

PROJECT NORTH
SCALE 1" = 20'

ZONING REQUIREMENTS

PROPERTY ZONING DESIGNATION: MU
SETBACKS AND DENSITY REQUIREMENTS:
 PER CMC 15.48 "DENSITY AND DIMENSIONAL REGULATIONS" AS ADOPTED BY ORDINANCE 949 ON 04/25/22
MAXIMUM IMPERVIOUS SURFACE: 80%
 PROPOSED IMPERVIOUS FOR SENIOR HOUSING SITE IS 75% AND FOR SENIOR CENTER SITE IS xx% SEE
MINIMUM RESIDENTIAL 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 YARD)
 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 COMPACT 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 ALLOWED IMPERVIOUS		76.5%
THEREFORE COMPLIES		80.0%

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 ALLOWED IMPERVIOUS		68.7%
THEREFORE COMPLIES		80.0%

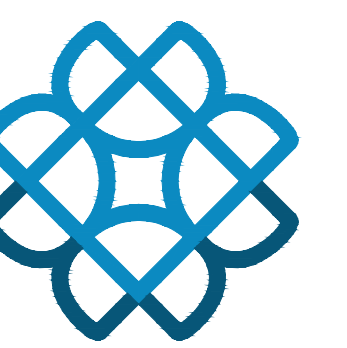
SQUARE FOOTAGES

TOTAL FLOOR AREA:		
A	MAIN LEVEL CONDITIONED SPACE	4592 SF
B	MAIN LEVEL COVERED PORCHES	1149 SF
C	MAIN LEVEL FLOOR AREA TOTAL (A+B)	5741 SF
D	SECOND LEVEL CONDITIONED SPACE	4293 SF
E	THIRD LEVEL CONDITIONED SPACE	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 BREVITY.

GUIDELINE TEXT	COMPLIANCE
1.1.2 UNTREATED BLANK WALLS VISIBLE FROM PUBLIC STREET OR PEDESTRIAN PATHWAY ARE PROHIBITED	NO BLANK WALLS ARE PROPOSED FOR THIS PROJECT. SEE EXTERIOR ELEVATIONS FOR COMPLIANCE.
1.1.6 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.
1.3.1 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.
1.3.2 SERVICE AND STORAGE AREA SHOULD BE LOCATED AWAY FROM PEDESTRIAN ENVIRONMENT AND ADJACENT USES.	1.3.2 SERVICE AND STORAGE AREAS ARE LOCATED 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.
2.1.2 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.
2.2.1 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.
2.2.5 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.
2.2.7 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.
2.4.2 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.
2.5.1 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.
3.3.4 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.
4.3.4 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.	THE LARGEST WIDTH OF MODULATION FOR THE PROPOSED BUILDING IS XX SF (SEE NORTH ELEVATION), AND THEREFORE MEETS 30 FOOT MAX REQUIREMENT. ALL FACADES ARE ARTICULATED WITH WINDOWS AND ARCHITECTURAL ELEMENTS. DEPTH OF MODULATIONS EXCEEDS 12" MIN REQUIRED. ROOFS RELATE DIRECTLY TO FACADE ARTICULATIONS AND INCLUDE BOTH GABLE, HIP, AND LOWER SLOPED SHED ROOFS.
4.4.2 ALL RESIDENTIAL BUILDINGS SHALL BE ENHANCED WITH ARCHITECTURAL DETAILS THAT ADD VISUAL INTEREST AND ARE PROPORTIONED TO HUMAN SCALE. THREE DETAIL ELEMENTS ARE REQUIRED (SEE CODE FOR LIST)	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.
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.

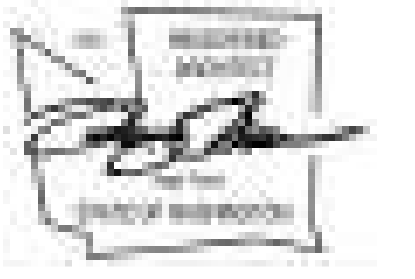


Environmental Works
COMMUNITY DESIGN CENTER

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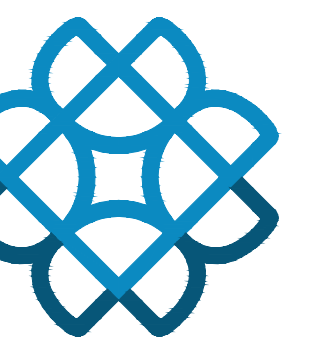
SNO-VALLEY SENIOR HOUSING
31845 W Commercial St.
Carnation, WA 98014



LAND USED CODE AND COMPLIANCE

REV #	Date	Description
—	3/28/23	REVISION
—	5/22/23	BID SET

Issuance
PERMIT
Date
MAY 22, 2023
BID SET
Drawn By:
MW
Checked By (P.M.):
RT
Checked By (O.C.):
RT
Project No.
20-058



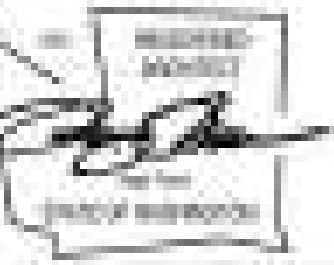
Environmental Works
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31845 W Commercial St.
Carnation, WA 98014



EXIT DIAGRAMS

			Issuance
			PERMIT
			Date
			MAY 22, 2023
			BID SET

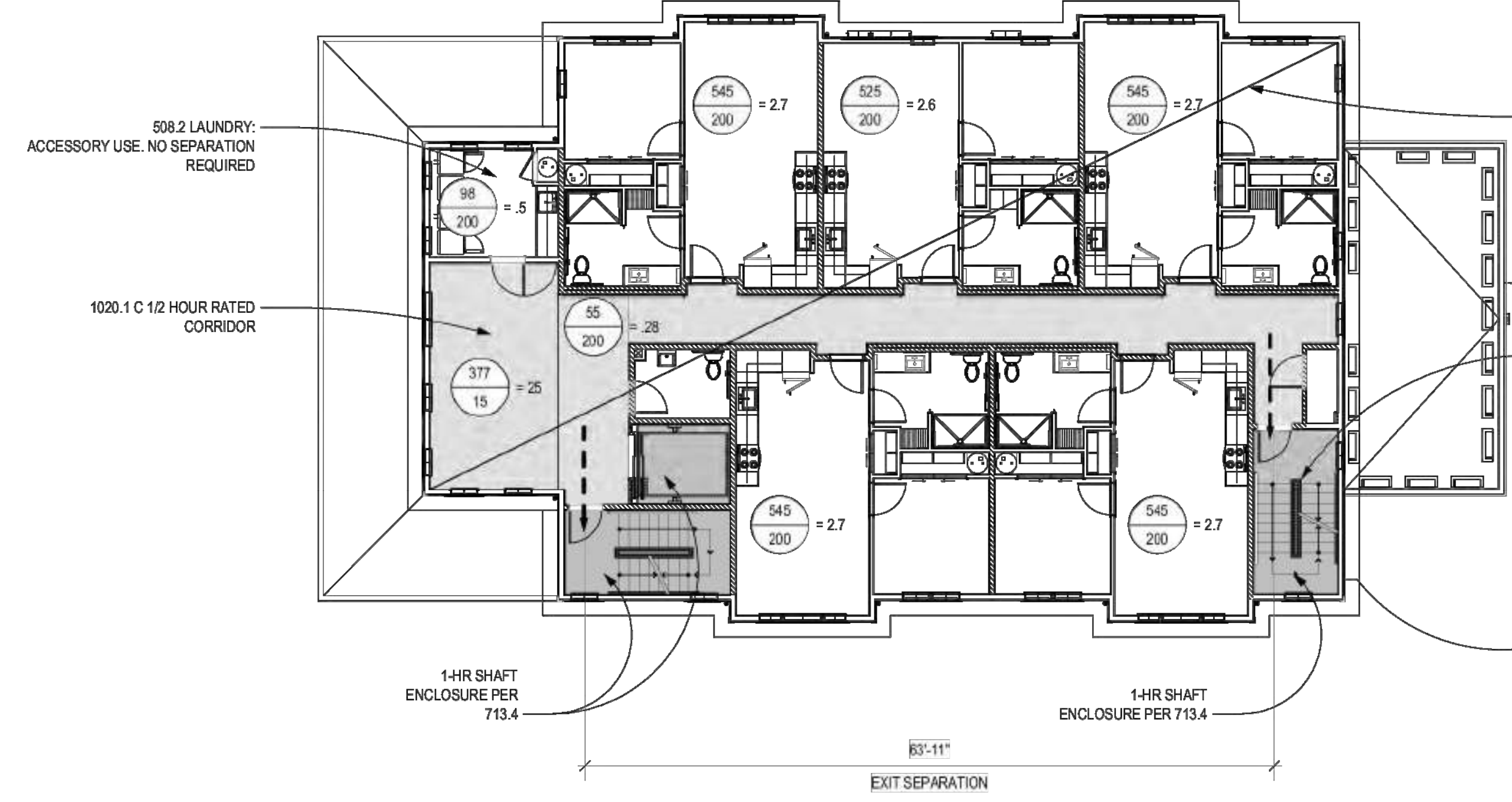
REV #	Date	Description
—	3/28/23	REVISION
—	5/22/23	BID SET

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

1017.2
EXIT ACCESS TRAVEL DISTANCE IS LESS THAN 250'
ALL FLOORS

1028.1:
MAX. OVERALL DIAGONAL
DIMENSION 94'
REQUIRED EXIT SEPARATION (1/4
DIAGONAL)
OR 30' WHICHEVER IS LESS = 23.5'

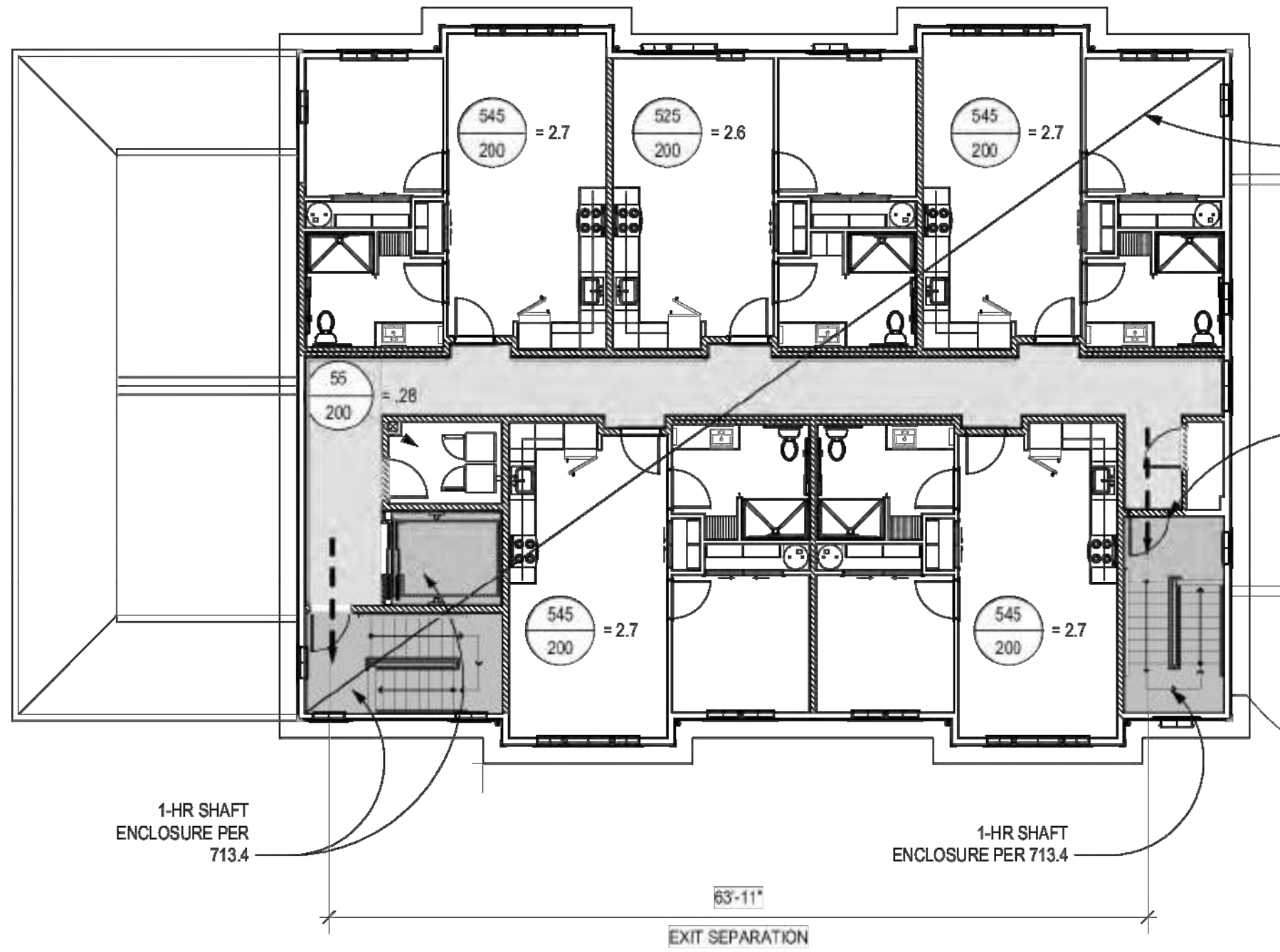
1011.2 EXC 1:
ALLOWABLE STAIR WIDTH 36"
(OCCUPANCY LOAD = 20.5 < 50)



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

1028.1:
MAX. OVERALL DIAGONAL
DIMENSION 88'
REQUIRED EXIT SEPARATION (1/4
DIAGONAL)
OR 30' WHICHEVER IS LESS = 22'

1011.2 EXC 1:
ALLOWABLE STAIR WIDTH 36"
(OCCUPANCY LOAD = 16)



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

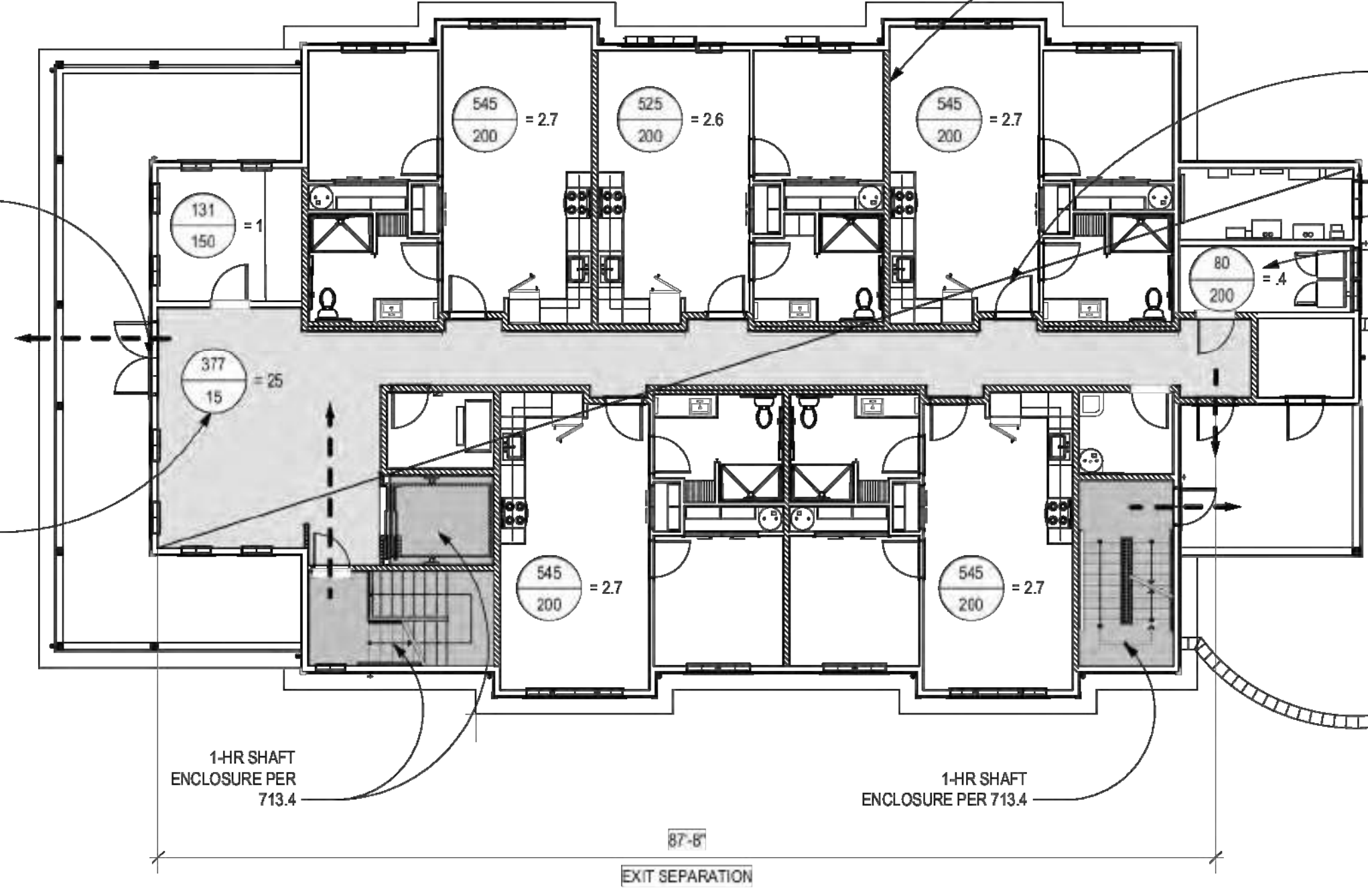
420.2
HATCHED WALL INDICATES
ONE HOUR DWELLING UNIT
SEPARATION

1028.1:
MAX. OVERALL DIAGONAL
DIMENSION 104'
REQUIRED EXIT SEPARATION (1/4
DIAGONAL)
OR 30' WHICHEVER IS LESS = 26'

508.2 LAUNDRY:
ACCESSORY USE
NO SEPARATION REQUIRED

1028.1, EXC 1:
50% OF EXITS PERMITTED TO
EGRESS THROUGH LEVEL OF EXIT
DISCHARGE. CONDITION 1.1 - 1.4
ARE MET

1020.1 C 1/2 HOUR RATED
CORRIDOR



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

SEC. 1004 OCCUPANT LOAD
FIRST FLOOR 42
SECOND FLOOR 41
THIRD FLOOR 16
TOTAL 99 OCCUPANTS

SEC. 1005.3.1 STAIR WIDTH
REQUIRED: 0.3 INCHES PER OCCUPANT.

STAIRS
WORST CASE OCCUPANT LOAD AT L2 EXIT STAIRS
OCCUPANCY OF 2ND FLOOR = 41
OCCUPANCY PER STAIR = 21
21 OCCS x 0.3" = 7.56" WIDTH REQUIRED
WIDTH PROPOSED = 44" CLEAR

SEC. 1005.3.2 OTHER EGRESS COMPONENTS
REQUIRED: 0.2 INCHES PER OCCUPANT.
OTHER EGRESS COMPONENTS PROPOSED INCLUDE DOORS AND CORRIDORS.

DOORS
WORST CASE OCCUPANT LOAD AT SINGLE DOOR (@L1 EXITS)
OCCUPANCY OF 1ST FLOOR = 42
OCCUPANCY PER EXIT DOOR = 21
21 OCCS x 0.2" = 4.2" WIDTH REQUIRED
MIN. SINGLE DOOR WIDTH PROPOSED = 34" CLEAR

CORRIDORS
2ND FLOOR:
WORST CASE CORRIDOR WIDTH / OCCUPANT LOAD
TOTAL OCCUPANT LOAD AT CORRIDOR = 41 OCCUPANTS.
41 OCCS x 0.2" = 8.2" CORRIDOR WIDTH REQUIRED
CORRIDOR WIDTH PROPOSED = 4'-8 1/2"

SEC. 1005.4 CONTINUITY
THE MINIMUM WIDTH OR REQUIRED CAPACITY OF THE MEANS OF EGRESS
REQUIRED FROM ANY STORY OF A BUILDING SHALL NOT BE REDUCED ALONG THE
PATH OF
EGRESS TRAVEL UNTIL ARRIVAL AT THE PUBLIC WAY. MINIMUM REQUIRED WIDTH
OF EXIT STAIR IS 36 INCHES.
PROPOSED MEANS OF EGRESS IS NOT LESS THAN 36 INCHES WIDE AT ANY POINT.

AREA $\frac{XX}{200}$ = XX OCCUPANTS
OCCUPANT LOAD
FACTOR

2018 Washington State Energy Code - Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Multifamily (effective February 1, 2021)

Option	Description	Credits: MF
3. HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS Only one option from Items 3.1 through 3.6 may be selected in this category.		
3.1	Energy Star rated (U.S. North) Gas or propane furnace with minimum AFUE of 95% or Energy Star rated (U.S. North) Gas or propane boiler with minimum AFUE of 90%.	1.0
3.3	Closed-loop ground source heat pump with a minimum COP of 3.3 or Open-loop water source heat pump with a maximum pumping hydraulic head of 150 feet and minimum COP of 3.6.	1.0
3.4	Ductless mini-split heat pump system, zonal control. In homes where the primary space heating system is zonal electric heating, a ductless mini-split heat pump system with a minimum HSPF of 13.0 shall be installed and provide heating to the largest zone of the housing unit.	2.0
3.6	Ductless split system heat pumps with no electric resistance heating in the primary living areas. A ductless heat pump system with a minimum HSPF of 19 shall be tested and installed to provide heat to entire dwelling unit at the design outdoor air temperature. To qualify to claim this credit, the building permit drawings shall specify the option being selected, the heated floor area calculation, the heating equipment type(s), the minimum equipment efficiency, and total installed heat capacity (by equipment type).	3.0
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. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.		
4. HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM OPTIONS		
4.1	All supply and return ducts located in an unconditioned attic shall be deeply buried in ceiling insulation in accordance with Section R403.3.7. For mechanical equipment located outside the conditioned space, a maximum of 10 linear feet of return duct and 5 linear feet of supply duct connections to the equipment may be outside the deeply buried insulation. All metallic ducts located outside the conditioned space must have both transverse and longitudinal joints sealed with mastic if flex ducts are used, they cannot contain spikes. Duct leakage shall be limited to 3 cfm per 100 square feet of conditioned floor area. Air handlers shall be located within the conditioned space.	0.5

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Option	Description	Credits: MF
1. EFFICIENT BUILDING ENVELOPE OPTIONS Only one option from Items 1.1 through 1.7 may be selected in this category. Compliance with the conductive UA targets is demonstrated using Section R402.1.4, Total UA alternative, where it is proposed (UA Target) is the required UA reduction.		
1.1	Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.24	0.5
1.2	Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.20	1.0
1.4	Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.25 Wall R-21 plus R-4 ci Floor R-38 Basement wall R-21 int plus R-5 ext 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 Ceiling 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 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 20%.	1.5
1.6	Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.18 Ceiling and single-rafter or joist-vaulted R-60 advanced Wood frame wall R-21 int plus R-16 ci Floor R-38 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
1.7	Advanced framing and raised heel trusses or rafters. Vertical Glazing U = 0.28 R-49 Advanced (10.0 Dg) as listed in Section A102.2.1, Ceilings below a vented attic and R-49 vaulted ceilings with full height uncompressed insulation extending over the wall top plate at the eaves.	0.5

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These requirements apply to Group R-2 buildings three stories or less in height above grade plane. Other Group R-2 buildings must comply with the commercial energy code.

Project Information: Sno-Valley Senior Housing
Contact Information: Roger Tucker, Environmental Works, 206.787.1370

Authorized Representative: Roger Tucker, Date: 05/18/2023

All Climate Zones (Table R402.1.1)	R-Value*	U-Factor*
Fenestration U-Factor ^a	0.30	3.33
Skylight U-Factor ^b	0.50	2.00
Glazed Fenestration SHGC ^c	n/a	n/a
Ceiling ^d	49	0.020
Wood Frame Wall ^e	21 int	0.056
Floor	30	0.029
Below Grade Wall ^g	10/15/21 int R-10	0.042
Slab ^h R-Value & Depth	10, 2 ft	n/a

For Building Officials Only



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Reviewed for 2018 Building Code Compliance
8/17/23
Building Plan Review by
SAFEbuild

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

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Option	Description	Credits: MF
2. AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS Only one option from Items 2.1 through 2.4 may be selected in this category.		
2.1	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 fan (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. 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.	1.0
2.2	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 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: 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 0.65.	1.5
2.3	Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 1.5 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 0.25 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 heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.75.	2.0
2.4	Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.6 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 0.15 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 heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.80. Duct installation shall comply with Section R403.3.7. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system.	2.5

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Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) so as to achieve the following minimum number of credits:
* Multifamily R2 Dwelling Unit: 4.5 credits

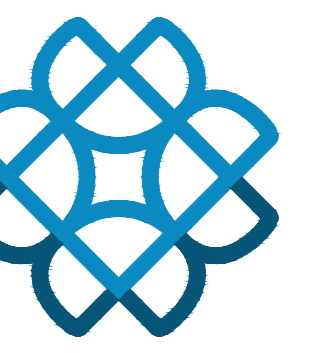
Before selecting your credits on this Summary Table, review the details in Table 406.3 (Multifamily), on page 3.

Summary (Table R406.2 and 406.3)			
Heating Options	Fuel Normalization Descriptions	Credits - select ONE heating option	User Notes
1	Combustion heating minimum NAECA ^a	0.0	
2	Heat pump ^b	1.0	
3	Electric resistance heat only - furnace or zonal	1.0	
4	DHP with zonal electric resistance per option 3.4	n/a	
5	All other heating systems	0.5	
Energy Options		Credits - select ONE energy option from each category	
1.1	Efficient Building Envelope	0.5	
1.2	Efficient Building Envelope	1.0	
1.4	Efficient Building Envelope	1.0	
1.5	Efficient Building Envelope	1.5	
1.6	Efficient Building Envelope	2.0	
1.7	Efficient Building Envelope	0.5	
2.1	Air Leakage Control and Efficient Ventilation	1.0	
2.2	Air Leakage Control and Efficient Ventilation	1.5	
2.3	Air Leakage Control and Efficient Ventilation	2.0	
2.4	Air Leakage Control and Efficient Ventilation	2.5	
3.1	High Efficiency HVAC	1.0	
3.3	High Efficiency HVAC	1.0	
3.4	High Efficiency HVAC	2.0	
3.6	High Efficiency HVAC	3.0	
4.1	High Efficiency HVAC Distribution System	0.5	
5.1	Efficient Water Heating	0.5	
5.2	Efficient Water Heating	0.5	
5.3	Efficient Water Heating	1.0	
5.4	Efficient Water Heating	2.0	
5.5	Efficient Water Heating	2.5	
5.6	Efficient Water Heating	3.0	
6.1	Renewable Electric Energy (3 credits max)	1.0	
7.1	Appliance Package	1.5	
Total Credits		5.5	Update Title Check Form

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

WSEC CODE COMPLIANCE FORMS

Issuance _____
PERMIT _____
Date MAY 22, 2023
BID SET _____
REV # Date Description
3/28/23 REVISION
5/22/23 BID SET
Checked By (P.M.): RT
Checked By (O.C.): RT
Project No. 20-058



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



AIR BARRIER
DIAGRAMS

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.):

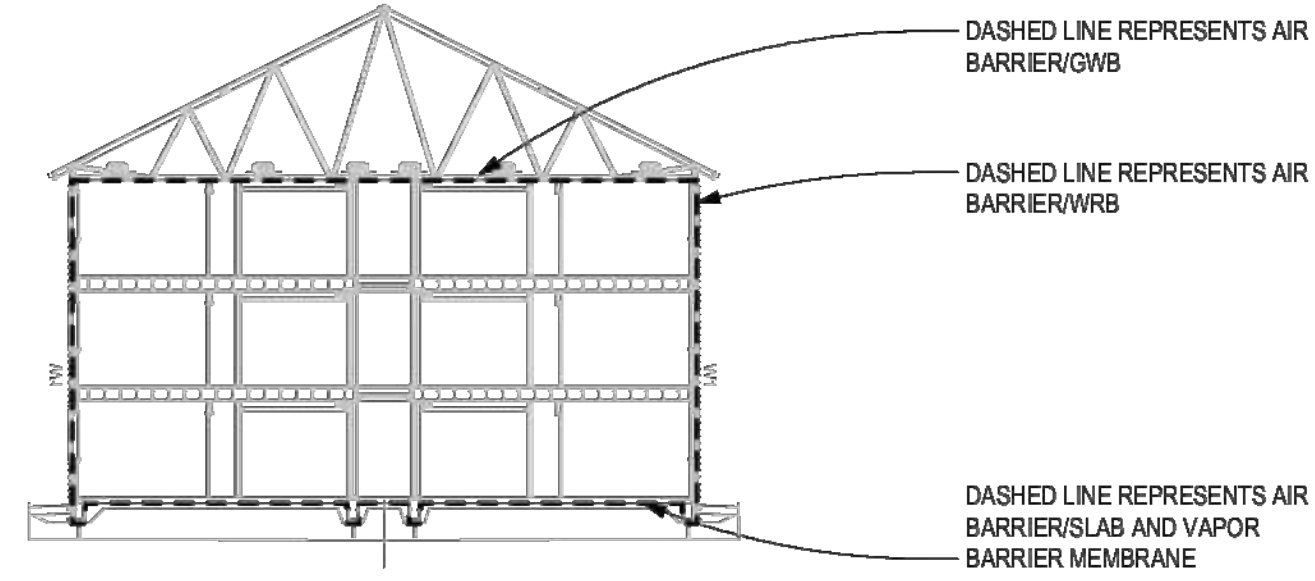
RT

Checked By (Q.C.):

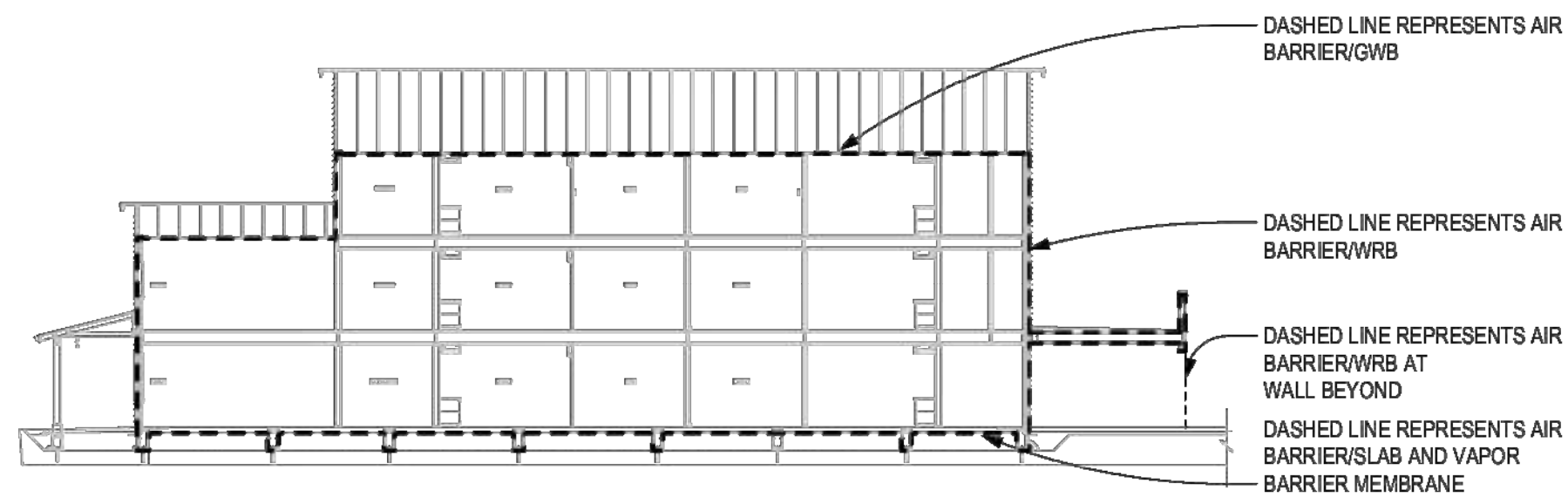
RT

Project No.

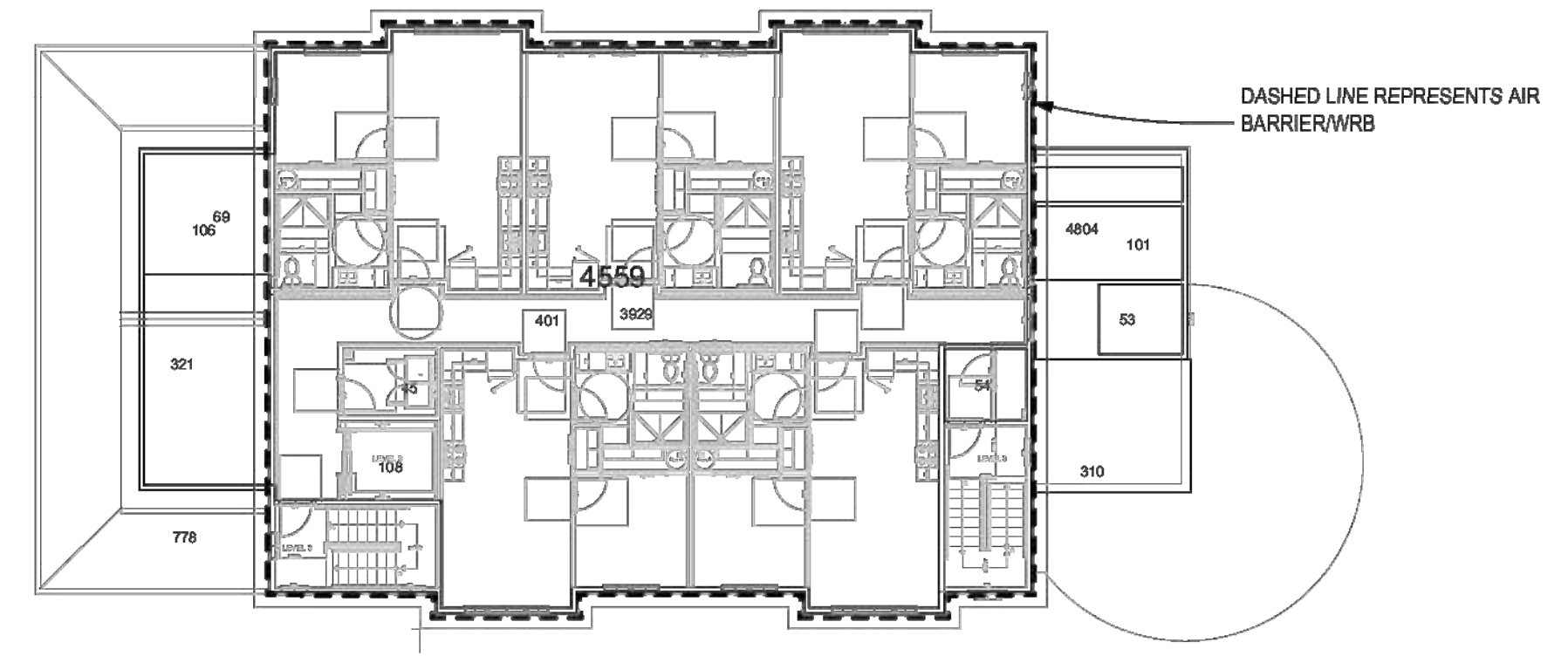
20-058



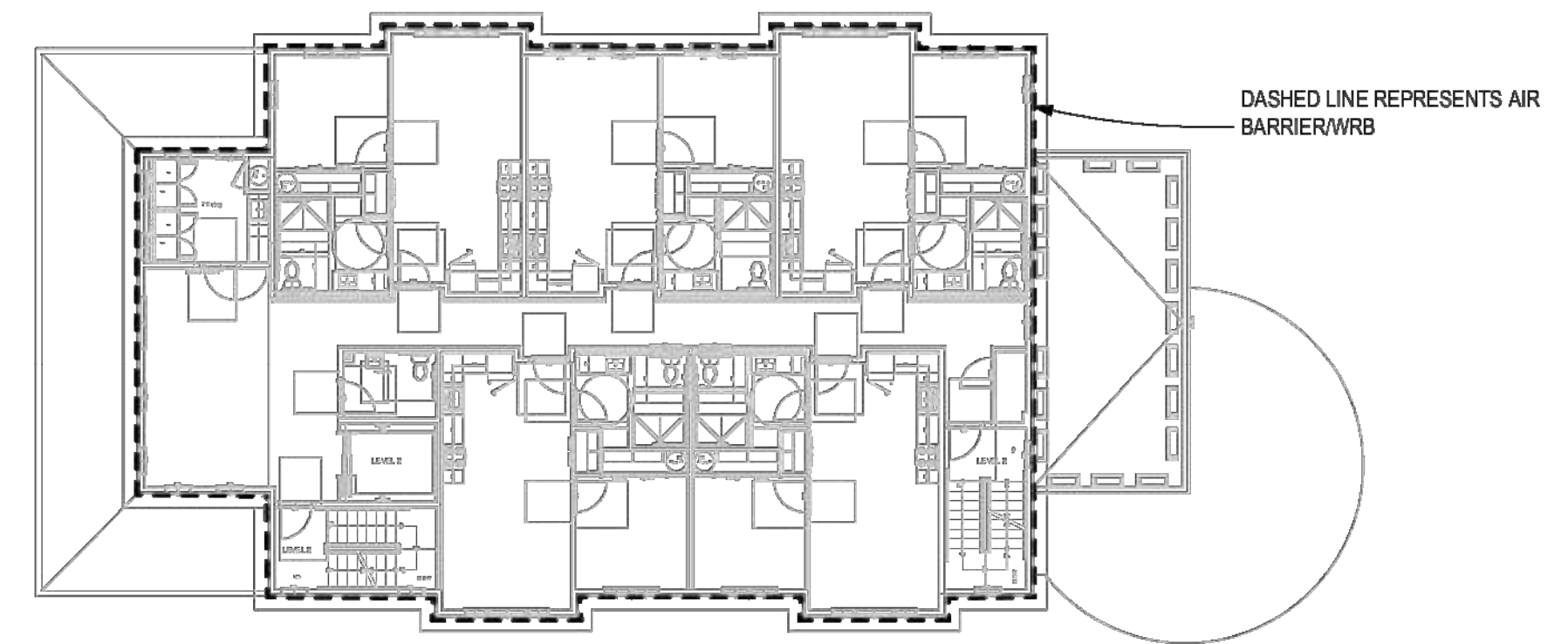
North/South Section Envelope Diagram
Scale: 1/8" = 1'-0"



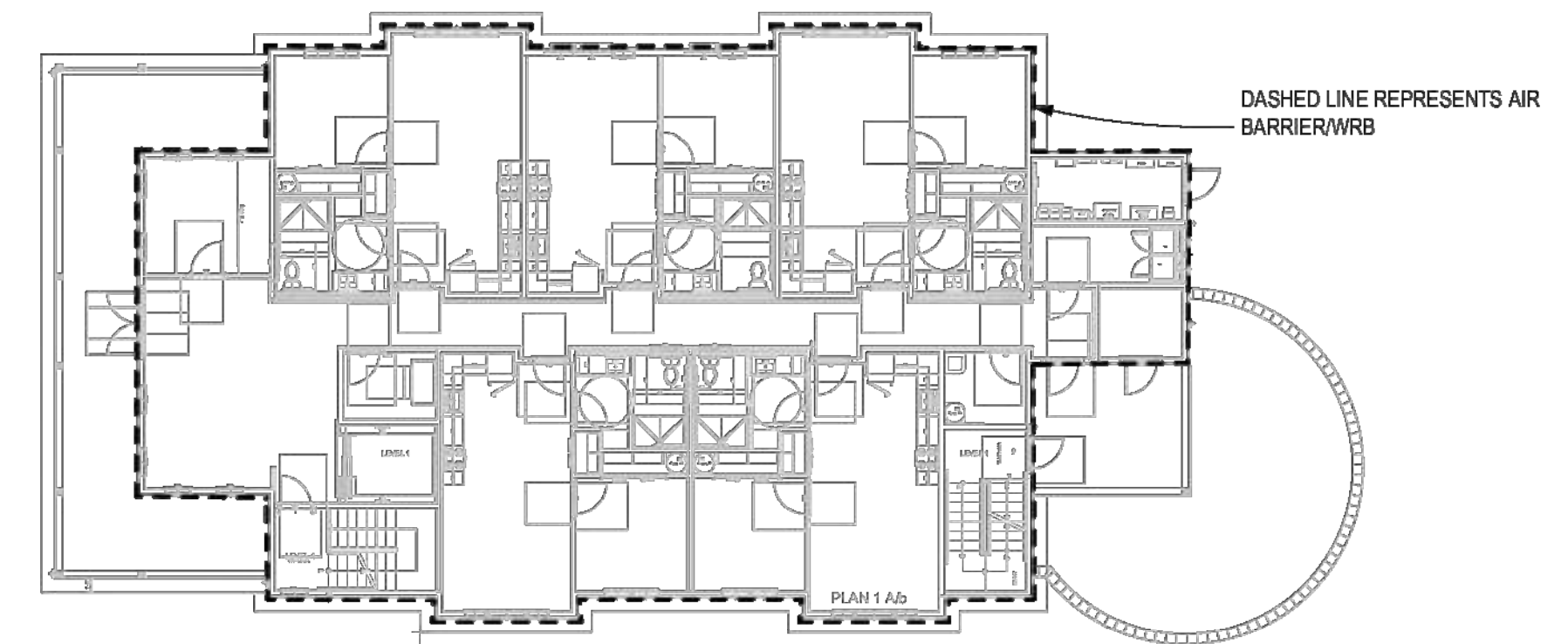
East/West Section Envelope Diagram
Scale: 1/8" = 1'-0"



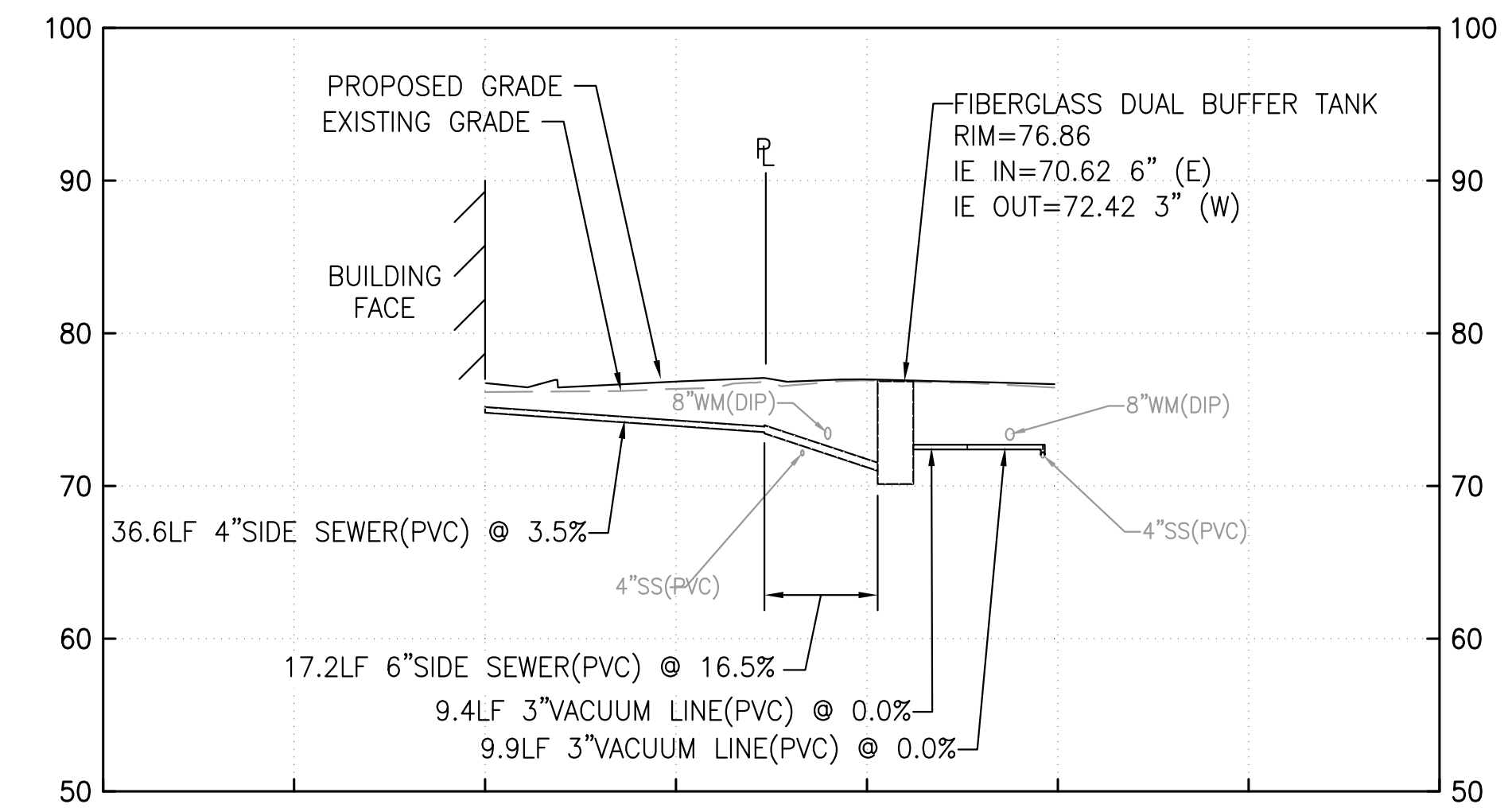
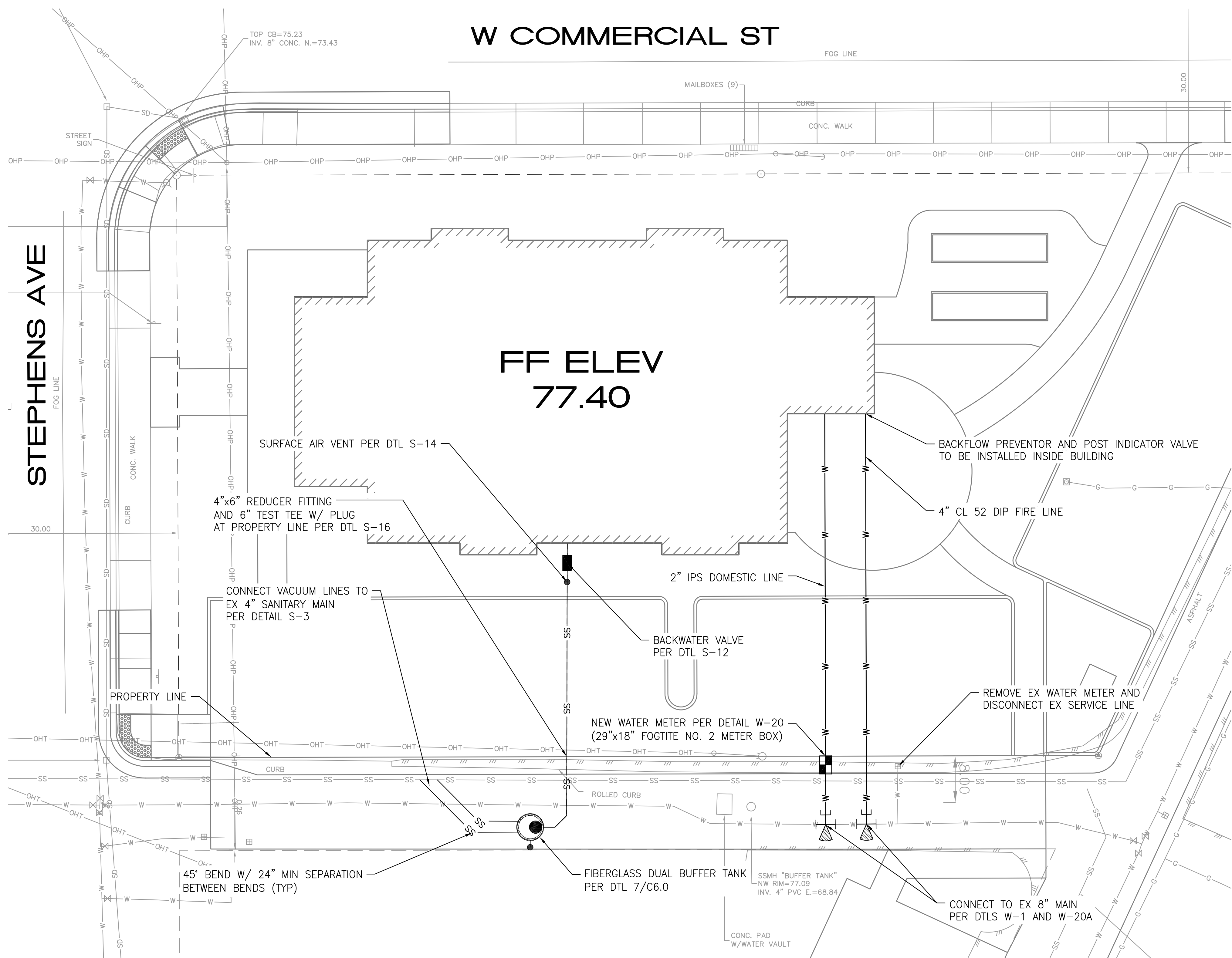
Third Floor Envelope Diagram
Scale: 1/8" = 1'-0"



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



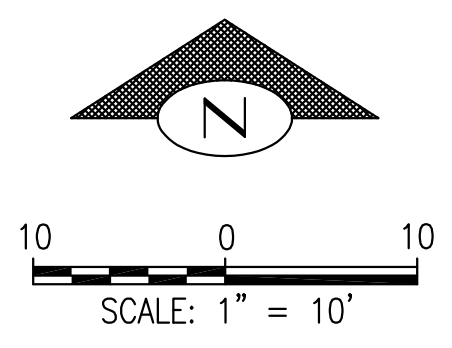
First Floor Envelope Diagram
Scale: 1/8" = 1'-0"



SIDE SEWER CONNECTION PROFILE
SCALE: HOR. 1"=20', VERT. 1"=5'

LEGEND

- 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



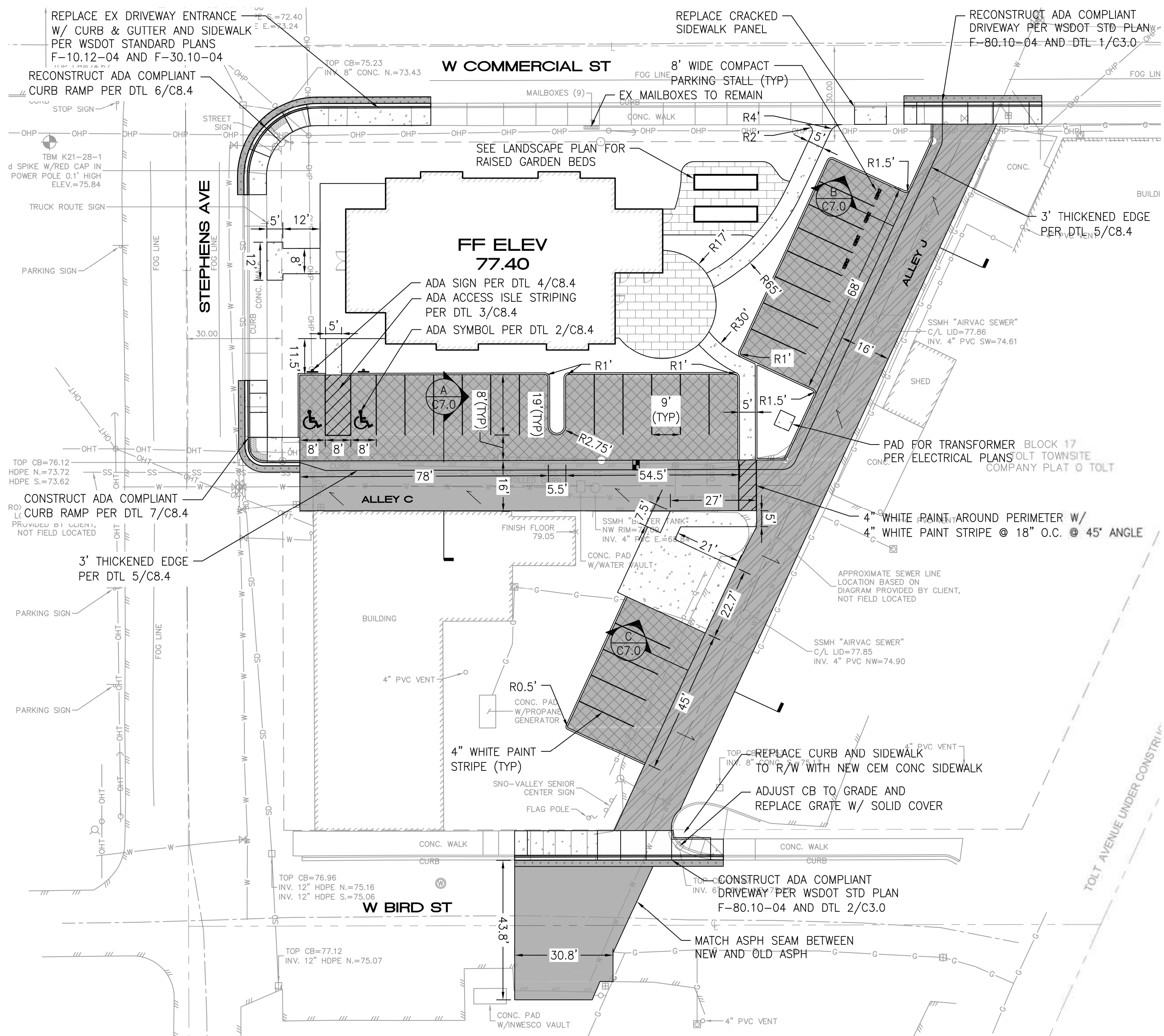
REV NO	DATE	DESCRIPTION

PROJECT NUMBER: 22008
SUBMITTAL: BID SET
MAY 22, 2023

SNO-VALLEY SENIOR HOUSING
31845 W COMMERCIAL ST. CARNATION, WA 98104
SANITARY SEWER AND WATER PLAN

DESIGN	CFG
DRAFT	CFG
CHECK	CEM
DATE	5/19/2023
SCALE	1"=10'
SHEET	C6.0

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CONSTRUCTION NOTES

1. SEE LANDSCAPE PLANS FOR ALL DECORATIVE PAVER SURFACING AND SURFACE OUTSIDE PARKING LOT, ROADS, AND SIDEWALKS.
2. PAINT CURBS ON INTERSECTING STREET OR ALLEY FOR A DISTANCE OF 20' ON BOTH DIRECTIONS FROM THE ALLEY INTERSECTION. USE HIGH VISIBILITY INDUSTRIAL ENAMEL SAFETY YELLOW.

GEOTECHNICAL RECOMMENDATIONS

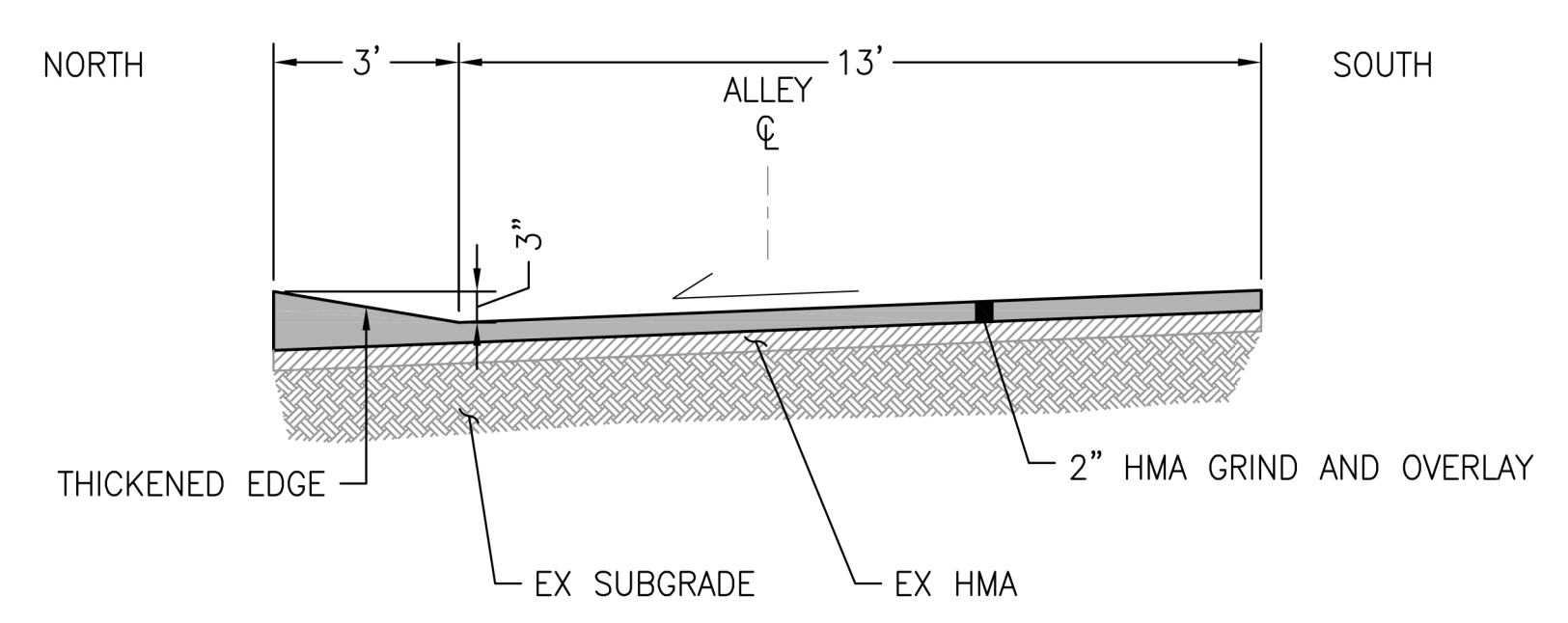
1. THE PAVEMENT SUBGRADE SHOULD BE PROOF-ROLLED WITH A HEAVY, RUBBER-TIRED PIECE OF EQUIPMENT, TO IDENTIFY SOFT OR YIELDING AREAS THAT REQUIRE REPAIR. THE PAVEMENT SECTION SHOULD BE UNDERLAIN BY A STABLE SUBGRADE AND OVERLAIN BY A MINIMUM OF 12 INCHES OF CRUSHED ROCK.
2. FOR PAVED PARKING AREAS, FINAL SUBGRADE ELEVATION SHOULD BE OVEREXCAVATED BY A MINIMUM OF 12 INCHES.
3. PREPARED SUBGRADE SHOULD BE PROTECTED FROM CONSTRUCTION TRAFFIC AND SURFACE WATER SHOULD BE DIVERTED AROUND AREAS OF PREPARED SUBGRADE.
4. IF WET CONDITIONS ARE ENCOUNTERED AND CONSTRUCTION IS ATTEMPTED IN WET WEATHER, THE SUBGRADE SHOULD NOT BE COMPACTED TO AVOID FURTHER SUBGRADE DISTURBANCE.

LEGEND

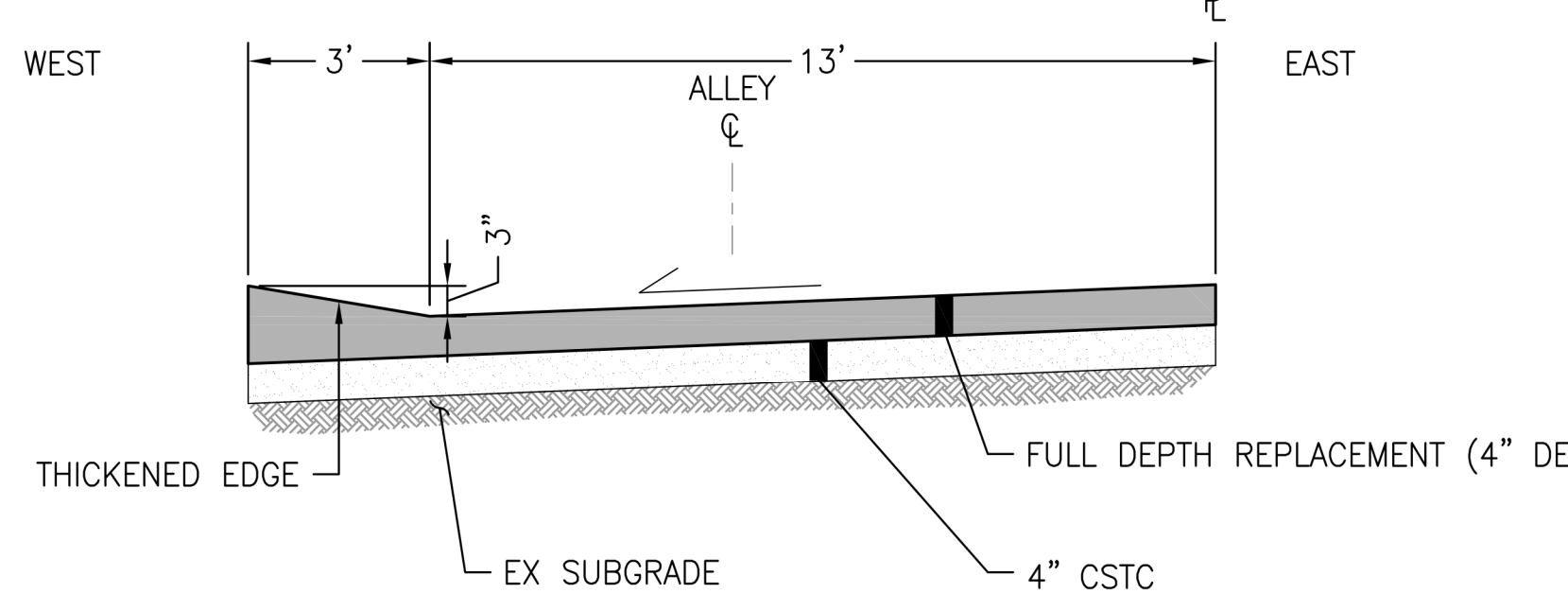
- CEM CONC CURB
- HMA THICKENED EDGE
- 2" HMA GRIND AND OVERLAY
- 2" HMA OVER 2" ATB OVER 4" CSBC
- 4" HMA OVER 4" CSTC
- 6" HMA OVER 4" CSTC OVER 4" CSBC
- CEM CONC DRIVEWAY PER WSDOT STD PLAN F-80.10-04
- CEM CONC SIDEWALK
- PAVERS PER LANDSCAPE PLAN



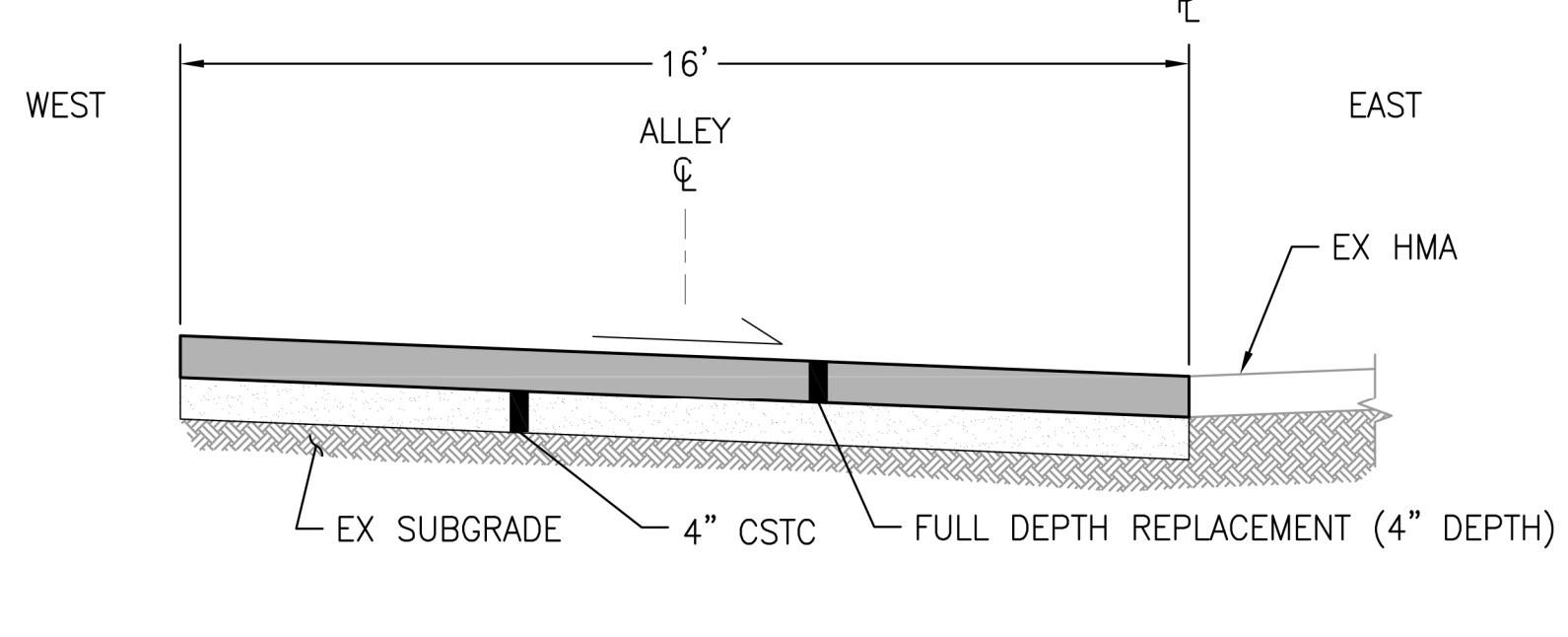
OFFSITE WORK - NW CORNER OF W ENTWISTLE ST + STEPHENS AVE
 SCALE: 1"=20'



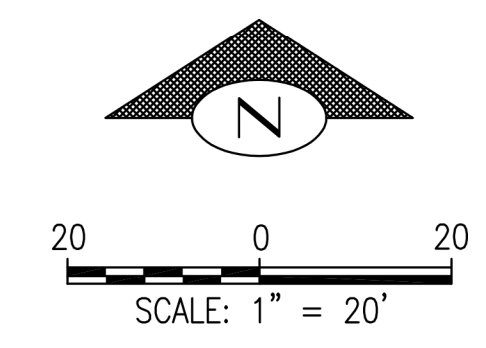
A TYPICAL SECTION - ALLEY C
 NTS



B TYPICAL SECTION - ALLEY J (NORTH OF ALLEY C)
 NTS



C TYPICAL SECTION - ALLEY J (SOUTH OF ALLEY C)
 NTS



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 340 15th Ave East, Suite 305
 Seattle, WA 98112
 206-659-0512

SNO-VALLEY SENIOR HOUSING
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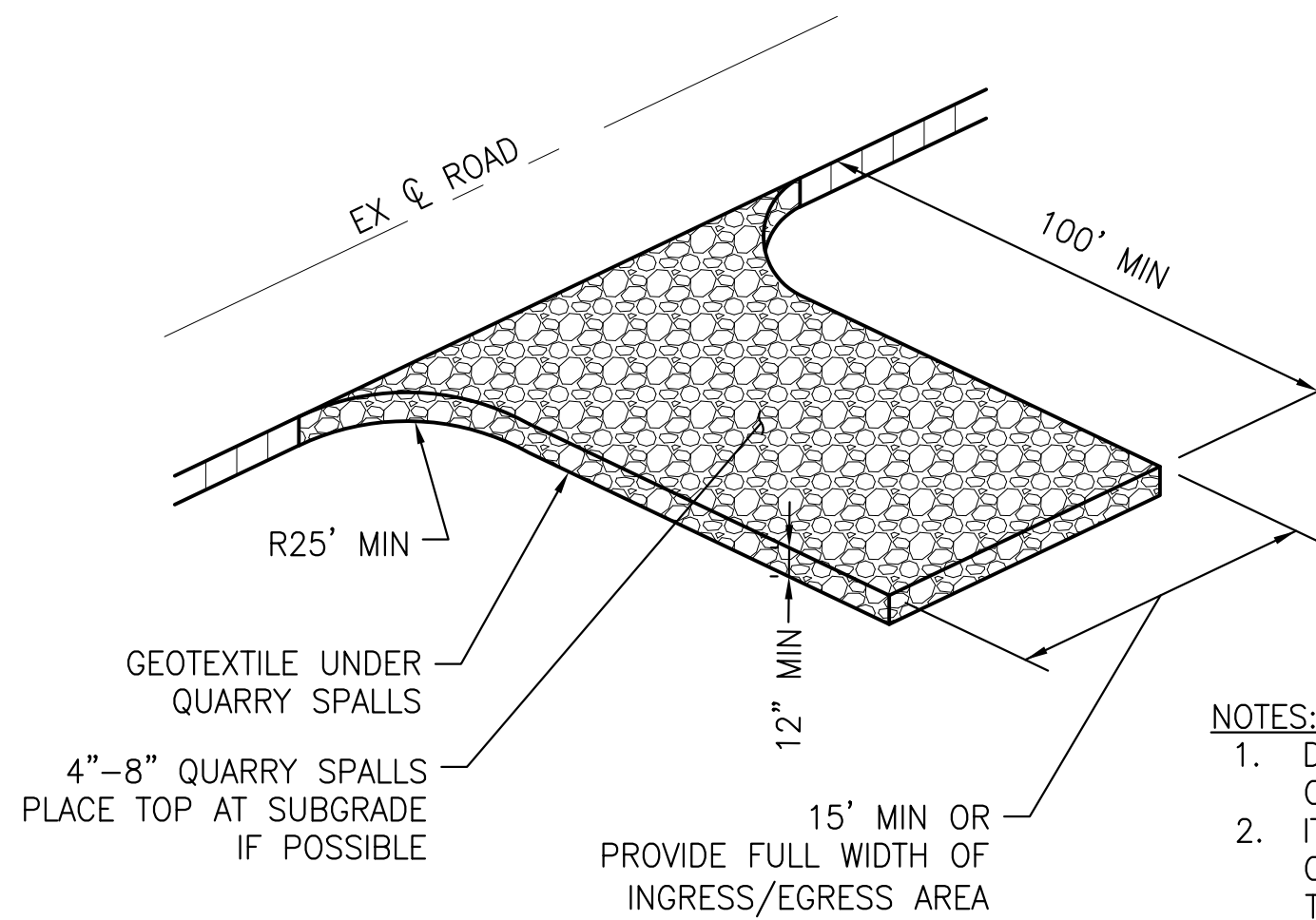
PAVING AND HORIZONTAL CONTROL PLAN

DESIGN: CFG
 DRAFT: CFG
 CHECK: CEM
 DATE: 5/19/2023
 SCALE: 1"=20'
 SHEET: C7.0

PROJECT NUMBER: 22008
 SUBMITTAL: BID SET
 MAY 22, 2023

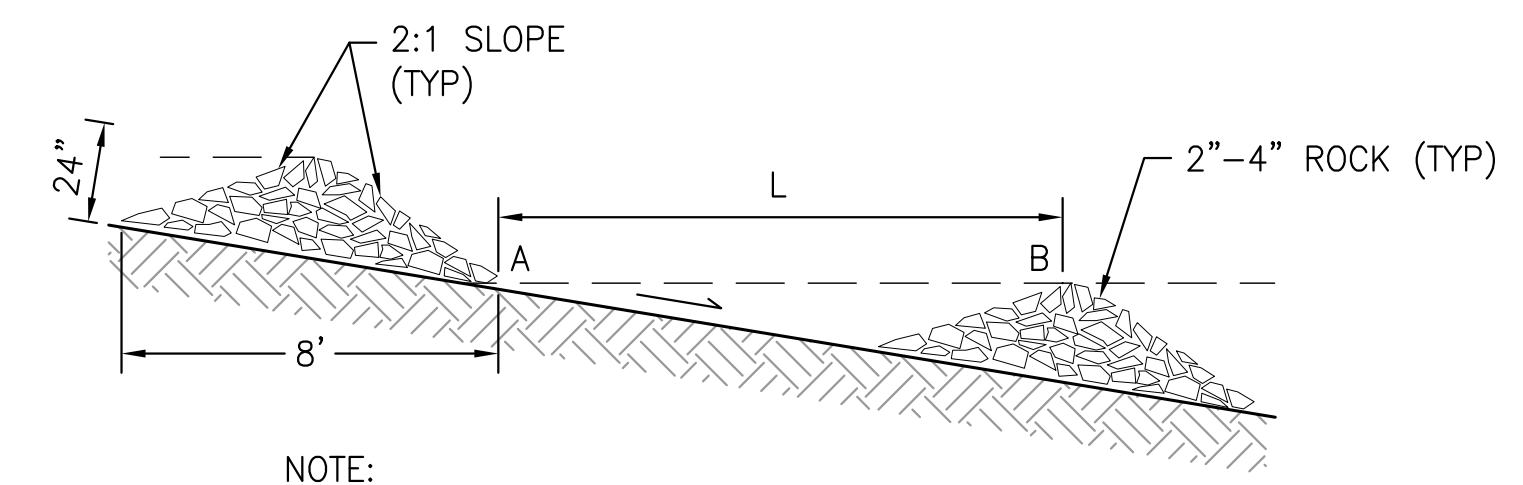
8/17/23
 Building Plan Review by
 SAFEbuilt

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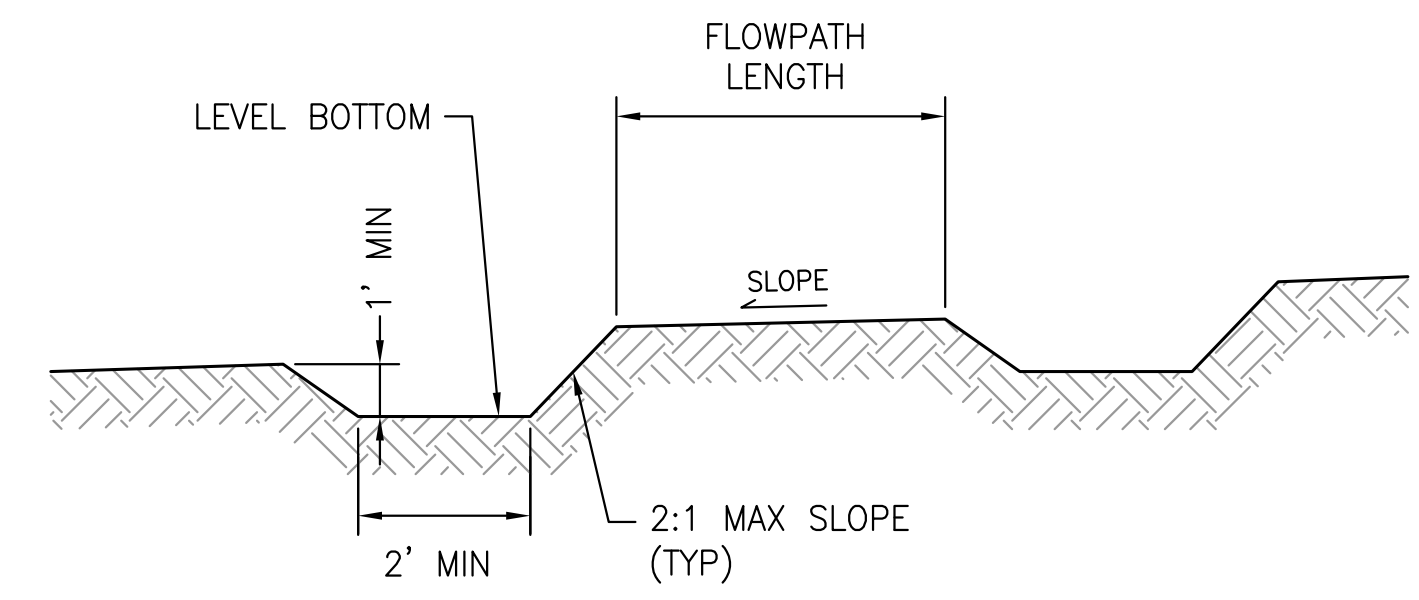
- NOTES:**
1. DRIVEWAY SHALL MEET THE REQUIREMENTS OF THE PERMITTING AGENCY.
 2. IT IS RECOMMENDED THAT THE ACCESS BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.

1 STABILIZED CONSTRUCTION ENTRANCE
C2.0 NTS



NOTE:
"L" EQUALS THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION

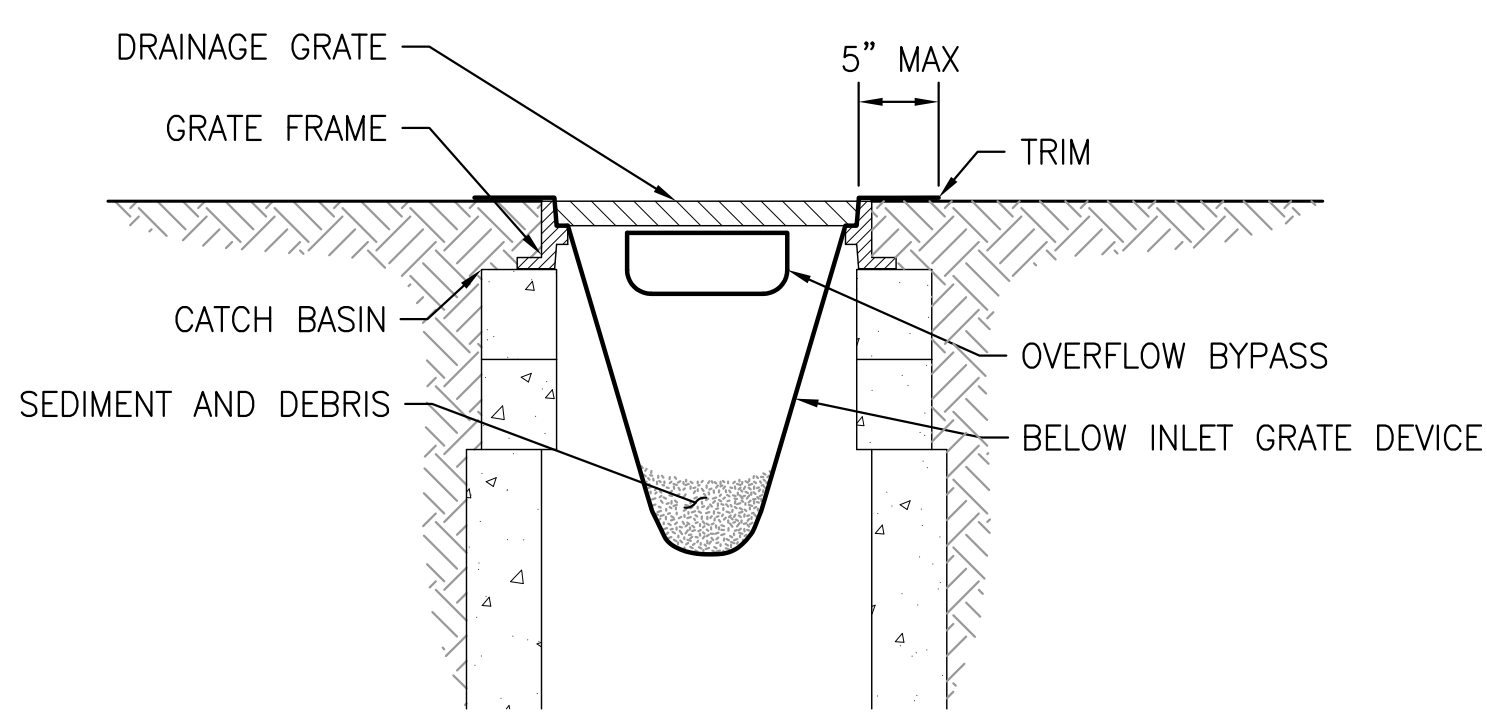
2 ROCK CHECK DAM
C2.0 NTS



HORIZONTAL SPACING

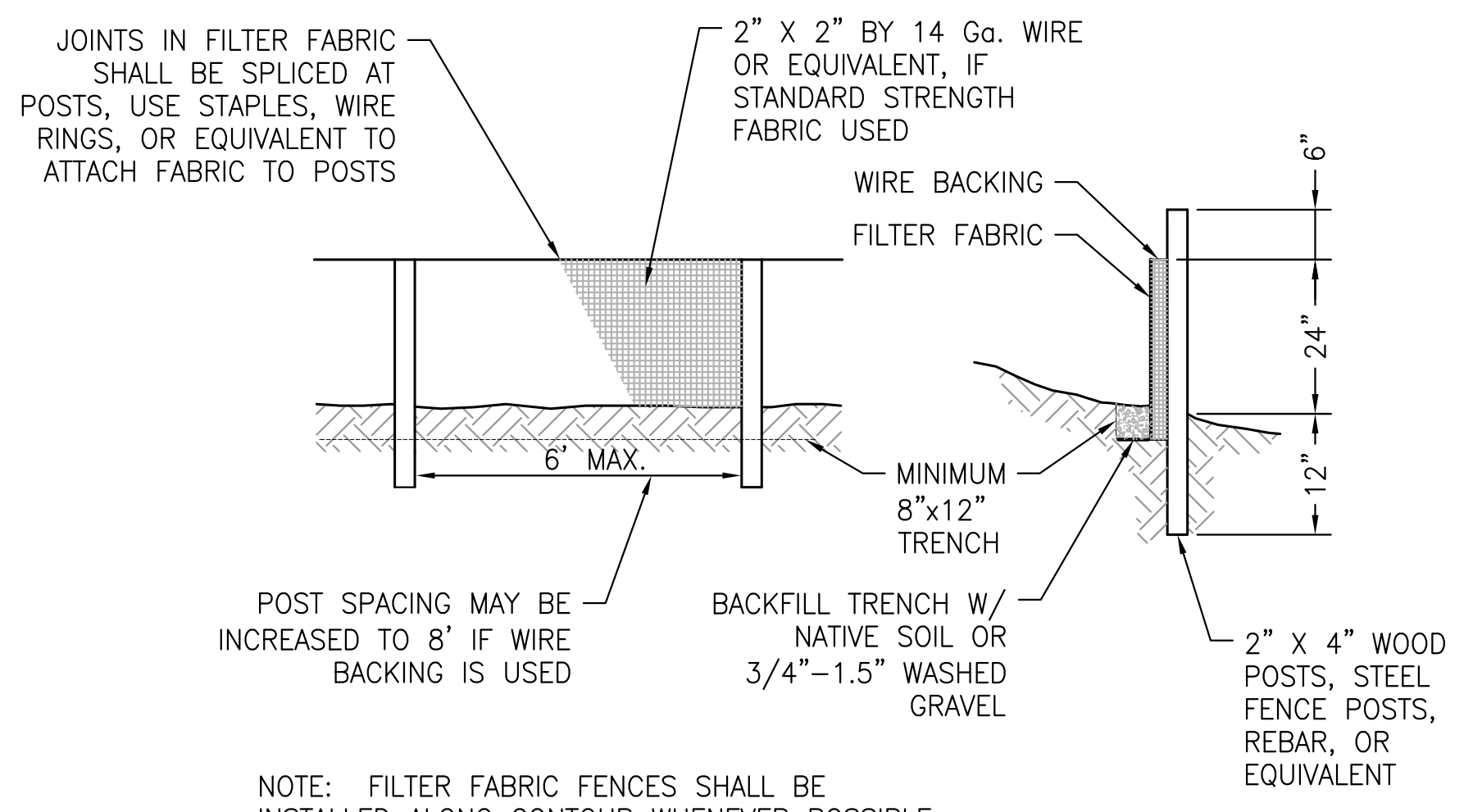
SLOPE	FLOWPATH LENGTH
3-5%	300'
5-10%	200'
10-25%	100'
25-50%	50'

3 INTERCEPTOR SWALE
C2.0 NTS



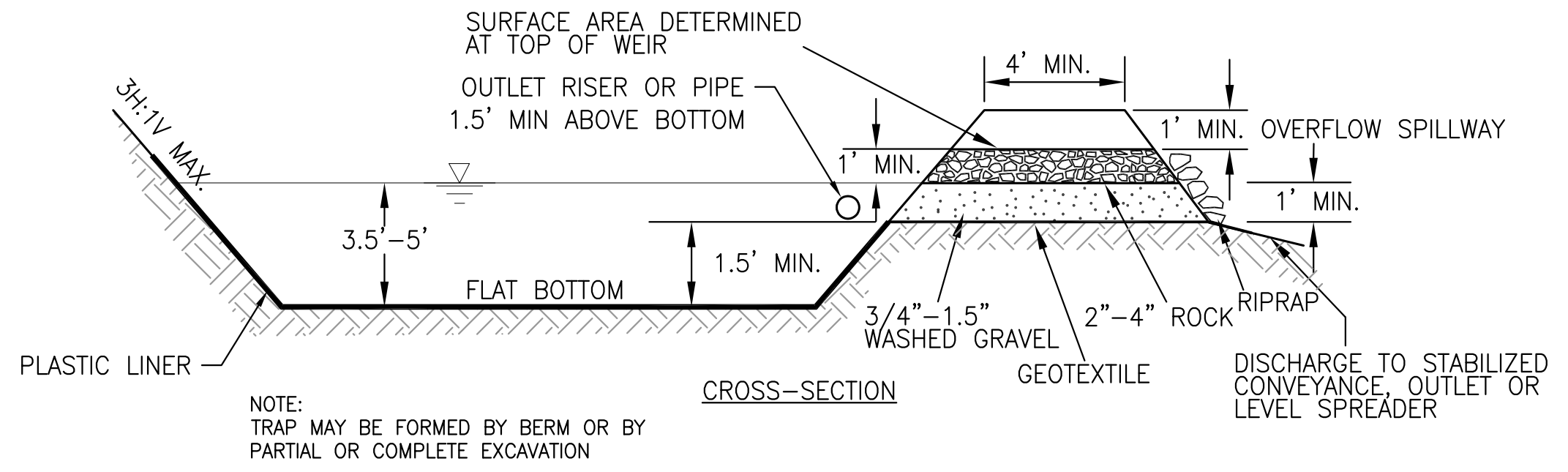
- NOTES:**
1. SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
 2. THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
 3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BIGD WITHOUT SPILLING THE COLLECTED MATERIAL.

4 CATCH BASIN PROTECTION
C2.0 NTS

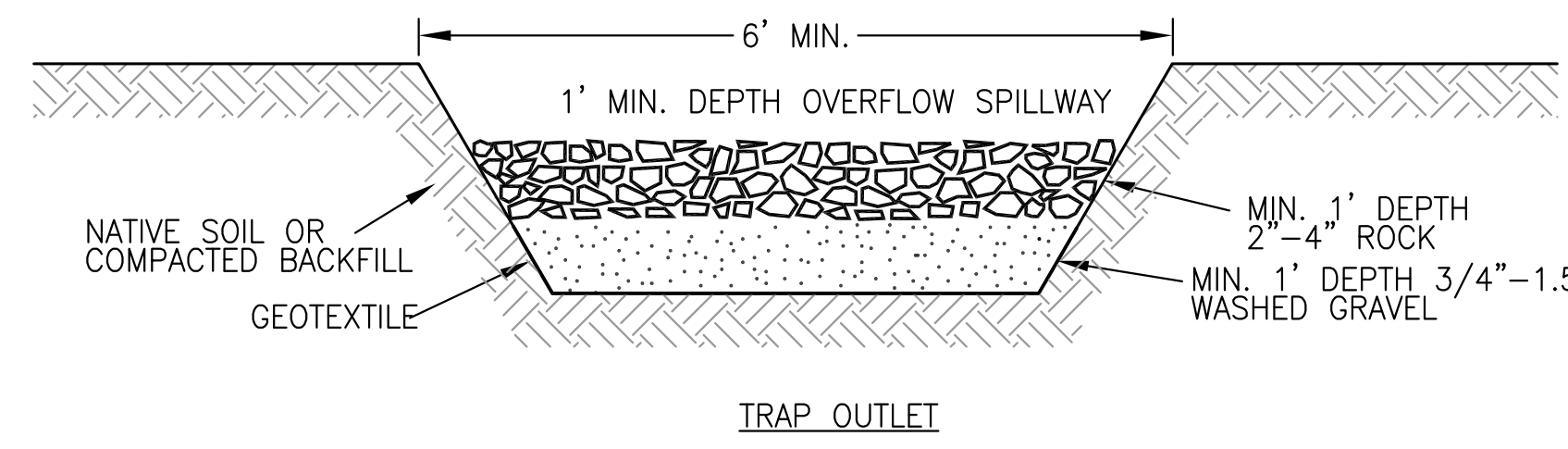


NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

5 FILTER FABRIC FENCE
C2.0 NTS



NOTE: TRAP MAY BE FORMED BY BERM OR BY PARTIAL OR COMPLETE EXCAVATION



- NOTES:**
1. REMOVE SEDIMENT FROM TRAP WHEN IT REACHES APPROXIMATELY 1 FT IN DEPTH.
 2. DISPOSE OF SEDIMENT AT AN APPROVED OFF SITE DUMP OR STABILIZE ON SITE.

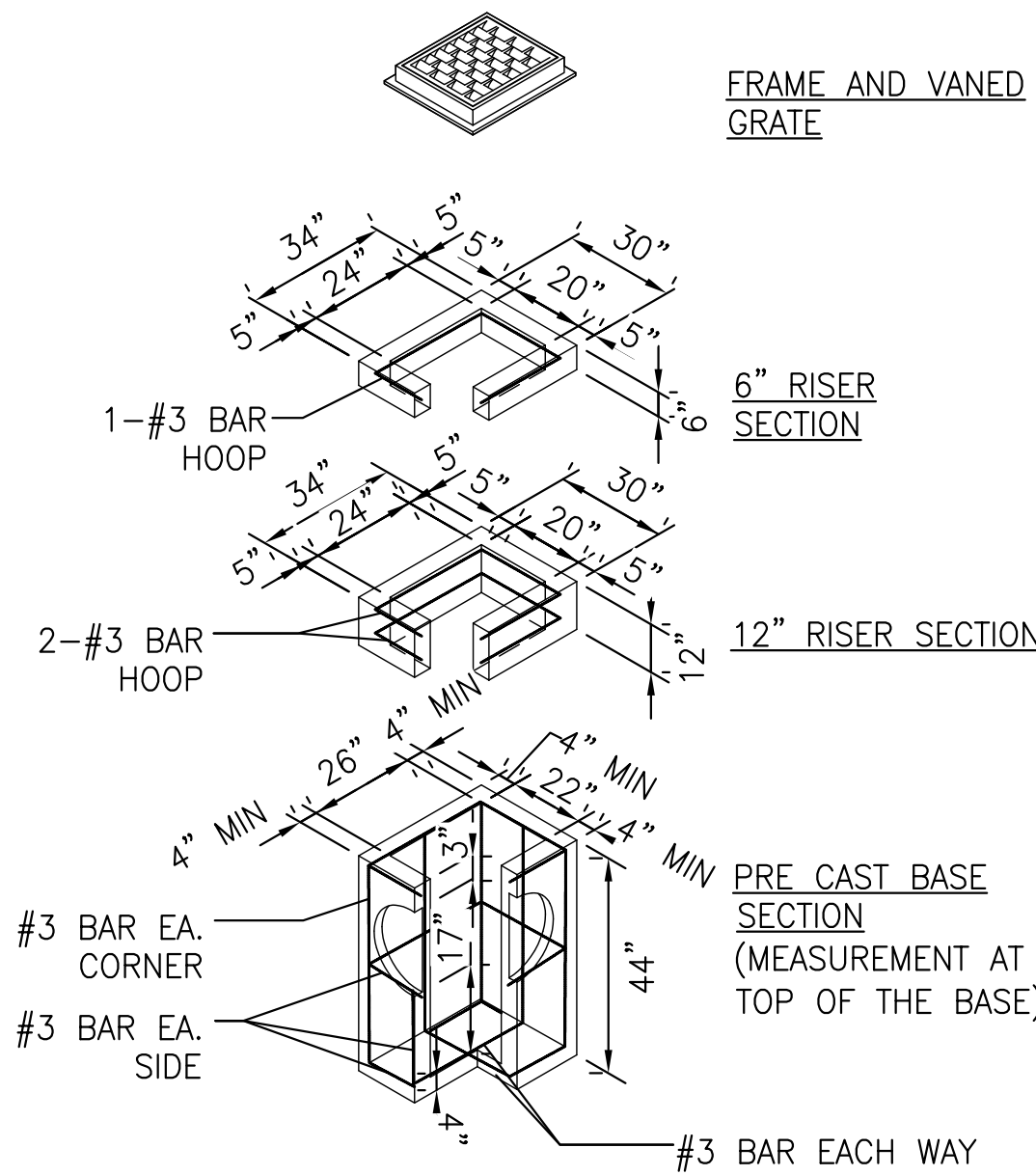
6 SEDIMENT TRAP
C2.0 NTS

REV. NO.	DATE	DESCRIPTION

PROJECT NUMBER: 22008
SUBMITTAL: BID SET
MAY 22, 2023

SNO-VALLEY SENIOR HOUSING
31845 W COMMERCIAL ST. CARNATION, WA 98104
TEMPORARY EROSION CONTROL
DETAILS

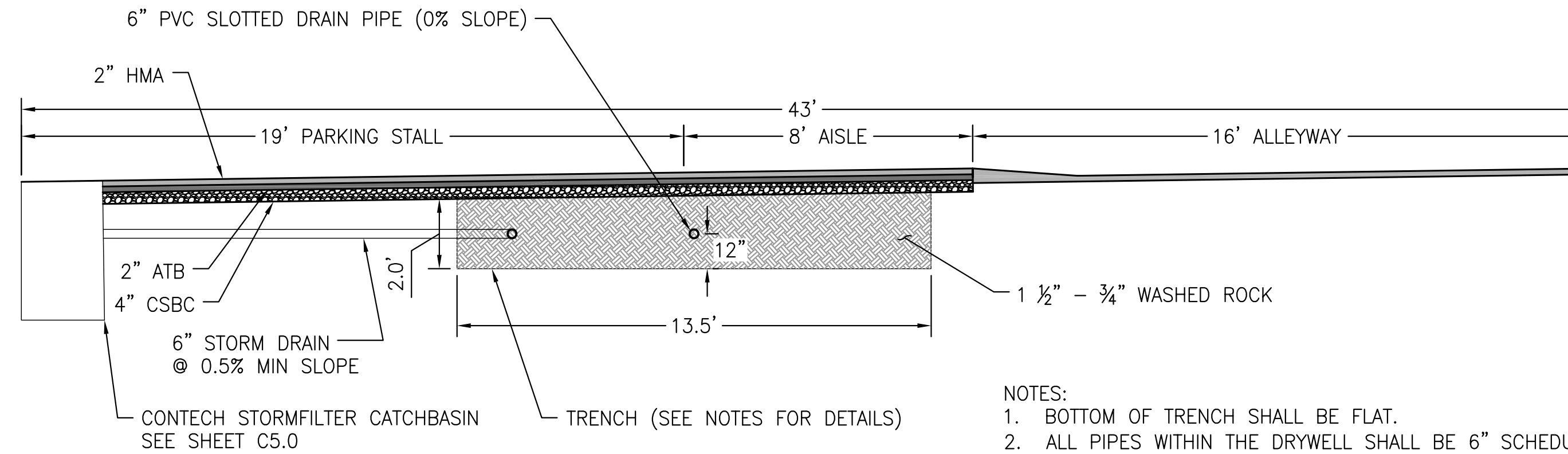
DESIGN	CFG
DRAFT	CFG
CHECK	CEM
DATE	5/19/2023
SCALE	NTS
SHEET	C8.0



NOTES:

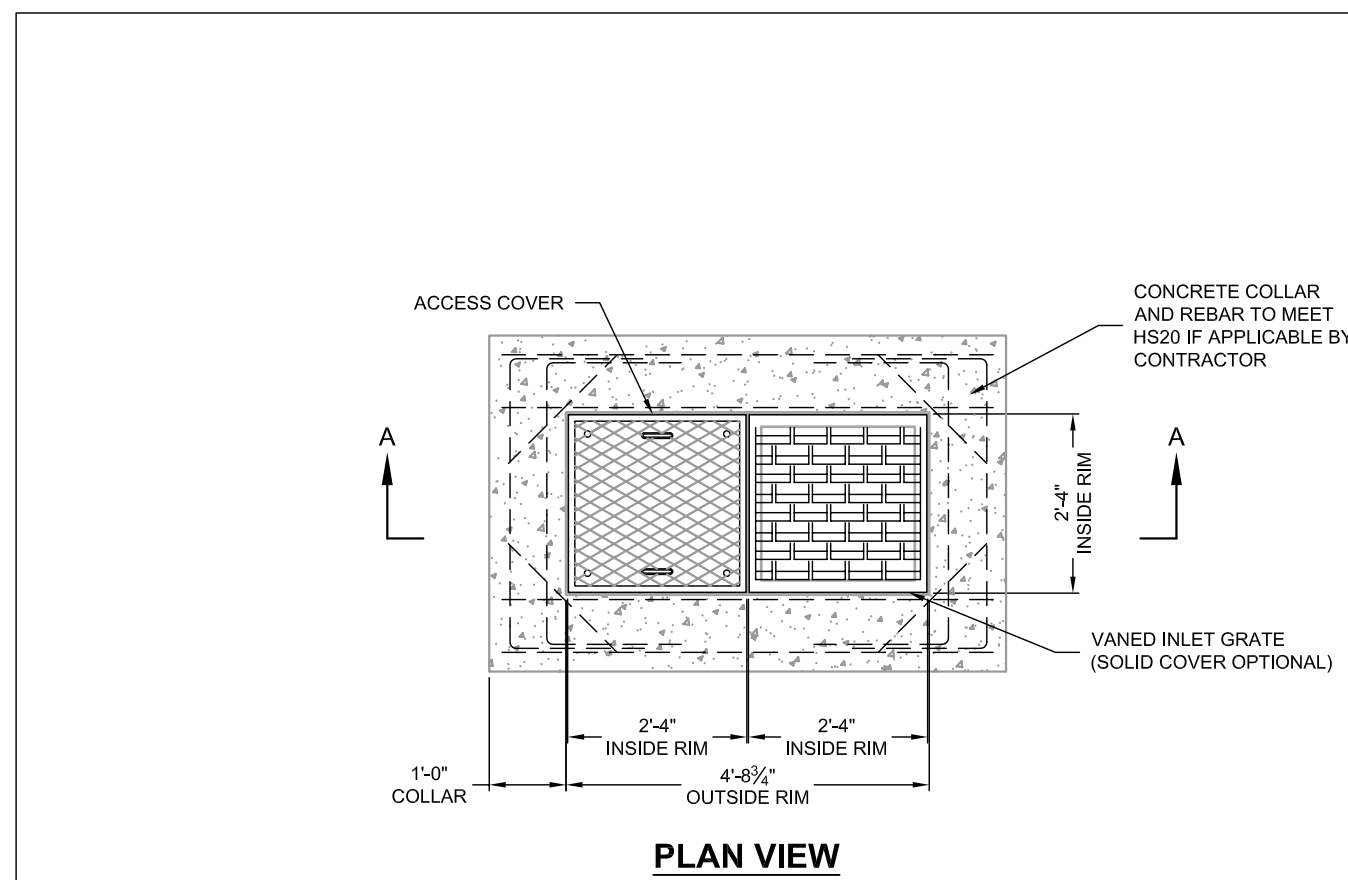
- CATCH BASIN TO BE IN ACCORDANCE WITH ASTM C 478 (AASHTO M 199) & ASTM C 890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS. AS AN ACCEPTABLE ALTERNATE TO REBAR, WELDED WIRE FABRIC HAVING A MINIMUM AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A 497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN THE KNOCKOUTS.
- THE BOTTOM OF THE PRE CAST BASE MAY BE ROUNDED. PRE CAST BASES SHALL BE FURNISHED W/ CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MINIMUM. KNOCKOUTS MAY BE ON ALL 4 SIDES W/ MAXIMUM DIAMETER OF 20". KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE. PIPE TO BE INSTALLED IN FACTORY SUPPLIED KNOCKOUTS. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAMETER PLUS CATCH BASIN WALL THICKNESS.
- THE MAXIMUM DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 5'-0". THE TAPER ON THE SIDES OF THE PRE CAST BASE SECTION & RISER SECTION SHALL NOT EXCEED 1/2" PER FT.
- CATCH BASIN FRAME & GRATE SHALL BE IN ACCORDANCE W/ STANDARD SPECIFICATIONS & MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT. FRAME & GRATE SHALL BE INSTALLED W/ FLANGE DOWN, CATCH BASIN FRAME AND GRATES SHALL BE 18"x24" VANED UNLESS OTHERWISE SHOWN OR INDICATED.

