### **ABBREVIATIONS**

ABBRE	VIATIONS		
< @ A.B. ACI ACM	ANGLE AT ANCHOR BOLT AMERICAN CONCRETE INSTITUTE ASBESTOS CONTAINING MATERIAL	H.B. HC H'CAP HDR HDWD	HOSE BIBB HOLLOW CORE HANDICAP HEADER HARDWOOD
ACT ADJ ADD AGC AI AIA AISC	ACOUSTICAL TILE ADJUSTABLE ADDITIONAL ASSOCIATED GENERAL CONTRACTORS OF AMERICA ASPHALT INSTITUTE AMERICAN INSTITUTE OF ARCHITECTS AMERICAN INSTITUTE OF	HDW HGT., HT. HID HM HORIZ HTR HVAC HW	HARDWARE HEIGHT HIGH INTENSITY DISCH HOLLOW METAL HORIZONTAL HEATER HEATING, VENTILATING AND AIR CONDITIONING HOT WATER TANK
AITC ALT ALUM ANSI APA	STEEL CONSTRUCTION AMERICAN INSTITUTE OF TIMBER CONSTRUCTION ALTERNATE ALUMINUM AMERICAN NATIONAL STANDARDS INSTITUTE AMERICAN PLYWOOD ASSOCIATION	IBC ICC I.D. IN OR " INSUL INT	INTERNATIONAL BUILDI INTERNATIONAL CODE INSIDE DIAMETER INCH, INCHES INSULATION INTERIOR
APPROX ARCH ASA ASCE ASLA	APPROXIMATE ARCHITECTURAL AMERICAN STANDARDS ASSOCIATION AMERICAN SOCIETY OF CIVIL ENGINEERS AMERICAN SOCIETY OF	LAV LB, # LF LS LSL LVL LVT	LAVATORY POUND LINEAR FEET LIGHT SWITCH LAMINATED STRAND LU LAMINATED VENEER LU LUXURY VINYL TILE
ASTM AWS AUTO BM	LANDSCAPE ARCHITECTS AMERICAN SOCIETY FOR TESTING AND MATERIALS AMERICAN WELDING SOCIETY AUTOMATIC BEAM	MAT'L. MAX MBE MECH MET MFR	MATERIAL MAXIMUM MINORITY BUSINESS EM MECHANICAL METAL MANUFACTURER
BLDG BLK BSMT BOT B.O.F.	BUILDING BLOCKING BASEMENT BOTTOM BOTTOM OF FOOTING	MIN MISC M.O. N (N)	MINIMUM MISCELLANEOUS MASONRY OPENING NORTH NEW
CAB C.B. CFL CFM CG	CABINET CATCH BASIN COMPACT FLUORESCENT LAMP OR LIGHT CUBIC FEET PER MINUTE CORNER GUARD CENTER LINE	NEC NFPA N.I.C. NO, # NRCA N.T.S.	NATIONAL ELECTRICAL NATIONAL FIRE PROTEC NOT IN CONTRACT NUMBER NATIONAL ROOFING CONTRACTORS ASSOC NOT TO SCALE
CLG CLO CLR C.M.U. C.O. COL CONC CONT CPT	CEILING CLOSET CLEAR CONCRETE MASONRY UNIT CLEANOUT COLUMN CONCRETE CONTINUOUS CARPET	oa. OBS O.C. O.D. OPP. OSB OSHA	OVERALL OBSCURE ON CENTER OUTSIDE DIAMETER OPPOSITE ORIENTED STRAND BO OCCUPATIONAL SAFET HEALTH ADMINISTRATIO
CRSI CRSI CSI CTR CT CU	CONSTRUCTION REVIEW SERVICES CONCRETE REINFORCING STEEL INSTITUTE CONSTRUCTION SPECIFICATIONS INSTITUTE CENTER CERAMIC TILE CUBIC	P PL PLAM PLYWD PR PRV PSF PSI PSL P.T.	PROPERTY LINE PLATE PLASTIC LAMINATE PLYWOOD PAIR PRESSURE REDUCING POUNDS PER SQUARE POUNDS PER SQUARE PARALLEL STRAND LUM PRESSURE TREATED
d D DBL DET D.F. DIA., O DIM DN DOH DOH DR. D.S.	PENNY (NAILS) DRYER OR DEPTH DOUBLE DETAIL DOUGLAS FIR DIAMETER DIMENSION DOWN DEPTARTMENT OF HEALTH DOOR DOWNSPOUT	R RAD REINF REQ'D REV R.O. RSF S.A.M. SC	RISER RADIUS REINFORCED, REINFOR REQUIRED REVISION ROUGH OPENING RESILIENT SHEET FLOO SELF ADHERING MEMB SOLID CORE
DW DWG DWH DWR EA. E.J. EL, ELEV ELEC E.O. EPA	DISHWASHER DRAWING DOMESTICE WATER HEATER DRAWER EACH EXPANSION JOINT ELEVATION ELECTRICAL ELECTRICAL ELECTRICAL OUTLET ENVIRONMENTAL	SD SF SGL SHT S&P SIM. SPEC SQ STD STO SV	SMOKE DETECTOR SQUARE FOOT OR FEE SAFETY GLASS SHEET SHELF AND POLE SIMILAR SPECIFICATION SQUARE STANDARD STORAGE SHEET VINYL
EQ EQUIP ESDS E.W. EXIST., (E) EXT	PROTECTION AGENCY EQUAL EQUIPMENT EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS EACH WAY EXISTING EXTERIOR	T TBHM TEL T&G T.O.C. T.O.W. TYP	TREAD OR THICKNESS THERMALLY BROKEN H TELEPHONE TONGUE AND GROOVE TOP OF CONCRETE TOP OF WALL TYPICAL
F.B. F.D. FDC FDN FE FIN FL	FLUSH BEAM FLOOR DRAIN FIRE DEPARTMENT CONNECTION FOUNDATION FIRE EXTINGUISHER FINISH FLOOR	UBC UL U.N.O. VCT VERT. V.G.	UNIFORM BUILDING CO UNDERWRITERS LABOR UNLESS NOTED OTHER VINYL COMPOSITION TH VERTICAL VERTICAL GRAIN
FL FOIC F.O.S. FRP FS FT OR ' FTG	FLOOK FURNISHED BY OWNER, INSTALLED BY CONTRACTOR FACE OF STUD FIBERGLASS REINFORCED PANEL FEDERAL SPECIFICATIONS FEET, FOOT FOOTING	W W/ WBE WCLGB BUREAU WD WMBE	WASHER OR WIDTH WITH WOMEN'S BUSINESS EN WEST COAST LUMBER WOOD WOMEN'S AND MINORIT
GA GALV GD GL GLB GMMU GWB	GAUGE GALVANIZED GARBAGE DISPOSAL GLASS OR GLAZING GLULAM BEAM GLASS MESH MORTAR UNIT GYPSUM WALL BOARD	WMBE W/O WR WRB WSEC WWF	WOMEN'S AND MINORI BUSINESS ENTERPRISE WITHOUT WATER/MOISTURE RES WEATHER RESISTIVE B WASHINGTON STATE ENERGY CODE WELDED WIRE FABRIC

# CHARGE DING CODE E COUNCIL LUMBER LUMBER ENTERPRISE L CODE ECTION AGENCY OCIATION OARD ETY AND TION **VALVE** E FOOT INCH UMBER ORCING ooring **IBRANE** ET I HOLLOW METAL ODE ORATORY ERWISE TILE ENTERPRISE GRADING

## **YTI** ESISTANT BARRIER

# WELDED WIRE FABRIC

### **PROJECT INFORMATION**

NAME OF PROJECT: SNO-VALLEY SENIOR HOUSING

### PROPERTY TAX ACCOUNT NOS .:

8658302225 AND 8658302230 (PARCELS IN PROCESS OF BEING COMBINED) ADDITIONAL PARKING TO BE ADDED TO PARCEL 8658302260

PROPERTY ADDRESS: 31845 W COMMERCIAL STREET CARNATION, WA 98104

### LEGAL DESCRIPTION:

LOTS 10,11,12, 13, 14, 15, AND 16, BLOCK 17, TOLT TOWNSITE COMPANY PLAT OF TOLT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 43, IN KING COUNTY, WASHINGTON

### PROJECT DESCRIPTION

CONSTRUCTION OF A NEW 3-STORY CONTAINING 15 RESIDENTIAL APARTMENTS FOR LOW INCOME SENIORS. THE PROJECT ALSO INCLUDES A MANAGER'S OFFICE, COMMON LOUNGES AND LAUNDRIES AS WELL AS OUTDOOR AMENITY SPACE.

LOT SIZE: 18,109 SF / 0.413 ACRES (PER SURVEY)

PROPERTY ZONING DESIGNATION: MU CONSTRUCTION TYPE: VB

**OCCUPANCY TYPE:** R-2 APARTMENTS

SPRINKLER SYSTEM: NFPA 13R

PROPOSED DWELLING UNITS: 15

ESTIMATED VALUE OF CONSTRUCTION: \$5,400,000.00

### **BUILDING CODES**

2018 INTERNATIONAL BUILDING CODE WITH WASHINGTON STATE AMENDMENTS - WAC 51-50 2018 INTERNATIONAL MECHANICAL CODE WITH WASHINGTON AMENDMENTS - WAC 51-52 2018 UNIFORM PLUMBING CODE WITH WASHINGTON AMENDMENTS - WAC 51-56 2018 INTERNATIONAL FIRE CODE WITH WASHINGTON AMENDMENTS - WAC 51-54A ICC/ANSI A117.1-2009 ACCESSIBILITY 2018 WASHINGTON STATE ENERGY CODE - WAC 51-11R/C (RESIDENTIAL SECTIONS APPLY)

BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING CODES:

### **RCW 64 COMPLIANCE STATEMENT**

WE HAVE PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT IN OUR PROFESSIONAL JUDGMENT ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090. A SALE PROHIBITION COVENANT WILL BE RECORDED PER RCW 64.55.090.

### DEFERRED SUBMITTALS

1.) ROOF TRUSS SHOP DRAWINGS

2.) FIRE SPRINKLER DRAWINGS

3.) MONITORED FIRE ALARM SYSTEM

4.) EXTERIOR SIGN

### VICINITY MAP

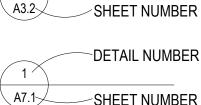


### LEGEND AND SYMBOLS

### SECTION NUMBER SHEET NUMBER

BUILDING SECTION

-ELEVATION NUMBER



∖ A4.1√

EXTERIOR ELEVATION

DETAIL REFERENCE

-SHEET NUMBER

# **SNO-VALLEY SENIOR HOUSING**

### PROJECT TEAM

PROJECT OWNERS: SNO-VALLEY AFFORDABLE SENIOR APPARTMENTS, LLC 4610 STEPHENS AVENUE CARNATION, WA 98014 TEL: 425-333-4152 EMAIL: KIRAA@SOUNDGENERATIONS.ORG

### ARCHITECT/ AGENT:

ROGER TUCKER ENVIRONMENTAL WORKS 402 15TH AVE EAST SEATTLE, WA 98112 TEL: 206-787-1370 EMAIL: RTUCKER@EWORKS.ORG

### STRUCTURAL ENGINEER:

SWENSON SAY FAGET 2124 THIRD AVENUE, SUITE 100 SEATTLE, WA 98121 CONTACT: BLAZE BRESKO (206) 956-3735 BBRESKO@SSFENGINEERS.COM

### CIVIL ENGINEER

CATHERINE MIRKIN CM DESIGN GROUP 1318 EAST PIKE ST SEATTLE, WA 98122 TEL: 206-659-0612 EMAIL:CATHERINE@CMDESIGN-SEA.COM

### MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:

SIDER + BYERS ENGINEERS 192 NICKERSON STREET, SUITE 300 SEATTLE, WA 98109 CONTACT: NATHAN BYERS, MECHANICAL, JUSTIN FONTES, ELECTRICAL (206) 285-2966 JOHNHUNT@HUNTENG.COM

### LANDSCAPE ARCHITECT:

SIMONE OLIVER ALTMANN OLIVER ASSOCIATES, LLC PO BOX 578 CARNATION, WA 98014 TEL: 425-333-4535 EMAIL: SIMONE@ALTOLIVER.COM

### GEOTECH:

NELSON GEOTECHNICAL ASSOCIATES, INC 17311 135TH AVE NE SUITE A-500 WOODINVILLE, WA 98072 TEL: 425-486-1669

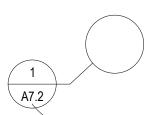
### SURVEYOR:

CASCADE SURVEYING AND ENGINEERING, INC PR BOX 326 ARLINGTON, WA 98223 TEL: 360-435-5551

### INDEX OF DRAWINGS

- T1.1 COVER SHEET AND PROJECT INFORMATION
- T1.2 LAND USE CODE INFORMATION AND COMPLIANCE
- T1.3 BUILDING CODE INFORMATION AND COMPLIANCE T1.4 EXIT DIAGRAMS
- ENERGY AND MECHANICAL CODE INFORMATION AND COMPLIANCE T1.5 T1.6 WSEC CODE COMPLIANCE FORMS
- T1.7 AIR BARRIER DIAGRAMS
  - SURVEY 22883
- S1.1 S1.2 SURVEY 23529
- C1.0 GENERAL PROJECT AND ROW NOTES
- C1.1 GENERAL UTILITY TRENCH NOTES
- C1.2 GENERAL SEWER NOTES
- C1.3 GENERAL WATER NOTES C2.0 TEMPORARY EROSION CONTROL PLAN
- C3.0 GRADING PLAN
- C4.0 ROOF AND FOOTING DRAIN PLAN
- C5.0 STORM DRAINAGE PLAN
- SANITARY SEWER AND WATER PLAN C6.0
- C7.0 PAVING AND HORIZONTAL CONTROL PLAN
- TEMPORARY EROSION CONTROL DETAILS C8.0 C8.1 STORM DRAINAGE DETAILS
- C8.2 SEWER DETAILS
- C8.3 WATER DETAILS
- C8.4 MISCELLANEOUS DETAILS
- LANDSCAPE OVERVIEW PLAN AND PLANTING DETAILS L1
- L2 LANDSCAPE PLANTING PLAN
- LANDSCAPE SPECIFICATIONS L3
- IR1 IRRIGATION PLAN
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- A1.1 PROPOSED SITE PLAN AND SITE DETAILS
- A1.2 SITE DETAILS
- A2.1 FOUNDATION PLAN
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- A4.7 STAIR DETAILS
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- A5.1 WALL ASSEMBLIES
- A5.2 CEILING ASSEMBLIES
- A5.3 FIRESTOPPING DETAILS
- A6.1 INTERIOR ELEVATIONS WITH ADA NOTES
- A6.2 INTERIOR DETAILS A7.1 FOUNDATION DETAILS
- A7.2 WALL DETAILS
- A7.3 ROOF DETAILS
- A8.1 WINDOW, DOOR, AND FINISH SCHEDULES
- A8.2 WINDOW AND DOOR DETAILS
- S1.1 GENERAL STRUCTURAL NOTES
- FOUNDATION PLAN S2.1
- S2.2 SECOND FLOOR FRAMING PLAN

SITE





DOOR NUMBER

WINDOW TYPE

-SHEET NUMBER

-ELEVATION NUMBER INTERIOR ELEVATION SHEET NUMBER

ASSEMBLY TYPE C1/A5 1 SHEET NUMBER

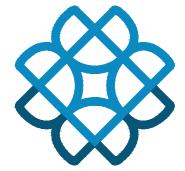
FLOOR, WALL OR CEILING ASSEMBLY



ENLARGED PLAN OR **DETAIL REFERENCE** 







S2.3 THIRD FLOOR FRAMING PLAN **Environmental Works** S2.4 ROOF FRAMING PLAN COMMUNITY DESIGN CENTER S3.1 TYPICAL CONCRETE DETAILS S3.2 FOUNDATION DETAILS 402 15th Avenue East S4.1 TYPICAL WOOD FRAMING DETAILS Seattle, Washington 98112 S4.2 WOOD FRAMING DETAILS 206.329.8300 Office S4.3 WOOD FRAMING DETAILS 206.329.5494 Fax M0.1 COVER SHEET M0.2 NOTES M0.3 SCHEDULES M0.4 SCHEDULES M2.2 MAIN LEVEL PLAN M2.3 SECOND LEVEL PLAN NO-VALLEY SENIOR CENTE M2.4 THIRD LEVEL PLAN M2.5 ROOF PLAN M3.1 ELEVATIONS M3.2 ELEVATIONS M4.1 DETAILS M4.2 DETAILS P0.1 COVER SHEET P0.2 NOTES AND SCHEDULES NOTES AND SCHEDULES P0.3 P2.1 FOUNDATION PLAN MAIN LEVEL PLAN P2.2 P2.3 SECOND LEVEL PLAN P2.4 THIRD LEVEL PLAN P2.5 ROOF PLAN P3.1 DETAILS P3.2 DETAILS DETAILS P3.3 P3.4 DETAILS P3.5 DETAILS P4.1 RISERS RISERS P4.2 P4.3 RISERS **SNO-VALLEY** E0.1 COVER SHEET **SENIOR HOUSING** PROJECT NOTES E0.2 E0.3 SINGLE LINE DIAGRAM 31845 W Commercial St E0.4 LOAD CALCULATIONS & EQUIPMENT SCHEDULES Carnation, WA 98014 E0.5 PANEL SCHEDULES E1.0 ELECTRICAL SITE PLAN E2.2 MAIN LEVEL PLAN - POWER AND PRELIMINARY SYSTEMS REGISTERED SECOND LEVEL PLAN - POWER AND PRELIMINARY SYSTEMS E2.3 ARCHITECT E2.4 THIRD LEVEL PLAN - POWER AND PRELIMINARY SYSTEMS LUMINAIRE SCHEDULE E3.0 E3.2 MAIN LEVEL PLAN - LIGHTING PLAN TATE OF WASHINGTON E3.3 SECOND LEVEL PLAN - LIGHTING PLAN

### **COVER SHEET**

NOTE	
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E5.1 ENLARGED UNIT PLANS

E3.4 THIRD LEVEL PLAN - LIGHTING PLAN

SAFEBUILT APPROVES PLANS WITH COMMENTS ADDED ON SHEET A8.2 FOR WATER MITIGATION AND SHEETS S4.1, S2.1 AND S3.2 PER STRUCTURAL CALCULATIONS.

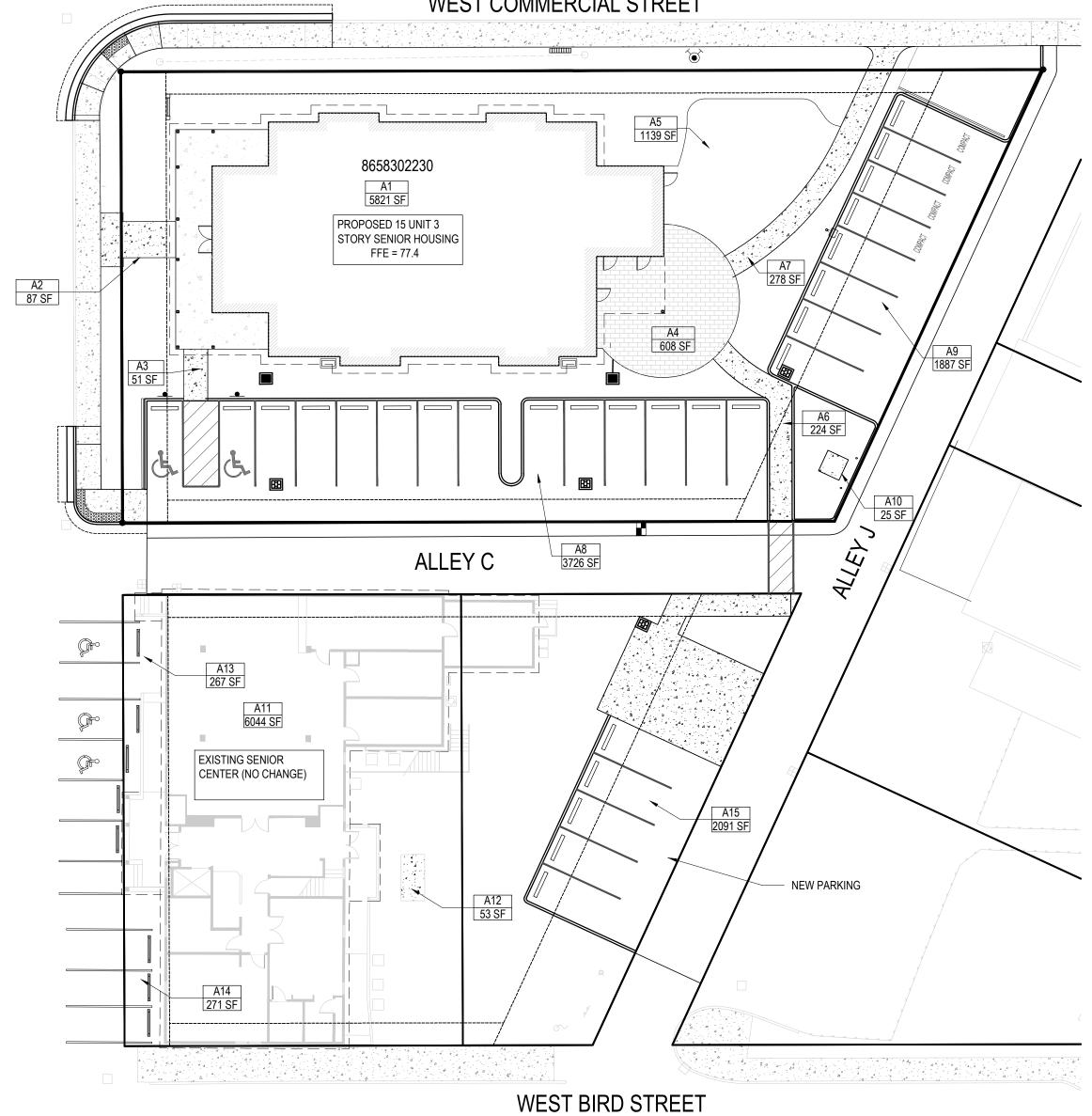
**Reviewed for** 2018 Building Code Compliance Jou Tyler 8/17/23 **Building Plan Review by** SAFEbuilt

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		PERMI
		Dat
		MAY 22, 2023
		BID SET
REV #	DATE	DESCRIPTION
	3/28/23	REVISION
—	5/22/23	BID SET
	7/25/23	PERMIT CORRECTIONS

Drawn By:
MW
Checked By (P.M.):
RT
Checked By (Q.C.):
RT
Project No.
20-058

\_\_\_\_\_

### WEST COMMERCIAL STREET



PROPOSED IMPERVIOUS AREAS PROJECT NORTH

> SCALE 1" = 2

### ZONING REQUIREMENTS

### PROPERTY ZONING DESIGNATION: MU

SETBACKS AND DENSITY REQUIREMENTS: PER CMC 15.48 "DENSITY AND DIMENSIONAL REGULATIONS" AT ADOPTED BY ORDINANCE 949 ON 04/2 MAXIMUM IMPERVIOUS SURFACE: 80%

PROPOSED IMPERVIOUS FOR SENIOR HOUSING SITE IS 75% AND FOR SENIOR CENTER SITE IS xx%. MINIMUM RESDENTIAL DENSITY: 12 UNITS PER ACRE

MAXIMUM RESIDENTIAL DENSITY: 24 UNITS PER ACRE

AFFORDABLE HOUSING CREDIT: PER CMC 15.50.030 MAX DENSITY ALLOWED TO BE 150% OF BASE MAXIMUM BUILDING HEIGHT: 35 FT

LOT IS LOCATED 60 FEET EAST OF A SINGLE FAMILY ZONE. PER CMC 15.48.60G 10 FT MIN. DEEP THIRD REQUIRED YARDS:

FRONT (STREET) YARD, MIN: 10 FT

SIDE (STREET) YARD, MIN .: 5 FT

INTERIOR (SIDE) YARD, MIN .: 5 FT (PARCEL NOT ADJ TO LOWER INTENSITY ZONE AT INTERIOR SIDE YAF REAR YARD: 20 FT

### PROPOSED PARKING STALLS:

EXISTING SENIOR CENTER PARKING REQUIREMENT : 20 SPACES

LOW INCOME SENIOR HOUSING PER 15.50.060: 15 SPACES

TOTAL: 35 SPACES 25% REDUCTION REQUEST: 26.25 SPACES

APPLICANT REQUESTS A 25% PARKING REDUCTION FOR SHARING PARKING AND LOW INCOME SENIOR PARKING PER 15.72.020 FLEXIBILITY IN ADMINISTRATION PERMITTED.

27 TOTAL STALLS INCLUDING 1 BARRIER FREE STANDARD STALL, 1 BARRIER FREE VAN STALL, 4 COMP STALLS (5 ALLOWED), AND 21 STANDARD STALLS. 22 STALLS TO BE ONSITE AND 5 STALLS TO BE CONSTRUCTED ON STEPHENS AVENUE.

### IMPERVIOUS SURFACE CALCULATIONS

### SENIOR HOUSING SITE IMPERVIOUS

MARK	DESCRIPTION	AREA	
A1	ROOF AREA	5821	SF
A2	ENTRY RAMP	87	SF
A3	SOUTH RAMP	51	SF
A4	UNCOVERED PATIO	608	SF
A5	GARDEN AREA PAVERS	1139	SF
A6	SOUTH EAST PATH	224	SF
A7	NORTH EAST PATH	278	SF
A8	SOUTH PARKING LOT	3726	SF
A9	EAST PARKING LOT	1887	SF
A10	TRANSFORMER BASE	25	SF
	TOTAL IMPERVIOUS	13846	SF

TOTAL LOT SIZE	18,109	SF
PERCENT PROPOSED	76.5%	
ALLOWED IMPERVIOUS	80.0%	
THEREFORE COMPLIES		

### SENIOR CENTER SITE IMPERVIOUS

MARK	DESCRIPTION	AREA	
A11	ROOF AREA	6044	SF
A12	SLAB	53	SF
A13	NORTHWEST PARKING	267	SF
A14	SOUTHWEST PARKING	271	SF
A15	EAST PARKING LOT	2091	SF
	TOTAL IMPERVIOUS	8726	SF

TOTAL LOT SIZE	12,695	SF
PERCENT PROPOSED	68.7%	
ALLOWED IMPERVIOUS	80.0%	
THEREFORE COMPLIES		

### SQUARE FOOTAGES

### TOTAL FLOOR AREA:

A	MAIN LEVEL CONDITIONED SPACE		4592 SF
В	MAIN LEVEL COVERED PORCHES	C	1149 SF
С	MAIN LEVEL FLOOR AREA TOTAL	(A+B)	5741 SF
D	SECOND LEVEL CONDITIONED SPACE		4293 SF
Е	THIRD LEVEL CONDITIONED SPACE	1	3887 SF
F	TOTAL CONDITIONED SPACE	(A+D+E)	12772 SF
G	TOTAL BUILDING AREA	(A+B+D+E)	13921 SF

### DESIGN GUIDELINES COMPLIANCE

THE PROPOSED PROJECT IS TO COMPLY WITH THE OCTOBER 2018 "CARNATION DESIGN STANDARDS AND GUIDELINES". THE FOLLOWING GUIDELINES APPLY TO THIS PROJECT AND MAY BE PARAPHRASED FOR

	GUIDELINE TEXT UNTREATED BLANK WALLS VISIBLE FROM PUBLIC STREET OR PEDESTRIAN PATHWAY ARE PROHIBITED	COMPLIANCE NO BLANK WALLS ARE PROPOSED FOR THIS PROJECT. SEE EXTERIOR ELEVATIONS FOR COMPLIANCE.	Environmental Works COMMUNITY DESIGN CENTER
	MULTI-FAMILY RESIDENTIAL BUILDINGS MUST BE ORIENTED TO THE STREET, ROADWAY, OR COMMON OPEN SPACE AND NOT PARKING LOTS OR ADJACENT PROPERTIES. THE PRIMARY BUILDING ENTRY SHALL FACE THE STREET AND THE BUILDING SHALL HAVE WINDOWS THAT FACE THE STREET.	BUILDING ENTRY IS ORIENTED TO THE STEPHENS AVENUE. REAR ENTRY IS ORIENTED TO PROPOSED OPEN SPACE AND PARKING AREAS ARE SCREENED FROM OPEN SPACE. WINDOWS FACE BOTH STEPHENS AVE AND COMMERCIAL STREET.	402 15th Avenue East Seattle, Washington 98112 206.329.8300 Office 206.329.5494 Fax
	SERVICE AREAS VISIBLE FROM THE STREET, PATHWAY, PEDESTRIAN ORIENTED SPACE, OR PUBLIC PARKING AREA (ALLEYS ARE EXEMPT) SHALL BE ENCLOSED AND SCREENED	PROPOSED SERVICE AREAS (TRASH/RECYCLING AREA) IS NOT VISIBLE FROM STREET OR PEDESTRIAN ORIENTED SPACE AND IS LOCATED ON AN ALLEY AND IS THEREFORE EXEMPT FROM ENCLOSURE REQUIREMENTS. SEE SITE PLAN THIS SHEET FOR LOCATION.	SNO-VALLEY SENIOR CENTER
1.3.2	SERVICE AND STORAGE AREA SHOULD BE LOCATED TO MINIMIZE IMPACTS TO PEDESTRIAN ENVIRONMENT AND ADJACENT USES.	1.3.2 SERVICE AND STORAGE AREAS ARE LOCATD AWAY FROM PEDESTRIAN ENVIRONMENT AND DO NOT IMPACT ADJACENT USES.	
1.3.4	ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE LOCATED TO NOT BE VISIBLE FROM THE STREET.	ALL PROPOSED HVAC EQUIPMENT (PRIMARILY HEAT EXCHANGERS FOR UNITS) ARE TO BE LOCATED ON THE FLAT ROOF AT EAST END OF BUILDING. THIS AREA TO BE SCREENED WITH A PARAPET WALL OF SUFFICIENT HEIGHT TO HIDE ALL MECHANICAL EQUIPMENT. OTHER EQUIPMENT TO BE LOCATED AT THE INTERIOR OF THE BUILDING, EXCEPTING ELEMENTS SUCH AS TRANSFORMERS AND FIRE DEPARTMENT HOOK UPS.	Reviewed for 2018 Building Code Compliance Low Jyler 8/17/23 Building Plan Review by SAFEbuilt
	INTERIOR PATHWAYS TO BE A MIN OF 5 FEET IN WIDTH, MEET THE STANDARDS OF CMC 12.06 AND ADA REQUIREMENTS	ALL INTERIOR PATHWAYS ARE 5 FT MIN IN WIDTH, WILL MEET CONSTRUCTION STANDARDS, AND WILL BE ADA COMPLIANT.	SNO-VALLEY
	ALL BUILDINGS MUST HAVE CLEAR PEDESTRIAN ACCESS TO THE SIDEWALK. IF FRONTING TWO STREETS, ACCESS SHALL BE FROM THE STREET CLOSEST TO THE MAIN ENTRY.	PROPOSED BUILDING MEETS THESE REQUIREMENTS. SEE SITE PLAN THIS SHEET FOR COMPLIANCE.	SENIOR HOUSING 31845 W Commercial St. Carnation, WA 98014
	CROSSWALKS ARE REQUIRED WHEN A WALKWAY CROSSES A PAVED AREA ACCESSIBLE TO VEHICLES	A CROSSWALK AT ALLEY C IS TO BE PROVIDED TO CONNECT PROJECT TO GARBAGE/TRASH FACILITY ON EXISTING SENIOR CENTER PROPERTY.	- Anno
	MULTI-FAMILY RESIDENTIAL COMPLEXES SHOULD NOT BE ISOLATED ENCLAVES SEPARATED BY FENCES. CONNECTIONS TO ADJACENT PROPERTIES ARE IMPORTANT	PROPOSED PROJECT INCLUDES DIRECT CONNECTIONS TO SIDEWALKS AT WEST AND NORTH PROPERTY LINES. PROJECT IS NOT SEPARATED BY FENCING AND CONNECTS TO ADJACENT SENIOR CENTER VIA SIDEWALK.	LAND USED CODE
	MULTI-FAMILY RESIDENTIAL USES MUST PROVIDE A MIN. OF 100 SF PER UNIT.	PROJECT INCLUDES 2,644 SF OF DESIGNATED OPEN SPACE. 1500 SF FEET ARE REQUIRED (15 UNITS X 100 SF). SEE SHEET L1 FOR COMPLIANCE.	AND COMPLIANCE
	PRIMARY BUILDING ENTRIES SHALL HAVE A MIN OF 1 1/2 FEET WIDE WEATHER PROTECTION	PROJECT PROVIDES AN 8 FOOT DEEP WRAP AROUND COVERED PORCH AT ENTRY, WHICH PROVIDES WEATHER PROTECTION.	Issuance
	OFF STREET PARKING MUST BE LOCATED TO THE REAR OR SIDE OF BUILDINGS	ALL PARKING IS AT REAR (EAST) OR SIDE (SOUTH) OF BUILDING. SEE SITE PLAN THIS SHEET.	
	MULTI-FAMILY RESIDENTIAL FACADES SHALL BE ARTICULATED WITH WINDOWS, BALCONIES, BAY WINDOWS, OR OTHER ARCHITECTURAL ELEMENTS. FACADES TO BE ARTICULATED AT NO MORE THAN 30 FOOT INTERVALS AND THE DEPTH OF MODULATION TO BE 12 INCHES MINIMUM. ROOFS SHOULD RELATE TO THE FACADE ARTICULATIONS. A VARIETY OF ROOF TYPES AND CONFIGURATION SHOULD BE USED.	ARCHITECTURAL ELEMENTS. DEPTH OF MODULATIONS EXCEEDS 12" MIN REQUIRED.	- 3/28/23 REVISION - 5/22/23 BID SET Drawn By:
		PROPOSED BUILDING IS ENHANCED WITH MULTIPLE ARCHITECTURAL DETAILS, AND REFLECT EARLY 20TH CENTURY ARCHITECTURE. DETAILS AND FINISHES MATCH OR ARE SIMILAR TO THE EXISTING SENIOR CENTER, WHICH IS A TRADITIONAL BUILDING BUILT IN 1925. PROPOSED BUILDING ELEMENTS ARE 1.) A DECORATIVE TWO COLOR PAINT SCHEME, WITH A "BELLY BAND" TRIM AND CASINGS IN A CONTRASTING COLOR, 2.) A DECORATIVE PORCH/ENTRY WRAP AROUND PORCH WITH TRADITIONAL 8X8 PAINTED WOOD COLUMNS, AND 3.) DECORATIVE TRADITIONAL ROOF BRACKETS AT GABLE ROOFS TO MATCH EXISTING SENIOR CENTER AND OTHER LOCAL TRADITIONAL BUILDINGS.	MW Checked By (P.M.): RT Checked By (Q.C.): RT Project No. 20-058
4.4.3	WINDOWS OF RESIDENTIAL BUILDINGS SHALL FEATURE TRIM AT LEAST 4 INCHES IN WIDTH AND WITH COLOR CONTRASTING WITH THE FACADE.	ALL WINDOWS ON BUILDING ARE CASED IN 4" TRIM WITH A COLOR CONTRASTING THE FACADE. SEE A3.1 AND A3,2 FOR COMPLIANCE.	T1.2 🖿



### SNO-VALLEY SENIOR HOUSING 31845 W Commercial St. Carnation, WA 98014



### LAND USED CODE AND COMPLIANCE

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### **BUILDING CODE ANALYSIS**

THE ITEMS BELOW ARE CODE MINIMUMS AND MAY HAVE BEEN EXCEEDED IN THE DRAWINGS AND SPECIFICATIONS. WHERE THERE IS A DISCREPANCY, THE REQUIREMENTS OF OTHER DRAWINGS AND SPECIFICATIONS WILL HAVE PRIORITY OVER THOSE BELOW.

2018 INTERNATIONAL BUILDING CODE WITH WASHINGTON STATE AMENDMENTS

CHAPTER 3 OCCUPANCY

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

RESIDENTIAL (R-2) APARTMENTS (SENIOR HOUSING - INDEPENDENT LIVING)

420.2 WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING UNITS FROM

OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS FIRE PARTITIONS PER SECTION 708.

420.3 FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES PER SECTION 711. SPRINKLERS ARE REQUIRED PER CHAPTER 9 FOR GROUP R.

### SEE DRAWINGS AND ASSEMBLIES SHEETS FOR UNIT SEPARATION ASSEMBLIES

420.4 AUTOMATIC SPRINKLER SYSTEMS GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM PER SECTION 903.2.6

PROPOSED BUILDING WILL BE EQUIPPED WITH AN NFPA 13R SPRINKLER SYSTEM

420.5 FIRE ALARM SYSTEMS AND SMOKE ALARMS

FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.9. SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.10.

PROPOSED BUILDING WILL BE EQUIPPED WITH A FIRE ALARM SYSTEM AND SMOKE ALARMS

429.2 5% OF THE NUMBER OF PARKING SPACES PROVIDED SHALL BE INSTALLED WITH THE INFRASTRUCTURE FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGING STATIONS PER 427.4.2. ONE ACCESSIBLE PARKING SPACE SHALL BE SERVED BY ELECTRIC VEHICLE CHARGING INFRASTRUCTURE.

THE PROJECT IS PROVIDING 27 PARKING SPACES. TWO (2) SPACES, INCLUDING ONE (1) ACCESSIBLE SPACE, WILL BE PROVIDED WITH ELECTRIC VEHICLE CHARGING INFRASTRUCTURE COMPLYING WITH IEC 429.4.2: SERVICE CAPACITY, SPACE FOR FUTURE METERS, AND SPACE FOR FUTURE PANELS. RACEWAYS WILL BE STUBBED OUT TO TERMINATE AT PARKING SPACES DESIGNATED ON THE SITE PLAN, SHEET A1.1 AND ELECTRICAL SITE PLAN

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

502.1 ADDRESS IDENTIFICATION BUILDINGS SHALL BE PROVIDED WITH LEGIBLE ADDRESS IDENTIFICATION VISIBLE FROM THE STREET, A MINIMUM OF 4 INCHES HIGH.

### SEE EXTERIOR ELEVATIONS

504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE FOR TYPE R OCCUPANCIES WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS IN TYPE V-B CONSTRUCTION, ALLOWABLE BUILDING HEIGHT IS 60 FEET ABOVE GRADE PLANE.

ALL PROPOSED BUILDINGS ARE BELOW THE ALLOWABLE HEIGHT LIMIT. SEE BUILDING ELEVATIONS ON SHEET A3.1 -. A3.2 FOR ILLUSTRATION OF GRADE PLANE AND MAXIMUM HEIGHT.

504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE FOR TYPE R-2 OCCUPANCIES WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS IN TYPE V-B CONSTRUCTION, ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE IS THREE (3).

PROPOSED R-2 OCCUPANCY BUILDING IS THREE (3) STORIES.

506.2 ALLOWABLE AREA FACTOR

FOR TYPE V-B CONSTRUCTION WITH NFPA 13R AUTOMATIC SPRINKLER SYSTEM. R2 OCCUPANCY GROUP MAXIMUM AREA PER FLOOR

R-2	7,000 SF
FRONTAGE INCREASE (NOT REQURIED)	
TOTAL ALLOWABLE AREA PER FLOOR	7,000 SF
PROPOSED MAX. AREA PER FLOOR	5741 SF

508 3 3 SEPARATION

EXCEPTION 2: GROUP R-2 DWELLING UNITS AND SLEEPING UNITS SHALL BE SEPARATED FROM OTHER DWELLING UNITS OR SLEEPING UNITS IN ACCORDANCE WITH SECTION 420 (SEE ABOVE)

VERTICAL AND HORIZONTAL FIRE PARTITIONS SHALL BE NOT LESS THAN 1-HOUR RATED

### CHAPTER 6 TYPES OF CONSTRUCTION

SEC 602 CONSTRUCTION CLASSIFICATION THE PROPOSED PROJECT WILL BE CONSTRUCTION TYPE V-B

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS BUILDING ELEMENT TYPE V-B

PRIMARY STRUCTURAL FRAME 0 HOURS

BEARING WALLS EXTERIOR 0 HOURS

INTERIOR 0 HOURS

NON-BEARING WALLS AND PARTITIONS EXTERIOR PER TABLE 602

INTERIOR 0 HOURS FLOOR CONSTRUCTION 0 HOURS ROOF CONSTRUCTION 0 HOURS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FIRE SEPARATION DISTANCE TYPE V-B, OCCUPANCY R-2 10 FEET ≤. X ≤. 30 FEET 0 HOURS

SEE SITE PLAN A1.1. PROPOSED MINIMUM FIRE SEPARATION DISTANCE 'X' ≥. 10 FEET FOR ALL EXTERIOR WALLS. NO FIRE-RESISTANCE RATED WALLS ARE REQUIRED.

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES

705.2 PROJECTIONS

EAVE OVERHANGS SHALL CONFORM WITH THIS SECTION AND SECTION 1405.

TABLE 705.2 MINIMUM DISTANCE OF PROJECTION

FIRE SEPARATION DISTANCE (FSD) MINIMUM DISTANCE FROM FSD LINE 5 FEET OR GREATER 40 INCHES

PROPOSED MINIMUM FIRE SEPARATION DISTANCE 'X' ≥. 10 FEET FOR ALL EXTERIOR WALLS. PROPOSED

THE MAXIMUM AREA OF OPENINGS PERMITTED IN AN EXTERIOR WALL IN ANY STORY SHALL NOT EXCEED THE

FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL HAVE UNLIMITED UNPROTECTED OPENINGS.

EXCEPTION 2: THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM

EXCEPTION 1: PARAPETS NEED NOT BE PROVIDED ON EXTERIOR WALLS WHERE THE WALL IS NOT REQUIRED TO

PERCENTAGES SPECIFIED IN TABLE 705.8 EXCEPTION 2: BUILDINGS WHOSE EXTERIOR WALLS AND PRIMARY STRUCTURAL

DEPTH OF PROJECTION (EAVE) IS 24 INCHES.

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE (FSD)

FSD OPENING PROTECTION ALLOWABLE AREA

10 FEET TO LESS THAN 15 FEET UNPROTECTED, SPRINKLERED 45%

25 FEET TO LESS THAN 30 FEET UNPROTECTED, SPRINKLERED NO LIMIT

30 FEET OR GREATER UNPROTECTED, SPRINKLERED NO LIMIT

EXCEPTION 1: THE PROPOSED BUILDING IS THREE STORIES ABOVE THE GRADE PLANE.

VERTICAL SEPARATION OF OPENINGS IN ADJACENT STORIES IS NOT RESTRICTED

BE FIRE-RESISTANCE RATED PER TABLE 602 BECAUSE OF FIRE SEPARATION DISTANCE.

SEE SECTION 705.8.1 EXCEPTION 2, BELOW. OPENINGS ARE UNLIMITED AND UNPROTECTED.

OPENINGS ARE UNPROTECTED AND UNLIMITED.

705.8.5 VERTICAL SEPARATION OF OPENINGS

705.11 PARAPETS

PER TABLE 602 ALL EXTERIOR WALLS ARE NON-RATED.

NON RATED ARAPETS ARE PROVIDED AT EAST ROOF.

705.8.1 ALLOWABLE AREA OF OPENINGS

### 708.3 FIRE-RESISTANCE RATING

708.4 CONTINUITY

DRAWINGS

DWELLING UNITS

PROPOSED.

FIRESTOP SYSTEM

0.5 HOUR 1/3 HOUR

OCCUPANCIES

PLANS)

DISCHAGE

EXCEPTION

EXCEPTION 1: CORRIDORS MAY BE PERMITTED TO HAVE A 1/2 -HOUR FIRE-RESISTANCE RATING.

### THE PROPOSED BUILDING WILL BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM. THE PROPOSED DWELLING UNIT FIRE PARTITIONS SHALL BE 1 HOUR FIRE-RESISTANCE RATED.

FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW AND BE SECURELY ATTACHED TO ONE OF THE FOLLOWING:

1. THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE. 2.THE UNDERSIDE OF A FLOOR/CEILING OR ROOF/CEILING ASSEM-BLY HAVING A FIRE-RESISTANCE RATING THAT IS NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE FIRE PARTITION.

PER ITEM 2 OF THIS SECTION PARTITIONS WILL EXTEND TO THE CEILING MEMBRANE. SEE DETAILS ON

708.4.2 FIREBLOCKS AND DRAFTSTOPS IN COMBUSTIBLE CONSTRUCTION IN COMBUSTIBLE CONSTRUCTION WHERE FIRE PARTITIONS DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE, THE SPACE ABOVE AND ALONG THE LINE OF THE FIRE PARTITION SHALL BE PROVIDED WITH: 2. DRAFTSTOPPING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING ABOVE USING MATERIALS COMPLYING

WITH SECTION 718.3.1 FOR FLOORS OR SECTION 718.4.1. FOR ATTICS. EXCEPTION 4: IN GROUP R-2 OCCUPANCIES, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS ABOVE EVERY TWO

SEE ROOF PLAN FOR LOCATION OF ATTIC DRAFTSTOPPING.

711.2.4.3 DWELLING UNITS AND SLEEPING UNITS

EXCEPTION: HORIZONTAL ASSEMBLIES SERVING DWELLING UNITS AND SLEEPING UNITS SHALL BE NOT LESS THAN 1/2-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION IN A BUILDING OF TYPE V-B CONSTRUCTION WHERE THE BUILDING IS EQUIPPED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM.

THE PROPOSED BUILDINGS WILL BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM. THE PROPOSED HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1 HOUR FIRE-RESISTANCE RATED.

SEC 713 SHAFT ENCLOSURES INTERIOR EXIT STAIRWAYS SHALL BE ENCLOSED IN ACCORDANCE WITH SECTION 1023. NO OTHER SHAFTS ARE

SEE WALL ASSEMBLIES FOR 1 HOUR FIRE RESISTANCE RATED STAIRWAY & ELEVATOR ENCLOSURES.

714.4.1 THROUGH-PENETRATIONS THROUGH-PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL BE PROTECTED BY AN APPROVED PENETRATION

SEE FIRESTOPPING DETAILS ON DRAWINGS

TABLE 716.1(2) OPENING FIRE PROTECTION ASSEMBLIES TYPE OF ASSEMBLY REQ'D WALL RATING MIN. FIRE DOOR RATING FIRE PARTITIONS: 1-HOUR, 1/3 HOUR DOOR CORRIDOR WALLS: 1-HOUR, 1/3 HOUR DOORS OTHER FIRE PARTITIONS 1-HOUR, 3/4 HOUR EXIT STAIRS 1-HOUR, 1 HOUR DOORS

DWELLING UNIT DOORS SHALL BE 1/3 HOUR RATED. (SEE DOOR SCHEDULE)

SEC 716.2.6.1 DOOR CLOSING FIRE DOORS SHALL BE LATCHING AND SELF-CLOSING.

DWELLING UNIT ENTRY DOORS SHALL BE EQUIPPED WITH OVERHEAD CLOSERS

SEC 718.3 DRAFTSTOPPING

CHAPTER 9 -. FIRE PROTECTION SYSTEMS

CHAPTER 8 INTERIOR FINISHES TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP R-2 INTERIOR FINISHES IN SPRINKLERED BUILDING SHALL BE 'CLASS C'.

SEC 903.2.8 AUTOMATIC SPRINKLER SYSTEMS -. GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED PER SECTION 903.3. SHALL BE INSTALLED IN GROUP R

SEC 903.3.1.2 NFPA 13R SPRINKLER SYSTEMS AUTOMATIC SPRINKLER SYSTEMS IN GROUP R OCCUPANCIES UP TO FOUR STORIES NOT EXCEEDING 60 FEET SHALL BE PERMITTED TO BE INSTALLED PER NFPA 13R

THE PROPOSED THREE-STORY BUILDING SHALL BE EQUIPPED WITH A TYPE NFPA 13R SPRINKLER SYSTEM.

SEC 903.3.2 QUICK-RESPONSE AND RESIDENTIAL SPRINKLERS QUICK-RESPONSE OR RESIDENTIAL SPRINKLERS SHALL BE INSTALLED IN ALL DWELLING UNITS AND SLEEPING UNITS IN TYPE R OCCUPANCIES

SEC 906 PORTABLE FIRE EXTINGUISHERS

PORTABLE FIRE EXTINGUISHERS ARE REQUIRED IN GROUP R-2 OCCUPANCIES

TYPE 1-A:10-B:C FIRE EXTINGUISHER WILL BE PROVIDED WITHIN 75 FEET OF TRAVEL DISTANCE. (SEE FLOOR

SEC 907 FIRE ALARM AND DETECTION SYSTEMS AN APPROVED FIRE ALARM SYSTEM IS REQUIRED, AND SHALL BE PROVIDED

SEC 907.2.9 GROUP R-2 FIRE ALARM AND SMOKE ALARMS SHALL BE INSTALLED PER SECTIONS 907.2.9.1 THROUGH 907.2.9.3

SEC 907.2.9.1 MANUAL FIRE ALARM SYSTEM A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES WHERE ANY OF THE FOLLOWING APPLY: 1. ANY DWELLING UNIT OR SLEEPING UNIT IS LOCATED THREE STORIES ABOVE THE LOWEST LEVEL OF EXIT

3. THE BUILDING CONTAINS MORE THAN 16 DWELLING UNITS OR SLEEPING UNITS

PROPOSED BUILDING IS EQUIPPED WITH AN NFPA 13R SRINKLER SYSTEM. A FIRE ALARM SYSTEM WITH A MANUAL PULL STATION IS NOT REQUIRED.

SEC 907.2.9.2 SMOKE ALARMS SMOKE ALARMS SHALL BE INSTALLED PER 907.2.10 SEC 907.2.9.10.2GROUP R-2

SMOKE ALARMS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS: . ON THE CEILING OR WALL OUTSIDE OF EACH BEDROOM.

•. IN EACH BEDROOM.

SEC 907.2.10.3 INSTALLATION NEAR COOKING APPLIANCES . IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET FROM A RANGE. . IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10

FEET FROM A RANGE. . PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET FROM A RANGE.

SEC 907.2.10.4 INSTALLATION NEAR BATHROOMS SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 3 FEET FROM A BATHROOM DOOR UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM.

SEC 907.2.10.5 INTERCONNECTION

SMOKE ALARMS WITHIN AN INDIVIDUAL DWELLING UNIT IN GROUP R SHALL BE INTERCONNECTED

SEC 915 CARBON MONOXIDE DETECTION SEC 915.1.1 WHERE REQUIRED EXCEPTION 1: R-2 OCCUPANCIES ARE REQUIRED TO INSTALL CARBON MONOXIDE DETECTORS WITHOUT

SEC 915.2 LOCATIONS SEC 915.2.1 DWELLING UNITS

CARBON MONOXIDE DETECTION SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS: • ON THE CEILING OR WALL OUTSIDE OF EACH BEDROOM.

SEC 915.2.2 SLEEPING UNITS

EXCEPTION: CARBON MONOXIDE DETECTION IS NOT REQUIRED IN BEDROOMS IF THE BEDROOM DOES NOT CONTAIN A FUEL-BURNING APPLIANCE.

CHAPTER 10 MEANS OF EGRESS

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT FUNCTION OF SPACE OCCUPANT LOAD FACTOR RESIDENTIAL 200 GROSS ACCESSORY STORAGE/ 300 GROSS

MECHANICAL ROOM

SEE EXIT DIAGRAMS.

SEC. 1005.3.1 STAIRWAYS THE CAPACITY OF STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD BY 0.3 INCH. STAIR #1 WIDTH REQUIRED:

SEE EXIT DIAGRAM FOR OCCUPANCY DIAGRAMS AND COMPONENT WIDTH CALCULATIONS.

TABLE 1006.3.2 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY OCCUPANT LOAD PER STORY MINIMUM NUMBER OF EXITS 1-500 2

TWO EXITS ARE PROVIDED FOR EACH STORY.

SEC 1008.1 MEANS OF EGRESS ILLUMINATION

SEC 1008.2.1 ILLUMINATION UNDER NORMAL POWER THE MEANS OF EGRESS ILLUMINATION SHALL BE NOT LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE

SEE ELECTRICAL SHEETS FOR LIGHT FIXTURE LOCATION.

SEC 1009 ACCESSIBLE MEANS OF EGRESS ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS

SEC 1009.3.2 STAIRWAY WIDTH A STAIRWAY SHALL HAVE A CLEAR WIDTH OF 48 INCHES BETWEEN HANDRAILS EXCEPTION 1: THE CLEAR WIDTH OF 48 INCHES IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2

THE PROPOSED BUILDINGS SHALL BE FULLY SPRINKLERED PER NFPA 13R. THE STAIRWAY WIDTH SHALL BE AS SHOWN ON STAIR PLAN SHEETS

SEC 1010.1.1 SIZE OF DOORS MEANS OF EGRESS DOORS SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES.

MEANS OF EGRESS DOORS SHALL BE 36" WIDE.

SEC 1011.2 STAIRWAYS, WIDTH AND CAPACITY EXCEPTION 1: STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.

THE STAIRWAY WIDTH SHOWN ON STAIR PLAN SHEETS

SEC 1011.5.2 RISER HEIGHT AND TREAD DEPTH STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM. STAIR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM.

THE STAIRWAY TREAD AND RISER DIMENSIONS ARE SHOWN ON STAIR SHEETS

SEC 1011.6 STAIRWAY LANDINGS

STAIRWAY LANDING DEPTH SHALL EQUAL THE WIDTH OF THE STAIRWAY OR 48 INCHES, WHICHEVER IS LESS.

THE STAIRWAY LANDING DIMENSIONS ARE SHOWN ON STAIR SHEETS

SEC 1013.1 EXIT SIGNS EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN.

EXIT SIGNS ARE PROVIDED.

SEC 1015.8 WINDOW OPENINGS WHERE THE WINDOW SILL OF AN OPERABLE WINDOW IS LESS THAN 36 INCHES ABOVE FINISH FLOOR AND MORE THAN 72 INCHES ABOVE GRADE, PROVIDE WINDOW OPENING CONTROL DEVICES.

