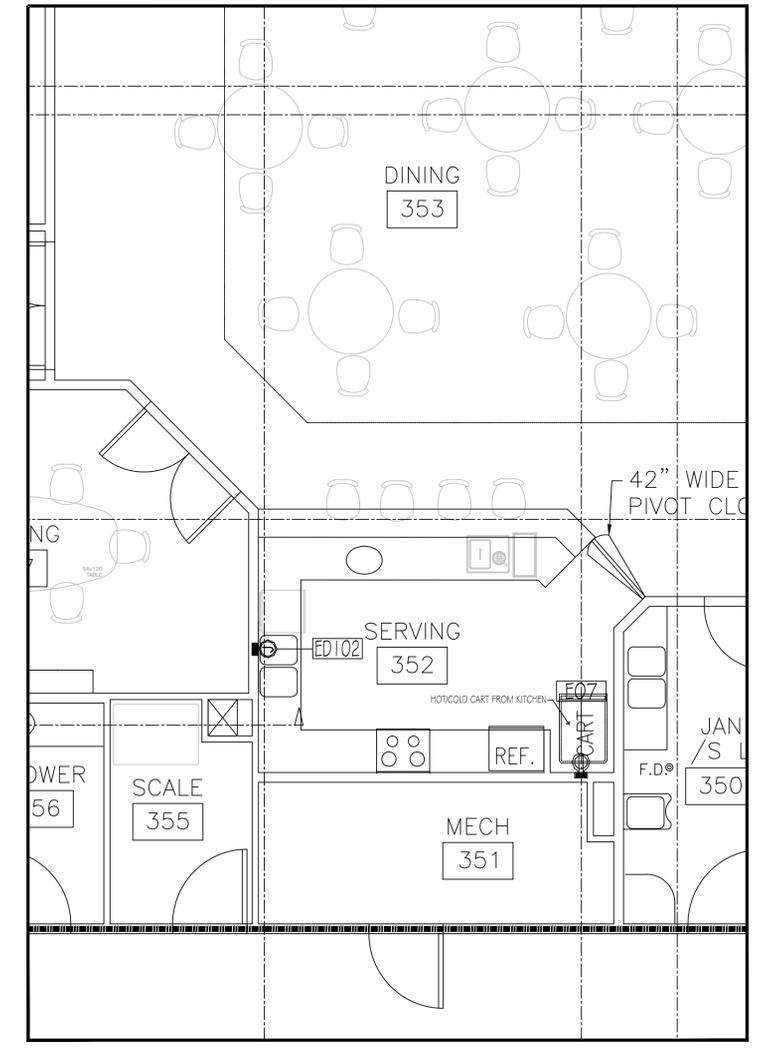
PERMIT SET ISSUE DATE: 02-05-16



INSET FOR 2ND FLOOR DINING ROOM @ 1/4" SCALE



KITCHEN FOODSERVICE ELECTRICAL REQUIREMENTS
SCALE: 1/4" = 10"



INSET FOR 3RD FLOOR DINING ROOM @ 1/4" SCALE

ELECTRICAL SCHEDULE												
E: PREFIX	ITEM NO.	QTY	DESCRIPTION	MFR	MODEL NO.	VOLTS	PHASE	AMPS	NEMA	CONNECTION	AFF	REMARKS
E	04	1	OFFICE FURNITURE	BY OWNER		**	**	**	**	**	**	**PROVIDE ELECTRICAL DATA & COMMUNICATION OUTLETS PER ARCHITECTURAL PLAN.
E	07	2	DUAL TEMP SERVING COUNTER	CADCO	CBC-HC-L6	120	1	5.0 (EA)	5-15P	CORD & PLUG	18"	DUPLICATE CIRCUITS ON 2ND & 3RD FLOOR DINING ROOMS AS SHOWN.
E	08	1	WALK IN COMBINATION COOLER/FREEZER, BOX ONLY	CUSTOM FAB	CUSTOM	120	1	15.0		DIRECT	112"	WIRE FROM J-BOX TO WALK-IN ASSEMBLY LIGHTS, EVAPORATOR COIL, HEATED VENT, DRAIN LINE HEATERS ETC. PER DETAIL CR/FS.04, SHEET FS.04
E	10	1	WALK-IN COOLER COIL	KOLPAK	PER PLAN	120	1	4.5		DIRECT	112"	POWER FROM E35, SEE DETAIL CC/FS.06, SHEET FS.06.
E	12	1	WALK-IN COOLER COMPRESSOR	KOLPAK	PER PLAN	208	1	6.1		DIRECT	**	**VERIFY REMOTE COMPRESSOR LOCATION, SECURE AND BRACE W.P. J-BOX PER CODE AND USE LIQUID TIGHT CONDUIT TO CONNECTION POINT ON REMOTE REFRIGERATION COMPRESSOR. WIRE PER NAME TAG AND WIRING DIAGRAM PROVIDED WITH COMPRESSOR.
E	13	1	WALK-IN FREEZER COIL	KOLPAK	PER PLAN	208	1	12.0		DIRECT	112"	POWER FROM TIME CLOCK MOUNTED ON REMOTE FREEZER COMPRESSOR. SEE DETAIL FC/FS.06, SHEET FS.06
E	14	1	WALK-IN FREEZER COMPRESSOR	KOLPAK	PER PLAN	208	1	12.7		DIRECT	**	**VERIFY REMOTE COMPRESSOR LOCATION, SECURE AND BRACE W.P. J-BOX PER CODE AND USE LIQUID TIGHT CONDUIT TO CONNECTION POINT ON REMOTE REFRIGERATION COMPRESSOR. WIRE PER NAME TAG AND WIRING DIAGRAM PROVIDED WITH COMPRESSOR. WIRE BETWEEN COMPRESSOR MOUNTED TIME CLOCK AND FREEZER EVAPORATOR COIL. EVAPORATOR COIL RATED @2.0 AMPS FOR FAN, 7.8 AMPS FOR HEATER.
E	20	1	ICE CUBER	HOSHIZAKI	KM-320MAH	120	1	9.7		DIRECT	84"	20 AMP MAX/MIN OVERLOAD PROTECTION.
E	21	1	SATELLITE COFFEE BREWER (N.I.C.)	FETCO	CBS-2052E	120/208	1	22.4		DIRECT	48"	3 F.W. + GROUND
E	22	1	TEA BREWER (N.I.C.)	CURTIS	PTT310000	120	1	13.8	5-15P	CORD & PLUG	48"	6 FT. CORD & PLUG
E	23	2	JUICE DISPENSER (N.I.C.)	BUNN	JDF-2S LD	120	1	10.0	5-15P	CORD & PLUG	48"	
E	29.1	1	DISPOSER	SALVAJOR	150-SA-MSS	208	3	6.2		DIRECT	28"	
E	32	1	DISHWASHER, DOOR TYPE	HOBART	AM15-2	120/208	3	24.9/20.4		DIRECT	18"	PROVIDE (2) 208/60/3 CIRCUITS TO J-BOX. (1) 24.9 AMP CIRCUIT TO TANK HEAT & MOTORS (1) 20.4 AMP CIRCUIT TO BUILT-IN BOOSTER HEATER. PROVIDE J-BOX WITH CIRCUIT TO VAPOR HOOD EXHAUST FAN ON ROOF FOR CONNECTION TO DISHWASHER VENT FAN CONTROL AND PROVIDE (1) 120/60/1 WALL MOUNTED DUPLEX CONVENIENCE OUTLET @ 24" A.F.F. FOR RINSE AGENT AND SANITIZER HOOK UP BY OWNER'S CHEMICAL VENDOR.
E	34.1	1	VAPOR EXHAUST FAN (N.I.C.)	H.V.A.C.	CUSTOM	120	1	4.8		DIRECT	ROOF	PROVIDE POWER ON ROOF FOR WAREWASHER VAPOR EXHAUST FAN. WIRE FROM DISHWASHER VENT FAN CONTROL TO VAPOR EXHAUST FAN SEE H.V.A.C. DWG. FOR POWER REQUIREMENTS.
E	45	2	EXHAUST HOOD	CAPTIVE-AIRE	EXHAUST HOOD - C	120	1	15.0		DIRECT	ROOF	PROVIDE WALL SWITCH CONNECTED TO EXHAUST FAN BY H.V.A.C. CONTRACTOR.
E	46	1	HOOD CONTROL (PART OF HOOD)	CAPTIVE-AIRE	SCO011110FP	120	1	5.0		DIRECT	112"	POWER FROM E45.
E	48	1	EXHAUST DUCTS AND FANS (N.I.C.)	H.V.A.C.	CUSTOM	208	3	8.0		DIRECT	ROOF	VERIFY POWER REQUIREMENTS WITH MECHANICAL ENGINEER.
E	49	1	HOOD MAKE-UP AIR SYSTEM (N.I.C.)	H.V.A.C.	CUSTOM	208	3	9.5		DIRECT	ROOF	VERIFY POWER REQUIREMENTS WITH MECHANICAL ENGINEER.
E	50	1	FIRE SUPPRESSION SYSTEM	ANSUL	R-102	120	1	15.0		DIRECT	112"	SEE NOTE # HDC-1, SHEET FS.06 FOR POWER TO FIRE SUPPRESSION SYSTEM.
E	53	2	CONVECTION OVEN	GARLAND USRANGE	SUMG-200	(2) 120	(2) 1	(2) 9.8	(2) 5-15P	CORD & PLUG	18"	PROVIDE 4 PLEX OUTLET WITH (2) 20 AMP DEDICATED CIRCUITS.
E	59	2	CONVECTION STEAMER	CLEVELAND RANGE	21CET8	208	3	23.6		DIRECT	48"	USE LIQUID TIGHT FLEX TO MAKE FINAL CONNECTION TO CONVECTION STEAMER.
E	62	2	REACH-IN REFRIGERATOR	CONTINENTAL REFRIG	1R	120	1	6.9	5-15P	CORD & PLUG	88"	
E	68	1	MIXER, PLANETARY	GLOBE	SP20	120	1	6.0	5-15P	CORD & PLUG	44"	
E	72	1	FOOD PROCESSOR	ROBOT COUPE	R2N ULTRA	120	1	7.0	5-15P	CORD & PLUG	44"	
E	74	1	SLICER	GLOBE	C12	120	1	3.0	5-15P	CORD & PLUG	44"	
E	77	1	MICROWAVE OVEN	PANASONIC	NE-1022	120	1	13.4	SEE REMARKS	CORD & PLUG	CONNECT TO E85	NEMA 5-15R OR NEMA 5-20R
E	78	1	POP-UP TOASTER	HATCO	TPT-120	120	1	15.0	5-15P	CORD & PLUG	**	**PLUGS INTO RECEPTACLE OUTLET #E85.
E	80	1	DROP-IN HOT WELL	APW WYOTT	HFV-5D	208/240	1	33.3		DIRECT	**	**FLEX FROM FLOOR MOUNTED J-BOX TO DROP-IN HOT WELL CONTROL.
E	81	1	HEAT LAMP	APW WYOTT	FD-72H-T	208	1			DIRECT	**	**FLEX FROM FLOOR MOUNTED J-BOX TO HEAT LAMP J-BOX.
E	82	1	BUILT-IN WARMING DRAWER	APW WYOTT	HDDI-1B	120	1	3.8		DIRECT	FROM #E41	
E	85	2	RECEPTACLE OUTLETS	COMPONENT HARDWARE	R58-1010	120	1	**		DIRECT	ON COUNTER	**FLEX FROM J-BOX TO FIXTURE MOUNTED RECEPTACLES. (1) FOR MICROWAVE OVEN (1) FOR CONVEYOR TOASTER. DO NOT DUPLICATE POWER. SEE E77 & E78 FOR POWER REQUIREMENTS.
E	87	1	HEATED DISH DISPENSER	APW WYOTT	HTL2-9	120	1	6.33	5-15P	CORD & PLUG	FIXTURE MOUNTED	
E	D102	2	DISHWASHER, UNDERCOUNTER	HOBART	LXEH-2	120/208-240	1	32.5		DIRECT	12"	**FLEX FROM J-BOX TO DISHWASHER CONNECTION POINT.

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ELECTRICAL REQUIREMENTS PLAN

JEFFERSON MEMORY CARE FACILITY
12215 NE 128TH AVE.
KIRKLAND, WASHINGTON

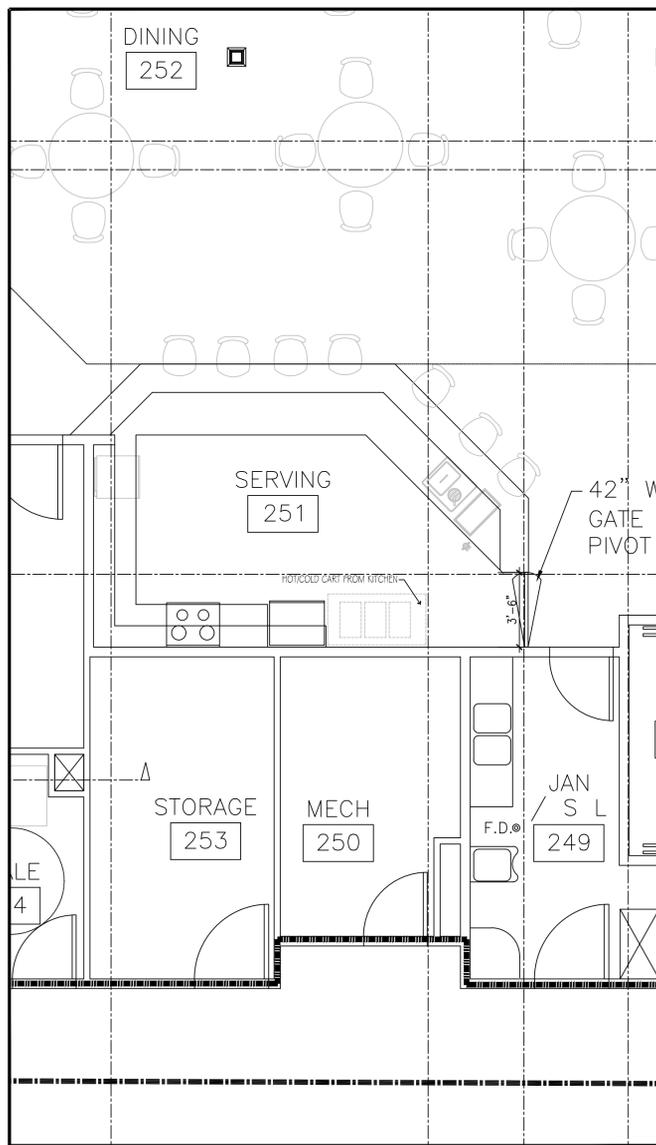
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DRAWN BY: PAUL MAX
REV: 02-05-16
SCALE: AS NOTED
Smith and Greene Computer

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FS.13	FOODSERVICE EQUIPMENT SCHEDULES

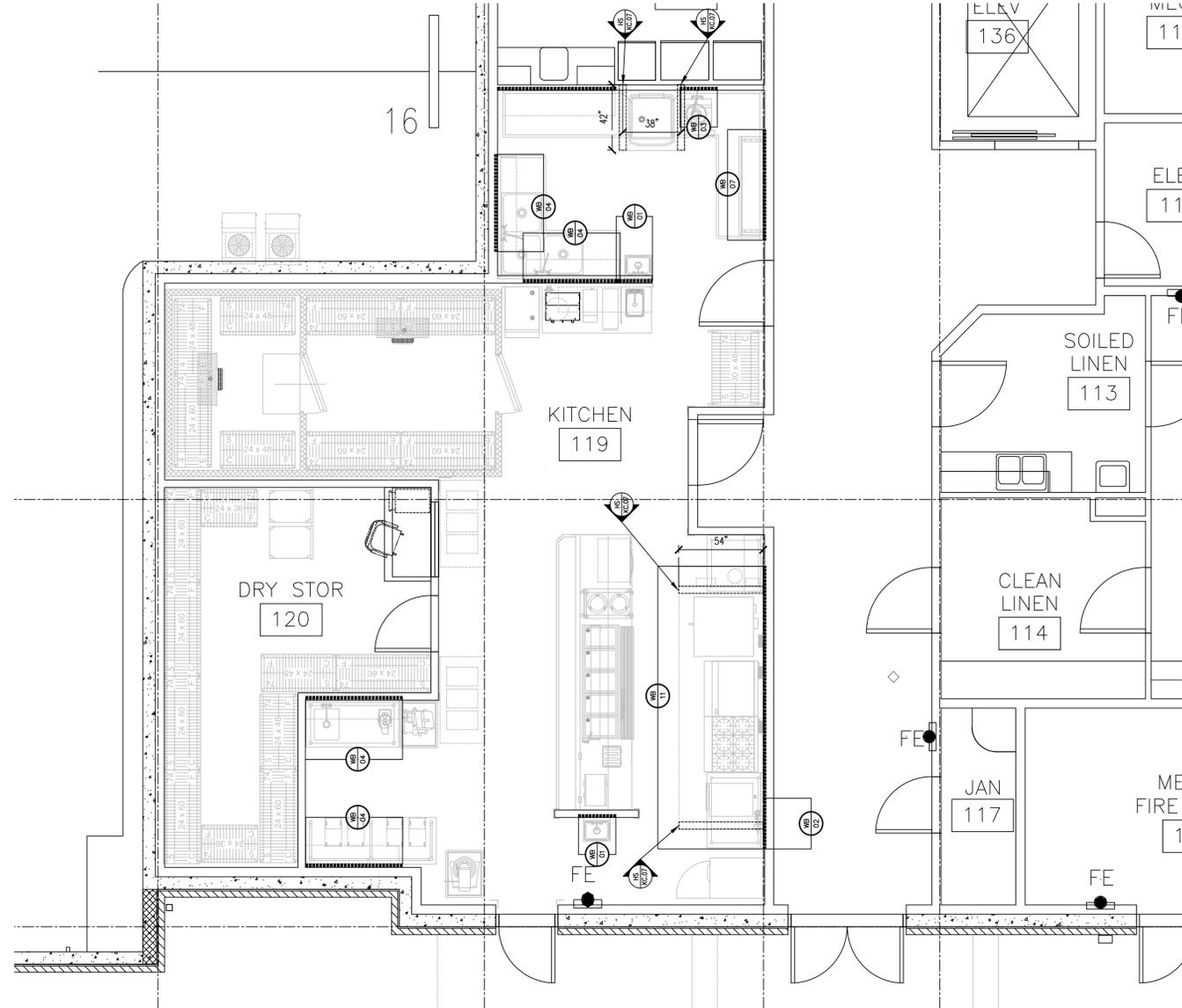
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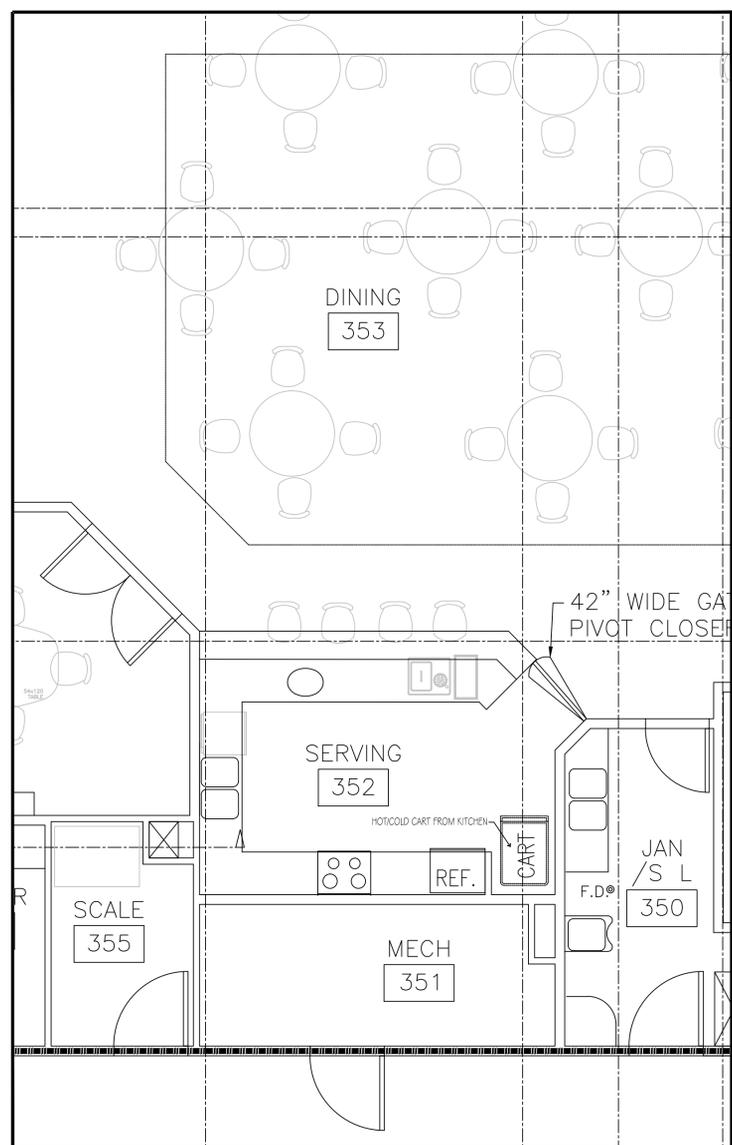


INSET FOR 2ND FLOOR DINING ROOM @ 1/4" SCALE



KITCHEN FOODSERVICE SPECIAL BUILDING CONDITIONS

SCALE: 1/4" = 1'0"



INSET FOR 3RD FLOOR DINING ROOM @ 1/4" SCALE

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SPECIAL BUILDING CONDITIONS PLAN

JEFFERSON MEMORY CARE FACILITY
 12215 NE 128TH AVE.
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MURRAY MEMBERS
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D SIZE SHEET
 SCALE: AS NOTED

ARCHITECT:
 Smith and Greene Company

DESIGNED BY: PAUL MAX
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REVISIONS		
NO.	ACTION	Date

PERMIT SET ISSUE DATE: 02-05-16

Date

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FS.06

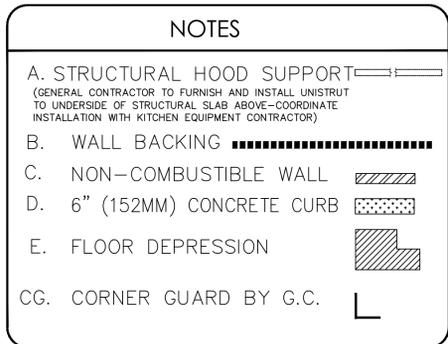
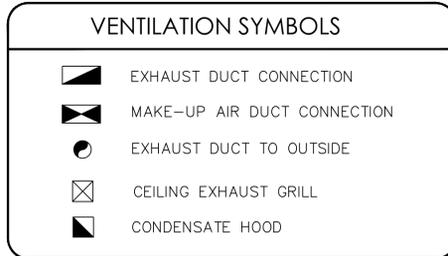
SEE SHEET FS.07 FOR SPECIAL BUILDING CONDITIONS SYMBOLS & NOTES

SPECIAL CONDITIONS NOTES

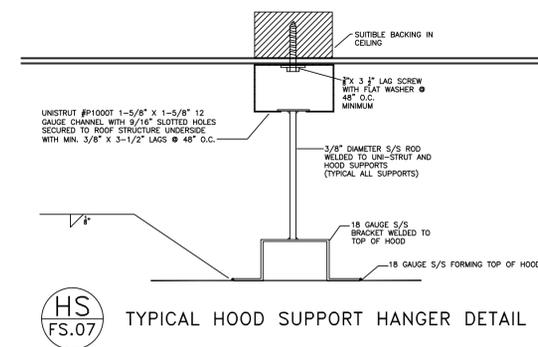
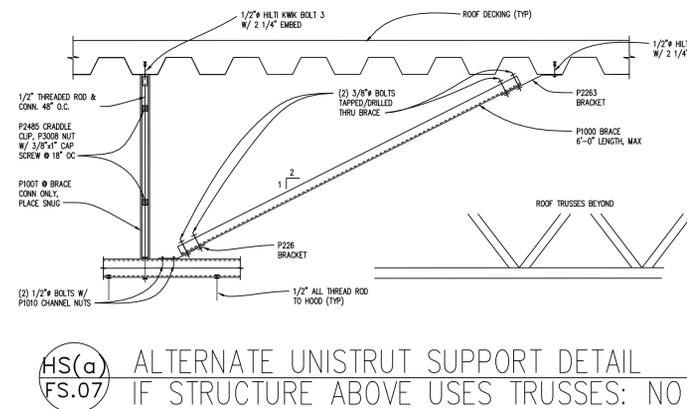
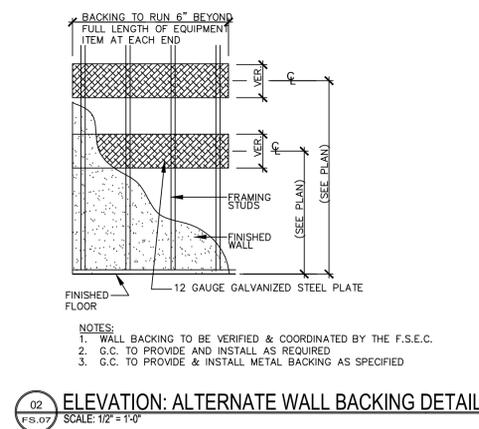
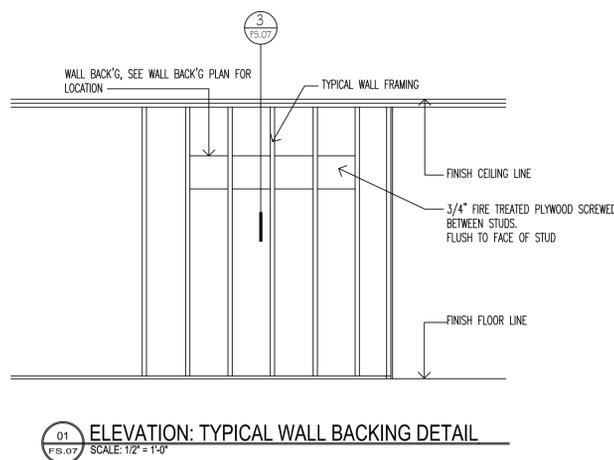
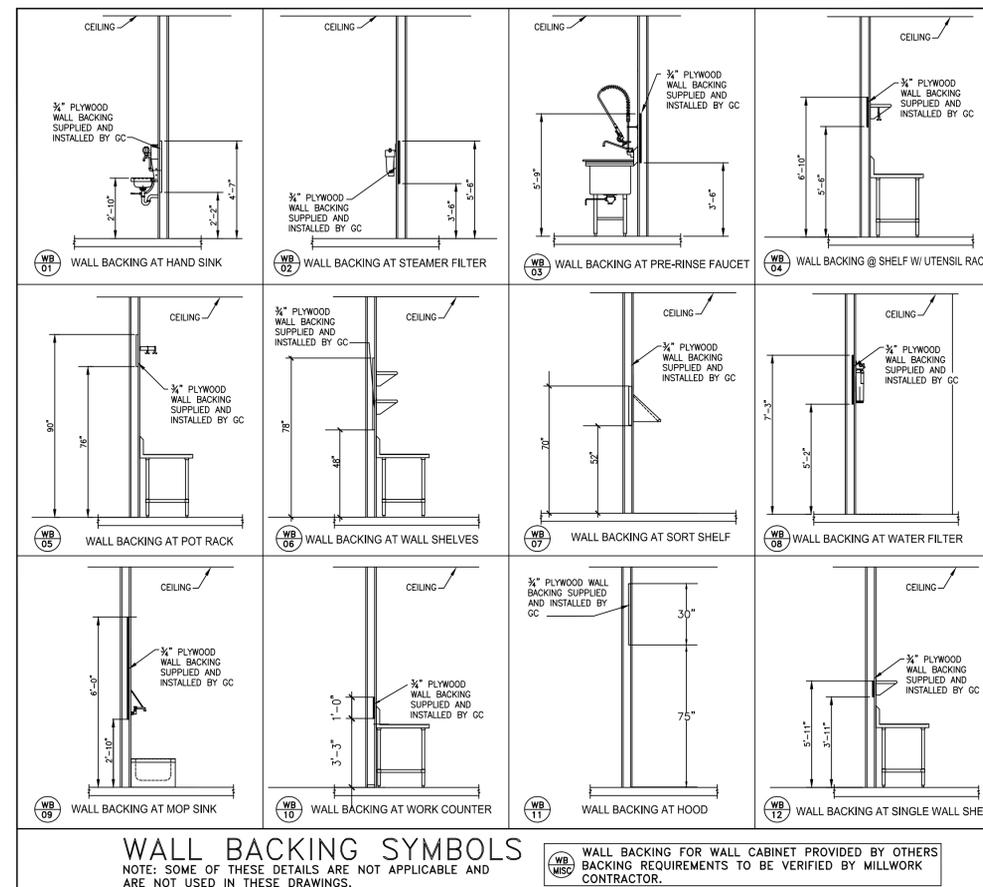
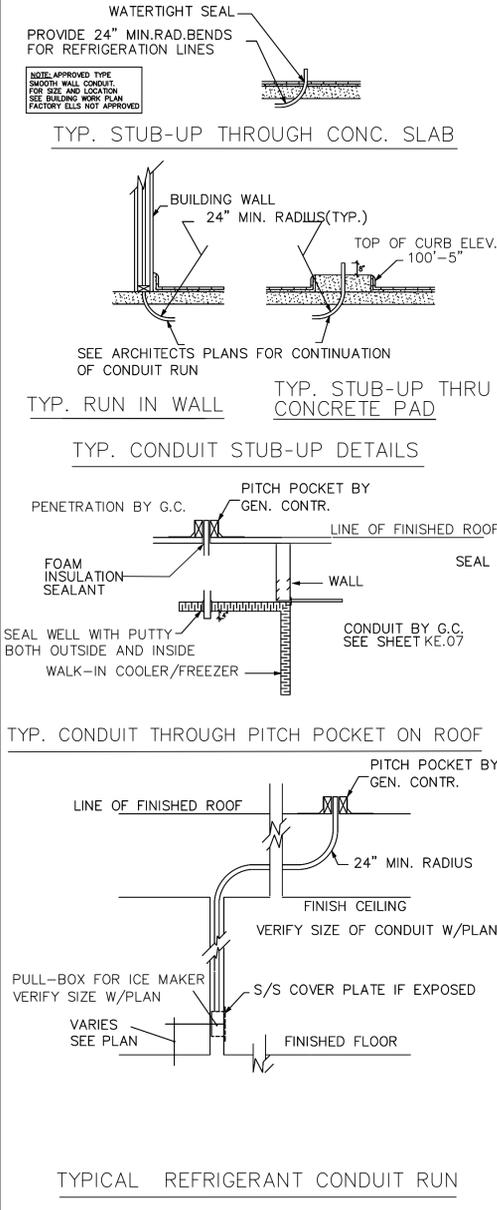
- ALL DIMENSIONS SHOWN ARE FROM FINISHED WALLS, FLOORS, CEILINGS AND/OR FROM CENTERLINE OF STRUCTURAL COLUMNS. DIMENSIONS ARE TO BE VERIFIED BY THE KITCHEN EQUIPMENT CONTRACTOR AND ALL TRADES UTILIZING THESE PLANS.
- ANY "HOLD" DIMENSION ARE CLEAR "FINISH-TO-FINISH" UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL/ENGINEERING DRAWINGS FOR ACTUAL CONSTRUCTION DIMENSIONS, LOCATION, THICKNESS AND FINISH OF PARTITIONS, FURRING AND DOOR SIZES AND LOCATIONS NOT INDICATED ON THE SPECIAL CONDITIONS PLANS.
- CEILINGS SHALL BE SMOOTH, NON-ABSORBENT, WASHABLE AND LIGHT COLORED. BY GENERAL CONTRACTOR.
- CONCRETE AND/OR MASONRY BASES AND CURBS SHALL BE SMOOTH AND TRANSIT-LEVEL. ALL EXPOSED SURFACES SHALL BE FINISHED SAME AS FINISHED FLOOR. SEE PLAN FOR SIZES AND ADDITIONAL INFORMATION.
- BACKING MATERIALS SUITABLE FOR WALL-MOUNTED EQUIPMENT SHALL BE PROVIDED BY GENERAL CONTRACTOR.
- DUNNAGE AND/OR PLATFORMS FOR ROOF MOUNTED CONDENSING UNITS SHALL BE PROVIDED BY GENERAL CONTRACTOR.
- WALL, FLOOR AND/OR ROOF SLEEVES SHALL BE PROVIDED BY GENERAL CONTRACTOR.
- KITCHEN EQUIPMENT CONTRACTOR SHALL UNDER NO CONDITIONS SET IN PLACE OR INSTALL ANY PIECE OF EQUIPMENT PRIOR TO TILE FLOORS BEING ACID WASHED AND RINSED.
- GENERAL CONTRACTOR SHALL PROVIDE WALL OPENINGS TO ACCOMMODATE ITEMS OF PASS-THRU AND CONVEYOR EQUIPMENT. SEE PLAN FOR ADDITIONAL INFORMATION.
- GENERAL CONTRACTOR SHALL PROVIDE OPENING OR RECESS AS REQUIRED FOR VENTILATION CONTROL AND/OR WASH DOWN PANELS. SEE PLAN FOR ADDITIONAL INFORMATION.
- GENERAL CONTRACTOR SHALL PROVIDE OPENING OR RECESS AS REQUIRED FOR DISPOSER AND/OR PULPER CONTROL PANELS. SEE PLAN FOR ADDITIONAL INFORMATION.
- BEVERAGE SYSTEM CONDUIT SHALL BE 6" MINIMUM DIAMETER WITH 24" MINIMUM RADIUS EASY-SWEEP BENDS AT ALL TURNS AND FLOOR PENETRATIONS. CONDUIT SHALL BE RUN BELOW FLOOR SLAB WHERE EVER POSSIBLE AND SHALL BE ROUTED TO PROVIDE THE SHORTEST RUNS POSSIBLE. RUNS SHOULD NOT EXCEED 75' WITHOUT A PULL BOX. ALL PULL BOXES SHALL BE STAINLESS STEEL WHERE EXPOSED AND SHALL BE LOCATED IN ACCESSIBLE AREAS. FOR ABOVE SLAB INSTALLATIONS OR WHERE CONDUIT PASSES THROUGH RETURN AIR PLENUMS, PROVIDE 6" E.M.T. CONDUIT (PVC WILL NOT BE PERMITTED). CONDUIT MUST BE WATER-TIGHT AND SHALL EXTEND 6" A.F.F. CONDUIT AND INSTALLATION SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR.
- 16 GAUGE STAINLESS STEEL CORNER GUARDS SHALL BE FURNISHED AND INSTALLED BY KITCHEN EQUIPMENT CONTRACTOR AS PER PLANS AND DETAILS.
- K.E.C. AND PULMBER/FITTER CONTRACTOR TO COORDINATE SIZE AND LOCATION OF GAS SHUT-OFF VALVE. GAS SHUT-OFF VALVE TO BE LOCATED ABOVE CEILING.
- SPRINKLER CONTRACTOR TO PROVIDE SPRINKLERS IN WALK-IN COOLER/FREEZERS. FREEZER HEADS SHALL BE DRY TYPE (NON FREEZING). ALL PENETRATIONS SHALL BE FOAM SEALED. PROVIDE A STAINLESS STEEL ESCUTCHEON PLATE WHERE EXPOSED - BY SPRINKLER CONTRACTOR.

VENTILATION NOTES

- VENTILATION DUCTWORK, FANS AND FINAL CONNECTIONS (TO AND FROM) VENTILATORS, DISHWASHERS, CONDENSATE HOODS SHALL BE BY MECHANICAL CONTRACTOR.
- DISHWASHER CONDENSATE HOOD AND VENTILATOR CFM REQUIREMENTS, DUCT SIZES AND ALL OTHER VENTILATION SPECIFICATIONS TO BE DETERMINED BY ARCHITECT/ENGINEER. ALL NECESSARY MATERIAL AND LABOR PROVIDED BY MECHANICAL CONTRACTOR.
- VENTILATION CFM, STATIC PRESSURE AND DUCT SIZES SHOWN ARE THE EQUIPMENT MANUFACTURER'S MINIMUM REQUIREMENTS.
- THE FOLLOWING MINIMUM GENERAL VENTILATION REQUIREMENTS ARE RECOMMENDED:
 - COOKING, PREPARATION, POTWASHING AND DISHWASHING AREAS- 45-60 AIR CHANGES PER HOUR.
 - STORAGE AREAS- 2-3 AIR CHANGES PER HOUR, 70 DEGREES FAHRENHEIT MAXIMUM AMBIENT TEMPERATURE.
 - OFFICE AREAS- 4 AIR CHANGES PER HOUR.
 - AIR-COOLED REFRIGERATION CONDENSING UNITS- 1000 CFM PER HORSEPOWER SUPPLY AND EXHAUST, 90 DEGREES FAHRENHEIT MAXIMUM AMBIENT TEMPERATURE.
 - WATER-COOLED REFRIGERATION CONDENSING UNITS- 250 CFM PER HORSEPOWER SUPPLY AND EXHAUST, 90 DEGREES FAHRENHEIT MAXIMUM AMBIENT TEMPERATURE. ALL AREAS MUST BE VENTILATED AS REQUIRED BY APPLICABLE GOVERNING CODES.
- MAKE-UP AIR SYSTEM SHALL BE DESIGNED TO PROVIDE A 0.02" W.C. NEGATIVE PRESSURE IN KITCHEN AREAS TO CONTAIN SMOKE ODORS.
- ADEQUATE VENTILATION (24 HOURS) IS REQUIRED FOR SELF-CONTAINED REFRIGERATION UNITS IN ENCLOSED AREAS, SUCH AS, ICE MAKERS, WALK-IN REFRIGERATORS, AND BEVERAGE SYSTEMS, TO PREVENT OVERHEATING AND COMPRESSOR FAILURE.



COORDINATE WITH F.E.C. REFRIGERATION



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SPECIAL BUILDING CONDITIONS SYMBOLS

JEFFERSON MEMORY CARE FACILITY
12215 NE 128TH AVE.
KIRKLAND, WASHINGTON

PROJECT NUMBER: MURRAY MEMBERS
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E-MAIL: Murray@smithgreene.com

D SIZE SHEET
SCALE: AS NOTED

DESIGNED BY: PAUL MAX
REV: 489-489
E-MAIL: paulmax@smc.com

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REVISIONS

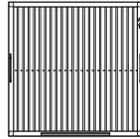
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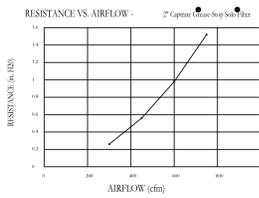
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FS.07



Captrate Grease-Stop Solo Filter



Filter Detail CAPTRATE

EXHAUST CFM=LENGTH OF HOOD X CFM/LIN.FT. (LOAD)
 SUPPLY CFM=EXHAUST CFM X PERCENTAGE REQUIRED
 TOTAL DUCT AREA=144 X $\frac{\text{CFM}}{\text{FPM}(\%)}$
 DUCT LENGTH= $\frac{\text{TOTAL DUCT AREA}}{\text{DUCT DEPTH}}$

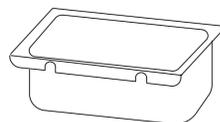
CALCULATIONS UTILIZED

CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH:

- NFPA #96
- ETL SANITATION
- B.O.C.A. #93-16
- I.C.B.O. 34416
- SBCDCI PST & ESI NO. 93137
- ETL LISTED 3004804-001
- LOS ANGELES RR#8080
- ETL IS LISTED TO ILC STANDARDS



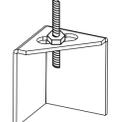
BUILDING CODES



Grease cup will be supported by 2 studs on the inside wall of the hood. The grease will drain through a concealed grease trough and into this removable cup.

1/2 Pint Grease Cup Detail

1/2" DIA. ALL THREAD ROD CONNECTED TO HOOD JOIST ONE ABOVE AND ONE BELOW HANGING ANGLE



* ROD AND NUTS TO BE SUPPLIED BY INSTALLING CONTRACTOR HANGING ANGLE IS PRE-PUNCHED AT FACTORY

ND-2 HANGING ANGLE DETAIL

HANGING ANGLES WILL BE LOCATED IN THE FOLLOWING LOCATIONS FOR WALL CANOPIES

HOOD STYLE	DIM FROM REAR	DIM FROM FRONT (24" High Hood)	DIM FROM FRONT (30" High Hood)
Wall Exhaust Only	4.166"	2.25"	2.25"
Wall With MUA	4.166"	2.25"	2.25"
Back Shelf Exhaust Only	4.166"	2.25"	2.25"
Back Shelf With MUA	4.166"	2.25"	2.25"
Condensate	2.25"	2.25"	

HANGING ANGLE LOCATIONS

HOOD INFORMATION - Job#2175272

HOOD NO.	TAG	MODEL	LENGTH	MAX. COOKING TEMP.	TOTAL EXH. CFM	EXHAUST PLENUM RISER(S)					TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG.	
						WIDTH	LENG.	DIA.	CFM	S.P.			END TO END	ROW
1	ITEM # 33	4224 VHB-G	3' 6.00"	700 Deg.	525			10"	525	-0.069"	0	304 SS 100%	ALONE	ALONE
2	ITEM # 45	5424 ND-2-PSP-F	13' 0.00"	600 Deg.	3120	10"	29"		3120	-0.855"	2655	304 SS 100%	ALONE	ALONE

HOOD OPTIONS

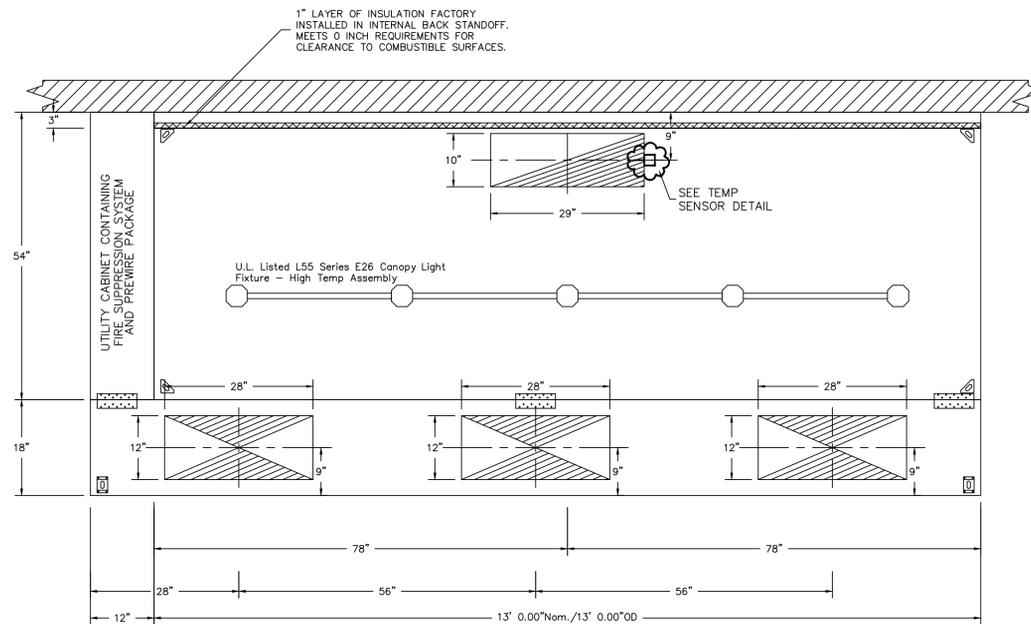
HOOD NO.	TAG	OPTION
1	ITEM # 33	FIELD WRAPPER 17.00" High Front, Left, Right
2	ITEM # 45	FIELD WRAPPER 17.00" High Front, Left
		BACKSPLASH 80.00" High X 168.00" Long 304 SS
		RIGHT QUARTER END PANEL 23" Top Width, 0" Bottom Width, 23" High 304 SS
		LEFT QUARTER END PANEL 23" Top Width, 0" Bottom Width, 23" High 304 SS
		INSULATION FOR TOP OF HOOD
		INSULATION FOR BACK OF HOOD

HOOD INFORMATION

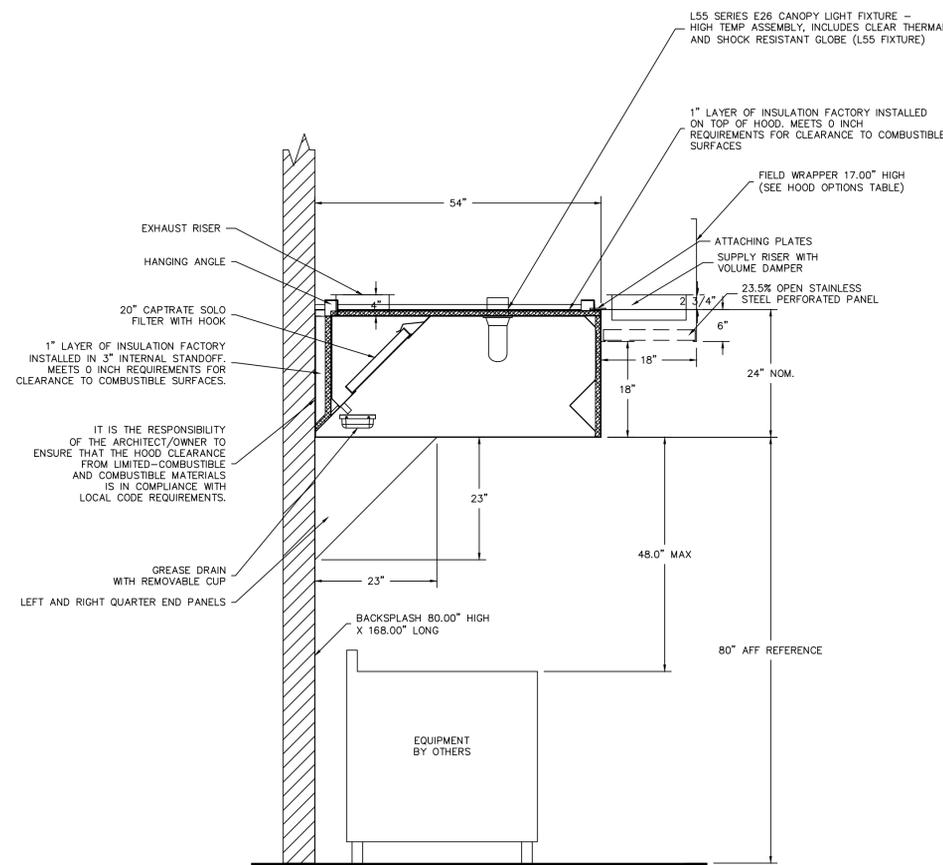
HOOD NO.	TAG	TYPE	FILTER(S)			LIGHT(S)			UTILITY CABINET(S)			FIRE SYSTEM PIPING	HOOD HANGING WGT			
			QTY.	HEIGHT	LENGTH	EFFICIENCY @ 9 MICRONS	QTY.	TYPE	WIRE GUARD	LOCATION	FIRE SYSTEM TYPE			ELECTRICAL MODEL #	SWITCHES QUANTITY	
1	ITEM # 33											NO	161 LBS			
2	ITEM # 45	Captrate Solo Filter	9	20"	16"	93% See Filter Spec.	5	L55 Series E26	NO	Left	Ansul R102	3.0	DCV-1111	1 Light 1 Fan	YES	1002 LBS

PERFORATED SUPPLY PLENUM(S)

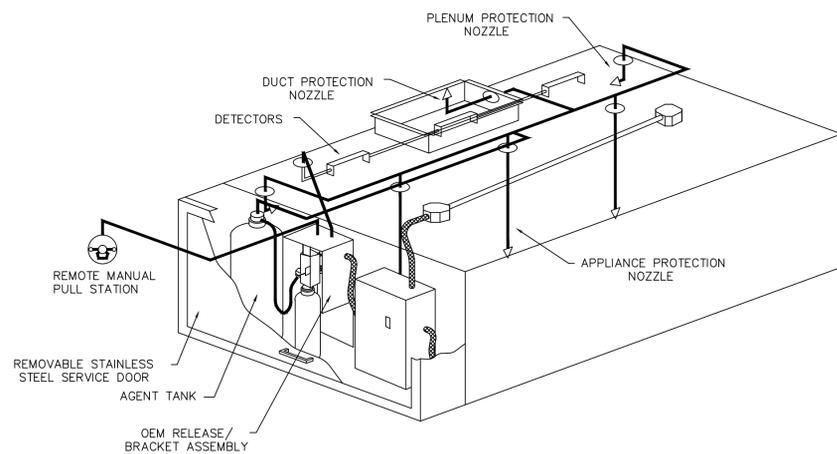
HOOD NO.	TAG	POS.	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S)				
							WIDTH	LENG.	DIA.	CFM	S.P.
2	ITEM # 45	Front	168"	18"	6"	MUA	12"	28"		885	0.249"
						MUA	12"	28"		885	0.249"
						MUA	12"	28"		885	0.249"



PLAN VIEW - Hood #2 (ITEM # 45)
 13' 0.00" LONG 5424ND-2-PSP-F



SECTION VIEW - MODEL 5424ND-2-PSP-F HOOD - #2 (ITEM # 45)



TYPICAL ANSUL R-102 SYSTEM LAYOUT

FOR QUESTIONS, CALL
 KURT CURTIS: REGIONAL MANAGER
 PHONE: (360) 828-5418
 FAX: (919) 227-5983
 EMAIL: kurt.curtis@captiveaire.com

REVISIONS

NO.	DESCRIPTION	DATE

CAPTIVE

OREGON OFFICE
 2702 NE 114th Ave, Suite 2, Vancouver, WA, 98684
 PHONE: (360) 828-5418 FAX: (919) 227-5983
 EMAIL: reg90@captiveaire.com

JEFFERSON HOUSE MEMORY CARE
 KIRKLAND, WA

DATE: 12-11-15

DWG.#: 2175272

DRAWN BY: kcurtis

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

MASTER DRAWING

SHEET NO. FS.08

Smith Greene COMPANY

Smith & Greene Company
 FOOD SERVICE EQUIPMENT & DESIGN
 4309 NW St. Helens Road
 PORTLAND, OR 97210
 (503) 258-0858 * FX (503) 258-0855

EXHAUST HOOD DETAILS

JEFFERSON MEMORY CARE FACILITY
 12215 NE 128TH AVE.
 KIRKLAND, WASHINGTON

MURRAY MEMBERS
 TEL: (503) 703-2018
 FAX: (503) 703-2018
 WWW: www.murraymembers.com

D SIZE SHEET
 SCALE: AS NOTED

REV. # INDEX

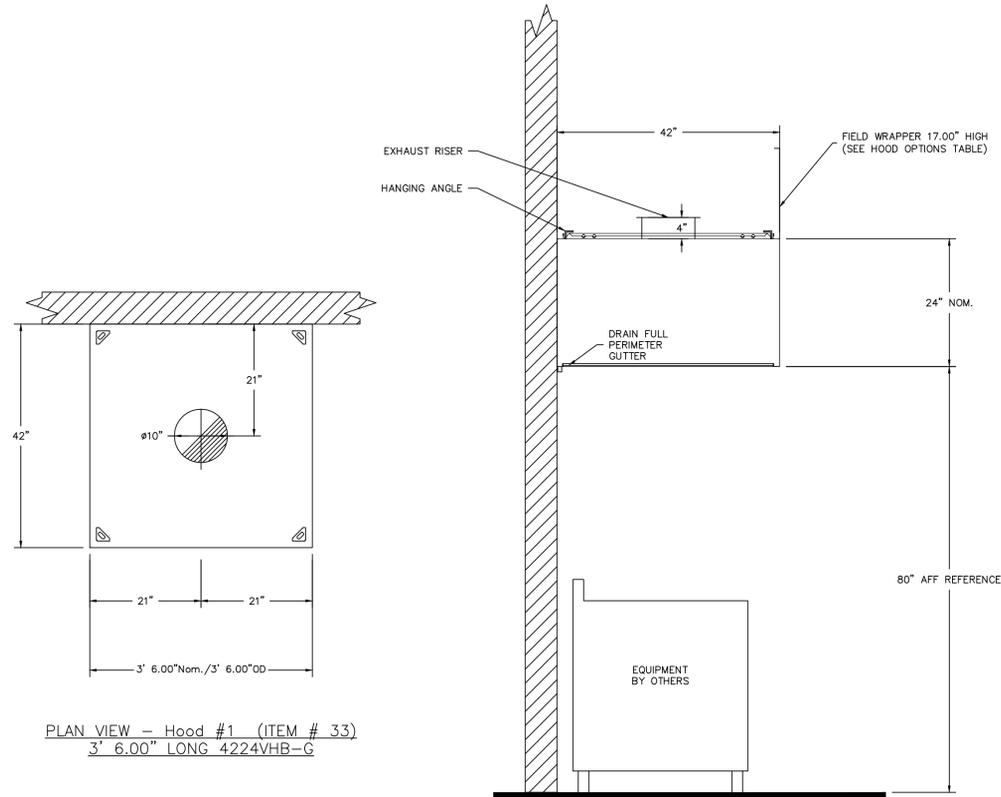
FS-01	EQUIPMENT FLOOR PLAN & SCHEDULE
FS-02	PLUMBING REQUIREMENTS & SCHEDULE
FS-03	PLUMBING SYMBOLS & NOTES
FS-04	ELECTRICAL REQUIREMENTS & SCHEDULE
FS-05	ELECTRICAL SYMBOLS & NOTES
FS-06	SPECIAL BUILDING CONDITIONS
FS-07	SPECIAL BUILDING SYMBOLS & NOTES
FS-08	EXHAUST HOOD DETAILS
FS-09	EXHAUST HOOD WIRING DIAGRAMS
FS-10	HOOD # FIRE SUPPRESSION WIRING
FS-11	EXHAUST FANS REFERENCE ONLY
FS-12	MAKEUP AIR UNIT REFERENCE ONLY
FS-13	HOODS/EXHAUST EQUIPMENT SCHEDULES

REVISIONS

NO.	ACTION	Date

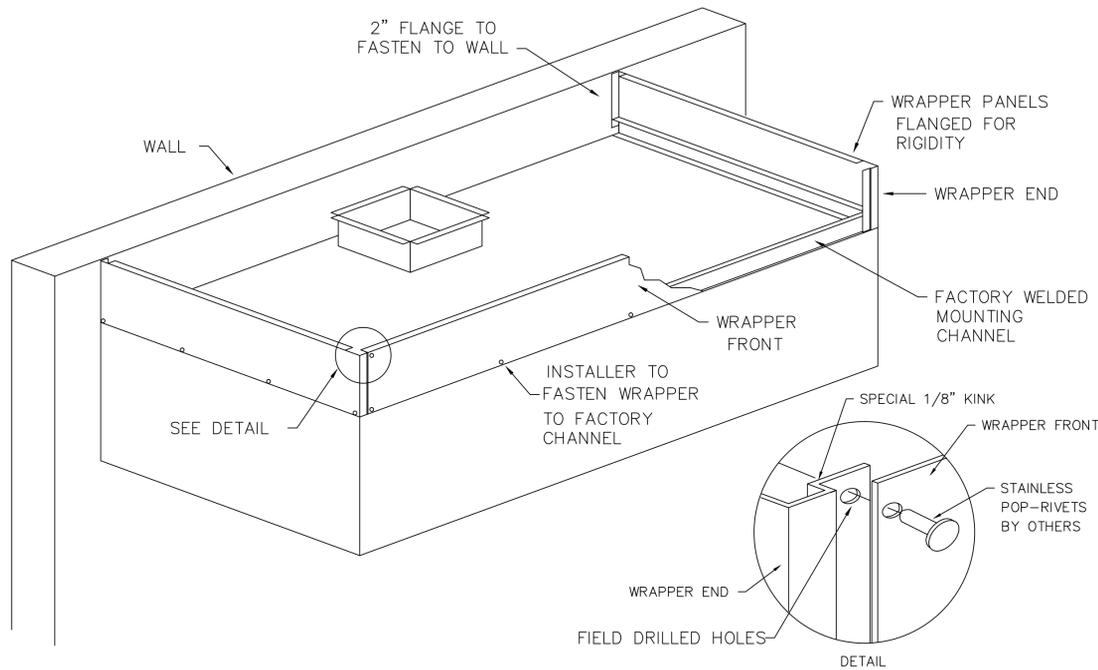
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PERMIT SET ISSUE DATE: 02-05-16

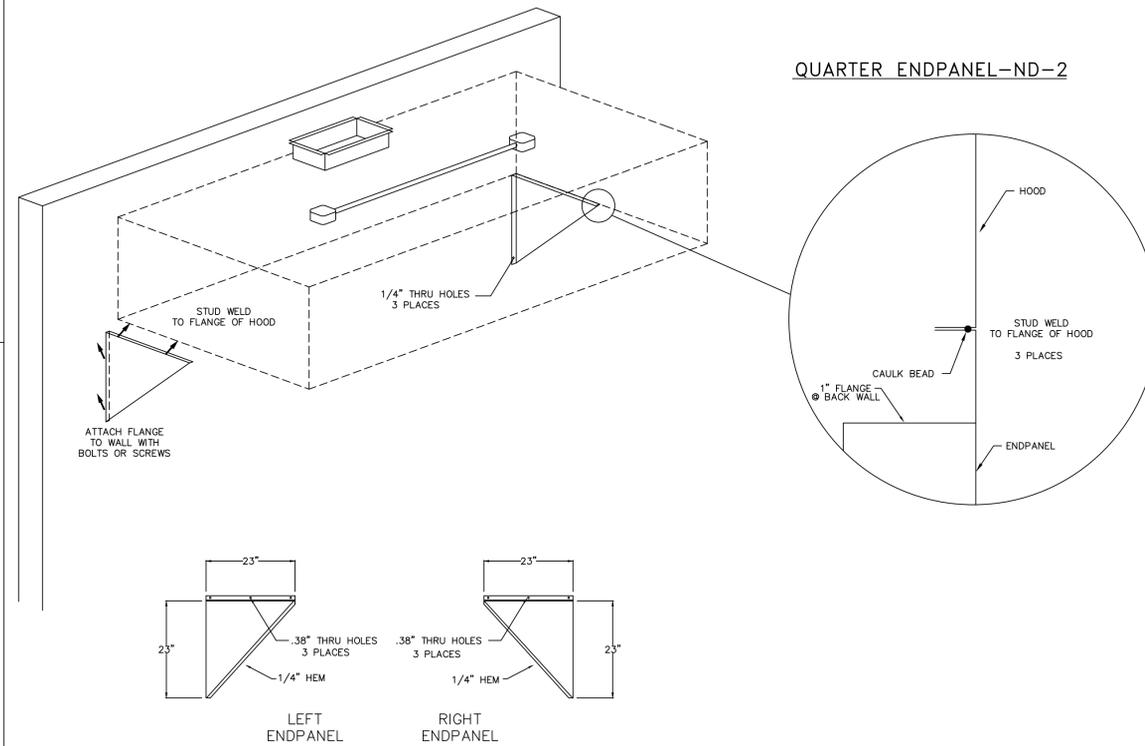


PLAN VIEW - Hood #1 (ITEM # 33)
3' 6.00" LONG 4224VHB-G

SECTION VIEW - MODEL 4224VHB-G
HOOD - #1 (ITEM # 33)



FIELD WRAPPER



FOR QUESTIONS, CALL
KURT CURTIS: REGIONAL MANAGER
PHONE: (360) 828-5418
FAX: (919) 227-5983
EMAIL: kurt.curtis@captiveaire.com

REVISIONS	
DESCRIPTION	DATE

CAPTIVE AIR
 OREGON OFFICE
 2702 NE 114th Ave, Suite 2, Vancouver, WA, 98684
 PHONE: (360) 828-5418 FAX: (919) 227-5983
 EMAIL: reg00@captiveaire.com
 www.captiveaire.com

JEFFERSON HOUSE MEMORY CARE
 KIRKLAND, WA

DATE: 12-11-15

DWG.#:
2175272

DRAWN BY: kurtis

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

MASTER DRAWING

SHEET NO.
FS.09

**Smith
Greene
COMPANY**
 Smith & Greene Company
 FOOD SERVICE
 EQUIPMENT & DESIGN
 4309 NW St. Helens Road
 PORTLAND, OR 97210
 (503) 258-0858 * FX (503) 258-0855

EXHAUST HOOD DETAILS

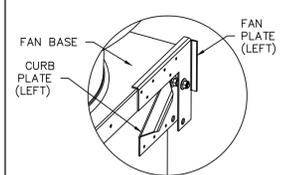
JEFFERSON MEMORY CARE FACILITY
 12215 NE 128TH AVE.
 KIRKLAND, WASHINGTON

SCALE: AS NOTED
 D SIZE SHEET
 ARCHITECT
 Smith and Greene Company

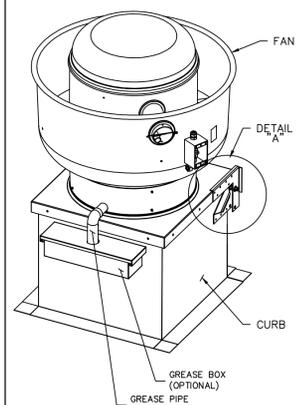
SHL. #	INDEX
FS.01	EQUIPMENT FLOOR PLAN & SCHEDULE
FS.02	PLUMBING REQUIREMENTS & SCHEDULE
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FS.11	EXHAUST FANS REFERENCE ONLY
FS.12	MAKEUP AIR UNIT REFERENCE ONLY
FS.13	FOODSERVICE EQUIPMENT SCHEDULES

REVISIONS		
NO.	ACTION	Date

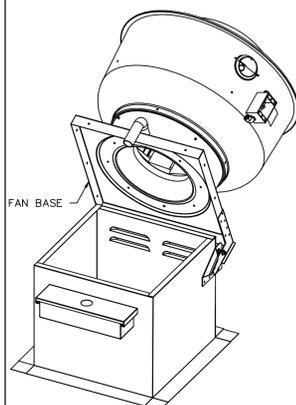
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 SHEET #
FS.09



HINGE KIT DETAIL

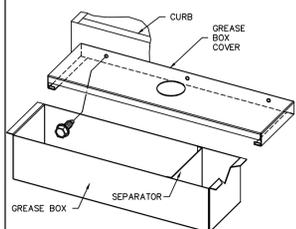


FAN IN CLOSED POSITION

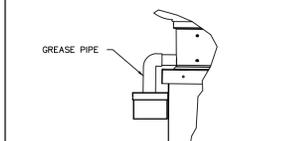


ATTENTION: INSTALLER SHOULD SUPPLY ENOUGH ELECTRICAL CORD TO LET FAN MAKE COMPLETE SWING.

FAN IN OPEN POSITION



ATTACH GREASE BOX COVER TO THE CURB 3" BELOW TOP EDGE OF CURB. USING (3) LONG (3/4" LG.) SCREWS AS SHOWN. INSTALL GREASE PIPE AS SHOWN.