1 C5.0 NTS CATCH BASIN TYPE 1



- NOTES:
- BOTTOM OF TRENCH SHALL BE FLAT.
 - ALL PIPES WITHIN THE DRYWELL SHALL BE 6" SCHEDULE 40 SLOTTED PIPES LAID FLAT.

2 C5.0 NTS INFILTRATION TRENCH SECTION



STORMFILTER STEEL CATCHBASIN DESIGN NOTES

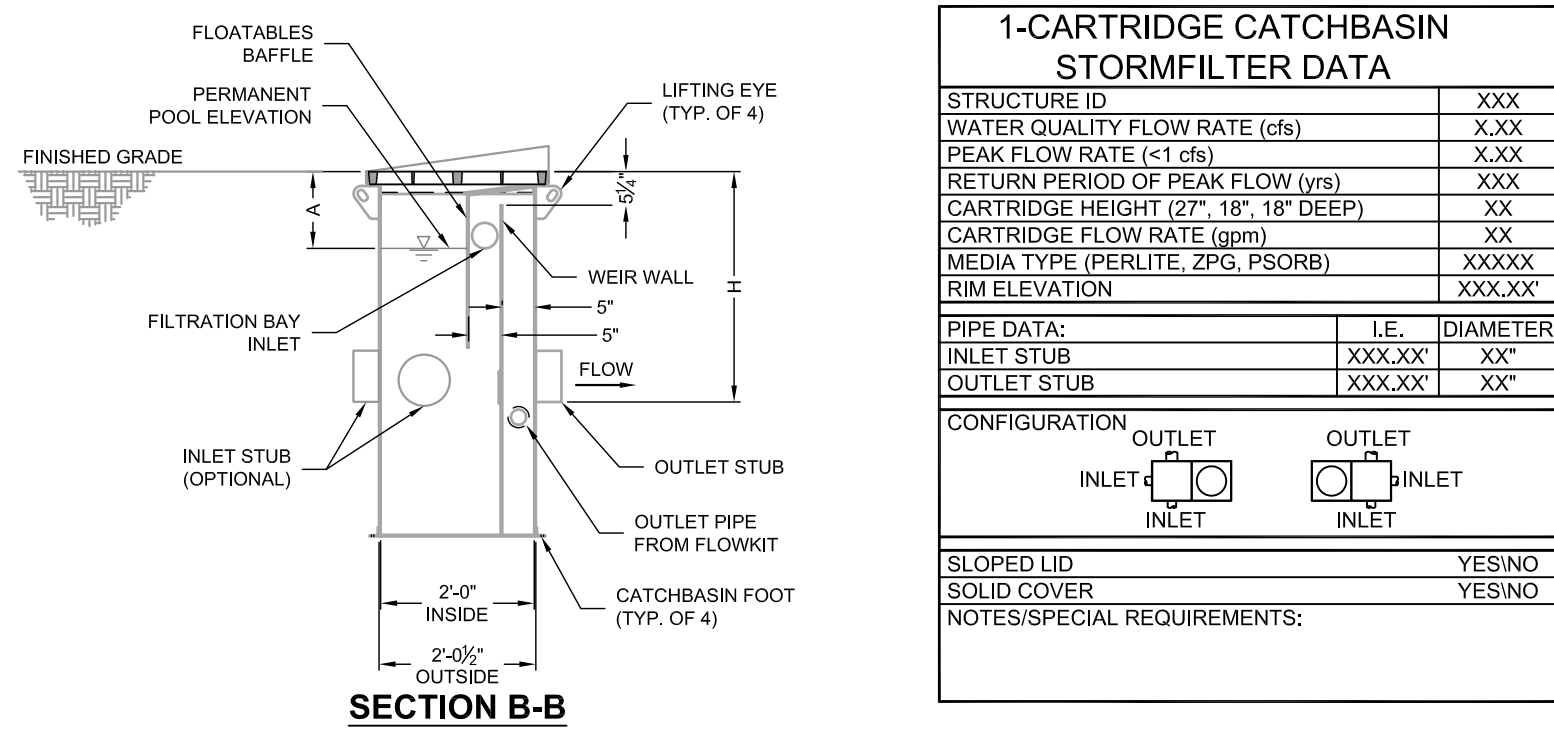
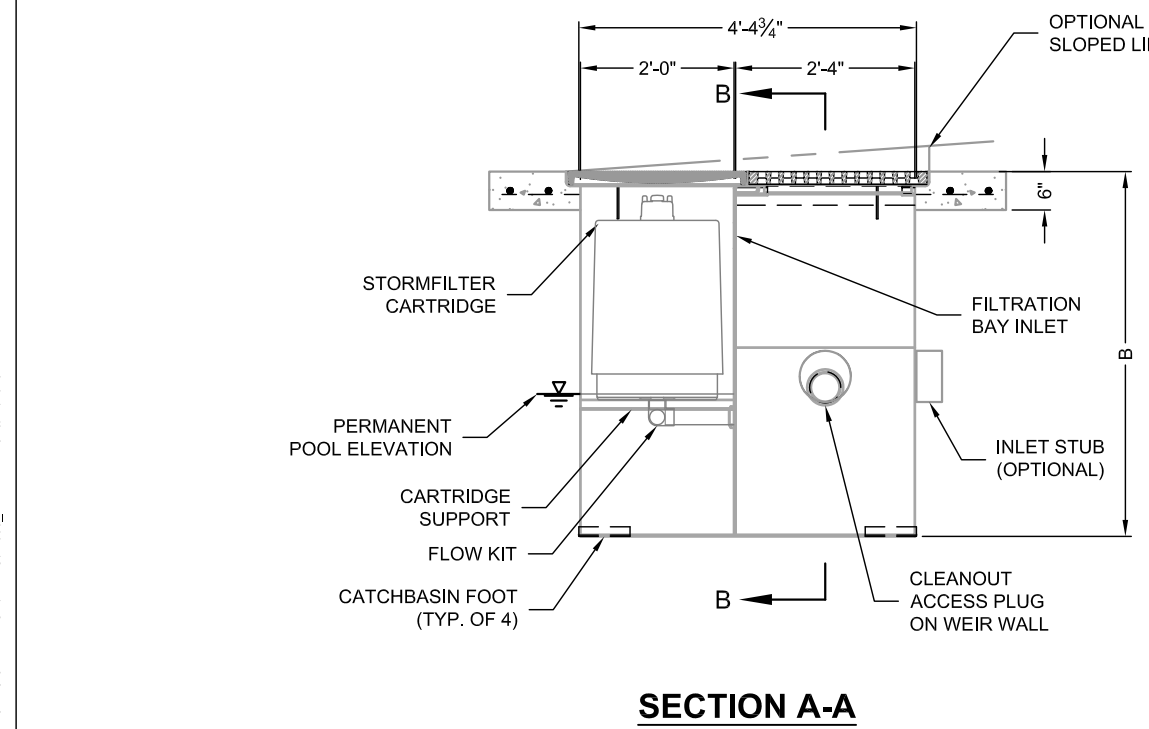
STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 1 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF ONE CARTRIDGE. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL.

CARTRIDGE SELECTION	27"		18"		18" DEEP	
RECOMMENDED HYDRAULIC DROP (H)	3.05'		2.3'		3.3'	
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf		1.67 gpm/sf		1 gpm/sf	
CARTRIDGE FLOW RATE (gpm)	22.5		18.75		15	
PEAK HYDRAULIC CAPACITY	1.0		12.53		7.5	
INLET PERMANENT POOL LEVEL (A)	1'-0"		1'-0"		2'-0"	
OVERALL STRUCTURE HEIGHT (B)	4'-2"		3'-8"		4'-8"	

1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOROR® (PSORB) MEDIA ONLY

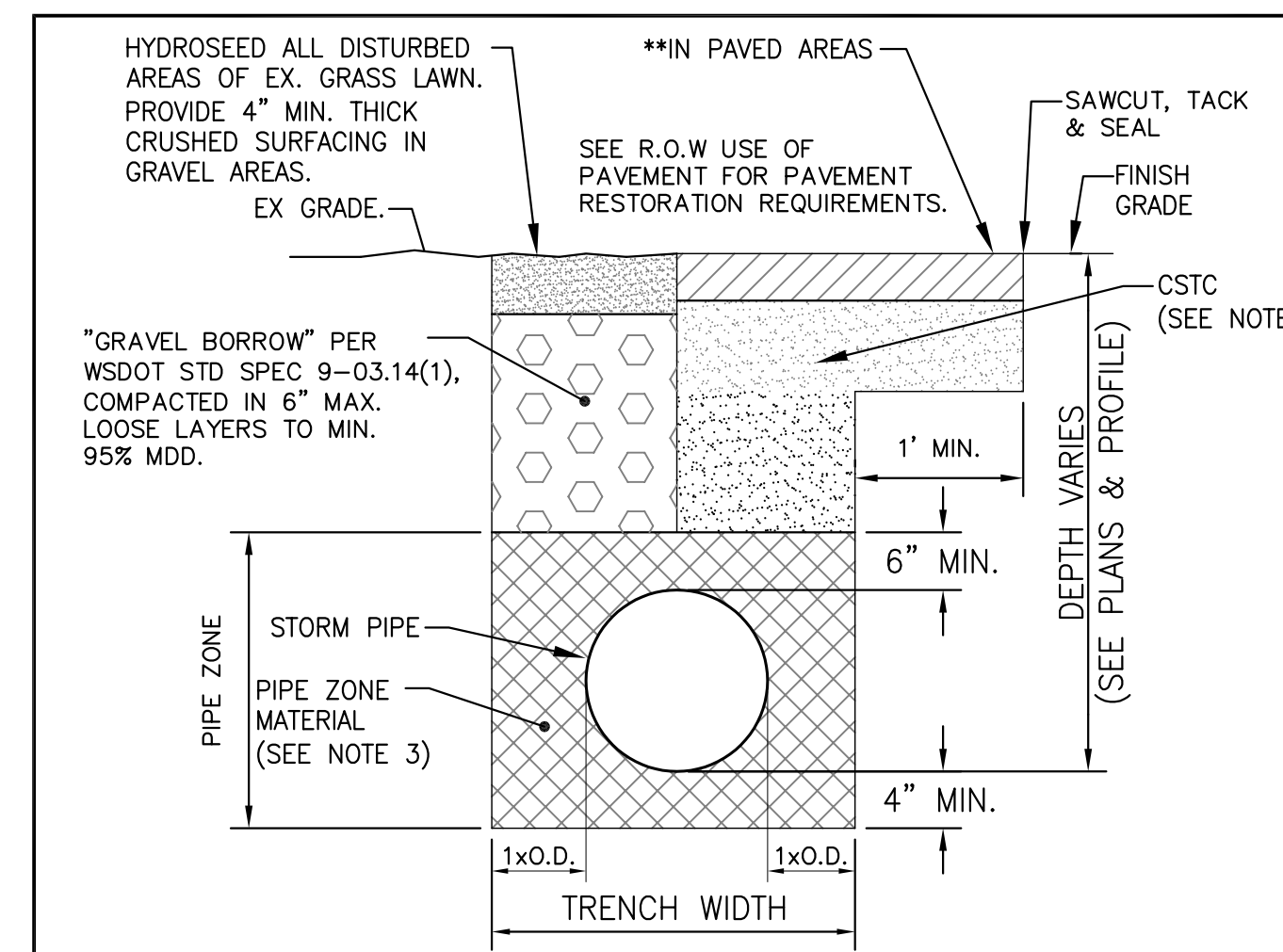
GENERAL NOTES:
 1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. WWW.CONTECHES.COM.
 3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
 5. MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SFCB.
 6. STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLERS BY CONTRACTOR.
 7. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET H20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
 8. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON-ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
 9. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES:
 A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
 C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.



1 CARTRIDGE CATCHBASIN STORMFILTER STANDARD DETAIL

3 C5.0 NTS CONTECH STORM FILTER

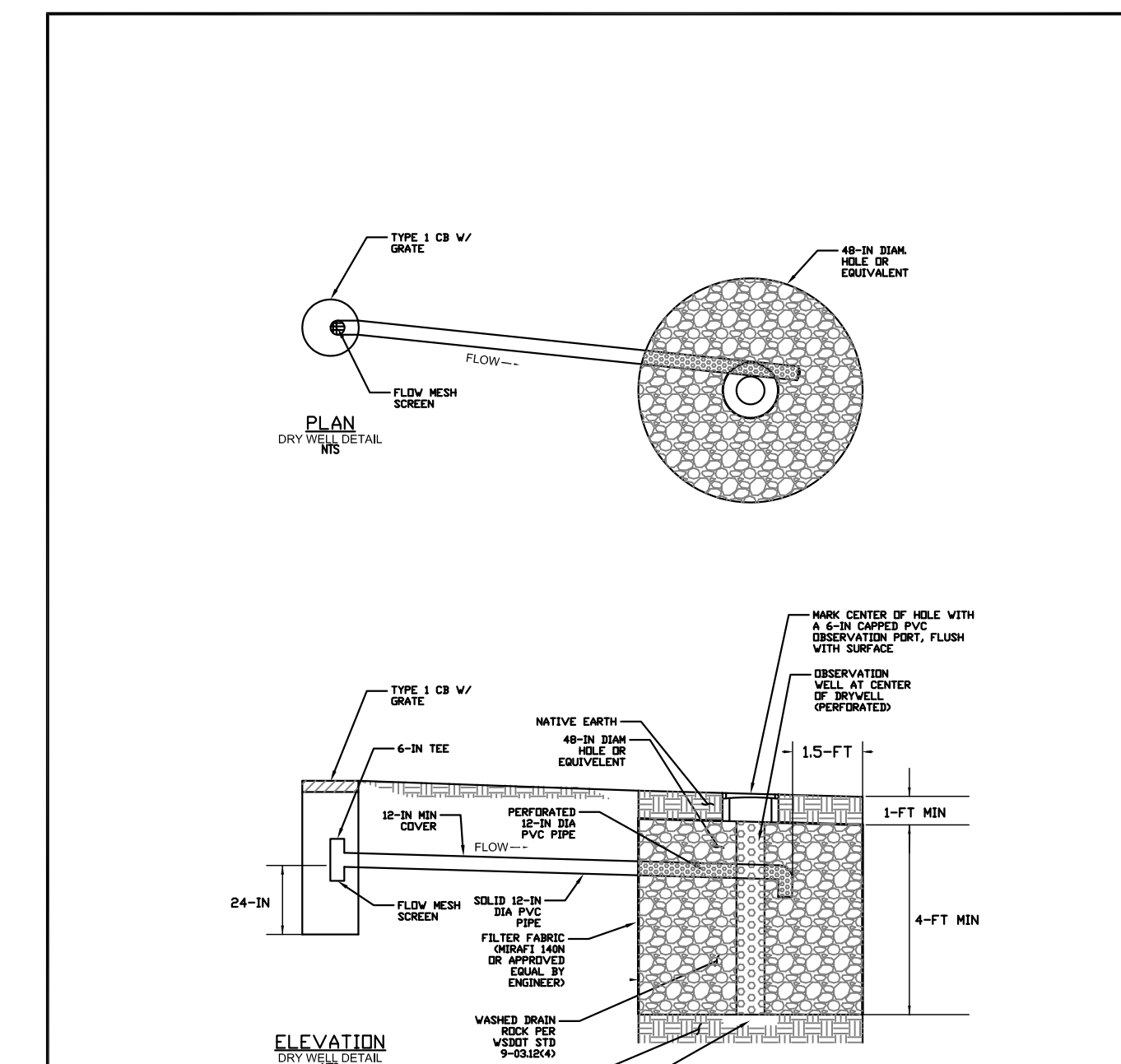


- PERPENDICULAR, OPEN CUT TRENCH CROSSINGS WITHIN THE RIGHT-OF-WAY SHALL BE BACKFILLED WITH 100% CRUSHED SURFACING TOP COURSE (CSTC) PER WSDOT 9-03.9 (3).
- MINIMUM COVER FOR STORM PIPE SHALL BE 3'
- PIPE ZONE MATERIAL PER WSDOT 9-03.12(3).
- COMPACTION SHALL BE AT LEAST 95% OF MAXIMUM DENSITY, PER WSDOT STANDARD SPECIFICATION SECTION 2-03.3(14)D.

BACKFILL COMPACTION ON PRIVATE EASEMENTS WHICH ARE NOT USED FOR DRIVING PURPOSES SHALL BE MINIMUM 90% MAX. DRY DENSITY (MDD).

IN R.O.W MATCH EXISTING PAVEMENT SECTION PLUS 1", BUT NOT LESS THAN 4" ACP CLASS 1/2" PG.64-22 OVER 6" CSTC (COMPACTED THICKNESS), TACK & SEAL NEAT LINES.

4 C5.0 NTS TYPICAL TRENCH DETAIL



- NOTES:
- TYPE 1 CATCH BASIN PVC PER WSDOT STD 8-520-03 AND SHALL HAVE A 24-IN SUMP DEPTH
 - WASHED BRAIN ROCK PER WSDOT STD SPECS SECTION 9-03.12(4).
 - 12-IN PIPE SHALL TRANSITION FROM SOLID PVC TO PERFORATED ONCE WITHIN DRYWELL LIMITS
 - NUMBER OF REQUIRED DRYWELLS VARIES BASED ON AMOUNT OF IMPERVIOUS AREA
 - EXTEND BOTTOM OF DRYWELL TO SANDY/GRAVELLY LAYER IDENTIFIED IN SOIL REPORT.

5 C5.0 NTS INFILTRATION DRYWELL

4 C5.0 NTS STORM PIPE TRENCH

5 C5.0 NTS DRYWELL (MODIFIED)

CM DESIGN GROUP
 340 15th Ave East, Suite 305
 Seattle, WA 98112
 206-659-0612

STATE OF WASHINGTON
 CATHARINE E. MERTZ
 2900
 REGISTERED PROFESSIONAL ENGINEER
 5/22/2023

REV. NO.	DATE	DESCRIPTION

PROJECT NUMBER: 22008
 SUBMITTAL: BID SET
 MAY 22, 2023

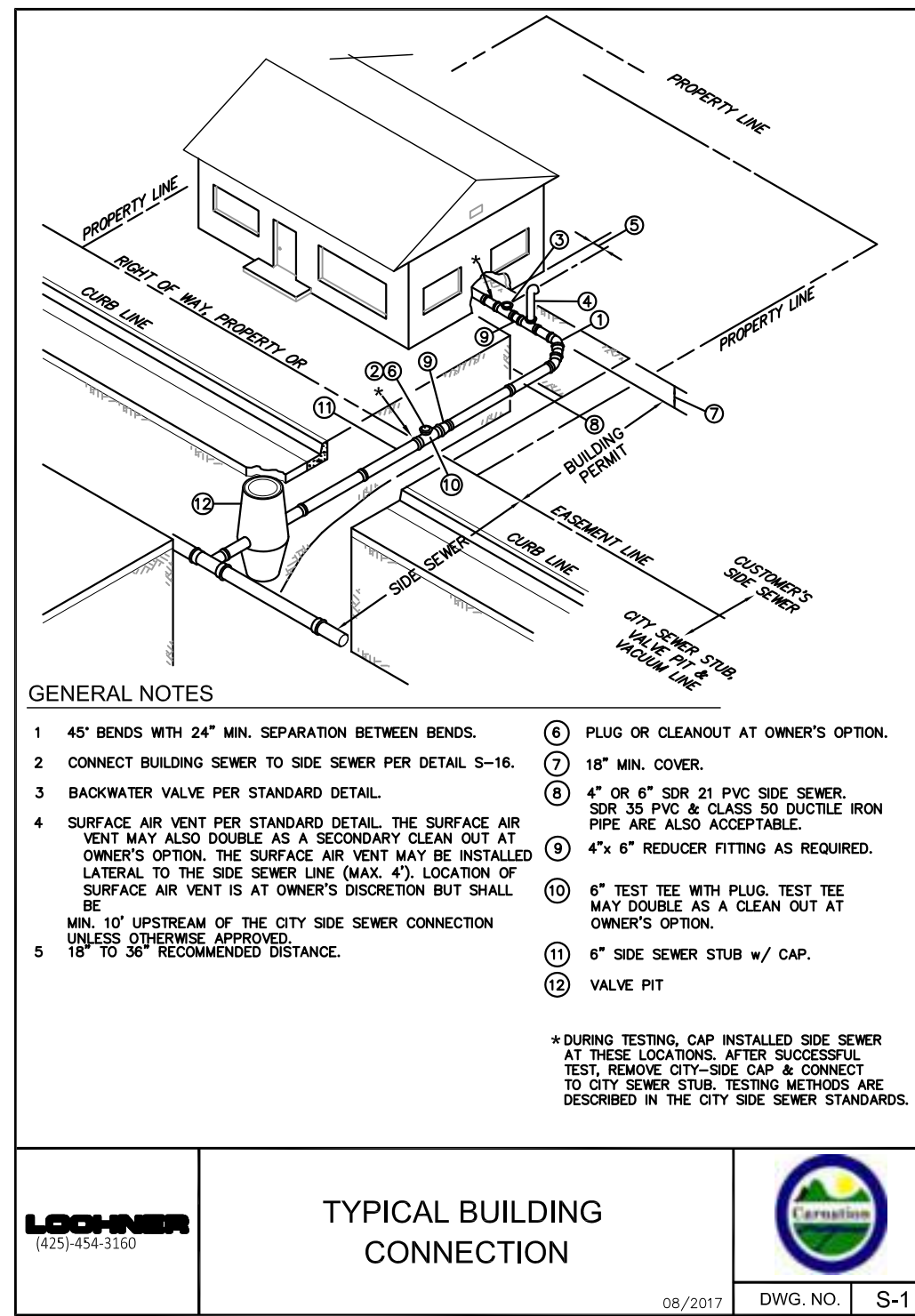
SNO-VALLEY SENIOR HOUSING
 31845 W COMMERCIAL ST. CARNATION, WA 98104

STORM DRAINAGE DETAILS

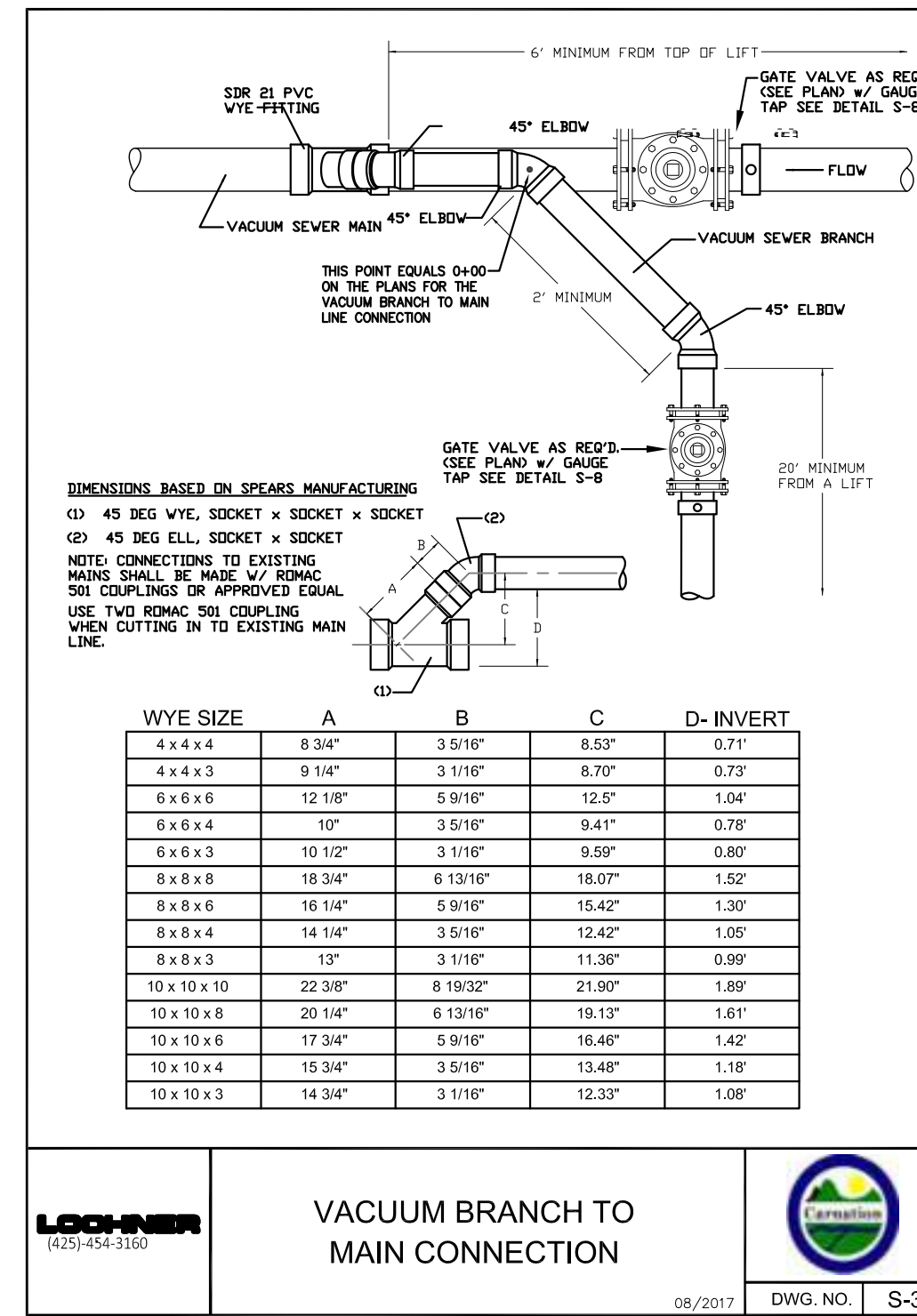
DESIGN: CFG
 DRAFT: CFG
 CHECK: CFG
 DATE: 5/22/2023
 SCALE: NTS
 SHEET: C8.1

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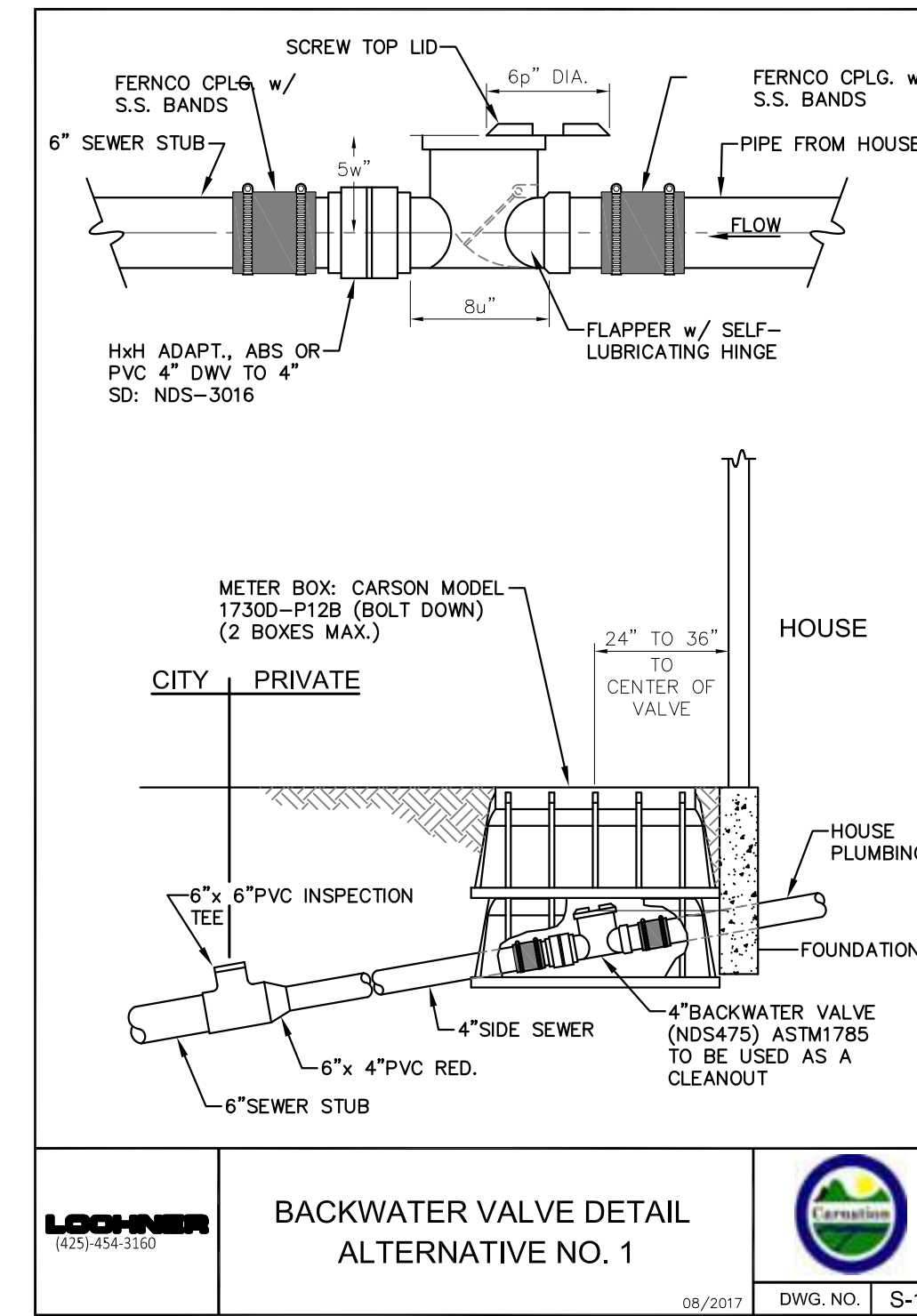
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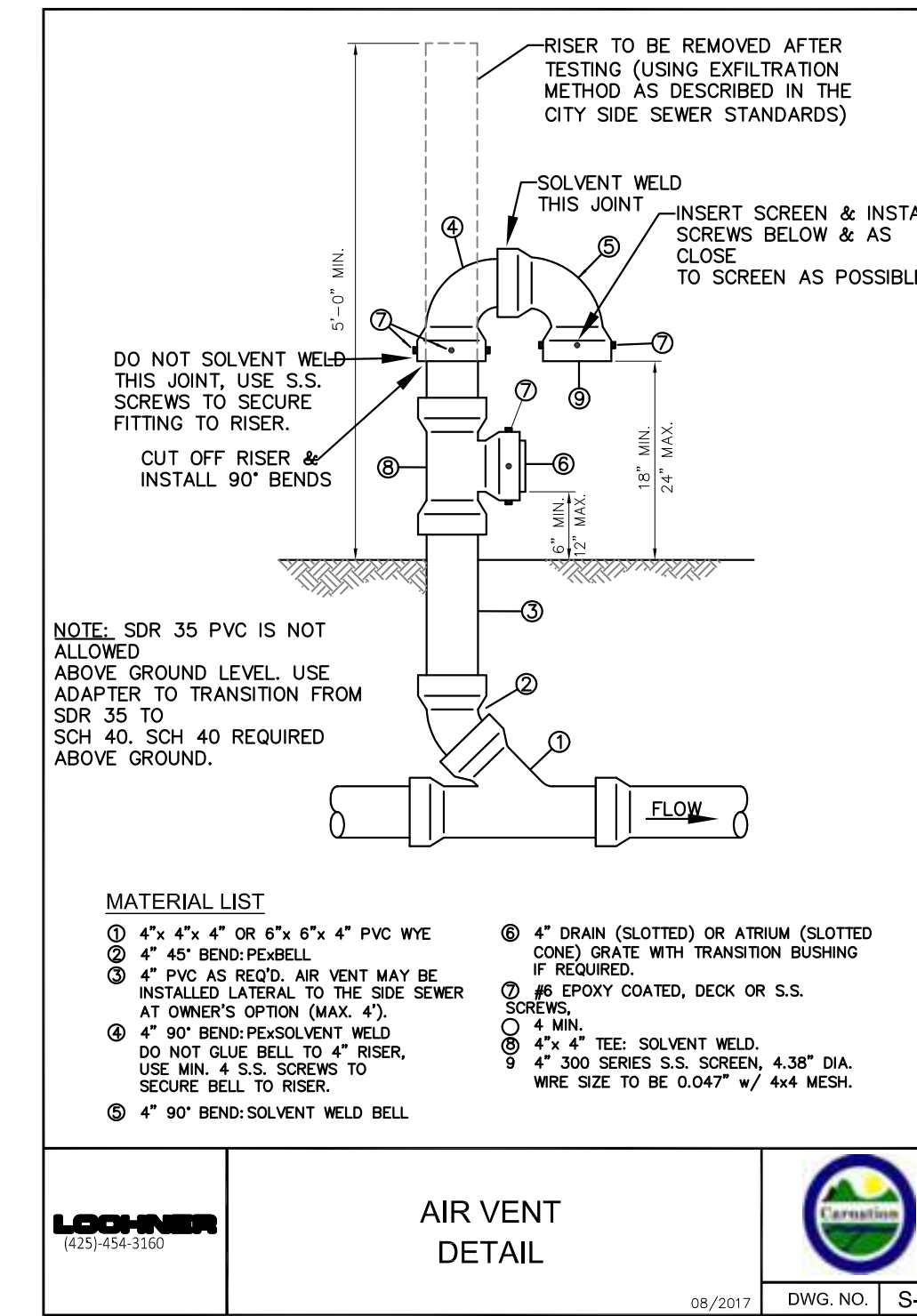
1 C6.0 NTS TYPICAL BUILDING CONNECTION



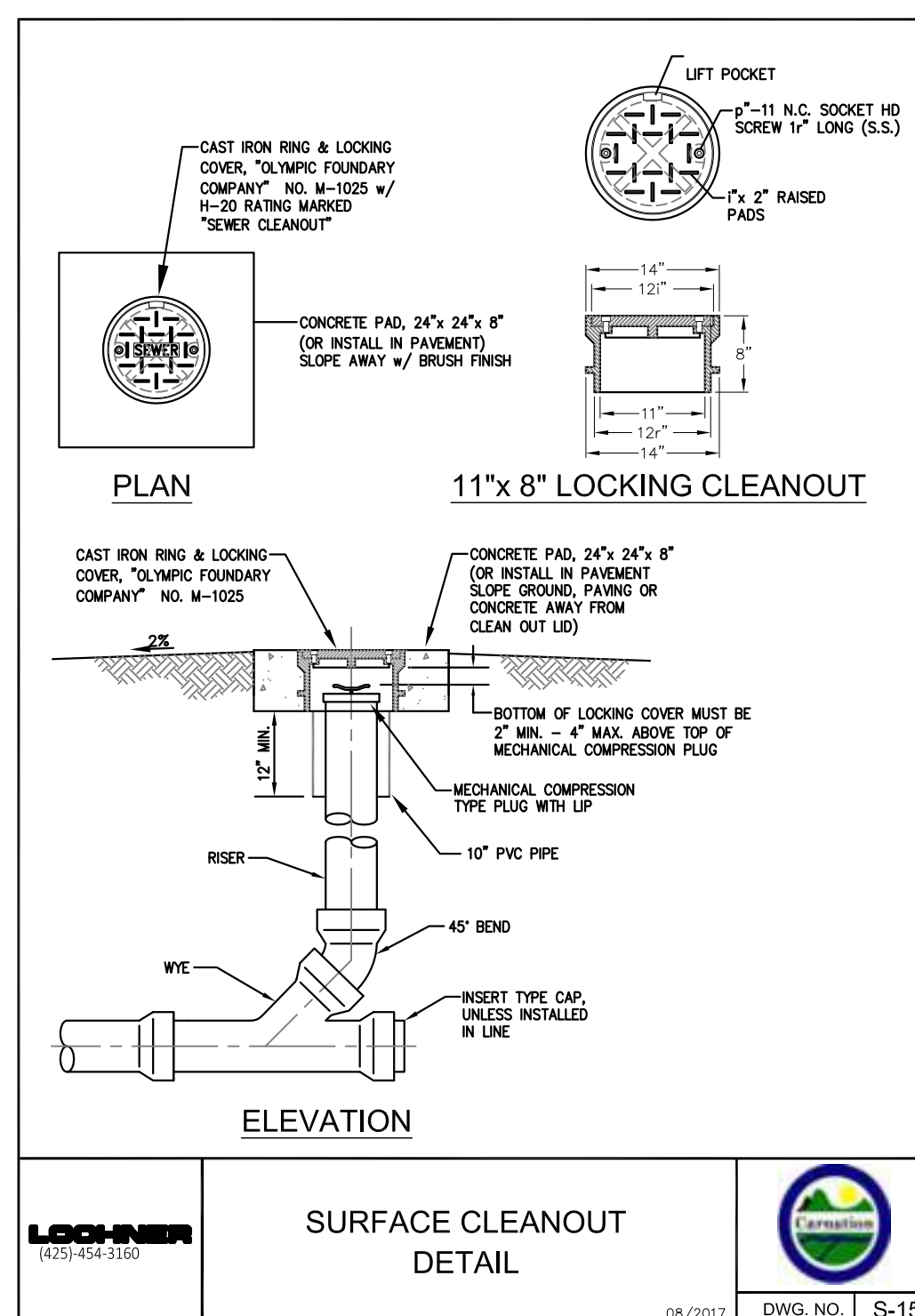
2 C6.0 NTS VACUUM BRANCH TO MAIN CONNECTION



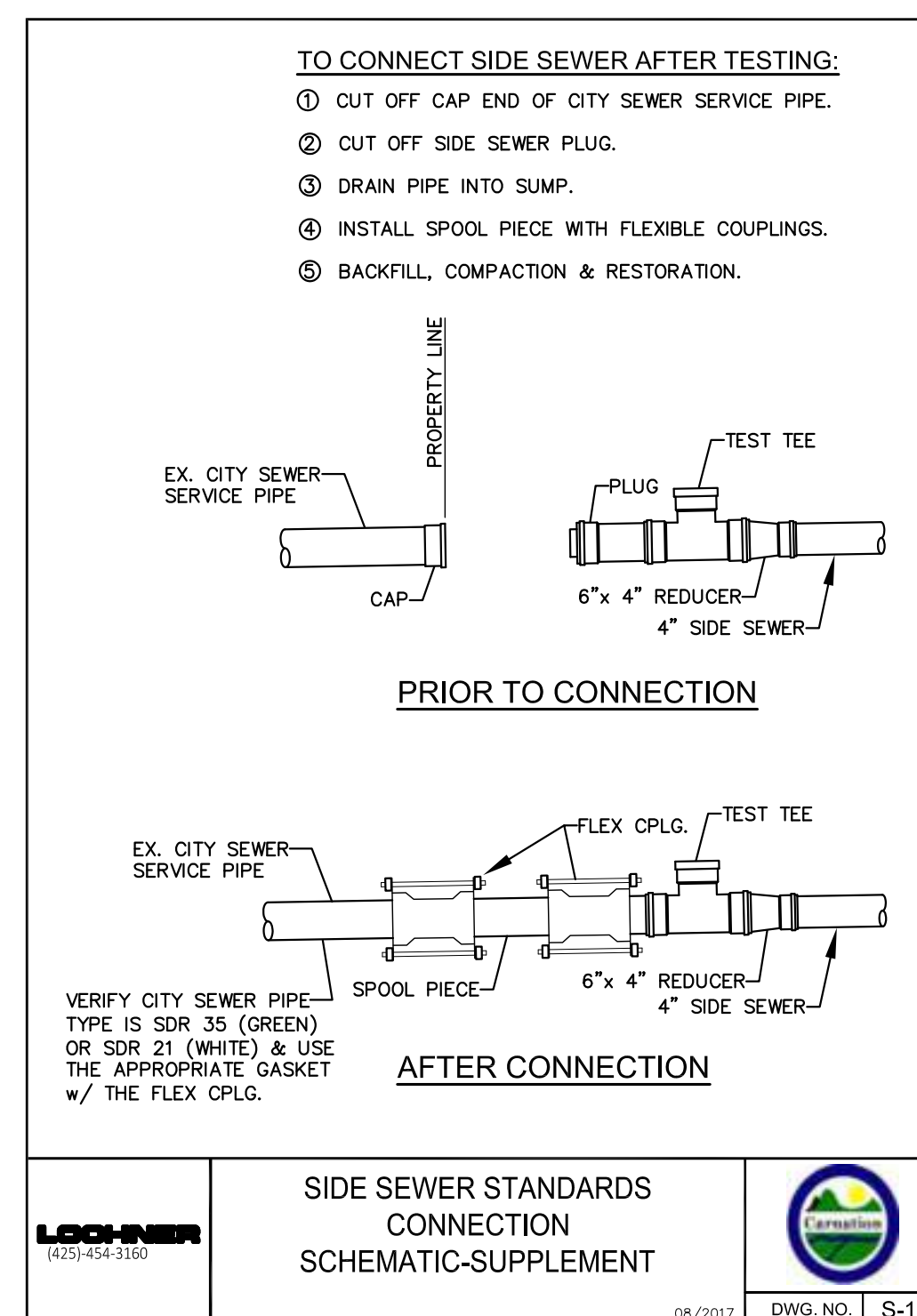
3 C6.0 NTS BACKWATER VALVE ALT 1



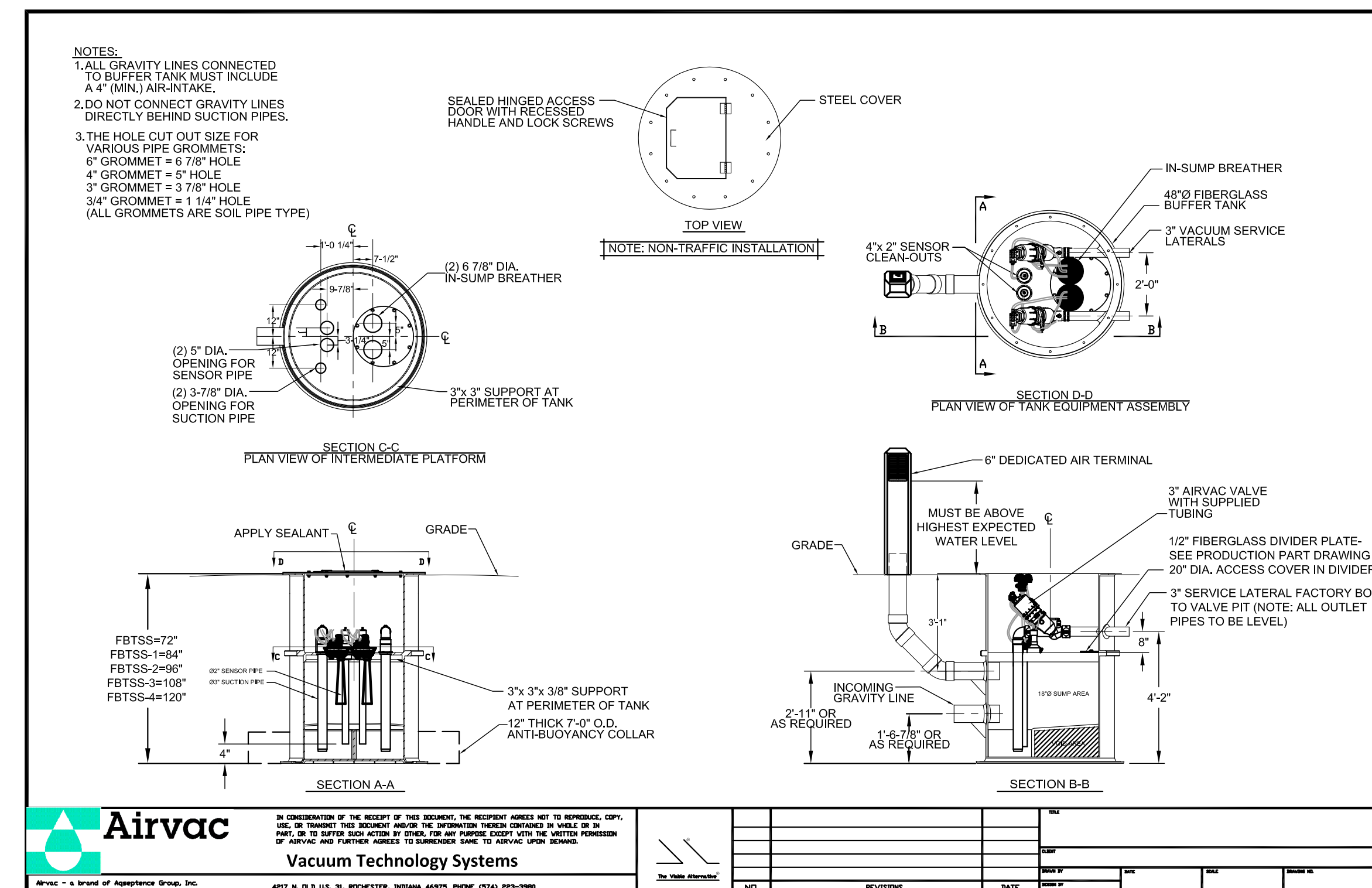
4 C6.0 NTS AIR VENT



5 C6.0 NTS SURFACE CLEANOUT

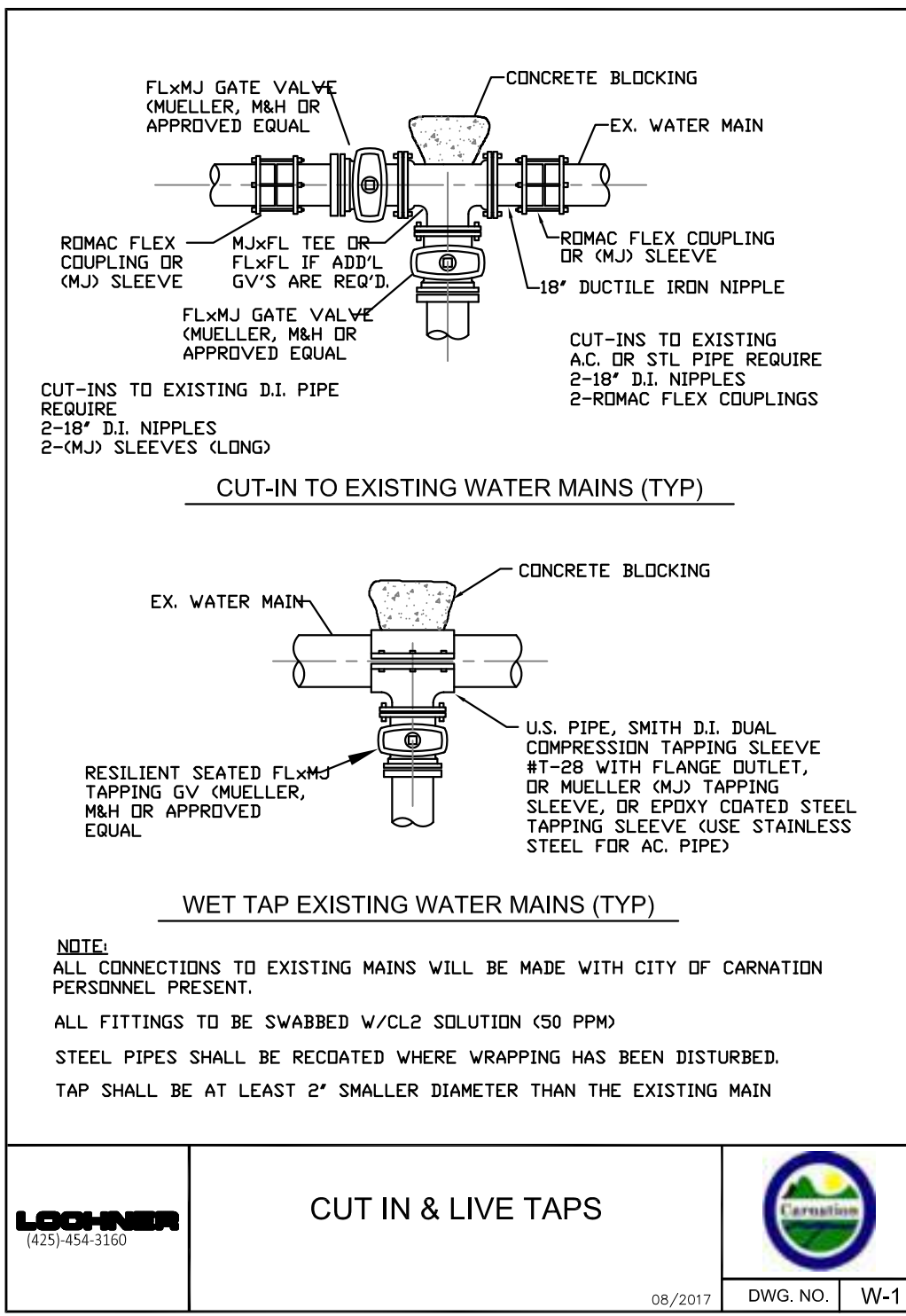


6 C6.0 NTS SIDE SEWER STANDARD CONNECTION



7 C6.0 NTS FIBERGLASS DUAL BUFFER TANK

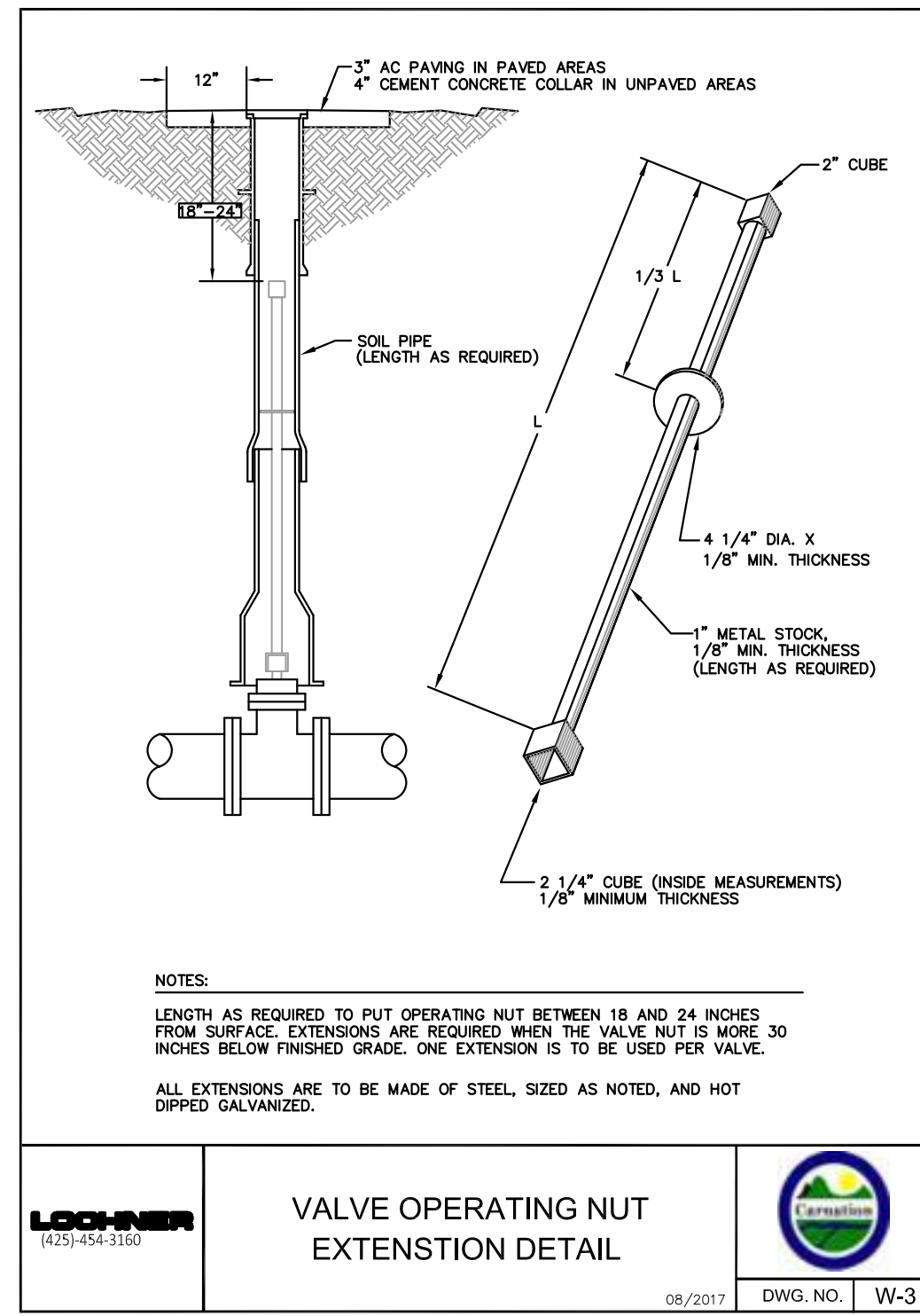
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CUT IN & LIVE TAPS



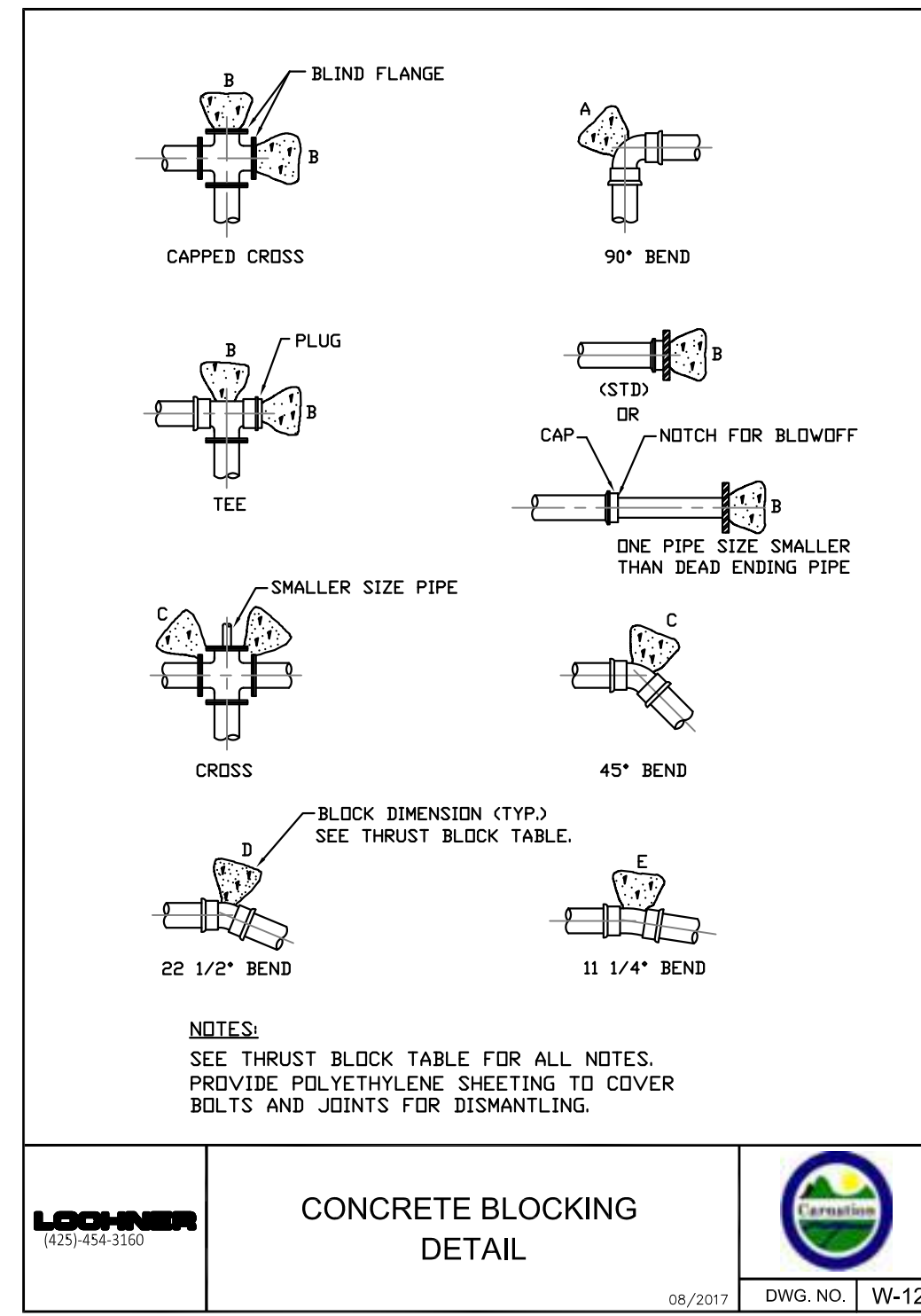
1 **CUT IN AND LIVE TAPS**
C6.0 NTS



VALVE OPERATING NUT EXTENSION DETAIL



2 **VALVE OPERATING NUT EXTENSION**
C6.0 NTS



CONCRETE BLOCKING DETAIL



3 **CONCRETE BLOCKING**
C6.0 NTS

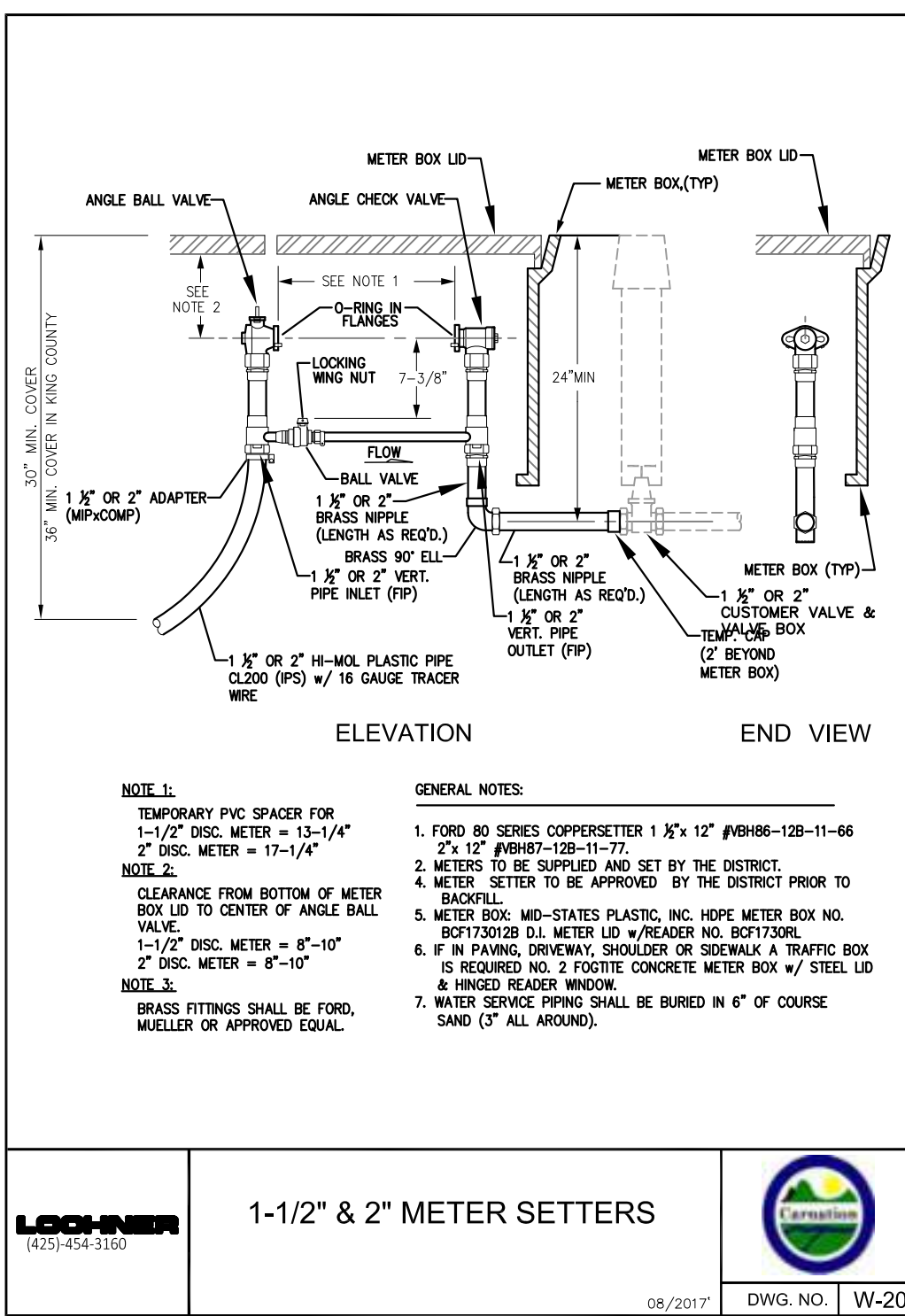
PIPE SIZE	A (FT ²)	B (FT ²)	C (FT ²)	D (FT ²)	E (FT ²)
3"	3	2	2	2	2
4"	4	4	4	4	4
6"	7	6	6	6	6
8"	11	10	10	10	10
10"	16	14	14	14	14
12"	22	19	12	6	3
14"	29	25	16	8	4
16"	36	31	20	10	5
18"	45	39	24	13	6
20"	54	47	29	15	8
24"	64	56	35	19	9
28"	87	76	48	24	12
30"	101	87	55	28	14
36"	145	125	78	40	20
42"	197	171	107	55	27
48"	257	223	140	71	36

NOTES:
1. BEARING AREA OF CONC. THRUST BLOCK BASED ON 200 PSI PRESSURE AND SAFE SOIL BEARING LOAD OF 2,000 POUNDS PER SQUARE FOOT.
2. AREAS MUST BE ADJUSTED FOR OTHER PIPE SIZES, PRESSURES AND SOIL CONDITIONS.
3. CONCRETE BLOCKING SHALL BE CAST IN PLACE AND HAVE A MINIMUM BEARING SURFACE OF 6" X 6" SQUARE AGAINST THE FITTING.
4. BLOCK SHALL BEAR AGAINST FITTINGS ONLY AND SHALL BE CLEAR OF JOINTS TO PERMIT TAKING UP OR DISMANTLING OF JOINT.
5. CONTRACTOR SHALL INSTALL BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATION PRESSURE UNDER ALL CONDITIONS OF SERVICE.
6. ALL BOLTS AND NUTS SHALL BE POLYWRAPPED PRIOR TO POURING CONCRETE.

THRUST BLOCK TABLE



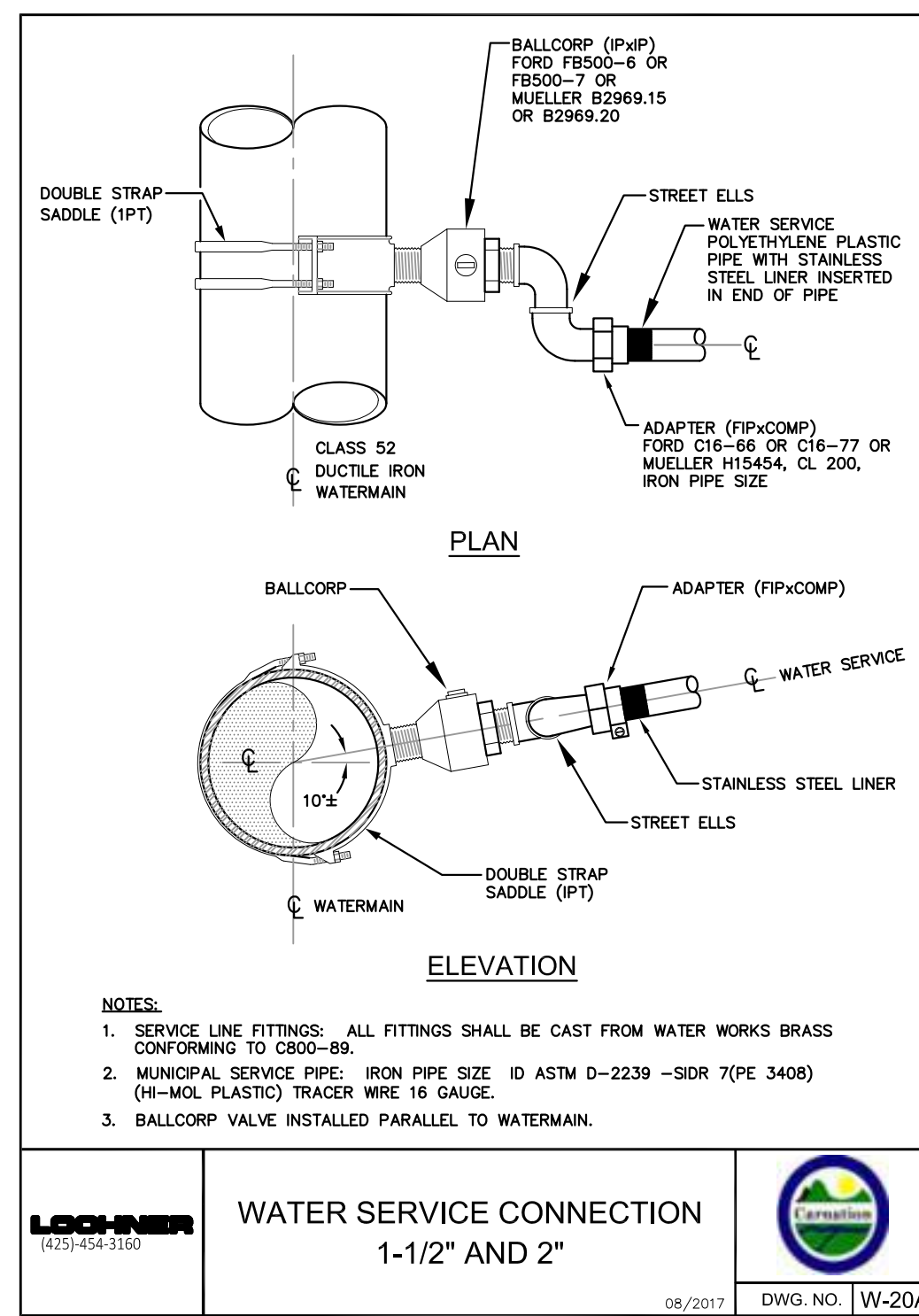
4 **THRUST BLOCK TABLE**
C6.0 NTS



1-1/2" & 2" METER SETTERS



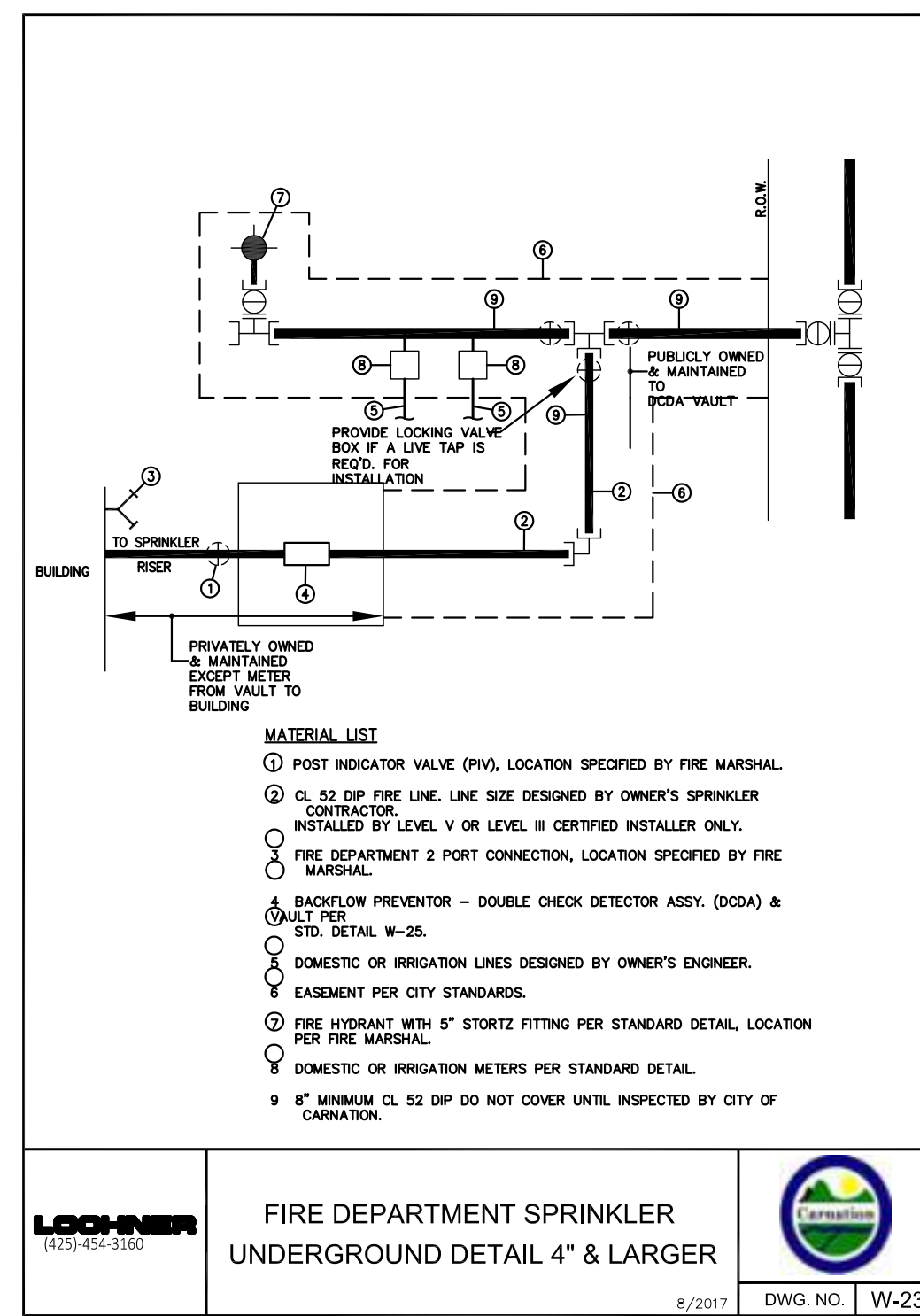
4 **1-1/2" AND 2" WATER SERVICE**
C6.0 NTS



WATER SERVICE CONNECTION 1-1/2" AND 2"



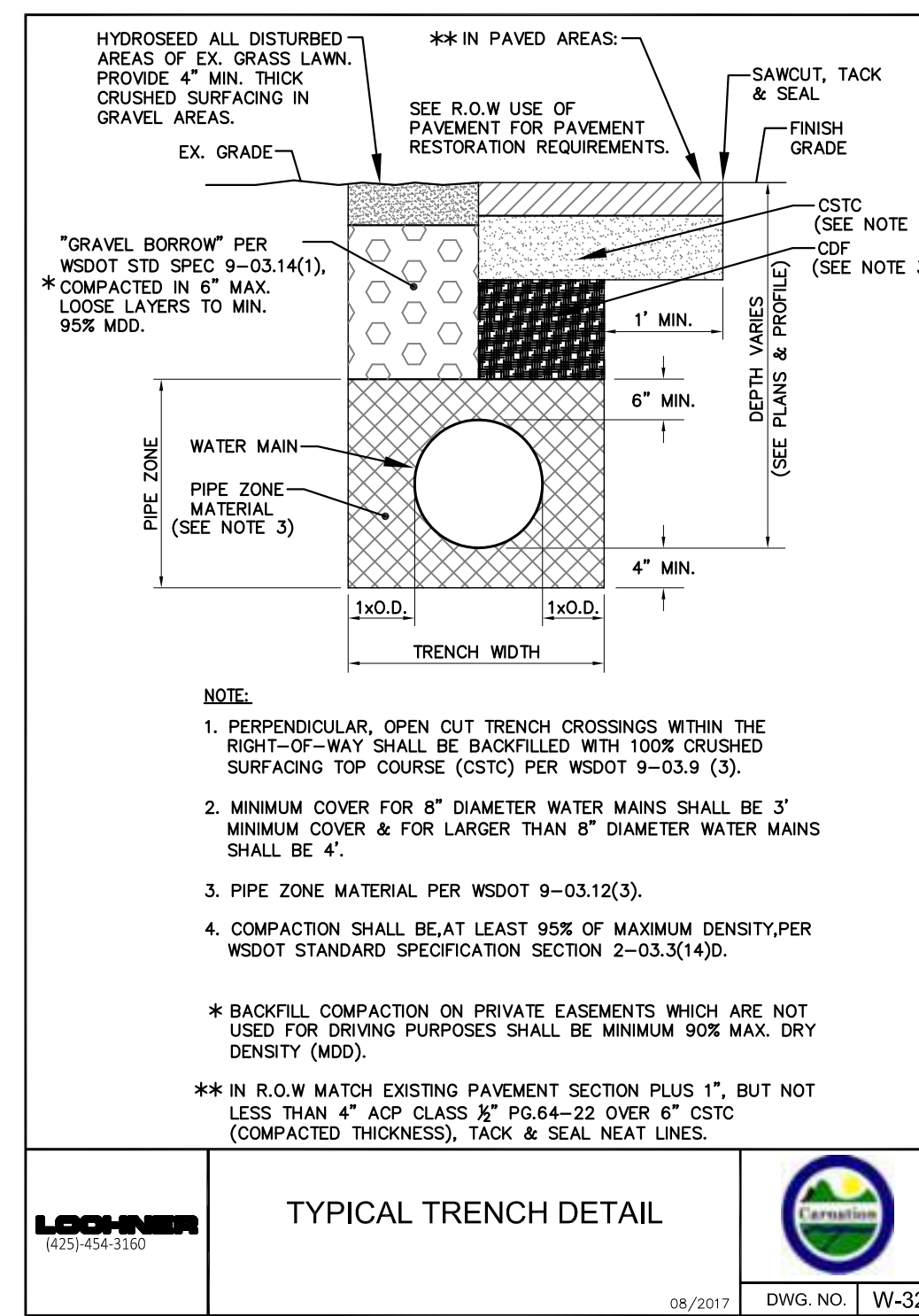
5 **WATER SERVICE CONNECTION 1-1/2" AND 2"**
C6.0 NTS



FIRE DEPARTMENT SPRINKLER UNDERGROUND DETAIL 4" & LARGER



5 **FIRE DEPARTMENT SPRINKLER UNDERGROUND**
C6.0 NTS



TYPICAL TRENCH DETAIL



6 **WATER MAIN TRENCH**
C6.0 NTS

DESIGN: CFG
DRAFT: CFG
CHECK: CEM
DATE: 5/19/2023
SCALE: NTS
SHEET: C8.3

DESIGN: CFG
DRAFT: CFG
CHECK: CEM
DATE: 5/19/2023
SCALE: NTS
SHEET: C8.3

DESIGN: CFG
DRAFT: CFG
CHECK: CEM
DATE: 5/19/2023
SCALE: NTS
SHEET: C8.3

DESIGN: CFG
DRAFT: CFG
CHECK: CEM
DATE: 5/19/2023
SCALE: NTS
SHEET: C8.3

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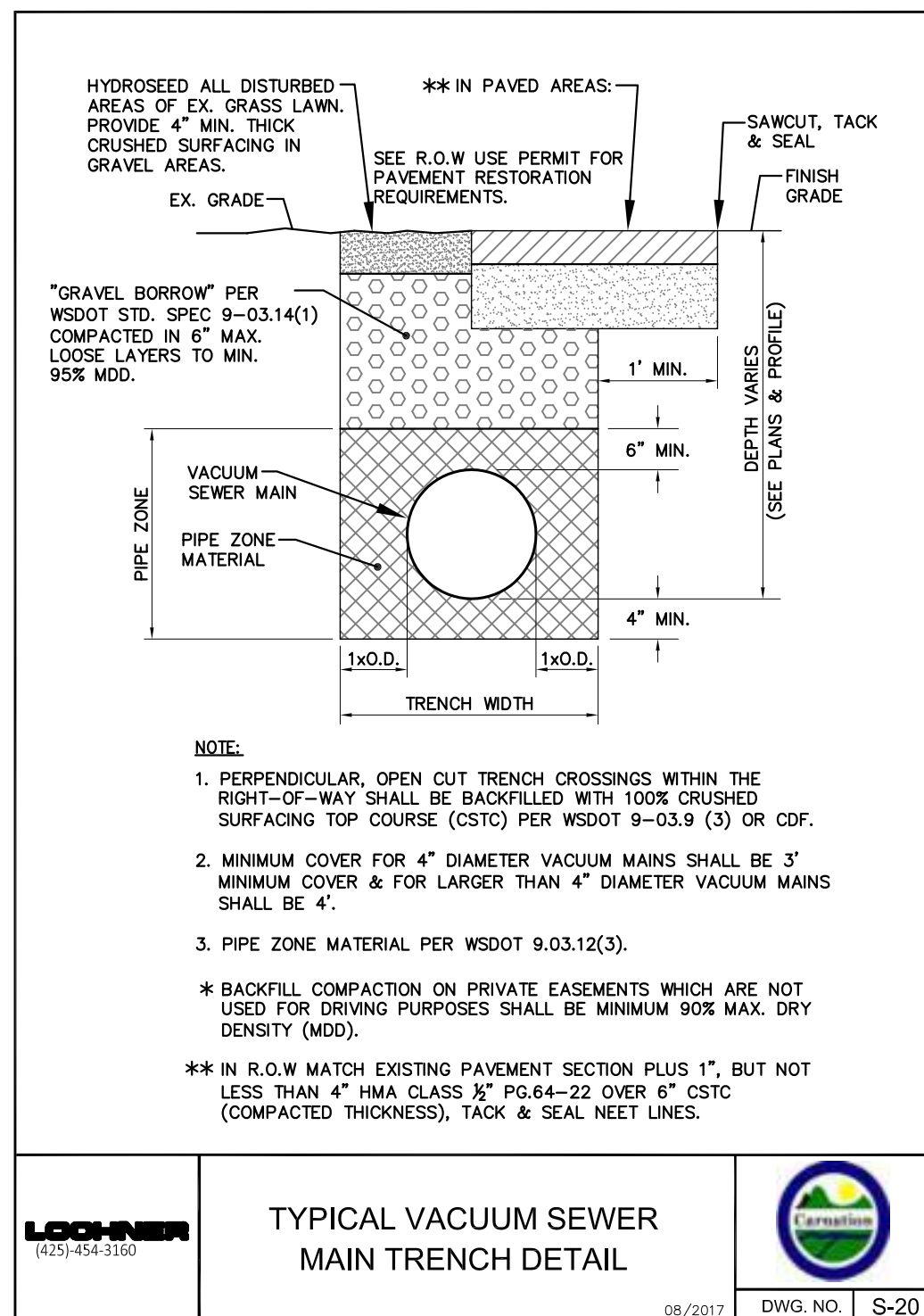
CATHERINE E. SMITH
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
5/22/2023

REV NO. DATE DESCRIPTION

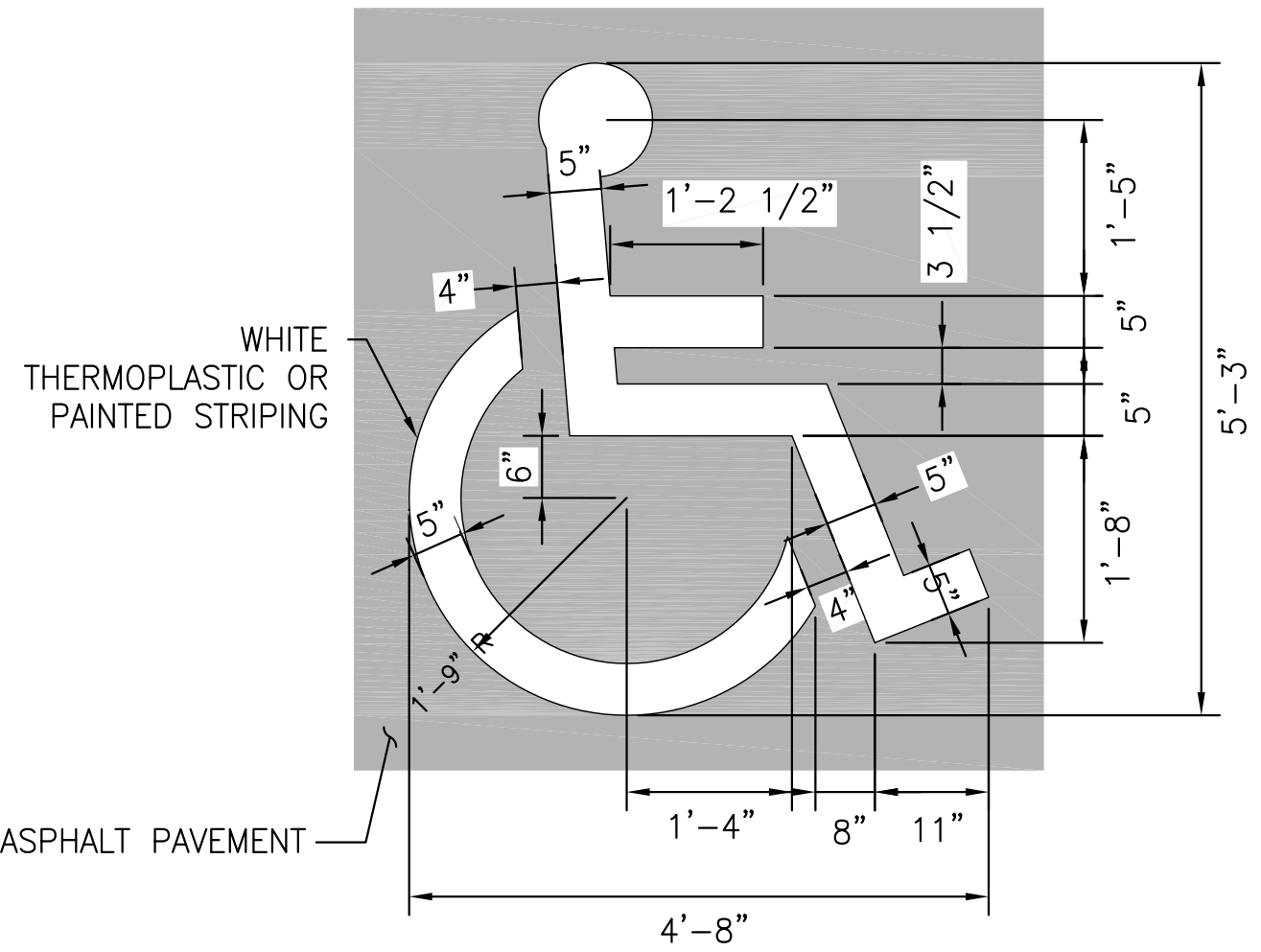
PROJECT NUMBER: 22008
SUBMITTAL: BID SET
MAY 22, 2023

SNO-VALLEY SENIOR HOUSING
31645 W COMMERCIAL ST. CARNATION, WA 98104

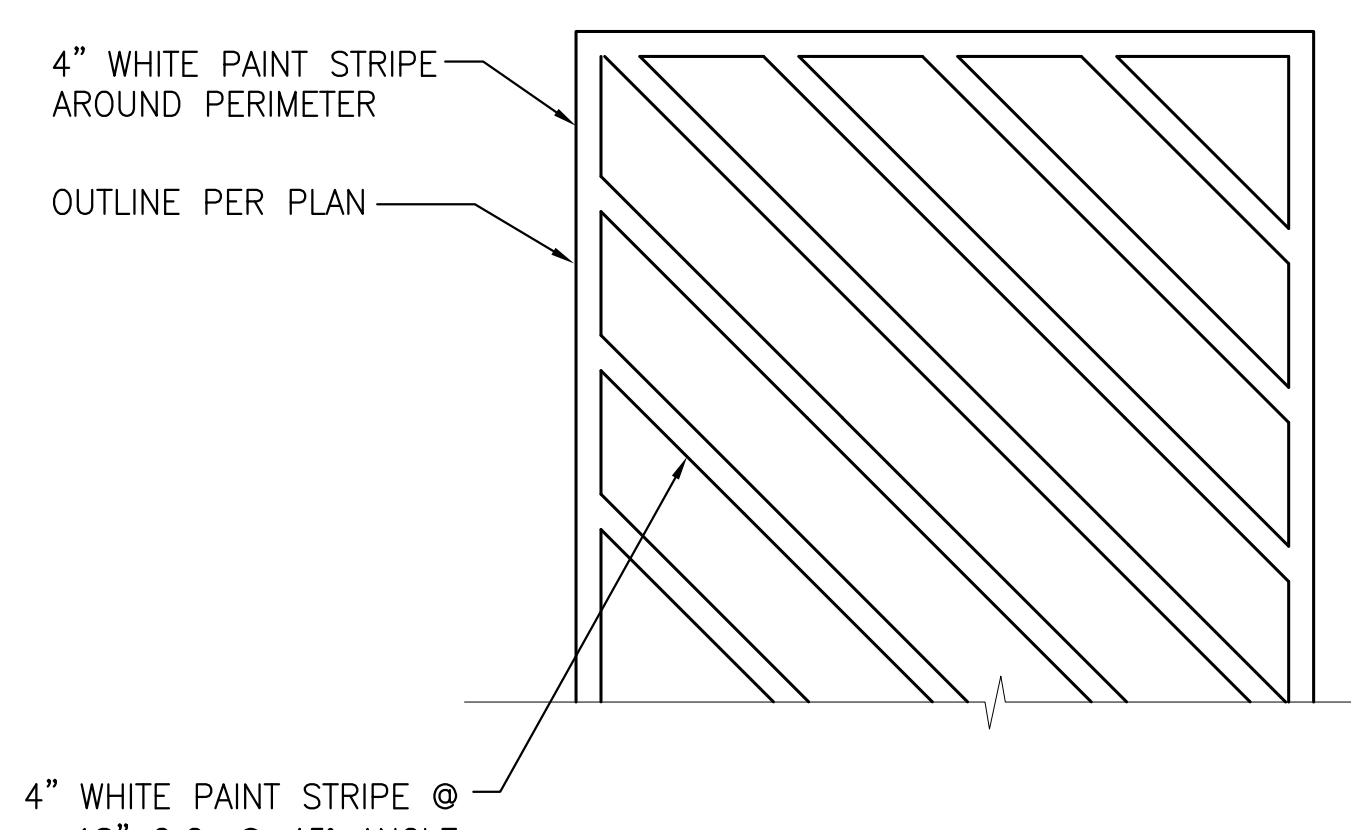
WATER DETAILS



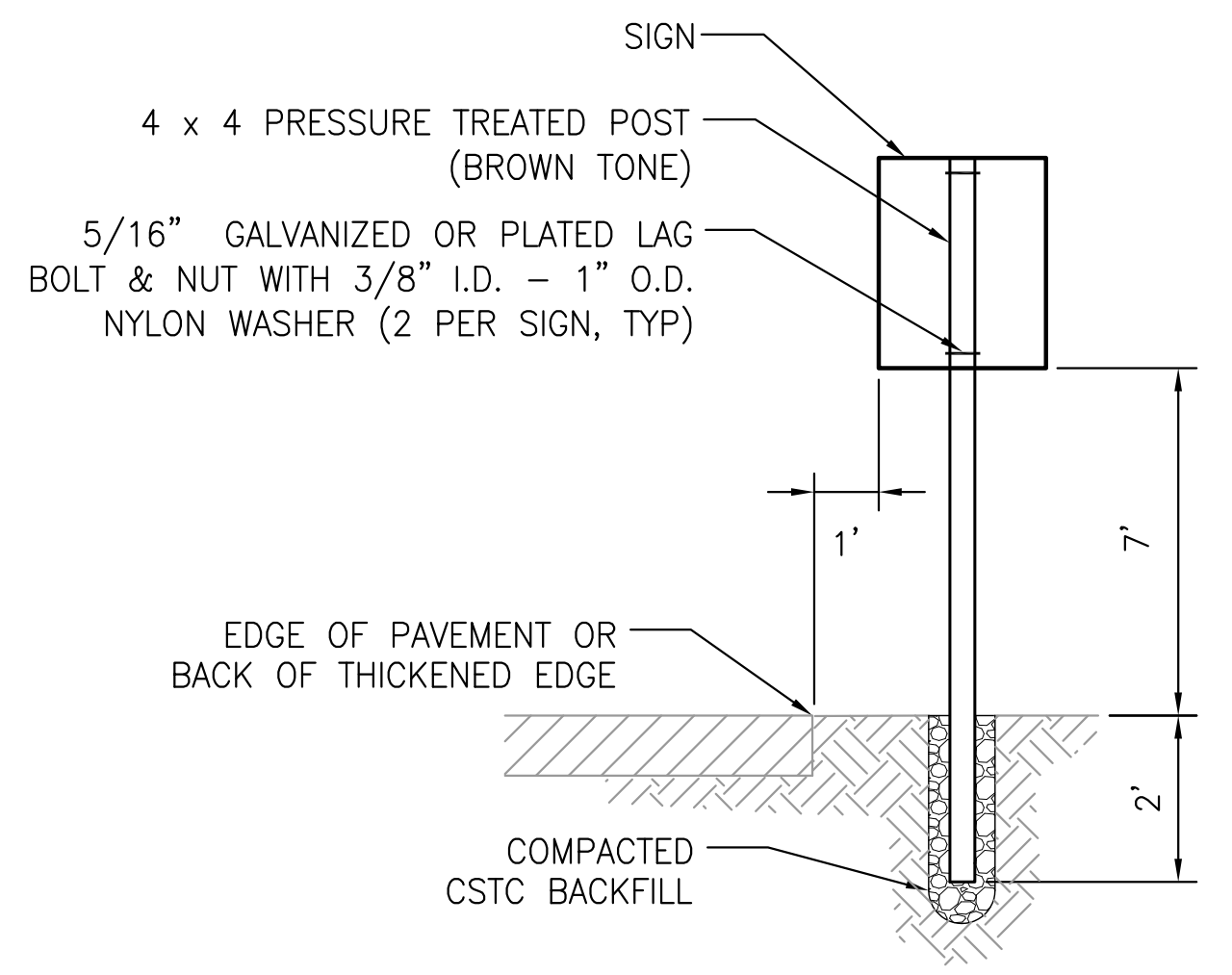
1 VACUUM SEWER MAIN TRENCH
C7.0 NTS



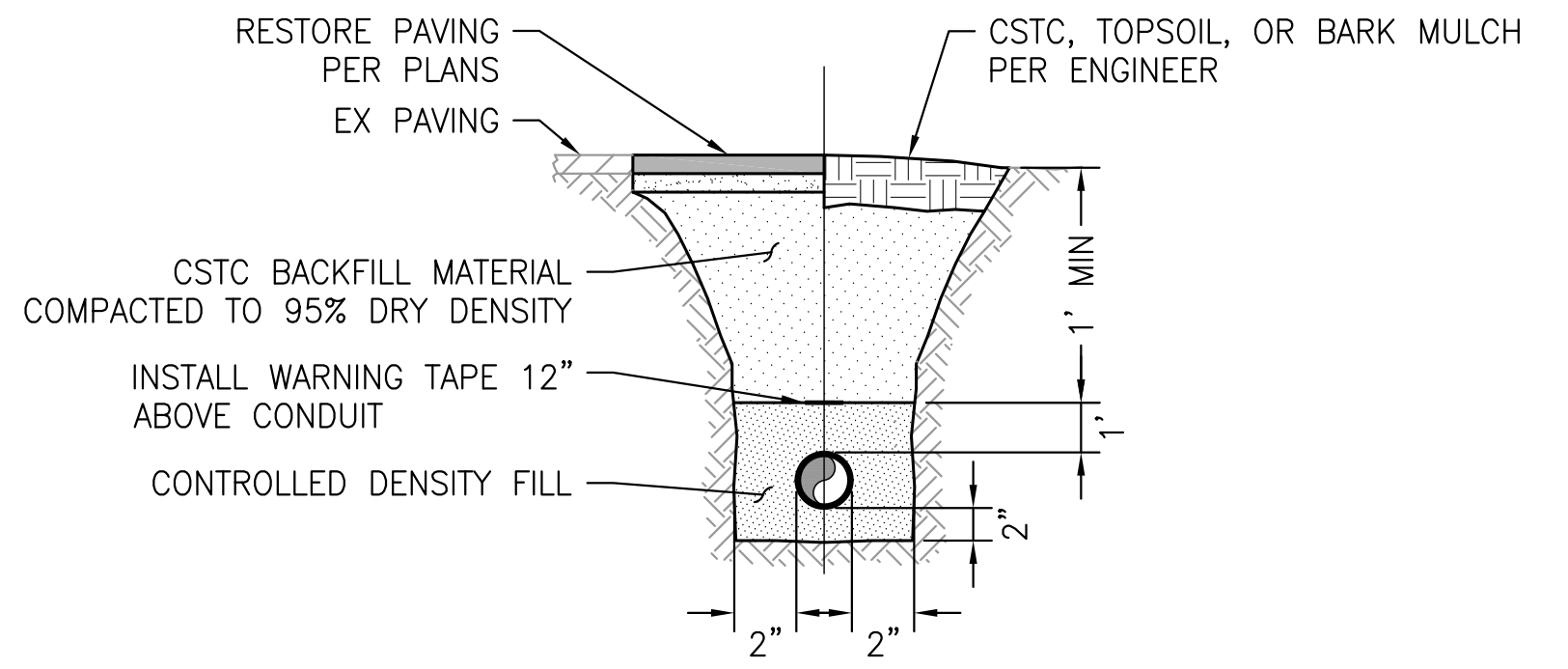
2 ADA SYMBOL
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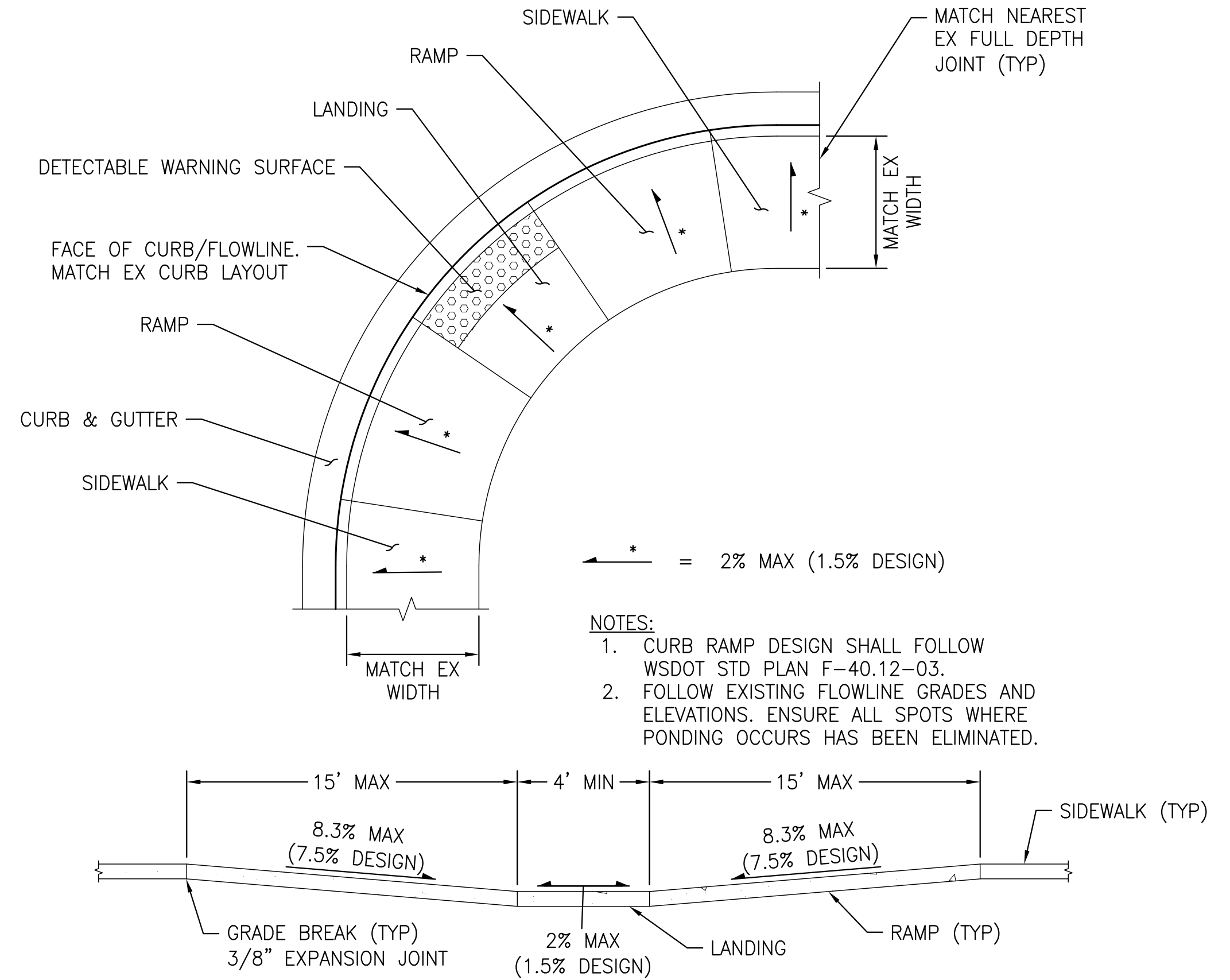
3 ADA ACCESS ISLE STRIPING
C7.0 NTS