ALL PROPOSED OPERABLE WINDOW PANES ARE 36 INCHES OR HIGHER ABOVE FINISH FLOOR. WHERE SILLS ARE LOWER THAN 36 INCHES ABOVE FINISH FLOOR, FIXED WINDOW PANES ARE PROVIDED. NO OPENING CONTROL DEVICES ARE PROPOSED.

SEC 1017.2 EXIT TRAVEL DISTANCE, LIMITATIONS PER TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE FOR A SPRINKLERED GROUP R OCCUPANCY SHALL NOT EXCEED 250 FEET.

SEE EXIT DIAGRAM SHEET FOR MAXIMUM TRAVEL DISTANCE.

TABLE 1020.1 CORRIDOR FIRE-RESISTIVE RATING GROUP R WITH SPRINKLER SYSTEM REQUIRES A FIRE-RESISTANCE RATING OF 1-HOUR.

SEC 1023.2 INTERIOR EXIT STAIRWAYS, CONSTRUCTION INTERIOR EXIT STAIRWAY ENCLOSURES SERVING LESS THAN FOUR STORIES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1-HOUR.

SEC 1023.7 INTERIOR EXIT STAIRWAY EXTERIOR WALLS EXTERIOR WALLS OF THE EXIT STAIRWAY SHALL COMPLY WITH SECTION 705 AND TABLE 602.

PER TABLE 602 THE EXTERIOR WALLS OF THE EXIT STAIRWAYS ARE RATED 0-HOURS.

SEC 1023.9 STAIRWAY IDENTIFICATION SIGNAGE SHALL BE PROVIDED AT EACH FLOOR LANDING AND THE TOP AND BOTTOM TERMINUS OF INTERIOR EXIT STAIRWAYS. IN ADDITION, A SIGN SHALL BE LOCATED ADJACENT TO THE DOOR TO THE CORRIDOR INDICATING THE FLOOR LEVEL.

SIGNAGE SHALL BE PROVIDED. SEE DRAWINGS FOR SIGNAGE LOCATIONS AND DETAILS.

SEC 1028.1 EXIT DISCHARGE EXCEPTION 1: NOT MORE THAN 50 PERCENT OF INTERIOR EXIT CAPACITY MAY EGRESS THROUGH AREAS ON THE LEVEL OF DISCHARGE IF THOSE AREAS ARE UNOBSTRUCTED AND FIRE SPRINKLERED.

ONE OF THE TWO BUILDING EXITS DISCHARGES THROUGH THE BUILDING LOBBY. SEE EXIT DIAGRAM SHEET

SEC 1030.1 EMERGENCY ESCAPE AND RESCUE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE REQUIRED IN R-2 OCCUPANCIES WHERE ONLY ONE EXIT IS REQUIRED PER TABLE 1006.3.3(1).

PER TABLE 1006.3.3(1) TWO EXITS ARE PROVIDED, SO EMERGENCY ESCAPE AND RESCUE OPENINGS ARE NOT REQUIRED.

### CHAPTER 11 ACCESSIBILITY

SEC 1104.1 SITE ARRIVAL POINTS AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, PASSENGER LOADING ZONES, AND PUBLIC STREETS AND SIDEWALKS.

### SEE SITE PLAN FOR ACCESSIBLE ROUTE.

TABLE 1106.1 ACCESSIBLE PARKING SPACES TOTAL PROVIDED MINIMUM ACCESSIBLE ACCESSIBLE PROVIDED

2 EACH

SEC 1106.5 VAN SPACES FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE VAN-ACCESSIBLE

### ONE VAN ACCESSIBLE SPACE IS PROVIDED.

SEC 1106.6 LOCATION ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO THE BUILDING ENTRANCE

ACCESSIBLE PARKING SPACES ARE IMMEDIATELY ADJACENT TO THE BUILDING ENTRANCE. SEE SITE PLAN

SEC 1107.4 ACCESSIBLE ROUTE AN ACCESSIBLE ROUTE SHALL CONNECT THE BUILDING ENTRANCE WITH TYPE A OR TYPE B DWELLING UNITS.

### TYPE A DWELLING UNIT IS LOCATED ON THE GROUND FLOOR.

SEC 1107.6.2.2.1 TYPE A UNITS

IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 10 DWELLING UNITS, AT LEAST 5 PERCENT SHALL BE A TYPE A UNIT, DISPERSED AMONG THE VARIOUS CLASSES OF UNITS

ALL OF THE UNITS ARE DESIGNED TO TYPE 'A' STANDARDS BUT ONLY ONE IS DESIGNATED AS A TYPE A UNIT

SEC 1107.6.2.2.2 TYPE B UNITS WHEN THERE ARE FOUR OR MORE DWELLING UNITS IN A SINGLE STRUCTURE. EVERY DWELLING UNIT SHALL BE A TYPE B UNIT

### ALL UNITS IN THE PROPOSED PROJECT EXCEED TYPE B REQUIREMENTS.

CHAPTER 12 INTERIOR ENVIRONMENT

SEC 1202.2 ATTIC SPACES ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION. AN AIRSPACE OF NOT LESS THAN 1 INCH SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING EXCEPTION1: THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED THAT A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING, AND AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS LOCATED IN

THE UPPER PORTION OF THE ATTIC. (SEE VENTILATION CALCULATIONS ON SHEET A2.4) SEC 1202.5.1 NATURAL VENTILATION

THE OPENABLE AREA OF OPENINGS TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED

SEE WINDOW SCHEDULE FOR OPERABLE WINDOWS, WHICH SHALL BE PROVIDED IN ALL DWELLING UNITS.

### SEC 1202.5.2.1 BATHROOMS

ROOMS CONTAINING BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED

ALL BATHROOMS SHALL BE PROVIDED WITH EXHAUST FANS IN COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE (ENERGY RECOVERY EXHAUST SYSTEMS).

SEC 1204.2 NATURAL LIGHT

THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA SERVED

### SEE WINDOW SCHEDULE FOR WINDOWS, WHICH SHALL EXCEED 8 PERCENT OF THE FLOOR AREA IN

FROM EACH OTHER OR FROM PUBLIC AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS

FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC AREAS SHALL HAVE AN IMPACT INSULATION CLASS RATINGS OF NOT LESS THAN 50.

SEE WALL ASSEMBLIES SHEETS FOR STC AND IMPACT CLASS RATINGS OF WALLS AND FLOOR CEILINGS.



**Environmental Works** COMMUNITY DESIGN CENTER

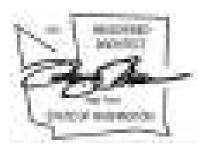
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SNO-VALLEY SENIOR HOUSING 31845 W Commercial St. Carnation, WA 98014



### BUILDING CODE INFORMATION

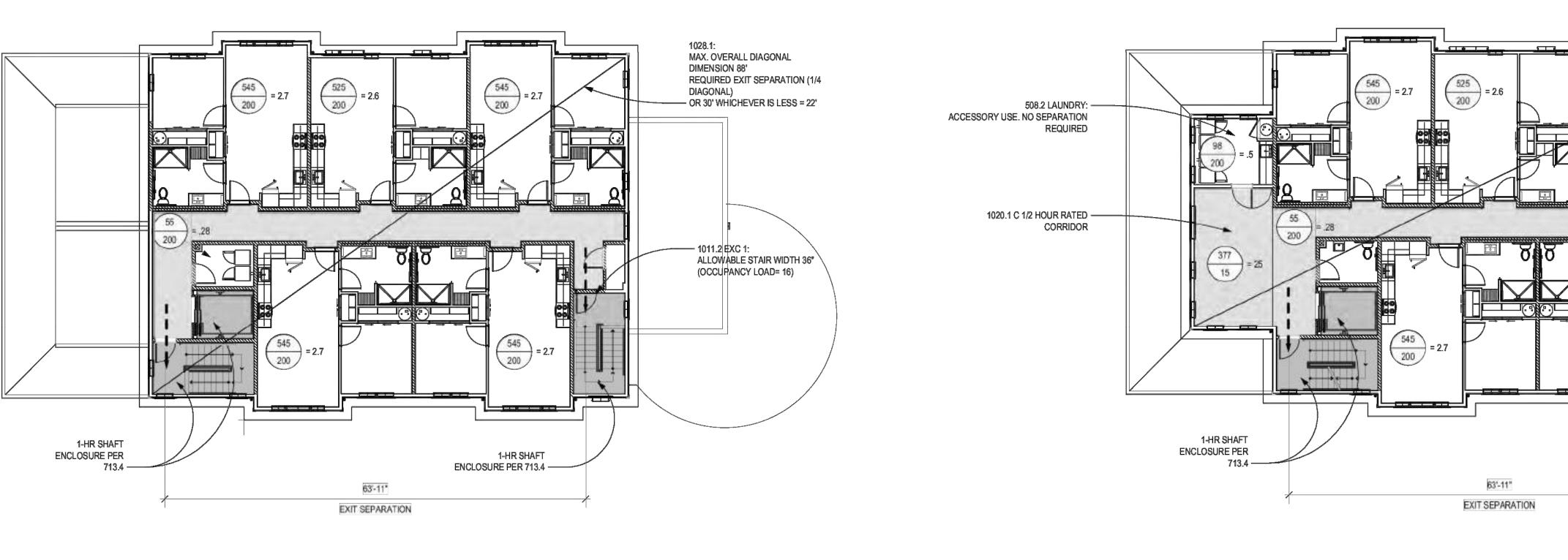
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_	3/28/23	REVISION
_	5/22/23	BID SET

Drawn By:
MW
Checked By (P.M.):
RT
Checked By (Q.C.):
RT
Project No.
20-058

ALL DWELLING UNITS. SEC 1206.2 AIR-BORNE SOUND

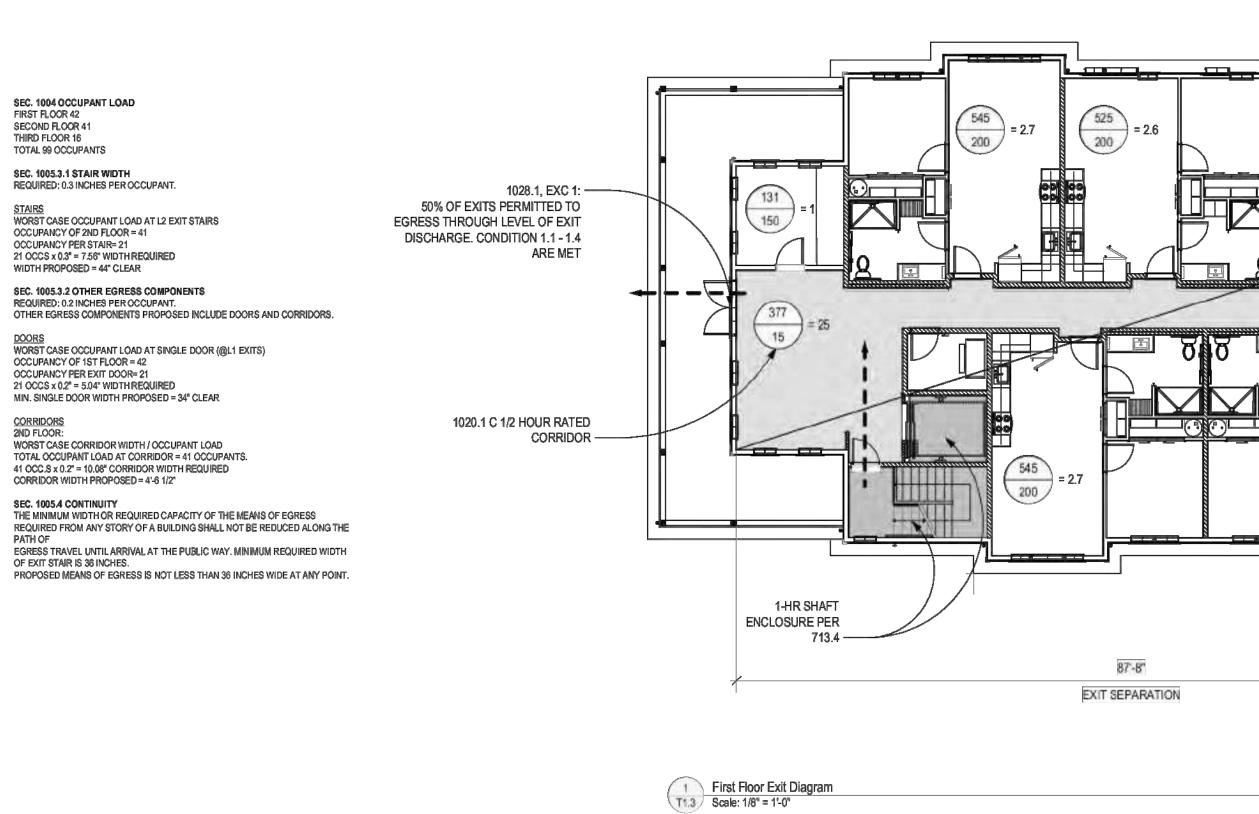
> WALLS, PARTITIONS, AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS THAN 50. PENETRATIONS SHALL BE SEALED, LINED, OR INSULATED TO MAINTAIN THE REQUIRED RATING.

SEC 1206.3 STRUCTURE-BORNE SOUND



3 Third Floor Exit Diagram T1.3 Scale: 1/8" = 1'-0"

2 Second Floor Exit Diagram Scale: 1/8" = 1'-0"



= XX OCCUPANTS OCCUPANT LOAD 200 FACTOR



1028.1: MAX. OVERALL DIAGONAL

**REQUIRED EXIT SEPARATION (1/4** 

- OR 30' WHICHEVER IS LESS = 23.5'

DIMENSION 94'

DIAGONAL)





206.329.8300 Office 206.329.5494 Fax





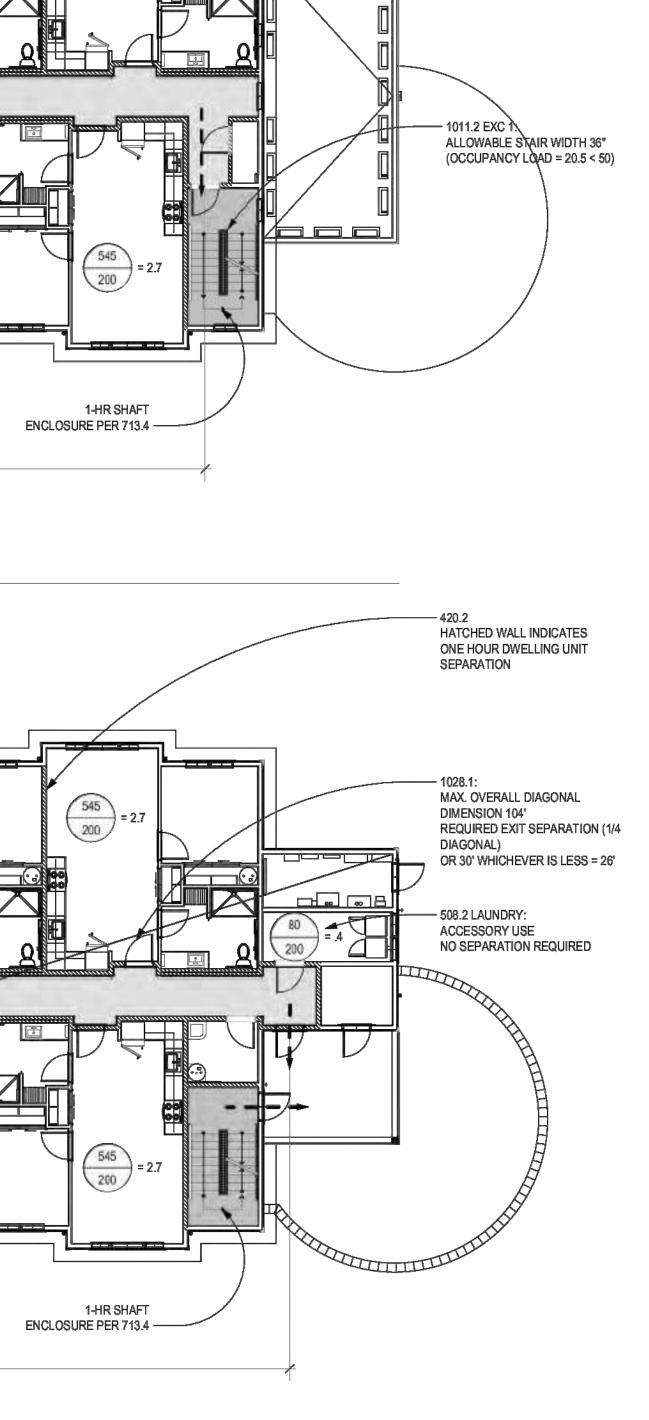
SNO-VALLEY SENIOR HOUSING 31845 W Commercial St. Carnation, WA 98014



EXIT DIAGRAMS

		Issuance
		PERMIT
		Date
		MAY 22, 2023
		BID SET
REV #	Date	Description
	3/28/23	REVISION
	5/22/23	BID SET

	Drawn By:
	MW
Checke	ed By (P.M.):
	RT
Checke	ed By (Q.C.):
	RT
	Project No.
	20-058



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### 2015 INTERNATIONAL MECHANICAL CODE WITH WASHINGTON STATE AMENDMENTS:

### CHAPTER 4 VENTILATION

TABLE 403.3.2.3 MIN. REQUIRED LOCAL EXHAUST RATES FOR GROUP R-2 OCCUPANCY KITCHENS: 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS BATHROOMS AND TOILET ROOMS: 50 CFM INTERMITENT OR 20 CFM CONTINUOUS

RESIDENTIAL ENERGY CODE INFORMATION

2018 WASHINGTON STATE ENERGY CODE (WSEC), RESIDENTIAL PROVISIONS:

CHAPTER 1 - SCOPE AND ADMINISTRATION R101.5 COMPLIANCE RESIDENTIAL BUILDINGS SHALL MEET THE PROVISIONS OF THE WSEC - RESIDENTIAL PROVISIONS. THE PROJECT IS COMPRISED OF A MULTI-FAMILY RESIDENTIAL BUILDING THAT IS (3) STORIES OR LESS IN HEIGHT. THEREFORE, WSEC - RESIDENTIAL PROVISIONS ARE APPLICABLE.

R103.3.1 APPROVAL OF CONSTRUCTION DOCUMENTS

ONE SET OF CONSTRUCTION DOCUMENTS (APPROVED BY AHJ) SHALL BE KEPT ON SITE AND SHALL BE OPEN FOR INSPECTION BY THE CODE OFFICIAL OR DULY AUTHORIZED REPRESENTATIVE.

R104.2.1 FOOTING AND FOUNDATION INSPECTION PRIOR TO COVER, INSPECTIONS BY THE CODE OFFICIAL OR DULY AUTHORIZED REPRESENTATIVE ASSOCIATED WITH FOOTINGS AND FOUNDATIONS SHALL VERIFY COMPLIANCE WITH THE CODE AS TO RVALUE, LOCATION, THICKNESS, DEPTH OF BURIAL AND PROTECTION OF INSULATION.

R104.2.2 FRAMING AND ROUGH-IN INSPECTION INSPECTIONS AT FRAMING AND ROUGH-IN SHALL BE MADE BEFORE THE APPLICATION OF INTERIOR FINISH AND SHALL VERIFY COMPLIANCE WITH THE CODE AS TO TYPES OF INSULATION AND CORRESPONDING RVALUES AND THEIR CORRECT LOCATION AND PROPER INSTALLATION; FENESTRATION PROPERTIES (UFACTOR AND SHCG) AND PROPER INSTALLATION; AND AIR LEAKAGE CONTROLS AS REQUIRED BY THE CODE AND APPROVED PLANS AND SPECIFICATIONS.

R104.2.2.1 WALL INSULATION INSPECTION

THE BUILDING OFFICIAL, UPON NOTIFICATION, SHALL MAKE A WALL INSULATION INSPECTION IN ADDITION TO THOSE INSPECTIONS REQUIRED IN SECTION R109 OF THE INTERNATIONAL RESIDENTIAL CODE. THIS INSPECTION SHALL BE MADE AFTER ALL WALL AND CAVITY INSULATION IS IN PLACE AND PRIOR TO COVER. R104.2.3 PLUMBING ROUGH-IN INSPECTION

INSPECTIONS AT PLUMBING ROUGH-IN SHALL VERIFY COMPLIANCE AS REQUIRED BY THE CODE AND APPROVED PLANS AND SPECIFICATIONS AS TO THE TYPES OF INSULATION AND CORRESPONDING R VALUES AND PROTECTION, AND REQUIRED CONTROLS.

R104.2.4 MECHANICAL ROUGH-IN INSPECTION

INSPECTIONS AT MECHANICAL ROUGH IN SHALL VERIFY COMPLIANCE AS REQUIRED BY THE CODE AND APPROVED PLANS AND SPECIFICATIONS AS TO INSTALLED HVAC EQUIPMENT TYPE AND SIZE, REQUIRED CONTROLS, SYSTEM INSULATION AND CORRESPONDING R-VALUE, SYSTEM AIR LEAKAGE CONTROL PROGRAMMABLE THERMOSTATS, DAMPERS, WHOLE-HOUSE VENTILATION AND MINIMUM FAN EFFICIENCY.

### CHAPTER 3 - GENERAL REQUIREMENTS

TABLE R301.1 CLIMATE ZONES, MOISTURE REGIMES, AND WARM-HUMID DESIGNATIONS KING COUNTY IS CONSIDERED CLIMATE ZONE 4C (C = MARINE).

R303.1.1 BUILDING THERMAL ENVELOPE INSULATION THE INSULATION INSTALLER SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURE AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. FOR BLOWN IN OR SPRAYED INSULATION, THE INITIAL THICKNESS, SETTLED THICKNESS, SETTLED RVALUE, INSTALLED DENSITY, COVERAGE AREA AND NUMBER OF BAGS INSTALLED SHALL BE LISTED ON THE CERTIFICATION. THE INSULATION INSTALLER SHALL SIGN, DATE AND POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE. R303.1.1.1 BLOWN OR SPRAYED ROOF/CEILING INSULATION

THE THICKNESS OF BLOWN-IN OR SPRAYED ROOF/CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES (MM) ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET (28m2) THROUGHOUT THE ATTIC SPACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS A MINIMUM OF 1 INCH (25 MM) IN HEIGHT.

R303.3 MAINTENANCE INFORMATION MAINTENANCE INSTRUCTIONS SHALL BE FURNISHED FOR EQUIPMENT AND SYSTEMS THAT REQUIRE PREVENTIVE MAINTENANCE. REQUIRED REGULAR MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL SHALL INCLUDE THE TITLE OR PUBLICATION NUMBER FOR THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF PRODUCT.

### CHAPTER 4 - RESIDENTIAL ENERGY EFFICIENCY

R401.2 COMPLIANCE PROJECTS SHALL COMPLY WITH ONE OF THE FOLLOWING:

1) SECTIONS R401 THROUGH R404. IN ADDITION, DWELLING UNITS AND SLEEPING UNITS IN A RESIDENTIAL BUILDING SHALL COMPLY WITH SECTION R406 (PRESCRIPTIVE).

R401.3 CERTIFICATE (MANDATORY) A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL. SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BELOW GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING; AND THE RESULTS FROM THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FLOW RATE TEST. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT. THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING, WHOLE-HOUSE MECHANICAL VENTILATION, AND SERVICE WATER HEATING APPLIANCES. WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATE SHALL LIST "GAS-FIRED UNVENTED ROOM HEATER." "ELECTRIC FURNACE" OR "BASEBOARD ELECTRIC HEATER," AS APPROPRIATE, AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS.

TABLE 402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE 5	AND MARINE 4	
Fenestration U-Factor	0.30	
Skylight <sup>e</sup> U-Factor	202503	
Ceiling R-Value*	2 <b>49</b> 0	Ĩ
Wood Frania Wall <sup>y T</sup> R-Value	Zillini	
Floor R-Nalue	i <b>naja</b> nji	1
Below-Grade <sup>2H</sup> Wall R-value	(10/15)/31/101 - 5703-	
Stab <sup>6,4</sup> R-Value & Depth	10. Z ti	

R402.1.2 R-VALUE COMPUTATION INSULATION MATERIAL USED IN LAYERS, SUCH AS FRAMING CAVITY INSULATION. OR CONTINUOUS INSULATION SHALL BE SUMMED TO COMPUTE THE CORRESPONDING COMPONENT R-VALUE. THE MANUFACTURER'S SETTLED R-VALUE SHALL BE USED FOR BLOWN INSULATION. COMPUTED R-VALUES SHALL NOT INCLUDE AN R-VALUE FOR OTHER BUILDING MATERIALS OR AIR FILMS. WHERE INSULATED SIDING IS USED FOR THE PURPOSE OF COMPLYING WITH THE CONTINUOUS INSULATION REQUIREMENTS OF TABLE R402.1.1, THE MANUFACTURER'S LABELED R-VALUE FOR INSULATED SIDING SHALL BE REDUCED BY R-0.6.

2.1.6 VAPOR RETARDER WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF SECTION R702.7. OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 1405.3 OF THE INTERNATIONAL BUILDING CODE, AS APPLICABLE. R402.2 SPECIFIC INSULATION REQUIREMENTS (PRESCRIPTIVE) R402.2.1 CEILINGS WITH ATTIC SPACES WHERE SECTION R402.1.1 WOULD REQUIRE R-49 INSULATION IN THE CEILING, INSTALLING R-38 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.3 AND THE TOTAL UA ALTERNATIVE IN SECTION R402.1.4. R402.2.3 EAVE BAFFLE FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS, BAFFLES SHALL MAINTAIN AN OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT. THE BAFFLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION. THE BAFFLE SHALL BE PERMITTED TO BE ANY SOLID MATERIAL R402.2.4 ACCESS HATCHES AND DOORS ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION. A WOOD-FRAMED OR EQUIVALENT BAFFLE OR RETAINER IS REQUIRED TO BE PROVIDED WHEN LOOSE-FILL INSULATION IS INSTALLED, THE PURPOSE OF WHICH IS TO PREVENT THE LOOSE-FILL INSULATION FROM SPILLING INTO THE LIVING SPACE WHEN THE ATTIC ACCESS IS OPENED, AND TO PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSEFILL.

INSULATION. EXCEPTION: VERTICAL DOORS THAT PROVIDE ACCESS FROM CONDITIONED TO UNCONDITIONED SPACES SHALL BE PERMITTED TO MEET THE FENESTRATION REQUIREMENTS OF TABLE R402.1.1. R402.2.7 FLOORS FLOOR FRAMING-CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING. EXCEPTION: THE FLOOR FRAMING-CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOPSIDE OF SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE BOTTOM SIDE OF FLOOR FRAMING WHERE COMBINED WITH INSULATION THAT MEETS OR EXCEEDS THE MINIMUM WOOD FRAME WALL R-VALUE IN TABLE 402.1.1 AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERMETER FLOOR FRAMING MEMBERS. R402.2.9 SLAB-ON-GRADE FLOORS THE MINIMUM THERMAL RESISTANCE (R-VALUE) OF THE INSULATION AROUND THE PERIMETER OF UNHEATED OR HEATED SLAB-ON-GRADE FLOORS SHALL BE AS SPECIFIED IN TABLE 402.1.1. THE INSULATION SHALL BE PLACED ON THE OUTSIDE OF THE FOUNDATION OR ON THE INSIDE OF THE FOUNDATION WALL. THE INSULATION SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB FOR A MINIMUM DISTANCE AS SHOWN IN THE TABLE OR TO THE TOP OF THE FOOTING, WHICHEVER IS LESS, OR DOWNWARD TO AT LEAST THE BOTTOM OF THE SLAB AND THEN HORIZONTALLY TO THE INTERIOR OR EXTERIOR FOR THE TOAL DISTANCE SHOWN IN THE TABLE. R402.3 FENESTRATION (PRESCRIPTIVE) R402.3.1 U-FACTOR AN AREA-WEIGHTED AVERAGE OF FENESTRATION PRODUCTS SHALL BE PERMITTED TO SATISFY THE

U-FACTOR REQUIREMENTS. R402.3.2 GLAZED FENESTRATION SHGC R402.4 AIR LEAKAGE (MANDATORY) R402.4.1 BUILDING THERMAL ENVELOPE CONTRACTION.

R402.4.1.1 INSTALLATION

IABLE	R402.4.1.1, /
BUILDI	NG OFFICIAL
COMPL	ANCE.

	COMPONEN
	a Raquiterne
Carty	( <b>8</b> 0511.9627) P.15 -
Wale	
	ana, skynigale.

### CHAPTER 4 - RESIDENTIAL ENERGY EFFICIENCY (CONTINUED)

AN AREA-WEIGHTED AVERAGE OF FENESTRATION PRODUCTS MORE THAN 50-PERCENT GLAZED SHALL BE PERMITTED TO SATISFY THE SHGC REQUIREMENTS.

THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1.1 AND R402.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND

THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE R402.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE R402.4.1.1, AS APPLICABLE TO THE METHOD OF CONSTRUCTION. WHERE REQUIRED BY THE , AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY

ENT.	AIR BARRIER CRITERIA	INSULATION CRITERIA"
ientec	A continuous so barrier still be betalert in the building envelope Sateria. The that downlope contails at continuous at bender Breaks or joints in the air terrier shell be sended	An permentis containin shall rache
		All caveless in the thermal envelope include billed with anticipies. The density of the straighters shall be at the manufacturers product movementations and sold density of all be manufacturers product row of each caveled by the insufacture of each caveled by the insufacture of each caveled by the insufacture of each caveled by the rest insufacture of the caveled by the rest insufacture of the rest of the the rest insufacture of the caveled by the rest insufacture of the caveled by the rest insufacture and obstructions wants, the heat product with be not to fit the remain of caveled the caveled by the last is not a could contract on the cave and the caveled wants, and at the manufacturers of particle density. Where backet has the used, the manufacturers of the heat is anot be rest to the the bar is at stapling to the flow of the start is used, and material to the bar is at stapling to the flow of the start of the heat at a could be caveled to be able to a stapling to the flow of the start of the heat at a stapling to the manufacturers is an at the manufacturers is an at the caveled of the flow of the start of the heat at a stapling to the flow of the start of the heat at a stapling instance the start of the parts at a stapling instance the start of the parts at a start instance the manufacturers density and within the mean the the starts at a start instance the starts at a start of the instance the start of the parts at a start of the instance the start of the parts at a start of the instance the start of the parts at a start of the instance the start of the parts
	The an parties in any dropped using soffl shelf be aligned with the insulation and may gaps in the air barrier senied. Access openings, drop down stain of uses well down to preceditioned alto spaces shelf be septed.	The insulation many dropped certicul sofficients the abgrout with the attractions 65% infollation restailed in attra roof one ration may be compressed of esterior wall these to allow for required efficient wall these to allow for required efficients.
	The sending of the boundaries and all plate Stipl to scaled. The purchas of the Kap place and the of exertic walls shat be sended is needed to shat he sender.	Cavities within commentant beaders of home walk shall be insulated by compliancy blong the cavity with a register's home gas the many with a register's home gas the many estimates of R-3 year incharge of the many solution for famed with shall be destined in outstantial contact and continuous digit for the and before the solution of stantial contact and continuous digits for the and before the
aixe)	The spin a back and wind racing 2 and a spin and racing shall be set forming shall be set forming shall.	

COMPONENT	AR BARRIER CRITERIA	INSULATION CRITERIA
Rus Jone	Win tracts shall metade the set formers	Rais poists shall be machined.
Elhere lineudic) above generie and cantile unod fluore	The all barrier should be installed as and explored edge of inter lation	Clear transing could insulation shall be installed to monitain permanent control with the under site of exciting the King of Soci Iranuing caves insulation shall. be permitted to be in contact with the broades of ansalming no contentions - monitation mutation on the underrade of floor training and essent from the bottom to the broad all permitter floor from the top of all permitter floor from a members.
Convel space with	Personal each in presented crowbapaces even to correct with a Class I. black wass- reterder with coordacoing joints laped	Where provided bound of fices meanshirt we donor prior to potnor why attached to the convidence wars.
Chatta, periorala es	Dust stells, utility peopleticities and flue shafts (proving to extension) or contributed spece shaft be enaled	
Narrow can then		Batts in narrow cavilies shall be suit to fit and installed to the correct density without any voids or support component. Or narrow cavilies shall be fitted by recurding that ont installation readily conforms forthe analigned cavily conforms for the
Consign apparalise	Air sealing shall be provided botween the garage and conditioned sources	
the case and ing thing	Hecessed light rotures instated in the busicing thermal environs shall be sealed in the finished surface	Necession light fixtures shallaned in the building thermal envelope shall be all with and IC catest
Paratic grant works		Balt insulation shall be out nearly to fit accurat writing analytic afficient in sections wates. In era shall be no works or gaps or contentions writing out to fit. — Insulation that on abstratistical reacting contention to available opage shall — extend behaved opping and writing.
Shower up on extent wall	The air southeninstance of extends water etilizeeril to showers and tube shall sonatch the use from the specials and tube	Estorior walls adjacent iC showeds and luce shall be invalated
Particulations tox on acceptor wall	The air parties shall be unitalled heated electrical or communication boxes or air braied boxes analise histolice.	
HOME CONSIGNATION	HVAC scorely and return register brows- chall be scaled to the subdom, wall r covering is trained sensitivited by the boot.	
Corrected spontenes	When required to be scaled, convexied the sprinklers shall only be scaled in a mainter rout is recommended to the transformer- Coulding or Athon adhesive prolands shall not be dead to fill units between the sprinklar cover place and waits once slings:	

to addition, inapportion of log wints abalf for in accordance with the provisions of RCG-400.

### R402.4.1.2 TESTING

THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). FOR THIS TEST ONLY, THE VOLUME OF THE HOME SHALL BE THE CONDITIONED FLOOR AREA IN FT2 (M2) MULTIPLIED BY 8.5 FEET (2.6 M). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS. OF THE BUILDING THERMAL ENVELOPE. ONCE VISUAL INSPECTION HAS CONFIRMED SEALING (SEE TABLE R402.4.1.1), OPERABLE WINDOWS AND DOORS MANUFACTURED BY SMALL BUSINESS SHALL BE PERMITTED TO BE SEALED OFF AT THE FRAME PRIOR TO THE TEST. DURING TESTING:

1) EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHER-STRIPPING OR OTHER INFILTRATION CONTROL MEASURES. 2) DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES.

3) INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN. 4) EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS

SHALL BE SEALED. 5) HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE TURNED OFF. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE FULLY OPEN. R402.4.3 FENESTRATION AIR LEAKAGE

WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT, WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/ WDMA/CSA 101/LS2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.

EXCEPTION: FIELD FABRICATED FENESTRATION RPODUCTS (WINDOWS, SKYLIGHTS AND DOORS). R402.4.5 RECESSED LIGHTING

RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE TYPE IC-RATED AND CERTIFIED UNDER ASTM E283 AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM (0.944 L/S) WHEN TESTED AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL AND SHALL HAVE A LABEL ATTACHED SHOWING COMPLIANCE WITH THIS TEST METHOD. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. R403.1 CONTROLS (MANDATORY)

AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. R403.1.1 PROGRAMMABLE THERMOSTAT

WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE ENERGY STAR CERTIFIED AND CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY, THE THERMOSTAT SHALL ALLOW FOR, AT A MINIMUM, A 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE

SETBACK/SETUP PERIODS PER DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK, SET UP OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANUFACTURER WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70°F (21°C) AND A COOLING TEMPERATURE SET POINT. NO LOWER THAN 78°F (26°C). THE THERMOSTAT AND/OR CONTROL SYSTEM SHALL HAVE AN ADJUSTABLE DEADBAND OF NOT LESS THAN

R403.1.2 HEAT PUMP SUPPLEMENTARY HEAT UNITARY AIR COOLED HEAT PUMPS SHALL INCLUDE CONTROLS THAT MINIMIZE SUPPLEMENTAL HEAT USAGE DURING START-UP, SET-UP, AND DEFROST CONDITIONS. THESE CONTROLS SHALL ANTICIPATE NEED FOR HEAT AND USE COMPRESSION HEATING AS THE FIRST STAGE OF HEAT. CONTROLS SHALL INDICATE WHEN SUPPLEMENTAL HEATING IS BEING USED THROUGH VISUAL MEANS (E.G., LED INDICATORS). HEAT PUMPS EQUIPPED WITH SUPPLEMENTARY HEATERS SHALL BE INSTALLED WITH CONTROLS THAT PREVENT SUPPLEMENTAL HEATER OPERATION ABOVE 40°F, AT FINAL INSPECTION THE AUXILIARY HEAT LOCK OUT CONTROL SHALL BE SET TO 35"F OR LESS.

R403.3 DUCTS

R403.3.1 INSULATION (PRESCRIPTIVE) DUCTS OUTSIDE THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-8. EXCEPTION: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

R403.3.2 SEALING (MANDATORY)

DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE. EXCEPTIONS:

1) AIR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALS.

2) FOR DUCTS HAVING A STATIC PRESSURE CLASSIFICATION OF LESS THAN 2 INCHES OF WATER COLUMN (500 PA), ADDITIONAL CLOSURE SYSTEMS SHALL NOT BE REQUIRED FOR CONTINUOUSLY WELDED JOINTS AND SEAMS, AND LOCKING-TYPE JOINTS AND SEAMS OF OTHER THAN THE SNAPLOCK AND BUTTON-LOCK TYPES.

R403.3.2.1 SEALED AIR HANDLER

AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NO MORE THAN 2 PERCENT OF THE DESIGN AIR FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193.

### CHAPTER 4 - RESIDENTIAL ENERGY EFFICIENCY (CONTINUED)

R403.3.3 DUCT TESTING (MANDATORY) DUCTS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH WSU RS-33, USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED.

EXCEPTION: THE TOTAL LEAKAGE TEST OR LEAKAGE TO THE OUTDOORS IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.

### R403.3.4 DUCT LEAKAGE (MANDATORY)

THE TOTAL LEAKAGE OF THE DUCTS, WHERE MEASURED IN ACCORDANCE WITH SECTION R403.3.3, SHALL BE AS FOLLOWS:

1) ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM (113.3 L/MIN) PER 100 SQUARE FEET (9.29 M2) OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM (85 L/MIN) PER 100 SQUARE FEET (9.29 M2) OF CONDITIONED FLOOR AREA. 2) POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CUBIC FEET PER. MINUTE PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.

R403.3.5 BUILDING CAVITIES (MANDATORY)

BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS. R403.4 MECHANICAL SYSTEM PIPING INSULATION (MANDATORY)

MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F (41°C) OR BELOW 55°F (13°C) SHALL BE INSULATED TO A MINIMUM OF R-6.

R403.4.1 PROTECTION OF PIPING INSULATION

PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND, AND SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE PERMITTED.

### R403.5 SERVICE HOT WATER SYSTEMS

ENERGY CONSERVATION MEASURES FOR SERVICE HOT WATER SYSTEMS SHALL BE IN ACCORDANCE WITH SECTIONS R403.5.1 THROUGH R403.5.5. SERVICE WATER-HEATING EQUIPMENT SHALL MEET THE REQUIREMENTS OF DOE 10 CFR Part 430 UNIFORM ENERGY FACTOR OR THE EQUIPMENT SHALL MEET THE REQUIRMENTS OF THE SECTION C404.2.

EACH UNIT WILL HAVE A SEPARATE WATER METER WITH REMOTE READING CAPABILITY.

### R403.5.3 HOT WATER PIPE INSULATION (PRESCRIPTIVE)

INSULATION FOR HOT WATER PIPE, BOTH INSIDE AND OUTSIDE THE CONDITIONED SPACE, SHALL HAVE A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3. EXCEPTION: PIPE INSULATION IS PERMITTED TO BE DISCONTINUOUS WHERE IT PASSES THROUGH STUDS, JOISTS OR OTHER STRUCTURAL MEMBERS AND WHERE THE INSULATED PIPES PASS OTHER PIPING, CONDUIT OR VENTS, PROVIDED THE INSULATION IS INSTALLED TIGHT TO EACH OBSTRUCTION.

### R403.6 MECHANICAL VENTILATION (MANDATORY)

THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

### R403.6.1 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY

MECHANICAL VENTILATION SYSTEM FANS SHALL MEET THE EFFICACY REQUIREMENTS OF TABLE R403.6.1. EXCEPTION: WHERE AN AIR HANDLER THAT IS INTEGRAL TO THE TESTED AND LISTED HVAC EQUIPMENT IS USED TO PROVIDE WHOLE-HOUSE VENTILATION, THE AIR HANDLER SHALL BE POWERED BY AN ELECTRONICALLY COMMUTATED MOTOR:

TABLE R403.6.1 MECHANICAL VENTILATION SYSTEM FAN EFFICACY

FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)
HRV or ERV	Any	1.2 cfm/watt	Any
Range hoods	Any	2.8 cfm/watt	Any
In-line fan	Any	2.8 cfm/watt	Any
Bathroom, utility room	10	1.4 cfm/watt	< 90
Bathroom, utility room	90	2.8 cfm/watt	Any

### R403.7 EQUIPMENT SIZING AND EFFICIENCY RATING (MANDATORY)

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUALS BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. THE OUTPUT CAPACITY OF HEATING AND COOLING EQUIPMENT SHALL NOT BE GREATER THAN THAT OF THE SMALLEST AVAILABLE EQUIPMENT SIZE THAT EXCEEDS THE LOADS CALCULATED, INCLUDING ALLOWABLE OVERSIZING LIMITS. EQUIPMENT SHALL MEET THE MINIMUM FEDERAL EFFICIENCY STANDARDS AS REFERENCED IN TABLES C403.3.2(1), C403.3.2(2), C403.3.2(3), C403.3.2(4), C403.3.2(5), C403.3.2(6), C403.3.2(7), C403.3.2(8) AND C403.3.2(9) AND TESTED AND RATED IN ACCORDANCE WITH THE APPLICABLE TEST PROCEDURE.

### R404.1 LIGHTING EQUIPMENT (MANDATORY)

A MINIMUM OF 90 PERCENT OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

### R406 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS

R406.1 SCOPE THIS SECTION ESTABLISHES ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS FOR ALL NEW CONSTRUCTION COVERED BY THIS CODE, INCLUDING ADDITIONS SUBJECT TO SECTION R502 AND CHANGE OF OCCUPANCY OR USE SUBJECT TO SECTION R505 UNLESS SPECIFICALLY EXEMPTED IN SECTION R406. CREDIT FROM BOTH SECTIONS R406.2 AND R406.3 ARE REQUIRED.

R406.3 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS REQUIRED CREDITS FOR DWELLING UNITS SERVING R-2 OCCUPANCIES: 4.5 THE FOLLOWING ENERGY CREDIT CRITERIA WILL BE MET:

### TABLE 406.2 FUEL NORMALIZATION CREDITS

4 ELECTRIC RESISTANCE W/ DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM 0.0 For heating system based on electric resistance with a ductless mini-split heat pump system in accordance with Section R403.7 including the exception

TABLE 406.3 ENERGY CREDITS SEE SHEET T1.4A



### **Environmental Works** COMMUNITY DESIGN CENTER

402 15th Avenue East Seattle, Washington 98112

206.329.8300 Office 206.329.5494 Fax





### SNO-VALLEY SENIOR HOUSING 31845 W Commercial St. Carnation, WA 98014



### EMERGY AND MECHANICAL CODE **INFORMATION AND** COMPLIANCE

		Issuance
		PERMIT
		Date
		MAY 22, 2023
		BID SET
REV #	Date	Description
	3/28/23	REVISION
	5/22/23	BID SET

Drawn By:
MW
Checked By (P.M.):
RT
Checked By (Q.C.):
RT
Project No.
20-058

T1.5 ∎

3	Table 406.3 – Energy Credits (Multifamily)
Option	Description
Contraction of the second s	FICIENCY HVAC EQUIPMENT OPTIONS option from Items 3.1 through 3.6 may be selected in this category.
313	Energy Star rated (U.S. North) Gas or propane furnace with minimum AFU Energy Star rated (U.S. North) Gas or propane boiler with minimum AFUE
331	Closed-loop ground source heat pump; with a minimum COP of 3.3 or Open loop water source ficat pump with a maximum pumping hydraulic fi seet and minimum COP of 3.6. <sup>4</sup>
3.4	Ductless mini-split heat pump system, zonal control. In homes where the heating system is zonal electric heating, a ductless mini-split heat pump s minimum HSPF of 10.0 shall be installed and provide heating to the large housing unit.
	To qualify to claim this credit, the building permit drawings shall specify the refected and shall specify the heating equipment type and the minimum en-
16.	Ductless split system heat pumps with no electric resistance heating in the areas. A ductless heat pump system with a minimum HSPF of 10 shall be sinstalled to provide heat to entire idwelling unit at the design outdoor air. To gualify to claim this credit, the building permit drawings shall specify the selected, the heated floor area calculation, the heating equipment typels.
whichev	equipment efficiency, and total installed heat capacity (by equipment typ native heating source claed at a maximum of 0.5 W/ef (equivalent) of heate er is bigger, may be installed in the dwelling unit.
	Fy to claim this credit, the building permit drawings shall specify the option in the heating equipment type and the minimum equipment efficiency.
4. HIGH EI	FICIENCY HVAC DISTRIBUTION SYSTEM OPTIONS
	All supply and return ducts located in an unconditioned attic shall be dee ceiling insulation in accordance with Section R403.3.7.
4.1	For mechanical equipment located outside the conditioned space, a maxi linear feet of return duct and 5 linear feet of supply duct connections to t may be outside the deepty buried insulation. All metallic ducts located ou conditioned space must have both transverse and longitudinal joints seak if flex ducts are used, they cannot contain splices.
	Duct leakage shall be limited to 3 cfm per 100 square feet of conditioned
	Air handlers shall be located within the conditioned space

Prescriptive Parts - Multifamily

2018 Wastington State Energy Code R

in Washington Credits: MF AFUE of 95% or 1.0 FUE of 90% 3 lic head of 150 1.0 the primary space np system with a rgest zone of the 2.0 y the option being in equipment n the primary living be sized and air temperature. 3.0 ify the option being e(s), the minimum on being selected and shall deeply buried in naximum of 10 to the equipment d outside the sealed with mastic! 0.5 ned floor area.

	Multifamily (effective Fabruary 1, 2021)	
	Table 406.3 – Energy Credits (Multifamily)	
Option	Description T BUILDING ENVELOPE OPTIONS	Credits: MF
nly one o omplianc	e with the conductive UA targets is demonstrated using Section R402.1.4, Total UA alternat of UA(Target UA)) > the required XUA reduction Prescriptive compliance is based on Table R402.1.1 with the following modifications. Vertical fenestration U = 0.24	ive, where
1.2	Vertical fenestration U = 0.24 Vertical fenestration U = 0.20	1.0
1.4	Vertical tenestration 0 = 0.20         Prescriptive compliance is based on Table R402.1.1 with the following modifications:         Vertical fenestration 0 = 0.25         Wall R 21 plus R-4 cl         Floor R-38         Basement wall R-21 int plus R-5 cl         Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab or         Compliance based on Section R402.1.4: Reduce the Total conductive UA by 15%	1.0
1.5	Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.22 Celling and single-rafter or joist vaulted R-49 advanced Wood frame wall R-21 int plus R-12 ci Floor R-38 Basement wall R-21 int plus R-12 ci Stab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab of Compliance based on Section R402.1.4. Reduce the Total conductive UA by 30%	, Îŭs
[ <b>16</b> ]	Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.18 Colling and single rafter or joist vaulted R 60 advanced Wood frame wall R 21 int plus R 16 ci Floor R 48 Basement wall R 21 int plus R 16 ci Slab on grade R 20 perimeter and under entire Slab Below grade slab R 20 perimeter and under entire slab or Compliance based on Section R402.1 4. Reduce the Total conductive UA by 40%	2.0
<b>1</b> , <i>F</i> <sub>0</sub>	Advanced framing and raised heel trusses or rafters Vertical Glazing U-0.28 R-49 Advanced (U-0.020) as listed in Section A102.21, <i>Ceilings Delow a vented attic and</i> R-49, vaulted ceilings with full height of uncompressed insulation extending over the wall top plate at the eaves	65

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Presentative Path Muthamity

2018 Washington State Everyy Code-R

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	Table 406.3 – Energy Credits (Multifamily)			
Option	Description	Credits:		
0.00 . 3.919 60 . 9900 O	KAGE CONTROL AND EFFICIENT VENTILATION OPTIONS option from Items 2.1 through 2.4 may be selected in this category.			
	Compliance based on R402.4.1.2: Reduce the tested air leakage to 3.0 air changes per hour maximum at 50 Pascals or			
	For R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.3 cfm/sf maximum at 50 Pascals and			
	All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a high efficiency fan(s) (maximum 0.35 watts/cfm), not interlocked with the furnace fail (if present). Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode.	Līd		
	To qualify to claim this credit, the building permit drawings shall specify the option being selected and the maximum tested building air leakage, and shall show the qualifying ventilation system and its control sequence of operation.			
	Compliance based on Section R402.4.1.2 Reduce the tested air leakage to 2.0 air changes per hour maximum at 50 Pascals or			
2.2	For R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.25 cfm/sf maximum at 50 Pascals and	15		
	All whole house ventilation requirements as determined by Section M15073 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.65 <sup>-1</sup>			
	Compliance based on Section 8402.4,1.2 Reduce the tested air leakage to 1.5 air changes per hour maximum at 50 Pascals or			
23	For R-2 Occupancies, optional compliance based on Section R402.4.1.2. Reduce the tested air leakage to 0.25 cfm/sf maximum at 50 Pascals and	20		
	All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code or Section 403.8 of the International Mechanical Code Shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.75. <sup>1</sup>			
SZAT	Compliance based on Section R402.4.1.2 Reduce the fested air leakage to <b>0.6 air changes per hour</b> maximum at 50 Pascals or For R-2 Occupancies, optional compliance based on Section R402.4.1.2. Reduce the tested air leakage to <b>0.15 cfm/sf</b> maximum at 50 Pascals and	25		
	All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.80. Disct installation shall comply with Section R403.3.7			

Prescriptive Path - Multifamily

The	2018 Washington State Prescriptive Energy Code Compliance Multifamily (effective requirements apply to Group R-2 buildings	tive Februa		Version 1.1
- měž	Other Group R-2 buildings must comp		commercial e	
Sno-Val		Roger Tucke 206.787.137	r, Environmental	
dditior	tions: This multifamily project will use the requirate the minimum values listed. Based on the shall credits are checked as chosen by the permit	ize of the s applicant.	tructure, the a	ppropriate number of
rovide enestri	all information from the following tables as build ation Requirements by Component. Table R406.2	ing permit o - Fuel Norn	Irawings: Table nalization Credit	R402.1 - Insulation and s and 406.3 - Energy Credits
authori	zed Representative Roger Tucker	· Ari -	Date	95/19/2023
	All Climate Zones		2.1.1)	
	ation U-Factor			U-Factor *
	U-Factor 1 /n/a Fenestration SHGC 2 n/a		1	0.50
eiling *	49			0.026
Nood F loor	rame Wall <sup>en</sup> 21 int 30			0.056
5 K	rade Wall <sup>sh</sup> 10/15/21 m Value & Depth 10, 2 ft	the state of the s		0.042
a than A10 b The 10/ the the mte Sth d A-10 e over R <sup>2</sup> / f Slab the for clim	Ities are minimums. 4 factors and SHGC are maxim the label or design thickness of the insulation, the 1.4 shall not be less than the <i>R</i> -value specified in the fenestration 4 factor column excludes skylights (15/21+578° means R-10 continuous insulation on t interior of the wall, or R-21 cavity insulation plus a t interior of the basement wall, "10/15/21+578° shall rise of the basement wall, "10/15/21+578° shall rise of the basement wall, "10/15/21+578° shall rise of the basement wall plus R-5 continuous insula- ermal break between floor shab and basement wall. Continuous insulation is required under heated shall single rafter: or joist-vaulted ceilings, the insulation the top plate of the exterior wall. 5 continuous insulation installed over an existing sha insulation when applied to existing slabs complying requirements for thermal barriers protecting foam ( og structures developed in compliance with Standa <i>afe zone</i> a of ICC 400. (intermediate framing) debotes framing and insulation	compressed e table the exterior hermal brea li be permitt ition on the bon grade T may be redu th is deemed with Sectio plastics rd ICC 400, 1	R-value of the in of the wall, or R- k between the s ed to be met wit interior or exteri loors. See Sectio iced to R-38 if th L to be equivalen n RS03.1.1. If for og walls shall me	isulation from Appendix Tabl 15 continuous insulation on ab and the basement wall at h 8-13 cavity insulation on th or of the wall. "5TB" means f n R402.2.9.1. e full insulation depth extend t to the required perimeter in plastic is used, it shall mean set the requirements for
h fran	ning 16 inches on center, 78% of the wall cavity insu lation.	ਗਿਣਦੀ ਜ਼ਬਦੀ ਸ	aders insulated	with a minimum of R-10
· · ·	ilding Officials Only			
vezença	ie Parti - Aturturamity	e Energy Cod		
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5.6 Efficient Water Heating 6.1\* Renewable Electric Energy (3 credits max) 1.0 Z.1 Appliance Package 15-

 Z.1
 Appliance Package
 1.5
 Calculate Total
 Clear Fom

 a.
 An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit.
 6
 Equipment listed in Table C403.3.2(4) or C403.3.2(5)

 b.
 Equipment listed in Table C403.3.2(1) or C403.3.2(2)
 6
 Certain Calculation (Certain Calculation)

 c.
 Equipment listed in Table C403.3.2(1) or C403.3.2(2)
 6
 Certain Calculation (Certain Calculation)

 d.
 You cannot select more than one option from any category EXCEPT in category 5: Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.
 1.0 credit for each 1.200 kWh of electrical generation provided annually, up to 3 credits max. See Table 8406.2 for full requirements and complete option descriptions.

 1
 Use the single radiobutton in the upper right of the second column to deselect radiobuttons in that group.

Please print only pages 1 and 2 of this worksheet for submission to your building official.