GREASE BOX INSTALLATION

EXHAUST FAN INFORMATION – Job#2175272

FAN UNIT NO.	TAG	FAN UNIT MODEL #	CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	WEIGHT (LBS.)	SONES
1	KEF-1	DU33HFA	525	0.750	1326	0.333	0.1580	1	115	4.4	57	9.2
2	KEF-2	DU180HFA	3120	1.750	1282	2.000	1.4640	3	208	5.7	114	17.1

FAN OPTIONS

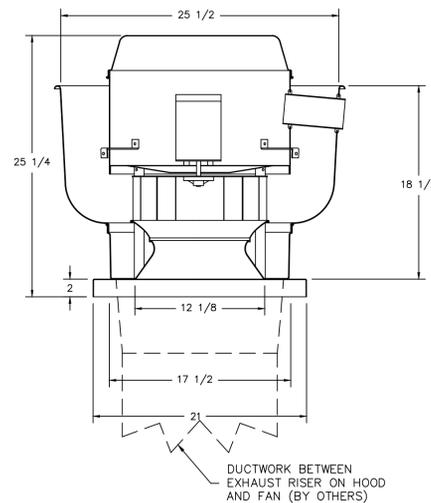
FAN UNIT NO.	TAG	OPTION (Qty. – Descr.)
1	KEF-1	1 – SCR-11 Bird Screen
		1 – ECM Wiring Package for Exhaust Fans or Untempered Supply Fans – Manual Speed Control.
2	KEF-2	1 – Grease Box
		1 – Fan Base Ceramic Seal – For Grease Ducts
3	MAU-1	1 – Motorized Backdraft Damper for A2-D Housing
		1 – AC Interlock Relay – 24VAC Coil
		1 – Low Fire Start
		1 – Inlet Pressure Gauge, 0–35"
		1 – Manifold Pressure Gauge, –5 to 15" wc
		1 – Extra Set of Belts
		1 – Separate 120V Wiring Package (Required and used only for DCV or Prewire with VFD) – Three Phase Only
		1 – Size 2 Direct Fired Heater Low CFM Profile Package. Used on Heaters under 2500 cfm.
		1 – 5 Ton Single Circuit Modular Packaged Cooling Option for Size 2 MUA (2,000 to 3,000 cfm), 208V/230V, 3 phase. Cooling Thermostat or Programmable Stat Required for Proper Operation.
		1 – Full Crating For Commercial Heater
		1 – Downturn Plenum for Size 2 DX Coil Module
		1 – Cooling Thermostat and Relay (Not req for evap)

CURB ASSEMBLIES

NO.	ON FAN	WEIGHT	ITEM	SIZE
1	# 1	31 LBS	Curb	19.500"W x 19.500"L x 20.000"H Hinged
2	# 2	41 LBS	Curb	26.500"W x 26.500"L x 20.000"H Vented Hinged
3	# 3	76 LBS	Curb	31.000"W x 79.000"L x 20.000"H Insulated
	# 3		Rail	6.000"W x 31.000"L x 20.000"H Along Width,

FOR QUESTIONS, CALL
 KURT CURTIS: REGIONAL MANAGER
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 FAX: (919) 227-5983
 EMAIL: kurt.curtis@captiveaire.com

FAN #1 DU33HFA – EXHAUST FAN (KEF-1)



FEATURES:

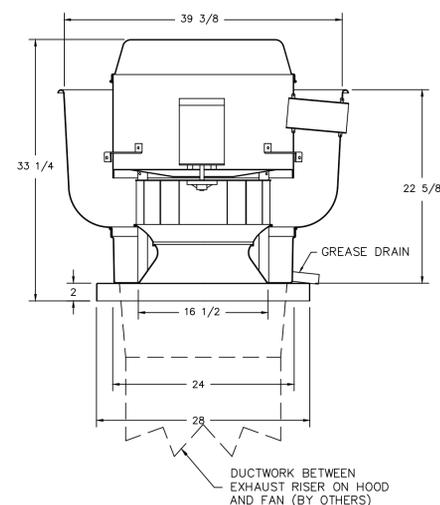
- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705
- VARIABLE SPEED CONTROL
- INTERNAL WIRING
- WEATHERPROOF DISCONNECT
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE)
- HIGH HEAT OPERATION 300°F (149°C)

NORMAL TEMPERATURE TEST
 EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

OPTIONS

SCR-11 BIRD SCREEN
 ECM WIRING PACKAGE FOR EXHAUST FANS OR UNTEMPERED SUPPLY FANS – MANUAL SPEED CONTROL.

FAN #2 DU180HFA – EXHAUST FAN (KEF-2)



FEATURES:

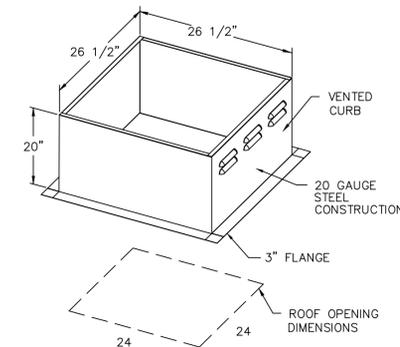
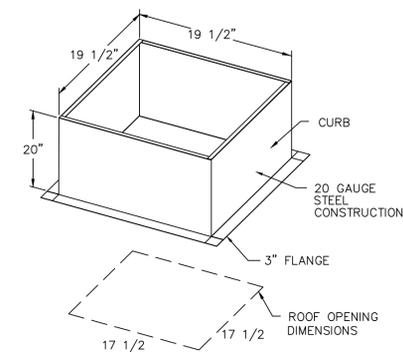
- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 and UL762
- VARIABLE SPEED CONTROL
- INTERNAL WIRING
- WEATHERPROOF DISCONNECT
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE)
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

NORMAL TEMPERATURE TEST
 EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST
 EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

GREASE BOX
 FAN BASE CERAMIC SEAL – FOR GREASE DUCTS



REVISIONS

NO.	DESCRIPTION	DATE

CAPTIVE

OREGON OFFICE
 2702 NE 114th Ave, Suite 2, Vancouver, WA, 98684 PHONE: (360) 828-5418 FAX: (919) 227-5983 EMAIL: reg90@captiveaire.com

JEFFERSON HOUSE MEMORY CARE
 KIRKLAND, WA

Smith Greene COMPANY

Smith & Greene Company
 FOOD SERVICE EQUIPMENT & DESIGN
 4309 NW St. Helens Road
 PORTLAND, OR 97210
 (503) 258-0858 * FX (503) 258-0855

EXHAUST HOOD FANS (REFERENCE ONLY)

JEFFERSON MEMORY CARE FACILITY
 12215 NE 128TH AVE.
 KIRKLAND, WASHINGTON

ALSO FROM
MURRAY MEMBERS
 TOLL FREE (800) 703-2018
 E-MAIL: Murray@smithgreene.com

D SIZE SHEET
 SCALE: AS NOTED

FOR SERVICE CONSULTANT USE ONLY
 Smith and Greene Company

DRAWN BY: PAUL MAX
 REV: 05/03/09
 E-MAIL: paulmax@smithgreene.com

shl. # index

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 FS-02 PLUMBING REQUIREMENTS & SCHEDULE
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REVISIONS

NO.	ACTION	Date

DATE: 12-11-15
DWG.#: 2175272
DRAWN BY: kurtis
SCALE: 3/4" = 1'-0"
MASTER DRAWING

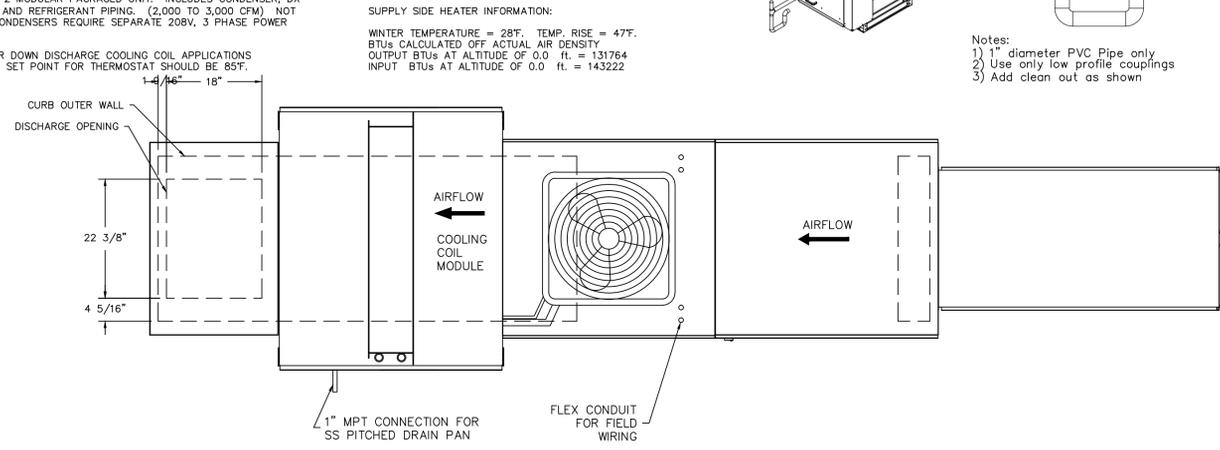
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PERMIT SET ISSUE DATE: 02-05-16

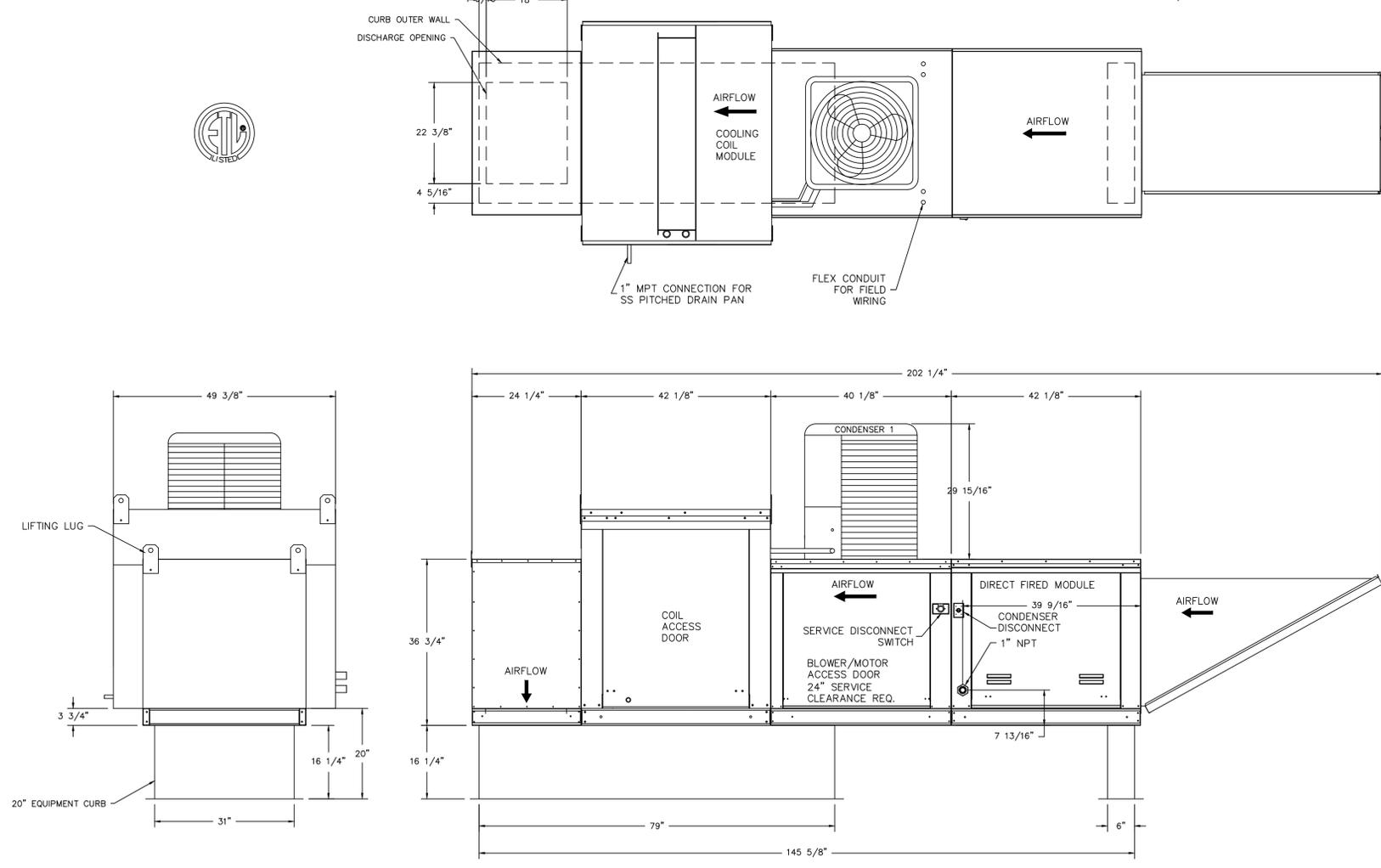
Sheet #
FS.11

FANS SHOWN FOR REFERENCE ONLY~NOT PART OF FOODSERVICE EQUIPMENT CONTRACT

- FAN #3 A2-D.250-G15-MPU - HEATER (MAU-1)
- DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 15" BLOWER
 - INTAKE HOOD WITH EZ FILTERS
 - DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT
 - MOTORIZED BACK DRAFT DAMPER 22.75" X 24" FOR SIZE 2 STANDARD & MODULAR DIRECT FIRED HEATERS W/EXTENDED SHAFT, STANDARD GALVANIZED CONSTRUCTION, 3/4" REAR FLANGE, LF120S ACTUATOR INCLUDED
 - COOLING INTERLOCK RELAY: 24VAC COIL, 120V CONTACTS. LOCKS OUT BURNER CIRCUIT WHEN AC IS ENERGIZED.
 - LOW FIRE START. ALLOWS THE BURNER CIRCUIT TO ENERGIZE WHEN THE MODULATION CONTROL IS IN A LOW FIRE POSITION.
 - GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE
 - GAS PRESSURE GAUGE, -5 TO +15 INCHES WC, 2.5" DIAMETER, 1/4" THREAD SIZE
 - EXTRA SET OF V-BELTS. ONLY TO BE ORDERED AS FAN OPTION AT TIME FAN IS ORDERED.
 - SEPARATE 120VAC WIRING PACKAGE FOR MAKE-UP AIR UNITS. OPTION MUST BE SELECTED WHEN MOUNTING VFD IN PREWIRE PANEL OR WITH DCV PACKAGE. PROVIDES SEPARATE 120VAC INPUT TO SUPPLY FAN. THIS 120V SIGNAL MUST BE RUN BY ELECTRICIAN FROM DCV TO MUA SWITCH.
 - PROFILE PLATE CONFIGURATION FOR SIZE 2 DIRECT FIRED UNIT FOR LOW CFM APPLICATIONS.
 - 5 TON, SINGLE CIRCUIT MODULAR PACKAGED COOLING OPTION FOR SIZE 2 MODULAR PACKAGED UNIT. INCLUDES CONDENSER, DX COIL, FILTER/DRYER KIT, THERMAL EXPANSION VALVE, R410A REFRIGERANT, AND REFRIGERANT PIPING. (2,000 TO 3,000 CFM) NOT BUILT WITH OPPOSITE SIDE CONTROLS OR OPPOSITE AIRFLOW DIRECTION. CONDENSERS REQUIRE SEPARATE 208V, 3 PHASE POWER SUPPLY. COIL = 3E21001R
 - FULL GRATING FOR COMMERCIAL HEATERS FOR SHIPPING.
 - DOWNTURN FLENUM FOR SIZE 2 COOLING COIL MODULE - REQUIRED FOR DOWN DISCHARGE COOLING COIL APPLICATIONS
 - DX COOLING INTAKE AIR THERMOSTAT AND RELAYS MOUNTED IN UNIT - SET POINT FOR THERMOSTAT SHOULD BE 85F.



SUPPLY SIDE HEATER INFORMATION:
 WINTER TEMPERATURE = 28F. TEMP. RISE = 47F.
 BTUS CALCULATED OFF ACTUAL AIR DENSITY
 OUTPUT BTUS AT ALTITUDE OF 0.0 ft. = 131764
 INPUT BTUS AT ALTITUDE OF 0.0 ft. = 143222



MUA FAN INFORMATION - Job#2175272

FAN UNIT NO.	TAG	FAN UNIT MODEL #	BLOWER	HOUSING	CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	COOLING COIL ENTERING DB TEMP.	COOLING COIL ENTERING WB TEMP.	COOLING COIL LEAVING DB TEMP.	COOLING COIL LEAVING WB TEMP.	COOLING COIL TOTAL CAPACITY	COOLING COIL SENSIBLE CAPACITY	COOLING COIL LATENT CAPACITY	WEIGHT (LBS.)	SONES
3	MAU-1	A2-D.250-G15-MPU	G15-PB	A2-D.250	2625	0.750	918	2.000	1.4890	3	208	5.7	82.0F	64.0F	72.0F	60.0F	35.1 MBH	28.6 MBH	6.5 MBH	1592	15.8

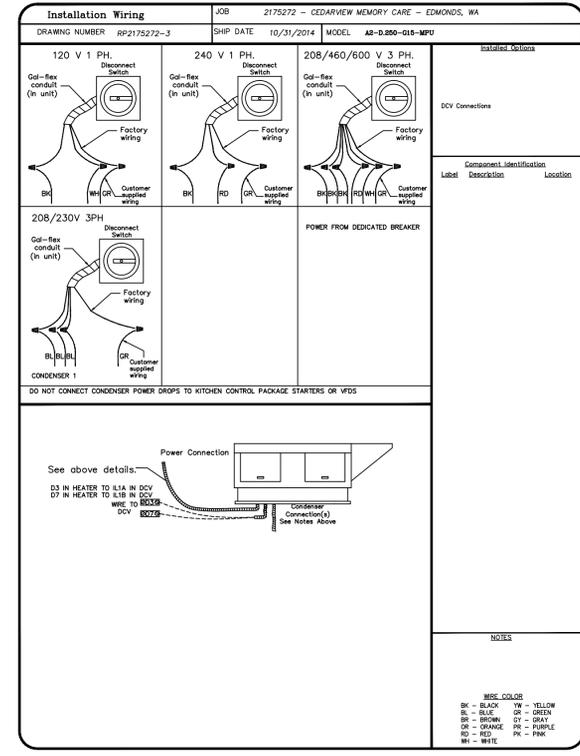
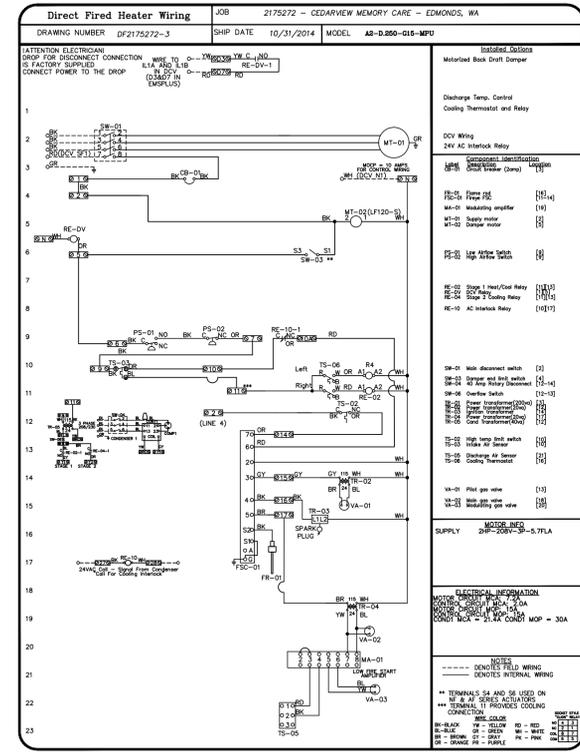
CONDENSER DETAILS

FAN UNIT NO.	TAG	FAN UNIT MODEL #	CONDENSER NO.	TONNAGE	VOLTAGE	PHASE	FREQUENCY	MCA	RLA	MAX. FUSE SIZE	MIN. WIRE SIZE
3	MAU-1	A2-D.250-G15-MPU	1	5	208-230	3 PHASE	60 Hz	21.4 Amps	17.4 Amps	30 Amps	12 AWG

GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NO.	TAG	ACTUAL AIR DENSITY?	INPUT BTUs	OUTPUT BTUs	TEMP. RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE
3	MAU-1	YES	143222	131764	47 deg F	7 in. w.c. - 14 in. w.c.	Natural

M.U.A. UNIT SHOWN FOR REFERENCE ONLY~NOT PART OF FOODSERVICE EQUIPMENT CONTRACT



FOR QUESTIONS, CALL
 KURT CURTIS: REGIONAL MANAGER
 PHONE: (360) 828-5418
 FAX: (919) 227-5983
 EMAIL: kurt.curtis@captivaire.com

REVISIONS

NO.	DESCRIPTION	DATE

CAPTIVAI

JEFFERSON HOUSE MEMORY CARE
 KIRKLAND, WA

DATE: 12-11-15
 DWG.#: 2175272
 DRAWN BY: kcurtis
 SCALE: 3/4" = 1'-0"
 MASTER DRAWING

SHEET NO.
 FS.12

Smith Greene COMPANY

Smith & Greene Company
 FOOD SERVICE EQUIPMENT & DESIGN
 4109 NW St. Helens Road
 PORTLAND, OR 97210
 (503) 258-0858 * FX (503) 258-0855

MAKE-UP AIR UNIT (REFERENCE ONLY)

JEFFERSON MEMORY CARE FACILITY
 12215 NE 128TH AVE.
 KIRKLAND, WASHINGTON

D SIZE SHEET

SCALE: AS NOTED

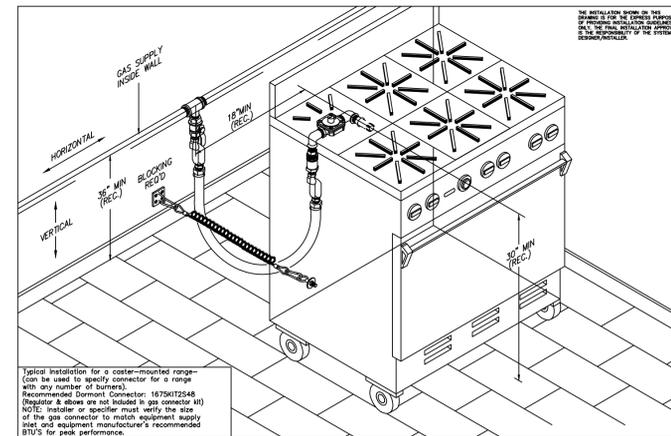
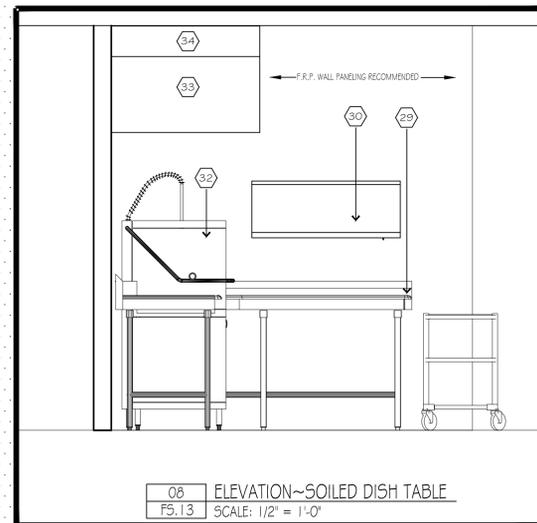
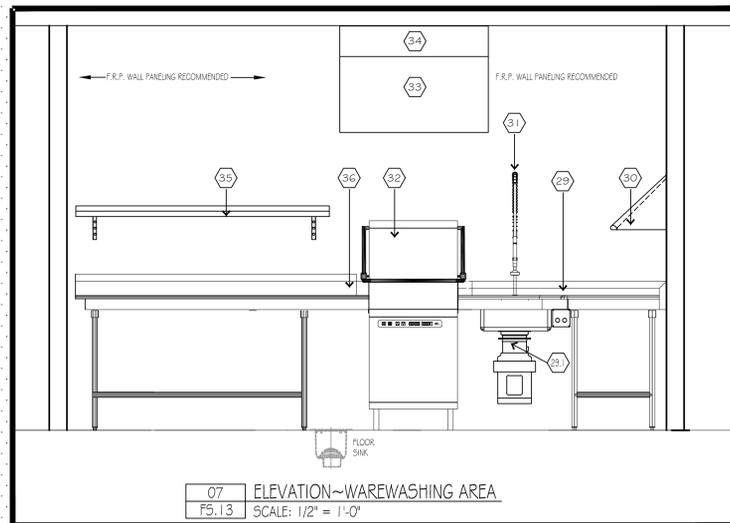
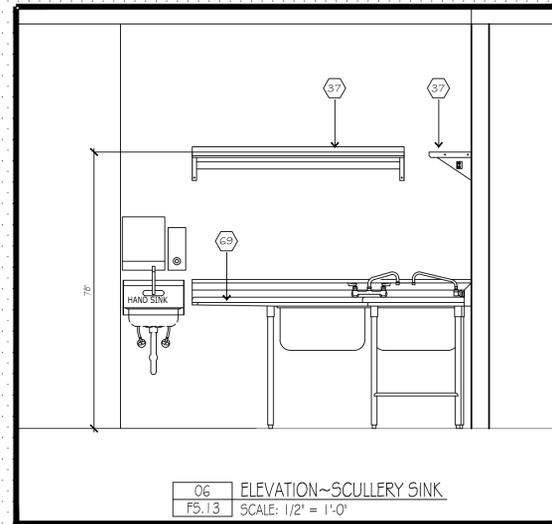
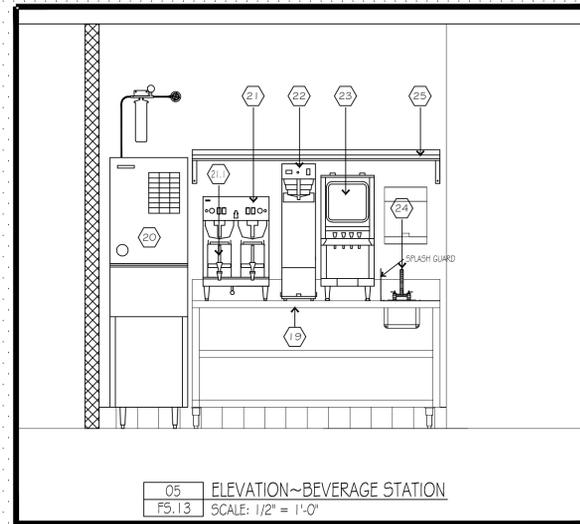
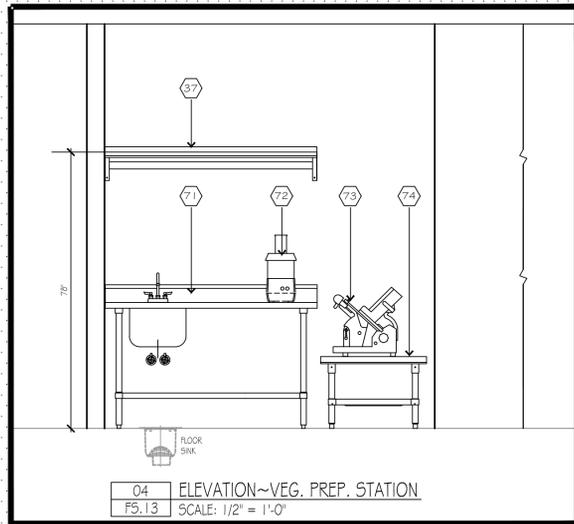
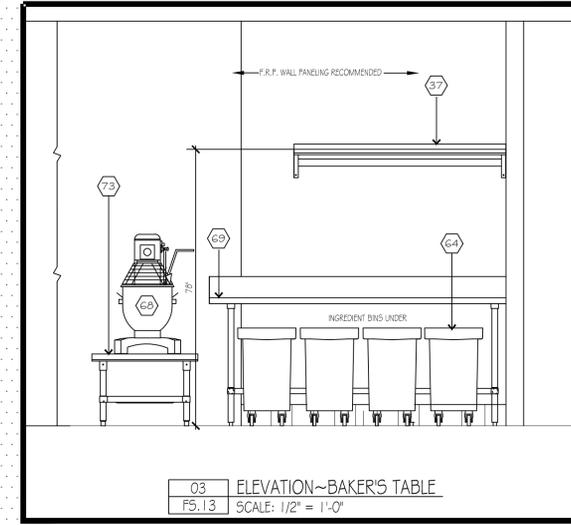
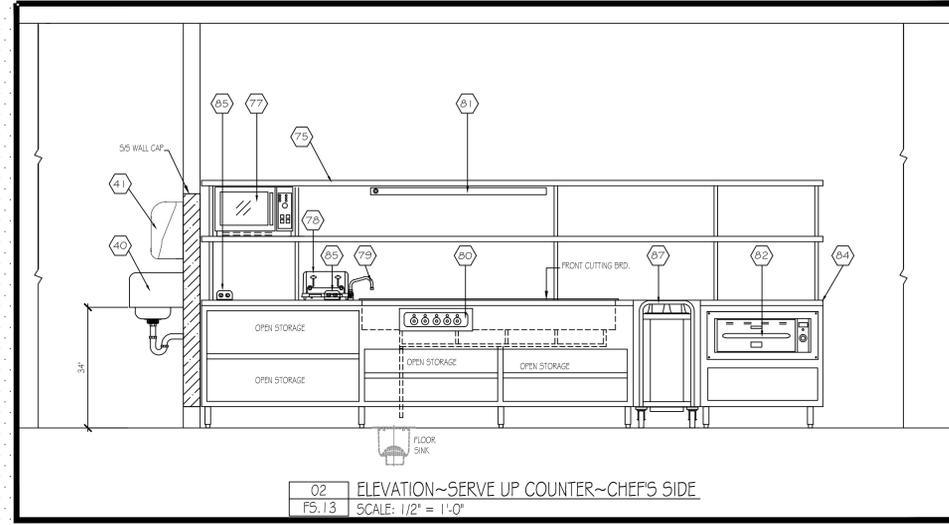
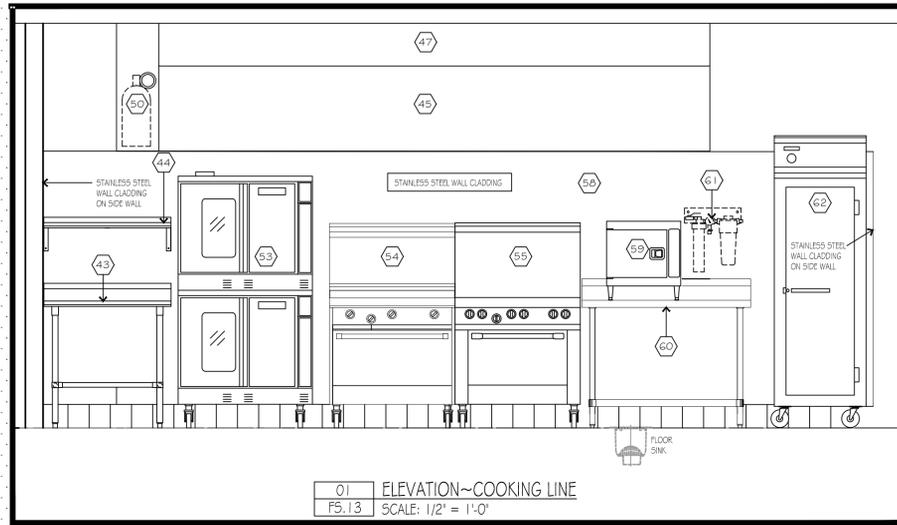
DATE: 12-11-15

REVISIONS

NO.	ACTION	Date

PERMIT SET ISSUE DATE: 02-05-16

FS.12



TYPICAL SAFETY SYSTEM MOVEABLE GAS CONNECTOR INSTALLATION METHOD FOR RANGES~SCALE: NONE

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F5.13	FOODSERVICE EQUIPMENT ELEVATIONS

REVISIONS		
NO.	ACTION	Date

GENERAL NOTES

THESE GENERAL NOTES ARE TO BE USED AS A SUPPLEMENT TO THE SPECIFICATIONS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATIONS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCIES IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE STRUCTURE HAS BEEN DESIGNED TO RESIST CODE REQUIRED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAS BEEN COMPLETED. STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO JOB SITE SAFETY; ERECTION METHODS, METHODS, AND SEQUENCES; TEMPORARY SHORING, FORMWORK, BRACING; USE OF EQUIPMENT AND CONSTRUCTION PROCEDURES. PROVIDE ADEQUATE RESISTANCE TO LOADS ON THE STRUCTURES DURING CONSTRUCTION PER SEI/ASCE STANDARDS NO. 37-02 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

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

STANDARDS
ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2009 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED AND ADOPTED BY THE LOCAL BUILDING OFFICIAL FOR APPLICABLE JURISDICTION.

CONTRACT DRAWINGS / DIMENSIONS

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

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. PRIMARY STRUCTURAL ELEMENTS ARE DIMENSIONED ON STRUCTURAL PLANS AND DETAILS AND OVERALL LAYOUT OF STRUCTURAL PORTION OF WORK. SOME SECONDARY ELEMENTS ARE NOTE DIMENSIONED SUCH AS WALL CONFIGURATIONS, INCLUDING EXACT DOOR AND WINDOW LOCATIONS, ALCOVES, SLAB SLOPES, AND DEPRESSIONS, CURBS, ETC. VERTICAL DIMENSIONAL CONTROL IS DEFINED BY ARCHITECTURAL WALL SECTIONS AND BUILDING SECTIONS. STRUCTURAL DETAILS SHOW DIMENSIONAL RELATIONSHIPS TO CONTROL DIMENSIONS DEFINED BY ARCHITECTURAL DRAWINGS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

DESIGN CRITERIA

VERTICAL LOADS

AREA	DESIGN DEAD LOAD	DESIGN LIVE LOAD
ROOF	15 PSF	20 PSF(LL), 30 PSF(SL)
LIVING AREAS		40 PSF
COORIDORS & PUBLIC AREA		100 PSF
SECOND FLOOR	85 PSF	
3RD FLOOR	39 PSF	

LATERAL FORCES

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

WIND:

BASIC WIND SPEED, V = 110 MPH
WIND IMPORTANCE FACTOR, I_w = 1.0
EXPOSURE CATEGORY = B
INTERNAL PRESSURE ENCLOSED BUILDING, GC_w = +0.18

SEISMIC:

SEISMIC IMPORTANCE FACTOR I_s = 1.0
DESIGN SPECTRAL RESPONSE ACCELERATIONS, S_{ds} = 0.84 & S_{d1} = 0.49
SITE CLASS TYPE D
SPECTRAL RESPONSE ACCELERATIONS, S_s = 1.25 & S₁ = 0.48
SEISMIC DESIGN CATEGORY = D
ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE
DESIGN BASE SHEAR, V = 690.05 KIPS
RESPONSE COEFFICIENT, C_s = 0.167
RESPONSE MODIFICATION FACTOR, R = 6.50 WOOD, R = 5.00 CONCRETE

STRUCTURAL STEEL

DETAILING, FABRICATION AND ERECTION

ALL WORKMANSHIP SHALL CONFORM TO THE AISC MANUAL OF STEEL CONSTRUCTION, 14TH EDITION, THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDING, THE 2ND EDITION AISC CODE OF STANDARD PRACTICE, AND THE AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS.

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

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

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

STEEL FABRICATORS

ALL STEEL FABRICATION SHALL BE PERFORMED BY A FABRICATOR CERTIFIED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. THE FABRICATOR SHALL BE DESIGNATED AN AISC CERTIFIED PLANT. CATEGORY STD AT THE TIME OF BID AND SHALL MAINTAIN THIS CERTIFICATION FOR THE DURATION OF THE PROJECT.

NON-AISC CERTIFIED STEEL FABRICATORS SHALL HAVE 5 YEARS MINIMUM EXPERIENCE ON SIMILAR PROJECTS OF EQUAL OR LARGER COMPLEXITY AND SCOPE. QUALIFICATIONS SHALL BE SUBMITTED TWO WEEKS PRIOR TO [BID / SHOP DRAWING PRODUCTION]

STEEL ERECTORS

ALL STEEL ERECTION SHALL BE PERFORMED BY AN ERECTOR CERTIFIED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. THE ERECTOR SHALL BE DESIGNATED AN AISC CERTIFIED ERECTOR, CATEGORY CSE AT THE TIME OF BID AND SHALL MAINTAIN THIS CERTIFICATION FOR THE DURATION OF THE PROJECT.

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

STEEL DETAILERS

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

MATERIAL PROPERTIES

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

STRUCTURAL STEEL (continued)

OTHER SHAPES AND PLATES: ASTM A36 (FY = 36 KSI) TYP UNO; ASTM A572 (FY = 46 KSI) WHERE INDICATED

HOLLOW STRUCTURAL SECTIONS: RECTANGULAR & SQUARE - ASTM A500 GRADE B (FY = 46 KSI); ROUND - ASTM A500 GRADE B (FY = 42 KSI)

STRUCTURAL STEEL PIPES: ASTM A53, GRADE B, TYPE E OR S (FY = 35 KSI)

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

HIGH-STRENGTH BOLTS: ASTM A325-ASTM F1852, A490-ASTM F2280

BOLTS: ASTM F1852 A325 BOLTS OR ASTM A 490 BOLTS

A. MIN. EDGE DISTANCE: 1.5dBOLT
B. MIN. END DISTANCE:
COMPRESSION: 4dBOLT
TENSION: 7dBOLT
C. MIN. BOLT SPACING: 4dBOLT

REINFORCEMENT: ASTM A615 GRADE 60 FOR #4 AND LARGER, GRADE 40 FOR #3

ANCHOR BOLTS (A.B.): ASTM F1554, GRADE 36, CLASS 2A TYPICAL, UNLESS OTHERWISE NOTED, ASTM F1554, GRADE 105 WHERE INDICATED.

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

WELDING

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

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

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

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

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

GRAVITY FRAME

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

WELDED CONNECTIONS INSPECTION:

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

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

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

CARPENTRY:

NAILS: CONNECTION DESIGNS ARE BASED ON "COMMON WIRE" NAILS WITH THE FOLLOWING PROPERTIES:

PENNYWEIGHT	DIAMETER (INCHES)	LENGTH (INCHES)	TRACKER** COLOR CODED NAILS
8d	.131	2-1/2	BLUE
10d	.148	3	PURPLE
16d	.162	3-1/2	ORANGE
20d	.192	4	---

FOR DIAPHRAGM OR SHEAR WALL NAILING THE FOLLOWING FASTENER TYPES MAY BE USED AT EQUIVALENT SPACING TO THE SPECIFIED ON PLANS.

PENNYWEIGHT	DIAMETER (INCHES)	LENGTH (INCHES)	EQUIVALENT SPACING (INCHES)	TRACKER** COLOR CODED NAILS
8d COMMON WIRE	0.131	2-1/2	6 4 3	BLUE
8d "SIPPED GALV. BOX"	0.131	2-1/2	6 4 3	---
8d "SHINY BOX"	0.131	2-1/2	4-1/2 3 2-1/2	YELLOW
12 GA. STAPLES	0.1055	1-7/8"	6 5-1/2 4	---
14 GA. STAPLES	0.0890	1-1/2"	6 4 3	---
15 GA. STAPLES	0.072	1-1/2"	5 3 2-1/2	---
10d COMMON WIRE	0.148	3	6 4 3	PURPLE
10d "HOT DIPPED GALV. BOX"	0.148	3	6 4 3	---
10d "SHINEY BOX"	0.128	3	4-1/2 3 2-1/4	WHITE

*BASED ON 15/32" PLYWOOD OR OSB

**REFERENCE TO COLOR CODED NAILS PER TRACKERS SYSTEM OR PRE-APPROVED EQUAL

WOOD SHEATHINGS (STRUCTURAL): SHEATHING ON ROOF SURFACES SHALL BE PLYWOOD. SHEATHING ON FLOOR AND WALLS SHALL BE 5-PLY MINIMUM WHERE INDICATED AS 3/4" OR THICKER. WOOD SHEATHING SHALL BE "STRUCTURAL I" CONFORMING TO PS1-07 AND/OR PS2-04. ALL PANELS SHALL BEAR THE STAMP OF AN APPROVED GRADING AGENCY. SPAN RATING SHALL BE PROVIDED AS FOLLOWS: ROOF FRAMING AT 32" O.C.; ROOF FRAMING AT 24" O.C. (32/16); FLOORS (48/24) ALL WOOD SHEATHED WALLS SHALL BE BLOCKED AT ALL PANEL EDGES UNLESS OTHERWISE NOTED.

GLUE-LAMINATED MEMBERS: CONFORM TO ANSI/AITC A190.1. MEMBERS SHALL BE COMBINATION 24F-V4 DOUGLAS FIR (DF) FOR SIMPLE SPANS AND 24F-V8 DF FOR CANTILEVERED SPANS (FB #2400 PSI, FV = 265 PSI, E=1,3X10⁶ PSI) AND DF COMBINATION FOR COLUMNS.

PREMIUM APPEARANCE GRADE WHERE EXPOSED TO VIEW: INDUSTRIAL APPEARANCE WHERE NOT EXPOSED TO VIEW. ALL MEMBERS TO HAVE EXTERIOR GLUE AND HAVE AIRC OR APA-EWS STAMP. CAMBER AS SHOWN ON STRUCTURAL DRAWINGS.

FRAMING LUMBER:

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

SPECIES AND GRADE (BASE DESIGN VALUE)

- 6X BEAMS AND HEADERS, "DOUG FIR-LARCH" NO. 2 (FB=900 PSI, FV=170 PSI)
- 2X TO 4X JOISTS, PURLINS, AND HEADERS, "DOUG FIR-LARCH" NO. 2 (FB=900 PSI, FV=180 PSI)
- 6X POSTS AND COLUMNS, "DOUG FIR-LARCH" NO. 2 (FC=1000 PSI)
- EXTERIOR STUDS, INTERIOR BEARING WALLS AND 4X COLUMNS, "DOUG FIR-LARCH" NO. 2 (FB=900 PSI, FC=1350 PSI)
- INTERIOR NON-BEARING STUD WALLS, "DOUG FIR-LARCH" NO. 2 (FB=900 PSI, FC=1350 PSI)
- 2X & 3X T&G DECKING, "DOUG FIR-LARCH" COMMERCIAL (FB=1450 PSI, E=1700 KSI)
- THE MINIMUM GRADE OF ALL OTHER STRUCTURAL FRAMING, "DOUG FIR-LARCH" NO.2 (FB=900 PSI, FC=1350 PSI).
- UTILITY & STANDARD GRADES NOT PERMITTED.

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

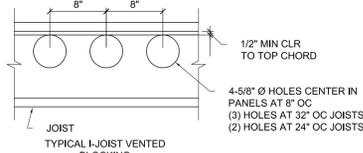
- CCA: CHROMATED COPPER ARSENATE NOT PERMITTED
SBX: DOT SODIUM BORATE
ACC: ALKALINE COPPER QUAT
CBA & CA: COPPER AZOLE
FIR: DOUG-FIR OR HEM-FIR
SP: SOUTHERN PINE
- CONNECTORS: JOIST HANGERS, STRAPS, FRAMING CONNECTORS, COLUMN CAPS AND BASES, ETC. FASTENERS: MACHINE BOLTS, ANCHOR BOLTS AND LAG SCREWS WITH ASSOCIATED PLATE WASHER AND NUTS, NAILS, SPIKES, WOOD SCREWS, ETC.
- G60, G90 & G185 PER ASTM A663
BATCH/POST HOT-DIP GALVANIZED PER ASTM A123 FOR CONNECTORS AND ASTM A153 FOR FASTENERS MECHANICALLY GALVANIZED FASTENERS PER ASTM B695, CLASS 55 OR GREATER.
- AT CONTRACTORS OPTION, LEDGERS AND TOP PLATES A MINIMUM OF 8 FEET ABOVE GRADE ON CONCRETE OR MASONRY WALLS MAY BE UN-TREATED OR COMPLETELY SEPARATED FROM THE WALL BY A SELF ADHERING ICE & WASHER SHIELD BARRIER (40 MIL MINIMUM).

GENERAL REQUIREMENTS: PROVIDE MINIMUM NAILING PER IBC TABLE 2304.9.1 OR MORE, AS OTHERWISE SHOWN. STAGGER ALL NAILING TO PREVENT SPLITTING OF WOOD MEMBERS. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED WITH THE EXCEPTION OF INTERIOR CONCRETE TOPPING ON WOOD FLOOR SYSTEMS. HOLES AND CUTS ON 2X OR 4X PLATES SHOULD BE TREATED WITH A 20% SOLUTION OF COPPER NAPHTHENATE. BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. PROVIDE CUT WASHERS WHERE BOLT HEADS, NUTS AND LAG SCREW HEADS BEAR ON WOOD. PROVIDE A MINIMUM 3"X3"X1/4" PLATE WASHER ON ALL ANCHOR BOLTS WHICH CONNECT MUD SILLS TO FOUNDATION. DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS, EXCEPT AS ALLOWED BY IBC SECTIONS 2308.8.10, 2308.9.11, AND 2308.10.4.2 OR AS RESTRICTED BY PLANS OR DETAILS, OR AS APPROVED PRIOR TO INSTALLATION. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

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

LAG SCREWS: SHALL CONFORM TO ANSIA/SME STANDARD B18.2.1. LAG SCREWS SHALL BE 1/4" DIAMETER INDICATED ON DRAWINGS WITH A MINIMUM OF 6X DIA. EMBEDMENT IN SUPPORTING MEMBER UNLESS NOTED OTHERWISE. CLEARANCE HOLE FOR THE SHANK SHALL BE THE SAME DIAMETER AS THE SHANK AND THE SAME DEPTH OF PENETRATION AS THE UNTHREADED PORTION OF THE SHANK. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 60 TO 75 PERCENT OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH TO AT LEAST THE LENGTH OF THE THREADED PORTION. THE THREADED PORTION OF THE SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE SCREWS OR IN THE LEAD HOLE TO FACILITATE INSERTION AND PREVENT DAMAGE TO THE SCREW. LAG SCREWS SHALL NOT BE DRIVEN WITH A HAMMER. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTIONS AND FASTENERS.

JOISTS: SHALL BE MANUFACTURED BY TRUSJOIST BY WEYERHAEUSER, OR PRE-APPROVED EQUAL IN ACCORDANCE WITH APPROVED SHOP AND INSTALLATION DRAWINGS. MEMBERS SHALL BE DESIGNED UNDER THE DIRECT SUPERVISION OF A STRUCTURAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. THE ENTIRE JOIST ASSEMBLY SHALL BE AS APPROVED BY CURRENT ICC-ES REPORT. MEMBERS SHALL BE DESIGNED TO CARRY THE LOADS LISTED IN THE DESIGN CRITERION AND ANY ADDITIONAL LOADS INDICATED ON THE FRAMING PLANS AND DETAILS. THE JOIST ENGINEER SHALL ASSUME ALL RESPONSIBILITY FOR THE WORK OF ALL SUBORDINATES INVOLVED IN THE PREPARATION OF THE JOIST PLACEMENT PLANS AND DESIGN DRAWINGS. JOISTS SHALL BE PROVIDED TO COMPLETE FLOOR FRAMING FROM THE SHEATHING TO THE SUPPORTING MEMBERS BELOW. MEMBER DESIGNATIONS ON PLANS ARE FOR TYPICAL UNIFORMLY LOADED CONDITION. MANUFACTURER SHALL PROVIDE ADDITIONAL MEMBERS AS REQUIRED TO SUPPORT SPECIAL LOADING REQUIREMENTS INDICATED ON DRAWINGS. TOP CHORD AT STRAP CONNECTION TO CONCRETE OR MASONRY WALL SHALL BE COMPOSED OF A STRUCTURAL COMPOSITE LUMBER MEMBER APPROVED BY A CURRENT ICC REPORT FOR SUCH A USE OR AT CONTRACTORS OPTION. STRAP NAIL HOLES SHALL BE PRE-DRILLED IN CHORD. PROVIDE SHOP AND INSTALLATION DRAWINGS AND CALCULATIONS PRODUCED UNDER THE SUPERVISION OF AND BEARING THE STAMP OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. DETAIL DRAWING TO INDICATE MEMBER TYPES, SIZE, SPACING, BRIDGING, BLOCKING, CONNECTIONS, ANCHORING, BEARING PLAN AND OTHER PERMANENT DETAILS.



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

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

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

STRUCTURAL COMPOSITE LUMBER: SHALL BE MANUFACTURED BY TRUSJOIST BY WEYERHAEUSER, OR PRE-APPROVED EQUAL IN ACCORDANCE WITH APPROVED SHOP AND INSTALLATION DRAWINGS CONFORMING TO A CURRENT ICC EVALUATION REPORT.

MINIMUM DESIGN VALUES:

- 1-3/4" LVL: FB=2600 PSI, FV= 285 PSI, E=1900 KSI
- 3-1/2" PSL: FB=2900 PSI, FV= 290 PSI, E=2000 KSI
- RIMBOARD: FB=1700 PSI, FV= 400 PSI, E=1300 KSI 1-1/4" MINIMUM THICKNESS

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

PRESERVATIVE TREATED WOOD REQUIREMENTS:

TREATMENTS OTHER THAN THOSE LISTED BELOW ARE NOT PERMITTED.

SPECIAL INSPECTIONS ARE REQUIRED
See Sheet S1.1

Deferred submittals/shop drawings must be reviewed and approved by EOR prior to submitting to City of Kirkland and prior to installation.

ABBREVIATION LIST

ADD'L	ADDITIONAL	HGR	HANGER
AB	ANCHOR BOLT	HDR	HEADER
AFF	ABOVE FINISH FLOOR	HT	HEIGHT
ALT	ALTERNATIVE	HORIZ	HORIZONTAL
ARCH	ARCHITECTURAL	HSS	HOLLOW STRUCTURAL SECTION
@	AT	INT	INTERIOR
BM	BEAM	JST	JOIST
BRG	BEARING	JT	JOINT
BTWN	BETWEEN	L	ANGLE
BLKG	BLOCKING	LLH	LONG LEG HORIZONTAL
BOT	BOTTOM	LLV	LONG LEG VERTICAL
BOF	BOTTOM OF FOOTING	LL	LIVE LOAD
BLDG	BUILDING	LOC	LOCATION
BU	BUILT UP	LSL	TIMBER STRAND
(C=)	CAMBER	LVL	MICROLAM
CANT	CANTILEVER	MAX	MAXIMUM
CJ	CONTROL/CONSTRUCTION JOINT	MB	MACHINE BOLT
CP	COMPLETE PENETRATION	MFR	MANUFACTURER
C	CENTERLINE	MECH	MECHANICAL
CLR	CLEARANCE	MTL	METAL
COL	COLUMN	MEZZ	MEZZANINE
CONC	CONCRETE	MIN	MINIMUM
CONFIG	CONFIGURATION	MISC	MISCELLANEOUS
CMU	CONCRETE MASONRY UNIT	NF	NEAR FACE
CONN	CONNECTION	NS	NEAR SIDE
CONST	CONSTRUCTION	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CONTR	CONTRACTOR	OPNG	OPENING
COORD	COORDINATE	OPP	OPOSITE
CTRD	CENTERED	P	PLATE
CU	CUBIC	PAF	POWDER ACTUATED FASTENER
CY	CUBIC YARD	PERP	PERPENDICULAR
DL	DEAD LOAD	PP	PARTIAL PENETRATION
DIA or Ø	DIAMETER	PSF	POUNDS PER SQUARE FOOT
DIAG	DIAGONAL	PSL	PARALLAM
DM	DIMENSION	PT	POST TENSION
DBL	DOUBLE	PW	PLYWOOD
DF	DOUGLAS FIR	RENF	REINFORCING
DWG	DRAWING	REQD	REQUIRED
DWL	DOWEL	SCHED	SCHEDULE
EA	EACH	SHTG	SHEATHING
EL	ELEVATION	SIM	SIMILAR
ELEV	ELEVATOR	SOG	SLAB ON GRADE
ENGR	ENGINEER	SO	SQUARE
EQ	EQUAL	STD	STANDARD
(E)	EXISTING	STL	STEEL
EF	EACH FACE	STIFF	STIFFENER
EW	EACH WAY	STRUCT	STRUCTURAL
EXP	EXPANSION	T&B	TOP & BOTTOM
EXT	EXTERIOR	T&G	TONGUE & GROOVE
FF	FAR FACE	THRD	

STATEMENT OF SPECIAL INSPECTIONS:

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

STRUCTURAL SYSTEM	VERIFICATION & INSPECTION	CONT.	PERIODIC	COMMENTS	REFERENCES
SOILS	VERIFY SOILS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X	SOIL SPECIAL INSPECTION IS NOT REQUIRED DURING PLACEMENT OF CONTROLLED FILL HAVING A TOTAL DEPTH OF 12 IN OR LESS	IBC 1704.7
	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X		
	PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS		X		
	VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X			
STEEL CONSTRUCTION	PROPER TO PLACEMENT OF COMPACTED FILL. OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X		
	MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS		X		AISC 360 SECTION A3.3
	HIGH-STRENGTH BOLTING: A. SNUG-TIGHT JOINTS		X		AISC 360 SECTION M2.5 IBC 1704.3.3
	MATERIAL VERIFICATION OF STRUCTURAL STEEL AND COLD FORMED STEEL DECK: A. IDENTIFICATION MARKINGS TO CONFORM TO AISC 360 B. FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS LISTED IN GENERAL NOTES C. MANUFACTURER'S CERTIFIED MILL TEST REPORTS		X		MANUFACTURER TO PROVIDE CERTIFIED MILL TEST REPORTS AISC 360 SECTION M5.5 APPLICABLE ASTM STANDARDS
CONCRETE	MATERIAL VERIFICATION OF WELD FILLER MATERIALS: A. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATIONS LISTED IN GENERAL NOTES B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE		X		AISC 360 SECTION M3.5 APPLICABLE AWS AS DOCUMENTS
	INSPECTION OF WELDING: A. STRUCTURAL STEEL: 1. COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS 2. MULTIPASS FILLET WELDS 3. SINGLE-PASS FILLET WELDS > 5/16" 4. PLUG AND SLOT WELDS 5. SINGLE-PASS FILLET WELDS <= 5/16"		X		SPECIAL INSPECTIONS OF THIS SECTION ARE WAIVED WHERE FABRICATION IS PERFORMED ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED IN ACCORDANCE WITH IBC SECTION 1704.2
	REINFORCING STEEL AND PLACEMENT		X		ACI 318: 3.5, 7.1-7.7 IBC 1913.4
	BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE	X			NON-STRUCTURAL SLAB ON GRADE
WOOD FRAMING	ANCHORES INSTALLED IN HARDENED CONCRETE		X		AWSD1.1 IBC 1704.3.1
	VERIFY USE OF REQUIRED DESIGN MIX		X		AWSD1.3
	SAMPLING OF FRESH CONCRETE, SLUMP TEST, AIR CONTENT, TEMPERATURE OF CONCRETE AT TIME OF MAKING SPECIMENS		X		ASTM C172, C31 ACI 318: 5.6, 5.8 IBC 1913.10
	CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION	X			ACI 318: 5.9, 5.10 IBC 1913.6, 1913.7, 1913.8
SUSPENDED CEILINGS	INSPECTION FOR APPLICATION AND MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X		IBC 1708.3
	MATERIAL VERIFICATION OF REINFORCEMENT STEEL		X		IBC 1707.3
	SHEAR WALL NAILING		X		IBC 1707.3
	DIAPHRAGM NAILING		X		IBC 1707.3
ANCHORED VENEER	NAILING, BOLTING, AND ANCHORAGE OF COMPONENTS THAT ARE PART OF THE DRAG STRUTS, BRACES AND HOLD-DOWNS THAT ARE PART OF THE SEISMIC RESISTING SYSTEM		X		IBC 1705.3.4
	INSPECTION PROGRAM SHALL VERIFY: 1. SIZE, TYPE OF VENEER ANCHORS 2. SIZE, GRADE OF REINFORCEMENT 3. PROPORTIONS OF MORTAR 4. CONSTRUCTION OF MORTAR JOINTS 5. INSTALLATION OF TIES		X		VERIFICATION AT BEGINNING OF CONSTRUCTION IBC 1707.6 & 1704.5 AIC 530/ASCE/TM5402
	WOOD OPEN WEB TRUSSES AND I-JOISTS		X		
	FABRICATION OF METAL-PLATE CONNECTED WOOD TRUSSES		X		

MISCELLANEOUS:

PRE-APPROVED SUBSTITUTIONS:

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

SHOP DRAWINGS/SUBMITTALS:

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

	STRUCTURAL ENGR.	BUILDING DEPT.
1. CONCRETE MIX DESIGNS	X	X
2. REINFORCING STEEL SHOP DRAWINGS	X	X
3. VENEER ANCHORAGE SYSTEM	X	X
4. STRUCTURAL STEEL	X	X
5. MISCELLANEOUS SYSTEM	X	X
6. GLULAMINATED MEMBERS	X	X
7. WOOD OPEN WEB TRUSSES AND I-JOISTS	X	X
8. FABRICATION OF METAL-PLATE CONNECTED WOOD TRUSSES	X	X
9. CONTRACTOR'S STATEMENT OF RESPONSIBILITY	X	X

SPECIAL INSPECTION: SPECIAL INSPECTION SHALL BE PROVIDED BY AND INDEPENDENT TESTING LABORATORY PER THE REQUIREMENTS OF IBC CHAPTER 17 AND THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION AND CONTRACT DOCUMENTS. THE SPECIAL INSPECTOR SHALL SUBMIT INSPECTION REPORTS AND A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL FOR THE ITEMS LISTED IN THE QUALITY ASSURANCE/SPECIAL INSPECTION SECTION.

REPORTS, CERTIFICATES, AND OTHER DOCUMENTS RELATED TO STRUCTURAL SPECIAL INSPECTIONS AND TESTS SHOULD BE SUBMITTED BY THE CONTRACTOR TO THE CITY OF RENTON. THE CERTIFICATES OF COMPLIANCE ARE REQUIRED TO STATE THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. SEE IBC SECTIONS 107.1, 107.3.4.1, AND 107.3.4.2. SEE ALSO THE STRUCTURAL GENERAL COMMENTS BELOW. THE FOLLOWING IS A SUMMARY:

- SUBMITTAL OF REPORTS OF MILL TESTS FROM THE MANUFACTURERS OF CONCRETE REINFORCEMENT COMPLYING WITH ASTM A 615, WHERE PROPOSED AS A SUBSTITUTE FOR REINFORCEMENT COMPLYING WITH ASTM A 706, IN SPECIAL REINFORCED CONCRETE SHEAR WALLS, WHERE APPLICABLE. SEE ALSO IBC SECTIONS 1708.2 AND 1901.2 AND SECTION 21.1.5.2 OF ACI 318-08.
- SUBMITTAL OF REPORTS OF MATERIAL PROPERTIES FROM THE MANUFACTURERS VERIFYING COMPLIANCE WITH A W S D 1.4 FOR WELDABILITY OF THE CONCRETE REINFORCEMENT TO BE WELDED THAT COMPLIES WITH A STANDARD OTHER THAN ASTM A 706, WHERE APPLICABLE. SEE ALSO IBC SECTIONS 1708.2 AND 1901.2, SECTION 3.5.2 OF ACI 318-08, AND SECTION 1.3.4 OF AWS D1.4-98.
- SUBMITTAL OF CERTIFICATES OF COMPLIANCE FROM THE FABRICATORS OF STRUCTURAL STEEL MEMBERS AT THE COMPLETION OF FABRICATION. SEE ALSO IBC SECTIONS 1704.2 AND 1704.2.2.
- SUBMITTAL OF CERTIFICATES OF COMPLIANCE FROM THE FABRICATORS OF THE PREFABRICATED STEEL STRUCTURE AT THE COMPLETION OF FABRICATION. SEE ALSO IBC SECTIONS 1704.2 AND 1704.2.2.
- SUBMITTAL OF TEST REPORTS FROM THE MANUFACTURERS OF ASTM F 1554, GRADE 55, STEEL ANCHOR BOLTS/RODS VERIFYING COMPLIANCE WITH SUPPLEMENTARY REQUIREMENT S1 OF ASTM F 1554. SEE ALSO IBC SECTION 2205.1, SECTION A2 OF AISC 360-05, AND SECTION 17.1 OF ASTM F 1554-09.
- SUBMITTAL OF TEST REPORTS FROM THE MANUFACTURERS OF ASTM A 307, GRADE A, STEEL ANCHOR BOLTS VERIFYING COMPLIANCE WITH SUPPLEMENTARY REQUIREMENT S1 OF ASTM A 307. SEE ALSO IBC SECTION 2205.1, SECTION A2 OF AISC 360-05, AND SECTION 1.5 OF ASTM A 307-04.
- SUBMITTAL OF CERTIFICATES OF COMPLIANCE FROM THE FABRICATORS OF PREFABRICATED METAL-PLATE-CONNECTED WOOD TRUSSES AT THE COMPLETION OF FABRICATION. SEE ALSO IBC SECTIONS 1704.2, 1704.2.2, AND 2303.4.7.
- SUBMITTAL OF CERTIFICATES OF COMPLIANCE FROM THE FABRICATORS OF PREFABRICATED WOOD SHEAR WALL PANELS AT THE COMPLETION OF FABRICATION. SEE ALSO IBC SECTIONS 1704.2 AND 1704.2.2.

FOUNDATION

- DESIGN ALLOWABLE SOIL BEARING PRESSURE: 2,000 PSF
- FOOTINGS SHALL BEAR ON NATIVE, INORGANIC, UNDISTURBED SOIL OR SUITABLE STRUCTURAL FILL.
- ALL EXTERIOR FOOTINGS SHALL EXTEND 2'-6" MIN BELOW FINISHED GRADE.
- COMPACTION OF BACKFILL MATERIAL:
A. PIPES, PARKING LOTS, SIDEWALKS, SLABS ON GRADE: 95% COMPACTION ASTM D-1557 (MODIFIED PROCTOR)
B. FOOTINGS AND FOUNDATIONS: 95% COMPACTION ASTM D-1557 (MODIFIED PROCTOR)
C. PLANTING BEDS, GRASS AREAS: 90% COMPACTION

CONCRETE MASONRY

- ALL CONCRETE MASONRY UNITS SHALL BE GRADE N, TYPE 1, MOISTURE CONTROLLED, ASSEMBLIES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF F_m = 1800 PSI. SPECIAL INSPECTION REQUIRED IN ACCORDANCE WITH IBC 1704 CONCRETE MASONRY WALLS SHALL BE REINFORCED AS SHOWN ON THE PLANS AND DETAILS. WALLS SHALL BE SOLID GROUTED.
- MORTAR SHALL BE TYPE S AND SHALL CONFORM TO IBC SECTION 2103.7.
- GROUT SHALL CONFORM TO IBC SECTION 2103.9, GROUT SHALL CONFORM TO PROPORTION SPECIFICATIONS OF IBC TABLE 2103.11, MORTAR SAND SHALL BE USED, GROUT SHALL BE POURED IN MAXIMUM LIFTS OF 6'-0". CONCRETE GROUT FILL F_c = 3000 PSI, MAXIMUM WATER-CEMENT = 0.45; 7 BAGS OF CEMENT MINIMUM PER CUBIC YARD, SUBMIT MIX DESIGN, PEA GRAVEL AGGREGATE - 9" SLUMP, FILL ALL CELLS WITH CONCRETE GROUT.
- MASONRY REINFORCING STEEL SHALL CONFORM TO IBC SECTION 2103.14, DEFORMED BARS SHALL BE GRADE 60 AND SHALL BE SECURELY PLACED IN ACCORDANCE WITH IBC SECTION 2104.1.
- LAP ALL BARS @ 48xDIAMETER OR 2'-0" MINIMUM, UNLESS OTHERWISE NOTED ON THE DRAWING.

SPECIAL INSPECTION

FOR SPECIAL INSPECTION PER IBC SECTIONS 1704 SHALL BE PERFORMED BY AN A PROVED TESTING LABORATORY FOR MASONRY CONSTRUCTION, STRUCTURAL STEEL FABRICATION AND ERECTION, HIGH STRENGTH BOLT TIGHTENING, FIELD WELDING AND WELDING.

CONCRETE

- CONCRETE COMPRESSIVE STRENGTH: 3,000 PSI @ 28 DAYS UNO.
- USE PROPER CURING TECHNIQUES TO PROVIDE CONCRETE STRENGTH ALONG WITH LOW SLUMP (2-4 INCHES) AND A LOW WATER-CEMENT RATIO, NO GREATER THAN 0.45.