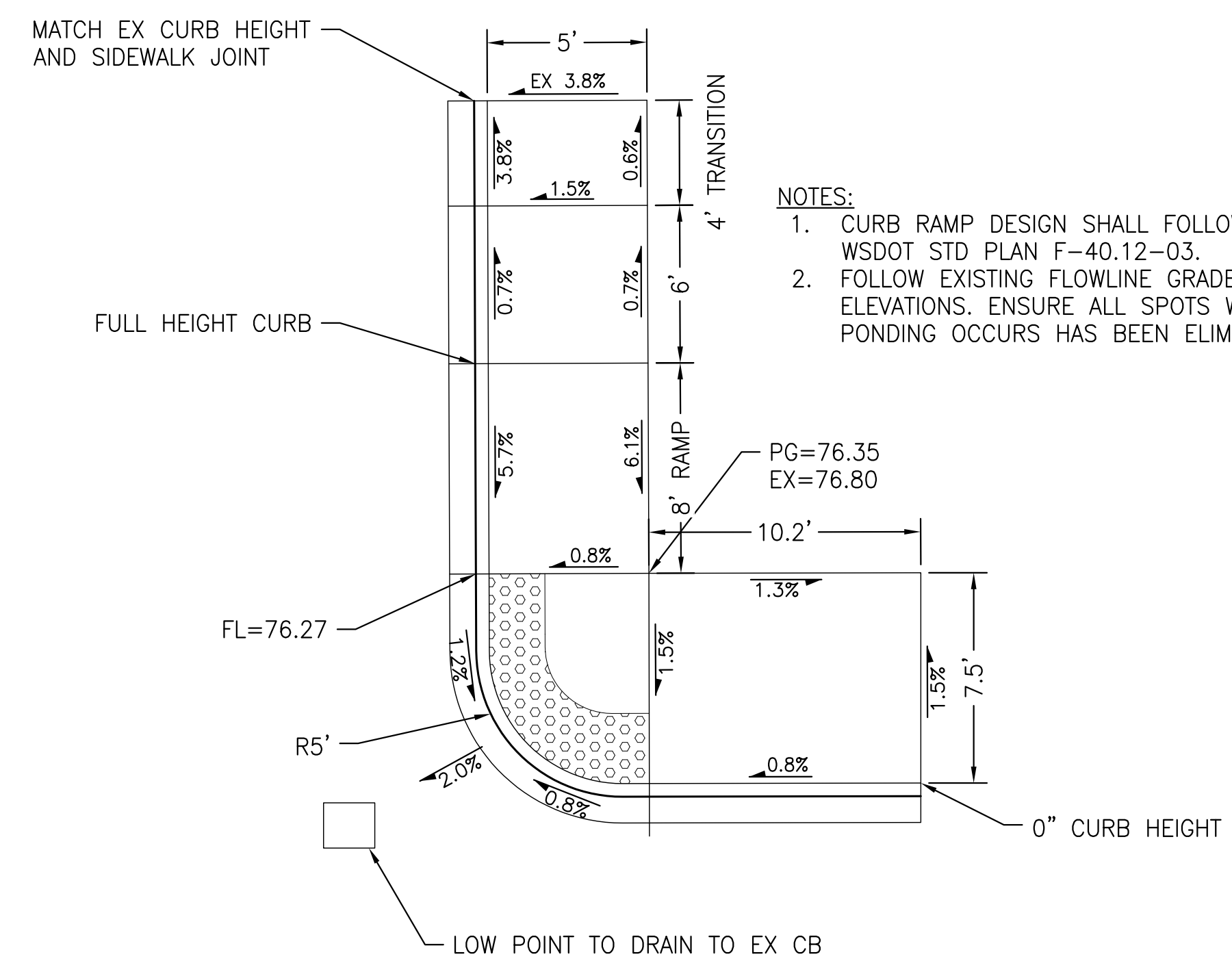
4 SIGN INSTALLATION
C7.0 NTS



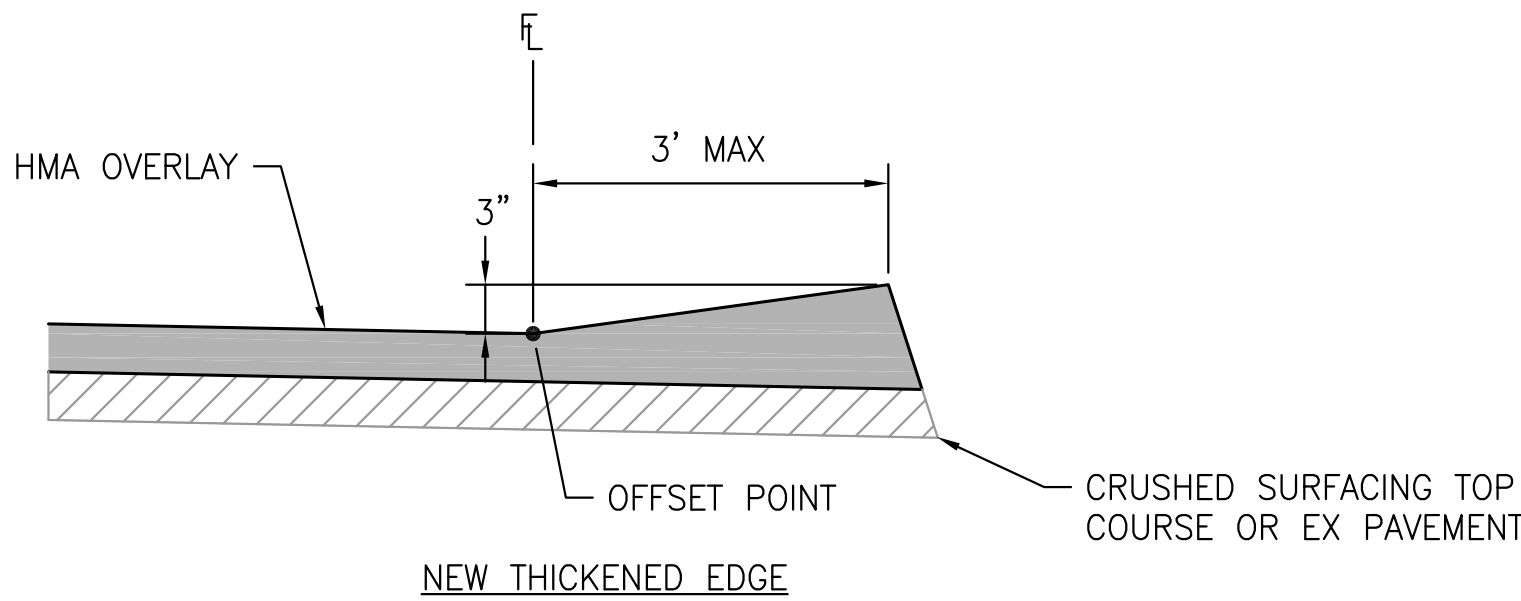
4 TYPICAL TRENCH SECTION
C7.0 NTS



6 CURB RAMP DESIGN
C7.0 NTS



7 CURB RAMP DESIGN
C7.0 NTS



5 THICKENED EDGE
C7.0 NTS

File: Z:\2022 Projects\22008 Evr Works Carnation\Plan\22008_P--DET.dwg ID: copy Date: 19-May-23 4:36:02pm

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Seattle, WA 98112
206-659-0612

REV. NO. DATE DESCRIPTION

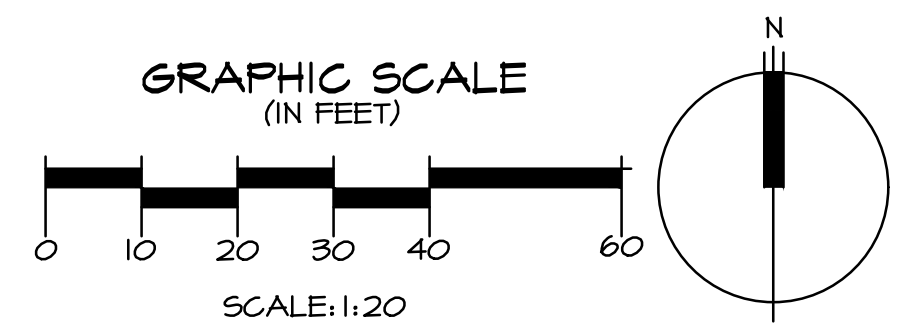
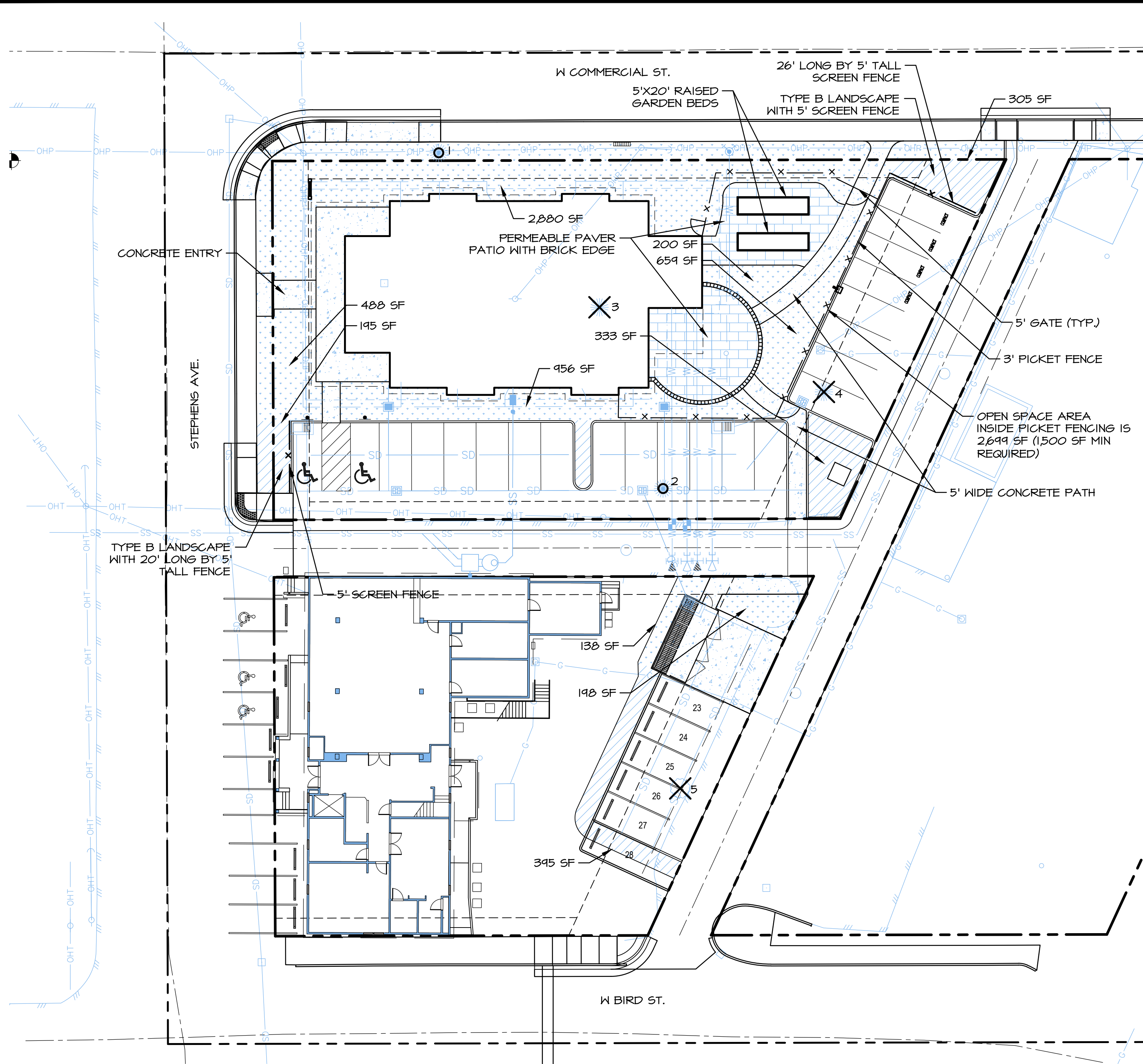
PROJECT NUMBER: 22008
SUBMITTAL: BID SET
MAY 22, 2023

SNO-VALLEY SENIOR HOUSING
31845 W COMMERCIAL ST. CARNATION, WA 98104

MISCELLANEOUS DETAILS

DESIGN: CFG
DRAFT: CFG
CHECK: CEM
DATE: 5/19/2023
SCALE: NTS
SHEET: C8.4

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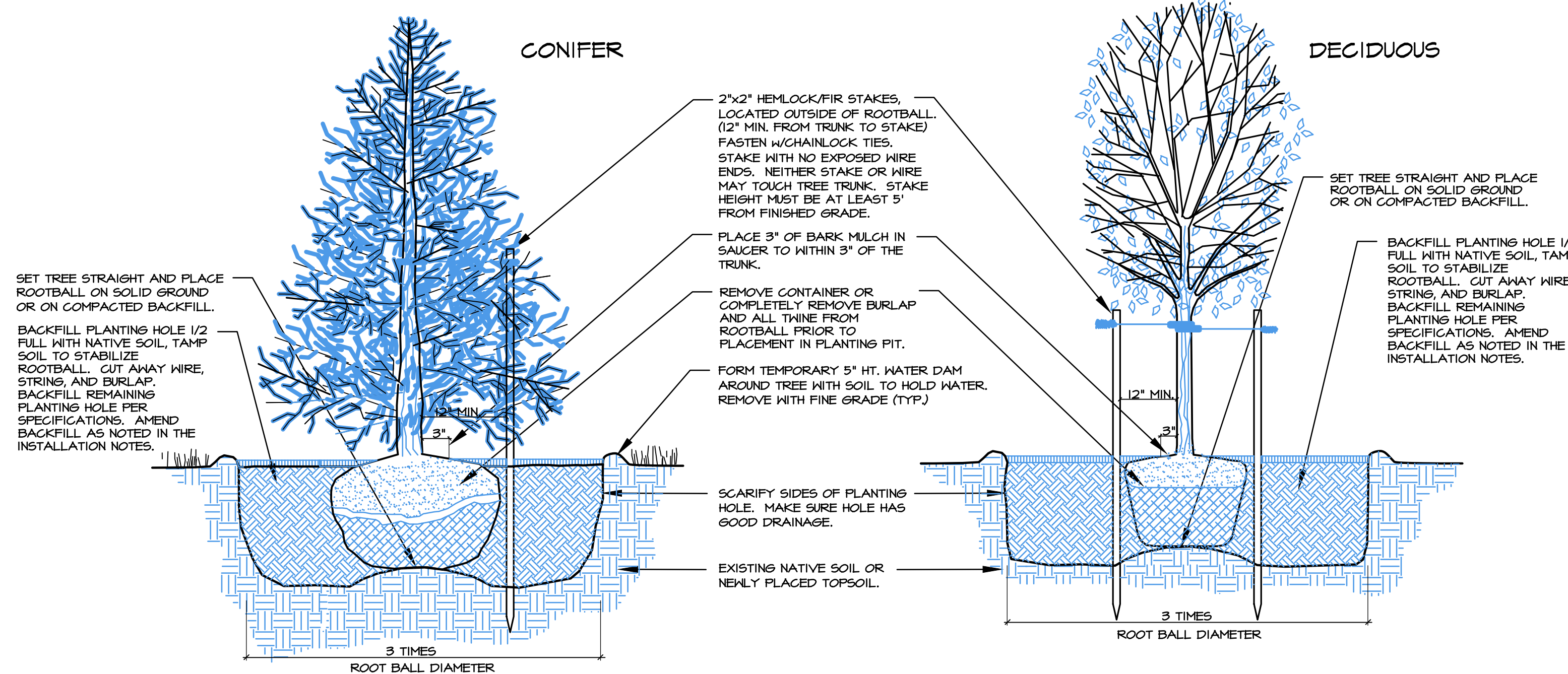
PLAN LEGEND

- PROPERTY LINE
- XX SIGNIFICANT TREES TO BE REMOVED (3) - REPLACEMENT REQUIRED AT 1:1, SEE PLANT SCHEDULE
 - NON-VIABLE TREES TO BE REMOVED (2)
 - CONCRETE - 2,403 SF
 - PAVERS - 1,341 SF
 - LANDSCAPE AREA - 5,827 SF
 - PARKING LANDSCAPE AREA - 1,312 SF = 48.6 SF/STALL
 - 5' SCREEN FENCE
 - 3' PICKET FENCE

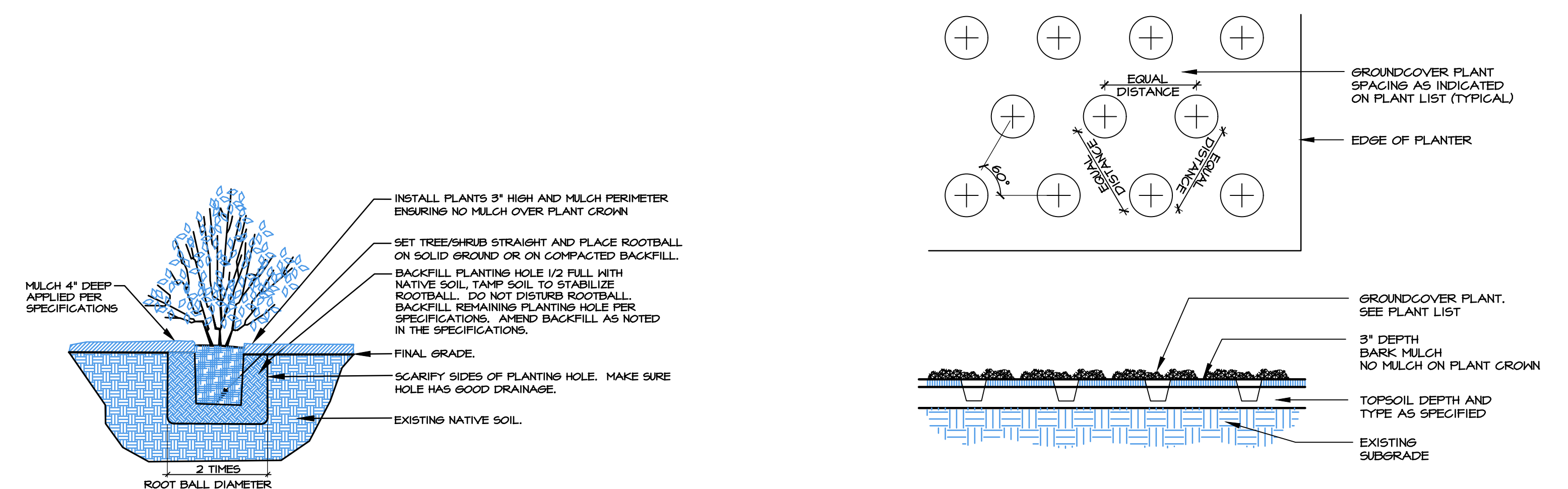
TREE DATA

TREE NUMBER	DBH	SPECIES	STATUS
1	12.5"	BRADFORD PEAR	NON-VIABLE
2	24.5", 18.5"	SILVER MAPLE	NON-VIABLE
3	12.7"	WHITE OAK	SIGNIFICANT
4	13"	QUAKING ASPEN	SIGNIFICANT
5	12.5"	KATSURA	SIGNIFICANT

ALL TREES ARE PROPOSED TO BE REMOVED. SEE LETTER FROM ARBORIST ERIK MATTEO OF THE TREE STEWARDS DATED 9-23-2022.



1 B&B TREE PLANTING (TYP.)
SCALE: NTS



3 GROUNDCOVER PLANTING (TYP.)
SCALE: NTS

2 CONTAINER SHRUB PLANTING (TYP.)
SCALE: NTS

SHEET INDEX

SHEET NUMBER	SHEET TITLE
L1	OVERVIEW PLAN & PLANTING DETAILS
L2	PLANTING PLAN
L3	SPECIFICATIONS

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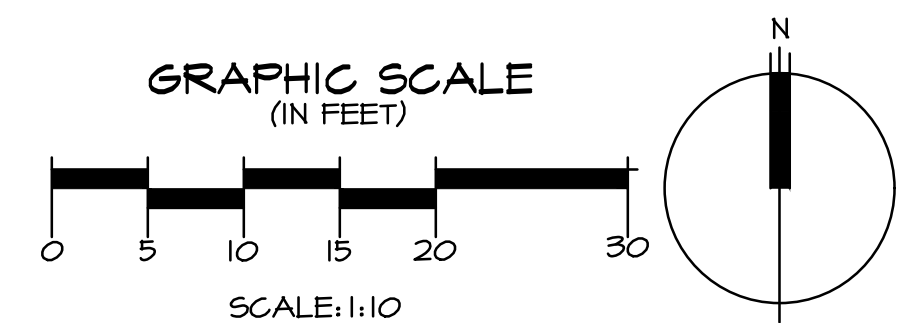
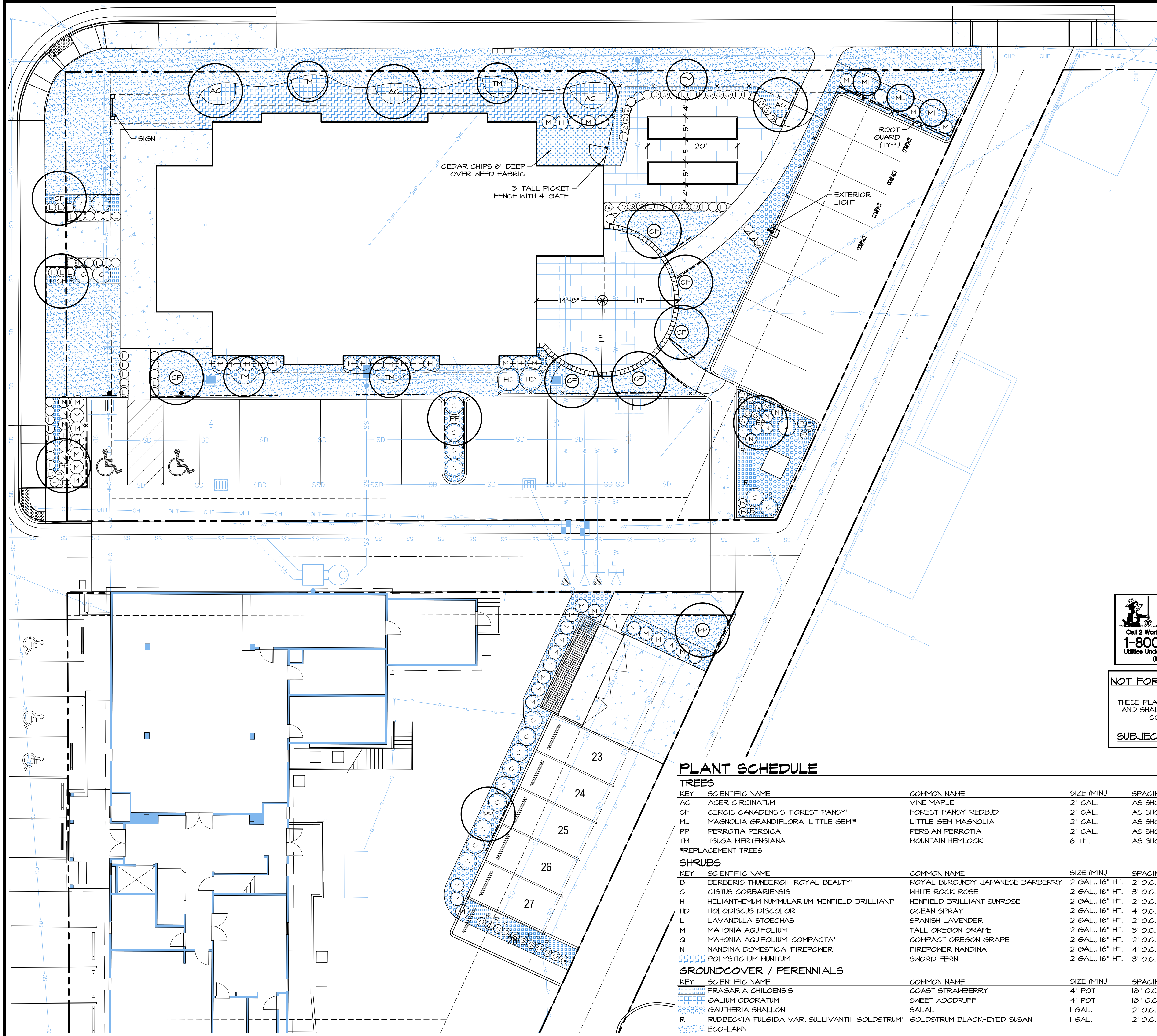
NOTES

- SURVEY & SITE PLAN PROVIDED BY ENVIRONMENTAL WORKS COMMUNITY DESIGN CENTER, 402 15TH AVE. E., SEATTLE, WA 98112, 206.324.8300.
- CIVIL DESIGN BY CM DESIGN GROUP, 1318 E. PIKE ST., SEATTLE, WA 98122, 206.654.0612.

Revisions	Date	By
NEW SITE PLAN	05-11-23	SO

Date: 11-15-22
 Scale: AS NOTED
 Project#: 6898

Sheet # 1



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 - CIVIL DESIGN BY CM DESIGN GROUP, 1310 E. PIKE ST., SEATTLE, WA 98122, 206.659.0612.

PLANT SCHEDULE

TREES									
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	SPACING	QTY.	NOTES	NATIVE	DROUGHT TOLERANT	
AC	ACER CIRCINATUM	VINE MAPLE	2" GAL.	AS SHOWN	4	MULTI-TRUNK (3 MIN)	X	X	
CF	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" GAL.	AS SHOWN	8	SINGLE TRUNK, WELL BRANCHED	X	X	
ML	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	2" GAL.	AS SHOWN	3	SINGLE TRUNK, WELL BRANCHED	X	X	
PP	PERROTIA PERSICA	PERSIAN FERROTTIA	2" GAL.	AS SHOWN	5	SINGLE TRUNK, WELL BRANCHED	X	X	
TM	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	6' HT.	AS SHOWN	5	FULL & BUSHY	X	X	
*REPLACEMENT TREES									
SHRUBS									
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	SPACING	QTY.	NOTES	NATIVE	DROUGHT TOLERANT	
B	BERBERIS THUNBERGII 'ROYAL BEAUTY'	ROYAL BURGUNDY JAPANESE BARBERRY	2 GAL., 16" HT.	2' O.C.	12	FULL & BUSHY	X	X	
C	CISTUS CORBARIENSIS	WHITE ROCK ROSE	2 GAL., 16" HT.	3' O.C.	20	FULL & BUSHY	X	X	
H	HELIANTHEMUM NUMMULARIUM 'HENFIELD BRILLIANT'	HENFIELD BRILLIANT SUNROSE	2 GAL., 16" HT.	2' O.C.	1	FULL & BUSHY	X	X	
HD	HOLIDISCUS DISCOLOR	OCEAN SPRAY	2 GAL., 16" HT.	4' O.C.	2	MULTI-CANE (3 MIN.)	X	X	
L	LAVANDULA STOECHAS	SPANISH LAVENDER	2 GAL., 16" HT.	2' O.C.	58	FULL & BUSHY	X	X	
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	2 GAL., 16" HT.	3' O.C.	50	FULL & BUSHY	X	X	
Q	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	2 GAL., 16" HT.	2' O.C.	38	FULL & BUSHY	X	X	
N	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER NANDINA	2 GAL., 16" HT.	4' O.C.	12	FULL & BUSHY	X	X	
PP	POLYSTICHUM MUNITUM	SWORD FERN	2 GAL., 16" HT.	3' O.C.	71	FULL & BUSHY	X	X	
GROUNDCOVER / PERENNIALS									
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	SPACING	QTY.	NOTES	NATIVE	DROUGHT TOLERANT	
FR	FRAGARIA CHILOENSIS	COAST STRAWBERRY	4" POT	18" O.C.	304	FULL & BUSHY	X	X	
GW	GALIUM ODORATUM	SWEET WOODRUFF	4" POT	18" O.C.	67	FULL & BUSHY	X	X	
SA	GAUTHERIA SHALLON	SALAL	1 GAL.	2' O.C.	278	FULL & BUSHY	X	X	
R	RUDEBECKIA FULGIDA VAR. SULLIVANTII 'GOLDSTRUM'	GOLDSTRUM BLACK-EYED SUSAN	1 GAL.	2' O.C.	14	FULL & BUSHY	X	X	
ECO	ECO-LAWN						X	X	

AOA
Environmental
Planning &
Landscape
Architecture

Atmann Oliver Associates, LLC
Office: (425) 333-6555 Fax: (425) 333-4899
PO Box 578
Carnation, WA 98014

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Simone Catherine Oliver
CERTIFICATE NO. 744
EXPIRES 6/25/25

LANDSCAPE PLAN
PLANTING PLAN
SNO-VALLEY SENIOR HOUSING
31845 W. COMMERCIAL ST.,
CARNATION, WA 98014

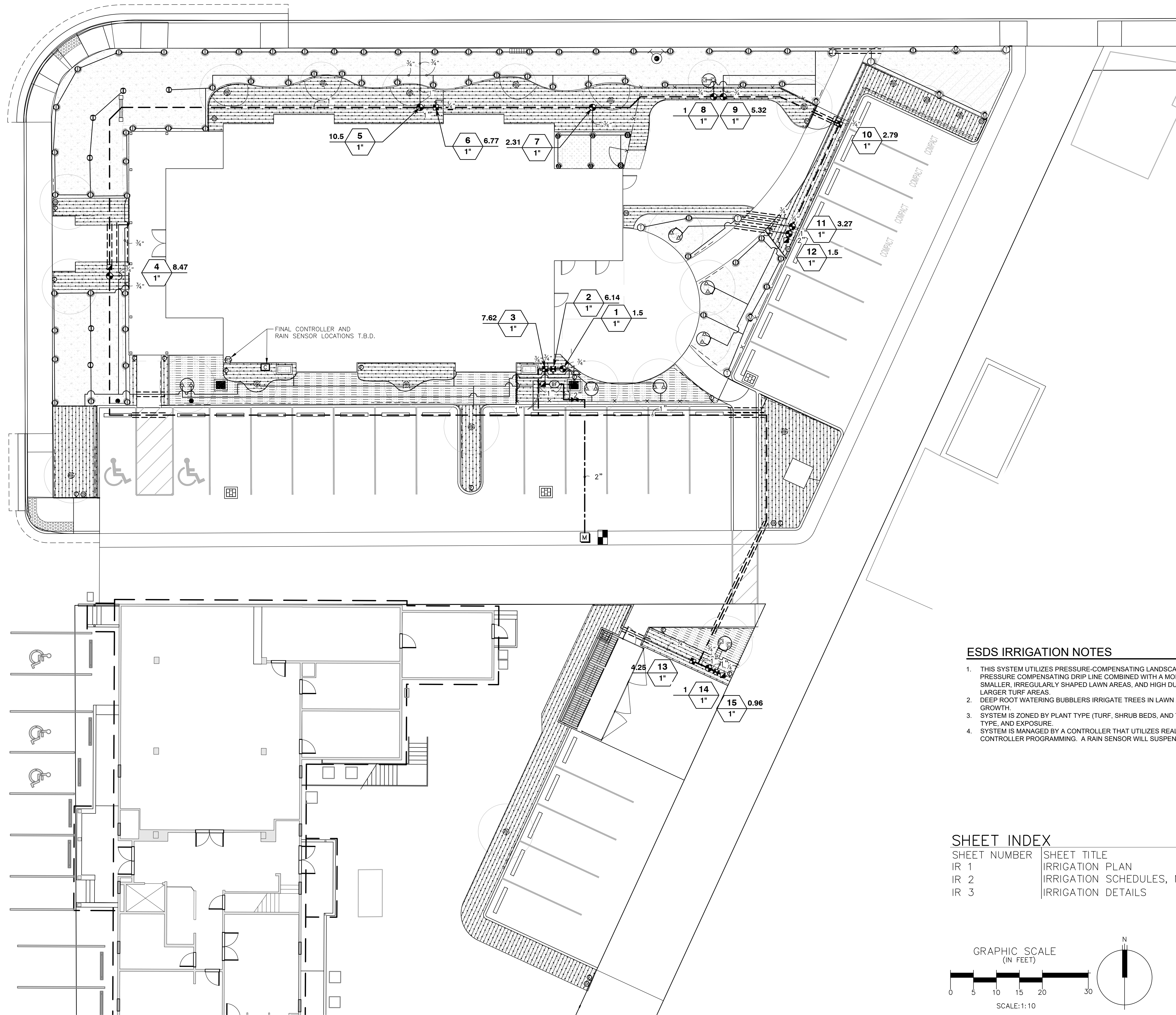
By: SO
Date: 05-11-23

Revisions:
NEXT SITE PLAN

Date: 11-15-22
Scale: AS NOTED
Project#: 6898

Sheet # **L2**

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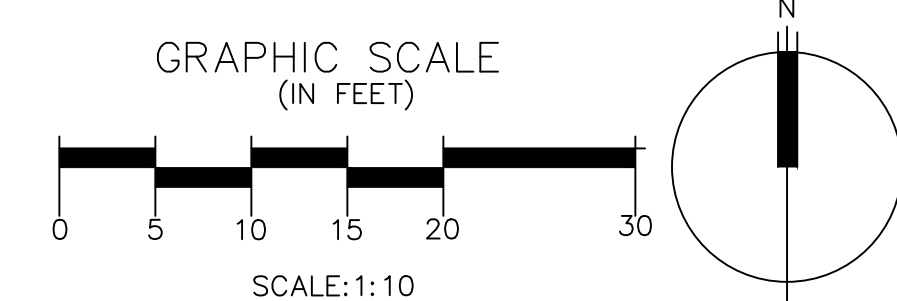


ESDS IRRIGATION NOTES

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.
2. DEEP ROOT WATERING BUBBLERS IRRIGATE TREES IN LAWN AREAS TO ENCOURAGE DEEP ROOT GROWTH.
3. SYSTEM IS ZONED BY PLANT TYPE (TURF, SHRUB BEDS, AND TREES IN LAWN AREAS), IRRIGATION TYPE, AND EXPOSURE.
4. SYSTEM IS MANAGED BY A CONTROLLER THAT UTILIZES REAL-TIME WEATHER TO UPDATE THE CONTROLLER PROGRAMMING. A RAIN SENSOR WILL SUSPEND PROGRAMMING DURING RAIN EVENTS.

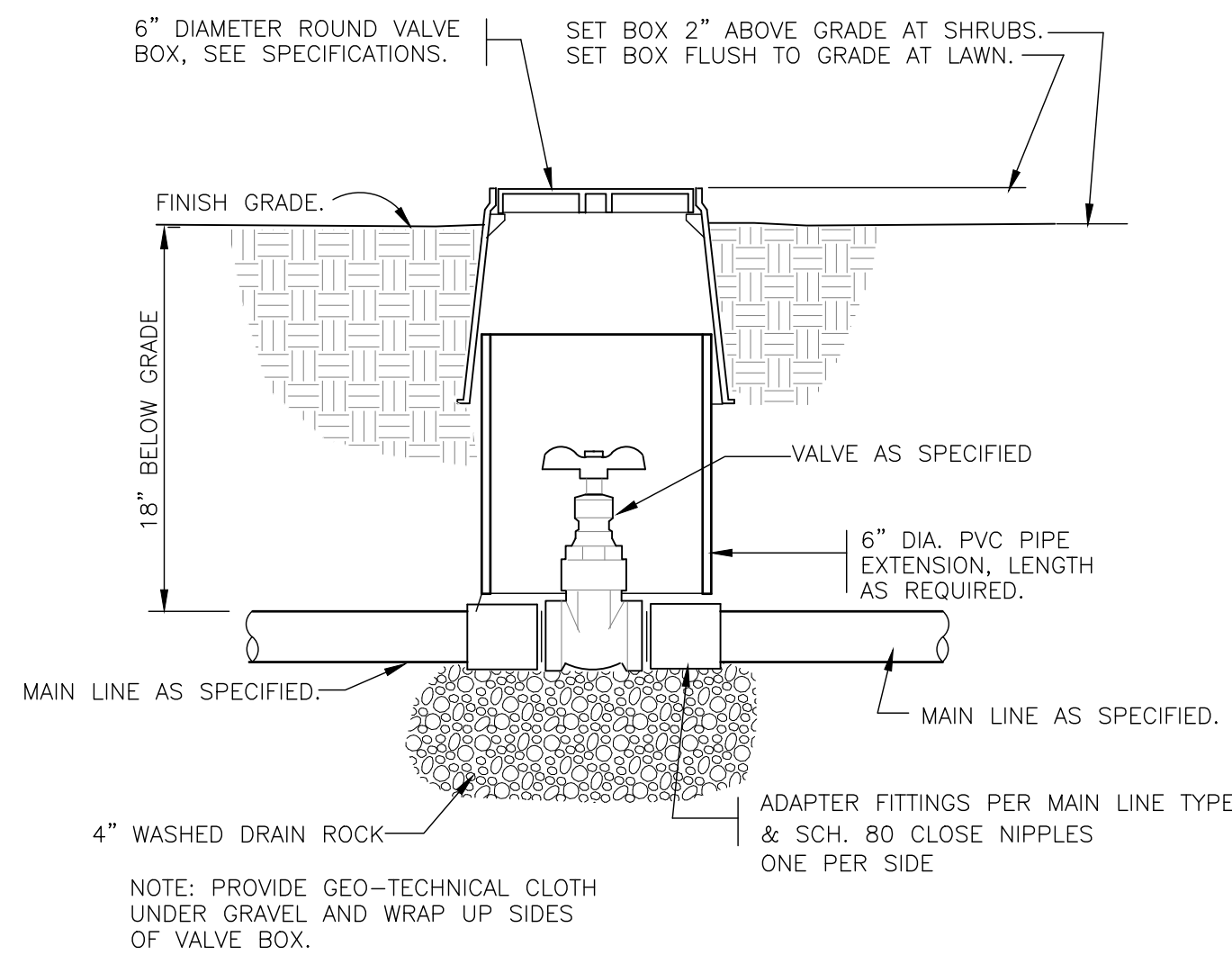
SHEET INDEX

SHEET NUMBER	SHEET TITLE
IR 1	IRRIGATION PLAN
IR 2	IRRIGATION SCHEDULES, NOTES & DETAILS
IR 3	IRRIGATION DETAILS

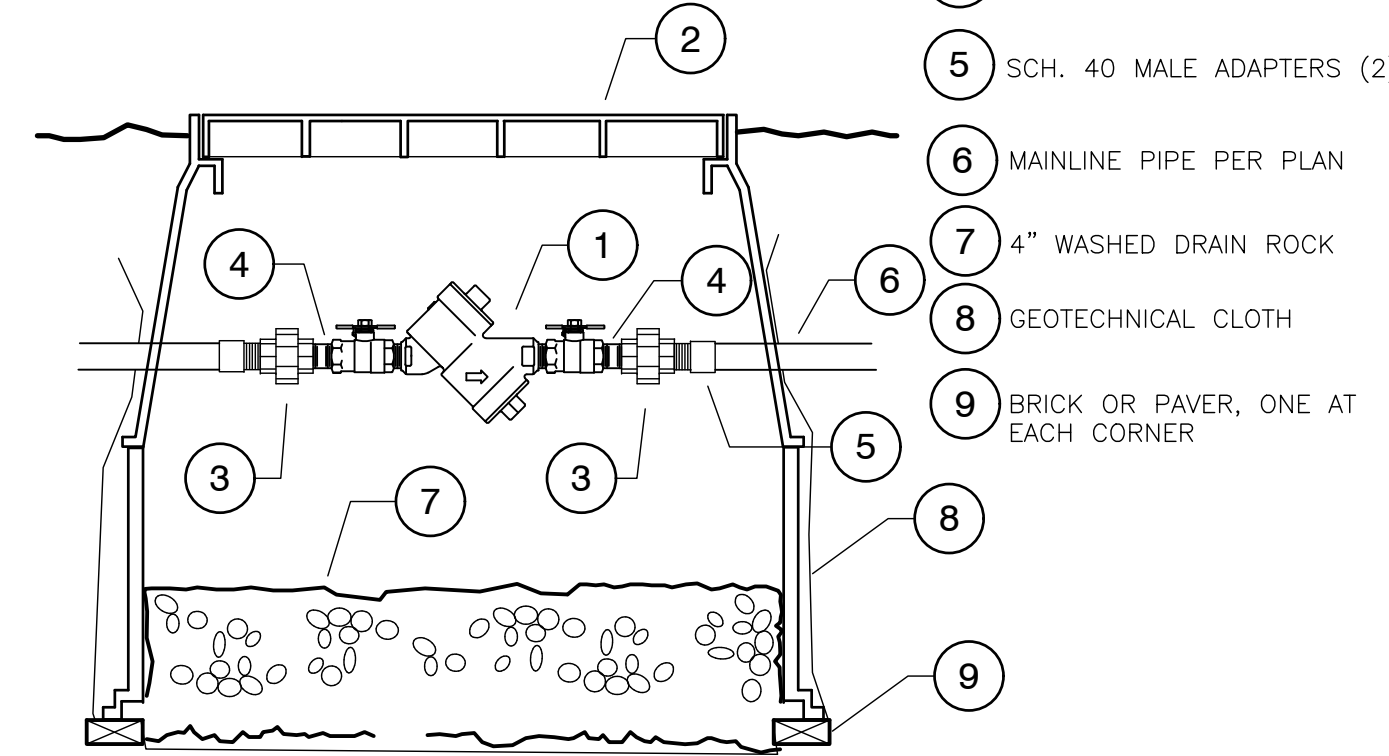


Revisions	Date	By
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BID SET	05-22-23	SO

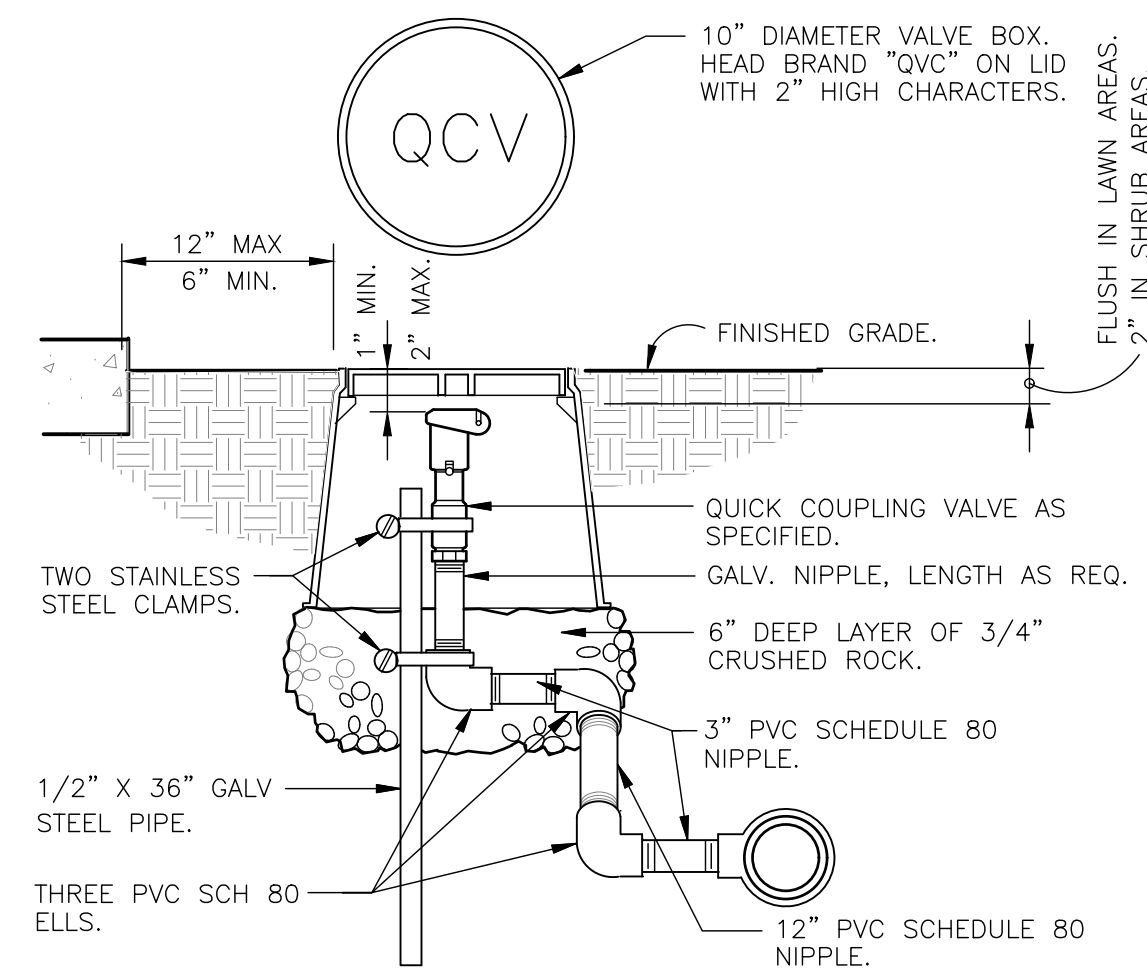
Date 11-15-22
 Scale AS NOTED
 Project# 6898



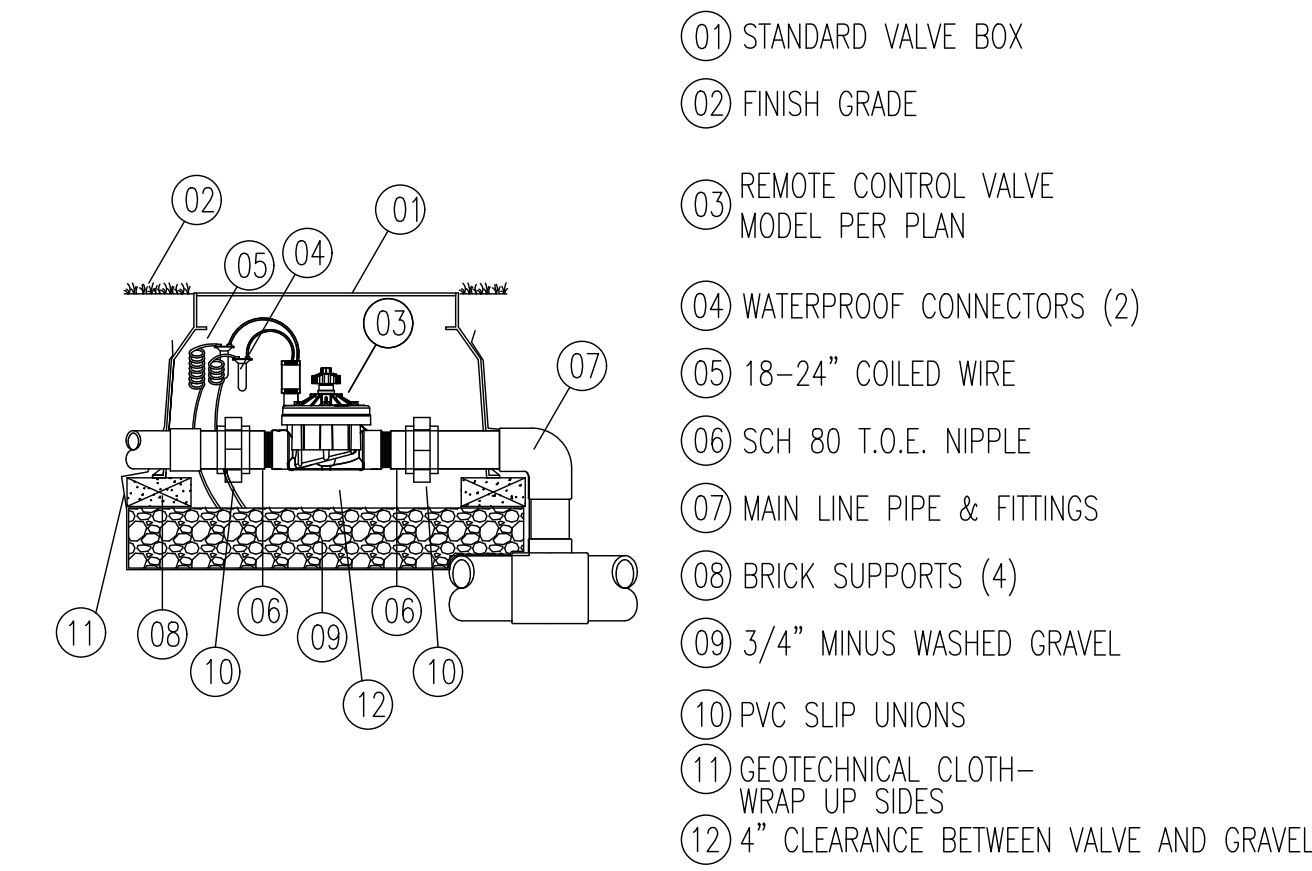
1 BRASS/BRONZE GATE VALVE
NTS 328406.33-01



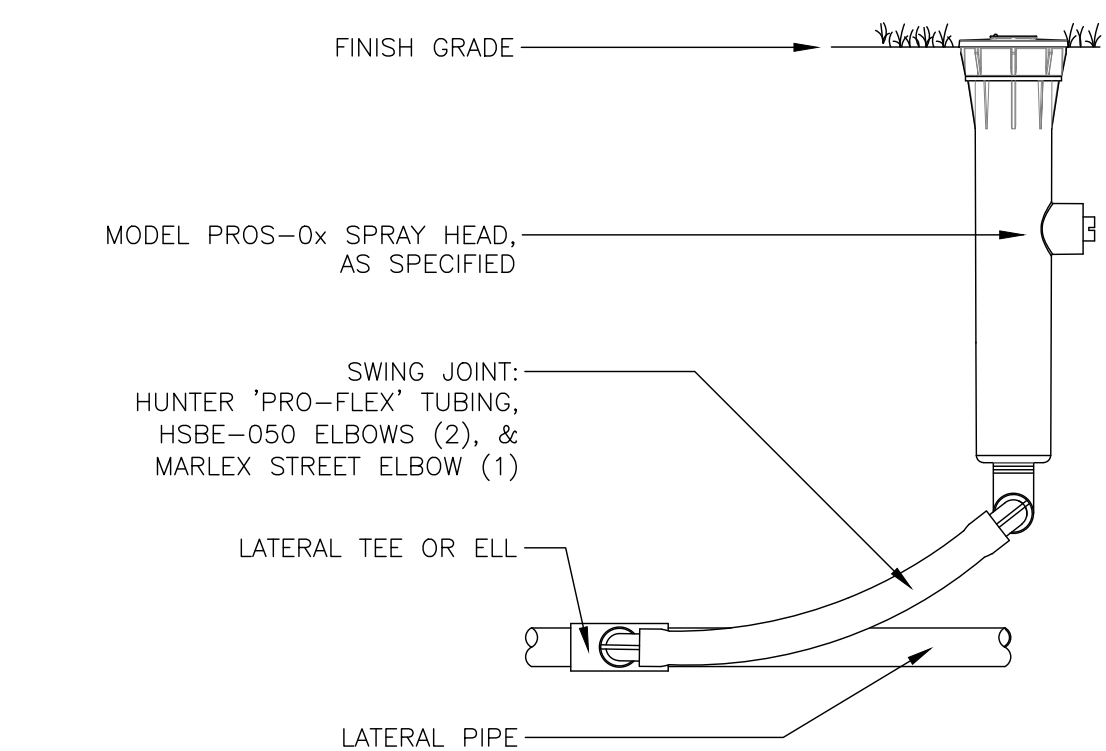
2 DCVA IN VALVE BOX
NTS 328409.46-01



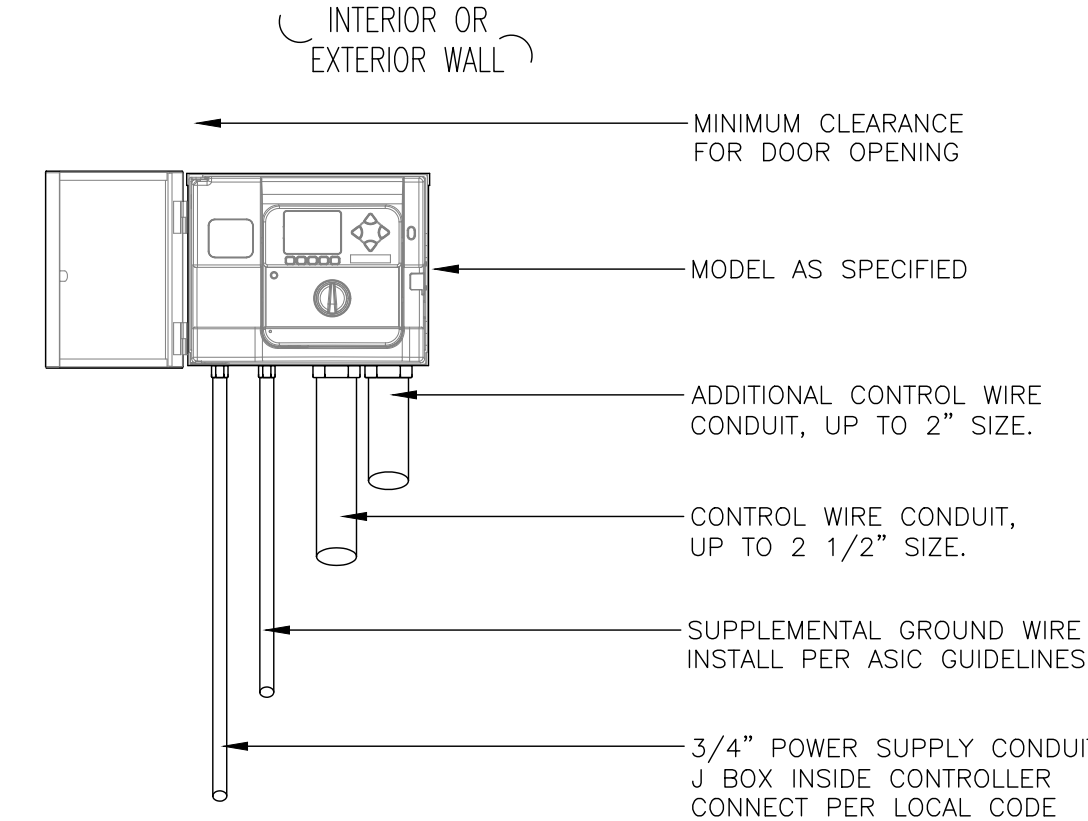
3 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0" FX-IR-FX-QUIC-03



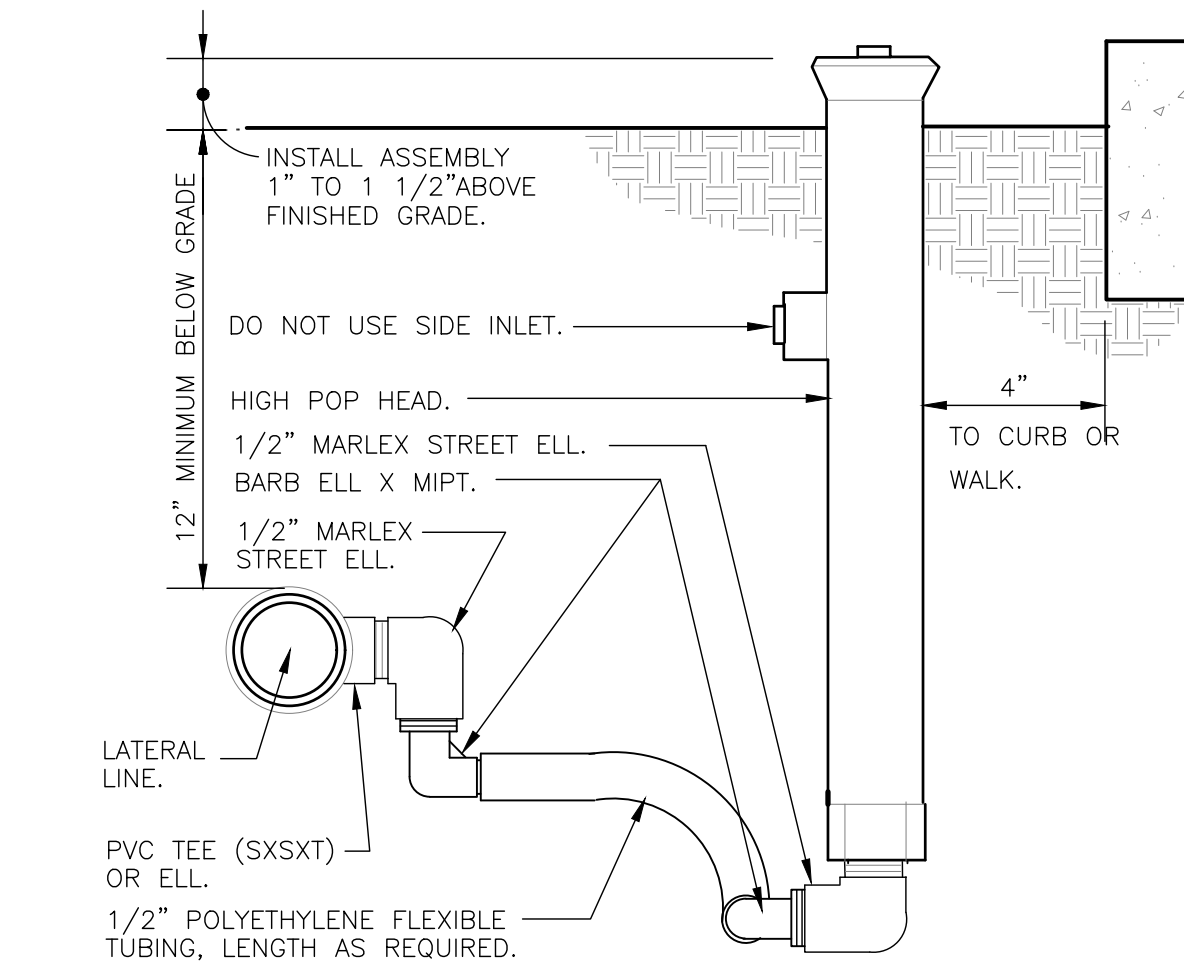
4 REMOTE CONTROL VALVE WITH UNIONS
NTS 328406.13-01



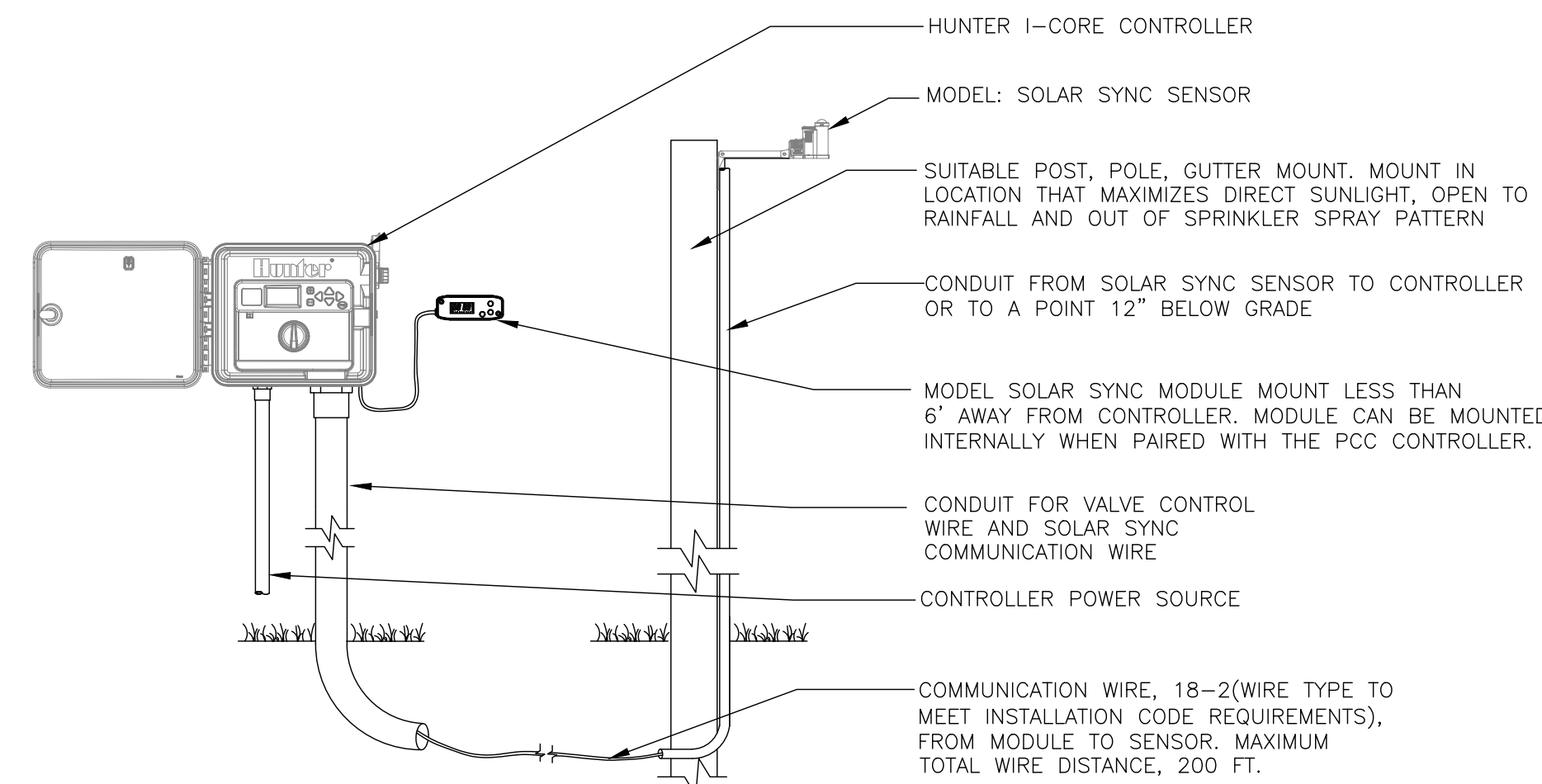
6 PROS-OX TURF SPRAY HEAD WITH PRO-FLEX TUBING
NTS 328403.13-01



7 CONTROLLER WALL MOUNT, INTERIOR/EXTERIOR
NTS 328409.13-01



5 SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY
3" = 1'-0" FX-IR-FX-HEAD-09



8 SOLAR SYNC WITH HUNTER CONTROLLER
NTS 328409.83-02

VALVE SCHEDULE

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

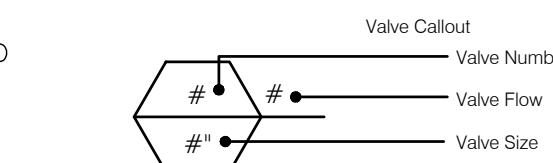
NOTES

- THIS PLAN IS DIAGRAMMATIC ONLY. VERIFY ALL DIMENSIONS AND ELEVATIONS IN FIELD. ADJUST EQUIPMENT LAYOUT TO SUIT FIELD CONDITIONS AND SITE CONSTRAINTS.
- EQUIPMENT SHOWN IN PAVED AREAS OR OUTSIDE PROJECT LIMITS IS FOR GRAPHIC CLARITY ONLY. INSTALL IN LANDSCAPED AREA. DO NOT WILLFULLY INSTALL EQUIPMENT UNDER PAVEMENT OR OUTSIDE PROJECT LIMITS.
- COORDINATE VALVE BOX LOCATIONS WITH THE PLANTING PLAN. AVOID DISPLACING PLANTS AS MUCH AS POSSIBLE. CONCEAL FROM DIRECT VIEW WHERE POSSIBLE.
- ALL SLEEVES TO BE 2X THE SIZE OF THE INTERIOR PIPE. A LARGER SLEEVE MAY BE USED IN PLACE OF TWO OR MORE SMALLER SLEEVES, PROVIDED THE SLEEVE DIAMETER IS 2X THAT OF THE TOTAL INTERIOR PIPE DIAMETERS.
- PLACE CONTROL WIRE IN SEPARATE SLEEVE.
- DESIGN ASSUMPTIONS: 20 GPM AT 55 PSI STATIC PRESSURE AT THE METER. PRESSURE READING PER VERIFY IN FIELD.
- ADJUST SPRINKLER ARC AND RADIUS AS NEEDED TO AVOID OVER SPRAY ONTO HARD SURFACES, WHILE MAINTAINING PLANT COVERAGE.
- COVER DEPTH: MAIN LINE, 18"; LATERALS, INCLUDING DRIP LINE HEADERS, 12"; DRIP TUBING, 4" INCLUDING SETTLED MULCH LAYER. SLEEVES: 18" UNDER WALKWAYS AND 24" UNDER VEHICULAR AREAS.
- DRIP HEADERS: FIELD-ASSEMBLED PVC, OR RAIN BIRD QF DRIP LINE HEADER OF THE APPROPRIATE SIZE AND CONFIGURATION MAY BE USED. SIZE PER PLANS. BLANK 1/2" TUBING MAY BE USED IN AREAS WITH FLOWS OF LESS THAN 5 GPM.
- PIPES MAY SHARE TRENCHES. PROVIDE 6" VERTICAL, AND 4" LATERAL, CLEARANCE BETWEEN PIPES.
- THIS SYSTEM QUALIFIES FOR HUNTER IRRIGATION'S ENHANCED 5 YEAR WARRANTY AND THE EPA'S WaterSense CERTIFICATION. CONTACT DANIEL MOTYLEWSKI AT 503-504-6909 FOR DETAILS.
- NO EQUIPMENT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL.**

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊙	Hunter PROS-06-PRS30-CV 8" radius Turf Spray, 30 psi regulated 6.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.
⊙	Hunter PROS-06-PRS30-CV adjustable arc Turf Spray, 30 psi regulated 6.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.
⊙	Hunter MP Corner PROS-06-PRS30-CV (2) Turf Rotator, 6in. pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. T=Turquoise adj arc 45-105.
⊙	Hunter MP800SR PROS-06-PRS30-CV Turf Rotator, 6in. pop-up with check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)
⊙	Hunter MP815 PROS-06-PRS30-CV (2) Turf Rotator, 6in. pop-up with check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. M=Maroon and Gray adj arc 90 to 210, L=Light Blue and Gray 210 to 270 arc, O=Olive and Gray 360 arc.
⊙	Hunter RZWS-18 18in. long RZWS with installed .25 GPM or .50 GPM bubbler options, 1/2in. swing joint for connection to 1/2in. pipe
⊙	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.
⊙	Hunter ICZ-101-25-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5 GPM to 15 GPM. 150 mesh stainless steel screen.
⊙	Hunter PLD-BV Hunter PLD-BV- 1/2" manual flush valve, barbed insert. Install in 10" box, with adequate blank or "cobra" tubing to extend valve out of valve box.
⊙	Hunter ECO-ID ECO-ID: 1/2" FPT connection with 12-60 PSI operating pressure. Specify with Hunter SJ swing joint.
⊙	Extra loop of drip line Loop drip line around tree root ball.
⊙	Area to Receive Dripline Hunter Eco-Mat 17 mm 0.6 GPH fleece wrapped inline emitter tubing, with the blanket Eco-Mat. Evenly disperses water from under the surface. Emitters at 12" O.C. Dripline laterals spaced at 12" apart. Specify PLD-LOC fittings.
⊙	Area to Receive Dripline Hunter HDL-06-12-CV x 18" row spacing HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.
⊙	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
⊙	Hunter HQ-44LRC Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body.
⊙	Matco-Norca 759 Brass Shut Off Ball Valve, 1/2" to 4". Two Piece Body, Blow-Out Proof Stem, Chrome Plated Solid Brass Ball, Threaded, with PTFE Seats. Same size as mainline pipe.
⊙	Zum 950XLT 1" Double Check Valve Assembly
⊙	Hunter HCC-1600-PL 16 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & one ICM-800 Module. With Hydrawise weather-based programming software. Wall-mounted plastic cabinet.
⊙	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.
⊙	Water Meter 1"

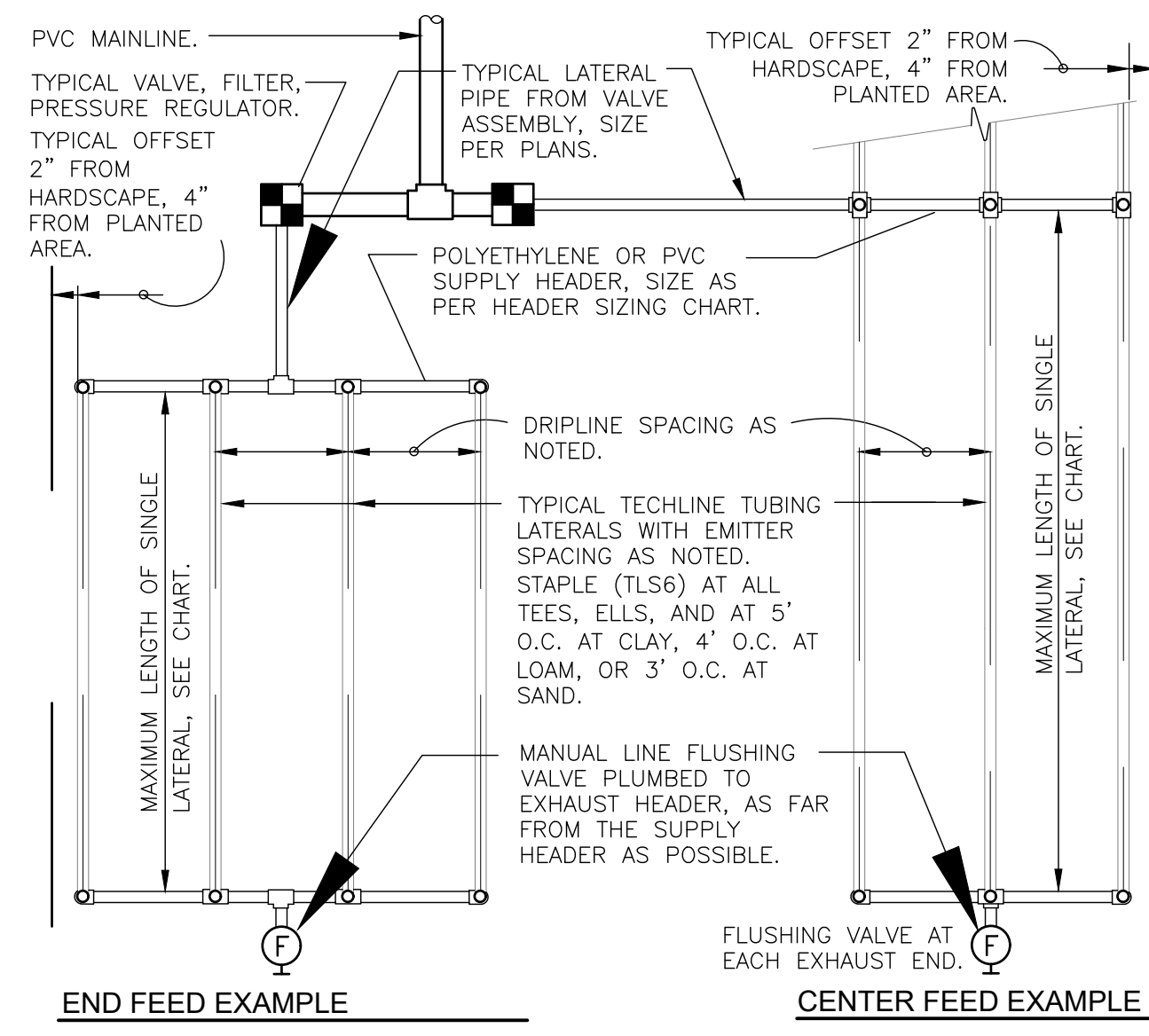
—	Irrigation Lateral Line: PVC Class 200 SDR 21
—	Irrigation Lateral Line: Rain Bird QF Drip Line Header Tubing
—	Irrigation Mainline: PVC Schedule 40
—	Irrigation Mainline: IPS pipe—from meter Supply line from meter to landscaped area, by others. Size shown is minimum required to operate system as designed.
—	Pipe Sleeve: PVC Schedule 40



AOA Environmental Planning & Landscape Architecture
Altman Oliver Associates, LLC Office (253) 455-1515 Fax (253) 333-8909
 PO Box 578 Carnation, WA 98014
 STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 SIMONE CATHERINE OLIVER CERTIFICATE NO. 744 EXPIRES 6/25/25

LANDSCAPE PLAN IRRIGATION SCHEDULES, NOTES, & DETAILS
SNO-VALLEY SENIOR HOUSING
 31845 W. COMMERCIAL ST., CARNATION, WA 98014

Revisions	By	Date
NEW SITE PLAN	SO	05-11-23
BID SET	SO	05-22-23
Date	11-15-22	
Scale	AS NOTED	
Project#	6898	



HDL MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

DRIPPER SPACING	12"				18"				24"			
DRIPPER FLOW RATE (GPH)	0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9
INLET PRESSURE (PSI)	15	127	109	86	65	177	151	120	91	152	116	
25	427	325	256	194	604	459	361	274	458	348		
35	539	409	322	244	763	579	456	346	580	440		
45	618	469	369	280	877	664	523	397	666	506		

PLD FLOW PER 100 FEET

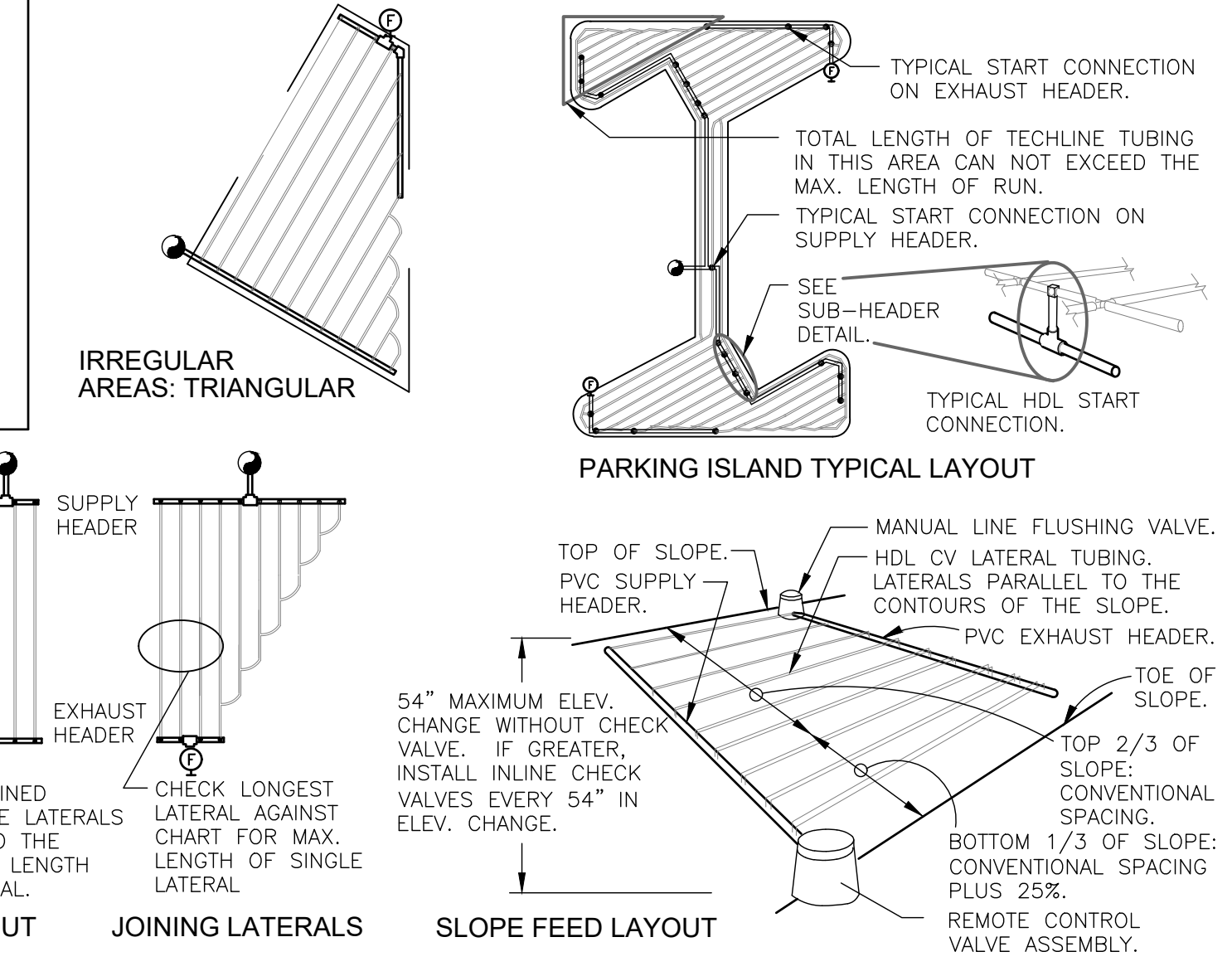
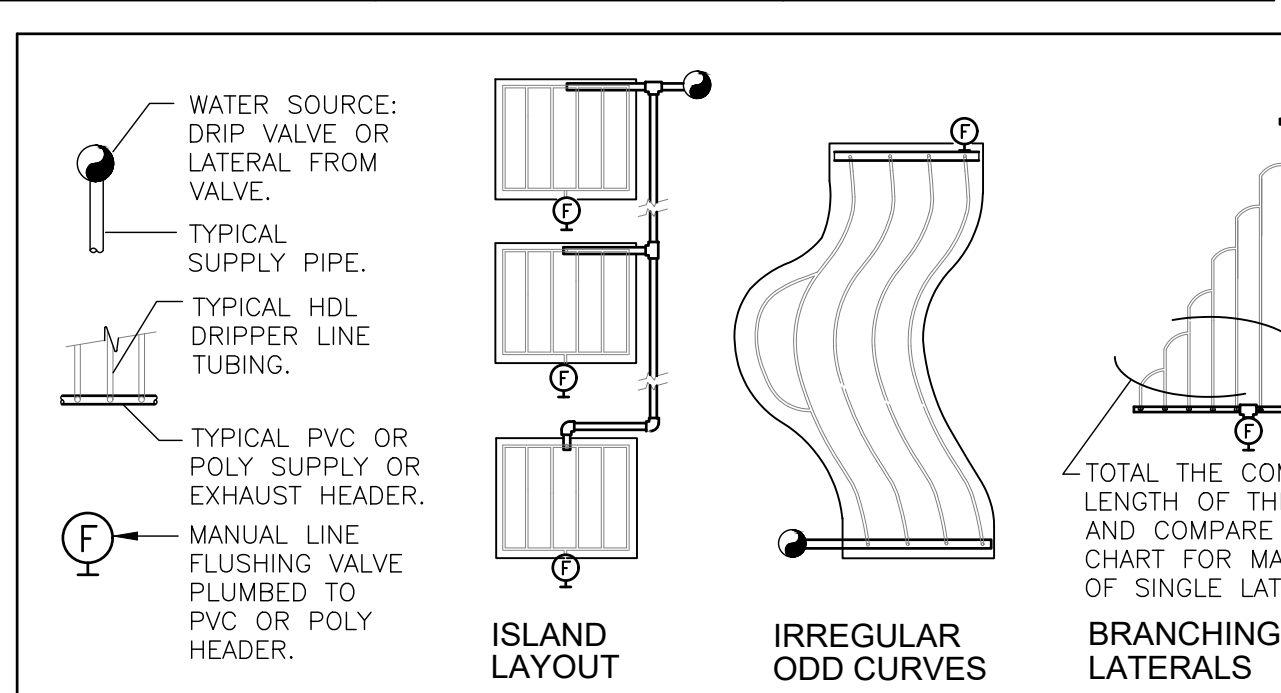
DRIPPER SPACING	0.26 GPH DRIPPER	0.4 GPH DRIPPER	0.6 GPH DRIPPER	0.9 GPH DRIPPER
12"	26.40	0.44	40.00	0.67
18"	17.58	0.29	26.67	0.44
24"	N/A	N/A	N/A	N/A

SUPPLY AND EXHAUST HEADER SIZING CHART (UNLESS NOTED ON PLANS)

STEP 1: ADD LENGTH OF ALL HDL LATERAL TUBING CONNECTED TO THE HEADER.
 STEP 2: DIVIDE THIS TOTAL LENGTH BY 100 TO INDICATE THE LENGTH IN UNITS OF 100.
 STEP 3: LOCATE THE GPM THAT APPLIES FOR EACH UNIT OF 100 FEET LENGTH ON THE CHART "HDL FLOW PER 100 FEET". MULTIPLY THIS GPM NUMBER TIMES THE UNITS OF 100 FEET FOR THE TOTAL GPM AT THIS HEADER.
 STEP 4: SIZE THE HEADER WITH THE FOLLOWING:
 1 TO 6 GPM: 3/4" HEADER. 6 TO 10 GPM: 1" HEADER.
 10 TO 20 GPM: 1 1/4" HEADER. 20 TO 30 GPM: 1 1/2" HEADER.

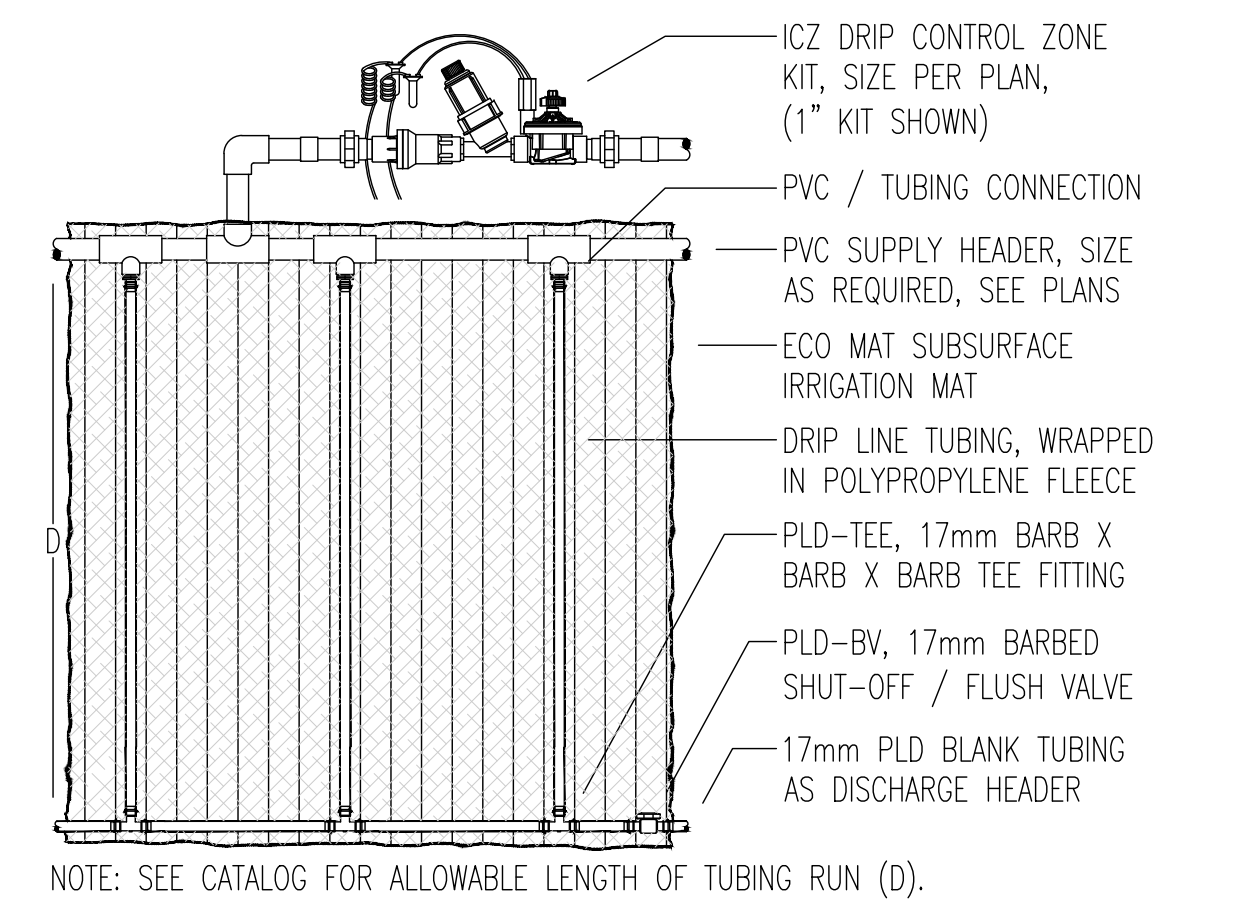
HDL GENERAL GUIDELINES FOR WATERING TIME

	TURF			SHRUB & GROUND COVER		
	CLAY	LOAM	SANDY	CLAY	LOAM	SANDY
DIPPER FLOW (GPH)	0.26	0.4	0.6	0.26	0.4	0.6
DRIPPER INTERVAL	18"	12"	12"	18"	18"	12"
LATERAL (ROW) SPACING	18"-22"	18"-22"	12"-16"	18"-24"	18"-24"	16"-20"
APPLICATION RATE (IN/HR)	.19-.0.15	.43-.35	.96-.72	.19-.21	.29-.21	.72-.58
TIME TO APPLY 1/4"	79-100	35-43	16-21	79-107	52-71	21-26

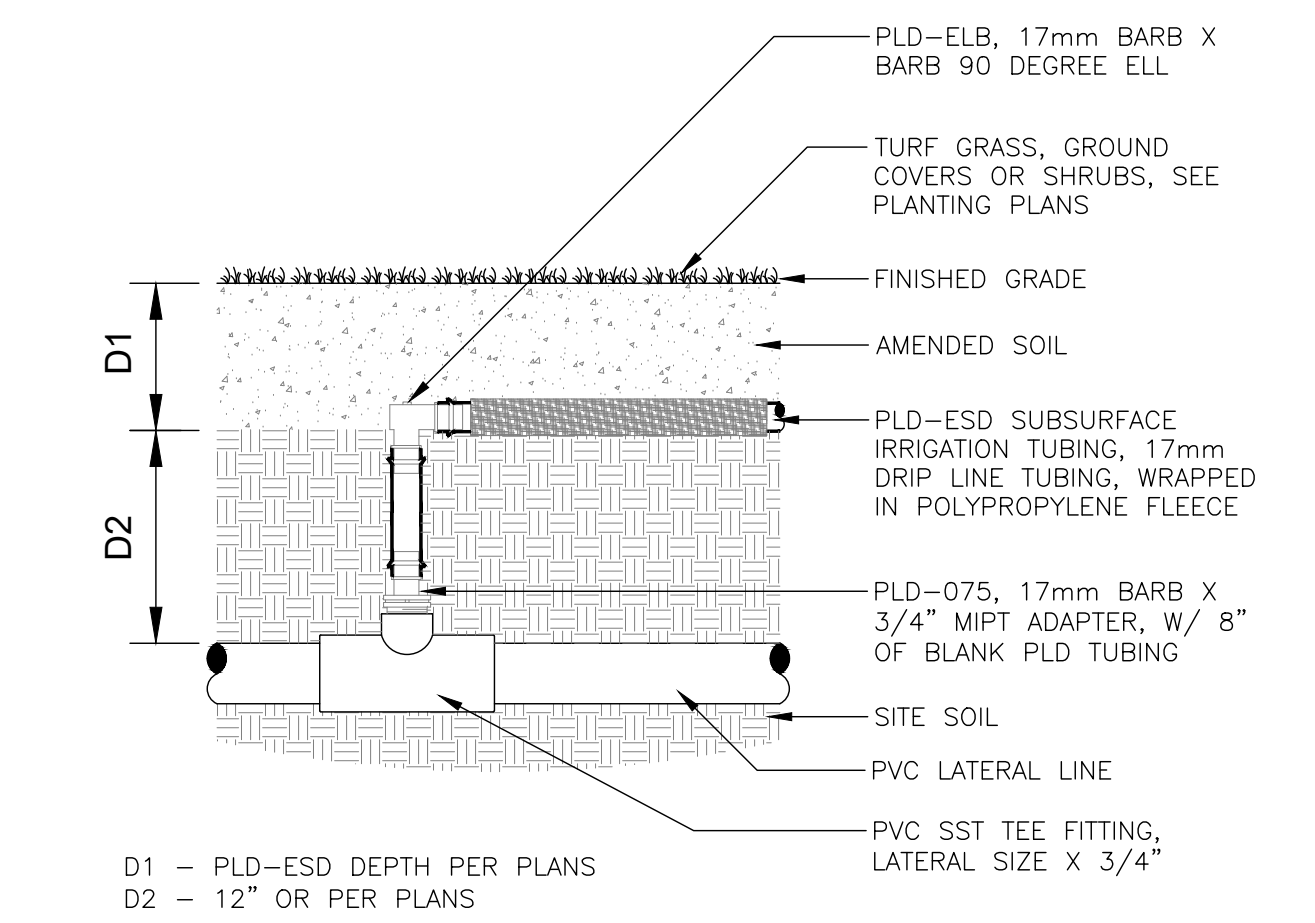


1 TYPICAL HUNTER HDL DRIP LINE REQUIREMENTS
N.T.S.

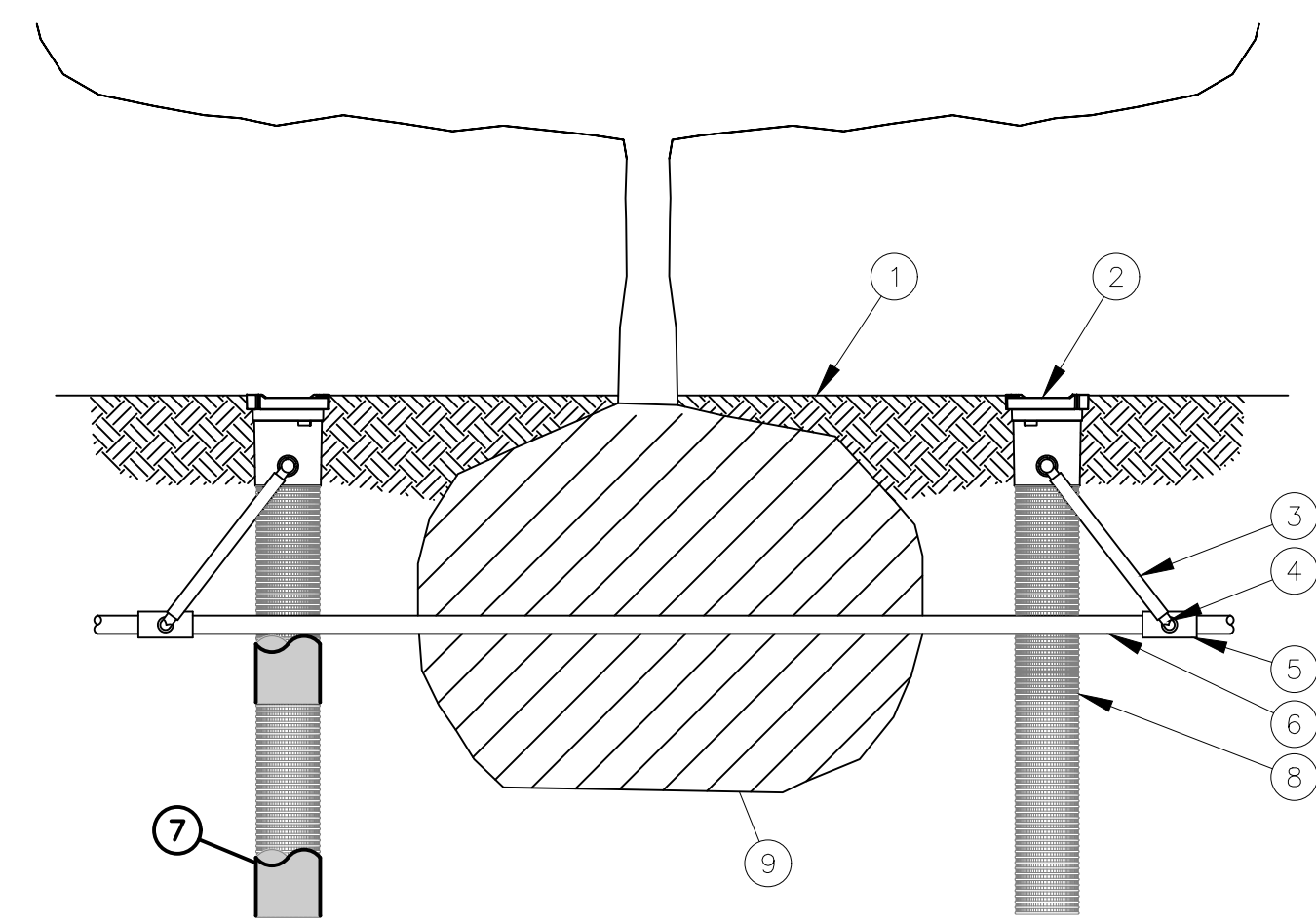
328413.56-01



NOTE: SEE CATALOG FOR ALLOWABLE LENGTH OF TUBING RUN (D).



D1 - PLD-ESD DEPTH PER PLANS
D2 - 12" OR PER PLANS



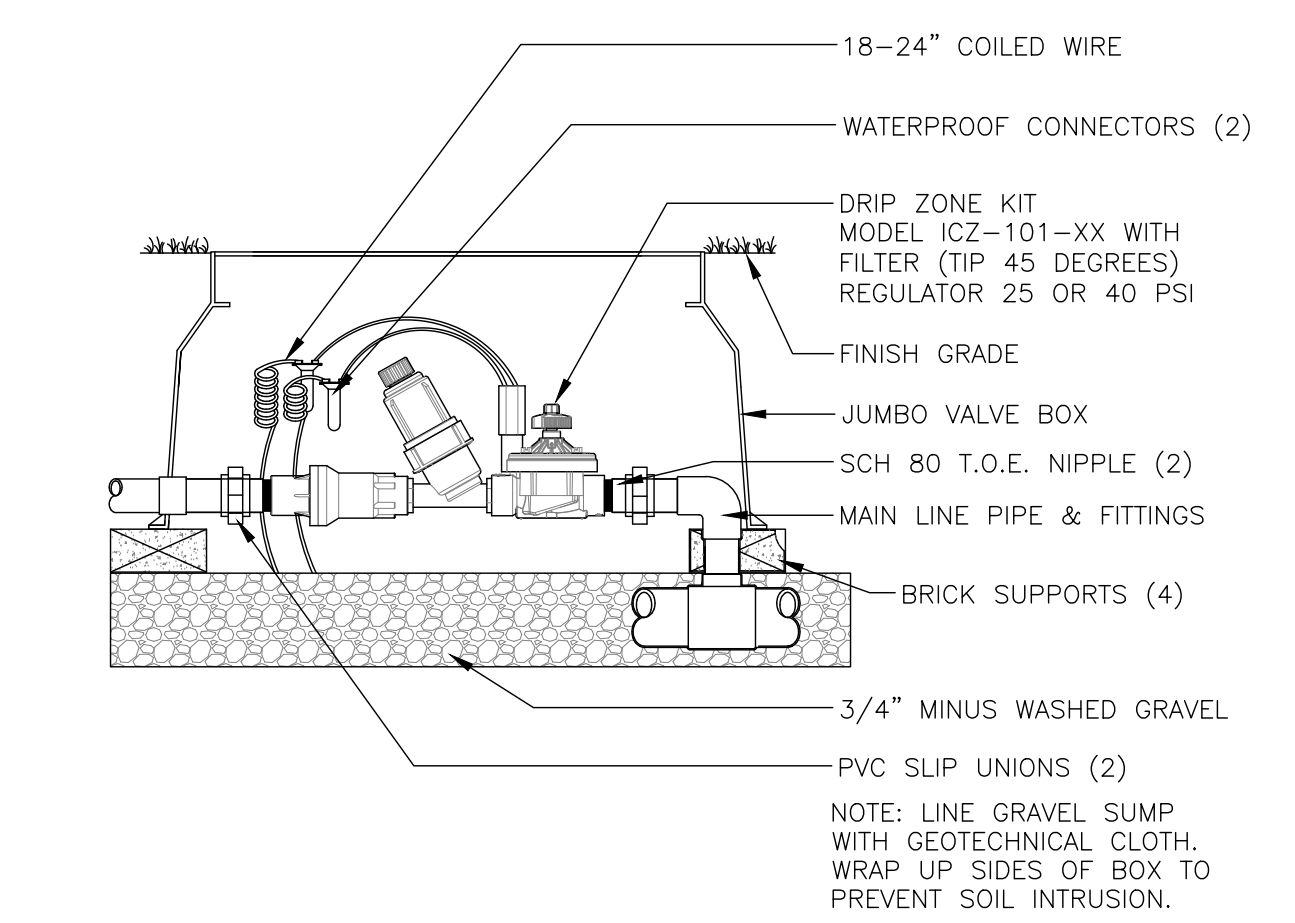
NOTES:
1. POSITION 2 UNITS EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL.
2. INSTALL PRODUCT WITH TOP EVEN WITH FINISH GRADE OR THE TOP OF MULCH.
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.