Prescriptive Path Muthamily

5.5 Efficient Water Heating

2018 Washington State Energy Code R



**Environmental Works** COMMUNITY DESIGN CENTER

> 402 15th Avenue East Seattle, Washington 98112 206.329.8300 Office 206.329.5494 Fax





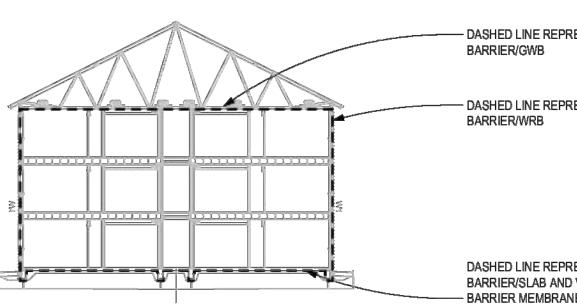
### SNO-VALLEY SENIOR HOUSING 31845 W Commercial St. Carnation, WA 98014



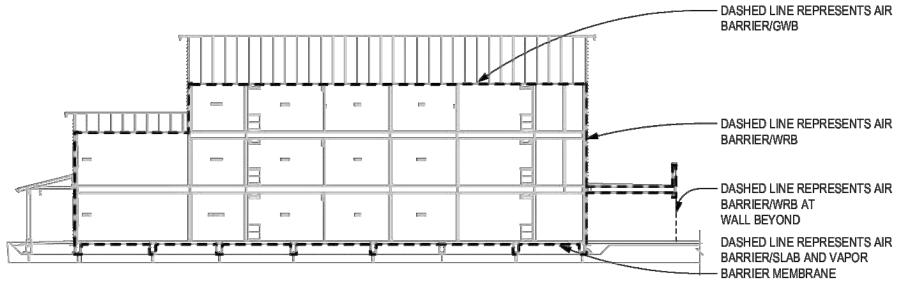
### WSEC CODE COMPLIANCE FORMS

		Issuance
		PERMIT
		Date
		MAY 22, 2023
		BID SET
REV #	Date	Description
_	3/28/23 5/22/23	REVISION BID SET

Drawn E	By:
Ν	/W
Checked By (P.M	l.):
	RT
Checked By (Q.C	;.):
	RT
Project N	lo.
20-05	58



5 North/South Section Envelope Diagram Scale: 1/8" = 1"0"

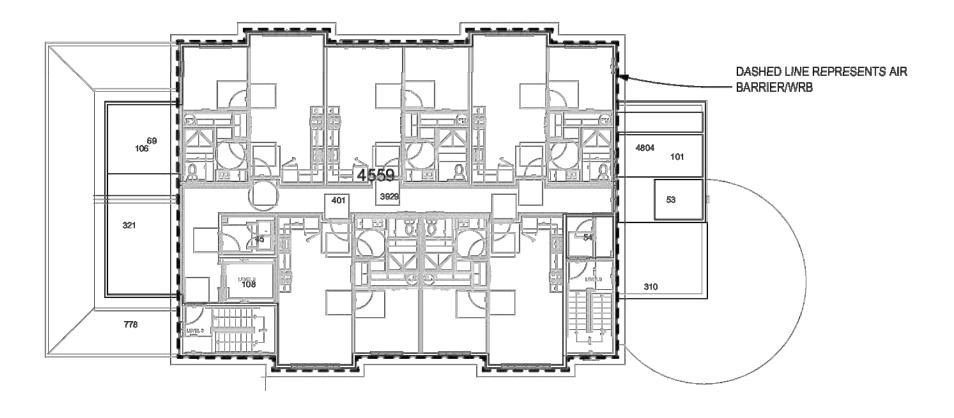


4 East/West Section Envelope Diagram Scale: 1/8" = 11-0"

- DASHED LINE REPRESENTS AIR

- DASHED LINE REPRESENTS AIR BARRIER/WRB

DASHED LINE REPRESENTS AIR BARRIER/SLAB AND VAPOR — BARRIER MEMBRANE

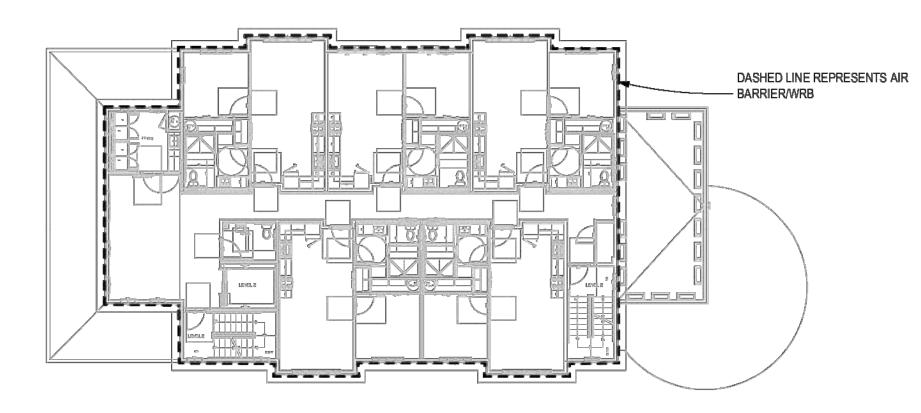


3 Third Roor Envelope Diagram Scale: 1/8" = 1'-0"

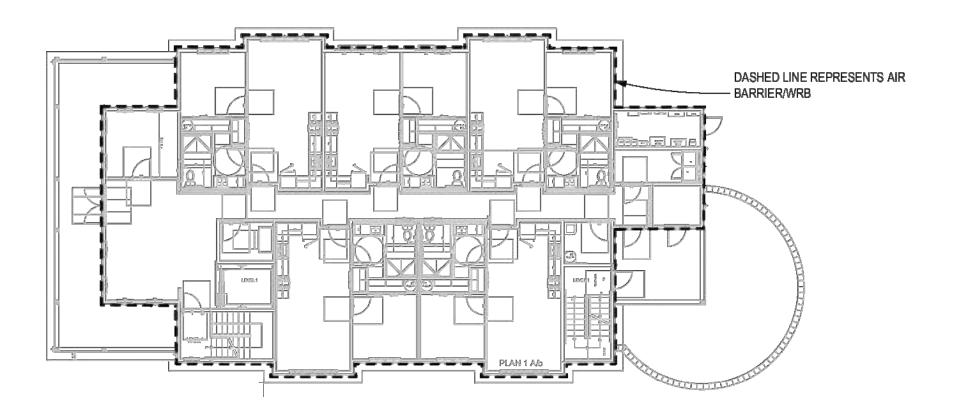
- DASHED LINE REPRESENTS AIR BARRIER/GWB

- DASHED LINE REPRESENTS AIR BARRIER/WRB

WALL BEYOND DASHED LINE REPRESENTS AIR BARRIER/SLAB AND VAPOR — BARRIER MEMBRANE



2 Second Floor Envelope Diagram Scale: 1/8" = 1'-0"



1 First Floor Envelope Diagram Scale: 1/8" = 1'-0"



Environmental Works COMMUNITY DESIGN CENTER

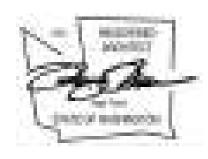
402 15th Avenue East Seattle, Washington 98112

206.329.8300 Office 206.329.5494 Fax



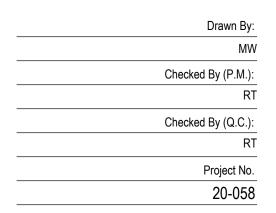


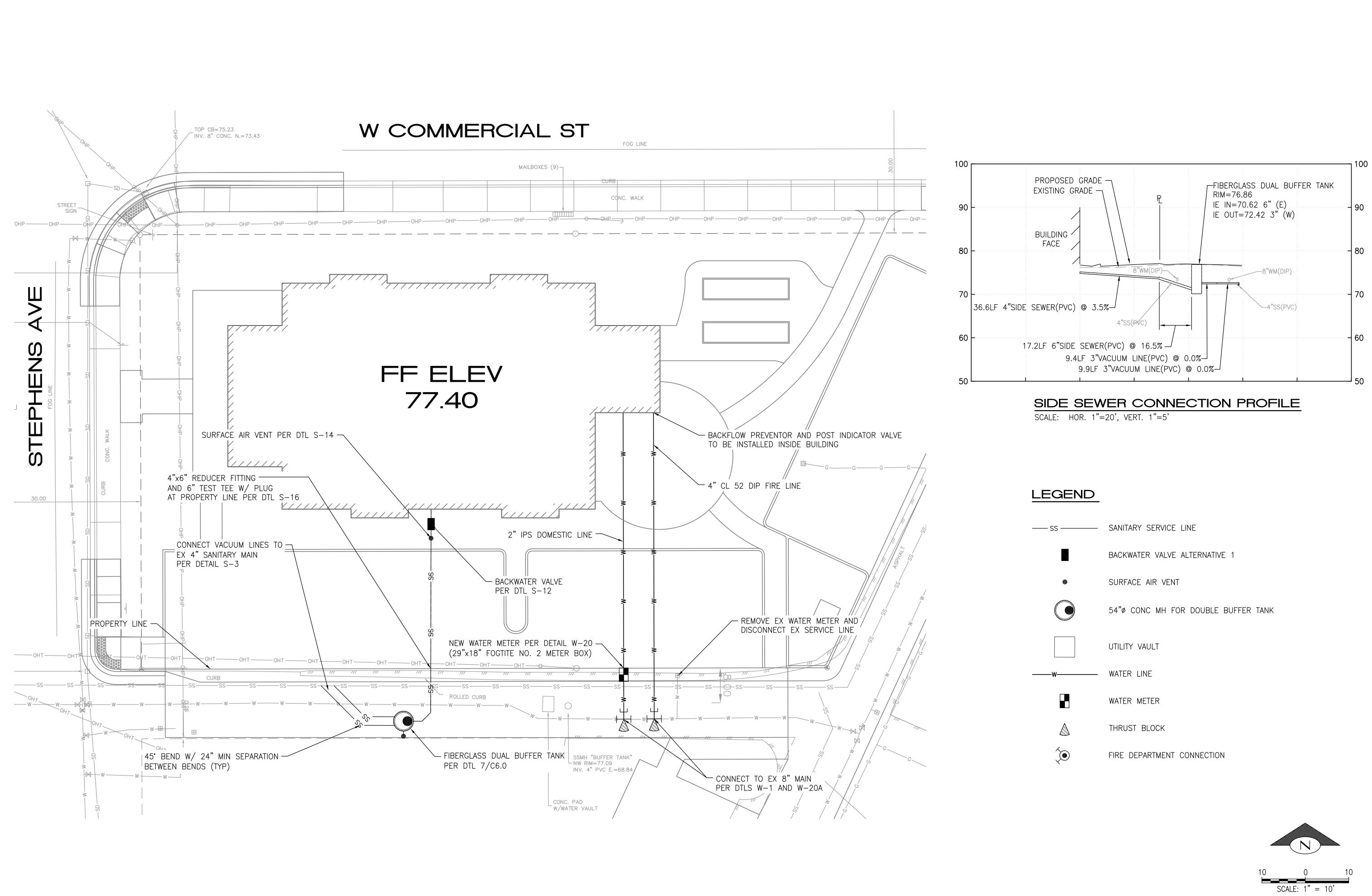




**AIR BARRIER** DIAGRAMS

		Issuance
		PERMIT
		Date
		MAY 22, 2023
		BID SET
REV #	Date	Description
_	3/28/23	REVISION
—	5/22/23	BID SET

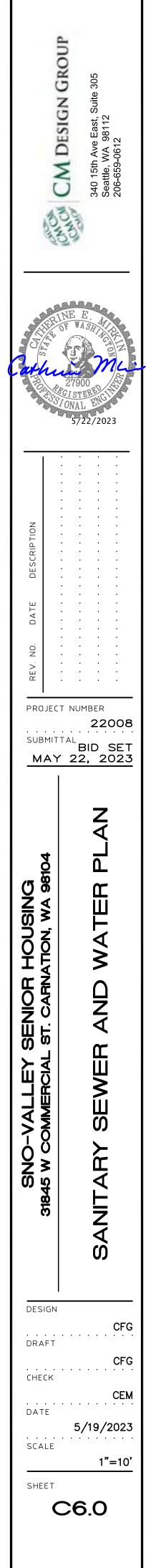


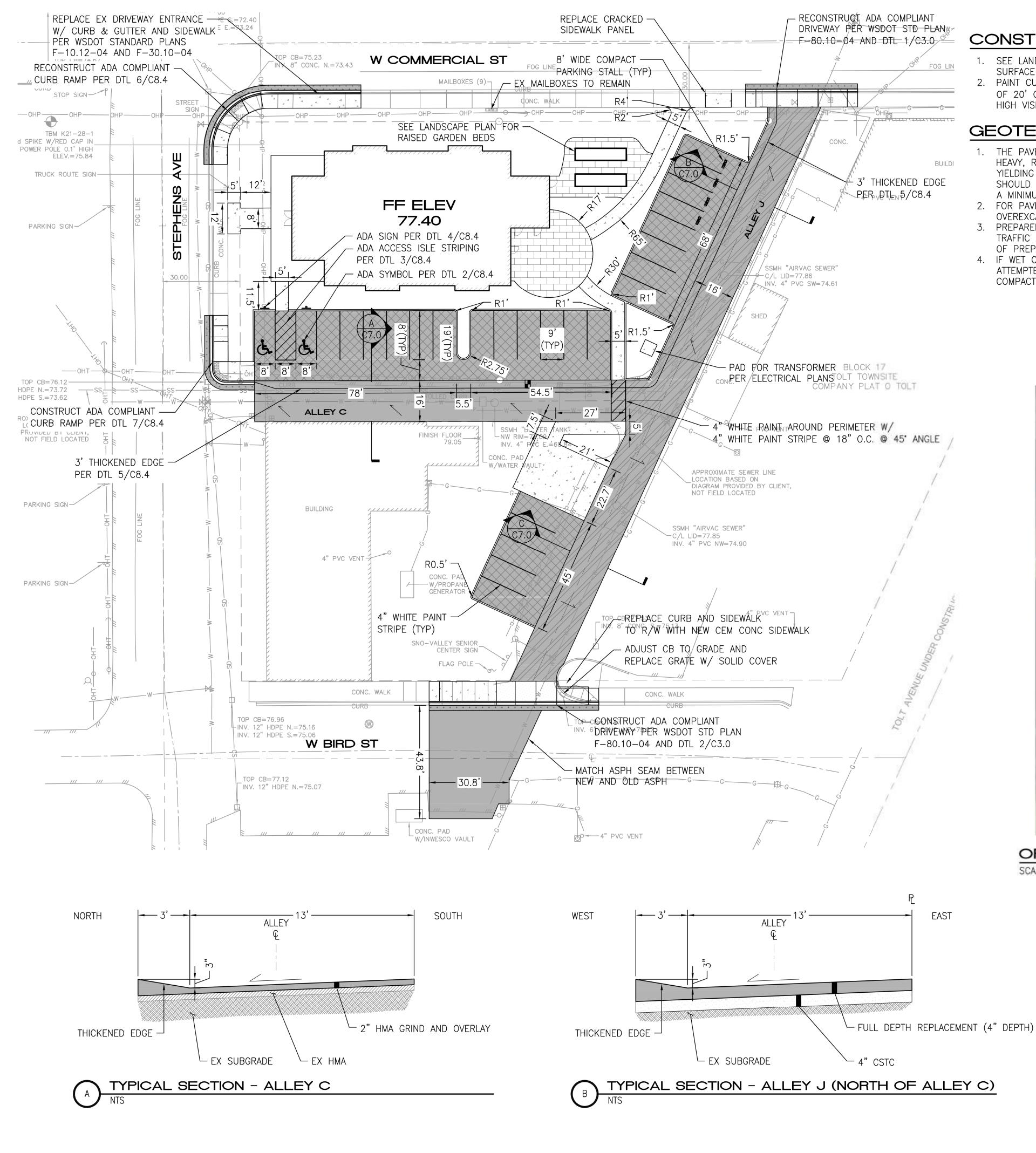


SS	SANITARY SERVICE LINE
	BACKWATER VALVE ALTERNATIVE 1
•	SURFACE AIR VENT
	54"ø CONC MH FOR DOUBLE BUFFER TANK
	UTILITY VAULT
W	WATER LINE
	WATER METER
	THRUST BLOCK
	FIRE DEPARTMENT CONNECTION

10		0		10
	SCALE	: 1"	= 10'	

CALL 2 BUSINESS DAYS **BEFORE YOU DIG!** 1-800-424-5555

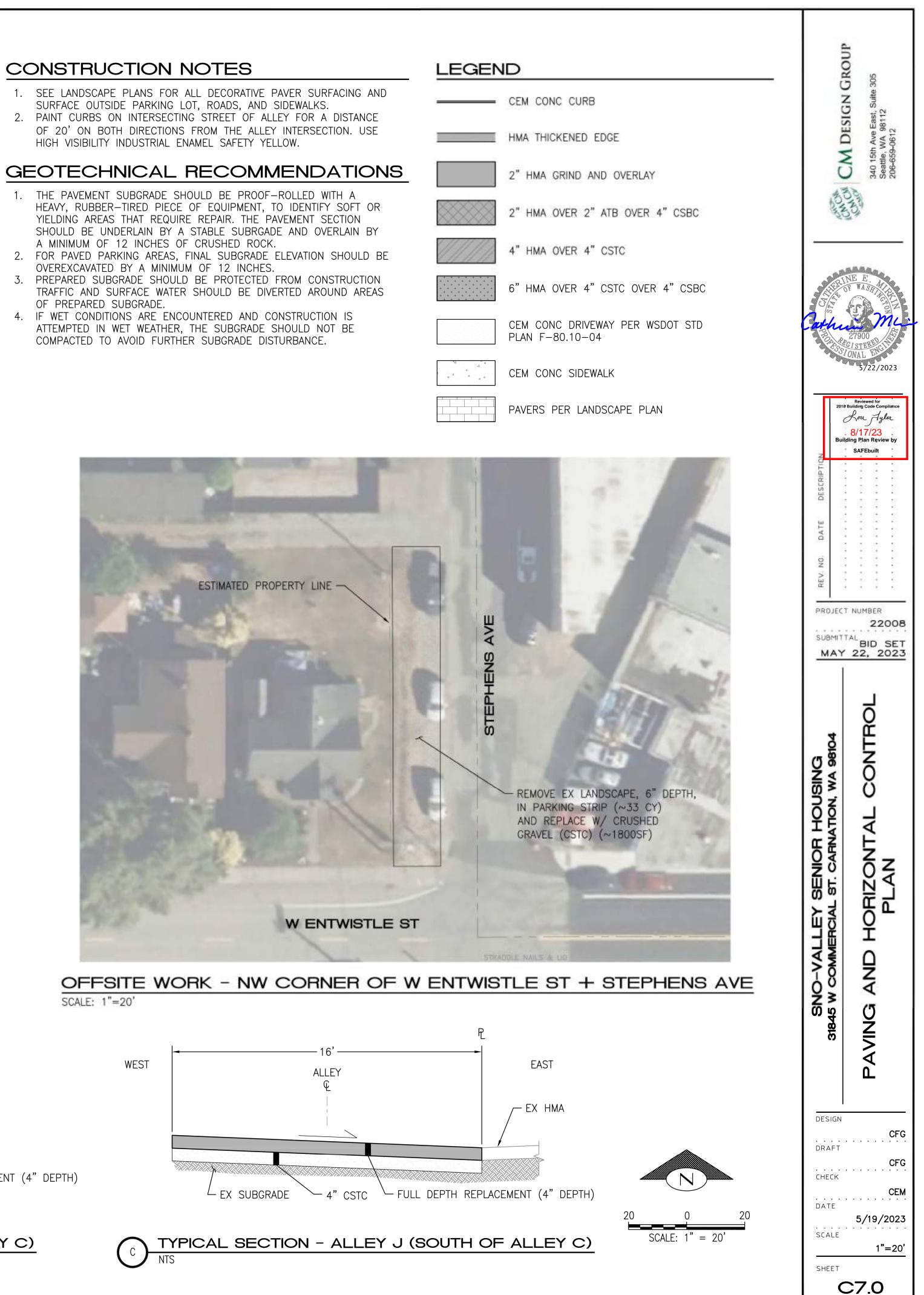




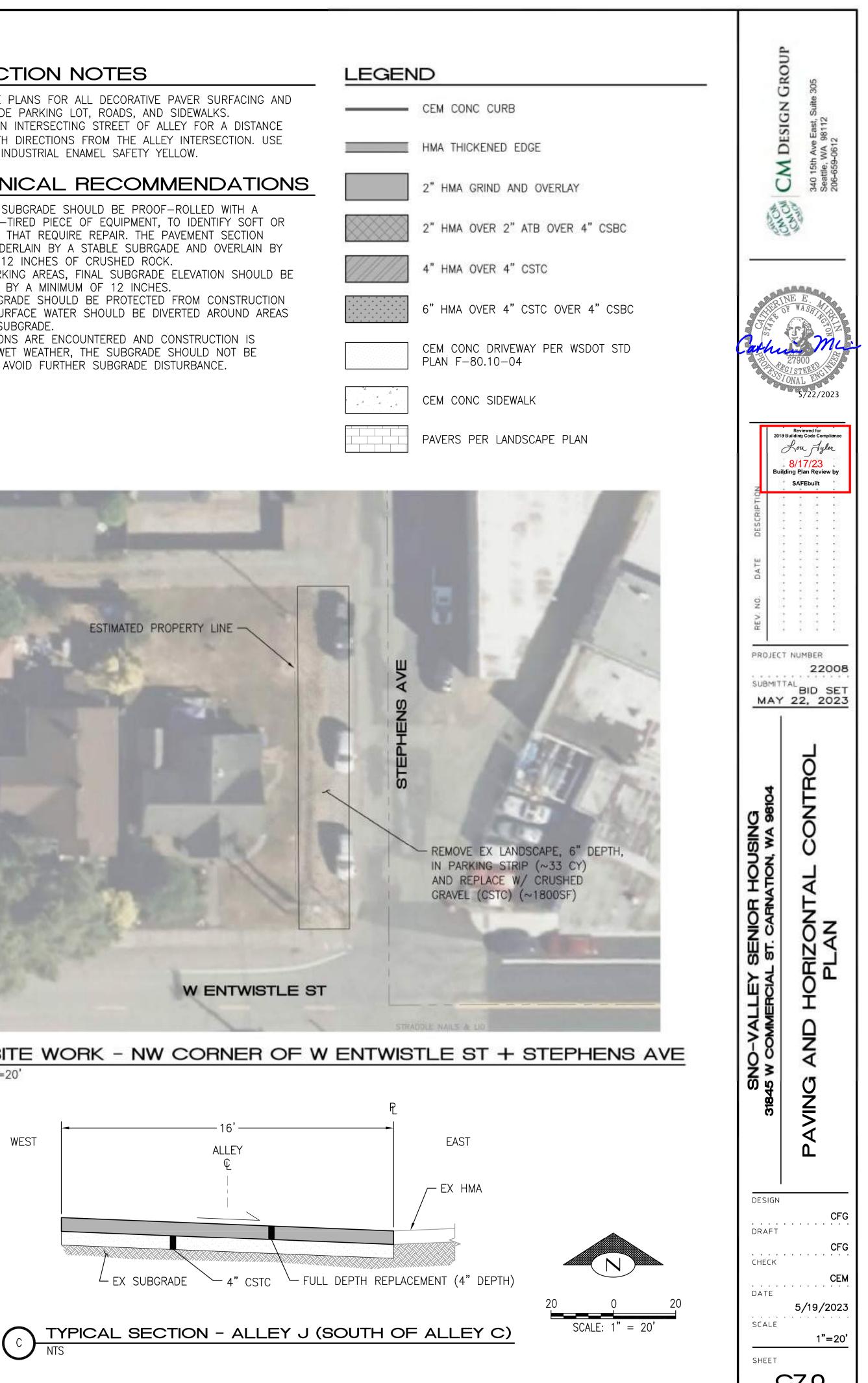
### CONSTRUCTION NOTES

- SURFACE OUTSIDE PARKING LOT, ROADS, AND SIDEWALKS.
- HIGH VISIBILITY INDUSTRIAL ENAMEL SAFETY YELLOW.

- 1. THE PAVEMENT SUBGRADE SHOULD BE PROOF-ROLLED WITH A A MINIMUM OF 12 INCHES OF CRUSHED ROCK.
- OVEREXCAVATED BY A MINIMUM OF 12 INCHES.
- OF PREPARED SUBGRADE.
- COMPACTED TO AVOID FURTHER SUBGRADE DISTURBANCE.

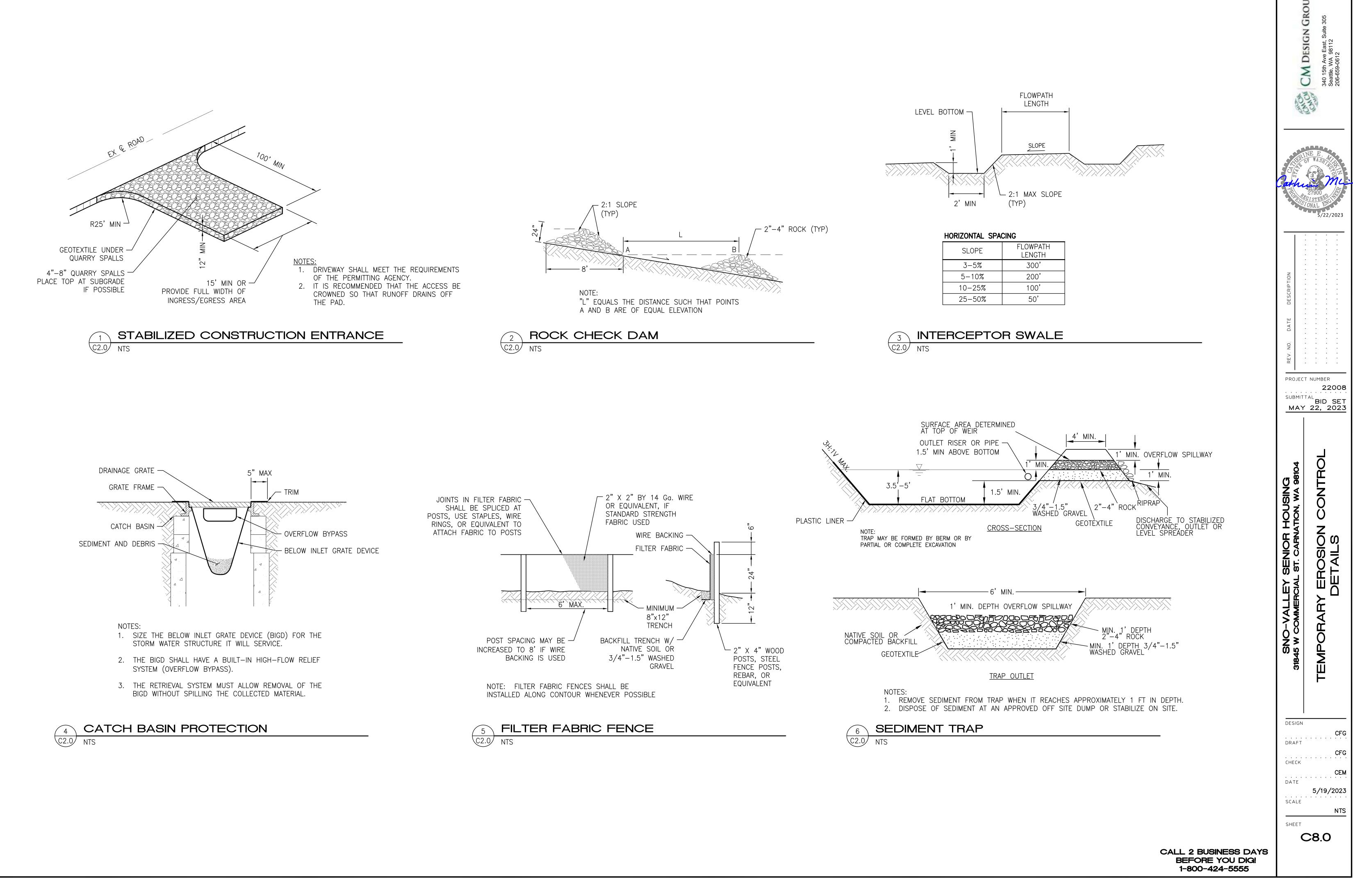


SCALE: 1"=20'

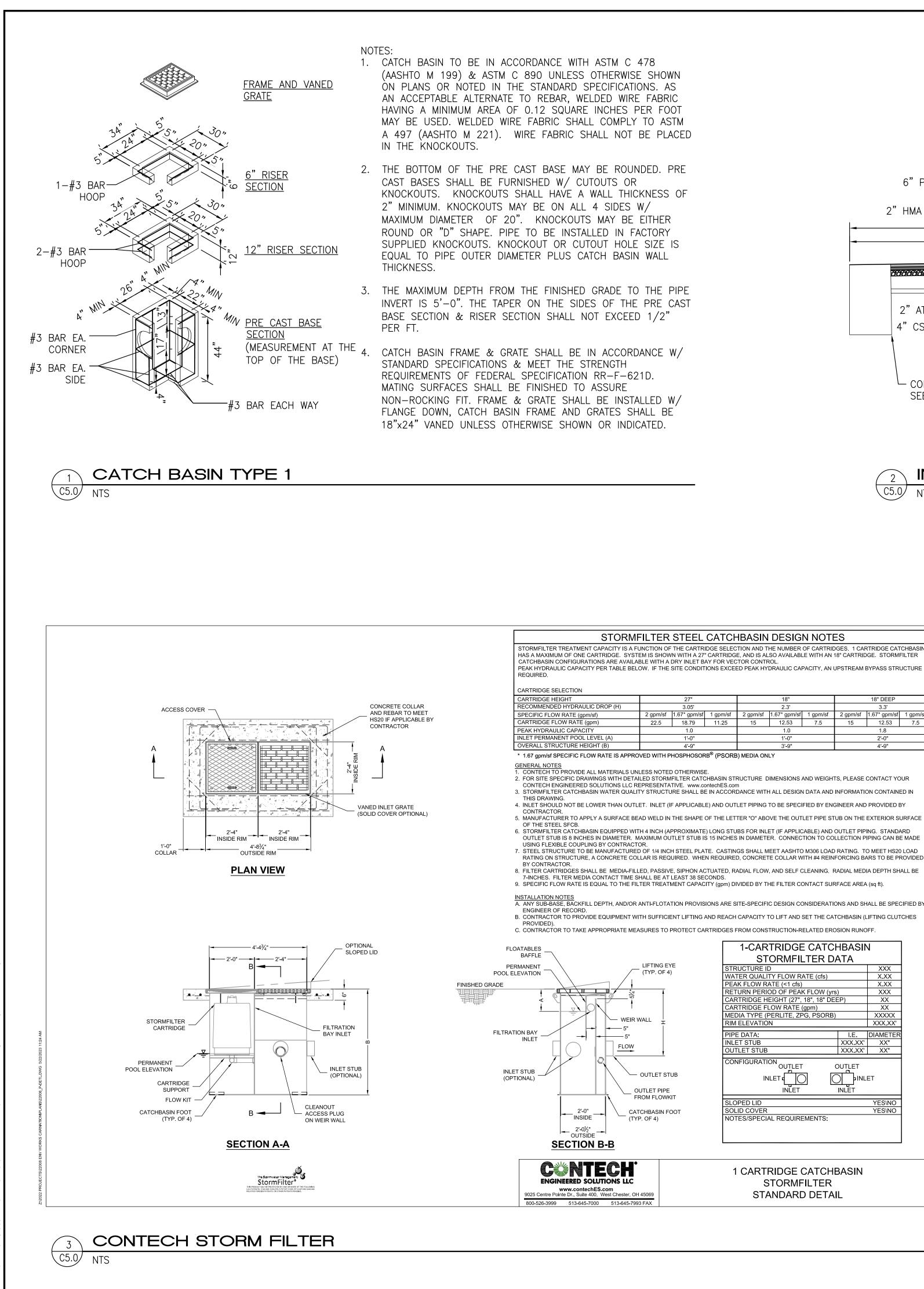


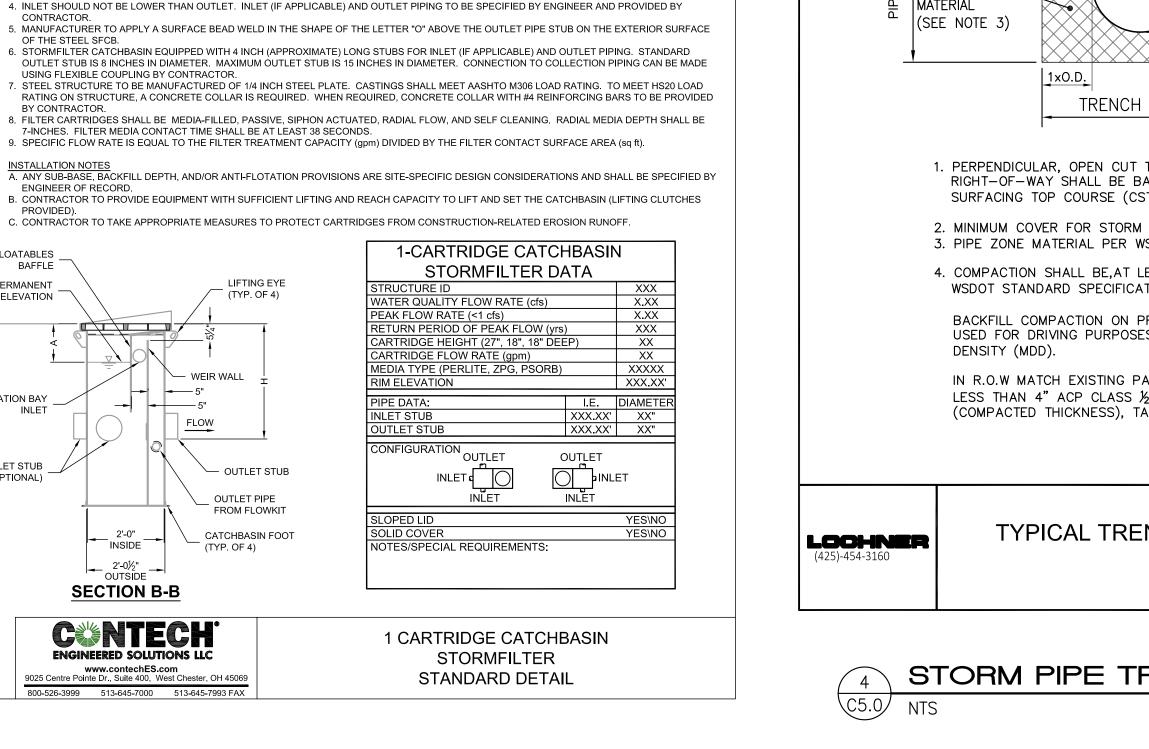
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1-800-424-5555



NTS

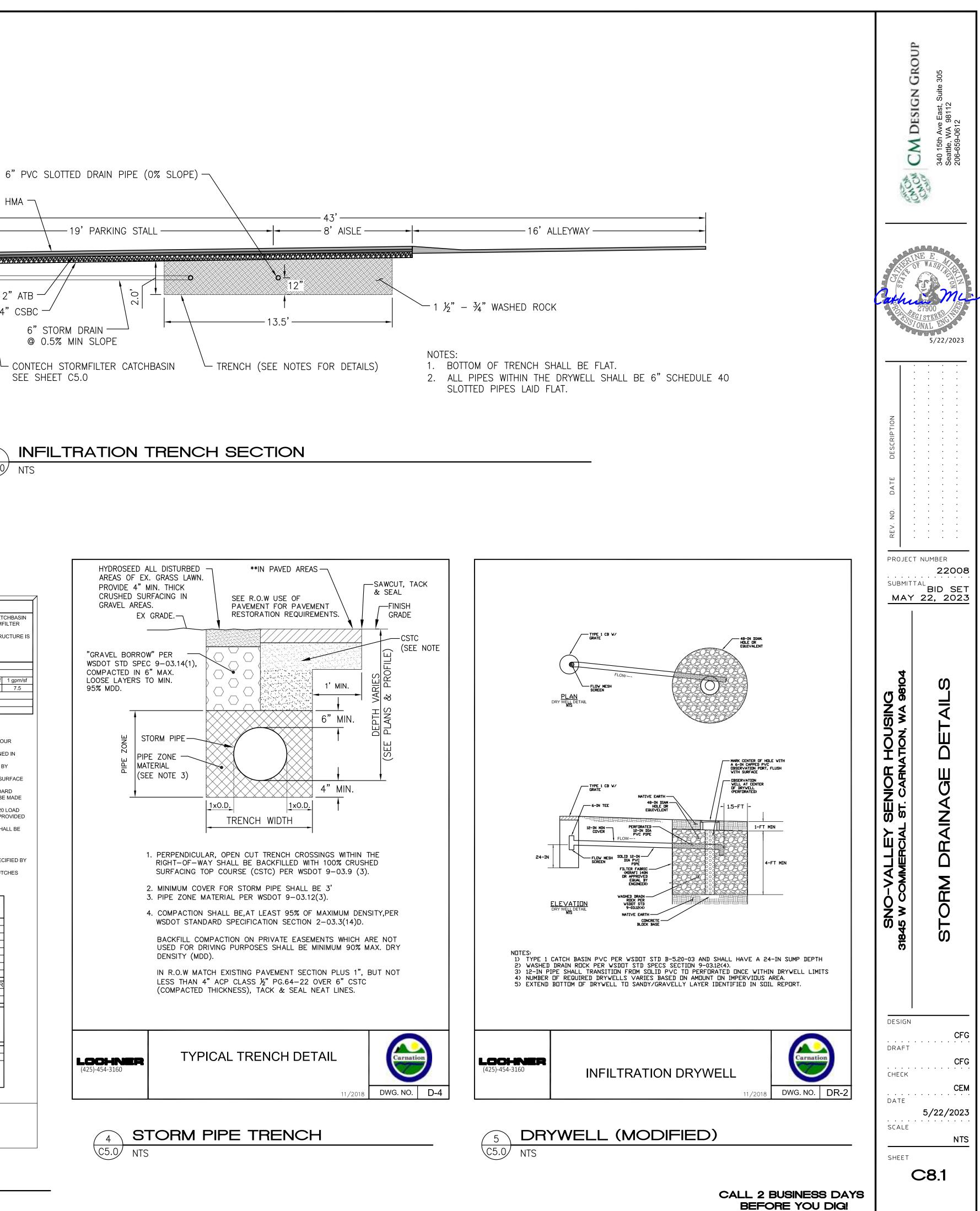




, gpm/sf 1.67\* gpm/sf 1

15 12.53 7.5

1 apm/s



1-800-424-5555



STORMFILTER STEEL CATCHBASIN DESIGN NOTES

2 gpm/sf 1.67\* gpm/sf

15

12.53

gpm/sf 1.67\* gpm/sf 1 gpm/sf

22.5 18.79

2'-0"

2'-0½"

OUTSIDE

**SECTION B-B** 

**C<sup>®</sup>NTECH** 

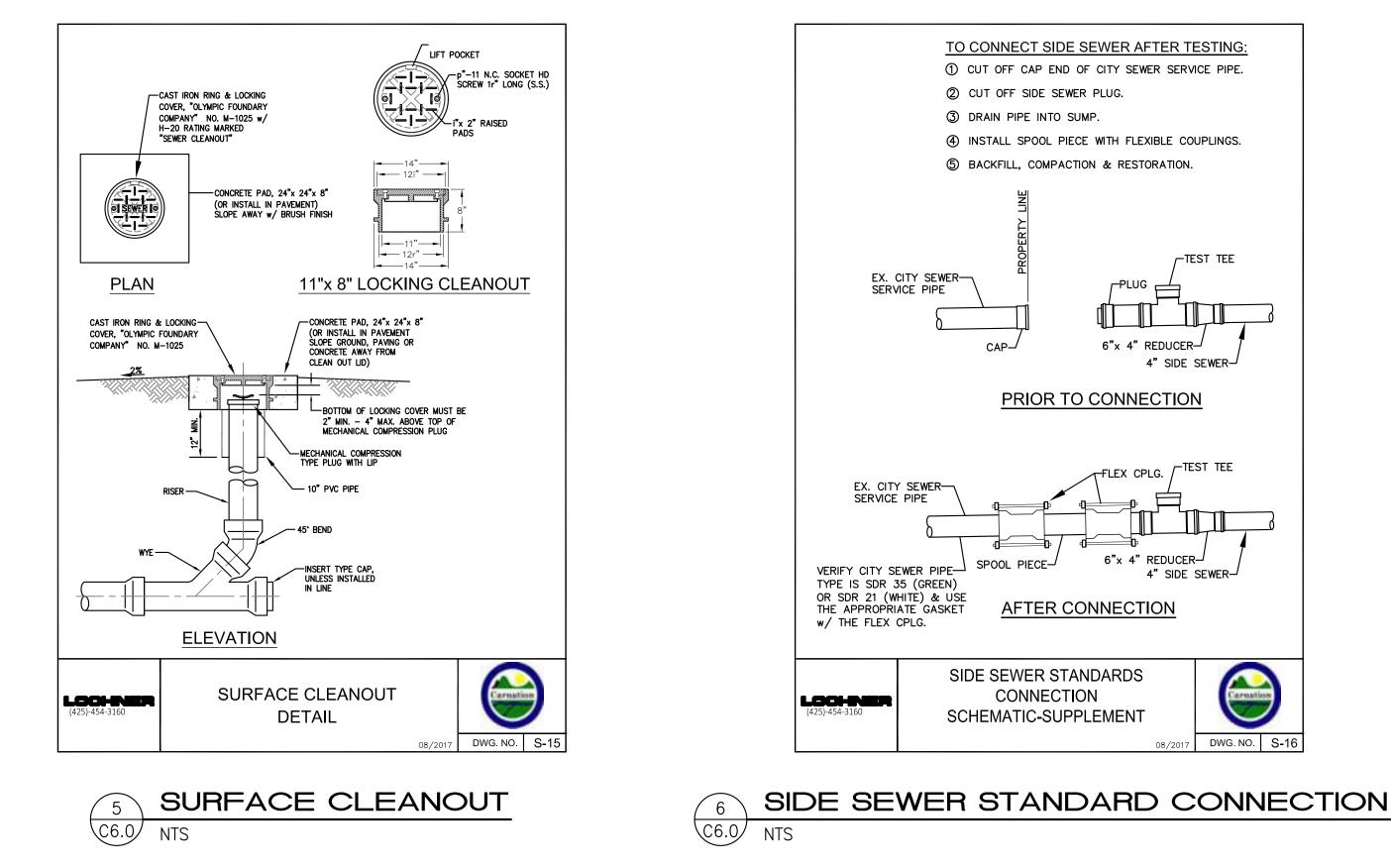
www.contechES.com

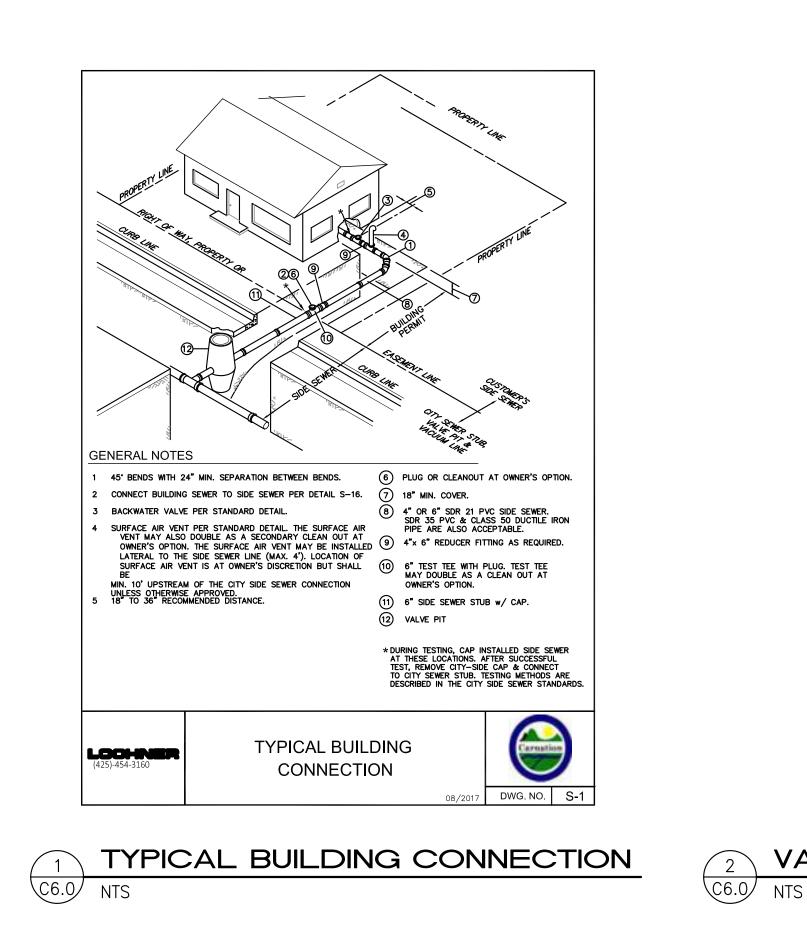
NGINEERED SOLUTIONS LLC

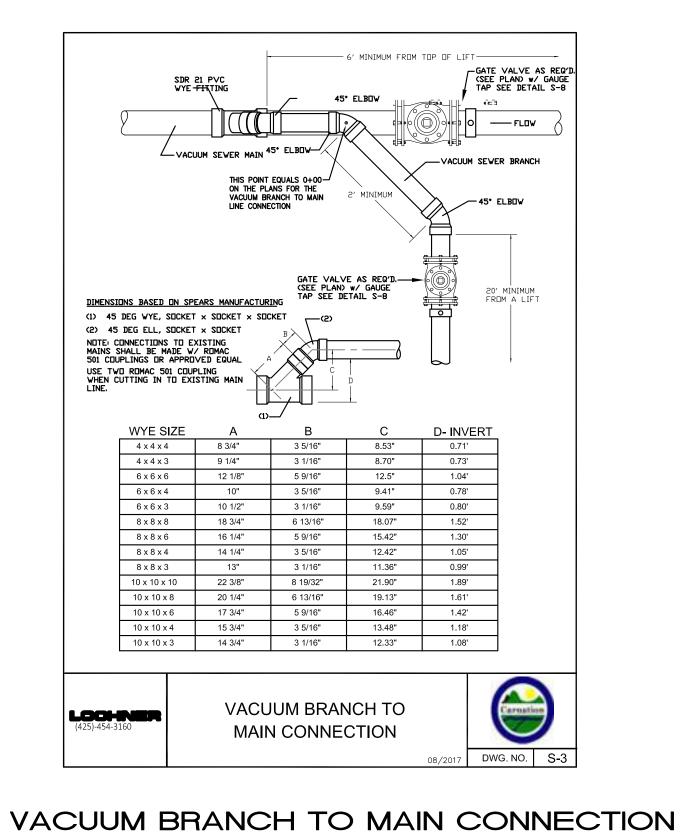
INSIDE

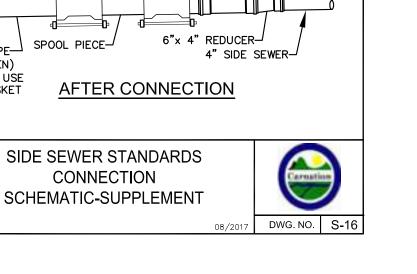
FLOW

2" HMA — -19' PARKING STALL 2" ATB <sup>-</sup> 4"CSBC 6" STORM DRAIN -@ 0.5% MIN SLOPE - CONTECH STORMFILTER CATCHBASIN SEE SHEET C5.0





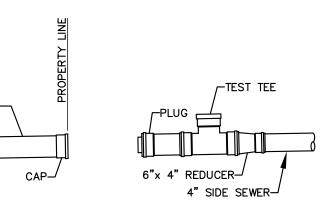




-TEST TEE

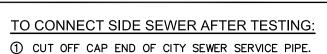


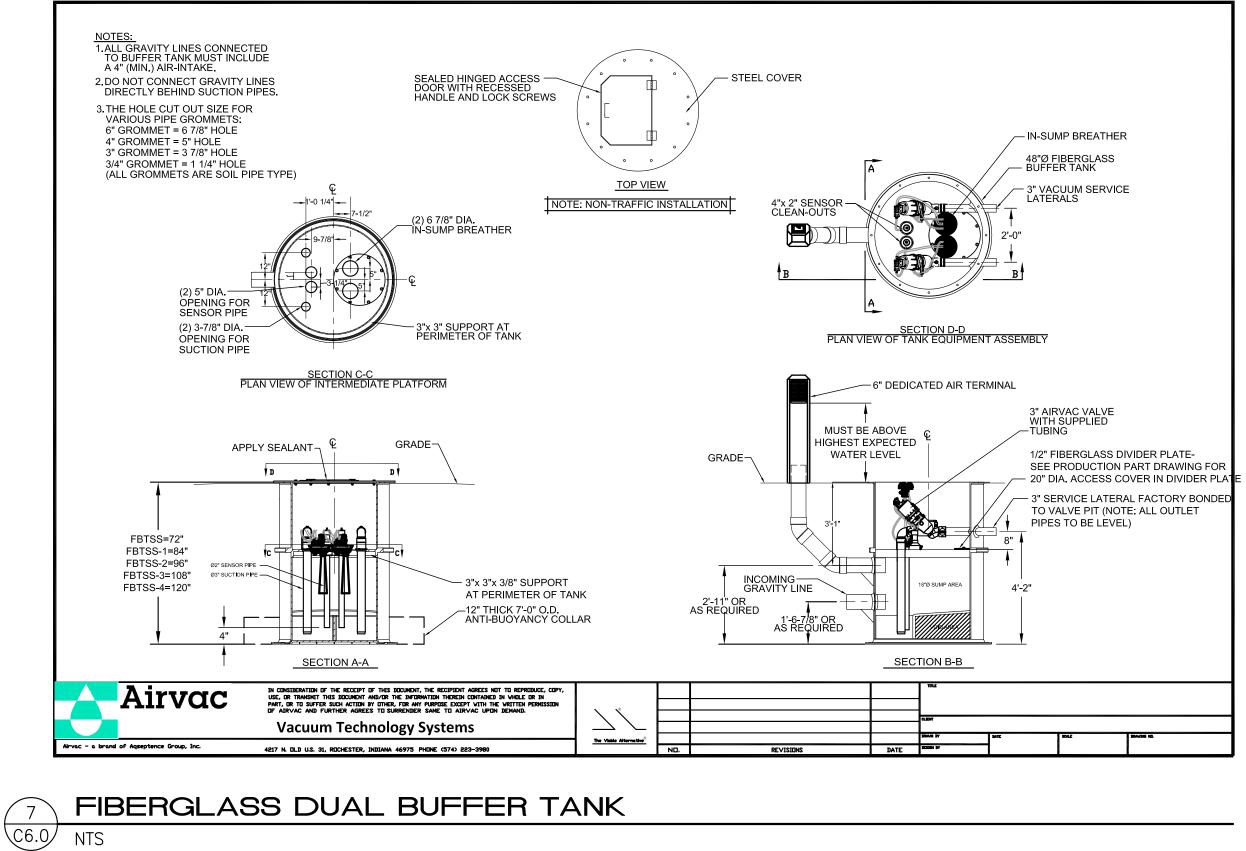
FLEX CPLG.

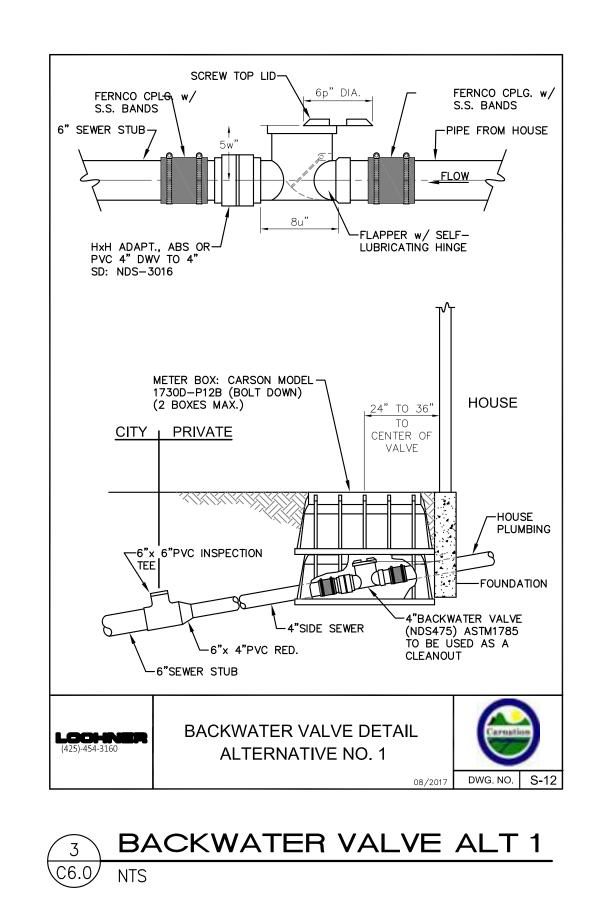


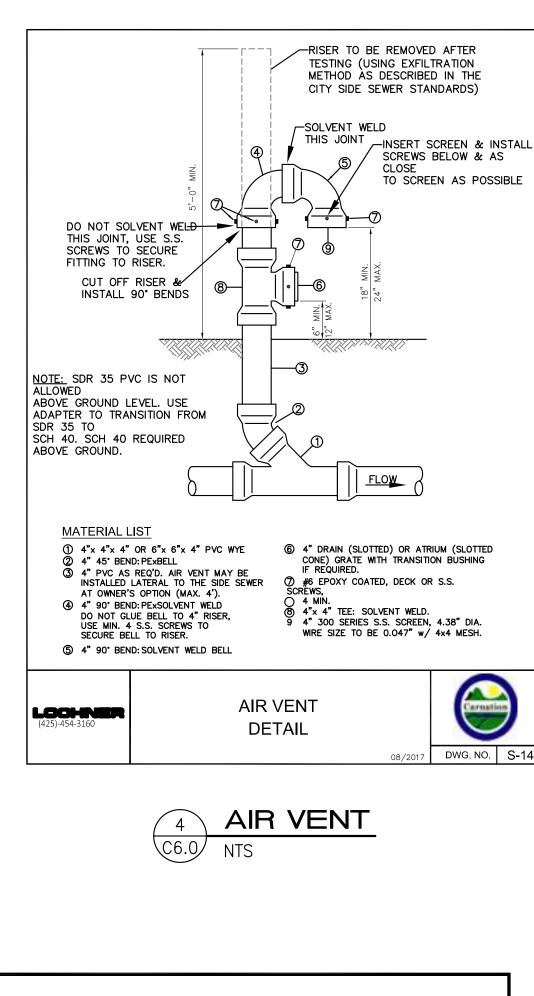
(4) INSTALL SPOOL PIECE WITH FLEXIBLE COUPLINGS. 5 BACKFILL, COMPACTION & RESTORATION.