CONCRETE PROTECTION FOR REINFORCEMENT

- CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH - 3" MIN. COVER.
- CONCRETE EXPOSED TO EARTH OR WEATHER NO. 5 BAR, W31 WIRE AND SMALLER - 1-1/2" MIN. COVER.
- CONCRETE EXPOSED TO EARTH OR WEATHER NO. 6 THROUGH NO. 18 BAR - 2" MIN. COVER.
- CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
SLABS, WALLS & JOISTS:
NO. 11 BAR & SMALLER - 3/4" MIN COVER,
NO. 12 THROUGH 18 - 1-1/2" MIN COVER,
BEAMS & COLUMNS:
PRIMARY REINFORCEMENT, TIES, STIRRUPS AND SPIRALS - 1-1/2" MIN COVER,
SHELLS & FOLDED PLATE MEMBERS:
NO. 5 BAR, W31 WIRE AND SMALLER - 1/2" MIN. COVER,
NO. 6 BAR AND LARGER - 3/4" MIN. COVER

COMPONENT	CAST-IN-PLACE CONCRETE		WATER-CEMENT RATIO	STEEL REINFORCEMENT
	MIN 28 DAY COMPRESSIVE STRENGTH	MAX AIR ENTRAINMENT			MAX SIZE AGGREGATE
FOOTINGS	3000 PSI	5%	0-1 1/2"	0.45 PER PLAN
WELDS & PLASTERS	3000 PSI	5%	0-0 3/4"	0.45 PER PLAN
BEAMS & COLUMNS	3000 PSI	5%	0-0 3/4"	0.45 PER PLAN
INTERIOR SLABS	3000 PSI	NONE	0-0 3/4"	0.45 PER PLAN
EXTERIOR SLABS	3000 PSI	5%	0-0 3/4"	0.45 PER PLAN

- WATER-CEMENT RATIO VARIANCE NOT ALLOWED.
- MINIMUM SLUMP: 3" FOR BEAMS, FOOTINGS, COLUMNS AND BEAMS, SLUMPS GIVEN ARE FOR UN-PLASTICIZED CONCRETE, LARGER SLUMPS MAY BE ALLOWED THROUGH THE USE OF SUPER PLASTICIZER.
- CONSTRUCTED TO BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318, PART 2- STANDARDS FOR TESTS AND MATERIALS AND PART 3- CONSTRUCTION REQUIREMENTS.

ERECTION NOTES:

- BEFORE LEAVING THE SITE FOR A PROLONGED PERIOD OF TIME, THE ERECTOR MUST:
-INSTALL ALL THE BRIDGING AND INSTALL AND TIGHTEN ALL BOLTS FOR STRUCTURE AND THE JOIST.
- ERECTION PROCEDURES SHALL BE IN ACCORDANCE WITH CHAPTER 5, SECTION 7, OF THE LATEST EDITION OF MANUAL OF STEEL CONSTRUCTION PUBLISHED BY AISC.
- BEARING BOLTS ARE REQUIRED TO BE TIGHTENED TO THE "SNUG-TIGHT" CONDITION PER SECTION 8.7 OF 2004 EDITION OF SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
- HIGH STRENGTH BOLTS IN BRACING OR IN CRANE RUNWAY CONNECTIONS SHALL BE PRETENSIONED USING THE "TURN OF NUT" METHOD AS PER SECTION 8.2.1 OF 2004 EDITION OF SPECIFICATION OR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS (TYP. UN).
- ALL WELDING SHALL CONFORM TO THE STRUCTURAL WELDING CODE OF THE AMERICAN WELDING SOCIETY.

MATERIAL NOTES:

- STEEL OPEN WEB TRUSS MEMBERS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARD SJK-2010 STANDARD SPECIFICATION FOR OPEN WEB STEEL JOISTS, K-SERIES.

SUSPENDED LOADS:

- ALL SUPPORTS FIXED TO ROOF JOISTS OR TRUSSES USED TO SUSPEND EQUIPMENT OR OTHER LOADS OF ANY SORT MUST BE LOCATED AT THE INTERSECTION OF VERTICAL AND HORIZONTAL MEMBERS.

INSPECTION-POST INSTALLED INSERTS:

- THE TESTING AGENCY SHALL INSPECT SELF-EXPANDING, DRILLED-IN INSERTS SHOWN ON THE STRUCTURAL DRAWINGS AS FOLLOW:
A. SELF-EXPANDING INSERTS: PRIOR TO INSTALLATION, THE TESTING AGENCY SHALL DETERMINE THAT INSTALLING CONTRACTOR HAS THE PROPER MATERIALS AND EQUIPMENT FOR DRILLING HOLES IN THE RECEIVING SURFACE OF REQUIRED DIAMETER AND LENGTH.
B. EPOXY-BONDED INSERTS: THE TESTING AGENCY SHALL BE PRESENT AT THE SITE TO OBSERVE THE INSTALLATION OF THE FIRST 10 INSERTS PLACED, SUCH OBSERVATION SHALL BE TO ENSURE THAT DRILLED HOLES ARE REQUIRED DIAMETER AND DEPTH, HOLES ARE PROPERLY CLEANED PRIOR TO INSTALLATION OF THE INSERT, AND THAT HOLES ARE COMPLETELY FILLED WITH PROPERLY MIXED EPOXY AFTER INSTALLATION.
- ALL INSERTS SHALL BE VISUALLY INSPECTED AFTER INSTALLATION TO ENSURE THAT THEY HAVE BEEN INSTALLED PERPENDICULAR TO THE RECEIVING SURFACE AND TO PROPER DEPTH.
- INSPECT 10% OF ALL INSERTS AT EACH LEVEL FOR A TENSION LOAD OF 150% OF THE MANUFACTURERS RECOMMENDED ALLOWABLE WORKING LOADS IN TENSION, IF AT ANY TIME THE NUMBER OF REJECTABLE EXCEEDS 10% OF THE NUMBER OF INSERTS TESTED AT THAT LEVEL, ALL INSERTS IN THAT GROUP SHALL BE TESTED BY THE SAME METHOD AND THIS 100% TESTING RATE SHALL BE CONTINUED UNTIL 10% OR LESS OF THE INSERTS TESTED IN A GROUP ARE FOUND TO BE REJECTABLE. COST OF ADDITIONAL TESTING REQUIRED BY THIS PARAGRAPH SHALL BE BORNE BY THE CONTRACTOR.

DESIGN NOTES

- THE DESIGN OF THE COMPONENTS SHOWN ON THESE DRAWINGS IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC LAST EDITION.
- STRUCTURAL STEEL DESIGN ACCORDING TO AISC LAST EDITION.
- THE CONSTRUCTION LOADS SHALL NOT EXCEED THE CONCEPTION LOADS INDICATED ON THE PLANS. THEREFORE, IT IS NOT PERMITTED TO CONCENTRATE.
- SHEAR CONNECTIONS SHALL BE PER SPECIFIED DETAILS.
- WHERE THE FABRICATOR PROPOSES AN ALTERNATE CONNECTION, IT SHALL HAVE AT LEAST THE SHEAR CAPACITY INDICATED ON THE BEAM LAYOUT PLAN. THE FABRICATOR SHALL PROVIDE A CONNECTION WITH A CAPACITY AT LEAST EQUAL TO THE REACTION INDICATED. SEATED BEAM CONNECTIONS WILL NOT BE ALLOWED UNLESS THE SEAT IS USED FOR ERECTION PURPOSES ONLY. FOR OTHER BEAM SHAPES (S, C, MC) PROVIDE A TWO BOLT CONNECTION UNLESS OTHERWISE SHOWN ON THE DRAWINGS, WHERE REACTIONS ARE POSTED, THEY HAVE BEEN FACTORED PER STATE BUILDING CODE OF COMMONWEALTH OF MASSACHUSETTS, EIGHTH EDITION.
- PROVIDE AN UPWARD BEAM CAMBER AT THE MID SPAN BETWEEN SUPPORTS WHERE INDICATED THUS: +C=1 3/8", IF SPECIFIED ON DRAWINGS. CAMBERS IS TO BE PROVIDED BY MILL ROLLING OR SHOP FABRICATION, OR A COMBINATION OF EACH. CONTRACTOR IS TO NOTE THAT ROLLING OR SHOP FABRICATION, OR A COMBINATION OF EACH, CONTRACTOR IS TO NOTE THAT THE STRUCTURAL STEEL BEAMS HAVE BEEN CAMBERED IN AN EFFORT TO LIMIT EXTRA CONCRETE PLACEMENT DUE TO THE DEFLECTION OF THE STRUCTURAL STEEL BEAMS AND GIRDERS. HOWEVER, THE AMOUNT OF ACTUAL CAMBER FOR EACH STRUCTURAL STEEL MEMBER MAY VARY DUE TO MILL OR SHOP TOLERANCE AND BEAMS WITH COMPUTED INITIAL DEFLECTIONS OF NO MORE THAN 3/8" ARE NOT CAMBERED AT ALL. THEREFORE, THE CONTRACTOR MAY NOT ASSUME THAT THE CAMBERS INDICATED ELIMINATE THE NEED FOR EXTRA CONCRETE PLACEMENT.
- SHOP CONNECTIONS UNLESS OTHERWISE NOTED, SHALL BE MADE BY WELDING, OR BY USING SNUG TIGHT 3/8" HIGH STRENGTH BOLTS, MINIMUM.
- BOLTED FIELD CONNECTIONS SHALL BE MADE WITH 3/4" DIAMETER A325 BOLTS, MINIMUM, UNLESS OTHERWISE NOTED.
- CONNECTIONS SHOWN ON THESE DRAWINGS ARE GENERALLY SCHEMATIC, THEY ARE INTENDED TO DEFINE THE SPATIAL RELATIONSHIP OF THE FRAMED MEMBERS AND SHOW FEASIBLE METHOD OF MAKING THE CONNECTION. ANY CONNECTION THAT IS NOT SHOWN OR IS NOT COMPLETELY DETAILED ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER, RETAINED BY THE FABRICATOR. DETAILS AND CONNECTIONS MAY BE DESIGNED TO CONFORM TO THE AISC MANUALS FOURTEENTH EDITION-LRFD OR FOURTEENTH EDITION-ASD, COMPLETELY DETAILED MEANS FOLLOWING INFORMATION IS SHOWN ON THE SHOP DETAIL DRAWINGS:
A. ALL PLATE DIMENSIONS AND GRADE.
B. ALL WELD SIZES, LENGTH, PITCHES, AND RETURNS.
C. ALL HOLE SIZES AND SPACINGS.
D. NUMBER AND TYPE BOLTS; WHERE BOLTS ARE SHOWN BUT NO NUMBER IS GIVEN, THE CONNECTION HAS NOT BEEN COMPLETELY DETAILED.
E. WHERE PARTIAL INFORMATION IS GIVEN, IT SHALL BE THE MINIMUM REQUIREMENT FOR THE CONNECTION.
F. METHOD OF DESIGN.
- DETAILS AND CONNECTIONS COMPLETELY DETAILED IN THE CONTRACT DRAWINGS MAY NOT BE ALTERED WITHOUT WRITTEN APPROVAL BY THE ENGINEER, WHERE APPROVED, ALTERED CONNECTIONS SHALL BE COMPLETELY DETAILED BY THE FABRICATORS ENGINEER CLEARLY ON THE SHOP DRAWINGS.
- ALTERATIONS OF THE SCHEMATIC CONNECTION DETAILS MAY IMPACT ARCHITECTURAL CONCEPT AND SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- MINIMUM CONNECTION PLATE THICKNESS SHALL BE 3/8", UNLESS OTHERWISE INDICATED IN THE CONTRACT DRAWINGS.
- SPlicing OF STRUCTURAL MEMBERS WHERE NOT DETAILED ON THE DRAWINGS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
- PROVIDE WELDED STIFFENER PLATES ON BOTH SIDES OF THE WEB OF BEAMS AT POINTS OF CONCENTRATED LOADS INCLUDING BEAMS SUPPORTING COLUMNS OR RUNNING OVER THE TOPS OF COLUMNS OR OTHER BEAMS. MINIMUM STIFFENER PLATE THICKNESS SHALL BE 3/8" OR FLANGE THICKNESS OF COLUMN ABOVE OR BELOW, WHICHEVER IS GREATER.
- SCREED PLATES, POUR STOPS, AND SLAB SUPPORTS AT SLAB OPENINGS, AT SLAB EDGES AND SUPPORTS FOR METAL DECK AROUND COLUMNS SHALL BE FURNISHED BY THE CONTRACTOR AS REQUIRED TO COMPLETE THE WORK.
- CUTS, HOLES, COPES, ETC. REQUIRED FOR WORK OF OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWINGS AND MADE IN THE SHOP. CUTS OR BURNING OF HOLES IN THE STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED, UNLESS SPECIFICALLY APPROVED IN EACH CASE BY THE STRUCTURAL ENGINEER.
- AT LOCATIONS WHERE POST INSTALLED ANCHORS ARE BEING USED IN THE CONCRETE, A SURVEY SHALL BE PERFORMED TO LOCATE EXISTING REBAR, USING GROUND PENETRATING RADAR. SURVEY RESULTS SHALL BE COORDINATED WITH SHOP DRAWINGS, ALTERNATELY, ANCHOR RODS ARE TO BE INSTALLED AFTER WHICH A TEMPLATE IS TO BE CREATED FOR USE BY THE FABRICATOR IN THE SHOP DRAWINGS. NOTIFY ENGINEER OF RECORD (E.O.R.) IF AS-INSTALLED LOCATION VARIED MORE THAN FROM THEORETICAL.

INSPECTION-STRUCTURAL STEEL:

- TESTING AND INSPECTION WILL BE MADE BY AN APPROVED TESTING LABORATORY SELECTED AND PAID BY OWNER. CONTRACTOR SHALL FURNISH TESTING AGENCY ACCESS TO WORK, FACILITIES AND INCIDENTAL LABOR REQUIRED FOR TESTING AND INSPECTION. RETENTION BY THE INDEPENDENT TESTING AGENCY SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING ALL WORK IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS.
- FURNISH THE TESTING AGENCY WITH THE FOLLOWING:
A. A COMPLETE SET OF SHOP AND ERECTION DRAWINGS.
B. 48 HOURS ADVANCE NOTICE OF COMPLETED WORK PRIOR TO SPRAY FIREPROOFING (WHERE APPLICABLE).
C. FULL AND AMPLIFIED MEANS AND ASSISTANCE FOR TESTING ALL MATERIAL.
D. PROPER FACILITIES, INCLUDING SCAFFOLDING, TEMPORARY WORK PLATFORMS, ETC., FOR INSPECTION OF THE WORK IN THE MILLS, SHOP, AND FIELD.
3. EACH PERSON INSTALLING CONNECTIONS SHALL BE ASSIGNED AN IDENTIFYING SYMBOL OR MARK, AND ALL SHOP AND FIELD CONNECTIONS SHALL BE IDENTIFIED SO THAT THE INSPECTOR CAN REFER BACK TO THE PERSON MAKING THE CONNECTION.
4. THE TESTING AGENCY'S INSPECTOR WILL PERFORM HIS DUTIES IN SUCH A WAY THAT NEITHER THE FABRICATION NOR ERECTION IS UNNECESSARILY DELAYED OR IMPEDED. IN NO CASE WILL THE INSPECTOR RECOMMEND OR PRESCRIBE THE METHOD OF REPAIR OR DEFECT.
5. FIELD INSPECTION BY THE TESTING AGENCY OF ERRECTED STEEL WILL BE SUCH AS TO ASSURE THAT THE WORK CONFORMS TO THE SPECIFIED REQUIREMENTS AND WILL INCLUDE:
A. INSPECTION OF FIELD WELDING AS REQUIRED HEREIN.
B. ASCERTAINMENT OF PROPER FIT AND ALIGNMENT.
C. ASCERTAINMENT THAT THE WELDING IS PERFORMED ONLY BY WELDING OPERATORS AND WELDERS WHO ARE PROPERLY CERTIFIED. THE TESTING AGENCY SHALL WITNESS SUCH QUALIFICATION TESTING OF WELDING OPERATORS AND WELDERS, AS MAY BE REQUIRED.
D. ASCERTAINMENT OF PROPER INSTALLATION AND TENSIONING OF BOLTS.
6. WELDING AND MATERIALS:
INSPECTION OF WELDING BY THE TESTING AGENCY WILL BE SUCH AS TO ASSURE THAT THE WORK CONFORMS TO SPECIFIED REQUIREMENTS, AND WILL INCLUDE:
A. ASCERTAINMENT THAT ELECTRODES USED FOR MANUAL SHIELDED METAL-ARC WELDING AND ELECTRODES USED FOR SUBMERGED ARC WELDING CONFORM TO THE REQUIREMENT OF THIS SECTION.
B. ASCERTAINMENT THAT THE APPROVED WELDING PROCEDURE AND THE APPROVED WELDING SEQUENCE IS FOLLOWED.
C. ASCERTAINMENT THAT THE WELDING IS PERFORMED ONLY BY WELDING OPERATORS AND WELDERS WHO ARE PROPERLY CERTIFIED. THE TESTING AGENCY SHALL WITNESS SUCH QUALIFICATION TESTING OF WELDING OPERATORS AND WELDERS AS MAY BE REQUIRED.
D. ASCERTAINMENT THAT THE FIT-UP, JOINT PREPARATION, SIZE, CONTOUR, EXTENT OF REINFORCEMENT, AND LENGTH AND LOCATION OF WELDS CONFORM TO SPECIFIED REQUIREMENTS OF THE CONTRACT DRAWINGS, AND THAT NO UNSPECIFIED WELDS ARE OMITTED OR UNSPECIFIED WELDS ADDED WITHOUT APPROVAL.
7. THE TESTING AGENCY SHALL TEST FIELD WELDS IN ACCORDANCE WITH AWS D1.1 AS FOLLOWS:
A. ALL WELDS 100% VISUAL.
B. FILLET WELDS (U.N.O.); ONE SPOT TEST PER MEMBER; MAGNETIC PARTICLE.
C. PARTIAL PENETRATION WELDS: ONE SPOT TEST PER WELD; MAGNETIC PARTICLE.
D. FULL PENETRATION WELDS: ALL COMPLETE PENETRATION GROOVE WELDS CONTAINED IN JOINTS AND SPLICES SHALL BE TESTED 100% BY ULTRASONIC TESTING.
E. ALL OTHER WELDS: 10% MAGNETIC PARTICLE.
8. ADDITIONAL TESTING WILL BE REQUIRED:
A. IF MORE THAN 10% OF THE TESTED WELDS ARE REJECTED, THEN AN ADDITIONAL 10% OF ALL SUCH WELDS SHALL BE TESTED USING THE SAME METHOD. THIS 10% ADDITIONAL TESTING PROCESS SHALL BE REPEATED UNTIL THE REJECTION RATE DROPS BELOW 1 IN 10.
B. ALL COST OF ADDITIONAL INSPECTION REQUIRED BY THIS PARAGRAPH SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
9. IN ADDITION, IF DEFECTIVE WELDS ARE DISCOVERED, THE REMAINING UNSPECTED WELDS SHALL RECEIVE SUCH ULTRASONIC OR MAGNETIC PARTICLE INSPECTION AS MAY BE REQUIRED BY THE STRUCTURAL ENGINEER
10. THE WELDING INSPECTOR WILL HAVE THE AUTHORITY TO REJECT WELDMENTS. SUCH REJECTION MAY BE BASED ON VISUAL INSPECTION WHERE IN HIS OPINION THE WELDMENT WOULD NOT PASS A MORE DETAILED INVESTIGATION.
11. REPORTS BY THE TESTING AGENCY'S INSPECTOR WILL CONTAIN, AS A MINIMUM, AN ADEQUATE DESCRIPTION OF EACH WELD TESTED, THE IDENTIFYING MARK OF THE WELDER RESPONSIBLE FOR THE WELD, A CRITIQUE OF ANY DEFECTS NOTED BY VISUAL INSPECTION OR TESTING, AND A STATEMENT REGARDING THE ACCEPTABILITY OF THE WELD TESTED, AS JUDGED BY CURRENT A.W.S. STANDARDS. REPORTS SHALL BE DISTRIBUTED AS EARLY AS POSSIBLE BUT NOT LATER THAN ONE WORK WEEK AFTER TESTES HAVE BEEN PERFORMED. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED BY PHONE IF, IN THE JUDGEMENT OF THE INSPECTOR, TEST RESULTS REQUIRE IMMEDIATE COMMENT.
12. HIGH STRENGTH BOLTS:
A. THE INSPECTOR SHALL DETERMINE THE APPROPRIATE REQUIREMENTS OF SECTIONS J3 & 8 OF THE AISC "SPECIFICATION" ARE MET.
B. STANDARD BOLTS:
1) VERIFY CONTRACTORS TESTING OF INSTALLATION PROCEDURES (TURN OF THE NUT TO ACHIEVE SPECIFIED BOLT TENSIONS FOR EACH LOT OF BOLTS, CONTRACTOR TO PROVIDE A CALIBRATED DEVICE CAPABLE OF INDICATING BOLT TENSIONS.
2) VERIFY REQUIRED BOLT TENSION FOR ALL BOLTS IN ALL CONNECTIONS.
3) IF REJECTABLE BOLTS ARE FOUND IN ANY CONNECTION ALL THE REMAINING BOLTS THAT CONNECTION SHALL BE INSPECTED FOR TIGHTNESS. INSPECTION PROCEDURI SHALL BE IN ACCORDANCE WITH "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" APPROVED BY RESEARCH COUNCIL ON RIVETED AN BOLTED STRUCTURAL JOINTS OF THE ENGINEERING FOUNDATION (RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS). COST OF ADDITIONAL INSPECTION REQUIRED BY THIS PARAGRAPH SHALL BE BORNE BY THE CONTRACTOR.
C. TENSION CONTROL (SELF-INDICATING) BOLTS:
1) VERIFY CONTRACTORS TESTING OF BOLT CAPACITY TO ACHIEVE SPECIFIED TENSIONS FOR EACH LOT OF BOLTS.
2) PERFORM A VISUAL INSPECTION OF ALL HIGH STRENGTH BOLTED CONNECTIONS TO ASSURE THAT ALL TORQUE-OFF SPLINES HAVE BEEN SHEARED.

REBAR MINIMUM LAP LENGTH

BAR SIZE	COMP BARS F _c > 3000 PSI	
	OPEN	ENCLOSED WITH TIES
#3	12	12
#4	15	13
#5	19	16
#6	23	19

REBAR MINIMUM LAP LENGTH

BAR SIZE	TENSION BARS F _c > 3000 PSI, NORMAL W/T.							
	TOP BARS				OTHER BARS			
	GR. 40	GR. 60	GR. 40	GR. 60	GR. 40	GR. 60	GR. 40	GR. 60
#3	NOTE	NOTE	NOTE	NOTE	NOTE	NOTE	NOTE	NOTE
	1	2	1	2	1	2	1	2
#4	20	20	21	21	16	16	16	16
	20	20	30	28	16	16	23	22
#5	31	25	46	37	24	19	36	29
	43	35	65	52	33	27	50	40

NOTES:

- CENTER-TO-CENTER SPACING OF REINFORCING = < 3db
- CENTER-TO-CENTER SPACING OF REINFORCING = < 3db
- TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS
- UNLESS NOTED OTHERWISE, LAP SPLICE IN CONCRETE BEAMS, SLABS, WALLS, STEM WALLS AND FOOTINGS SHALL BE TENSION LAP SPLICES AND LAP SPLICES IN CONCRETE COLUMNS SHALL BE COMPRESSION LAP SPLICES.
- LAP SPLICES SHOWN IN SCHEDULE ARE IN INCHES.
- db = NOMINAL BAR DIAMETER.
- < MEANS LESS THAN, = < MEANS LESS THAN OR EQUAL TO, => MEANS GREATER THAN OR EQUAL TO.
- CONCRETE COLUMN DOWEL EMBEDMENT SHALL BE A STANDARD COMPRESSION DOWEL EMBEDMENT LENGTH ACCORDING TO THE LATEST EDITION OF ACI 318.

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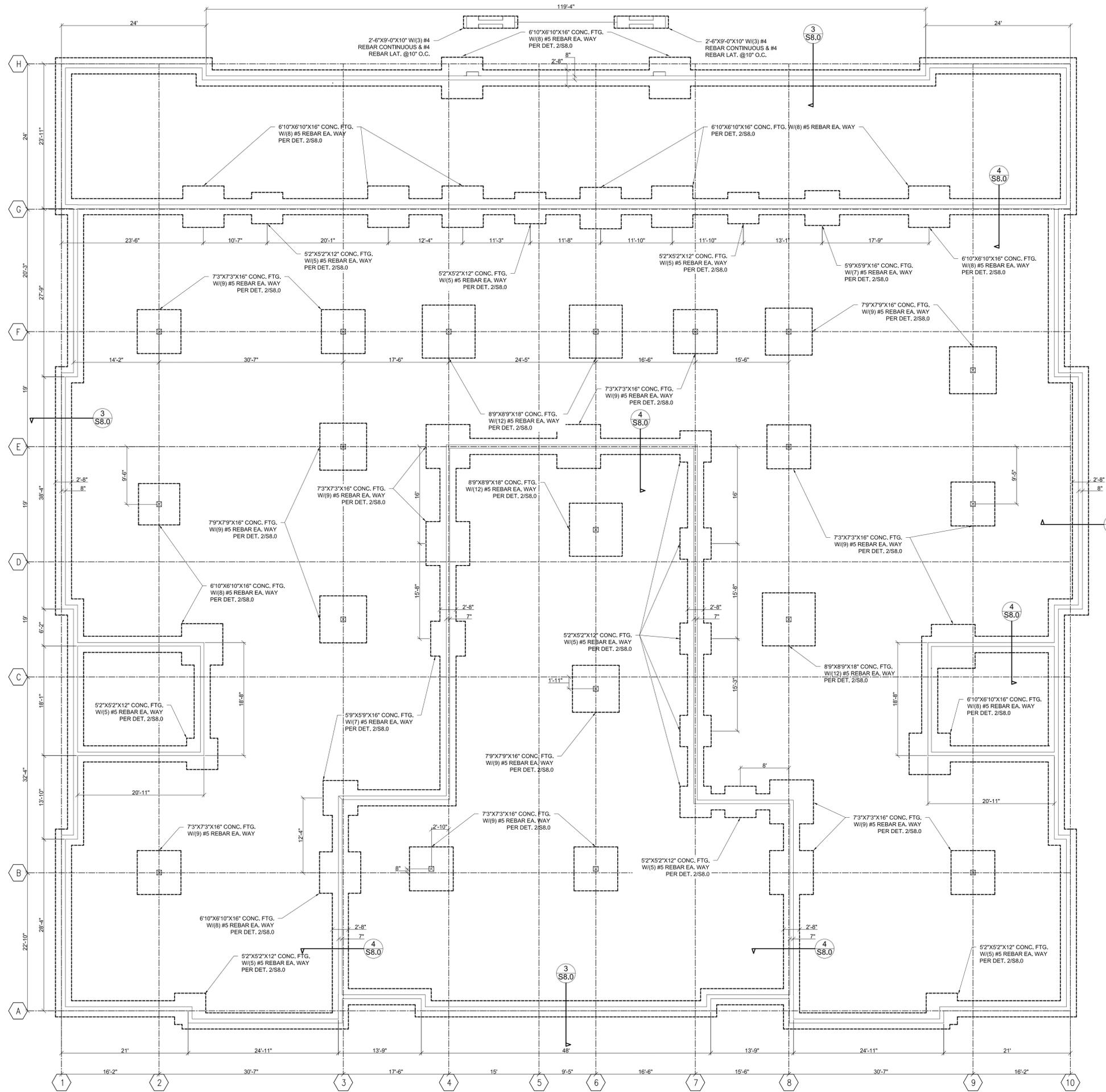
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RJ DEVELOPMENT SERVICES, LLC



FOUNDATION

1. DESIGN ALLOWABLE SOIL BEARING PRESSURE: 3,000 PSF
2. FOOTINGS SHALL BEAR ON STRUCTURAL FILL PER GEOTECHNICAL RECOMMENDATIONS.
3. ALL EXTERIOR FOOTINGS SHALL EXTEND 1'-4" MIN BELOW FINISHED GRADE.
4. ALL INTERIOR CONTINUOUS FOOTINGS TO BE 10" DEEP WITH 2-#5 CONT BARS, UNLESS NOTED OTHERWISE. (UNO).
5. COMPACTION OF BACKFILL MATERIAL:
 - A. PIPES, PARKING LOTS, SIDEWALKS, SLABS ON GRADE: 95% COMPACTION ASTM D-698 (STANDARD PROCTOR)
 - B. FOOTINGS AND FOUNDATIONS: 95% COMPACTION ASTM D-1557 (MODIFIED PROCTOR)
 - C. PLANTING BEDS, GRASS AREAS: 90% COMPACTION
6. CONTRACTOR TO VERIFY DIMENSIONS AND HOLDOWN LOCATION WITH ATTACHED SHEAR WALL PLANS AND ARCHITECTURAL PLANS.
7. HOLDOWNS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
8. SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER X 10" ANCHOR BOLTS AND 0.220" X 3" X 3" STEEL PLATE WASHER AT A MAXIMUM SPACING OF 4'-0" O.C. EACH BRACED OR SHEAR PANEL SHALL HAVE A MINIMUM OF TWO ANCHOR BOLTS (UNO).
9. ALL SILL PLATES TO BE PRESSURE TREATED.
10. REFER TO ENTECH ENGINEERING, INC. FOR SUBGRADE PREPARATION REQUIREMENTS.
11. USE A MIN 5" THICK SLAB ON GRADE WITH #4 REBAR @ 16" OC EA WAY CENTERED IN THE SLAB.
12. CRACK CONTROL SHALL BE 1" DEEP SAW CUT AT 10' OC EA WAY.
13. A VAPOR RETARDER MEMBRANE MEETING THE REQUIREMENTS OF ASTM E1745 SHALL BE INSTALLED UNDER 2" OF COURSE, WASHED, SAND UNDER THE SLAB ON GRADE.
15. WATER PROOFING IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.

CONCRETE

1. COMPRESSIVE STRENGTH:
 - A. CURBS, SIDEWALKS, FOOTINGS, SLABS: Fc= 3,000 PSI @ 28 DAYS - 6 SACK MIX

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**PROPOSED
JEFFERSON MEMORY
CARE FACILITY**

12215 NE 128TH ST.
 KIRKLAND, WA 98034

SCALE: AS NOTED
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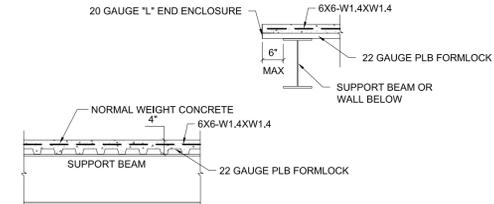
**STRUCTURAL
FOUNDATION PLAN**

SHEET NO.
S2.0
 PROJECT NO.
 15-082

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

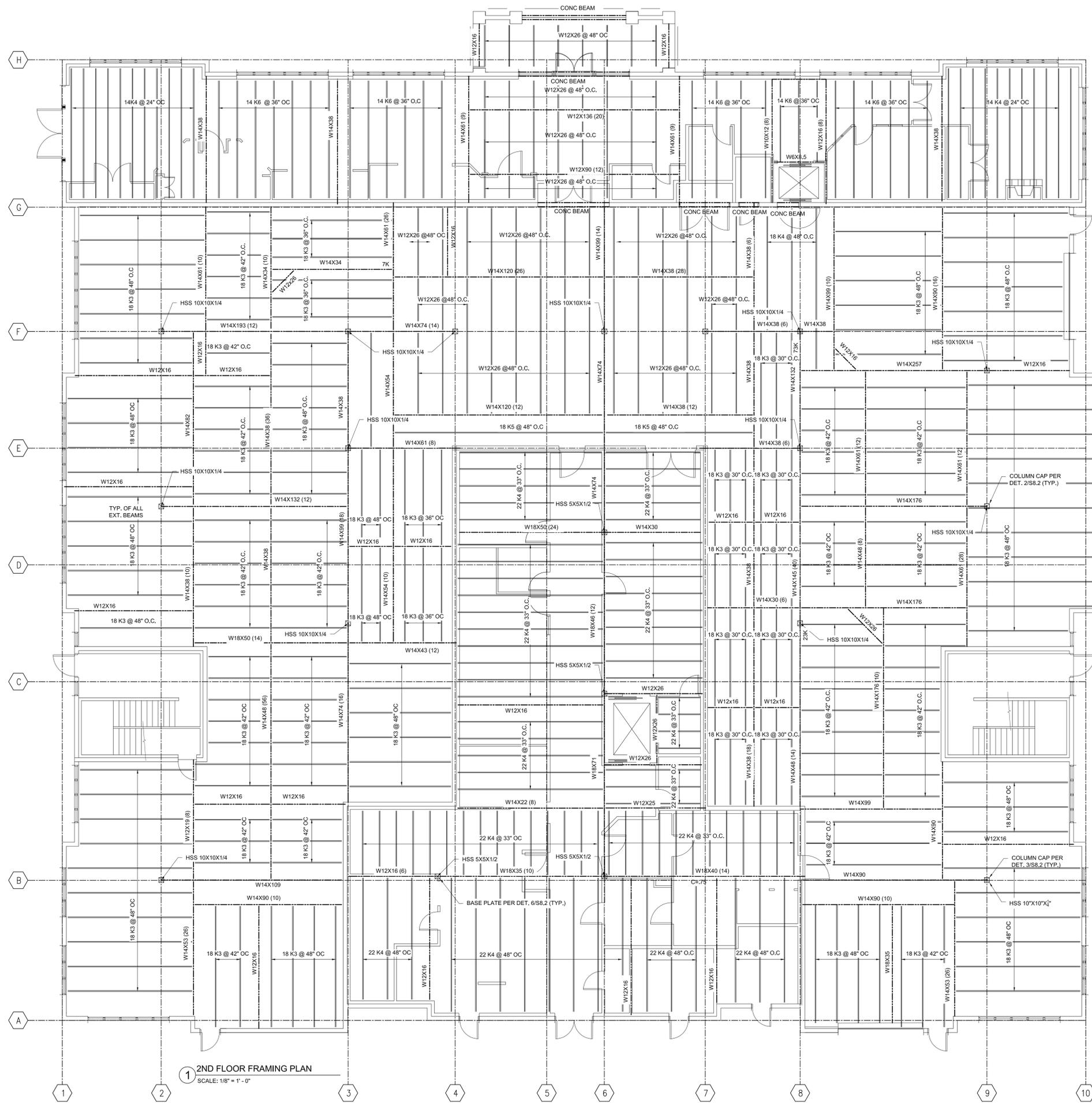
2ND FLOOR NOTES:

1. ALL SECOND FLOOR DECK SHALL BE 4" THICK VERO 22 GAUGE PLB FORMLOCK COMPOSITE DECKING PER ATTACHED DETAILS.
2. THE RIBS OF THE DECKING SHALL RUN PERPENDICULAR TO FLOOR JOISTS.
3. THE MAX SPAN OF THE DECKING IS 48".
4. THE MINIMUM COMPRESSIVE STRENGTH FOR THE CONCRETE IS $f_c = 3,000$ PSI @ 28 DAYS.
5. REINFORCEMENT FOR THE VERO DECK SLAB SHALL BE WWF 6X6 W1.4 x W1.4 CENTERED IN SLAB.
6. HOLES AND OPENING IN THE DECK SHALL BE BLOCKED PER ATTACHED DETAILS.
7. INSTALL VERO CONCRETE COMPOSITE FLOOR SYSTEM PER MANUF SPECIFICATIONS.
8. STEEL OPEN WEB FLOOR JOISTS TO BE INSTALLED PER 43RD EDITION STANDARD SPECIFICATION FOR OPEN WEB STEEL JOISTS, K-SERIES (SJK-K-2010).
9. STEEL JOISTS SHALL BE ATTACHED TO SUPPORT WITH WELDS PER DETAIL.
10. INSTALL ADDITIONAL STEEL JOIST UNDER WALLS RUN PARALLEL TO JOISTS.
11. INSTALL TRUSS BRIDGING PER TABLE 5.4-1 (AMERICAN NATIONAL STANDARD SJK-K-2010).
12. CONNECT TRUSS TO SEAT WITH 2-1/2" MIN BEARING LENGTH AND WITH (1) 1/4"x2" FILLET WELD ON EA SIDE OF SEAT.



1. FOLLOW ALL APPLICABLE MANUFACTURERS RECOMMENDATIONS AND REQUIREMENTS FOR INSTALLATION OF THIS PRODUCT.
2. ONE OR MORE SPANS OK WITHOUT SHORING.
3. DECK SHALL BE WELDED WITH 7 WELDS PER PANEL AT ALL SUPPORTS.
4. FORMLOK DECK IS TO BE WELDED TO SUPPORTS WITH WELDS HAVING AN EFFECTIVE FUSION AREA OF AT LEAST 1" DIAMETER ARC SPOT WELDS OR AT LEAST 7"x1" LONG ARC SEAM WELDS. WELDS ARE TO BE SPACED NOT MORE THAN 12" OC ACROSS THE WIDTH OF THE UNIT.
5. FASTEN ALL SIDE LAP SEAMS WITH THE PUNCHLOK TOOL, BUTTON PUNCHES OR 1/2" LONG TOP SEAM WELDS @ 36" OC MAX.
6. ARC SPOT WELDS AT ALL INTERIOR PARALLEL BEAMS SHALL SPACING @ 12" OC.
7. FOLLOW MANUF. RECOMMENDATIONS FOR ALL OPENINGS WITHIN THE DECKING.

1 PLB INSTALLATION TYPICAL DETAIL
SCALE: 1/2" = 1' - 0"



1 2ND FLOOR FRAMING PLAN
SCALE: 1/8" = 1' - 0"

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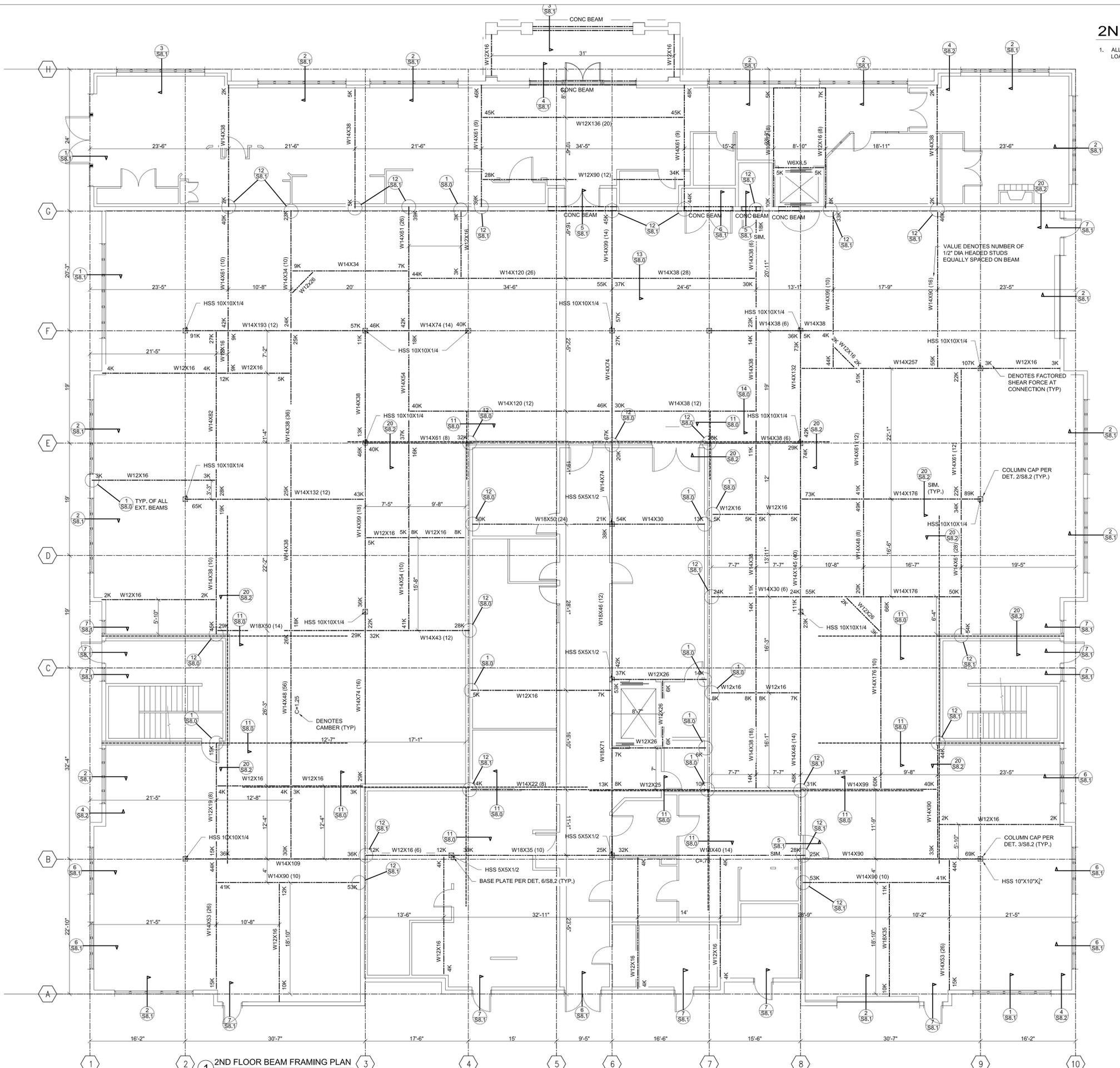
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**STRUCTURAL
2ND FLOOR FRAMING
PLAN**

SHEET NO.
S3.0
PROJECT NO.
15-082

2ND FLOOR STEEL BEAM NOTES:

1. ALL BEAM CONNECTIONS SHALL UTILIZE THE DETAILS 12-A/S8.2. UTILIZE SHEAR LOAD SHOWN ON THE PLAN AND APPLICABLE DETAIL.



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**STRUCTURAL
2ND BEAM LAYOUT
PLAN**

SHEET NO.
S3.1
PROJECT NO.
15-082

2ND FLOOR BEAM FRAMING PLAN
SCALE: 1/8" = 1' - 0"

FRAMING NOTES:

- ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4 X 12 HEADERS UNLESS NOTED OTHERWISE (UNO).
- ALL INTERIOR HEADERS AT BEARING WALLS TO BE 4X10 HEADERS UNO.
- ALL EXTERIOR WALLS TO BE BUILT OF 2 X 6 STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS ARE TO BE BUILT OF 2 X 6 STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE.
- ALL METAL CONNECTORS TO BE "SIMPSON" OR EQUIVALENT. U.N.O. JOISTS HUNG ON FLUSH BEAMS TO BE ATTACHED WITH U210 OR EQUIVALENT. MULTIPLE JOISTS USE U210-U210-3 AS REQUIRED. USE OF 10d X 1-1/2" NAILS ARE ALLOWED WITH THESE TYPE OF HANGERS UNLESS NOTED ON THE PLANS. SEE NAIL CONVERSION CHART FROM CURRENT SIMPSON CATALOG FOR OTHER NOTES AND RESTRICTIONS THAT MAY APPLY.
- PROVIDE DOUBLE JOISTS UNDER ALL WALLS ABOVE, RUNNING PARALLEL TO JOISTS AND SOLID BLOCKING @ 24" O.C. BELOW ALL BEARING WALLS RUNNING PERPENDICULAR TO FLOOR JOISTS.
- UNLESS NOTED OTHERWISE, POST TO BEAM CONNECTIONS REQUIRE "SIMPSON" CCG SERIES CAP AND ABU SERIES BASE (OR APPROVED EQUAL) CONNECTORS.
- PROVIDE SOLID BLOCKING BETWEEN JOIST OVER ALL SUPPORT BEAMS AND GIRDERS.
- PROVIDE DBL. BLOCKING UNDER ALL SHEAR WALL PANELS.
- FLOOR SHEATHING IS 3/4" T&G PLYWOOD, GLUED AND NAILED WITH 10d @ 6" OC PANEL EDGES AND 12" OC PANEL FIELD.
- REFERENCE ARCH FOR CEILING, HEADER AND PLATE HEIGHT AND WALL LOCATIONS.
- FLOOR SHEATHING SHALL BE 23/32" APA RATED T&G SHEATHING WITH A 48/24 SPAN RATING. NAIL WITH 10d @ 6" OC PANEL EDGES AND 12" OC PANEL FIELD.
- FLOOR SHALL BE TOPPED WITH 1 1/2" LIGHT WEIGHT CONCRETE.
- REFERENCE APPLICABLE TYPICAL DETAILS ON SHEETS S8.0, S8.3-S8.4.

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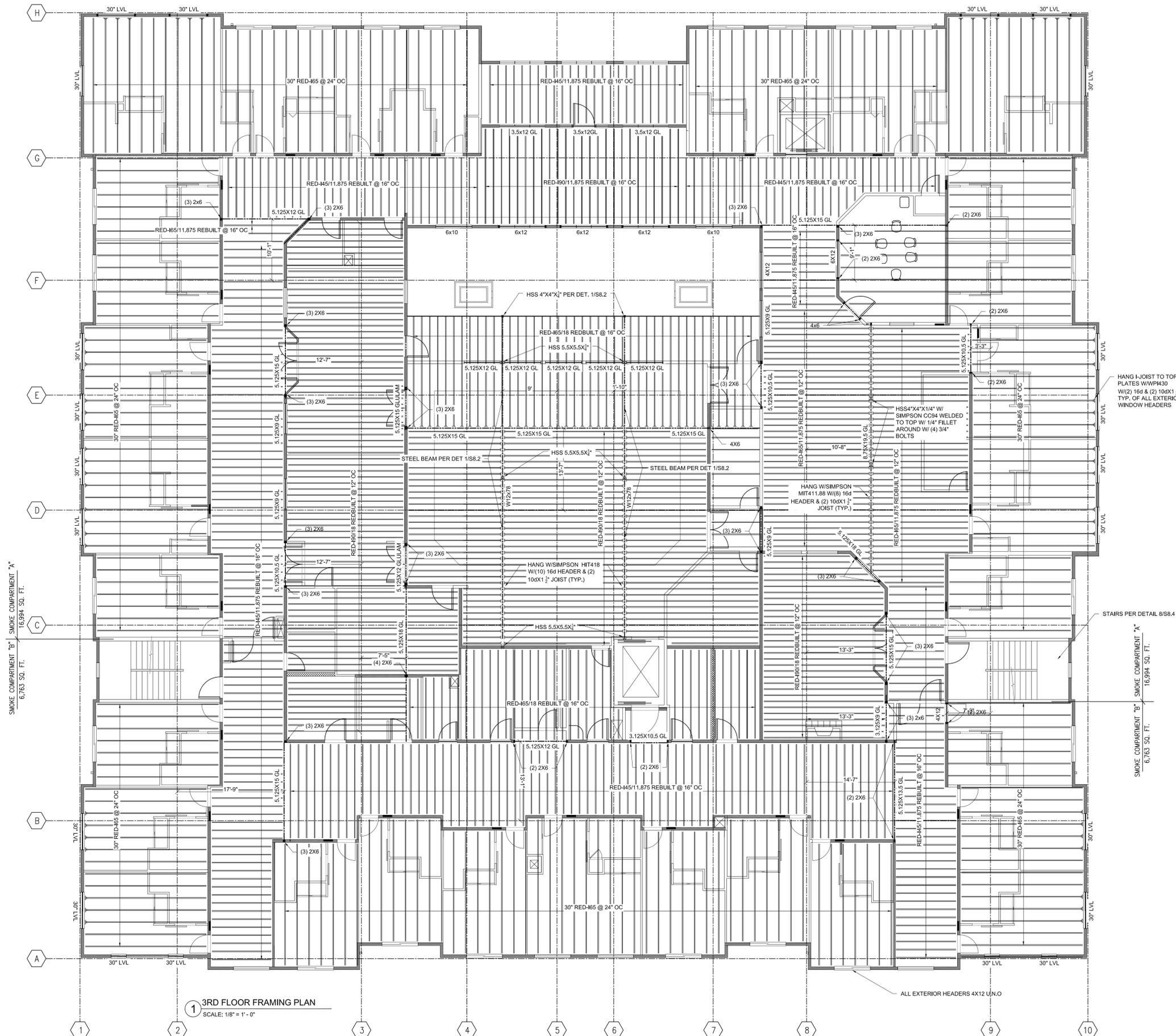
STRUCTURAL 3RD FLOOR FRAMING PLAN

SHEET NO.

S4.0

PROJECT NO.

15-082



1 3RD FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

ALL EXTERIOR HEADERS 4X12 UNO

HANG I-JOIST TO TOP PLATES W/WPH30 W/(2) 16d & (2) 10dX1 1/2" TYP. OF ALL EXTERIOR WINDOW HEADERS

STAIRS PER DETAIL 8/S8.4

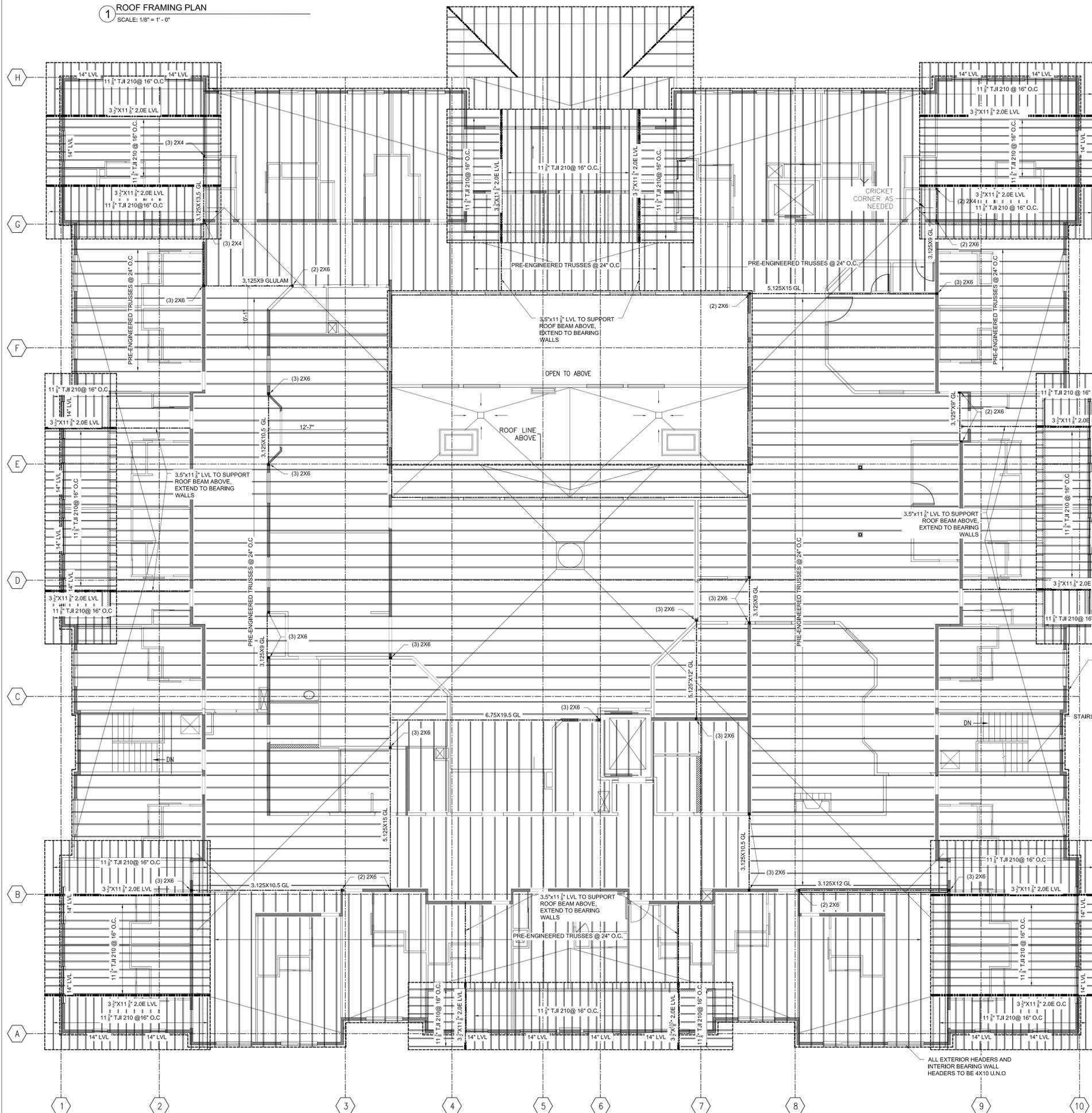
SMOKE COMPARTMENT "A" 16,994 SQ. FT.

SMOKE COMPARTMENT "B" 6,763 SQ. FT.

SMOKE COMPARTMENT "B" 6,763 SQ. FT.

SMOKE COMPARTMENT "A" 16,994 SQ. FT.

1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



- ROOF**
- ROOF PANELS SHALL BE INSTALLED AS DESCRIBED BELOW:
 - 1/2" CDX PLYWOOD OR 15/32" OSB WITH 10D COMMON OR GALV. BOX NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD.
 - ALL PANEL EDGES SHALL BE EDGE CLIPPED w/ PSCL CLIPS.
 - CONNECT ALL TRUSSES TO DOUBLE TOP PLATE OF WALL WITH H1 CLIP W/ (6/8d x 1 1/2" TRUSS & (4) 8d PLATES.
 - ROOF SLOPE, SEE ARCH
 - ALL NAILING PER 2012 IBC TABLE 2304.9.1
 - ROOF TRUSSES AND RAFTERS ARE DESIGNED FOR 20WLL, 25WSL, 15WDL LOADING
 - PROVIDE STC CLIPS @ ALL TRUSS TO NON-LOAD BEARING WALL CONNECTIONS, SEE DETAILS
 - SEE SHEARWALL PLAN AND DETAILS FOR SHEAR TRANSFER
 - PROVIDE DBL. STUDS @ ALL DOUBLE GIRDER TRUSSES, TRIPLE STUD @ ALL TRIPLE GIRDER TRUSSES, UNLESS NOTED OTHERWISE.
 - ALL DRAG TRUSSES CONNECTING TO SHEAR WALLS SHALL BE EDGE NAILED.

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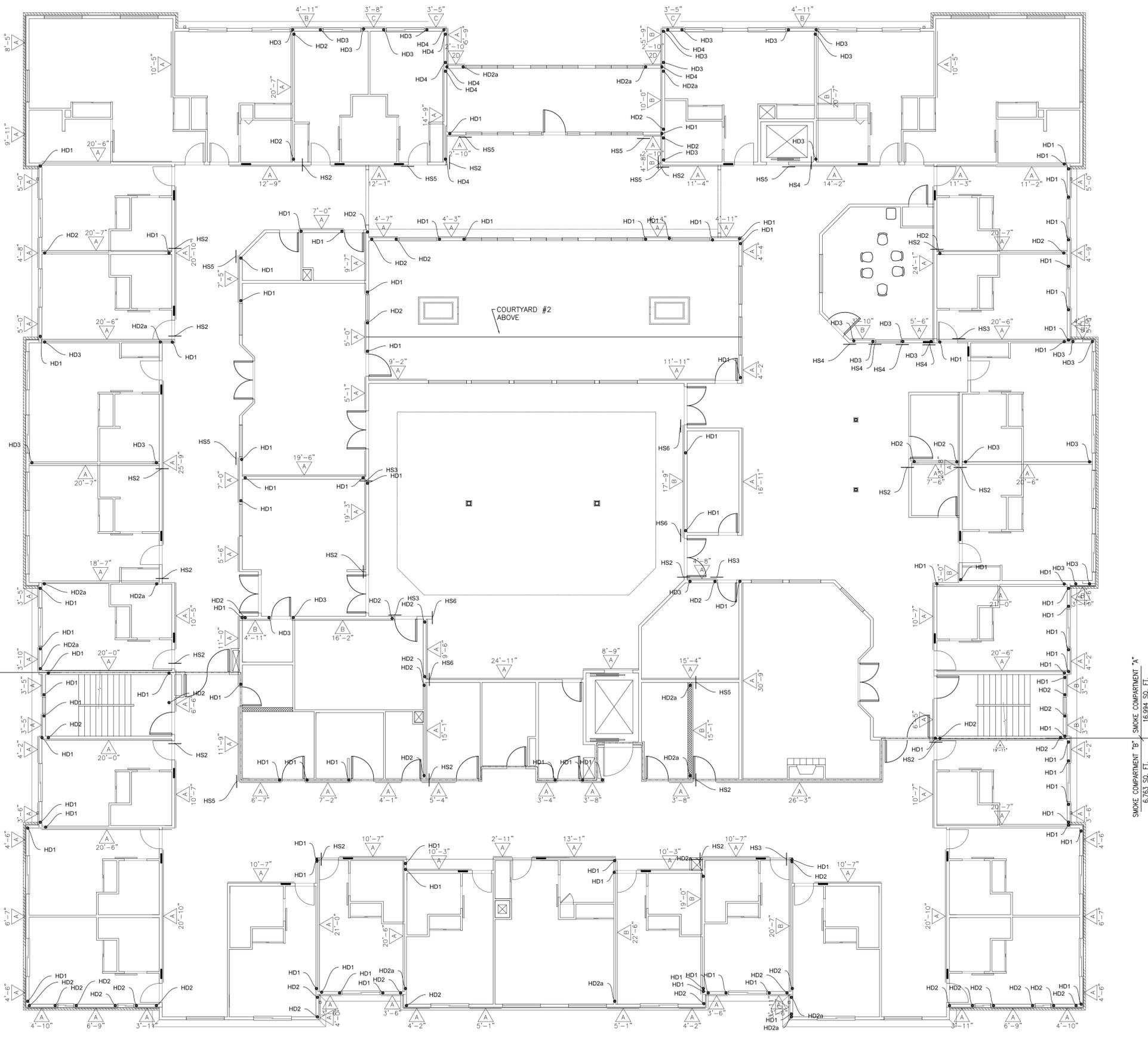
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**STRUCTURAL
ROOF FRAMING PLAN**

SHEET NO.
S5.0
PROJECT NO.
15-082



SHEARWALL PLAN NOTES
 1. REFER TO SHEETS 8.3-8.4 FOR TYPICAL SHEAR WALL CONSTRUCTION DETAILS.

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**STRUCTURAL
 SECOND FLOOR SHEAR
 PLAN**

SHEET NO.
S6.0

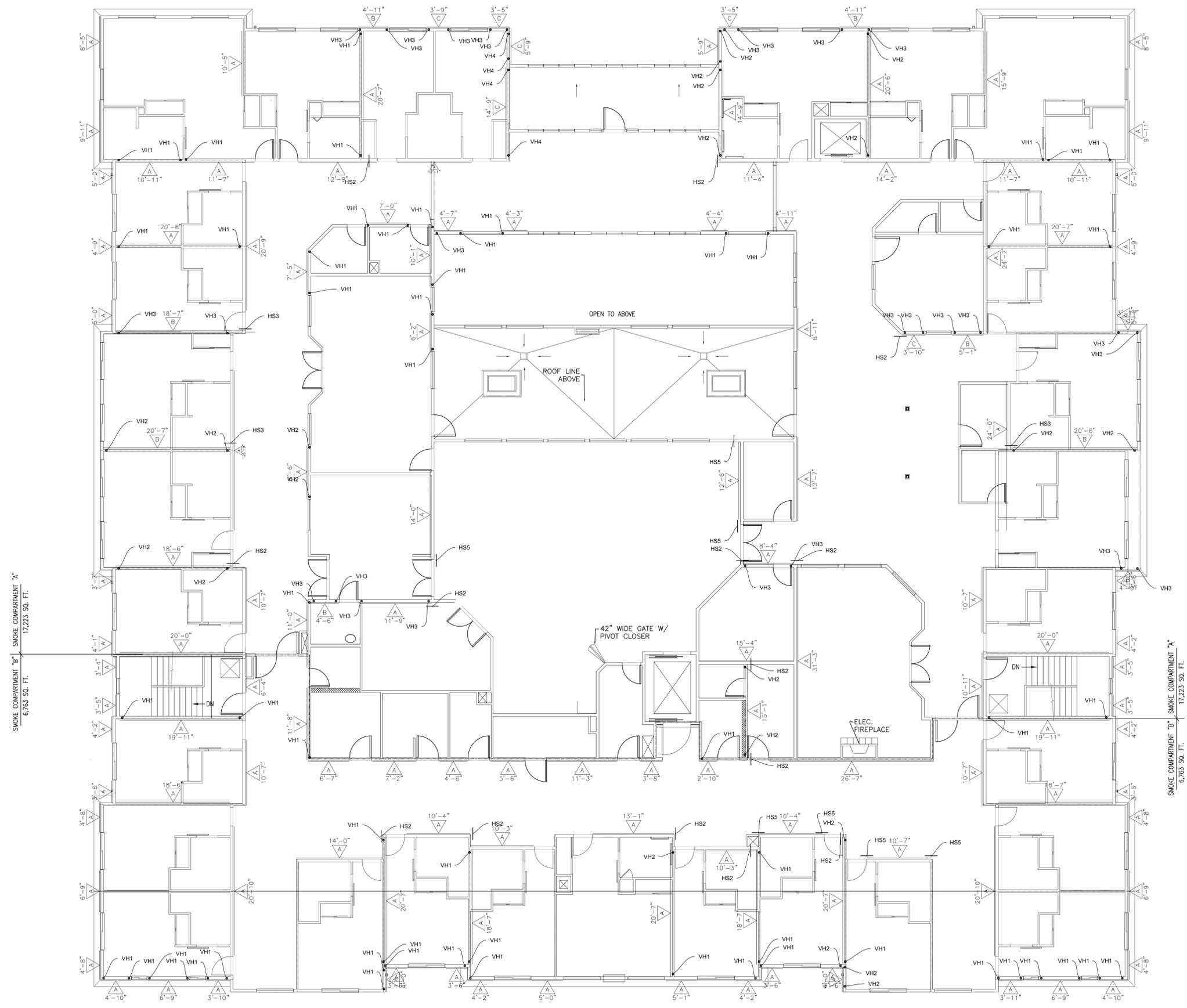
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1 2ND FLOOR SHEAR PLAN
 SCALE: 1/8" = 1' - 0"

Where is the 1st floor shear plan

SMOKE COMPARTMENT "A"
 16,994 SQ. FT.
 SMOKE COMPARTMENT "B"
 6,763 SQ. FT.

SHEARWALL PLAN NOTES
 1. REFER TO SHEETS 8.3-8.4 FOR TYPICAL SHEAR WALL CONSTRUCTION DETAILS.

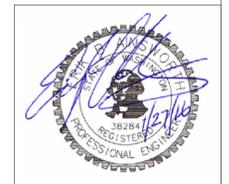


SMOKE COMPARTMENT 'B' | SMOKE COMPARTMENT 'A'
6,763 SQ. FT. | 17,223 SQ. FT.

SMOKE COMPARTMENT 'B' | SMOKE COMPARTMENT 'A'
6,763 SQ. FT. | 17,223 SQ. FT.