- FINISH GRADE/TOP OF MULCH
- ROOT WATERING SYSTEM: AS SPECIFIED
- SWING ASSEMBLY (INCLUDED)
- 1/2" (1.3 CM) MALE NPT INLET (INCLUDED)
- PVC SCH 40 TEE OR EL
- PVC OR POLYETHYLENE LATERAL PIPE
- OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
- CANISTER--LENGTH AS SPECIFIED
- PLANT ROOT BALL

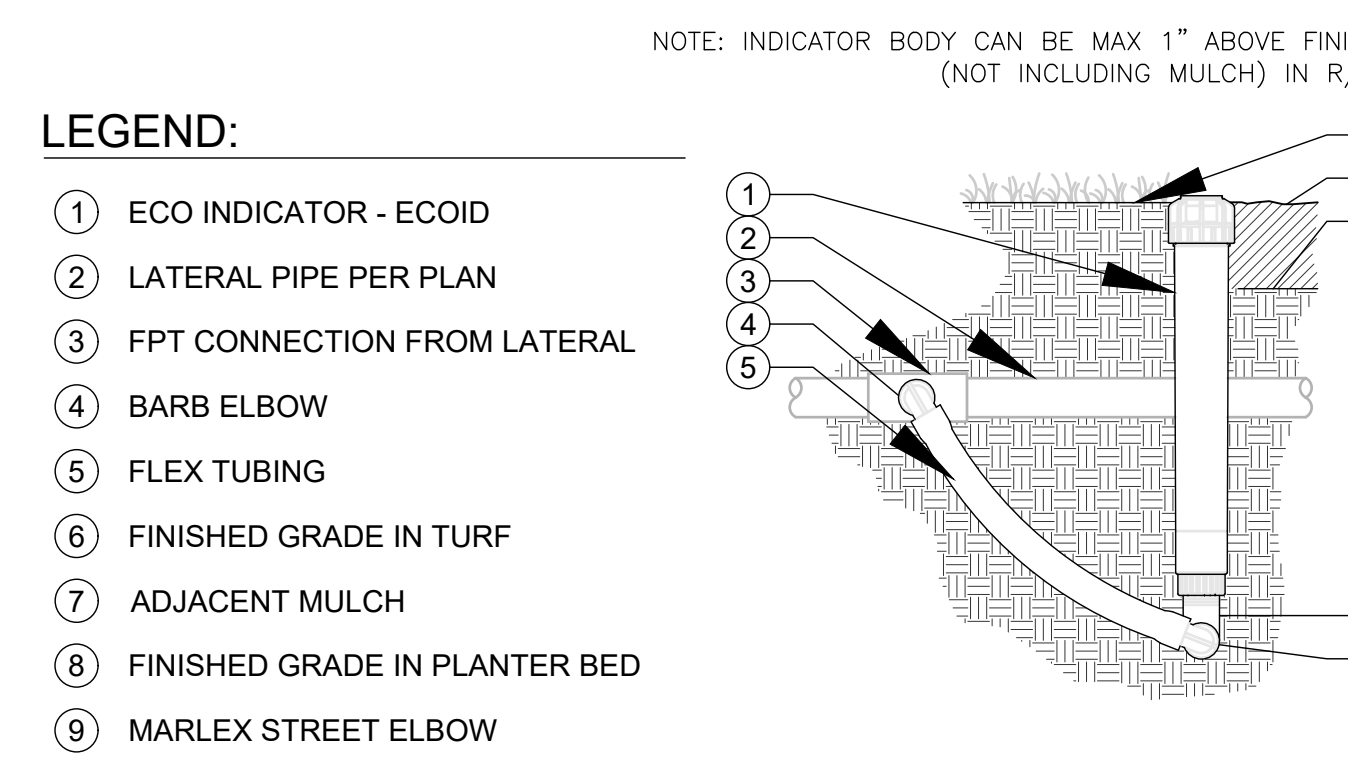
2 ECO MAT-PVC SUPPLY AND POLY TUBE EXHAUST
N.T.S. 328413.56-04

3 PLD-ESD CONNECTION - BARB X BARB 90 DEG. ELL
NOT TO SCALE FX-IR-HUNT-MICR-29

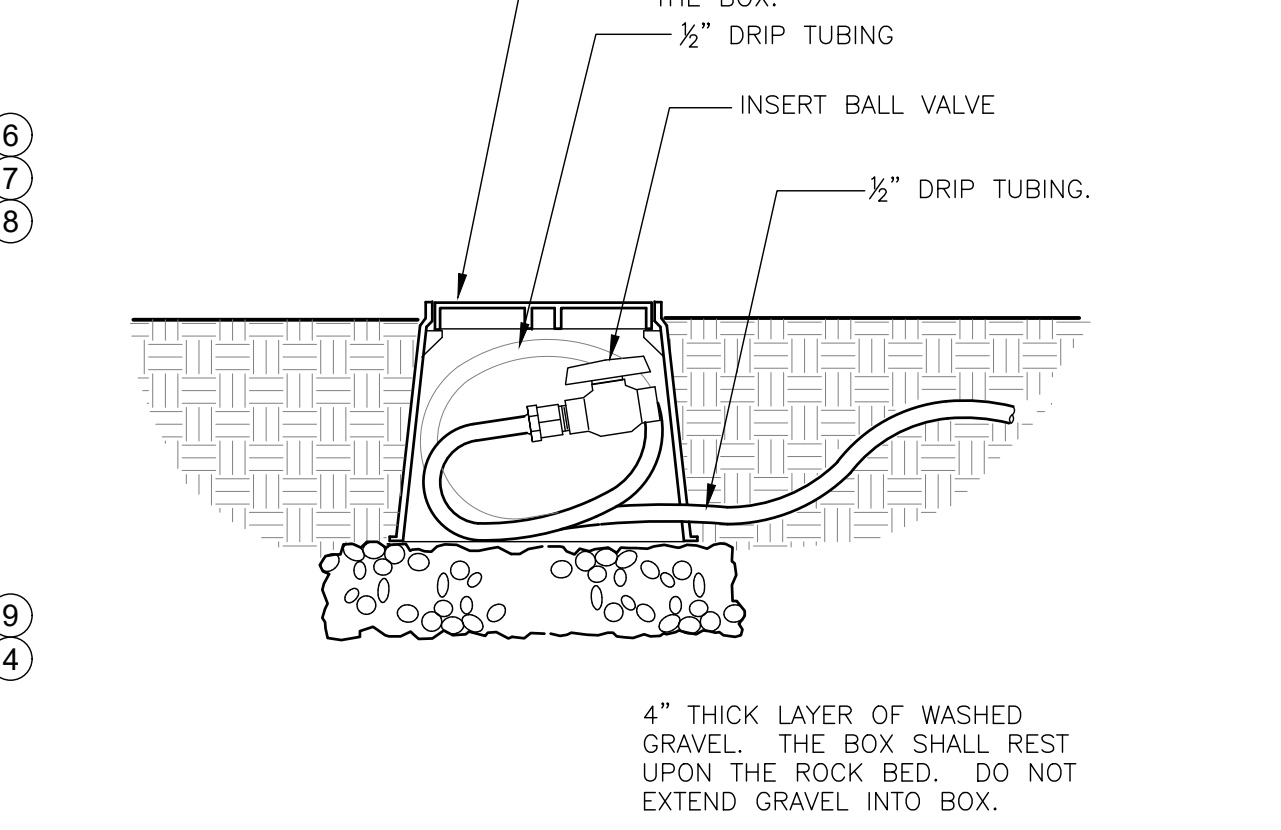
4 ROOT WATERING SYSTEM
N.T.S. 328403.53-01



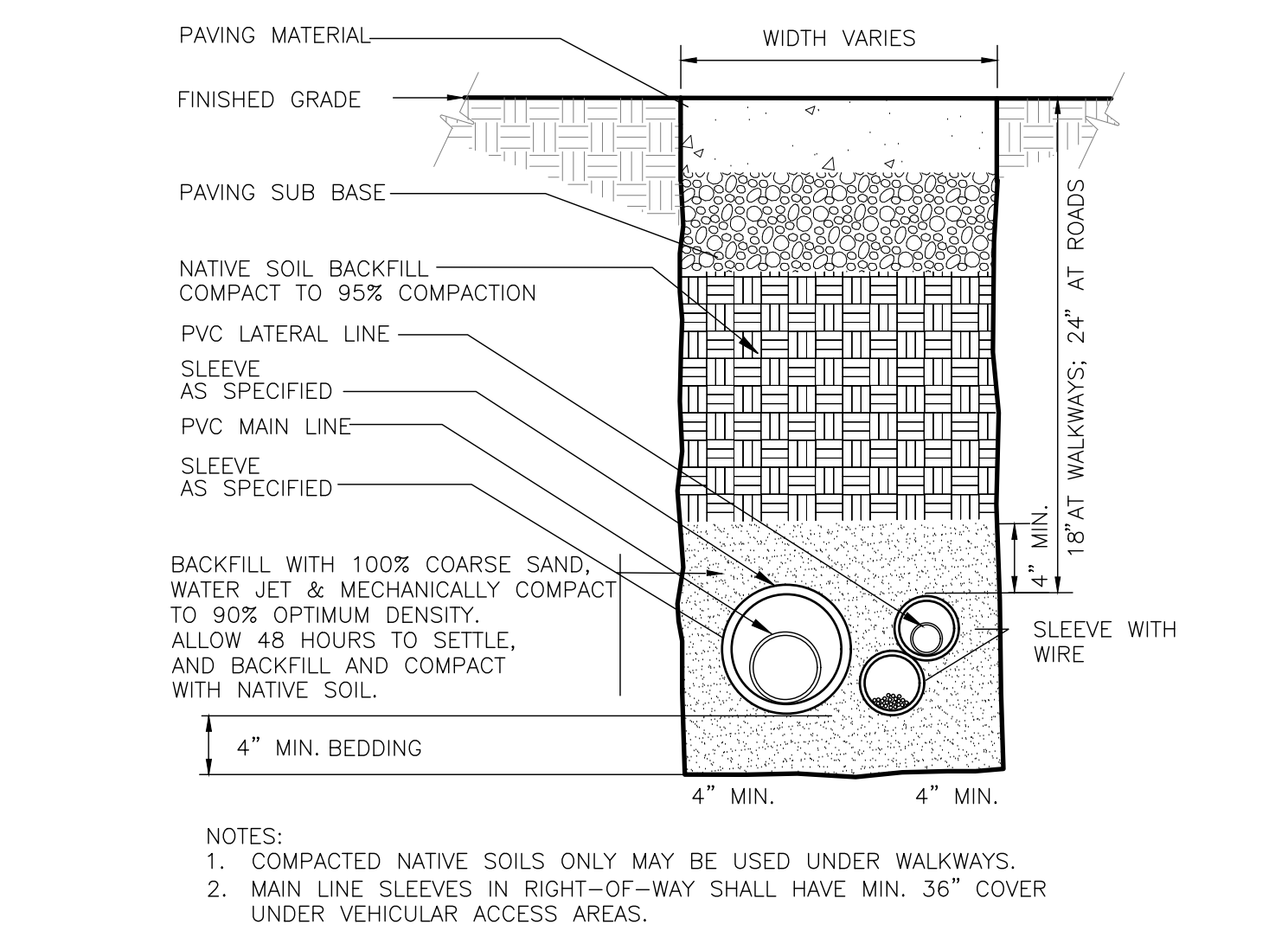
5 ICZ-101 DRIP CONTROL ZONE WITH UNIONS
N.T.S. 328413.76-04



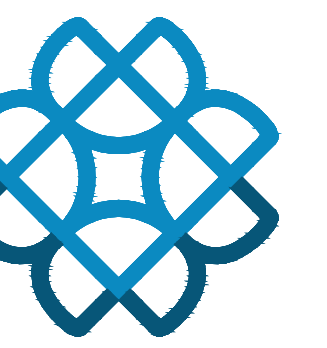
6 HUNTER ECO-INDICATOR
N.T.S. 328413-01



7 DRIP FLUSH VALVE-SUBSURFACE
N.T.S. 328413.49-01



8 SLEEVE AT ROAD
N.T.S. 328409.76-01



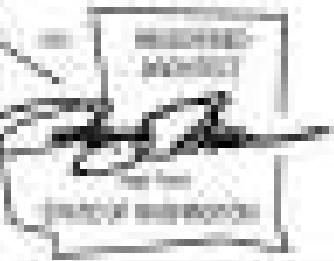
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Reviewed for
2018 Building Code Compliance
Lou Flynn
8/17/23
Building Plan Review by
SAFEbuilt

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Carnation, WA 98014

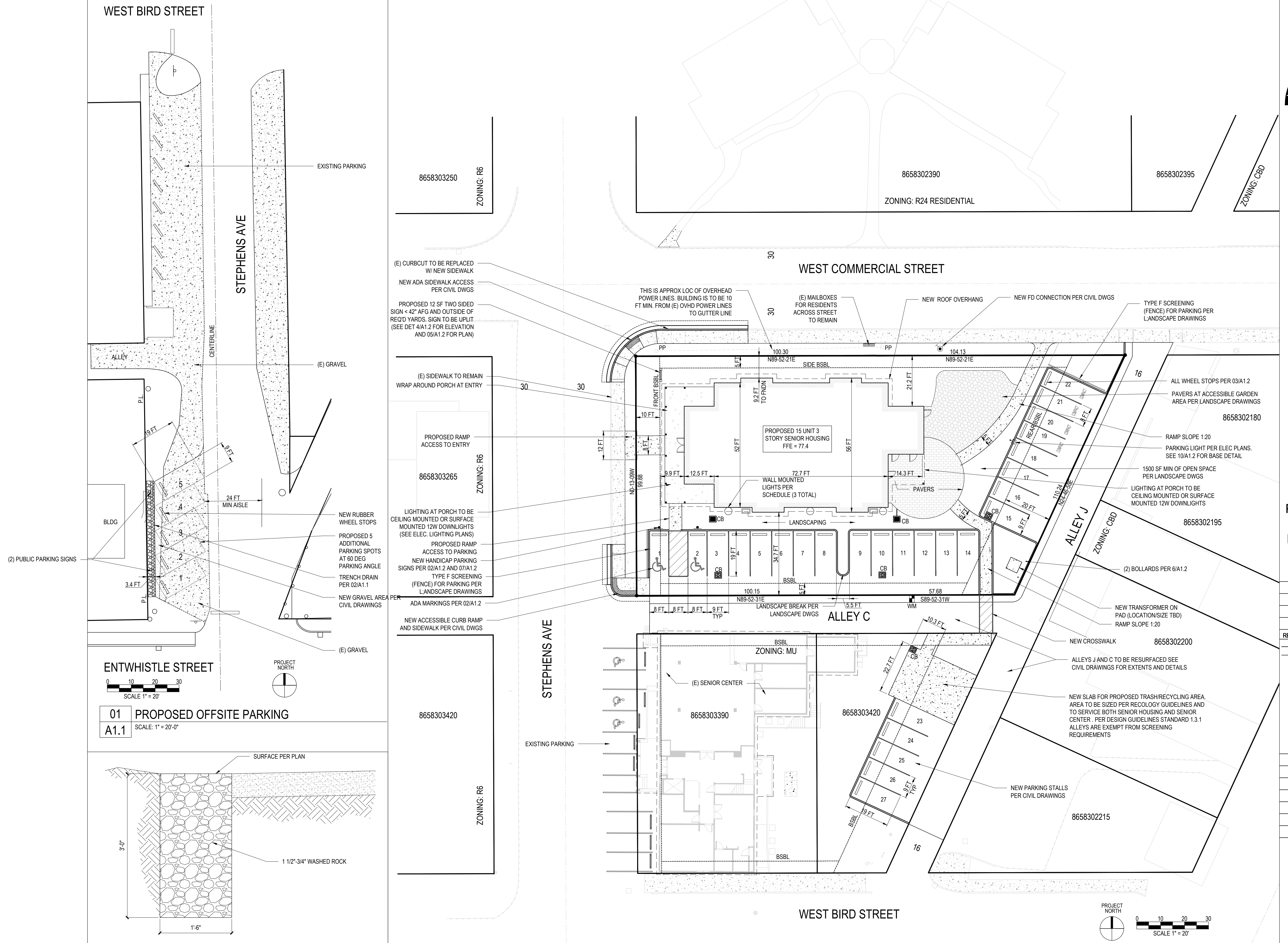


PROPOSED SITE AND OFF SITE PARKING PLANS

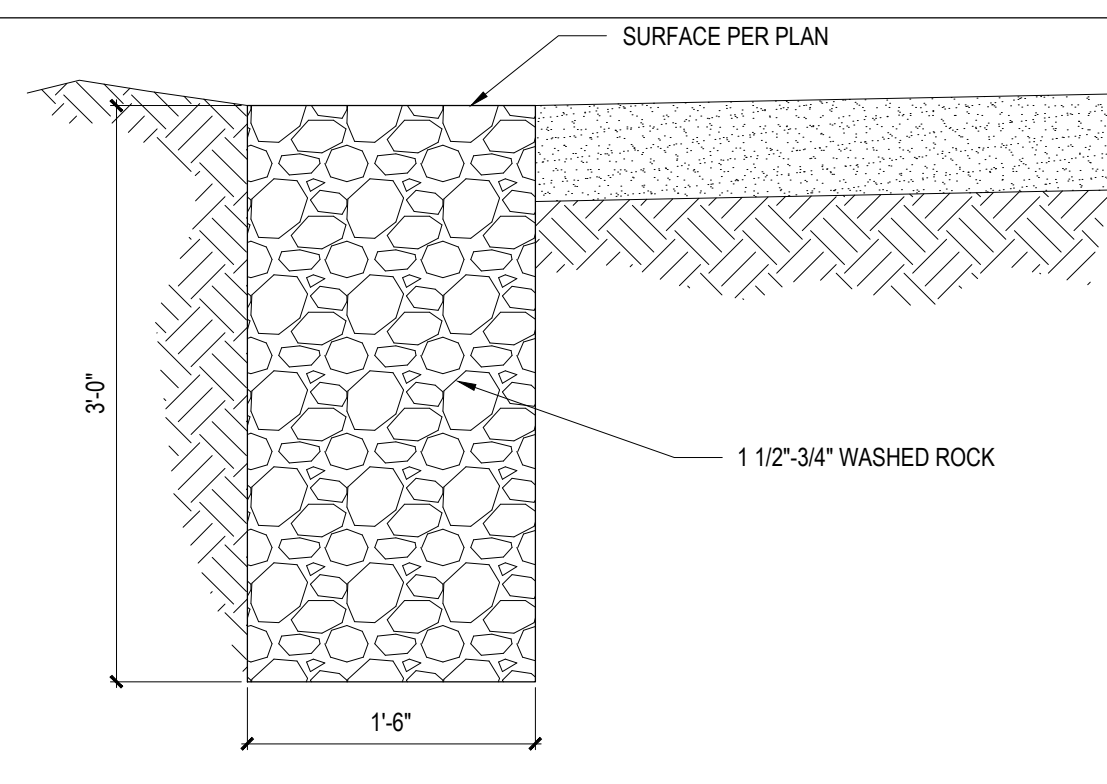
Issuance
PERMIT
Date
MAY 22, 2023
BID SET

REV #	Date	Description	BID SET
3/28/23		REVISION	
5/22/23		BID SET	

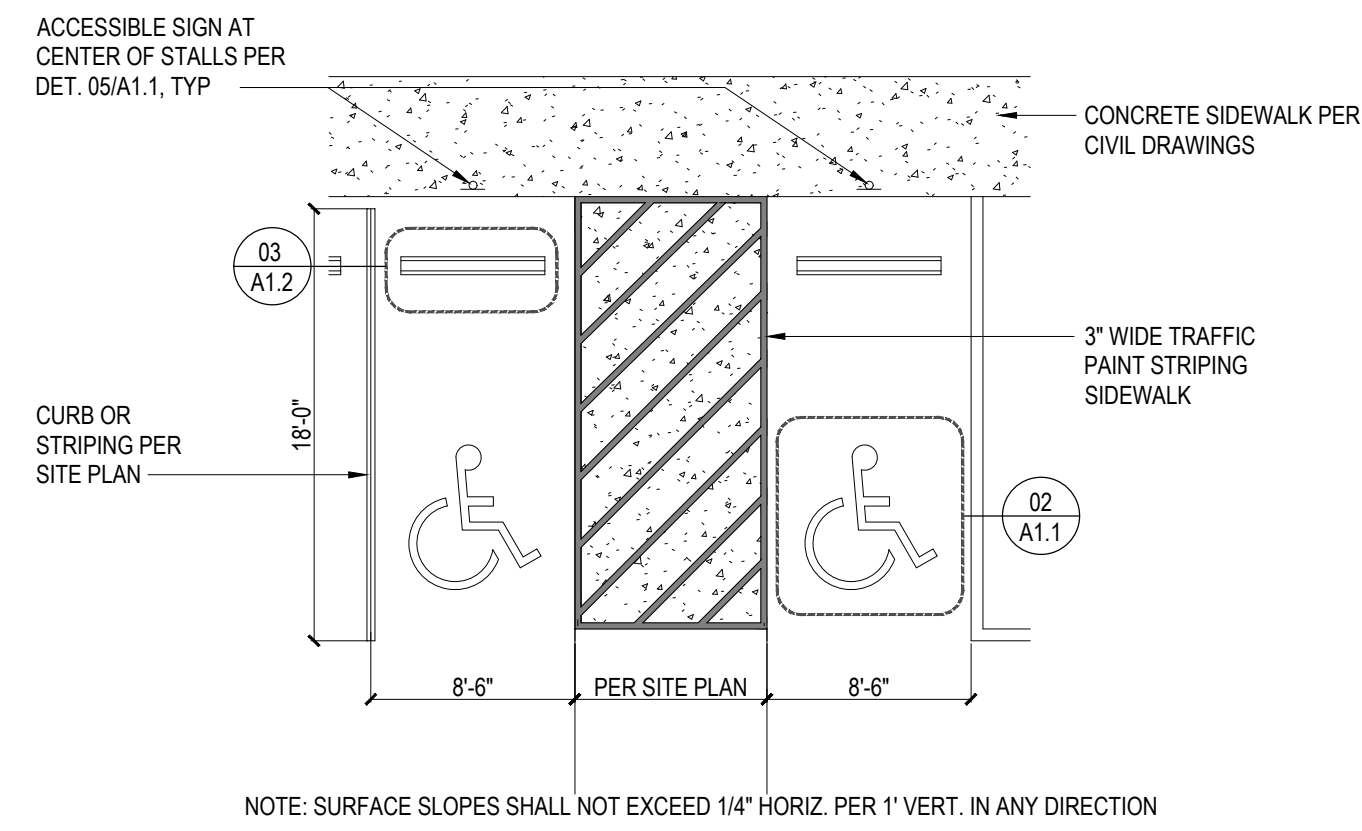
Drawn By:	MW
Checked By (P.M.):	RT
Checked By (Q.C.):	RT
Project No.	20-058



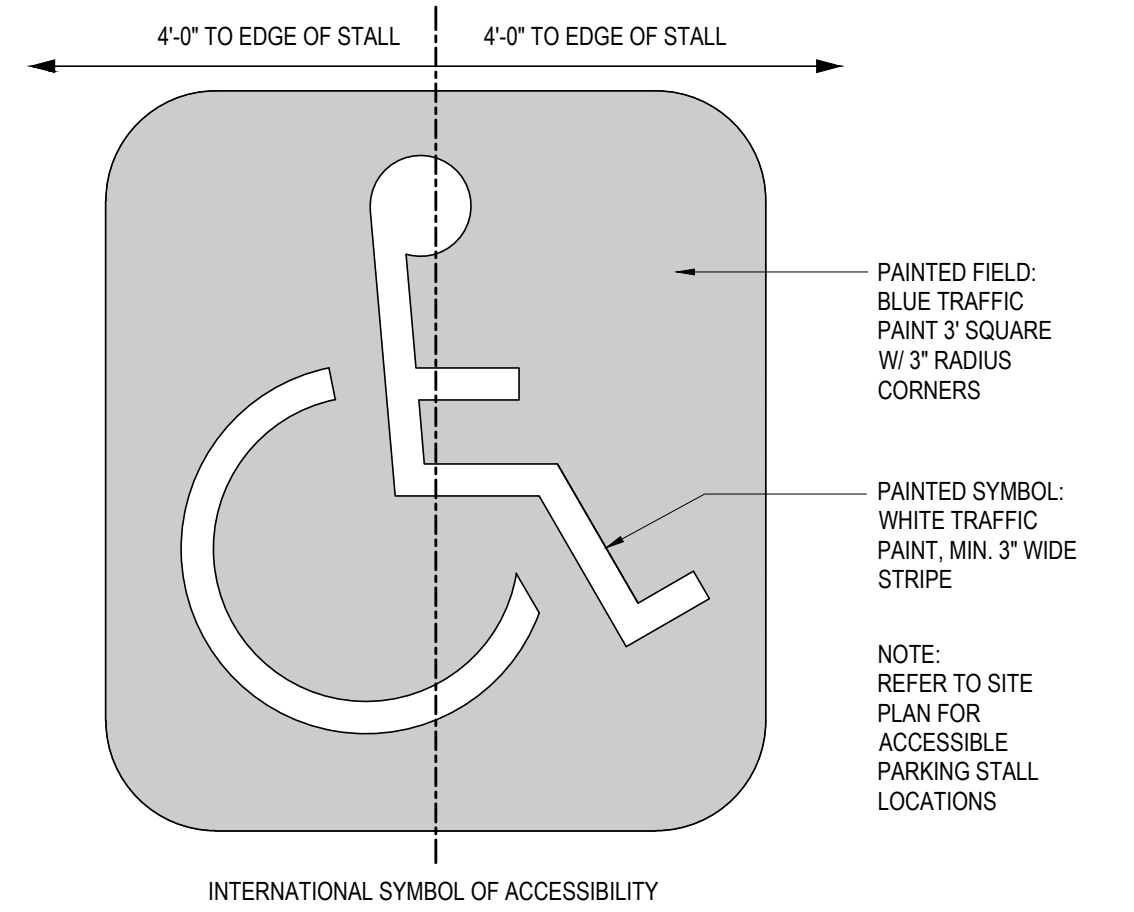
01 PROPOSED OFFSITE PARKING
A1.1 SCALE: 1" = 20'-0"



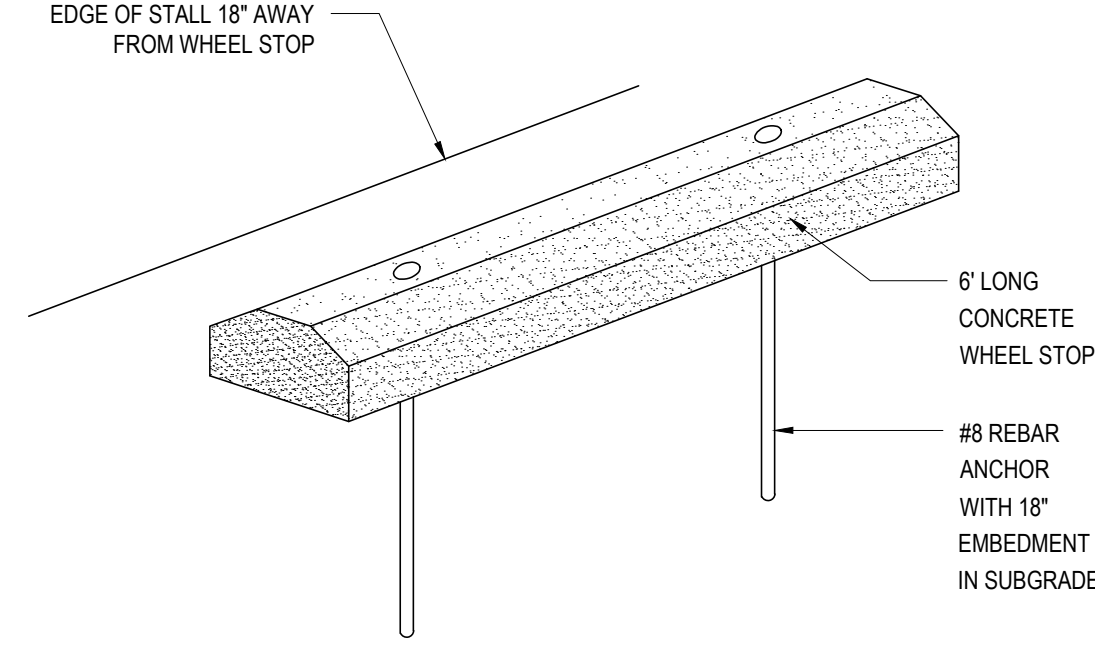
03 PROPOSED SITE PLAN
A1.1 SCALE: 1" = 20'-0"



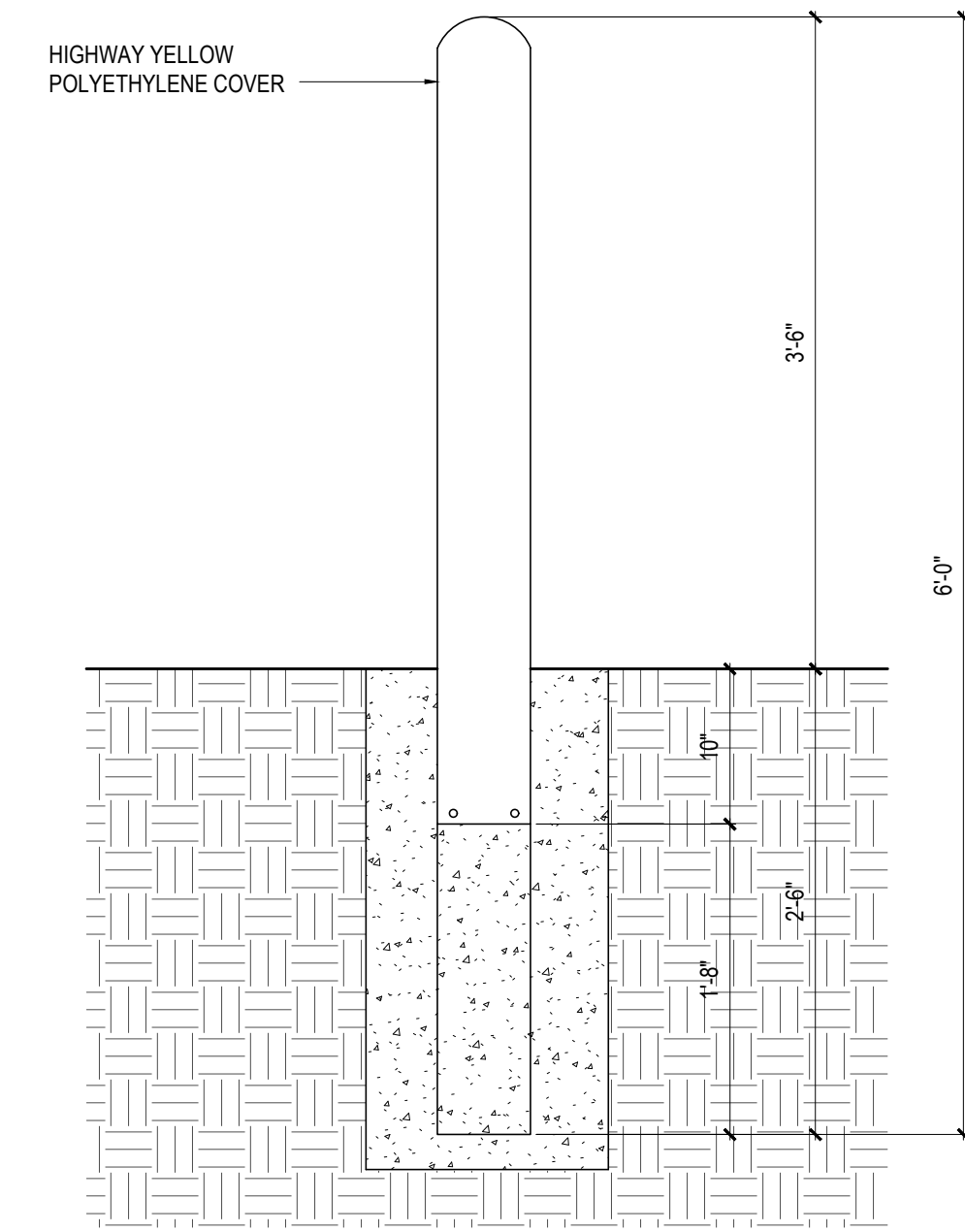
01 ADA PARKING STALL
SCALE: 1/8" = 1'-0"



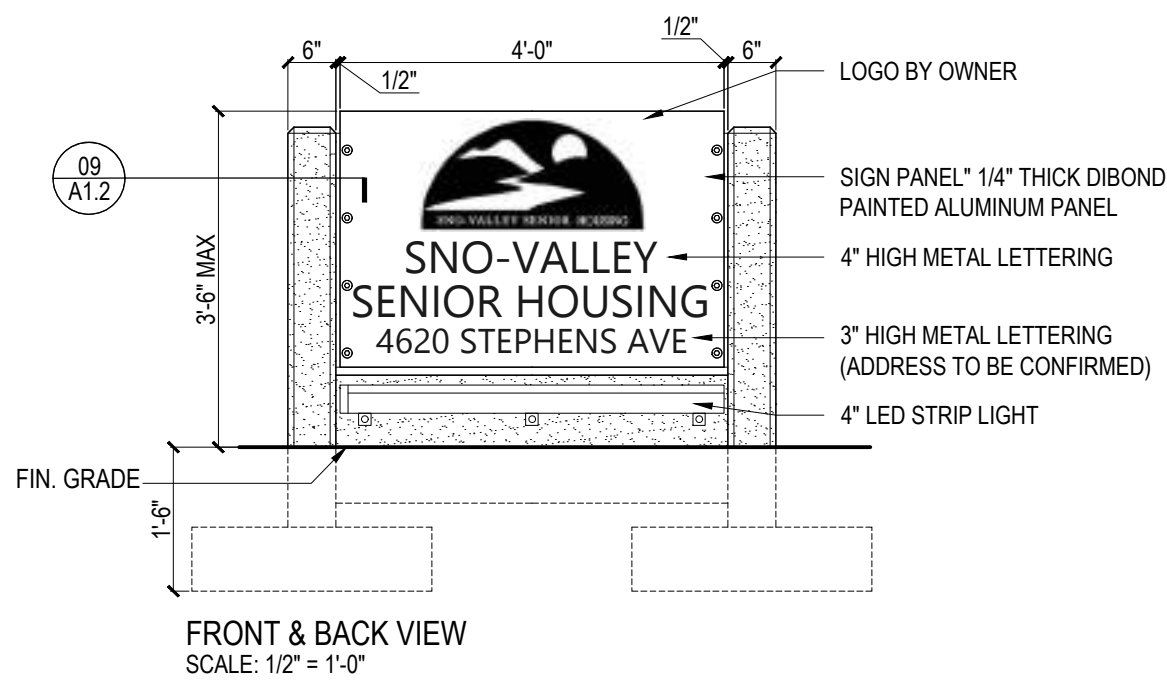
02 ADA PARKING SIGNAGE
SCALE: 1/2" = 1'-0"



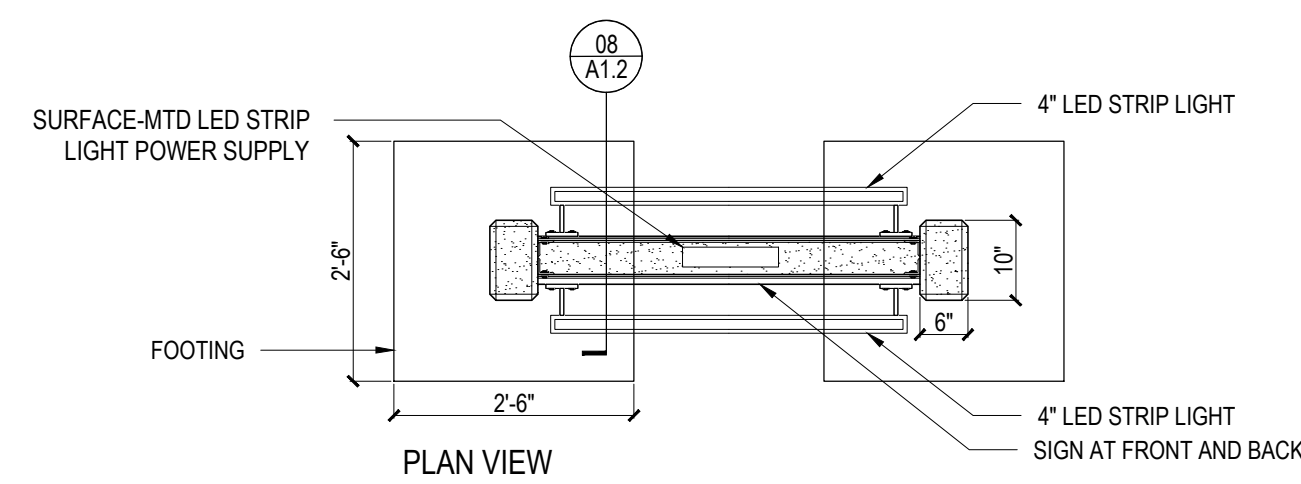
03 WHEEL STOP
NTS



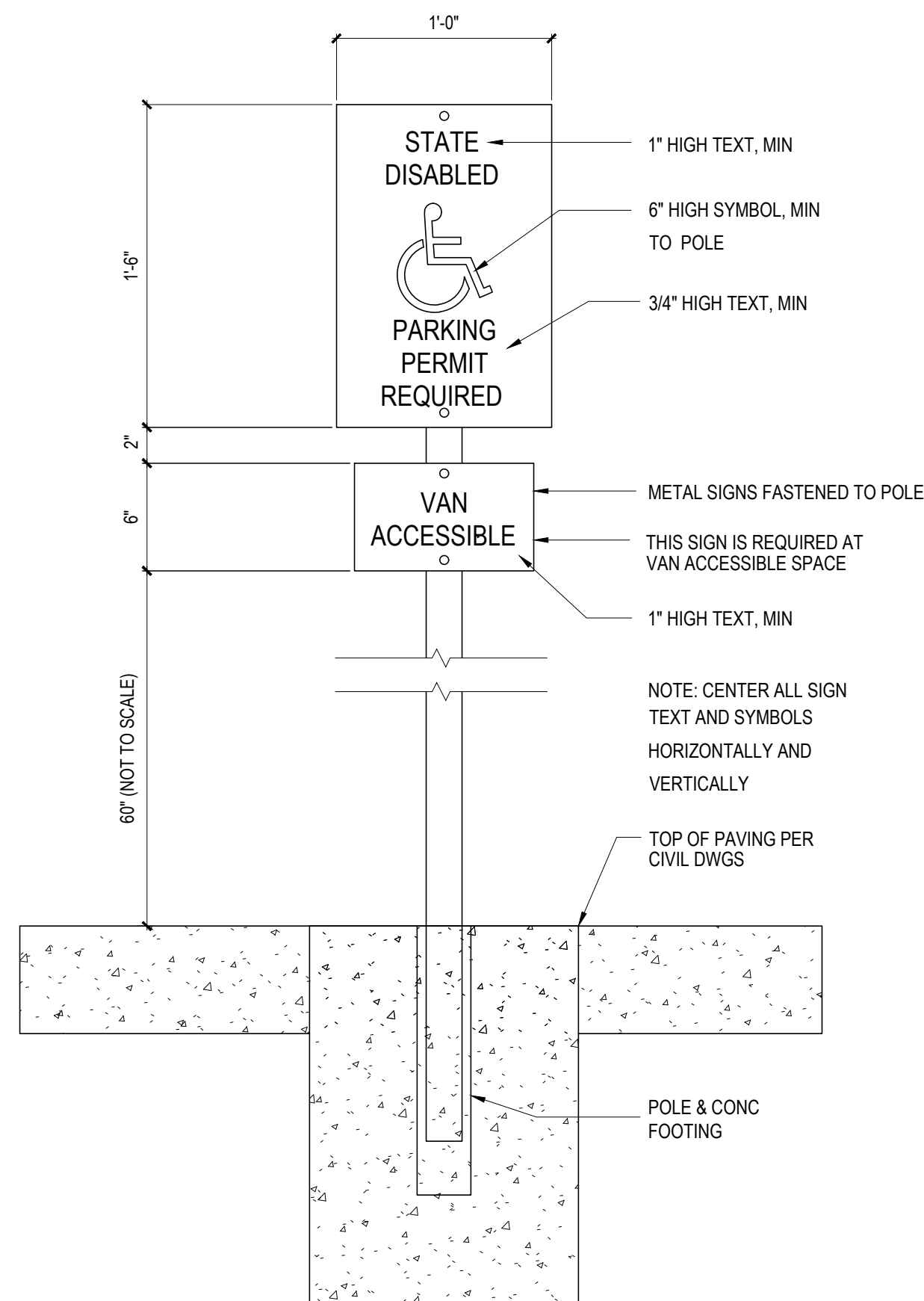
06 BOLLARD DETAIL
SCALE: 1" = 1'-0"



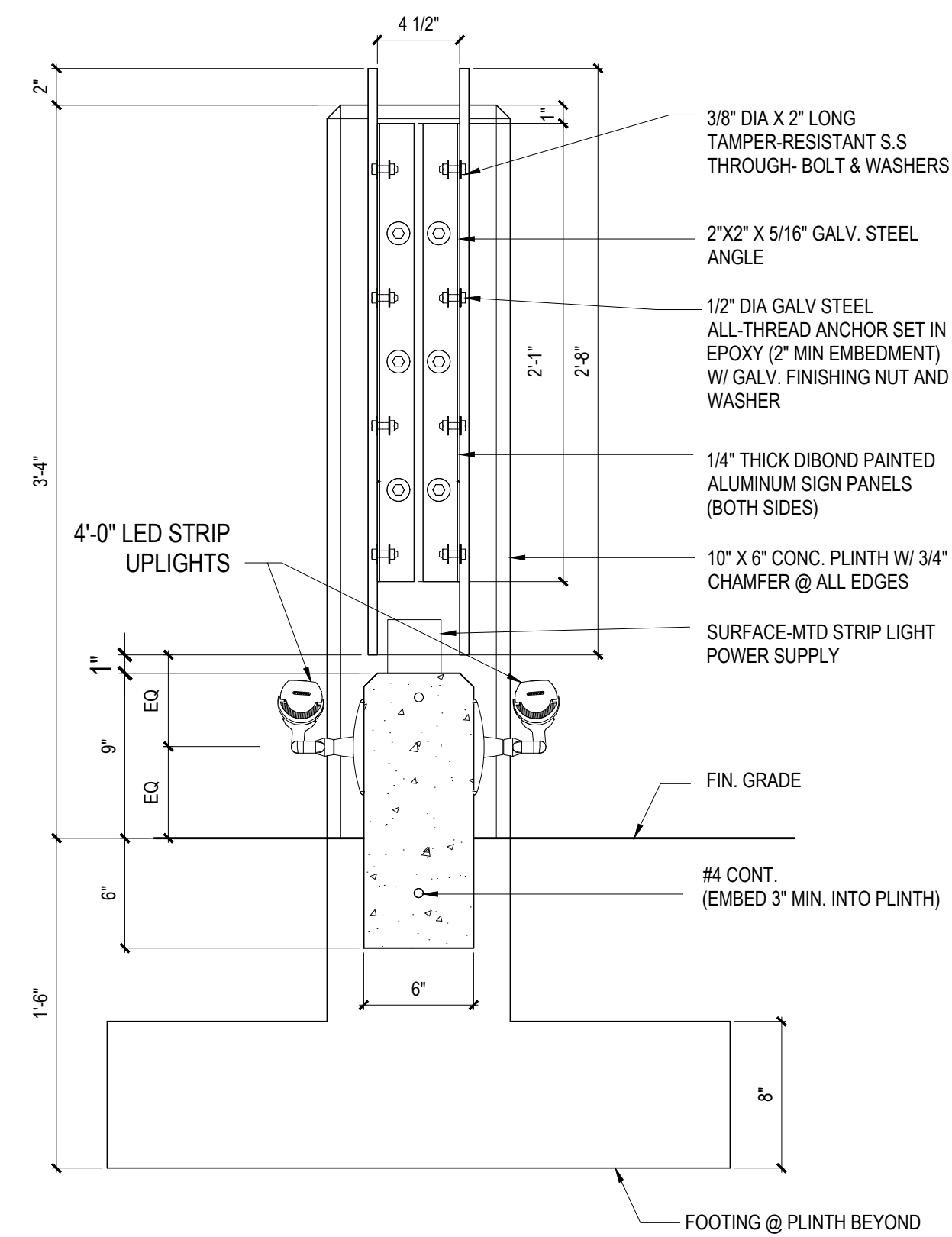
04 MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"



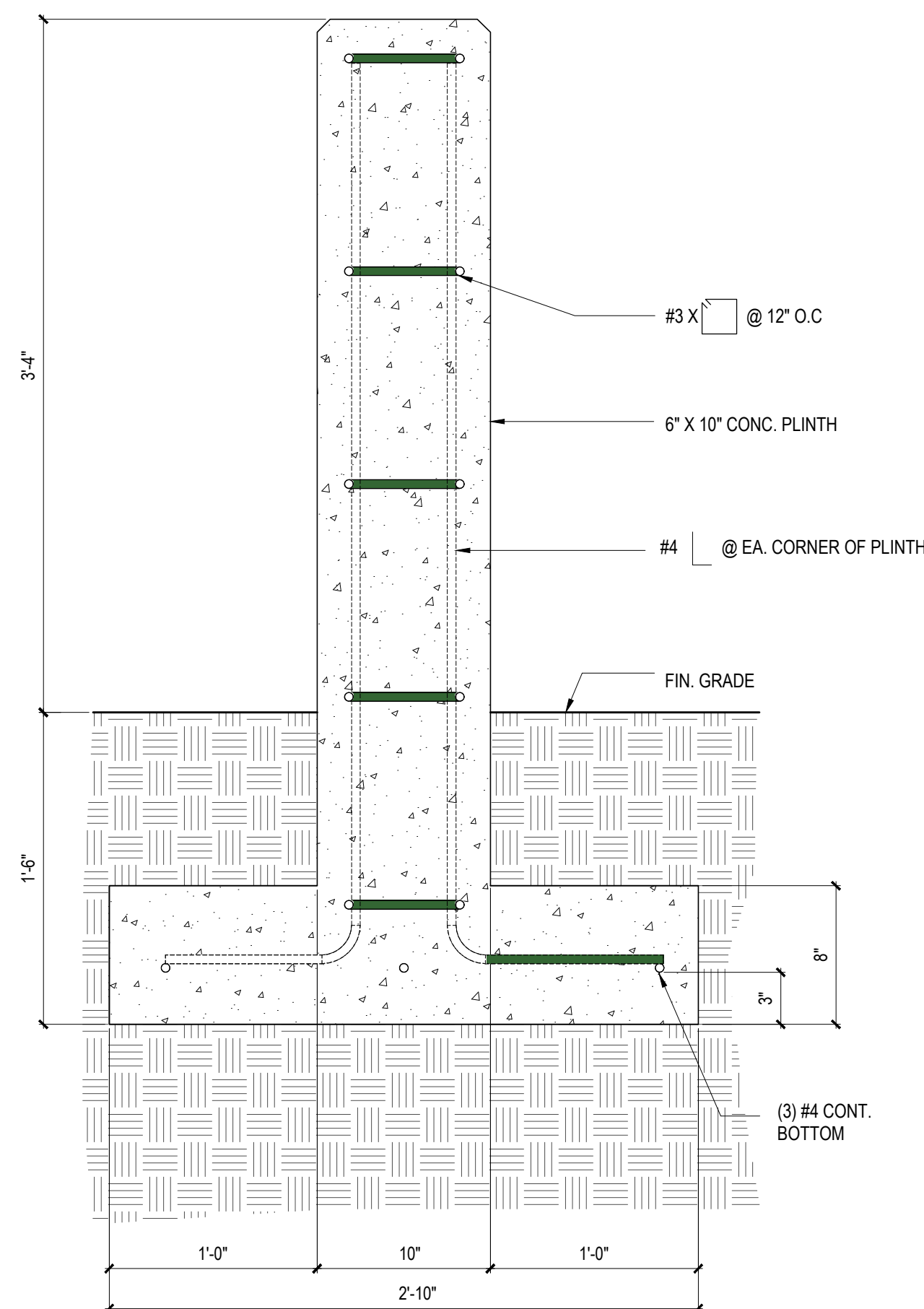
05 MONUMENT SIGN PLAN
SCALE: 1/2" = 1'-0"



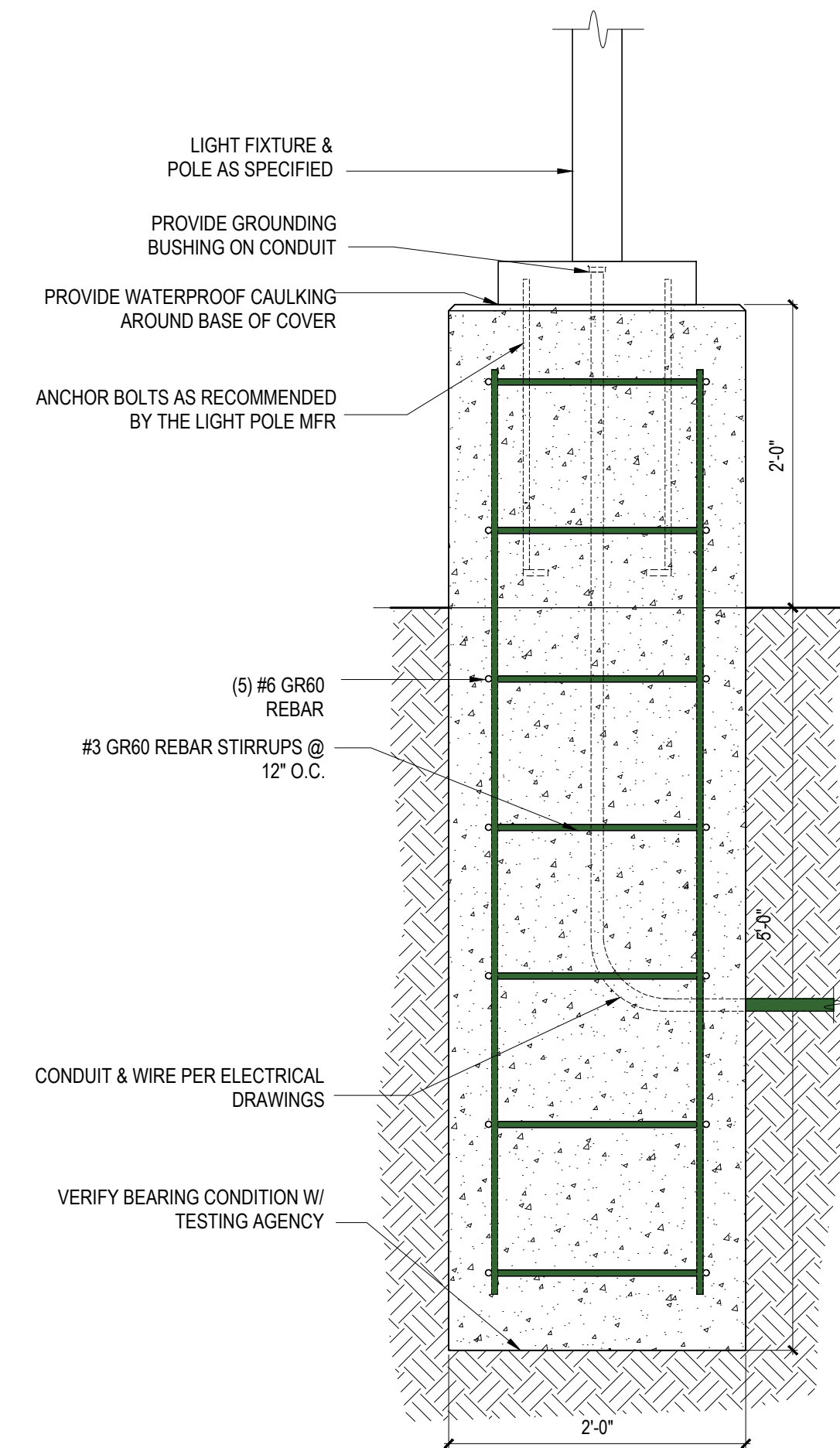
07 ADA PARKING SIGN DETAIL
SCALE: 1 1/2" = 1'-0"



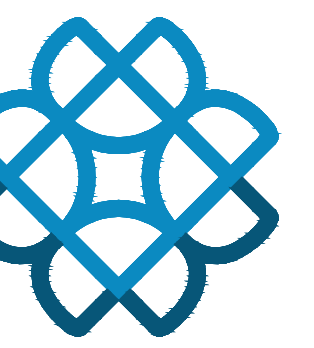
08 SECTION AT MONUMENT SIGN
SCALE: 1 1/2" = 1'-0"



09 SECTION AT MONUMENT SIGN PLINTH
SCALE: 1 1/2" = 1'-0"



10 EXTERIOR LIGHT POLE AND BASE
SCALE: 1" = 1'-0"



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PROPOSED SITE DETAILS

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

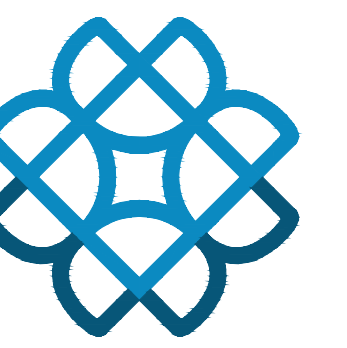
A1.2

GENERAL PLAN NOTES

- DIMENSIONS: ALL DIMENSIONS ARE TO FACE OF STUD, OR FACE OF CONCRETE, UNO DO NOT SCALE DRAWINGS.
- ALL DOOR AND WINDOW DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNO
- WINDOW: FOR WINDOW SIZES AND TYPES, SEE WINDOW SCHEDULE, SHEET A8.1.
- WALL TYPES: FOR WALL TYPE DESCRIPTIONS, SEE SHEET A5.1.
- ALL EXTERIOR WALLS: A1/A5.1, UNO
- ALL INTERIOR PARTITIONS B1/A5.1, UNO, SEE ENLARGED PLANS
- ALL WALLS BETWEEN UNITS C1/A5.1, UNO
- DOOR OPENINGS: DOOR OPENINGS ARE LOCATED 4-1/2" FROM FINISH FACE OF WALL TO THE DOOR JAMB, UNO
- FIRESTOPPING DETAILS: SEE SHEET A5.3 FOR FIRE PROTECTION DETAILS.
- ACCESS PANELS: ACCESS PANELS IN FIRE RATED ASSEMBLIES SHALL HAVE A RATING EQUIVALENT TO THE RATED ASSEMBLY IN WHICH THEY ARE INSTALLED.
- BLOCKING: PROVIDE SAWN DIMENSIONAL LUMBER BLOCKING AT MIRRORS, TOWEL BARS, GRAB BARS, DOOR STOPS & OTHER WALL MOUNTED HARDWARE.
- BLOCKING LOADS: SAWN DIMENSIONAL LUMBER BLOCKING FOR GRAB BARS AND STAIR HANDRAILS SHALL BE PROVIDED & INSTALLED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 LBS. APPLIED IN ANY DIRECTION AT ANY POINT.
- SEE SHEET A6.3 FOR TYP. ACCESSIBILITY NOTES
- PROVIDE INSULATION ON ALL EXPOSED PLUMBING SUPPLY & WASTE LINES
- 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 2075 AND UL 268.
- A BALANCED AND DISTRIBUTED VENTILATION TO BE PROVIDED BY AN ENERGY RECOVERY VENTILATION SYSTEM TO EACH UNIT AS PER MECHANICAL DRAWINGS.

LEGEND

- HB HOSE BIB
- CG CORNER GUARD
- ASX WALL ASSEMBLY- SEE A5.1 & A5.2 FOR DETAILS
- DS DOWNSPOUT
- 1-HOUR RATED WALL
- HW WATER HEATER
- PARTITION PER WALL SCHEDULE
- FEC SEMI-RECESSED ONE-HOUR RATED FIRE EXTINGUISHER CAB.



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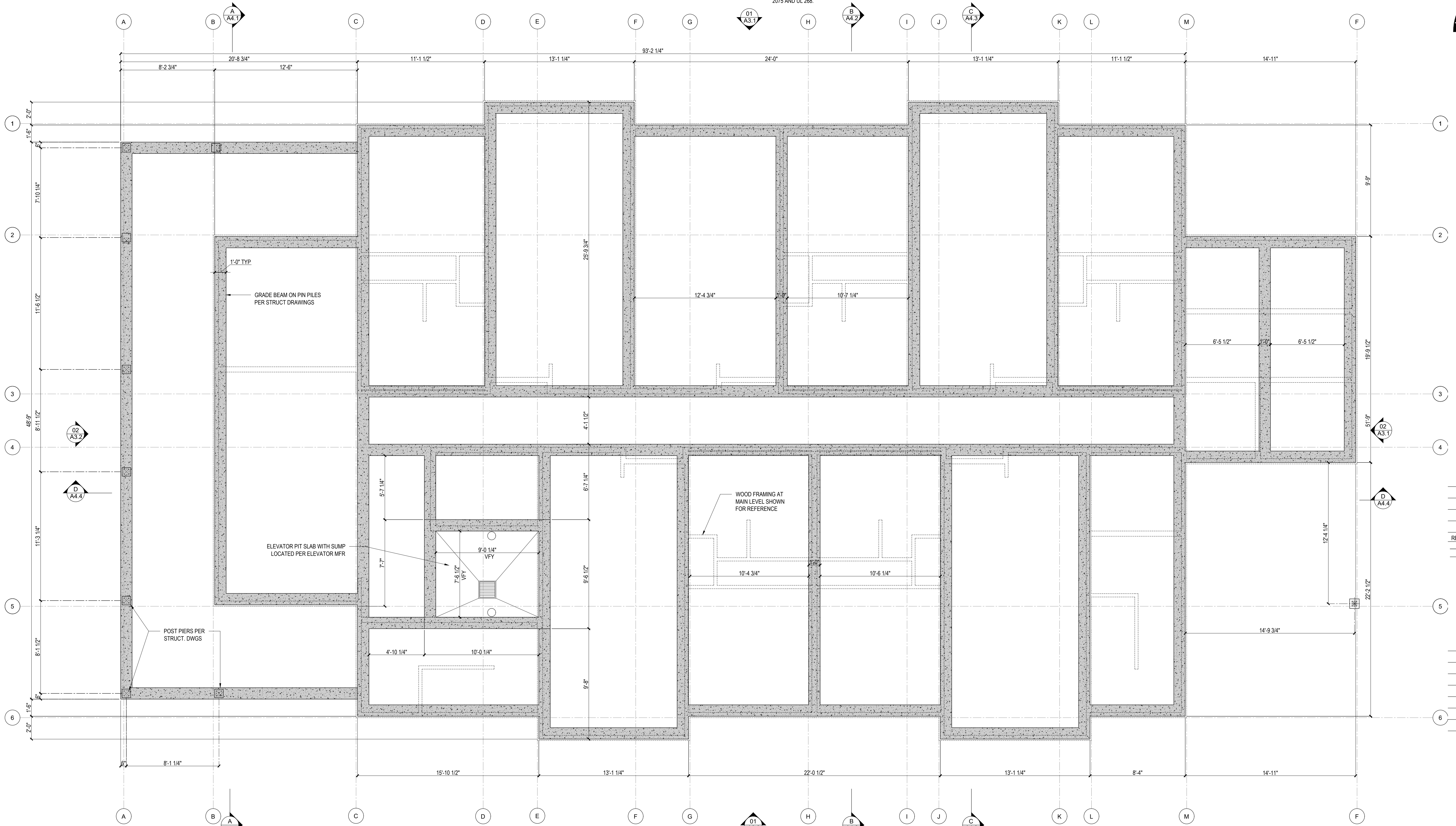


FOUNDATION PLAN

REV #	Date	Description
—	3/28/23	REVISION
—	5/22/23	BID SET

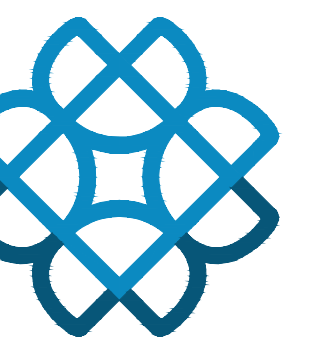
REV #	Date	Description
—	3/28/23	REVISION
—	5/22/23	BID SET

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



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

A2.1



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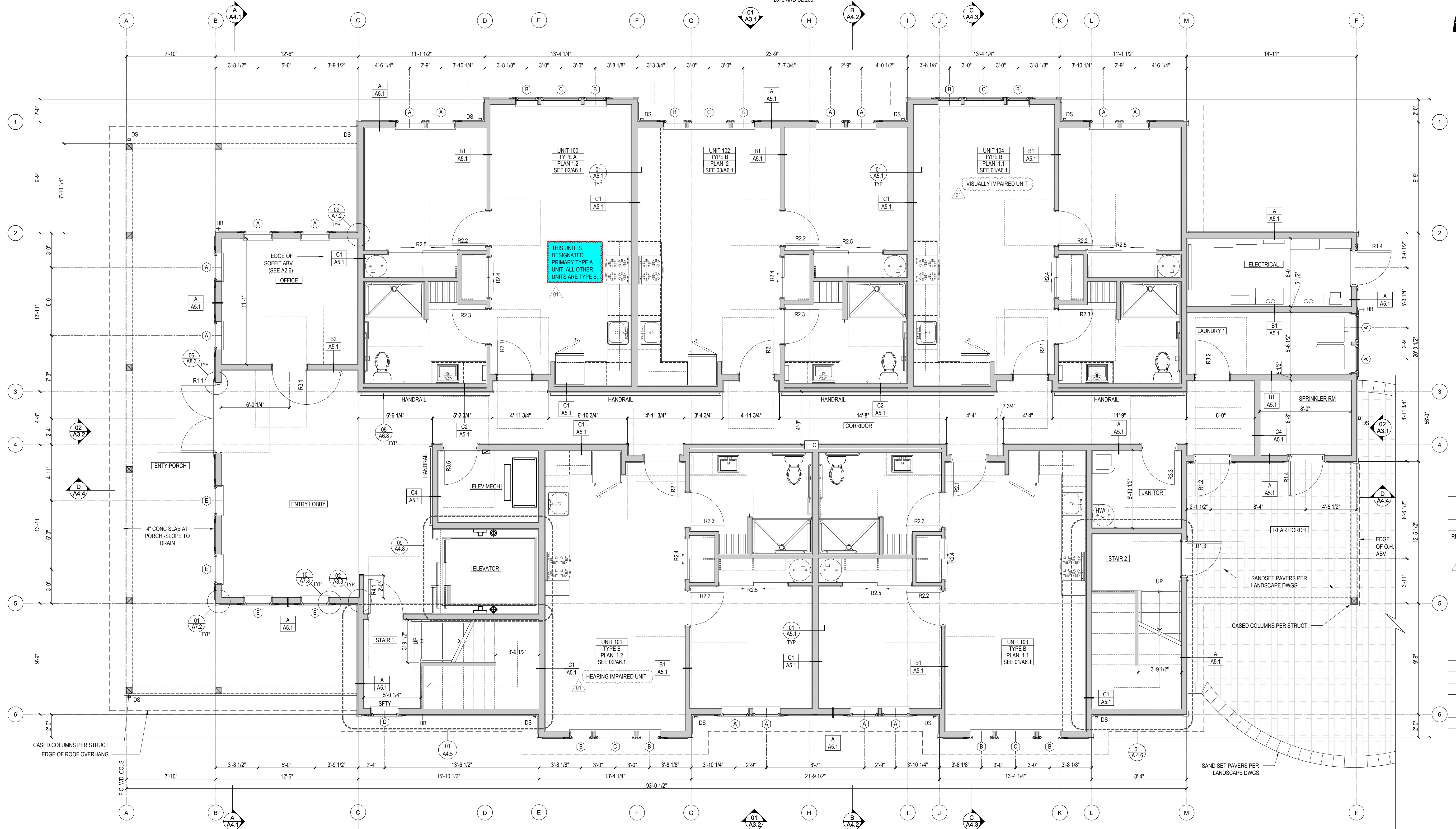


GENERAL PLAN NOTES

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- PROVIDE INSULATION ON ALL EXPOSED PLUMBING SUPPLY & WASTE LINES
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LEGEND

- HB HOSE BIB
- CG CORNER GUARD
- DS DOWNSPOUT
- HW WATER HEATER
- X/A5.X WALL ASSEMBLY - SEE A5.1 & A5.2 FOR DETAILS
- 1-HOUR RATED WALL
- PARTITION PER WALL SCHEDULE
- FEC SEMI-RECESSED ONE-HOUR RATED FIRE EXTINGUISHER CAB.



Reviewed for
2018 Building Code Compliance
Lou Flynn
8/17/23
Building Plan Review by
SAFEbuild

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MAIN LEVEL PLAN

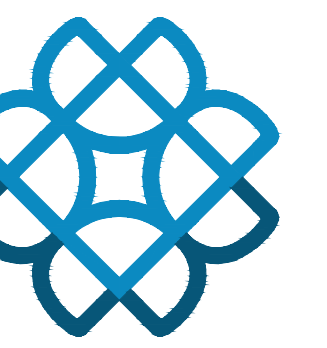
REV #	DATE	DESCRIPTION
—	3/28/23	REVISION
—	5/22/23	BID SET
01	7/25/23	PERMIT CORRECTIONS

REV #	DATE	DESCRIPTION
—	3/28/23	REVISION
—	5/22/23	BID SET
01	7/25/23	PERMIT CORRECTIONS

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

01 FIRST LEVEL FLOOR PLAN
A2.2 SCALE: 1/4" = 1'-0"

A2.2



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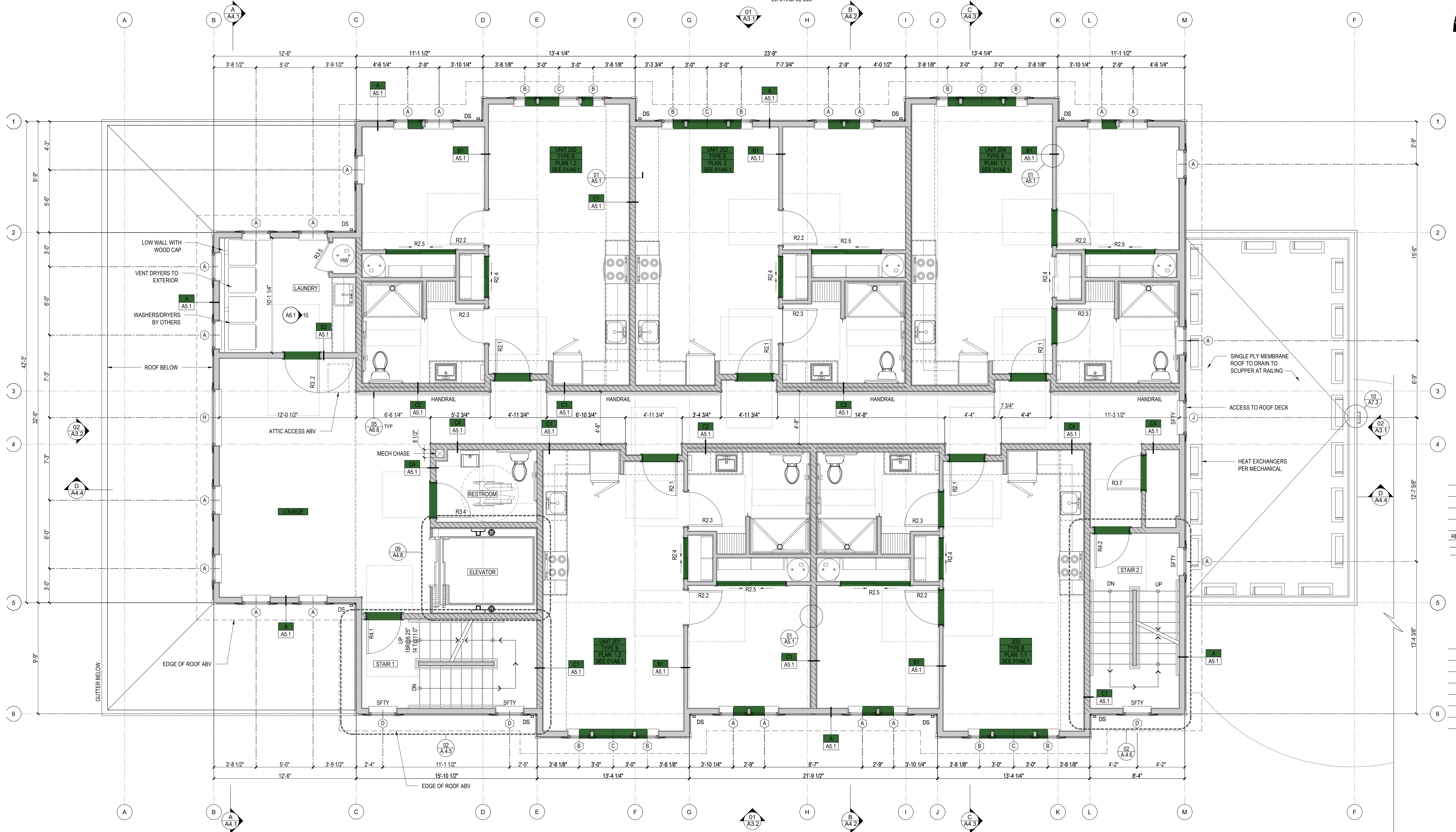


GENERAL PLAN NOTES

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- DOOR OPENINGS: DOOR OPENINGS ARE LOCATED 4'-1/2" FROM FINISH FACE OF WALL TO THE DOOR JAMB, UNO
- FIRESTOPPING DETAILS: SEE SHEET A5.3 FOR FIRE PROTECTION DETAILS.
- ACCESS PANELS: ACCESS PANELS IN FIRE RATED ASSEMBLIES SHALL HAVE A RATING EQUIVALENT TO THE RATED ASSEMBLY IN WHICH THEY ARE INSTALLED.
- BLOCKING: PROVIDE SAWN DIMENSIONAL LUMBER BLOCKING AT MIRRORS, TOWEL BARS, GRAB BARS, DOOR STOPS & OTHER WALL MOUNTED HARDWARE.
- BLOCKING LOADS: SAWN DIMENSIONAL LUMBER BLOCKING FOR GRAB BARS AND STAIR HANDRAILS SHALL BE PROVIDED & INSTALLED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 LBS. APPLIED IN ANY DIRECTION AT ANY POINT.
- SEE SHEET A6.3 FOR TYP. ACCESSIBILITY NOTES
- PROVIDE INSULATION ON ALL EXPOSED PLUMBING SUPPLY & WASTE LINES
- 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 2075 AND UL 268.
- A BALANCED AND DISTRIBUTED VENTILATION TO BE PROVIDED BY AN ENERGY RECOVERY VENTILATION SYSTEM TO EACH UNIT AS PER MECHANICAL DRAWINGS.

LEGEND

- HB HOSE BIB
- CG CORNER GUARD
- DS DOWNSPOUT
- HW WATER HEATER
- WALL ASSEMBLY - SEE A5.1 & A5.2 FOR DETAILS
- 1-HOUR RATED WALL
- PARTITION PER WALL SCHEDULE
- SEMI-RECESSED ONE-HOUR RATED FIRE EXTINGUISHER CAB.



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SECOND LEVEL FLOOR PLAN

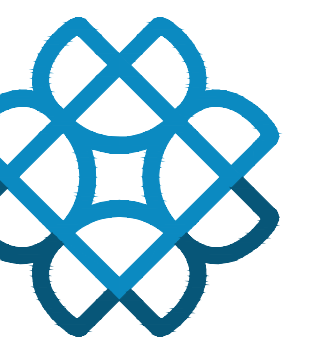
REV #	Date	Description
—	3/28/23	REVISION
—	5/22/23	BID SET

Issuance	Permit	Date
—	—	MAY 22, 2023

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

01 SECOND LEVEL FLOOR PLAN
A2.3 SCALE: 1/4" = 1'-0"

A2.3



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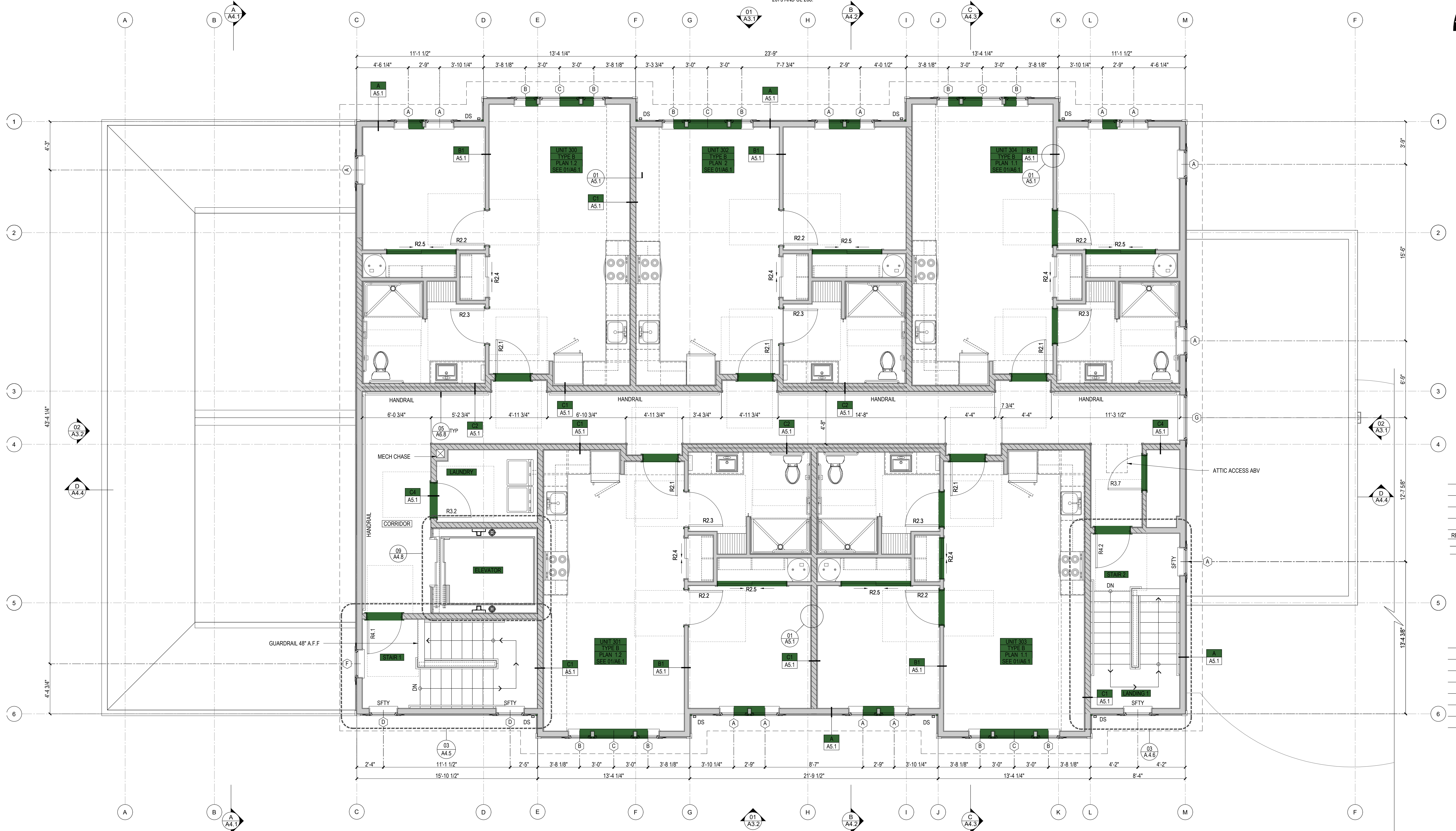


GENERAL PLAN NOTES

- DIMENSIONS: ALL DIMENSIONS ARE TO FACE OF STUD, OR FACE OF CONCRETE, UNO DO NOT SCALE DRAWINGS.
- ALL DOOR AND WINDOW DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNO
- WINDOW: FOR WINDOW SIZES AND TYPES, SEE WINDOW SCHEDULE.
- WALL TYPES: FOR WALL TYPE DESCRIPTIONS, SEE SHEET A5.1.
- ALL EXTERIOR WALLS: A1/A5.1, UNO
- ALL INTERIOR PARTITIONS: B1/A5.1, UNO, SEE ENLARGED PLANS
- ALL WALLS BETWEEN UNITS C1/A5.1, UNO
- DOOR OPENINGS: DOOR OPENINGS ARE LOCATED 4-1/2" FROM FINISH FACE OF WALL TO THE DOOR JAMB, UNO
- FIRESTOPPING DETAILS: SEE SHEET A5.3 FOR FIRE PROTECTION DETAILS.
- ACCESS PANELS: ACCESS PANELS IN FIRE RATED ASSEMBLIES SHALL HAVE A RATING EQUIVALENT TO THE RATED ASSEMBLY IN WHICH THEY ARE INSTALLED.
- BLOCKING: PROVIDE SAWN DIMENSIONAL LUMBER BLOCKING AT MIRRORS, TOWEL BARS, GRAB BARS, DOOR STOPS & OTHER WALL MOUNTED HARDWARE.
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- SEE SHEET A6.3 FOR TYP. ACCESSIBILITY NOTES
- PROVIDE INSULATION ON ALL EXPOSED PLUMBING SUPPLY & WASTE LINES
- 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 2075 AND UL 268.
- A BALANCED AND DISTRIBUTED VENTILATION TO BE PROVIDED BY AN ENERGY RECOVERY VENTILATION SYSTEM TO EACH UNIT AS PER MECHANICAL DRAWINGS.

LEGEND

- HB HOSE BIB
- CG CORNER GUARD
- WALL ASSEMBLY- SEE A5.1 & A5.2 FOR DETAILS
- DS DOWNSPOUT
- 1-HOUR RATED WALL
- HW WATER HEATER
- PARTITION PER WALL SCHEDULE
- FEC SEMI-RECESSED ONE-HOUR RATED FIRE EXTINGUISHER CAB.



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THIRD LEVEL FLOOR PLAN

Issuance	PERMIT
Date	MAY 22, 2023
BID SET	

REV #	Date	Description	BID SET
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Drawn By:	MW
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Project No.	20-058

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

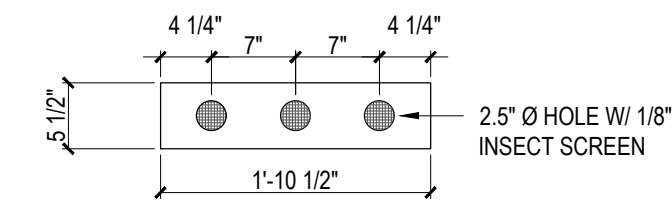
A2.4

ATTIC VENTILATION CALCULATIONS

ROOF VENTING TO COMPLY WITH IBC 1202.2 EXCEPTION, CONDITION 2 AND TO PROVIDE A MINIMUM NET FREE VENTILATION AREA NO LESS THAN 1.300TH OF ATTIC AREA. MINIMUM REQUIREMENTS FOR VENTING ARE AS FOLLOWS:

LOCATION	ATTIC SF PER PLAN	ATTIC AREA IN S.I. (E*144)	MIN. REQUIRED VENTILATION PER IBC 1202.2 IN S.I. (C/360)	50% OF TOTAL REQUIRED NFA (D/2)	# OF VENTED BIRD BLOCKS/RAFTER BAYS AVAILABLE FOR EAVE VENTING PER PLAN	PROPOSED # OF HOLES PER BIRD BLOCK	PROPOSED TOTAL S.I. OF EAVE (LOWER) VENTING (F*G*4.8)	DOES PROPOSED EAVE VENTING (G) MEET OR EXCEED MIN. REQ'D (E)?	MIN S.I. OF RIDGE VENTING REQUIRED TO MATCH EAVE VENTING AND BE 50% OF TOTAL VENTING (H)	LF OF V-800 RIDGE CAP WITH SLOTTED RIDGE REQUIRED TO MATCH EAVE VENTING AND BE 50% OF TOTAL VENTING (I/J/20) (DO NOT EXCEED THIS VALUE)	MIN. S.I. OF RIDGE VENTING REQUIRED TO MATCH EAVE VENTING AND BE 40% OF TOTAL VENTING (J*4/8)	LF OF V-600 RIDGE CAP WITH SLOTTED RIDGE REQUIRED TO MATCH EAVE VENTING AND BE 40% OF TOTAL VENTING (L/20) (NOT TO BE LESS THAN THIS VALUE)
ATTIC AREA 1	406	58464	155	97	12	3	177	YES	177	8	118	6
ATTIC AREA 2	1089	156384	521	261	20	3	285	YES	285	15	198	10
ATTIC AREA 3	1277	183888	613	306	24	3	353	YES	353	18	238	12
ATTIC AREA 4	1522	219168	731	365	28	3	412	YES	412	21	275	14

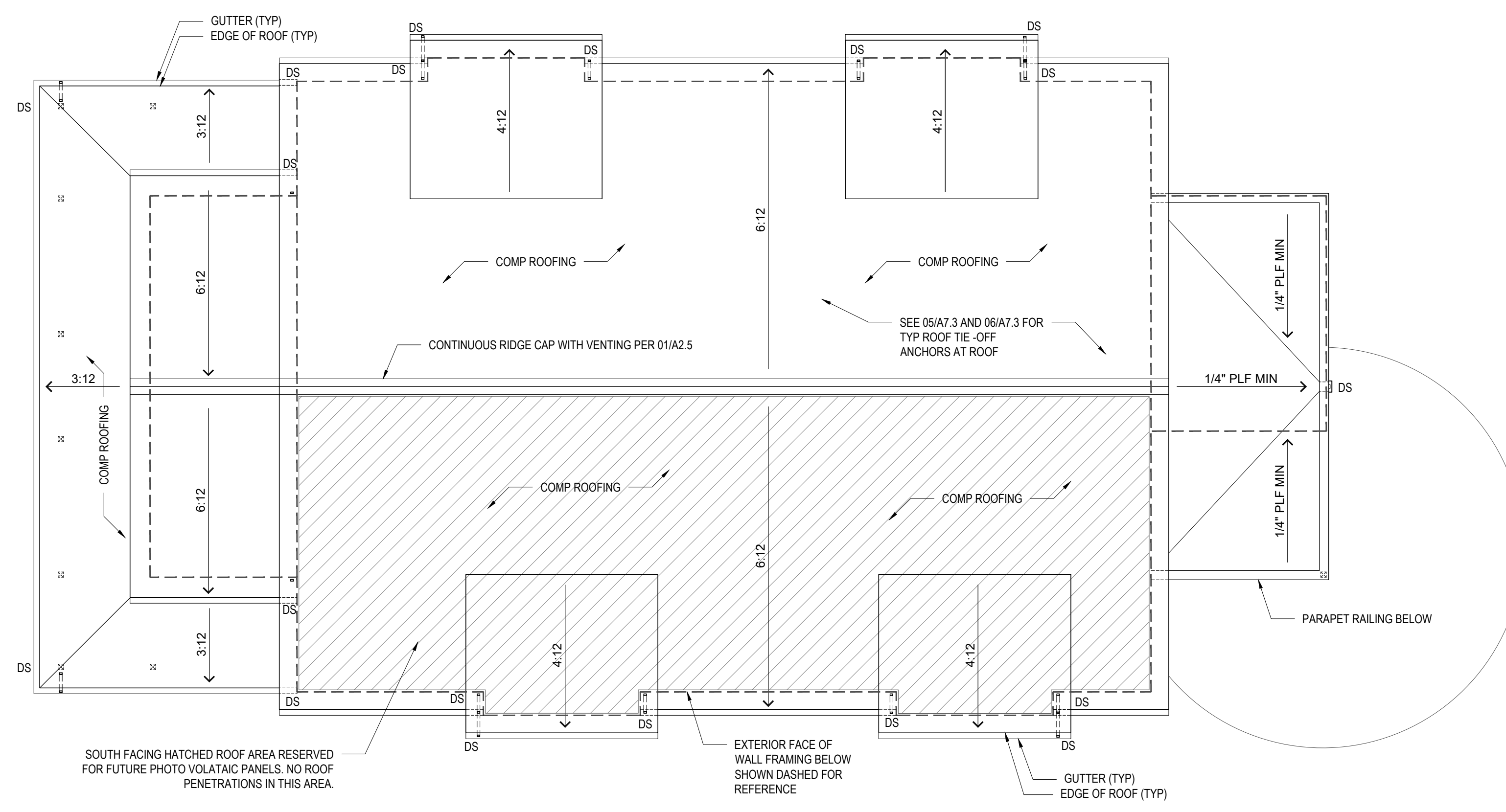
- NOTES:**
 1.) VENT BLOCKS (BIRD BLOCKING) ASSUMED TO HAVE 2 5/8" HOLES WITH NFA OF 4.9 S.I. (ASSUMES INSECT SCREEN FACTOR OF 0.8)
 2.) RIDGE VENT TO BE CORAVENT V600 DETAILED FOR METAL ROOFING AND RIDGE CAP. V-600 PROVIDES 20 S.I. PLF (PER MFR SPECS)
 3.) PER IBC 1202.2 UPPER VENTING AREA TO BE NO 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 CONTINUOUS ALONG RIDGE BUT TO BE INSTALLED OVER UNSLOTTED RIDGE IN NON-VENTED AREAS



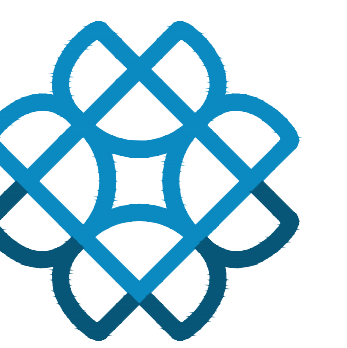
03 TYPICAL BIRD BLOCKING
 A2.5 SCALE: 3/4" = 1'-0"



01 ATTIC PLAN
 A2.5 SCALE: 1/8" = 1'-0"



02 ROOF PLAN
 A2.5 SCALE: 1/8" = 1'-0"



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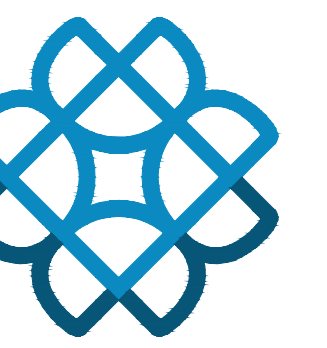
ROOF PLAN AND ATTIC PLANS

REV #	Date	Description
—	3/28/23	REVISION
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A2.5



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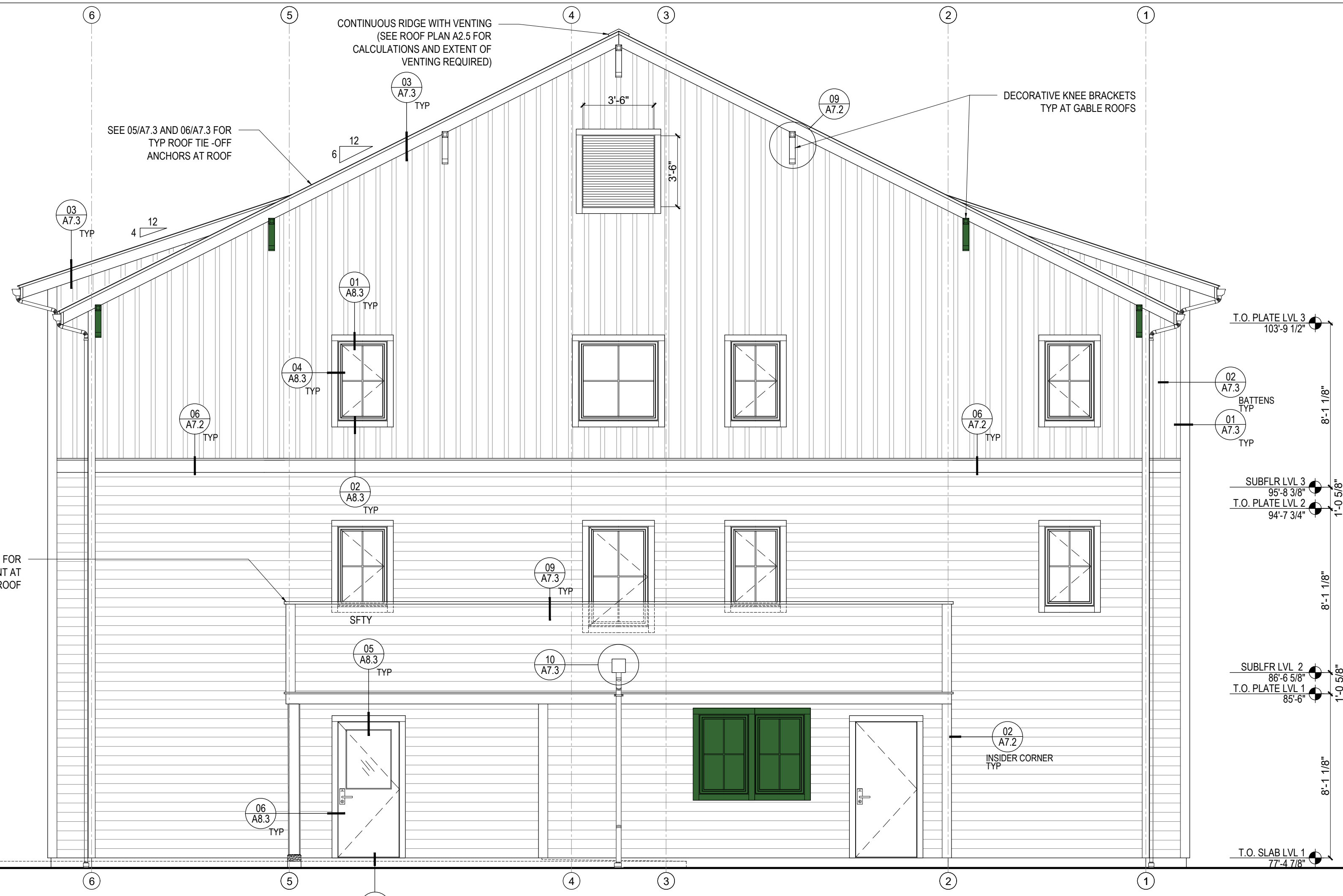
NORTH AND EAST
ELEVATIONS

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

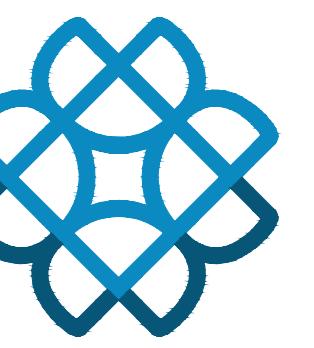
	Drawn By:
	MW
	Checked By (P.M.):
	RT
	Checked By (Q.C.):
	RT
	Project No.
	20-058



01 NORTH
A3.1 SCALE: 1/4" = 1'-0"



02 EAST
A3.1 SCALE: 1/4" = 1'-0"



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SOUTH AND WEST ELEVATIONS

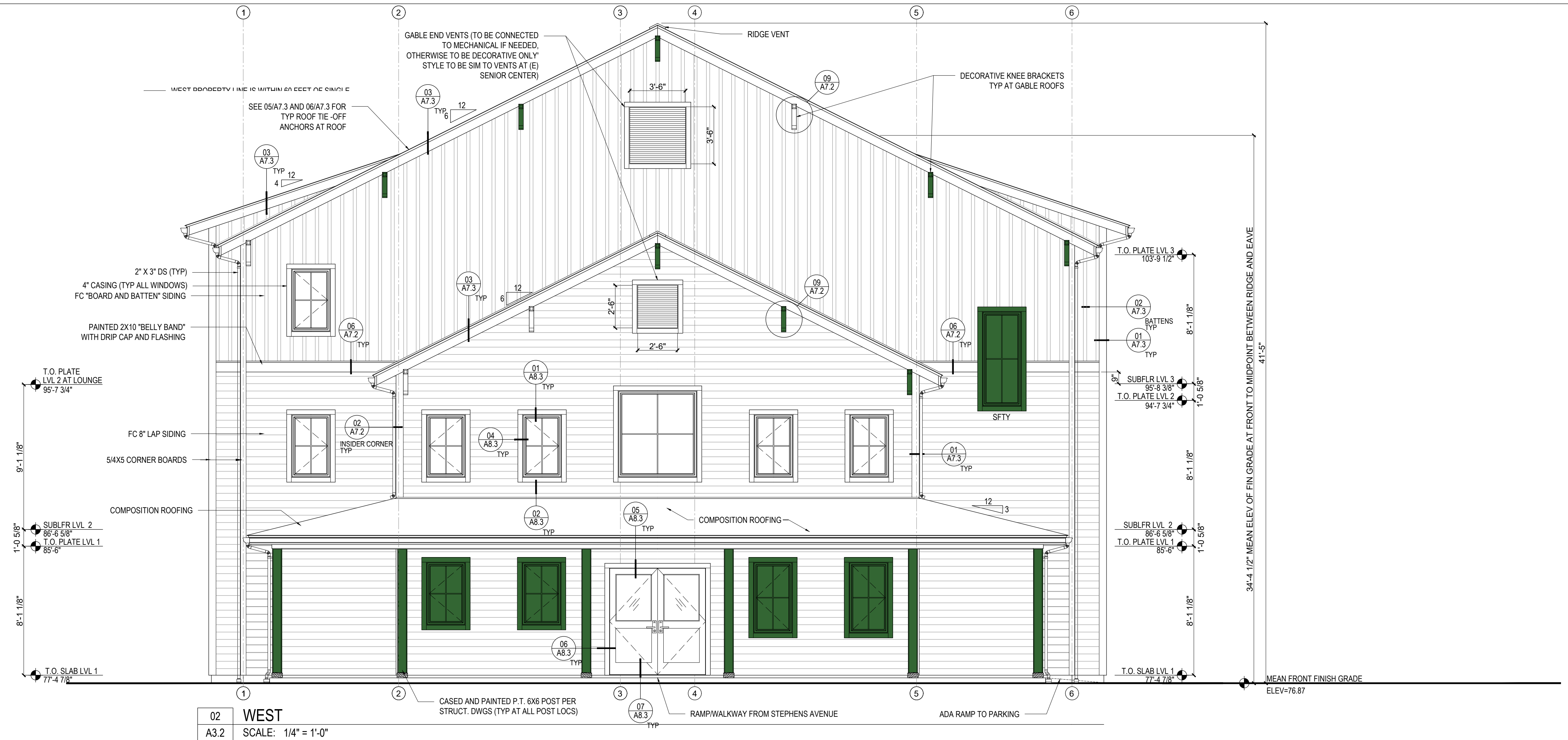
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	PERMIT
	Date
	MAY 22, 2023
	BID SET

REV #	Date	Description
-	3/28/23	REVISION
-	5/22/23	BID SET

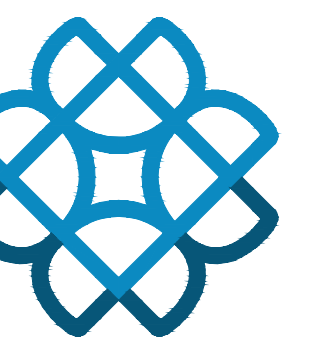
	Drawn By:
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	RT
	Project No.
	20-058



01 SOUTH
A3.2 SCALE: 1/4" = 1'-0"



02 WEST
A3.2 SCALE: 1/4" = 1'-0"



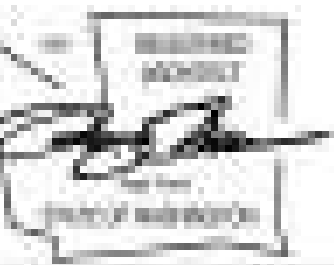
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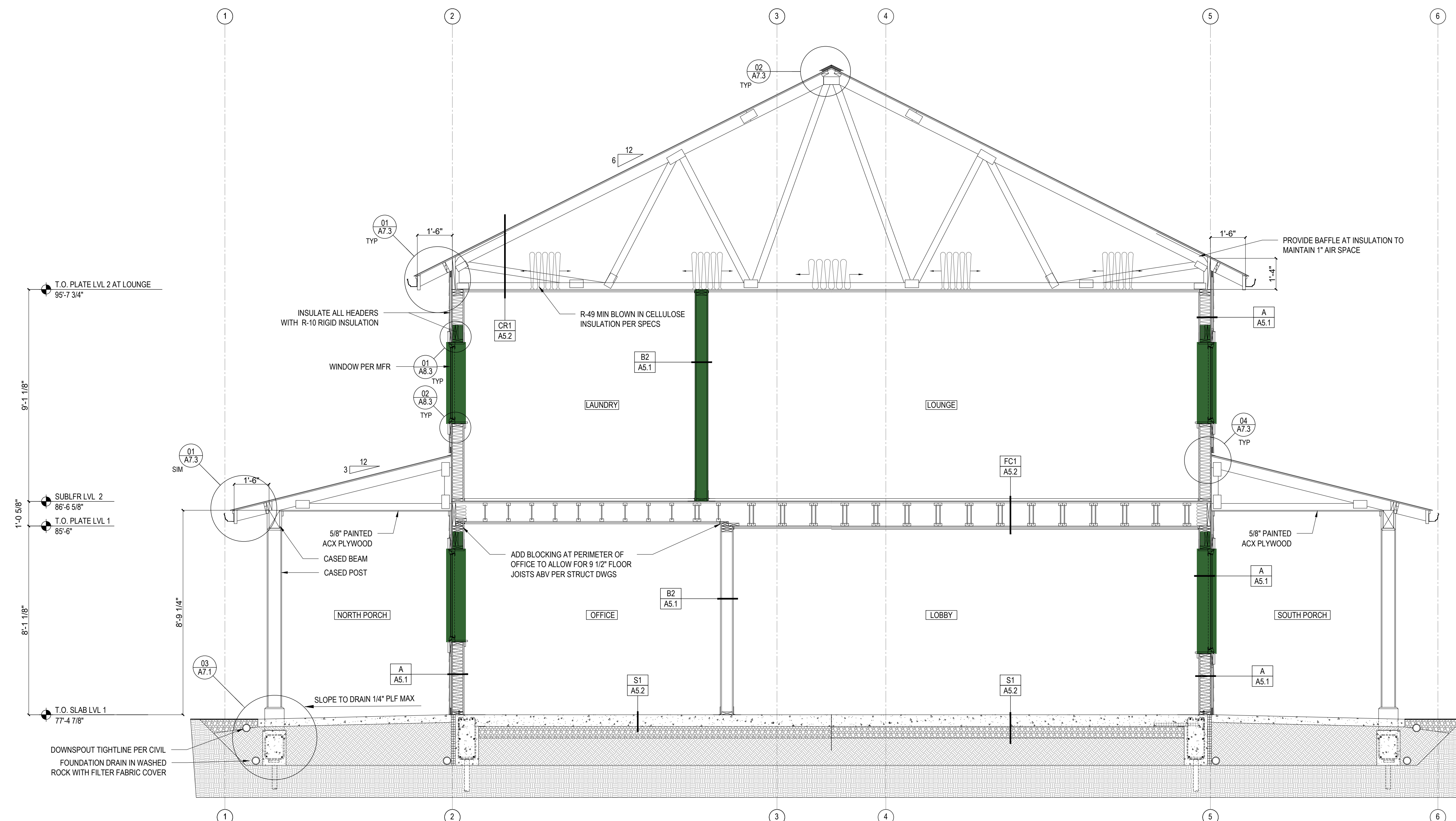
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SECTION AA

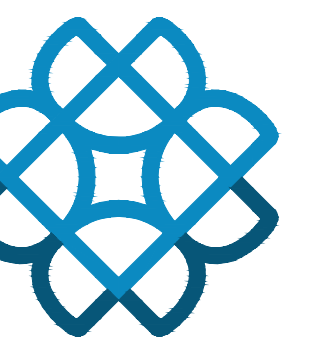


01 SECTION AA
A4.1 SCALE: 3/8" = 1'-0"

			Issuance
			PERMIT
			Date
			MAY 22, 2023
			BID SET

REV #	Date	Description
—	3/28/23	REVISION
—	5/22/23	BID SET

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



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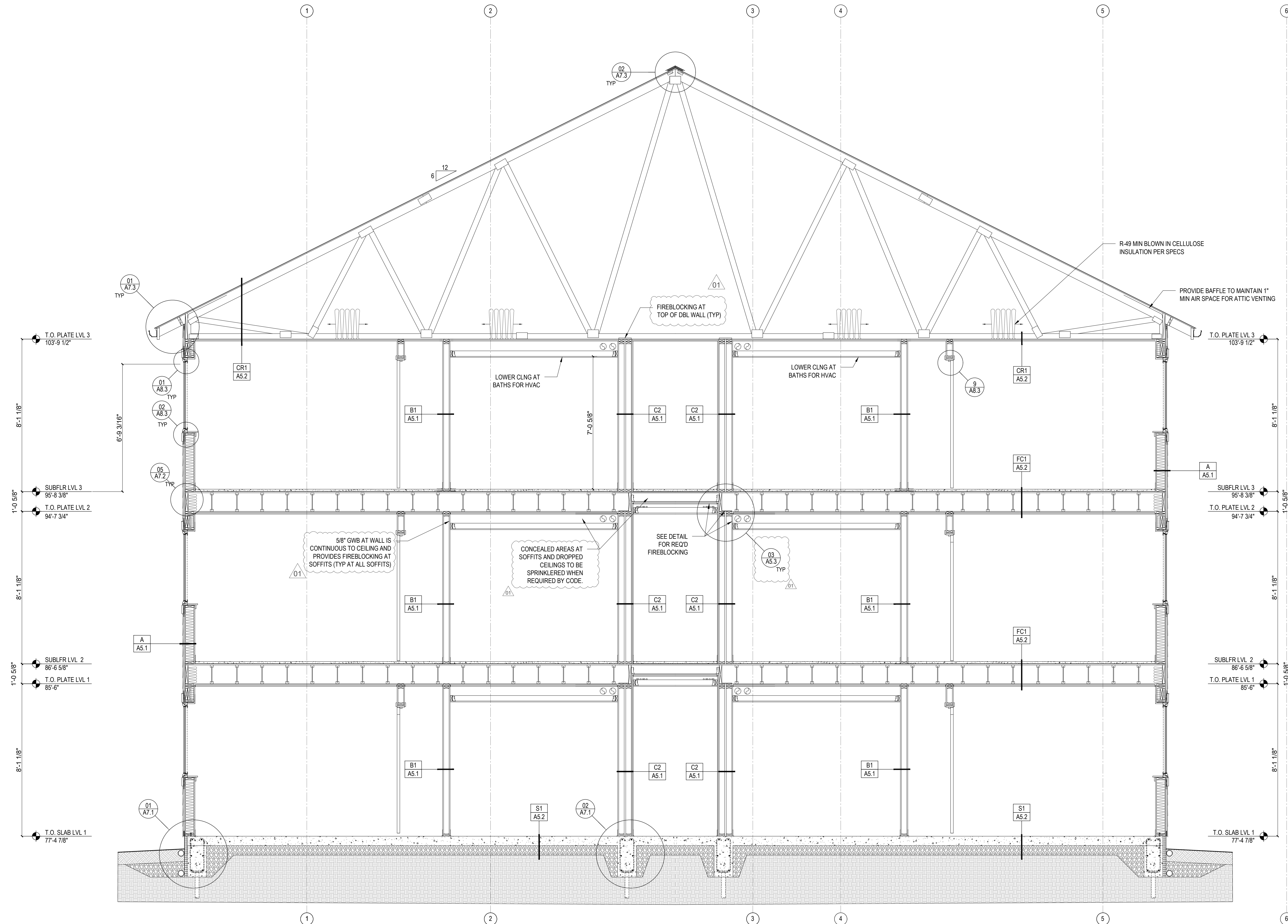
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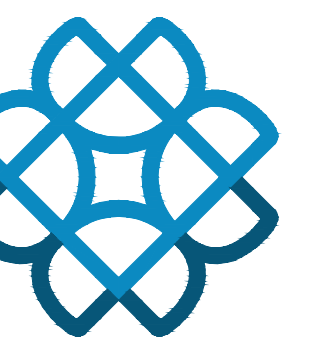
SECTION BB