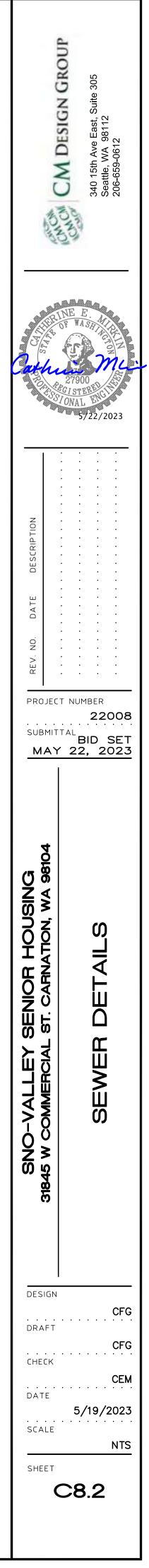
② CUT OFF SIDE SEWER PLUG. ③ DRAIN PIPE INTO SUMP.



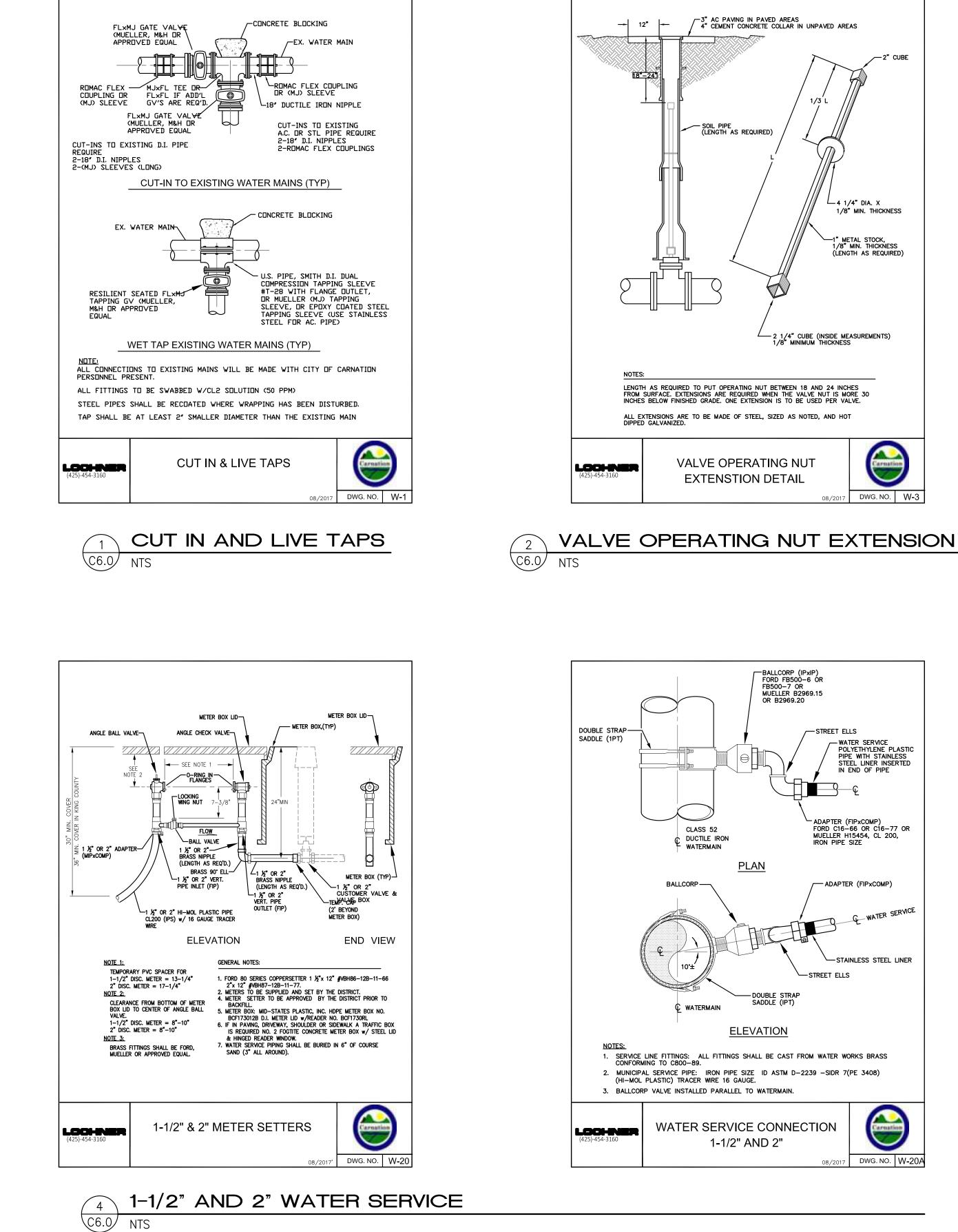


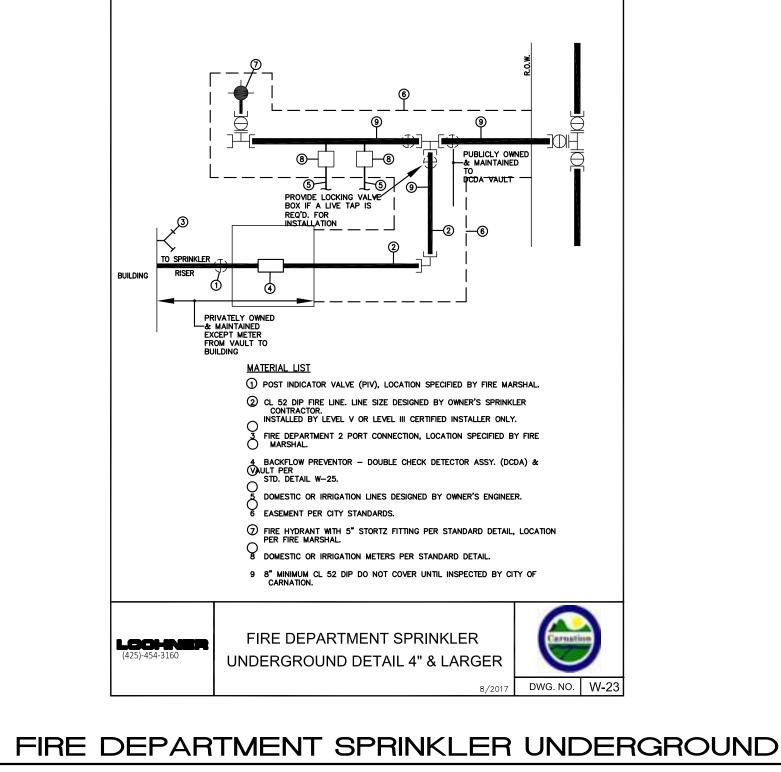




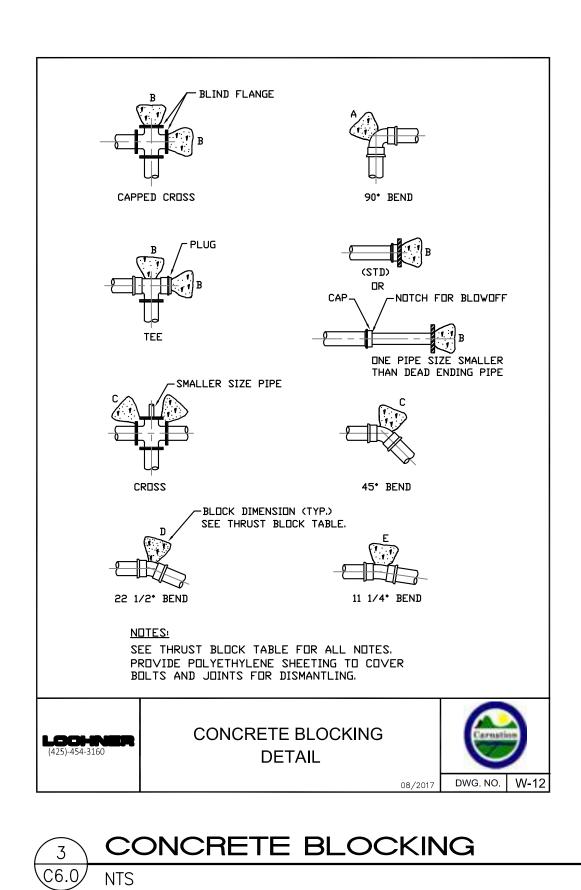


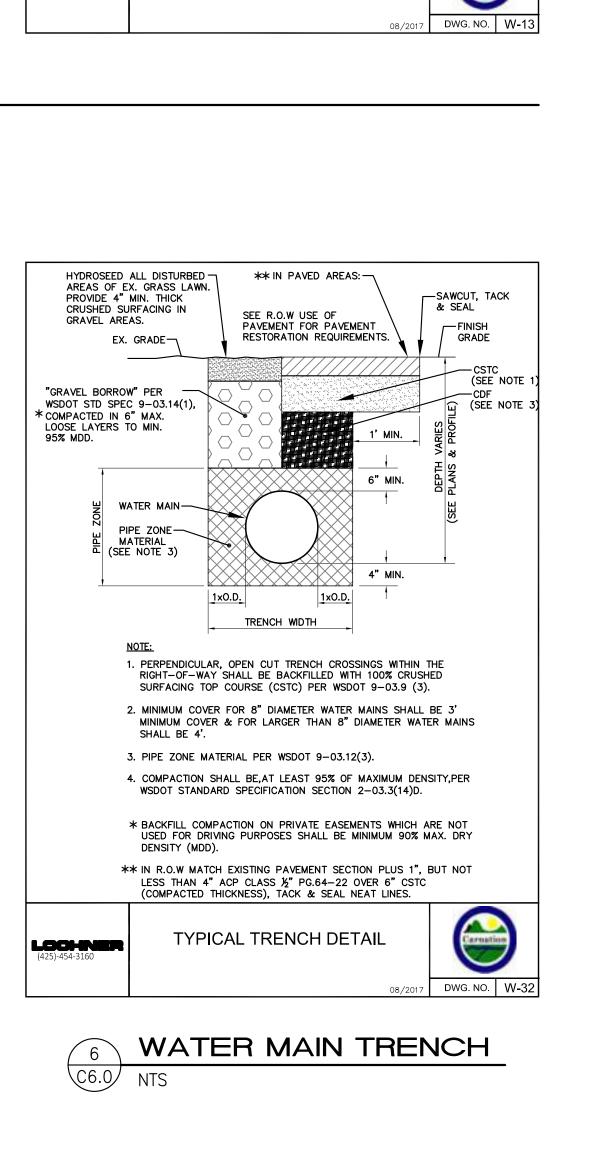
CALL 2 BUSINESS DAYS BEFORE YOU DIG! 1-800-424-5555

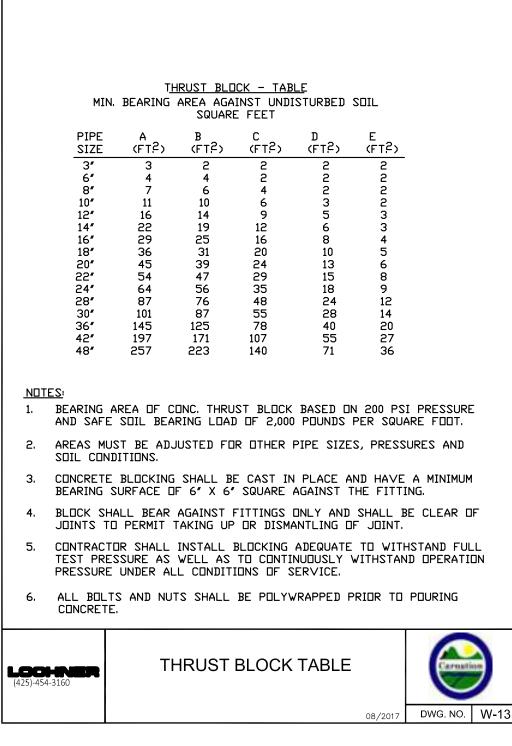


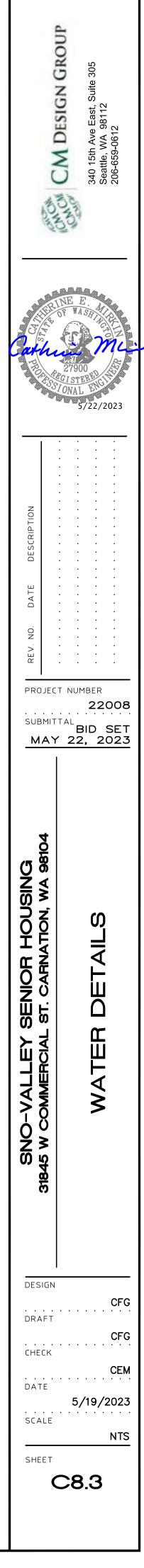


C6.0 NTS

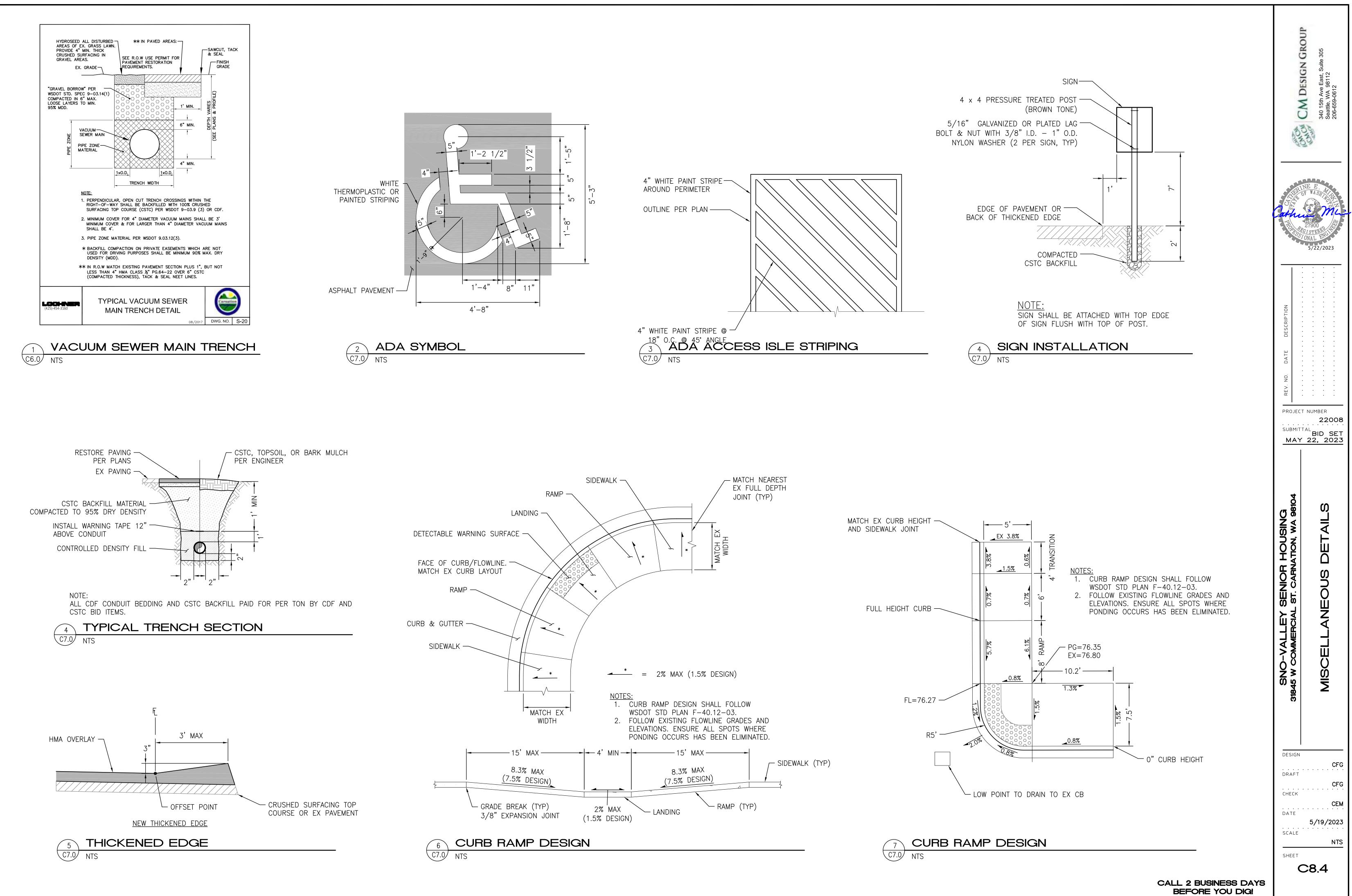




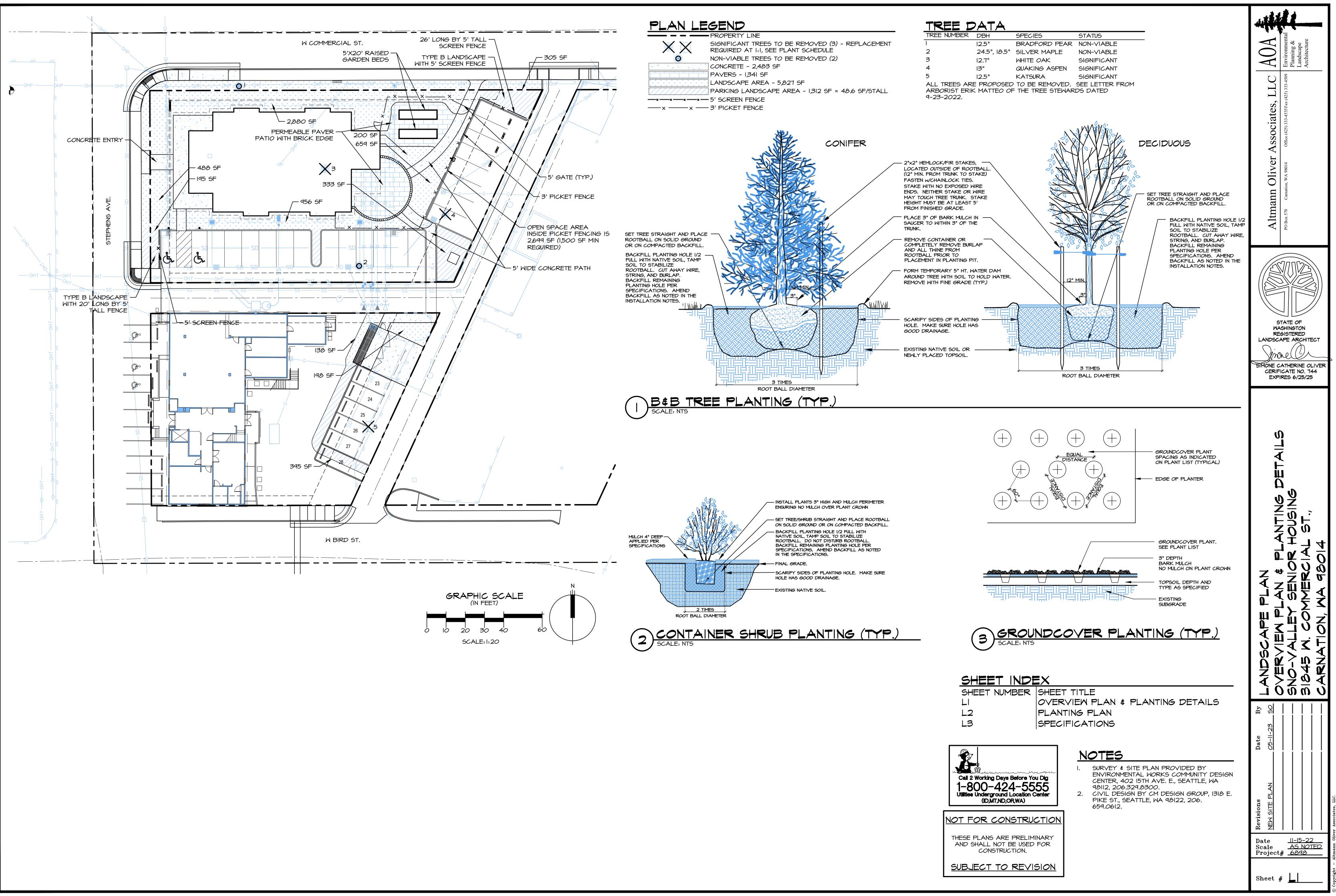


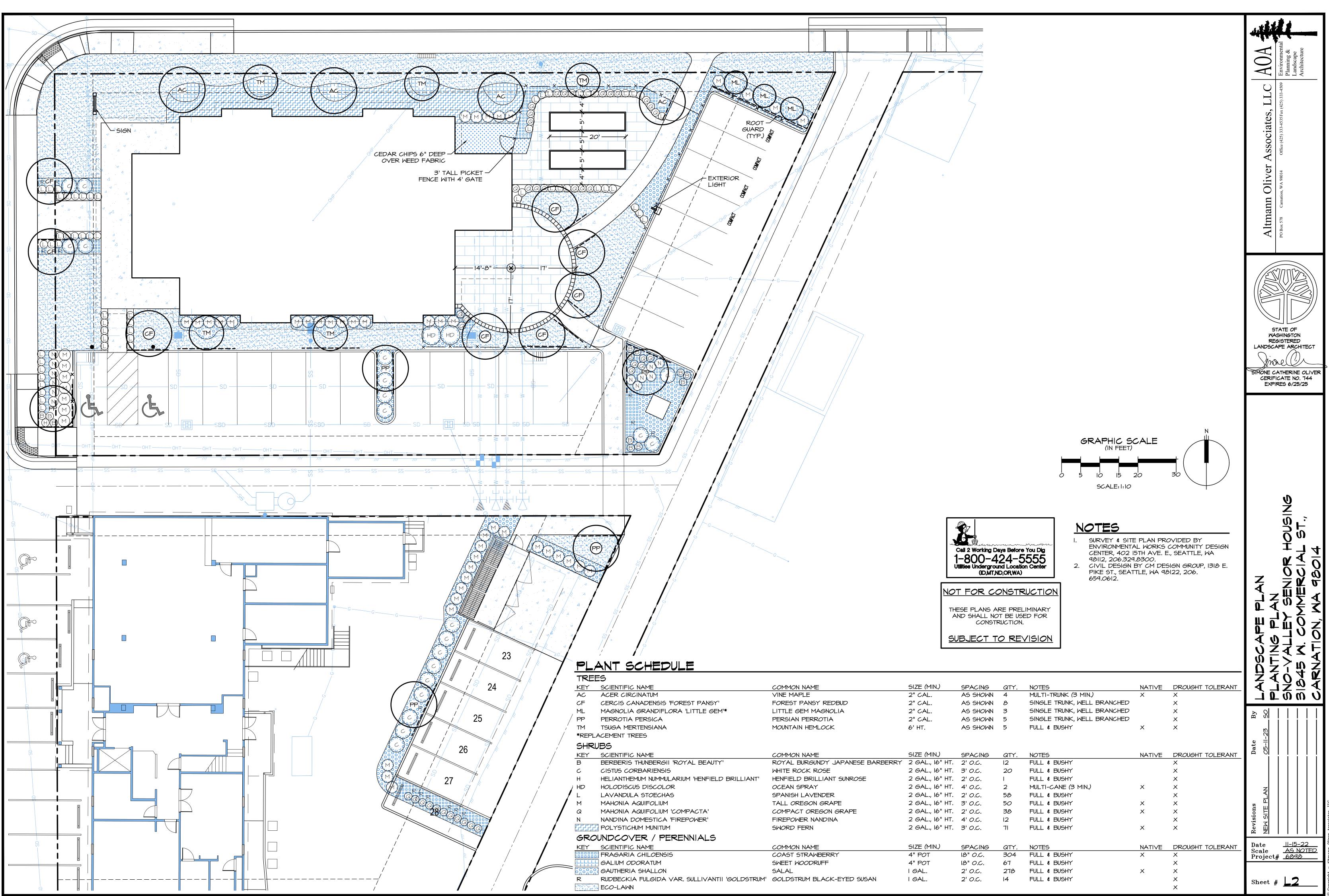


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1-800-424-5555





### CONSTRUCTION SPECIFICATIONS

PART I - GENERAL

Landscape Work: This section includes but is not limited to the following: Preparation of sub-base as required for planters. Finish grading of topsoil materials. Preparation of soil mixtures. Excavation and backfilling for trees and shrubs. Planting of trees, shrubs and groundcovers. Seeding new grass.

QUALITY ASSURANCE

Miscellaneous landscape work.

Subcontract landscape work to a single firm specializing in landscape work.

SOURCE QUALITY CONTROL General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.

Do not make substitutions: If specified landscape material is not obtainable, submit non-availability to Landscape Architect, together with proposal for use of equivalent material. When authorized, adjustment of Contract amount will be made, if necessary.

Plant material: Provide plant material of quantity, size, genus, species and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1, current edition, "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.

Except as follows, label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name.

Notify Landscape Architect prior to installation for quality inspection, location of plant material and review of planting time and schedule. Landscape Architect retains the right to further inspect plant material for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

### DELIVERY STORAGE AND HANDLING

Trees and Shrubs: Provide freshly dug trees and containerized shrubs. Do not prune prior to delivery unless otherwise approved by Landscape Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.

Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.

Do not remove container grown stock from containers until planting time.

### JOB CONDITIONS

Proceed with and complete landscape work as rapidly as portions of the site become available, working within seasonal limitations for each kind of landscape work required.

Utilities: Determine location of underground utilities as required by law and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.

Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

Planting Time: Plant or install materials during normal planting seasons for each type of landscape work required. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.

### DRAINAGE

Positive drainage throughout the site should be reviewed prior to start of work and on completion of subgrade. Area, wall and french drains shall be added as necessary to ensure positive drainage throughout all planting areas and tied to storm facilities.

### SPECIAL PROJECT WARRANTY

Warranty grass through grass specified maintenance period (I year min.), and until final acceptance by Owner. Warranty trees, shrubs, and other plants through specified maintenance period (I year min.), and until final acceptance by Owner.

Warranty all planting, for a period of one year after date of final acceptance by Owner, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.

Immediately remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Replace plant material which are in doubtful condition at end of warranty period; unless, in opinion of Landscape Architect, it is advisable to extend warranty period for a full growing season.

Another inspection will be conducted at end of extended warranty period, if any, to determine acceptance or rejection. Only one replacement (per tree, shrub or plant) will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

### ROOT GUARD

Landscape Contractor shall install a 10' long, 18" deep root guard at locations depicted on planting plan, there trees are located within 8' of utility lines. Root guards to be installed either 2' from utility line of 6" from back of curb or edge of paving. LA to review root guards prior to backfill.

### PART 2 - PRODUCTS TOPSOIL

Imported topsoil to contain:

A minimum organic content of (10) percent by dry weight for all planting beds and other landscaped areas;

Organic matter content in turf areas that requires maintenance or supports foot traffic shall be five percent;

Organic matter content pH shall be between 5.5 and 7.0; Planting bed shall be mulched with two to three inches of organic material;

Soil within the dripline of existing trees to be retained shall not be tilled or scarified within three feet of the dripline. The soil amendment shall be incorporated no deeper than three to four inches to reduce damage to roots.

Fertilization. All fertilizer applications to turf and trees and shrubs shall follow Washington State University, National Arborist Association or other accepted agronomic or horticultural standards. All grading shall be done per the approved civil set and specs. Construction materials and roadbed materials from all planting areas prior to deconsolidation and topsoil placement. shall be over-excavated 15" (21" at tree locations) and tilled to a dept blending with the first 6" of imported topsoil. Follow with capping of the imported topsoil for placement of 12" of stockpiled or imported 3-way is Subgrade shall be scarified to a depth of 6" prior to placement of top shall be over-excavated 6" and lightly tilled prior to placement of 6" D

Seeded lawn areas shall be over-excavated 6" per same scarification 6" of imported Dejong's Wintermix, lightly track walked prior to seeding. slope of all seeded areas prior to application of seed.

Mulch: All landscape areas shall be covered with a 3" layer of wood c course bark mulch.

### COMMERCIAL FERTILIZER

For all Planting Beds: Till in Seasons Compete 6-4-4 All Purpose Ferti amendments, prior to final planting at rates specified on package.

Seeded areas: 15 lbs. per 1000 sq. ft.

### HARDSCAPE AND PLANTERS

See architectural specifications for 5' tall screen fencing, and a including patio, brick edging and walks.

Planters to be design built by volunteers per sizing and location

Picket fence to be 3' tall open, vertical slatted picket fence se owner and installed per manufacturer's specification or built by with 4' and 5' wide gates where noted on plan.

### PLANT MATERIALS

Verify Quantities: Verify plant locations and quantities of plants on the those represented on the plan. Actual plant quantities shown on plantin over quantities shown on Plant Schedule in the event of a discrepancy.

Quality: Provide plant material of size, genus, species and variety show landscape work and complying with recommendations and requirements of current edition "American Standard for Nursery Stock". All plant materi grown (western WA, western OR, or western BC), healthy, bushy, and in vicondition. If replacement of plant material is necessary due to construct plant failure within one year of installation, size and quality shall be as in plans.

Deciduous Trees: Provide balled and burlapped (B&B) trees of height scheduled and with branching configuration recommended by ANSI Z60.1, type and species required. Trees to have uniform branching, single stro specified as multi-stem) and central leader intact and undamaged. Ball stock shall have been root pruned at least once in the last three years shall be fully rooted but not root-bound. Plant material with damaged ro rootballs will not be accepted.

Coniferous and Broadleaf Evergreens: Provide balled and burlapped ( sizes listed and with not less than minimum number of canes required by edition for type and height of shrub required. Dimensions indicate minim spreading and semi-spreading type evergreens and height for other typ dwarf, cone, pyramidal, broad up-right, and columnar. Provide normal qu with well-balanced form complying with requirements for other size relat primary dimension shown. Container grown broadleaf evergreens will be to specified limitations for container grown stock. All coniferous trees and root-pruned one year prior to installation with uniform branching and non-sheared form. Original central leaders shall be healthy and undama between branching not to exceed 9", length of top leader not to exceed

### GRASS MATERIALS

Grass Seed: Provide fresh, clean, new-crop seed complying with tolerand germination established by Official Seed Analysts of North America. Procomposed of grass species, proportions and minimum percentages of pur maximum percentage of weed seed, as follows:

### Seed Mix:

Wildflower Farms Eco-Lawn or other drought-tolerant fescue lawn seed 10#/1,000 sf or sod prior approved by LA. Reinforced turf to be instal engineer's specifications.

### IRRIGATION

See irrigation plans.

MISCELLANEOUS LANDSCAPE MATERIALS Anti-Desiccant: Emulsion type, film-forming agent designed to permit tro retard excessive loss of moisture from plants. Deliver in manufacturer's containers and mix in accordance with manufacturer's instructions. Trans

Pre-Emergent: Apply per manufacturer's specification, Walt's Organic A Pre-Emergent Herbicide & Fertilizer after planting.

Stakes and Guys: Provide stakes and deadmen of sound new, pressure free of knot holes and other defects. Size as follows:

Stakes: 2"x2"x8'-0", pointed, stained dark brown.

Deadmen: 2"x2"x3'-O", pointed, stained dark brown. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron 12 ga. with zinc-coated turnbuckles. Provide not less than 3/4 inch diam or plastic hose, cut to required lengths to protect tree trunks from dan

Hydroseeding Mulch: Wood cellulose fiber mulch for use in hydraulically combination with fertilizers and other additives. Prepared fibers having germination inhibition factors; dyed to facilitate visual metering during a

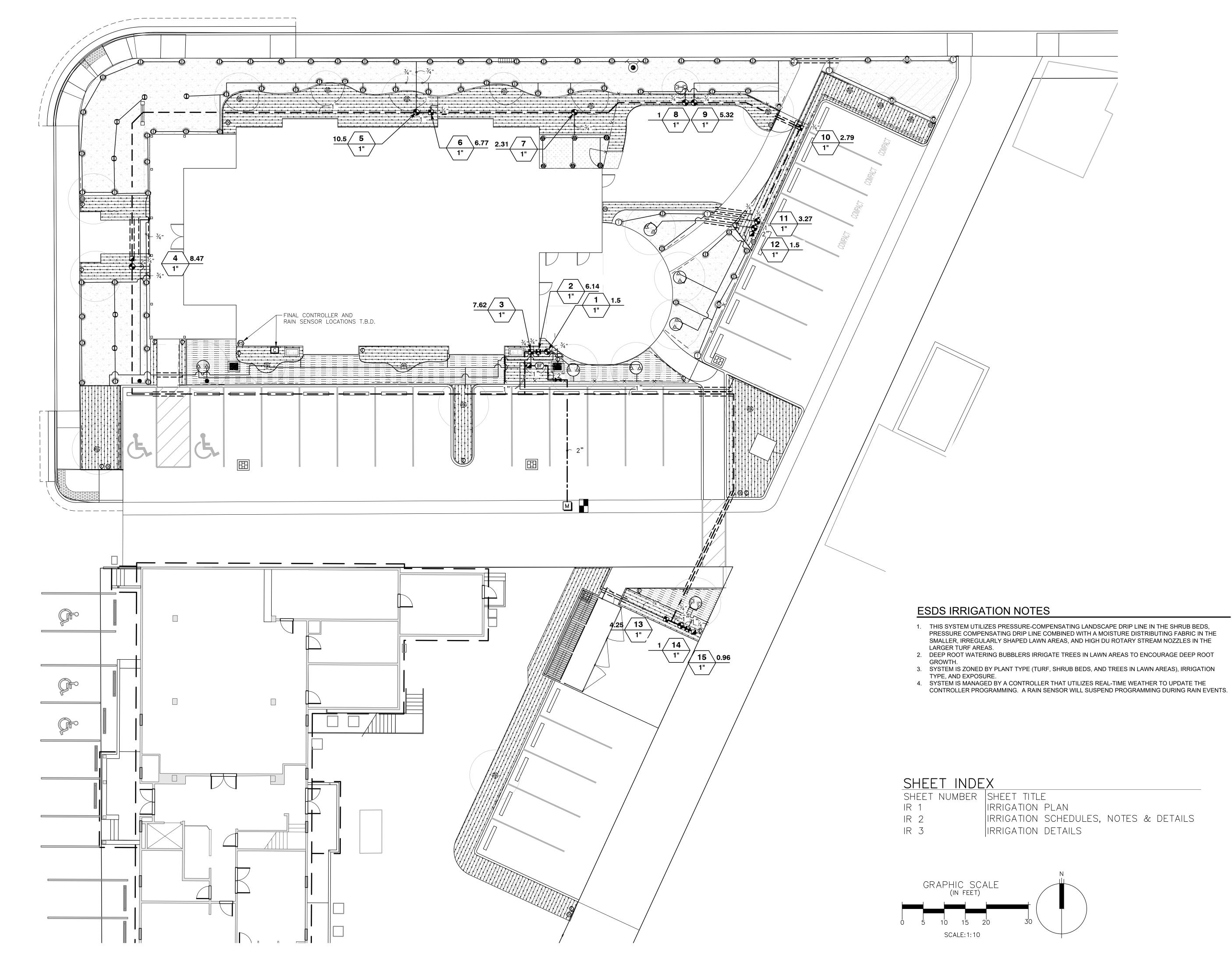
equilibrium moisture content at the time of manufacture of 12 percent plu Silva-fibre or approved.

Apply at a rate of 2,000 lbs. per acre.

Mulch: Mulch to be imported dark fine mulch (Pacific Topsoils or medium

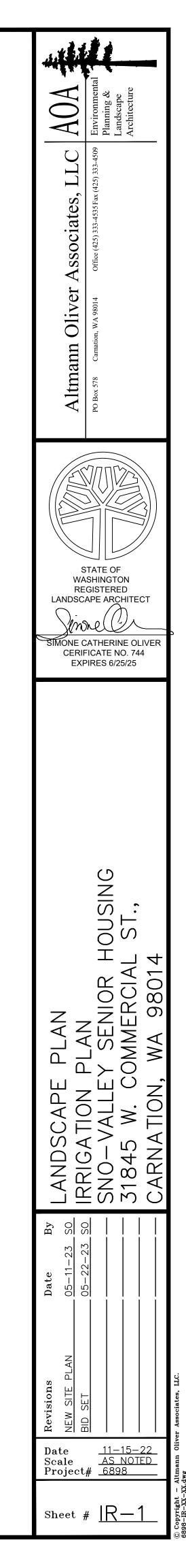
struction debris als shall be removed t. All planting beds	PART 3 - EXECUTION PREPARATION Coordinate the work of this section with "Underground Irrigation System".
pth of 12" prior to the remaining y topsoil (Dejong's).	Stake tree locations and secure Landscape Architect's acceptance before start of planting work. Make minor adjustments as may be requested.
opsoil. Lawn areas Dejong's wintermix.	Preparation of Planting Soil Mixture: See Part 2 topsoil section on this page.
on specification with ng. Ensure 2% minimum	Preparation for Planting Grass: Upon over-excavation per Part 2 Topsoil Specifications, loosen subgrade of grass areas to a minimum depth of 6 inches. Rake to remove stones over I inch in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation. Ensure positive
l chips or medium	slope of 2% min. in all seeded areas of subgrade and finished grade. In lawn areas, spread Wintermix to minimum depth of 6 inches or depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Add lime at
rtilizer with other soil	rate determined by soil testing and mix thoroughly into upper 4 inches of topsoil. Apply fertilizer at rates per manufacturer's spec. and thoroughly mix into upper 2 to 4 inches of topsoil. Delay application of fertilizer if grass planting will not follow within a few
all hardscape	days. Excavation for Trees and Shrubs: Excavate pits and beds with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage.
on on plan.	For balled and burlapped (B&B) trees and shrubs, make excavations at least twice as wide as the ball diameter and equal to the ball depth, plus an allowance for setting of ball on a 9" layer of compacted planting soil mixture.
selected by y volunteers	For container grown stock, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
ne Plant Schedule with ting plans to prevail	Inspection: Notify Landscape Architect prior to planting to review quality, placement and timing. Stake the proposed location of all trees and shrubs with an approved coding system. For large groupings of single shrub species, boundary may be staked. Landscape Architect to review and approve locations prior to planting or relocating plant material.
own and scheduled for of ANSI Z6O.I, orials to be locally vigorous growing ruction damage or o indicated on the	Planting Trees and Shrubs: Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit with top of ball at same elevation as adjacent finished landscape grades. Untie and remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets while backfilling. Water after placing final layer of backfill and correct any settlement that may Set container aroun stock as specified for balled and burlapped stock except fully.
nt and/or caliper	Set container grown stock as specified for balled and burlapped stock, except fully remove container.
).l, current edition, for traight trunks, (unless	Dish top of backfill of trees in grass area to allow for mulching. Dished area shall have a diameter of at least 3 feet.
alled and burlapped ars. Container stock root zones or broken	Mulch pits and planters. Provide not less than a 3 inch thickness of mulch and finish level with adjacent finish grades or with top of dish. Mulch shall be kept 6" from trunk of stems.
d (B&B) evergreens of by ANSI Z60.1, current imum spread for	Prune, thin out and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
types, such as globe, quality evergreens lationships to the	Remove and replace excessively pruned or misformed stock resulting from improper pruning.
be acceptable subject to be nursery grown and a natural maged. Maximum gap	Apply anti-desiccant using power spray to provide an adequate film over trunks, branches, stems, twigs and foliage. If deciduous trees or shrubs are moved in full-leaf, spray with anti-desiccant at nursery
eed 12".	before moving and again 2 weeks after planting. Guy and stake trees immediately after planting, with 3 stakes per deciduous tree or 3
ance for purity and Provide seed mixture purity, germination, and	deadmen per evergreen tree. Orient stakes to resist the force of the wind. Planting Groundcover: Space plants as scheduled. Dig Holes large enough to allow for spreading of roots and backfill with planting soil. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover crowns of plants with wet soils.
ed mix applied at talled per civil	Mulch areas between groundcover plants; place not less than 3 inches thick.
	HYDROSEEDING NEW GRASS Do not use wet seed or seed that is moldy or otherwise damaged in transit or storage.
transpiration but	Mix specified seed, remainder of fertilizer and mulch in water, using equipment specifically designed for hydroseed application. Continue mixing until uniformly blended into homogeneous slurry suitable for hydraulic application.
er's fully identified ansfilm or approved. All-Natural	Apply slurry uniformly to all areas to be seeded. Rate of application as required to obtain specified seed sowing rate.
re treated hem-fir,	SEEDBED PROTECTION Identify seeded areas with stakes, string and flags around area periphery. Set string height at 12 inches. Maintain stakes, string and flags until grass mowable.
	Begin maintenance immediately after planting. Maintain trees, shrubs and other plants until final acceptance by Owner but in no case less
on wire not lighter than ameter black rubber lamage by wires.	than 90 days after substantial completion of the project. Maintain trees, shrubs and other plants by watering, pruning, cultivating and weeding as required for healthy growth. Apply anti-desiccant as specified. Restore planting saucers.
ly planting grass in ing no growth or application; and an	Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Spray as required to keep trees and shrubs free of insects and disease.
plus or minus 2.	Notify Landscape Architect and receive prior approval before any mowing of seeded areas is undertaken. Failure to properly notify the Landscape Architect will not be considered as satisfying the requirements to provide any of the specified number of mowings.
ium course bark mulch.	CLEANUP AND PROTECTION During landscape work, keep pavements clean and work area in an orderly condition.
	Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.
	INSPECTION AND ACCEPTANCE
	When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability.
	Landscape work may be inspected for acceptance in parts only if agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
	Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

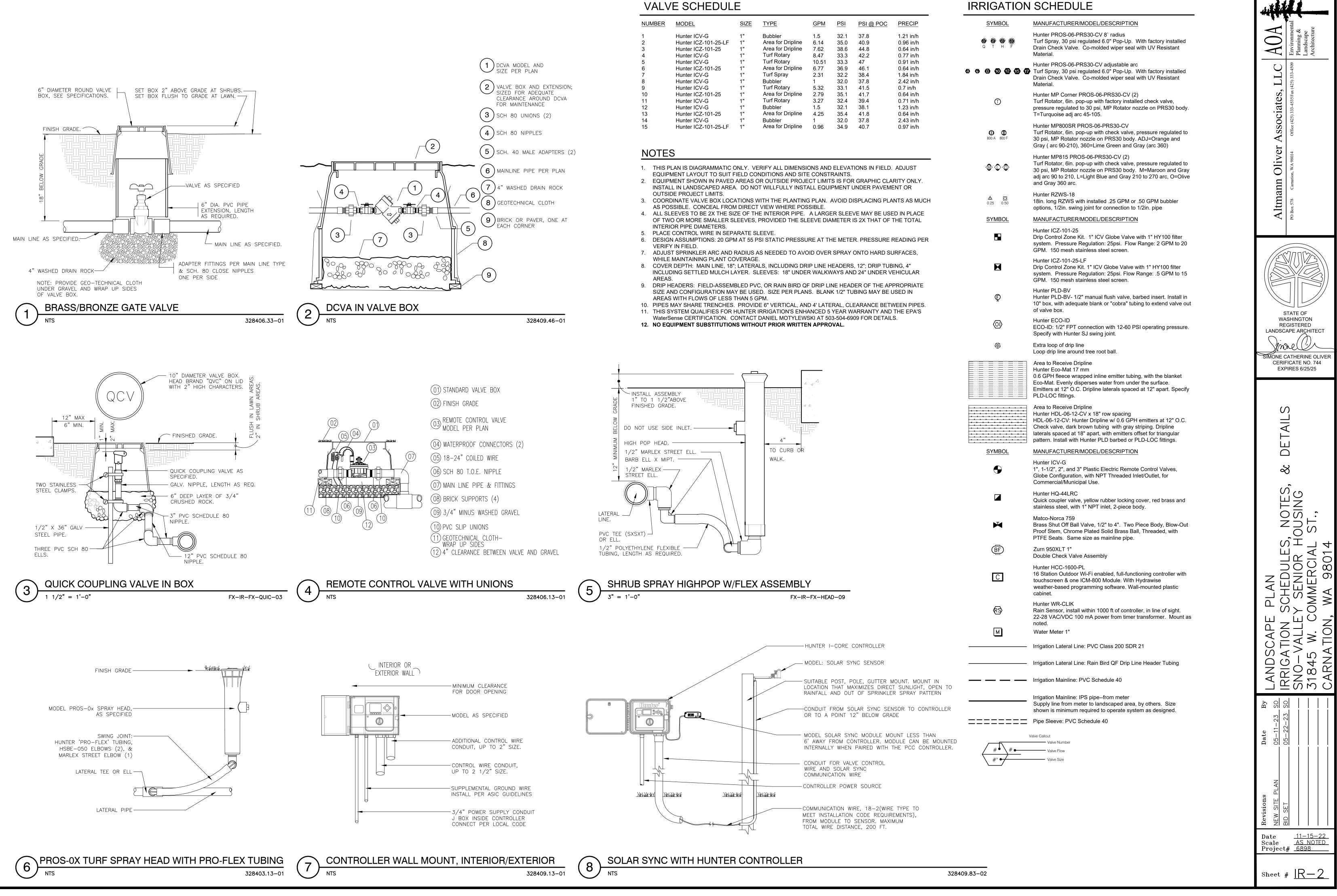
Altmann Oliver Associates, LLC AOA	PO Box 578 Carnation, WA 98014 Office (425) 333-4509 Environmental Planning & Landscape Architecture
NAS REG LANDSCA MNI SIMONE CA	SNO-VALLEY SENIOR HOUSING SNO-VALLEY SENIOR HOUSING SIGAS W. COMMERCIAL ST., SIB45 W. COMMERCIAL ST., SIB45 W. COMMERCIAL ST., CARNATION, WA 48014
Date By <b>L</b> <u>05-11-23 50</u> <b>G</b>	0 m w                     
NEM Sheet #	1.2



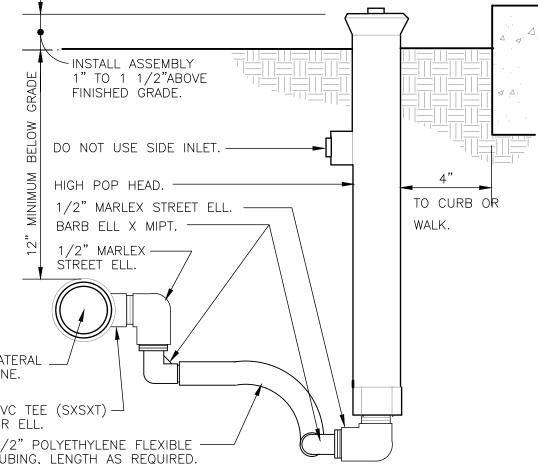
1. THIS SYSTEM UTILIZES PRESSURE-COMPENSATING LANDSCAPE DRIP LINE IN THE SHRUB BEDS, PRESSURE COMPENSATING DRIP LINE COMBINED WITH A MOISTURE DISTRIBUTING FABRIC IN THE SMALLER, IRREGULARLY SHAPED LAWN AREAS, AND HIGH DU ROTARY STREAM NOZZLES IN THE LARGER TURF AREAS.