1 3RD FLOOR SHEAR PLAN
 SCALE: 1/8" = 1'-0"

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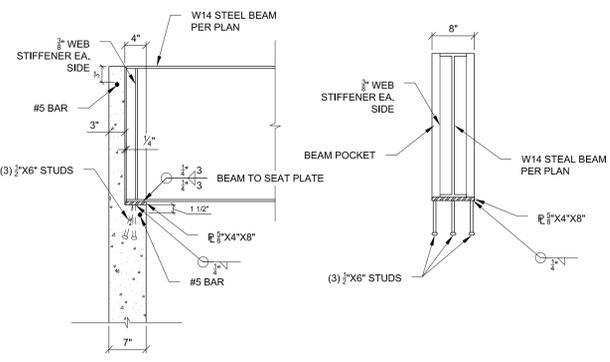
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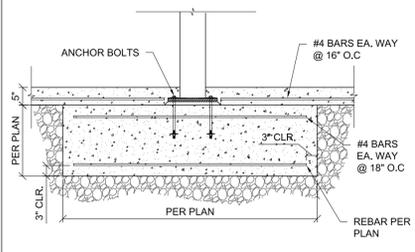
**STRUCTURAL
 THIRD FLOOR SHEAR
 PLAN**

SHEET NO.
S7.0

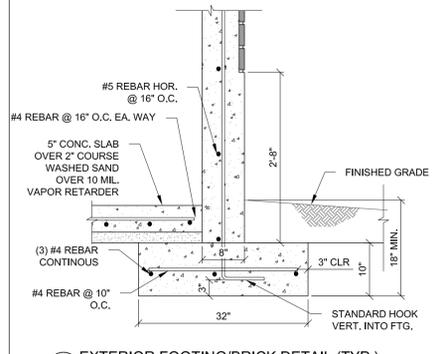
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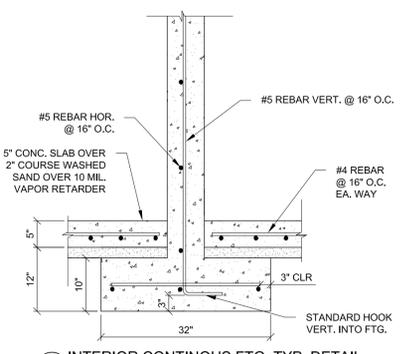
1 EXTERIOR WALL STEEL BEAM AT CONC. WALL
SCALE: 3/4" = 1' - 0"



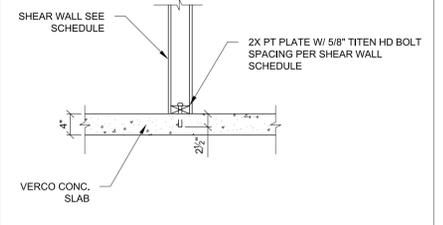
2 COLUMN FOOTING DESIGN
SCALE: 1/2" = 1' - 0"



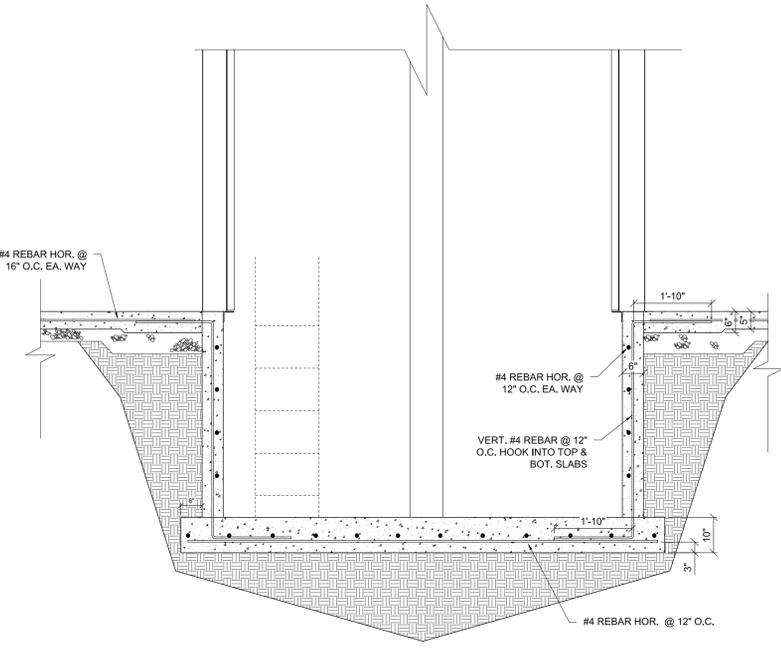
3 EXTERIOR FOOTING/BRICK DETAIL (TYP.)
SCALE: 3/4" = 1' - 0"



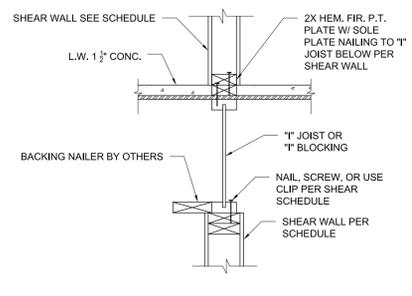
4 INTERIOR CONTINUOUS FTG. TYP. DETAIL
SCALE: 3/4" = 1' - 0"



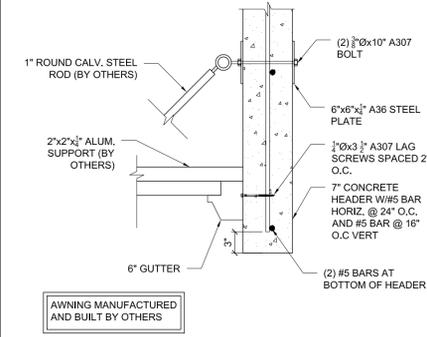
5 SHEAR WALL CONNECTION TO CONC. FLOOR
SCALE: 3/4" = 1' - 0"



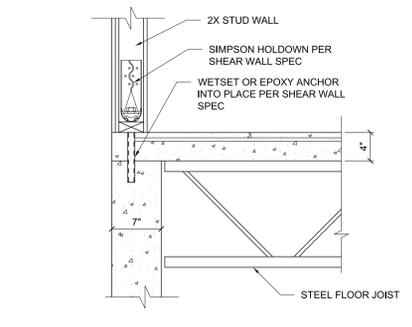
6 ELEVATOR FOUNDATION TYPICAL DETAIL
SCALE: 1/2" = 1' - 0"



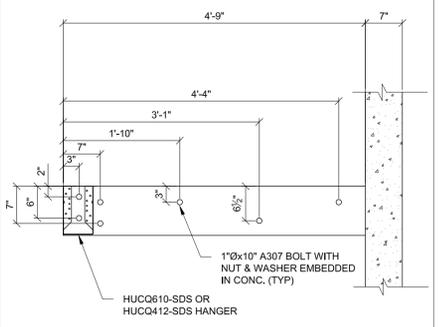
7 INTERIOR SHEAR WALL TRANSFER
SCALE: 1" = 1' - 0"



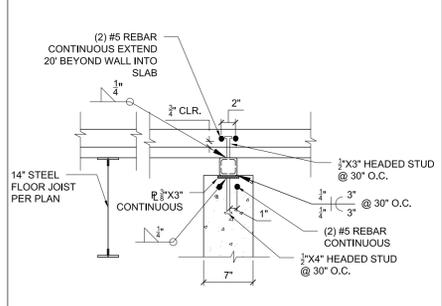
8 AWNING DETAIL SOUTH ELEVATION
SCALE: 1" = 1' - 0"



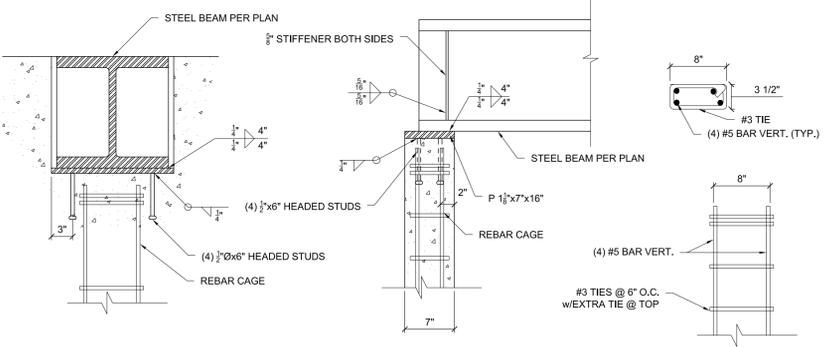
9 2ND LEVEL HOLDDOWN EXTERIOR WALLS
SCALE: 1" = 1' - 0"



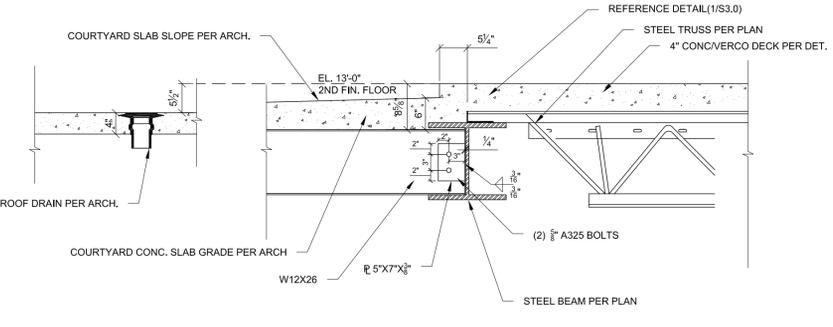
10 LEDGER DETAIL
SCALE: 3/4" = 1' - 0"



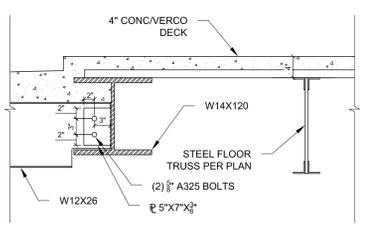
11 CONCRETE FLOOR TO SHEAR WALL DETAIL
SCALE: 1" = 1' - 0"



12 STEEL BEAM TO CONC. WALL
SCALE: 1" = 1' - 0"



13 COURTYARD FLOOR DROP DETAIL
SCALE: 3/4" = 1' - 0"



14 COURTYARD FLOOR DROP DETAIL
SCALE: 3/4" = 1' - 0"

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**PROPOSED
JEFFERSON MEMORY
CARE FACILITY**

12215 NE 128TH ST.
KIRKLAND, WA 98034

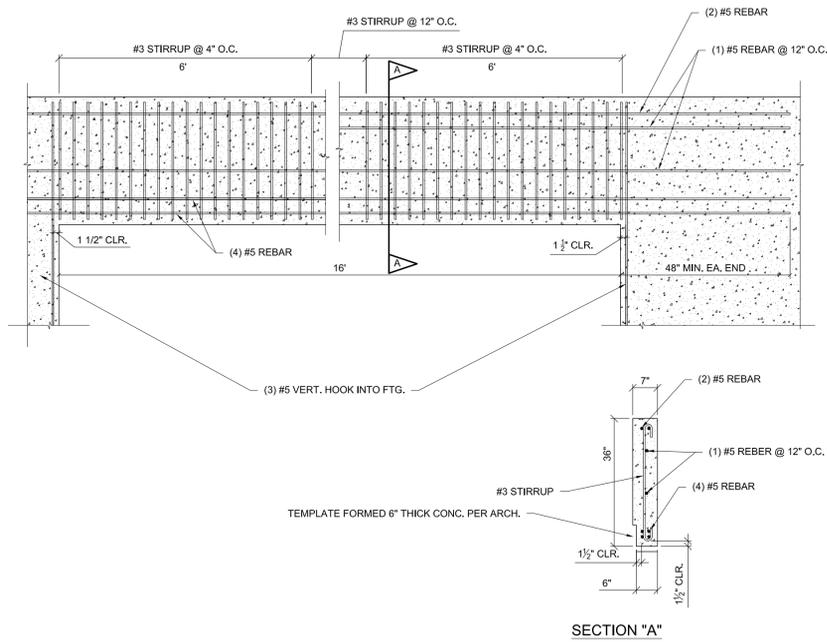
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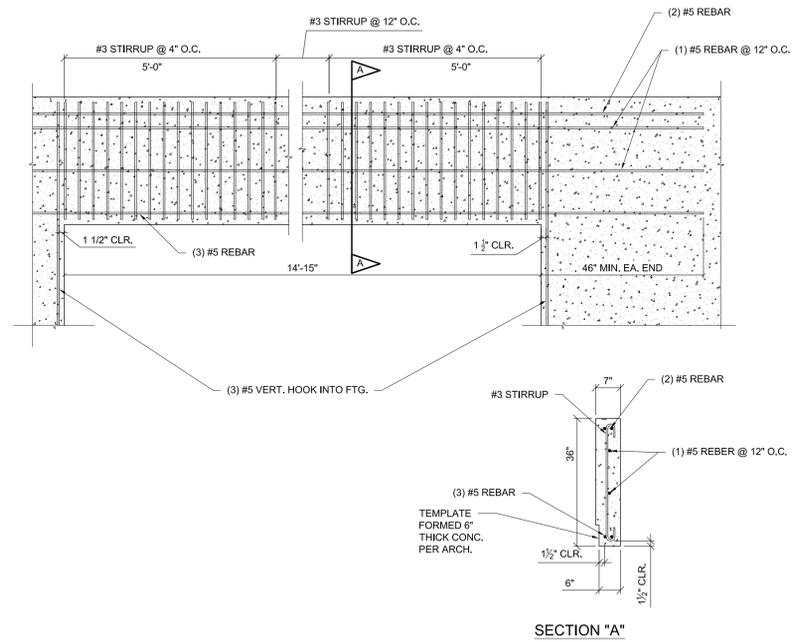
**CONC. STRUCTURAL
DETAILS**

SHEET NO.
S8.0

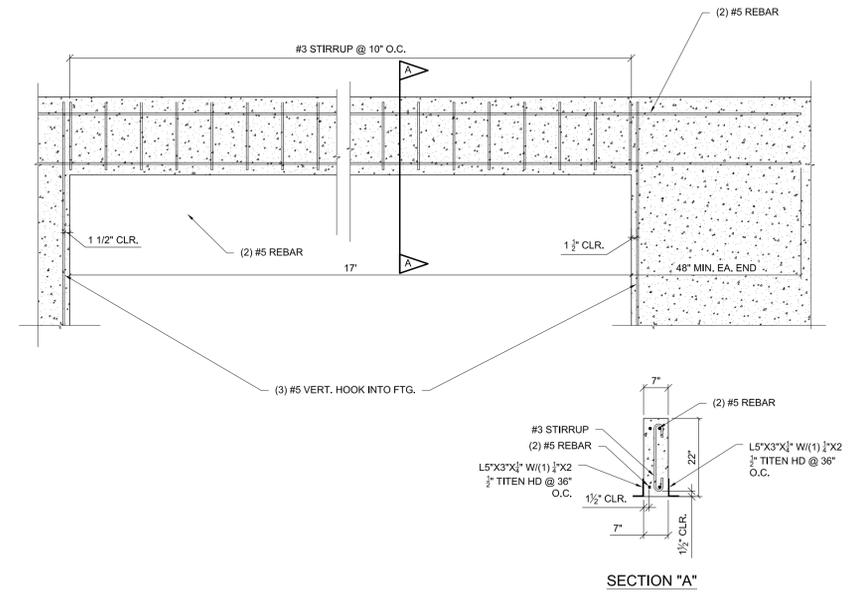
PROJECT NO.
15-082



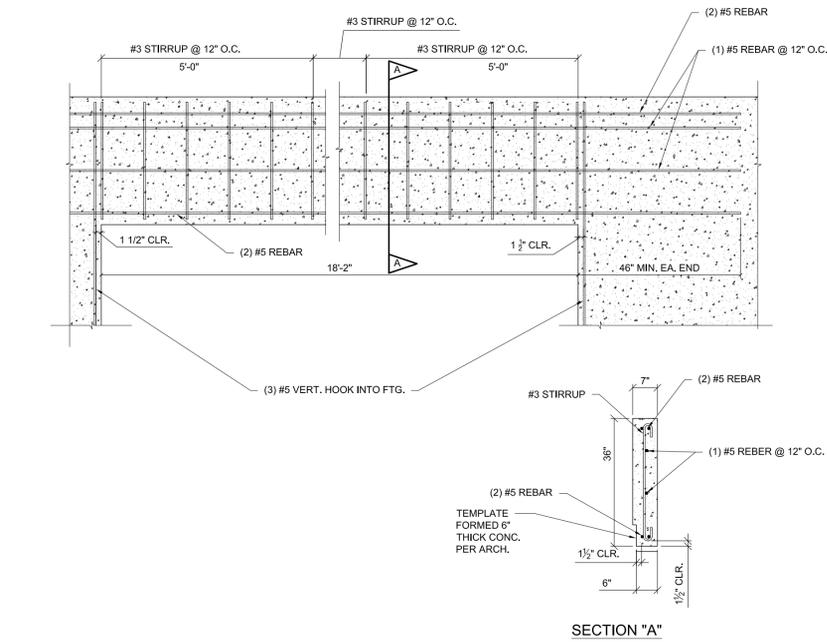
1 16' WIDE CONCRETE WINDOW
SCALE: 1/2" = 1' - 0"



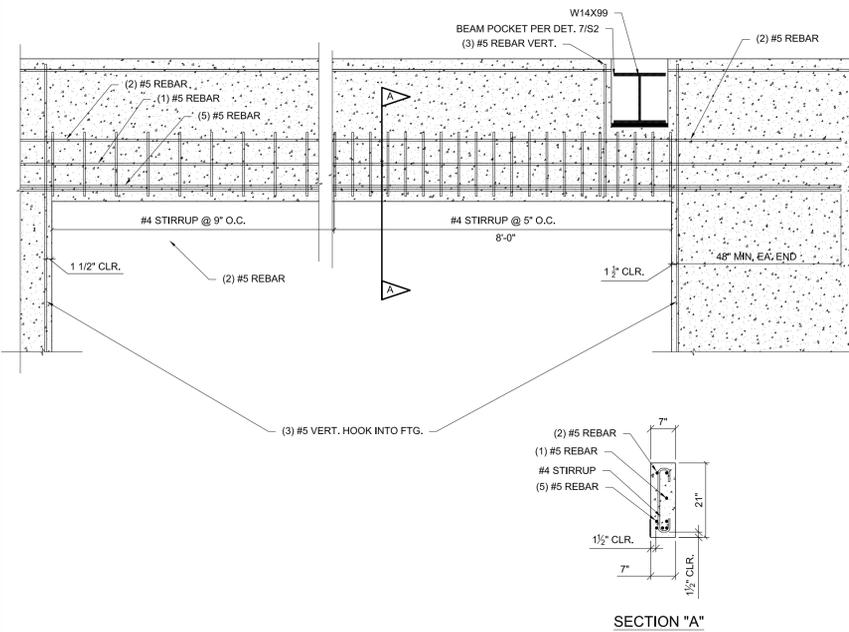
2 GARAGE DOOR OR WINDOW CONC. DETAIL
SCALE: 1/2" = 1' - 0"



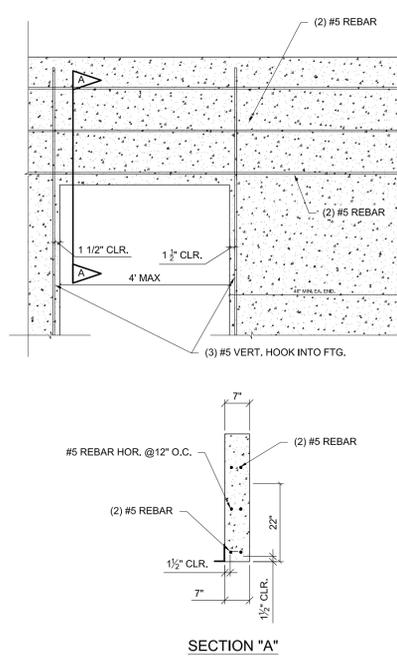
3 FRONT COVERED CONCRETE ENTRY BEAM
SCALE: 1/2" = 1' - 0"



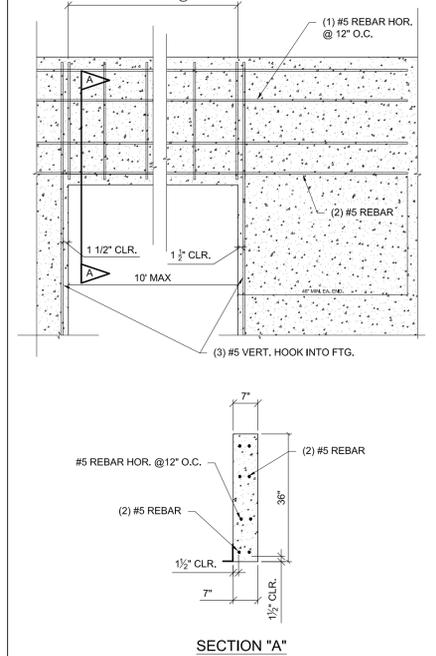
4 FRONT ENTRY CONCRETE BEAM
SCALE: 1/2" = 1' - 0"



5 FRONT CONCRETE BEAM ENTRY INTO GARAGE
SCALE: 1/2" = 1' - 0"



6 DOOR CONCRETE ENTRY BEAM
SCALE: 1/2" = 1' - 0"



7 WINDOW CONCRETE ENTRY BEAM
SCALE: 1/2" = 1' - 0"

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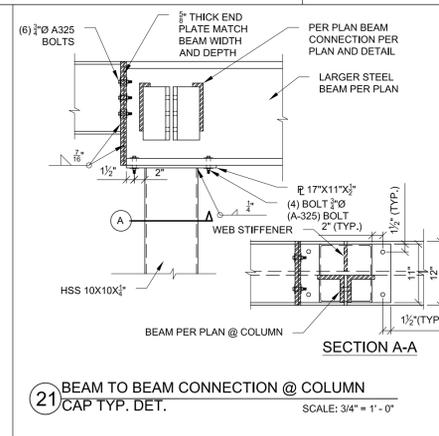
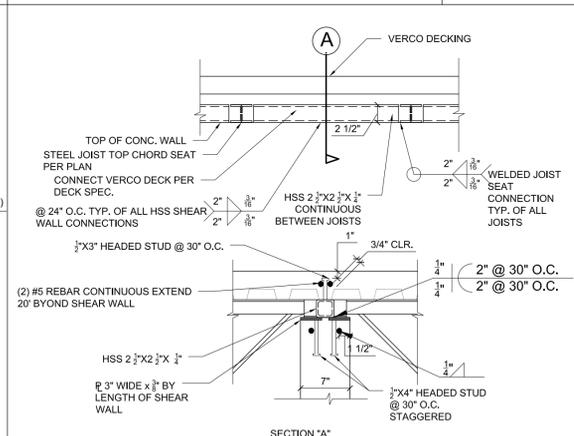
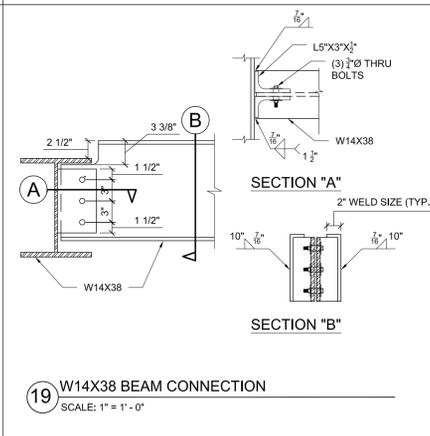
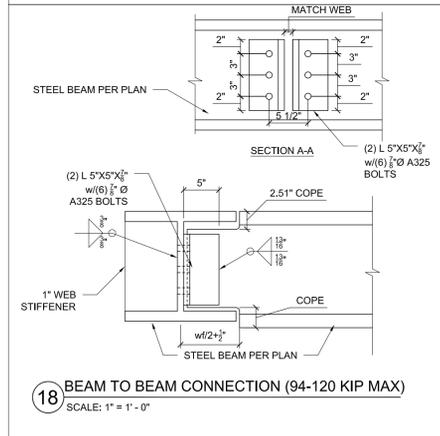
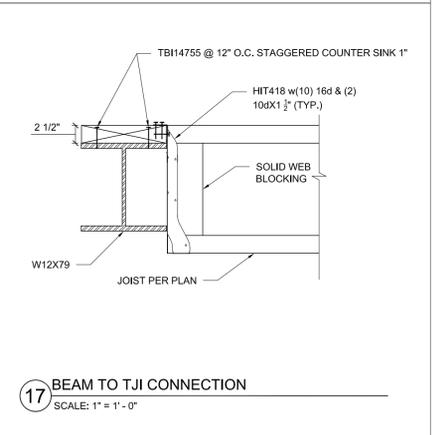
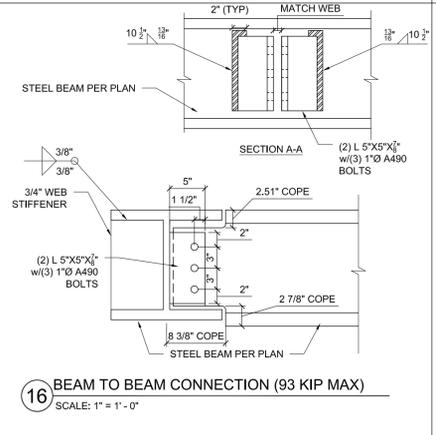
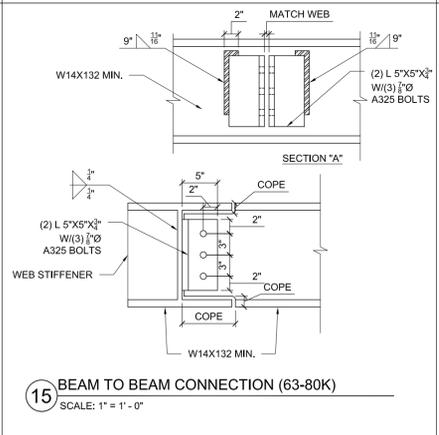
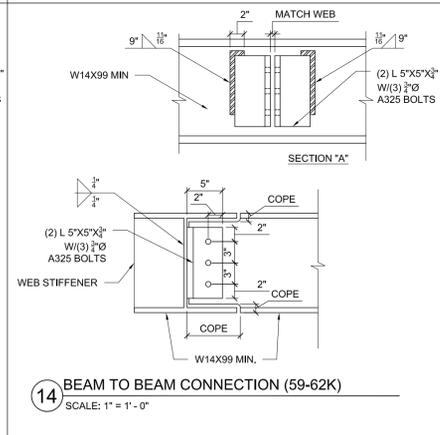
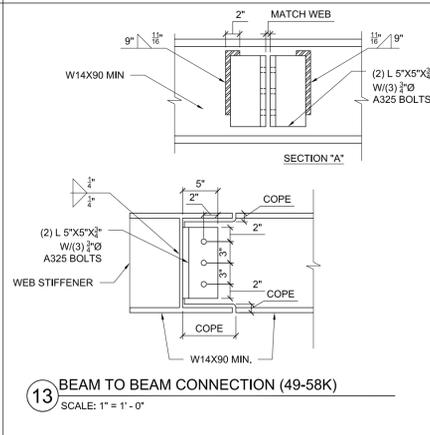
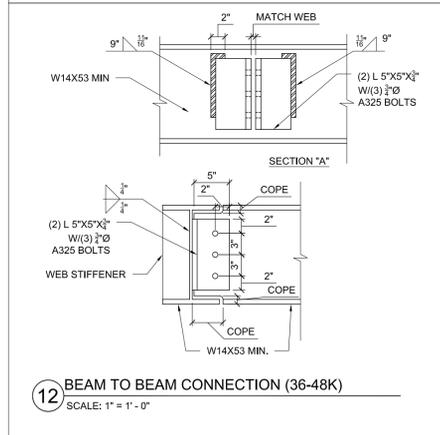
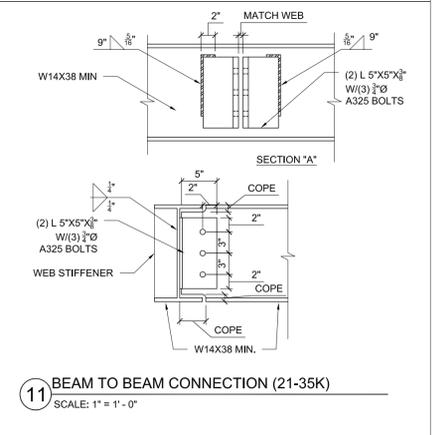
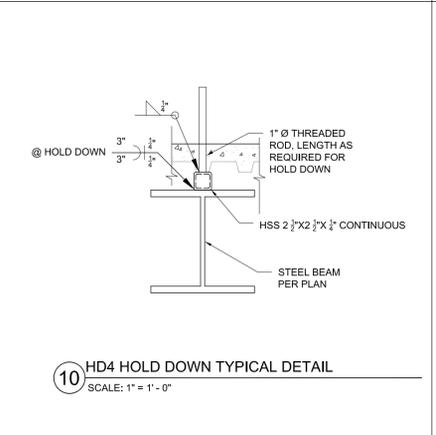
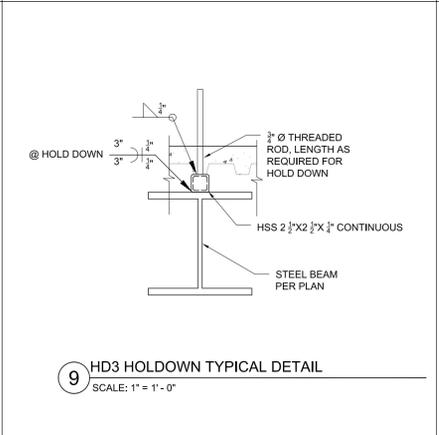
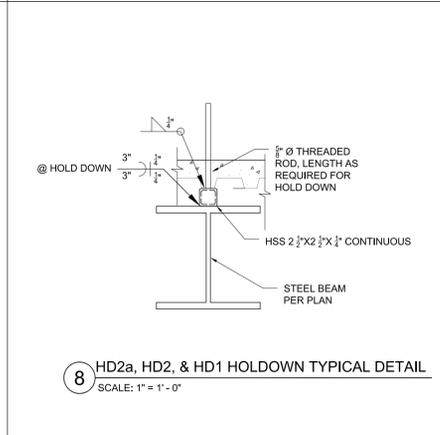
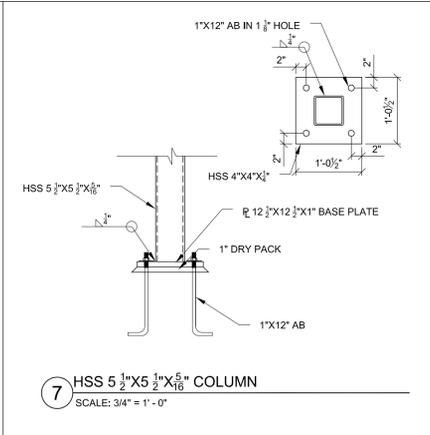
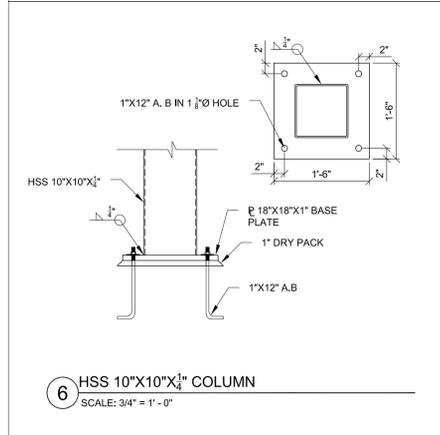
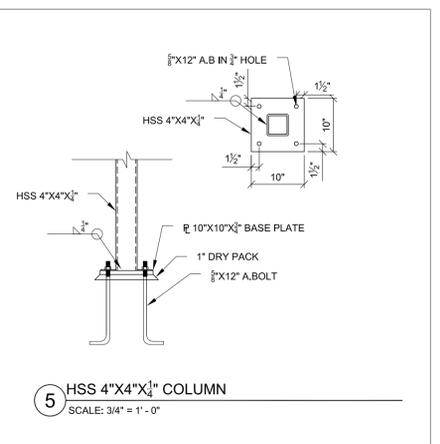
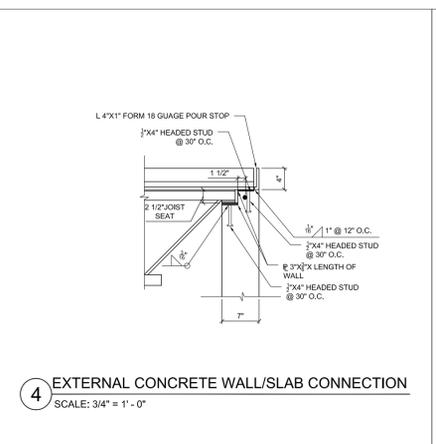
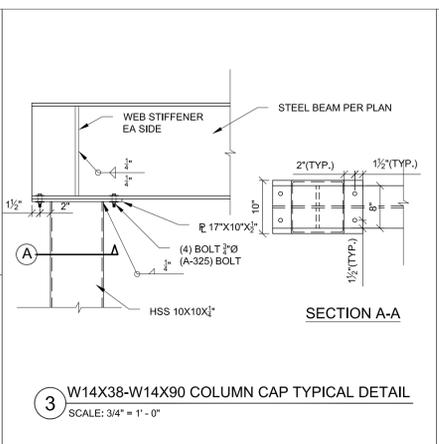
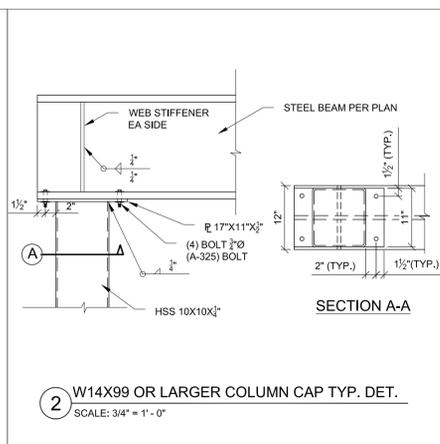
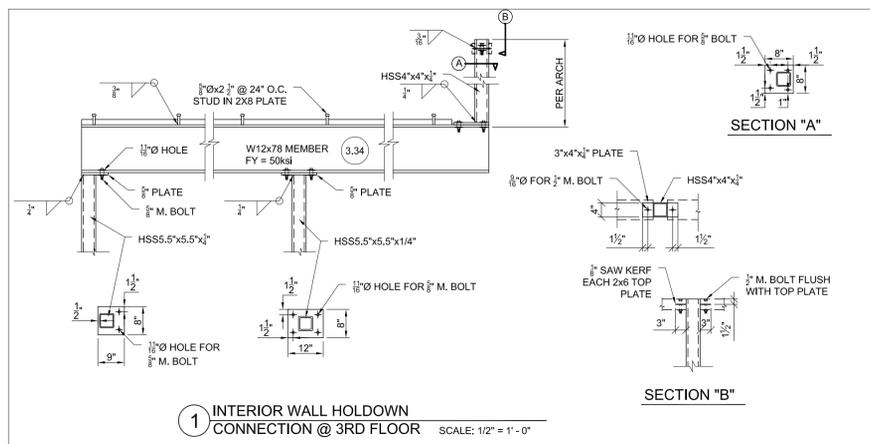
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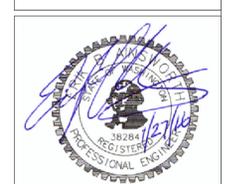
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APPROVAL	_____	
PERMIT DOCUMENTS	_____	
BID DOCUMENTS	_____	
CONTRACT DOC.	_____	
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#	DATE	SUBJECT
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**CONC. STRUCTURAL
DETAILS**

SHEET NO.
S8.1
PROJECT NO.
15-082



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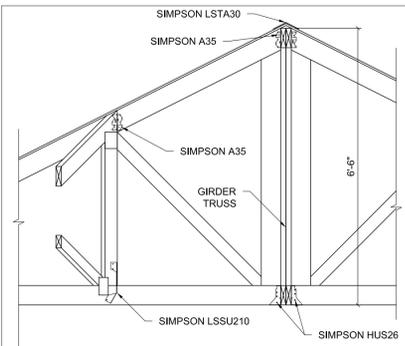
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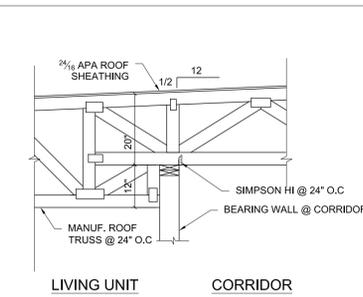
STEEL STRUCTURAL DETAILS

SHEET NO.
S8.2

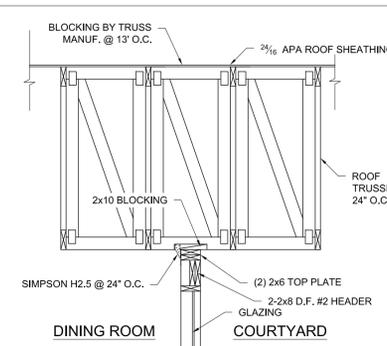
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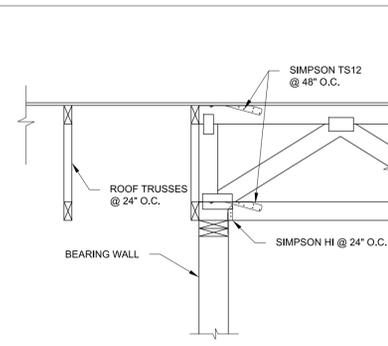
1 TURRET ROOF TRUSS @ PEAK
SCALE: 1/2" = 1'-0"



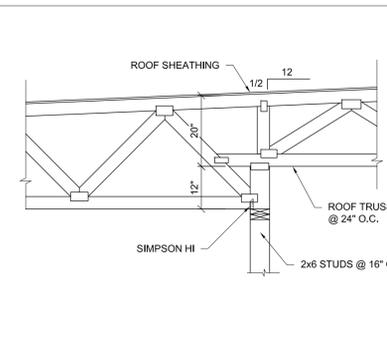
2 TRUSS OVER CORRIDOR
SCALE: 1/2" = 1'-0"



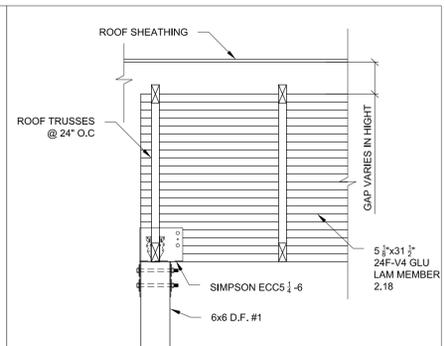
3 DETAIL @ GRID LINE
SCALE: 1/2" = 1'-0"



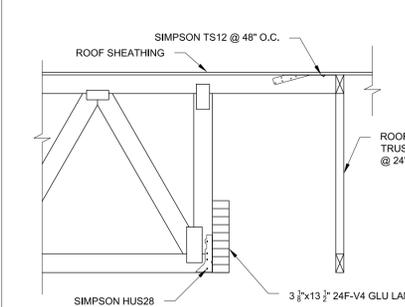
4 ROOF TRUSSES DETAIL @?
SCALE: 3/4" = 1'-0"



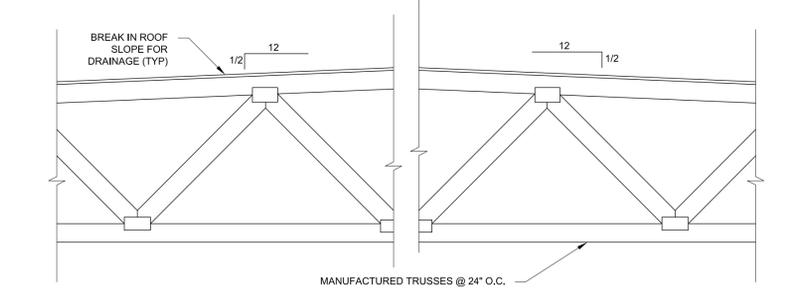
5 ROOF TRUSS DETAIL @ ?
SCALE: 1/2" = 1'-0"



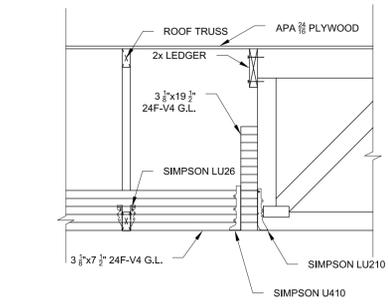
6 TYPICAL GLU LAM TO POST CONNECTION
SCALE: 3/4" = 1'-0"



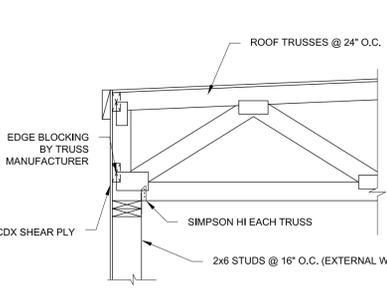
7 ROOF TRUSS DETAIL @ GL C
SCALE: 3/4" = 1'-0"



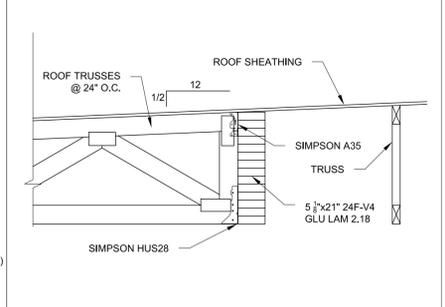
8 TRUSSES @ ROOF SLOPE TRANSITION
SCALE: 3/4" = 1'-0"



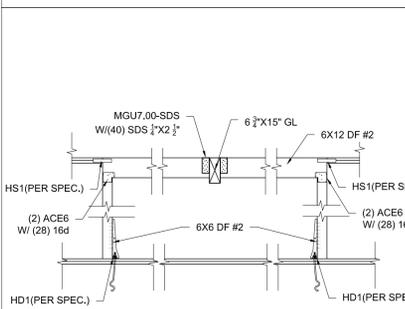
9 ROOF DETAIL @ GL...?
SCALE: 3/4" = 1'-0"



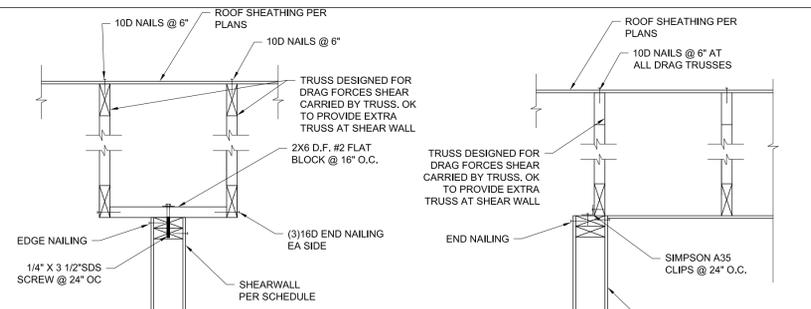
10 TRUSS TO EXTERNAL WALL
SCALE: 3/4" = 1'-0"



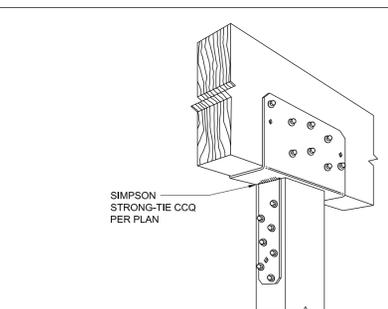
11 ROOF TRUSS DETAIL @ GL B
SCALE: 3/4" = 1'-0"



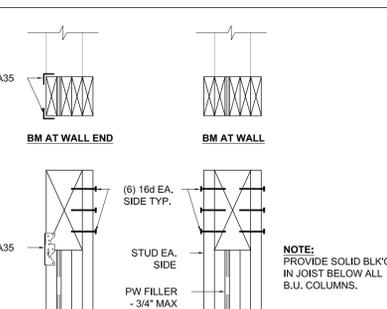
12 BEAM TO HEADER DETAIL
SCALE: 1/4" = 1'-0"



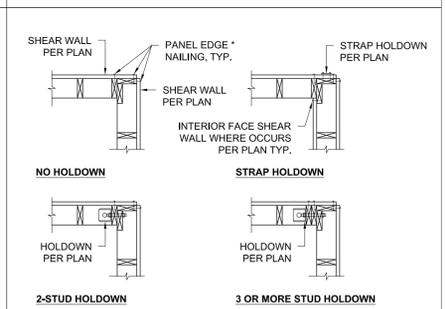
13 PARALLEL TRUSS CONNECTION AT SHEAR WALL DETAIL (OPTIONAL)
SCALE: 3/4" = 1'-0"



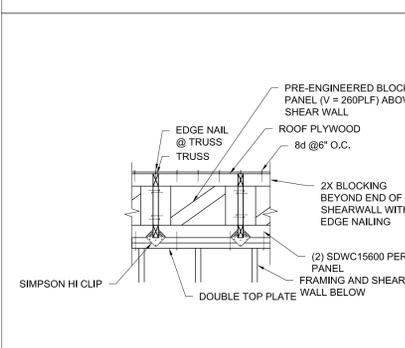
14 COLUMN CAP
SCALE: 3/4" = 1'-0"



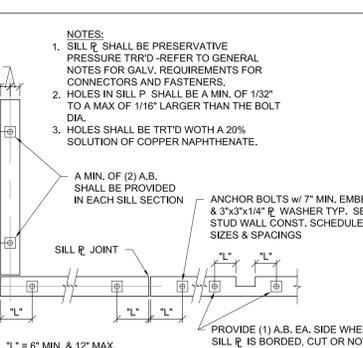
15 BUILT-UP COLUMN TYPICAL DETAIL
SCALE: 1" = 1'-0"



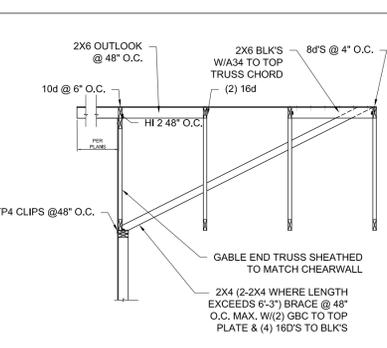
16 TYPICAL CORNER DETAILS
SCALE: 1/2" = 1'-0"



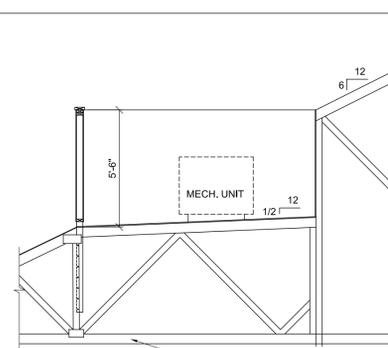
17 BLOCKING PANEL AT EXTERIOR SHEAR WALL
SCALE: 1/2" = 1'-0"



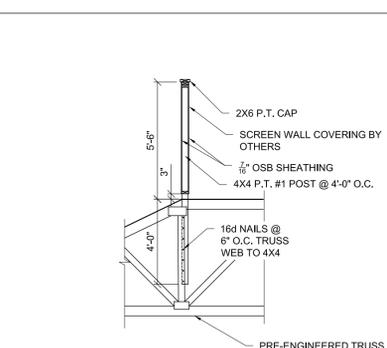
18 TYPICAL SILL P ANCHORAGE
SCALE: 1/2" = 1'-0"



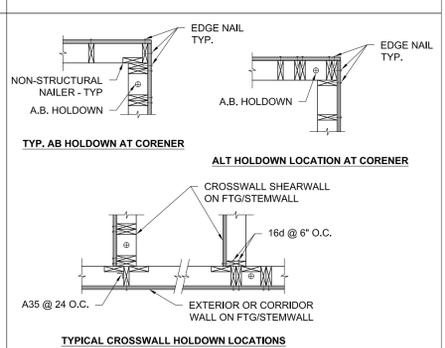
19 GABLE END BRACING DETAIL
SCALE: 1/4" = 1'-0"



20 MECHANICAL PLATFORM SECTION
SCALE: 1/4" = 1'-0"

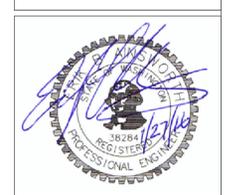


21 MECHANICAL ROOF SCREEN WALL
SCALE: 1/4" = 1'-0"



22 TYPICAL CORNER DETAILS
SCALE: 1/2" = 1'-0"

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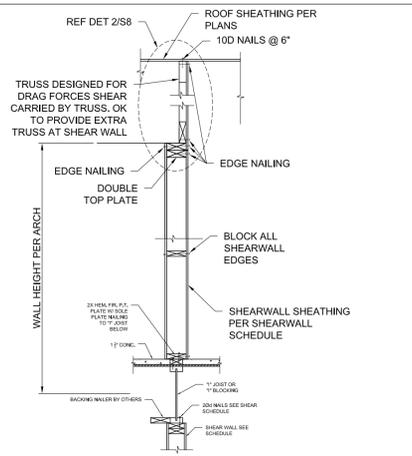
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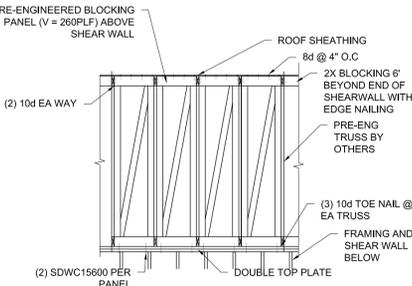
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**WOOD STRUCTURAL
DETAILS**

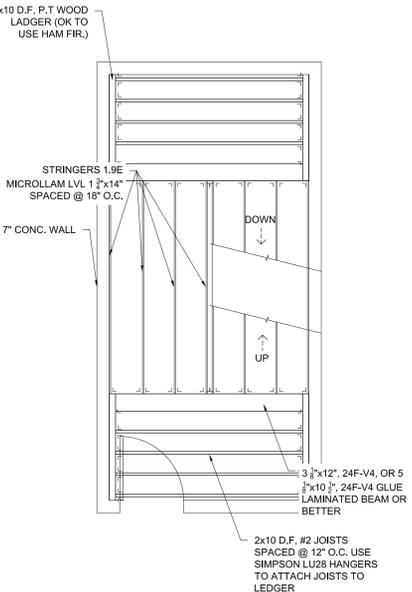
SHEET NO.
S8.3
PROJECT NO.
15-082



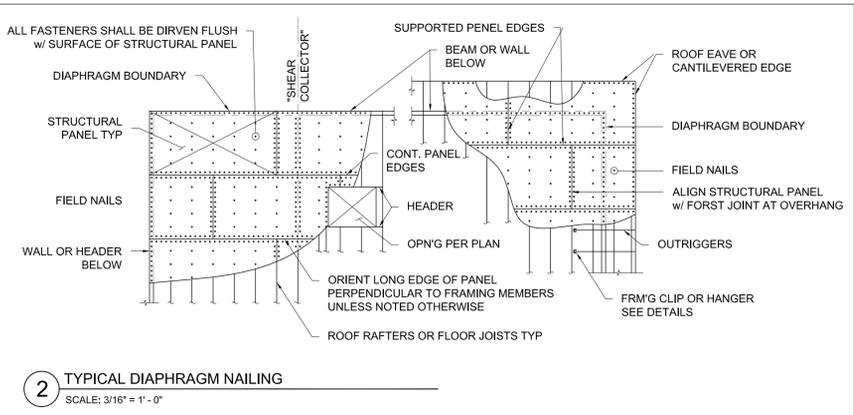
1 SHEAR WALL BELOW PARALLEL TRUSS
SCALE: 1/2" = 1'-0"



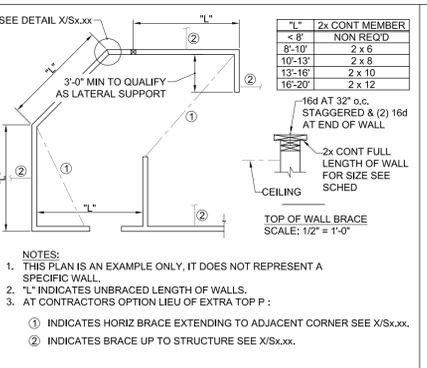
5 BRACE PANEL ABOVE SHEAR WALL
SCALE: 1/4" = 1'-0"



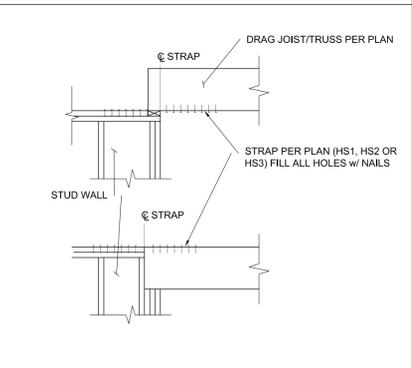
8 STAIRWELL FRAMING PLAN
SCALE: 1/4" = 1'-0"



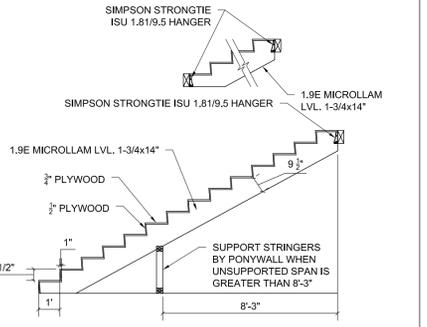
2 TYPICAL DIAPHRAGM NAILING
SCALE: 3/16" = 1'-0"



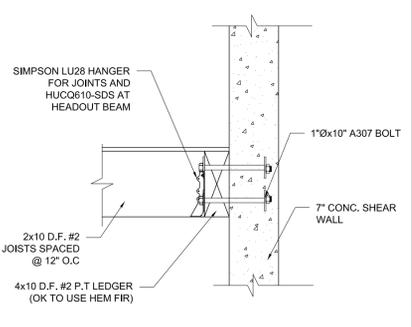
6 TYPICAL LATERAL SUPPORT
SCALE: 1/8" = 1'-0"



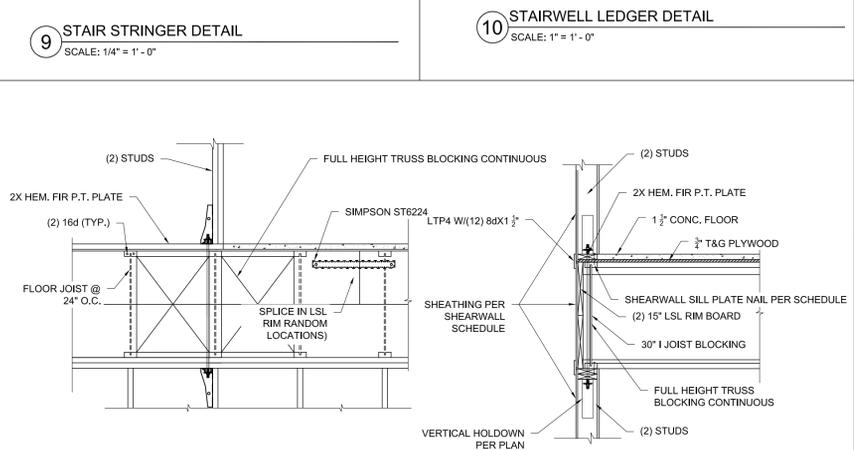
7 TYP DRAG CONNECTION (PAR. TO JOIST)
SCALE: 1/2" = 1'-0"



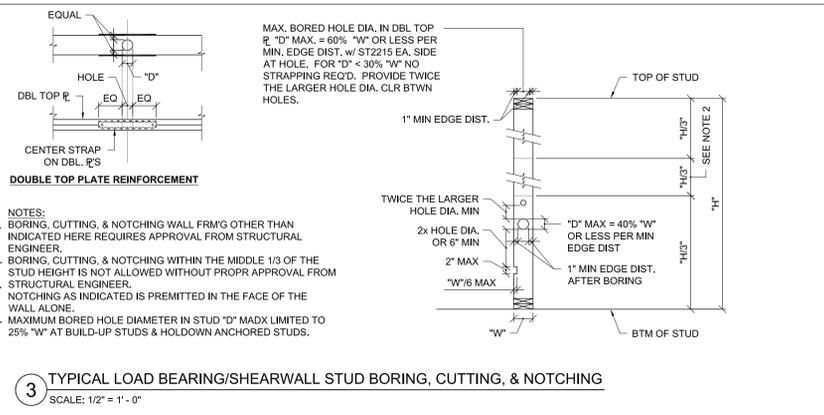
9 STAIR STRINGER DETAIL
SCALE: 1/4" = 1'-0"



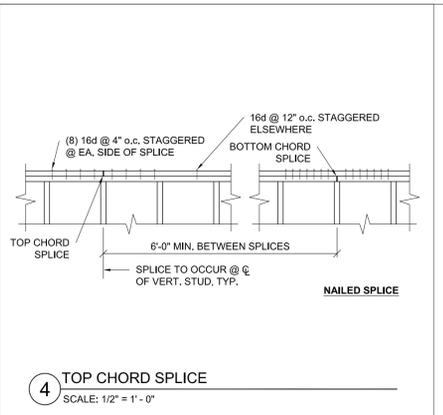
10 STAIRWELL LEDGER DETAIL
SCALE: 1" = 1'-0"



11 INTERIOR WALL HOLDOWN CONNECTION @ 3RD FLOOR
SCALE: 1/2" = 1'-0"



3 TYPICAL LOAD BEARING/SHEARWALL STUD BORING, CUTTING, & NOTCHING
SCALE: 1/2" = 1'-0"



4 TOP CHORD SPLICE
SCALE: 1/2" = 1'-0"

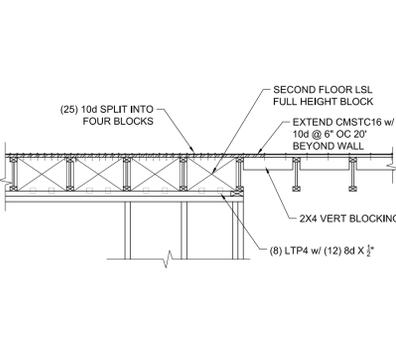
MARK	SHEATHING	NO. OF SIDES	EDGE NAIL	FIELD NAIL	PLATE NAIL	SHEAR CLIP	MUDDSILL ANCHORS		ALLOWABLE SHEAR (plf)	REMARKS
							2X MUDDSILL	3X MUDDSILL		
A	7/16" Sheathing, plywood siding except Group 5 Species	Single	8d @ 6"	8d @ 12"	16d BOX NAIL @7" O.C. (OR 6" O.C. TOE NAIL) OR 1/4" SDS @1'-6" O.C.	LTP4 @ 2'-6"	5/8" x 10" @ 4'-0"	5/8" x 12" @ 6'-0"	260	1,2,3,4,11
B	7/16" Sheathing, plywood siding except Group 5 Species	Single	8d @ 4"	8d @ 12"	16d BOX NAIL @5" O.C. (OR 4" O.C. TOE NAIL) OR 1/4" SDS @1'-6" O.C.	LTP4 @ 1'-10"	5/8" x 10" @ 4'-0"	5/8" x 12" @ 5'-0"	350	1,2,3,4,11
C	7/16" Sheathing, plywood siding except Group 5 Species	Single	8d @ 3"	8d @ 12"	16d BOX NAIL @4" O.C. (OR 3" O.C. TOE NAIL) OR 1/4" SDS @1'-0" O.C.	LTP4 @ 1'-4"	5/8" x 10" @ 3'-0"	5/8" x 12" @ 3'-6"	490	1,2,3,4,11
D	7/16" Sheathing, plywood siding except Group 5 Species	Single	8d @ 2"	8d @ 12"	16d BOX NAIL @3" O.C. (OR 2" O.C. TOE NAIL) OR 1/4" SDS @0'-10" O.C.	LTP4 @ 1'-0"	5/8" x 10" @ 2'-6"	5/8" x 12" @ 3'-0"	640	1,2,3,4,5,11
E	19/32" Sheathing, plywood siding except Group 5 Species	Single	10d @ 2"	10d @ 12"	16d BOX NAIL @2" O.C. OR 1/4" SDS @0'-6" O.C.	LTP4 @ 0'-9"	5/8" x 10" @ 1'-8"	5/8" x 12" @ 2'-2"	870	1,2,3,4,5,11
E2	19/32" Sheathing, plywood siding except Group 5 Species	Double	10d @ 2"	10d @ 12"	1/4" SDS @ 0'-3"	LTP4 @ 0'-4"	N/A	3/4" x 12" @ 1'-1"	1740	1,2,3,4,5,11,12
ALT E2	23/32" Sheathing, plywood siding (Structural I)	Single	(3) rows of 10d @ 2 1/2"	10d @ 2"	1/4" SDS @ 0'-3"	LTP4 @ 0'-4"	N/A	3/4" x 12" @ 1'-1"	1740	1,3,4,7,8,10,11,12

(R) Reference applicable shearwall note below.
SHEAR WALL NOTES

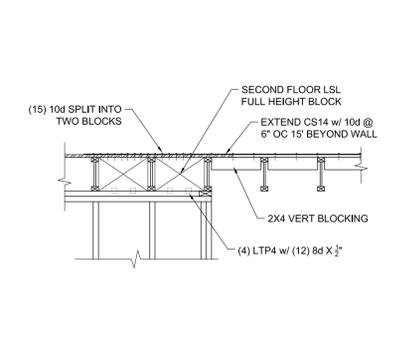
- THERE SHALL BE A CONTINUOUS FOOTING UNDER ALL BRACED PANELS
- WALL SHALL BE FRAMED WITH STUDS AT 16" O.C. OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
- PLATE NAILING SHALL CONNECT BOTTOM PLATE TO BLOCKING AND BLOCKING TO SHEARWALL PLATES BELOW. SDS SCREW SHALL BE 6" LONG FOR CONNECTING BOTTOM PLATE TO BLOCKING, AND 6" LONG FOR CONNECTING DOUBLE TOP PLATE TO BLOCKING.
- SHEAR CLIP CAN BE USED TO TRANSFER SHEARWALL SHEAR VALUE IN LIEU OF PLATE NAILING.
- ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER OR TWO 2-INCH NOMINAL MEMBERS FASTENED IN ACCORDANCE WITH 2012 IRC SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
- ALL WALL LINES DESIGNATED AS PERFORATED SHEAR WALL SHALL EXTEND SHEAR WALL NAILING INCLUDING EDGE NAILING AROUND PERIMETER OF OPENING. FIELD NAIL ABOVE AND BELOW OPENING AND EDGE NAIL PANEL EDGES PER ADJACENT SHEARWALL TYPE.
- WALL SHALL BE FRAMED WITH STUDS AT 8" O.C. OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
- ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 4-INCH NOMINAL MEMBER FASTENED IN ACCORDANCE WITH 2012 IRC SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES. ALL PANEL EDGES AND SHEATHING EDGES SHALL BE BLOCKED.
- PLYWOOD SHALL BE RATED STRUCTURAL I, 32 OC AND BE 5-PLY.
- PLYWOOD SHALL BE RATED STRUCTURAL I, 48 OC AND BE 4-PLY.
- USE 5/8" X 2 1/2" MIN EMBEDMENT TITEN HD WHEN INSTALLING ANCHOR BOLTS INTO VERCO, CONCRETE DECK. IF OVER CONCRETE WALL USE ANCHOR BOLT PER DETAIL
- WELD MUDDSILL ANCHOR BOLT TO STEEL BEAM BELOW W/ 1/2" FILLET WELD AROUND BOLT. IF OVER CONC. WALL USE ANCHOR BOLT PER DETAIL

SIMPSON STRONGTIE STRAP TIES:

- VERTICAL HOLDOWN STRAPS:**
- (HD1) TALL=2,550 lb
HDU2-SDS2.5 W/ (6) SDS 1/4 x2 1/2" INTO (2)2x W/ SSB24 A.B. W/ (13" MIN EMBED) OR 12" TITEN HD W/ (4" MIN EMBED), OR STDH10 W/ (18) 16d SINKERS (FOLLOW MANUF.)
- (HD2) TALL=3,325 lb
HDU4-SDS2.5 W/ (10) SDS 1/4 x2 1/2" INTO (2)2x W/ SSB24 A.B. W/ (21" MIN EMBED) OR 5/8" TITEN HD W/ (5" MIN EMBED), OR STDH14 W/ (22) 16d SINKERS (FOLLOW MANUF.)
- (HD2a) TALL=4,565 lb
HDU4-SDS2.5 W/ (10) SDS 1/4 x2 1/2" INTO (2)2x W/ SSB28 W/ (25" MIN EMBED)
- (HD3) TALL=6,395 lb
HDU8-SDS2.5 W/ (20) SDS 1/4 x2 1/2" INTO 4x W/ SSB28 A.B. W/ (25" MIN EMBED) OR (2) HDU4-SDS2.5 W/ 3/4" Ø ROD
- (HD4) TALL=9,130 lb
(2) HDU4-SDS2.5 W/ (28) SDS 1/4 x2 1/2" INTO 6x W/ (2) SSB28 W/ (25" MIN EMBED) OR HDU11-SDS2.5 W/ (30) SDS 1/2 x2 1/2" INTO 6x W/ SB130 A.B. W/ (24" MIN EMBED) @ MIDWALL, OR ENDWALL W/ STEP-DOWN STEMWALL
- (HD5) TALL=5,645 lb
(2) HDU4-SDS2.5 W/ (14) SDS 1/2 x2 1/2" & 1" Ø THREADED ROD INTO DOUBLE 2X
- (HD6) TALL=6,730 lb
MSTC72 W/ (54) 16d SINKERS
- (HS1) TALL=1,110 lb
CS18 W/ (12) 10d SPACE NAILS @ 3" O.C.
- (HS2) TALL=2,050 lb
CMSTC16 W/ (40) 10d L=30" EA. END SPACE NAILS 3" O.C. EA
NOTE: HORIZONTAL STRAPS SHALL BE LOCATED AT TOP PLATE.
- VERTICAL STRAPS:**
- (VH1) TALL=1,155 lb
MSTC28 W/ (12) 16d OR (2) DTT22 W/ (8) SDS 1/2 x 1 1/2" & 1/2" Ø THREADED ROD
- (VH2) TALL=2,310 lb
MSTC40 W/ (20) 16d
- (VH3) TALL=3,465 lb
MSTC52 W/ (36) 16d SINKERS OR (2) HDU2-SDS2.5 W/ (6) SDS 1/2 x2 1/2" & 1/2" Ø THREADED ROD 1 INTO DOUBLE 2X
- (VH4) TALL=4,565 lb
MSTC66 W/ (48) 16d SINKERS OR (2) HDU4-SDS2.5 W/ (10) SDS 1/2 x2 1/2" & 1" Ø THREADED ROD INTO DOUBLE 2X
- (VH5) TALL=5,645 lb
MSTC78 W/ (64) 16d SINKERS OR (2) HDU5-SDS2.5 W/ (14) SDS 1/2 x2 1/2" & 1" Ø THREADED ROD INTO DOUBLE 2X
- (VH6) TALL=9,560 lb
(2) MSTC86 W/ (48) 16d SINKERS EA.
- NOTE: STRAPS MAY BE APPLIED TO THE INSIDE OR OUTSIDE FACE OF STUDS, FLAT STRAPS DO NOT WORK @ 30° JOISTS.