01 SECTION BB
A4.2 SCALE: 3/8" = 1'-0"

REV #	DATE	DESCRIPTION	BID SET
—	3/28/23	REVISION	
—	5/22/23	BID SET	
△/01	7/25/23	PERMIT CORRECTIONS	

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



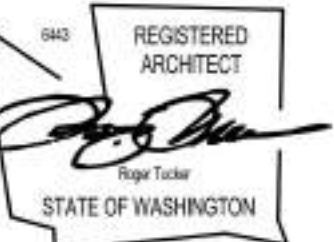
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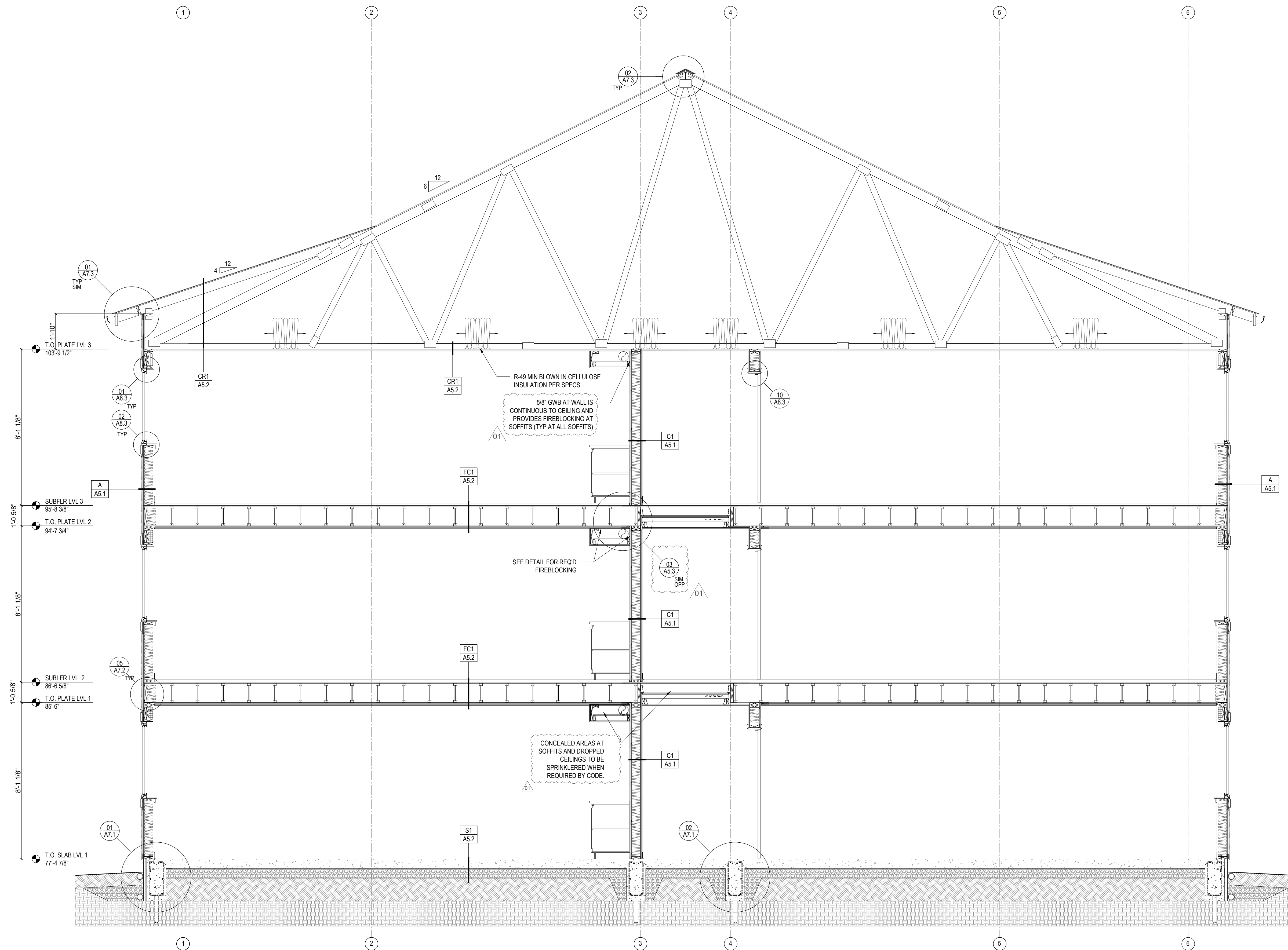


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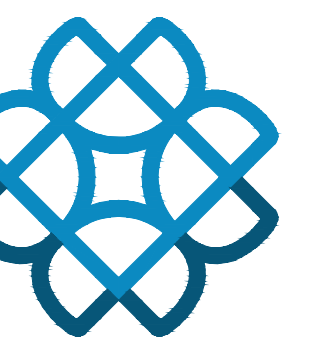
SECTION CC



01 SECTION CC
A4.3 SCALE: 3/8" = 1'-0"

Issuance	PERMIT		
Date	MAY 22, 2023		
BID SET			
REV #	DATE	DESCRIPTION	BID SET
—	3/28/23	REVISION	
—	5/22/23	BID SET	
01	7/25/23	PERMIT CORRECTIONS	

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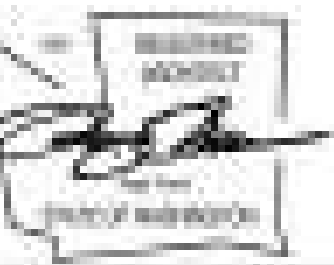
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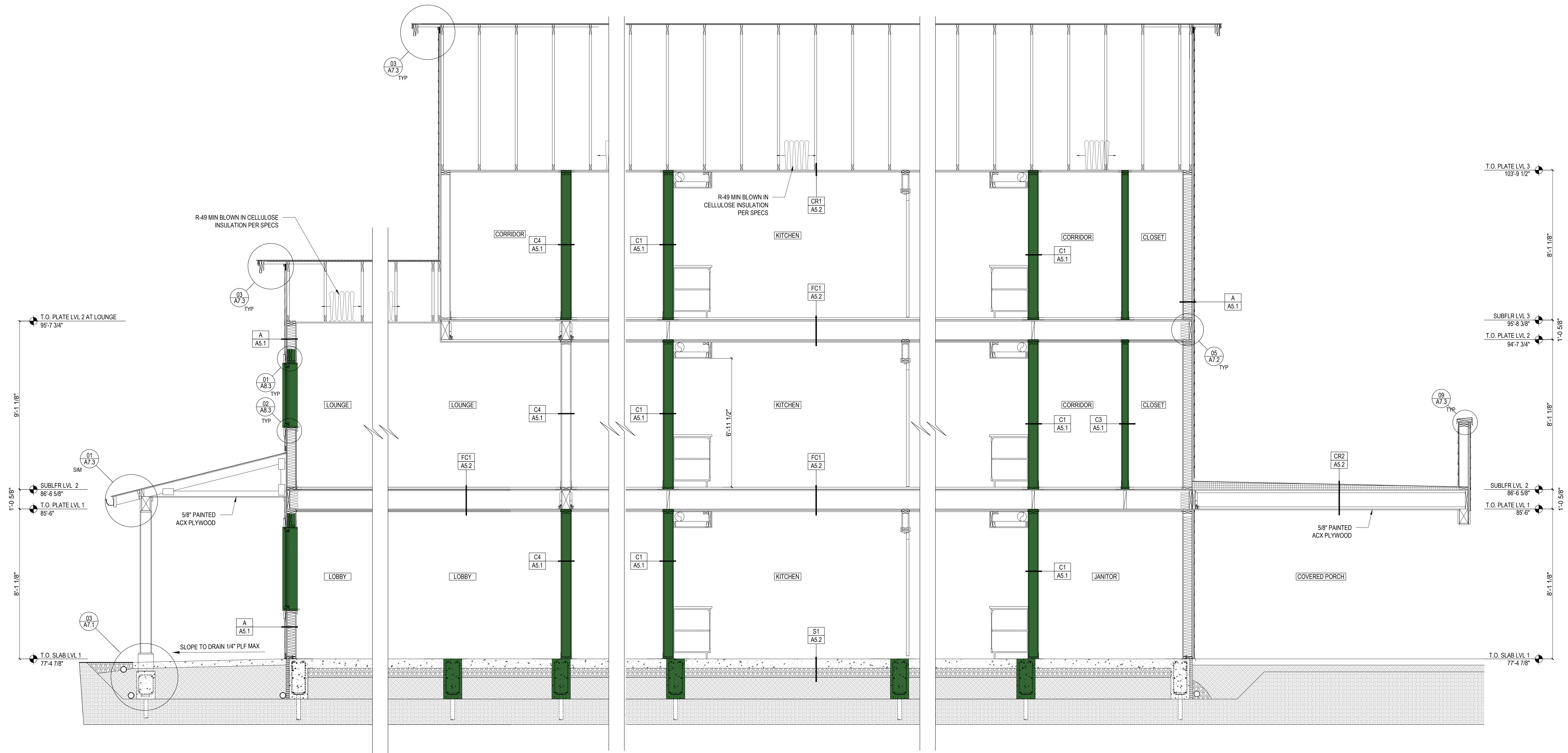
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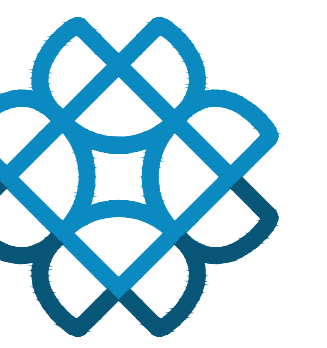
SECTION DD

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

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



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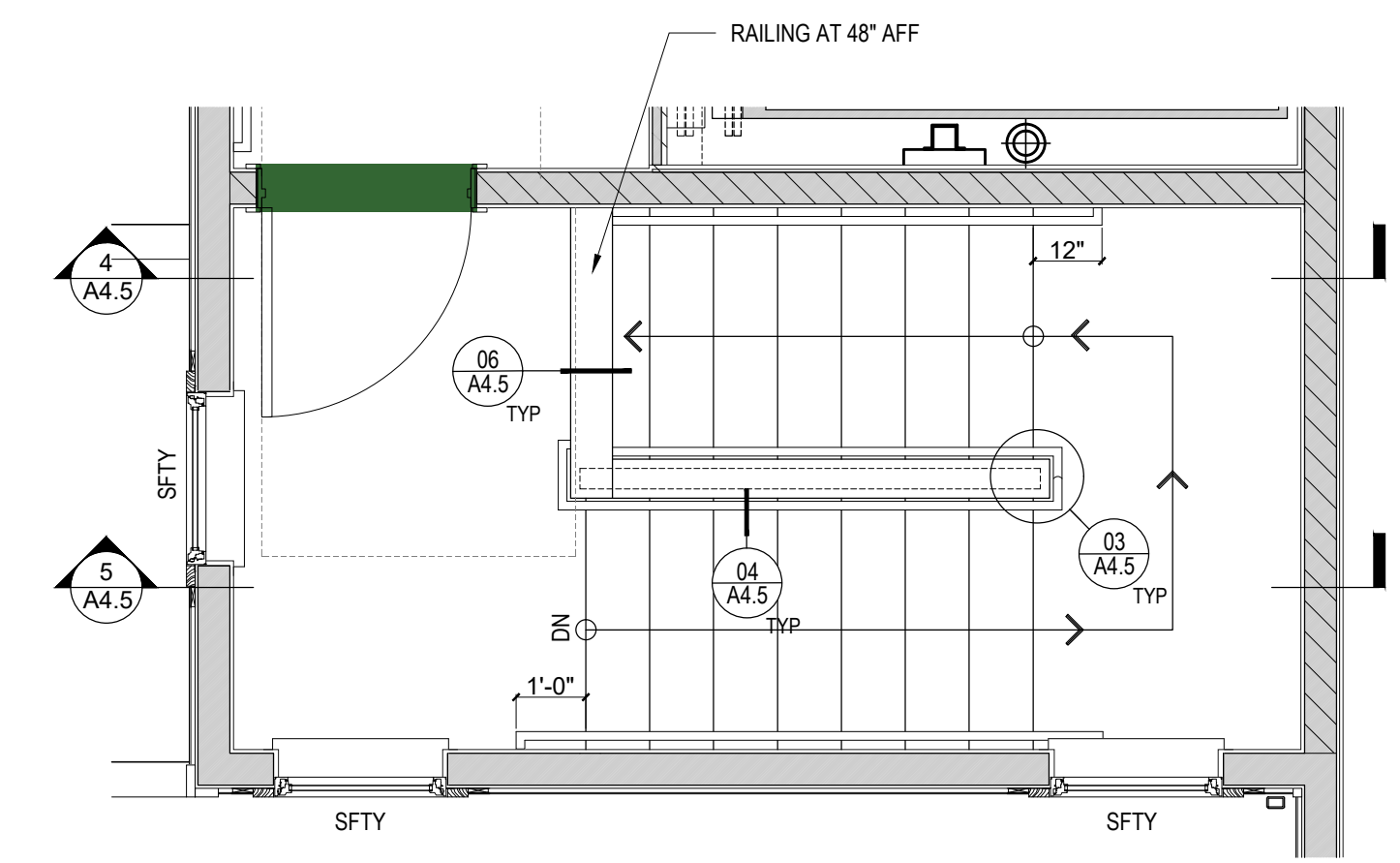


WEST STAIR
SECTIONS
AND PLANS

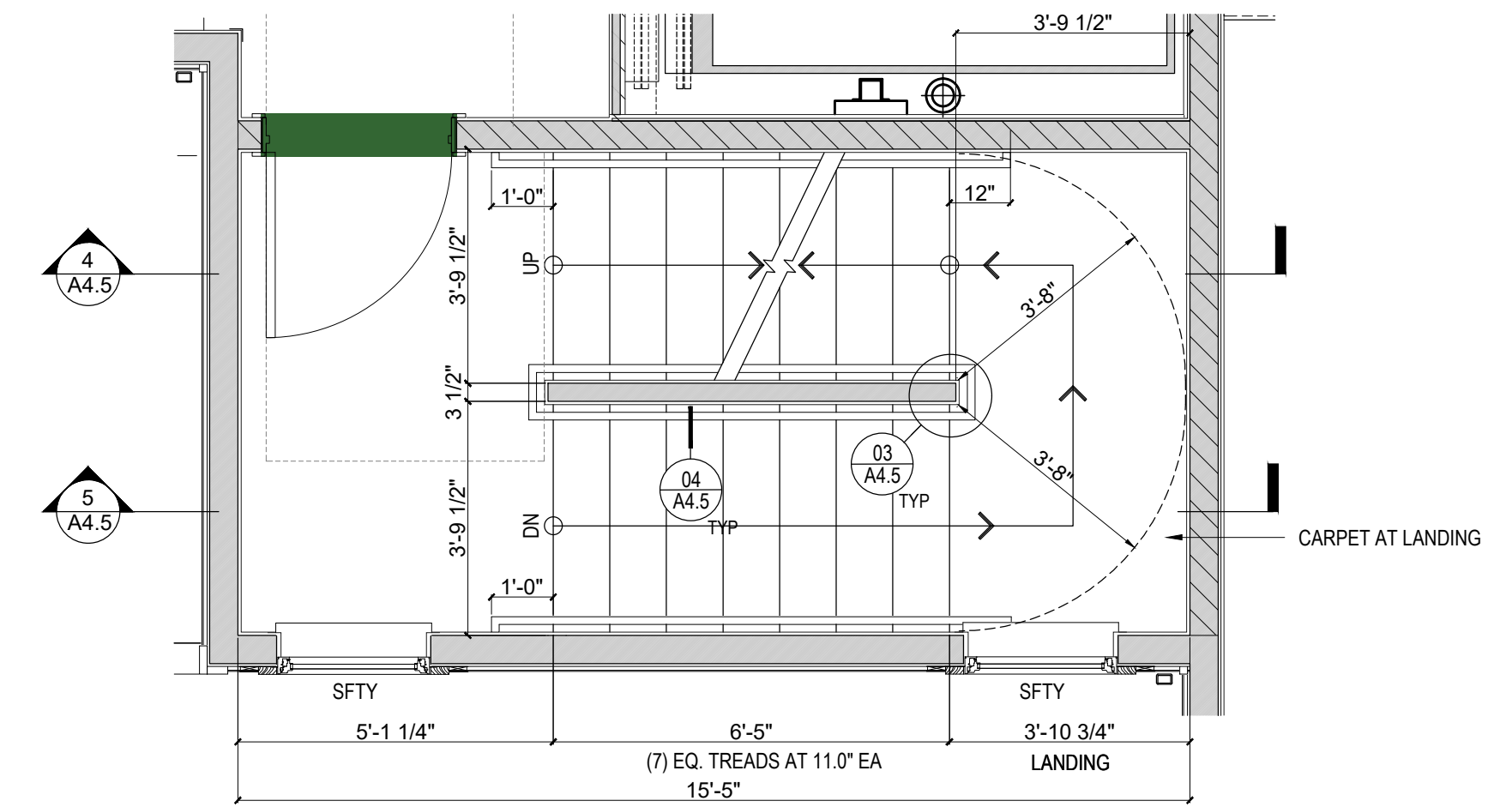
Issuance	
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Date	
MAY 22, 2023	
BID SET	

REV #	Date	Description
3/28/23		REVISION
5/22/23		BID SET

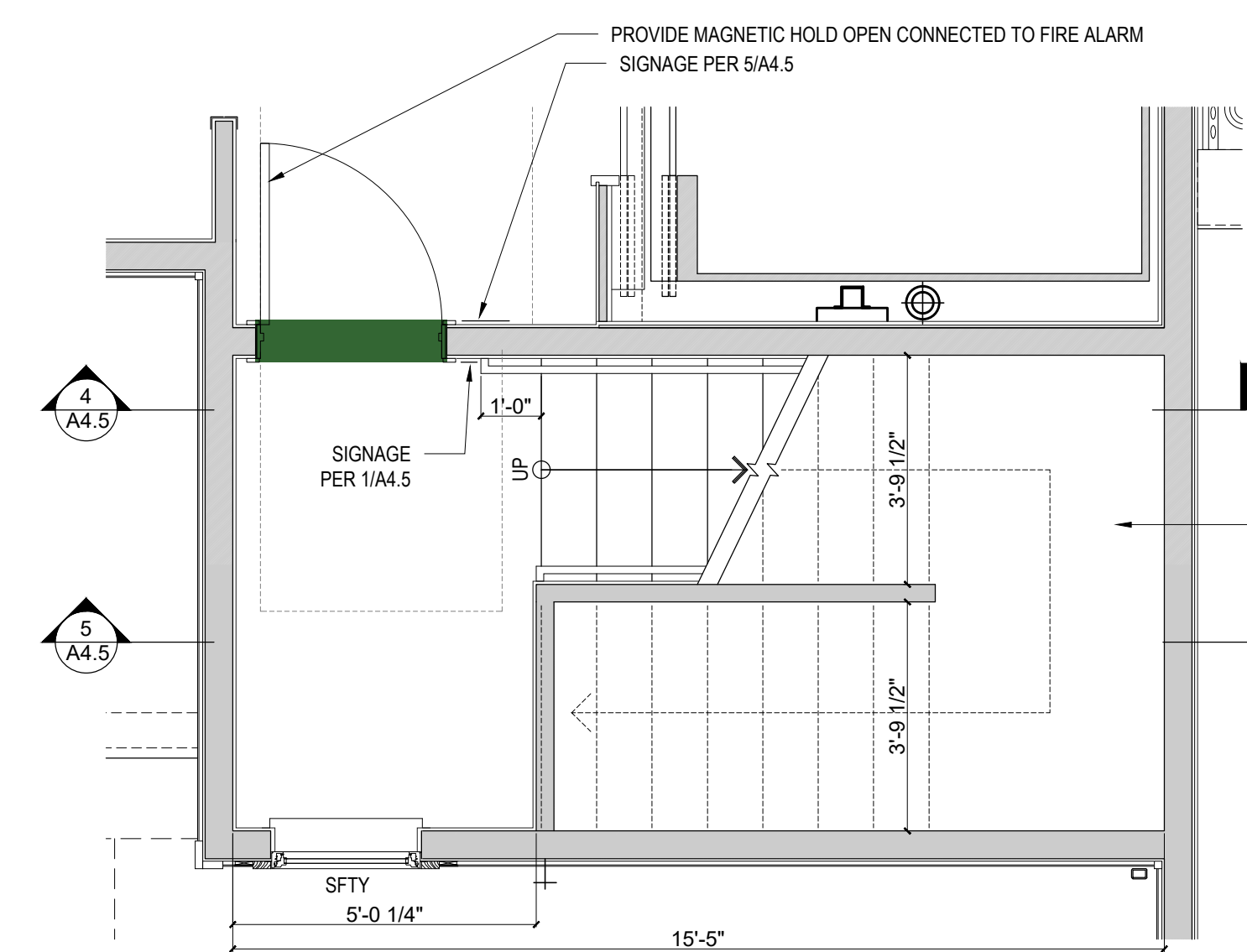
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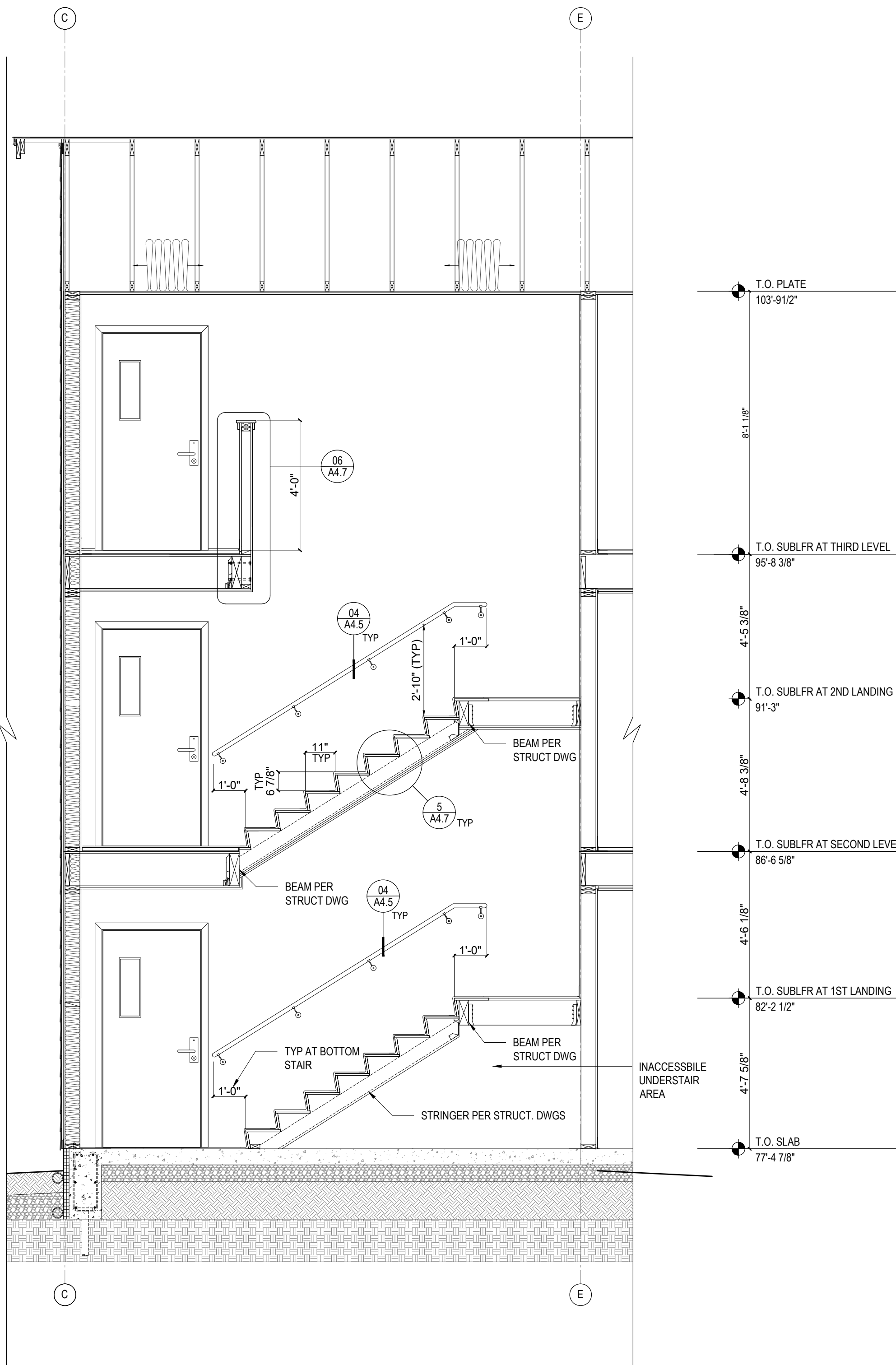
3 WEST STAIR THIRD LEVEL PLAN
A4.5 SCALE: 3/8" = 1'-0"



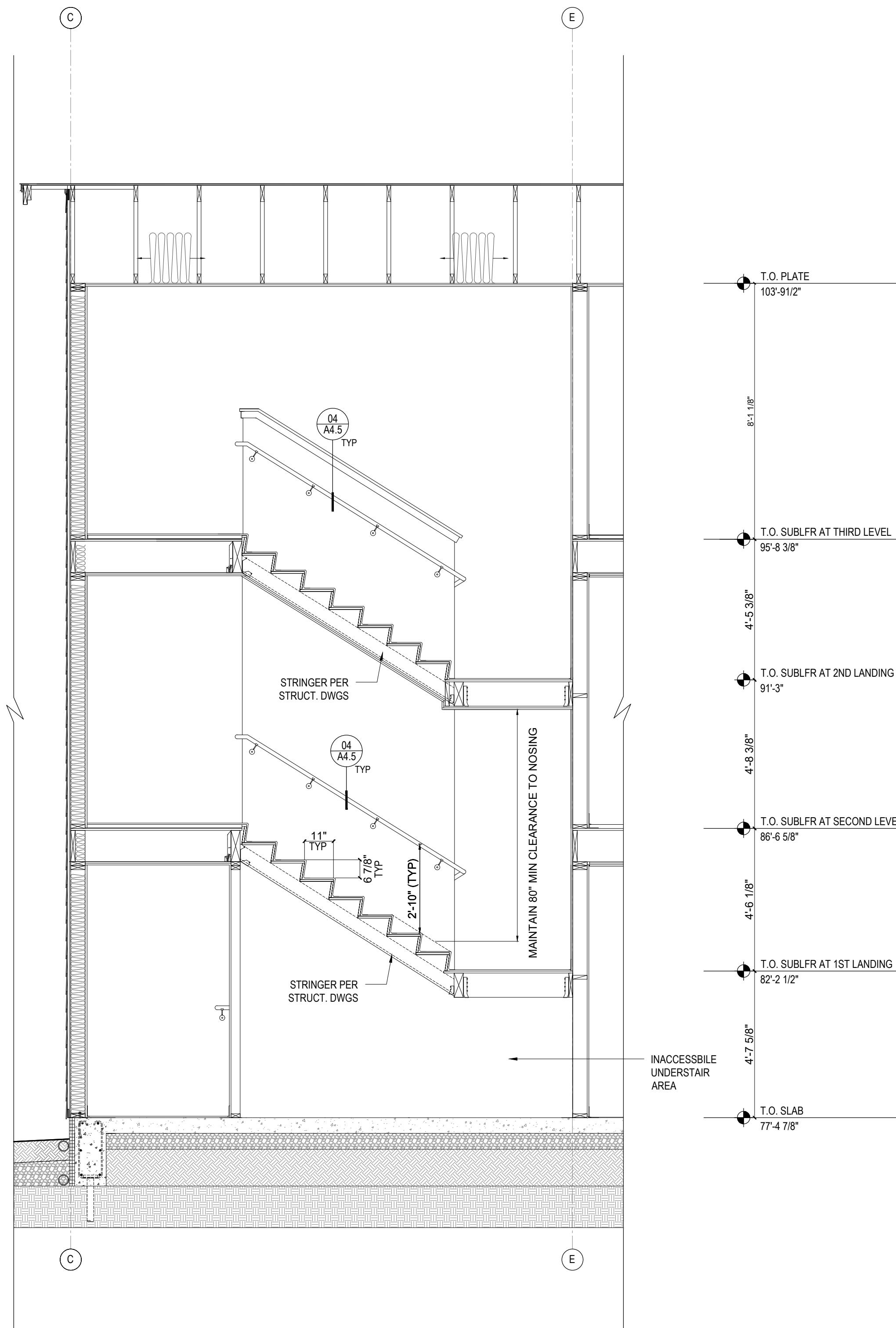
2 WEST STAIR SECOND LEVEL PLAN
A4.5 SCALE: 3/8" = 1'-0"



1 WEST STAIR MAIN LEVEL PLAN
A4.5 SCALE: 3/8" = 1'-0"

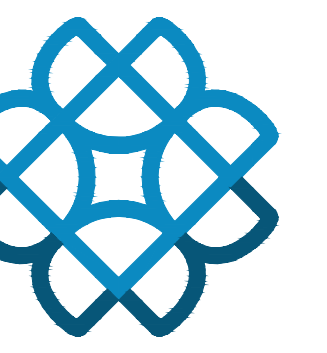


4 WEST STAIR SECTION
A4.5 SCALE: 3/8" = 1'-0"



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

A4.5



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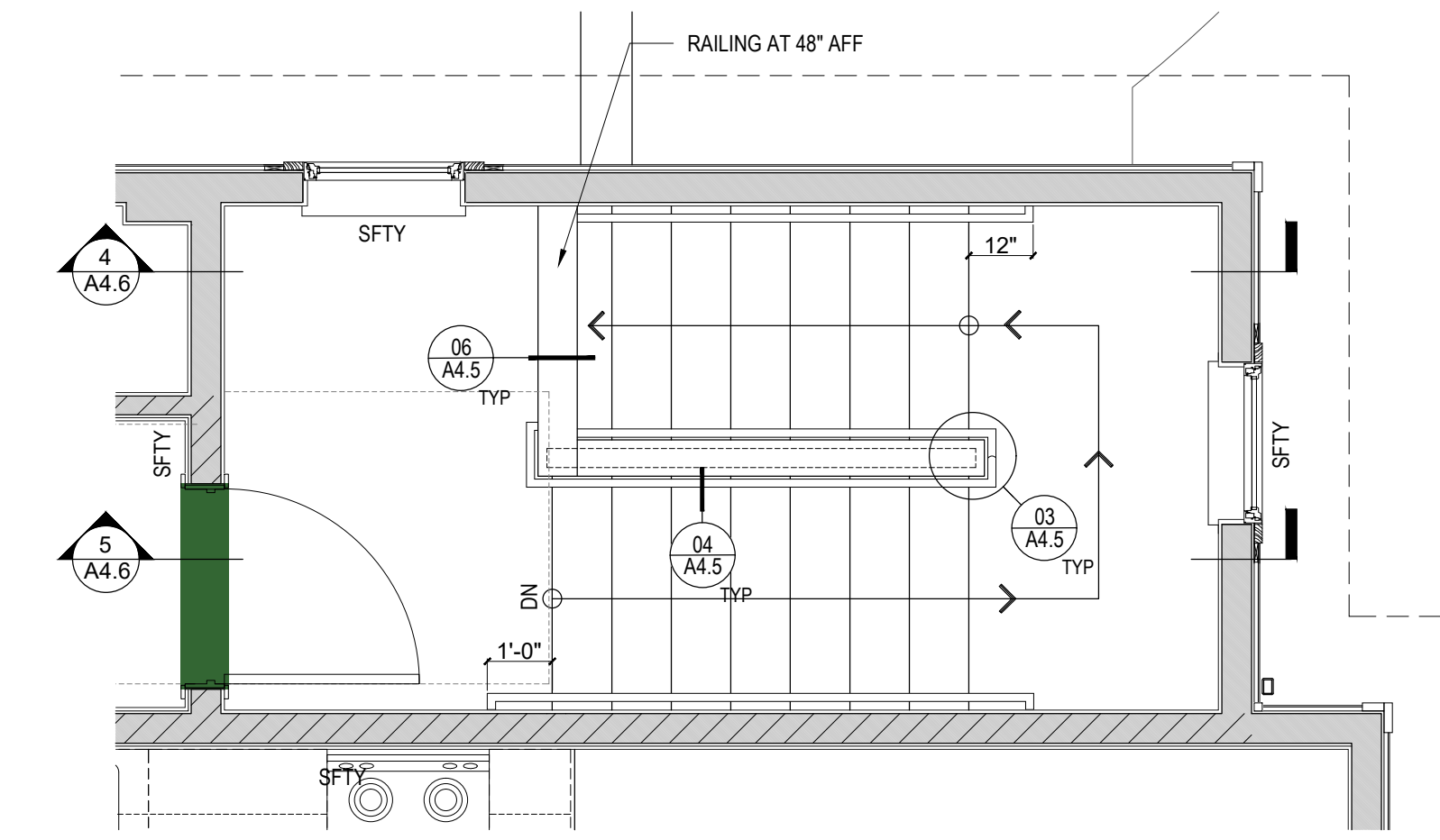


EAST STAIR
SECTIONS
AND PLANS

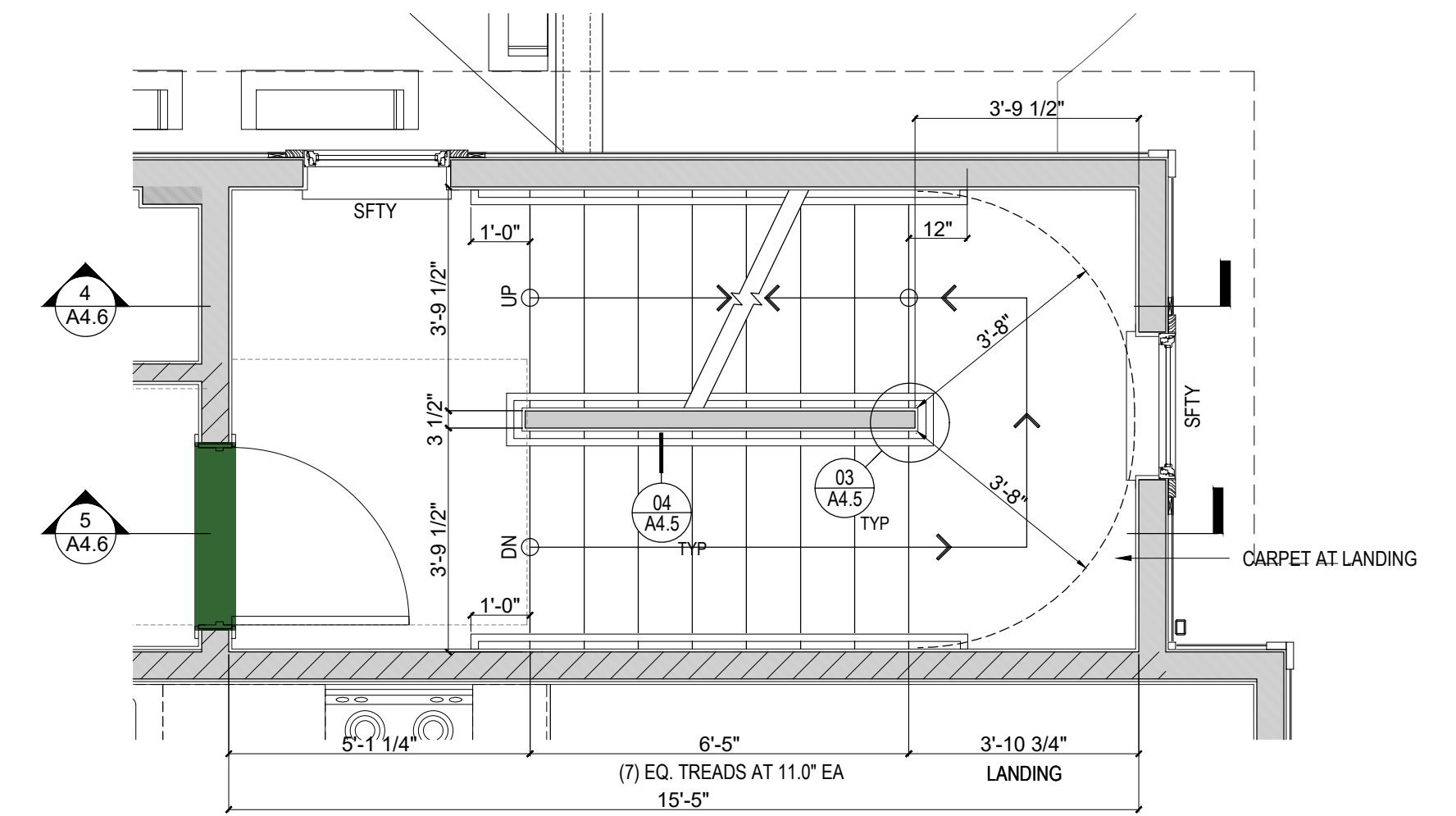
Issue	_____
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REV #	Date	Description	BID SET
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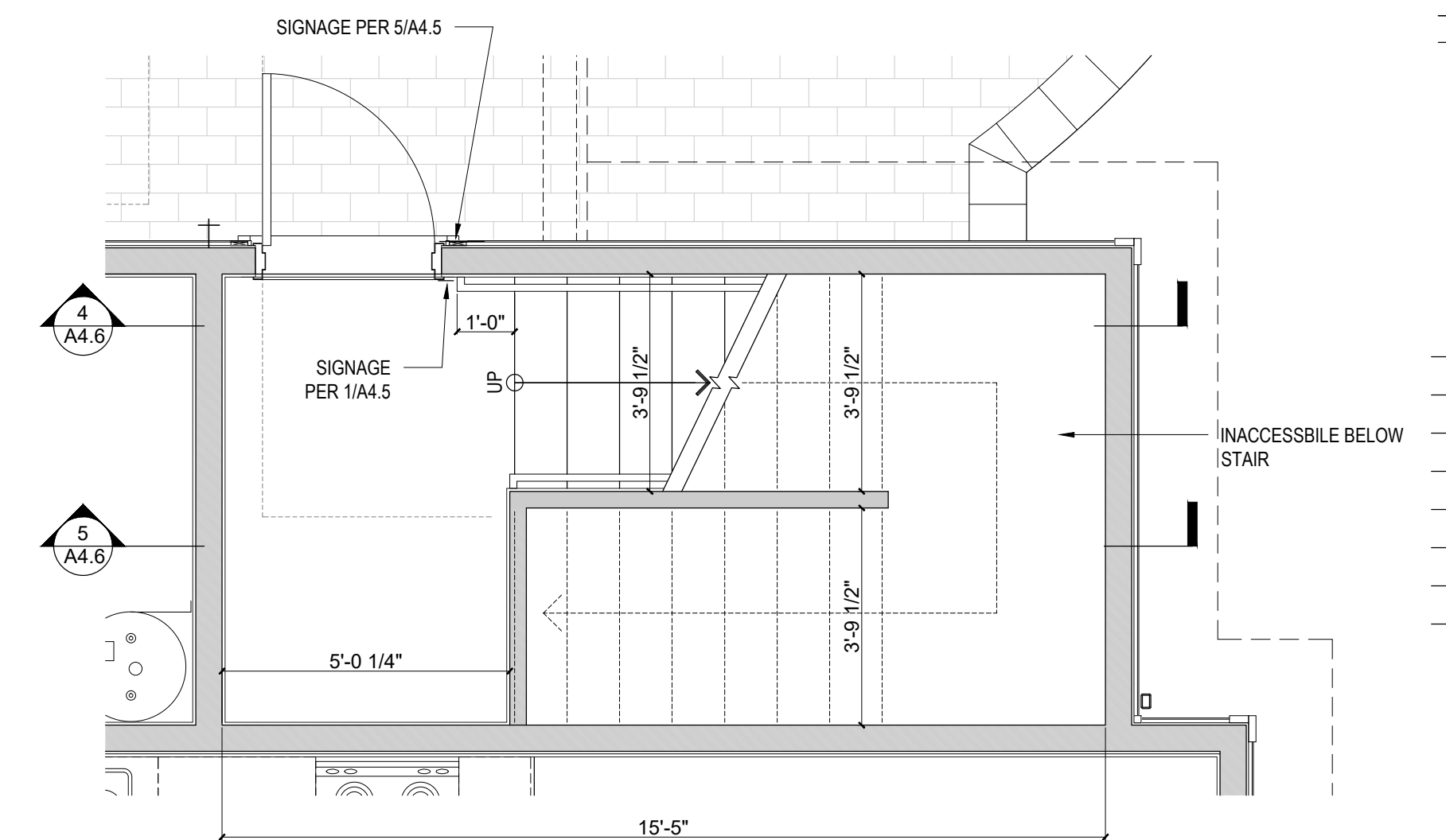
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Project No.	20-058



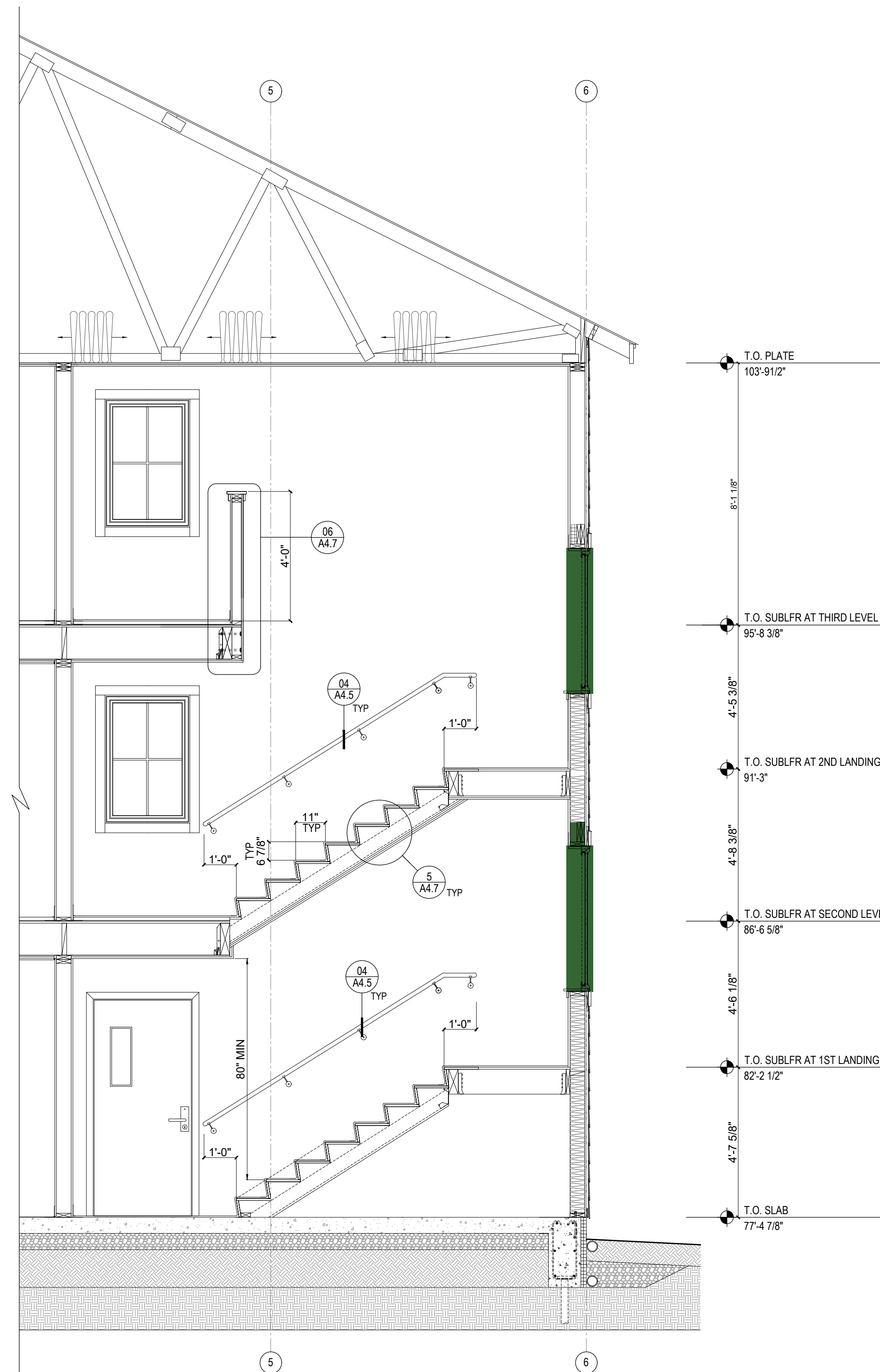
3 EAST STAIR THIRD LEVEL PLAN
A4.6 SCALE: 3/8" = 1'-0"



2 EAST STAIR SECOND LEVEL PLAN
A4.6 SCALE: 3/8" = 1'-0"

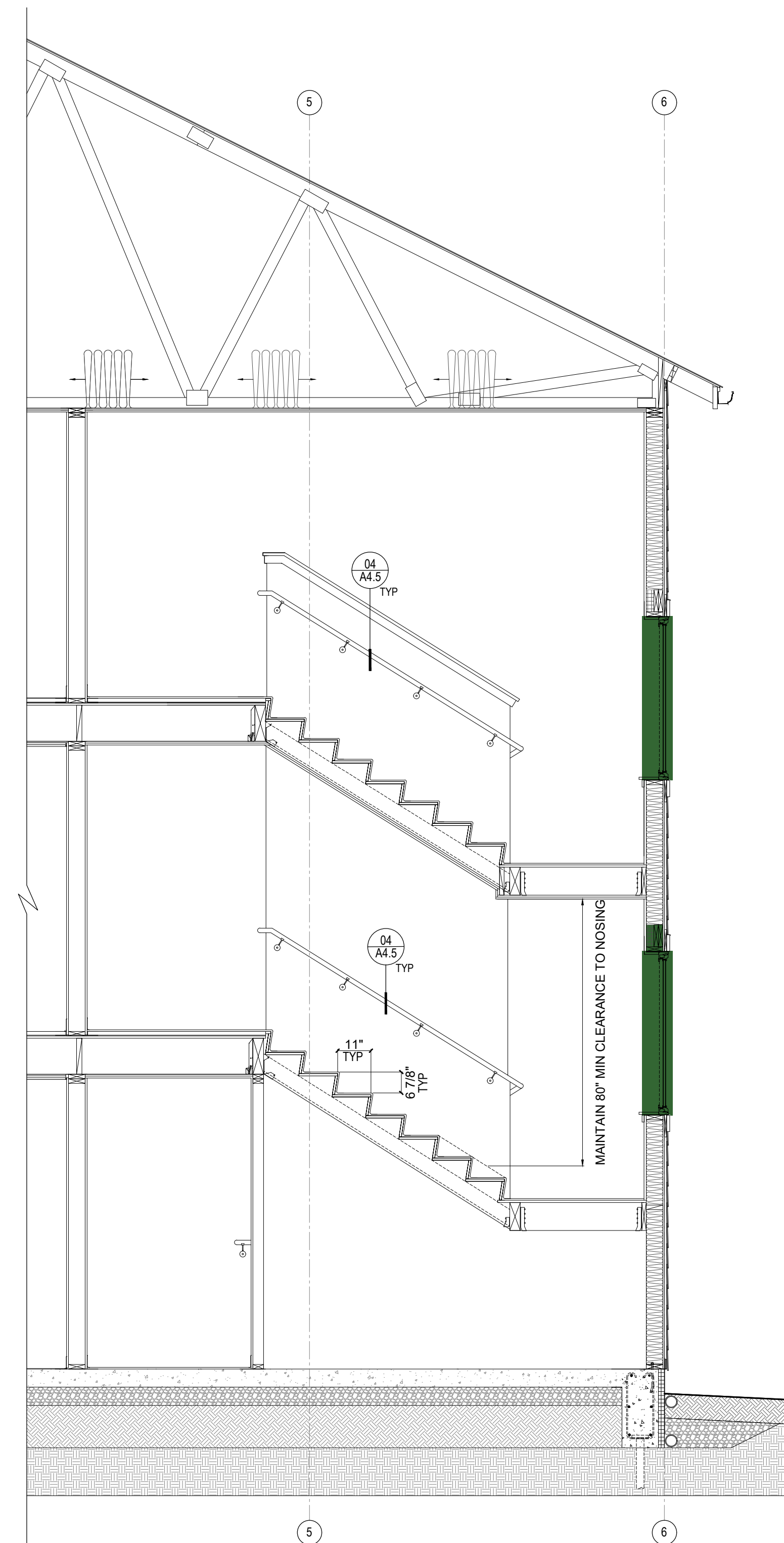


1 EAST STAIR MAIN LEVEL PLAN
A4.6 SCALE: 3/8" = 1'-0"



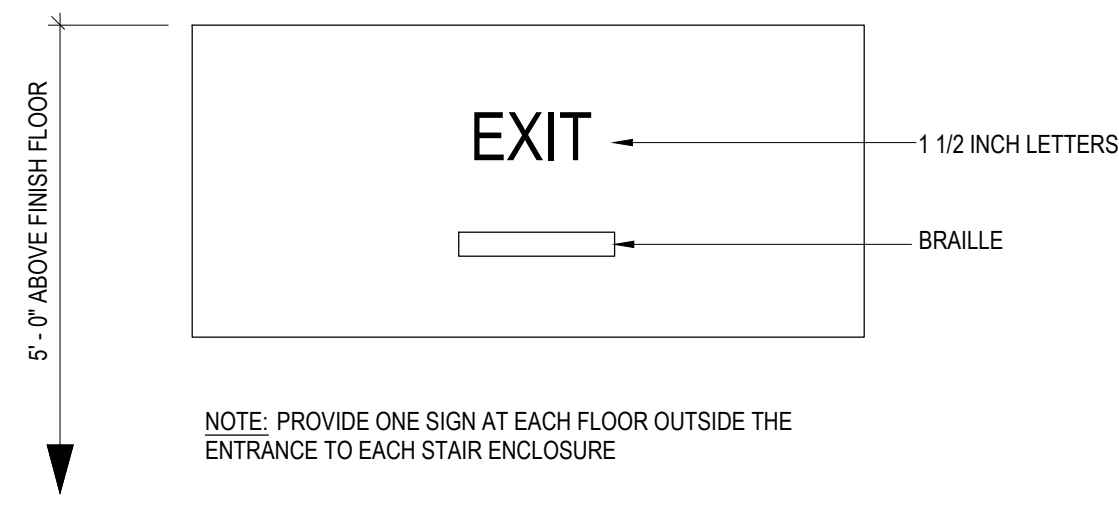
4 EAST STAIR SECTION
A4.6 SCALE: 3/8" = 1'-0"

T.O. PLATE	103'-9 1/2"
8'-1 1/8"	
T.O. SUBLFR AT THIRD LEVEL	95'-8 3/8"
4'-5 3/8"	
T.O. SUBLFR AT 2ND LANDING	91'-3"
4'-8 3/8"	
T.O. SUBLFR AT SECOND LEVEL	86'-6 5/8"
4'-6 1/8"	
T.O. SUBLFR AT 1ST LANDING	82'-2 1/2"
4'-7 5/8"	
T.O. SLAB	77'-4 7/8"

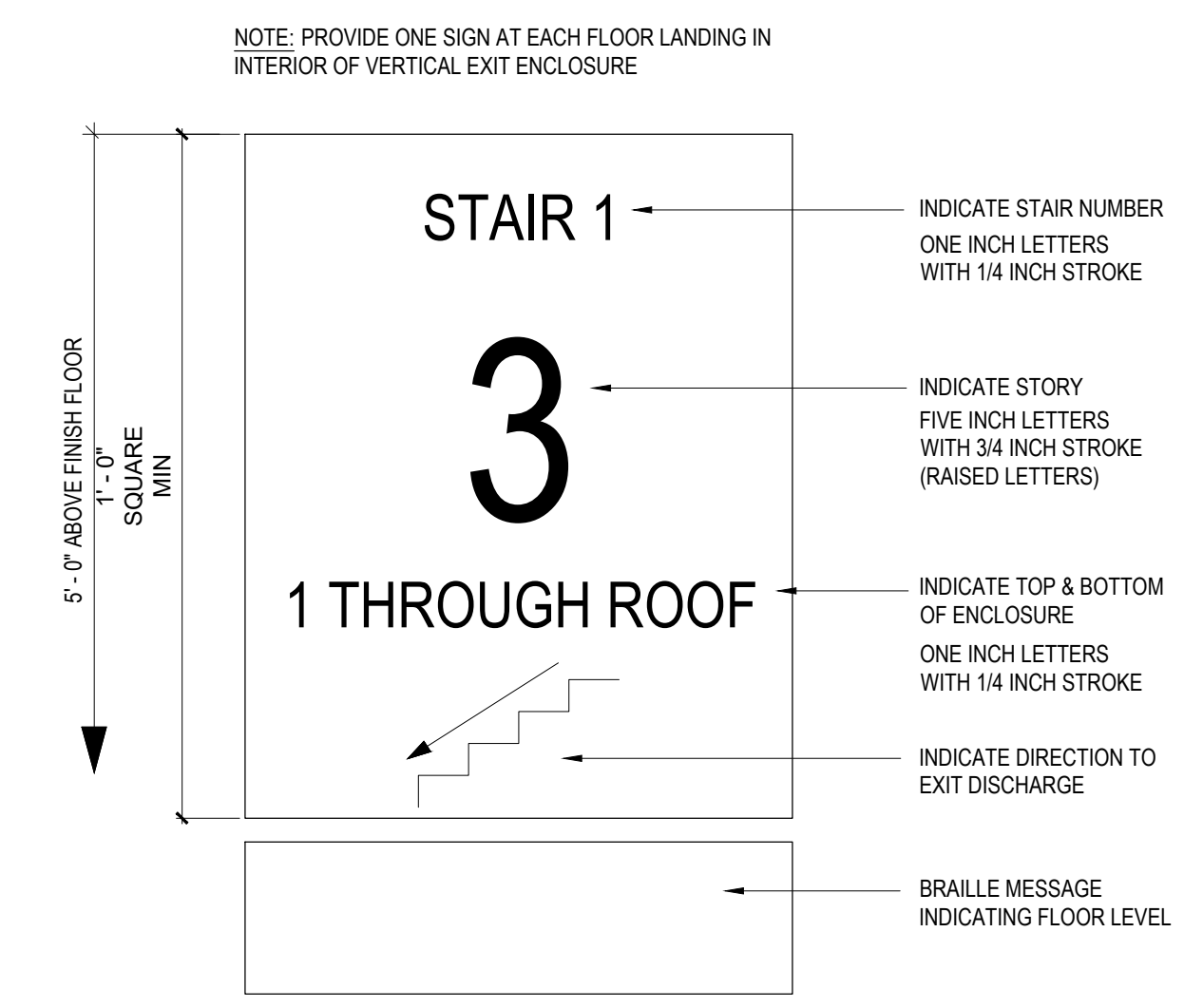


5 EAST STAIR SECTION
A4.6 SCALE: 3/8" = 1'-0"

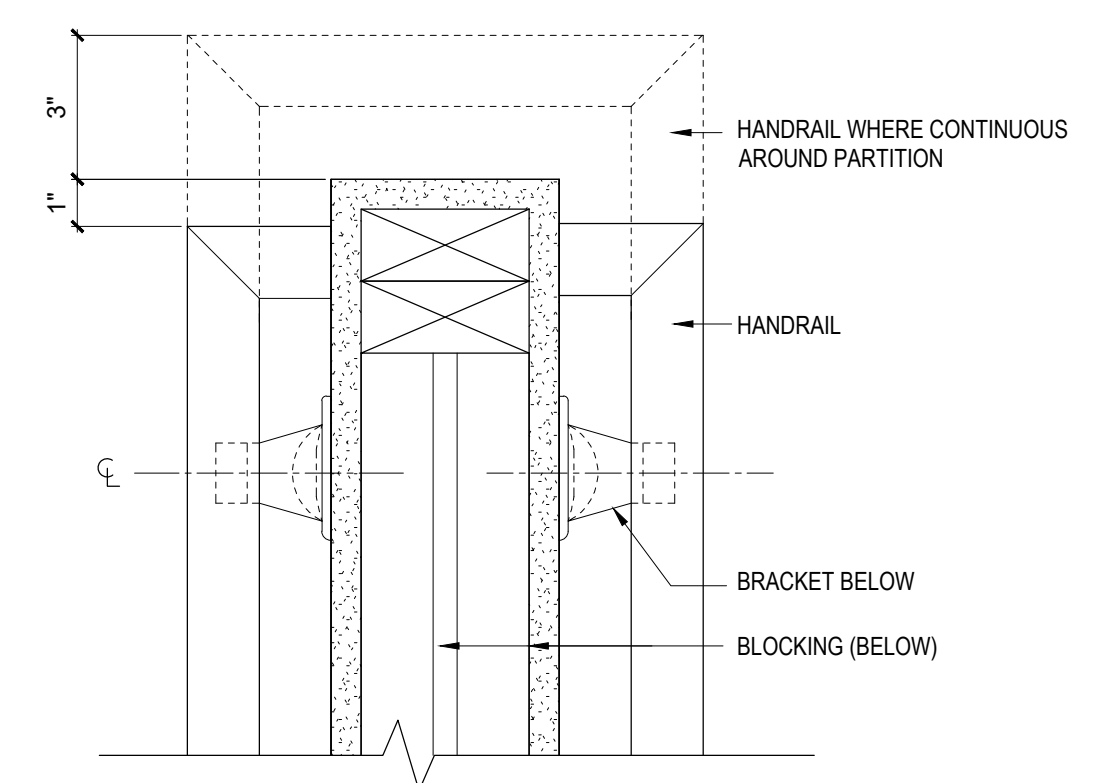
A4.6



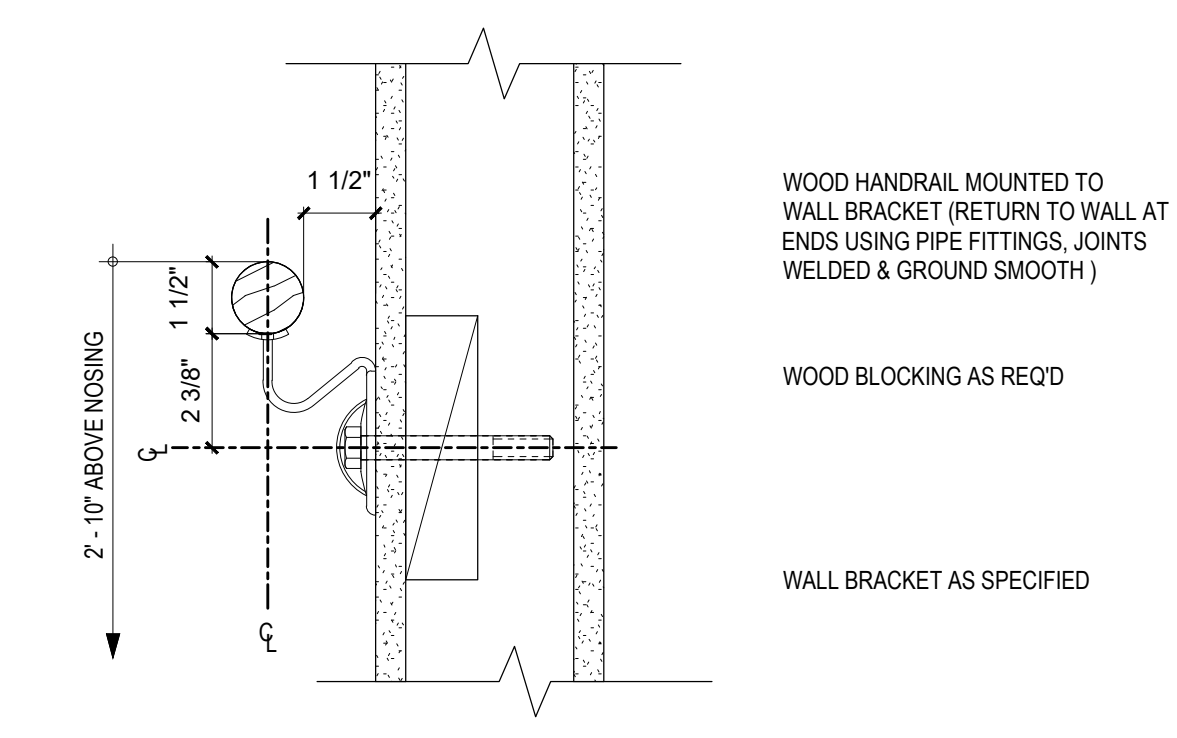
01 MEANS OF EGRESS SIGNAGE
A4.5 SCALE: 3" = 1'-0"



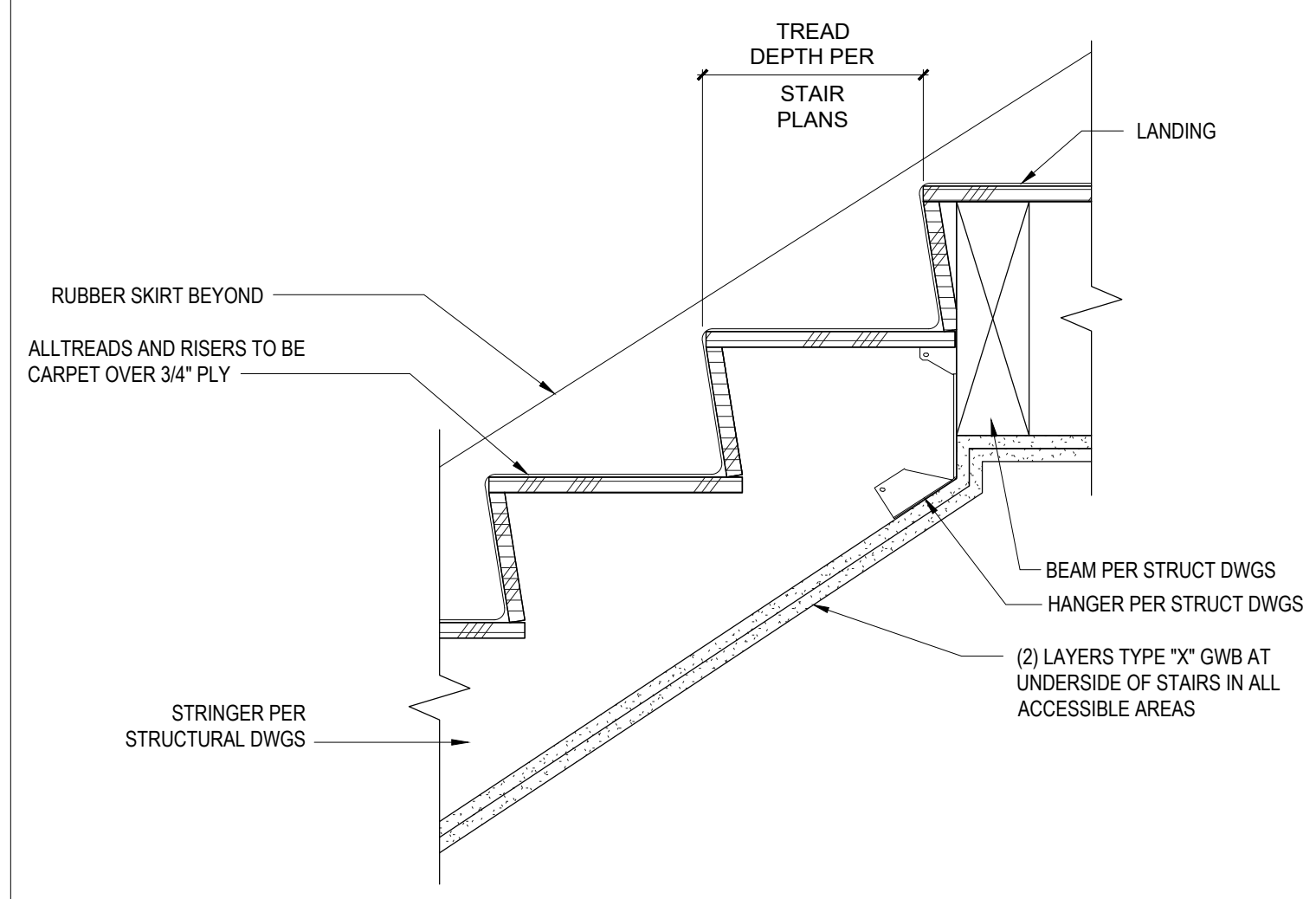
02 EXIT STAIR SIGNAGE
A4.5 SCALE: 3" = 1'-0"



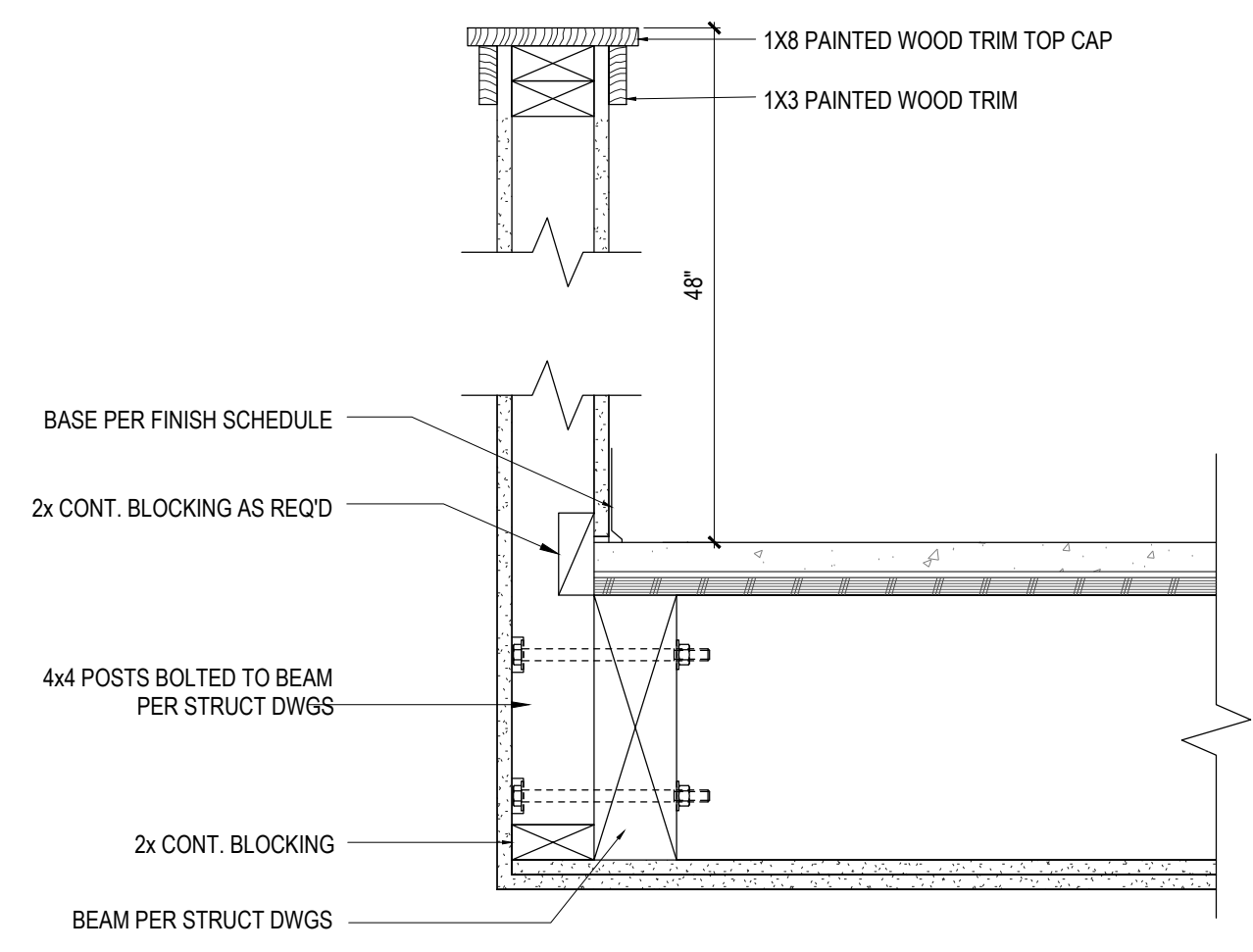
03 WALL MOUNTED HANDRAIL PLAN DETAIL
A4.5 SCALE: 3" = 1'-0"



04 WALL MOUNTED HANDRAIL SECTION DETAIL
A4.5 SCALE: 3" = 1'-0"



05 TYPICAL WOOD STAIR SECTION DETAIL
A4.5 SCALE: 1 1/2" = 1'-0"



06 GUARDRAIL DETAIL
A4.5 SCALE: 1 1/2" = 1'-0"

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

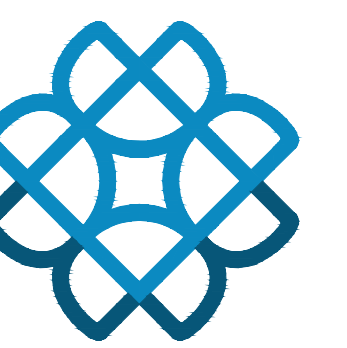
08 RESERVED
A4.5 SCALE: 3" = 1'-0"

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

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

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

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

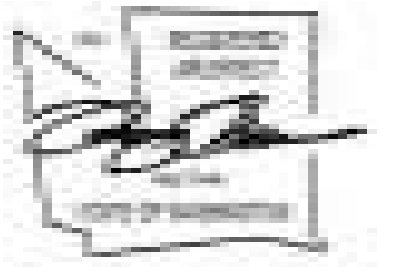


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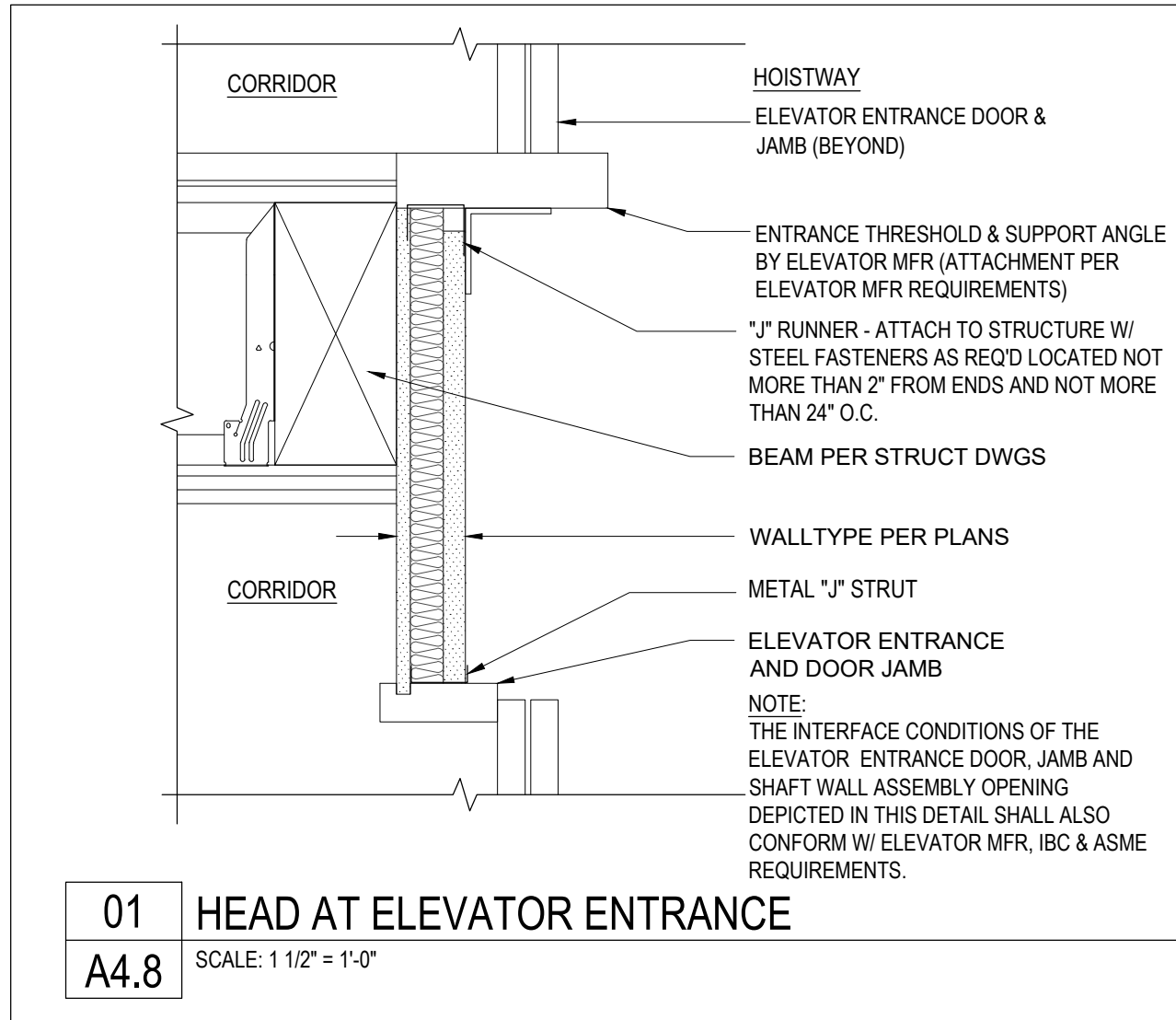


STAIR
 DETAILS

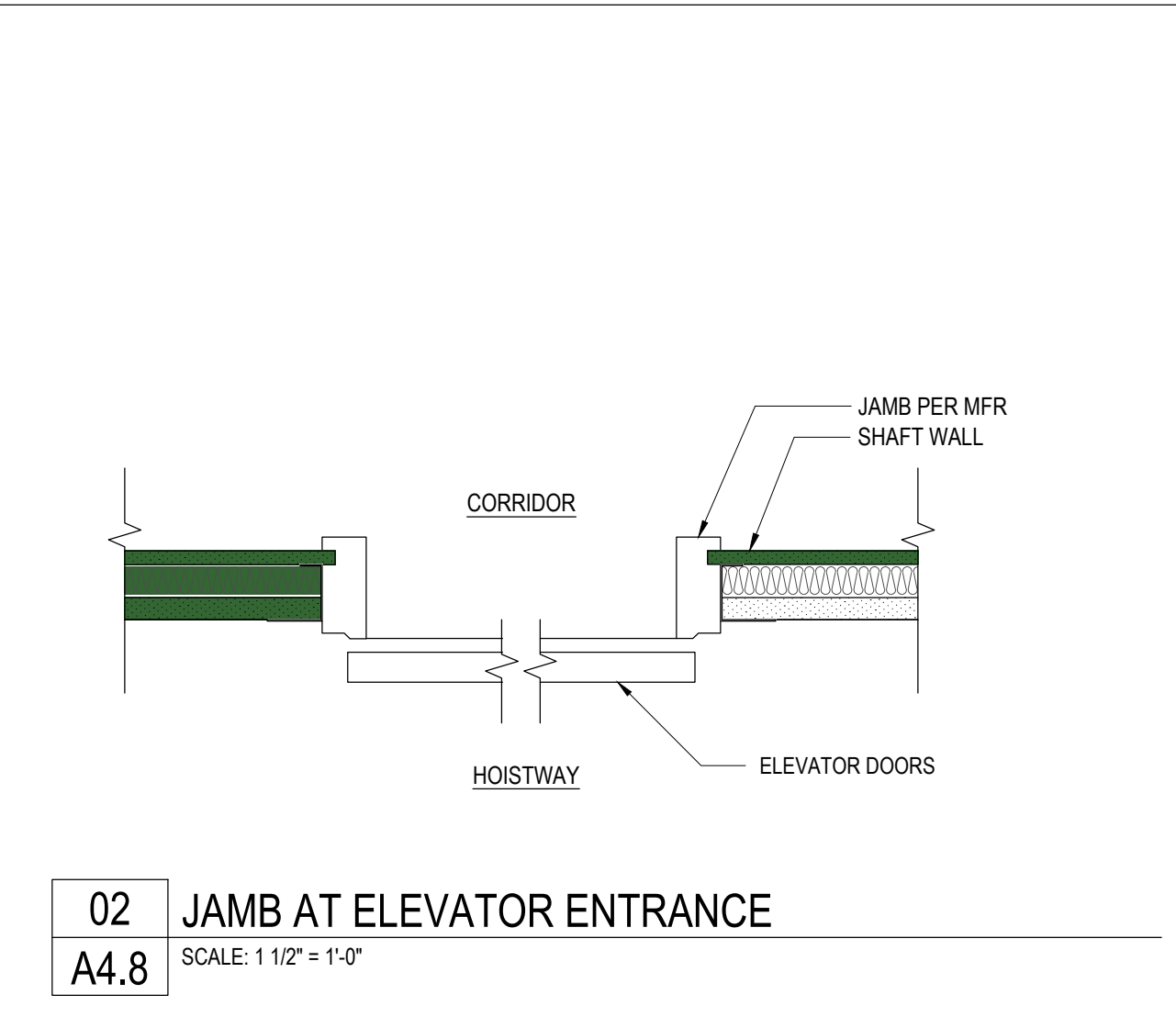
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Date	MAY 22, 2023	
BID SET		
REV #	Date	Description
—	3/28/23	REVISION
—	5/22/23	BID SET

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

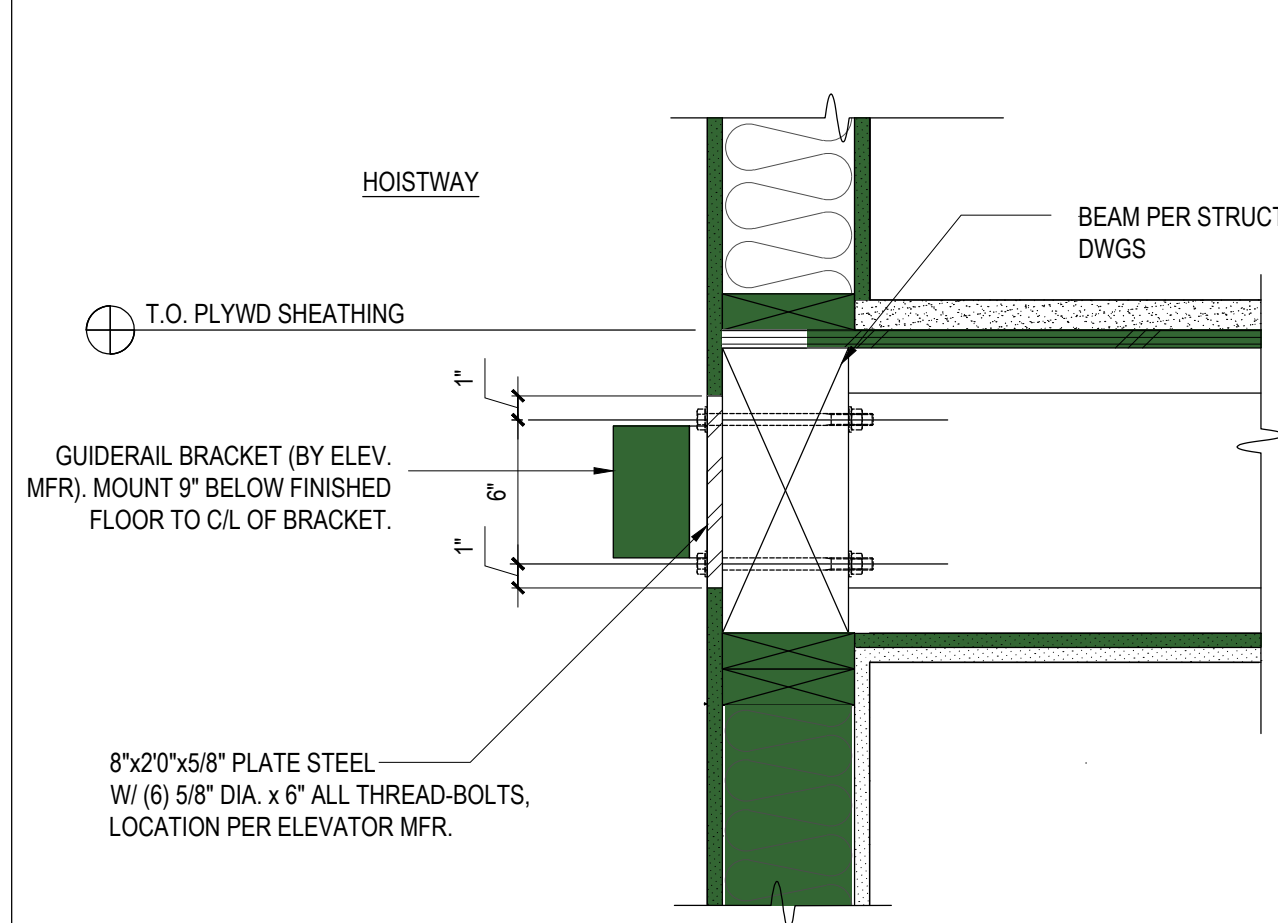
A4.7 ■■



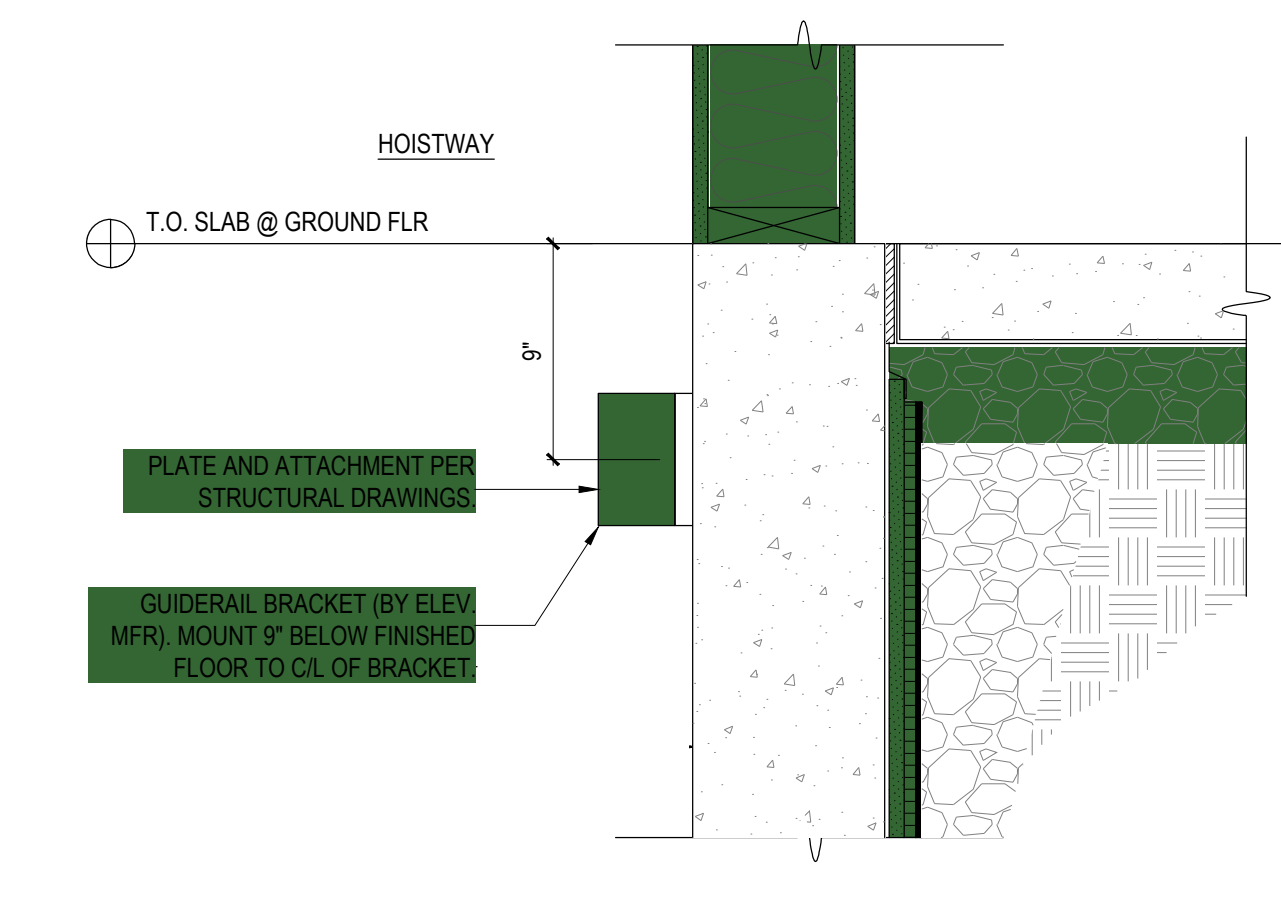
01 HEAD AT ELEVATOR ENTRANCE
A4.8 SCALE: 1 1/2" = 1'-0"



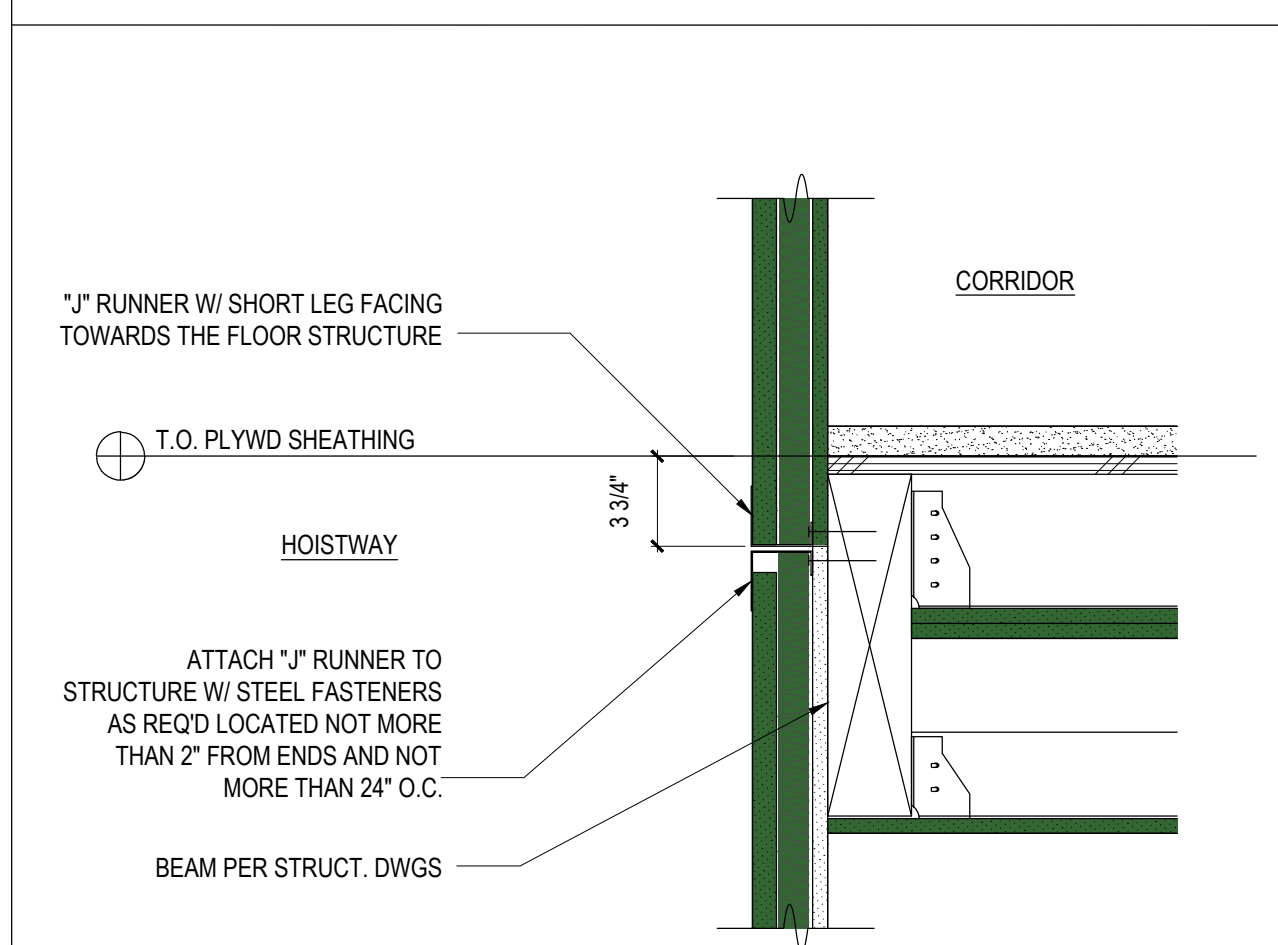
02 JAMB AT ELEVATOR ENTRANCE
A4.8 SCALE: 1 1/2" = 1'-0"



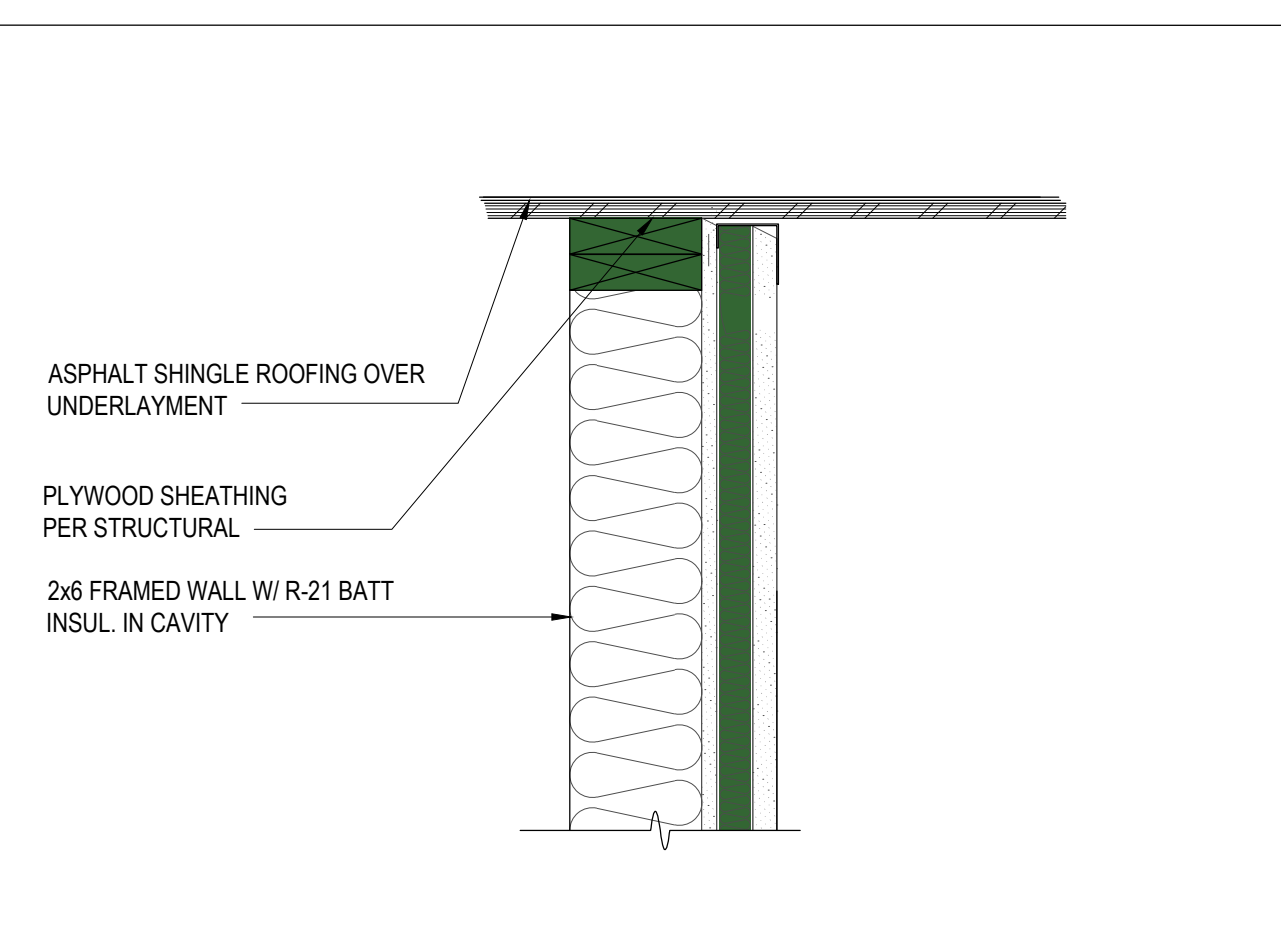
03 GUIDERAIL ATTACHMENT AT WOOD FRAMING
A4.8 SCALE: 1 1/2" = 1'-0"



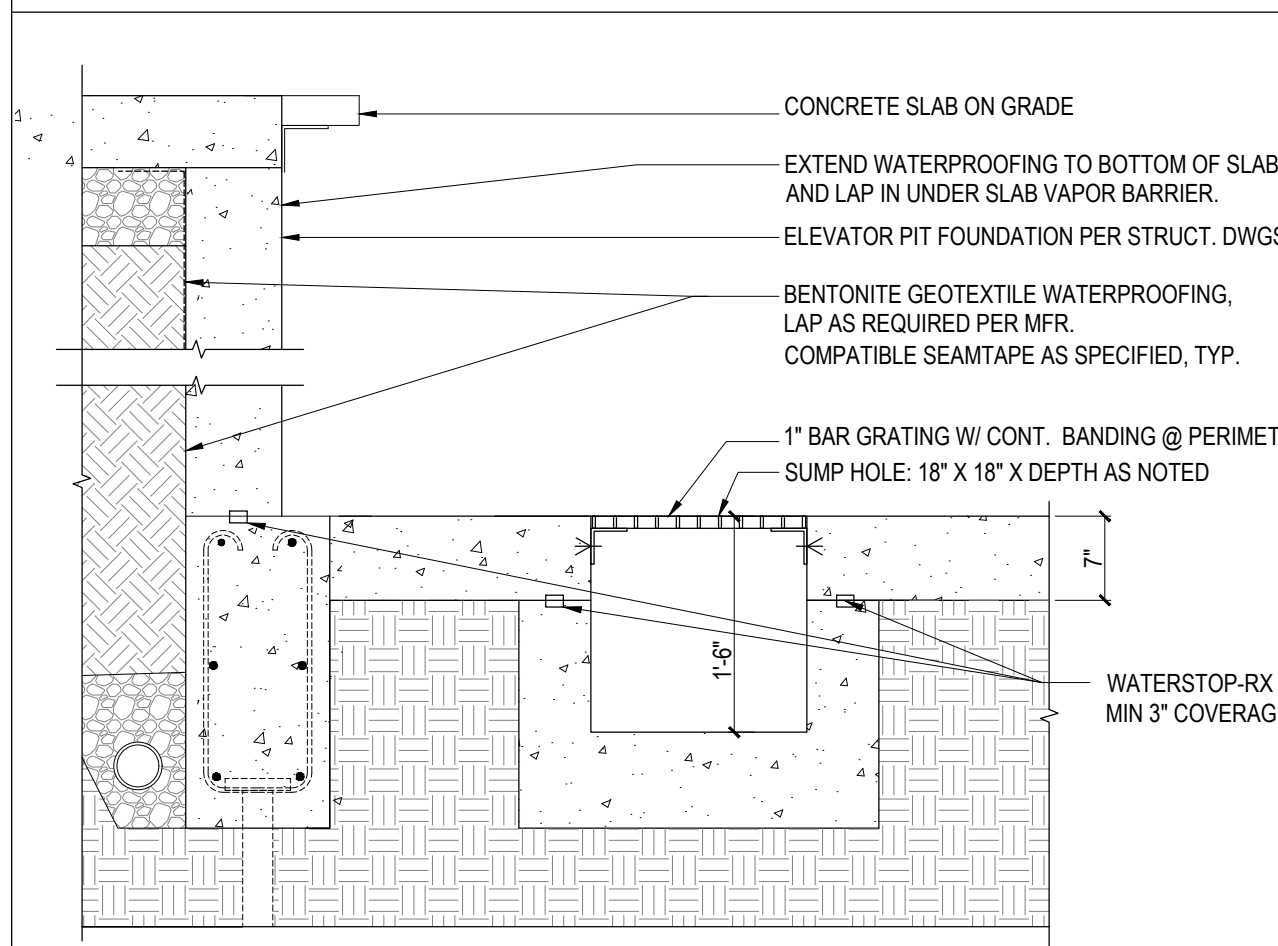
04 TYPICAL GUIDERAIL ATTACHMENT AT PIT
A4.8 SCALE: 1 1/2" = 1'-0"



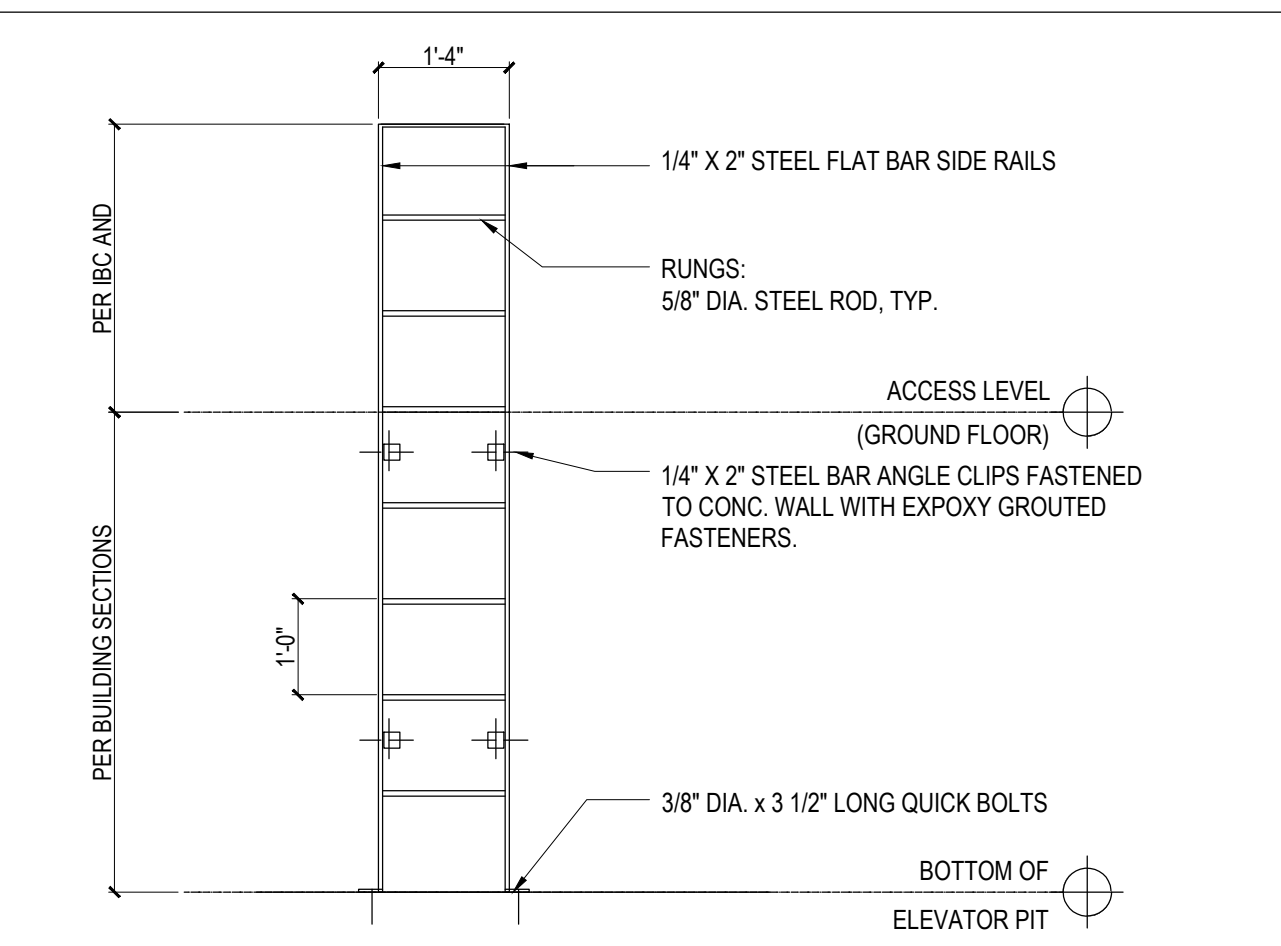
05 SHAFT WALL ATTACHMENT TO FLOOR STRUCTURE
A4.8 SCALE: 1 1/2" = 1'-0"



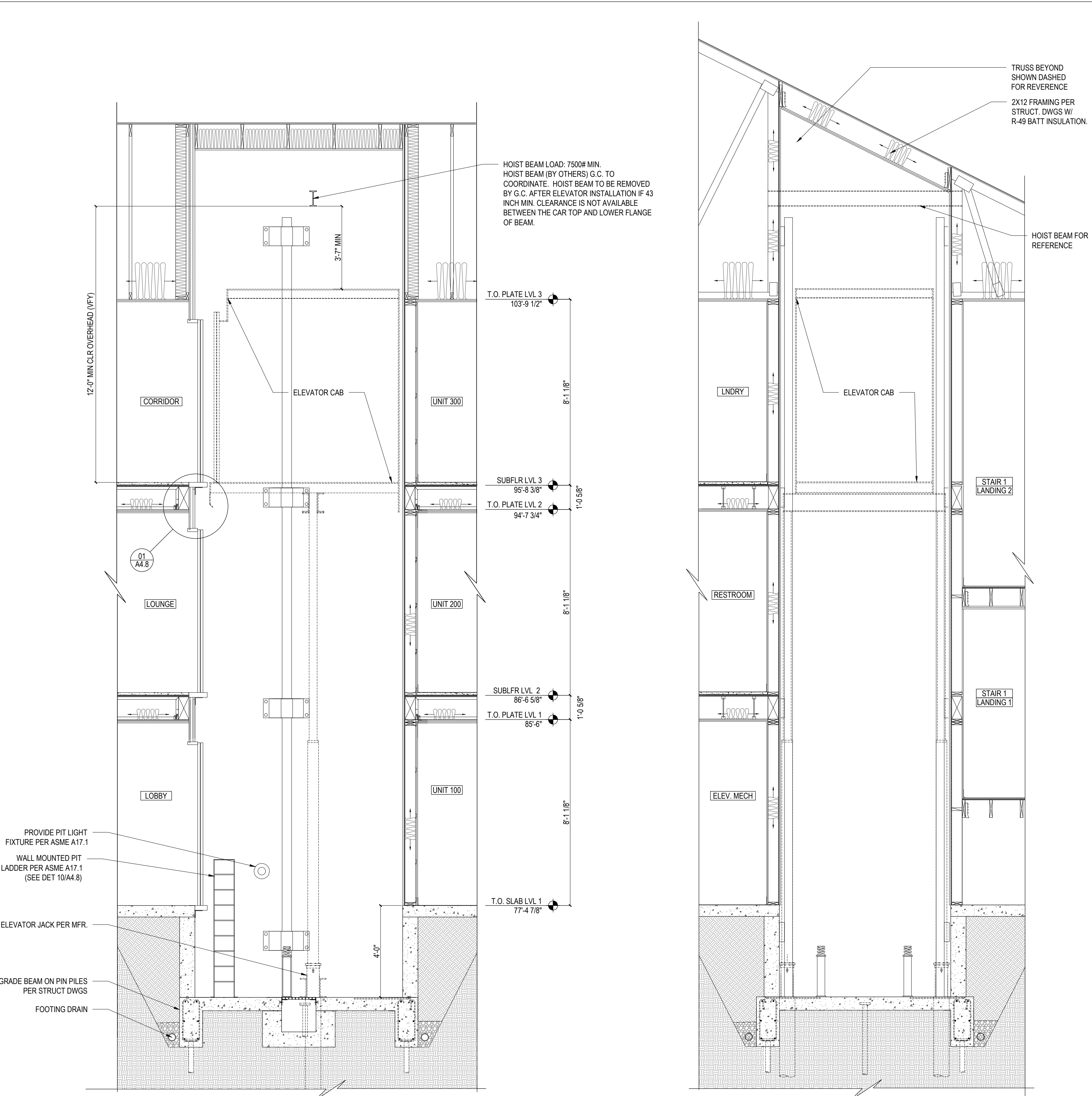
06 TYPICAL 1 HR SHAFT WALL AT ROOF
A4.8 SCALE: 1 1/2" = 1'-0"



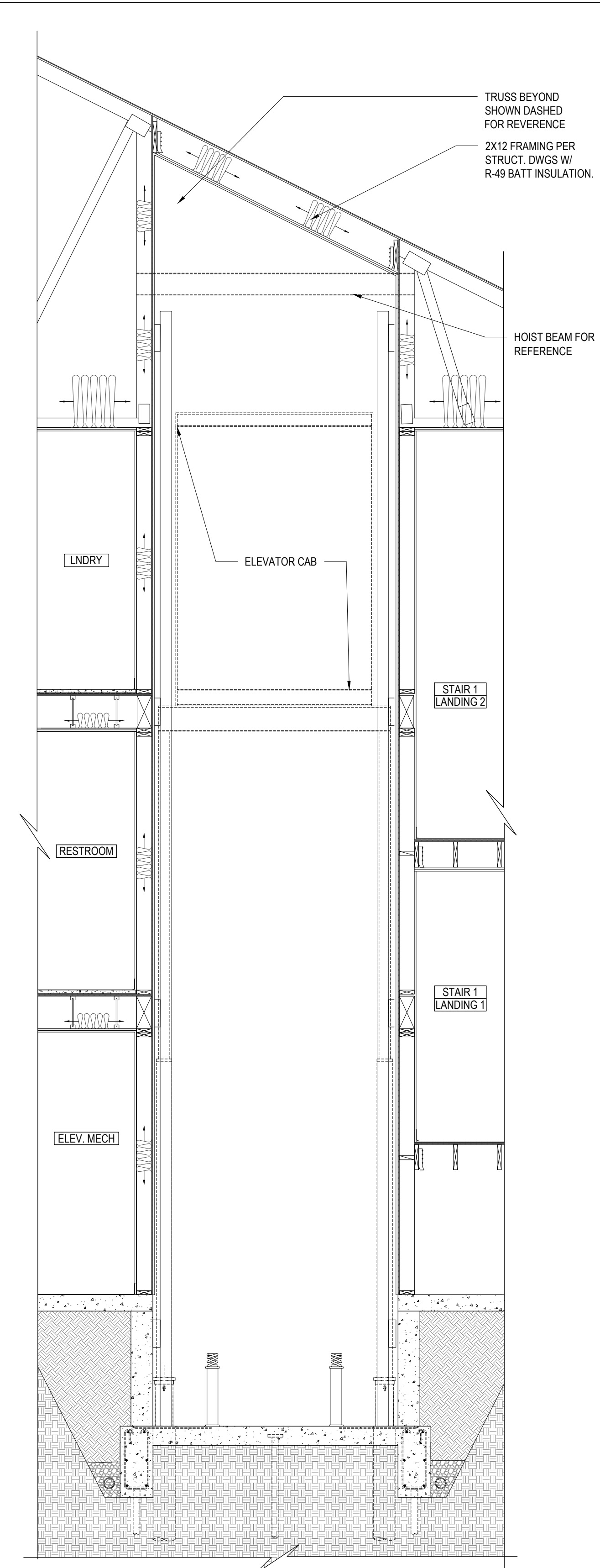
07 ELEVATOR PIT WATERPROOFING
A4.8 SCALE: 3/4" = 1'-0"



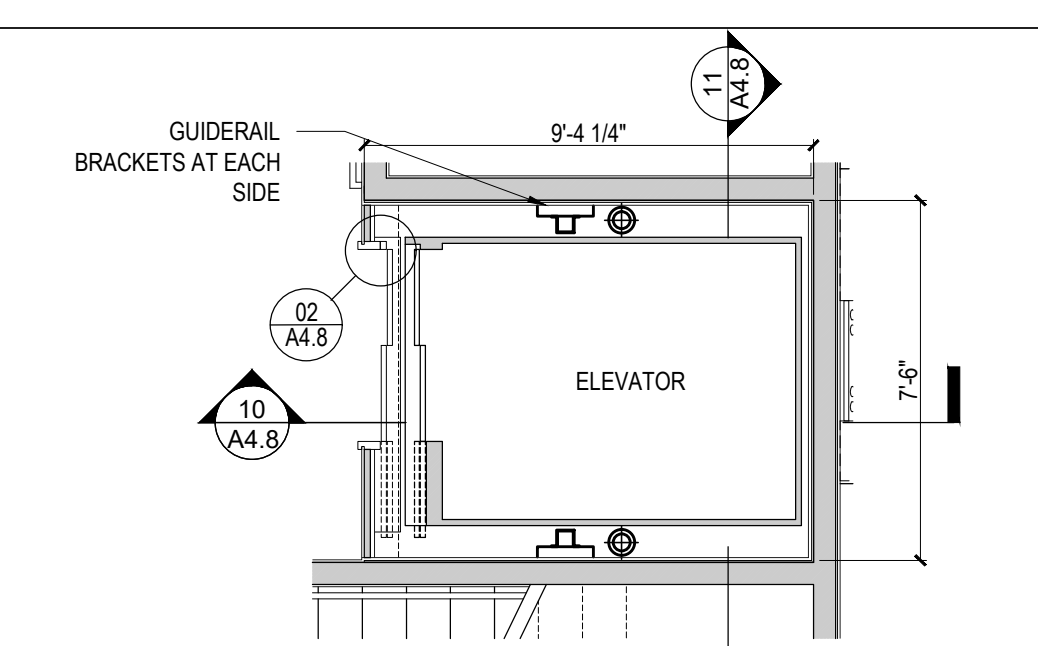
08 ELEVATOR PIT LADDER
A4.8 SCALE: 3/4" = 1'-0"
PIT LADDER BY ELEVATOR SUPPLIER



10 ELEVATOR SECTION
A4.8 SCALE: 3/8" = 1'-0"



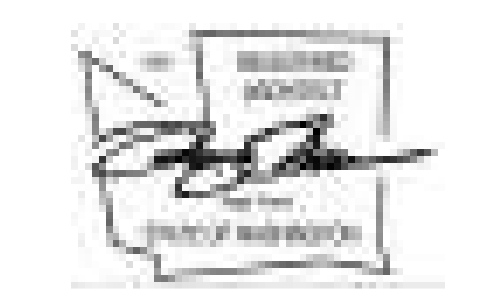
11 ELEVATOR N-S SECTION
A4.8 SCALE: 3/8" = 1'-0"



09 TYPICAL ELEVATOR PLAN
A4.8 SCALE: 1/4" = 1'-0"

ELEVATOR NOTES

- PIPES, DUCTS, CONDUITS, AND EQUIPMENT NOT USED FOR THE OPERATION OF THE ELEVATORS ARE PROHIBITED IN MACHINE ROOM AND HOISTWAYS.
- WATERPROOF AS NECESSARY TO PREVENT ENTRY OF GROUND WATER. SUMP PUMPS MAY BE INSTALLED FOR FLOOD CONTROL BUT NOT APPROVED TO MAINTAIN A DRY PIT.
- GROUT ALL MASONRY JAMBS AND HEADERS TO RETAIN FIRE RATING OF HOISTWAY. IN OTHER THAN MASONRY, PROVIDE LABELED ENTRANCE ASSEMBLIES INSTALLED AS TESTED.
- PROVIDE MEANS OF TWO-WAY CONVERSATION BETWEEN ELEVATOR AND A READILY ACCESSIBLE POINT (MAIN ELEVATOR LOBBY) OUTSIDE THE HOISTWAY.
- 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.