IRRIGATION SCHEDULES, NOTES & DETAILS

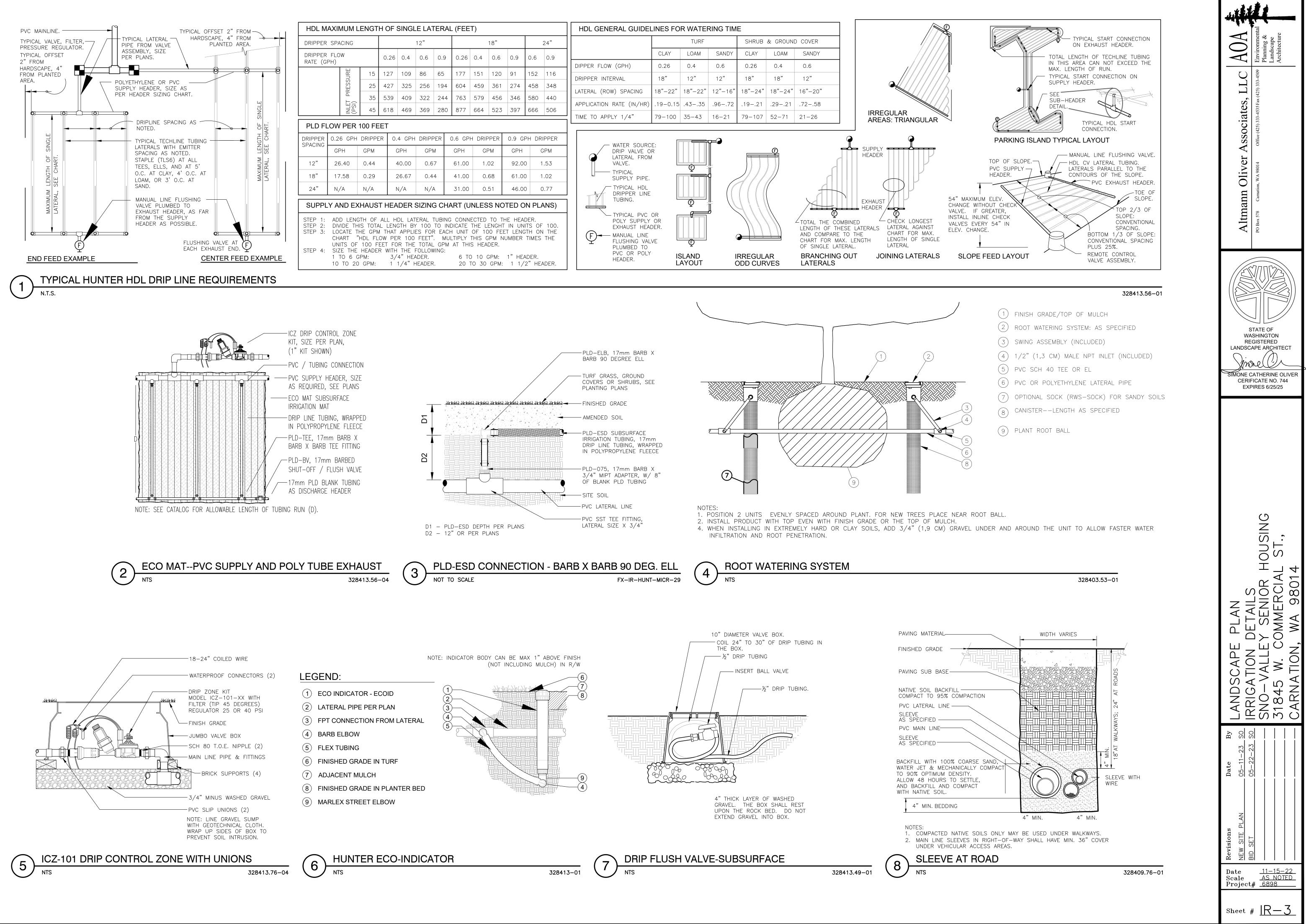


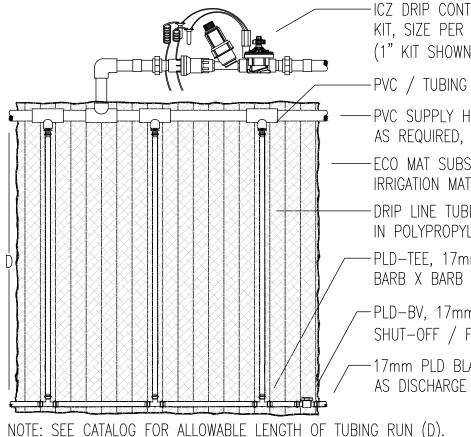


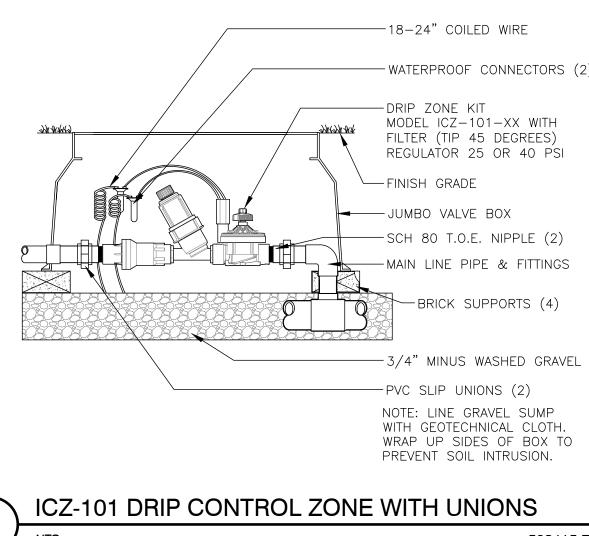
NUMBER	MODEL	SIZE	TYPE	<u>GPM</u>	<u>PSI</u>	PSI @ POC	PRECIP
1 2 3 4 5	Hunter ICV-G Hunter ICZ-101-25-LF Hunter ICZ-101-25 Hunter ICV-G Hunter ICV-G	1" 1" 1" 1" 1"	Bubbler Area for Dripline Area for Dripline Turf Rotary Turf Rotary	1.5 6.14 7.62 8.47 10.51	32.1 35.0 38.6 33.3 33.3	37.8 40.9 44.8 42.2 47	1.21 in/h 0.96 in/h 0.64 in/h 0.77 in/h 0.91 in/h
5 6 7 8 9 10 11	Hunter ICV-G Hunter ICV-G Hunter ICV-G Hunter ICV-G Hunter ICZ-101-25 Hunter ICV-G	1 1" 1" 1" 1" 1"	Area for Dripline Turf Spray Bubbler Turf Rotary Area for Dripline Turf Rotary	6.77 2.31 1 5.32 2.79 3.27	33.3 36.9 32.2 32.0 33.1 35.1 32.4	47 46.1 38.4 37.8 41.5 41.7 39.4	0.91 in/h 0.64 in/h 1.84 in/h 2.42 in/h 0.7 in/h 0.64 in/h 0.71 in/h
12 13 14 15	Hunter ICV-G Hunter ICZ-101-25 Hunter ICV-G Hunter ICZ-101-25-LF	1" 1" 1" 1"	Bubbler Area for Dripline Bubbler Area for Dripline	1.5 4.25 1 0.96	32.1 35.4 32.0 34.9	38.1 41.8 37.8 40.7	1.23 in/h 0.64 in/h 2.43 in/h 0.97 in/h



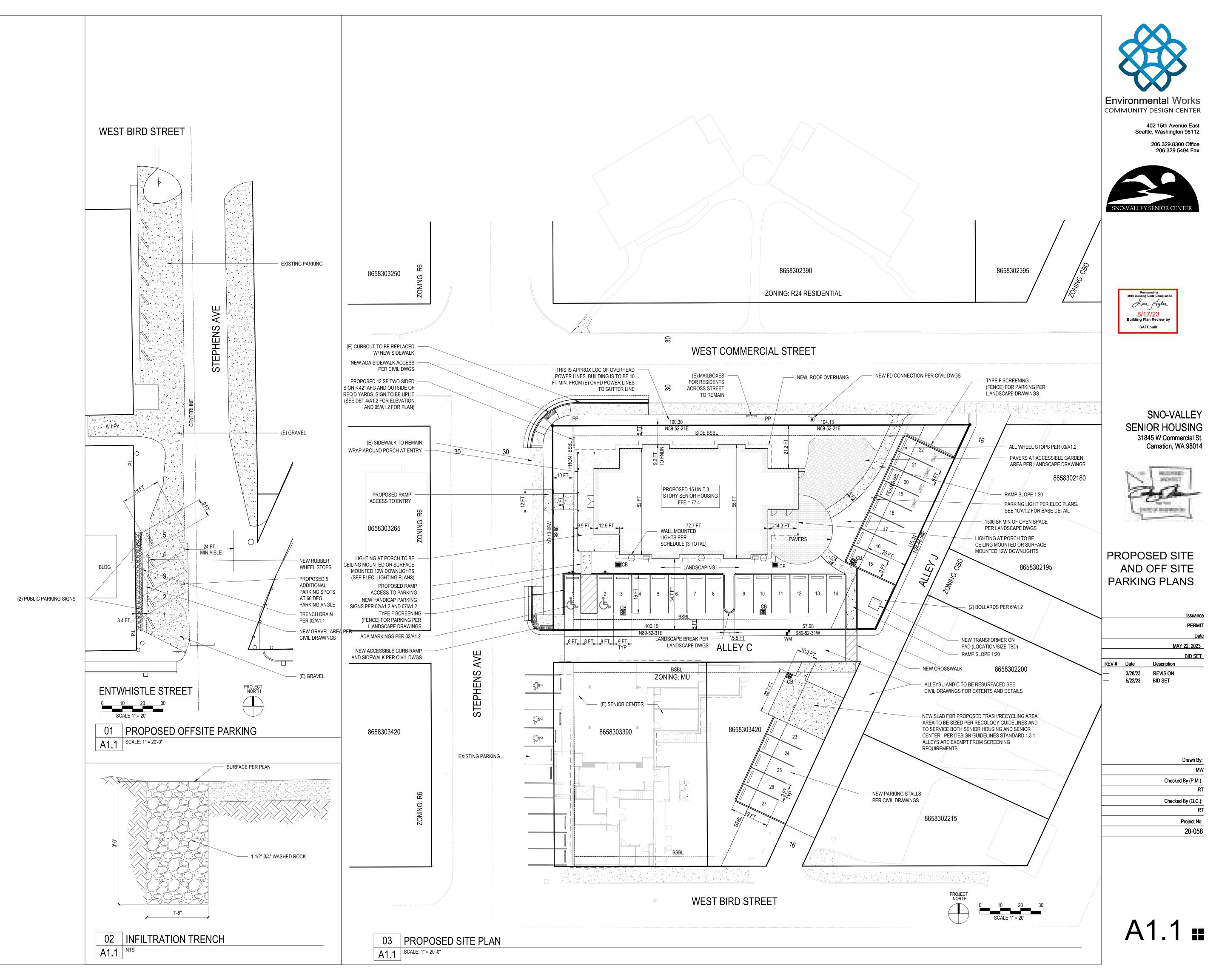


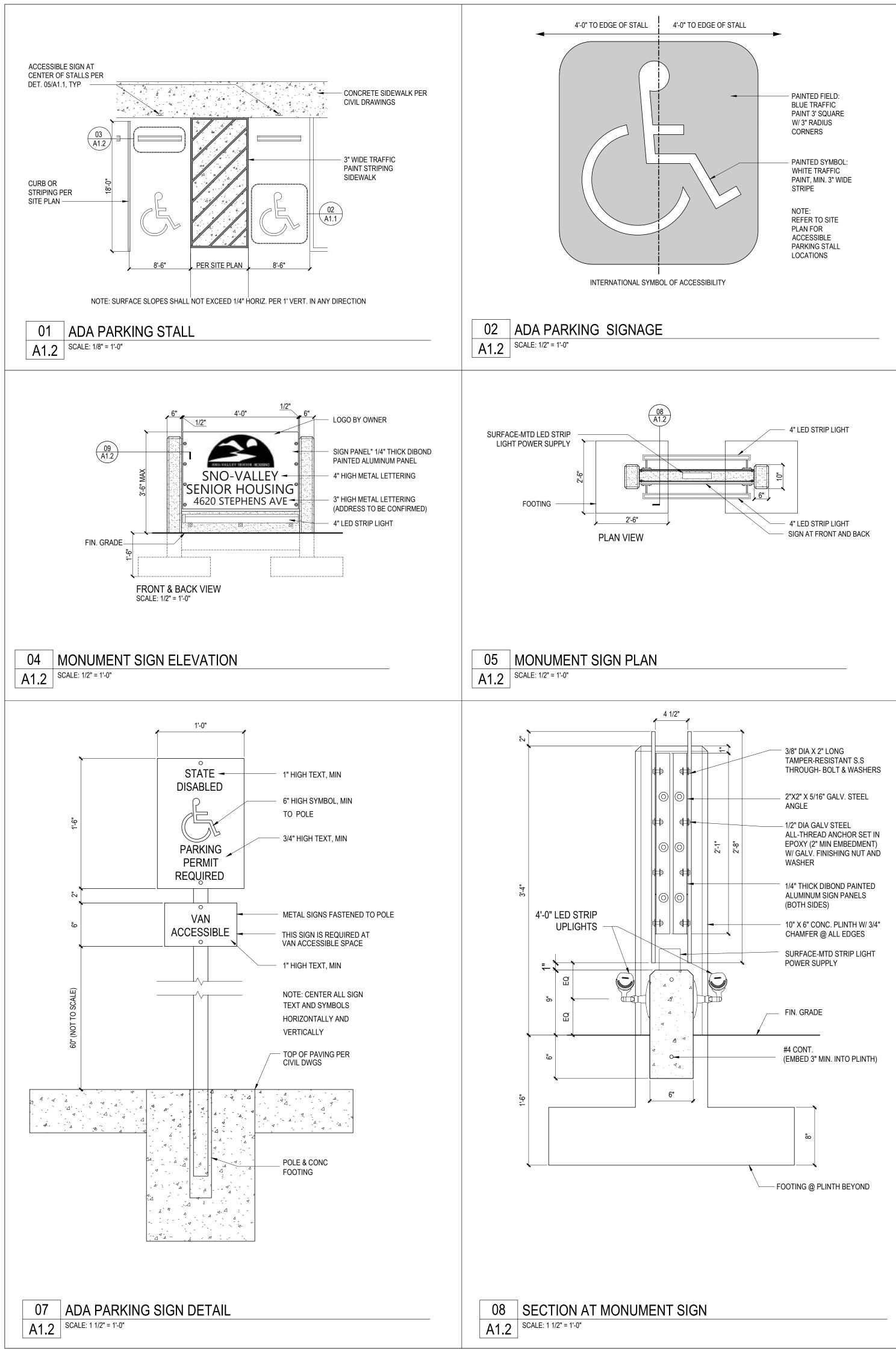


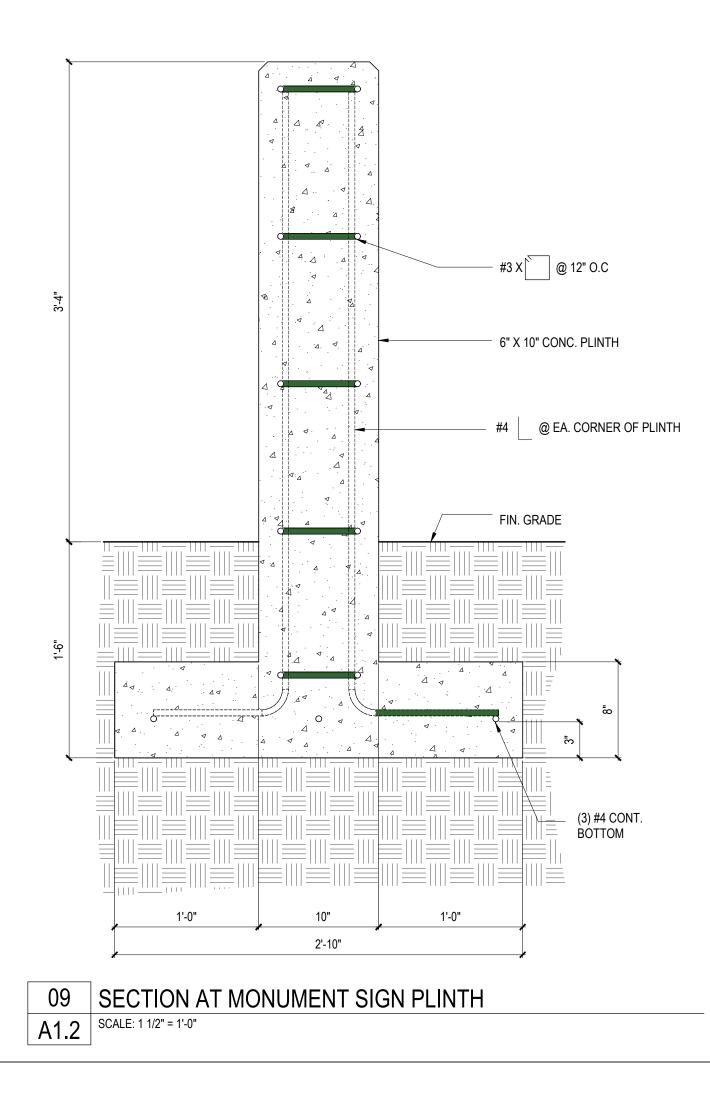


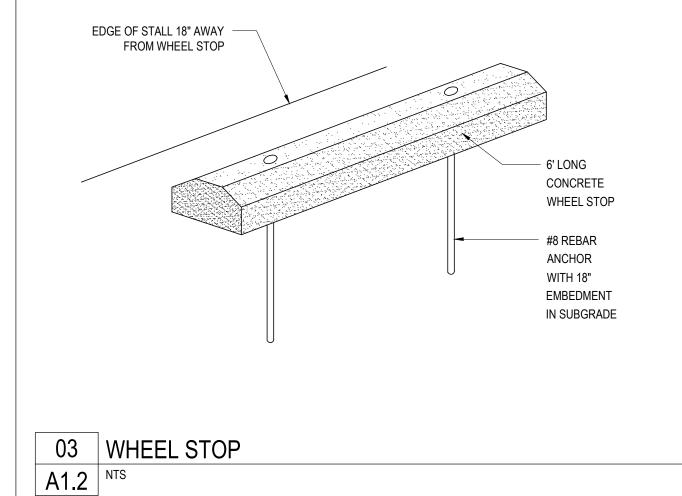


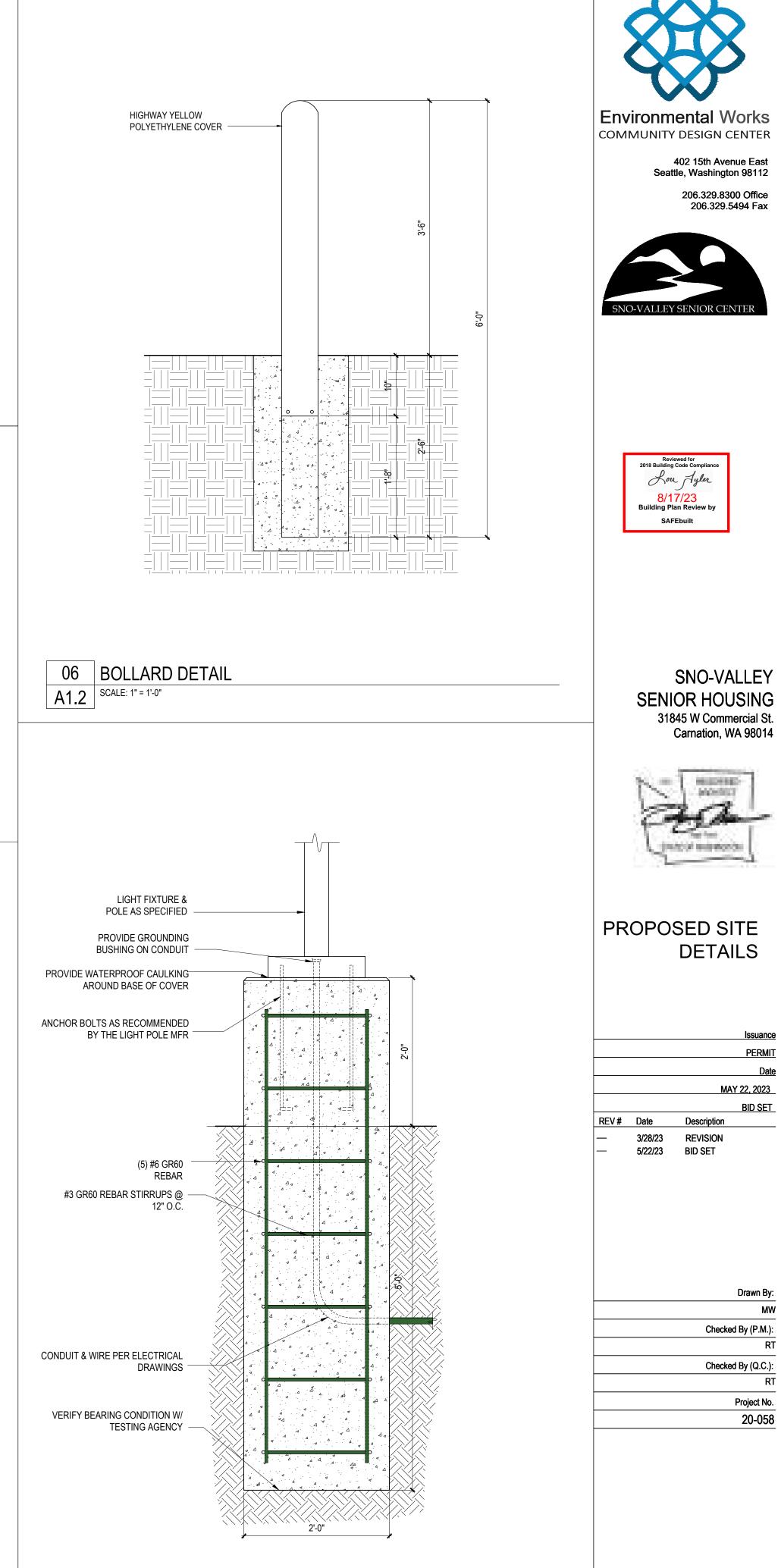




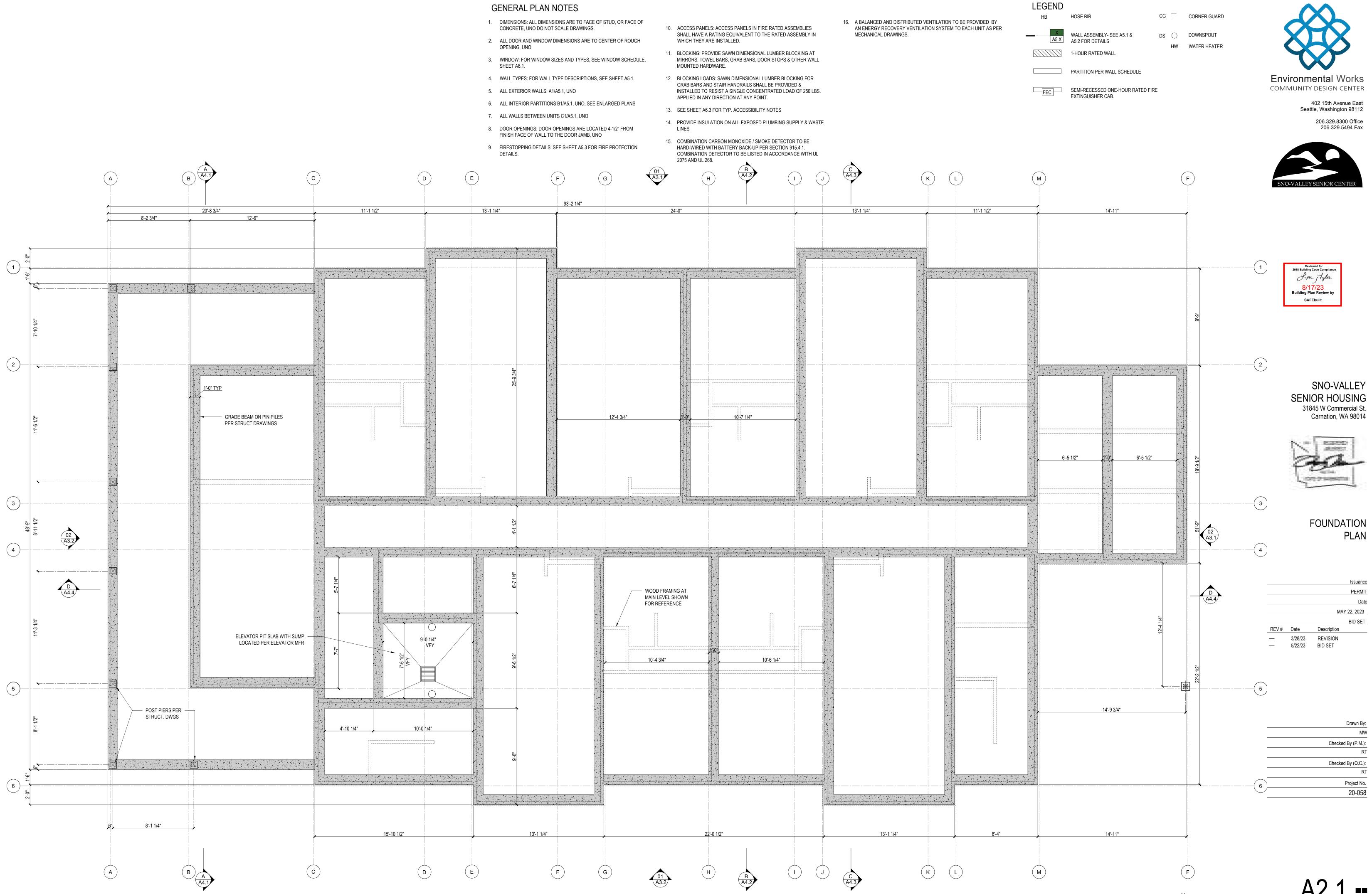




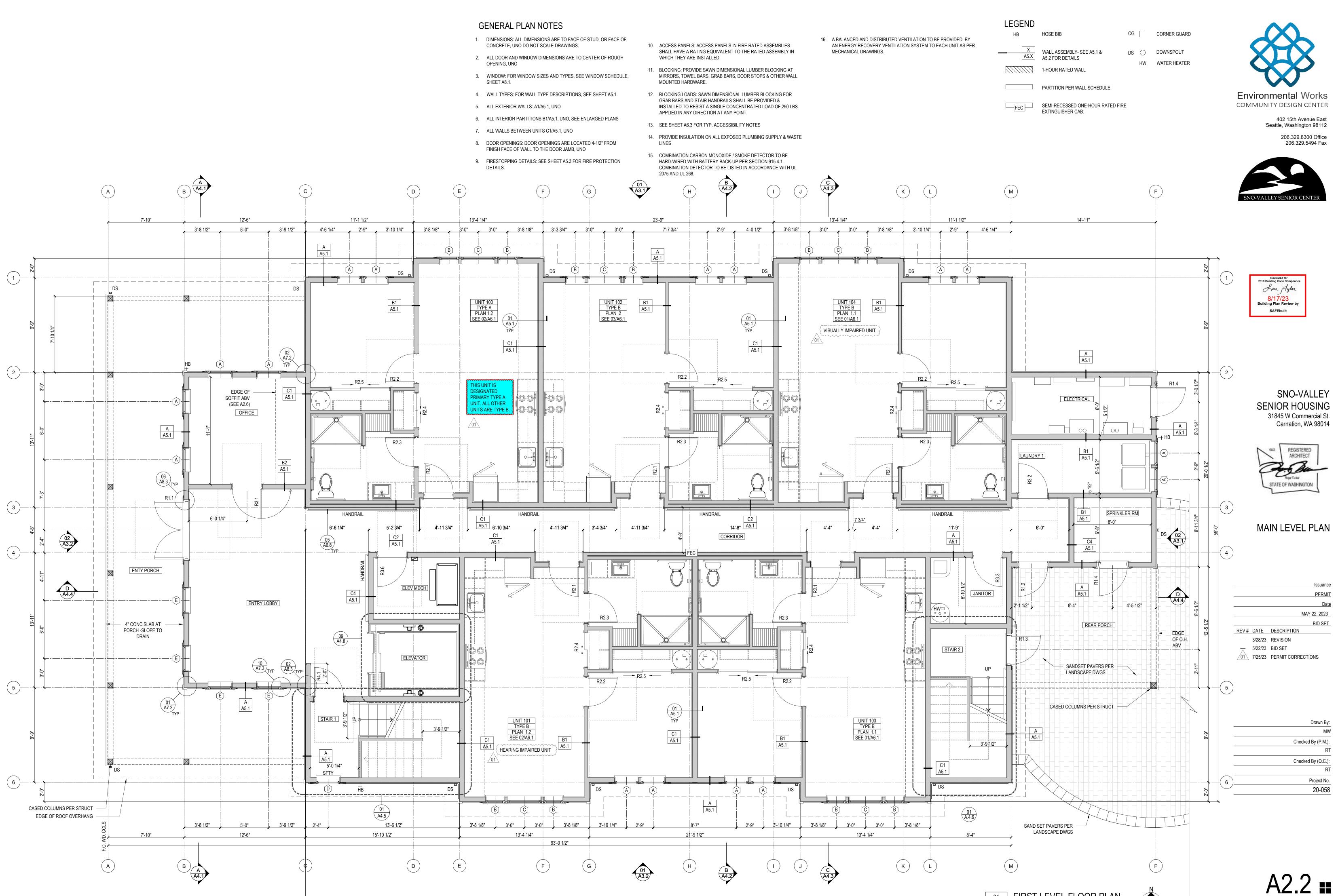






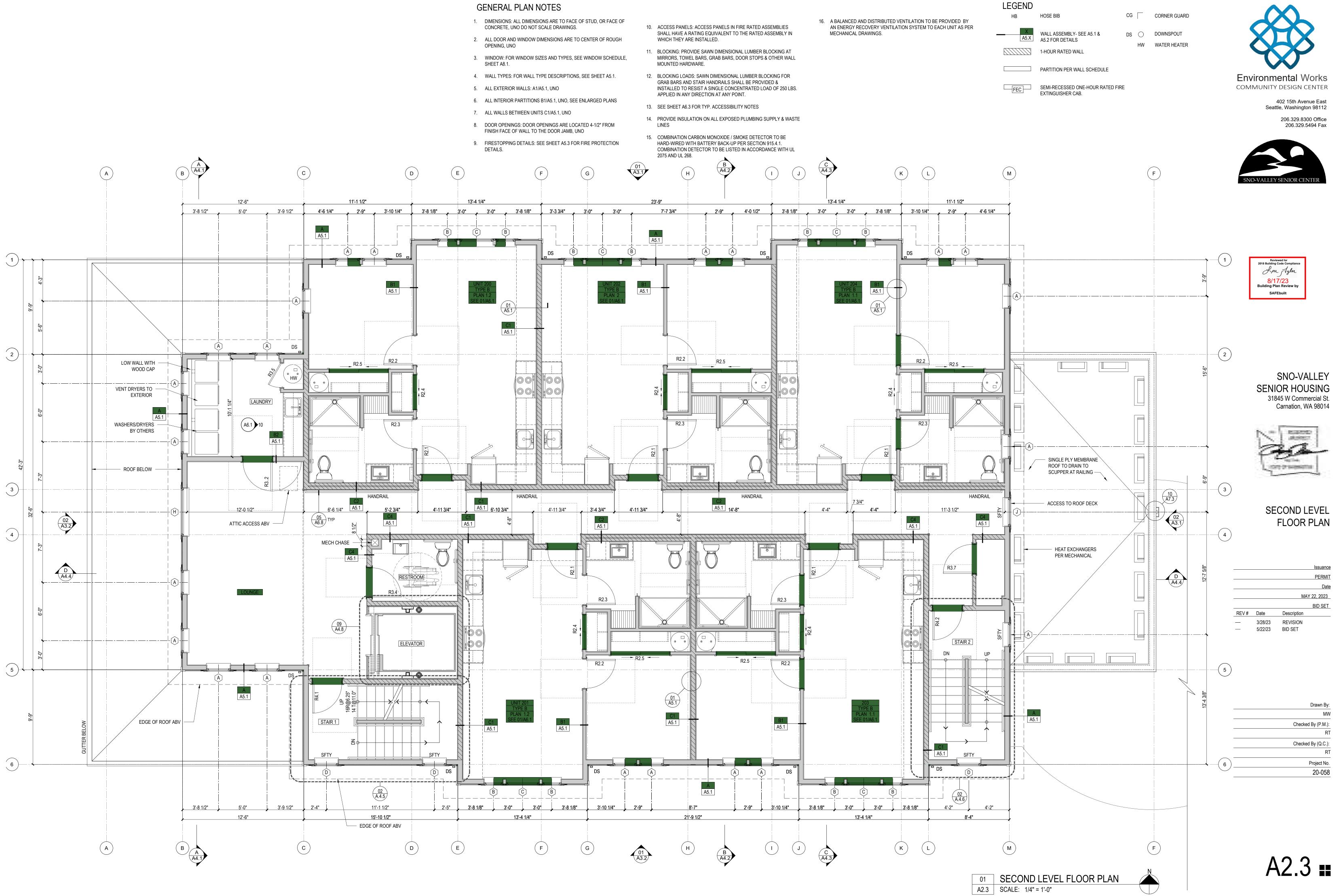


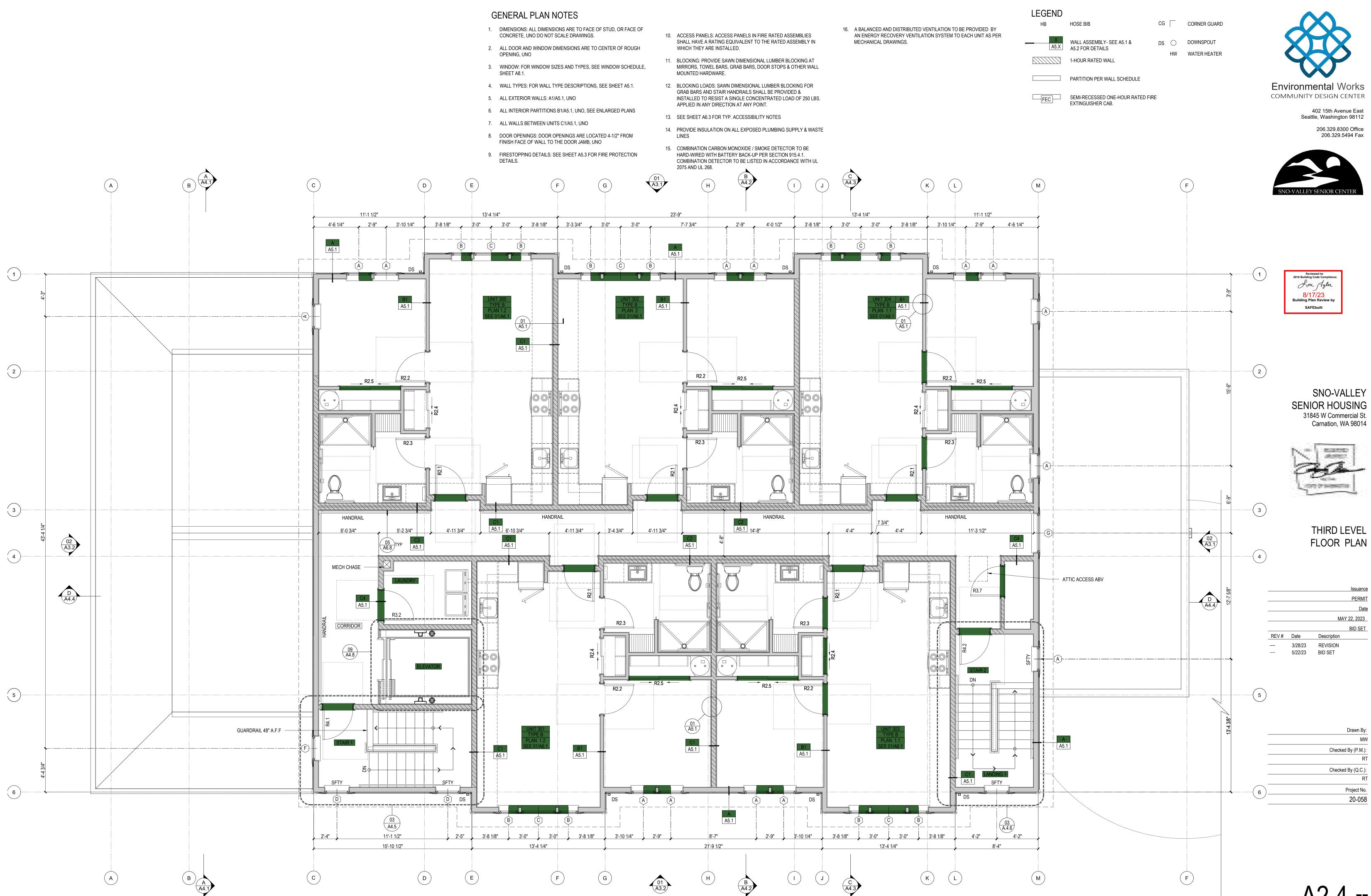
01 FOUNDATION FLOOR PLAN A2.1 SCALE: 1/4" = 1'-0"





01FIRST LEVEL FLOOR PLANA2.2SCALE: 1/4" = 1'-0"





A2.4 🖿

01 THIRD LEVEL FLOOR PLAN

A2.4 SCALE: 1/4" = 1'-0"

### ATTIC VENTILATION CALCULATIONS

ROOF VENTING TO COMPLY WITH IBC 1202.2 EXCEPTION, CONDITION 2 AND TO PROVIDE A MINUMUM NET FREE VENTILATION AREA NO LESS THAT 1/300TH OF ATTIC AREA, MINIMUM REQUIREMENTS, FOR VENTING ARE AS FOLLOWS:

A	8	Ċ	D	E	F	Ģ	н	I	J
								DOES	
								PROPOSED	MIN SILOF RIDGE
								EAVE	VENTING
			MIN. REQUIRED		# OF VENTED BIRD		PROPOSED	VENTING	REQUIRED TO
			NET FREE		BLOCKS/RAFTER	PROPOSED #	TOTAL S.I. OF	(G) MEET	MATCH EAVE
	АТТЮ		VENTILATION	50% OF TOTAL	BAYS AVAILABLE	OF HOLES	EAVE (LOWER)	OR EXCEED	VENTING AND BE
	SF PER	ATTIC AREA	PER IBC 1202.2 IN	REQUIRED NFA	FOR EAVE VENTING	PER BIRD	VENTING	MIN. REQ'D	50% OF TOTAL
LOCATION	PLAN	IN S.I (B*144)	S.I. (C/300)	(D/2)	PER PLAN	BLOCK	(F*G*4.9)	(E)?	VENTING (H)
ATTIC AREA 1	406	58464	195	97	12	3	177	YES	177
ATTIC AREA 2	1083	156384	521	261	20	3	295	YES	295
ATTIC AREA 3	1277	183888	613	306	24	3	353	YES	353
ATTIC AREA 4	1522	219168	731	365	28	3	412	YES	412

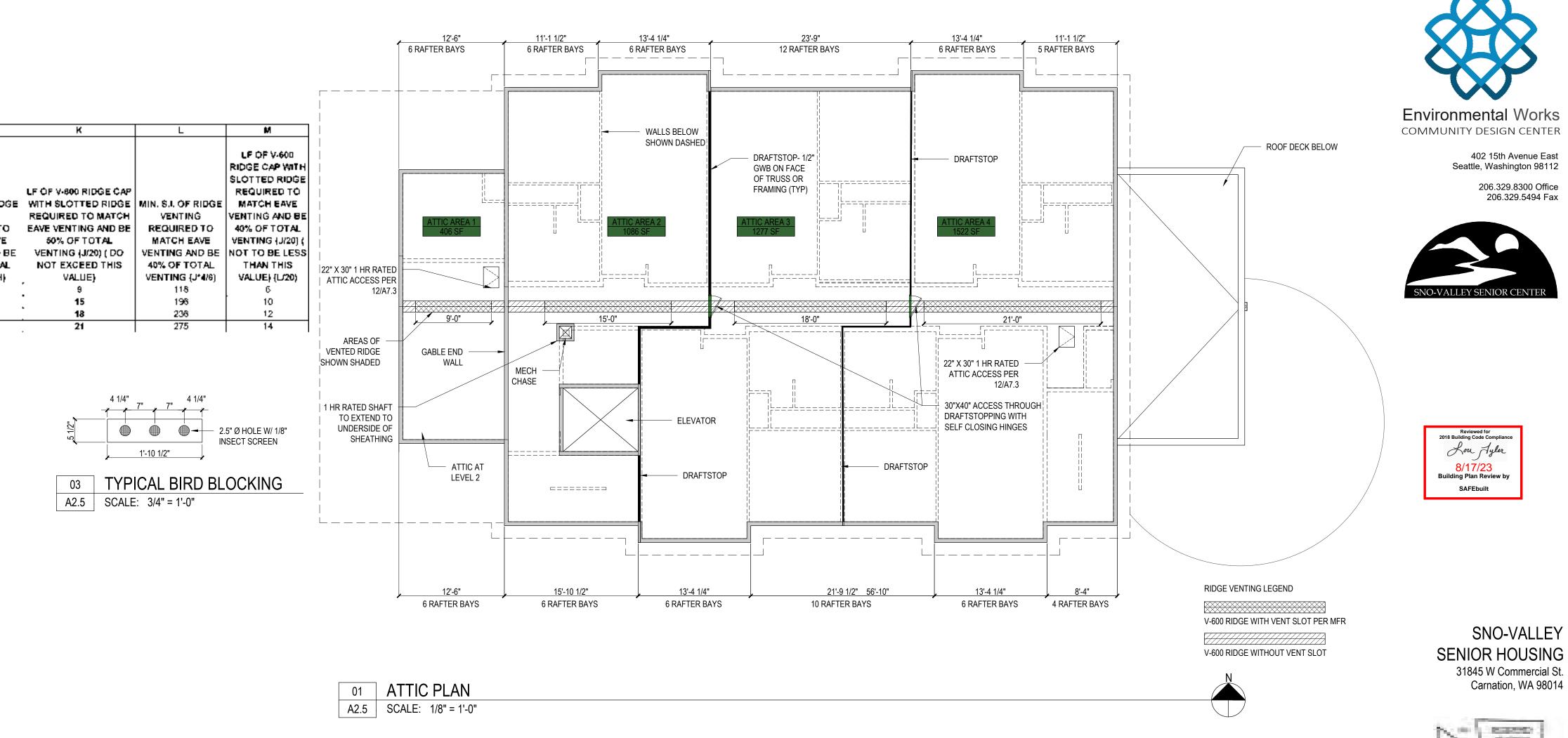
NOTES:

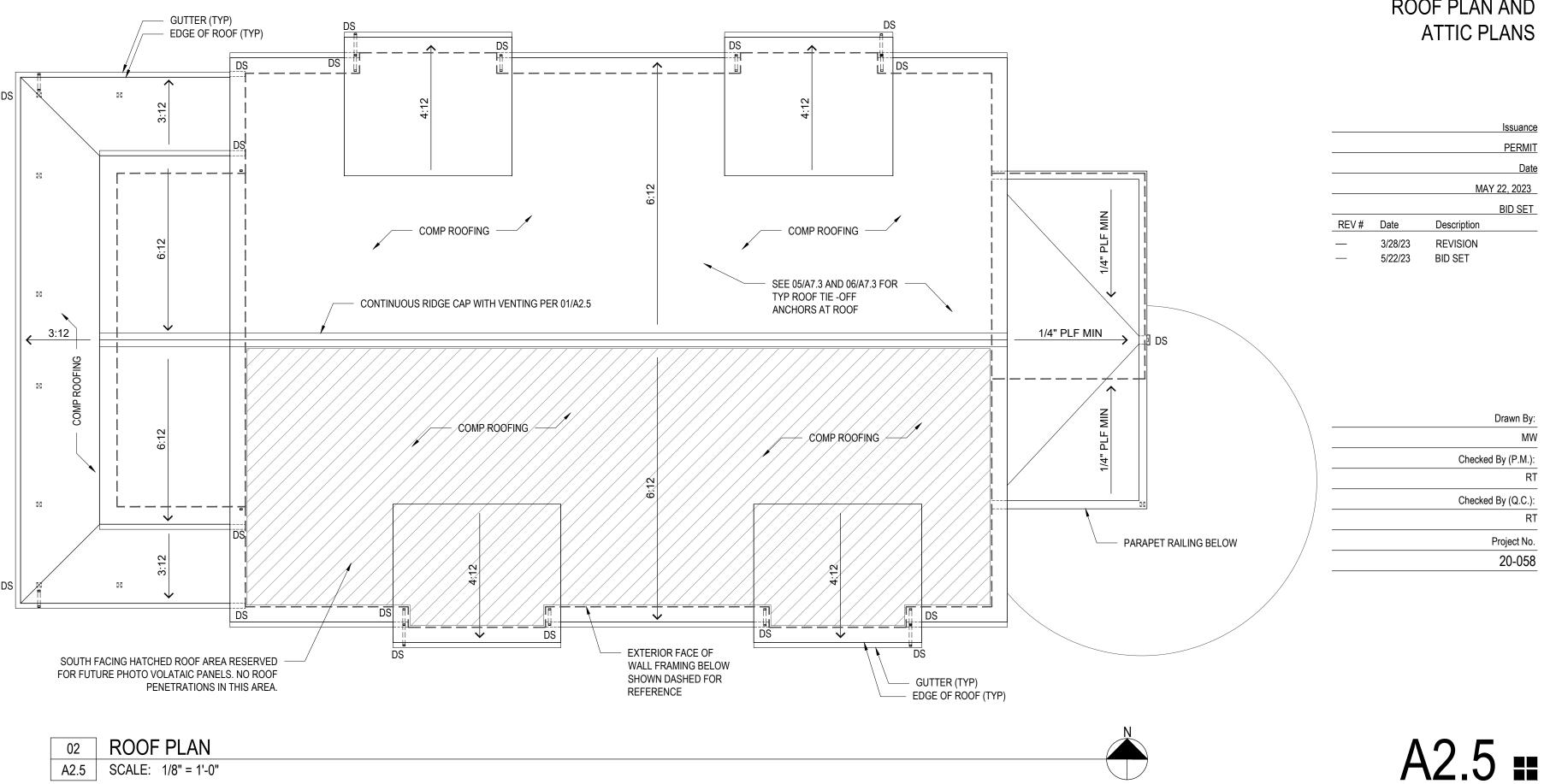
1.) VENT BLOCKS (BIRD BLOCKING) ASSUME3D TO HAVE 2.5" HOLES WITH NEA OF 4.9.S. L (ASSUMES INSECT SCREEN FACTOR OF 0.8)

2.) RIDGE VENT TO BE CORAVENT V600 DETAILED FOR METAL ROOFING AND RIDGE CAP. V-600 PROVIDES 20 S.I. PLF (PER MER SPECS) 3.) PER IBC 1202.2 UPPER VENTING AREA TO BE NO LESS THAN 40% OR GREATER THAN 50% OF THE TOTAL ROOF VENTING AREA. CONTRACTOR TO

VERIFY THAT ATTIC VENTING MEETS THESE MINIMUM REQUIREMENTS

4.) NOTE THAT V-600 TO BE CONTINOUS ALONG RIDGE BUT TO BE INSTALLED OVER UNSLOTTED RIDGE IN NON-VENTED AREAS





02		
2.5	SCALE:	1/8" = 1'-0"

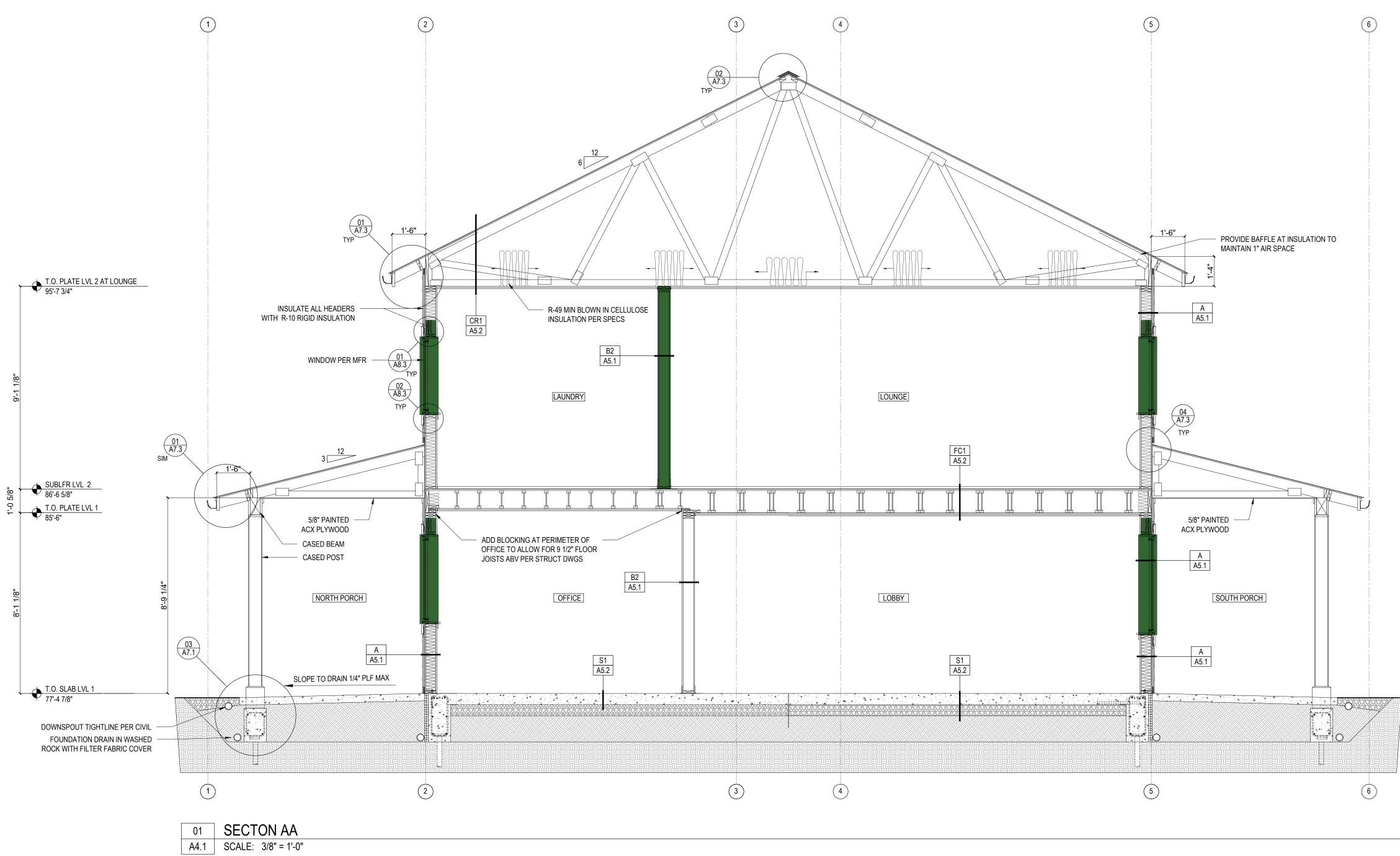


# ROOF PLAN AND



	Issuance
	PERMIT
	Date
PLATE LVL 3 103'-9 1/2"	MAY 22, 2023
	BID SET
	REV # Date Description
JBFLR LVL 3 95'-8 3/8" PLATE LVL 2 94'-7 3/4"	
	Drawn By:
<u>8</u>	MW
8-1 1/8"	Checked By (P.M.):
$\infty$	
	Checked By (Q.C.):
	RT
BLFR LVL 2 86'-6 5/8" PLATE LVL 1 85'-6" €	Project No. 20-058
	-70.058







Environmental Works COMMUNITY DESIGN CENTER

402 15th Avenue East Seattle, Washington 98112

206.329.8300 Office 206.329.5494 Fax



Reviewed for 2018 Building Code Complia Lou Jyler 8/17/23 Building Plan Review by SAFEbuilt

# SNO-VALLEY SENIOR HOUSING 31845 W Commercial St. Carnation, WA 98014

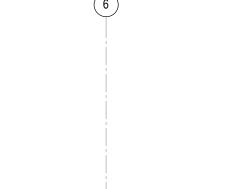


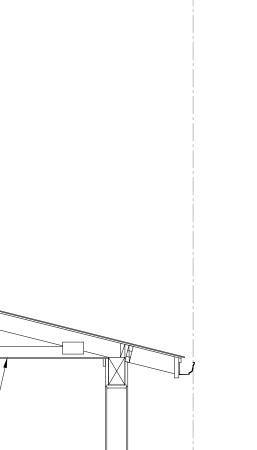
### SECTION AA

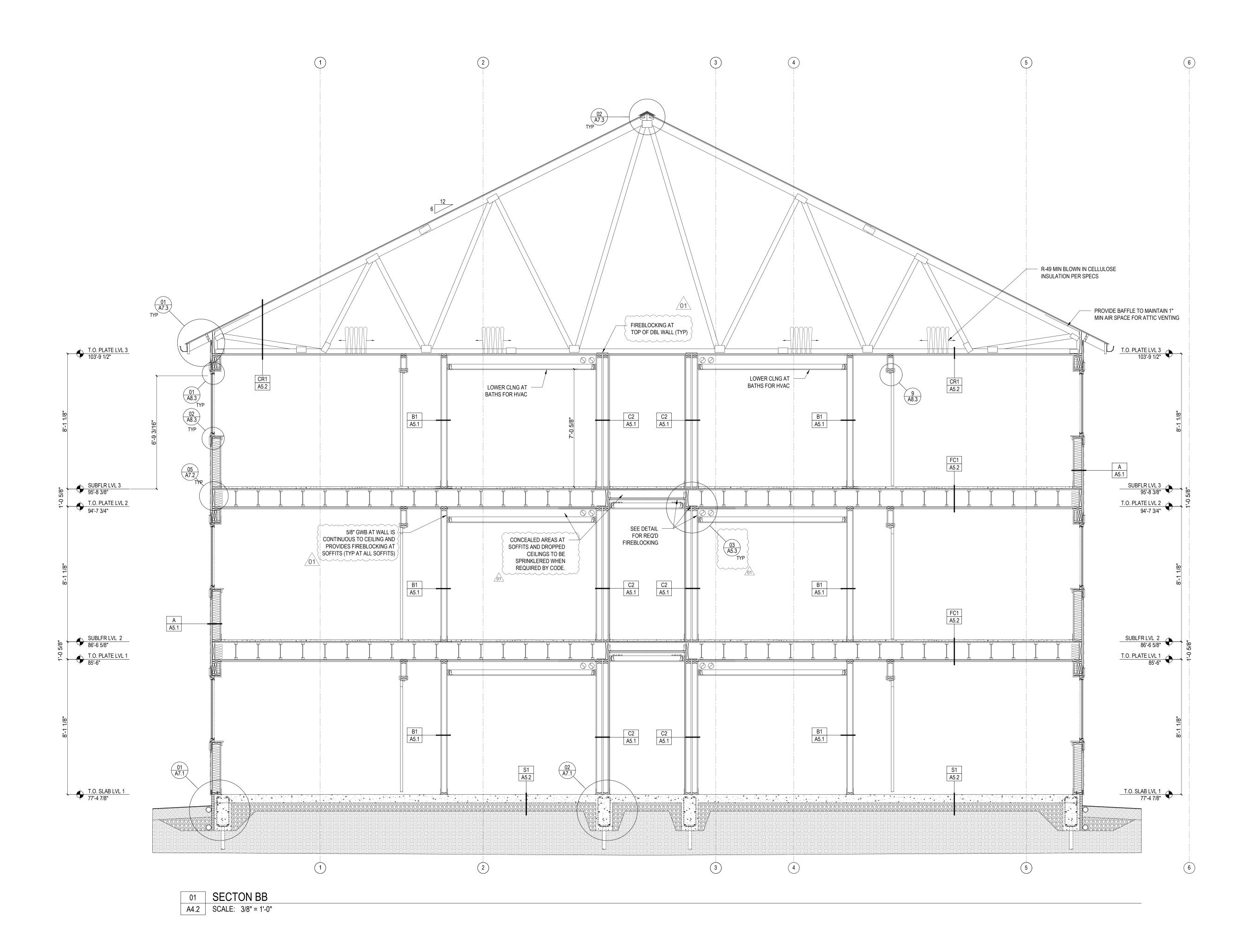
		Issuance
		PERMIT
		Date
		MAY 22, 2023
		BID SET
REV #	Date	Description
_	3/28/23	REVISION
—	5/22/23	BID SET

Drawn By:
MW
Checked By (P.M.):
RT
Checked By (Q.C.):
RT
Project No.
20-058











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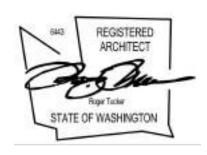
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### SNO-VALLEY SENIOR HOUSING 31845 W Commercial St. Carnation, WA 98014

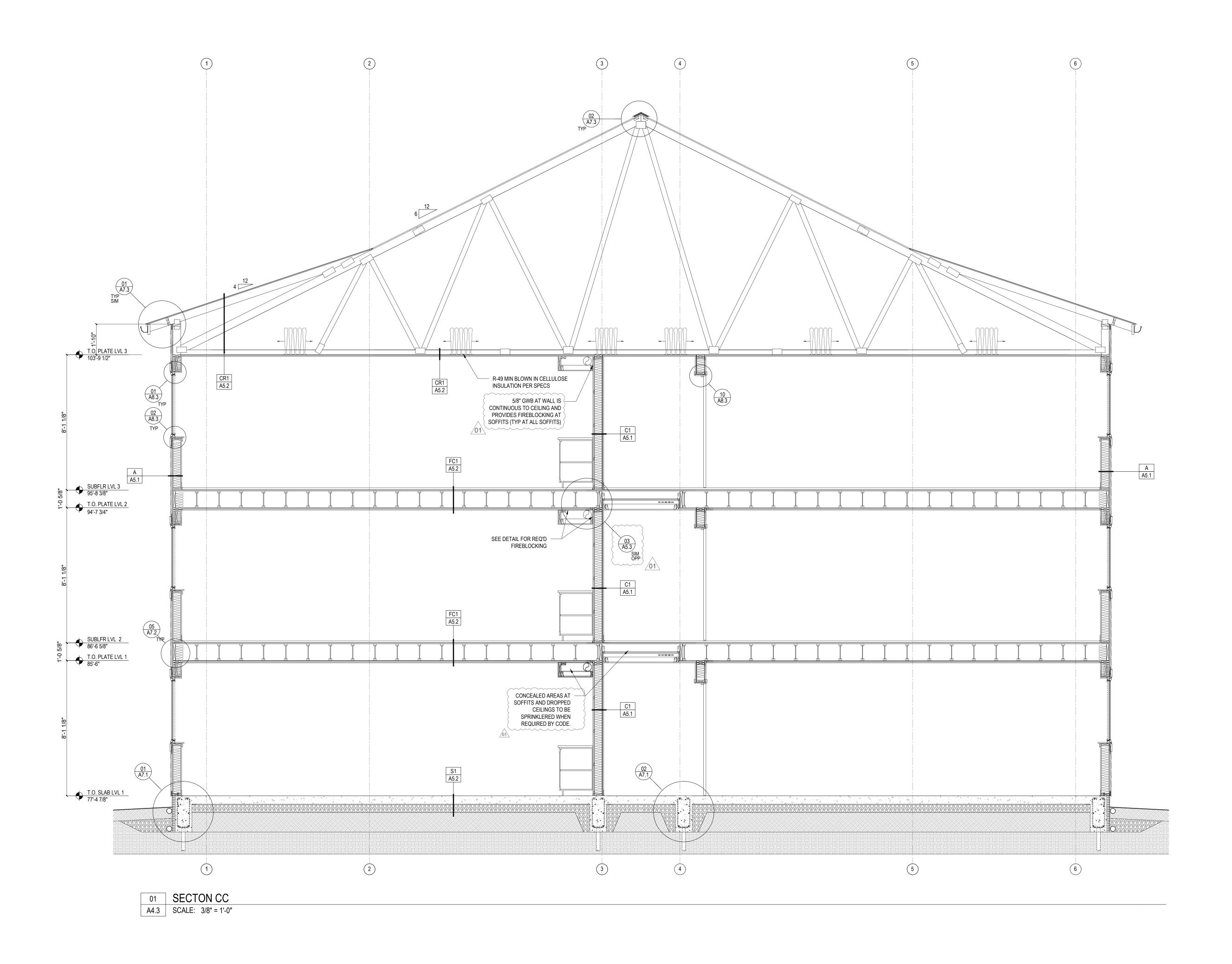


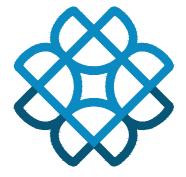
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			Issuance
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			Date
			MAY 22, 2023
			BID SET
REV# D	DATE	DESCRIPTION	
— 3	8/28/23	REVISION	
<u> </u>	5/22/23	BID SET	
/01 7	/25/23	PERMIT CORRE	ECTIONS