12 HS6 @ SECOND FLOOR OR ROOF TALL = 4585 LB
SCALE: 1/2" = 1'-0"



13 HS5 @ SECOND FLOOR OR ROOF
SCALE: 1/2" = 1'-0"

THE LAND DEVELOPER'S ENGINEERED SOLUTION
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KIRKLAND, WA 98034

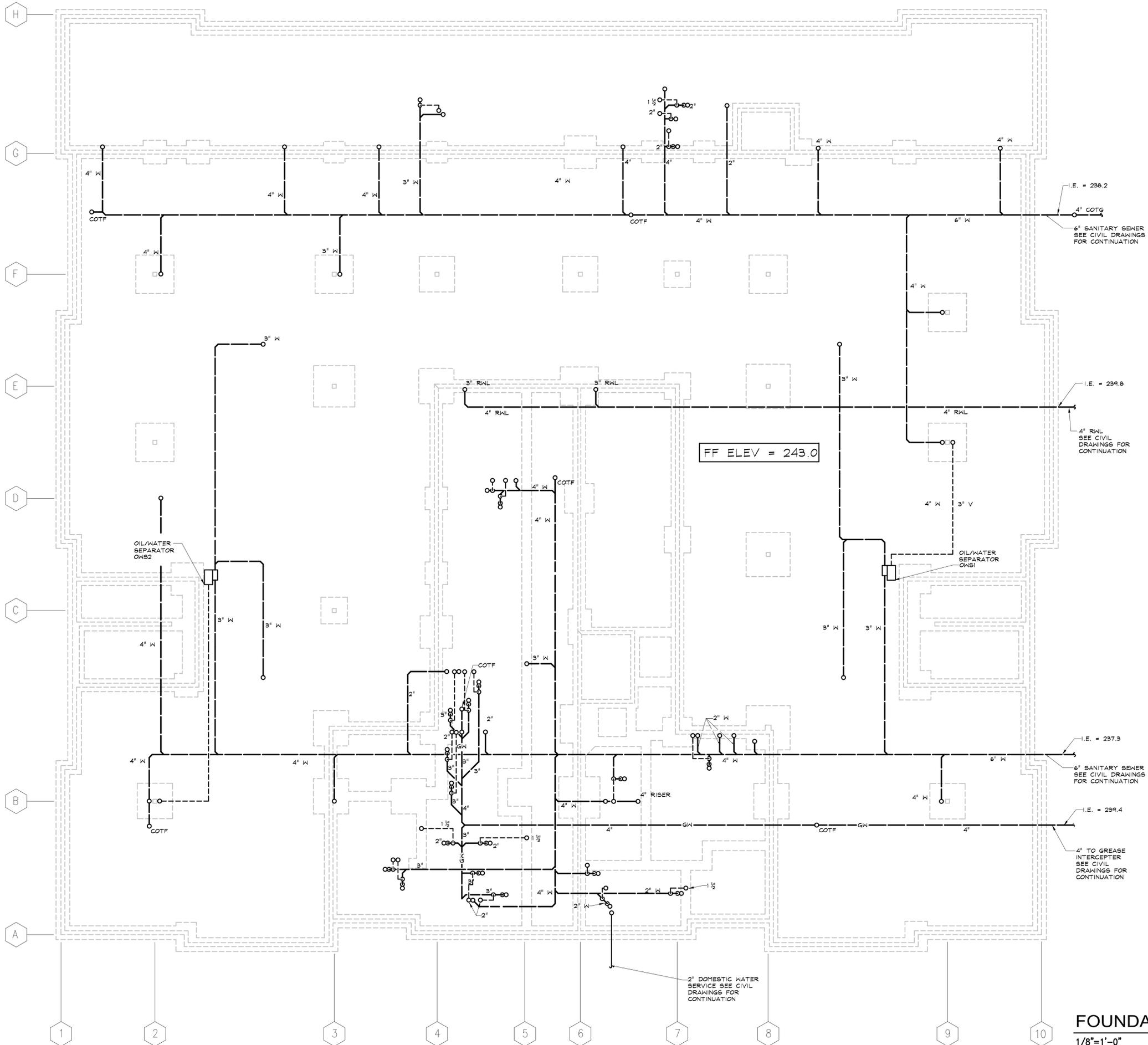
SCALE: AS NOTED
DATE OF ISSUE: 01/20/2016

DESIGN DOCUMENTS	APPROVAL	
PERMIT DOCUMENTS	BID DOCUMENTS	
CONTRACT DOC.	REVISIONS	
#	DATE	SUBJECT
1		
2		
3		
4		

STRUCTURAL DETAILS

SHEET NO.
S8.4

PROJECT NO.
15-082



FF ELEV = 243.0

GENERAL NOTES:
1. REFER TO PLUMBING FIXTURE SCHEDULE FOR BRANCH LINE SIZES.

MECHANICAL LEGEND

—G—	NATURAL GAS
—W—	WASTE LINE ABOVE GRADE
—WB—	WASTE LINE BELOW GRADE
—V—	VENT PIPING
—DCW—	DOMESTIC COLD WATER
—DHW—	DOMESTIC HOT WATER
—DHWRC—	DOMESTIC HOT WATER RECIRC.
—RW—	RAIN WATER ABOVE GRADE
—RWB—	RAIN WATER BELOW GRADE
—D—	DRAIN LINE
—RL—	REFRIGERANT LIQUID
—RS—	REFRIGERANT SUCTION
—IE—	INVERT ELEVATION
—VTR—	VENT THRU ROOF
—CO—	CLEANOUT
—COTF—	CLEANOUT THRU FLOOR
—COTG—	CLEANOUT TO GRADE
—COTW—	CLEANOUT THRU WALL
—RD—	ROOF DRAIN
—FD—	FLOOR DRAIN
—HB—	HOSE BIBB
—EF—	EXHAUST FAN
—TYP—	TYPICAL
—W/FD—	WITH FIRE DAMPER
—T—	TEE DOWN
—TU—	TEE UP
—ED—	ELBOW DOWN
—EU—	ELBOW UP
—RFD—	ROUND FLOOR DRAIN
—RDR—	ROOF DRAIN
—P—	PUMP
—CV—	CHECK VALVE (FLOW TO RIGHT)
—CVL—	CHECK VALVE (FLOW TO LEFT)
—BV—	BALL VALVE
—FF—	FLOW FITTING (CIRCUIT SETTER)
—U—	UNION
—PRV—	PRESSURE REDUCING VALVE
—FPC—	FLEXIBLE PIPE CONNECTOR
—PG—	PRESSURE GAUGE
—T—	THERMOMETER
—C—	CLEANOUT
—CE—	CAPPED END
—WH—	WALL HYDRANT
—T—	THERMOSTAT
—COP—	CONTINUATION OF PIPING
—SV—	SAFETY VALVE
—DVT—	DUCT TURNING VANES
—MD—	MOTORIZED DAMPER
—M—	MANUAL DAMPER
—FC—	FLEXIBLE CONNECTION
—FD—	FIRE DAMPER
—SLD—	SOUND LINED DUCT (NET INSIDE DIMENSION)
—SLD—	SOUND LINED DUCT (NET INSIDE DIMENSION)
—ASB—	AXB
—SLD—	SOUND LINED DUCT (NET INSIDE DIMENSION)
—RSD—	ROUND SUPPLY DUCT
—RSD—	RECTANGULAR SUPPLY DUCT
—RSD—	RECTANGULAR RETURN DUCT
—RSD—	RECTANGULAR EXHAUST DUCT
—OSD—	OVAL SUPPLY DUCT
—SD—	SMOKE DAMPER
—SA—	SOUND ATTENUATOR
—RD—	ROUND DUCT
—FO—	FLAT OVAL DUCT
—ML—	MATCH LINE
—PN—	PLAN NOTE
—SD—	SECTION DESIGNATION
—SD—	SHEET ON WHICH SECTION IS DRAWN
—D—	DETAIL DESIGNATION
—D—	DETAIL NUMBER
—D—	SHEET ON WHICH DETAIL IS DRAWN
—D14-325—	DIFFUSER DESIGNATION
—OR—	SUPPLY CFM
—D14-405—	GRILLE DESIGNATION
—OR—	SUPPLY OR RETURN CFM
—1—	PLUMBING RISER NUMBER
—C—	CONNECTION OF NEW TO EXISTING



DUMAÏS-ROMANS, INC.
CONSULTING MECHANICAL ENGINEERS
NORTH 210 UNIVERSITY ROAD - SUITE 100
SPOKANE VALLEY, WASHINGTON 99206
(509) 893-9646

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Checked By: JPR
Date: 12-2-15
Project No.: 15093

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E-MAIL: LJBDESIGNS@COMCAST.NET

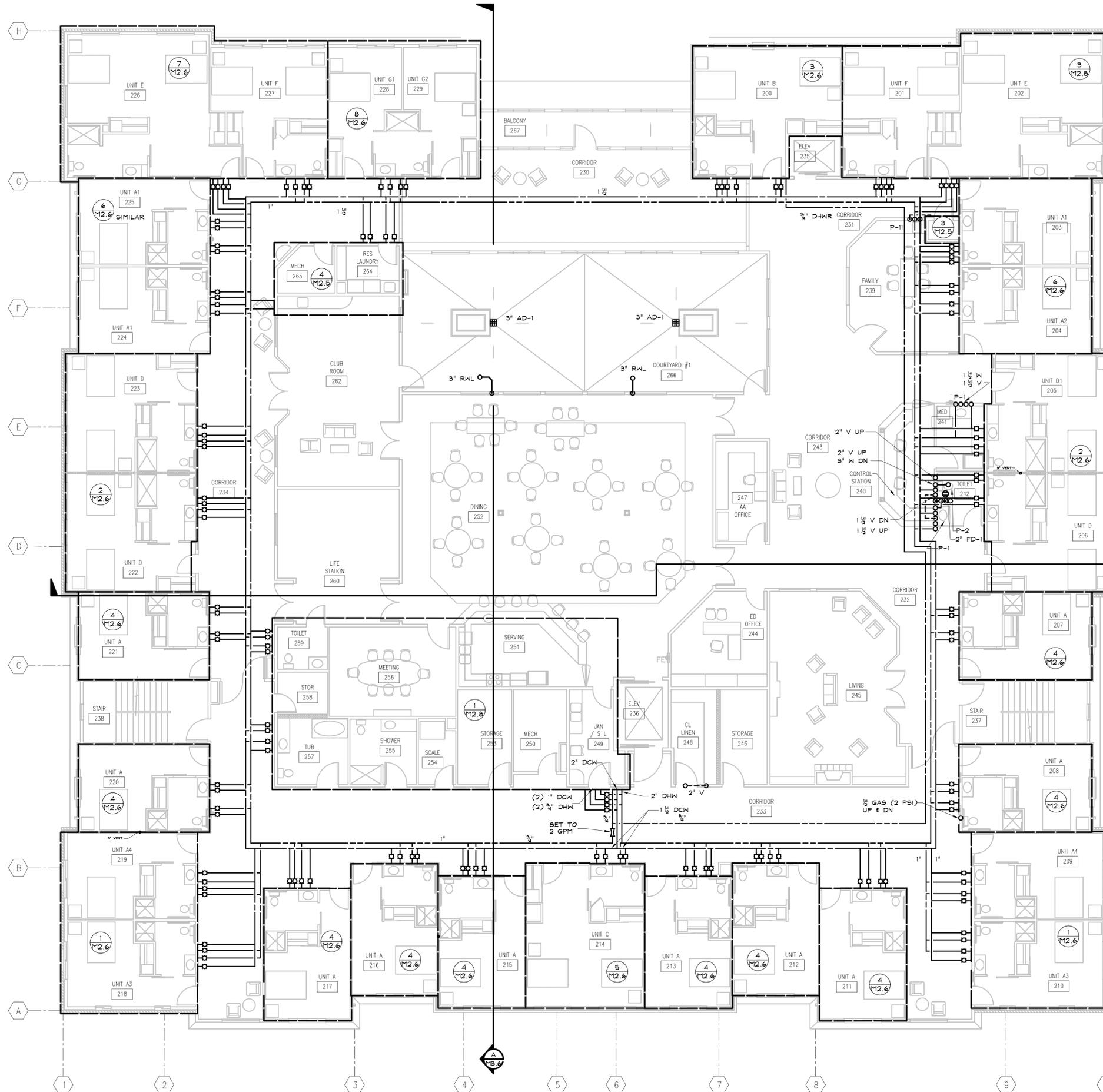
Project:
**JEFFERSON
MEMORY CARE FACILITY**
12215 NE 128TH AVE
KIRKLAND, WA

Drawing Title:
**FOUNDATION
PLUMBING PLAN**

Sheet No.:
M2.1

FOUNDATION PLUMBING PLAN
1/8"=1'-0"





GENERAL NOTES:

1. REFER TO PLUMBING FIXTURE SCHEDULE FOR BRANCH LINE SIZES.
2. REFER TO SHEETS M2.5 THROUGH M2.8 FOR 1/4" SCALE PLANS AND PLUMBING FIXTURE DESIGNATIONS.
3. ALL DOMESTIC HOT WATER RECIRCULATION PIPING TO BE 3/4".
4. ALL RAINWATER, AND ABOVE GRADE WASTE PIPING SHALL BE CAST IRON.
5. LABEL SHUTOFF VALVES WITH ROOM NUMBER SERVED. COORDINATE WITH OWNER FOR CORRECT NUMBER.
6. DHW/DCH TO EITHER LAV/WC OR LAV/WC AND TUB/SHWR SHALL BE 1/2" IN SIZE UNLESS NOTED OTHERWISE.
7. REFER TO SHT M2.9 FOR RISER DIAGRAM.



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 Project No: 15093

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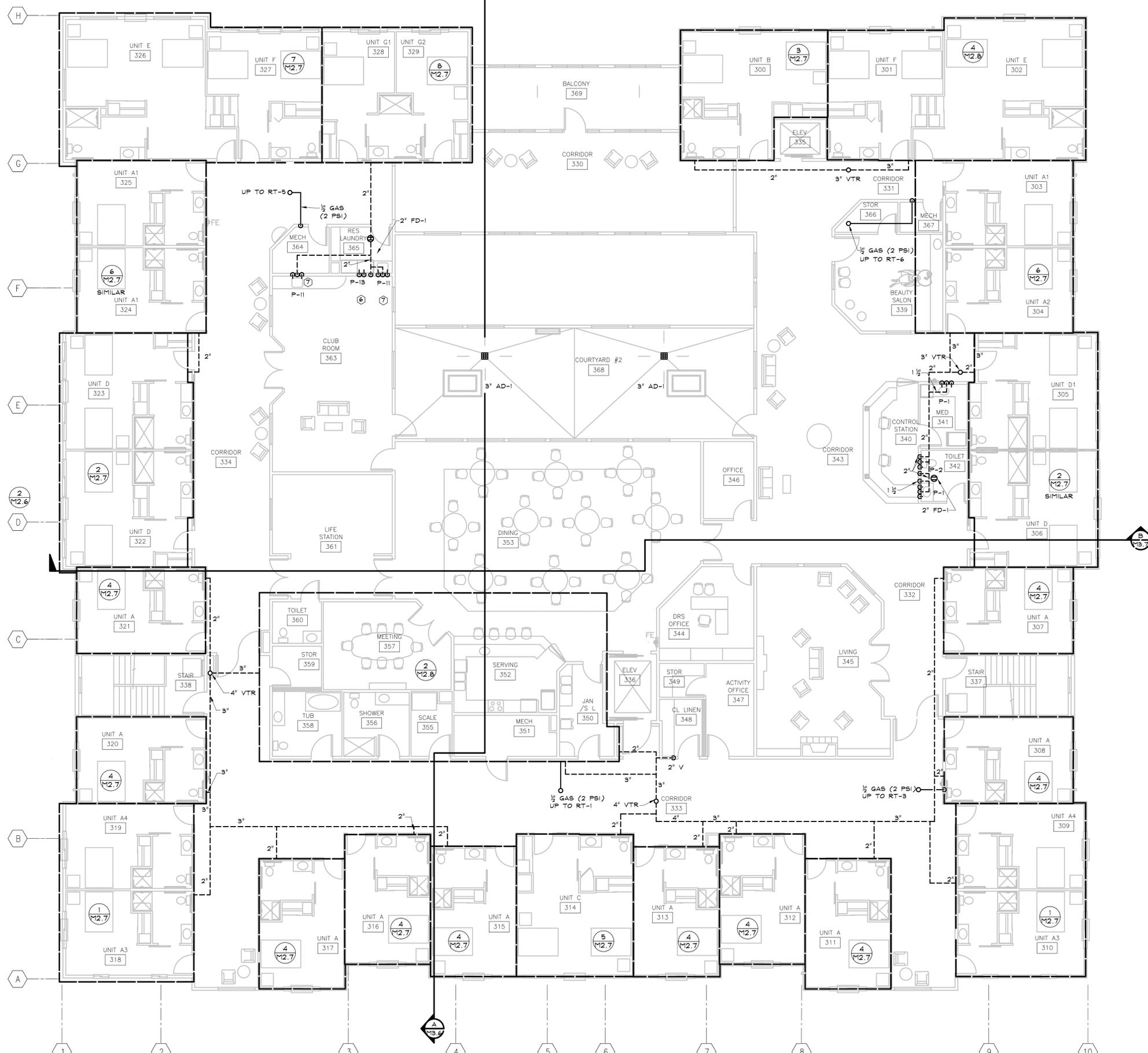
Project:
**JEFFERSON
 MEMORY CARE FACILITY**
 12215 NE 128TH AVE
 KIRKLAND, WA

Drawing Title:
**SECOND FLOOR
 PLUMBING PLAN**

Sheet No:
M2.3

SECOND FLOOR PLUMBING PLAN
 1/8"=1'-0"





GENERAL NOTES:

1. REFER TO PLUMBING FIXTURE SCHEDULE FOR BRANCH LINE SIZES.
2. REFER TO SHEETS M2.5 THROUGH M2.8 FOR 1/4" SCALE PLANS AND PLUMBING FIXTURE DESIGNATIONS.
3. ALL DOMESTIC HOT WATER RECIRCULATION PIPING TO BE 3/4".
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5. LABEL SHUTOFF VALVES WITH ROOM NUMBER SERVED. COORDINATE WITH OWNER FOR CORRECT NUMBER.
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7. REFER TO SHT M2.9 FOR RISER DIAGRAM.



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Project:
**JEFFERSON
 MEMORY CARE FACILITY**
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 KIRKLAND, WA

Drawing Title
**THIRD FLOOR
 PLUMBING PLAN**

Sheet No.
M2.4

THIRD FLOOR PLUMBING PLAN
 1/8"=1'-0"

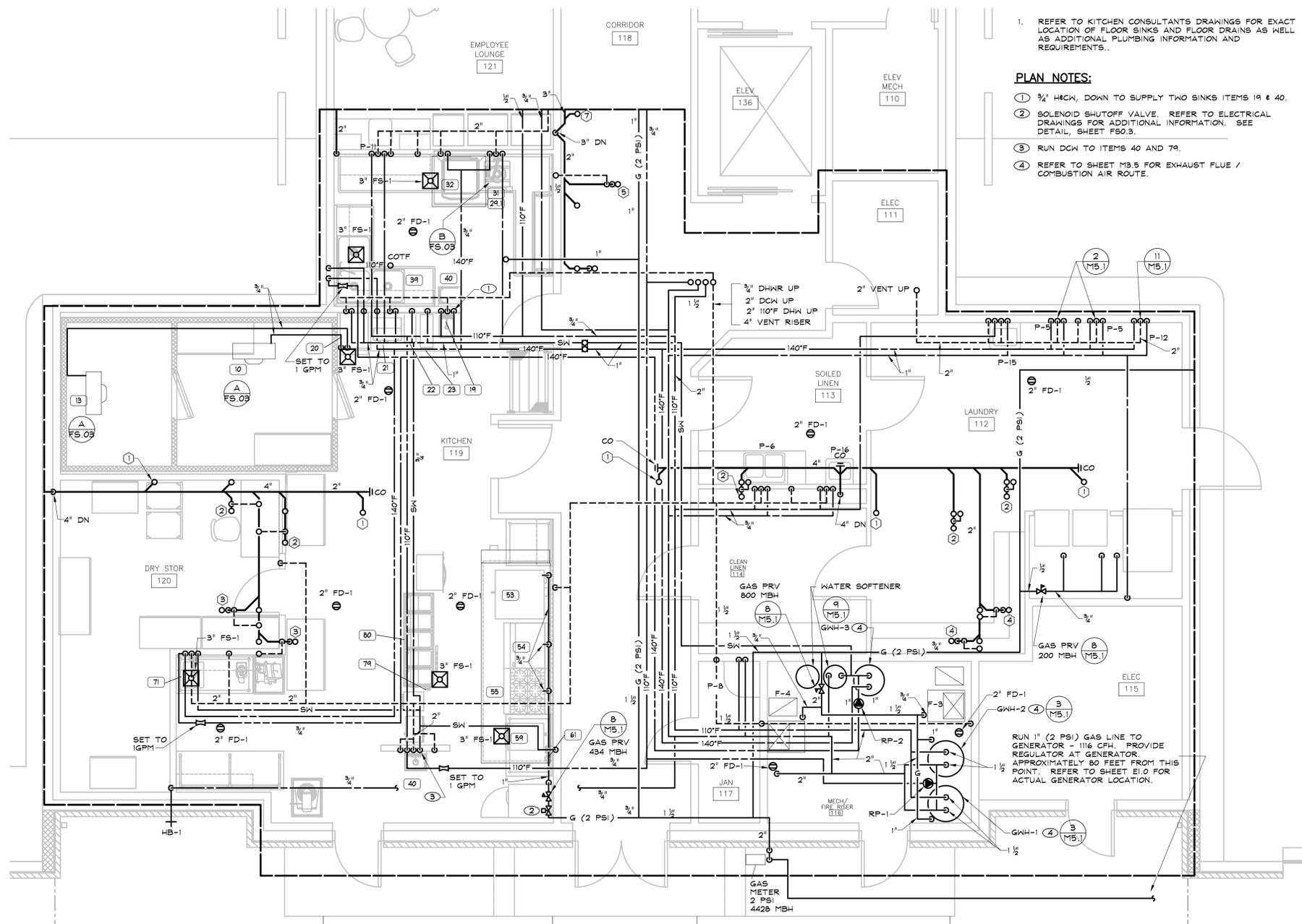


KITCHEN EQUIPMENT CONNECTION SCHEDULE							
ITEM	DESCRIPTION	DHW	DCH	WASTE	GAS	BTUH	REMARKS
10	COOLER EVAPORATOR	-	-	TO FLOOR SINK	-	-	
13	FREEZER EVAPORATOR	-	-	TO FLOOR SINK	-	-	
20	ICE MAKER W/ BIN	-	1/2"	(2) 3/4" TO FLOOR SINK	-	-	PROVIDE RPP, CONNECT TO CH W/FILTER AND SHUT-OFF VALVE
21	COFFEE MAKER, AUTOMATIC	-	1/2"	-	-	-	PROVIDE RPP, CONNECT TO CH AND SHUT-OFF VALVE
22	TEA BREWER	-	1/2"	-	-	-	PROVIDE RPP, CONNECT TO CH AND SHUT-OFF VALVE
23	JUICE DISPENSER	-	1/2"	-	-	-	PROVIDE RPP, CONNECT TO CH AND SHUT-OFF VALVE
24	BEVERAGE COUNTER	1/2" 140°F	1/2"	2" DIRECT	-	-	SHUT-OFF VALVE FOR COLD WATER SUPPLY
29	DISPOSER	-	1/2"	2" DIRECT	-	-	SHUT-OFF VALVE FOR COLD WATER SUPPLY
31	PRE-RINSE FAUCET	1/2" 140°F	1/2"	-	-	-	SHUT-OFF, 4 CHECK VALVES FOR H/C WATER SUPPLY
32	DISHWASHER	3/4" 140°F	-	1 1/2" TO FLOOR SINK	-	-	SHUT-OFF VALVE, 4 AVB FOR HOT WATER SUPPLY. PROVIDE WATER HAMMER ARRESTOR. INSTALL PRESSURE REGULATOR FURNISHED WITH DISHWASHER
33	TYPE 2 VAPOR HOOD (OVER DISHWASHER)	-	-	-	-	-	PROVIDE DUCTWORK BETWEEN HOOD & FAN
39	3-COMP SINK W/ TWO FAUCETS	1/2" 140°F	1/2"	(3) 1 1/2" TO FLOOR SINK	-	-	SHUT-OFF, 4 CHECK VALVES FOR H/C WATER SUPPLY
40	HAND SINK	1/2" 120°F	1/2"	1 1/2" DIRECT	-	-	SHUT-OFF VALVE FOR H/C WATER SUPPLY
45	TYPE 1 KITCHEN EXHAUST HOOD	-	-	-	-	-	PROVIDE DUCTWORK BETWEEN HOOD & FAN
50	FIRE SUPPRESSION SYSTEM (ANSUL)	-	-	-	-	-	PROVIDE UNIT MOUNTING, PIPING, VALVES, AND CONNECTIONS TO HOOD
53	CONVECTION OVEN	-	-	-	1"	106,000	PROVIDE MANUAL GAS SHUT-OFF VALVE & PRESS. REG.
54	GAS GRIDDLE	-	-	-	3/4"	92,000	PROVIDE MANUAL GAS SHUT-OFF VALVE & PRESS. REG.
55	GAS RANGE	-	-	-	3/4"	236,000	PROVIDE MANUAL GAS SHUT-OFF VALVE & PRESS. REG.
59	CONVECTION STEAMER	-	(2) 3/4"	1/4" TO FLOOR SINK	-	-	SHUT-OFF VALVE FOR CH. SEE NOTE 5 BELOW
61	WATER FILTER SYSTEM	-	1/2"	-	-	-	SHUT-OFF VALVE FOR COLD WATER SUPPLY
71	WORK TABLE W/ SINK & FAUCET	1/2" 140°F	1/2"	1 1/2" TO FLOOR SINK	-	-	SHUT-OFF VALVE FOR H/C WATER SUPPLY
79	SINGLE PANTRY FAUCET	-	1/2"	-	-	-	SHUT-OFF VALVE FOR COLD WATER SUPPLY
80	DROP-IN HOT WELLS	-	-	1" TO FLOOR SINK	-	-	
D100	ICE & WATER DISPENSER	-	1/2"	1/2" TO FLOOR SINK	-	-	PROVIDE RPP, CONNECT TO CH W/FILTER AND SHUT-OFF VALVE
D102	DISHWASHER (UNDERCOUNTER)	1/2" 120°F	-	-	-	-	SEE DETAIL #10 ON SHEET MS.1

NOTES:

- THE DIVISION IS CONTRACTOR SHALL PROVIDE ROUGH-IN, AND FINAL CONNECTION TO ALL EQUIPMENT. CONTRACTOR IS TO ALSO PROVIDE WATER PRESSURE REDUCING VALVES AS REQUIRED. THE KITCHEN EQUIPMENT IS FURNISHED BY OTHERS UNLESS NOTED OTHERWISE. ALSO REFER TO KITCHEN CONSULTANT DRAWINGS AND SCHEDULES FOR MORE INFORMATION.
- PROVIDE INLINE CHECK VALVES ON HOT & COLD WATER LINES SERVING PRE-RINSE SPRAYS, HOSE REELS, POT FILLERS, KETTLE FILLERS, AND HOSE BIBB FAUCETS.
- PROVIDE PRESSURE REDUCING VALVES & RPPB, ON COFFEE MAKERS, AND SODA POP SYSTEMS. ROUTE DRAIN FROM RPPB TO NEAREST FLOOR SINK.
- CONNECTIONS FROM ROUGH-IN TO FINAL WATER, STEAM, GAS, AND DRAINAGE CONNECTIONS ON FOOD SERVICE EQUIPMENT TO BE DONE BY PLUMBING CONTRACTOR.
- ITEM 59, CONVECTION STEAMER WASTE TO BE INDIRECT CONNECTION AND VENTED. DO NOT USE PVC PIPING FOR THIS DRAIN OR VENT.

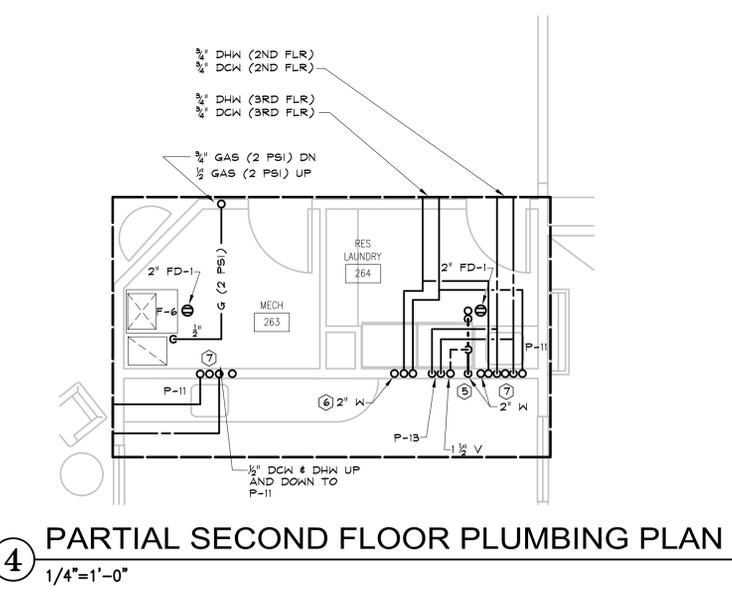
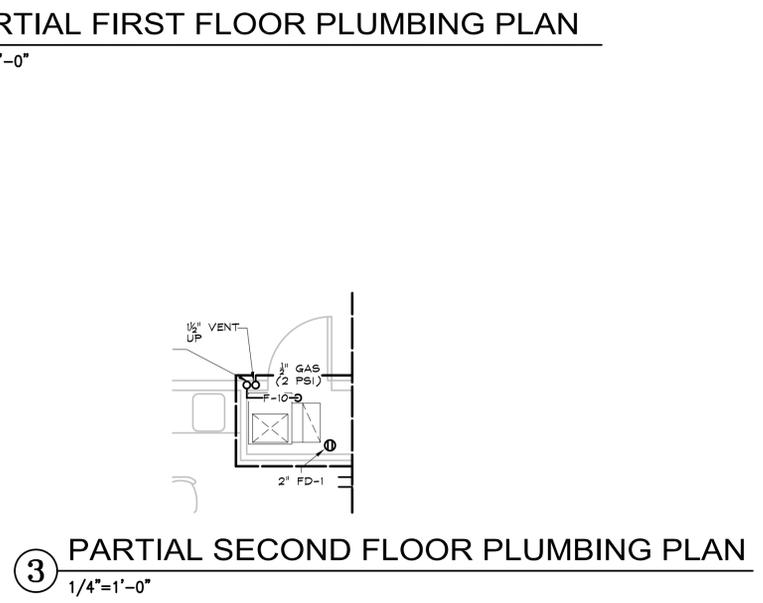
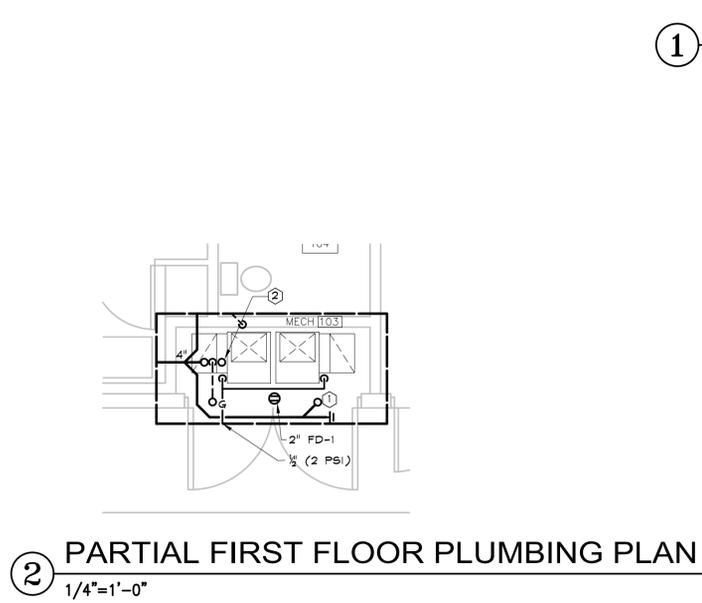
AG AIR GAP (MIN. 1" SPACE)
 AVB ATMOSPHERIC VACUUM BREAKER
 RPPB REDUCED PRESSURE BACKFLOW PREVENTER
 PRV PRESSURE REDUCING VALVE



1. REFER TO KITCHEN CONSULTANTS DRAWINGS FOR EXACT LOCATION OF FLOOR SINKS AND FLOOR DRAINS AS WELL AS ADDITIONAL PLUMBING INFORMATION AND REQUIREMENTS.

PLAN NOTES:

- 3/4" HDGW, DOWN TO SUPPLY TWO SINKS ITEMS 19 & 40.
- SOLENOID SHUTOFF VALVE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. SEE DETAIL, SHEET F80.3.
- RUN DCW TO ITEMS 40 AND 79.
- REFER TO SHEET MS.5 FOR EXHAUST FLUE / COMBUSTION AIR ROUTE.



Revisions

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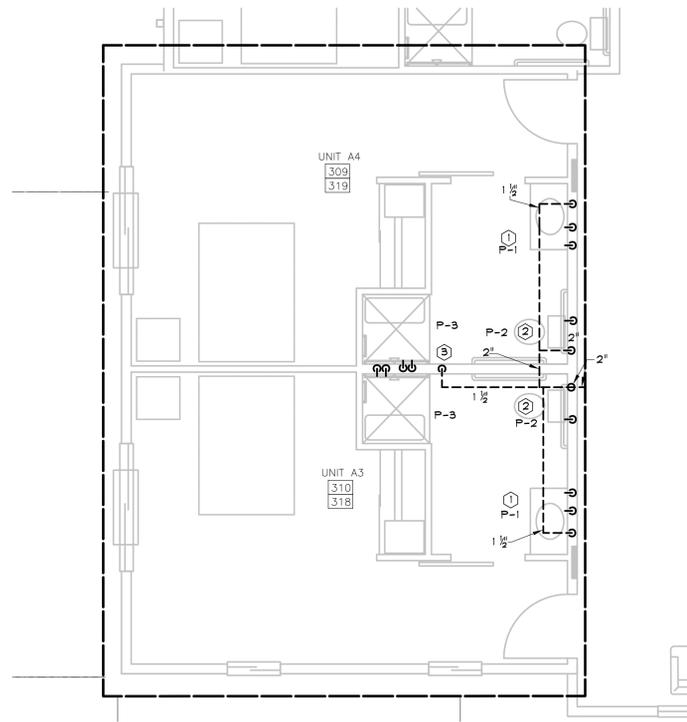
Drawn By: SJS
 Checked By: JFR
 Date: 12-21-15
 Project No.: 15093

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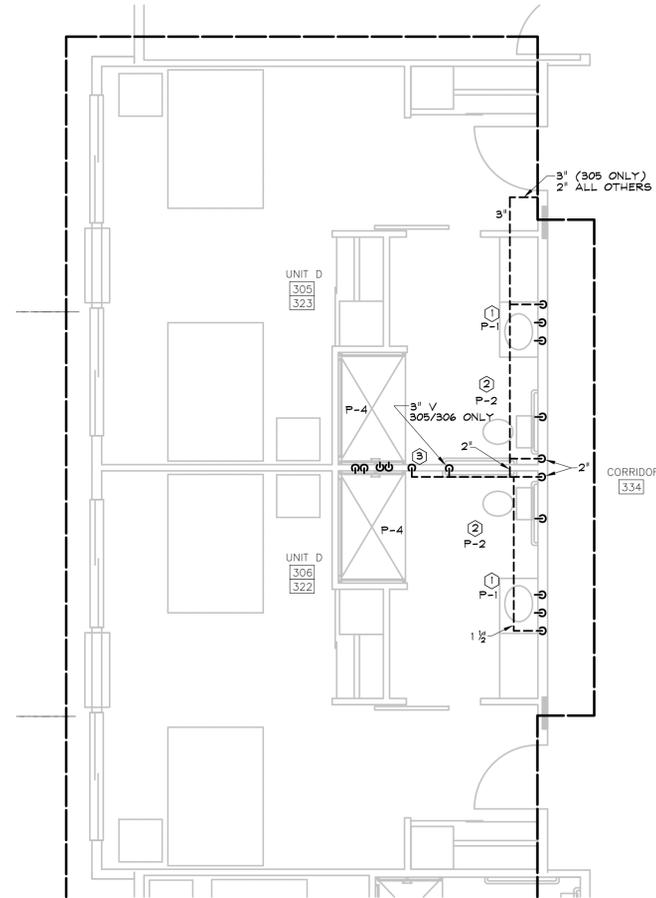
Project: **JEFFERSON MEMORY CARE FACILITY**
 12215 NE 128TH AVE
 KIRKLAND, WA

Drawing Title: **1/4 SCALE PLUMBING PLANS**

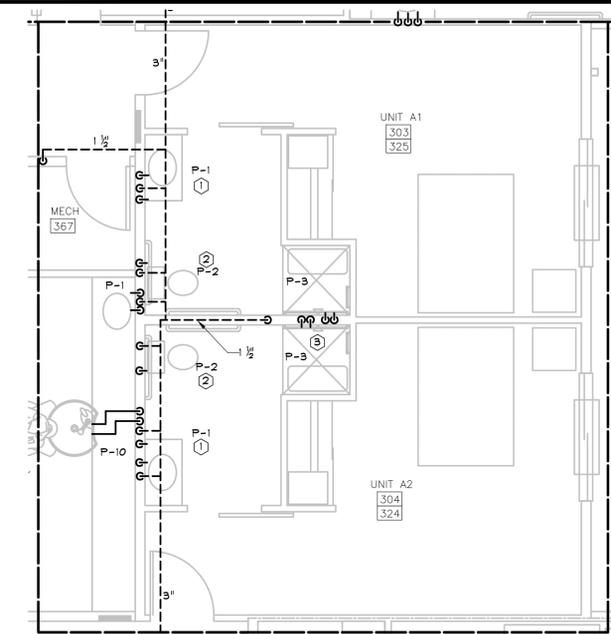
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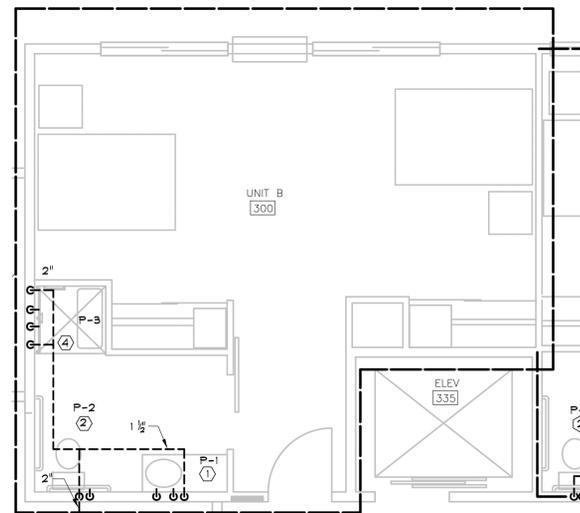
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1/4"=1'-0"



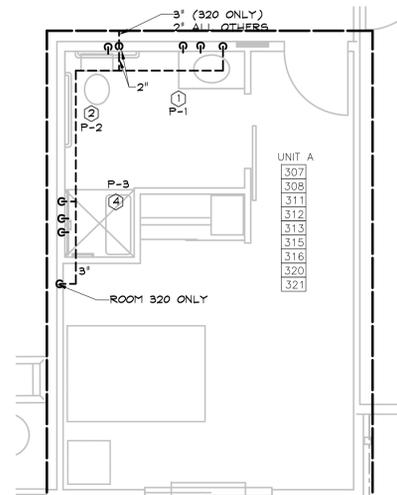
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1/4"=1'-0"



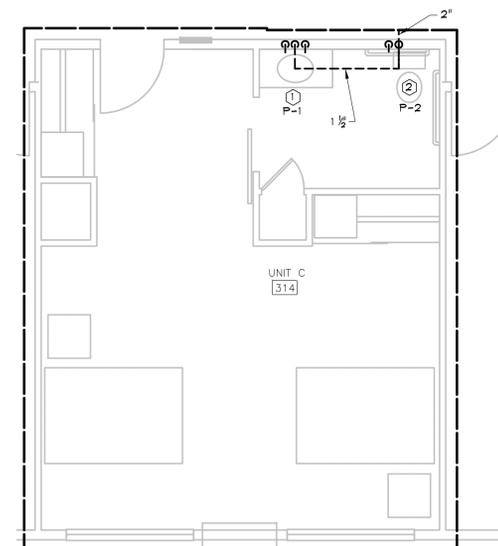
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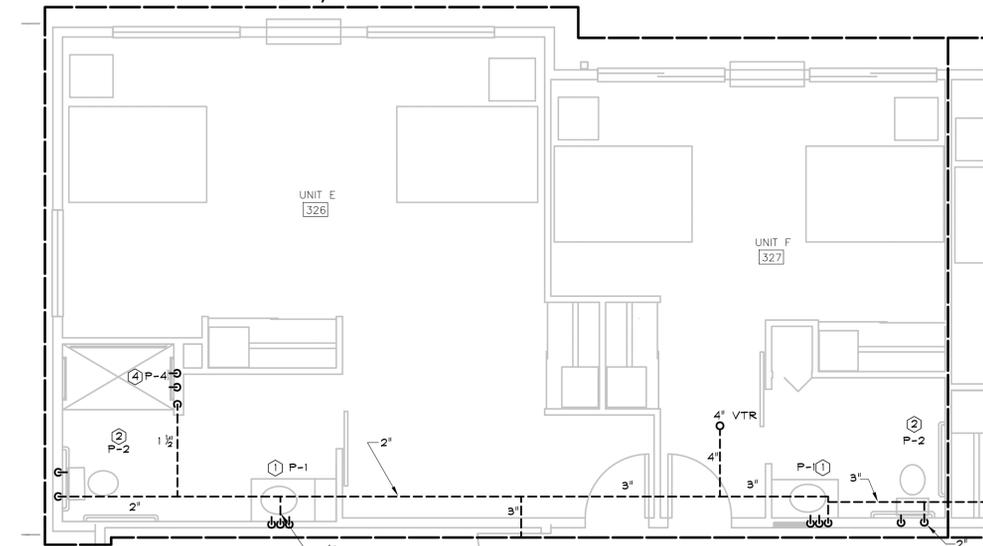
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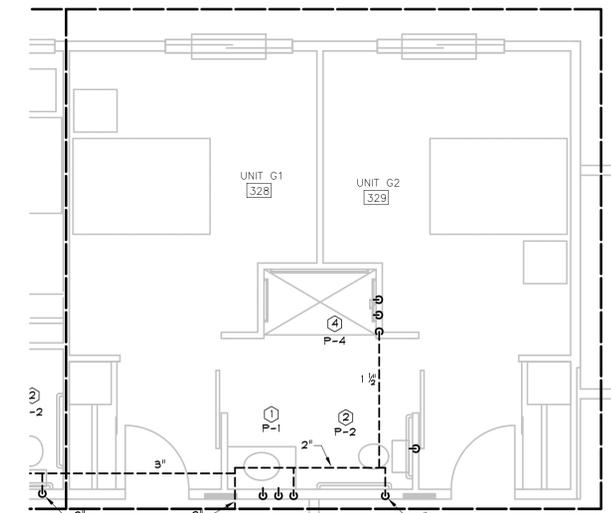
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1/4"=1'-0"



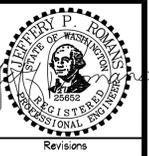
⑤ 1/4 SCALE PLUMBING PLAN
1/4"=1'-0"



⑦ 1/4 SCALE PLUMBING PLAN
1/4"=1'-0"



⑧ 1/4 SCALE PLUMBING PLAN
1/4"=1'-0"



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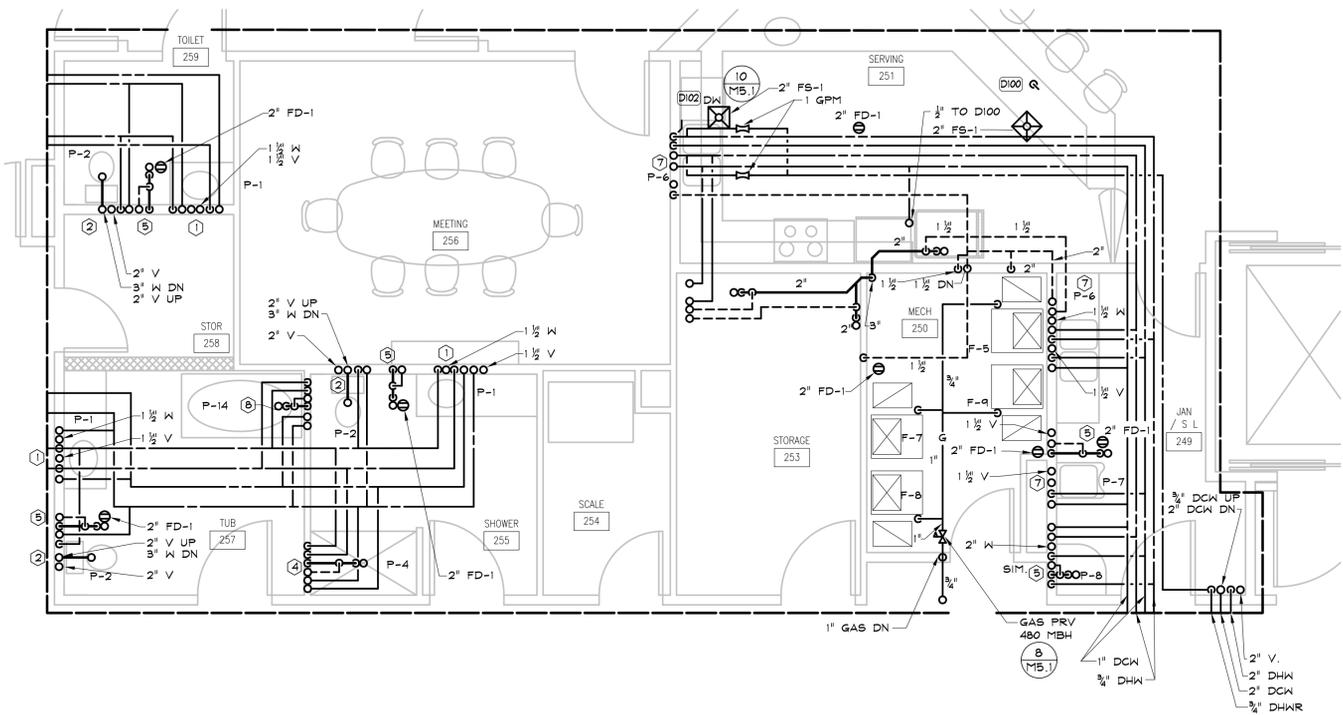
Drawn By: SKS
Checked By: JPR
Date: 12-2-15
Project No: 15093

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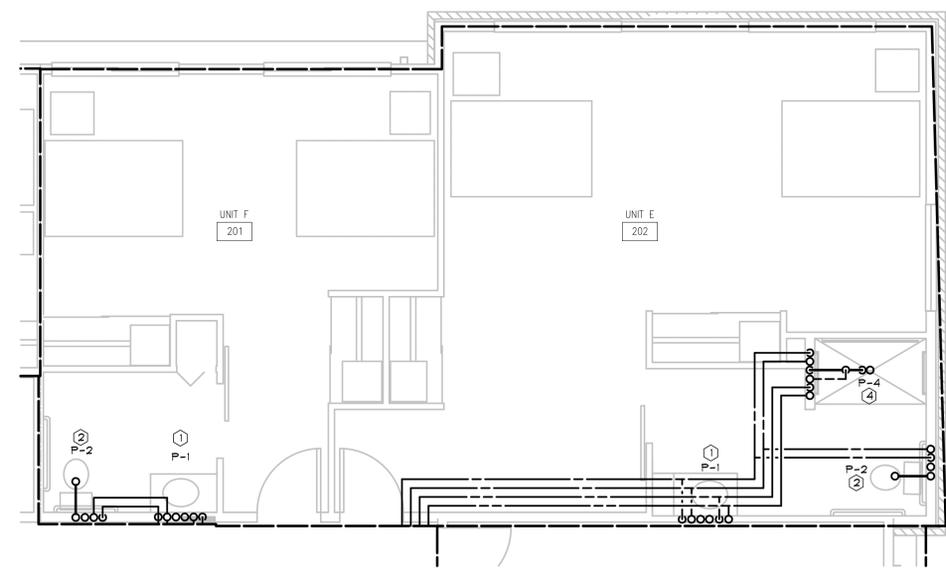
Project:
**JEFFERSON
MEMORY CARE FACILITY**
12215 NE 128TH AVE
KIRKLAND, WA

Drawing Title
1/4 SCALE PLUMBING PLANS

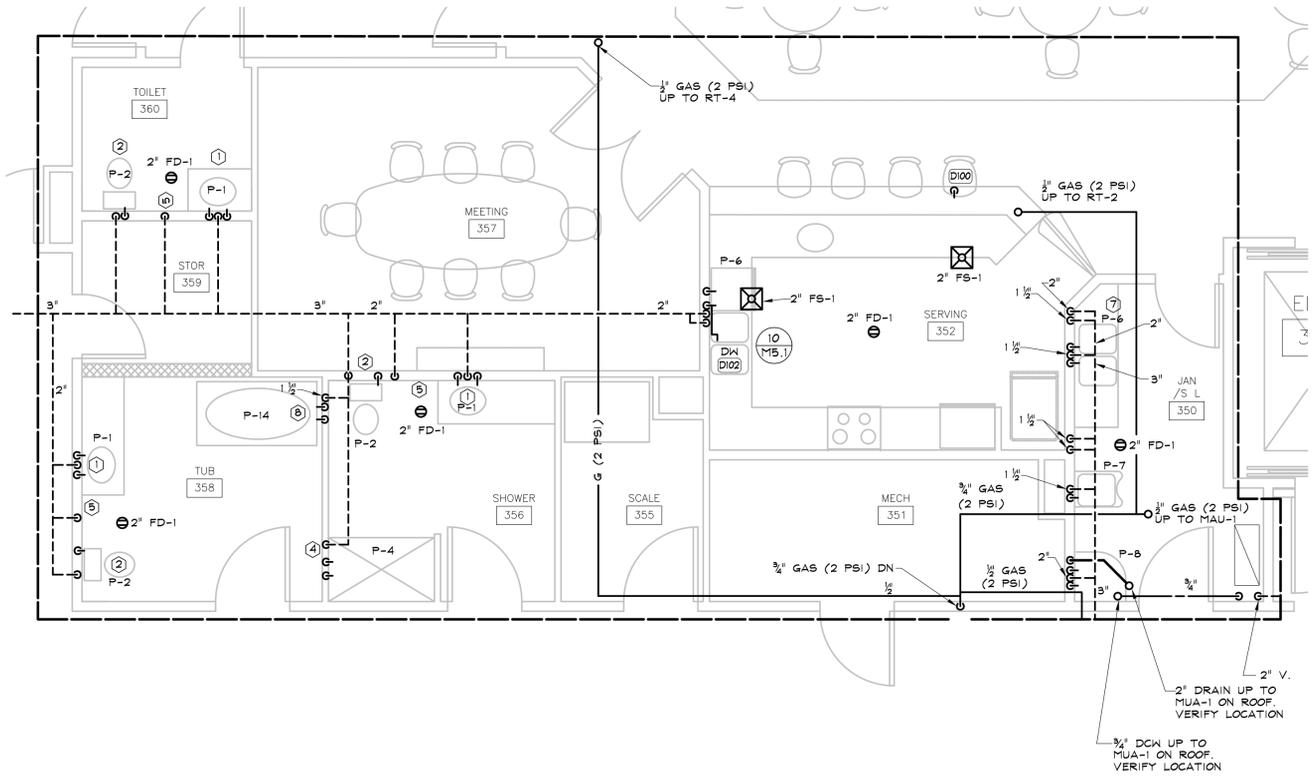
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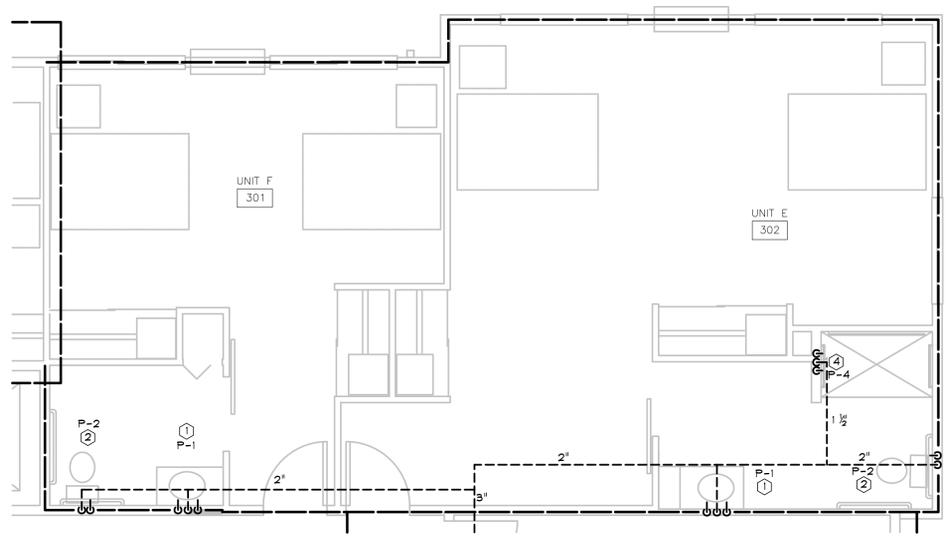
1 1/4 SCALE PLUMBING PLAN
1/4"=1'-0"



3 1/4 SCALE PLUMBING PLAN
1/4"=1'-0"



2 1/4 SCALE PLUMBING PLAN
1/4"=1'-0"



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



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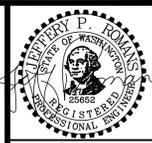
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Checked By: JPR
Date: 12-2-15
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Drawing Title
1/4 SCALE PLUMBING PLANS

Sheet No.
2.8



Revisions

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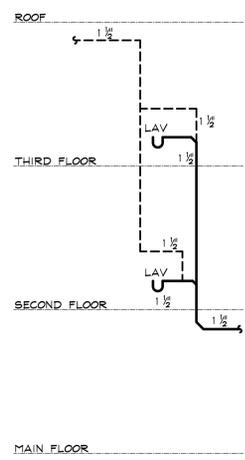
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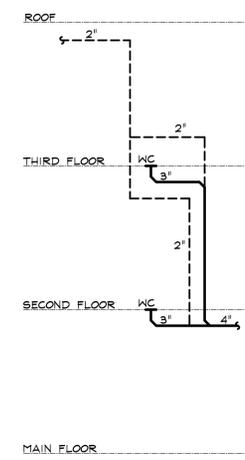
Project:
**JEFFERSON
MEMORY CARE FACILITY**
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KIRKLAND, WA

Drawing Title:
**WASTE AND VENT
RISER DIAGRAMS**

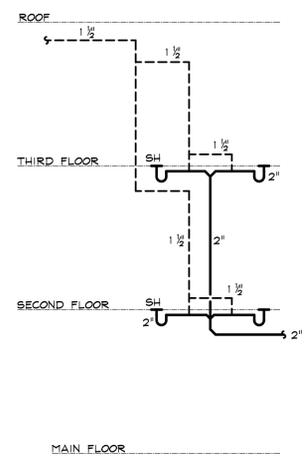
Sheet No:
M2.9



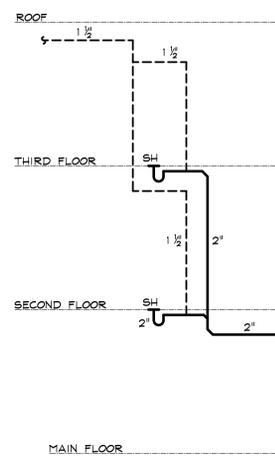
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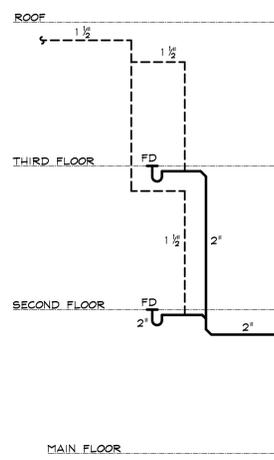
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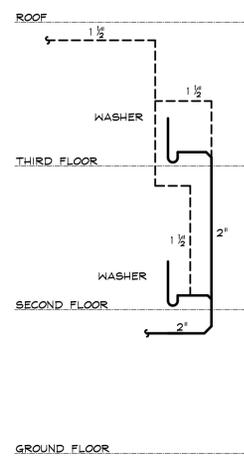
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SCALE: NONE



4 RISER DIAGRAM
SCALE: NONE

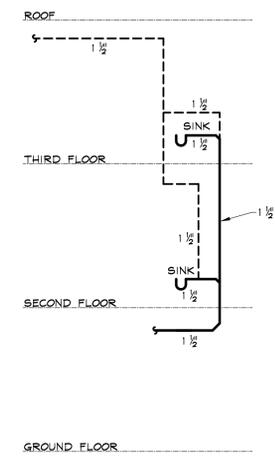


5 RISER DIAGRAM
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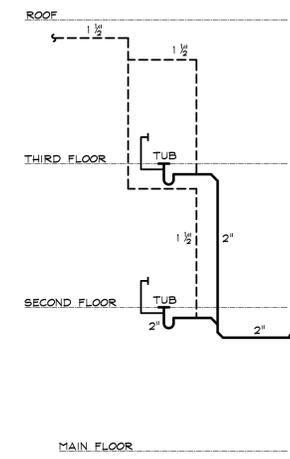


NOTE: ALSO SEE DETAIL 2 ON SHEET M5.1.