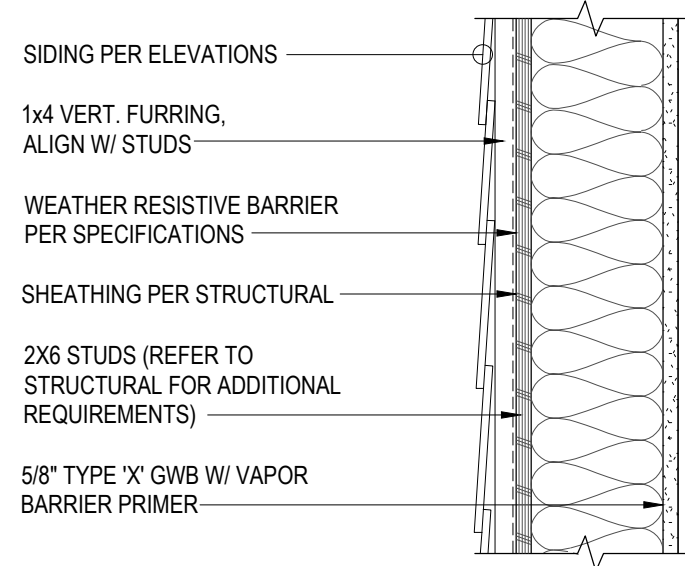


ELEVATOR SECTIONS, PLANS, AND DETAILS

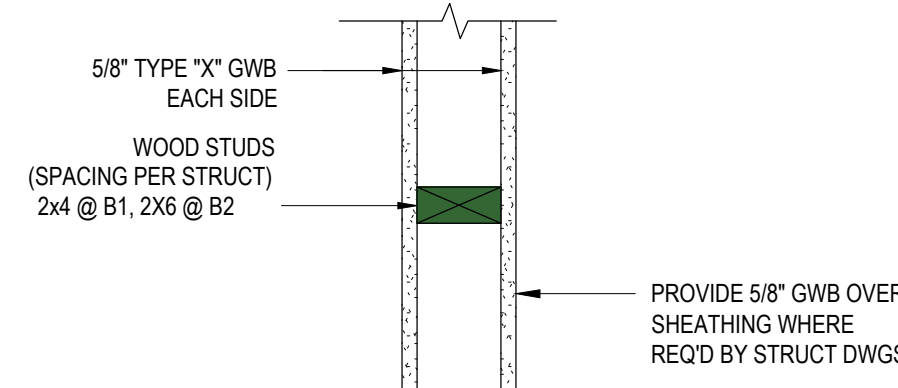
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Checked By (Q.C.): RT
Project No: 20-058

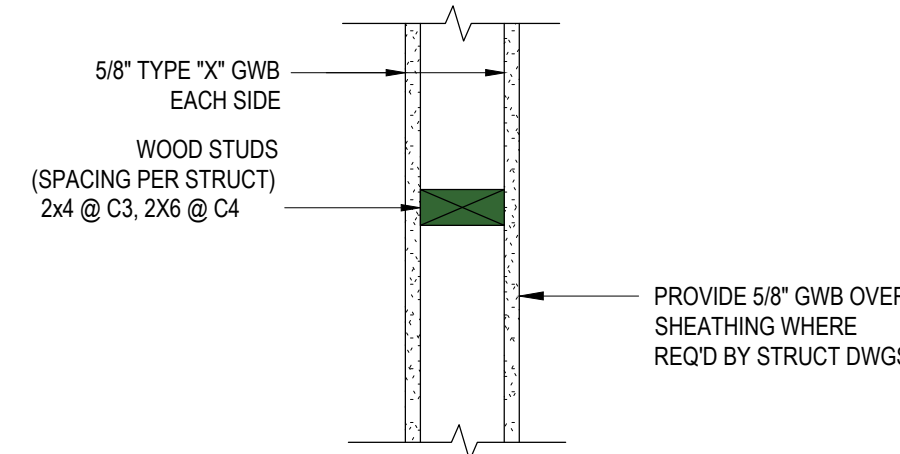


A1 TYPICAL EXTERIOR WALL
A5.1 SCALE: 1 1/2" = 1'-0"



B1 TYPICAL INTERIOR 2X4 PARTITION WALLS
A5.1 SCALE: 1 1/2" = 1'-0"

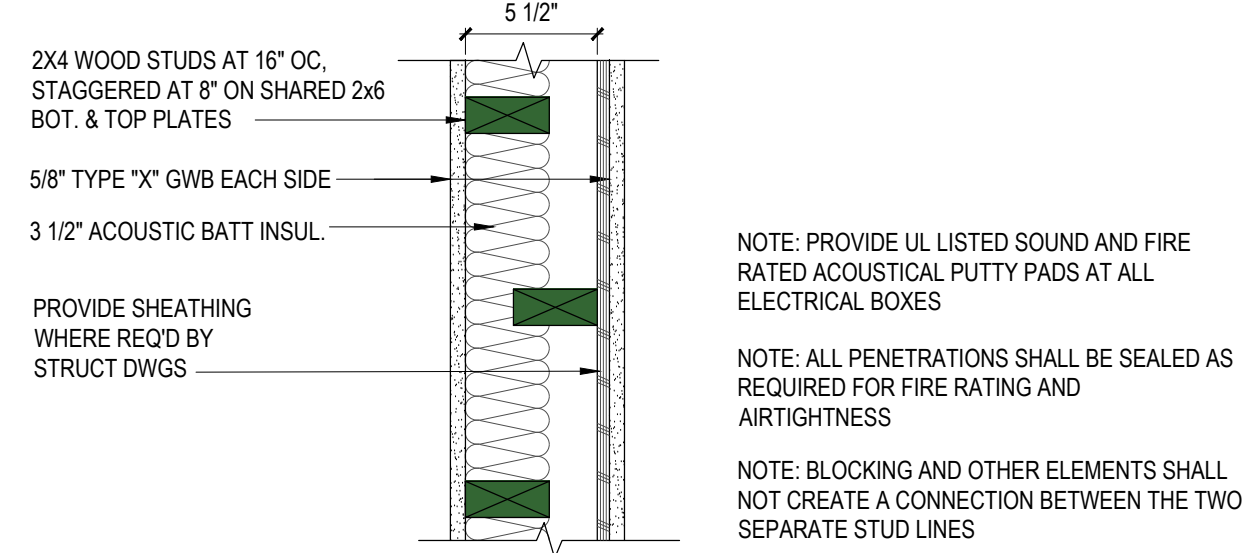
B2 TYPICAL INTERIOR 2X6 PARTITION WALLS
A5.1 SCALE: 1 1/2" = 1'-0"



GA FILE NO. WP 3242	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND
<p>GYPSON WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS</p> <p>Resilient channels 15" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 12" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space.</p> <p>OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 17/16" long, 0.0915" shank, 1/4" heads, 7" o.c.</p> <p>Vertical joints staggered 24" on opposite sides. (LOAD-BEARING)</p>			
<p>Thickness: 5/8"</p> <p>Approx. Weight: 7 psf</p> <p>Fire Test: Based on UL R14-198, 88N25371, 2-15-05, UL Design U309, NRCC TL-93-258, IRC-IR-761, 3/98</p>		<p>Sound Test: [Diagram showing sound test results]</p>	

C3 TYPICAL INTERIOR 2X4 PARTITION WALLS
A5.1 SCALE: 1 1/2" = 1'-0"

C4 TYPICAL INTERIOR 2X6 PARTITION WALLS
A5.1 SCALE: 1 1/2" = 1'-0"



GA FILE NO. WP 3380	GENERIC	1 HOUR FIRE	40 to 44 STC SOUND
<p>GYPSON WALLBOARD, WOOD STUDS</p> <p>One layer 5/8" 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. staggered 8" o.c. on 2 x 6 wood plates with 6d coated nails, 17/16" long, 0.0915" shank, 1/4" heads, 7" o.c.</p> <p>Joints staggered 24" on opposite sides. Horizontal bracing required at mid-height. (LOAD-BEARING)</p>			
<p>Thickness: 7/16"</p> <p>Approx. Weight: 8 psf</p> <p>Fire Test: See WP 3605 (UL R1319-4, -6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66; UL Design U305; ULC Design W301); UL R4024, 10-31-68; NRCC TL-93-254; IRC-IR-761, 3/98</p>		<p>Sound Test: [Diagram showing sound test results]</p>	

NRCC-CRRC National Research Council Canada Page 20

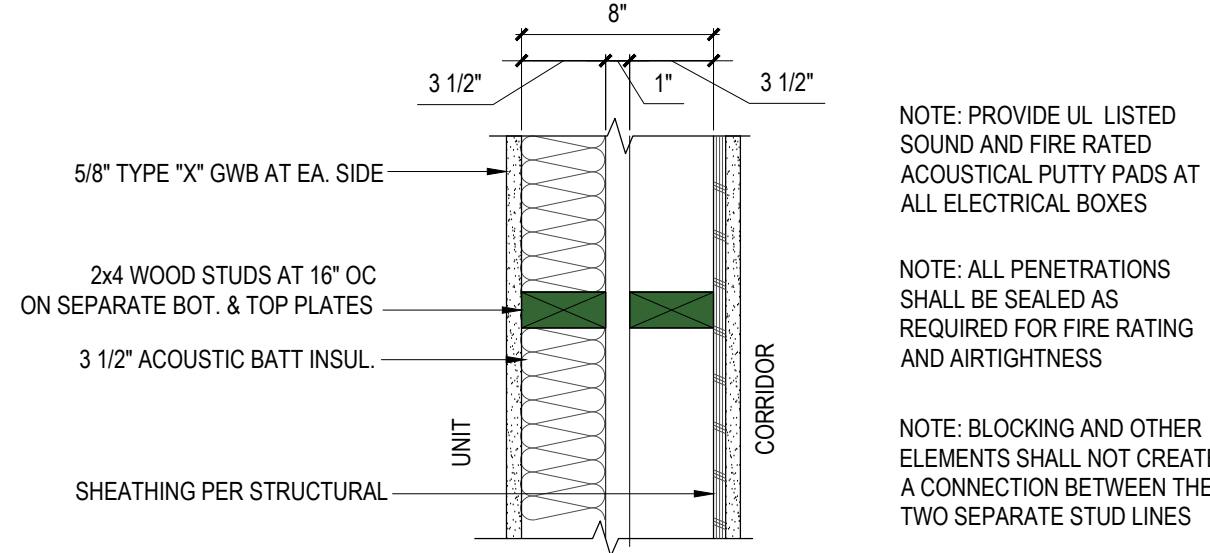
Table SWS-2: Staggered wood studs at 400 mm o.c. on 140 mm plate with one or two layers gypsum board one side and two layers gypsum board other side



Gypsum Board	Absorptive Material	Test Number	STC	R
15.9 mm Type X (C)	glass fibre (G1) 89 mm batt, woven*	TL-93-226	62	52
	glass fibre (G1) both sides 65 mm batt	TL-93-250	54	53
	mineral fibre (M1) 85 mm batt	TL-93-252	50	51

C1 UNIT SEPARATION WALL (1 HR / STC 52)
A5.1 SCALE: 1 1/2" = 1'-0"

GA FILE NO. WP 3380, TL-93-226



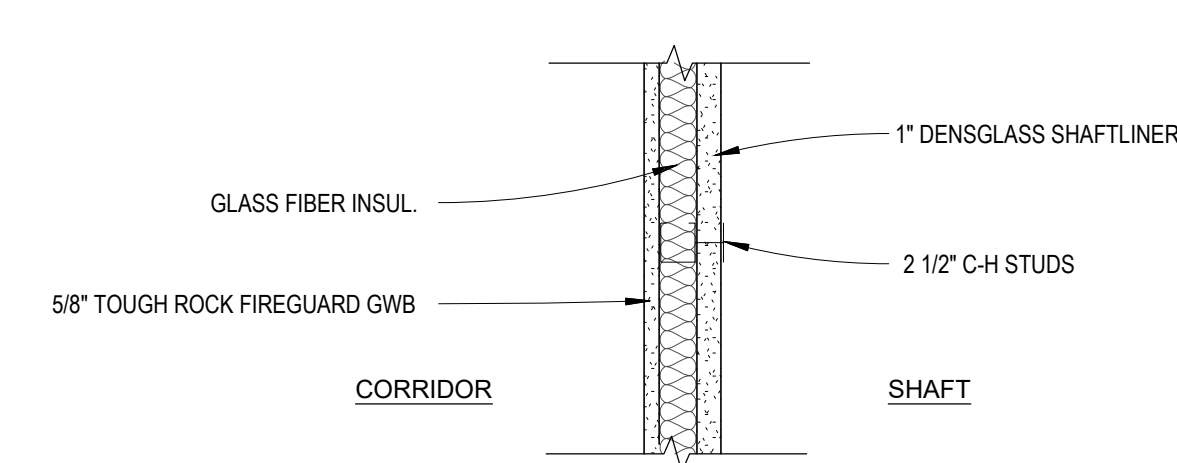
GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND
<p>GYPSON WALLBOARD, WOOD STUDS</p> <p>One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 17/16" long, 0.0915" shank, 1/4" heads, 7" o.c.</p> <p>Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height. (LOAD-BEARING)</p>			
<p>Thickness: 5/8"</p> <p>Approx. Weight: 8 psf</p> <p>Fire Test: See WP 3605 (UL R1319-4, -6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66; UL Design U305; ULC Design W301); UL R4024, 10-31-68; NRCC TL-93-261; IRC-IR-761, 3/98</p>		<p>Sound Test: [Diagram showing sound test results]</p>	

b) One layer of gypsum board on one side, two layers of gypsum board on other side:

15.9 mm Type X (C)	glass fibre (G1)	both sides 89 mm batt	TL-93-267	62	64
12.7 mm Type X (A)	glass fibre (G1)	both sides 89 mm batt	TL-93-271	62	63
12.7 mm (B)	glass fibre (G1)	both sides 89 mm batt	TL-93-274	59	60

C2 CORRIDOR SEPARATION WALL (1 HR / STC 62)
A5.1 SCALE: 1 1/2" = 1'-0"

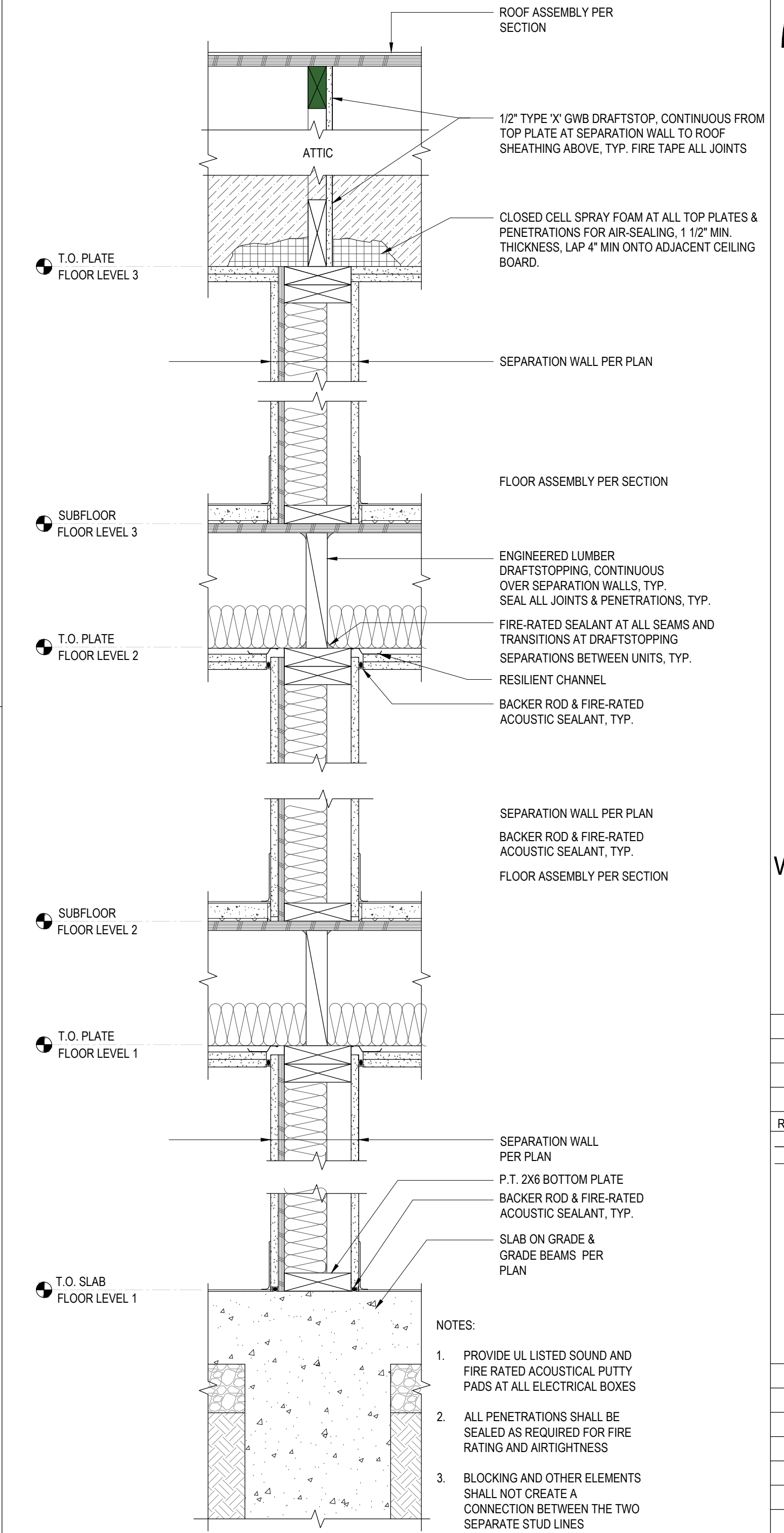
GA FILE NO. WP 3370, TL-93-267



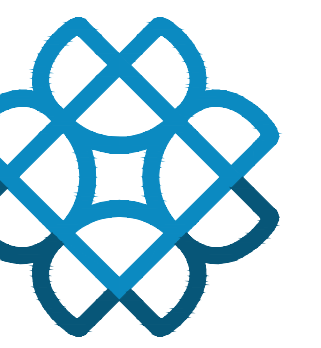
GA FILE NO. WP 7008	PROPRIETARY*	1 HOUR FIRE	35 to 39 STC SOUND
<p>GYPSON WALLBOARD, STEEL C-H STUDS</p> <p>One layer 1" x 24" proprietary type X gypsum panels inserted between 2 1/2" floor and ceiling J runners with H section of 2 1/2" proprietary vented C-H steel studs between panels.</p> <p>OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to studs with 1" Type S drywall screws 12" o.c.</p> <p>STC estimate based on 1" mineral fiber insulation in stud space. (NLB)</p>			
<p>PROPRIETARY GYPSON BOARD</p> <p>American Gypsum Company LLC - 5/8" FireBloc® Type X CertainTeed Gypsum Inc. - 5/8" ProRoof® Type C Gypsum Panels Lafarge North America Inc. - 5/8" Firecheck® Type C PABCO Gypsum - 5/8" FLAME CURB® Type X Temple-Inland - 5/8" Type X United States Gypsum Company - 5/8" SHEETROCK® Brand FIRECODE® Core Gypsum Panels 1" SHEETROCK® Brand Gypsum Liner Panels</p>		<p>Thickness: 3 1/4"</p> <p>Approx. Weight: 8 psf</p> <p>Fire Test: UL R1319; 88NK2747, 2-8-88; UL Design U489</p> <p>Sound Test: Estimated</p>	

F1 SHAFT WALL (1 HR)
A5.1 SCALE: 1 1/2" = 1'-0"

GA FILE NO. WP 7008



O1 SLAB TO ROOF UNIT SEPARATION WALL SECTION
A5.1 SCALE: 1 1/2" = 1'-0"

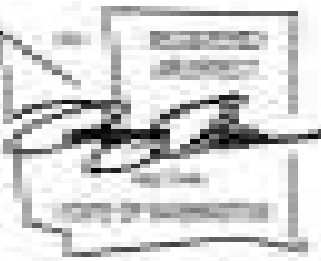


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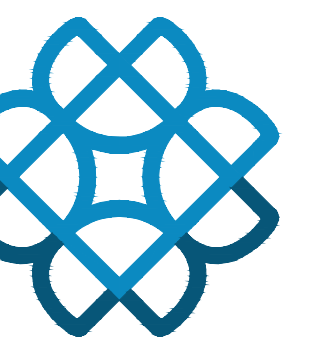


WALL ASSEMBLIES

REV #	Date	Description
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—	5/22/23	BID SET

Project No. 20-058

A5.1



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CEILING
ASSEMBLIES

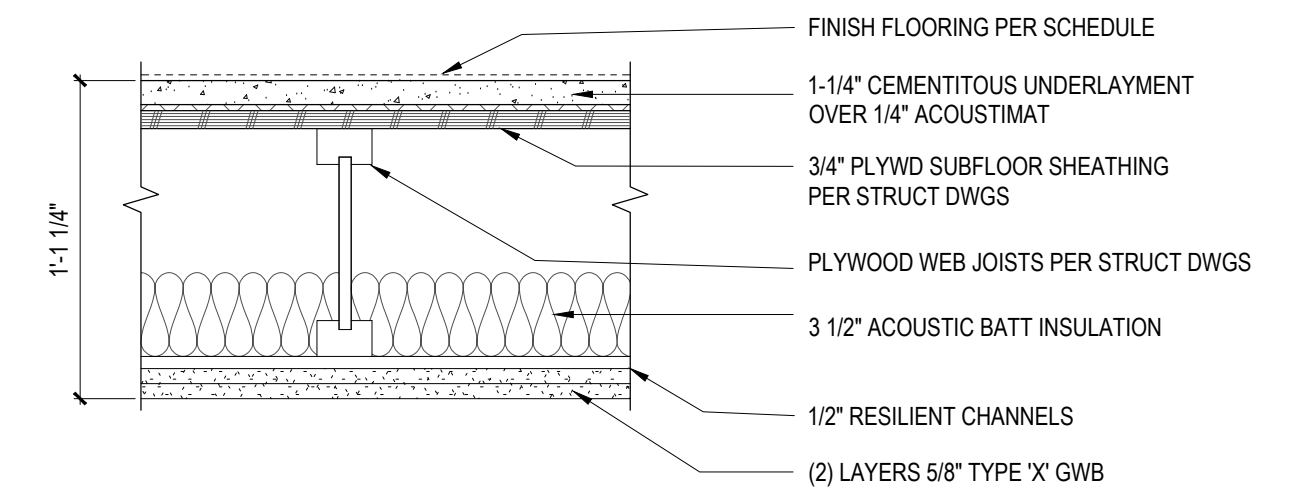
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20-058

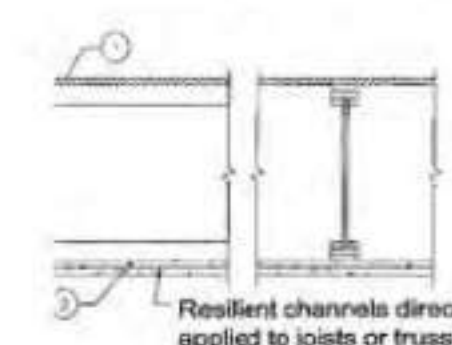
A5.2

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



4.17.2 Assembly B:

- The flooring must consist of a single layer of 48/24 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.
- 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 1/2-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.
- The ceiling membrane must consist of two layers of 1/2-inch-thick (12.7 mm), Type C, or two layers of 5/8-inch-thick (15.9 mm), Type X gypsum board complying with ASTM C 36, attached to the TJI joist bottom flange.
- The first layer of gypsum board must be installed perpendicular to the TJI joists and attached using 1 1/2-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, 1 1/2 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 1 layer. The second layer must be finished ape and compound.
- Resilient channels (RC-1) are permitted to be used as 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 (406 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 1/2-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, 1 1/2 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.
- In roof-ceiling assemblies in which the TJI joists are spaced more than 24 inches (610 mm) on center, the 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 construction-grade 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.



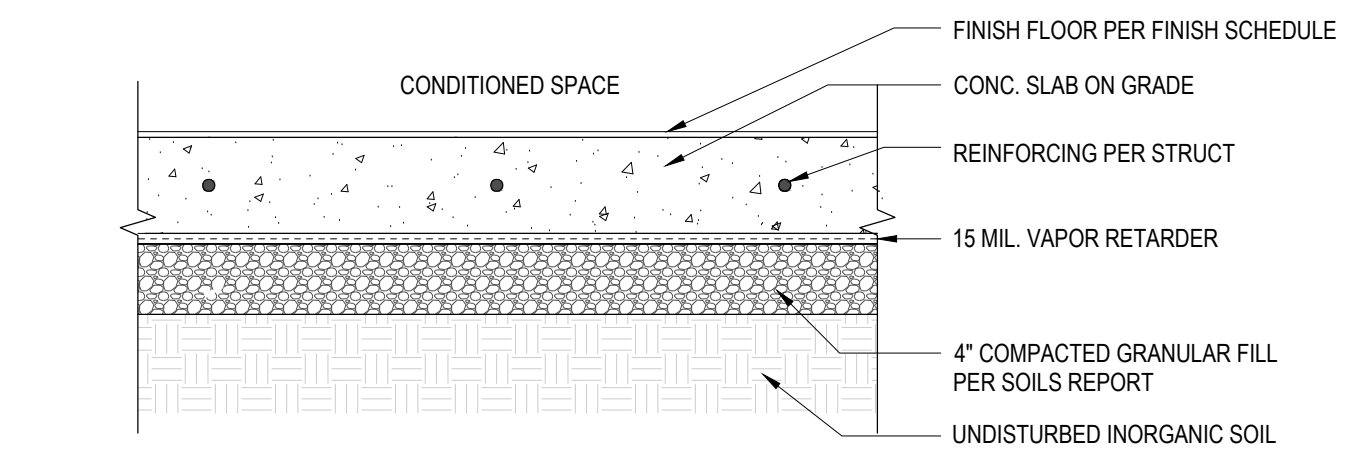
ICC-ES EVALUATION REPORT ESR-1153 ASSEMBLY B (Reissued May, 2015)

ASSEMBLY B (See Section 4.17.2)

Sound Test Data*	
W/O Gypsum Concrete	STC = 50
Pad & Carpet	IBC = 60
Tarkett Acoustiflor	IBC = 51 (1)
Cushioned vinyl	IBC = 45 (2)
W/Gypsum Concrete	STC = 48
Pad & Carpet	IBC = 54
Tarkett Acoustiflor	IBC = 54 (1)
Armstrong Vios/Armstrong Cambray sheet vinyl	IBC = 50 (1)

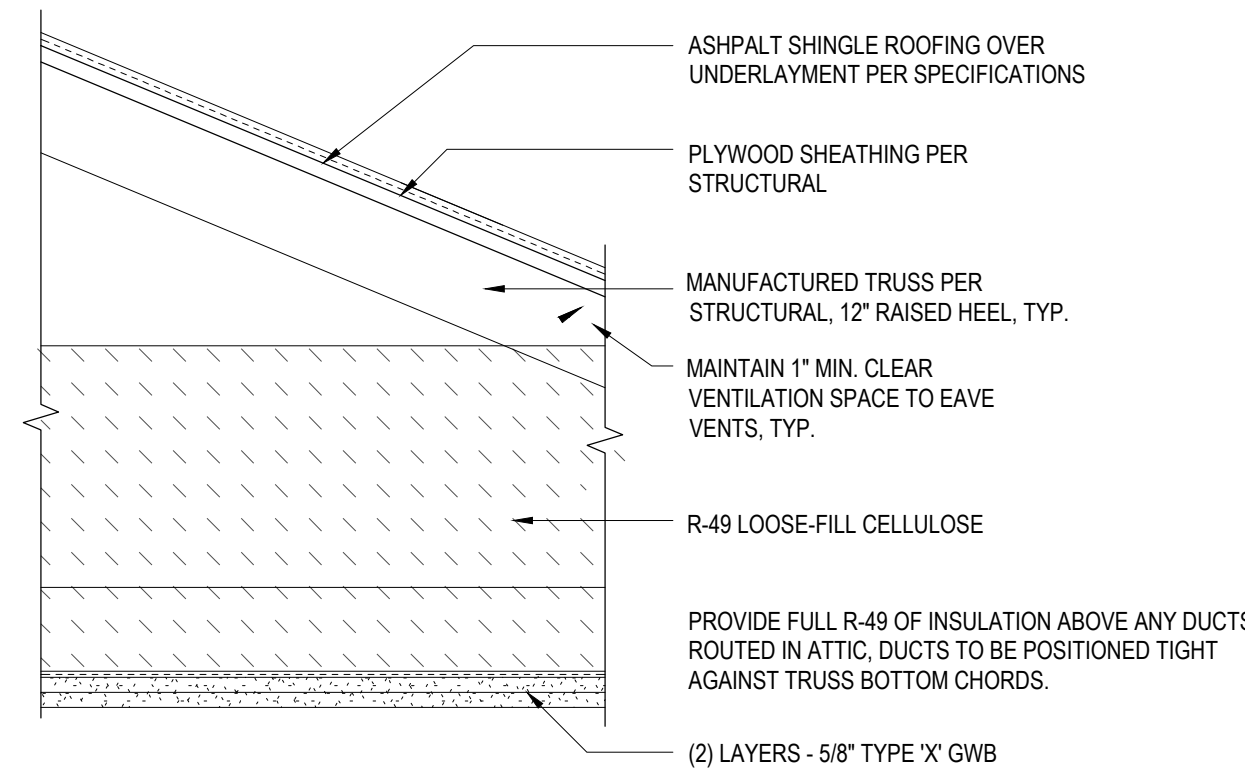
(1) Requires two layers of 1/2-inch thick Type X gypsum board with minimum 3 1/2 inch thick glass fiber insulation or glass fiber insulation rated R-30 or less.
(2) Applicable only in jurisdictions using the IRC, BNBC or SBC.

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



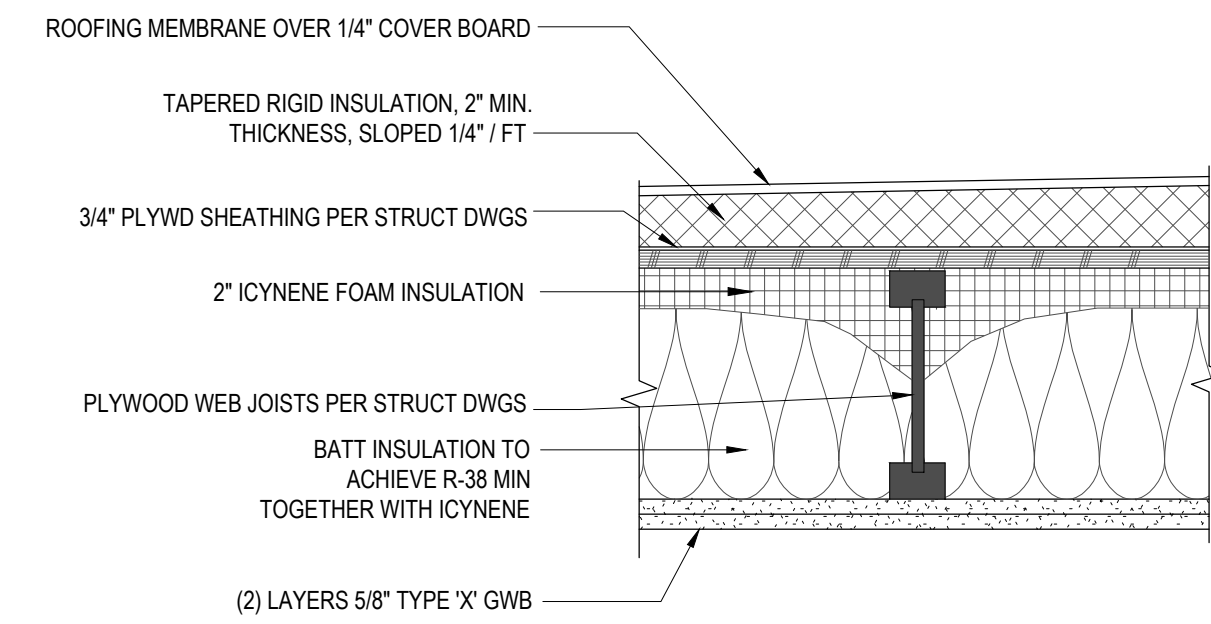
S1 TYPICAL SLAB ON GRADE
A5.2 SCALE: 1 1/2" = 1'-0"

NOTE: PROVIDE CONTINUOUS 1 1/2\"/>

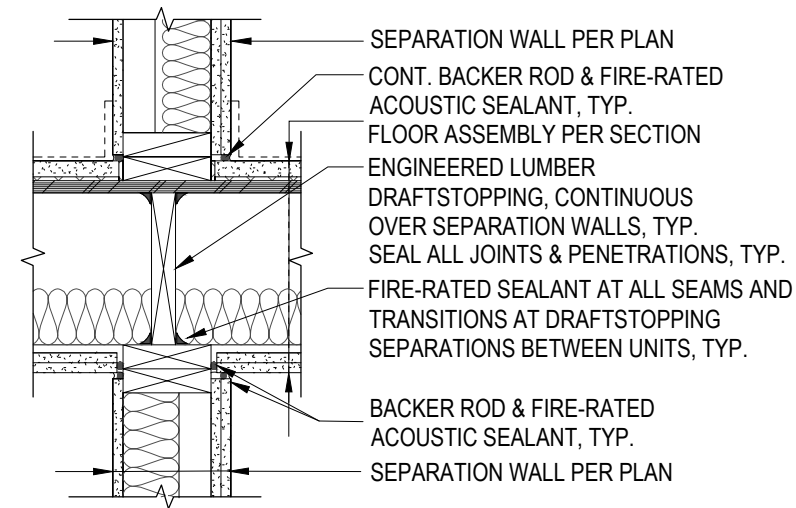


ROOF-CEILING SYSTEMS		
GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE
WOOD TRUSSES, GYPSUM WALLBOARD		
Base layer 1/2\"/>		
Approx. Ceiling Weight: 5 psf File Ref: FM FC 172, 2-25-72; ITS, 9-6-98		

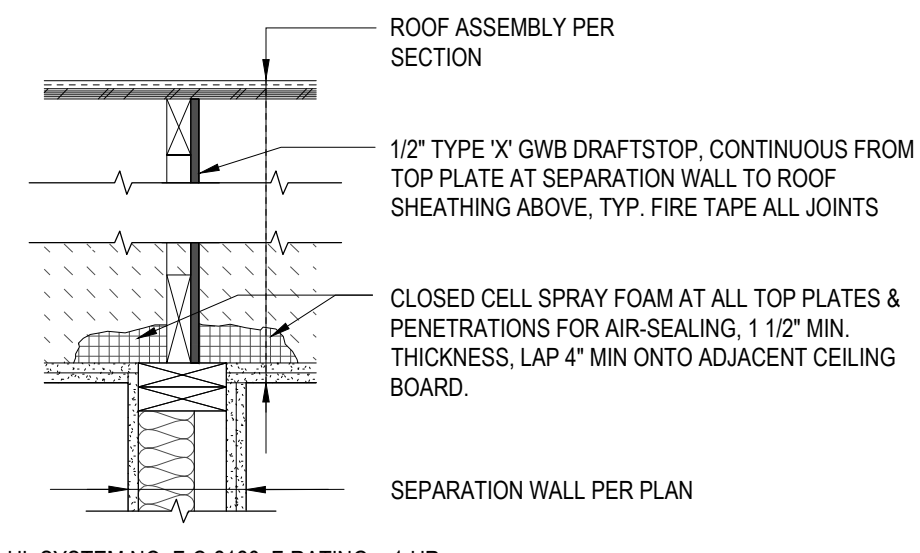
CR1 TYPICAL CEILING/ROOF ASSEMBLY (1 HR)
A5.2 SCALE: 1 1/2" = 1'-0" GA FILE NO. RC 2602



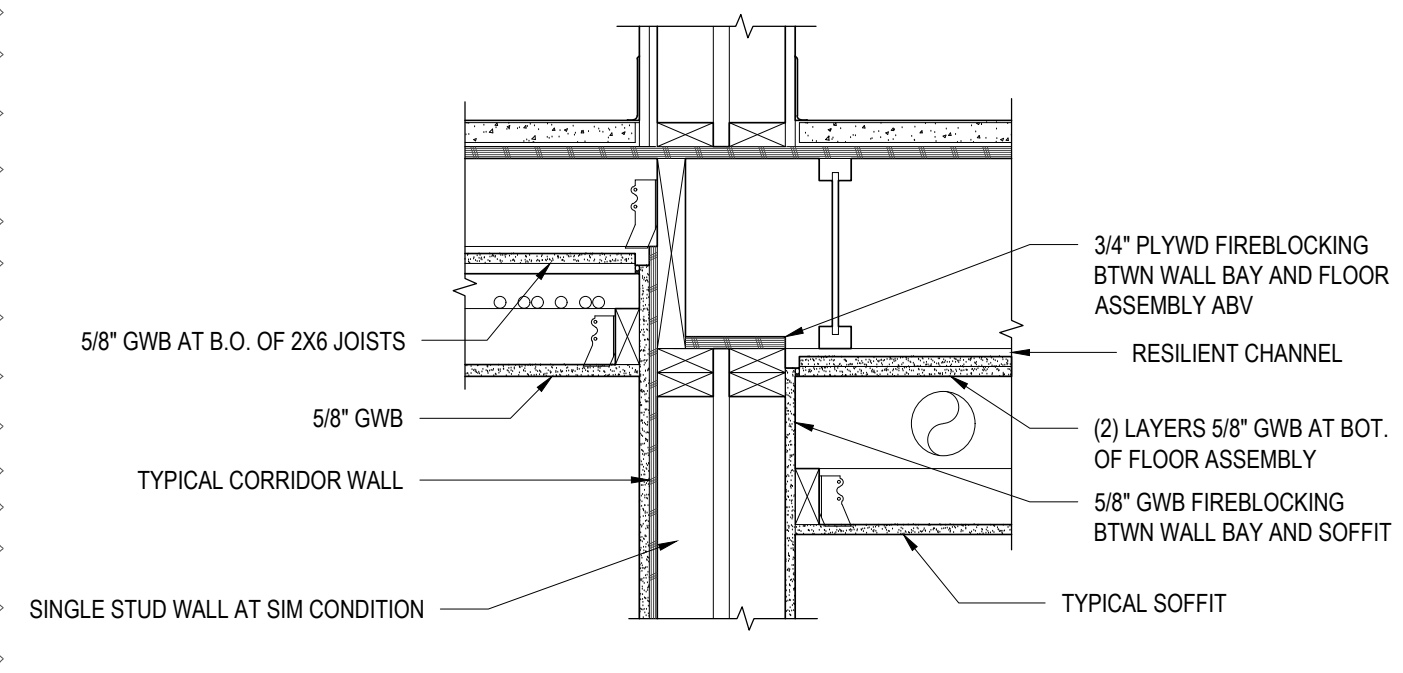
CR2 CEILING/ROOF OVER MECHANICAL ROOM AND EAST PORCH
A5.2 SCALE: 1 1/2" = 1'-0"



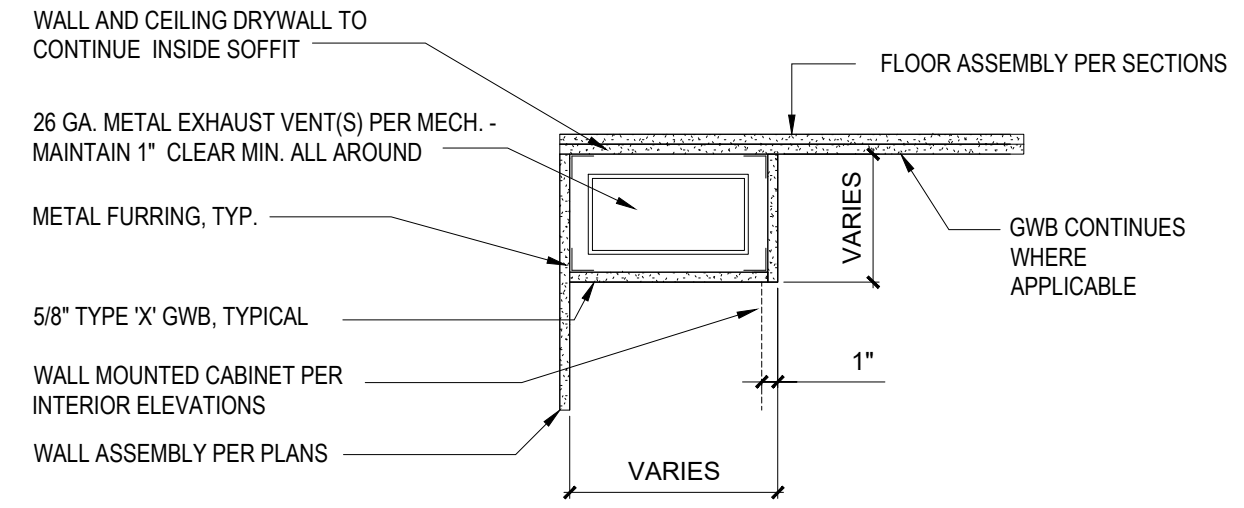
01 CEILING/FLOOR DRAFTSTOPPER @ 1 HR ASSEMBLY
A5.3 SCALE: 1" = 1'-0"



02 ATTIC DRAFTSTOPPING AT SEPARATING WALLS
A5.3 SCALE: 1" = 1'-0"

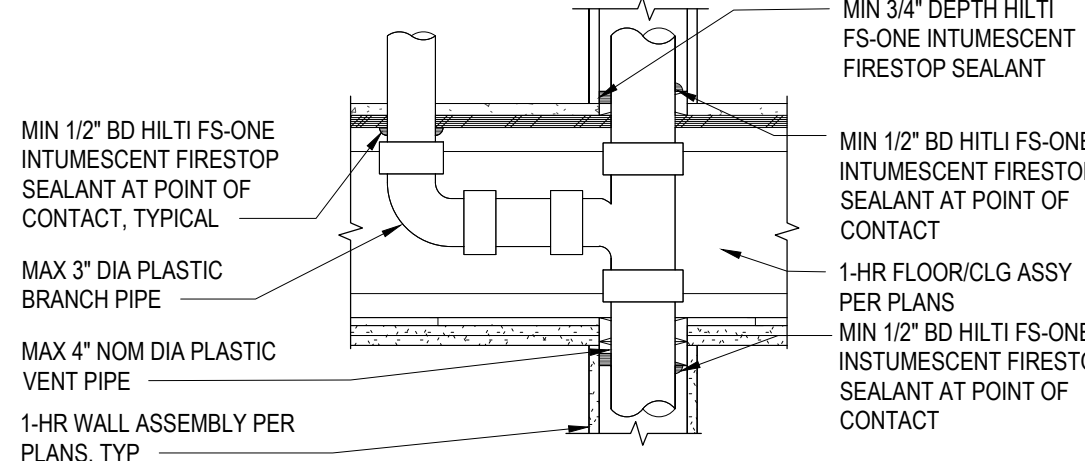


03 FIREBLOCKING AT CORRIDOR AND SOFFITS
A5.3 SCALE: 1" = 1'-0"

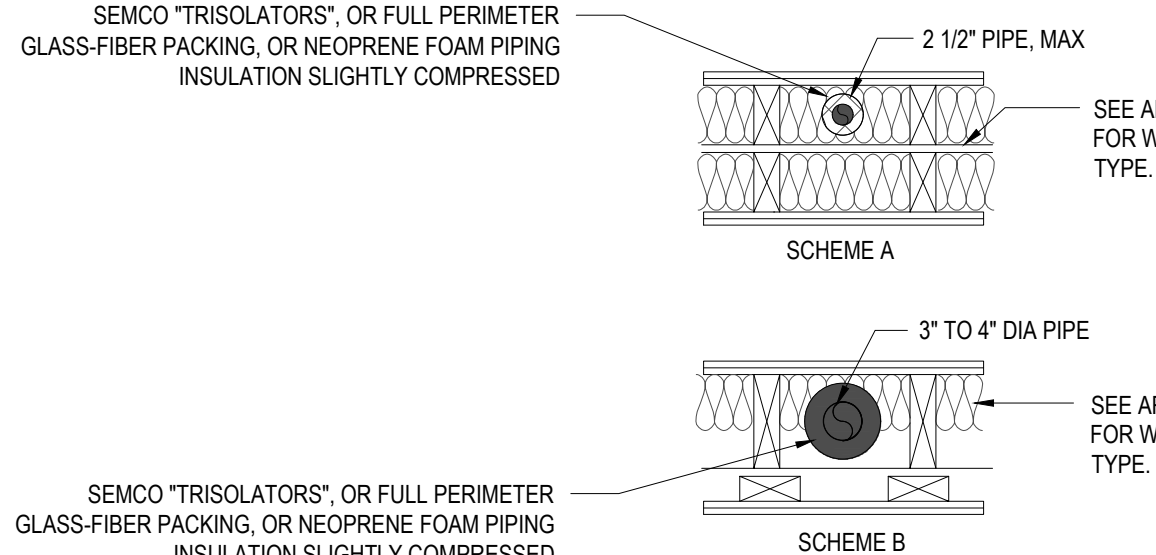


04 EXHAUST VENT SOFFIT @ 1 HR ASSEMBLY
A5.3 SCALE: 1" = 1'-0"

ULcUL SYSTEM NO. F-C-2126, F-RATING = 1-HR
NOTES:
1. ANNULAR SPACE FOR BRANCH PIPE = 0".
2. ANNULAR SPACE FOR VENT PIPE = MINIMUM 0", MAXIMUM 1".
3. PLASTIC PIPE MAY BE INSTALLED WITH CONTINUOUS POINT OF CONTACT.
4. WHEN ANNULAR SPACE IS 1/4" OR LESS, ONLY A MINIMUM 1/2" BEAD OF HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT IS REQUIRED AT TOP PLATE AND SUBFLOOR, COVERING ANNULAR SPACE.
5. ONE INTUMESCENT FIRESTOP SEALANT IS REQUIRED AT TOP PLATE AND SUBFLOOR, COVERING ANNULAR SPACE.
6. HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT MAY BE INSTALLED WITHIN THE SUBFLOOR OR WITHIN THE ANNULAR SPACE OF THE SOLE PLATE.
7. PVC AND ABS PIPE = SCHEDULE 40, CELLULAR OR SOLID CORE. CPVC
8. PIPE = SDR 13.5.

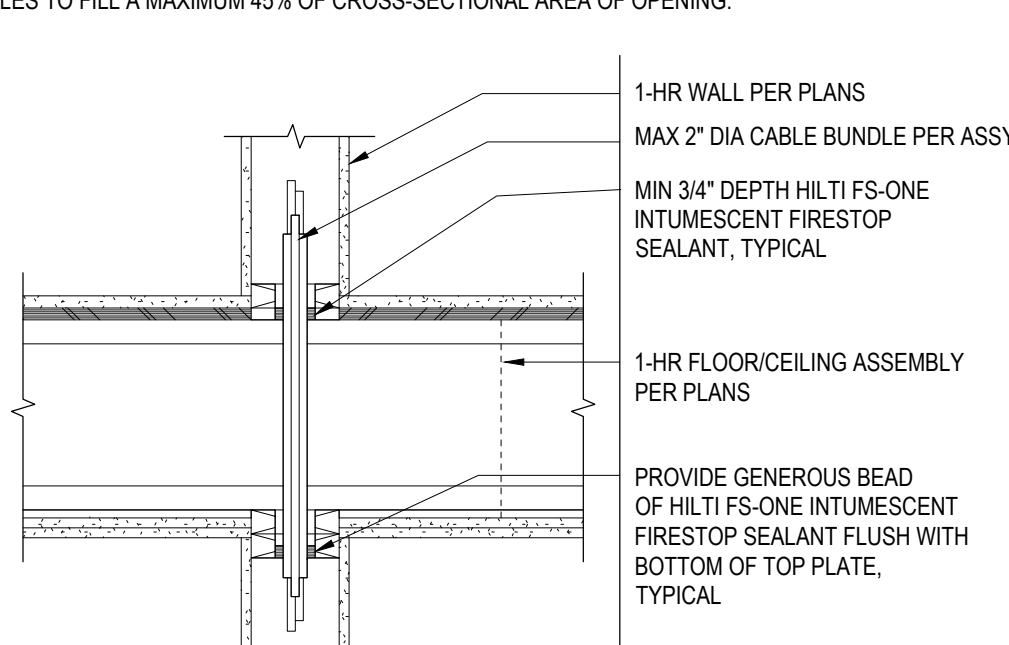


05 TYP PLASTIC PIPE FIRESTOPPING @ 1 HR ASSEMBLY
A5.3 SCALE: 1" = 1'-0"

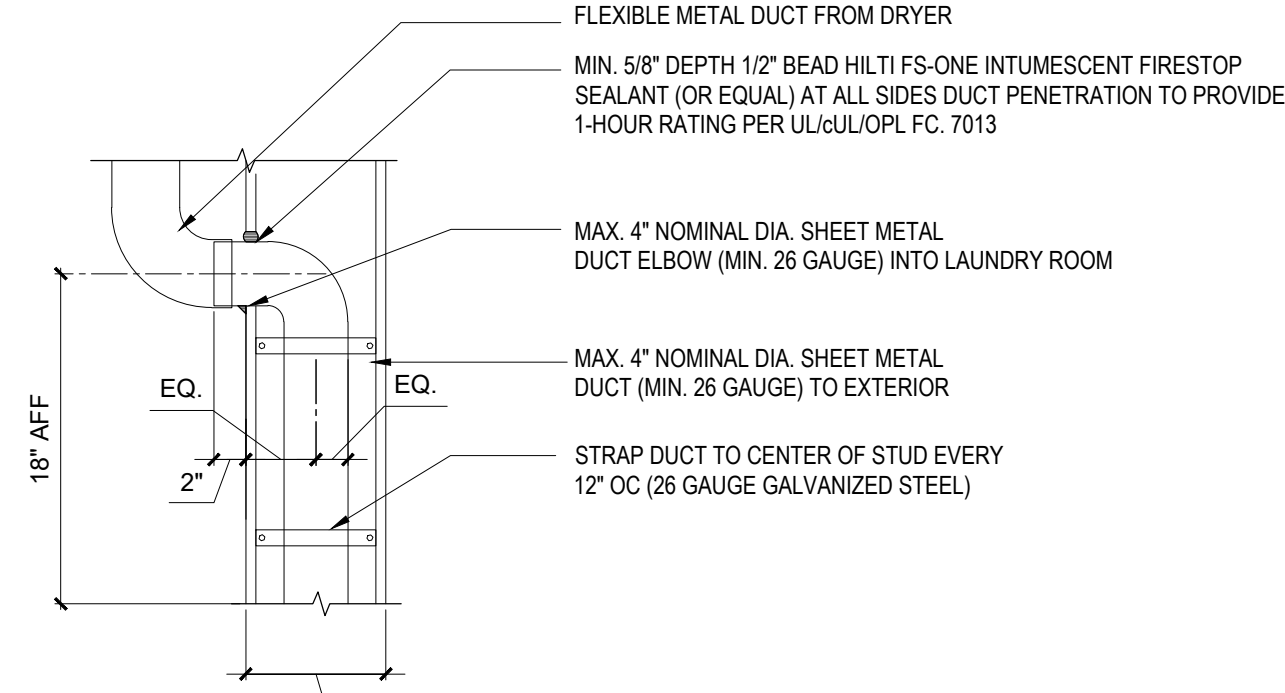


06 ISOLATION SCHEMES AND PLUMBING
A5.3 SCALE: 1" = 1'-0"

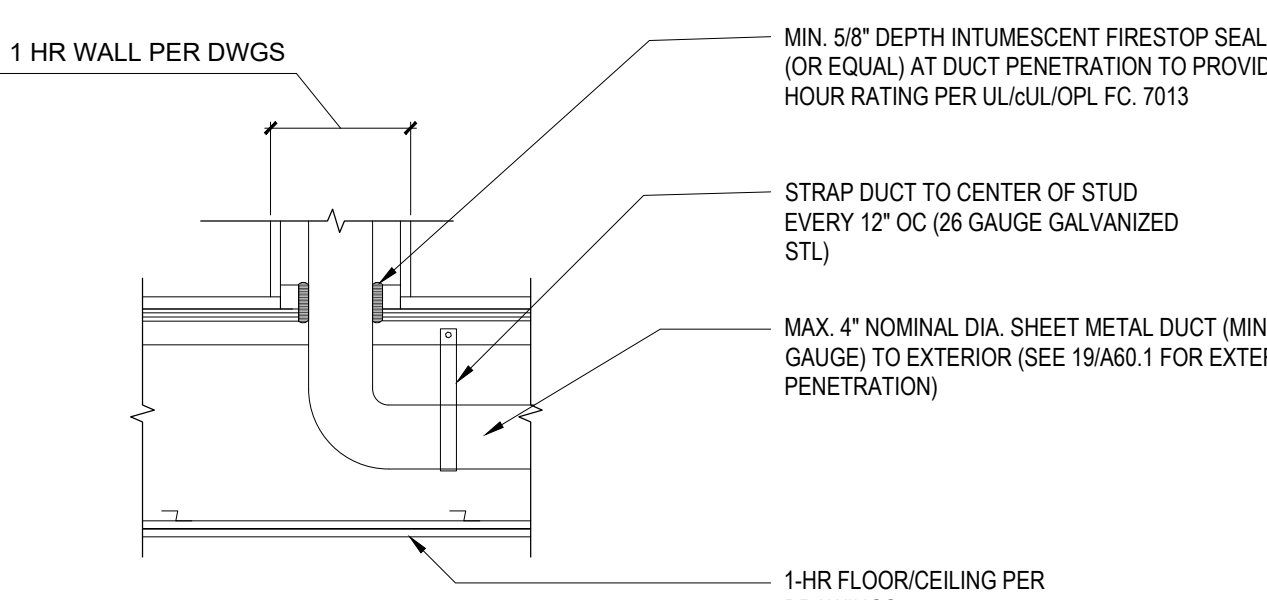
ULcUL SYSTEM NO. FC3012, F-RATING = 1-HR
NOTES:
1. MAX DIAMETER OF OPENING FOR 1-HR RATED ASSEMBLY IS 2-1/2".
2. ANNULAR SPACE BETWEEN CABLE BUNDLE AND OPENING = MIN 0", MAX 1/2".
3. CABLES TO FILL A MAXIMUM 45% OF CROSS-SECTIONAL AREA OF OPENING.



07 TYPICAL FIRESTOPPING FOR CABLES @ 1 HR ASSEMBLY
A5.3 SCALE: 1" = 1'-0"

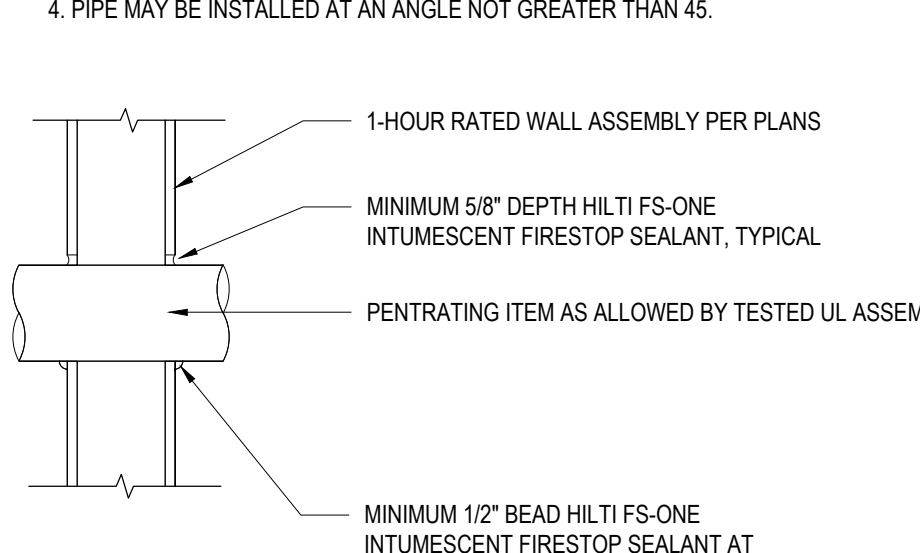


08 TYP DUCT PENETRATION FIRESTOPPING @ 1 HR ASSEMBLY
A5.3 SCALE: 1" = 1'-0"



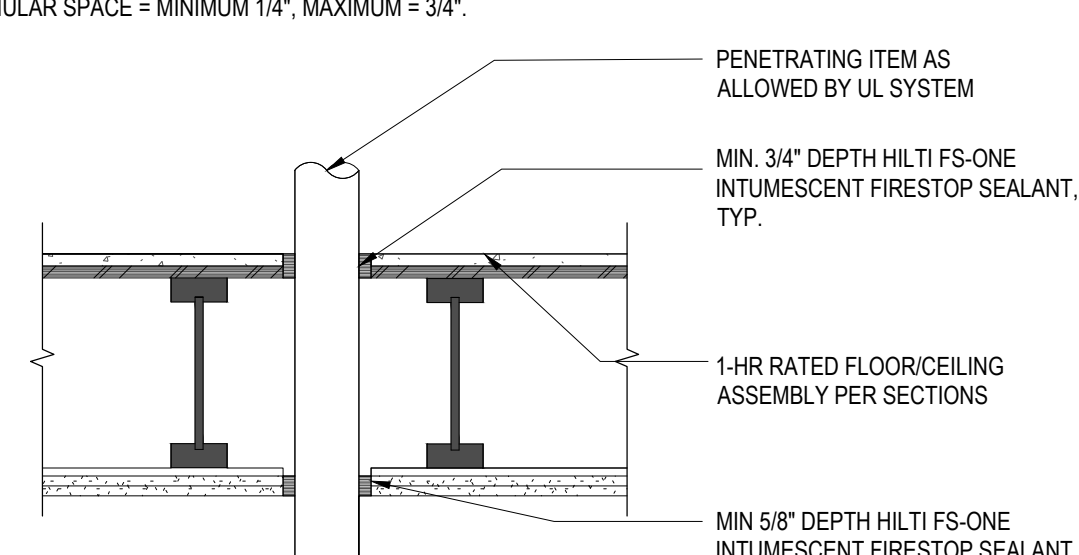
9 TYP. DUCT PENETRATION FIRESTOPPING @ 1 HR ASSEMBLY
A5.3 SCALE: 1" = 1'-0"

ULcUL SYSTEM NO. W-1-1054, F-RATING = 1-HR
NOTES:
1. MAXIMUM DIAMETER OF OPENING = 14 1/2".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM = 2 1/4".
3. PIPE MAY BE INSTALLED W/ CONTINUOUS POINT OF CONTACT.
4. PIPE MAY BE INSTALLED AT AN ANGLE NOT GREATER THAN 45.

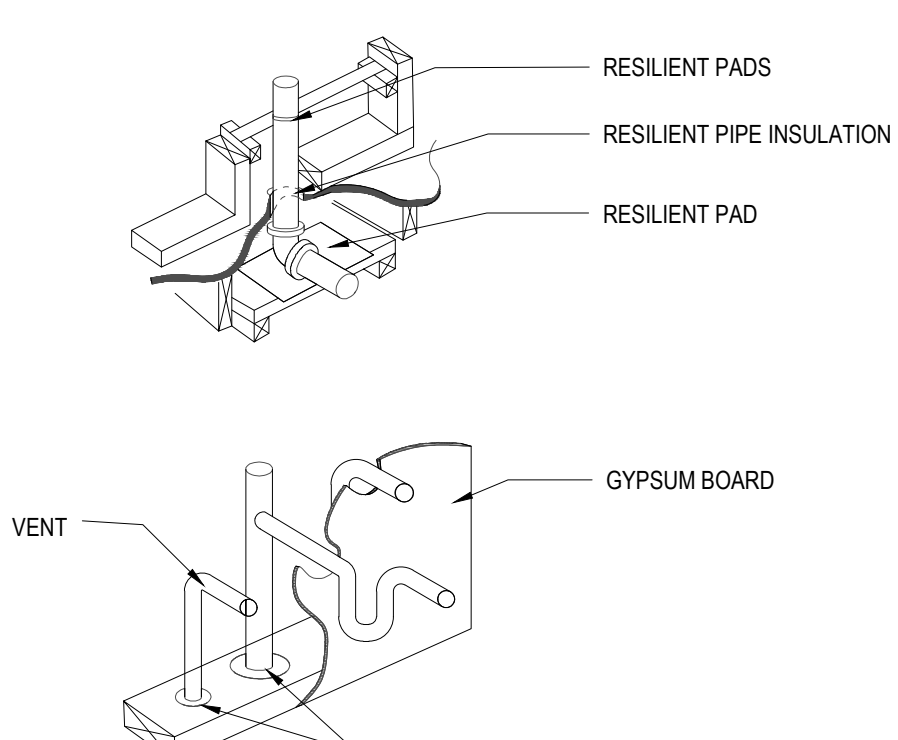


10 TYPICAL FIRESTOPPING FOR METAL PIPE @ 1 HR ASSEMBLY
A5.3 SCALE: 1" = 1'-0"

UL SYSTEM NO. F-C-1059, F-RATING = 1-HR
NOTES:
1. MAXIMUM DIAMETER OF OPENING = 7-5/8".
2. ANNULAR SPACE = MINIMUM 1/4", MAXIMUM = 3/4".

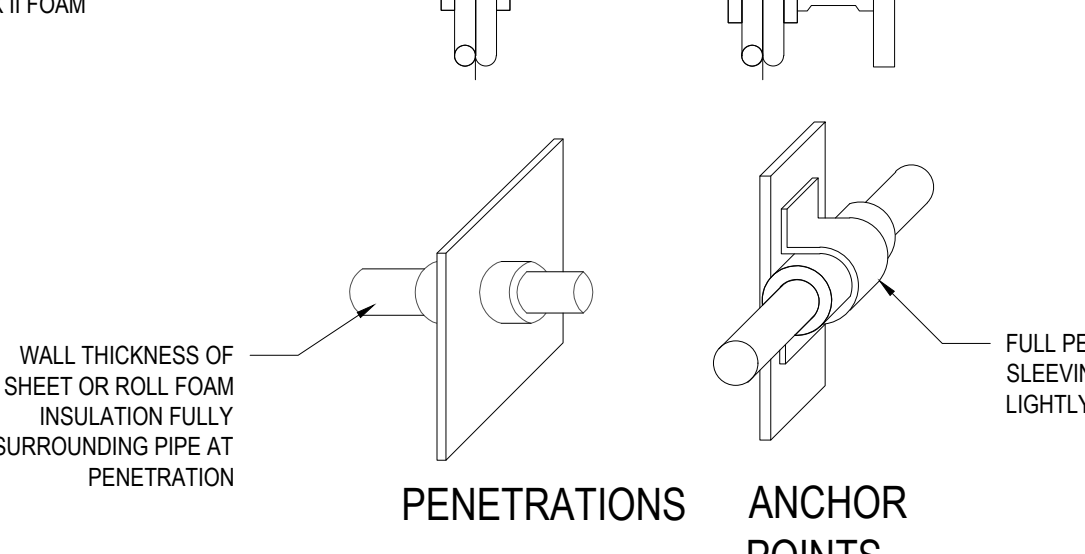


11 TYPICAL FIRESTOPPING FOR METAL PIPE @ 1 HR ASSEMBLY
A5.3 SCALE: 1" = 1'-0"



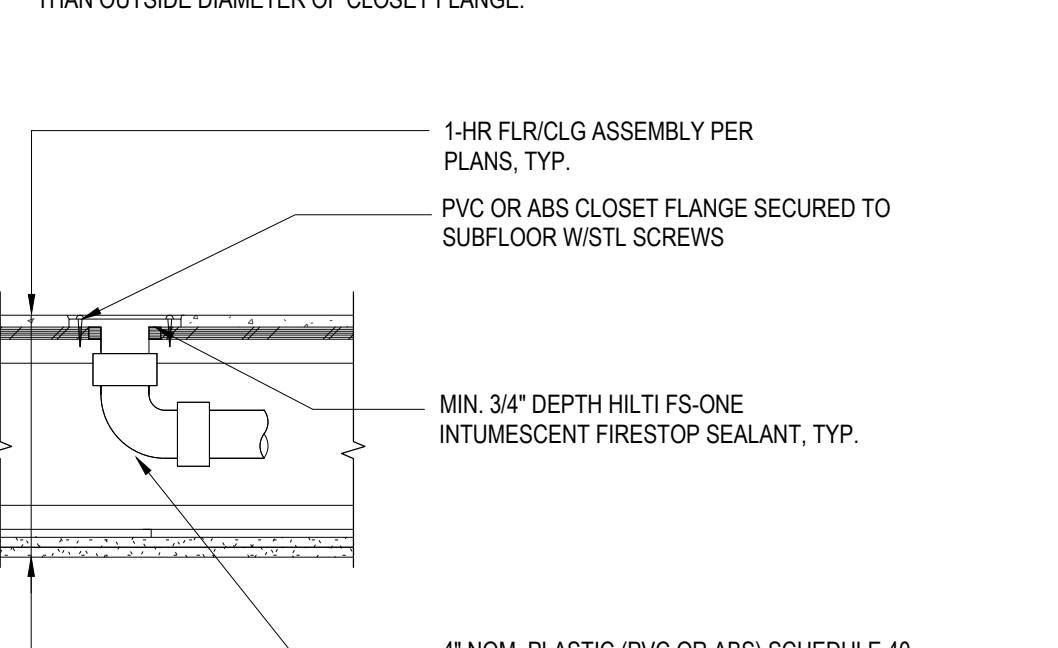
12 TYPICAL PIPING ISOLATION DETAILS
A5.3 SCALE: 1" = 1'-0"

APPROVED SLEEVING DEVICES:
1. TRISOLATOR- AVAILABLE FROM STONEMAN ENGINEERING & MANUF. CO.
2. RUBATEX FOAM
3. ARMAFLEX II FOAM

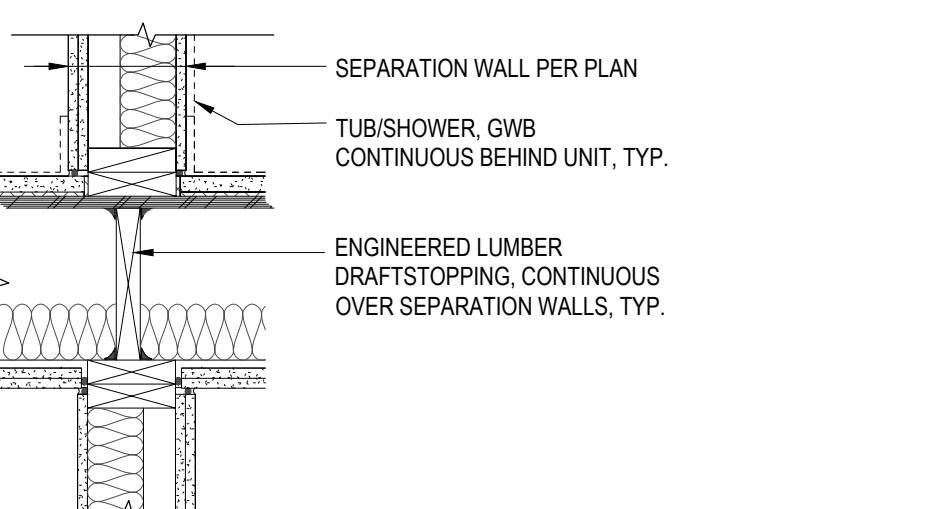


13 TYPICAL PIPING SLEEVES
A5.3 SCALE: 1" = 1'-0"

UL SYSTEM NO. F-C-2203, F-RATING = 1-HR
NOTES:
DIAMETER OF OPENING TO BE MAXIMUM 1/2" LARGER THAN OUTSIDE DIAMETER OF CLOSET FLANGE.

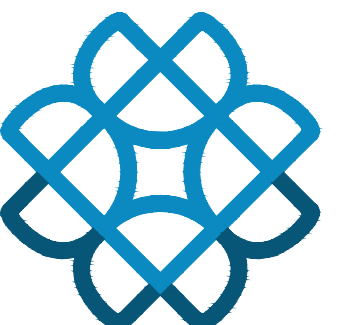


14 TYP CLOSET FLANGE FIRESTOPPING @ 1 HR ASSEMBLY
A5.3 SCALE: 1" = 1'-0"



15 TUB/SHOWER AT FIRE RATED WALL
A5.3 SCALE: 1" = 1'-0"

16 RESERVED
A5.3 SCALE: 1" = 1'-0"



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HORIZONTAL
ASSEMBLIES

Issuance	
PERMIT	
Date	MAY 22, 2023
BID SET	
REV #	DATE DESCRIPTION
—	3/28/23 REVISION
—	5/22/23 BID SET
01	7/25/23 PERMIT CORRECTIONS

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

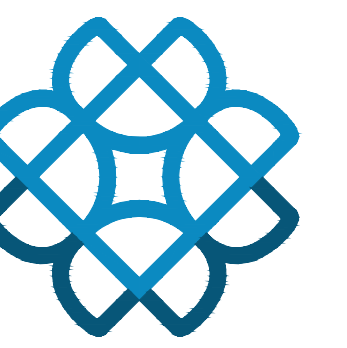
A5.3

GENERAL PLAN NOTES

- DIMENSIONS: ALL DIMENSIONS ARE TO FACE OF STUD, OR FACE OF CONCRETE, UNO DO NOT SCALE DRAWINGS.
- ALL DOOR AND WINDOW DIMENSIONS ARE TO CENTER OF ROUGH OPENING, UNO
- WINDOW: FOR WINDOW SIZES AND TYPES, SEE WINDOW SCHEDULE, SHEET A8.1.
- WALL TYPES: FOR WALL TYPE DESCRIPTIONS, SEE SHEET A5.1.
- ALL EXTERIOR WALLS: A1/A5.1, UNO
- ALL INTERIOR PARTITIONS B1/A5.1, UNO, SEE ENLARGED PLANS
- ALL WALLS BETWEEN UNITS C1/A5.1, UNO
- DOOR OPENINGS: DOOR OPENINGS ARE LOCATED 4-1/2" FROM FINISH FACE OF WALL TO THE DOOR JAMB, UNO
- FIRESTOPPING DETAILS: SEE SHEET A5.3 FOR FIRE PROTECTION DETAILS.
- ACCESS PANELS: ACCESS PANELS IN FIRE RATED ASSEMBLIES SHALL HAVE A RATING EQUIVALENT TO THE RATED ASSEMBLY IN WHICH THEY ARE INSTALLED.
- BLOCKING: PROVIDE SAWN DIMENSIONAL LUMBER BLOCKING AT MIRRORS, TOWEL BARS, GRAB BARS, DOOR STOPS & OTHER WALL MOUNTED HARDWARE.
- BLOCKING LOADS: SAWN DIMENSIONAL LUMBER BLOCKING FOR GRAB BARS AND STAIR HANDRAILS SHALL BE PROVIDED & INSTALLED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 LBS. APPLIED IN ANY DIRECTION AT ANY POINT.
- SEE SHEET A6.3 FOR TYP. ACCESSIBILITY NOTES
- PROVIDE INSULATION ON ALL EXPOSED PLUMBING SUPPLY & WASTE LINES
- 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 2075 AND UL 268.
- A BALANCED AND DISTRIBUTED VENTILATION TO BE PROVIDED BY AN ENERGY RECOVERY VENTILATION SYSTEM TO EACH UNIT AS PER MECHANICAL DRAWINGS.

LEGEND

- HB HOSE BIB
- CG CORNER GUARD
- WALL ASSEMBLY- SEE A5.1 & A5.2 FOR DETAILS
- DS DOWNSPOUT
- 1-HOUR RATED WALL
- HW WATER HEATER
- PARTITION PER WALL SCHEDULE
- SEMI-RECESSED ONE-HOUR RATED FIRE EXTINGUISHER CAB.

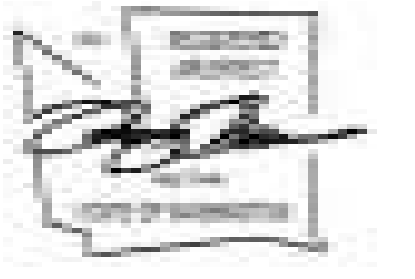


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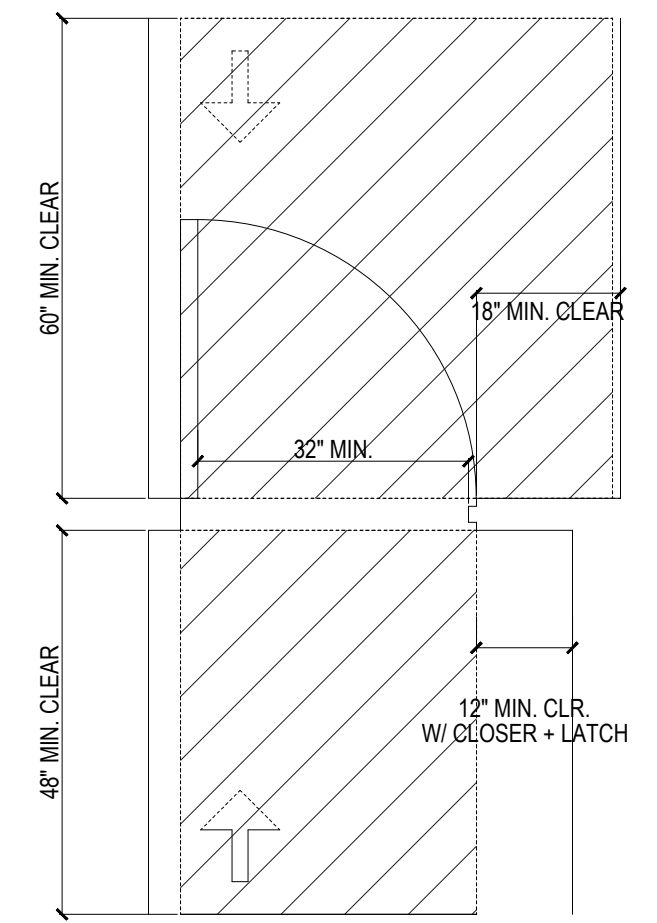
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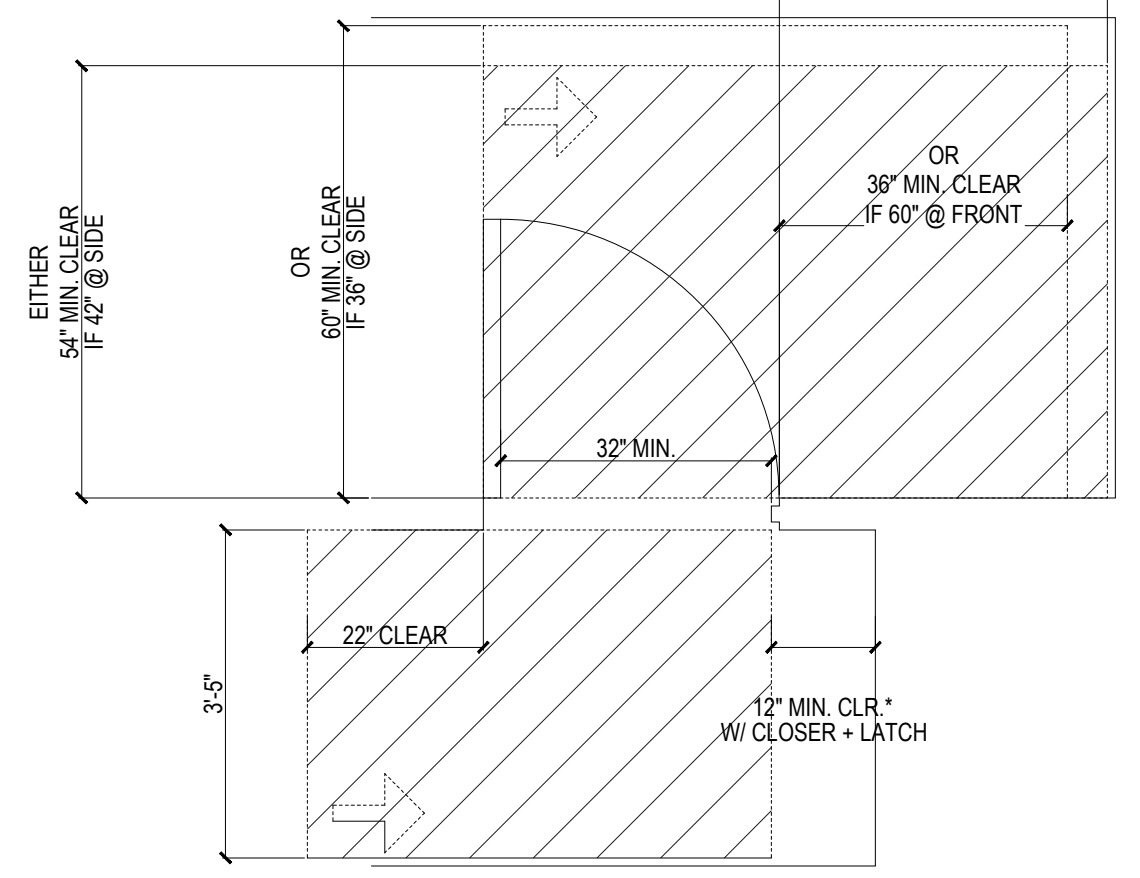


DETAILED PLANS



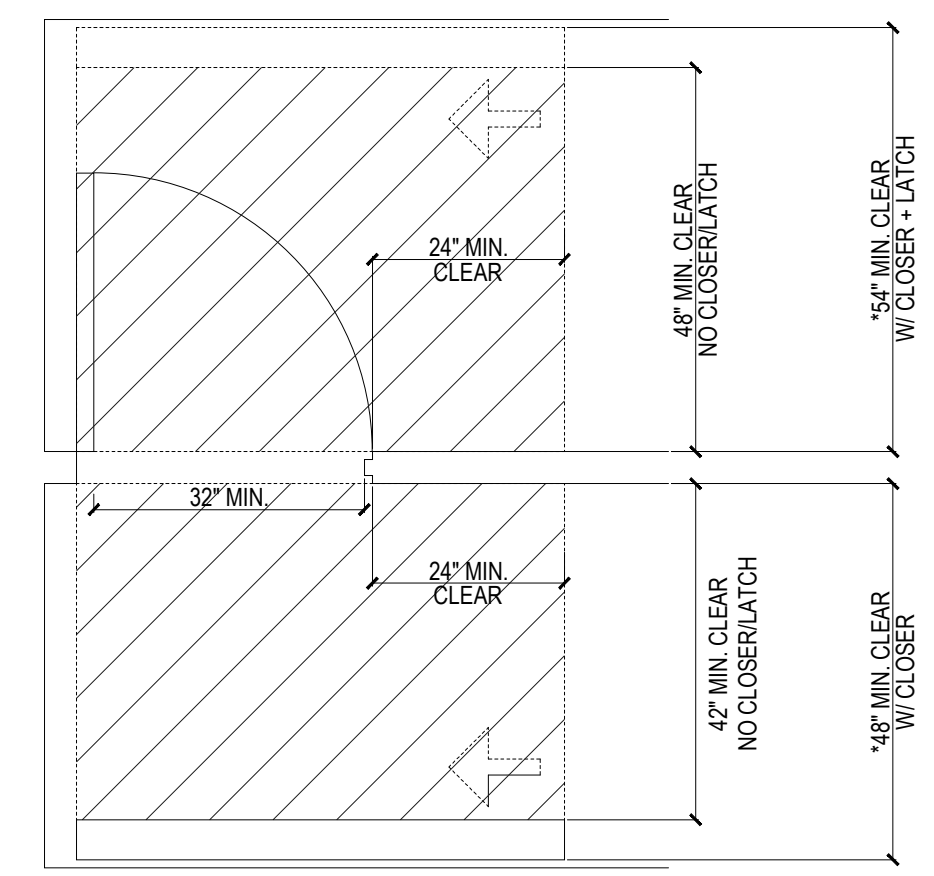
DOOR CLEARANCE - FRONT APPROACH
ICC A117.1 SECTION 404.2.3

* NO PARALLEL CLEARANCE REQUIRED IF BOTH CLOSER AND LATCH NOT PROVIDED



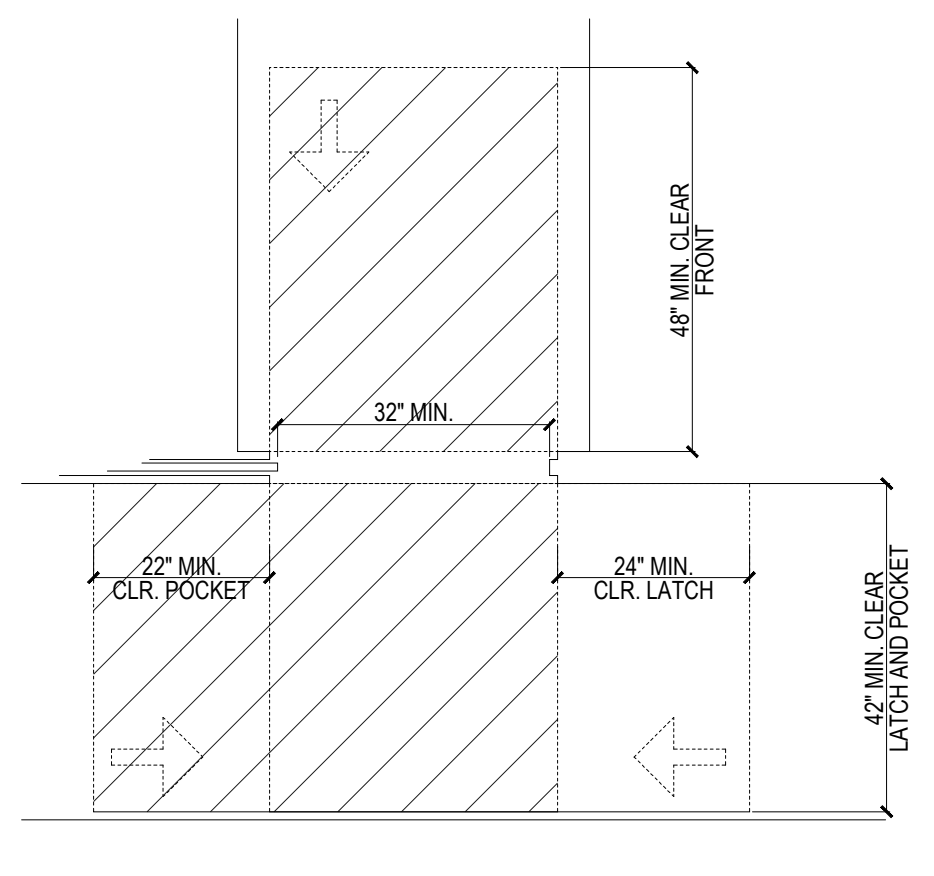
DOOR CLEARANCE - HINGE APPROACH
ICC A117.1 SECTION 404.2.3

* NO PARALLEL CLEARANCE REQUIRED IF BOTH CLOSER AND LATCH NOT PROVIDED



DOOR CLEARANCE - LATCH APPROACH
ICC A117.1 SECTION 404.2.3

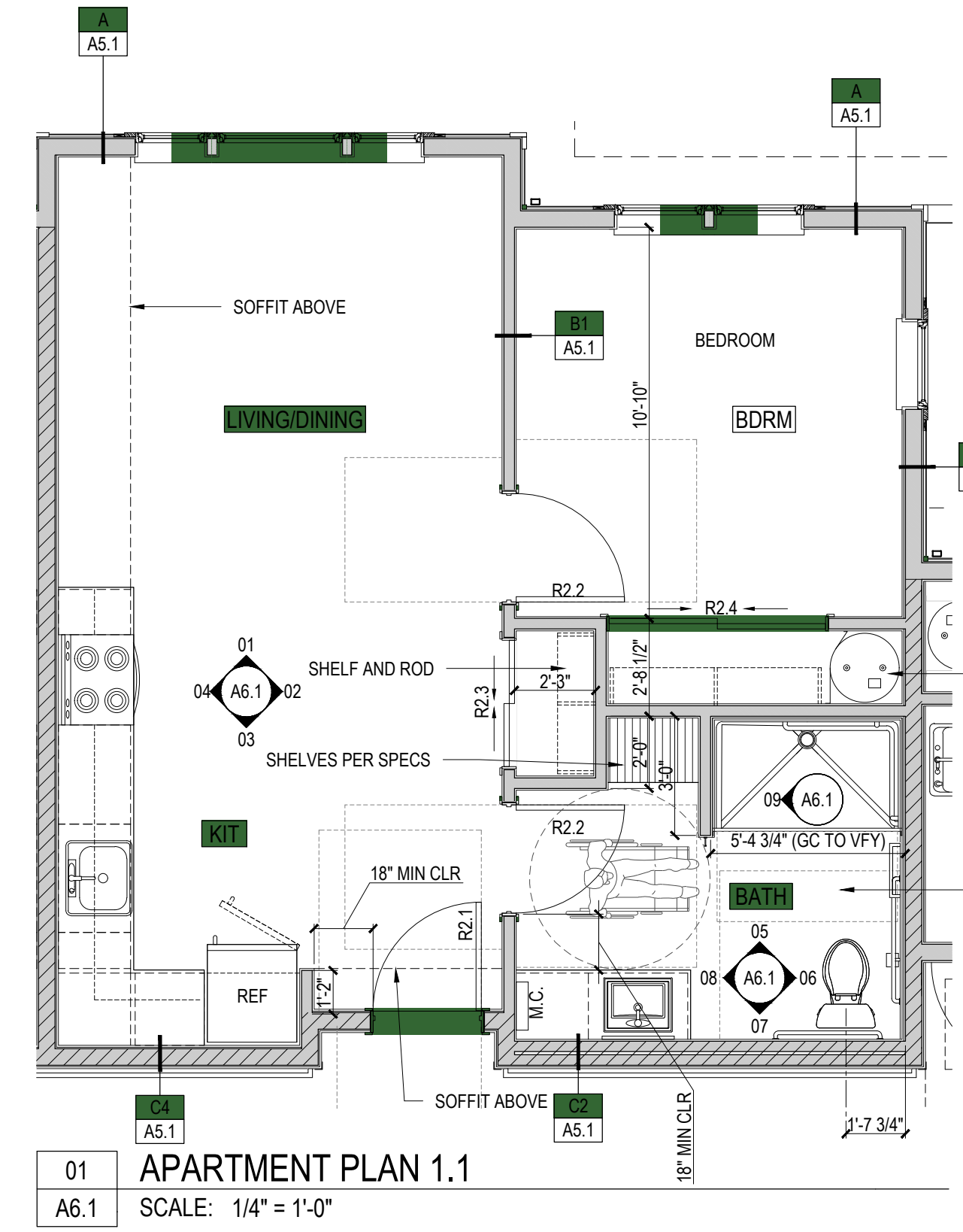
* REDUCED PERPENDICULAR CLEARANCE REQUIRED IF BOTH CLOSER AND LATCH NOT PROVIDED



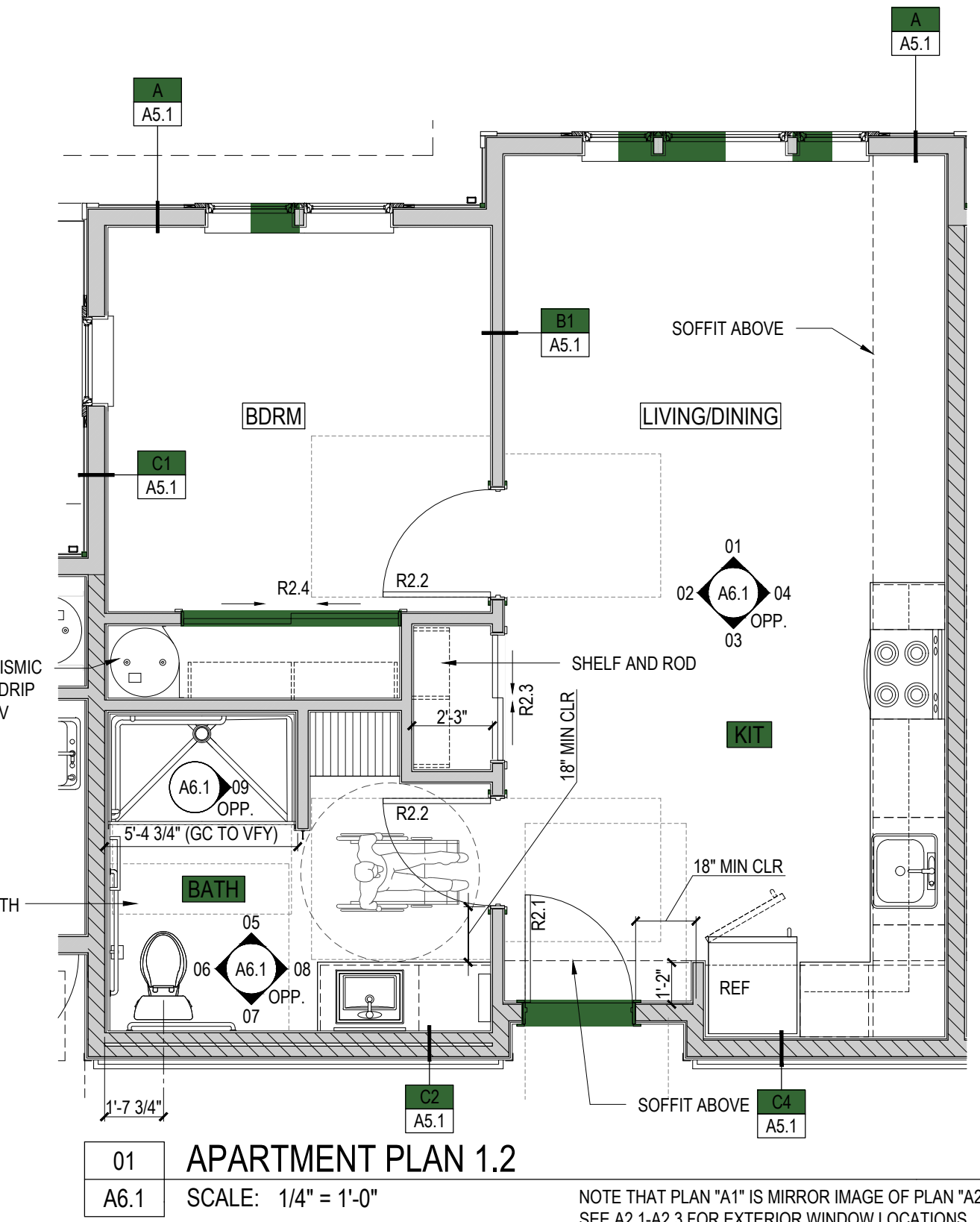
DOOR CLEARANCES - SLIDING/FOLDING DOOR
ICC A117.1 SECTION 404.2.3.3

* 32" MIN CLEAR OPENING WHILE HARDWARE IS EXPOSED AND USEABLE FROM BOTH SIDES

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

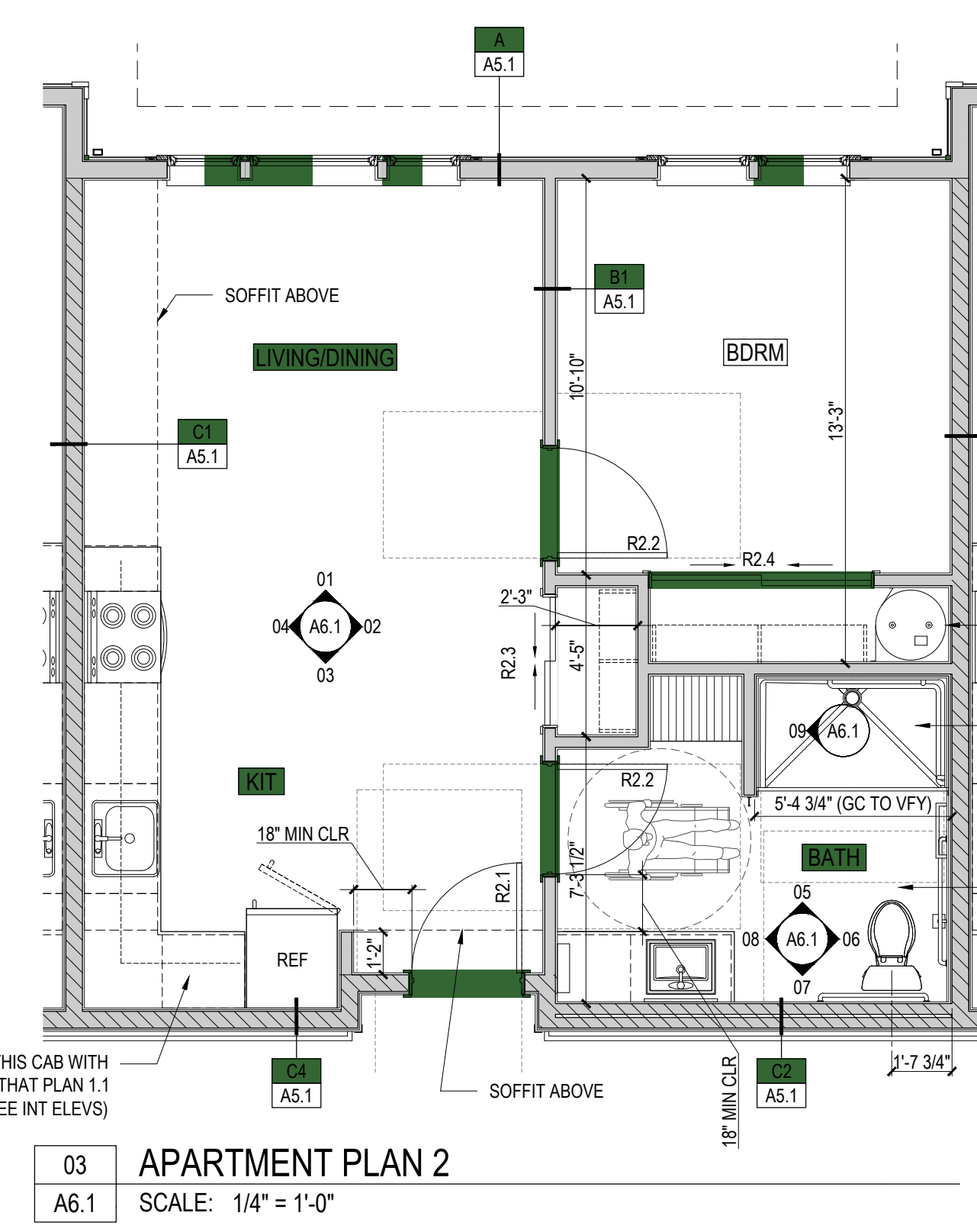


01 APARTMENT PLAN 1.1
A6.1 SCALE: 1/4" = 1'-0"



01 APARTMENT PLAN 1.2
A6.1 SCALE: 1/4" = 1'-0"

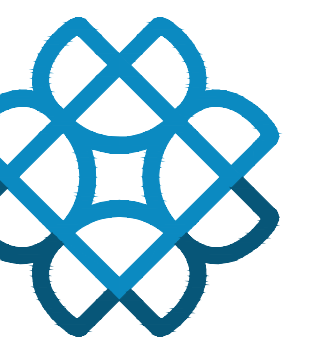
NOTE THAT PLAN "A1" IS MIRROR IMAGE OF PLAN "A2". SEE A2.1-A2.3 FOR EXTERIOR WINDOW LOCATIONS WHICH DIFFER ON EAST AND WEST SIDES.