Drawn By:
MW
Checked By (P.M.):
RT
Checked By (Q.C.):
RT
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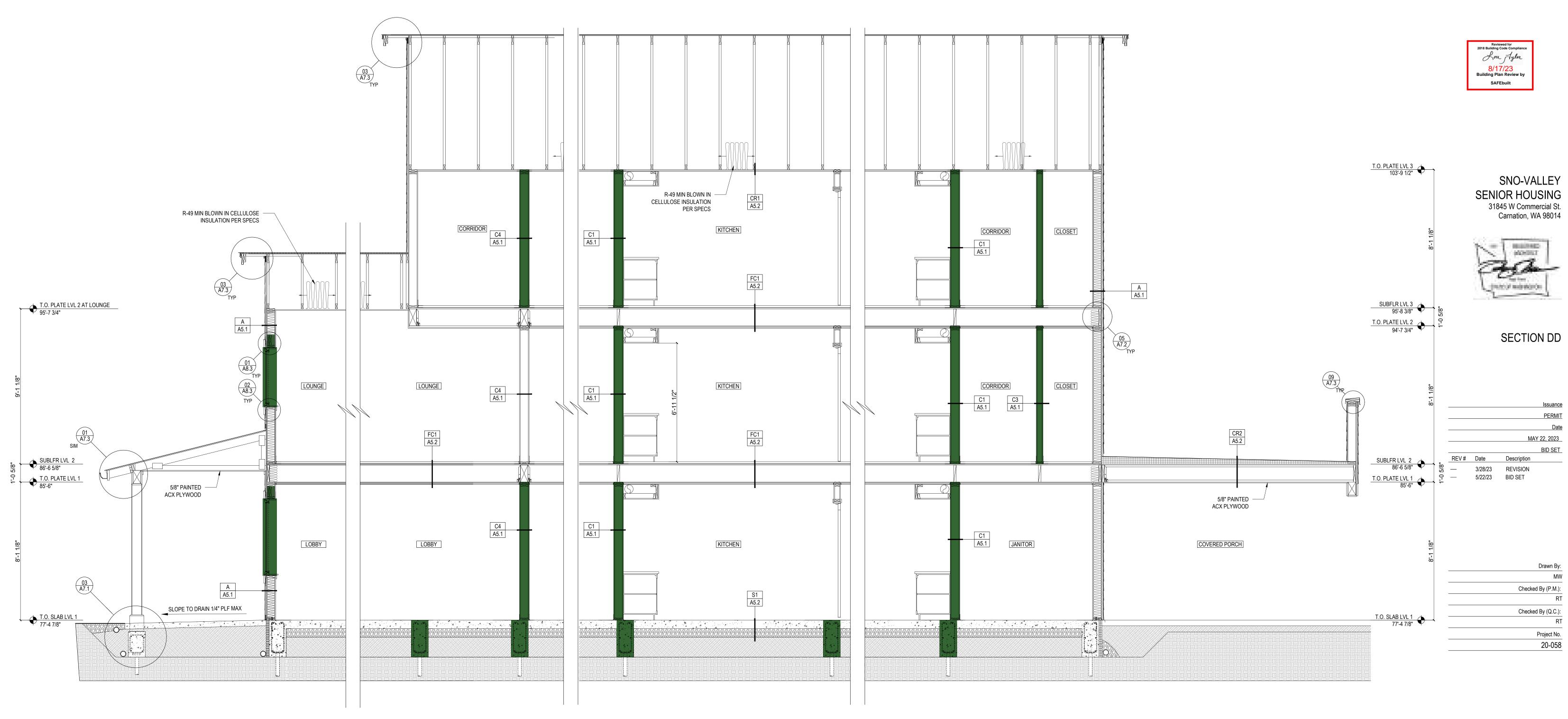


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		Date
		MAY 22, 2023
		BID SET
REV #	DATE	DESCRIPTION
_	3/28/23	REVISION
	5/22/23	BID SET
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	REV #	- 3/28/23 - 5/22/23

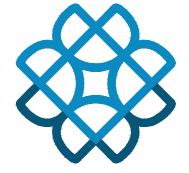
Drawn	By:
	MW
Checked By (P.	M.):
	RT
Checked By (Q.	C.):
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Project	No.
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A4.3 📰



 04
 SECTON DD

 A4.4
 SCALE: 3/8" = 1'-0"



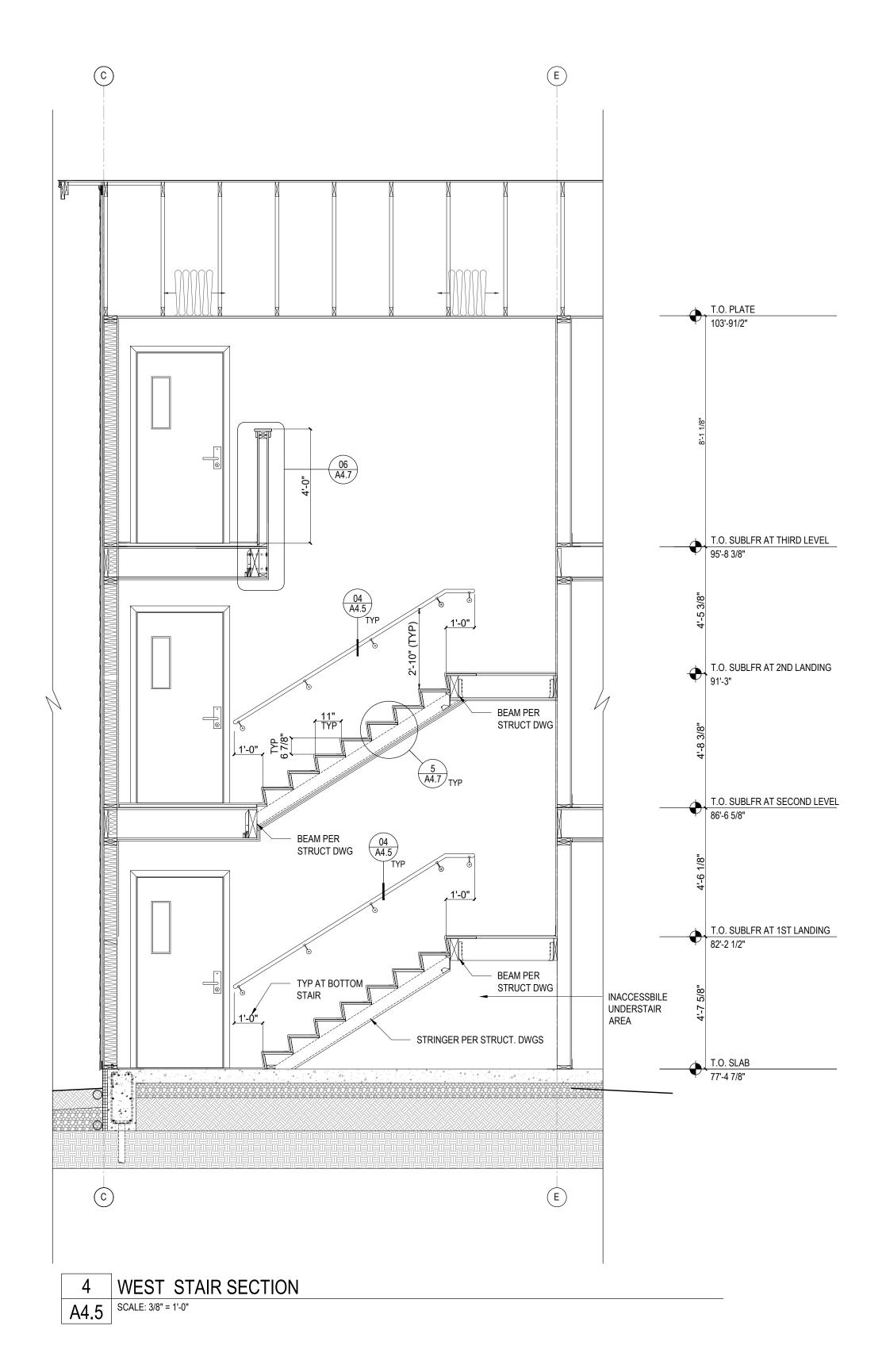
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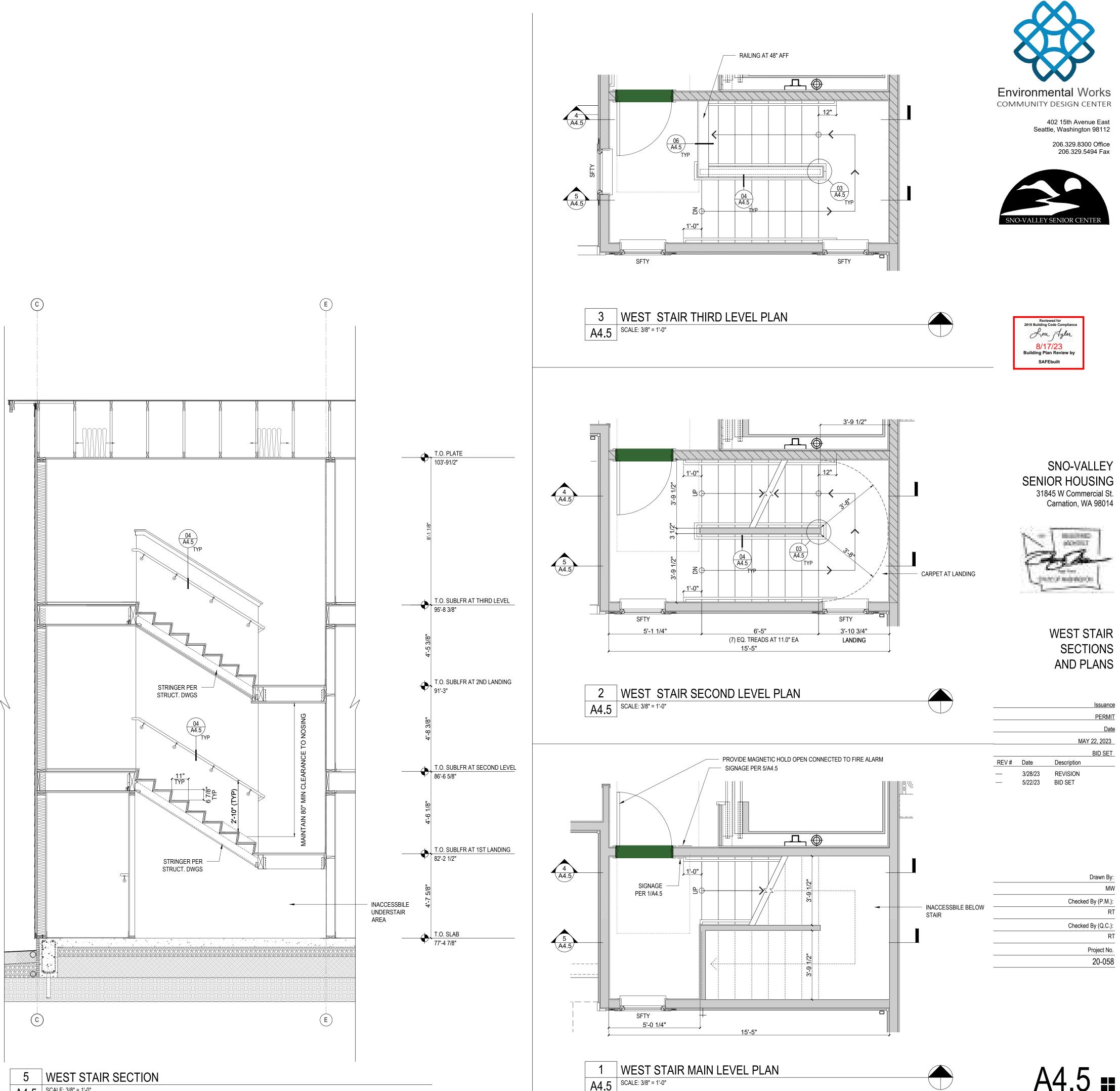
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A4.4 📰

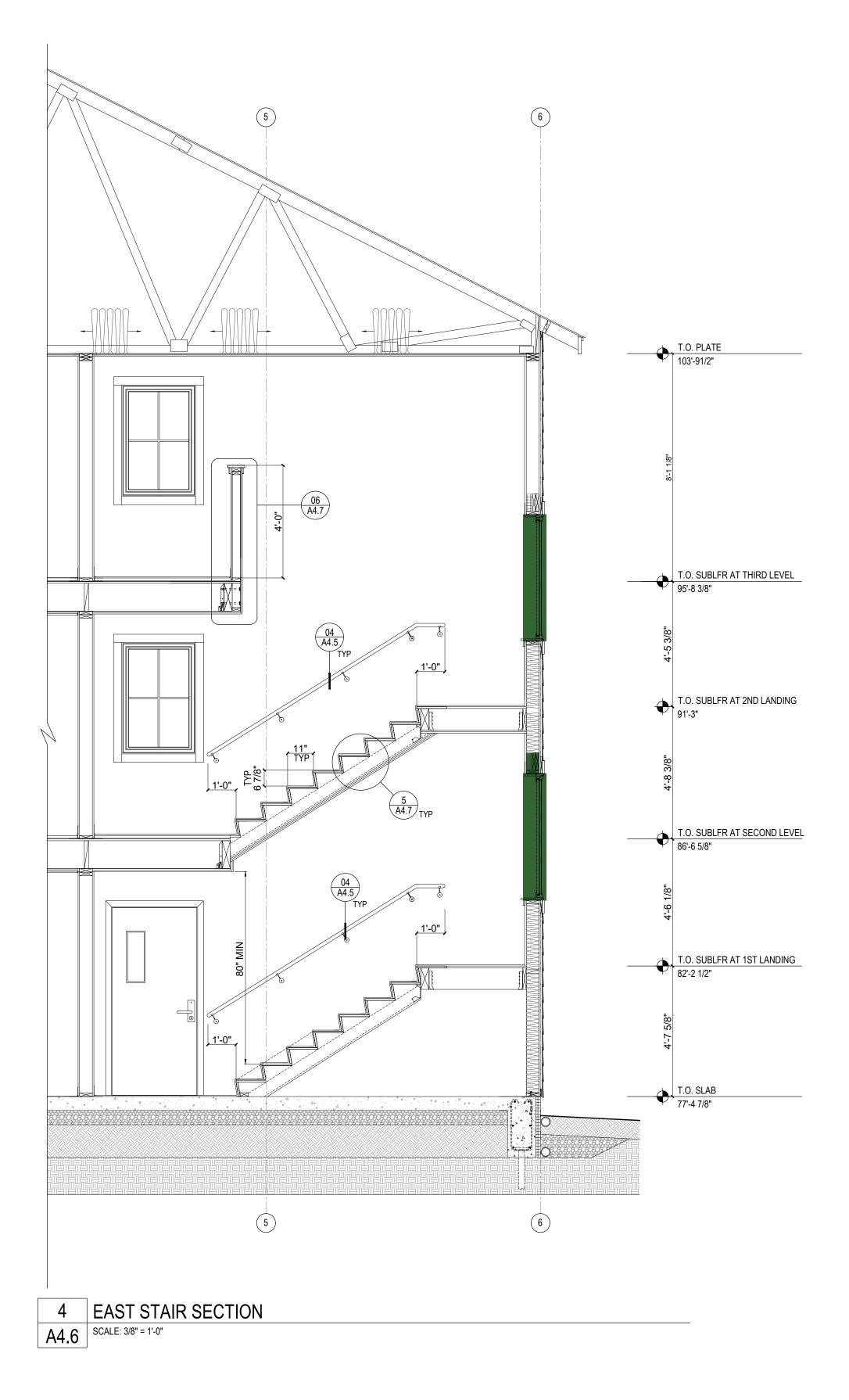


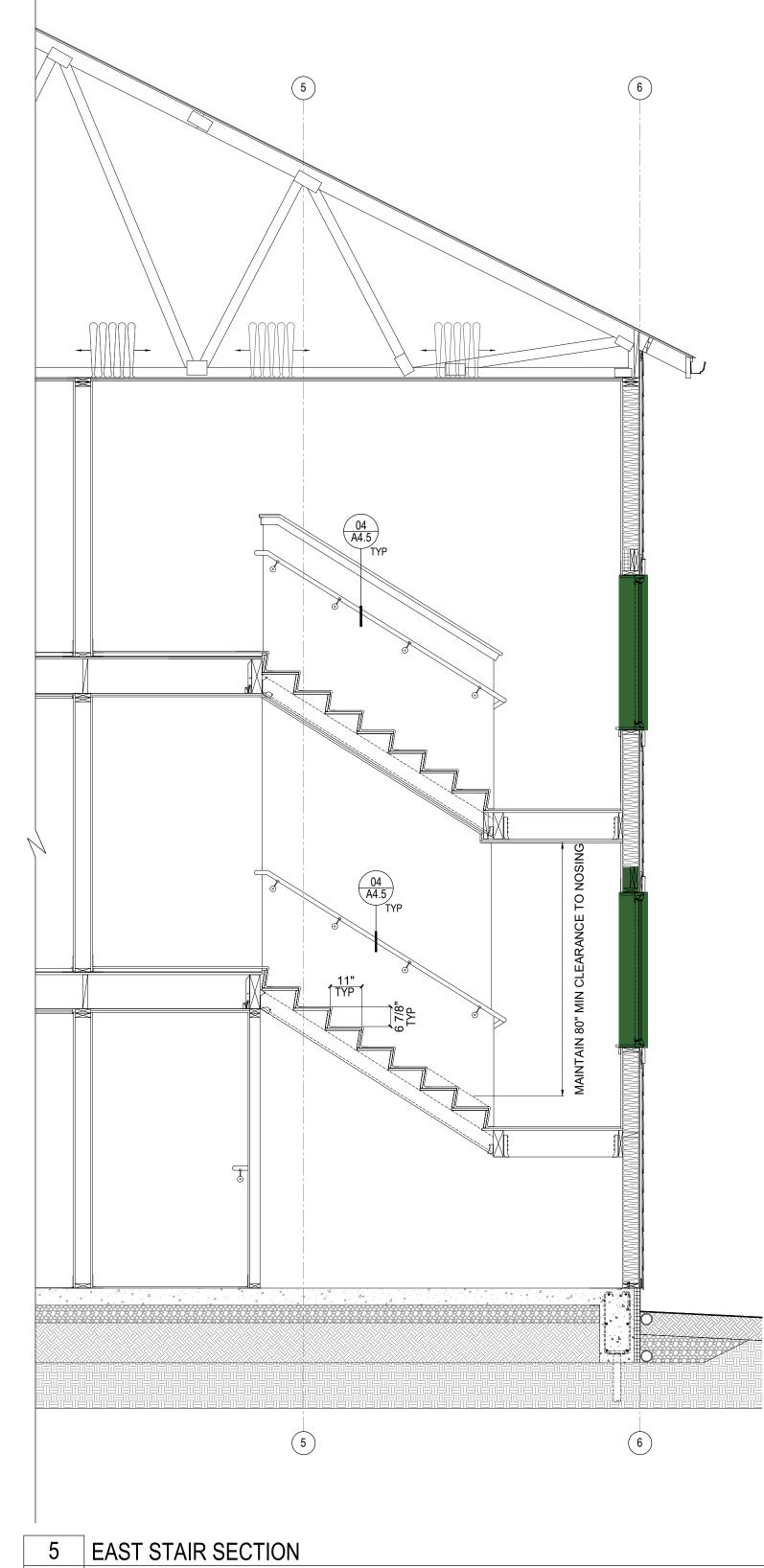


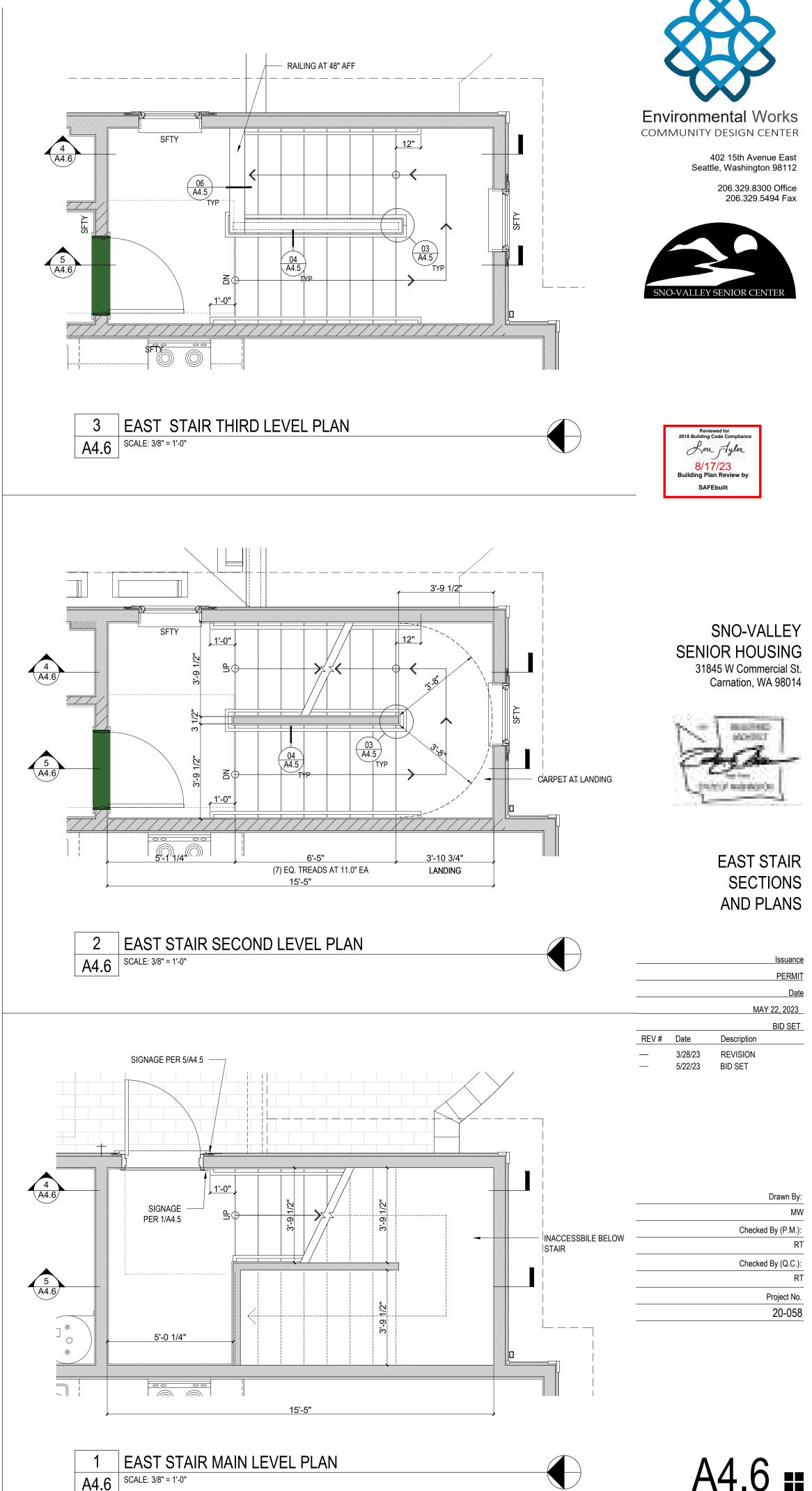
A4.5 SCALE: 3/8" = 1'-0"

A4.5 SCALE: 3/8" = 1'-0"

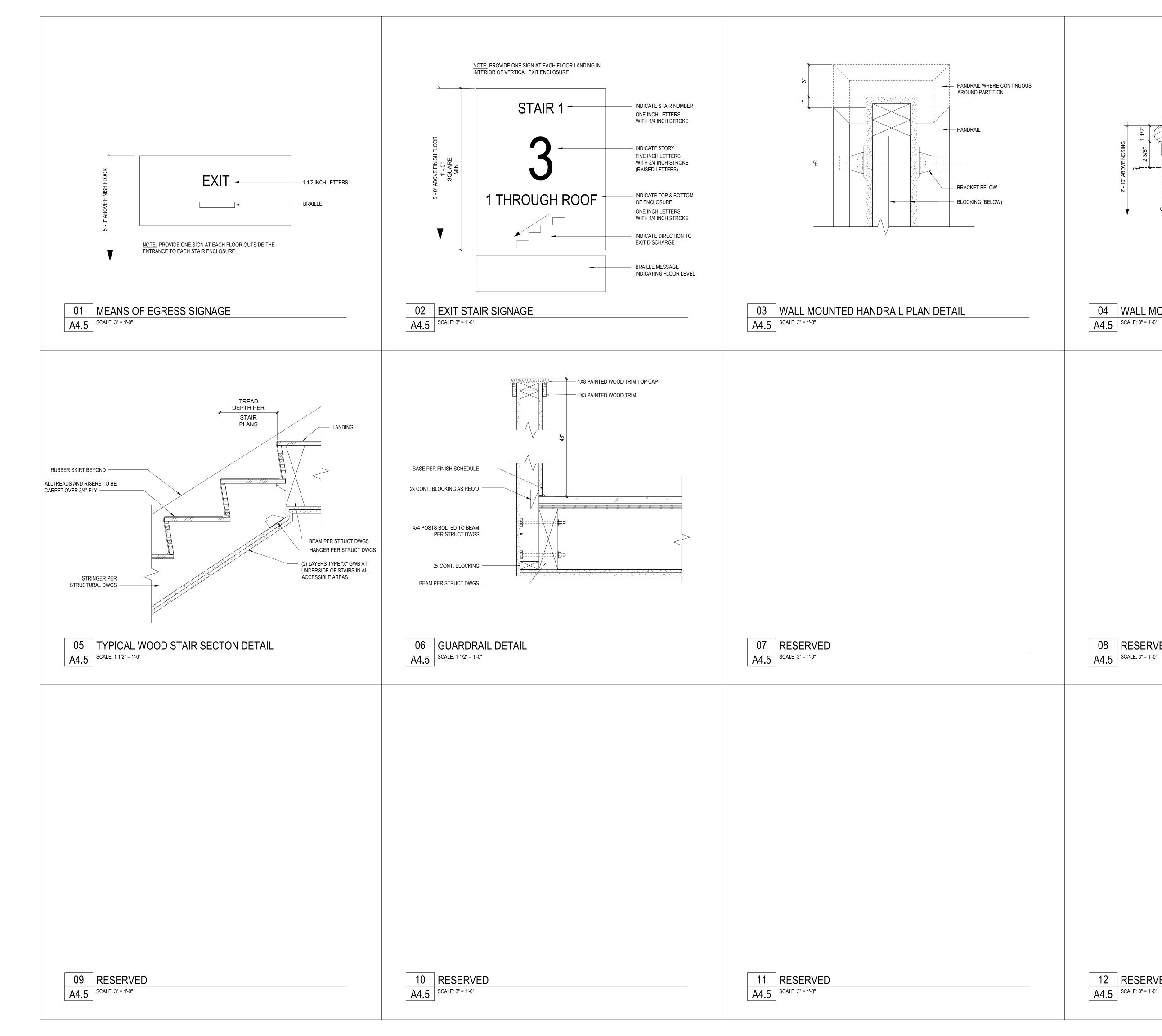
A4.5 📰

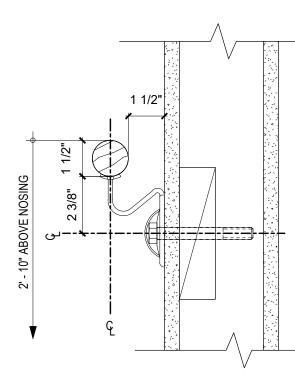






A4.6 SCALE: 3/8" = 1'-0"



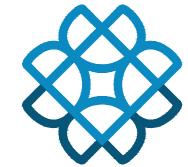


04 WALL MOUNTED HANDRAIL SECTION DETAIL

WOOD HANDRAIL MOUNTED TO WALL BRACKET (RETURN TO WALL AT ENDS USING PIPE FITTINGS, JOINTS WELDED & GROUND SMOOTH )

WOOD BLOCKING AS REQ'D

WALL BRACKET AS SPECIFIED



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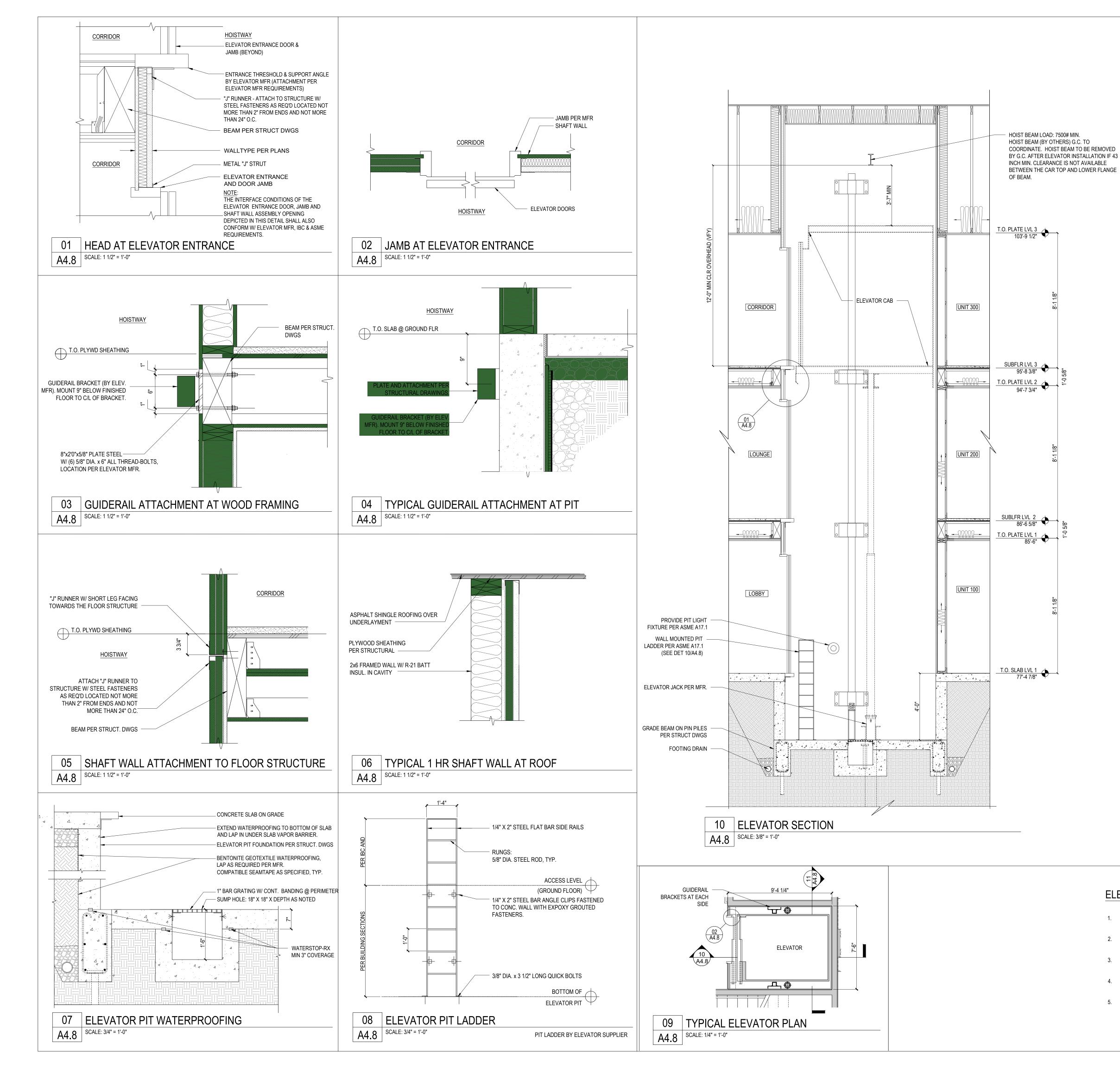
### STAIR DETAILS

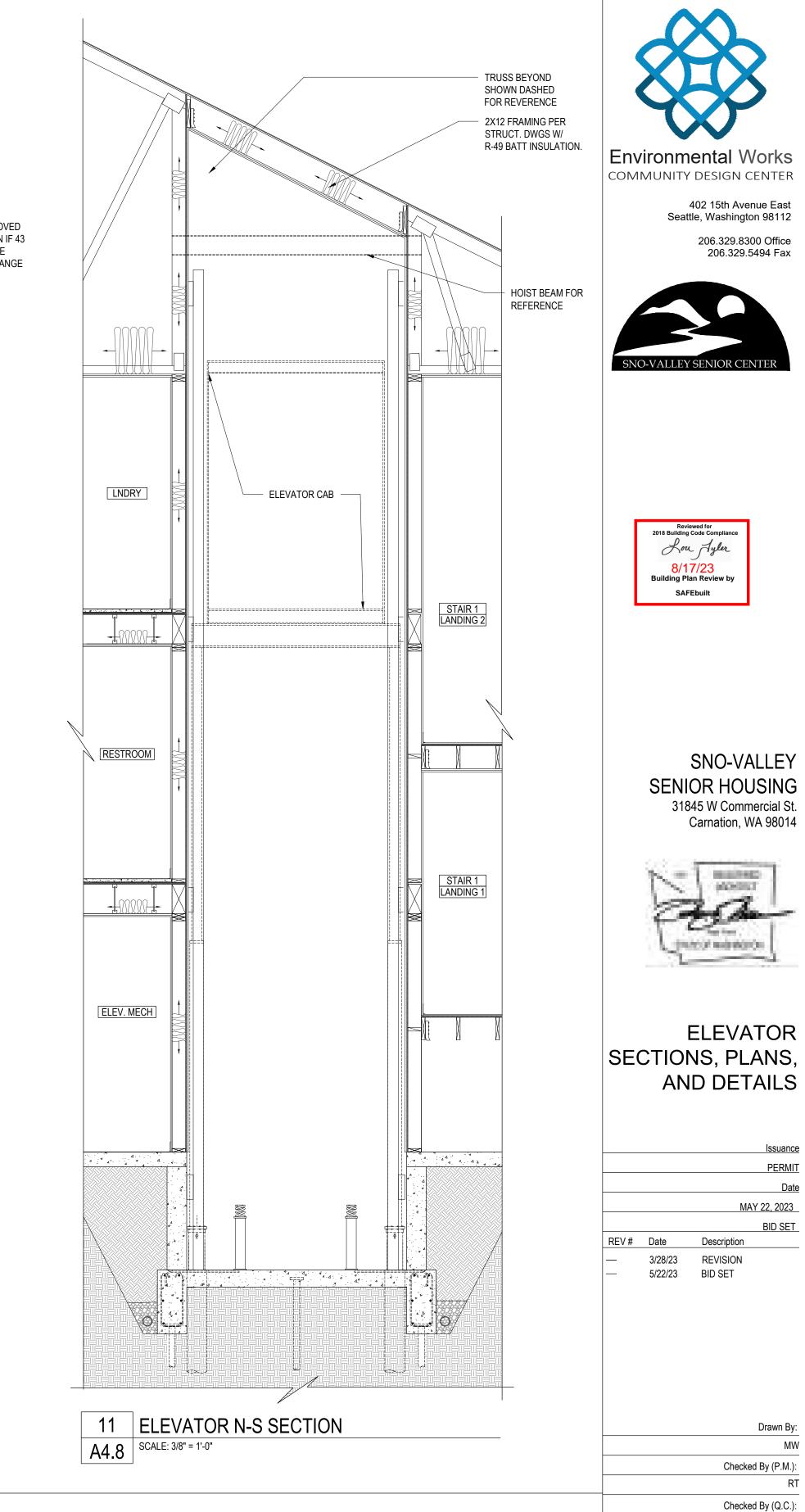
Issuance PERMIT Date MAY 22, 2023 BID SET REV # Date Description 3/28/23 REVISION 5/22/23 BID SET

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MW
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RT
Checked By (Q.C.):
RT
Project No.
20-058



08	RESERVED
A4.5	SCALE: 3" = 1'-0"





#### ELEVATOR NOTES

- 1. PIPES, DUCTS, CONDUITS, AND EQUIPMENT NOT USED FOR THE OPERATION OF THE ELEVATORS ARE PROHIBITED IN MACHINE ROOM AND HOISTWAYS.
- 2. WATERPROOF AS NECESSARY TO PREVENT ENTRY OF GROUND WATER. SUMP PUMPS MY BE INSTALLED FOR FLOOD CONTROL BUT NOT APPROVED TO MAINTAIN A DRY PIT.
- 3. GROUT ALL MASONRY JAMBS AND HEADERS TO RETAIN FIRE RATING OF HOISTWAY. IN OTHER THAN MASONRY, PROVIDE LABELED ENTRANCE ASSEMBLIES INSTALLED AS TESTED.
- 4. PROVIDE MEANS OF TWO-WAY CONVERSATION BETWEENELEVATOR AND A READILY ACCESSIBLE POINT (MAIN ELEVATOR LOBBY) OUTSIDE THE HOISTWAY.
- 5. PROVIDE AN EMERGENCY POWER SUPPLY FOR THE DEVICES REQUIRED. THE SUPPLY SHALL BE CAPABLE OF OPERATING THE AUDIBLE DEVICE FOR AT LEAST ONE HOUR AND THE MEANS OF A TWO-WAY CONVERSATION FOR AT LEAST TWO HOURS.

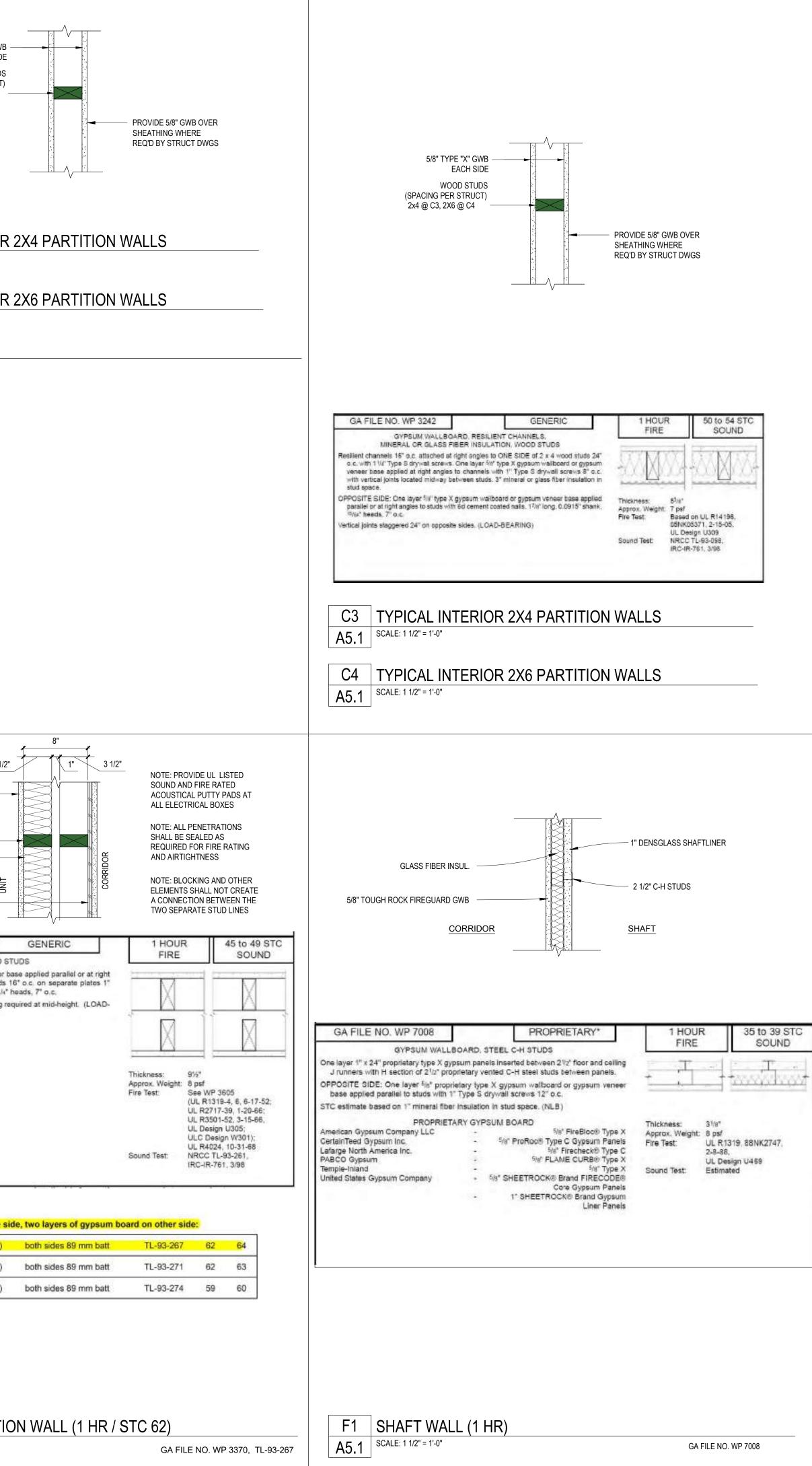
# A4.8 📰

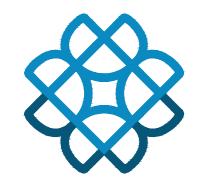
RT

Project No.

20-058

SIDING PER ELEVATIONS 1x4 VERT. FURRING, ALIGN W/ STUDS WEATHER RESISTIVE BARRIER PER SPECIFICATIONS SHEATHING PER STRUCTURAL 2X6 STUDS (REFER TO STRUCTURAL FOR ADDITIONAL REQUIREMENTS) 5/8" TYPE 'X' GWB W/ VAPOR BARRIER PRIMER	5/8" TYPE "X" GWB EACH SIDE WOOD STUDS (SPACING PER STRUCT) 2x4 @ B1, 2X6 @ B2 - B1 TYPICAL INTERIOR A5.1 SCALE: 1 1/2" = 1'-0" B2 TYPICAL INTERIOR
AS.1 SOLE: 11/2" = 1-0"	A5.1 SCALE: 1 1/2" = 1'-0"
2X4 WOOD STUDS AT 16" OC, STAGGERED AT 8" ON SHARED 2x6 BOT. & TOP PLATES 5/8" TYPE "X" GWB EACH SIDE 3 1/2" ACOUSTIC BATT INSUL. PROVIDE SHEATHING WHERE REQ'D BY STRUCT DWGS WHERE REQ'D BY STRUCT DWGS WALLS AND INTERIOR PARTITIONS, WOOD FRAMED	3 1/2" 5/8" TYPE "X" GWB AT EA. SIDE 2x4 WOOD STUDS AT 16" OC ON SEPARATE BOT. & TOP PLATES 3 1/2" ACOUSTIC BATT INSUL. SHEATHING PER STRUCTURAL GA FILE NO. WP 3370
GA FILE NO. WP 3380       GENERIC       1 HOUR       40 to 44 STC         GYPSUM WALLBOARD, WOOD STUDS       SOUND       FIRE       SOUND         One layer 5% type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16° o.c. on 2 x 6 wood plates with 6d coated nails. 17%" long. 0.0915" shank. 1/4" heads, 7" o.c.       1 HOUR       40 to 44 STC         Joints staggered 24" on opposite sides. Horizontal bracing required at mid-height. (LOAD-BEARING)       Thickness:       73/4"         Mapping       Thickness:       73/4"       See WP 3605         UL R2717.39, 1-20-66;       UL R3501-52, 315-66,       UL R3501-52, 315-66,         UL R4024, 10-31-68       Nu R4024, 10-31-68       Nu R4024, 10-31-68         Sound Test:       Nu R4024, 10-31-68       Nu R4024, 10-31-68	GYPSUM WALLBOARD, WOOD ST One layer 5/6" type X gypsum wallboard or gypsum veneer by angles to each side of double row of 2 x 4 wood studs 1 apart with 6d coated nails, 17/6" long, 0.0915" shank, 1/4" I Joints staggered 16" on opposite sides. Horizontal bracing re BEARING)
Concrete Towner       National Research Council Caracta       Page 20         Table SWS-2:       Staggered wood studs at 400 mm o.c. on 140 mm plate with one or two layers gypsum board one side and two layers gypsum board other side       one or two layers of gypsum board 38x89 mm staggered wood studs at 400 mm o.c. on 140 mm plate, with absorptive material (as noted) in inter- stud cavity two layers of gypsum board	b) One layer of gypsum board on one sid 15.9 mm Type X (C) glass fibre (G1) 12.7 mm Type X (A) glass fibre (G1) 12.7 mm (B) glass fibre (G1)
a) One layer of gypsum board on one side, two layers of gypsum board on other side: Gypsum Board       Absorptive Material       Test Number       STC       R         15.9 mm Type X {C}       glass fibre (G1)       89 mm batt, woven*       TL-93-226       52       52         glass fibre (G1)       both sides 65 mm batt       TL-93-250       54       53         mineral fibre (M1)       65 mm batt       TL-93-252       50       51         C1       UNIT SEPARATION WALL (1 HR / STC 52)       SCALE: 1 1/2" = 1'-0"       GA FILE NO. WP 3380, TL-93-226	C2 CORRIDOR SEPARATIC A5.1 SCALE: 1 1/2" = 1'-0"





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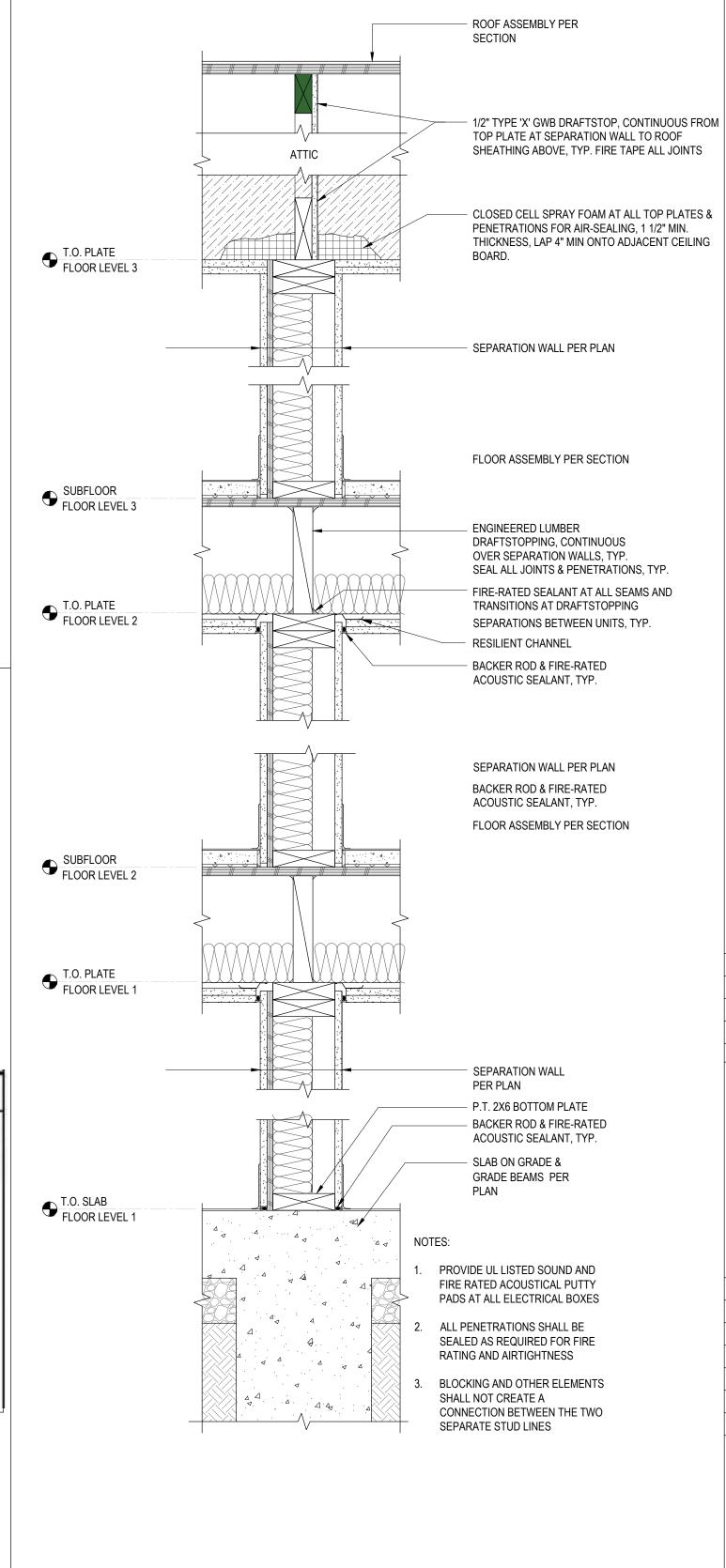
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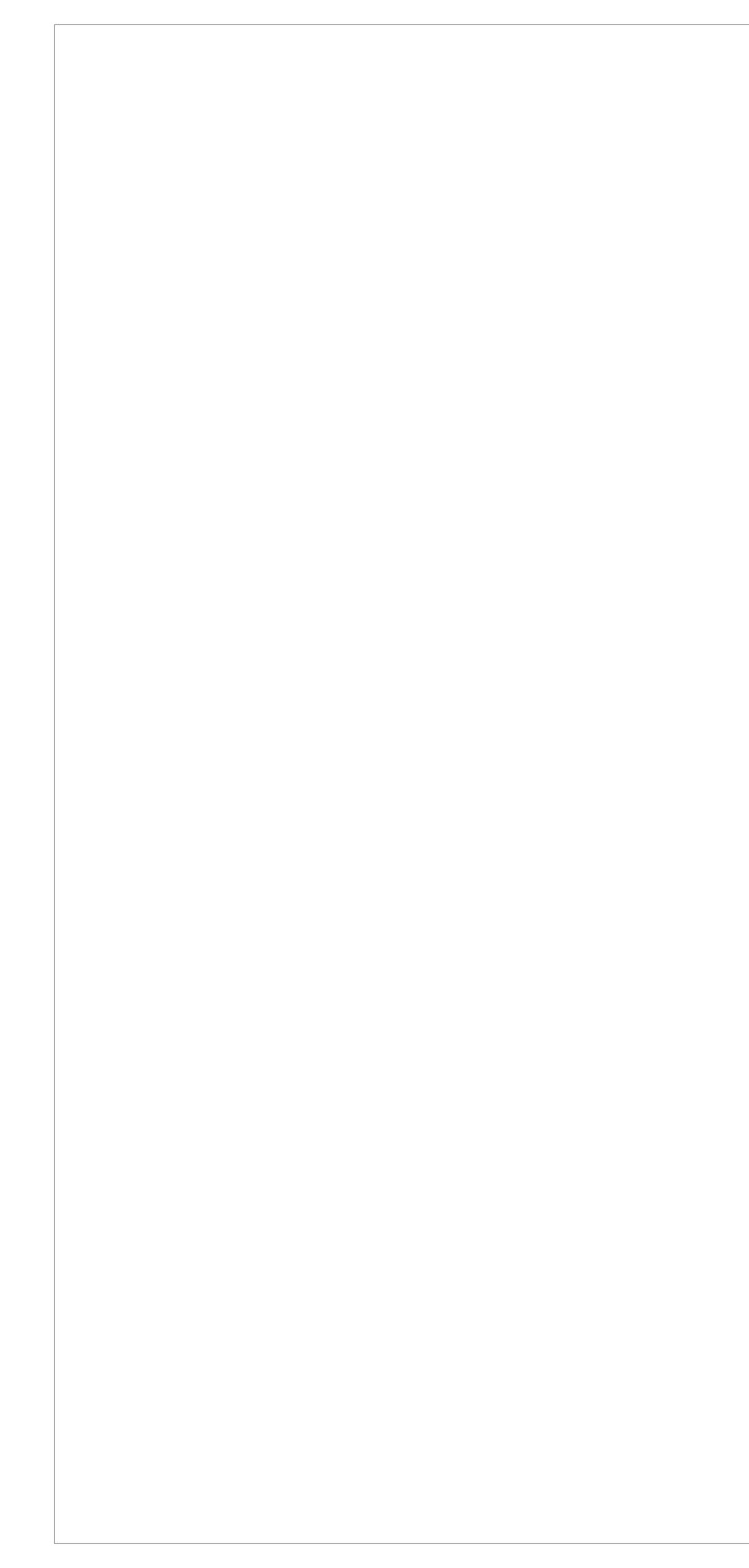


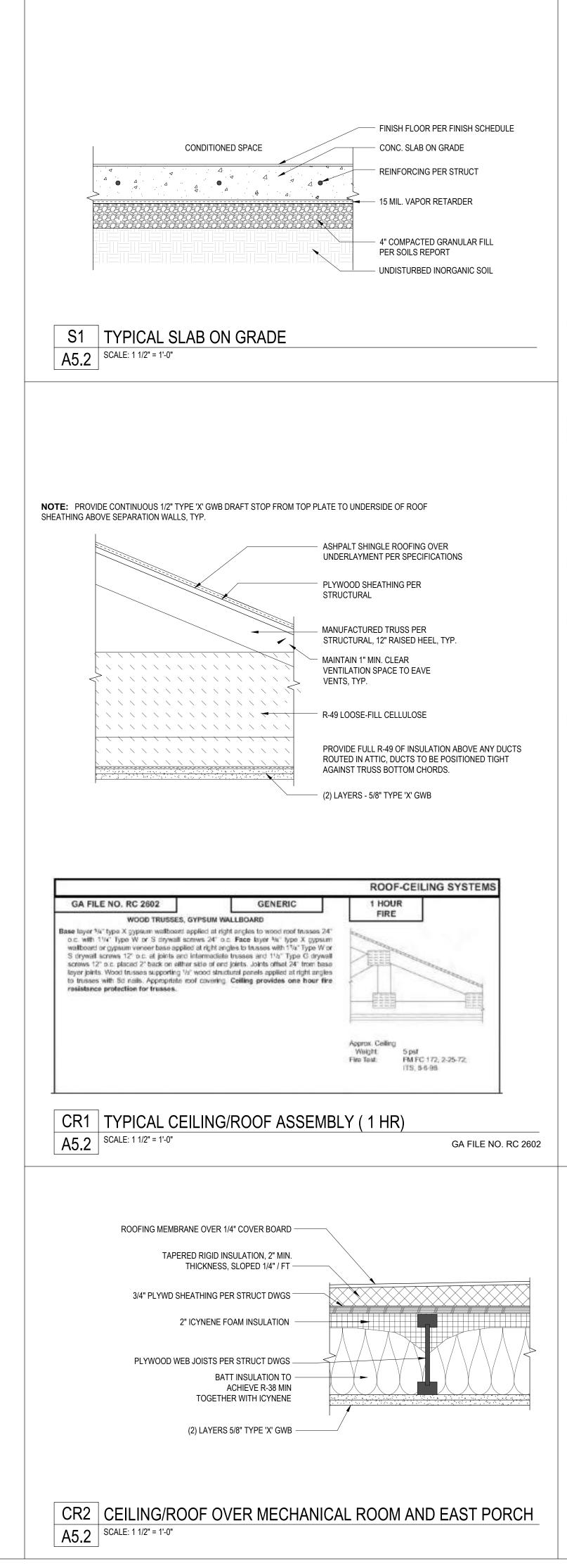
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MAY 22, 2023	MA		
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	REVISION BID SET	3/28/23 5/22/23	
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MW ked By (P.M.): RT ked By (Q.C.):			

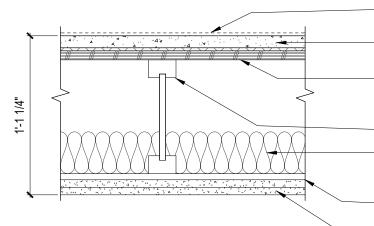
A5.1 🖿







#### NOTE: PROVIDE CONTINUOUS SOLID 2x DRAFT-STOP BLOCKING FROM TOP PLATE TO SHEATHING ABOVE AT SEPARATION WALLS, TYP.



- FINISH FLOORING PER SCHEDULE
- 1-1/4" CEMENTITOUS UNDERLAYMENT OVER 1/4" ACOUSTIMAT
- 3/4" PLYWD SUBFLOOR SHEATHING PER STRUCT DWGS

PLYWOOD WEB JOISTS PER STRUCT DWGS

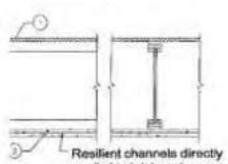
3 1/2" ACOUSTIC BATT INSULATION

- 1/2" RESILIENT CHANNELS

(2) LAYERS 5/8" TYPE 'X' GWB

#### 4.17.2 Assembly B:

- 1. The flooring must consist of a single layer of 48/24 6. Resilient channels (RC-1) are permitted to be used as span-rated, tongue-and-groove, sheathing (Exposure 1). Construction adhesive conforming to ASTM D 3498 must be applied to the top of the joists prior to placing sheathing. When used as a roof-ceiling assembly, the decking is permitted to be any wood deck recognized in the code. All butt joints of the sheathing must be located over framing members.
- 2. TJI joists must be installed in accordance with this report, with a maximum spacing of 24 inches (610 mm) on center for floor-ceiling assemblies. When used in roof-ceiling assemblies, the joists are permitted to be spaced a maximum of 48 inches (1219 mm) on center.
- Optional minimum 3<sup>1</sup>/<sub>2</sub>-inch-thick (89 mm) glass fiber insulation or glass fiber insulation rated R-30 or less may be installed in the joist plenum when resilient channels are used. The insulation must be placed above the resilient channels between the joist bottom flanges.
- 4. The ceiling membrane must consist of two layers of <sup>1</sup>/<sub>2</sub>-inch-thick (12.7 mm), Type C, or two layers of <sup>5</sup>/<sub>8</sub>-inch-thick (15.9 mm), Type X gypsum board 7. In roof-ceiling assemblies in which the TJI joists are spaced more than 24 inches (610 mm) on center, the complying with ASTM C 36, attached to the TJI joist bottom flange.
- 5. The first layer of gypsum board must be installed perpendicular to the TJI joists and attached using 1%-inch-long (41 mm), Type S screws spaced 12 inches (305 mm) on center. The second layer must be installed with the joints staggered from the first layer. The second layer must be fastened to the TJI joists with 2-inch-long (51 mm), Type S screws spaced 12 inches (305 mm) on center in the field and 8 inches (203 mm) on center at the butt joints.
- Type G screws, 11/2 inches (38 mm) long, must be spaced 8 inches (203 mm) on center and 6 inches from each side of the transverse joints of d layer. The second layer must be finished ape and compound.



applied to joists or trusses @ 16 inches o.c. supporting both layers of gypsum board necessary to achieve sound ratings\*

> ICC-ES EVALUATION REPORT ESR-1153 ASSEMBLY B (Reissued May, 2015)

part of the ceiling attachment system, provided they are spaced 16 inches (406 mm) on center [24 inches (610 mm) on center if the joists are spaced 16 inches (400 mm) on center] and fastened perpendicular to the TJI joists using 1-inch-long (25.4 mm), Type S screws. When resilient channels are used, the first layer of the ceiling membrane must be installed perpendicular to the channels and attached to the resilient channels using 1-inch-long (25.4 mm), Type S screws spaced 12 inches (305 mm) on center. The second layer must be installed with the joints staggered from the first layer and attached using 1<sup>5</sup>/a-inch-long (41 mm). Type S screws. The screw spacing for the second layer of gypsum board must be a maximum of 12 inches (305 mm) on center in the field and 8 inches (203 mm) on center at the butt joints.