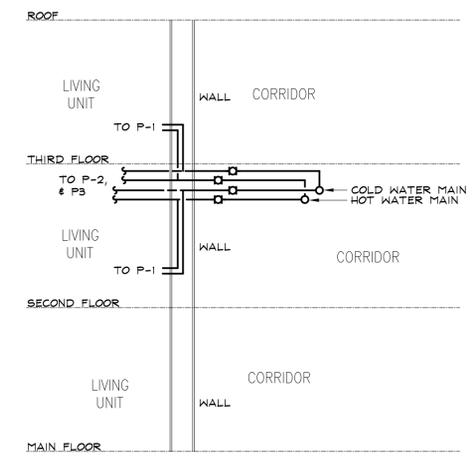
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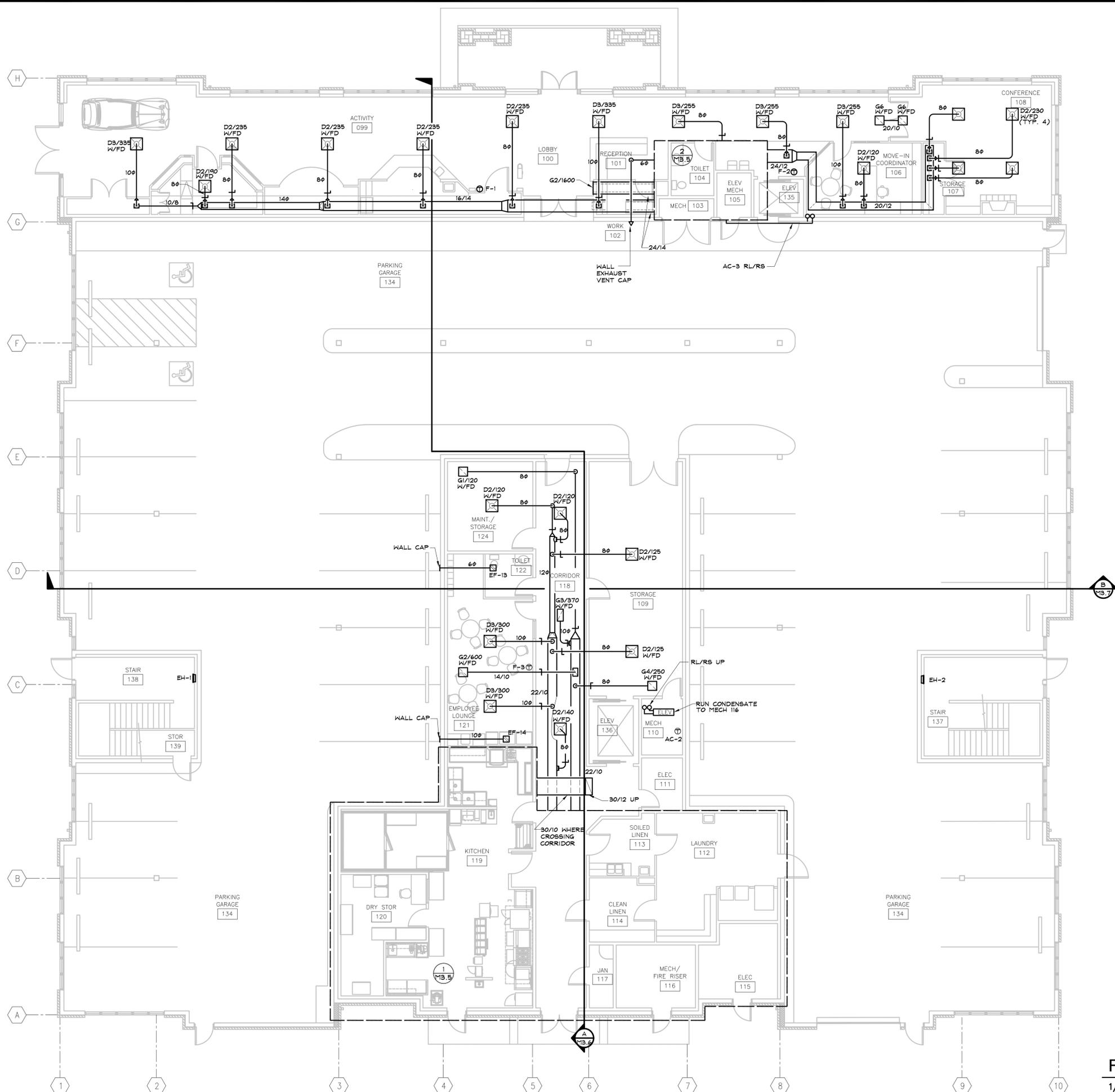
7 RISER DIAGRAM
SCALE: NONE



8 RISER DIAGRAM
SCALE: NONE



9 TYPICAL WATER RISER DIAGRAM
SCALE: NONE



FIRST FLOOR HVAC PLAN
1/8"=1'-0"



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Checked By: JPR
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Project:
**JEFFERSON
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KIRKLAND, WA

Drawing Title:
FIRST FLOOR HVAC PLAN

Sheet No.:
M3.1



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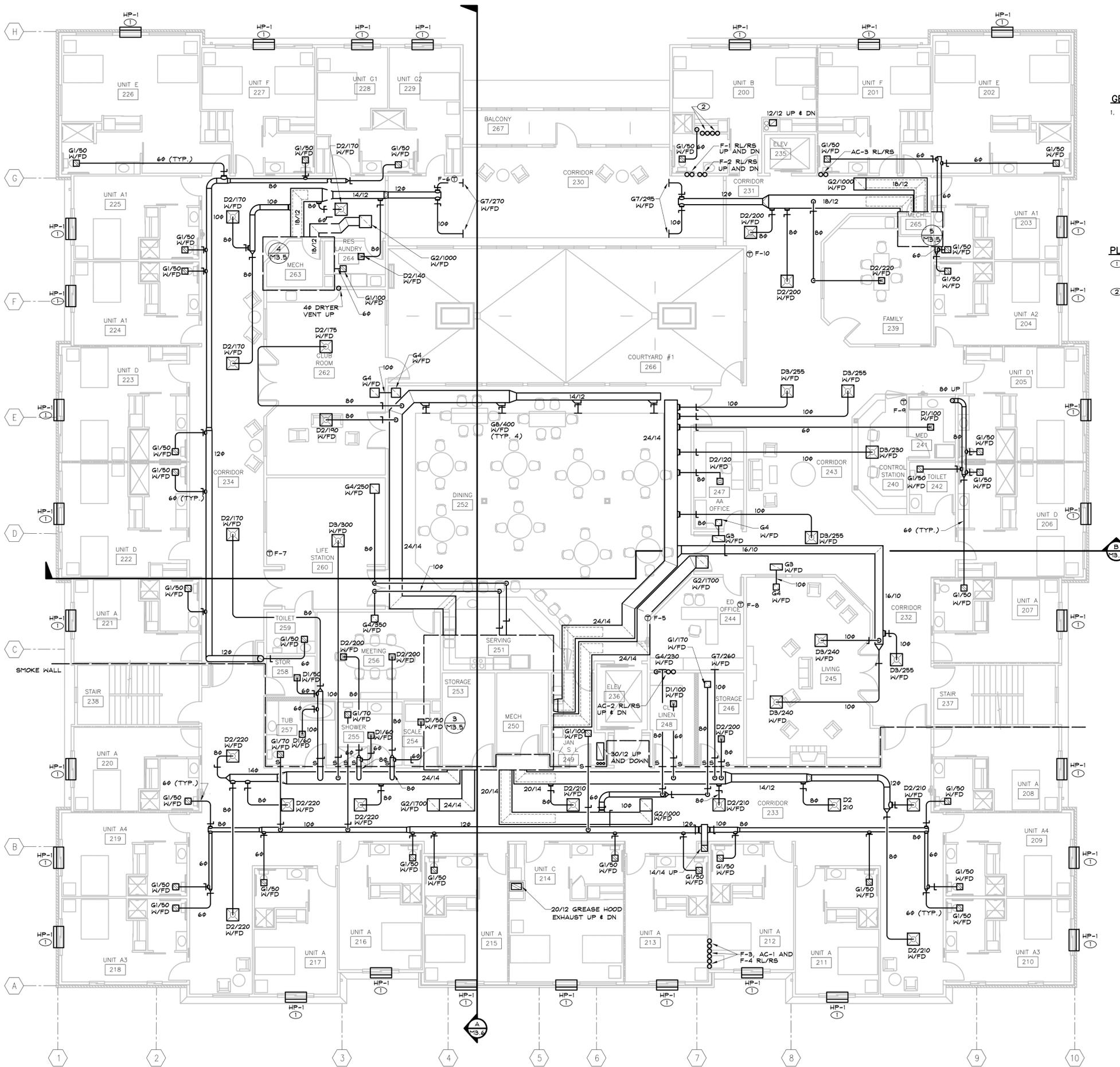
Drawn By: SJS
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 12215 NE 128TH AVE
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Drawing Title:
SECOND FLOOR HVAC PLAN

Sheet No:
M3.2



GENERAL NOTES:

- CONTRACTOR TO PROVIDE AND INSTALL CEILING ACCESS PANELS AS REQUIRED FOR FIRE AND VOLUME DAMPER ACCESS.

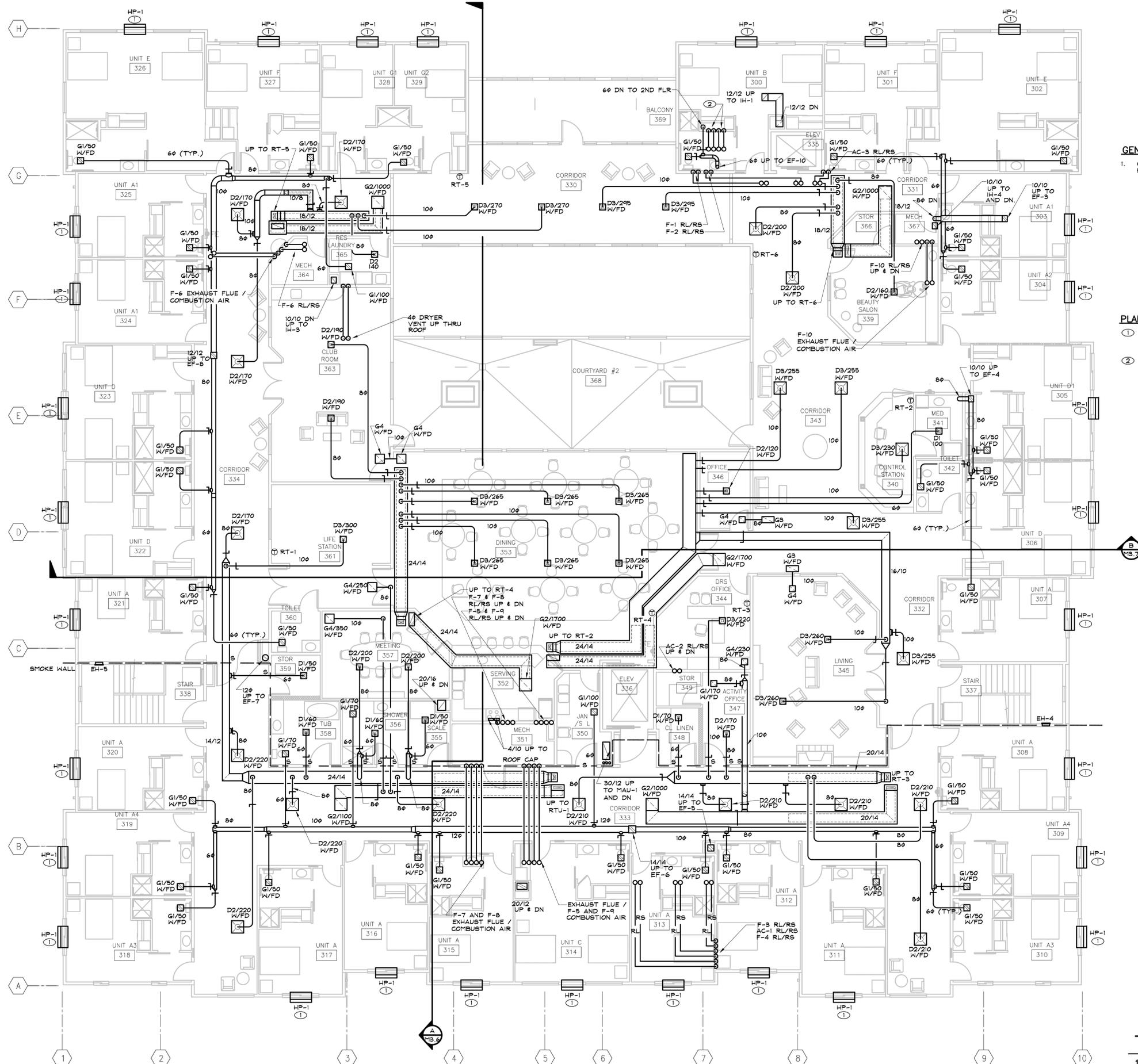
PLAN NOTES:

- 3/4" CONDENSATE DRAIN FROM THROUGH THE WALL HEAT PUMP TO DRAIN OUTSIDE. TERMINATE CONDENSATE LINES AT 12" ABOVE GRADE IN LANDSCAPE AREA ON NORTH, EAST AND SOUTH SIDES OF THE BUILDING.
- F-1 AND F-2 EXHAUST FLUE / COMBUSTION AIR.

SECOND FLOOR HVAC PLAN

1/8"=1'-0"





GENERAL NOTES:

- CONTRACTOR TO PROVIDE AND INSTALL CEILING ACCESS PANELS AS REQUIRED FOR FIRE AND VOLUME DAMPER ACCESS.

PLAN NOTES:

- 3/2 CONDENSATE DRAIN FROM THROUGH THE WALL HEAT PUMP TO DRAIN OUTSIDE. TERMINATE CONDENSATE LINES AT 12" ABOVE GRADE IN LANDSCAPE AREA ON NORTH, EAST AND WEST SIDES OF THE BUILDING.
- F-1 AND F-2 EXHAUST FLUE / COMBUSTION AIR.

THIRD FLOOR HVAC PLAN
1/8"=1'-0"



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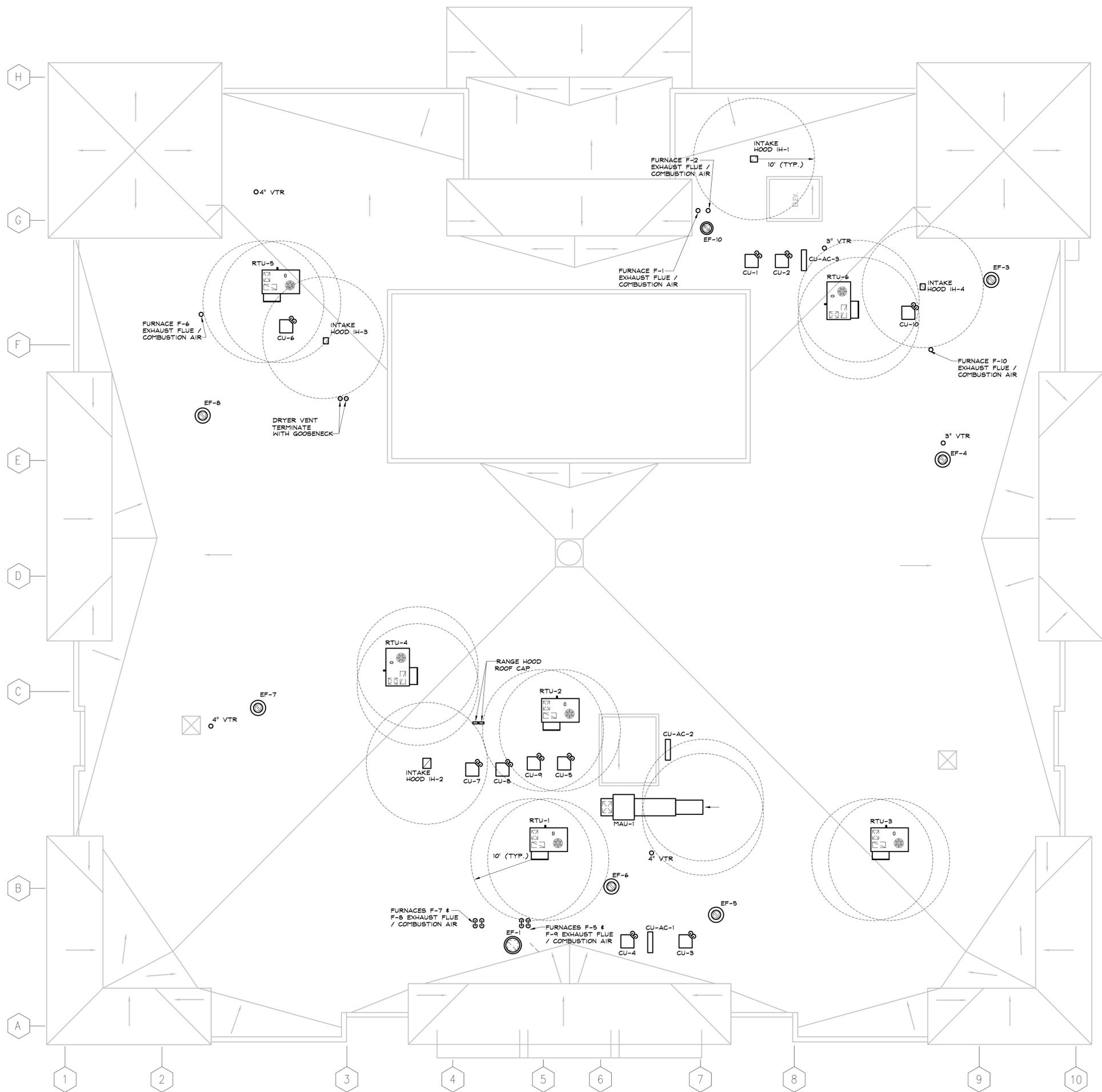
Drawn By: SKS
Checked By: JPR
Date: 12-21-15
Project No: 15093

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P: (360) 867-1956
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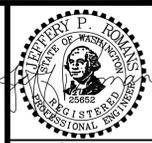
Project:
**JEFFERSON
MEMORY CARE FACILITY**
12215 NE 128TH AVE
KIRKLAND, WA

Drawing Title
THIRD FLOOR HVAC PLAN

Sheet No.
M3.3



MECHANICAL ROOF PLAN
1/8"=1'-0"



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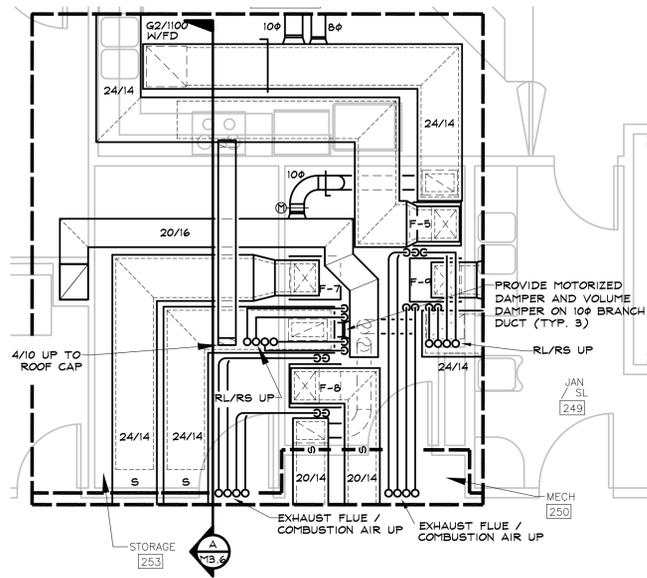
Drawn By: SRS
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Date: 12-21-15
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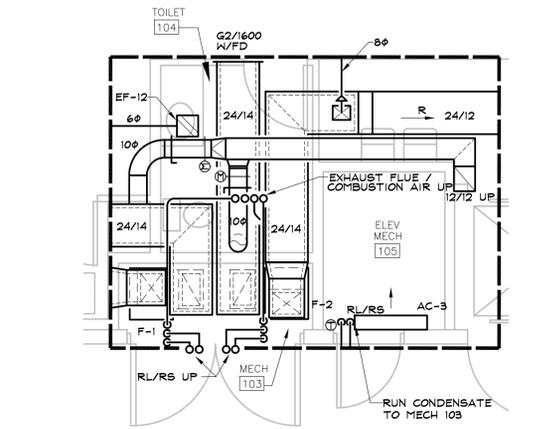
Project:
**JEFFERSON
MEMORY CARE FACILITY**
12215 NE 128TH AVE
KIRKLAND, WA

Drawing Title
MECHANICAL ROOF PLAN

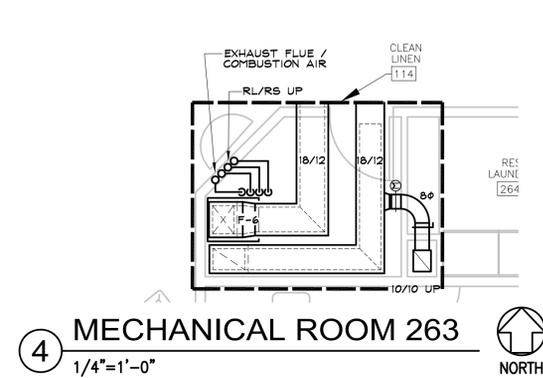
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M3.4



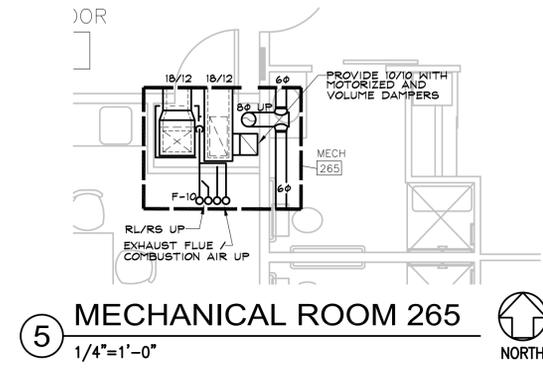
3 MECHANICAL ROOM 250
1/4"=1'-0"



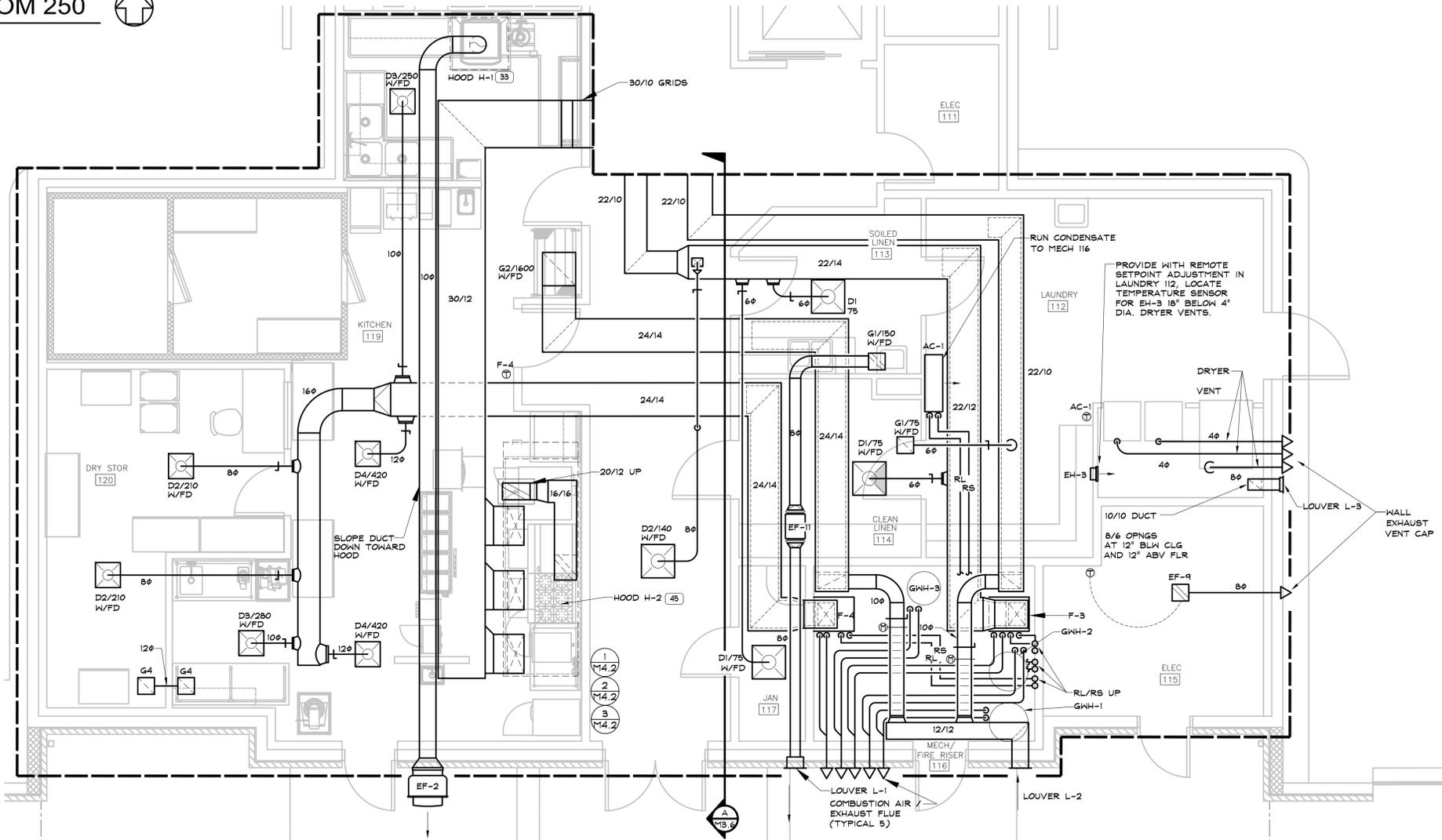
2 MECHANICAL ROOM 103
1/4"=1'-0"



4 MECHANICAL ROOM 263
1/4"=1'-0"



5 MECHANICAL ROOM 265
1/4"=1'-0"



1 PARTIAL FIRST FLOOR HVAC PLAN
1/4"=1'-0"



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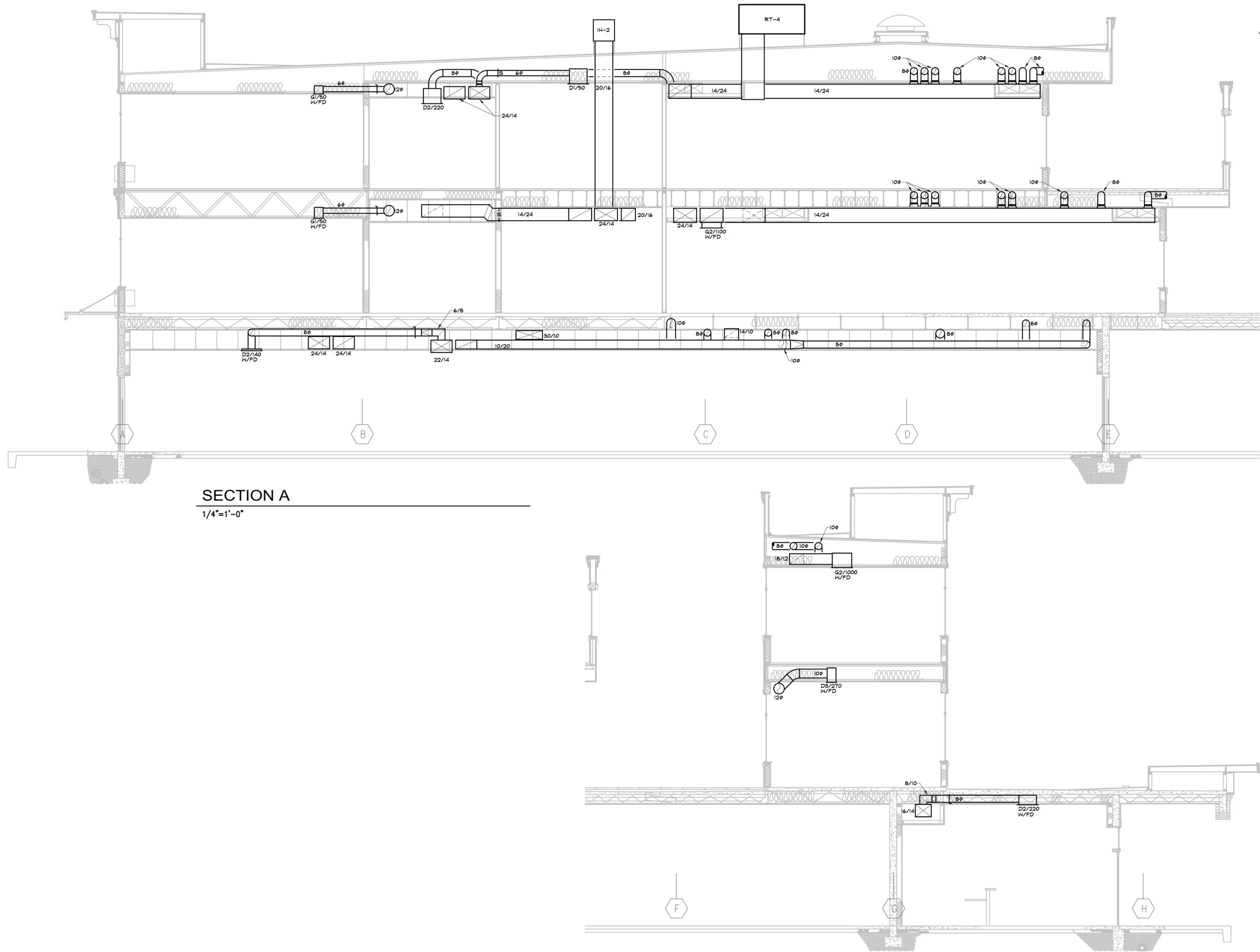
Drawn By: SKS
Checked By: JPR
Date: 12-2-15
Project No: 15093

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Project: **JEFFERSON MEMORY CARE FACILITY**
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Drawing Title:
1/4 SCALE HVAC PLANS

Sheet No:
13.5



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



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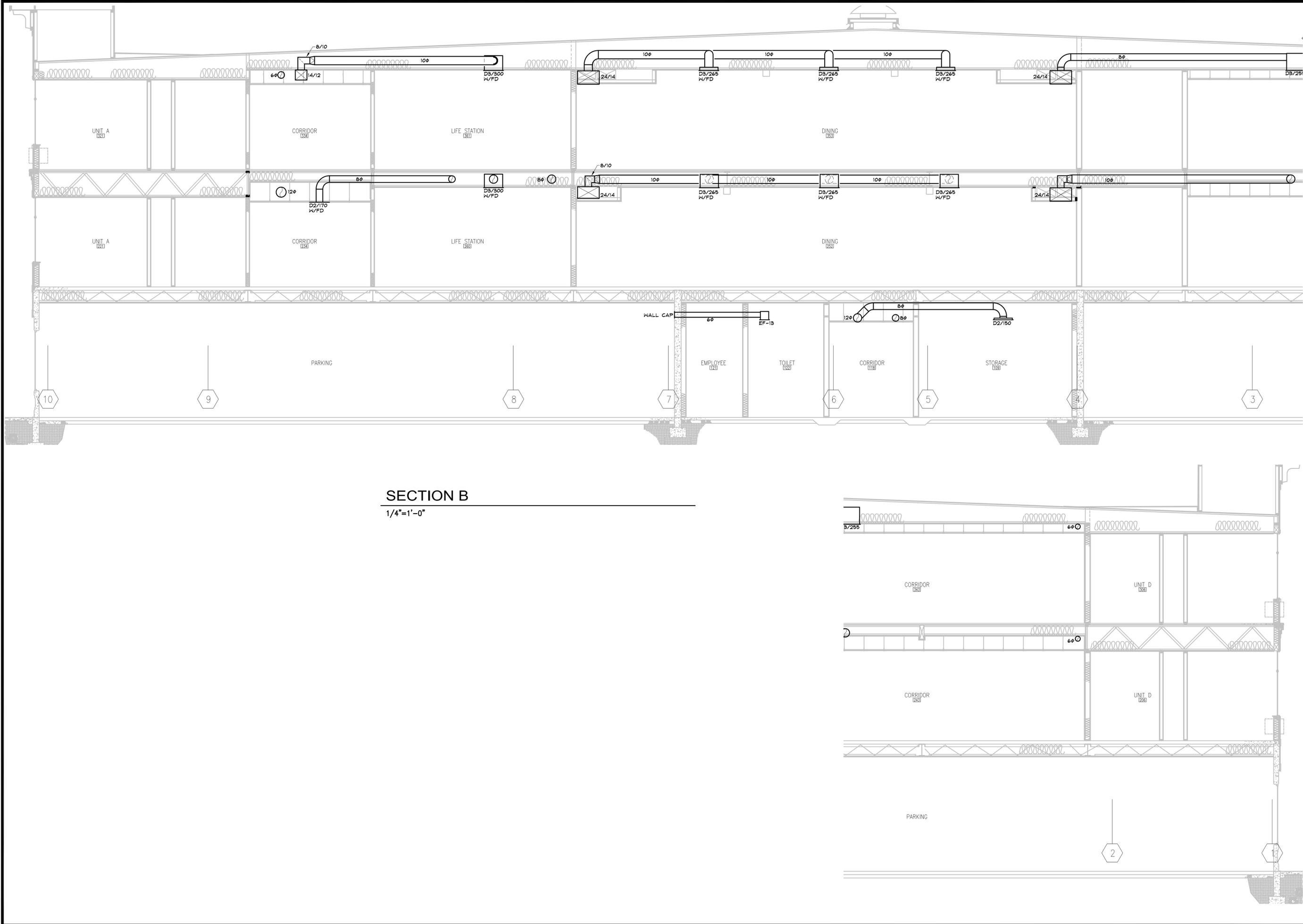
Drawn By: SKS
Checked By: JPR
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Project:
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Drawing Title
SECTIONS

Sheet No.
M3.6



SECTION B

1/4"=1'-0"



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Project
**JEFFERSON
 MEMORY CARE FACILITY**
 12215 NE 128TH AVE
 KIRKLAND, WA

Drawing Title
SECTIONS

Sheet No.
M3.7

THROUGH THE WALL HEAT PUMP SCHEDULE

ITEM NO.:	HP-1
FAN CAPACITY:	
CFM	310
COOLING CAPACITY:	
TOTAL (MBH)	9.1
OUTSIDE AIR (CFM)	50
AMBIENT TEMP. (°F)	86/64
REFRIGERANT	R-410a
EER	11.5
HEATING CAPACITY	
KW	3.5
POWER:	
TOTAL AMPS	14.1
COP	3.4
VOLTS	208
PHASE	1
MCA/MOCP	17.6 / 20
MANUFACTURER:	AMANA
MODEL:	PTH09
NOTES:	1,2

1. PROVIDE ARCHITECTURAL GRILLE.
2. USED IN MULTIPLE LOCATIONS.

GAS / DX PACKAGED ROOFTOP UNIT SCHEDULE

ITEM NO.:	RT-1	RT-2	RT-3	RT-4	RT-5	RT-6
CAPACITY:						
CFM	1950	1950	1600	1950	1200	1200
O.A. CFM	250	250	200	250	200	200
ESP. (IN. W.G.)	1.0	1.0	1.0	1.0	1.4	1.4
ECONOMIZER (%)	100	100	100	100	100	100
COOLING:						
MBH SENSIBLE (NOTE 1)	43.1	43.1	32.9	43.1	23.4	23.4
MBH TOTAL	52.5	52.5	41.0	52.5	28.4	28.4
AMBIENT TEMP. (°F DB)	105	105	105	105	105	105
AMBIENT TEMP. (°F WB)	67	67	67	67	67	67
SEER	13	13	13	13	13	13
HEATING COIL:						
GROSS INPUT (MBH)	115	115	115	115	115	115
GROSS OUTPUT (MBH)	93	93	93	93	93	93
EFFICIENCY (%)	80	80	80	80	80	80
POWER:						
HP	2.4 BHP	2.4 BHP	1.2 BHP	2.4 BHP	1.2 BHP	1.2 BHP
VOLTS	208	208	208	208	208	208
PHASE	3	3	3	3	3	3
MCA / MOCP	31 / 45	31 / 45	28.3 / 40	31 / 45	24.2 / 30	24.2 / 30
SOUND:						
A-WEIGHTED (dB)	78	78	81	78	80	80
MANUFACTURER:	CARRIER	CARRIER	CARRIER	CARRIER	CARRIER	CARRIER
MODEL:	48TCD06	48TCD06	48TCD05	48TCD06	48TCD04	48TCD04
NOTES:	ALL	ALL	ALL	ALL	ALL	ALL
WEIGHT (LBS.):	600	600	550	600	500	500

1. COOLING LOAD INCLUDES MOTOR HEAT COMPONENT.
2. UNIT LEAVING AIR TEMPERATURE IS DEFINED AS DOWNSTREAM OF FAN MOTOR(S).
3. PROVIDE WITH FACTORY VIBRATION ISOLATION ROOF CURB.
4. PROVIDE WITH 2" PLEATED MERV 8 FILTERS.
5. PROVIDE WITH POWERED CONVENIENCE OUTLET.
6. PROVIDE WITH GRAVITY EXHAUST.
7. PROVIDE WITH UNIT-MOUNT NON-FUSED DISCONNECT.

INTAKE HOOD SCHEDULE

ITEM NO.:	IH-1	IH-2	IH-3	IH-4
SERVES:				
	F-1 & F-2	F-5, 7, & 9	F-6	F-10
CAPACITY:				
FREE AREA (SQFT)	1.0	1.0	1.0	1.0
CFM	400	950	200	200
THROAT SIZE (LXW)	12 X 12	18 X 12	12 X 12	12 X 12
FACE VELOCITY (FFM)	400	650	200	200
APD (IN. W.G.)	0.05	0.075	0.05	0.05
MANUFACTURER:	PENN	PENN	PENN	PENN
MODEL:	AIRETTE	AIRETTE	AIRETTE	AIRETTE
NOTES:	1,2,3,4	1,2,3,4	1,2,3,4	1,2,3,4

1. PROVIDE WITH FACTORY ROOF CURB.
2. PROVIDE WITH MOTORIZED CONTROL DAMPER, INTERLOCK WITH FAN SERVED.
3. IF MOTORIZED BACKDRAFT DAMPER IS ORDERED AS 110 VOLT, ALLOW FOR THE COST OF THE ELECTRICAL CONTRACTOR CONNECTING IT.
4. COORDINATE FACTORY COLOR WITH ARCHITECT.

GRILLE SCHEDULE

ITEM NO.:	G1	G2	G3	G4	G5	G6	G7	G8
NECK SIZE (IN.)								
	8X8	22X22	22X10	12X12	22X6	18X18	12X8	14X10
PANEL SIZE (IN.)								
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MANUFACTURER:	TITUS	TITUS	TITUS	TITUS	TITUS	TITUS	TITUS	TITUS
MODEL:	350RL	350RL	350RL	350RL	350RL	350RL	300RL	300RL
NOTES:	1,2	1,2	1,2	1,2	1,2	1,2	1,2	1,2

1. COORDINATE FRAME TYPE WITH CONSTRUCTION.
2. ALL GRILLES SELECTED FOR NC LEVELS BELOW 30, AND AIR PRESSURE DROP BELOW 0.15" W.G.

LOUVER SCHEDULE

ITEM NO.:	L-1	L-2	L-3
CAPACITY:			
FREE AREA (SQFT)	--	--	--
CFM	150	400	400
SIZE (WXH)	12X12	12X12	12X12
FACE VELOCITY (FFM)	--	--	--
APD (IN. W.G.)	0.05	0.05	0.05
MANUFACTURER:	RUSKIN	RUSKIN	RUSKIN
MODEL:	ELF6350DMP	ELF6350DMP	ELF6350DMP
NOTES:	1,2	1,2	1,2

1. PROVIDE WITH FACTORY KYNAR FINISH, COORDINATE COLOR WITH ARCHITECT.
2. PROVIDE LOUVER WITH MOTORIZED DAMPER, INTERLOCK WITH FAN SERVED.

DUCTLESS SPLIT SYSTEM HEAT PUMP

INDOOR UNIT:	AC-1	AC-2	AC-3
SERVING:			
	LAUNDRY 112	ELEV. MECH. 110	ELEV. MECH. 105
CAPACITY:			
CFM (High/Med/Low)	645	645	645
COOLING:			
SENSIBLE MBH	17	17	17
TOTAL MBH	22	22	22
EVAPORATOR (°F DB)	75	75	75
AMBIENT TEMP. (DB/WB)	90/64	90/64	90/64
POWER:			
VOLTS	208	208	208
PHASE	1	1	1
MCA / MOCP	0.5 / 15	0.5 / 15	0.5 / 15
MANUFACTURER:	CARRIER	CARRIER	CARRIER
MODEL:	40QNC024	40QNC024	40QNC024
OUTDOOR UNIT:			
	CU-AC-1	CU-AC-2	CU-AC-3
COOLING:			
SENSIBLE MBH			
TOTAL MBH			
REFRIGERANT	R-410A	R-410A	R-410A
SEER	13	13	13
HEATING CAPACITY:			
MBH	1.2	COOLING ONLY	COOLING ONLY
HSPF	7.7	--	--
POWER:			
VOLTS	208	208	208
PHASE	1	1	1
MCA / MOCP	17 / 25	17 / 25	17 / 25
MANUFACTURER:	CARRIER	CARRIER	CARRIER
MODEL:	38GRF024	38HDF024	38HDF024
NOTES:	1,2,3	1,2,3	1,2,3

1. PIPE CONDENSATE FROM COIL TO NEAREST FLOOR DRAIN OR FLOOR SINK. PROVIDE CONDENSATE PUMP IF REQUIRED.
2. PROVIDE LONG LINE SETS AS REQUIRED.
3. PROVIDE WITH LOW AMBIENT CONTROL.

EXHAUST HOOD SCHEDULE

ITEM NO.:	H-1 (33)	H-2 (45)
EXHAUST (CFM)		
	525	3120
PRESSURE DROP (IN. W.G.)		
	0.07	0.86
SUPPLY (CFM)		
	N/A	(3) 885
PRESSURE DROP (IN. W.G.)		
	N/A	0.25

MAKEUP AIR UNIT SCHEDULE

ITEM NO.:	MAU-1
CAPACITY:	
CFM	2625
O.A. CFM	2625
ESP. (IN. W.G.)	0.75
COOLING	
	NOTE 6
HEATING COIL:	
GROSS INPUT (MBH)	230
GROSS OUTPUT (MBH)	185
EFFICIENCY (%)	80
POWER:	
HP	2
VOLTS	208
PHASE	3
MANUFACTURER:	CAPTIVEAIRE
NOTES:	1,2,3,4,5,6
WEIGHT:	1600 LBS.

1. PROVIDE WITH FACTORY ROOF CURB.
2. PROVIDE WITH UNIT MOUNTED DISCONNECT AND 2" DISPOSABLE PLEATED FILTERS.
3. INTERLOCK WITH EXHAUST FAN EF-10. MAKE-UP AIR UNIT TO OPERATE WHEN CLASS 1 HOOD EXHAUST FAN RUNS.
4. PROVIDE GAS PRESSURE REDUCING VALVE. 2 PSI INLET PRESSURE.
5. PROVIDE WITH MODULATING GAS HEAT, STAINLESS STEEL HEAT EXCHANGER AND DISCHARGE AIR TEMPERATURE CONTROLLER.
6. PROVIDE WITH EVAPORATIVE COOLING SECTION.

EXHAUST FAN SCHEDULE

ITEM NO.:	EF-1	EF-2	EF-3	EF-4	EF-5	EF-6	EF-7	EF-8	EF-9	EF-10	EF-11	EF-12	EF-13	EF-14
LOCATION:														
	ROOF	SOUTH WALL	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ELEC. 115	ROOF	SOILED LINEN 113	TOILET 104	TOILET 122	EMPLOYEE 121
CAPACITY:														
CFM	3120	525	400	400	900	900	550	550	250	100	150	70	75	250
ESP. (IN. W.G.)	1.5	0.3	0.25	0.25	0.35	0.35	0.4	0.25	0.2	0.2	0.25	0.1	0.1	0.1
RPM	1926	1062	1213	1213	1014	1014	1152	1230	745	1401	1261	850	850	636
SONES	22	5.5	5.0	5.0	6.6	6.6	7.1	5.8	1.1	3.0	1.3	0.8	0.8	0.6
POWER:														
HP	3	1/4	1/25	1/25	1/4	1/4	1.4	1/6	240 WATTS	1/60	180 WATTS	20 WATTS	20 WATTS	240 WATTS
VOLTS	208	115	115	115	115	115	115	115	115	115	115	115	115	115
PHASE	3	1	1	1	1	1	1	1	1	1	1	1	1	1
DAMPER VOLTAGE	N/A	115	115	115	115	115	115	115	115	115	115	115	115	115
STARTER	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1
DISCONNECT	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1
WEIGHT (LBS)	200	70	20	20	50	50	50	40	40	20	20	10	15	40
MANUFACTURER:	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK
MODEL:	CUBE 240XP	CKB-099	G-090-VG	G-090-VG	G-123-VG	G-123-VG	G-099-VG	G-095-VG	SP-A510-VG	G-060-D	CSP-A190	SP-A70	SP-A70	SP-A510-VG
NOTES:	1	1,3,4	1,2,3,4	1,2,3,4	1,3,4	1,3,4	1,2,3,4	1,3,4	1,3,4	1,2,3,4	1,2,3,4	1,2,3,4	1,2,3,4	1,3,4
METHOD OF CONTROL:														
	KITCHEN HOOD	DISHWASHER	TIME CLOCK	TIME CLOCK	TIME CLOCK	TIME CLOCK	TIME CLOCK	TIME CLOCK	THERMOSTAT	TIME CLOCK	TIME CLOCK	TIME CLOCK	LIGHTS	WALL SWITCH

1. STARTER (WHERE REQUIRED) AND DISCONNECT FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
2. PROVIDE WITH FACTORY MOTOR SPEED CONTROL.
3. PROVIDE WITH MOTORIZED BACKDRAFT DAMPER, INTERLOCK WITH FAN THROUGH THE DDC SYSTEM, OR IF NOT AVAILABLE, A LOW VOLTAGE RELAY. DAMPER TO COMPLY WITH 40 CFM LEAKAGE PER SQUARE FOOT AT 1.0" PRESSURE AS TESTED BY AMCA 500.
4. EXHAUST FAN MOTORS GREATER THAN OR EQUAL TO 1/2 HP AND LESS THAN 1 HP SHALL BE PROVIDED WITH ELECTRONICALLY COMMUTATED MOTORS.

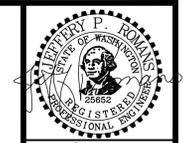
GAS FIRED FURNACE SCHEDULE

ITEM NO.:	F-1	F-2	F-3	F-4	F-5	F-6	F-7	F-8	F-9	F-10
LOCATION:										
	MECH 103	MECH 103	MECH 116	MECH 116	MECH 250	MECH 263	MECH 250	MECH 250	MECH 250	MECH 265
CAPACITY:										
CFM	1800	1800	1600	1800	1950	1200	1950	1600	1950	1200
O.A. CFM	200	200	200	200	250	200	250	200	250	200
ECONOMIZER %	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ESP. (IN. W.G.)	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
HEATING:										
GROSS INPUT (MBH)	120	120	100	120	120	80	120	100	120	80
GROSS OUTPUT (MBH)	113	113	93	113	113	75	113	93	113	75
EFFICIENCY %	93	93	93	93	93	93	93	93	93	93
COOLING:										
MBH SENSIBLE	53.0	53.0	42.0	53.0	53.0	31.6	53.0	42.0	53.0	31.6
MBH TOTAL	53.0	53.0	42.5	53.0	53.0	31.6	53.0	42.5	53.0	31.6
POWER:										
HP	3/4	3/4	3/4	3/4	3/4	3/4	3/4	3/4	3/4	3/4
VOLTS	120	120	120	120	120	120	120	120	120	120
PHASE	1	1	1	1	1	1	1	1	1	1
FLA	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1
INTERLOCK	X	X	X	X	X	X	X	X	X	X
DAMPER VOLTAGE	110	110	110	110	110	110	110	110	110	110
DISCONNECT	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1	NOTE 1
MANUFACTURER:	CARRIER	CARRIER	CARRIER	CARRIER	CARRIER	CARRIER	CARRIER	CARRIER	CARRIER	CARRIER
MODEL:	58MXB12020	58MXB12020	58MXB10020	58MXB12020	58MXB12020	58MXB08020	58MXB12020	58MXB10020	58MXB12020	58MXB08020
NOTES:	ALL NOTES	ALL NOTES	ALL NOTES	ALL NOTES	ALL NOTES	X	ALL NOTES	X	ALL NOTES	X

1. DISCONNECT FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
2. PROVIDE WITH 7-DAY PROGRAMMABLE THERMOSTAT.
3. SEALED COMBUSTION SYSTEM WITH COMBINATION TERMINATION KIT.
4. PIPE CONDENSATE FROM COIL TO NEAREST DRAIN. PROVIDE CONDENSATE PUMP IF REQUIRED.
5. INSTALL 1" EXTENDED SURFACE AREA PLEATED FILTERS.
6. COOLING COIL PRESSURE DROP SHALL NOT EXCEED 0.25" W.G.
7. PROVIDE CONDENSING FURNACES WITH CONDENSATE NEUTRALIZATION KIT.
8. PROVIDE GAS PRESSURE REGULATOR CAPABLE OF 2 PSIG INLET PRESSURE.

CONDENSING UNIT SCHEDULE

ITEM NO.:	CU-1	CU-2	CU-3	CU-4	CU-5	CU-6	CU-7	CU-8	CU-9	CU-10
SERVES:										
	F-1	F-2	F-3	F-4	F-5	F-6	F-7	F-8	F-9	F-10
CAPACITY:										
SENSIBLE (MBH)	53.0	53.0	42.0	53.0	53.0	31.6	53.0	42.0	53.0	31.6
TOTAL (MBH)	53.0	53.0	42.5	53.0	53.0	31.6	53.0	42.5	53.0	31.6
EDB (°F)	105	105	96	105	105	96	105	96	105	96
EWB (°F)	67	67								



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MECHANICAL SCHEDULES
 Sheet No. **M4.2**

GAS-FIRED WATER HEATER SCHEDULE			
ITEM NO.	GNH-1	GNH-2	GNH-3
LOCATION:	MECH 116	MECH 116	MECH 116
CAPACITY:			
GALLONS	119	119	80
INPUT (MBH)	199	199	160
RECOVERY *	285	285	184
EFFICIENCY (%)	95	95	95
FLUE DIAMETER (IN.)	3	3	2
VOLT / PHASE	120/1	120/1	120/1
MANUFACTURER:	RHEEM	RHEEM	RHEEM
MODEL:	HE119-199	HE119-199	HE80-160
NOTES:	1,2,3,5,6	1,2,3,5,6	1,2,4,5,6

* GALLONS PER HOUR AT 100 DEGREE (°F) RISE.
 1. ASME RATED.
 2. SEALED COMBUSTION. PROVIDE WITH CONCENTRIC VENT KIT.
 3. SET TO 140°F WATER TEMPERATURE.
 4. SET TO 140°F WATER TEMPERATURE.
 5. PROVIDE GAS PRESSURE REDUCING VALVE, 2 PSI INLET PRESSURE, VENT REGULATOR TO EXTERIOR.
 6. PROVIDE NECESSARY COMPONENTS FOR HIGH ALTITUDE INSTALLATION.

WASHINGTON STATE ENERGY CODE (WSEC) COMPLIANCE

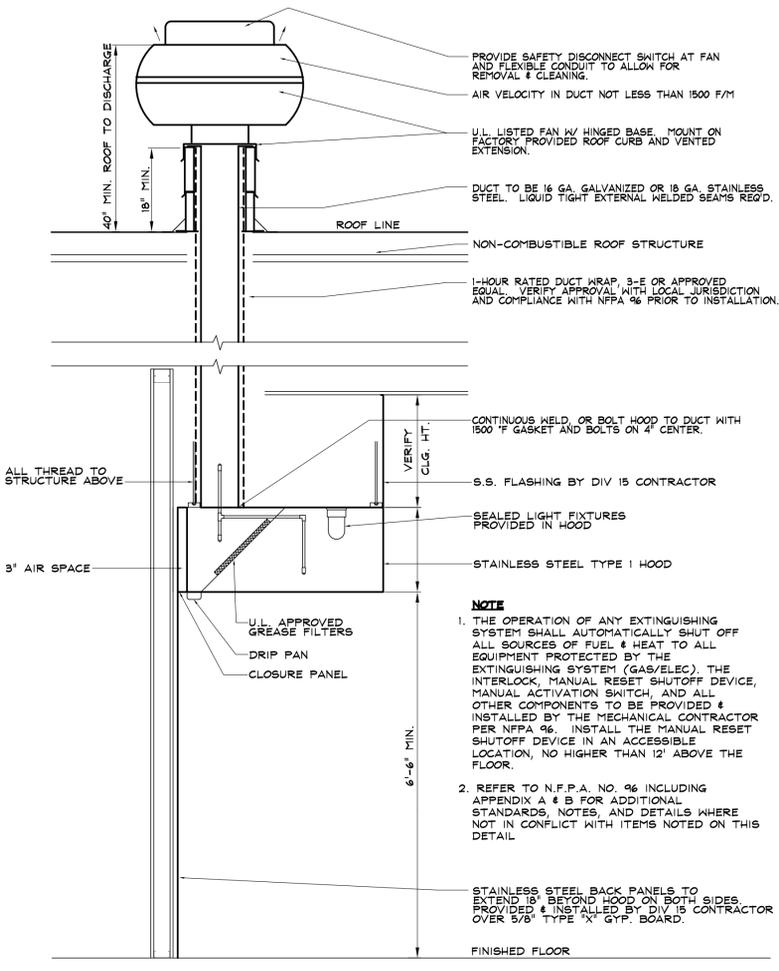
- HVAC EQUIPMENT IS TO HAVE MINIMUM PERFORMANCE AT SPECIFIED EQUIPMENT RATING CONDITIONS NOT LESS THAN THE VALUES INDICATED IN THE 2012 WSEC AND AS INDICATED ON THE CONTRACT DRAWINGS.
- PROVIDE DEADBAND BETWEEN HEATING/COOLING SPACE SENSOR SETPOINTS OF 5 DEGREES AS REQUIRED BY THE WSEC.
- HVAC SYSTEMS ARE TO BE EQUIPPED WITH AUTOMATIC TIME CLOCK OR PROGRAMMABLE CONTROLS CAPABLE OF STARTING AND STOPPING THE SYSTEM FOR SEVEN DAILY SCHEDULES PER WEEK AND RETAINING THEIR PROGRAMMING AND TIME SETTING DURING A LOSS OF POWER FOR AT LEAST 10 HOURS. THE SYSTEM SHALL HAVE A MANUAL OVERRIDE TO ALLOW TEMPORARY OPERATION OF THE SYSTEM FOR UP TO 2 HOURS.
- ALL DUCTWORK IS TO BE CONSTRUCTED AND ERECTED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC). ALL DUCTWORK IS TO BE SEALED AS REQUIRED BY SECTION C403.2.7.3 OF THE WSEC.
 DUCTWORK STATIC PRESSURE AND SEAL CLASS:
 WATER COLUMN SEAL CLASS
 LESS THAN 2 INCHES SEAL LONGITUDINAL AND TRANSVERSE JOINTS, SEAMS AND CONNECTIONS.
- ALL DUCTWORK IS TO BE INSULATED AS REQUIRED BY SECTION C403.2.7 OF THE WSEC.
- ALL PIPING IS TO BE INSULATED AS REQUIRED BY SECTION C403.2.8 OF THE WSEC. SEE TABLE BELOW:

FLUID OPERATING TEMP. RANGE AND USAGE (°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (IN.)					
	CONDUCTIVITY (NOTE 1)	MEAN RATING TEMP., °F	< 1	1 to < 1½	1½ to 2	2 to 4	4 to 8	≥ 8
105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5	1.5
40 - 60	0.21 - 0.27	75	0.5	0.5	1.0	1.0	1.0	1.0
< 40	0.20 - 0.26	75	0.5	1.0	1.0	1.0	1.0	1.5

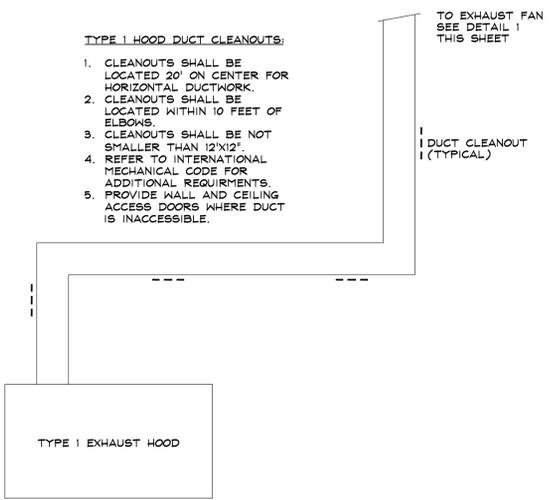
NOTES:
 1. BTU x IN. / (h·ft²·°F).

- MOTOR EFFICIENCY IS TO MEET THE MINIMUM EQUIPMENT EFFICIENCY REQUIREMENTS OF SECTION C403.2.3 AND TABLES C403.2.3(1) THROUGH C403.2.3(9) OF THE WSEC FOR FULL LOAD EFFICIENCIES.
- RECORD DRAWINGS ARE TO BE PROVIDED TO THE OWNER WITHIN 90 DAYS AFTER THE DATE OF ACCEPTANCE AS REQUIRED BY SECTION C408.1.3 OF THE WSEC. THE DRAWINGS SHALL INDICATE THE LOCATIONS AND PERFORMANCE DATA OF EQUIPMENT, GENERAL CONFIGURATION OF DUCTWORK, AND PIPING DISTRIBUTION SYSTEMS, INCLUDING FLOW RATES AS A MINIMUM.
- OPERATION AND MAINTENANCE MANUALS ARE TO BE PROVIDED TO THE OWNER AS REQUIRED BY SECTION C408.1.3.2 OF THE WSEC. AT A MINIMUM THE MANUALS ARE TO INCLUDE:
 SUBMITTAL DATA.
 OPERATION AND MAINTENANCE DATA FOR EQUIPMENT.
 NAMES AND ADDRESS OF SERVICE AGENTS.
 CONTROLS SYSTEM MAINTENANCE AND CALIBRATION INFORMATION.
- HVAC SYSTEMS ARE TO BE BALANCED AS REQUIRED BY SECTION C408.2.2 OF THE WSEC.
- COMMISSIONING IS TO BE PROVIDED AND A PRELIMINARY AND FINAL COMMISSION REPORT IS TO BE PROVIDED TO THE OWNER AS REQUIRED BY SECTIONS C408.1.2 AND C408.1.3.4 OF THE WSEC.

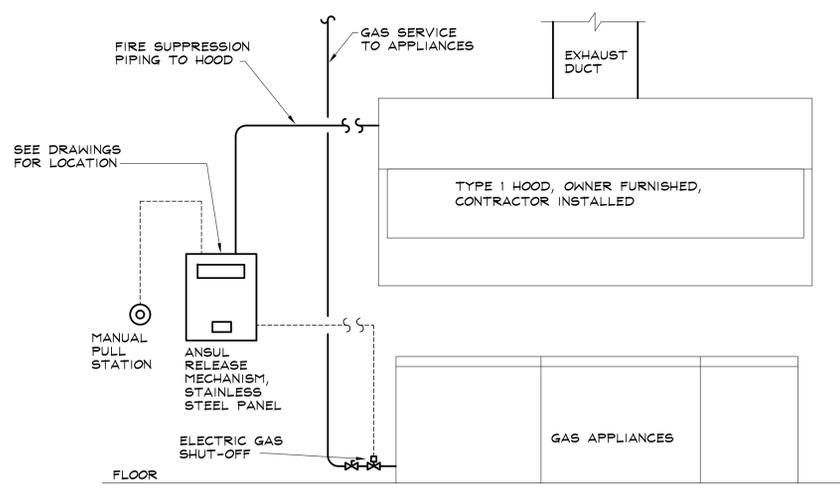
PLUMBING FIXTURE SCHEDULE	ROUGH-IN CONNECTION			
	H	C	X	V
P-1 LAVATORY: ADA, COUNTERTOP, VITREOUS CHINA, 20.375" x 17.375", SELF-RIMMING, FRONT OVERFLOW, AMERICAN STANDARD "AQUALYN" 0476.02B, SUPPLY FITTING: CHICAGO 1003. OFFSET TAILPIECE: CAST BRASS GRID DRAIN ASSEMBLY STRAINER, CHICAGO 937. FAUCET: 4" CENTERS, STANDARD AERATOR, ADA SINGLE LEVER HANDLE, DELTA 501-HDF-DST. PROVIDE INSULATED TRAP AND HOT WATER SUPPLY COVERS.	1/2	1/2	1 1/2	1 1/2
P-2 ADA WATER CLOSET: FLOOR MOUNT, TANK TYPE, VITREOUS CHINA, PRESSURE LITE FLUSHING, 10 GPM GATE VALVE, KOHLER K-4804-0 HIGHLINE BOWL, AND KOHLER K-4484-0 HIGHLINE TANK, WITH STEEL BOLTS, CHROMIUM PLATED BRASS WASHERS, CAP NUTS, BOLT CAPS, AND SEALS. SEAT: WHITE, OPEN FRONT WITHOUT COVER, WITH CONCEALED CHECK HINGES MAINLINE MODEL: ML-1095000. ADA REQUIREMENTS: INSTALL THE TANK SO THE FLUSH HANDLE IS ON THE WIDE SIDE OF THE STALL AND THE TOILET SEAT IS 16-1/8" ABOVE THE FLOOR.	1/2	1/2	4	2
P-3 TRANSFER SHOWER STALL: AQUATIC, MODEL 1363BFSFC, INTERIOR 36X36X75, EXTERIOR 36X36X25/77. ONE PIECE FIBERGLASS SHOWER STALL WITH SLIP RESISTANT FLOOR AND DRAIN FITTING. PROVIDE DELTA R10000-UNIKS AND T13H-153 SINGLE LEVER BALANCING VALVE WITH INTEGRAL STOPS, HAND HELD SHOWER HEAD WITH 60 INCH LONG FLEXIBLE HOSE, VACUUM BREAKER, 24 INCH LONG BAR AND SLIDE, DELTA MODEL: RPH824HPF. SHOWER STALL TO BE RECESSED INTO THE FLOOR WITH 1/2" MAXIMUM EXTENDING ABOVE THE FLOOR. PROVIDE INTEGRAL FOLD DOWN SEAT AND GRAB BARS IN ACCORDANCE WITH APPLICABLE CODES. PROVIDE 1 INCH CHROME PLATED, HEAVY WALL BRASS TUBE, SHOWER CURTAIN RAIL, WITH 3 SCREW CHROME PLATED FIXED WALL FLANGES. MASON PRODUCTS, MODEL CR-1. COLOR TO BE SELECTED BY ARCHITECT.	1/2	1/2	2	1 1/2
P-4 SHOWER STALL: AQUATIC, MODEL 1603BFSFC, INTERIOR 60X34X75.25, EXTERIOR 62X36X25/77.25. ONE PIECE FIBERGLASS SHOWER STALL WITH SLIP RESISTANT FLOOR AND DRAIN FITTING. PROVIDE DELTA R10000-UNIKS AND T13H-153 SINGLE LEVER BALANCING VALVE WITH INTEGRAL STOPS, HAND HELD SHOWER HEAD WITH 60 INCH LONG FLEXIBLE HOSE, VACUUM BREAKER, 24 INCH LONG BAR AND SLIDE, DELTA MODEL: RPH824HPF. SHOWER STALL TO BE RECESSED INTO THE FLOOR WITH 1/2" MAXIMUM EXTENDING ABOVE THE FLOOR. PROVIDE GRAB BARS IN ACCORDANCE WITH APPLICABLE CODES. PROVIDE BACKING FOR FUTURE INSTALLATION OF FOLD DOWN SEAT. PROVIDE 1 INCH CHROME PLATED, HEAVY WALL BRASS TUBE, SHOWER CURTAIN RAIL, WITH 3 SCREW CHROME PLATED FIXED WALL FLANGES. MASON PRODUCTS, MODEL CR-1. COLOR TO BE SELECTED BY ARCHITECT.	1/2	1/2	2	1 1/2
P-5 WASHING MACHINE OUTLET BOX, PLASTIC BOX WITH TOP SUPPLIED 1/2 TURN BALL VALVE FOR HOT & COLD WATER SUPPLY, AND BOTTOM DRAIN OUTLET. MANUFACTURER: WATER-TITE W4700. SEE DETAIL 9 ON SHEET M5.2.	1/2	1/2	2	1 1/2
P-6 SINK - DOUBLE COMPARTMENT: JUST MODEL DL-ADA-2193-A-GR, OVERALL LENGTH 30" WITH 2 1/2" FAUCET, LENGTH 14" WITH 1 1/2" DEPTH 48" SUPPLY FITTING: CHICAGO FAUCET 1005. CHROME PLATED DRAIN FITTING WITH REMOVABLE STAINLESS STEEL BASKET AND NEOPRENE SEAT STOPPER WITH 1 1/2" TAIL PIECE, ELKAY LK35. DOUBLE COMPARTMENT WASTE FITTING: JUST J-535, P-TRAP KOHLER K-9000. FAUCET: SINGLE LEVER WITH SPRAY. FAUCET MANUFACTURER: DELTA COMMERCIAL, 300-DST.	1/2	1/2	2	1 1/2
P-7 CLINIC SERVICE SINK: WALL HUNG, BLOW-OUT FLUSHING TYPE, VITREOUS CHINA, AMERICAN STANDARD 9512.013, WITH STAINLESS STEEL RIM GUARDS, NEOPRENE OUTLET SEAL RING, AND STRAINER. FLUSH VALVE: SLOAN ROYAL, 117H. BEDPAN CLEANER ASSEMBLY TO INCLUDE ATMOSPHERIC VACUUM BREAKER, WALL NOZZLE WITH HOOK, WALL SUPPLY W/ SCREWDRIVER STOPS FOR INLET & OUTLET OF PEDAL VALVE: AMERICAN STANDARD, 7880.124. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	1/2	1/2	4	2
P-8 SERVICE SINK: CORNER TYPE FLOOR MOUNTED, ONE-PIECE MOLDED FIBERGLASS MUSTEE MODEL 63M, FLOOR SINK 3" OUTLET STRAINER, BUMPER GUARDS. FAUCET: WALL MOUNTED WITH VACUUM BREAKER, 5" HOSE, WITH WALL HOOK, AND INTEGRAL STOPS, SYMMONS S-2440.	1/2	1/2	3	2
P-9 TWO LEVEL DRINKING FOUNTAIN: WALL MOUNT FOUNTAIN WITH FULLY EXPOSED BARRIER-FREE ACCESS, 18 GAUGE, TYPE 304 SATIN FINISH, STAINLESS STEEL BASINS, WITH PUSH BUTTON CONTROL, POLISHED CHROME PLATED BUBBLER HEAD, AND INTEGRATED P-TRAP. MANUFACTURER: ELKAY MODEL: EZSTLR8C.	1/2	1/2	1 1/2	1 1/2
P-10 HAIR WASH SINK: WHITE MARBLE PRODUCTS, MODEL 2000, WITH #500 DUAL FLOW FAUCET, #400 DIVERTER AND #1795 SHAMPOO SPRAY WITH VACUUM BREAKER. PROVIDE J.R. SMITH, MODEL: 8750 OR EQUAL HAIR INTERCEPTOR.	1/2	1/2	2	1 1/2
P-11 SINK - SINGLE COMPARTMENT: COUNTER MOUNTED SELF RIMMING 18 GAUGE STAINLESS STEEL SINK. MANUFACTURER: JUST MODEL S-ADA-2125-A-GR, OVERALL LENGTH 21", BOWL, LENGTH 16", WIDTH 21", DEPTH 6.5". SUPPLY FITTING: CHICAGO 1003. STAINLESS STEEL STRAINER WITH STAINLESS STEEL REMOVABLE BASKET AND NEOPRENE STOPPER, 1-1/2" TAILPIECE. JUST J-35. P-TRAP: KOHLER K-9000. FAUCET: SINGLE LEVER, 8" SWING SPOUT WITH SPRAY MOUNTED ON FAUCET BASE. MANUFACTURER: DELTA 300-DST.	1/2	1/2	2	1 1/2
P-12 COMMERCIAL CLOTHES WASHER WATER SHUT-OFF. PROVIDE 3/4" DCW AND DHW BALL VALVE IN AN ACCESSIBLE LOCATION. MOUNT TO WALL WITH UNI-STRUT. PROVIDE OUTLET TYPE SUITABLE FOR WASHER CONNECTION.	1/2	1/2	--	--
P-13 RESIDENT WASHING MACHINE OUTLET BOX, PLASTIC BOX WITH 1/2 TURN BALL VALVE FOR HOT & COLD WATER SUPPLY ONLY, NO DRAIN. MANUFACTURER: WATER-TITE W4700.	1/2	1/2	--	--
P-14 BATHTUB: MASTER CARE, MODEL: MB-68-AV, WALL MOUNT INSTALLATION, POWER DOOR, AND BUILT-IN THERMOSCOPIC PLUMBING PACKAGE.	1/2	1/2	2	1 1/2
P-15 LAVATORY: ADA WALL HUNG, VITREOUS CHINA, 20.5" x 18.25", CONCEALED ARMS, AMERICAN STANDARD "LUCERNE" 0955.012, SUPPLY FITTING: CHICAGO 1003, OFFSET TAILPIECE: CAST BRASS GRID DRAIN ASSEMBLY STRAINER, CHICAGO 937. P-TRAP: KOHLER K-9018. FAUCET: 4" CENTERS, STANDARD AERATOR, ADA SINGLE HANDLE, DELTA 501-HDF-DST. PROVIDE INSULATED TRAP AND HOT WATER SUPPLY COVERS.	1/2	1/2	1 1/2	1 1/2
P-16 CLINIC SERVICE SINK: WALL HUNG, BLOW-OUT FLUSHING TYPE, VITREOUS CHINA, AMERICAN STANDARD 9512.013, WITH STAINLESS STEEL RIM GUARDS, NEOPRENE OUTLET SEAL RING, AND STRAINER. FLUSH VALVE: SLOAN ROYAL, 117H. BEDPAN CLEANER ASSEMBLY TO INCLUDE ATMOSPHERIC VACUUM BREAKER, WALL NOZZLE WITH HOOK, WALL SUPPLY W/ SCREWDRIVER STOPS FOR INLET & OUTLET OF PEDAL VALVE: AMERICAN STANDARD, 7880.124. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	1/2	1/2	4	2
HB-1 HOSE BIBB: BRONZE CHROME PLATED FREEZE PROOF HYDRANT WITH INTEGRAL VACUUM BREAKER, "T" KEY HANDLE, 3/4" HOSE CONNECTION, 12' LONG. MANUFACTURER J.R. SMITH FIGURE 5604QT.	1/2	1/2	--	--
HB-2 HOSE BIBB: BRONZE CHROME PLATED FREEZE PROOF HYDRANT WITH INTEGRAL VACUUM BREAKER, "T" KEY HANDLE, 3/4" HOSE CONNECTION, 12' LONG, HOT AND COLD WATER. MANUFACTURER J.R. SMITH FIGURE 5560QT.	1/2	1/2	--	--
HB-3 HOSE BIBB: POST HYDRANT, NON-FREEZE. MANUFACTURER J.R. SMITH FIGURE 5904-H. INSTALL A VACUUM BREAKER ON THE HOSE CONNECTION OUTLET, SECURE WITH TAMPERPROOF SET SCREW.	1/2	1/2	--	--
FS-1 FLOOR SINK: 8.5" X 8.5" SQUARE INTERCEPTOR WITH ALL CAST IRON BODY AND ACID RESISTANT COATING, 8" DEEP SEDIMENT BUCKET AND 1/2 NICKEL BRONZE HEEL PROOF GRATE. MANUFACTURER J.R. SMITH FIGURE 3101-12. PROVIDE TRAP PRIMER WHERE REQUIRED.	--	--	3"	2"
FD-1 FLOOR DRAIN: GENERAL SERVICE ROUND FLOOR DRAIN WITH CAST IRON BODY AND NICKEL BRONZE HEEL PROOF STRAINER HEAD. MANUFACTURER J.R. SMITH FIGURE 2005-A. PROVIDE TRAP PRIMER WHERE REQUIRED.	--	--	--	--
FD-2 FLOOR DRAIN: SQUARE FLOOR DRAIN WITH SEDIMENT BUCKET. CAST IRON BODY AND CAST IRON TRACTOR GRATE. MANUFACTURER J.R. SMITH FIGURE 2412-M. PROVIDE TRAP PRIMER WHERE REQUIRED.	--	--	--	--
AD-1 AREA DRAIN: PROMENADE DECK DRAIN, CAST IRON BODY 14" SQUARE POLISHED BRONZE TOP, CAPABLE OF MEMBRANE WATER PROOFING, AND UNDERDECK CLAMP AS REQUIRED. J.R. SMITH FIG. 1419.	--	--	--	--
OWS-1 OIL / WATER SEPARATOR: J.R. SMITH FIG. 8549	--	--	--	--
OWS-2 OIL / WATER SEPARATOR: J.R. SMITH FIG. 8549	--	--	--	--



2 TYPE 1 HOOD DETAIL
 NOT TO SCALE



1 TYPE 1 HOOD EXHAUST DUCT
 NOT TO SCALE



3 FIRE SUPPRESSION SYSTEM
 NOT TO SCALE



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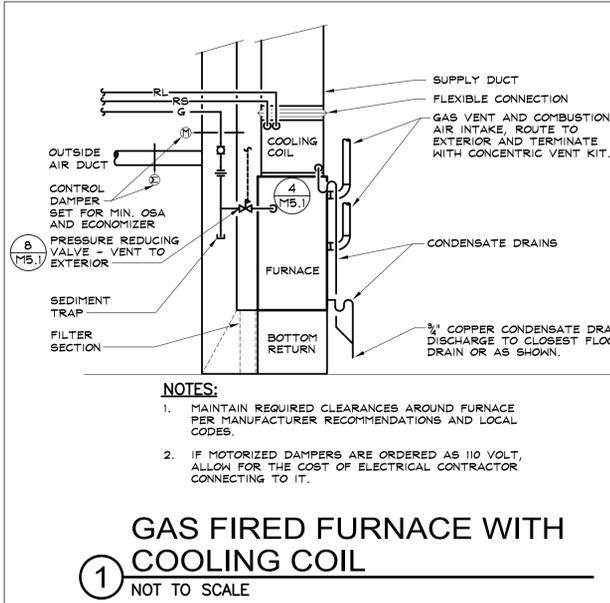
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 MEMORY CARE FACILITY**
 12215 NE 128TH AVE
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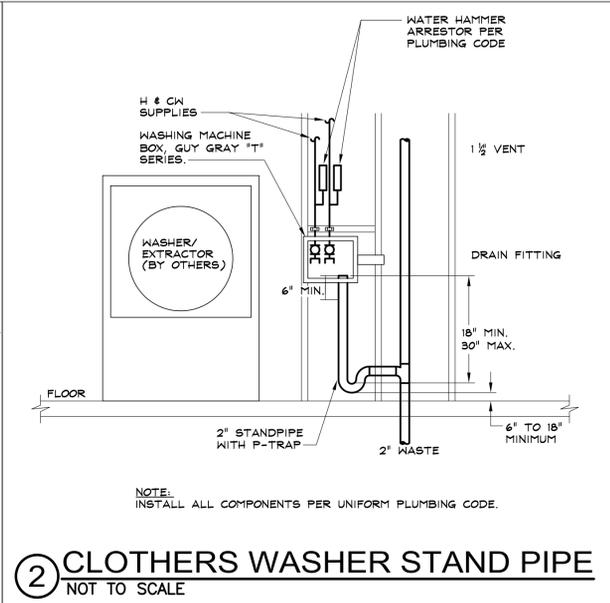
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MECHANICAL DETAILS

Sheet No.