03 APARTMENT PLAN 2
A6.1 SCALE: 1/4" = 1'-0"

NOTE THIS CAB WITH DIFFERENT THAT PLAN 1.1 AND 1.2 (SEE INT ELEV)

Issuance	PERMIT	
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REV #	Date	Description
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Drawn By:	MW	
Checked By (P.M.):	RT	
Checked By (O.C.):	RT	
Project No.	20-058	



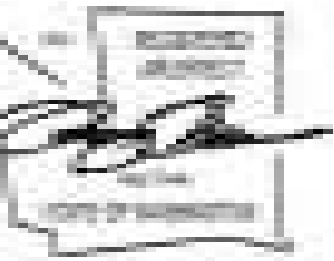
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APARTMENT INTERIOR ELEVATIONS

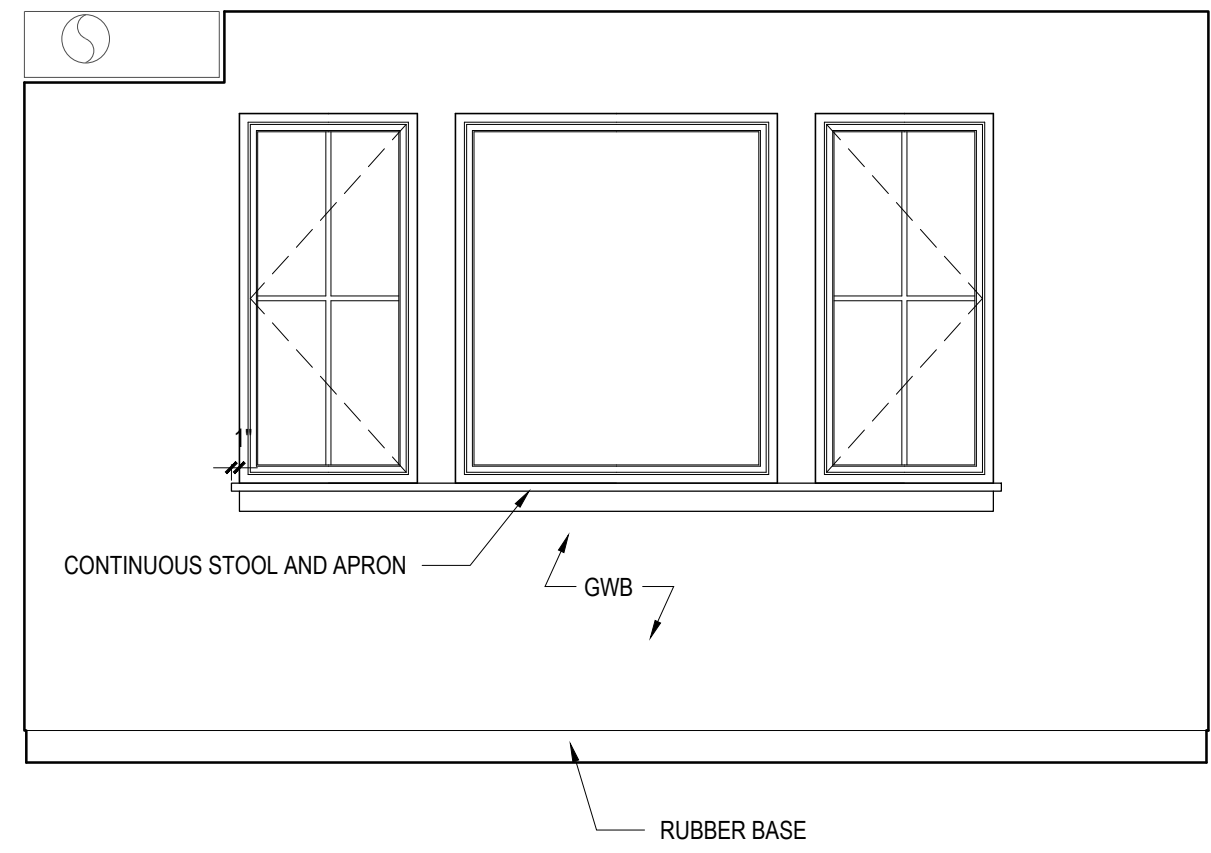
	Issuance	
	PERMIT	
	Date	
	MAY 22, 2023	
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REV #	Date	Description
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	Drawn By:
	MW
	Checked By (P.M.):
	RT
	Checked By (Q.C.):
	RT
	Project No.
	20-058

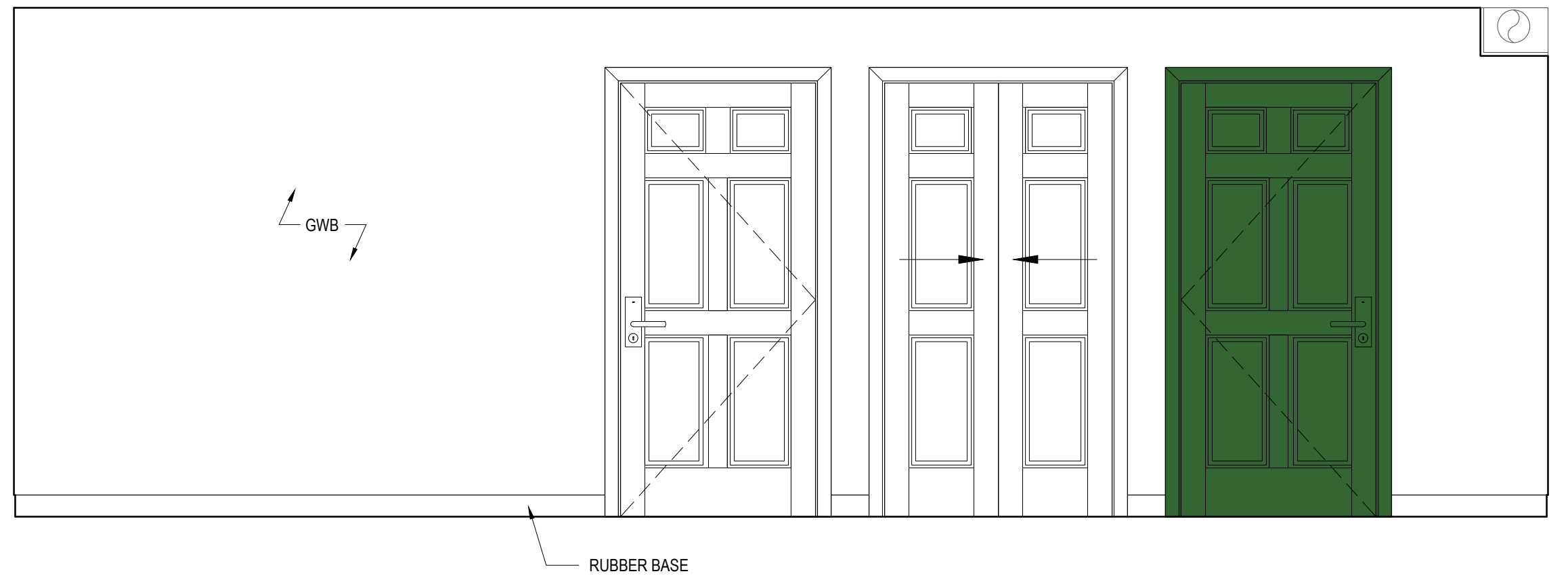
A6.2 ■■

ADA COMPLIANCE NOTES

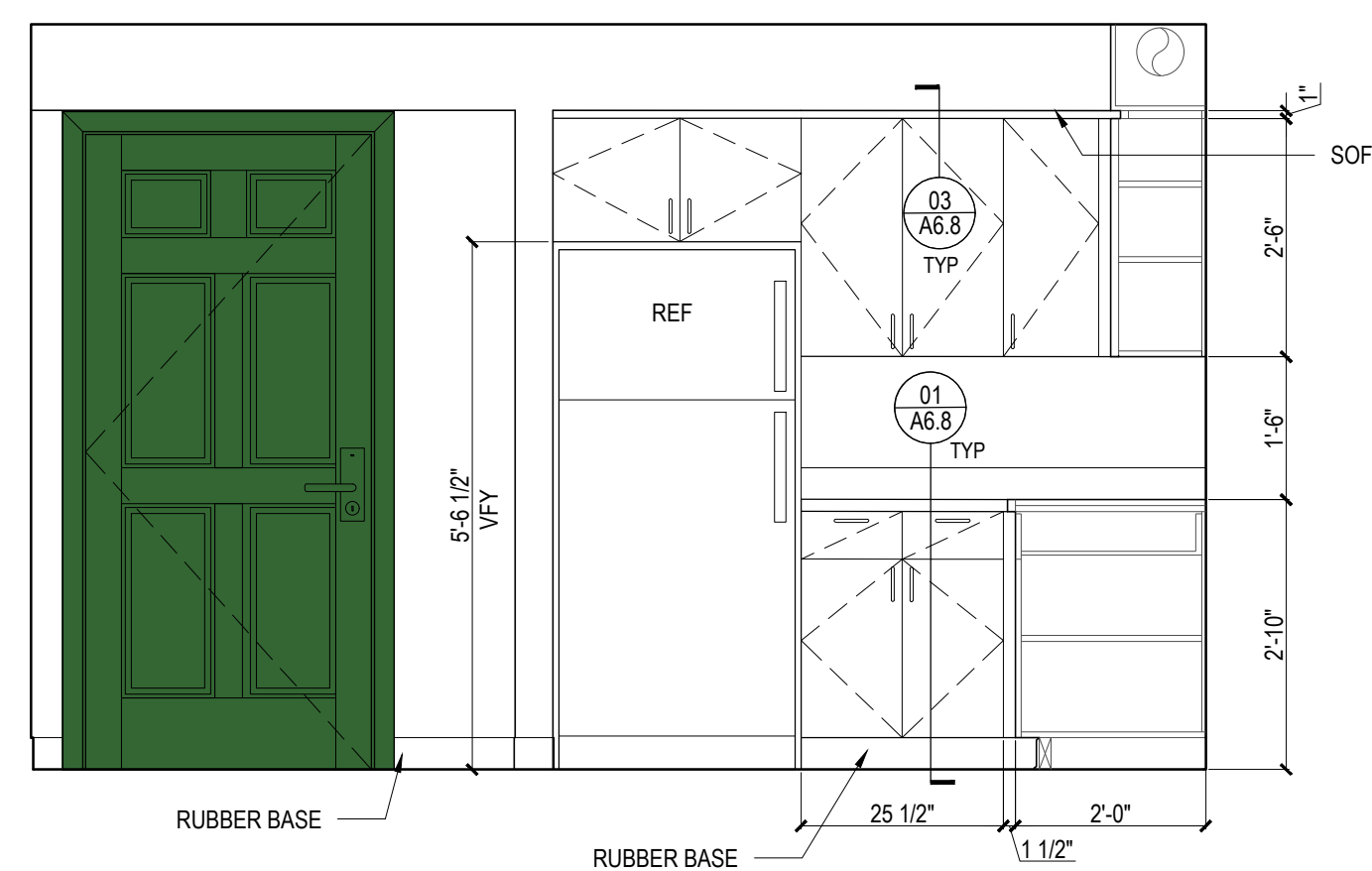
- ALL FIXTURES, DIMENSIONS, AND CLEARANCES IN TYPE A & TYPE B UNITS SHALL COMPLY WITH ANSI 117.1-2009.
- ALL OPERABLE PARTS IN TYPE A UNITS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 POUNDS MAX. ALL OPERABLE PARTS SHALL BE PLACED BETWEEN 15" AND 48" HEIGHT AFF. WHERE UNOBSTRUCTED, AND BETWEEN 34" AND 42" AFF WHERE OBSTRUCTED.
- 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.
- 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.
- 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.
- 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.
- 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.
- PER ANSI 1003.12.6.6, COMBINATION REFRIGERATOR FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER BELOW 54" AFF.
- 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.
- PER ANSI 1003.11.6, THE MIRROR PROVIDED ABOVE THE LAVATORY SHALL BE 40" MAX FROM THE BOTTOM EDGE OF MIRROR TO THE FLOOR.
- 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.
- 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.



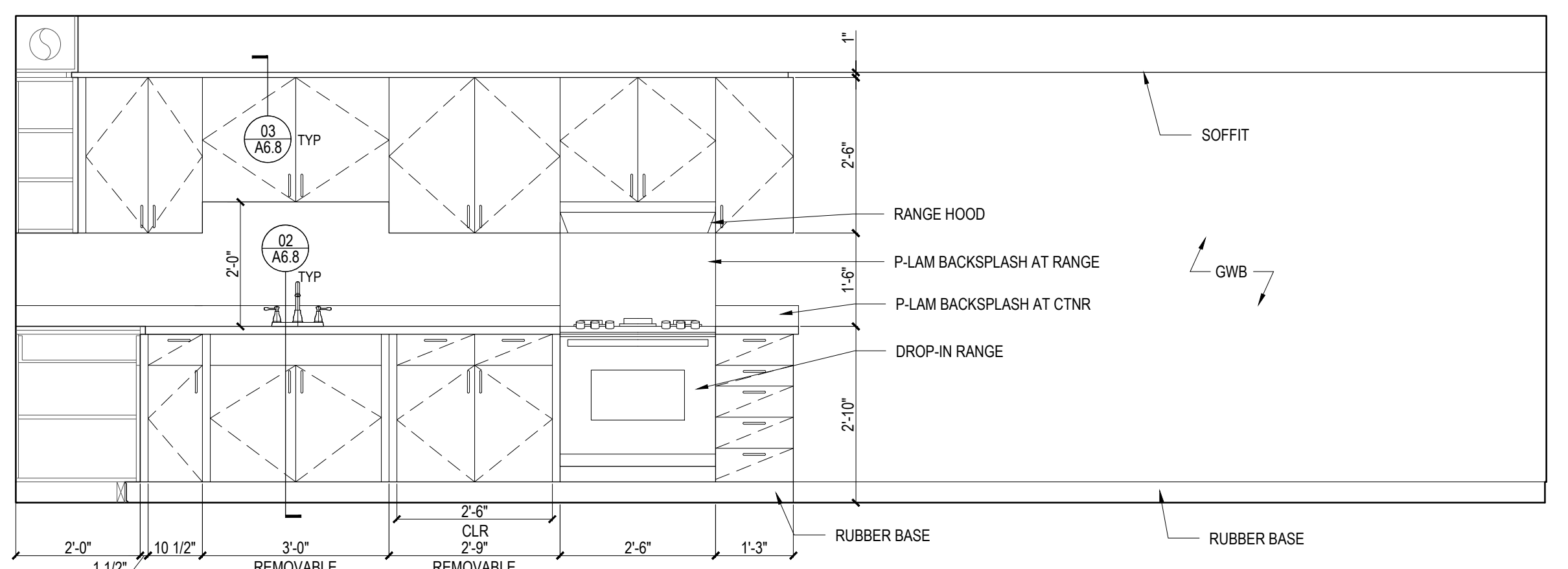
01 LIVING/DINING/KITCHEN
A6.1 SCALE: 1/2" = 1'-0"



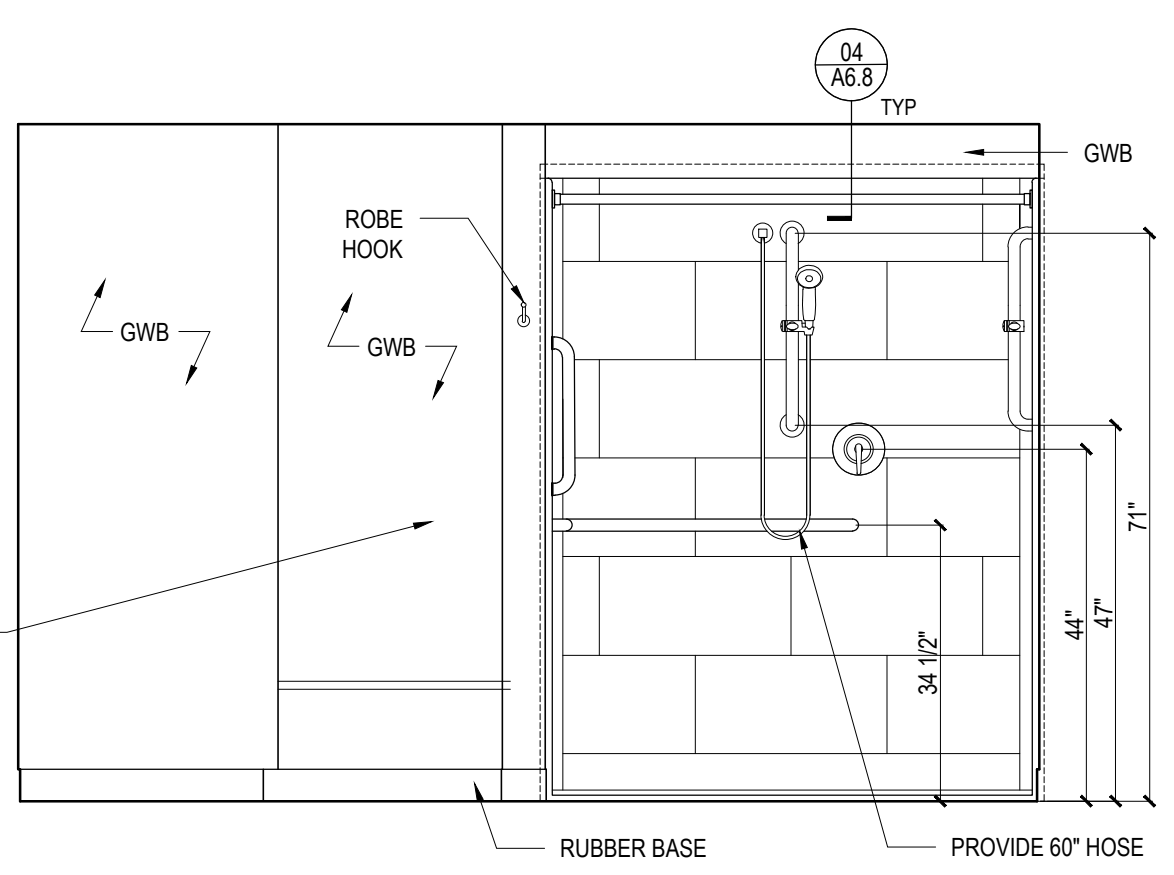
02 LIVING/DINING/KITCHEN
A6.1 SCALE: 1/2" = 1'-0"



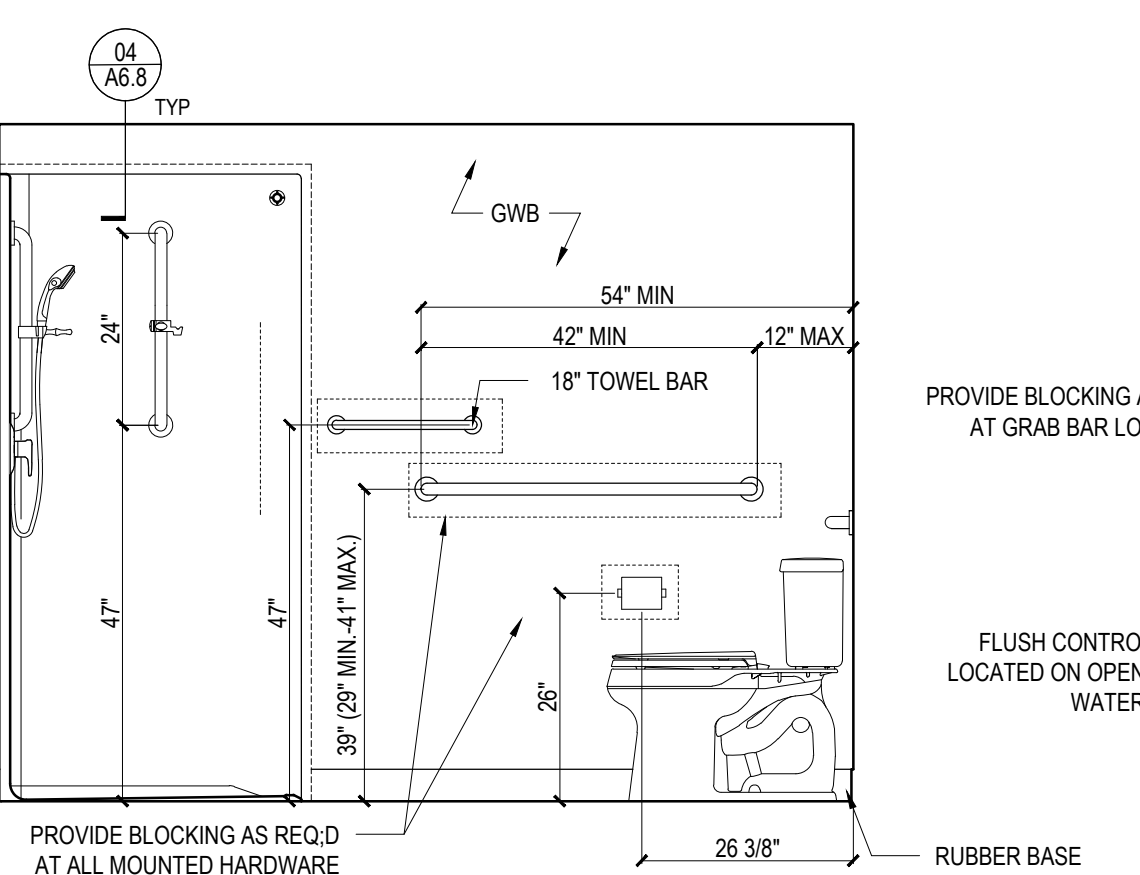
03 LIVING/DINING/KITCHEN
A6.1 SCALE: 1/2" = 1'-0"



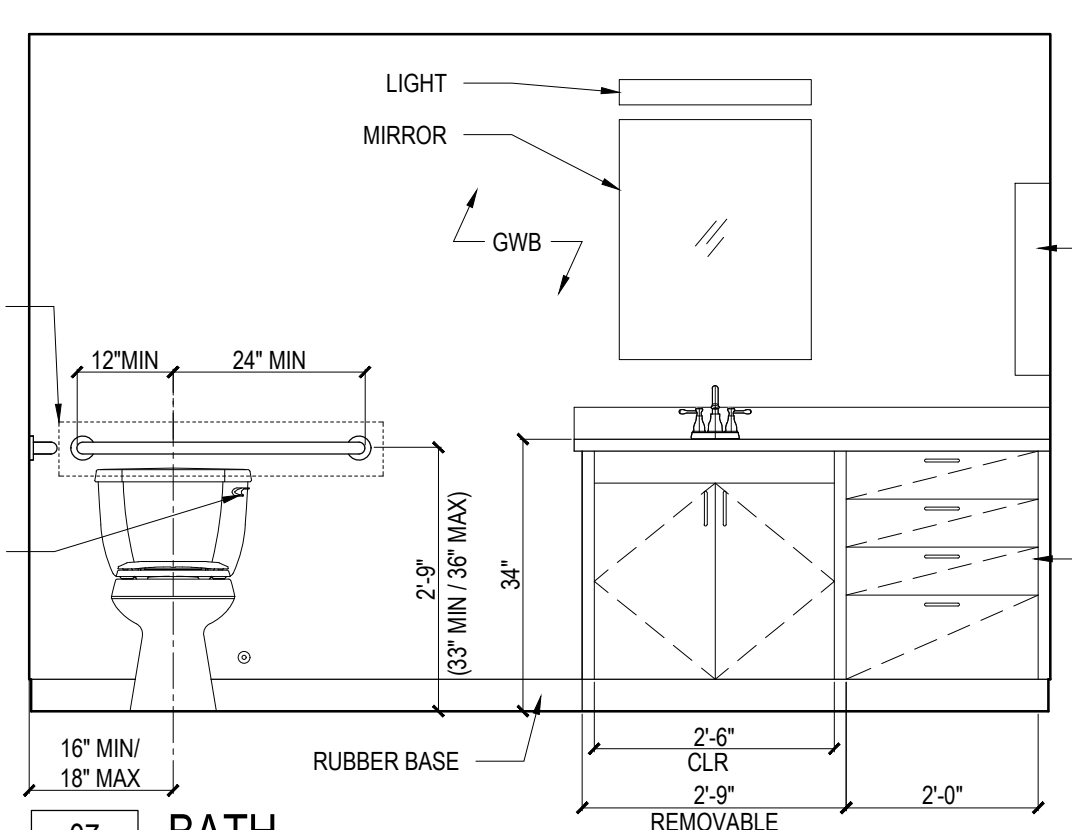
04 LIVING/DINING/KITCHEN
A6.1 SCALE: 1/2" = 1'-0"



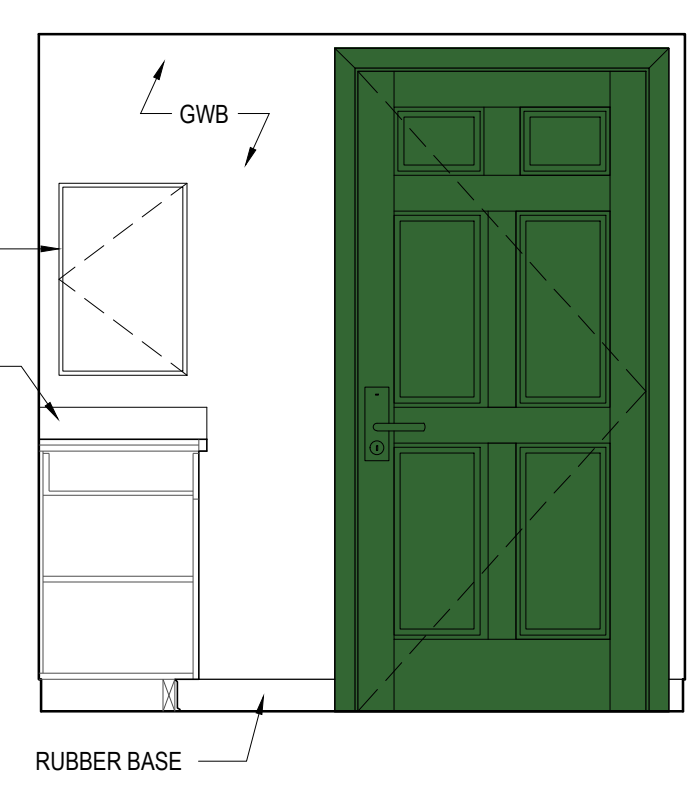
05 BATH
A6.1 SCALE: 1/2" = 1'-0"



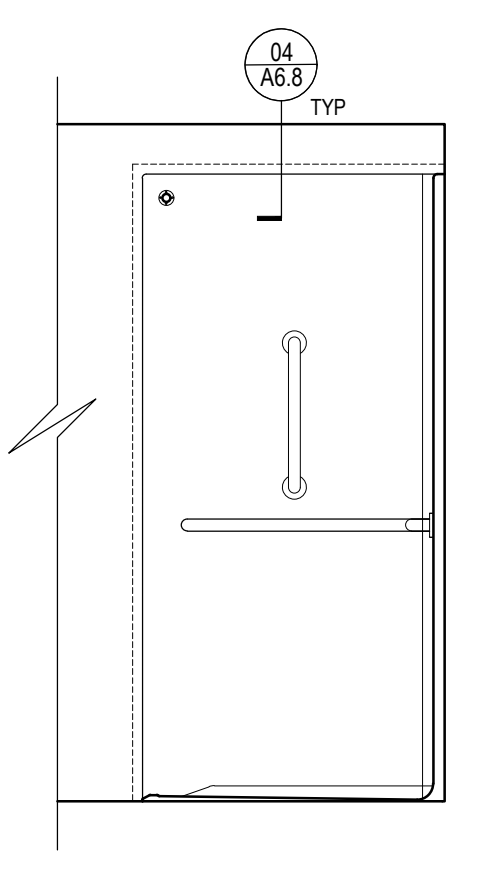
06 BATH
A6.1 SCALE: 1/2" = 1'-0"



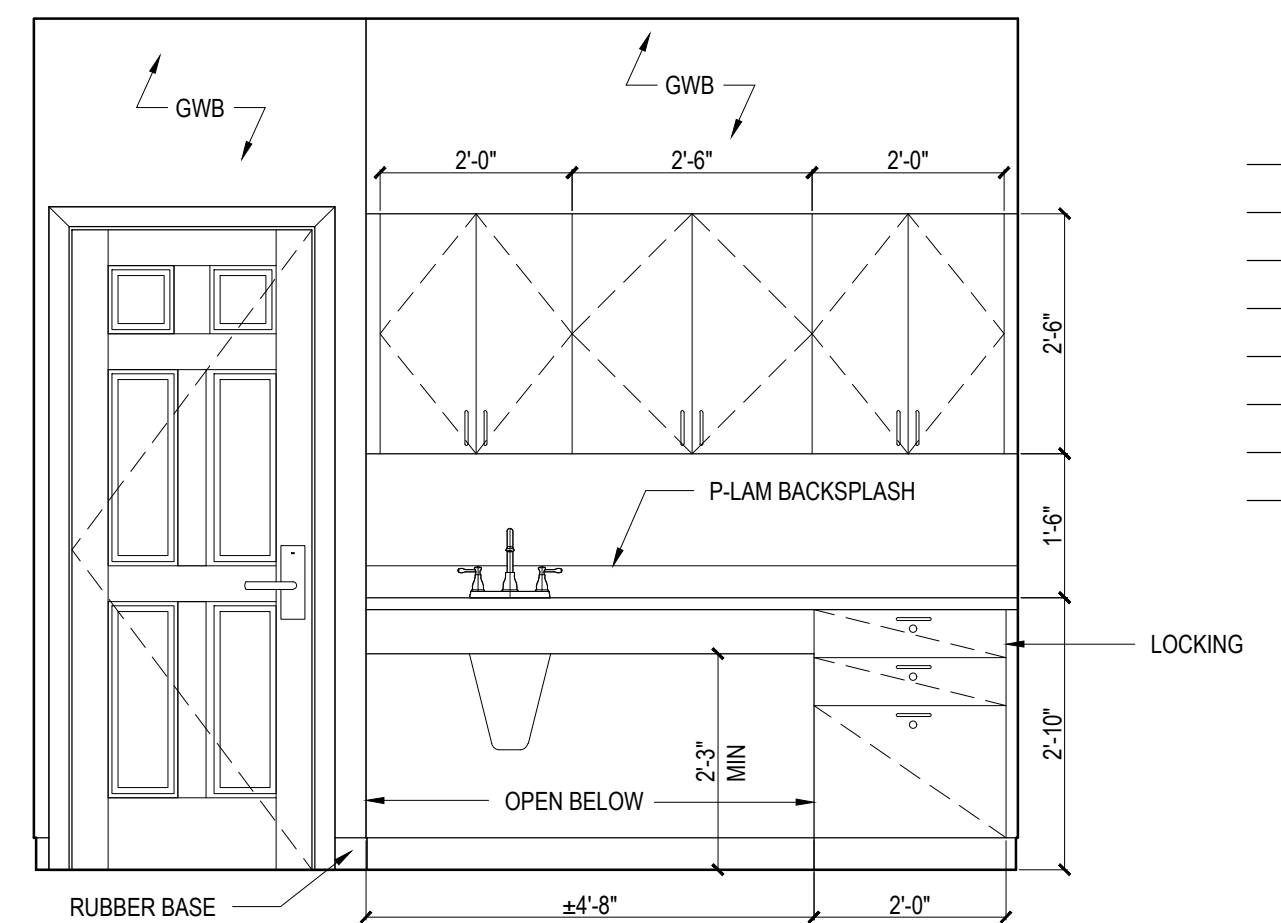
07 BATH
A6.1 SCALE: 1/2" = 1'-0"



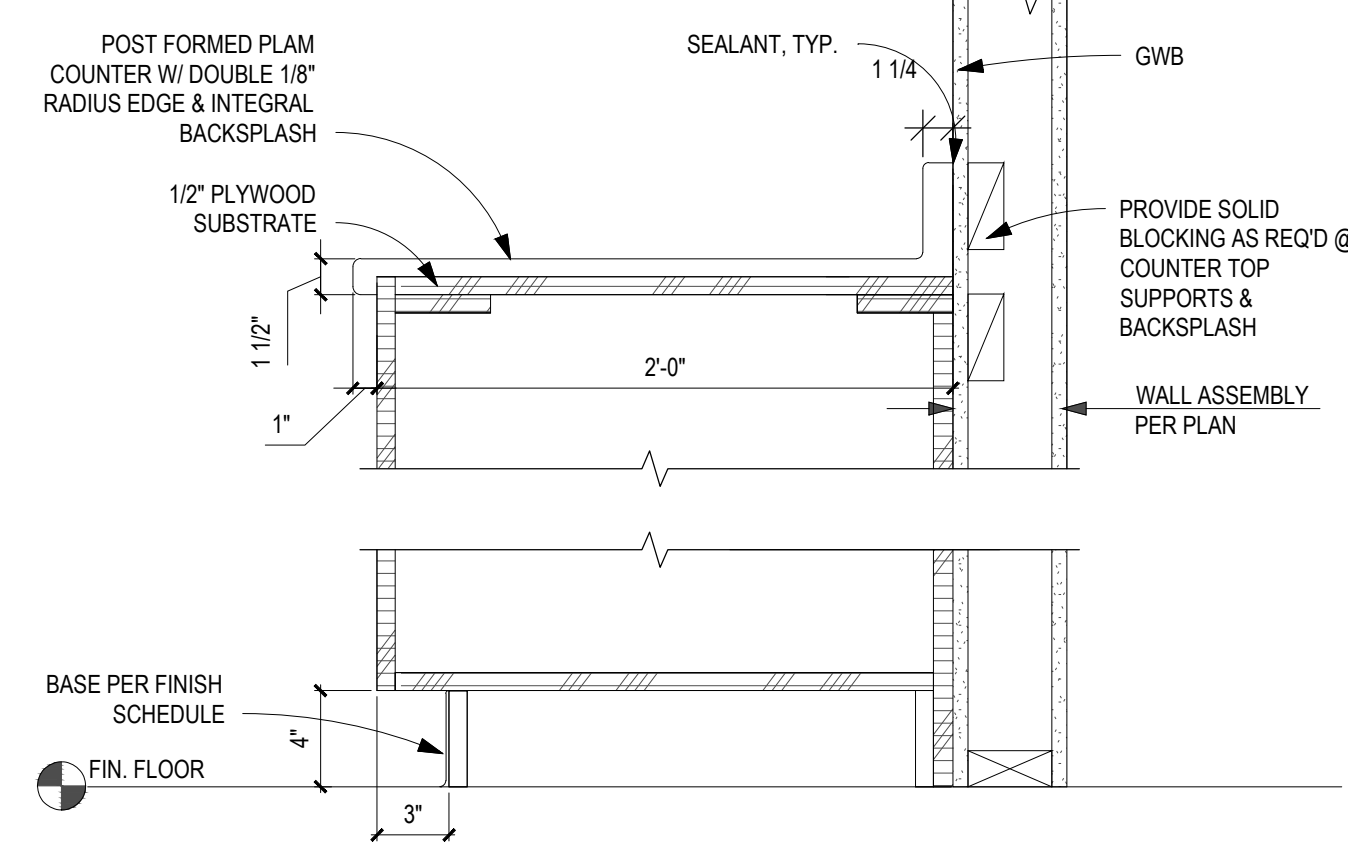
08 BATH
A6.1 SCALE: 1/2" = 1'-0"



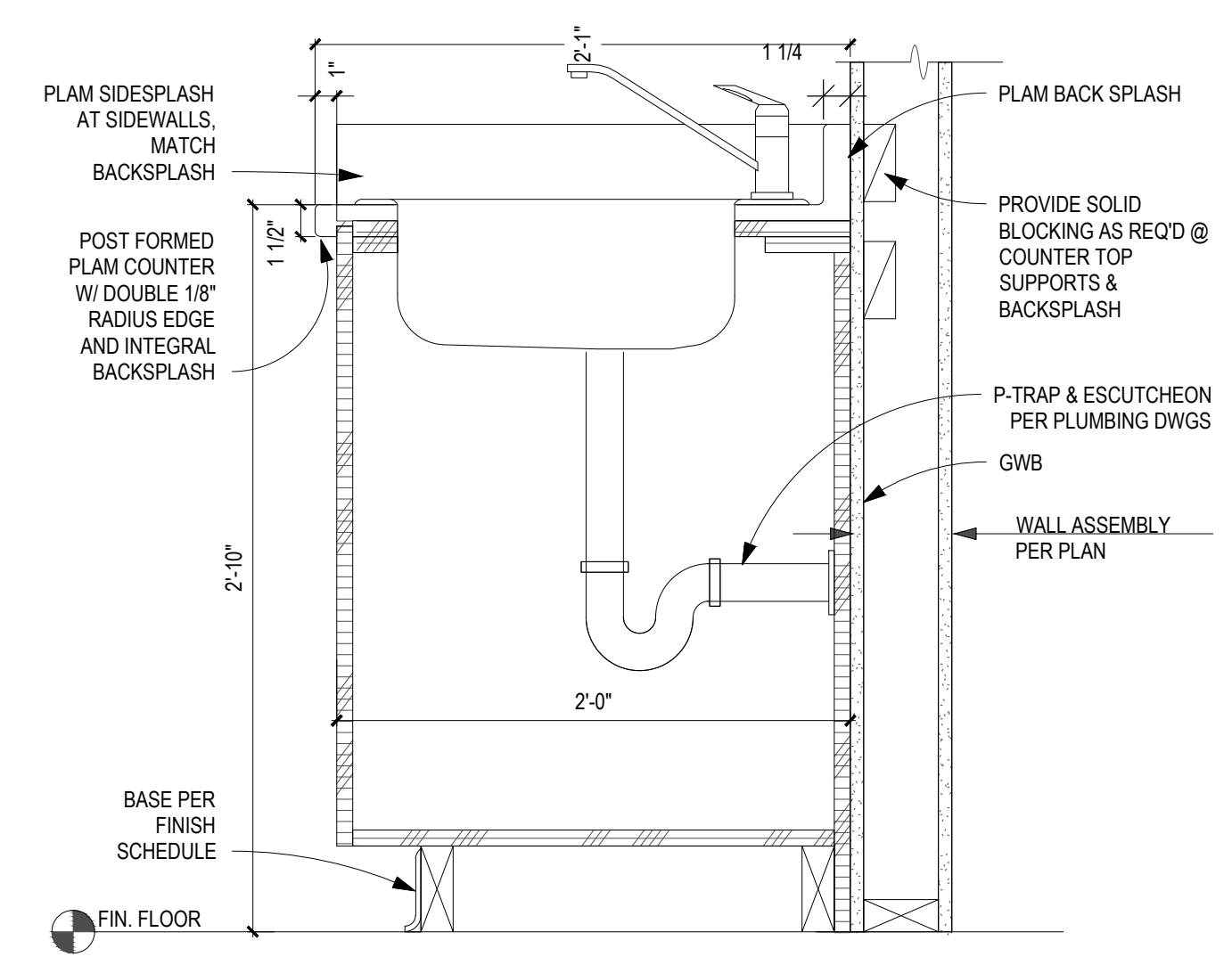
09 BATH
A6.1 SCALE: 1/2" = 1'-0"



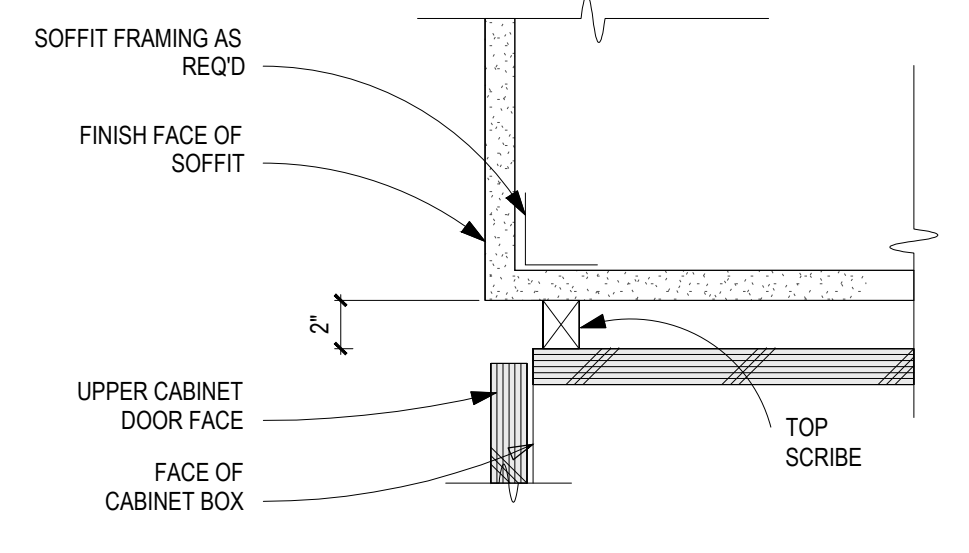
10 SECOND FLOOR LAUNDRY
A6.1 SCALE: 1/2" = 1'-0"



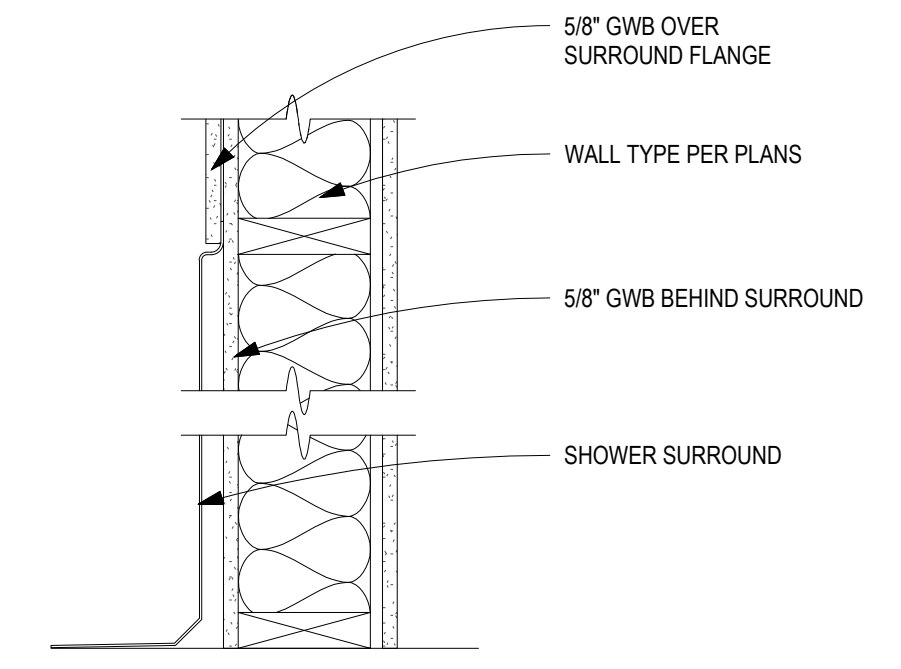
01 TYPICAL BASE CABINET
A6.8 SCALE: 1 1/2" = 1'-0"



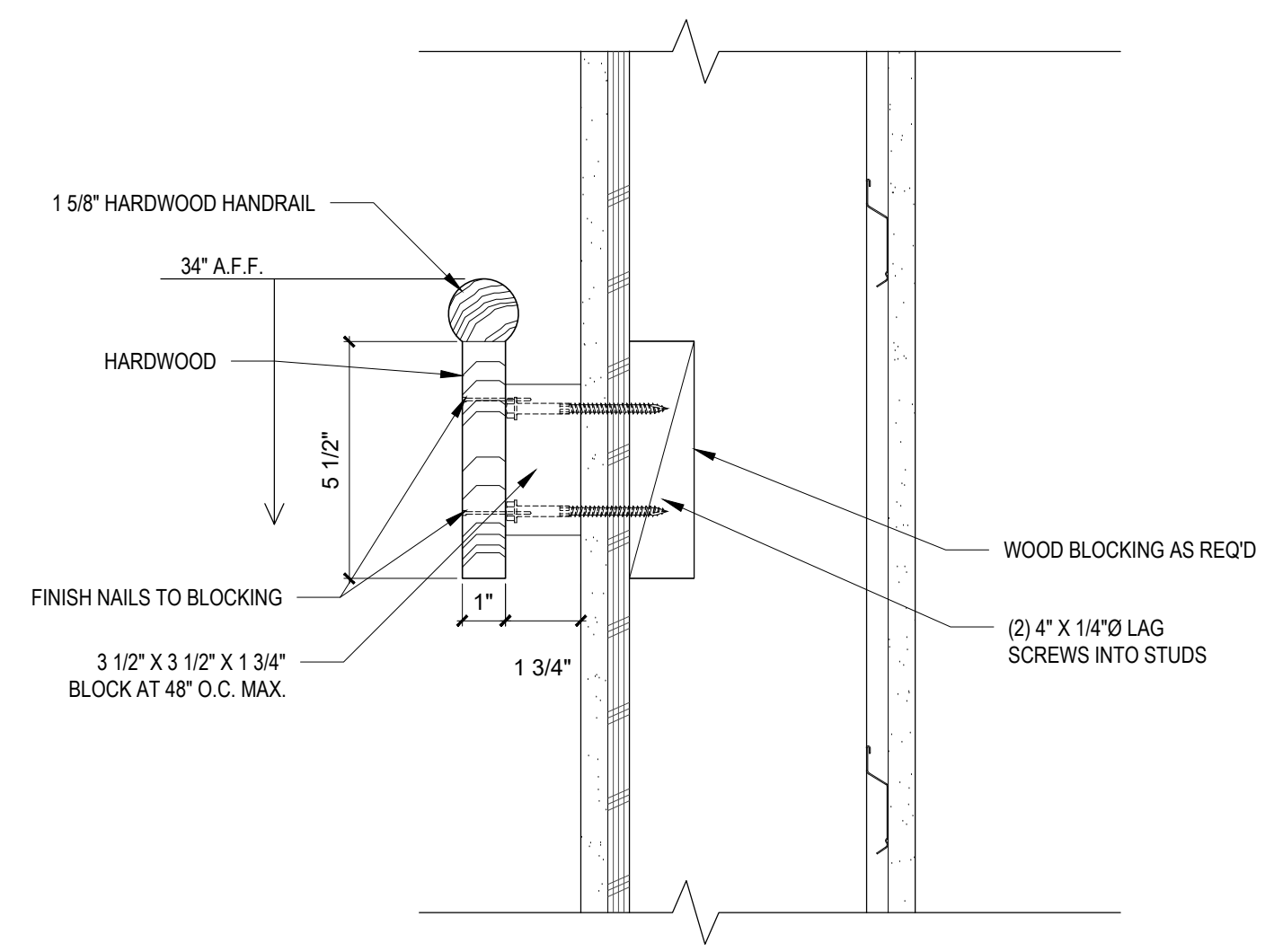
02 REMOVEABLE BASE CABINET WITH SINK
A6.8 SCALE: 1 1/2" = 1'-0"



03 UPPER CABINET AND SOFFIT DETAIL
A6.8 SCALE: 1 1/2" = 1'-0"



04 SHOWER AT RATED & NON-RATED WALLS
A6.8 SCALE: 1 1/2" = 1'-0"



05 TYPICAL CORRIDOR HANDRAIL
A6.8 SCALE: 3" = 1'-0"

06 RESERVED
A6.8 SCALE: 3" = 1'-0"

07 RESERVED
A6.8 SCALE: 3" = 1'-0"

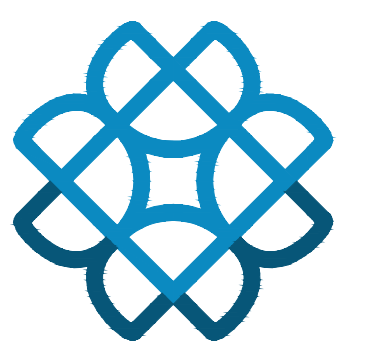
08 RESERVED
A6.8 SCALE: 3" = 1'-0"

09 RESERVED
A6.8 SCALE: 3" = 1'-0"

10 RESERVED
A6.8 SCALE: 3" = 1'-0"

11 RESERVED
A6.8 SCALE: 3" = 1'-0"

12 RESERVED
A6.8 SCALE: 3" = 1'-0"

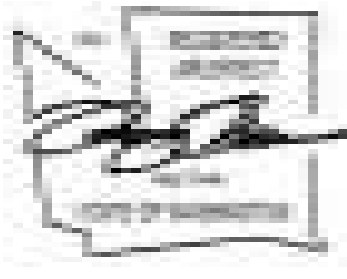


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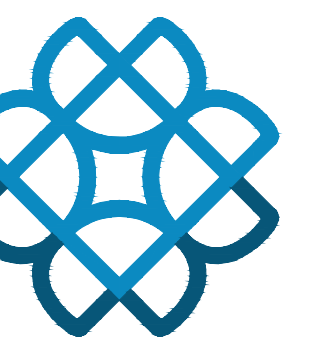


INTERIOR
 DETAILS

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

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Checked By (P.M.):	RT
Checked By (O.C.):	RT
Project No.	20-058

A6.3 ■■



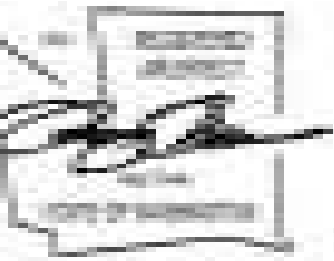
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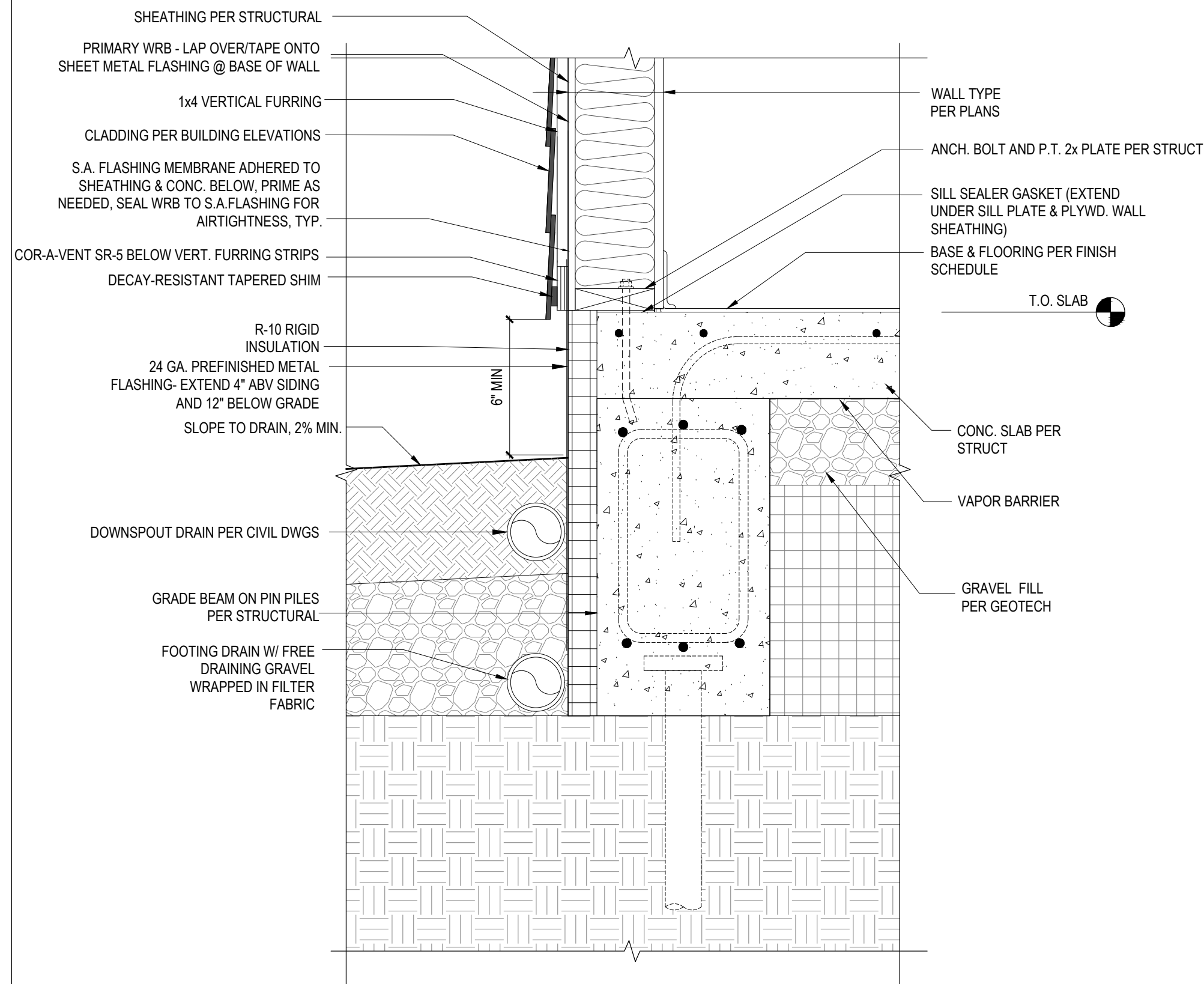
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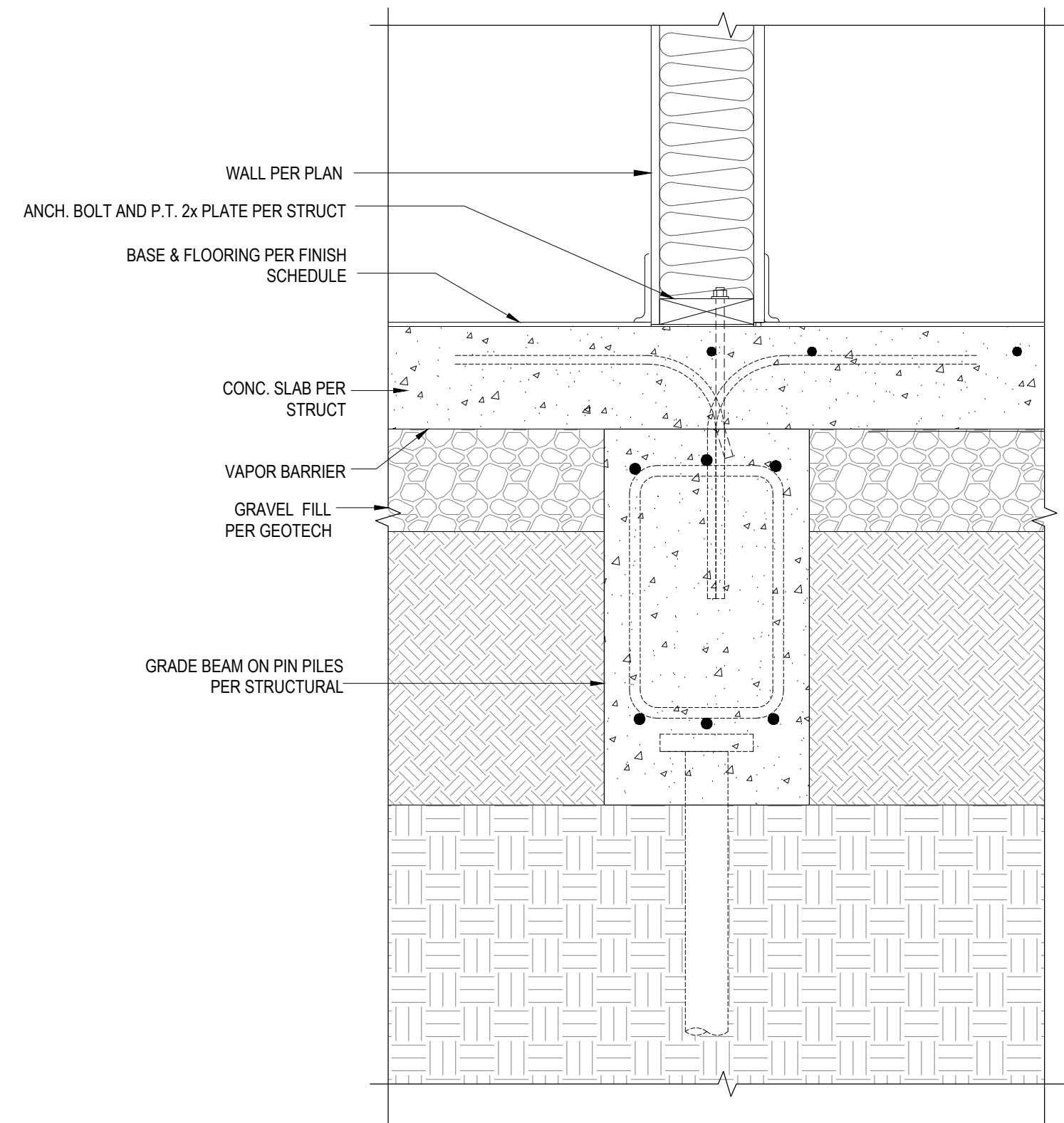
FOUNDATION
DETAILS

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

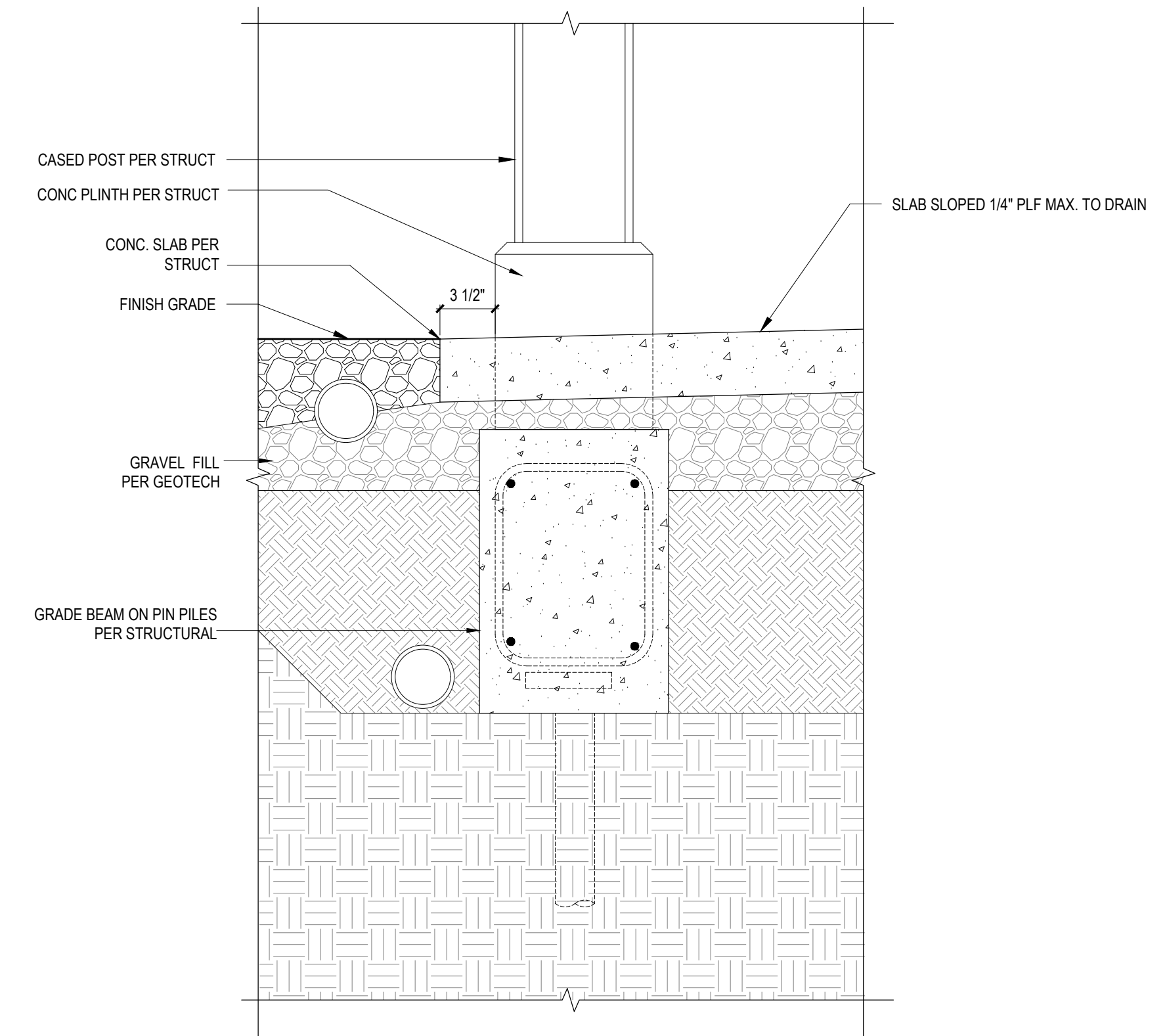
Drawn By:
MW
Checked By (P.M.):
RT
Checked By (Q.C.):
RT
Project No.
20-058



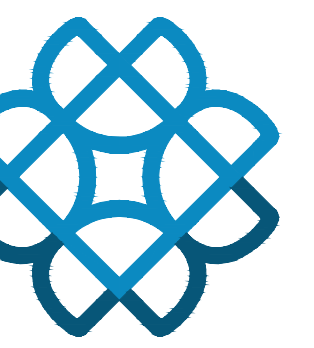
01 TYPICAL PERIMETER FOUNDATION AND GRADE BEAM
A7.1 SCALE: 1 1/2" = 1'-0"



02 TYPICAL INTERIOR FOUNDATION
A7.1 SCALE: 1 1/2" = 1'-0"



03 TYPICAL PERIMETER FOUNDATION AT ENTRY SLAB
A7.1 SCALE: 1 1/2" = 1'-0"



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WALL DETAILS

Issuance

PERMIT

Date

MAY 22, 2023

BID SET

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Drawn By:

MW

Checked By (P.M.):

RT

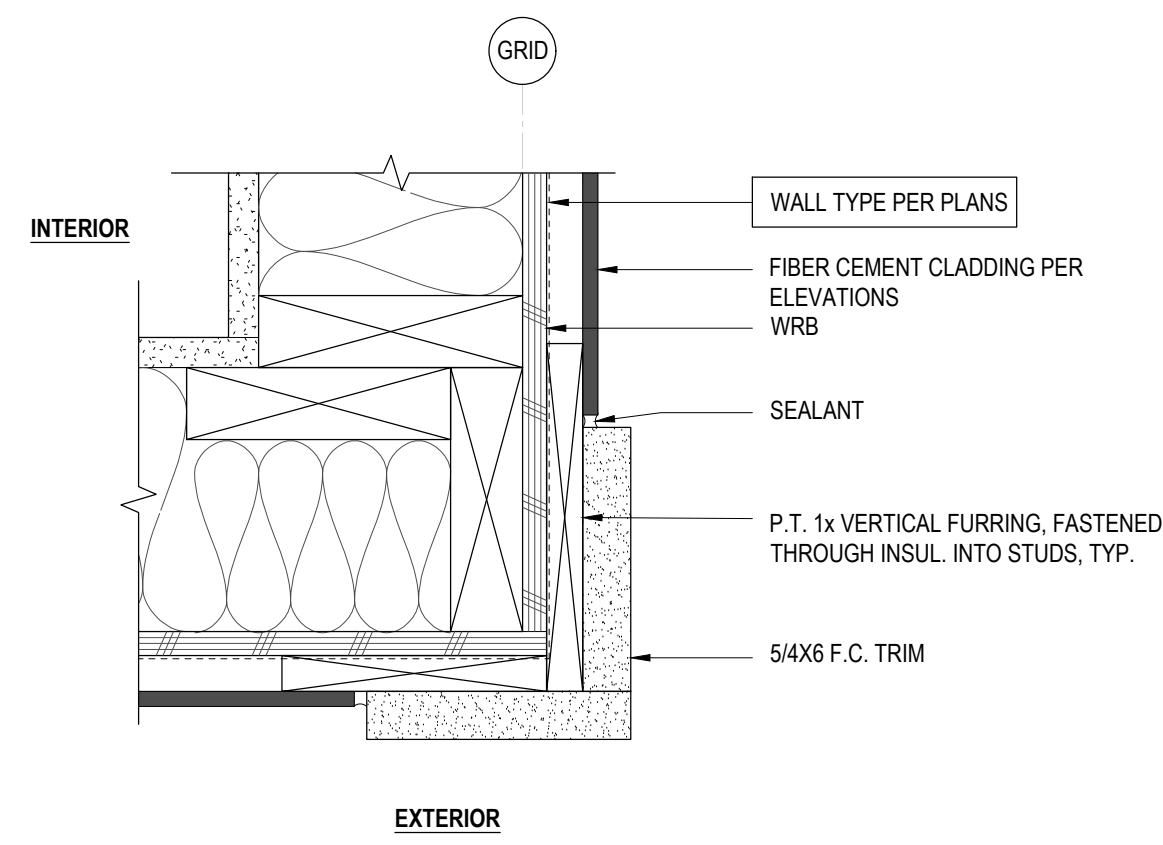
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RT

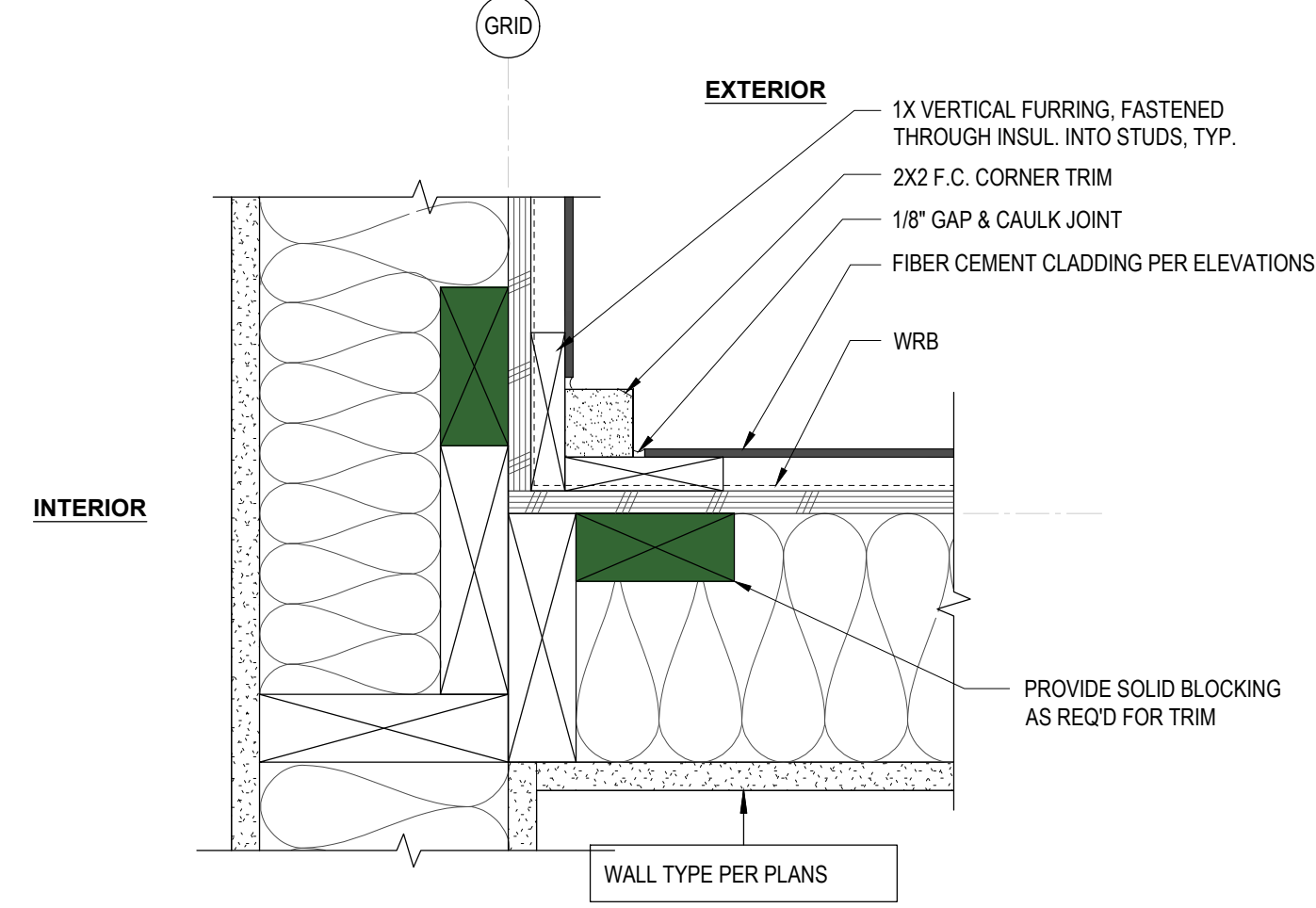
Project No.

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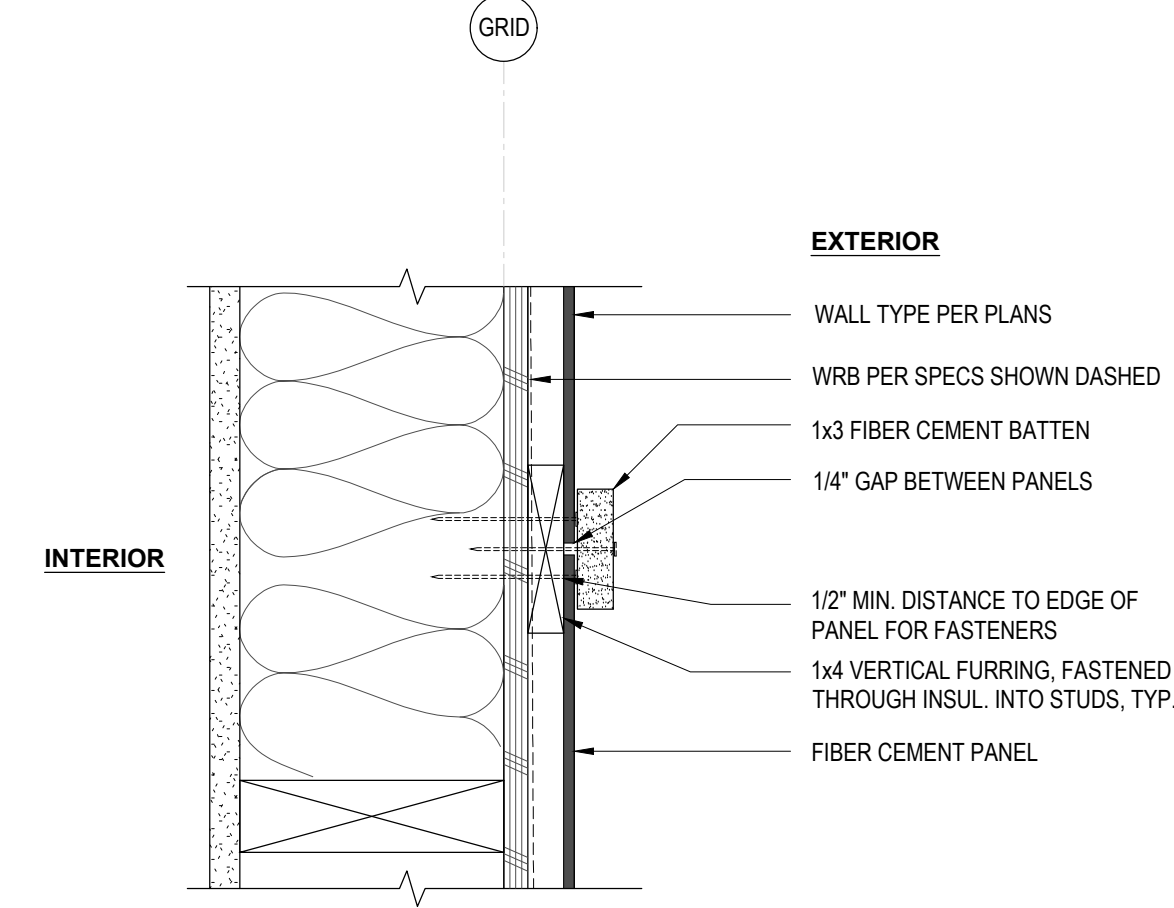
A7.2



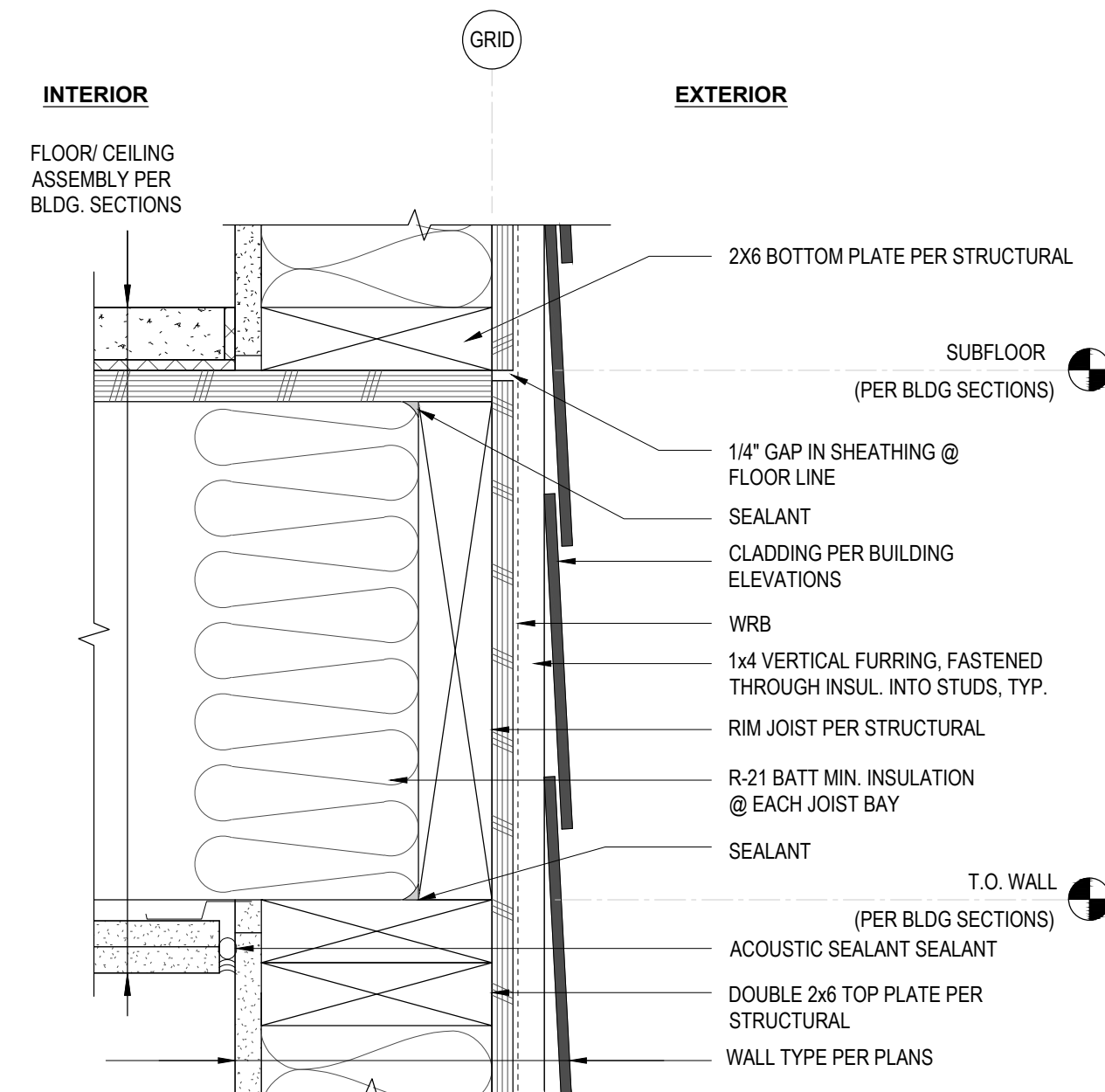
01 PLAN DETAIL AT TYPICAL EXTERIOR OUTSIDE CORNER
A7.2 SCALE: 3" = 1'-0"



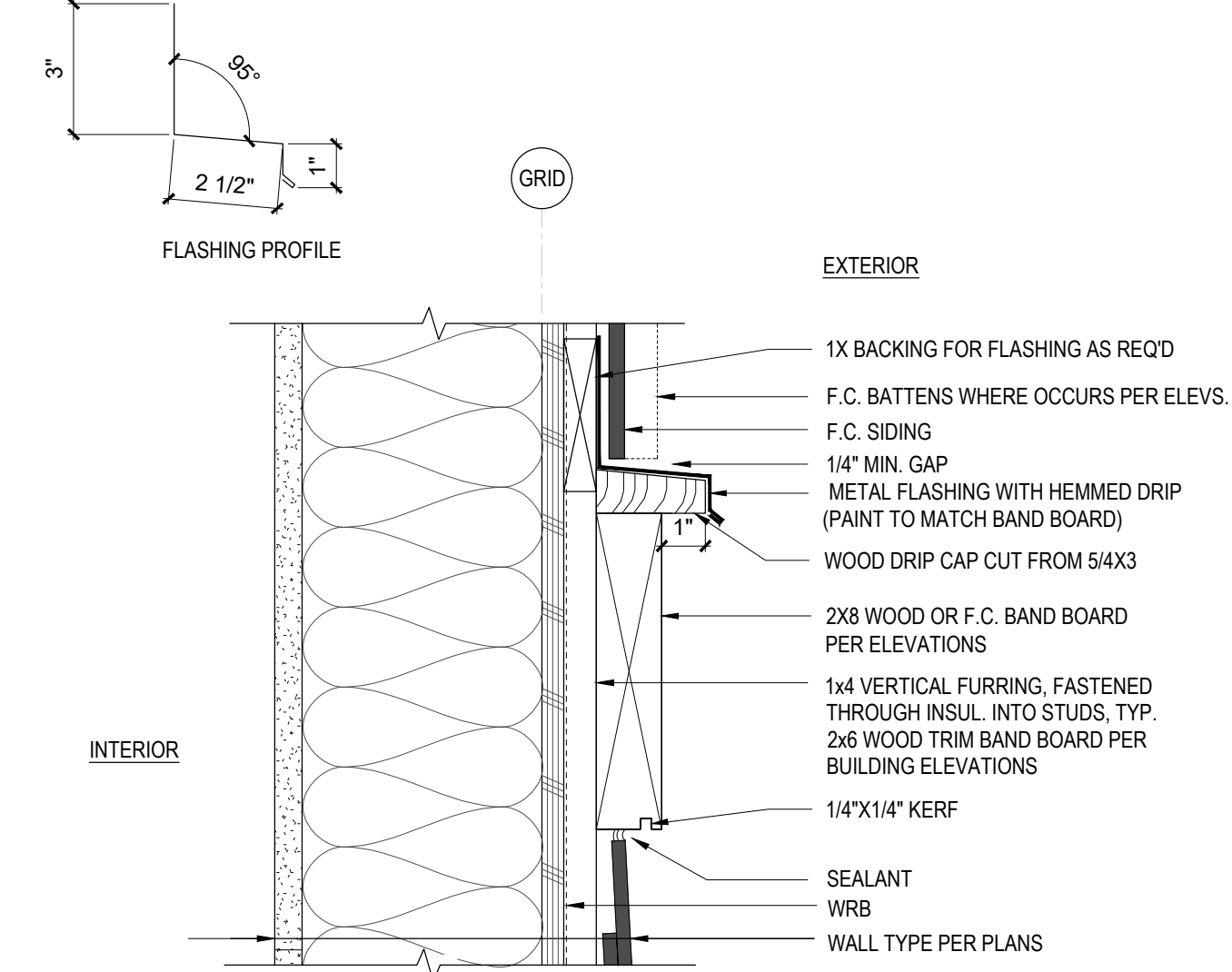
02 PLAN DETAIL AT TYPICAL EXTERIOR INSIDE CORNER
A7.2 SCALE: 3" = 1'-0"



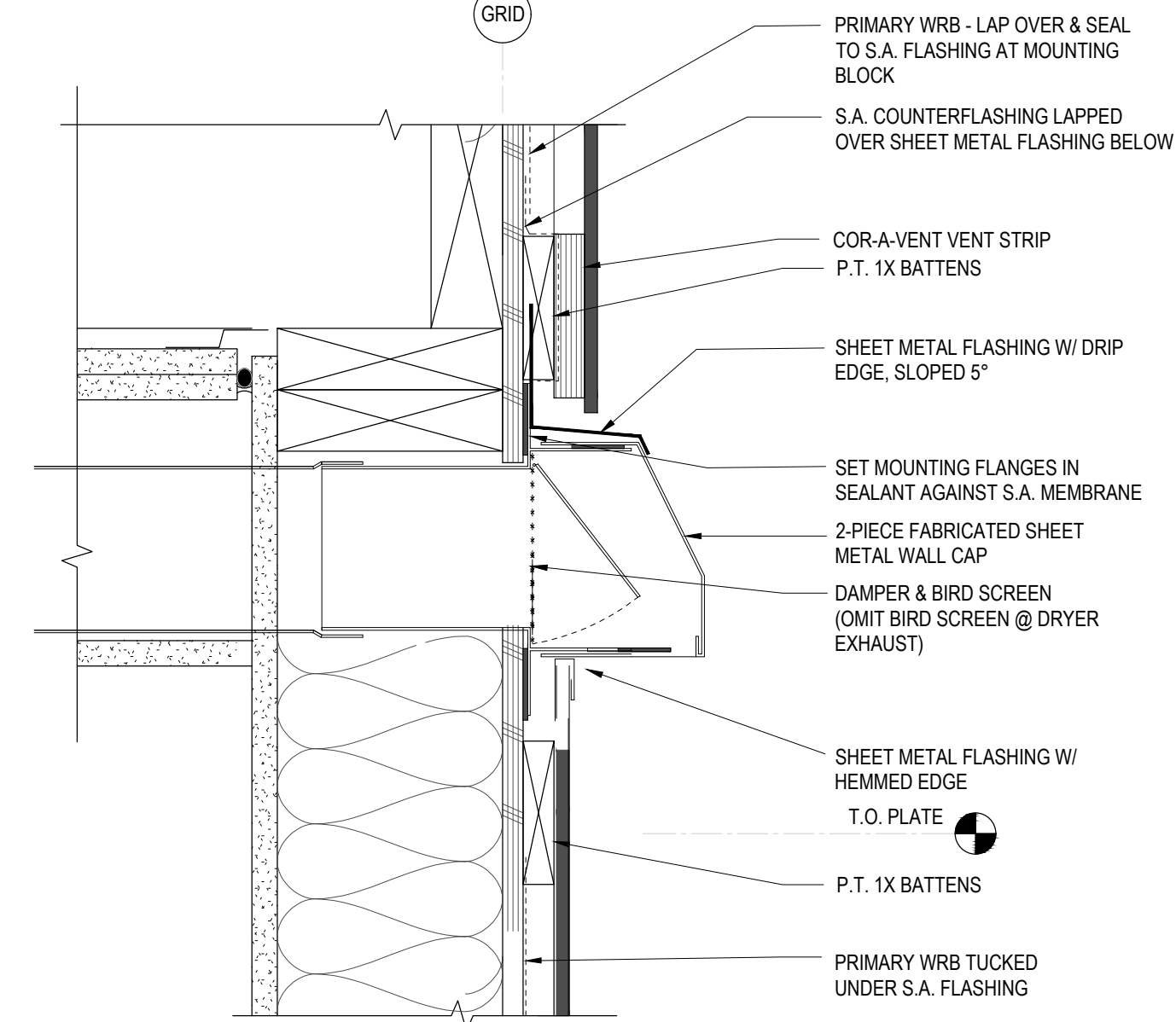
03 PLAN DETAIL AT PANEL AND BATTEN SIDING
A7.2 SCALE: 3" = 1'-0"



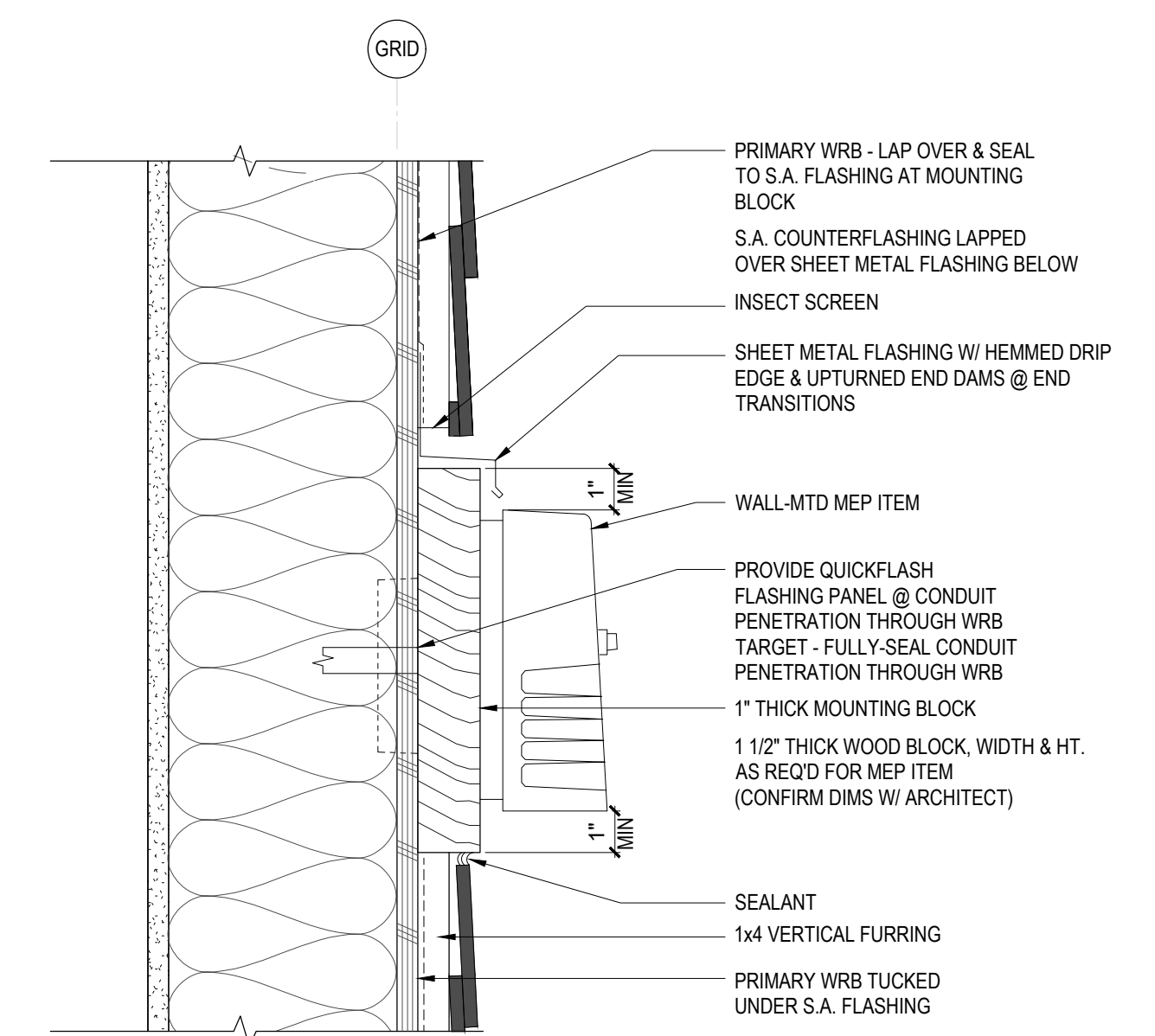
05 SECTION DETAIL AT RIM JOIST AT EXTERIOR WALL
A7.2 SCALE: 3" = 1'-0"



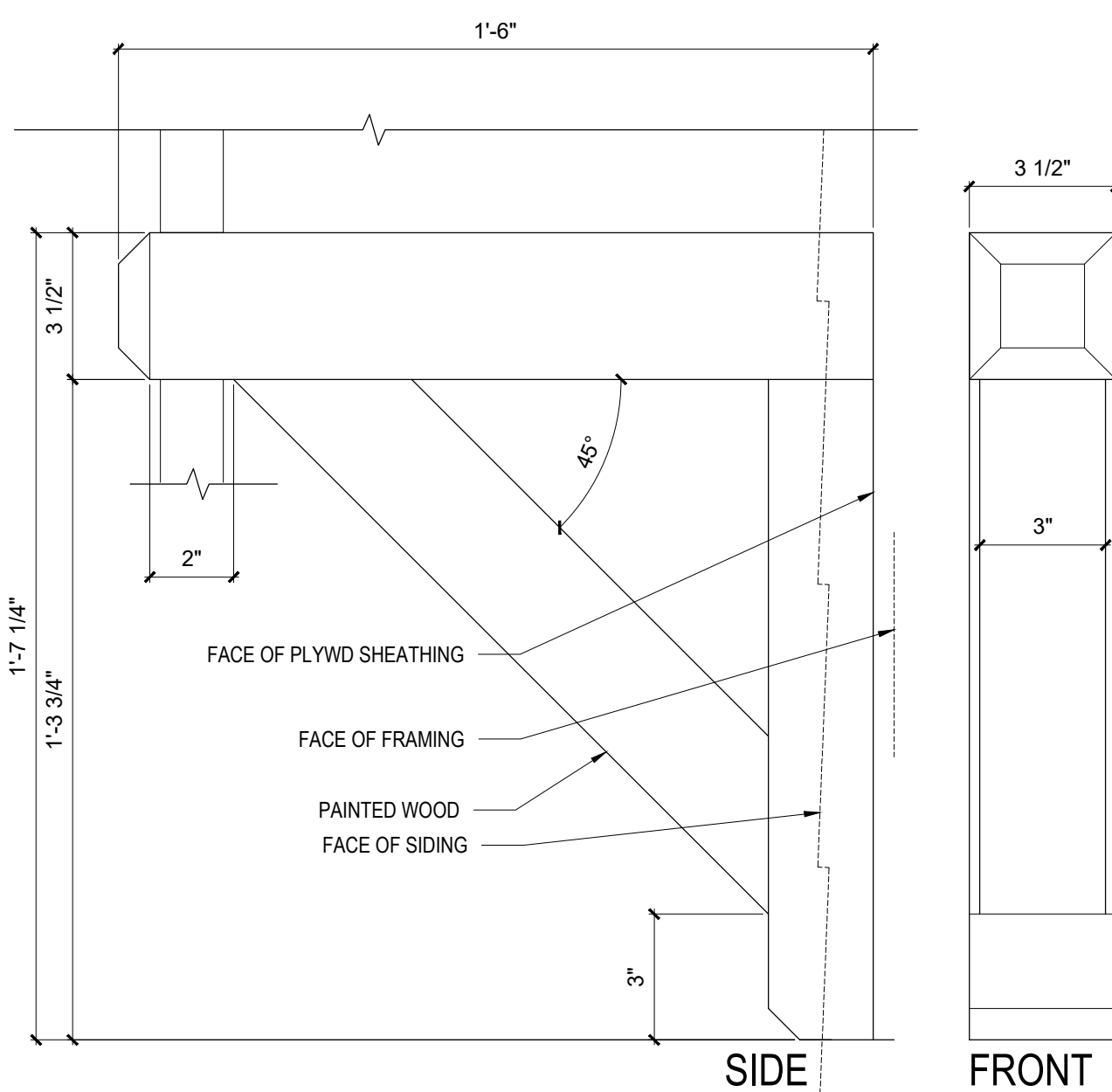
06 SECTION DETAIL AT BAND BOARD AT EXTERIOR WALL
A7.2 SCALE: 3" = 1'-0"



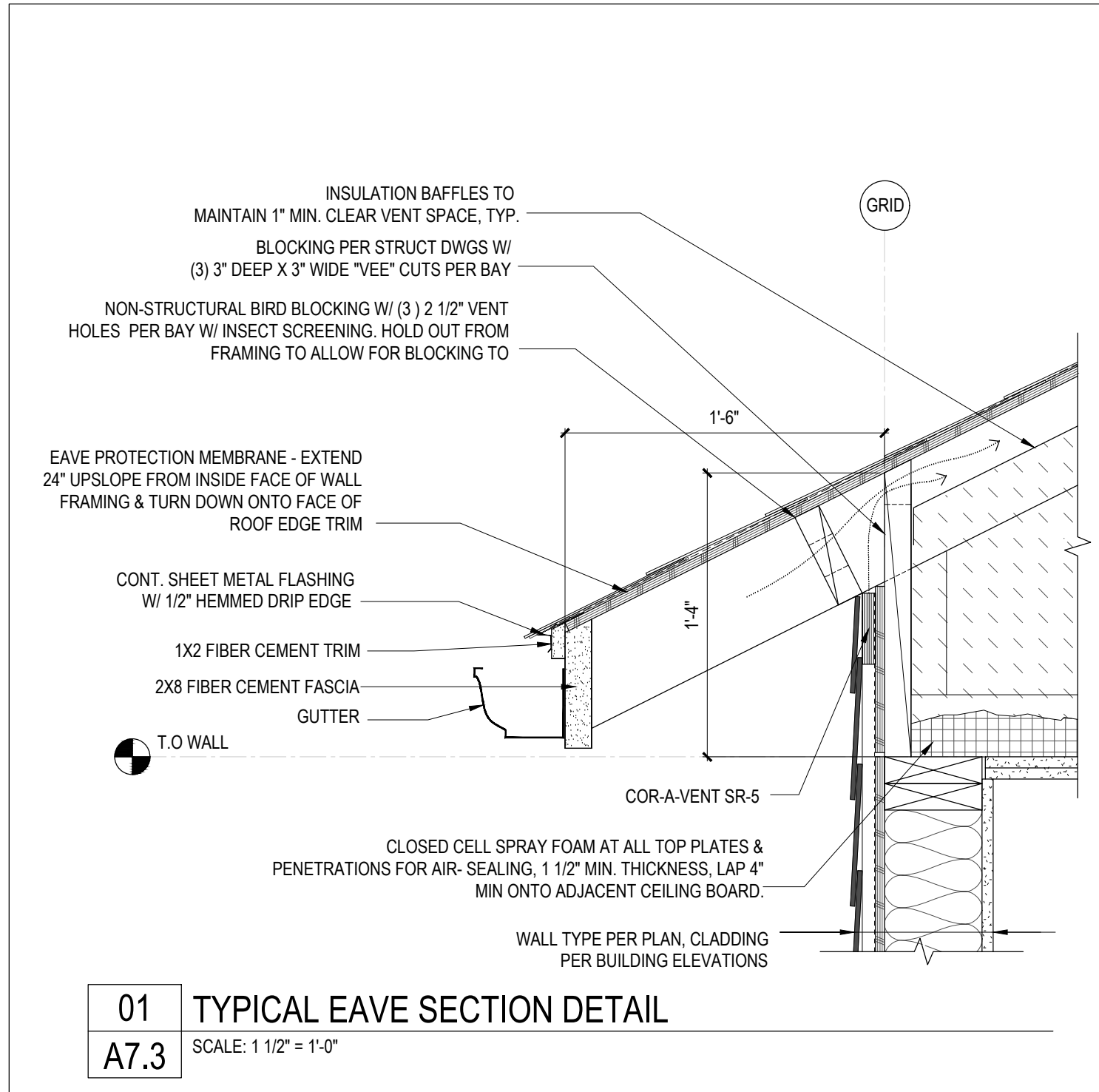
07 SECTION DETAIL AT WALL JACK
A7.2 SCALE: 3" = 1'-0"