Type G screws, 11/2 inches (38 mm) long, must be spaced 8 inches (203 mm) on center and 6 inches (152 mm) from each side of the transverse joints of the second layer. The second layer must be finished with joint tape and compound.

ceiling, including the resilient channels, must be applied to stripping spaced 24 inches (610 mm) on center. The attachment of the ceiling membrane to the stripping members must be similar to the attachment of the ceiling membrane to the TJI joists. The stripping must be a minimum of nominal 2-by-4 constructiongrade Douglas fir lumber for spans up to 5 feet (1524 mm), and must be attached to the joist bottom flange using a minimum of two 10d box nails. Stripping materials of equivalent strength and attachment are permitted when approved by the code official.

#### ASSEMBLY B (See Section 4.17.2)

- 1. 48/24 tongue-and-groove span rated sheathing (Exposure
- nailed and glued to the TJI joists with construction adhesive conforming to ASTM D3498.
   Two layers of 1/2 inch thick Type C, or two layers of <sup>1</sup>/<sub>a</sub>-inch-thick Type X gypsum board.
- 3. TJI Joist
- 4. Optional minimum 31/2 inch thick glass fiber insulation or glass fiber insulation rated R-30 or less, with resilient channels (not shown). Sound Test Data\*

W/O Gypsum	STC = 50					
Concrete	Pad & Carpet	IIC = 60				
	Tarkett Acoustiflor	IIC = 51 (1)				
	Cushioned vinyl	HC = 45 (2)				
W/Gypsum	STC = 58					
Concrete	Pad & Carpet	IIC = 54				
	Tarkett Acoustifior	IIC = 54(1)				
	Armstrong Vios/Armstrong Cambray sheet vinyl	HC = 50 (1)				

(2) Applicable only in jurisdictions using the IRC, BNBC or SBC.

FC1 TYPICAL 2ND & 3RD LEVEL FLOOR ASSEMBLY-STC 58 (1 HR) A5.2 SCALE: 1 1/2" = 1'-0"



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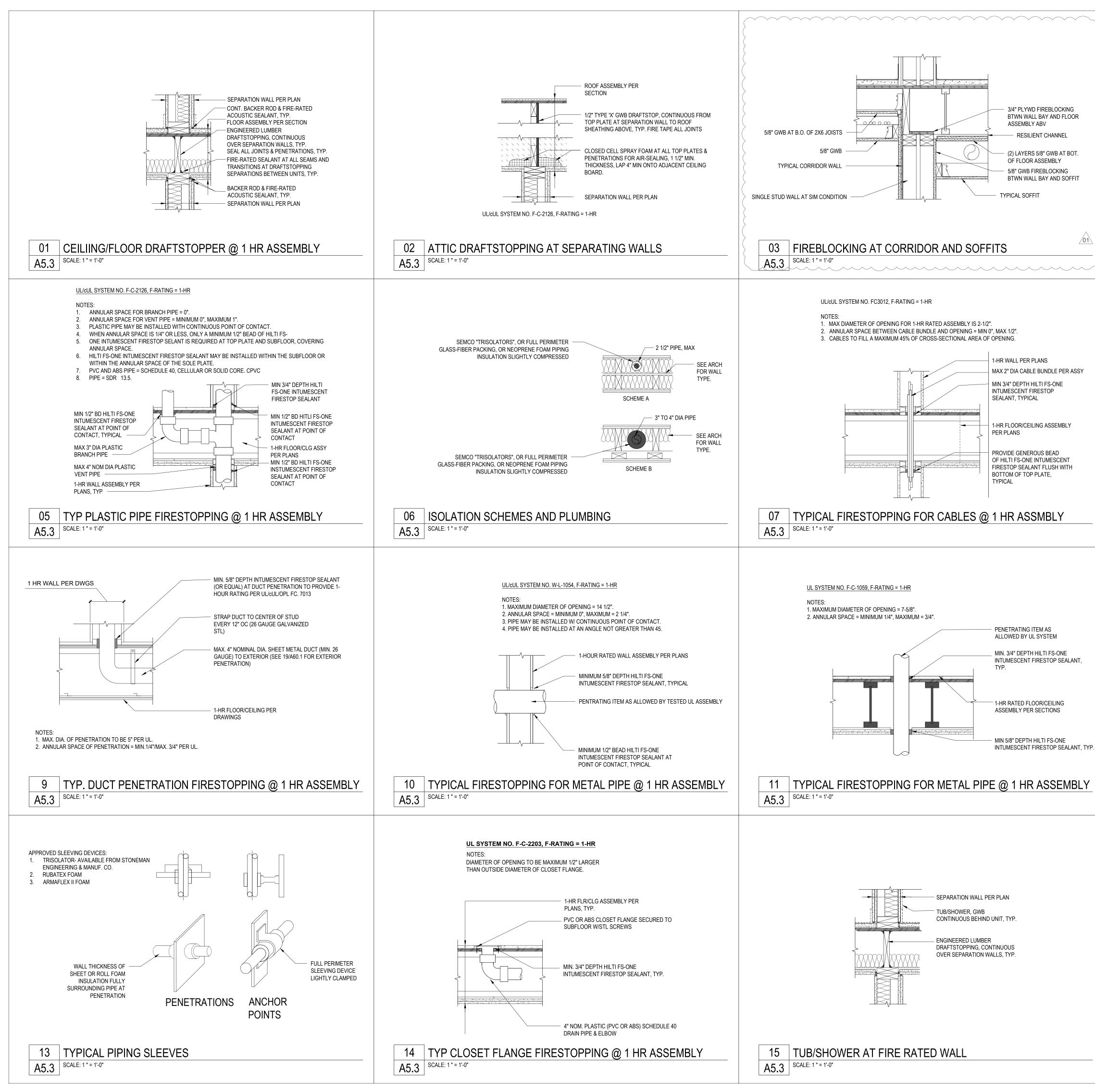
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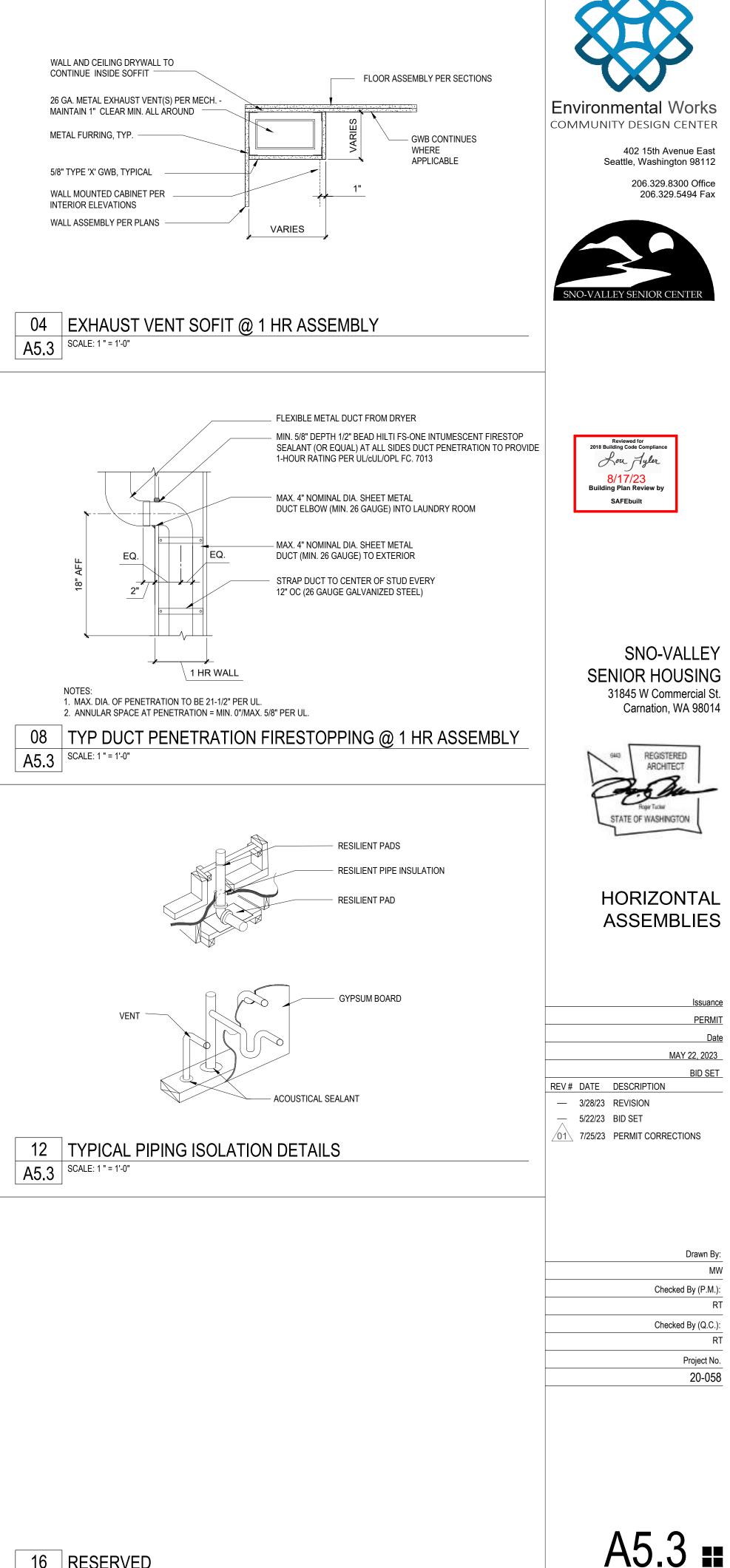


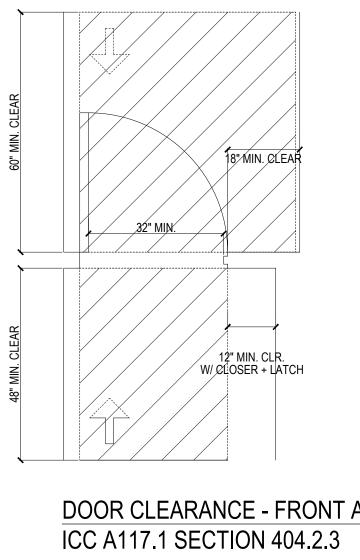
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			Project No.
			20-058
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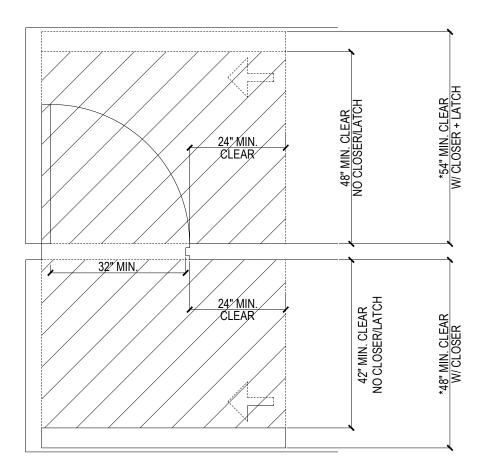
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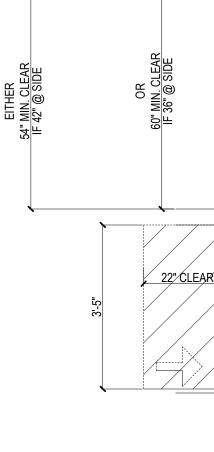




#### DOOR CLEARANCE - LATCH APPROACH ICC A117.1 SECTION 404.2.3

\* REDUCED PERPENDICULAR CLEARANCE REQUIRED IF BOTH CLOSER AND LATCH NOT PROVIDED

 
 04
 ADA REQUIRED DOOR CLEARANCES
 A6.1 SCALE: 1/2" = 1'-0"



44

**DOOR CLEARANCE - HINGE APPROACH** ICC A117.1 SECTION 404.2.3 \* NO PARALLEL CLEARANCE REQUIRED IF BOTH CLOSER AND LATCH NOT PROVIDED



24" MIN. CLR. LATCH

42" MIN. CLEAR LATCH AND POCKE

NOTE THIS CAB WITH – DIFFERENT THAT PLAN 1.1

AND 1.2 (SEE INT ELEVS)

DOOR CLEARANCES - SLIDING/FOLDING DO( ICC A117.1 SECTION 404.2.3.3 \* 32" MIN CLEAR OPENING WHILE HARDWARE IS EXPOSED AND USEABLE FROM BOTH SIDES

#### GENERAL PLAN NOTES

DIMENSIONS: ALL DIMENSIONS ARE TO FACE OF STUD, OR FACE OF CONCRETE, UNO DO NOT SCALE DRAWINGS.

10. ACCESS PANELS: ACCESS PANELS IN FIRE RATED ASSEMBLIES SHALL HAVE A RATING EQUIVALENT TO THE RATED ASSEMBLY IN

11. BLOCKING: PROVIDE SAWN DIMENSIONAL LUMBER BLOCKING AT

12. BLOCKING LOADS: SAWN DIMENSIONAL LUMBER BLOCKING FOR

GRAB BARS AND STAIR HANDRAILS SHALL BE PROVIDED &

APPLIED IN ANY DIRECTION AT ANY POINT.

13. SEE SHEET A6.3 FOR TYP. ACCESSIBILITY NOTES

SHELF AND ROD

18" MIN CL

SHELVES PER SPECS

REF

01 APARTMENT PLAN 1.1

SOFFIT ABOVE

04 A6.1 02

18" MIN CLF

REF

C4 A5.1

03 APARTMENT PLAN 2

A6.1 SCALE: 1/4" = 1'-0"

C1 A5.1

A5.1

A6.1 SCALE: 1/4" = 1'-0"

SOFFIT ABOVE

MIRRORS, TOWEL BARS, GRAB BARS, DOOR STOPS & OTHER WALL

INSTALLED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 LBS.

14. PROVIDE INSULATION ON ALL EXPOSED PLUMBING SUPPLY & WASTE

15. COMBINATION CARBON MONOXIDE / SMOKE DETECTOR TO BE

HARD-WIRED WITH BATTERY BACK-UP PER SECTION 915.4.1. COMBINATION DETECTOR TO BE LISTED IN ACCORDANCE WITH UL

L\_\_\_\_\_

B1

⁄ R2.2

- SOFFIT ABOVE C2

A A5.1

2'-3'

3 2

SOFFIT ABOVE

A5.1

BEDROOM

BDRM

9 A6.1

5'-4 3/4" (GC TO VF)

1'-7 3/4"

\TH|

BDRM

R2.4

C2 A5.1

09 (A6.1)

5'-4 3/4" (GC TO VFY)

1'-7 3/4"

R2.2

R2.2

WHICH THEY ARE INSTALLED.

MOUNTED HARDWARE.

LINES

A5.1

00

2075 AND UL 268.

- 2. ALL DOOR AND WINDOW DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNO
- 3. WINDOW: FOR WINDOW SIZES AND TYPES, SEE WINDOW SCHEDULE,
- SHEET A8.1.
- 4. WALL TYPES: FOR WALL TYPE DESCRIPTIONS, SEE SHEET A5.1.
- 5. ALL EXTERIOR WALLS: A1/A5.1, UNO

7. ALL WALLS BETWEEN UNITS C1/A5.1, UNO

DETAILS.

6. ALL INTERIOR PARTITIONS B1/A5.1, UNO, SEE ENLARGED PLANS

8. DOOR OPENINGS: DOOR OPENINGS ARE LOCATED 4-1/2" FROM

9. FIRESTOPPING DETAILS: SEE SHEET A5.3 FOR FIRE PROTECTION

EITHER 42" MIN. CLEAR IF 54" @ FRONT

/OR /

36" MIN, CLEAR

\_\_1F 60" @ FRØNT\_\_

/12" MIN. CLR.\*

W/ CLOSER + LATCH

FINISH FACE OF WALL TO THE DOOR JAMB, UNO

#### LEGEND

\_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_

HOSE BIB

#### 16. A BALANCED AND DISTRIBUTED VENTILATION TO BE PROVIDED BY AN ENERGY RECOVERY VENTILATION SYSTEM TO EACH UNIT AS PER

\_\_\_\_

MECHANICAL DRAWINGS.

\_\_\_\_

A5.1

WH WITH SEISMIC

STRAPPING, DRIP

PAN, AND PRV

LOWERED

CLNG AT BATH -

	ΗB	

\_\_\_\_

X A5.X	WALL ASSEMBLY- SEE A5.1 & A5.2 FOR DETAILS 1-HOUR RATED WALL	DS	⊖ HW	
	PARTITION PER WALL SCHEDULE			

CG 🗌

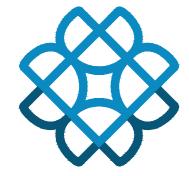
CORNER GUARD

DOWNSPOUT

A A5.1

WATER HEATER

FEC SEMI-RECESSED ONE-HOUR RATED FIRE EXTINGUISHER CAB.



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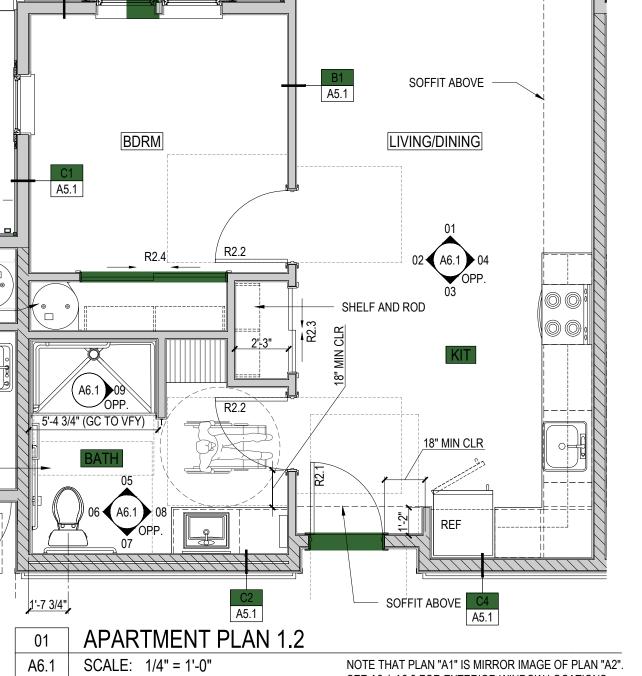


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#### DETAILED PLANS

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		3/28/23	REVISION
	_	5/22/23	BID SET



NOTE THAT PLAN "A1" IS MIRROR IMAGE OF PLAN "A2". SEE A2.1-A2.3 FOR EXTERIOR WINDOW LOCATIONS WHICH DIFFER ON EAST AND WEST SIDES.

#### WH WITH SEISMIC STRAPPING, DRIP

PAN, AND PRV

A5.1

### SHOWER PER PLUMBING DRAWINGS

LOWERED
 CLNG AT BATH

Drawn By: MW Checked By (P.M.): Checked By (Q.C.): RT Project No. 20-058

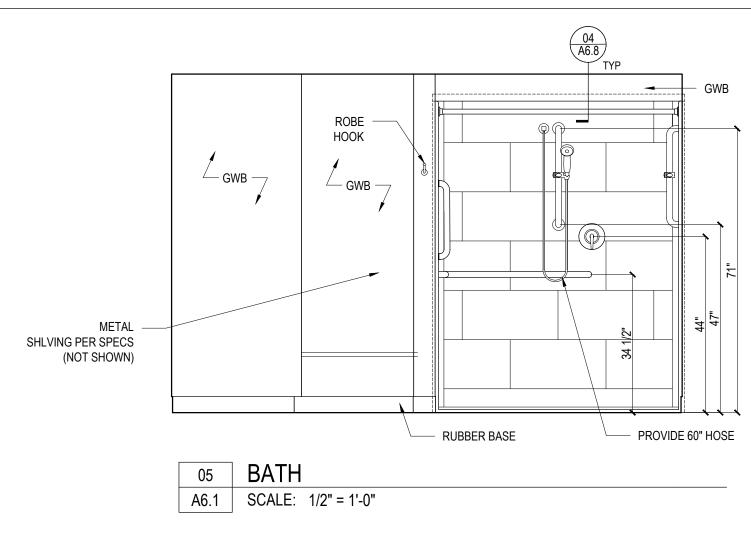


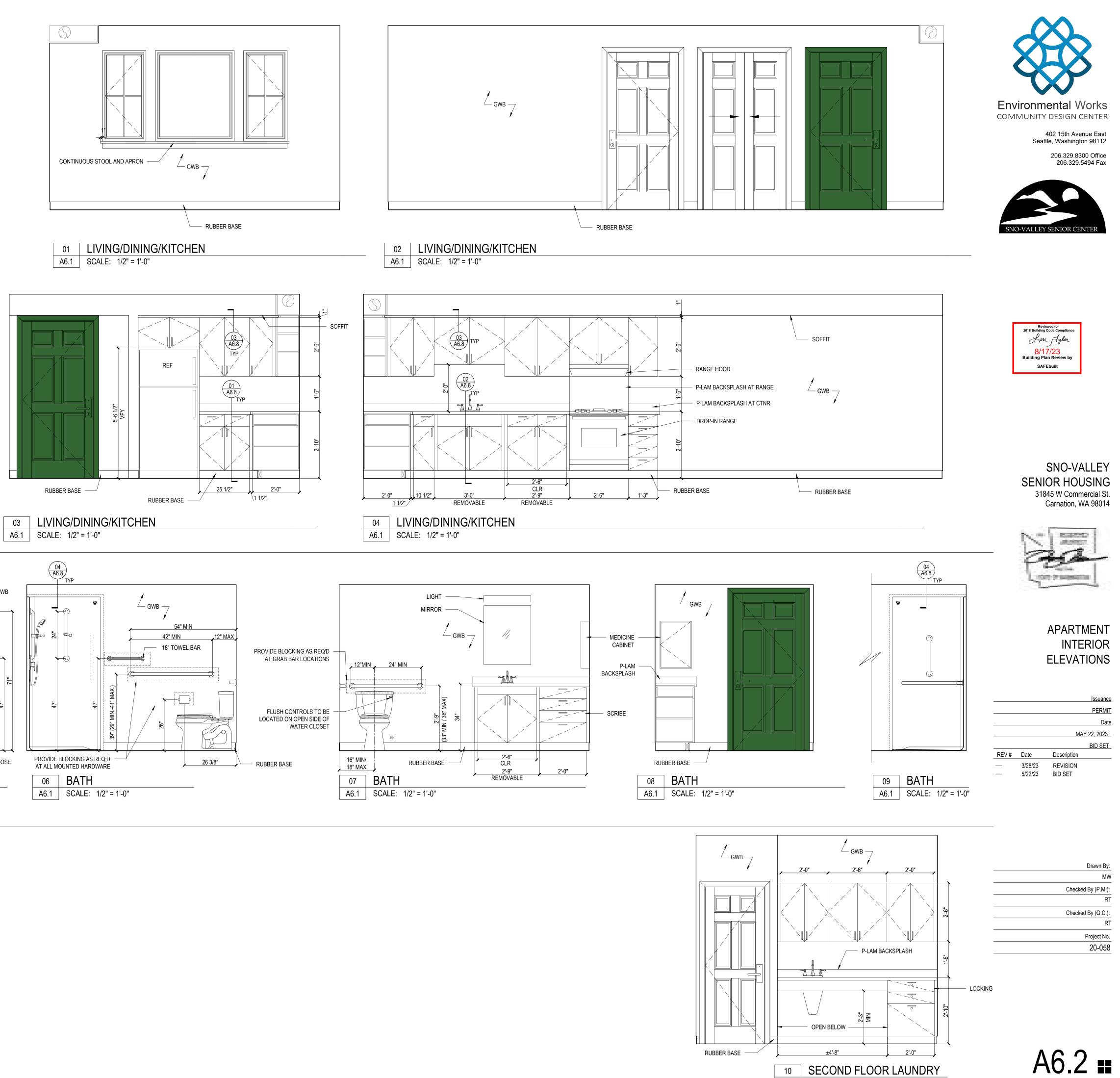
#### ADA COMPLIANCE NOTES

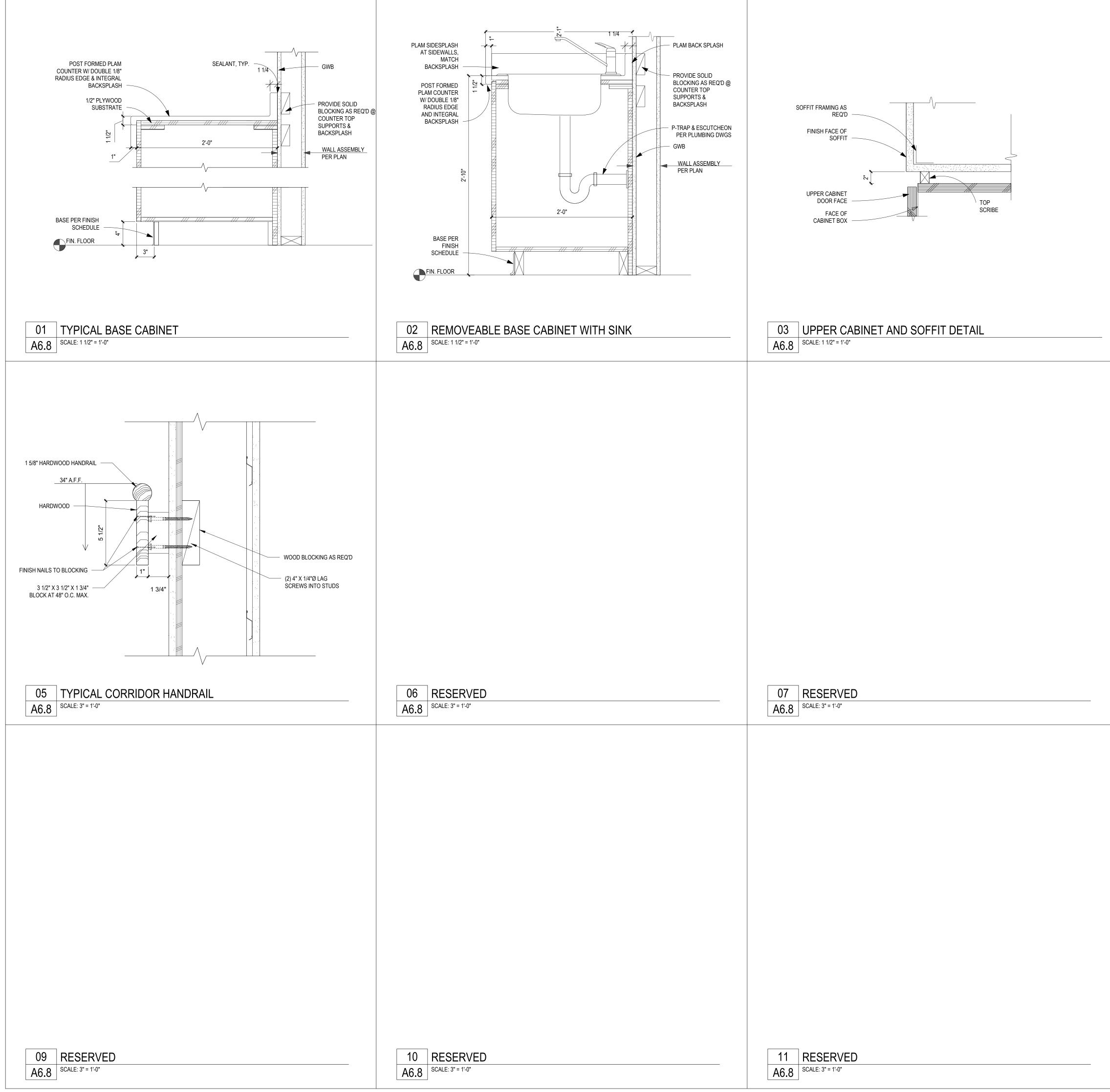
- 1. ALL FIXTURES, DIMENSIONS, AND CLEARANCES IN TYPE A & TYPE B UNITS SHALL COMPLY WITH ANSI 117.1-2009.+
- 2. ALL OPERABLE PARTS IN TYPE A UNITS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVIATE SHALL BE 5.0 POUNDS MAX. ALL OPERABLE PARTS SHALL BE PLACED BETWEEN 15" AND 48" HEIGHT AFF, WHERE UNOBSTRUCTED, AND BETWEEN 34" AND 42" AFF WHERE OBSTRUCTED.
- 3. PROVIDE REINFORCED BLOCKING AND GRAB BARS IN ALL TYPE 'A' UNITS IN COMPLIANCE WITH ANSI 117.01 (2009). PROVIDE REINFORCED BLOCKING IN ALL TYPE 'B' UNITS. GRAB BARS MUST WITHSTAND 250LB.
- 4. PER ANSI 607.5, COMBINED BATH AND SHOWER CONTROLS SHALL BE LOCATED BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND MIDPOINT OF THE WIDTH OF THE TUB.
- 5. PER ANSI 607.6, SHOWER HEAD TO BE ADJUSTABLE HEIGHT, HAND-HELD SHOWER, MOUNTED ON A VERTICAL BAR WITH A 59" MINIMUM HOSE LENGTH. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE.
- 6. PER ANSI SECTION 1003.12.3.1 AND 1003.12.4.1, ALL REMOVABLE CABINETS MUST BE ABLE TO BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE COUNTERTOP (WORK SURFACE). FLOOR FINISH MUST EXTEND UNDER CABINETRY AND WALLS BEHIND SURROUNDING CABINETRY MUST BE FINISHED.
- 7. PER ANSI 1003.12.6.4 AND 1003.12.6.5, RANGE/OVEN CONTROLS SHALL BE LOCATED ON THE FRONT PANELS OF THE APPLIANCE. PROVIDE A WALL SWITCH MOUNTED WITHIN 24"-34" AFF FOR RANGE HOOD CONTROL.
- 8. PER ANSI 1003.12.6.6, COMBINATION REFRIGERATOR FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER BELOW 54" AFF.
- 9. PER ANSI 1003.12.4.4 AND 1003.12.3.3, WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS OR UNDER THE EXPOSED PORTIONS OF THE WORK SURFACE COUNTERS.
- 10. PER ANSI 1003.11.6, THE MIRROR PROVIDED ABOVE THE LAVATORY SHALL BE 40" MAX FROM THE BOTTOM EDGE OF MIRROR TO THE FLOOR.
- 11. IN TYPE 'A' UNITS, PER 1003.12.5.5.4 AND 1003.12.5.4.4 CONTROLS OF THE OVEN AND STOVE SHALL NOT REQUIRE REACHING ACROSS BURNERS. PROVIDE RANGE HOOD WALL SWITCH MOUNTED 34" TO 44" ABOVE FINISH FLOOR.
- 12. PER ANSI 1003.12.5.6 FOR TYPE A UNITS, COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZERS, 54 INCHES MAXIMUM ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HEIGHTS POSSIBLE IN THE COMPARTMENT. A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE REFRIGERATOR / FREEZER, SHALL BE PROVIDED. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24 INCHES (MAXIMUM) FROM THE CENTERLINE OF THE APPLIANCE.



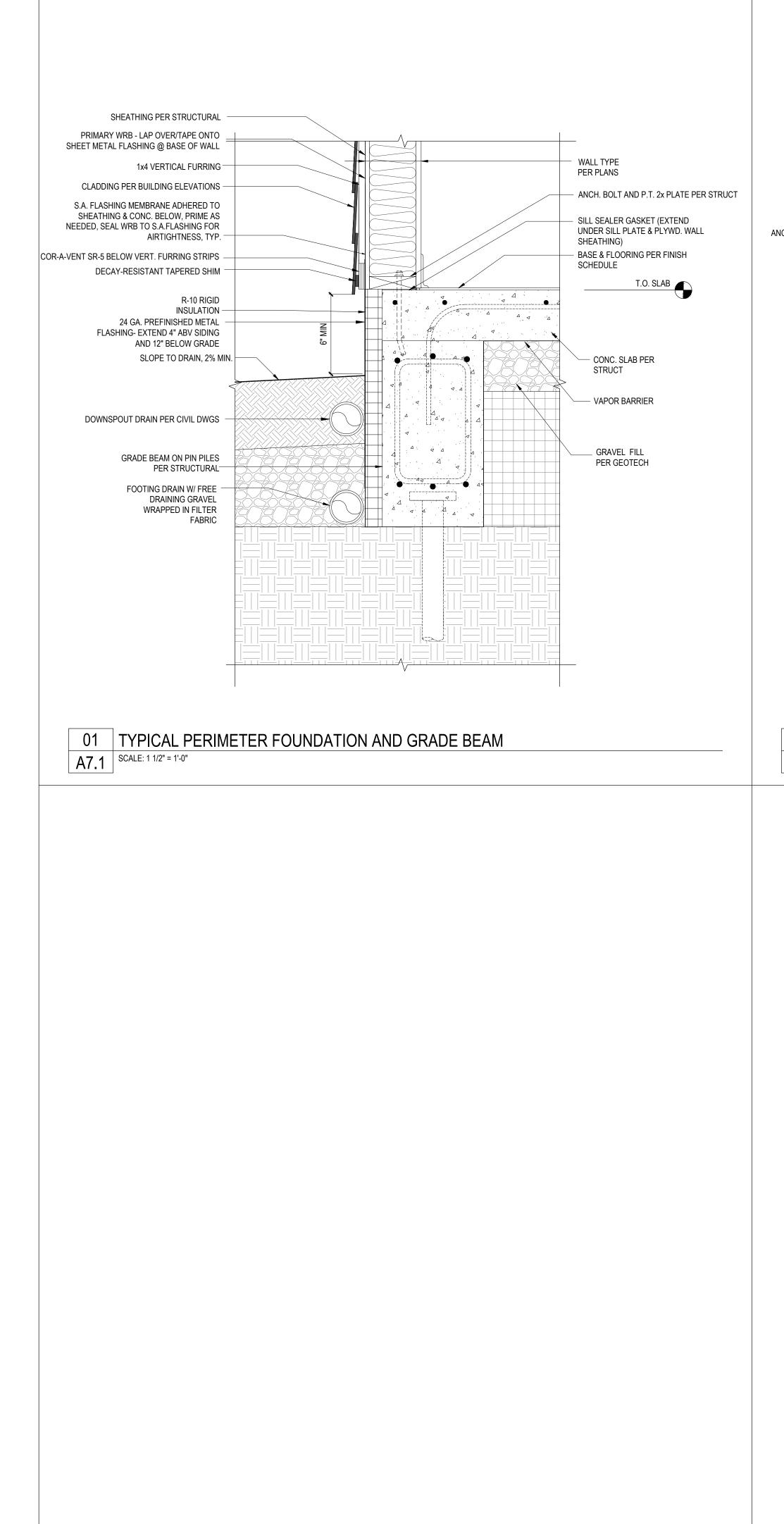


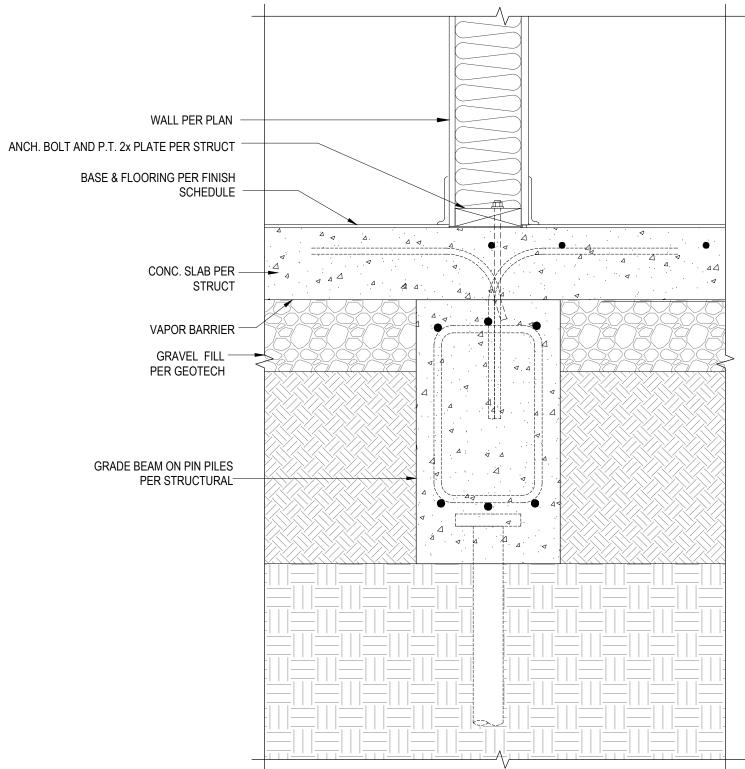






	<ul> <li>5/8" GWB OVER SURROUND FLANGE</li> <li>WALL TYPE PER PLANS</li> <li>5/8" GWB BEHIND SURROUND</li> <li>SHOWER SURROUND</li> </ul>	<image/> <text><text><text><text></text></text></text></text>
04 SHOWER AT RATED & NON-RATED W/ A6.8 SCALE: 1 1/2" = 1'-0"	ALLS	Reviewed for 2018 Building Code Compliance Low Jyler 8/17/23 Building Plan Review by SAFEbuilt
		SNO-VALLEY SENIOR HOUSING 31845 W Commercial St. Carnation, WA 98014
		INTERIOR DETAILS
08 RESERVED A6.8 SCALE: 3" = 1'-0"		PERMIT Date MAY 22, 2023 BID SET REV # Date Description 3/28/23 REVISION 5/22/23 BID SET
		Drawn By: MW Checked By (P.M.): RT Checked By (Q.C.): RT Project No. 20-058
12       RESERVED         A6.8       SCALE: 3" = 1'-0"		A6.3 <b></b>





02 TYPICAL INTERIOR FOUNDATION

A7.1 SCALE: 1 1/2" = 1'-0"

CASED POST PER STRUCT

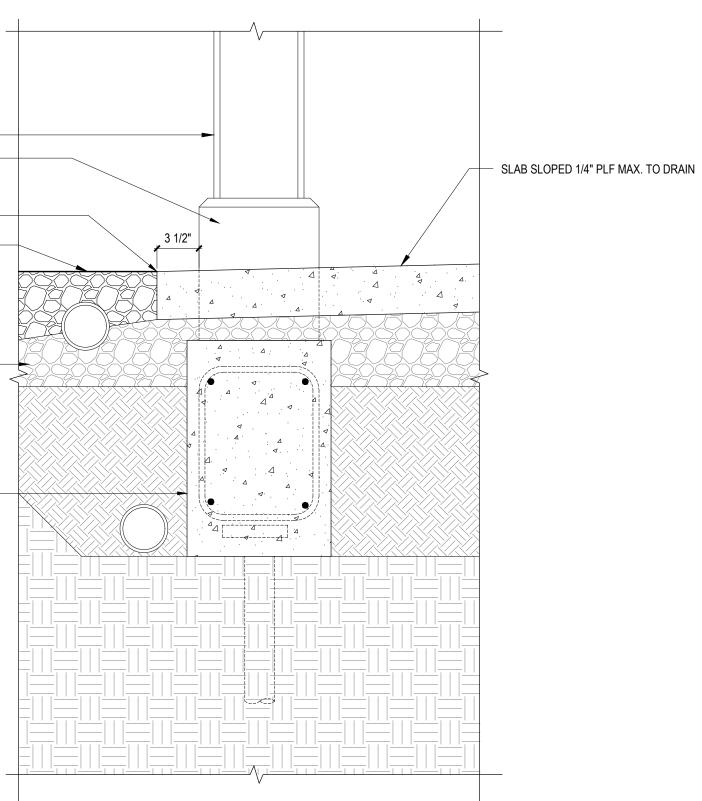
Conc. Slab Per Struct -Finish grade -

> GRAVEL FILL -PER GEOTECH

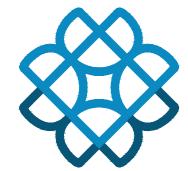
GRADE BEAM ON PIN PILES PER STRUCTURAL

 03
 TYPICAL PE

 A7.1
 SCALE: 1 1/2" = 1'-0"



03 TYPICAL PERIMETER FOUNDATION AT ENTRY SLAB



Environmental Works COMMUNITY DESIGN CENTER

> 402 15th Avenue East Seattle, Washington 98112 206.329.8300 Office

206.329.5494 Fax



Reviewed for 2018 Building Code Compliance How Jyler 8/17/23 Building Plan Review by SAFEbuilt

SNO-VALLEY SENIOR HOUSING 31845 W Commercial St. Carnation, WA 98014

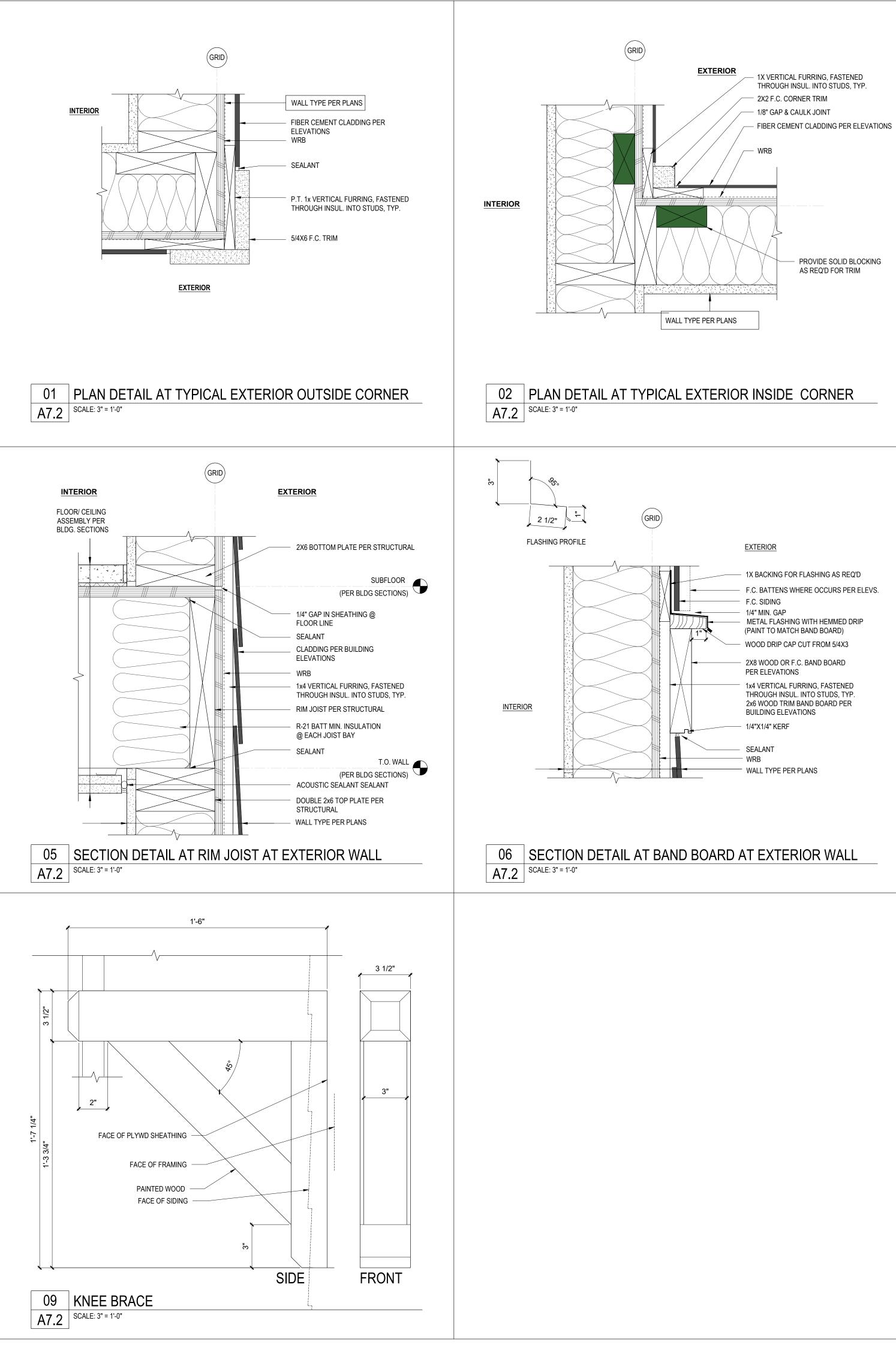


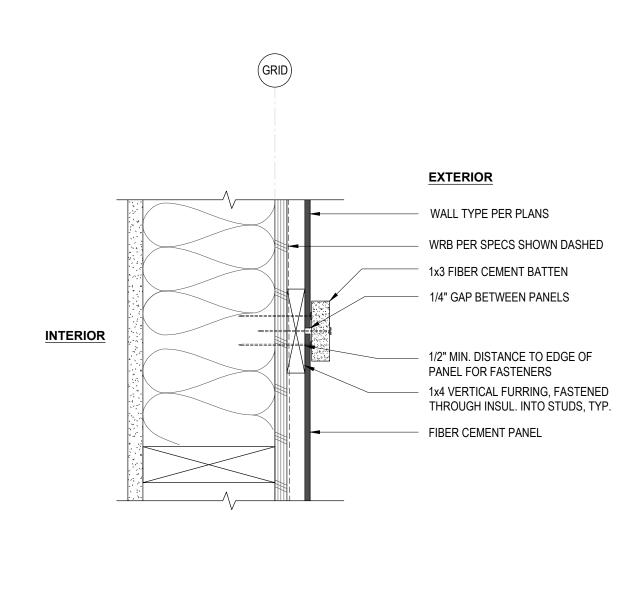
### FOUNDATION DETAILS

Issuance PERMIT Date MAY 22, 2023 MAY 22, 2023 BID SET REV # Date Description - 3/28/23 REVISION - 5/22/23 BID SET

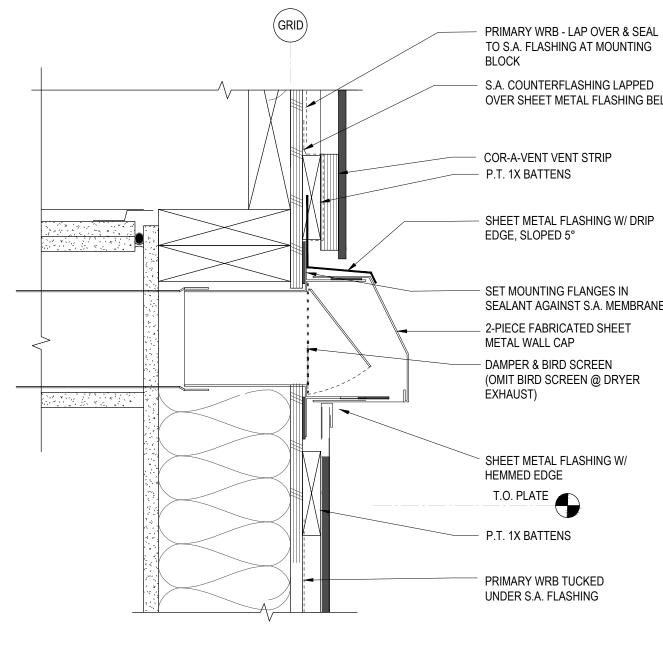
Drawn By:
MW
Checked By (P.M.):
RT
Checked By (Q.C.):
RT
Project No.
20-058

A7.1 📰





### 03 PLAN DETAIL AT PANEL AND BATTEN SIDING A7.2 SCALE: 3" = 1'-0"



07 SECTION DETAIL AT WALL JACK A7.2 SCALE: 3" = 1'-0"

- S.A. COUNTERFLASHING LAPPED OVER SHEET METAL FLASHING BELOW

COR-A-VENT VENT STRIP - P.T. 1X BATTENS

SHEET METAL FLASHING W/ DRIP EDGE, SLOPED 5°

- SET MOUNTING FLANGES IN SEALANT AGAINST S.A. MEMBRANE 2-PIECE FABRICATED SHEET METAL WALL CAP DAMPER & BIRD SCREEN
 (OMIT BIRD SCREEN @ DRYER

SHEET METAL FLASHING W/ HEMMED EDGE T.O. PLATE

P.T. 1X BATTENS

PRIMARY WRB TUCKED UNDER S.A. FLASHING



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Reviewed for 2018 Building Code Compli Lou Jyler 8/17/23 **Building Plan Review by** SAFEbuilt

#### SNO-VALLEY SENIOR HOUSING 31845 W Commercial St. Carnation, WA 98014



### WALL DETAILS

Issuance			
PERMIT			
Date			
MAY 22, 2023	M		
BID SET			
า	Description	Date	REV #
	REVISION	3/28/23	
	BID SET	5/22/23	_
Drawn By:			
-			
MV	Check		
MW cked By (P.M.):	Check		
MV cked By (P.M.): R			
MW cked By (P.M.): RT cked By (Q.C.):			
Drawn By: MW cked By (P.M.): RT cked By (Q.C.): RT Project No.			