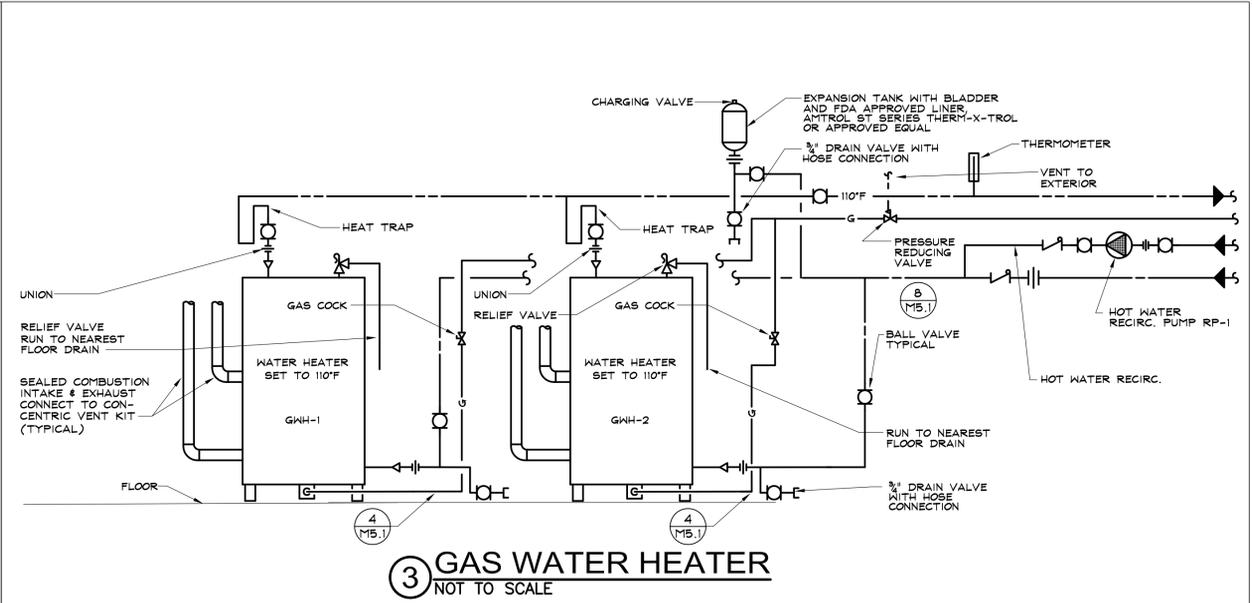
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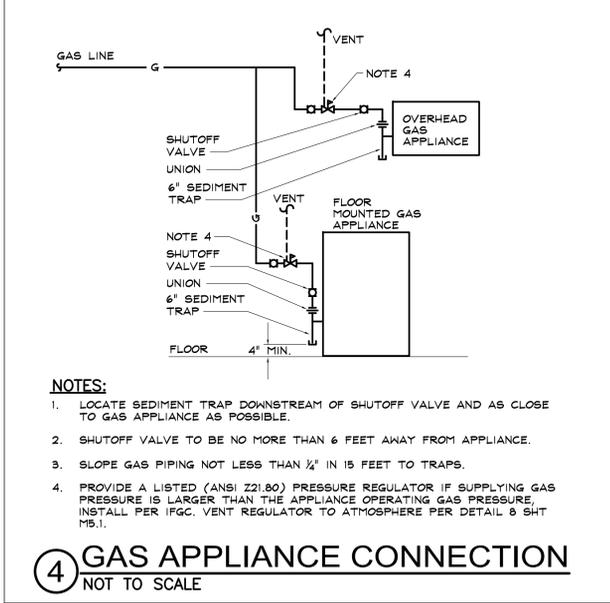
1 GAS FIRED FURNACE WITH COOLING COIL
 NOT TO SCALE



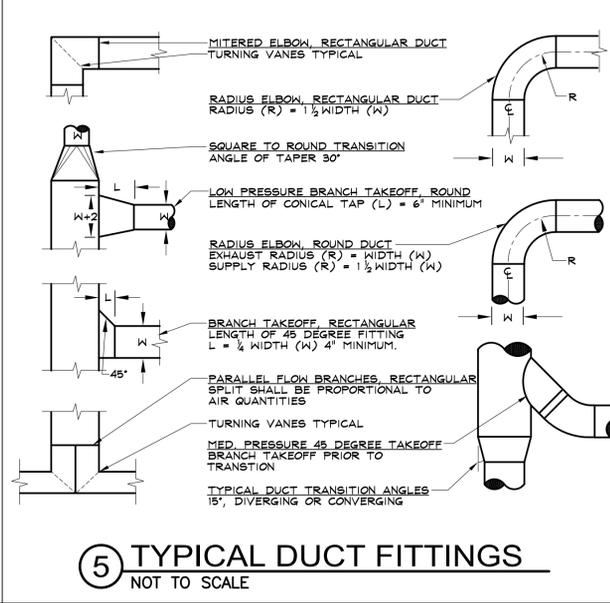
2 CLOTHES WASHER STAND PIPE
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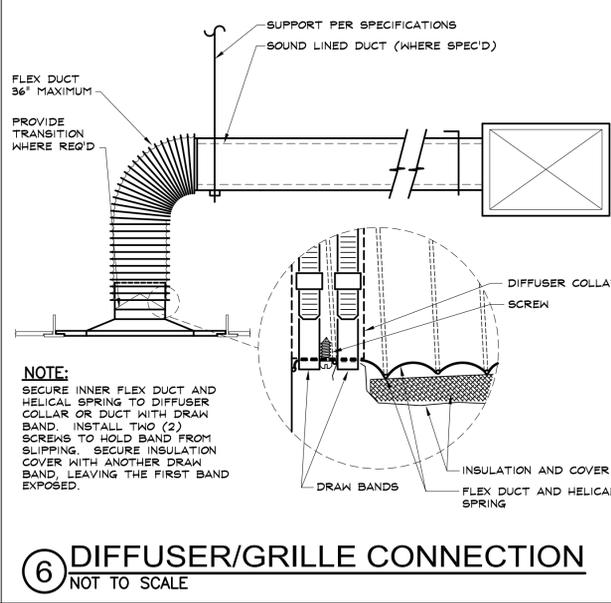
3 GAS WATER HEATER
 NOT TO SCALE



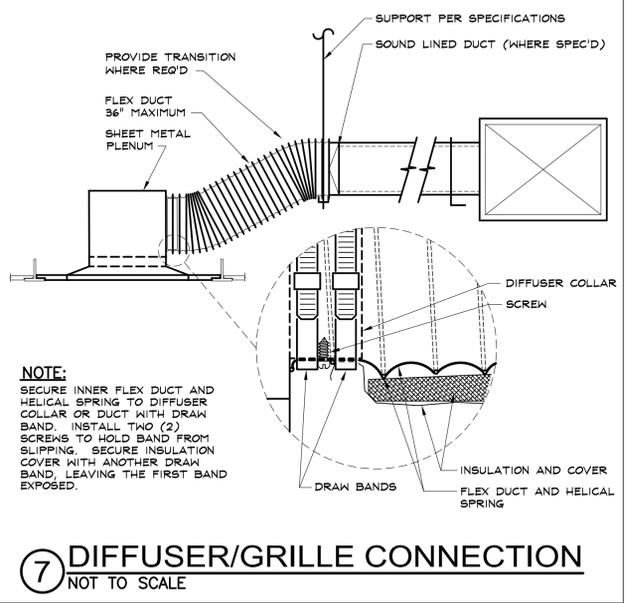
4 GAS APPLIANCE CONNECTION
 NOT TO SCALE



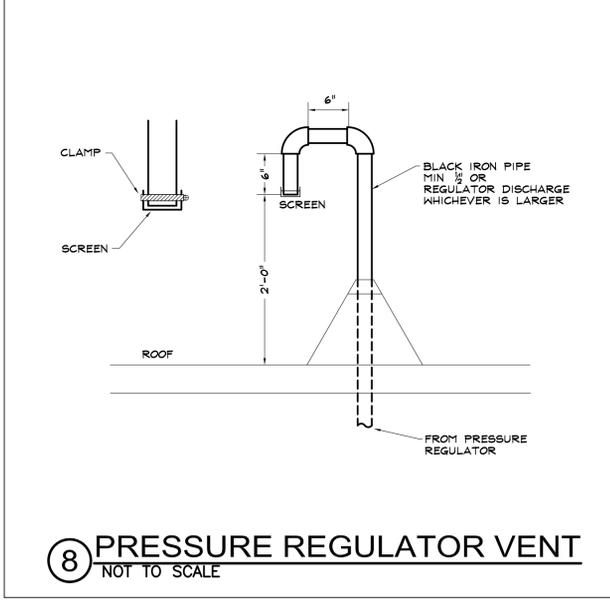
5 TYPICAL DUCT FITTINGS
 NOT TO SCALE



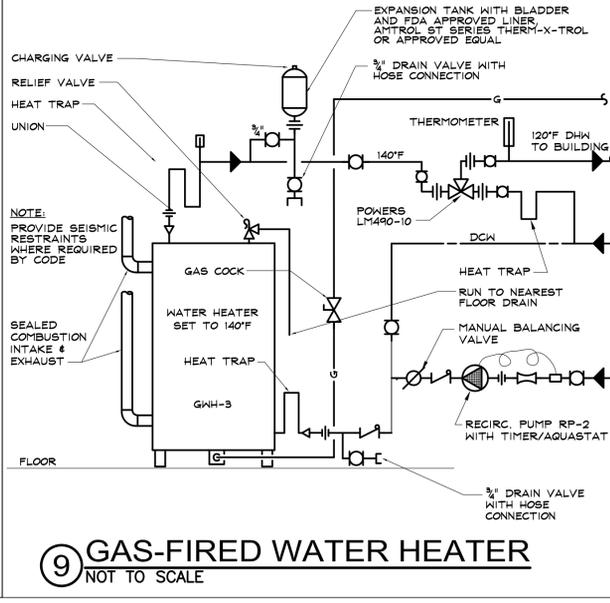
6 DIFFUSER/GRILLE CONNECTION
 NOT TO SCALE



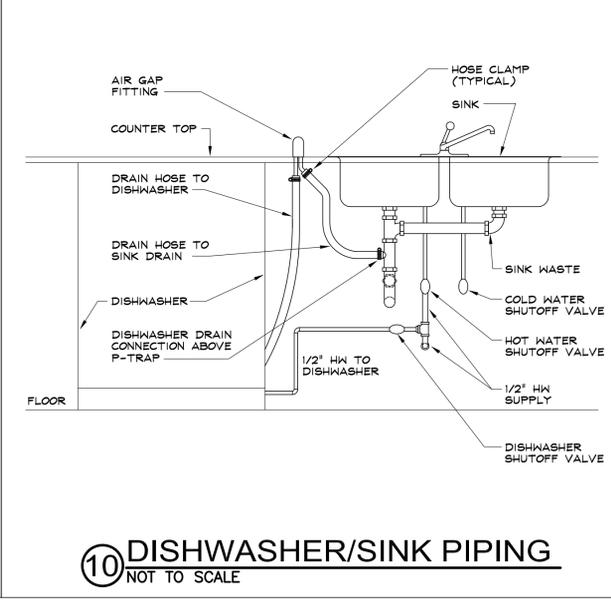
7 DIFFUSER/GRILLE CONNECTION
 NOT TO SCALE



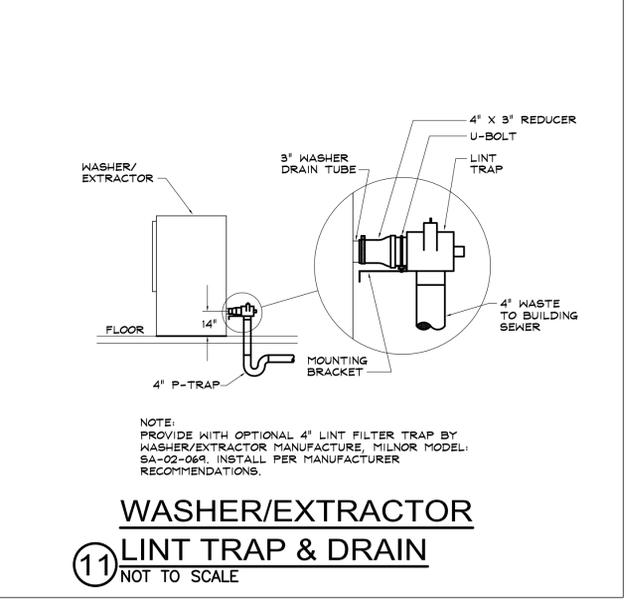
8 PRESSURE REGULATOR VENT
 NOT TO SCALE



9 GAS-FIRED WATER HEATER
 NOT TO SCALE



10 DISHWASHER/SINK PIPING
 NOT TO SCALE



11 LINT TRAP & DRAIN
 NOT TO SCALE



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 12215 NE 128TH AVE
 KIRKLAND, WA

Drawing Title: **ELECTRICAL LEGEND, NOTES**
 Sheet No.:

E0.1

ABBREVIATIONS

(SOME ABBREVIATIONS MAY NOT BE USED ON DRAWINGS)

ABBREV	DESCRIPTION	ABBREV	DESCRIPTION
A or AMP	AMPERES	MH	MANHOLE
AC	ALTERNATING CURRENT	MIN	MINIMUM
A/C	AIR CONDITIONING	MLO	MAIN LUGS ONLY
AIC	AMPERE INTERRUPTING CAPACITY	MOP, MOCP	MAXIMUM OVERCURRENT PROTECTION
AL	ALUMINUM	MTD	MOUNTED
ARCH	ARCHITECTURAL	MTG	MOUNTING
ATC	AUTOMATIC TEMPERATURE CONTROL	NC	NORMALLY CLOSED
ATS	AUTOMATIC TRANSFER SWITCH	N, NEUT	NEUTRAL
AWG	AMERICAN WIRE GAUGE	NIC	NOT IN CONTRACT
BIL	BASIC IMPULSE LEVEL	NO	NORMALLY OPEN
BKR	BREAKER	NTS	NOT TO SCALE
BLDG	BUILDING	OC	ON CENTER
C	CONDUIT	OD	OUTSIDE DIAMETER
C.O.	CONDUIT ONLY	OH	OVERHEAD
°C	DEGREES CELSIUS	PA	PUBLIC ADDRESS
CB	CIRCUIT BREAKER	PB	PULLBOX
CCTV	CLOSED CIRCUIT TELEVISION	PF	POWER FACTOR
CFM	CUBIC FEET PER MINUTE	∅ or PH	PHASE
CKT	CIRCUIT	PNL	PANEL
CL	CENTER LINE	PR	PAIR
CLG	CEILING	PRI	PRIMARY
CONC	CONCRETE	PT	POTENTIAL TRANSFORMER
CT	CURRENT TRANSFORMER	PVC	POLYVINYL CHLORIDE
CU	COPPER	RECPT	RECEPTACLE
CW	COLD WATER	REQ	REQUIRED
BD	DECIBELS	RF	RADIO FREQUENCY
DC	DIRECT CURRENT	RM	ROOM
DIA	DIAMETER	RMS	ROOT MEAN SQUARE
DIV	DIVISION	SEC	SECONDARY
DPDT	DOUBLE POLE, DOUBLE THROW	SHT	SHEET
DPST	DOUBLE POLE, SINGLE THROW	SMR	SURFACE METAL RACEWAY
DWG	DRAWING	SN	SOLID NEUTRAL
EGC	EQUIPMENT GROUND CONDUCTOR	SP	SINGLE POLE
ELEC	ELECTRIC	SPD	SURGE PROTECTIVE DEVICE
EMT	ELECTRICAL METALLIC TUBING	SPDT	SINGLE POLE, DOUBLE THROW
EXST, (E)	EXISTING	SPST	SINGLE POLE, SINGLE THROW
F	DEGREES FAHRENHEIT	SS	STAINLESS STEEL
FA	FIRE ALARM	STD	STANDARD
FC	FOOTCANDLE	SW	SWITCH
FLA	FULL LOAD AMPS	SWBD	SWITCHBOARD
FLEX	FLEXIBLE CONDUIT	TEL	TELEPHONE
GALV	GALVANIZED	TV	TELEVISION
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TTB	TELECOMMUNICATIONS TERMINAL BOARD
GND	GROUND	TYP	TYPICAL
H-O-A	HAND - OFF - AUTO	UL	UNDERWRITERS LABORATORY
HP	HORSEPOWER	UF	UNDERFLOOR
HPF	HIGH POWER FACTOR	UG	UNDERGROUND
H & V	HEATING AND VENTILATION	V	VOLTS
HVAC	HEATING, VENTILATION & AIR CONDITIONING	VA	VOLT AMPERES
HZ	HERTZ	VAC	VOLTS ALTERNATING CURRENT
IDF	INTERMEDIATE DISTRIBUTION FRAME	VAR	REACTIVE VOLT AMPERES
J-BOX	JUNCTION BOX	VAV	VARIABLE AIR VOLUME
KV	KILOVOLTS	VD	VOLTAGE DROP
KVA	KILOVOLT AMPERES	VDC	VOLTS DIRECT CURRENT
KVAR	REACTIVE KILOVOLT AMPERES	VFD	VARIABLE FREQUENCY DRIVE
KW	KILOWATTS	VT	VAPORTIGHT
KWH	KILOWATT HOURS	W	WATTS
LT	LIGHT	WP	WEATHERPROOF
LTG	LIGHTING	/W	WITH
MAX	MAXIMUM	W/O	WITHOUT
MCA	MINIMUM CIRCUIT AMPS	XFER	TRANSFER
MCB	MAIN CIRCUIT BREAKER	XFMR	TRANSFORMER
MCC	MOTOR CONTROL CENTER	XLP	CROSS-LINKED POLYETHYLENE
MCM, KCM	THOUSAND CIRCULAR MILS	XP	EXPLOSION PROOF
MDF	MAIN DISTRIBUTION FRAME	Z	IMPEDANCE
MECH	MECHANICAL		

ELECTRICAL SYMBOL LEGEND

(SOME SYMBOLS MAY NOT BE USED ON DRAWINGS)

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
GENERAL			
	SCHEDULED EQUIPMENT CONNECTION (INCLUDE ALL WIRING, DISCONNECTING MEANS, CONTROL AND OTHER REQUIREMENTS SCHEDULED)		
	REVISION CALLOUT		
	FLAG NOTE		
	SCHEDULED CONDUIT CALLOUT		
	LIGHT FIXTURE ON GENERATOR CIRCUIT		
	LIGHTING OUTLET - CEILING		
	STRIP LUMINAIRE (LENGTH TO SCALE)		
	SURFACE FIXTURE - ROUND		
	LUMINAIRE (TO SCALE ON DRAWINGS)		
	SURFACE FIXTURE - WALL		
	RECESSED FIXTURE - ROUND		
	AREA/STREET LIGHT - POST TOP		
	EXIT FIXTURE A/C ONLY - CEILING		
	EXIT FIXTURE A/C ONLY - WALL		
	EXIT FIXTURE WITH DIRECTION ARROWS		
	PHOTOCELL		
	LAY-IN LUMINAIRE		
	SINGLE POLE TOGGLE SWITCH		
	SWITCH SUBSCRIPTS:		
	2 DOUBLE POLE		
	3 THREE WAY		
	4 FOUR WAY		
	D DIMMER		
	EP EXPLOSION PROOF		
	K KEY OPERATED		
	LV LOW VOLTAGE		
	LVM LOW VOLTAGE MASTER		
	M MANUAL MOTOR STARTER		
	W/OVERLOADS		
	MC MOMENTARY CONTACT		
	P SWITCH W/PILOT LIGHT		
	T TIMER		
	WP WEATHERPROOF		
	a, b, c MULTIGANG SWITCH STATION		
	INDICATES TO PROVIDE ROOM OCCUPANCY SENSOR(S) AS REQUIRED. (SEE DETAIL).		
	EQUIPMENT CONNECTION		
	SUBSCRIPT: WH WATER HEATER		
	HD HAND DRYER		
	WD WASTE DISPOSER		
	PANELBOARD - SURFACE		
	PANELBOARD - FLUSH		
	WIRING CONCEALED UNDERGROUND OR BELOW FLOOR		
	SMOKE DETECTOR		
	SMOKE DETECTOR WITH SOUNDER BASE		
	SMOKE/CARBON MONOXIDE DETECTOR WITH SOUNDER BASE		
	DETECTOR IN HVAC DUCT		
	SYMBOL FOR NURSE CALL CENTRAL CONTROL		
	NURSE CALL PULL CORD EMERGENCY STATION		
	NURSE CALL PUSHBUTTON EMERGENCY STATION		
	NURSE CALL DOME LIGHT		
	REMOTE ANNUNCIATOR		
	TELECOM OUTLET (TEL/DATA)		
	DEDICATED TELEPHONE OUTLET		

OUTLET MOUNTING HEIGHTS
(MEASURE TO CENTER OF BOX, UNLESS OTHERWISE INDICATED)

COUNTER HEIGHT (*)	+3 INCHES ABOVE SPLASH	FIRE ALARM	48 INCHES TO TOP
CASEWORK OUTLETS	AS DIRECTED	MANUAL STATIONS	80 INCHES TO BOTTOM
SWITCHES & DIMMERS	48 INCHES	SIGNALING DEVICES	80 INCHES TO BOTTOM
RECEPTACLES	18 INCHES	REMOTE ALARM LIGHTS	60 INCHES TO BOTTOM
THERMOSTATS	48 INCHES	REMOTE ANNUNCIATOR	60 INCHES TO BOTTOM
OCCUPANCY SENSORS	12 FEET MAXIMUM	GRAPHIC PLAQUES	60 INCHES TO BOTTOM
VOICE (TELEPHONE)	18 INCHES		
DATA (COMPUTER)	18 INCHES	SECURITY	
WALL PHONE	48 INCHES	KEY PAD	54 INCHES TO TOP
TV (TELEVISION)	18 INCHES	CARD READER	48 INCHES
TV WALL MOUNTED	CENTER OF TV BRACKET	CCTV	WITHIN 6 INCHES OF CAMERA MOUNT
SPEAKERS	90 INCHES	CCTV POLE MOUNTED	20 FEET
CLOCKS	90 INCHES		
CLOCK/SPEAKER	90 INCHES		
NURSE CALL			
PUSHBUTTON EMERGENCY STATION		48 INCHES	
PULL CORD EMERGENCY STATION		66 INCHES	

GENERAL ELECTRICAL NOTES:

- SEE ARCHITECTURAL PLANS FOR LOCATION OF FIRE RATED CONSTRUCTION.
- BRANCH CIRCUIT NOTES:
 - VERIFY BRANCH CIRCUIT WIRE COUNT BEFORE PULLING CONDUCTORS. PROVIDE REQUIRED CONDUCTORS TO EACH OUTLET AND DEVICE FOR PHASE, NEUTRAL AND EQUIPMENT GROUND BASED ON CIRCUIT DESIGNATIONS SHOWN AND AS OTHERWISE INDICATED ON PLANS OR NOTE BELOW.
 - FOR SWITCHED OUTLETS, PROVIDE ADDITIONAL CONDUCTOR COUNT REQUIRED FOR SWITCH LEGS TO ACCOMMODATE SWITCH CONTROL INDICATED. MAINTAIN UNSWITCHED LEG IN LIGHTING BRANCH CIRCUITS TO EXIT, EMERGENCY, AND NIGHT LIGHTING SHOWN. MINIMUM BRANCH CIRCUIT CONDUCTOR SIZE FOR OUTDOOR AND EXTERIOR BUILDING LIGHTING.
 - SHALL BE #10 AWG.
 - PROVIDE SEPARATE NEUTRAL CONDUCTOR FOR BRANCH CIRCUITS SERVING RECEPTACLE OUTLETS UNLESS OTHERWISE INDICATED.
 - PROVIDE MANUFACTURER APPROVED PIN INSERT STYLE HANDLE TIES BETWEEN SINGLE POLE CIRCUIT BREAKERS SERVING BRANCH CIRCUITS SHARING A COMMON NEUTRAL.
- MINIMUM CONDUIT SIZE FOR HOMERUNS AND FOR CONDUIT INSTALLED BELOW GRADE OUTDOORS SHALL BE 3/4 INCH.
- REFER TO ARCHITECTURAL PLANS FOR LIGHT FIXTURE LOCATIONS AND FOR MOUNTING HEIGHT OF SUSPENDED AND WALL MOUNTED LIGHT FIXTURES. REFER TO REFLECTED CEILING PLANS, INTERIOR ELEVATIONS, EXTERIOR ELEVATIONS, ROOM SECTIONS, AND DETAILS SHOWN ON ARCHITECTURAL CONTRACT DOCUMENTS PRIOR TO ROUGH-IN. REPORT CONFLICTS TO ARCHITECT/ENGINEER FOR RESOLUTION.
- REFER TO ARCHITECTURAL ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT OF WIRING DEVICES. REPORT CONFLICTS TO ARCHITECT/ENGINEER FOR RESOLUTION.
- VERIFY EXACT LOCATION OF FLOOR BOXES AND OUTLETS LOCATED IN KNEE SPACES AND CASEWORK. OBTAIN ARCHITECT APPROVAL PRIOR TO ROUGH-IN.
- VERIFY BACK BOX REQUIREMENTS OF EQUIPMENT FURNISHED UNDER OTHER THAN DIVISION 16 SECTIONS AND EQUIPMENT FURNISHED BY OWNER.
- SEE MECHANICAL PLANS FOR QUANTITY AND LOCATION OF SMOKE DAMPERS. PROVIDE 120 VOLT CONNECTION TO EACH DAMPER.

DRAWING INDEX

A separate electrical permit is required for electrical work.

 These sheets are FOR REFERENCE ONLY in the Building Permit Plan Set.



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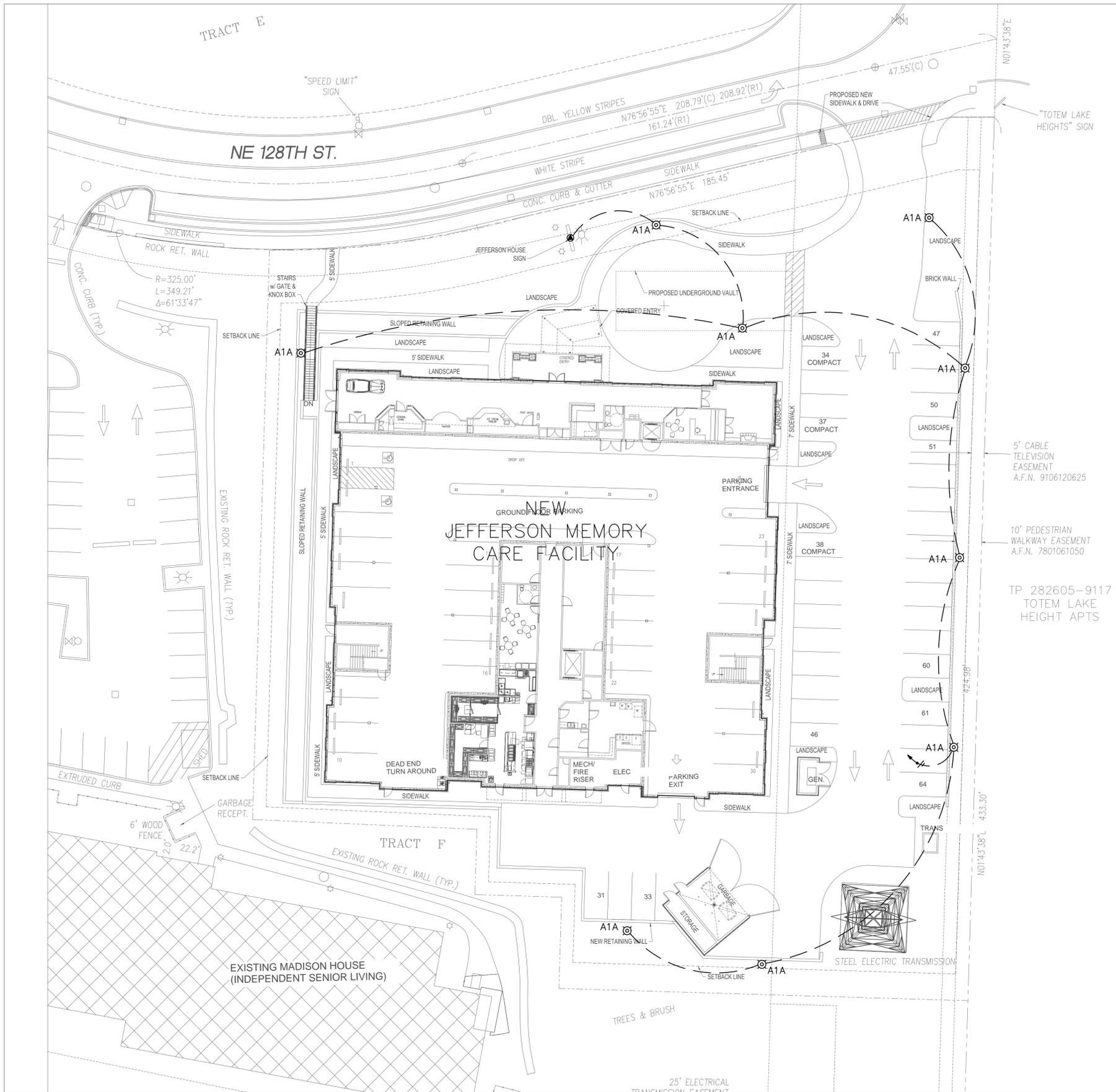
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JEFFERSON - MEMORY CARE FACILITY
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Drawing Title
ELECTRICAL SITE PLAN

Sheet No.

E1.0

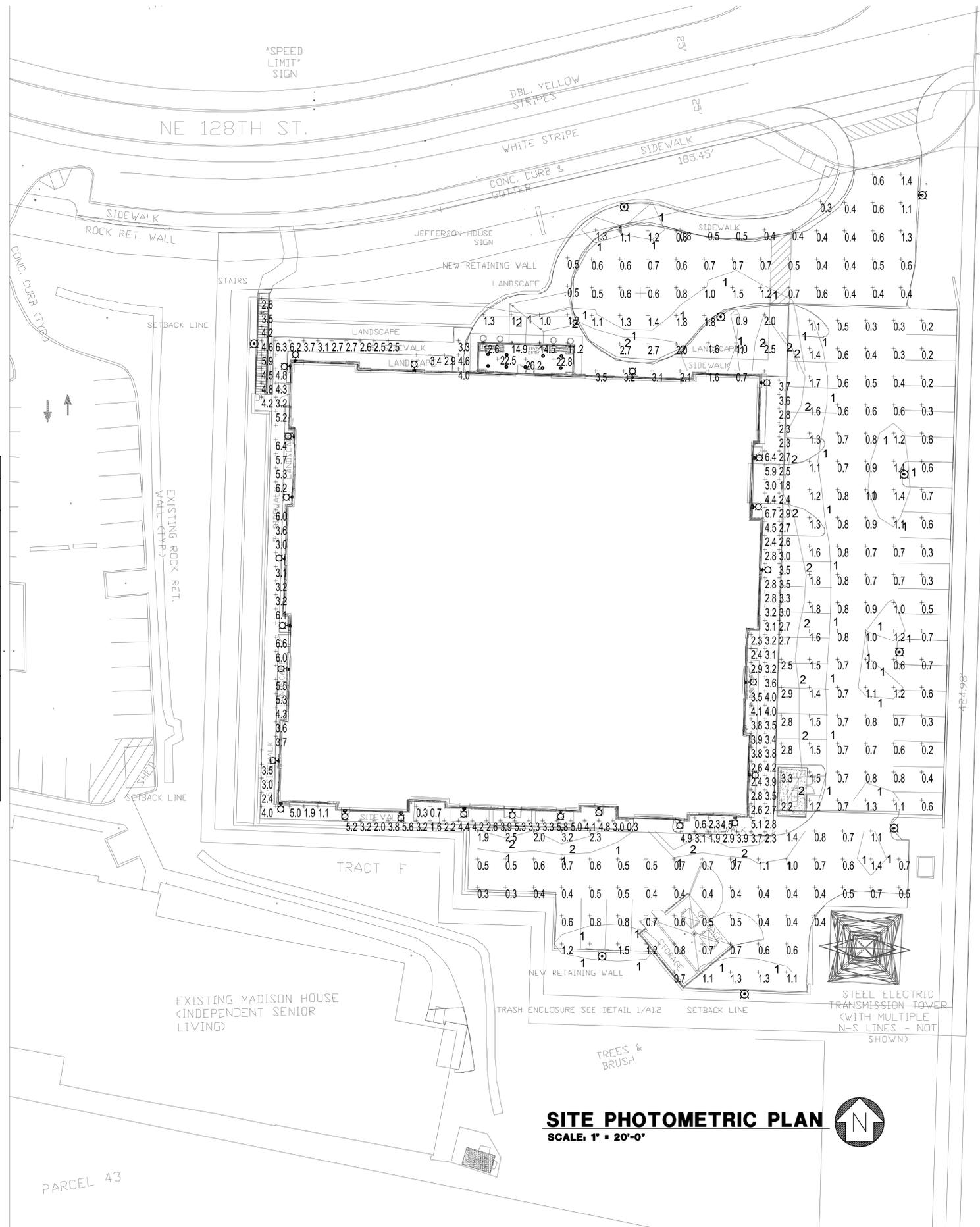


ELECTRICAL SITE PLAN
 SCALE: 1" = 20'-0"
 1" = 20' 20' 10' 0' 20' 40'



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
COVERED ENTRY	+	21.8 fc	22.8 fc	20.2 fc	1.1:1	1.1:1
EAST PARKING	+	1.0 fc	3.5 fc	0.2 fc	17.5:1	5.0:1
EAST PRIMARY WALK	+	3.3 fc	6.7 fc	0.6 fc	11.2:1	5.5:1
NORTH PRIMARY WALK	+	3.0 fc	14.9 fc	0.3 fc	49.7:1	10.0:1
SOUTH AND WEST SEC WALK	+	4.1 fc	7.6 fc	0.3 fc	25.3:1	13.7:1
South parking	+	0.8 fc	3.2 fc	0.3 fc	10.7:1	2.7:1
TURN DRIVE	+	0.9 fc	2.7 fc	0.4 fc	6.8:1	2.3:1

Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	W2A	11	PHILIPS STONCO	LPW7	LytePro 7 LED Small Wall Sconce Cast aluminum housing, frosted plastic enclosure	(1) WHITE COB LED	1	LPW7.IES	1153.204	0.95	14
	R1A	9	Lithonia Lighting	LF8N 2/26TRT F8B4	8" OPEN DOWNLIGHT WITH TWO TRIPLE-TUBE LAMPS, BLACK BAFFLE, AND SEMI-SPECULAR UPPER REFLECTOR	TWO 26-WATT TRIPLE-TUBE COMPACT FLUORESCENT	2	LF8N_2_26TRT_F8B4.ies	1800	0.85	56
	W2B	14	PHILIPS STONCO	LPW16-7	LytePro 16 LED Small Wall Sconce	16 NW Lumiled Luxeon R LEDs	1	LPW16-7.IES	3372.725	0.95	36.3
	A1A	9	Antique Street Lamps	RGXL X 32LED 700MA 3K ARF R3	RG LED ACORN POST TOP WITH ALUMINUM TOP. Includes RGS, RGR & RGC series.	32 LED ARRAY	1	RGXL_X_32LED_700MA_3K_ARF_R3.ies	3970.926	0.95	78.5



SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"



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Drawing Title: **SITE PHOTOMETRIC PLAN**

Sheet No.





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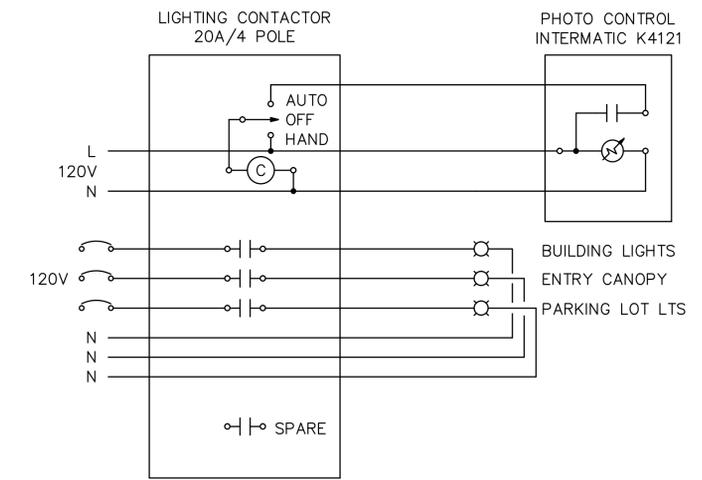
Project: **JEFFERSON - MEMORY CARE FACILITY**
 12215 NE 128TH AVE
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Drawing Title: **FIRST FLOOR LIGHTING PLAN**

Sheet No.: **E2.1**

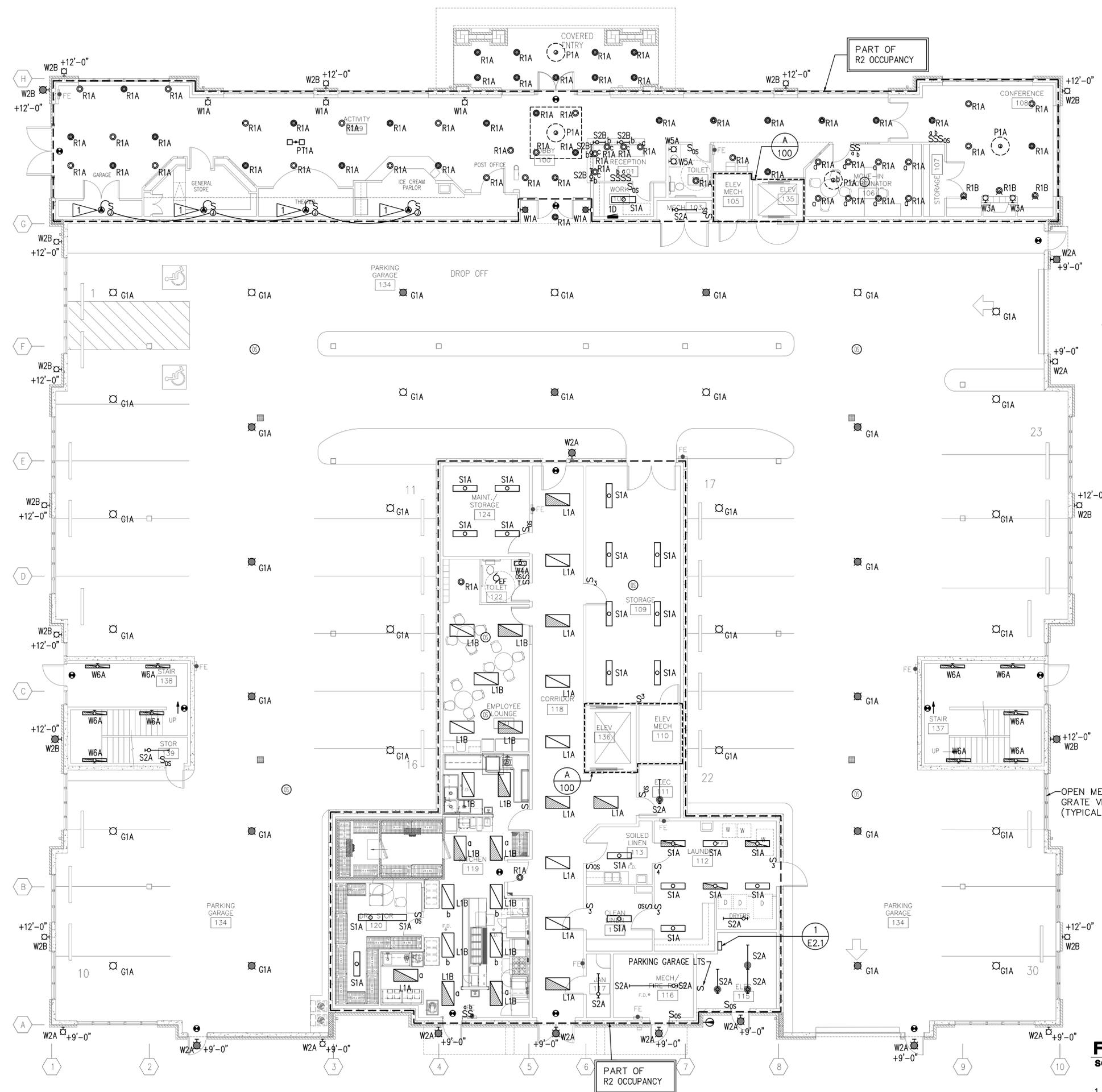
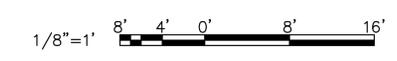
ELECTRICAL PLAN NOTES:

1 STORE FRONT LIGHTING.



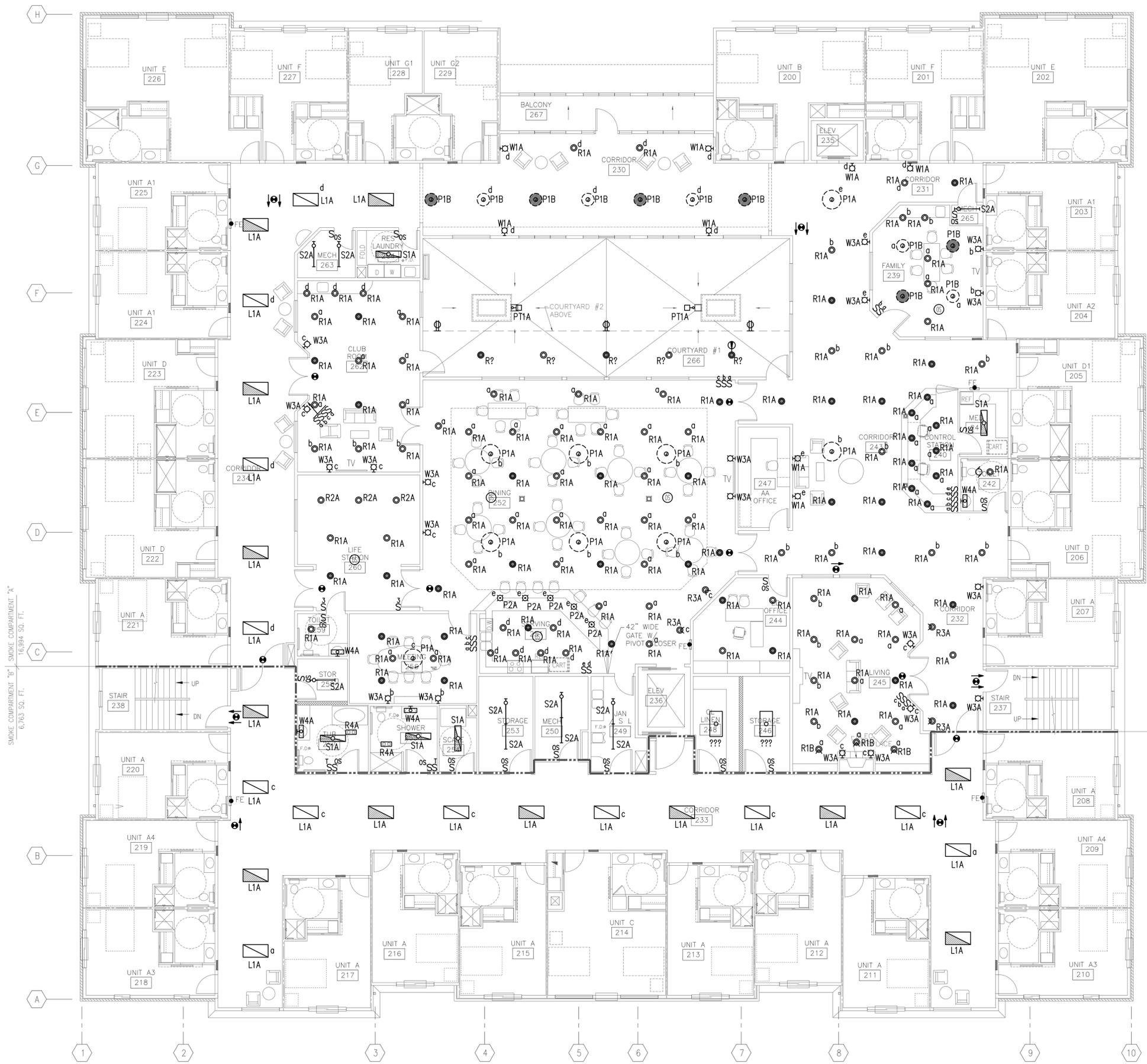
1 LIGHTING CONTROL DIAGRAM

FIRST FLOOR LIGHTING PLAN
 SCALE: 1/8" = 1'-0"



PART OF R2 OCCUPANCY

PART OF R2 OCCUPANCY



SECOND FLOOR LIGHTING PLAN
 SCALE: 1/8" = 1'-0"
 1/8"=1' 8' 4' 0' 8' 16'

Revisions

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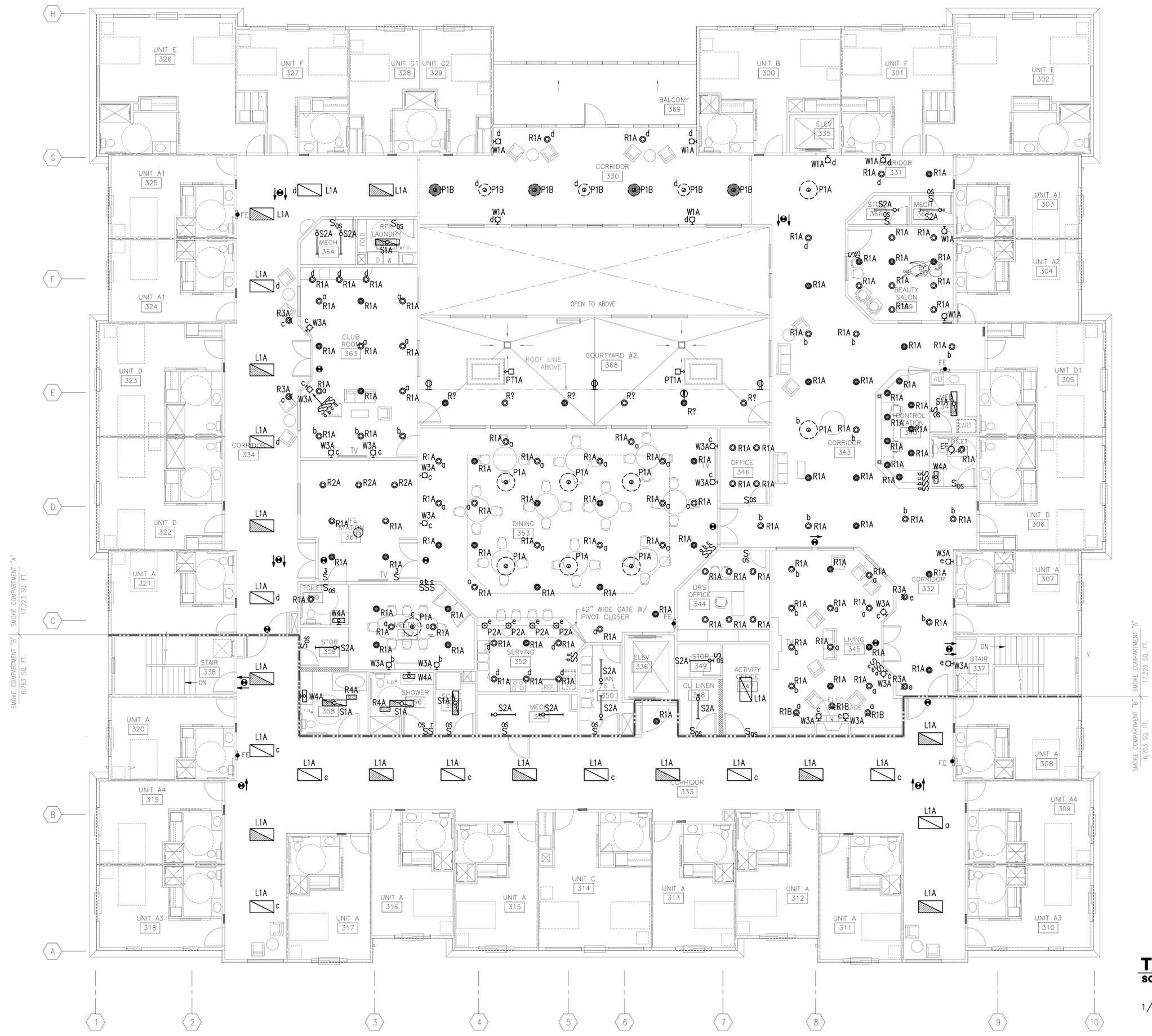
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 E-MAIL: LJBDESIGNS@DOMCAST.NET

Project: **JEFFERSON - MEMORY CARE FACILITY**
 12215 NE 128TH AVE
 KIRKLAND, WA

Drawing Title: **SECOND FLOOR LIGHTING PLAN**

Sheet No. **E2.2**

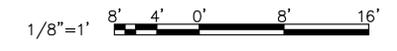


SMOKE COMPARTMENT "B" 6,763 SQ. FT.

SMOKE COMPARTMENT "A" 17,223 SQ. FT.

THIRD FLOOR LIGHTING PLAN

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



Revisions

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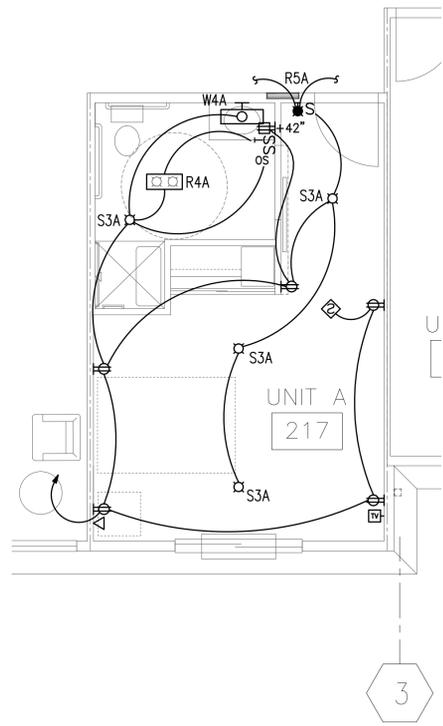
Drawn By: **KRM**
 Checked By:
 Date: **1-21-16**
 Project No.:

LJB DESIGNS, LLC
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 OLYMPIA, WA 98501
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Project: **JEFFERSON - MEMORY CARE FACILITY**
 12215 NE 128TH AVE
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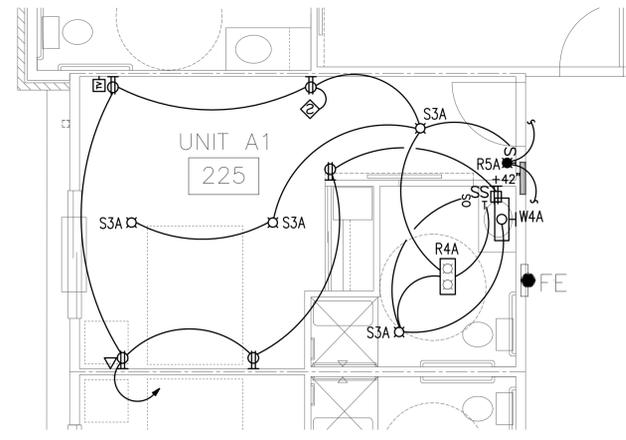
Drawing Title: **THIRD FLOOR LIGHTING PLAN**

Sheet No. **E2.3**



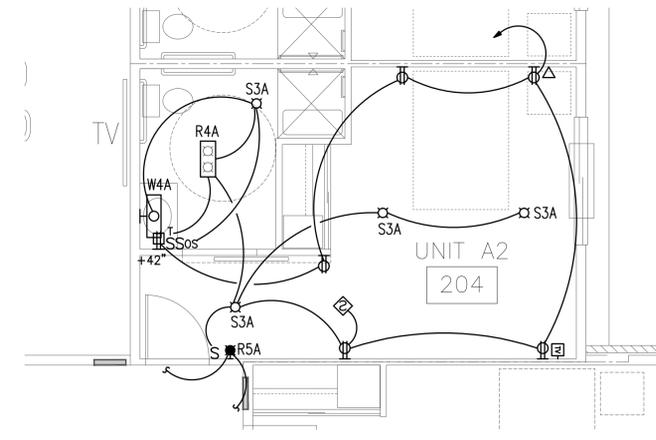
UNIT A ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

UNITS:
217, 216, 215, 213, 212, 211, 208,
207, 220, 221, 307, 308, 311, 312,
313, 315, 316, 317, 320, 321,



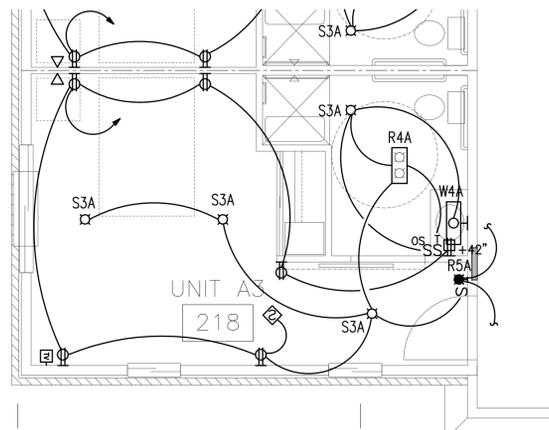
UNIT A1 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

UNITS:
225, 224, 203, 324, 325, 303,



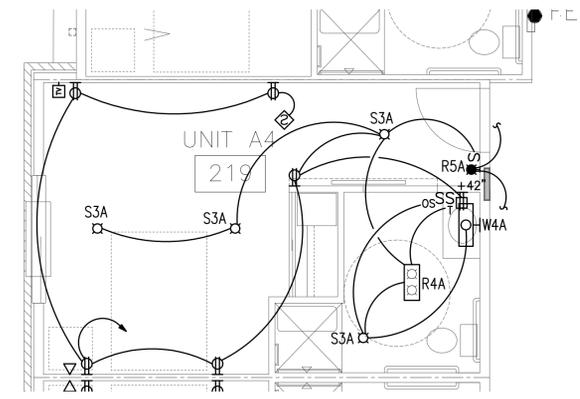
UNIT A2 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

UNITS:
204, 304,



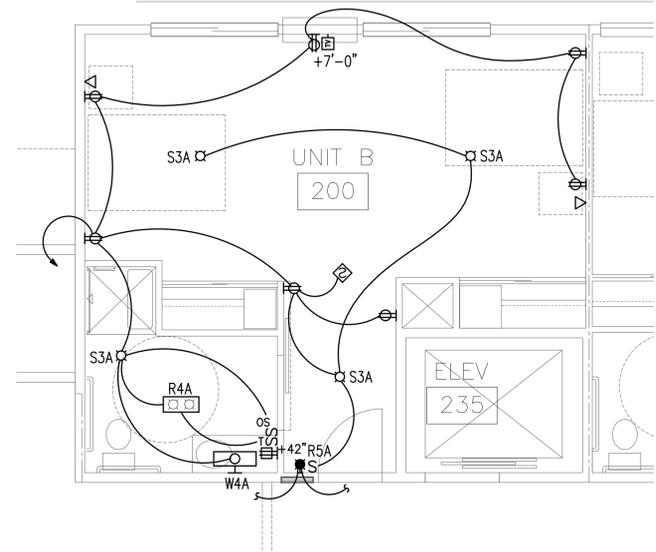
UNIT A3 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

UNITS:
218, 210, 310, 318,



UNIT A4 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

UNITS:
219, 209, 319, 309



UNIT B ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

UNITS:
200, 300

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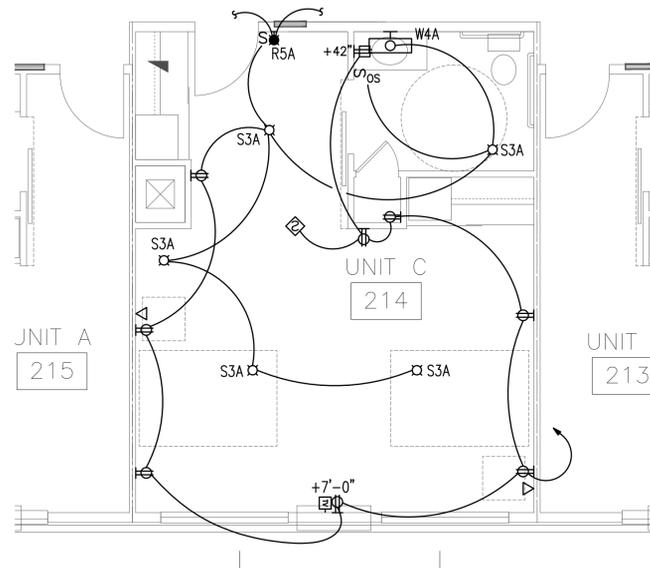
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Project
JEFFERSON - MEMORY CARE FACILITY
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KIRKLAND, WA

Drawing Title
UNIT ELECTRICAL PLANS

Sheet No.