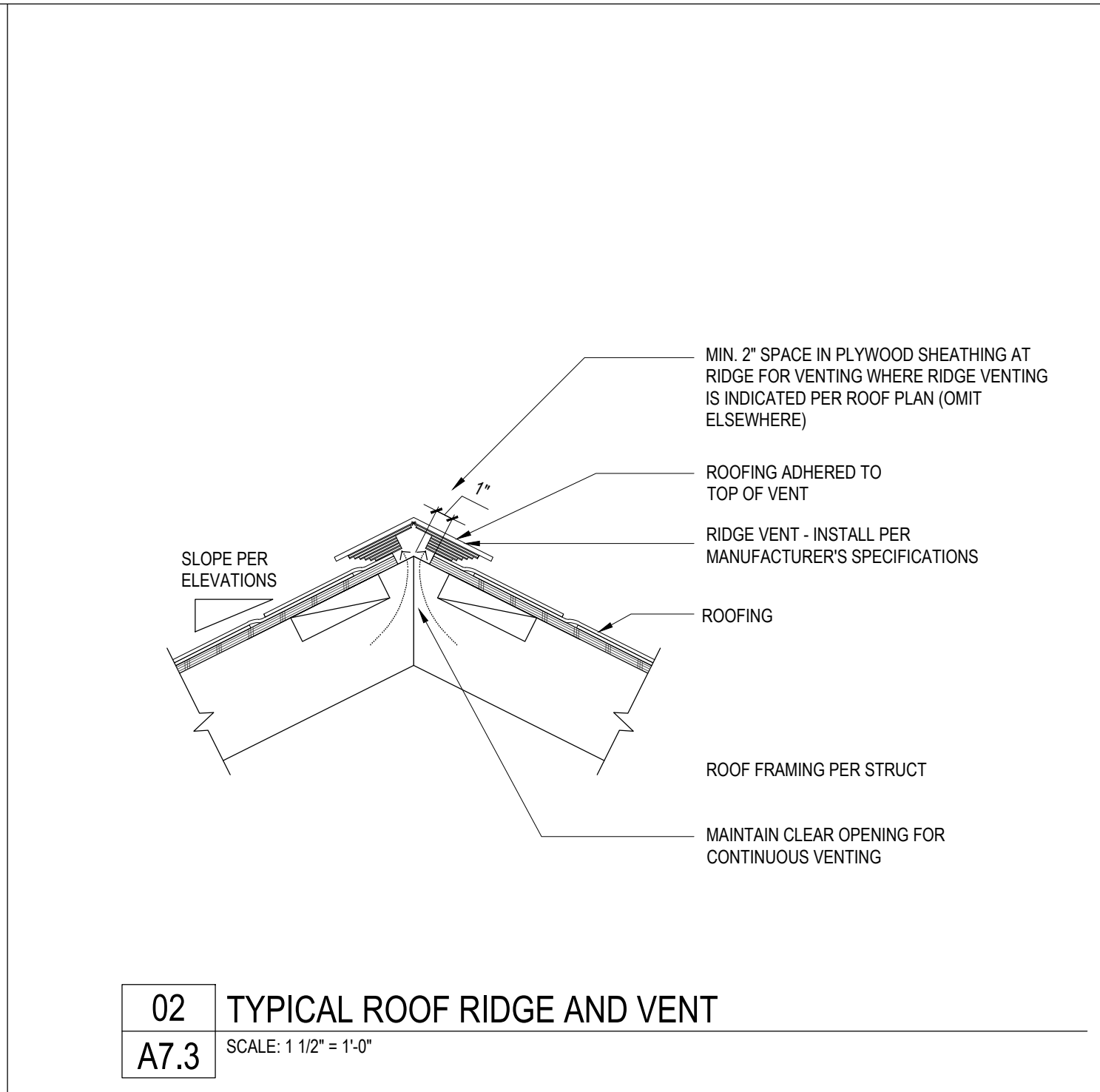
08 SECTION DETAIL EXTERIOR WALL DEVICES
A7.2 SCALE: 3" = 1'-0"



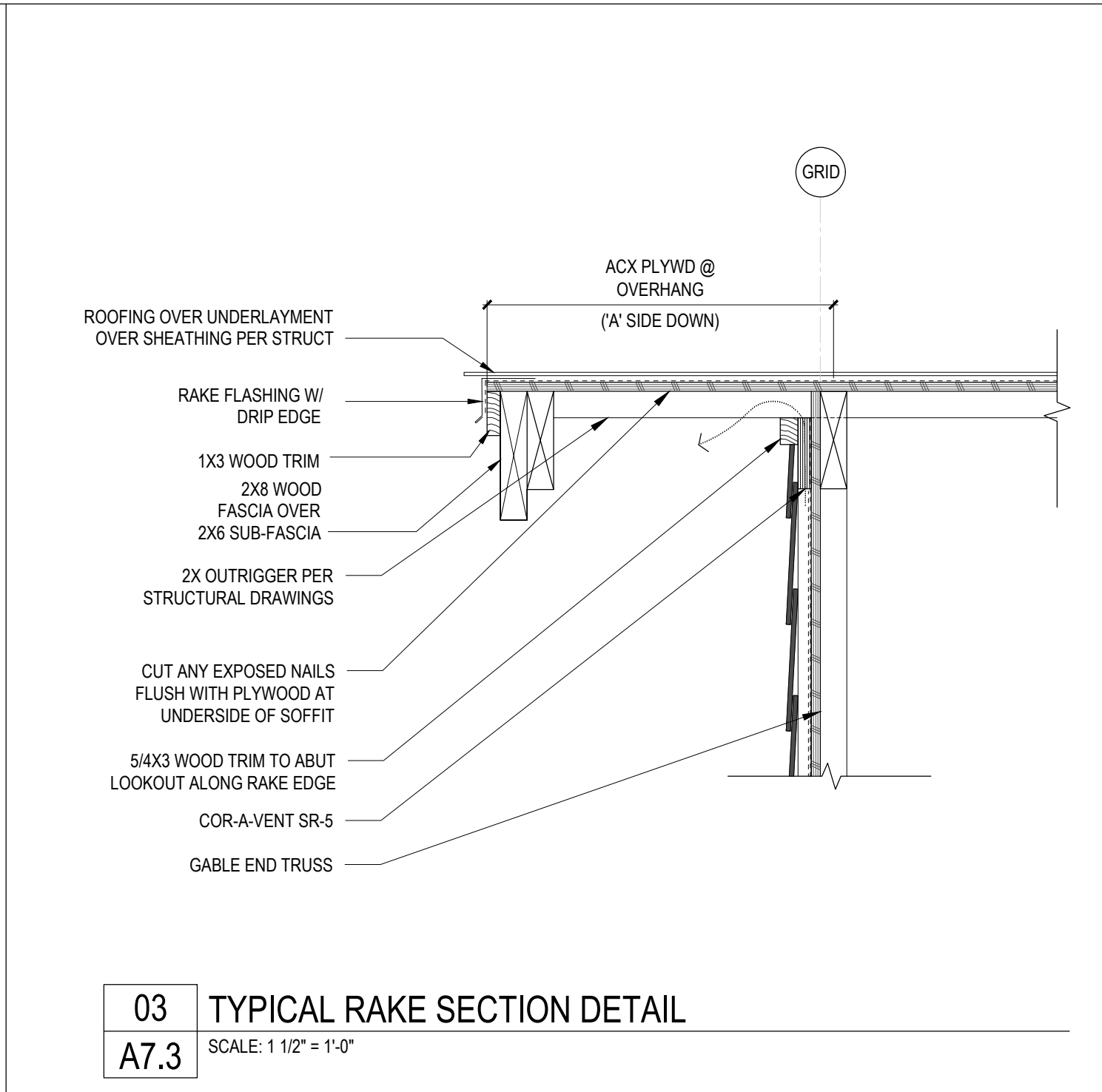
09 KNEE BRACE
A7.2 SCALE: 3" = 1'-0"



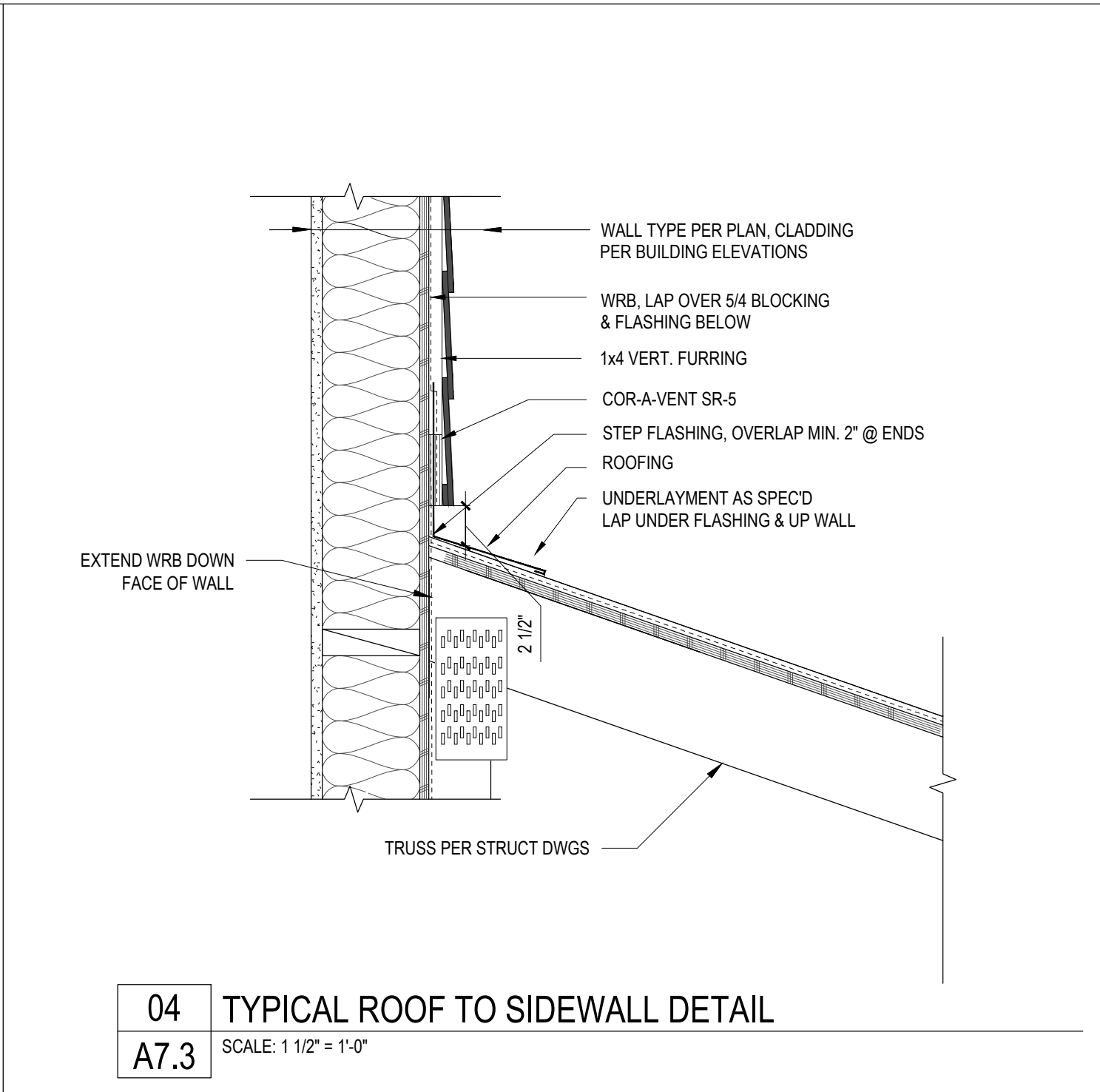
01 TYPICAL EAVE SECTION DETAIL
A7.3 SCALE: 1 1/2" = 1'-0"



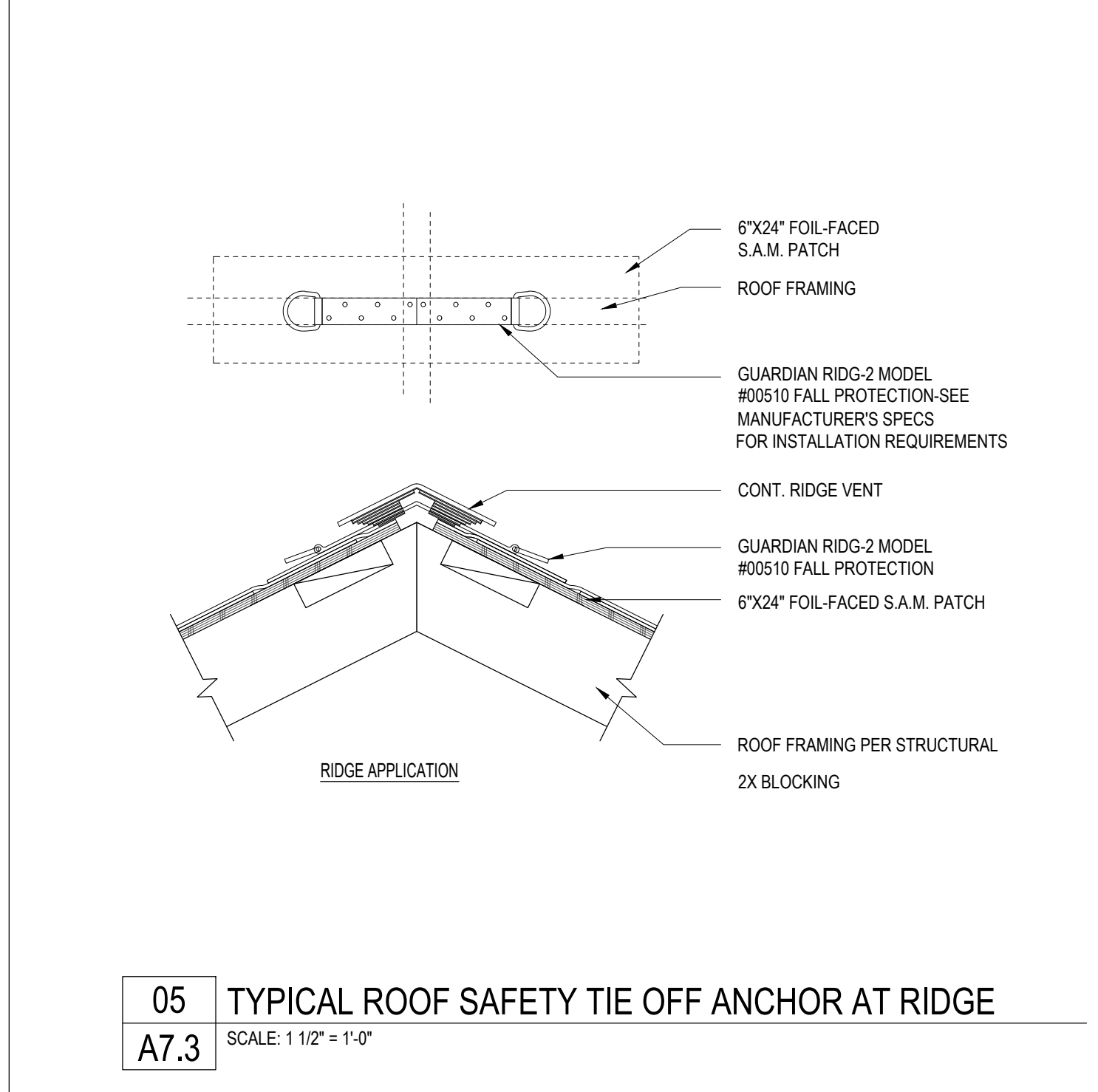
02 TYPICAL ROOF RIDGE AND VENT
A7.3 SCALE: 1 1/2" = 1'-0"



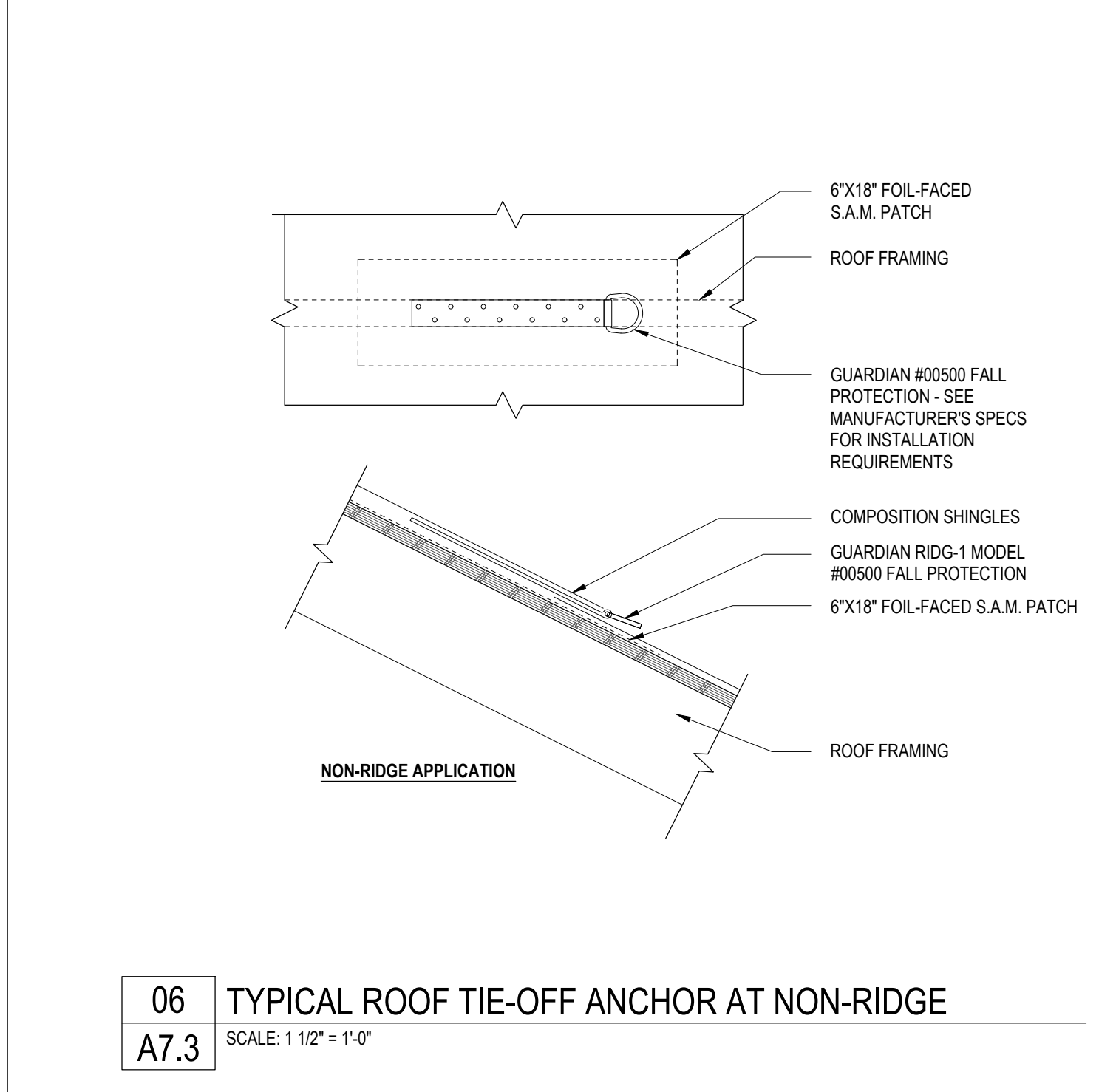
03 TYPICAL RAKE SECTION DETAIL
A7.3 SCALE: 1 1/2" = 1'-0"



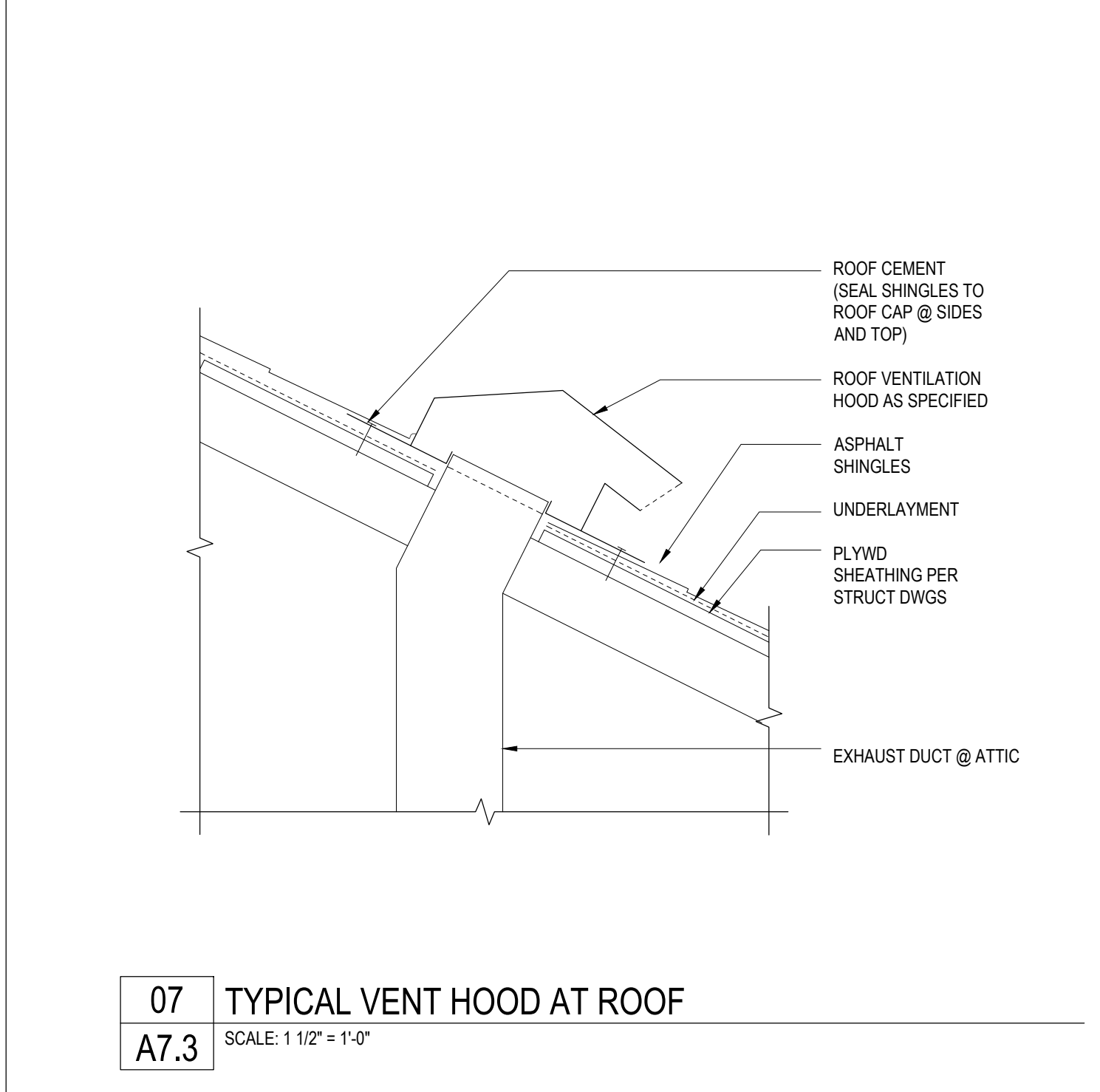
04 TYPICAL ROOF TO SIDEWALL DETAIL
A7.3 SCALE: 1 1/2" = 1'-0"



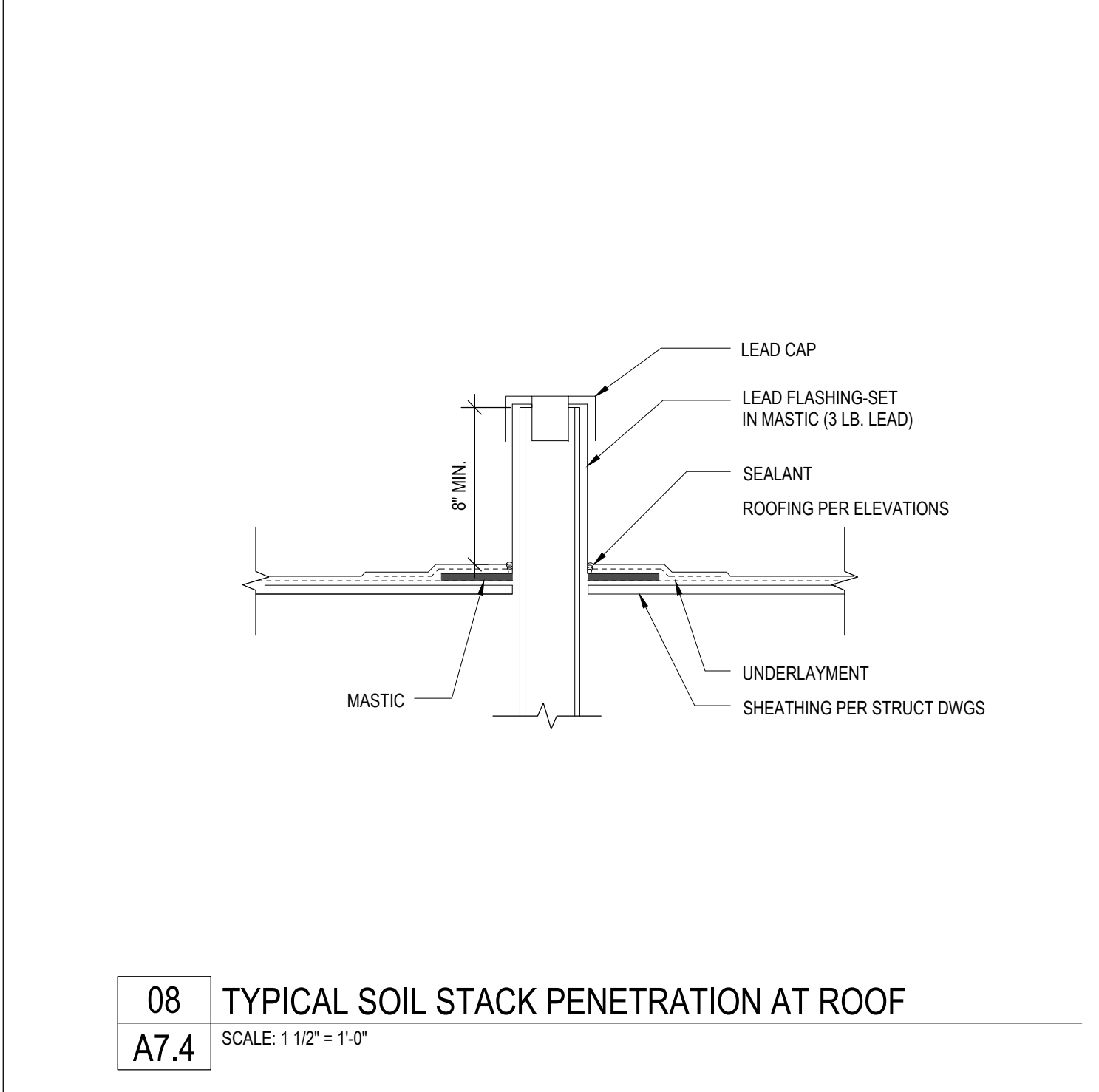
05 TYPICAL ROOF SAFETY TIE OFF ANCHOR AT RIDGE
A7.3 SCALE: 1 1/2" = 1'-0"



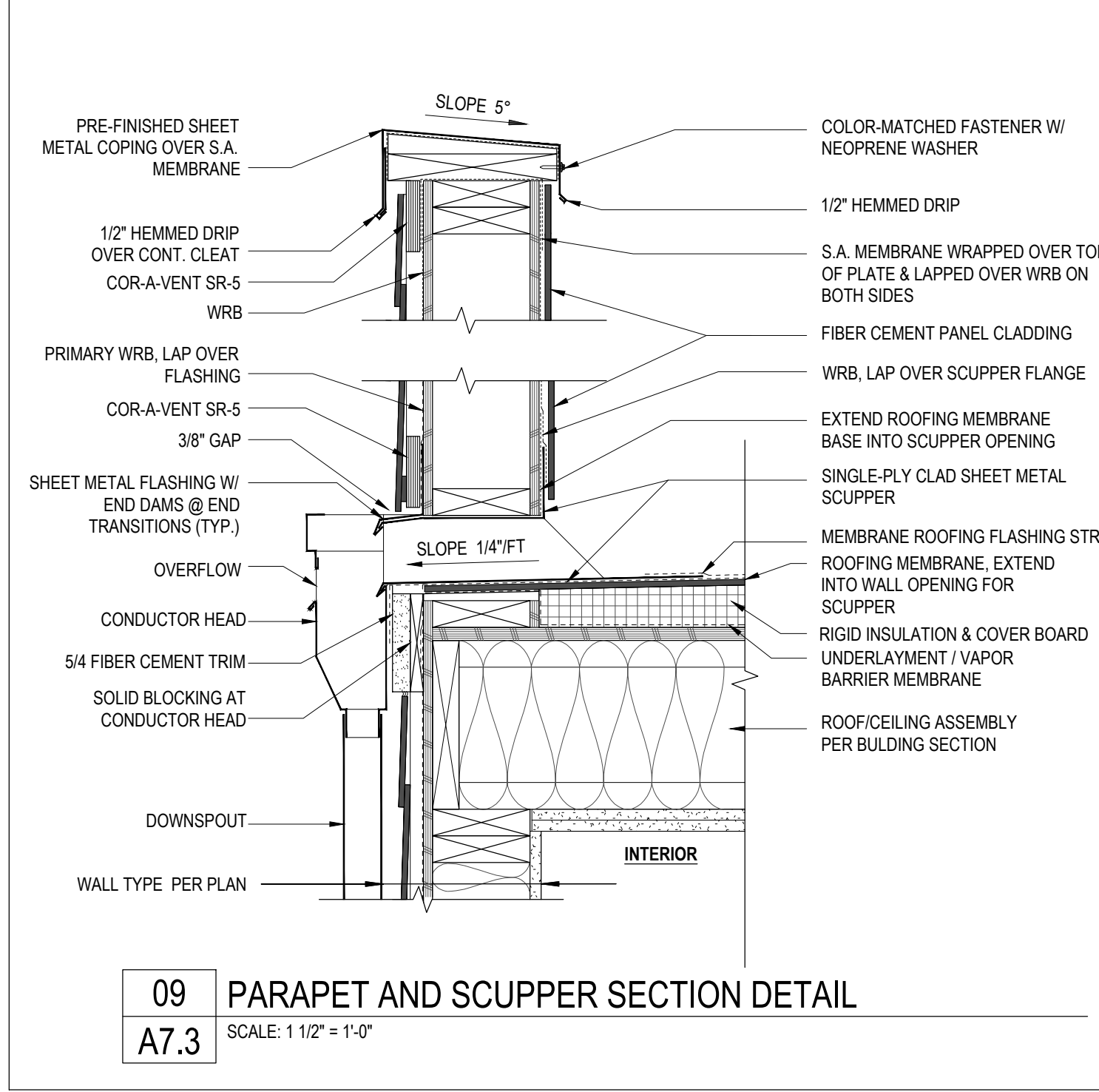
06 TYPICAL ROOF TIE-OFF ANCHOR AT NON-RIDGE
A7.3 SCALE: 1 1/2" = 1'-0"



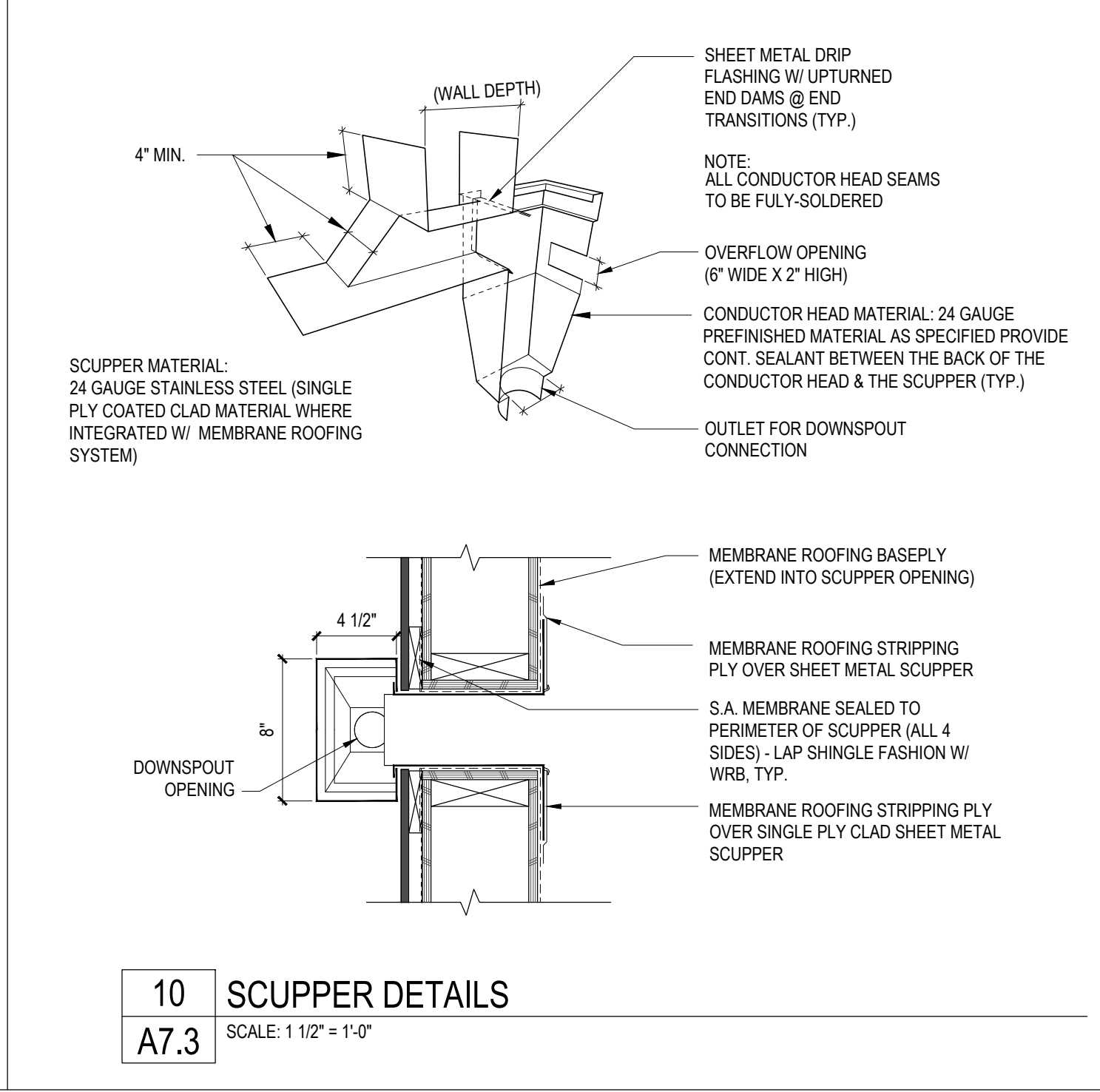
07 TYPICAL VENT HOOD AT ROOF
A7.3 SCALE: 1 1/2" = 1'-0"



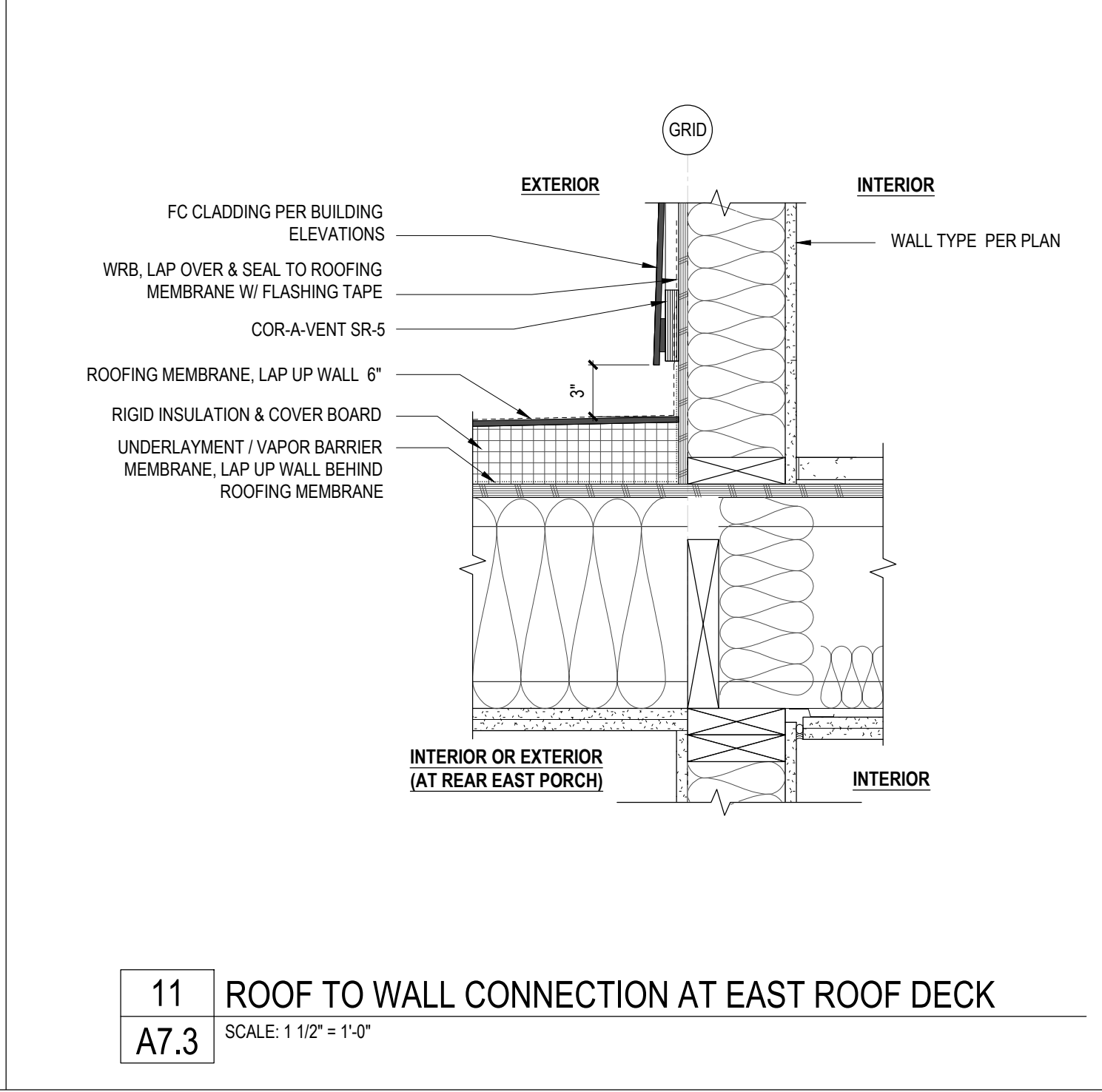
08 TYPICAL SOIL STACK PENETRATION AT ROOF
A7.4 SCALE: 1 1/2" = 1'-0"



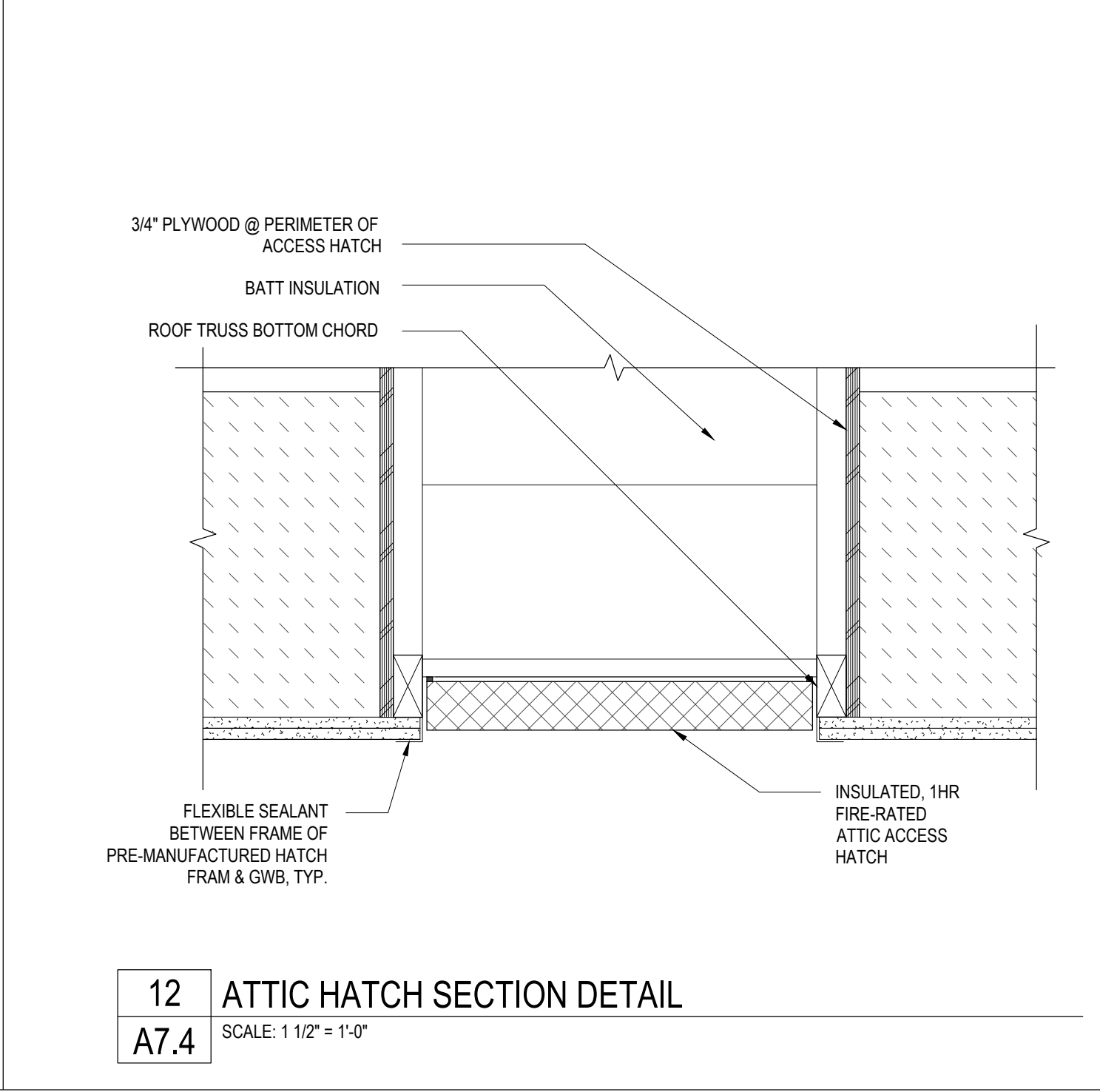
09 PARAPET AND SCUPPER SECTION DETAIL
A7.3 SCALE: 1 1/2" = 1'-0"



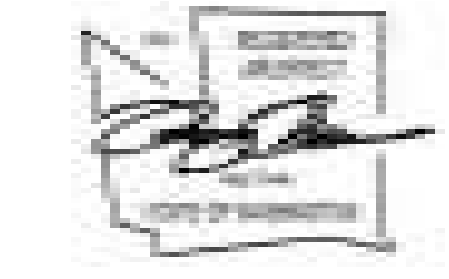
10 SCUPPER DETAILS
A7.3 SCALE: 1 1/2" = 1'-0"



11 ROOF TO WALL CONNECTION AT EAST ROOF DECK
A7.3 SCALE: 1 1/2" = 1'-0"



12 ATTIC HATCH SECTION DETAIL
A7.4 SCALE: 1 1/2" = 1'-0"

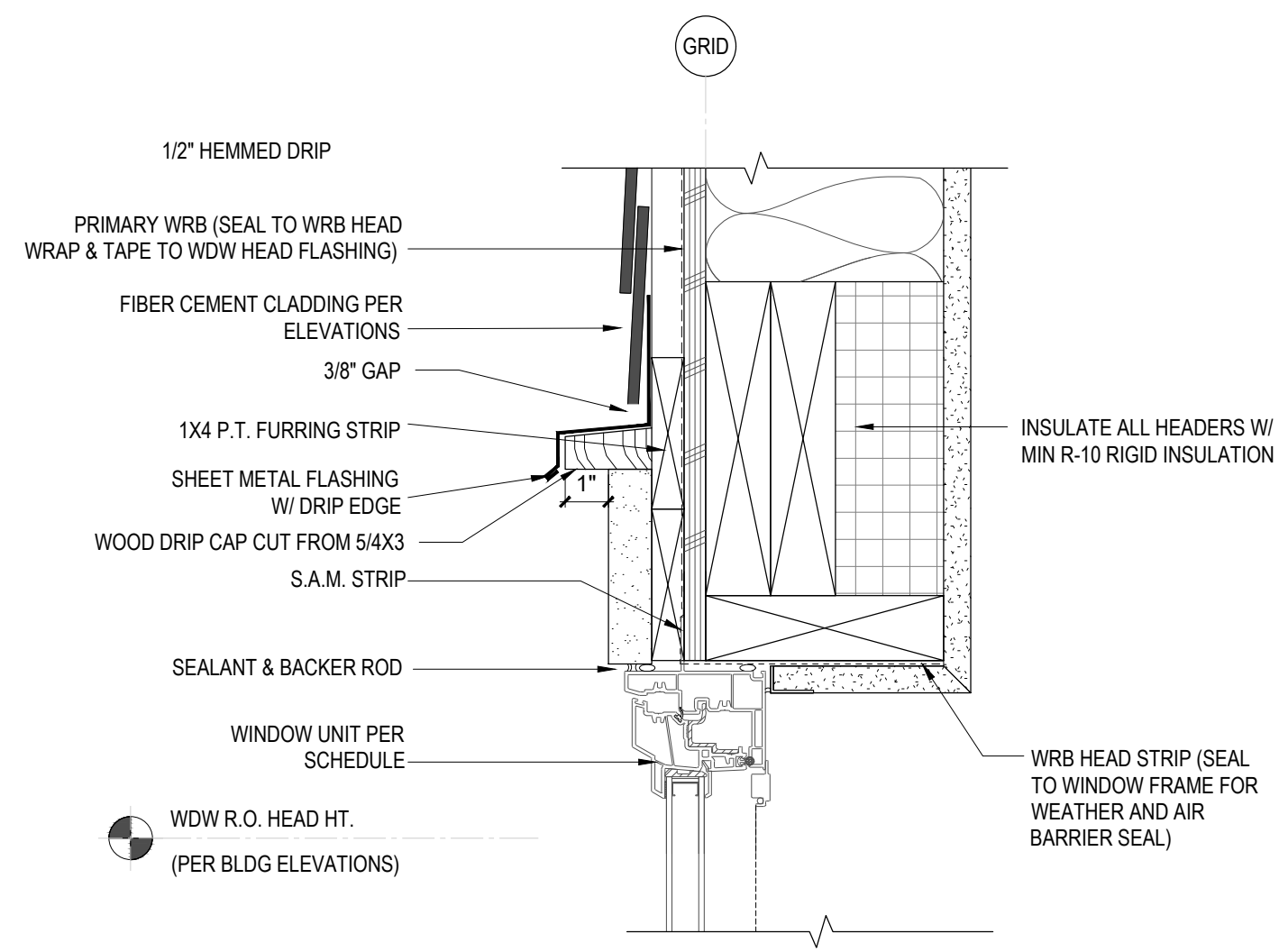


ROOF DETAILS

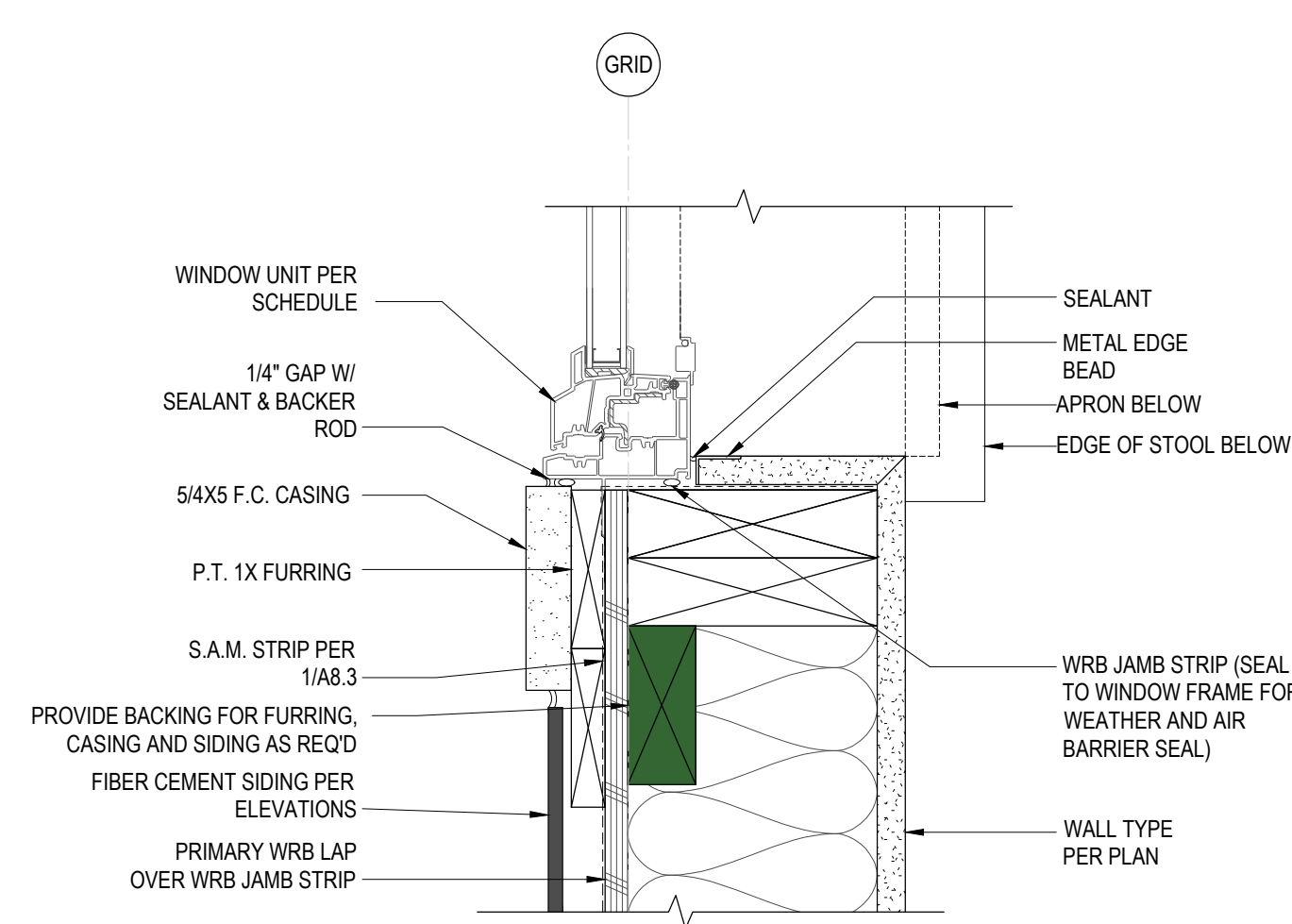
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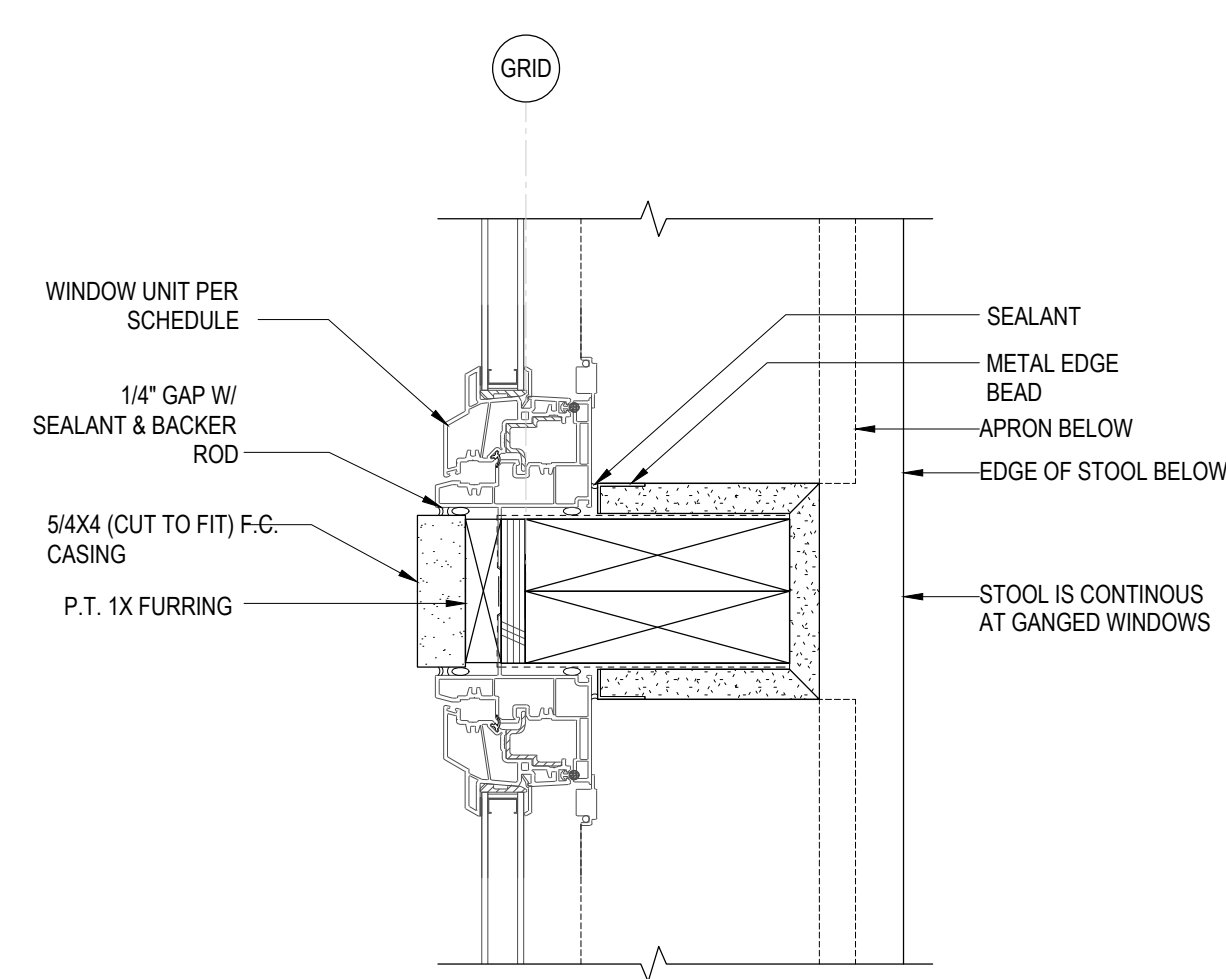
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Checked By (O.C.):	RT
Project No.	20-058



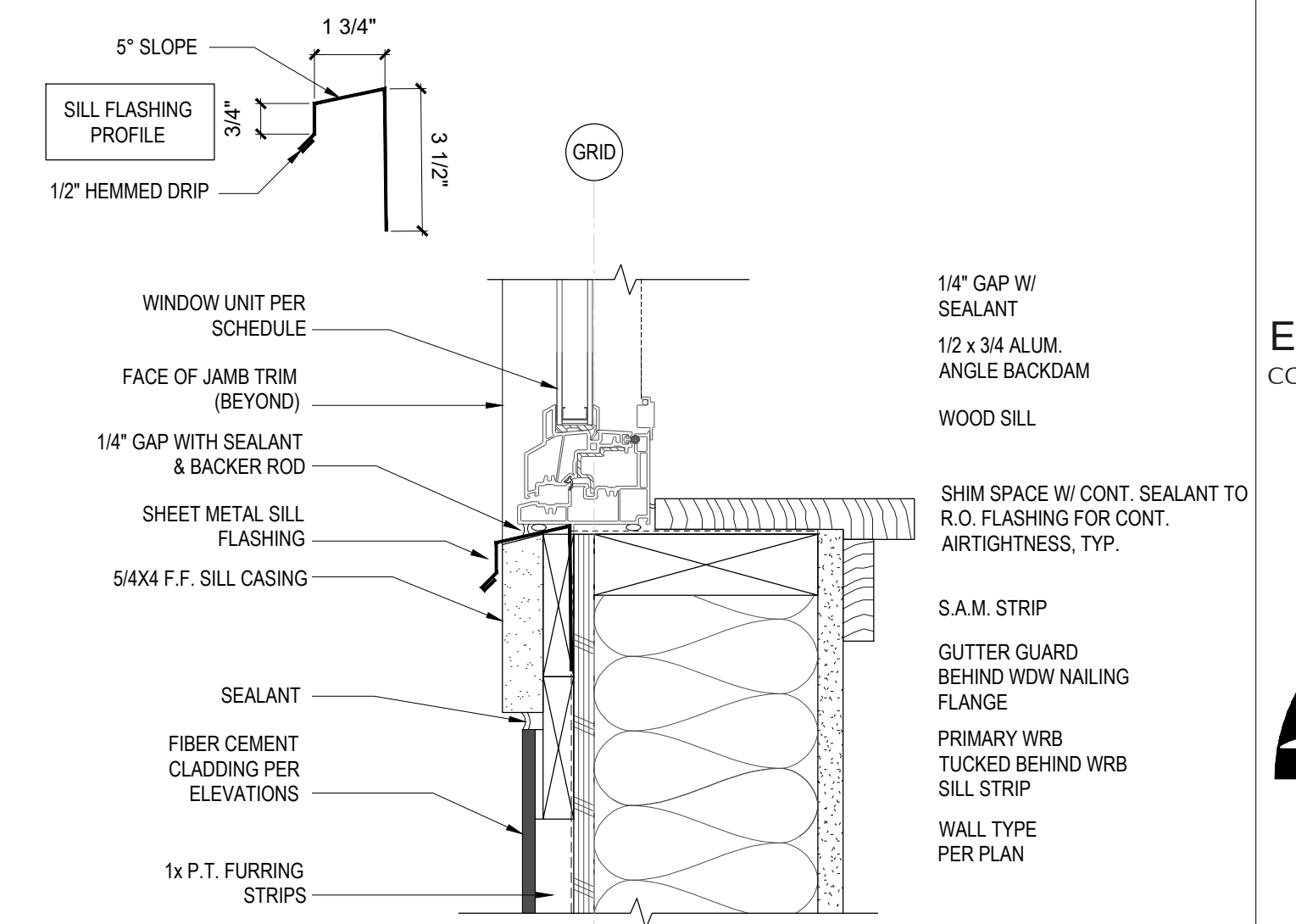
01 TYPICAL WINDOW HEAD SECTION
 A8.3 SCALE: 3" = 1'-0"



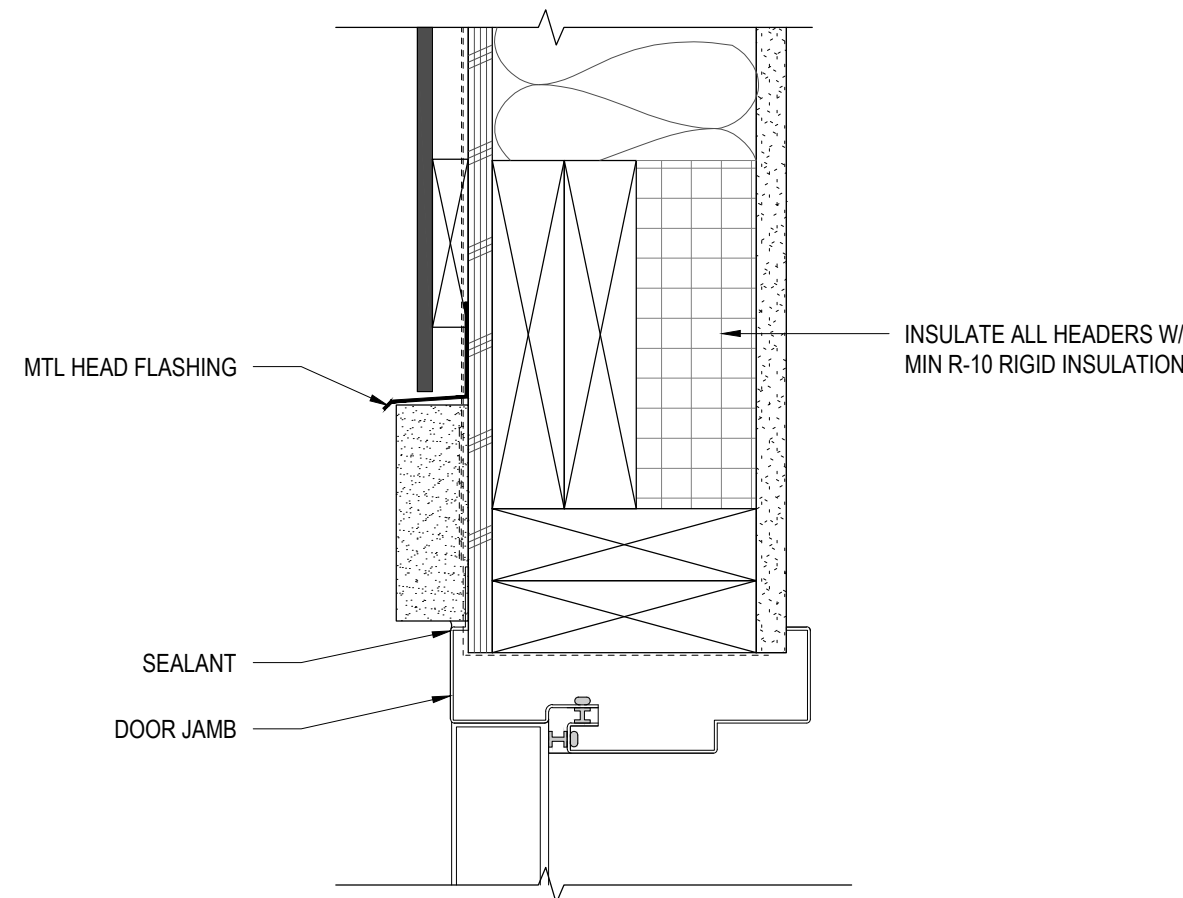
02 TYPICAL WINDOW JAMB PLAN DETAIL
 A8.3 SCALE: 3" = 1'-0"



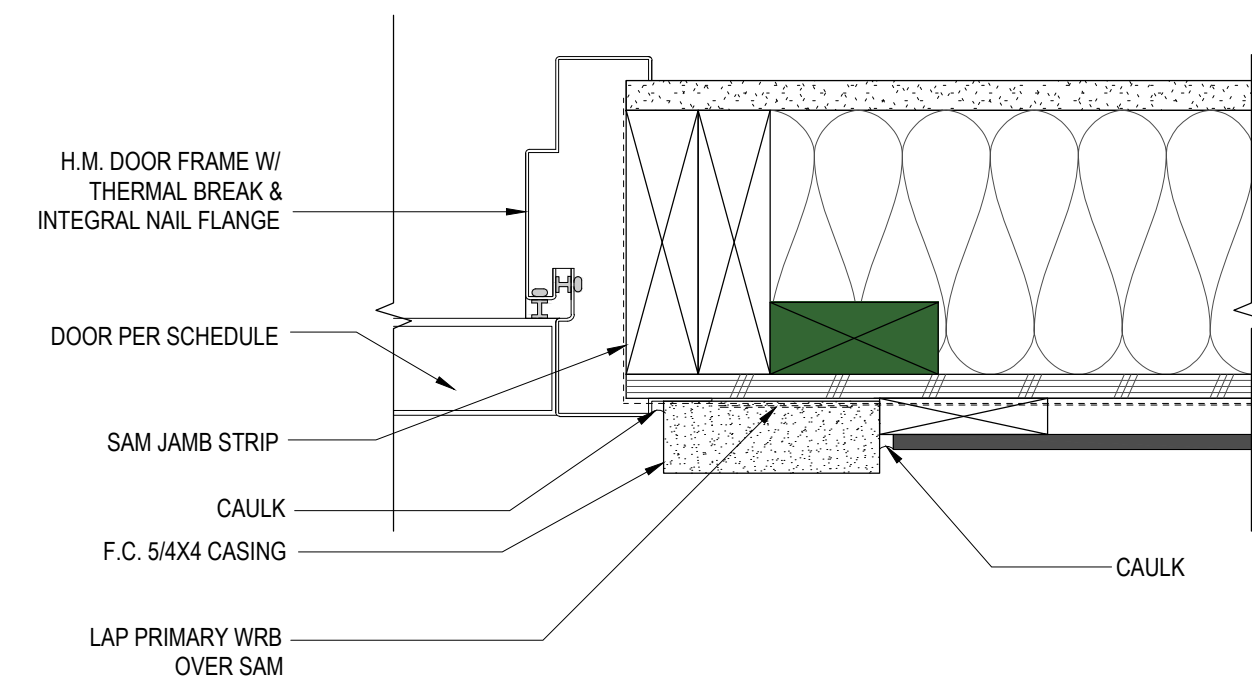
03 TYPICAL WINDOW MULL PLAN DETAIL
 A8.3 SCALE: 3" = 1'-0"



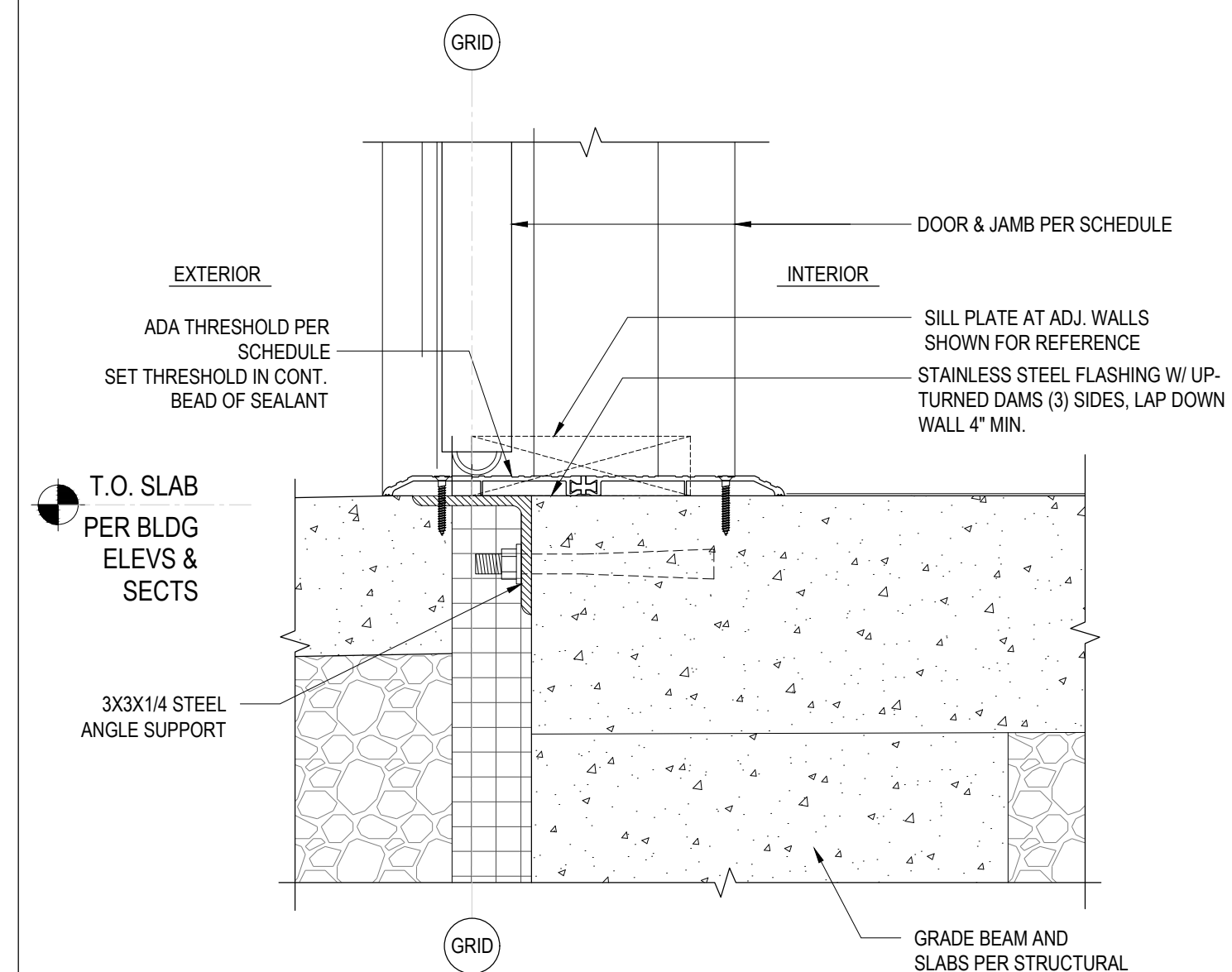
04 TYPICAL WINDOW SILL SECTION
 A8.3 SCALE: 3" = 1'-0"



05 TYPICAL EXTERIOR DOOR HEAD SECTION
 A8.3 SCALE: 3" = 1'-0"

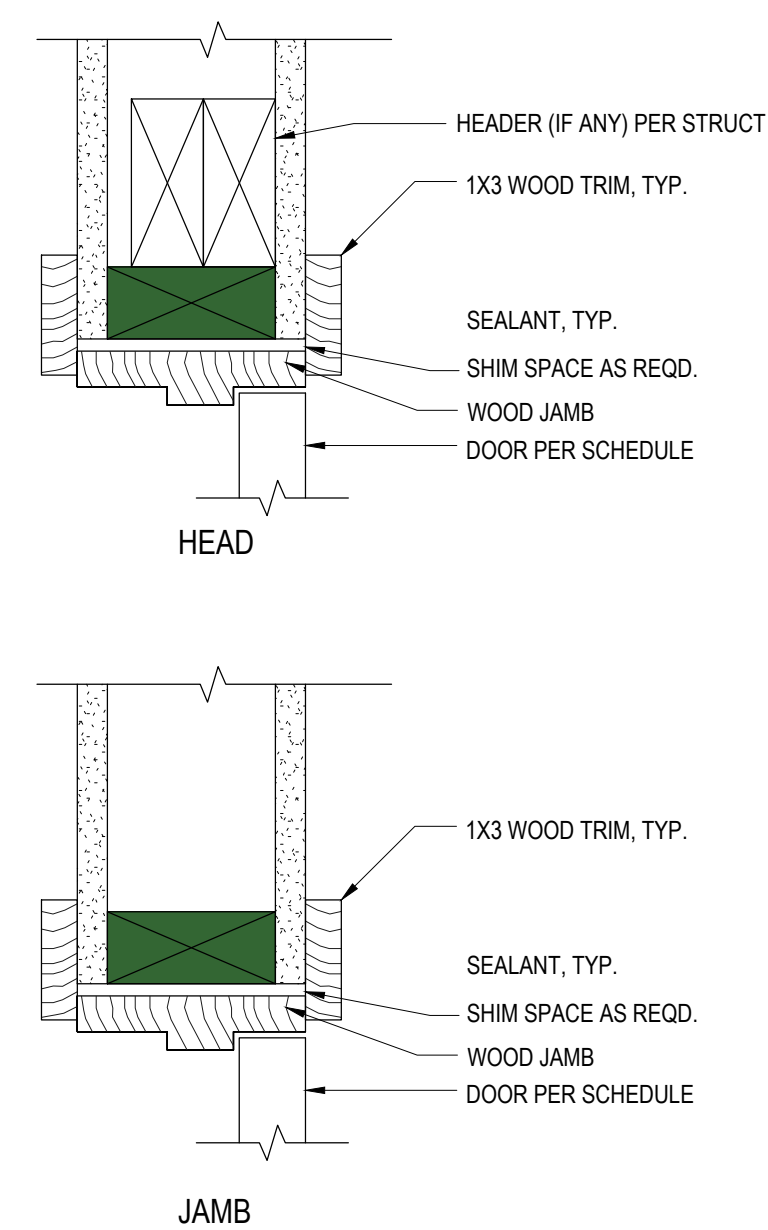


06 TYPICAL EXTERIOR DOOR JAMB DETAIL
 A8.3 SCALE: 3" = 1'-0"

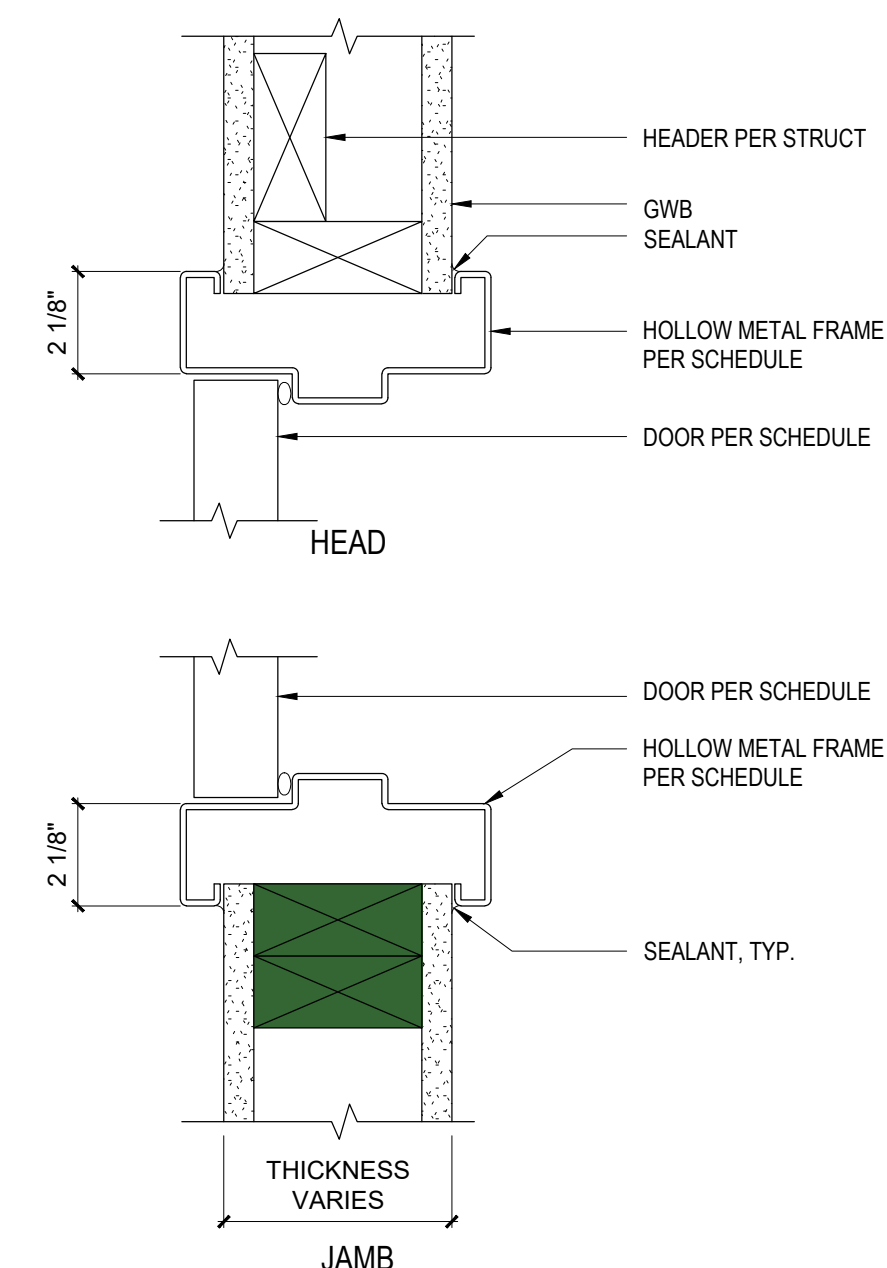


07 TYPICAL EXTERIOR DOOR SILL SECTION
 A8.3 SCALE: 3" = 1'-0"

08 RESERVED
 A8.3 SCALE: 3" = 1'-0"



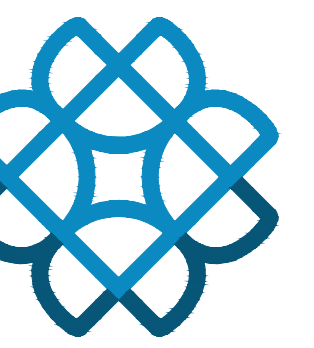
09 TYPICAL INTERIOR WOOD DOOR HEAD AND JAMB SECTION
 A8.3 SCALE: 3" = 1'-0"



10 TYPICAL INTERIOR METAL DOOR HEAD AND JAMB SECTION
 A8.3 SCALE: 3" = 1'-0"

11 RESERVED
 A8.3 SCALE: 3" = 1'-0"

12 RESERVED
 A8.3 SCALE: 3" = 1'-0"



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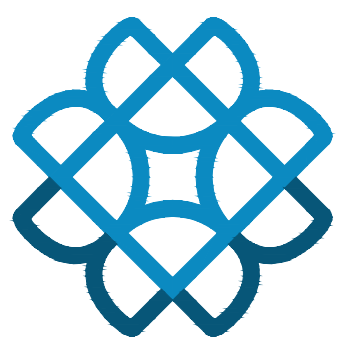
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DOOR AND
 WINDOW DETAILS

Issuance	PERMIT	
Date	MAY 22, 2023	
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A8.3



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2018 Building Code Compliance
Low Fyler
8/17/23
Building Plan Review by
SAFEbuilt

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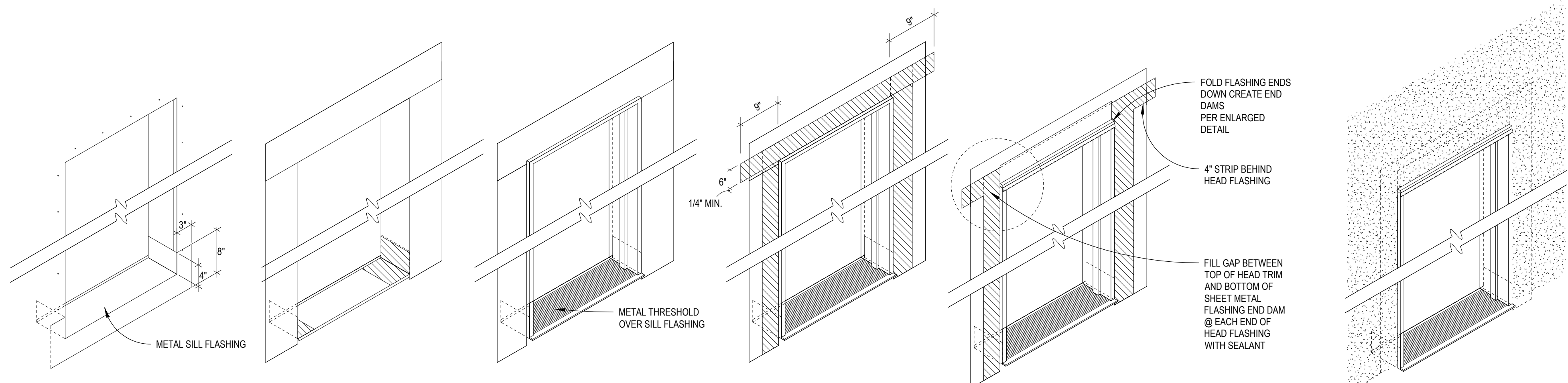


**WINDOW
AND DOOR
FLASHING
SEQUENCES**

Issuance	
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- 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.
- STEP 2**
INSTALL 18" JAMB STRIP TO EACH JAMB, EXTENDING ALONG INSIDE OF JAMBS. LAP INSIDE SILL PAN AND SECURE WITH STRIP OF S.A. MEMBRANE AS SHOWN.
INSTALL 12" HEAD STRIP TO HEAD, EXTENDING ALONG INSIDE OF HEAD, AND SHINGLING OVER JAMB STRIPS, AS SHOWN.
- STEP 3**
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 AND SIDES).
- STEP 4**
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
- STEP 5**
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)
- 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.

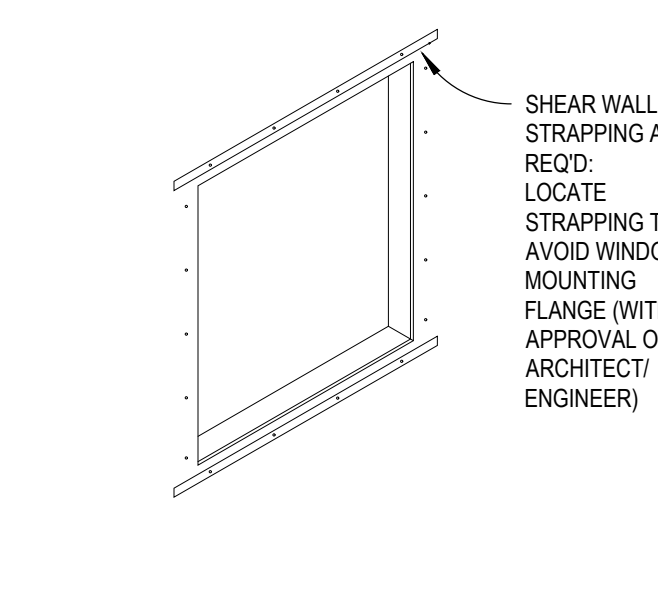
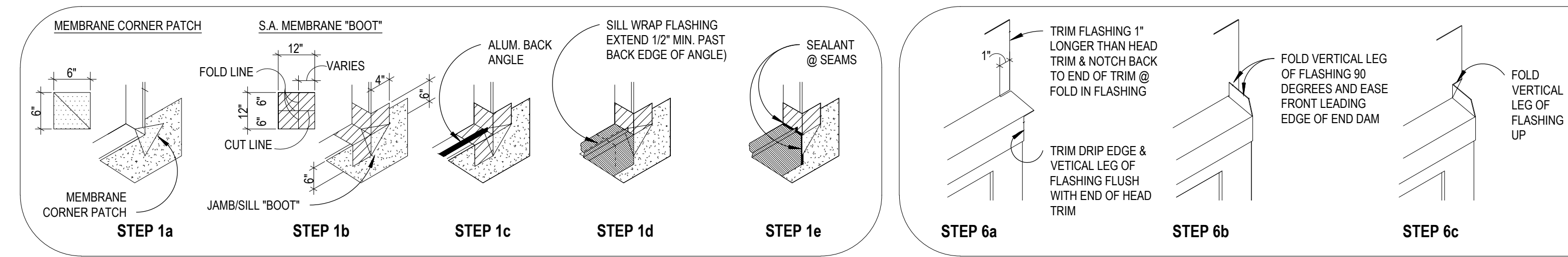
01 FLASHING SEQUENCE AT TYPICAL DOOR OPENING
A8.2 SCALE: NTS

WATER MITIGATION EXEMPTION SIGNED COVENANT MUST BE PROVIDED AT FINAL

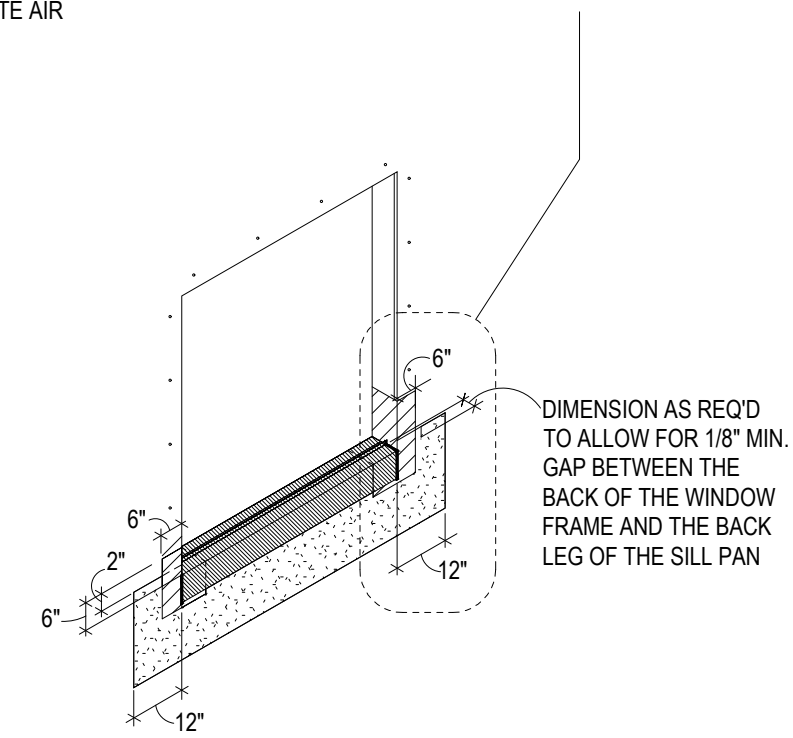
- Subject to Paragraph 2 below, Owner irrevocably covenants and agrees that no dwelling unit in or on the Property may be sold as a condominium unit except for sales listed in RCW 64.34.400(2).
- This covenant shall terminate on the earlier of either: (a) the fifth (5th) anniversary of the date of first 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.
- 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.

Window Flashing Sequence General Notes

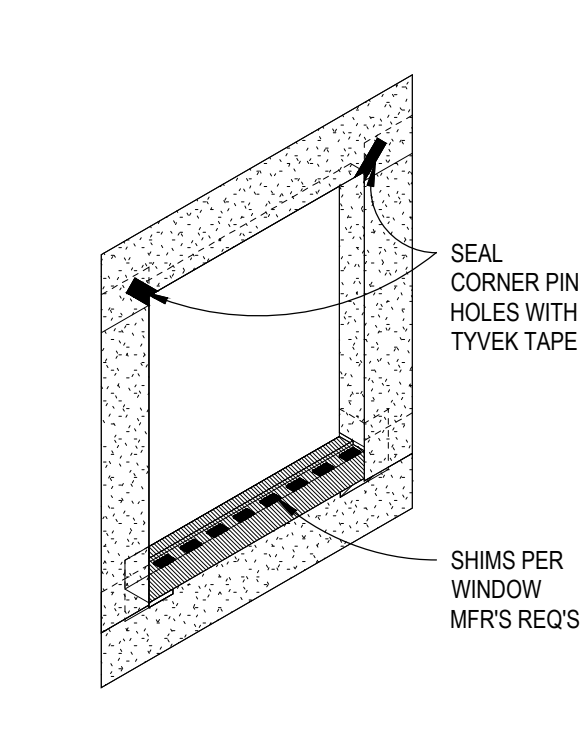
- CONTRACTOR TO COORDINATE THESE FLASHING SEQUENCE DETAILS WITH THE WINDOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- PRIOR TO ROUGH FRAMING, THE CONTRACTOR IS TO OBTAIN AND REVIEW THE WINDOW MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ROUGH OPENINGS SIZES, FLASHINGS, SEALANTS, MOUNTING, & SHIMMING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



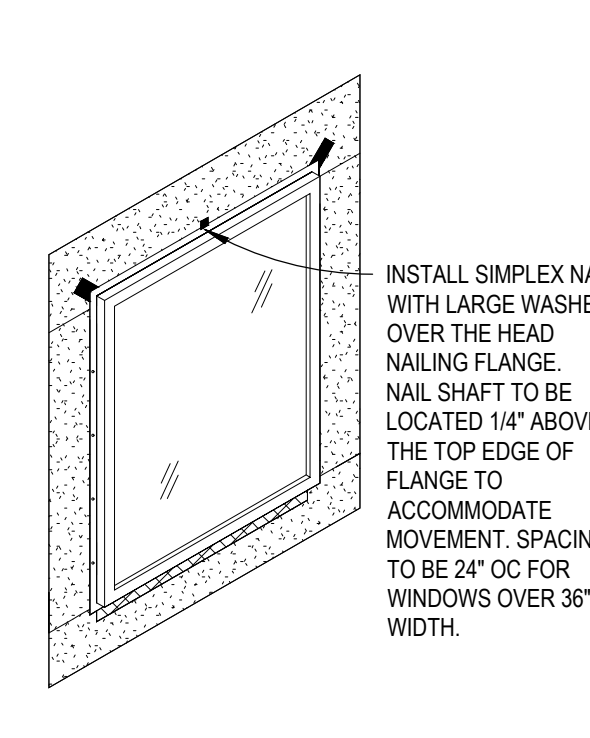
R.O. PREPARATION
ROUGH OPENING TO BE SIZED PER WINDOW MANUFACTURER'S INSTRUCTIONS. WITH ADJUSTMENTS TO ACCOMMODATE FLASHING MATERIALS & SHIMMING METHODS AT WINDOW SILL AND JAMBS (1/4" - 1/2" +/- ADDITIONAL CLEARANCE TYPICALLY REQUIRED @ R.O. WIDTH & HEIGHT).
SHIMMING TO BE 1/4" HIGH TYP. AT SILL, MORE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



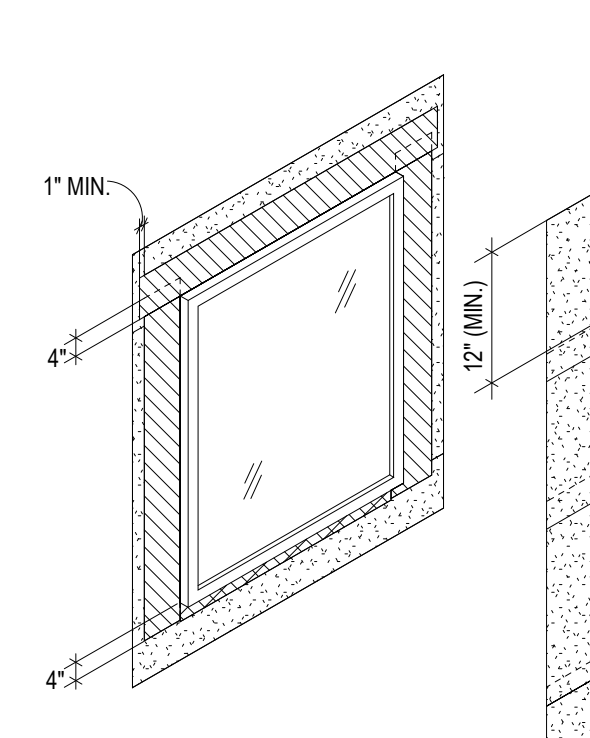
STEP 1
INSTALL 12" WIDE TYVEK COMMERCIAL WRAP SILL STRIP, WITH TOP EDGE 2" ABOVE BOTTOM EDGE OF ROUGH OPENING. LEAVE SILL STRIP LOOSE AT BOTTOM (STAPLE UPPER CORNERS ONLY AS NECESSARY TO AVOID WIND DAMAGE).
REFER TO ENLARGED DETAILS ABOVE FOR THE FOLLOWING SUB-STEPS: PRE-PRIME ALL SUBSTRATES TO RECEIVE FLEXIBLE FLASHINGS AND S.A. MEMBRANE FLASHING W/ THE MANUFACTURER'S RECOMMENDED PRIMER AND PROCEED AS FOLLOWS:
1a: INSTALL MEMBRANE CORNER PATCH @ SILL CORNERS
1b: INSTALL 40 MIL S.A.M. JAMB/SILL "BOOT"
1c: ATTACH ALUMINUM BACK ANGLE TO R.O. W/ #10 X 1" LONG TRUSS HEAD SCREWS @ 12" OC
1d: 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.
1e: INSTALL SEALANT @ JOINT BETWEEN JAMB/SILL MEMBRANE "BOOT" AND SILL WRAP FLASHING.



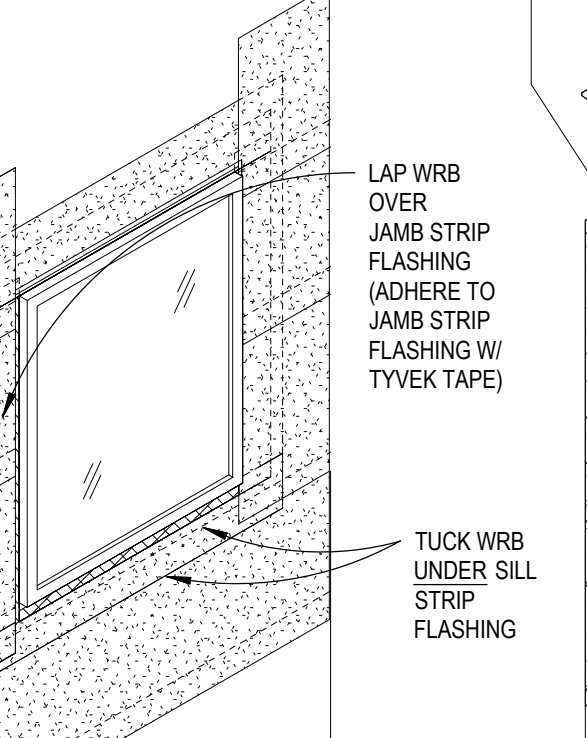
STEP 2
INSTALL 18" WIDE TYVEK COMMERCIAL WRAP JAMB STRIP TO EACH JAMB, LAP OVER SILL PAN AND SILL STRIP.
INSTALL 18" WIDE HEAD WRAP. LAP OVER JAMB WRAPS AS INDICATED (WRAP FULLY INTO ROUGH OPENING).
SEAL CORNER PIN HOLES @ HEAD/JAMB WRAP INTERSECTION WITH WRB TAPE.
PRIOR TO INSERTING WINDOW INTO ROUGH 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 REQUIREMENTS.



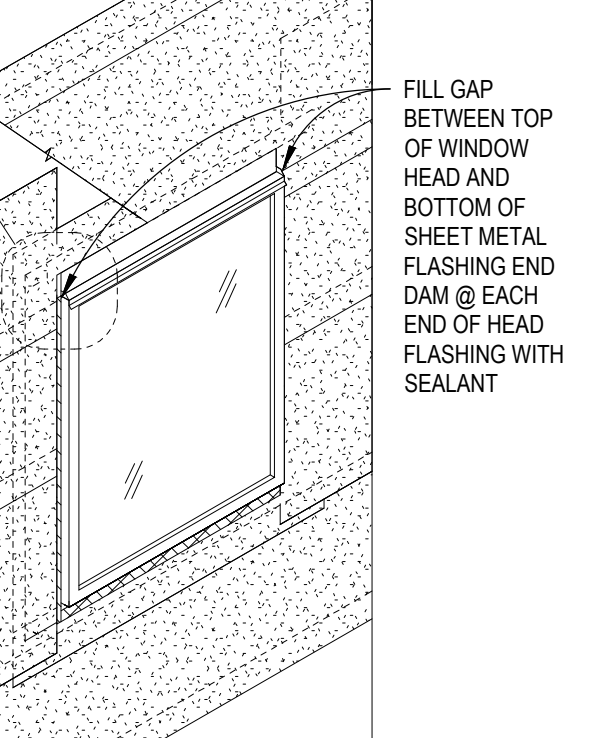
STEP 3
PRIOR TO SETTING WINDOW, INSTALL 6" WIDE "GUTTER GUARD" STRIP. ALIGN TOP OF GUTTER GUARD STRIP WITH TOP OF FLASHING @ WINDOW ROUGH OPENING. LENGTH OF GUTTER GUARD STRIP TO MATCH WINDOW ROUGH OPENING WIDTH.
SET WINDOW ON NON-CONTINUOUS SHIMS AT SILL OR PER MANUFACTURER'S REQUIREMENTS. AFTER SETTING 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).



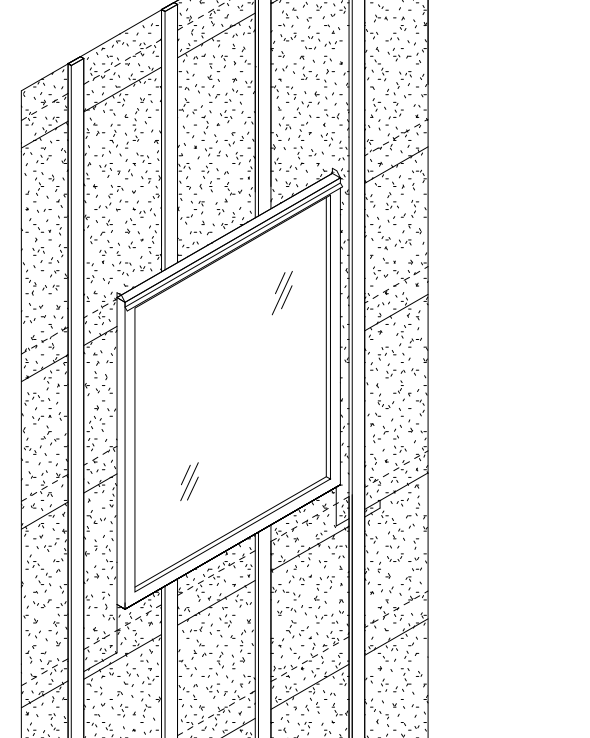
STEP 4
INSTALL 4" WIDE (MIN.) 30 MIL SELF-ADHERING JAMB STRIPS AS INDICATED, LAPPING OVER WINDOW JAMB NAIL FLANGES (LEAVE 1/4" GAP BETWEEN EDGE OF JAMB STRIP & EDGE OF WINDOW).
INSTALL 4" WIDE (MIN.) 30 MIL SELF-ADHERING HEAD STRIP AS INDICATED, LAPPING OVER WINDOW HEAD NAIL FLANGE (LEAVE 1/4" GAP BETWEEN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



STEP 5
INSTALL WEATHER RESISTIVE BARRIER (WRB) OVER WALL SHEATHING PER THE WRB MFR'S REQUIREMENTS AND AS INDICATED. WRB TO OVERLAP A MINIMUM OF 51% TO PROVIDE (2) LAYERS OF COVERAGE.
ATTACH WRB TO SHEATHING USING PLASTIC-HEADED STAPLES.



STEP 6
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.



STEP 7
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.

02 FLASHING SEQUENCE AT TYPICAL WINDOW OPENING
A8.2 SCALE: NTS