#### PRIMARY WRB - LAP OVER & SEAL TO S.A. FLASHING AT MOUNTING BLOCK S.A. COUNTERFLASHING LAPPED OVER SHEET METAL FLASHING BELOW INSECT SCREEN

SHEET METAL FLASHING W/ HEMMED DRIP EDGE & UPTURNED END DAMS @ END TRANSITIONS

WALL-MTD MEP ITEM

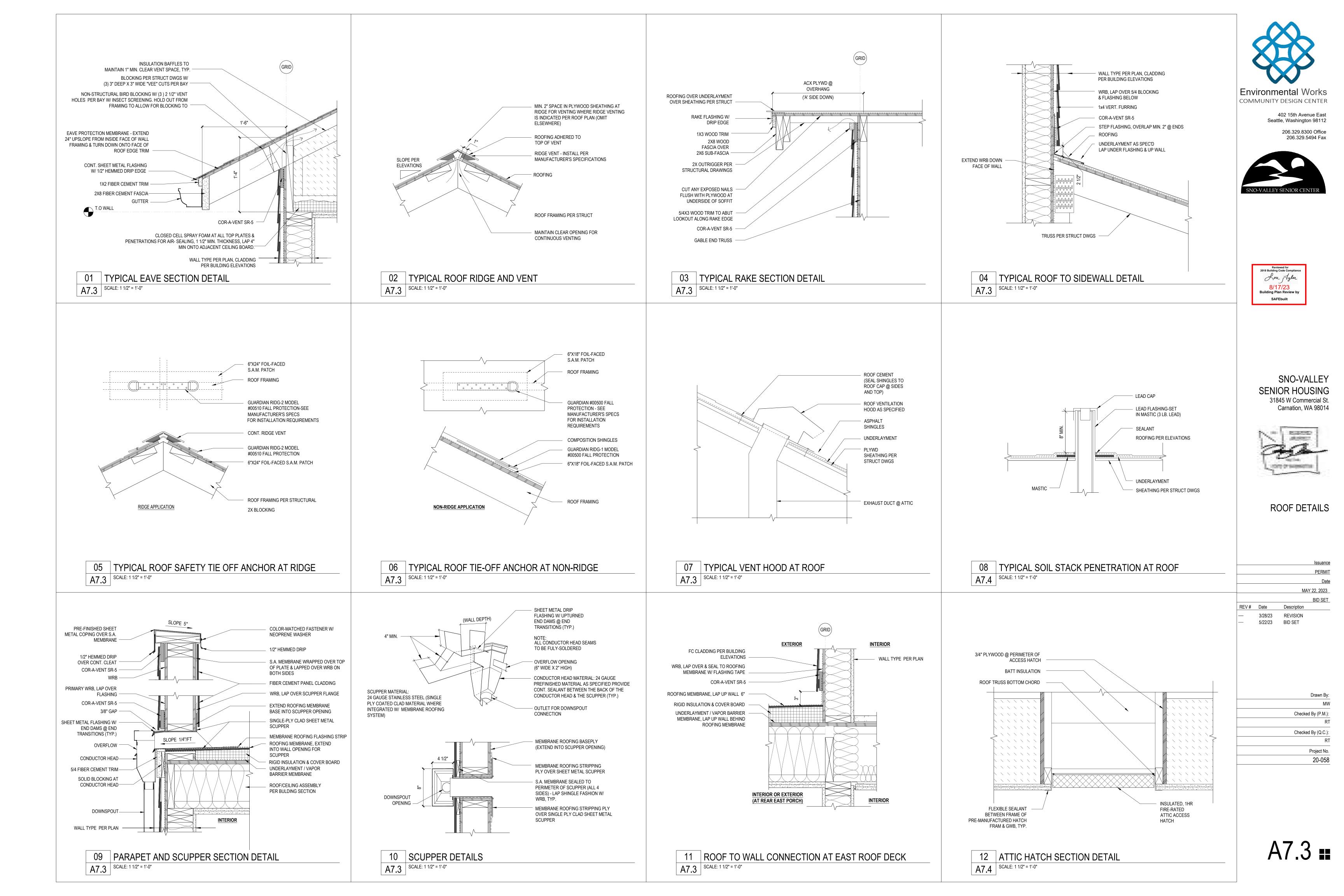
PROVIDE QUICKFLASH FLASHING PANEL @ CONDUIT PENETRATION THROUGH WRB TARGET - FULLY-SEAL CONDUIT PENETRATION THROUGH WRB - 1" THICK MOUNTING BLOCK 1 1/2" THICK WOOD BLOCK, WIDTH & HT. AS REQ'D FOR MEP ITEM (CONFIRM DIMS W/ ARCHITECT)

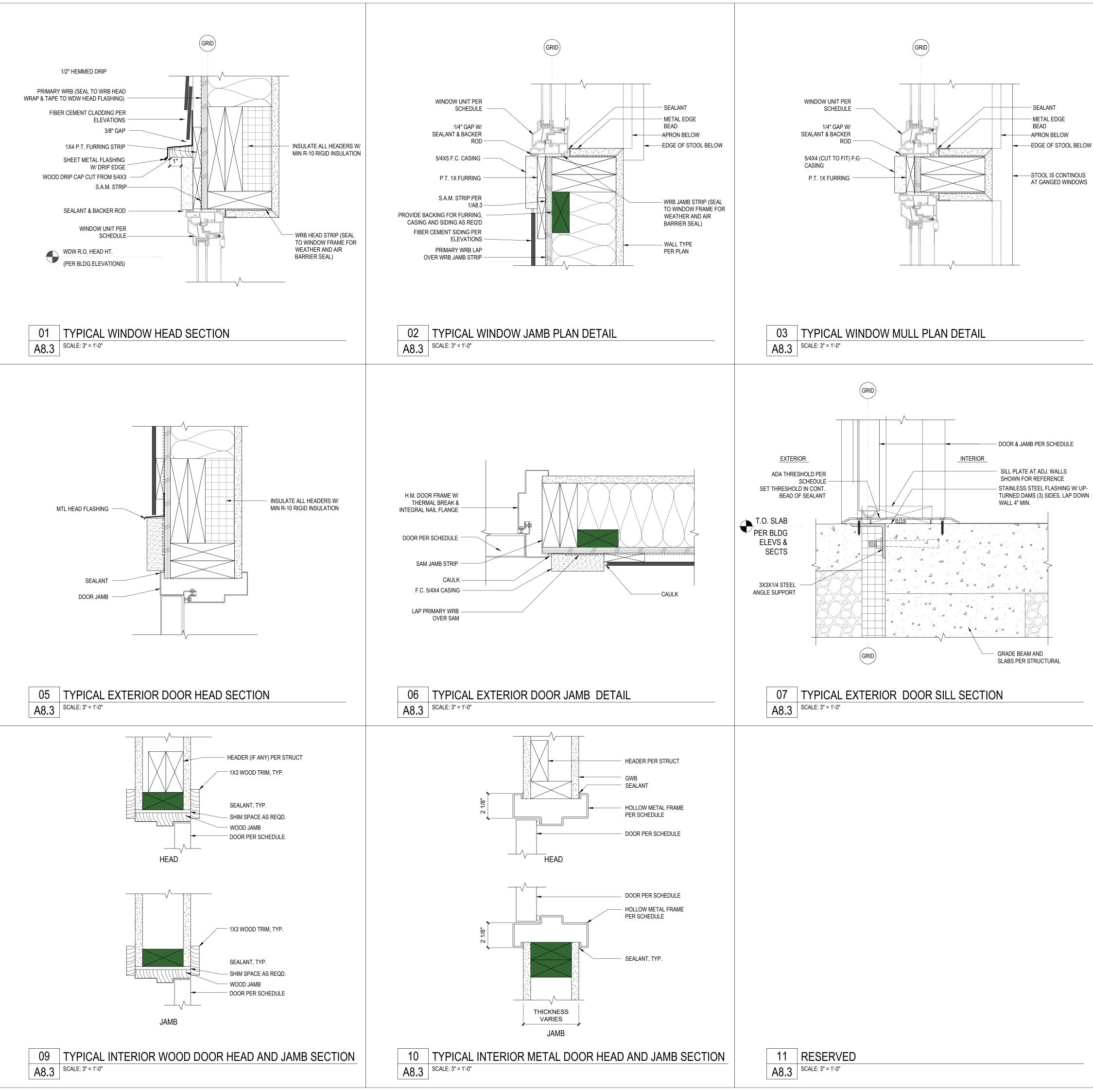
SEALANT 1x4 VERTICAL FURRING PRIMARY WRB TUCKED UNDER S.A. FLASHING

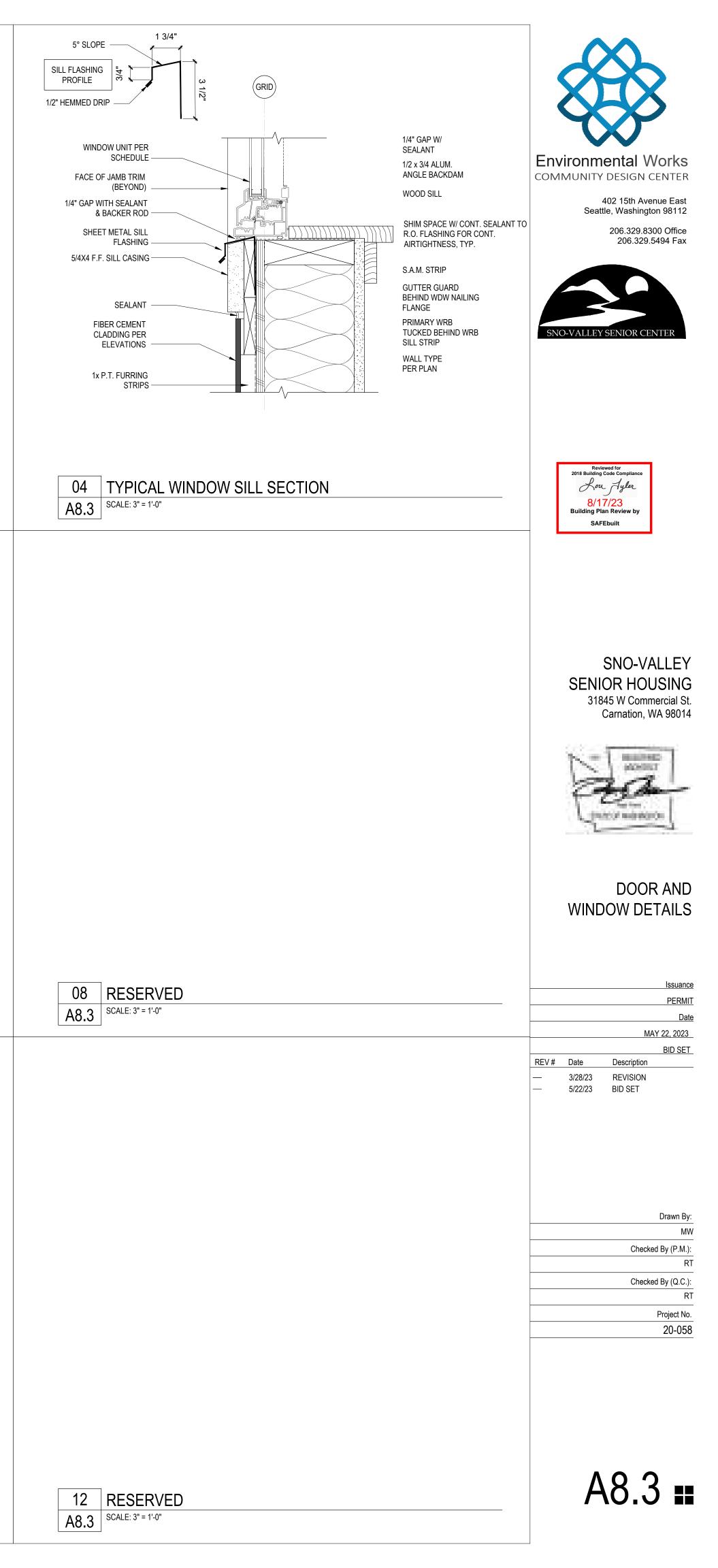
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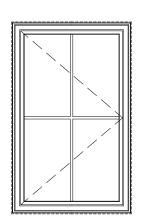
08 SECTION DETAIL EXTERIOR WALL DEVICES A7.2 SCALE: 3" = 1'-0"

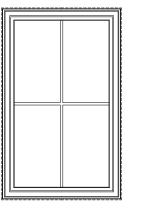
# A7.2 🖿

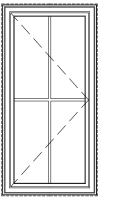


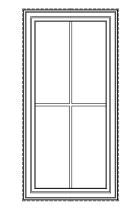


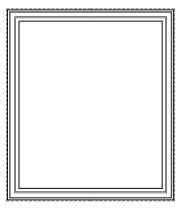












(A1)

A2

B1

**B2** 

 $\bigcirc$ 

#### 01 WINDOW TYPES A8.1 SCALE: 1/2" = 1'-0"

#### WINDOW SCHEDULE

				R O. DIMENS	SIDNS		DET	AILS						
TYPE	DESCRIPTION	_ ΩΤΥ _	WIDTH	HEIGHT	NAILFIN SETBACK	HEAD	BMAL	MULL	SILL	U-VALUE	OESCURED?	SCREENS?	COMMENTS	TYPE
A1	CASEMENT	50	2-5	4-01	1 3 8	1/48 3	2/48/3	3/48 3	4:48.3	0.24	NÜ	YES	•	A1
A2	PICTURE	2	2.6	<b>4</b> -01	1.3:81	1648 3	2:A8 3	3/48 3	<b>e</b> AS 3	0 24	NO	YES		, A2
B1	CASEMENT	15	2-0	4-01	1 3/9"	1/46 0	2/A5.3	3/46 0	4:A3.3	0.24	NÖ	YES		81
B2	PICTURE	19	2.0	<b>4</b> -01	1 3/81	1648 3	2:48.3	3/48 3	<b>e</b> AS 3	0 24	NO	YES		. 82
C	PICTURE	15	3-51	4-01	1 3/9"	1/46 0	2/A5.3	3/46 0	4:A3.3	0.24	NÖ	NÖ		C
Ð	PICTURE	2	2.6	4 ·£*	1.3:81	1648 3	2:48.3	ΝA.	<b>e</b> AS 3	0.24	NO	NO		D
E	CASEMENT	1	2-5	4-6"	1 3/9"	1/46 0	2/A3.3	NA	4:A3.3	0.24	NÖ	YES		E
F	PICTURE	I	4 T	601	1 3:81	16A8 3	2:A8 3	NA	<b>4</b> A83	0.74	NO	NO	•	F
G	PICTURE	1	4°-3°	4-01	1 3/9"	1/46 0	2/A5.3	NA	4:A3.3	0.24	NÖ	NÖ		G
н	PICTURE	I	ទាហ	56	1 3:81	16A8 3	2:A8 3	NA	<b>4</b> A83	0.74	NO	NO	•	·н
J	CASEMENT	1	3-01	5-01	1 3/9"	1/46 0	2/A9.3	NA	4:A3.3	0.24	NÖ	YES		L
	TOTAL	109												

#### GENERAL WINDOW NOTES

1.) ALL WINDOW SIZES DENOTE ROUCH OPENING SIZES IN FEET/INCHES

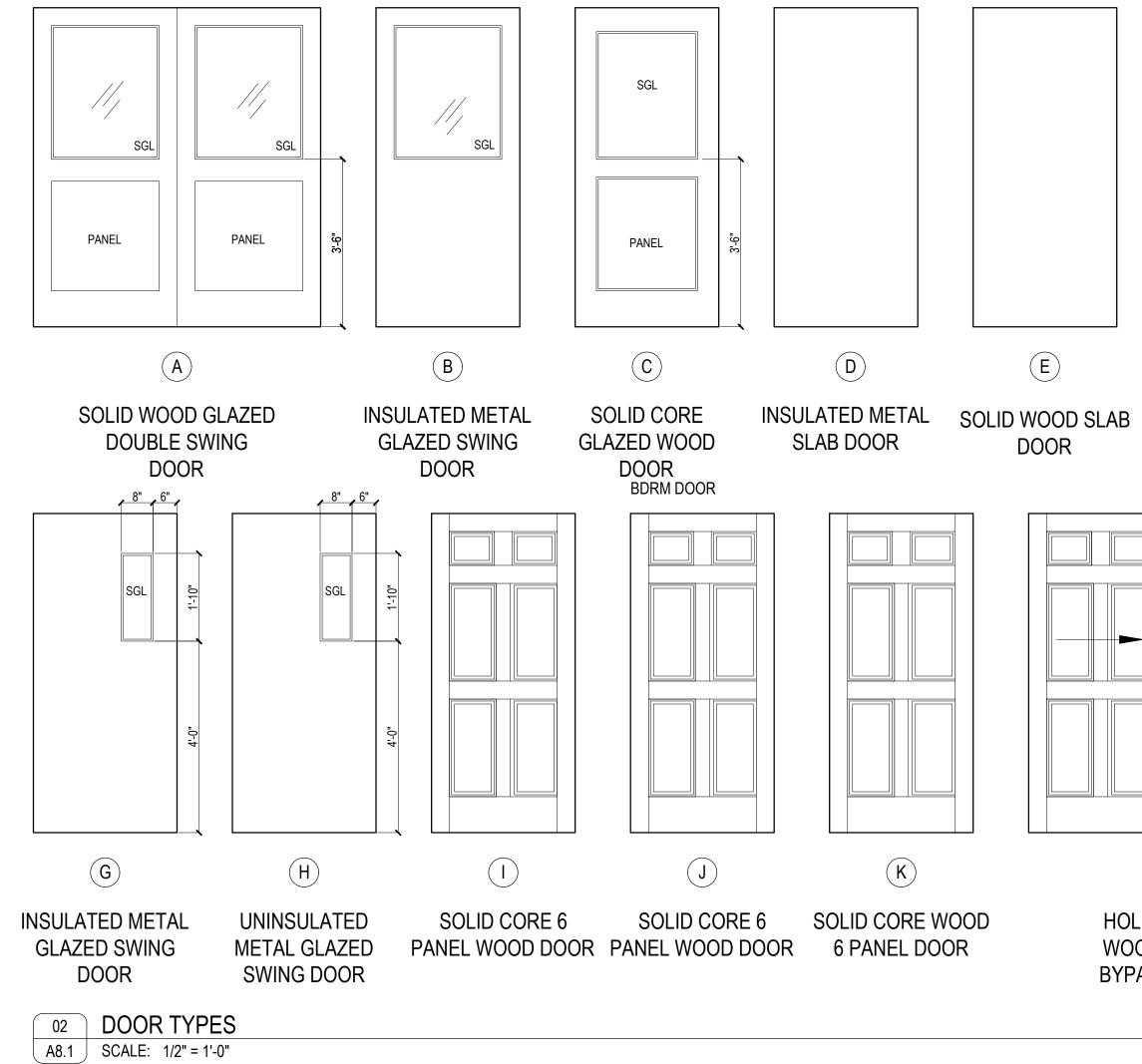
2.) ALL WINDOWS IN TYPE A UNITS SHALL COMPLY WITH ANSI A117.1 CHAPTER 309

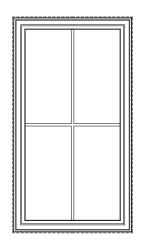
3.) ALL WINDOWS SHALL BE LABELED BY A CERTIFIED INDEPENDENT ACENCY LICENSED BY THE NERC. THE LABEL SHALL CERTIFY COMPLIANCE WITH THE ABOVE UWALUE CRITERIA.

4.) SEE PLANS FOR SAFETY GLAZING LOCATIONS. CONTRACTOR AND MANUFACTURER TO VERIFY ALL LOCATIONS FOR COMPLIANCE WITH THE IBC.

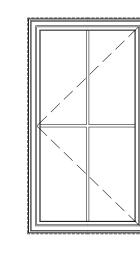
5.) SEE EXTERIOR ELEVATIONS FOR HINGE DIRECTIONS 5.) SEE EXTERIOR ELEVATIONS FOR MUNTIN LAYOUT IF ANY

8.) SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS (FIANY)

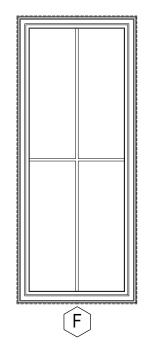


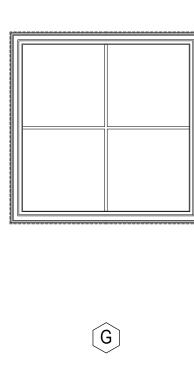


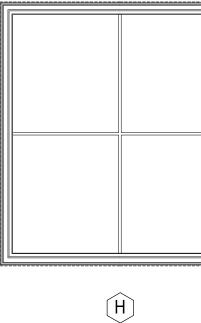
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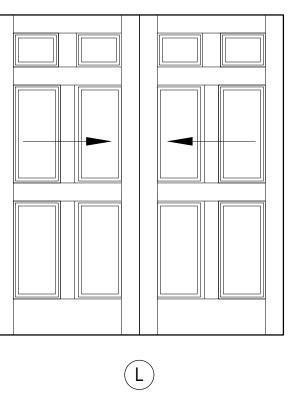
### FINISH SCHEDULE

	_
E	
L	

F METAL

DOOR

UNINSULATED SLAB DOOR



HOLLOW CORE WOOD 6 PANEL **BYPASS DOORS** 

	FLOOR		BASE TI	RIM	WALL	CEIL			
ROOM NAME	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	CON
ENTRYLOSOM	UVT	• .	545 ° X 4	GLP	67%	PAINT	GWD	PAINT	•
CLICE	UVI	· .	\$48 ° X 4	CLR (	GWS	PAN	GWH	PAINT	
CORRIDOR	ιvī	·	646 ° X 4	GIR	GWS	PANT	GWB	PAINT	FAN
ELEVATIOR MACHINE RM	COVC	SEALER	R34*		GWB		GAB		
LAUNDRY	SV-1	-	R54"		GWE	PAINT	GW8	PAINT	
JANTOR	SV-1		R34"		6%5	PANT	GW8	PAINT	P.L
SPRINKLER	CONC.	<b>JEALER</b>	R54"		67/2		GW8	-	
ELECTRICAL	CONC.	SEALER	F34"		GW2		G/\9	-	
EXTERIOR STORAGE	CONC	SEALER	FB4*	· ·	GY/3	PAINT	GW9	PAINT	
STAR1	CPT	• .	R34"	· ·	G175	PAINT	GWD	PANT	•
SLAR2	CPT		RS <b>4</b> 1		GWS	PAN1	GWH	PAINT	
FLEWATOR	ιvī	,		· ·	21. <b>8</b> 4	1	ACT		Î FD

### 2ND FLOOR

	FLOOR	BASE TR	aw.	WALL	WALL				
ROOMNAME	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	CO
CORR DOR	CPT-TILE		545 ° X 4	CLR	6%9	PANT	GW9	PANT	EAN
LCUNGE	LVI	-	545 ° X 4	CLR	6%5	PANT	407	-	_
RESTROOM	SV-1	· .	CCNE - 61	· '	69%	PAN*	GWB	PAINT	ΓP-LA
SI ORAGI	SV 1	•	R541		<b>G95</b>	PAN1	GWB	PAINT	
LAUNDRY ROOM	SV 1		COVE 61		GVIBPLAM WANSCOT	PANT	GWB	PAINT	
STAR1	CPT		R54*	•	CWE	PAINT		-	
STAR 2	CPT	-	R54"	•	CW5	PANT		-	

#### 3RD FLOOR

FLOOR	BASE T	aw .	WALL	CEILING				
MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	CON
OP1-101		\$4\$ 1 X 4	GLP (	6975	PANT	GWB	PAINT	ંદ્રસ્વા
SV 1	•	R341		G%6	PANT	GWB	PAINT	
SV-1		CCVE+61	•	GWBPLAM WANSCOT	PANT	GWB	PANT	
CPT		R54"	•	CW2	PAINT			
CPT	-	R54*	•	G# <b>9</b>	PAINT			
	MATERIAL OPTION SV1 SV1 SV1 OPT	MATERIAL FINISH OPTITUL SV SV OPT	MATERIALFINISHMATERIALGP1-11L\$481X4SV1R341SV1COVE-61SV1F541	MATERIALFINISHMATERIALFINISHGP11.1\$481X4GLRSV1R341SV1COVE-61CPTF541	MATERIALFINISHMATERIALFINISHMATERIALGP1-11L\$48.1X.4GLRGWSSV1R3.41GWSSV1COVE-61GWBFLAM WANSCOTCPTR5.41GWE	MATERIALFINISHMATERIALFINISHMATERIALFINISHGP1-101\$481X4GLRGWSPAN1SV1R341GLRGWSPAN1SV1COVE-61GWBPLAM WANSCOTPAN1CPTR541GWEGWE	MATERIALFINISHMATERIALFINISHMATERIALFINISHMATERIALOP1-11L\$481X4OLPGWSPAN1GWBSV1R341GWSPAN1GWBSV1COVE-61GWBPLAM WANSCOTPAN1GWBCPTR341GW2GWSPAN1	MATERIAL OPT-TULFINISH FINISHMATERIAL FINISHFINISH FINISHMATERIAL FINISHFINISH FINISHOPT-TUL\$48.1X.4OLPGWSPANTGWBPANTSV1R3.41GWBGWBPANTGWBPANTSV1COVE-61GWBFLAM WANSCOTPANTGWBPANTCPTF5.41GWEGWEPANTGWB

#### HOUSING UNITS

	FLOOR	FLOOR			WALL	CEILING			
ROOM NAME	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINI SH	_co∎
KII CHUN	LVI	· .	R54*	. <b>'</b>	69/6	PAN*	GWB	PAINT	้ยเส
L VNG	LVI		R341		G%6	PANT	GWB	PAINT	
HALLWAY	LVT		R34*	•	GWB	PANT	GWB	PANT	
eathroom	SV-	-	R54*		GW2	PANT	GW8	PANT	
BECROOM	LVT		F34"		6%5	PANT	GW8	PAINT	
CLOSET	UT		FB4"		GW9	PAN <sup>-</sup>	GW9	PANT	
LAUNDRY	SV-1	-	CC\€-6"		6%2	PANT	G/AB	PANT	

#### LEGEND

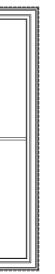
(PI	CARPE I
CPT TIF	CARPET TILE
LVT	LUXURY VINYLITILE (VINYLIPLANK)
F4M	PLASTIC LAMINATE
R6∦"	RUBBER BASE- 4" HIGH
S4S, S3S	SURFACED WOOD TRIM
SVI	SHEET MNYL (COLOR 1)
GMB	GYPSUM WALLOOARD
COVE	SVCOVE UP WALL
¢1 K	CITAR PROTENISHED BASE FRIM

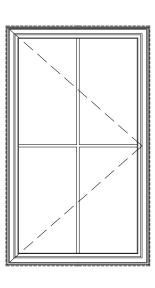
### DOOR SCHEDULE

EXTERIO	EXTERIOR DOORS																	
				Ľ	AF DINE	NSIONS	DOOR		FRA	ME		DET	ALS					
MARK	LOCATION	TYPE	DESCRIPTION	WIDTH	HEIGHT	THICKNESS	MATERIAL	FIMISH	WATERIAL	FINISH	HEAD	JAME	THRESHOLD	U-VALUE	FIRE RATING	HARDWARE	COMMENTS	MARK
R1.1	ENTRY	٨	SOLD WOOD GLAZED DOUBLE SWING DOOR	3 C (2)	637	1341	WQQ <b>O</b>	PAINTED	NE TAL	PANTED	5.'AB 3	6/A8.3	7:A83			HNY 1		R1.1
R1,2	CORRIDOR EXIT	B	INSULATED METAL GLAZED SWING DOOR	3.0	6-8	1 3/4"	METAL INSULATED	PAINTED	METAL	PANTED	5,'AC J	1 6748 J	7%A0-3			HN/+ 2		R1 2
R1.3	ŞTARWELL EXIT	G	INSULATED METAL SWING DOOR WITH GLAZING	30	63	13/4"	METAL INSULATED	PAINTED	NC TAL	PANTED	5.1AB 3	6/483	7% <b>A</b> & 3			HNV 3		R1.3
R1,4	FIRE SPRINKLERIELECTRICAL	D	INSULATED METAL SLAB SWING DOOR	3.0	6-3	1 3/4"	METAL INSULATED	PAINTED	VETAL	PANTED	SVAB J	1 6/48 J	7:AB 3			HN/+ 4		R14
		-															1	-

#### INTERIOR DOORS

					DIMENSI	ONS	DÓÓR		FRA	ME	DET	ALS					
MARK	LOCATION	TYPE	DESCRIPTION	WIOTH	HEIGHT	THICKNESS	MATERIAL	FINISH	MATERIAL	FINESH	HEAD JAMS	THRESHOLD	U-VALUE	FIRE-RATING	HARDWARE	COMMENTS	MARK
R2.1	APT EN RY	1	SOUD CORE & PANEL WOOD SWING DOOR	3.0	6.8	13/4"	WOOD-SOLD CORE	PAINTED	NETAL	PANTED		NA	NA.	20 MN	HN# 5		R2.1
R2.2	APT BORM DOOR	J	SOLID CORE 6 PANEL WOOD SWING DOOR	3.0	6-8	13/61	WOOD-SOLD CORE	PAINTED	- WOO0	PANTEO		NA	NA.	]	HIV: 6		R2 2
R2.3	APT BATH DOOR	к	HÔLLOW ÓORE 6 PANEL WỘCD SWING ĐỘỘR	3-0	6-8	13/8'	WOOD HOLLOW CORE	PAINTED	0000	PAINTED		NA	NA	]	HNA B		R2.3
R2.4	APTOLOSET	ι L	HOLLOW CORE 6 PANEL WOOD BYPASS DOOR	3.6	6-37	13/61	WOOD HOLLOW CORE	PAINTED	- WOOD	PANTED		NA	NA	]	Http://		R24
R2.5	APTOLOSET	L	HOLLOW OCRE & PANEL WOOD BYPASS DOOR	6.0	6-8	13/8°	WOOD HOLLOW CORE	PAINTED	00034	PANTED		NA	MA	]	HN# 7		R2.5
R3.1	OFFICE	C	SOLID CORE GLAZED WOOD SWING DOOR	3.0	6-5	1 3/4"	WOOD-SOLD CORE	PAINTED	METAL	PANTED		NA	NA	20 MN	HNA-8		R3.1
R3.2	LAUNDRY	¢	SOLID CORE GLAZED WOOD SWING DOOR	3.0	6-8	1,3/4"	WOOD-SOLD CORE	PAINTED	NETAL	PANTED		NA	. AA	20 MM	HNK 9	SMOKE SEALS	R9.2
R3.3	JANITOR	F	METAL UNINSULATED SLAB DOOR	30	6.5	13/41	METAL	PAINTED	METAL	PANTED		NA	NA -	20 MN	HW 10		R3.3
R3.4	PUBLIC RESTROOM	E	SOUD VACOD SLAB DOOR	3.0	6-8	1 3/4"	WOOD-SOLD CORE	PAINTED	NETAL	PANTED		NA	.MA	20 MM	HW 11		R3.4
R3.5	WHICLOSETATUNDRY	К	HOLLOW CORE 6 PANEL WOCD SWING DOOR	2.0	63	1 3/41	WOOD HOLLOW CORE	PAINTED	W000	PANTEO		NA	MA		Http://		R0.6
R3.6	ELEV MACHINE	F	METAL UNINSULATED SLAB DOOR	30	6.5	13/4"	METAL	PAINTED	METAL	PANTED		NA	NA	60 MIN.	HW 13		R3.6
R3.7	STCRAGE	F	METAL UNINSULATED SLAB DOOR	3.0	6-8	1,3/4"	METAL	PAINTED	NETAL	PANTED		NA	MA	] 20 MM	HW 14		R3.7
R4.1	WEST STAIR	н	SAING DOOR	3.0	6-8	13/4"	METAL	PAINTED	NETAL	PANTEO		NA	NA	] 60 MIN	HW 15		R4 1
R4.2	EASTISTAR	н	SAING DOOR	3.0	6-8	1 3/4"	METAL	PAINTED	NETAL	PANTED		NA	MA	] 60 MM	HW 16		R4.2

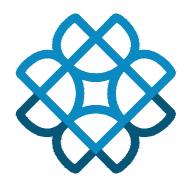




J

INNENTS
ND RAL PER PLANS CORNER GUARDS AT OUTSIDE CORNERS
LAM WAINSCOT - 4 FEET HISH, ALL WALLS
C LIGHTING
INMENTS ND RAUPER PLANS CORNER GUARDS AT OUTSIDE CORNERS
AN WAYSOOT @ ALL WALLS
AMMENTS AID RAL PER PLANS CORNER GUARDS AT OUT SIDE CORNERS

OMMENTS PLAN WALL COVERING @ PANGE



Environmental Works COMMUNITY DESIGN CENTER

> 402 15th Avenue East Seattle, Washington 98112 206.329.8300 Office

206.329.5494 Fax



Reviewed for 2018 Building Code Com Lou Tyler 8/17/23 Building Plan Review by SAFEbuilt

#### SNO-VALLEY SENIOR HOUSING 31845 W Commercial St. Carnation, WA 98014

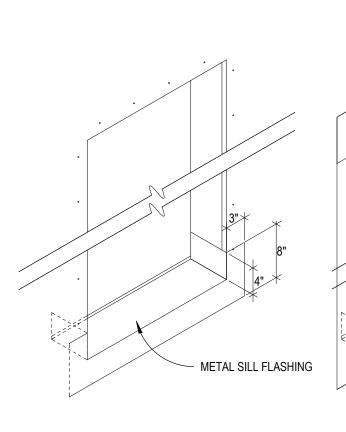


#### WINDOW, DOOR AND FINISH SCHEDULES

		Issuance
		PERMIT
		Date
		MAY 22, 2023
		BID SET
REV #	Date	Description
	3/28/23 5/22/23	REVISION BID SET

Drawn By:
MW
Checked By (P.M.):
RT
Checked By (Q.C.):
RT
Project No.
20-058

A8.1 **..** 



### STEP 1

INSTALL METAL SILL FLASHING. 24-GAUGE GALVANIZED SHEET METAL WITH BACK TURNED UP TO FIT THRESHOLD AND SIDES TURNED UP 4", SOLDERED AT CORNERS. FRONT SIDE TO BE TURNED DOWN 1".

SET IN BED OF SEALANT.



#### FLASHING SEQUENCE AT TYPICAL DOOR OPENING A8.2 SCALE: NTS

STEP 2

INSTALL 18" JAMB STRIP TO EACH JAMB,

S.A. MEMBRANE AS SHOWN.

INSTALL 12" HEAD STRIP TO HEAD,

EXTENDING ALONG INSIDE OF JAMBS. LAP

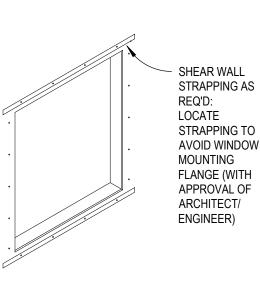
EXTENDING ALONG INSIDE OF HEAD, AND

SHINGLING OVER JAMB STRIPS, AS SHOWN.

INSIDE SILL PAN AND SECURE WITH STRIP OF

#### Window Flashing Sequence General Notes

- CONTRACTOR TO COORDINATE THESE FLASHING SEQUENCE DETAILS WITH THE WINDOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 2. PRIOR TO ROUGH FRAMING, THE CONTRACTOR IS TO OBTAIN AND REVIEW THE WINDOW MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ROUGH OPENINGS SIZES, FLASHINGS, SEALANTS, MOUNTING, & SHIMMING METHODS.
- 3. ALL VARIANCES FROM THE MANUFACTURER'S INSTRUCTIONS SHALL BE REVIEWED WITH THE ARCHITECT & MANUFACTURER, AND DOCUMENTED IN WRITING.
- 4. ALL S.A.M. MEMBRANES REQUIRE BOTH PRIMER AND ROLLING WITH A J-ROLLER TO ENSURE PROPER ADHESION AND ELIMINATE AIR POCKETS.



## R.O. PREPARATION

ROUGH OPENING TO BE SIZED PER WINDOW MANUFACTURER'S INSTRUCTIONS. WITH ADJUSTMENTS TO ACCOMMODATE FLASHING MATERIALS & SHIMMING METHODS AT WINDOW SILL AND JAMBS (1/4" - 1/2" +/- ADDITIONAL CLEARANCE TYPICALLY REQUIRED @ R.O. WIDTH & HEIGHT).

SHIMMING TO BE 1/4" HIGH TYP. AT SILL, MORE (HIGHER) SHIMMING REQUIRED AT CRANK-ÓPERATED CASEMENT WINDOWS.

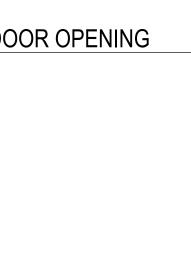
# STEP 1

INSTALL 12" WIDE TYVEK COMMERCIAL WRAP SILL STRIP, WITH TOP EDGE 2" ABOVE BOTTOM EDGE OF ROUGH OPENING. LEAVE SILL STRIP LOOSE AT BOTTOM (STAPLE UPPER CORNERS ONLY AS NECESSARY TO AVOID WIND DAMAGE).

REFER TO ENLARGED DETAILS ABOVE FOR THE FOLLOWING SUB-STEPS: PRE-PRIME ALL SUBSTRATES TO RECEIVE FLEXIBLE FLASHINGS AND S.A. MEMBRANE FLASHING W/ THE MANUFACTUER'S RECOMMENDED PRIMER AND PROCEED AS FOLLOWS:

- INSTALL MEMBRANE CORNER PATCH @ SILL CORNERS 1a: INSTALL 40 MIL S.A.M. JAMB/SILL "BOOT" ATTACH ALUMINUM BACK ANGLE TO R.O. W/ #10 X 1"
- LONG TRUSS HEAD SCREWS @ 12" OC INSTALL 9" WIDE 30 MIL SELF-ADHERING SILL WRAP FLASHING UP AND OVER ALUMINUM BACK ANGLE, ACROSS SILL AND DOWN FACE OF TYVEK SILL STRIP (PRIME ALL SURFACES AND ROLL STRAIGHTFLASH INTO PRIMER). FORM WRAP FLASHING AS SILL PAN, WITH ALL SEAMS & CORNERS WATERTIGHT
- INSTALL SEALANT @ JOINT BETWEEN JAMB/SILL MEMBRANE "BOOT" AND SILL WRAP FLASHING.





MEMBRANE CORNER PATCH

MEMBRANE

STEP 1a

CORNER PATCH



AND SIDES).

FOLD LINE

DIMENSION AS REQ'D

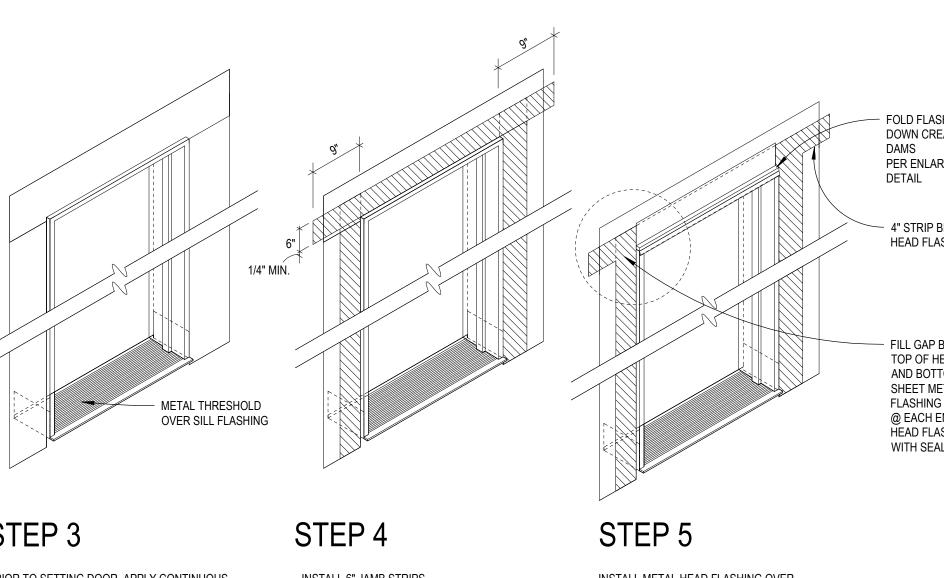
GAP BETWEEN THE

TO ALLOW FOR 1/8" MIN.

BACK OF THE WINDOW

FRAME AND THE BACK

LEG OF THE SILL PAN

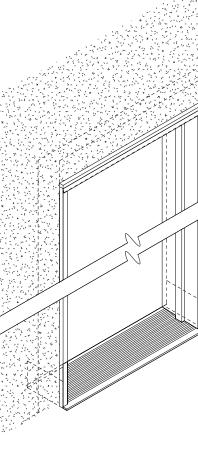


- PRIOR TO SETTING DOOR, APPLY CONTINUOUS LIBERAL BEAD OF SEALANT TO BACK TURNED UP EDGE OF METAL FLASHING.
- SET DOOR ON METAL FLASHING AT SILL.
- LOCATE OUTSIDE EDGE OF DOOR RELATIVE TO PLYWOOD SHEATHING AS DETAILED
- INSTALL BACKER ROD AND SEALANT AT INSIDE AND OUTSIDE OF DOOR SHIM SPACES (HEAD

- INSTALL 6" JAMB STRIPS.
- INSTALL 6" STRIP OVER DOOR HEAD AND OVER JAMB STRIPS. LEAVE MINIMUM 1/4" FROM DOOR OPENING FOR REVEAL.
- STRIPS TO BE: 25 MIL. SELF ADHERING MEMBRANE FLASHING
- INSTALL STRIP PER MANUFACTURER'S REQUIREMENTS (PRIMER REQUIRED)
- COORDINATE INSTALLATION OF SELF ADHERING MEMBRANE WITH TRIM

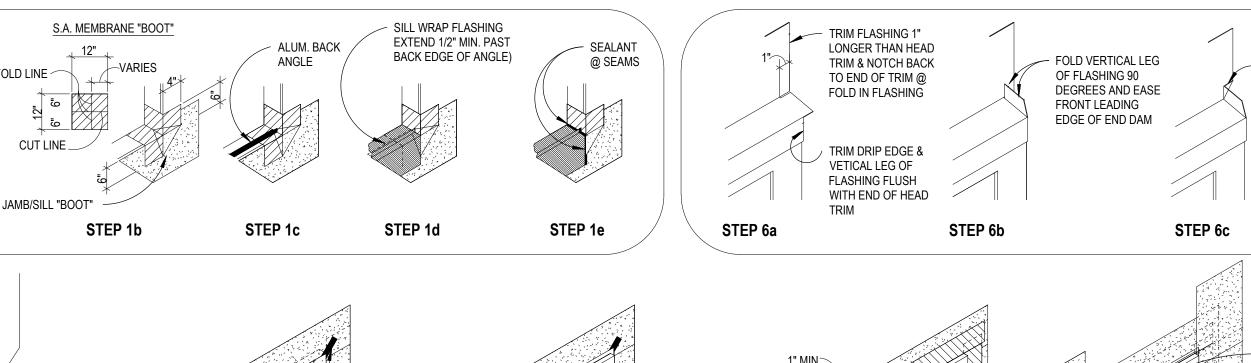
- INSTALL METAL HEAD FLASHING OVER FRAME. METAL HEAD FLASHING TO BE 24 GAUGE, GALVANIZED. EXTEND 1/8" BEYOND DOOR FRAME.
- HEAD FLASHING TO BE CONTINUOUS, NO JOINTS. HEAD FLASHING TO BE SLOPED TO DRAIN OUTWARDS. (15 DEG. FROM HORIZONTAL)

- FOLD FLASHING ENDS DOWN CREATE END PER ENLARGED
- 4" STRIP BEHIND HEAD FLASHING
- FILL GAP BETWEEN TOP OF HEAD TRIM AND BOTTOM OF SHEET METAL FLASHING END DAM @ EACH END OF HEAD FLASHING WITH SEALANT



STEP 6

INSTALL WEATHER RESISTIVE BARRIER PER MANUFACTURER'S REQUIREMENTS. PROVIDE 4" MIN. OVERLAP AT HORIZONTAL SEAMS, 6" LAP AT VERTICAL SEAMS. UNLESS NOTED OTHERWISE BY MANUFACTURER.



INSTALL SIMPLEX NAIL

WITH LARGE WASHER

OVER THE HEAD

NAILING FLANGE.

NAIL SHAFT TO BE

LOCATED 1/4" ABOVE

MOVEMENT. SPACING

WINDOWS OVER 36" IN

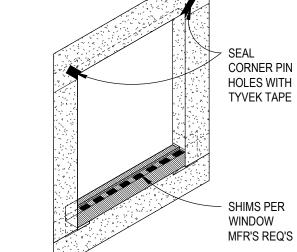
TO BE 24" OC FOR

THE TOP EDGE OF

ACCOMMODATE

FLANGE TO

WIDTH.



# STEP 2

INSTALL 18" WIDE TYVEK COMMERCIAL WRAP JAMB STRIP INTO EACH JAMB, LAP OVER SILL PAN AND SILL STRIP.

INSTALL 18" WIDE HEAD WRAP, LAP OVER JAMB WRAPS AS INDICATED (WRAP FULLY INTO ROUGH OPENING).

SEAL CORNER PIN HOLES @ HEAD/JAMB WRAP INTERSECTION WITH WRB TAPE.

PRIOR TO INSERTING WINDOW INTO ROUGH OPENING APPLY SHIMS TO SILL PAN (CONTRACTOR'S OPTION: ATTACH SHIMS TO THE WINDOW FRAME SILL AS RECOMMENDED BY THE MANUFACTURER). CONFIRM SHIM SPACING AND TYPE MEET THE WINDOW MANUFACTURER"S RECOMMENDATIONS.

# STEP 3

PRIOR TO SETTING WINDOW, INSTALL 6" WIDE "GUTTER GUARD" STRIP, ALIGN TOP OF GUTTER GUARD STRIP WITH TOP OF FLASHING @ WINDOW ROUGH OPENING. LENGTH OF GUTTER GUARD STRIP TO MATCH WINDOW ROUGH OPENING WIDTH.

SET WINDOW ON NON-CONTINUOUS SHIMS AT SILL OR PER MANUFACTURER'S REQUIREMENTS. AFTER SETTING WINDOW SEAL FRAME TO BACK DAM WITH SEALANT COMPATIBLE WITH SELF-ADHERING SILL WRAP FLASHING.

FASTEN WITH 1 1/2" ELECTRO-GALVANIZED TRUSS HEAD SCREWS OR HOT-DIPPED GALVANIZED ROOFING NAILS. IF SCREWS ARE UTILIZED, 1" MINIMUM EMBEDMENT INTO FRAMING IS REQUIRED. IF ROOFING NAILS ARE USED, MINIMUM EMBEDMENT INTO FRAMING IS PER WINDOW MANUFACTURER'S RECOMMENDATIONS.

FASTEN JAMB & SILL NAILING FLANGES @ 12" OC (NO FASTENERS TO BE WITHIN 4" OF THE WINDOW CORNER).

# STEP 4

INSTALL 4" WIDE (MIN.) 30 MIL SELF-ADHERING JAMB STRIPS AS INDICATED, LAPPING OVER WINDOW JAMB NAIL FLANGES (LEAVE 1/4" GAP BETWEEN EDGE OF JAMB STRIP & EDGE OF WINDOW).

INSTALL 4" WIDE (MIN.) 30 MIL SELF-ADHERING HEAD STRIP AS INDICATED, LAPPING OVER WINDOW HEAD NAIL FLANGE (LEAVE 1/4" GAP BETWEEN BOTTOM EDGE OF HEAD STRIP & WINDOW HEAD)

**ROLL HEAD & JAMB STRIPS AFTER** INSTALLATION W/ A J-ROLLER TO ENSURE PROPER ADHESION AND ELIMINATE AIR POCKETS.

REQUIREMENTS AND AS INDICATED. WRB TO OVERLAP A MINIMUM OF 51% TO PROVIDE (2) LAYERS OF COVERAGE.

OVER WALL SHEATHING PER THE WRB MFR'S

STEP 5

ATTACH WRB TO SHEATHING USING PLASTIC-HEADED STAPLES.



**Environmental Works** COMMUNITY DESIGN CENTER

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206.329.5494 Fax

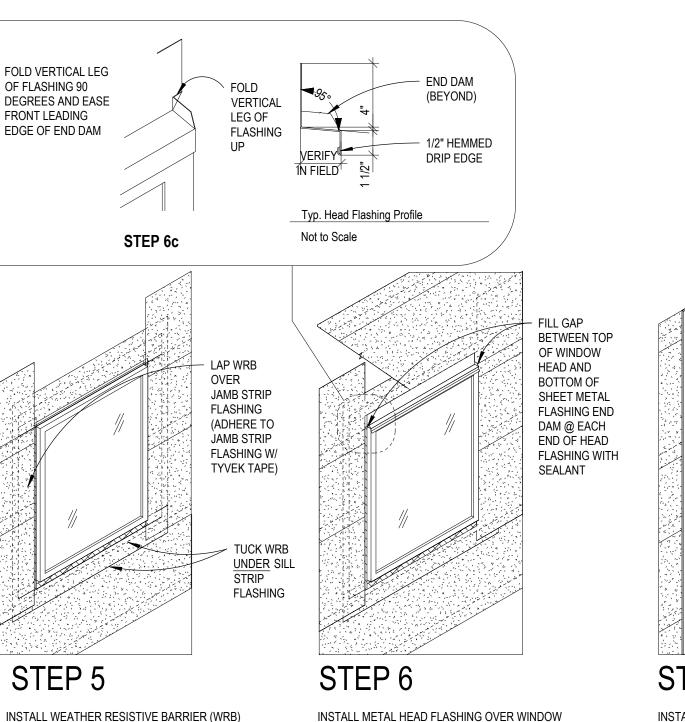


### WATER MITIGATION EXEMPTION SIGNED COVENANT MUST BE PROVIDED AT FINAL

Subject to Paragraph 2 below, Owner irrevocably covenants and agrees that no dwelling unit in or on the Property may be sold as a condominium unit except for sales listed in RCW 64.34.400(2).

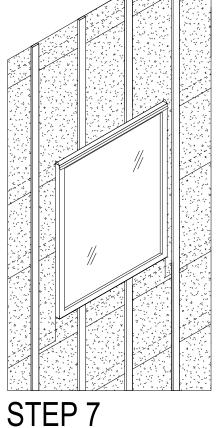
2. This covenant shall terminate on the earlier of either: (a) the fifth (5<sup>th</sup>) anniversary of the date of first occupancy of a "dwelling unit" (as that term is defined in section 2 of EHB 1848), as certified by the Owner in a recorded supplement hereto; or (b) compliance with section 10 of EHB 1848, as certified by the Owner in a recorded supplement hereto.

3. Until termination as set forth in Paragraph 2 above, this covenant shall run with the land and shall bind the Owner and the Owner's heirs, personal representatives, successors in interest and assigns.



INSTALL METAL HEAD FLASHING OVER WINDOW HEAD. EXTEND 1/8" PAST WIDTH OF JAMB. HEAD FLASHING TO BE CONTINUOUS 24 GAUGE, GALVANIZED AND SLOPED TO DRAIN TO EXTERIOR (15 DEG. FROM HORIZONTAL MIN.). FASTEN FLASHING WITH HOT-DIPPED GALVANIZED ROOFING NAILS @ 12" OC

INSTALL WRB ABOVE WINDOW PER MANUFACTURER'S REQUIREMENTS. LAP OVER METAL HEAD FLASHING. PROVIDE 51% MIN. OVERLAP AT HORIZONTAL SEAMS. LAP 6" MIN. (EACH WAY) AT VERTICAL SEAMS.



INSTALL RAINSCREEN STRAPS OVER WEATHER RESISTIVE BARRIER. RAINSCREEN STRAPS TO BE ALIGNED W/ WALL STUDS (TYP.).

PRIME ALL RAIN SCREEN STRAP FIELD CUTS WITH PRESERVATIVE TREATMENT PRIOR TO INSTALLATION.

HORIZONTAL RAINSCREEN STRAPS ALLOWED ONLY IN CONDITIONS WHERE "THROUGH-WALL" FLASHING IS INSTALLED IMMEDIATELY ABOVE.

WRAP ENDS OF RAIN SCREEN STRAPS ABOVE WINDOW W/ A 6" WIDE STRIP OF ALUMINUM INSECT SCREEN, MAINTAIN A 1/4" GAP BETWEEN THE BOTTOM OF THE RAIN SCREEN STRAP AND TOP OF SHEET METAL FLASHING AT THE WINDOW HEAD AND AS DETAILED.

Reviewed for 2018 Building Code Com Lou Tyler 8/17/23 **Building Plan Review by** SAFEbuilt

#### SNO-VALLEY **SENIOR HOUSING** 31845 W Commercial St. Carnation, WA 98014



#### WINDOW AND DOOR FLASHING SEQUENCES

			Issuance
			PERMIT
			Date
		MA	Y 22, 2023
			BID SET
REV #	Date	Description	
_	3/28/23 5/22/23	REVISION BID SET	
			Drawn By:
			MW
		Checked	d By (P.M.):
			RT
		Checked	d By (Q.C.):

A8.2 **..** 

RT

Project No.

20-058