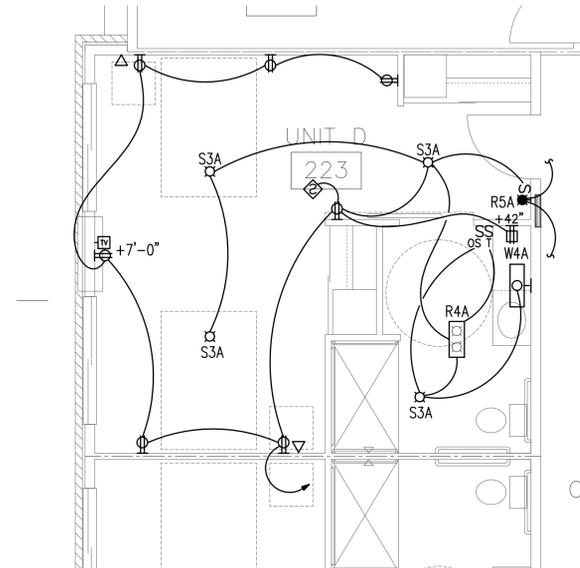
E2.4



UNIT C ELECTRICAL PLAN

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

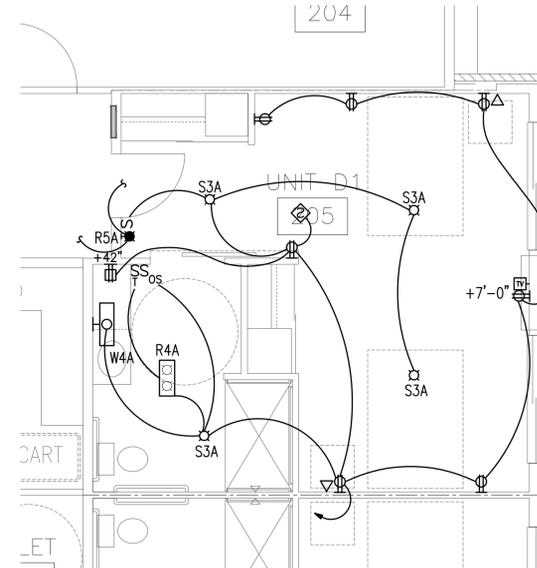
UNITS:
214, 314



UNIT D ELECTRICAL PLAN

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

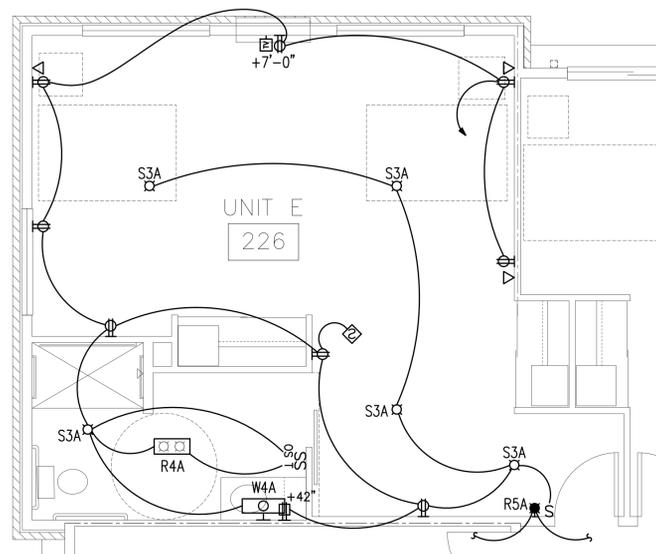
UNITS:
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UNIT D1 ELECTRICAL PLAN

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

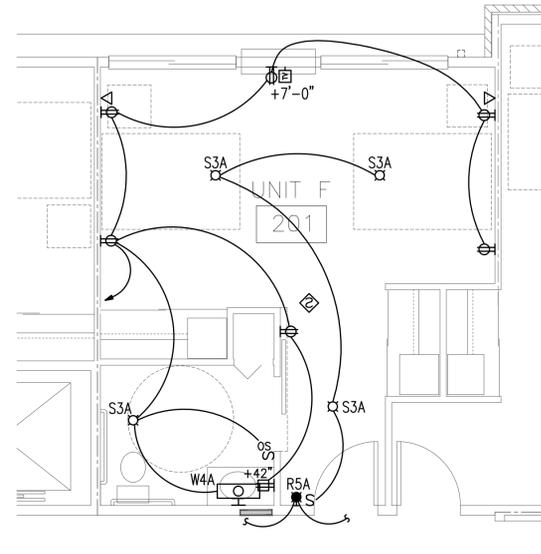
UNITS:
205, 305,



UNIT E ELECTRICAL PLAN

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

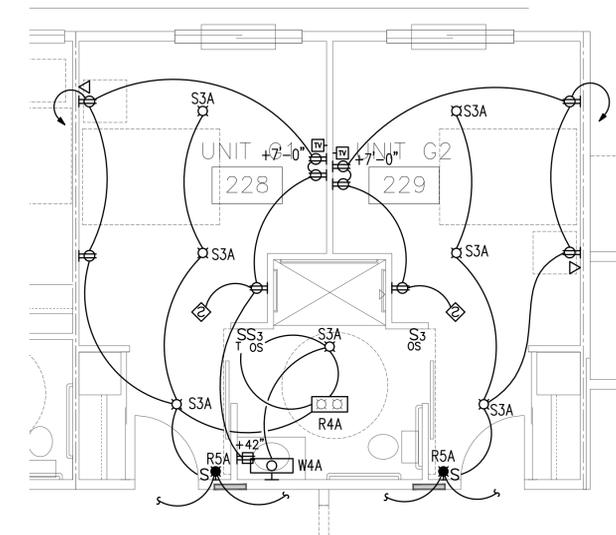
UNITS:
226, 202, 326, 302,



UNIT F ELECTRICAL PLAN

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

UNITS:
201, 227, 301, 327



UNIT G1, G2 ELECTRICAL PLAN

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

UNITS:
228, 229, 328, 329

Drawing Title

UNIT ELECTRICAL PLANS

Project

JEFFERSON - MEMORY CARE FACILITY
12215 NE 128TH AVE
KIRKLAND, WA

LJB DESIGNS, LLC

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Drawn By

KLJ

Checked By

KLJ

Date:

1-21-16

Project No.:

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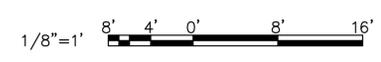
Revisions

Sheet No.

E2.5



FIRST FLOOR POWER PLAN
 SCALE: 1/8" = 1'-0"



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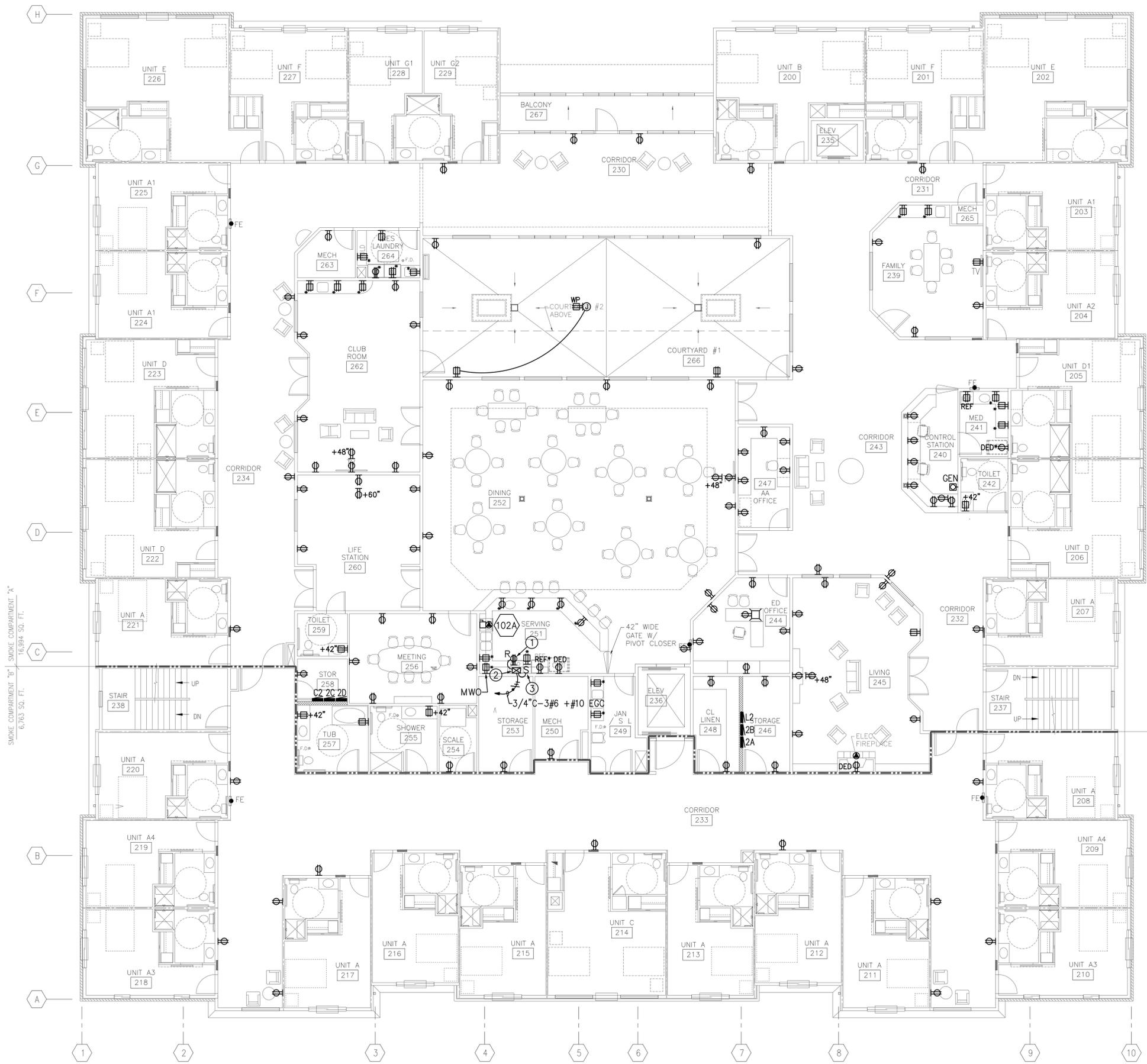
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Project: **JEFFERSON - MEMORY CARE FACILITY**
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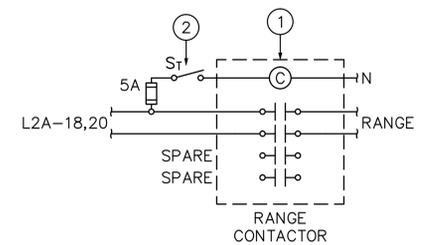
Drawing Title
FIRST FLOOR POWER PLAN

Sheet No.
E3.1



ELECTRICAL PLAN NOTES.

- ① PROVIDE CONNECTION TO OVEN. E.C. TO COORDINATE EXACT CONNECTION LOCATION AND REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH-IN.
- ② CONTACTOR FOR CONTROL OF OVEN POWER. REFER TO DETAIL 1 ON SHEET E3.2 FOR MORE INFORMATION.
- ③ TIMER SWITCH FOR CONTROL OF OVEN CONTACTOR IN LOCKED CABINET ABOVE. COORDINATE EXACT LOCATION WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN. TIMER SWITCH SHALL BE LABELED "OVEN POWER". REFER TO DETAIL 1 ON SHEET E3.2 FOR ADDITIONAL INFORMATION.



DETAIL NOTES:

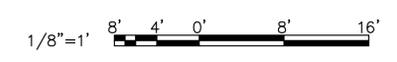
- ① ELECTRICALLY HELD LIGHTING CONTACTOR WITH 120V COIL (UNLESS OTHERWISE NOTED), 50A COIL CLEARING CONTACTS. MOUNT INSIDE NEMA1 CABINET WITH HINGED DOOR AS NOTED ON PLANS.
- ② 0-120 MINUTE N.C. SPRING TIMER.

1 RANGE CONTACTOR WIRING DIAGRAM NOT TO SCALE

SMOKE COMPARTMENT "B" 6,763 SQ. FT.

SMOKE COMPARTMENT "A" 16,894 SQ. FT.

SECOND FLOOR POWER PLAN
SCALE: 1/8" = 1'-0"



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Drawn By: **KRM**
Checked By:
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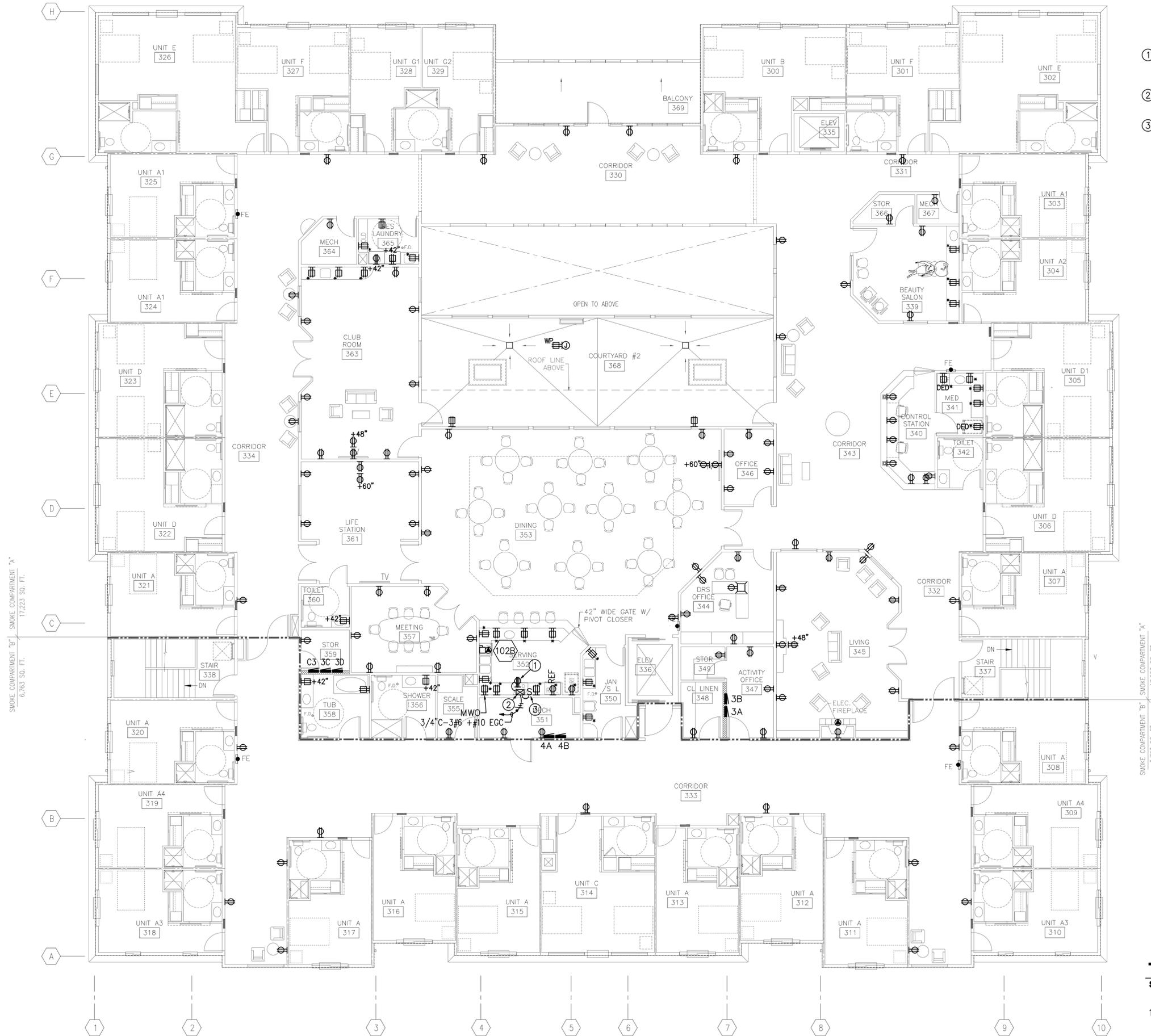
Project
JEFFERSON - MEMORY CARE FACILITY
12215 NE 128TH AVE
KIRKLAND, WA

Drawing Title
SECOND FLOOR LIGHTING PLAN

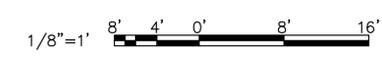
Sheet No.
E3.2

ELECTRICAL PLAN NOTES:

- ① PROVIDE CONNECTION TO OVEN. E.C. TO COORDINATE EXACT CONNECTION LOCATION AND REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH-IN.
- ② CONTACTOR FOR CONTROL OF OVEN POWER. REFER TO DETAIL 1 ON SHEET E3.2 FOR MORE INFORMATION.
- ③ TIMER SWITCH FOR CONTROL OF OVEN CONTACTOR IN LOCKED CABINET ABOVE. COORDINATE EXACT LOCATION WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN. TIMER SWITCH SHALL BE LABELED "OVEN POWER". REFER TO DETAIL 1 ON SHEET E3.2 FOR ADDITIONAL INFORMATION.



THIRD FLOOR POWER PLAN
SCALE: 1/8" = 1'-0"



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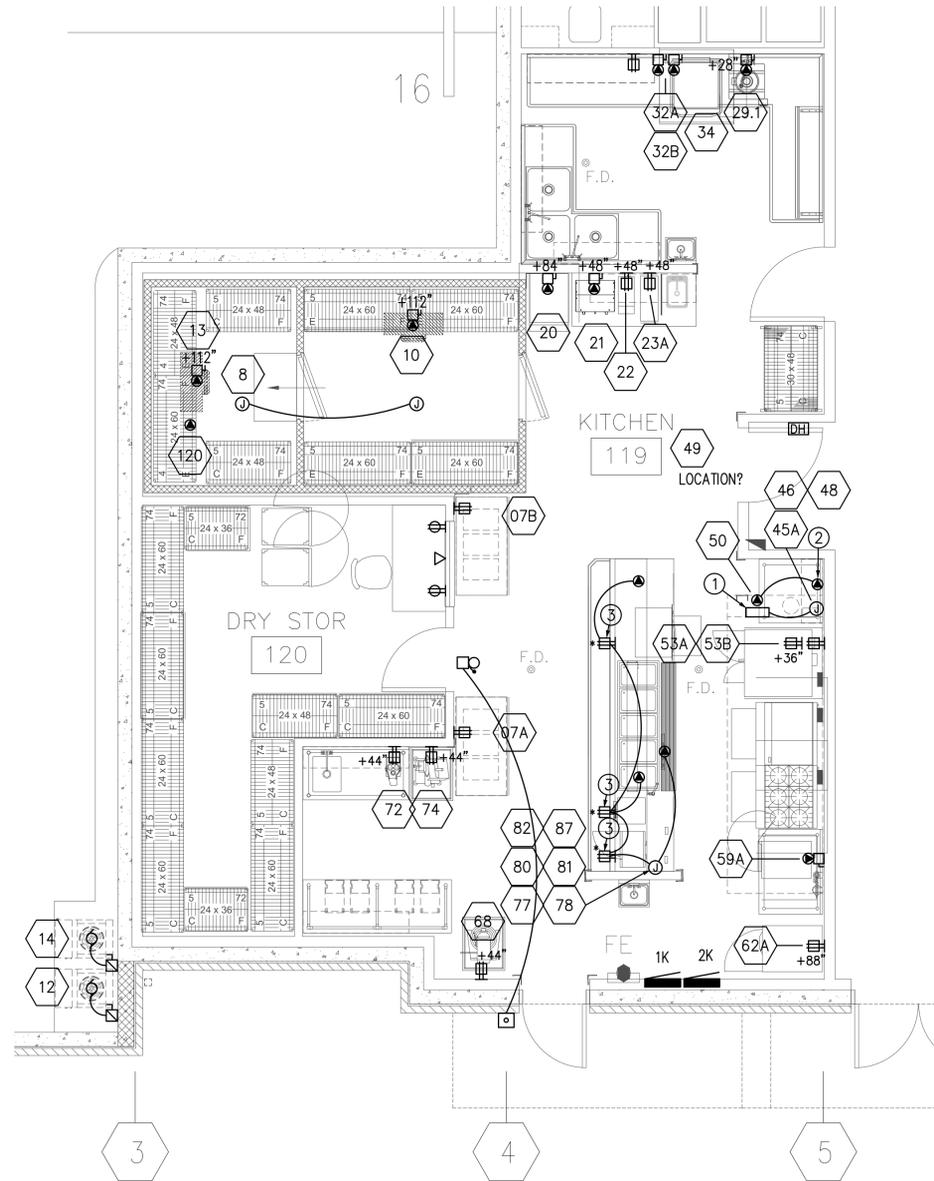
Drawn By: **KJM**
Checked By:
Date: **1-21-16**
Project No.:

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1111 MARKET ST. NE #325
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E-MAIL: LJBDESIGNS@GDMCAST.NET

Project: **JEFFERSON - MEMORY CARE FACILITY**
12215 NE 128TH AVE
KIRKLAND, WA

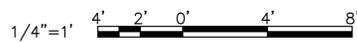
Drawing Title: **THIRD FLOOR POWER PLAN**

Sheet No. **E3.3**



KITCHEN ELECTRICAL PLAN

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



ELECTRICAL PLAN NOTES:

- ① ENERGY MANAGEMENT SYSTEM MOUNTED IN EXHAUST HOOD PRE-WIRED TO HOOD SWITCHES AND HOOD DUCT TEMP SENSORS. SEE FS SHEETS FOR ADDITIONAL ELECTRICAL FIELD WIRING.
- ② GAS SOLENOID VALVE. VERIFY LOCATION.
- ③ FIXTURE MOUNTED OUTLET. OUTLET MAY BE SUPPLIED WITH FIXTURE OR SUPPLIED AND MOUNTED BY ELECT CONTRACTOR

Drawing Title

KITCHEN ELECTRICAL PLAN

Sheet No.

E3.4

Project
JEFFERSON - MEMORY CARE FACILITY
 12215 NE 128TH AVE
 KIRKLAND, WA

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 P (360) 867-1945
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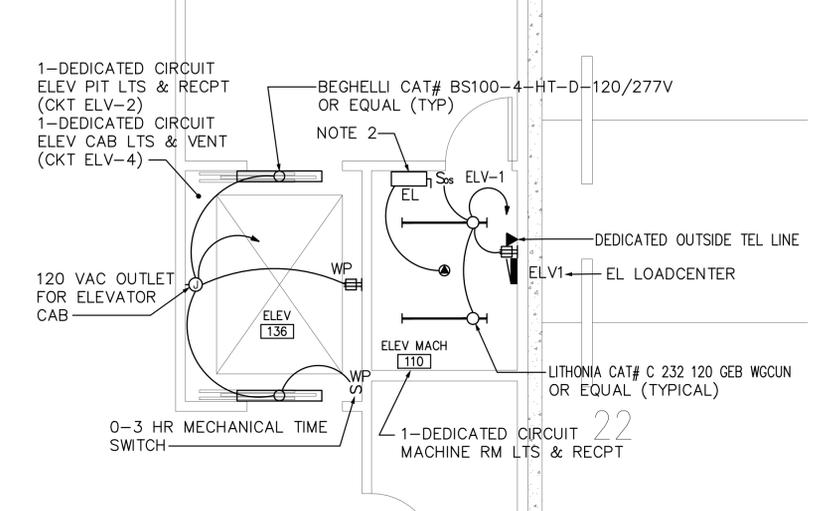
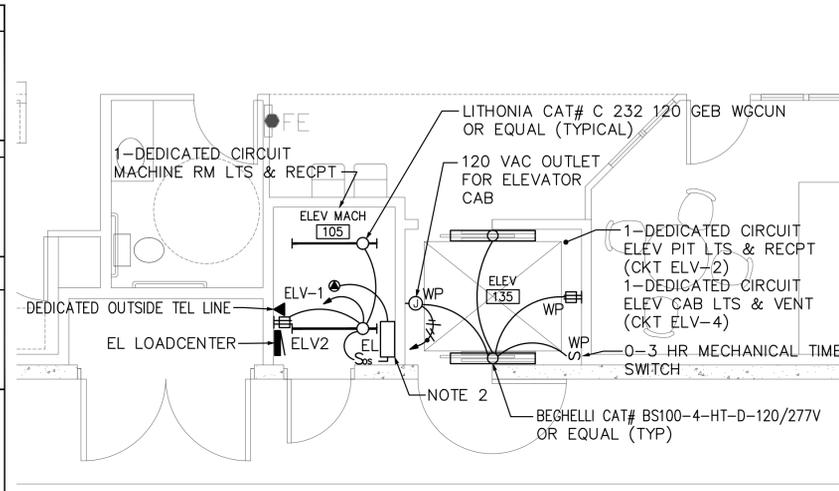
Drawn By
MM
 Checked By
 Date:
1-21-18
 Project No.

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 Olympia, WA 98513
 (360) 438-1145

Revisions

SINGLE PHASE PANEL SCHEDULE											
ID:	EL (LOADCENTER)	Enclosure:	Voltage: 120/208, 3W	Rating:	60 Amps	Assembly AIC:					
Section:	1 OF 1	<input type="checkbox"/> Flush	<input type="checkbox"/> Isolated Gnd	<input checked="" type="checkbox"/> Main Lugs	<input checked="" type="checkbox"/> 110K						
Location:	ELEV MACH ROOM	<input checked="" type="checkbox"/> Surface	<input type="checkbox"/> TVSS	<input type="checkbox"/> Main Breaker	<input type="checkbox"/> 22K						
		<input type="checkbox"/> NEMA 3R	<input type="checkbox"/> 200% Neutral	<input type="checkbox"/> Feed Thru Lugs	<input type="checkbox"/> 42K						
		<input type="checkbox"/> NEMA 12/3R		<input type="checkbox"/> Double Lugs	<input type="checkbox"/> Service Rated						
CODE	DESCRIPTION	VA	BKR	CKT	PHASE	CKT	BKR	VA	DESCRIPTION	CODE	
L	ELEV MACHINE ROOM LTG & RECPT	300	20	1	A	2	20	310	ELEV PIT LTG & RECPT	L	
LM	COOLING UNIT (DU & ODU)	1355	20/2	3	B	4	15	250	ELEV CAB LTG & VENT *	L	
LM	SPACE	1355		5	A	6	20	100	SPARE		
	SPACE			7	B	8	15		SHUNT TRIP CONTROL POWER		
	SPACE			9	A	10			SPACE		
	SPACE			11	B	12			SPACE		
				A		B					
				2.0		1.7					
LOAD SUMMARY		KVA		KVA		TOTAL LOAD CONNECTED		KVA		AMPS	
Code	Description										
L	Lighting	0.9	X	125%	1.1			3.7	17.6		
R	Receptacles	0.0	X	100%	0.0			4.6	21.9		
R	Receptacles over 10KVA	0.0	X	50%	0.0						
C	Computers	0.0	X	100%	0.0						
M	Motors	0.0	X	100%	0.0						
LM	Largest Motor	2.7	X	125%	3.4						
K	Kitchen	0.0	X	100%	0.0						
N	Noncoincident	0.0	X	0%	0.0						
W	Water Heater	0.0	X	125%	0.0						
	Remainder	0.1	X	100%	0.1						
REMARKS:						* PROVIDE FIXED PADLOCKING ATTACHMENT.					

NOTE: TYPICAL PANEL SCHEDULE FOR ELEVATOR PANELS ELV1 AND ELV2



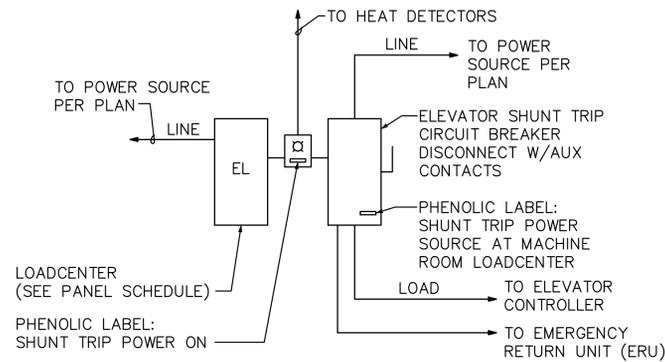
ELEVATOR ELECTRICAL PLAN

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

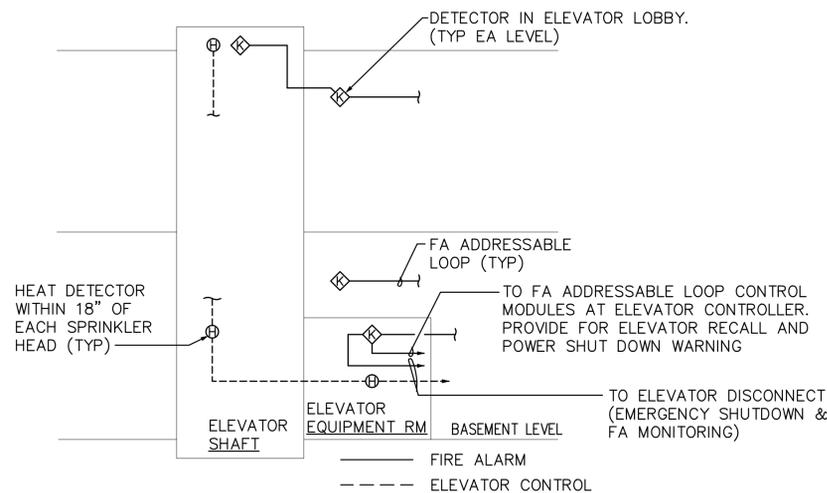


ELEVATOR ELECTRICAL PLAN

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



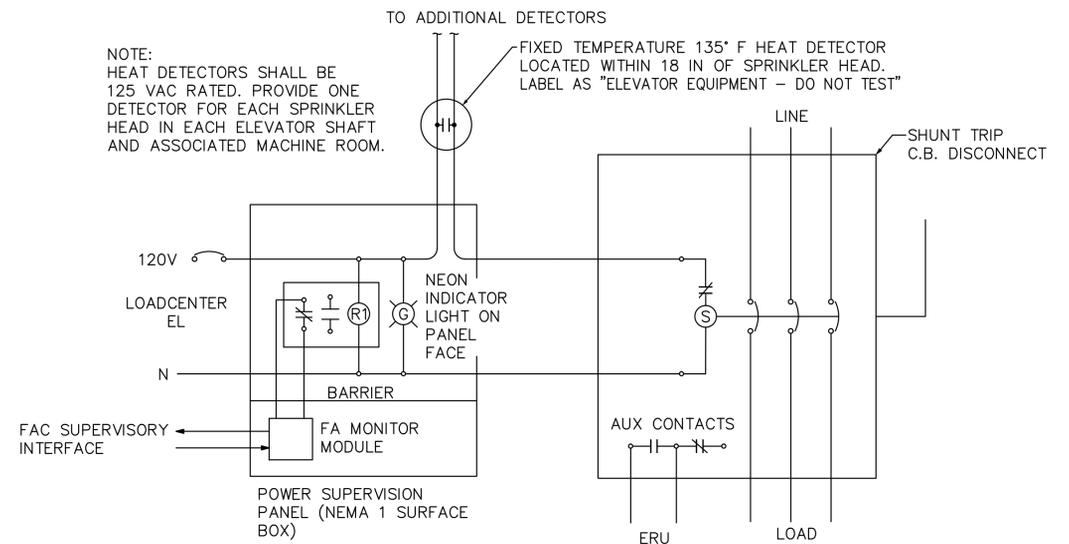
ELEVATOR POWER RISER DIAGRAM



ELEVATOR FIRE ALARM RISER DIAGRAM

NOTES:

- SEE PLANS FOR ACTUAL LOCATION, QUANTITY AND DIMENSIONS OF EACH MACHINE ROOM AND ELEVATOR.
- THE ELEVATOR DISCONNECT SWITCH OR CIRCUIT BREAKER SHALL BE LOCATED INSIDE THE MACHINE ROOM DOOR ON THE LOCK JAMB SIDE AND NOT MORE THAN TWENTY-FOUR INCHES FROM THE JAMB TO THE OPERATING HANDLE.
- COORDINATE AND OBTAIN APPROVAL FROM ELEVATOR CONTRACTOR FOR ALL CONDUIT, LIGHTING, AND DEVICES PRIOR TO ROUGH-IN.



ELEVATOR SHUNT TRIP DIAGRAM

DIAGRAMMATIC

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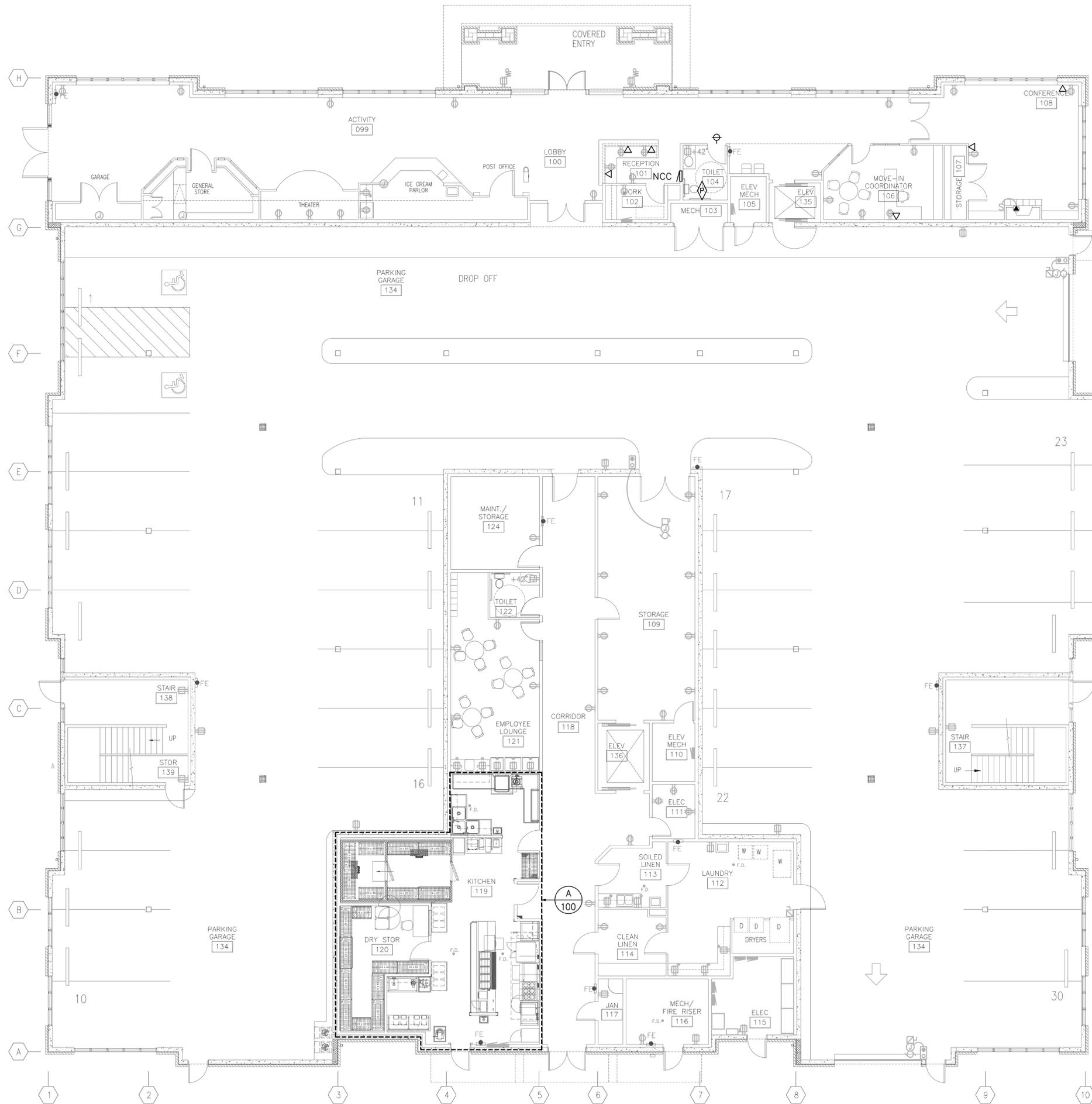
Drawn By: RMI
Checked By:
Date: 1-21-16
Project No.:

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Project: JEFFERSON - MEMORY CARE FACILITY
12215 NE 128TH AVE
KIRKLAND, WA

ELEVATOR ELECTRICAL PLANS

Sheet No. E3.6



FIRST FLOOR SYSTEMS PLAN

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



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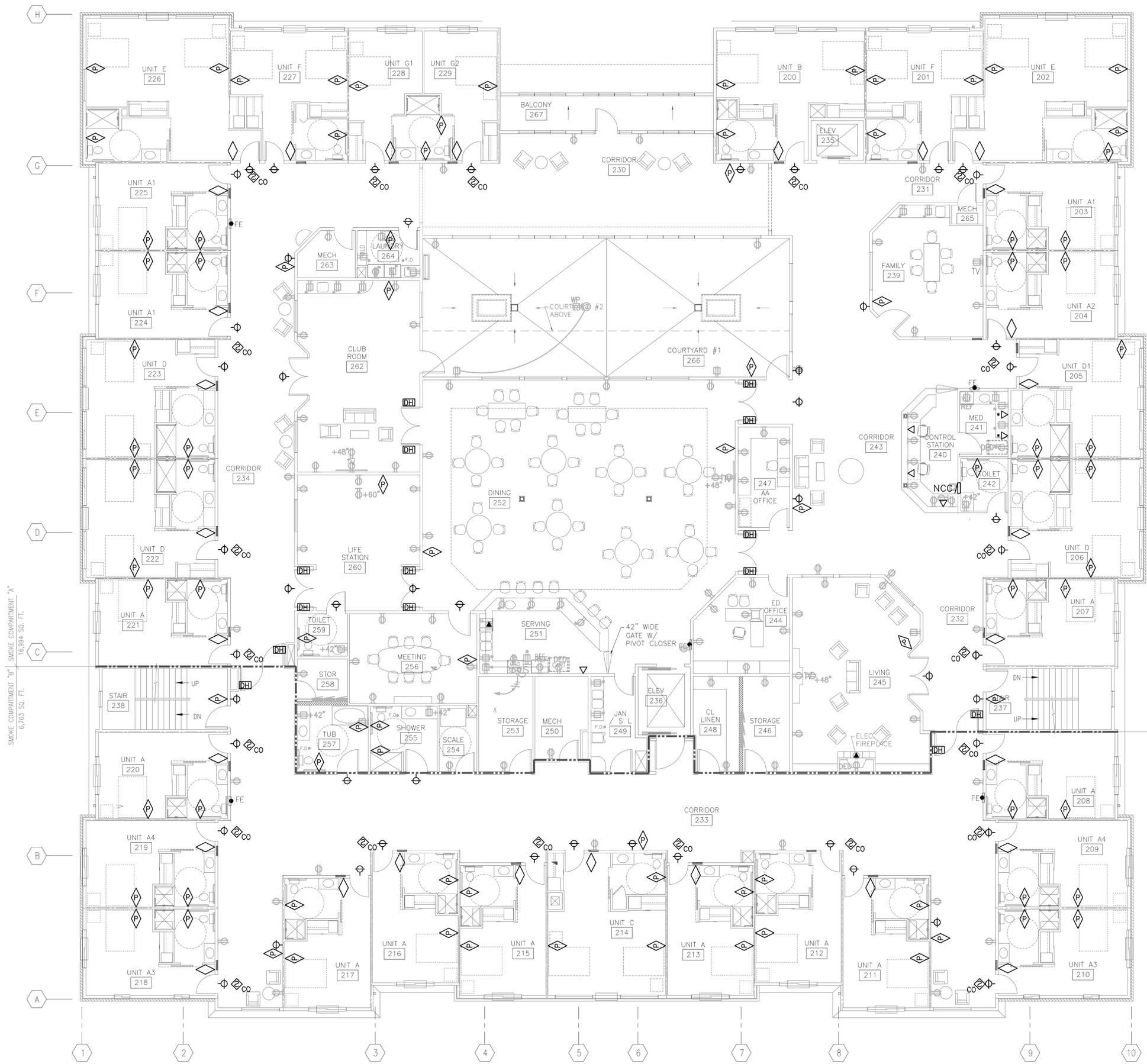
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Project: **JEFFERSON - MEMORY CARE FACILITY**
 12215 NE 128TH AVE
 KIRKLAND, WA

Drawing Title: **FIRST FLOOR SYSTEMS PLAN**

Sheet No. **E4.1**



SMOKE COMPARTMENT "B" 6,763 SQ. FT.

SMOKE COMPARTMENT "A" 16,894 SQ. FT.

SECOND FLOOR SYSTEMS PLAN
 SCALE: 1/8" = 1'-0"
 1/8"=1' 8' 4' 0' 8' 16'

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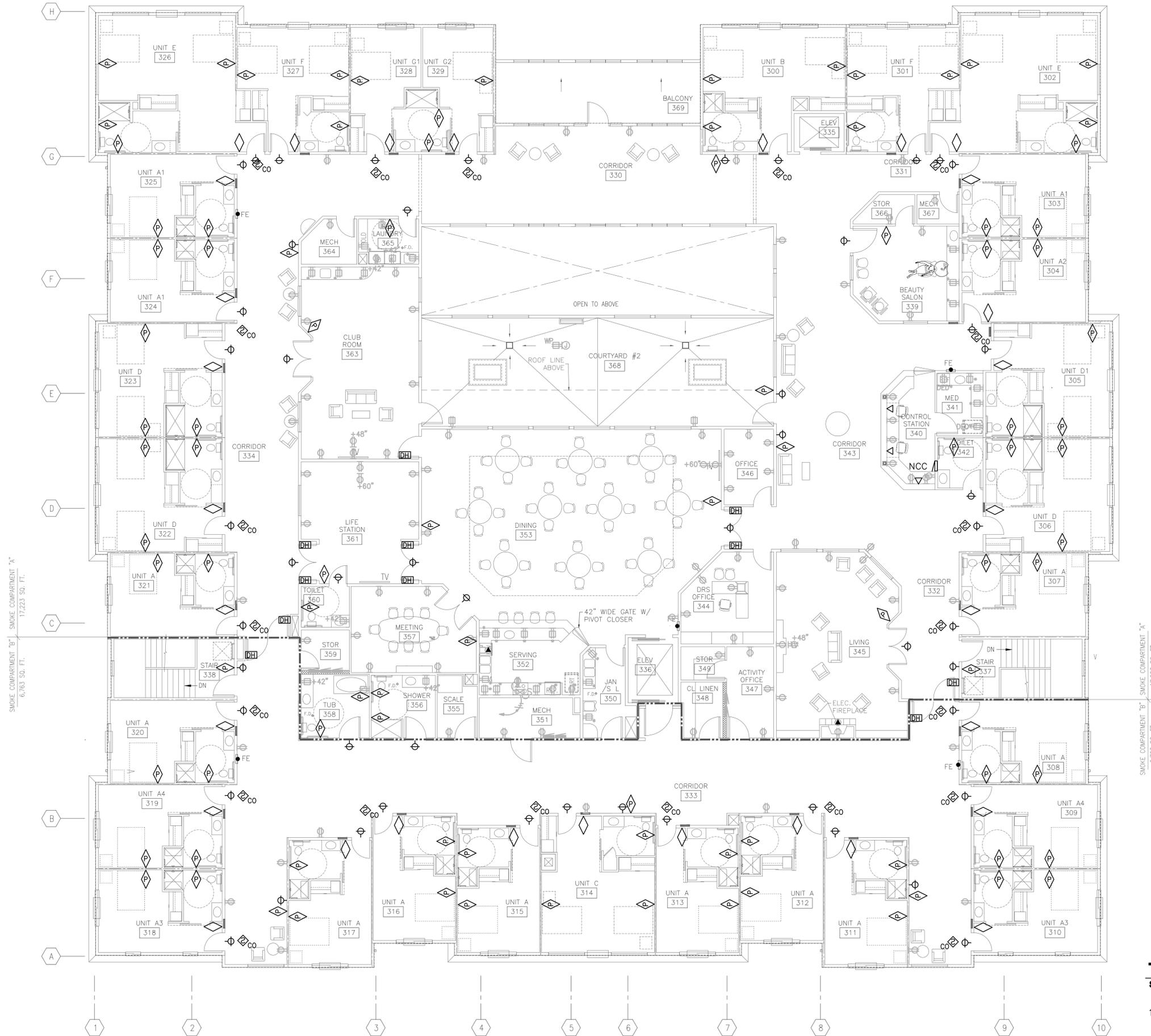
Drawn By: **KCM**
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Drawing Title
SECOND FLOOR SYSTEMS PLAN

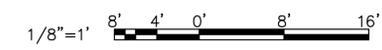
Sheet No.
E4.2



SMOKE COMPARTMENT "B" 6,763 SQ. FT. 17,223 SQ. FT.

SMOKE COMPARTMENT "A" 6,763 SQ. FT. 17,223 SQ. FT.

THIRD FLOOR SYSTEMS PLAN
SCALE: 1/8" = 1'-0"



Revisions

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Project: **JEFFERSON - MEMORY CARE FACILITY**
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Drawing Title: **THIRD FLOOR SYSTEMS PLAN**

Sheet No. **E4.3**

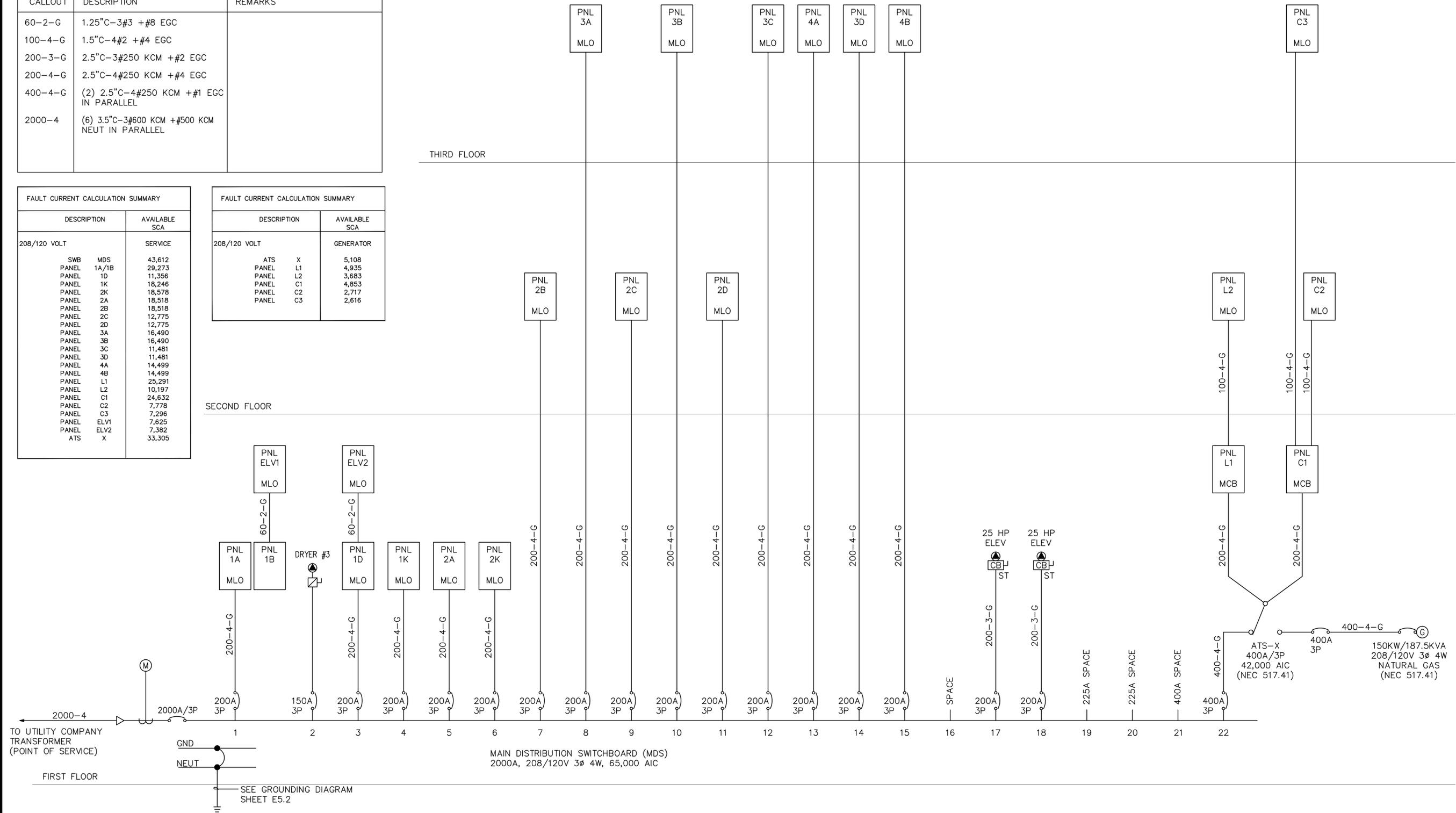
FEEDER SCHEDULE (ALUMINUM CONDUCTORS)

CALLOUT X-Y-Z
 X = NOMINAL CIRCUIT AMPACITY EG. 225 = 225 AMPERES
 Y = CONFIGURATION CODE
 1N = 1W + NEUT
 1 = 1PH 2W
 2 = 1PH 3W
 3 = 3PH 3W
 4 = 3PH 4W
 Z = INDICATES IF GROUND CONDUCTOR(S) ARE INCLUDED
 G = EQUIPMENT GROUND
 IG = ISOLATED GROUND

CALLOUT	DESCRIPTION	REMARKS
60-2-G	1.25"C-3#3 + #8 EGC	
100-4-G	1.5"C-4#2 + #4 EGC	
200-3-G	2.5"C-3#250 KCM + #2 EGC	
200-4-G	2.5"C-4#250 KCM + #4 EGC	
400-4-G	(2) 2.5"C-4#250 KCM + #1 EGC IN PARALLEL	
2000-4	(6) 3.5"C-3#600 KCM + #500 KCM NEUT IN PARALLEL	

FAULT CURRENT CALCULATION SUMMARY		
DESCRIPTION		AVAILABLE SCA
208/120 VOLT SERVICE		
SWB	MDS	43,612
PANEL 1A/1B		29,273
PANEL 1D		11,356
PANEL 1K		18,246
PANEL 2K		18,578
PANEL 2A		18,518
PANEL 2B		18,518
PANEL 2C		12,775
PANEL 2D		12,775
PANEL 3A		16,490
PANEL 3B		16,490
PANEL 3C		11,481
PANEL 3D		11,481
PANEL 4A		14,499
PANEL 4B		14,499
PANEL L1		25,291
PANEL L2		10,197
PANEL C1		24,632
PANEL C2		7,778
PANEL C3		7,296
PANEL ELV1		7,625
PANEL ELV2		7,382
ATS	X	33,305

FAULT CURRENT CALCULATION SUMMARY		
DESCRIPTION		AVAILABLE SCA
208/120 VOLT GENERATOR		
ATS	X	5,108
PANEL L1		4,935
PANEL L2		3,683
PANEL C1		4,853
PANEL C2		2,717
PANEL C3		2,616



ONE-LINE DISTRIBUTION DIAGRAM
 SCALE: NTS

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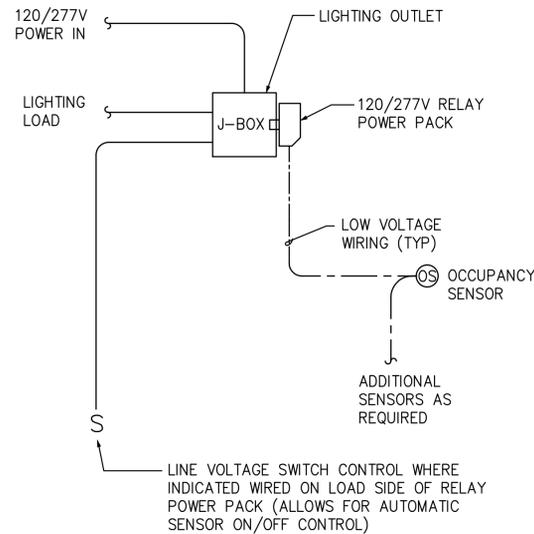
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ONE-LINE DISTRIBUTION DIAGRAM

Sheet No. **E5.1**

LIGHTING CONTROL NOTES

1. PROVIDE QUANTITY OF RELAY POWER PACKS, AUTOMATIC SENSORS, AND INTERFACE ACCESSORIES REQUIRED FOR COMPLETE LIGHTING CONTROL SYSTEM BASED ON GENERAL AREA LIGHTING AND MANUAL SWITCH CONTROL INDICATED ON PLANS.
2. WHERE OCCUPANCY SENSORS ARE INDICATED, PROVIDE ONE OR MORE SENSORS AS REQUIRED FOR FULL AREA COVERAGE. LOCATE OCCUPANCY SENSORS IN ROOM TO MINIMIZE FALSE ACTIVATION THROUGH OPEN DOORS.
3. INSTALL RELAY POWER PACK ON BOX OF FIRST LIGHTING OUTLET ABOVE ACCESSIBLE CEILINGS. FOR INACCESSIBLE CEILING SPACES, INSTALL RELAY POWER PACK IN COMMON OUTLET BOX WITH CEILING SENSOR. PROVIDE EXTENDED BOX DEPTH WITH SUITABLE TRIM AND INSTALLATION TO COMPLY WITH NEC 725.136 REQUIREMENTS FOR LINE VOLTAGE/CLASS 2 CIRCUIT SEPARATION USING DIVIDER AND/OR MINIMUM CONDUCTOR SPACE SEPARATION.
4. LOW VOLTAGE WIRING SHALL BE INSTALLED IN 3/4" DIAMETER CONDUIT EXCEPT OPEN CABLING MAY BE INSTALLED ABOVE ACCESSIBLE CEILINGS AND IN ATTIC SPACES UNLESS OTHERWISE INDICATED ON PLANS.



LIGHTING CONTROL - ROOM OCCUPANCY SENSOR

SCALE: NTS

LIGHT FIXTURE SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	LAMP TYPE	VOLTS	VA/W	REMARKS
R1A	RECESSED, 8" DIAM., 2-LAMP, COMPACT FLUORESCENT HORIZONTAL LAMP OPEN DOWN LIGHT, BLACK BAFFLE WITH SEMI SPECULAR UPPER FINISH, 1.47 S/MH, UL LISTED FOR THRU WIRING AND DAMP LOCATION.	LITHONIA LF8N SERIES	F26TRT 3500K INDOOR 4000K OUTDOOR	120	60/55	
R1B	RECESSED, 8" DIAM., 2-LAMP, COMPACT FLUORESCENT HORIZONTAL LAMP WALL WASH DOWN LIGHT, CLEAR SEMI SPECULAR REFLECTOR FINISH, 1.4 S/MH, UL LISTED FOR THRU WIRING AND DAMP LOCATION.	LITHONIA LF8N SERIES	F26TRT 3500K INDOOR	120	60/55	
S1A	SURFACE MOUNT, 8" X 48" X 2.7"D 2-LAMP FLUORESCENT, SQUARE BASKET WRAPAROUND STYLE FIXTURE, STEEL PAN, WHITE FINISH, EXTRUDED CLEAR ACRYLIC DIFFUSER, DAMP LOCATION LISTED.	LITHONIA SB SERIES	F32T8 3500K	120	60/59	CONTINUOUS ROW MOUNTING WHERE SHOWN
S2A	SURFACE MOUNT, 4.5" X 48" X 2.1"D FLUORESCENT STRIP FIXTURE, STEEL CHANNEL, WIREGUARD, WHITE FINISH, DAMP LOCATION LISTED.	LITHONIA C SERIES	F32T8 3500K	120	35/30	CONTINUOUS ROW MOUNTING WHERE SHOWN
S2B	SURFACE MOUNT, 5.5" X 24" X 1.7"D FLUORESCENT UNDERCOUNTER FIXTURE, STEEL HOUSING, WHITE FINISH, DR ACRYLIC DIFFUSER, ROCKER SWITCH, DAMP LOCATION LISTED	LITHONIA N2S SERIES	F32T8 3500K	120	35/30	
W3A	SURFACE WALL MOUNT, 11" SQUARE X 4"D FLUORESCENT SCNCE, METAL HOUSING, WHITE OPAL LENS, HOUSING FINISH: TO BE SELECTED	INDESSA 451 CRAFTSMAN SERIES	F26TRT 3500K	MULTI	35/30	
L1A	RECESSED, LAY-IN, 2' X 4', 3-LAMP FLUORESCENT STATIC TROFFER, METAL HOUSING, HINGED POSITIVE LATCH METAL FRAMED ONE-PIECE PRISMATIC TYPE 12 (0.125" THICK) ACRYLIC LENS, WHITE FINISH, 81% EFFICIENCY	LITHONIA GT8 SERIES	F32T8 3500K	120	95/85	
L1B	RECESSED, LAY-IN, 2' X 4', 4-LAMP FLUORESCENT STATIC TROFFER, METAL HOUSING, HINGED POSITIVE LATCH METAL FRAMED ONE-PIECE PRISMATIC TYPE 12 (0.125" THICK) ACRYLIC LENS, WHITE FINISH, 81% EFFICIENCY	LITHONIA GT8 SERIES	F32T8 3500K	120	120/118	
G1A	SURFACE CEILING MOUNT, 18" DIAM. X 7.5"D LED PARKING GARAGE LIGHT FIXTURE, ALUMINUM HOUSING, BLACK FINISH, CLEAR POLYCARBONATE LENS, WIDE DISTRIBUTION, IP66 RATED, 350ma DRIVE CURRENT	KIM PGL7 SERIES	LED 4000K 6304 LUMEN	120	72/65	
W2A	SURFACE WALL MOUNT, 7.6"W X 3.9"H 4.4"D LED OUTDOOR SMALL WALL SCNCE, DIE-CAST HOUSING, CLEAR ACRYLIC LENS, 82% EFFICIENCY, TITANIUM FINISH, IP65 RATED, -22° F. STARTING TEMP	STONCO LPW7 SERIES	LED 4000K 1154 LUMEN 82L/W	MULTI	16/14	
W2B	SURFACE WALL MOUNT, 12"W X 5.1"H 5.7"D LED OUTDOOR SMALL WALL SCNCE, DIE-CAST HOUSING, CLEAR ACRYLIC LENS, 93% EFFICIENCY, TITANIUM FINISH, IP65 RATED, -40° F. STARTING TEMP	STONCO LPW16 SERIES	LED 4000K 3400 LUMEN	MULTI	40/36	
A1A	POST TOP POLE MOUNT, ACORN STYLE LED AREA LIGHT FIXTURE, ALUMINUM CONSTRUCTION, METAL TOP, CLEAR ACRYLIC OR POLYCARBONATE LENS, TRIM ACCESSORIES AND FINISH AS SELECTED, TYPE 3 DISTRIBUTION, WITH 12 FT POLE (15 FT OVERALL), WET LOCATION LISTED, 530mA.	ANTIQUE STREET LAMPS RG LED SERIES	LED 4000K 3340 LUMEN	MULTI	62/56	
R3A	RECESSED, 3.25" DIAM. LED ADJUSTABLE LED DOWNLIGHT, IC RATED HOUSING 370° ROTATION, 45° TILT, TRIM AS SELECTED, BEAM OPTICS AS SELECTED, DAMP LOCATION LISTED	JUNO ACULUX TC49 SERIES	LED 3500K 1000 LUMEN	MULTI	22/19	
W4A	SURFACE WALL MOUNT, 24" X 4.5"W 4.5"D 2-LAMP FLUORESCENT WALL BRACKET, STEEL HOUSING, WHITE FINISH, WHITE OPAL ACRYLIC LENS,	LITHONIA WC SERIES	F17T8 3500K	120	39/33	
R4A	RECESSED, 10" X 15.5" X 6"D, 2-LAMP INFRARED HEAT LAMP FIXTURE, STEEL HOUSING, WHITE POLYMERIC GRILLE	BROAN 163 SERIES	250W BR40	120	500/500	
S3A	SURFACE CEILING MOUNT, 19"DIA X 4"D 2-LAMP FLUORESCENT RESIDENTIAL CEILING CLOUD FIXTURE, WHITE ACRYLIC LENS, DAMP LISTED	GLOBALUX GCC SERIES	30W AND 40W CIRCLINE	120	--/70	

LIGHT FIXTURE SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	LAMP TYPE	VOLTS	VA/W	REMARKS
R5A	RECESSED, 9.5"W X 3.5"H X 3.8"D LED STEP LIGHT, STEEL HOUSING AND LOUVERED TRIM PLATE, DAMP LOCATION LISTED, FINISH: TO BE SELECTED	INTENSE IFS60 SERIES	LED	120	5/4	
W5A	SURFACE WALL MOUNT, FLUORESCENT VANITY SCNCE	TO BE SELECTED	F26TRT 3500K	120	35/30	OWNER FURNISHED
P1A	PENDANT MOUNT, 3 FT. DIAM., (4) LAMP LED CHANDELIER	TO BE SELECTED	(4) 5W LED 3500K INDOOR 4000K OUTDOOR	120	23/20	OWNER FURNISHED
P1B	PENDANT MOUNT, 2 FT. DIAM., (4) LAMP LED CHANDELIER	TO BE SELECTED	(4) 5W LED 3500K INDOOR	120	23/20	OWNER FURNISHED
PT1A	(2) LAMP LED POST LAMP	TO BE SELECTED	(2) 5W LED 3500K	120	12/10	OWNER FURNISHED
W1A	WALL MOUNT, (2) LAMP LED SCNCE	TO BE SELECTED	(2) 5W LED 3500K	120	12/10	OWNER FURNISHED
R2A	6" RECESSED LED DOWNLIGHT	TO BE SELECTED	(4) 5W LED 3500K	120	22/20	OWNER FURNISHED
P2A	OWNER SELECTED FIXTURE	TO BE SELECTED	3500K	120	___/___	OWNER FURNISHED
⊗1	UNIVERSAL MOUNT, SINGLE FACE, LED EXIT FIXTURE, WHITE THERMOPLASTIC HOUSING, STENCIL FACEPLATE WITH RED LETTERS ON WHITE BACKGROUND, AND DIRECTIONAL ARROWS AS SHOWN.	LITHONIA LQM SERIES	LED	MULTI	<5W	
⊗1	SAME DESIGN AND MANUFACTURE AS SINGLE FACE UNIT EXCEPT FIXTURE SHALL BE TWIN FACED.		LED	MULTI	<5W	
⊗	SAME DESIGN AND MANUFACTURE AS CEILING UNIT EXCEPT FIXTURE SHALL BE RECESSED WALL MOUNTED.		LED	MULTI	<5W	

ALL RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE ARE IC RATED PER R402.4.4 OF THE RESIDENTIAL PROVISIONS OF THE WASHINGTON STATE ENERGY CODE

ALL LIGHT FIXTURES HAVE LED OR FLUORESCENT HIGH-EFFICIENCY LAMPS PER SECTION R404.1 OF THE RESIDENTIAL PROVISIONS OF THE WASHINGTON STATE ENERGY CODE.



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Drawing Title: **LIGHT FIXTURE SCHEDULE**

Sheet No. **E6.1**