

ABBREVIATIONS

Table of abbreviations and their corresponding full names, organized in two columns. Includes terms like ACST, ADDL, ADJ, AFF, ALT, APPROX, APT, ARCH, BD, BITUM, BLDG, BLKG, BM, BO, BOT, BR, BSMT, BUR, C, CAB, CB, CFIDI, CIP, CL, CLG, CLJ, CMU, COM, CO, COL, CONC, CONTR, COORD, CORR, CPT, CSMT, CT, D, DEMO, DEPT, DET, DFC, DIA, DIM, DN, DR, DS, DW, DWG, DWH, DWR, E, EA, EFS, EL, ELEC, ELEV, ENCL, EQ, ESMT, EQUIP, EW, EXH, EXIST, EXP, EXT, FAM, FCTY, FDN, FE, FF, FFG, FLR, FOC, FOF, FOM, FOS, FPL, FRFR, FRMG, FRT, FT, FTG, FURN, FUTV, GA, GALV, GAR, GB, GEN, GL, GLU LAM, GOVT, GYP, GWB, H, HB, HC, HDR, HDW, HDWD, HLDN, HM, HO, HORIZ, HR, HT, HTR, HYAC, IBC, ID, IC, INCL, INFO, INSUL, INT, JAN, KIT, L, LAM, LAU, LAV, LB, LH, LNDSCP, LOC, LR, LRG, LT, LTG, MACH RM.

VICINITY MAP



SYMBOL LEGEND

Table of symbols and their descriptions. Includes symbols for grid lines (NEW COLUMN GRIDS, EXIST / ADJ BLDG COLUMN GRIDS), north arrow, building and interior elevations, building and wall sections, details, spot elevations, match lines, datum/control points, room names, door tags, window tags, assembly tags, ceiling assemblies, lighting fixtures, revision tags, exit signs, fire extinguishers, and smoke detectors.

MATERIAL LEGEND

Table of material patterns and their descriptions. Includes patterns for earth (undisturbed, compacted fill), sand/grout, porous fill, concrete, cementitious underlayment, brick common/face, concrete masonry units, ashlar stone, aluminum, steel, plywood, wood blocking/shim, wood framing, glued-laminated wood, oriented strand board, particleboard, finished wood, batt insulation (section and face), rigid insulation, semi-rigid insulation, and mineral wool insulation.

GENERAL NOTES

- 1. IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK COMPLY WITH THE INTERNATIONAL BUILDING CODE, WASHINGTON STATE BUILDING CODE, THE WASHINGTON STATE ENERGY CODE, AND OTHER APPLICABLE CODES, RULES, AND REGULATIONS OF JURISDICTIONS HAVING AUTHORITY.
2. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY.
3. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL GOVERNMENTAL PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK, EXCEPT FOR THE GENERAL BUILDING PERMIT.
4. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
5. REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THAT THEY OCCUR SHALL BE PROVIDED AS IF DRAWN IN FULL.
6. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED. CONTACT ARCHITECT FOR CLARIFICATIONS.
7. DO NOT SCALE THE DRAWINGS.
8. WHERE CONFLICTS ARISE BETWEEN DOCUMENTS OR AUTHORITY AND ANOTHER, CONTACT THE ARCHITECT FOR CLARIFICATIONS.
9. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.

PROJECT INFORMATION

Table containing project details: SITE ADDRESS (625 & 639 BAY ST, PORT ORCHARD, WA 98366), PARCEL NUMBER(S) (4650-012-001-0009 & 4650-012-003-0007), APPLICABLE ZONING CODE (PORT ORCHARD MUNICIPAL CODE, TITLE 20 LAND USE CODE), BASE ZONE (DOWNTOWN MIXED USE (DMU)), OVERLAY ZONES (DOWNTOWN HEIGHT OVERLAY DISTRICT (DHOD 3)), ADJACENT ZONES (DOWNTOWN MIXED USE (DMU)), LOT SIZE (0.49 ACRES), STREET FRONTAGE (75' ON BAY STREET, 62' ON FREDERICK AVENUE), PROJECT DESCRIPTION (NEW 3 STORY OFFICE BUILDING FOR KITSAP BANK HEADQUARTERS AND KITSAP BANK RETAIL BRANCH), LEGAL DESCRIPTION (4650-012-001-0009 PER TITLE REPORT E2022-419331 BY LAND TITLE COMPANY OF KITSAP COUNTY DATED JANUARY 20, 2022...), APPLICABLE CODES (PORT ORCHARD MUNICIPAL CODE, TITLE 20 LAND USE CODE, 2018 EDITION OF THE INTERNATIONAL BUILDING CODE, etc.), PROPOSED PERVIOUS VS IMPERVIOUS AREA (TOTAL SITE AREA WITHIN PROPERTY LINE = 21,150 SF, TOTAL PLANTING AREA WITHIN PROPERTY LINE = 1,473 SF), and PROJECT DESCRIPTION (NEW 3 STORY OFFICE BUILDING FOR KITSAP BANK HEADQUARTERS).



PROJECT: KITSAP BANK HEADQUARTERS
PROJECT ADDRESS: 625 BAY ST PORT ORCHARD WA 98366
LOT 1 AND 2, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY, LOT 3, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY
OWNER: KITSAP BANK 619 BAY STREET PORT ORCHARD, WA 98366

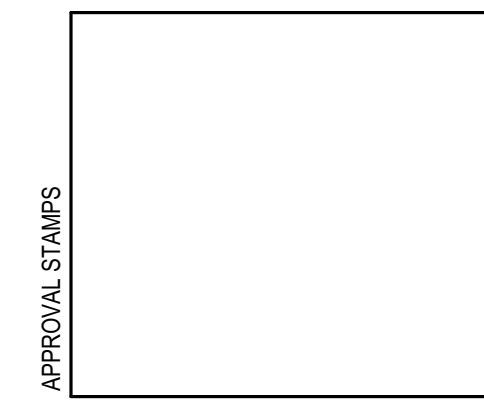


Table with columns: MARK, DATE, DESCRIPTION, REVISIONS.

DELEGATED DESIGN ELEMENTS

- PERMITS THAT ARE ESSENTIAL TO THIS PERMIT. THE CONSTRUCTION TEAM WILL SUBMIT AS OVER-THE-COUNTER PERMITS OR SUBMITTALS FOR REVIEW DURING CONSTRUCTION.
1. DESIGN-BUILD FIRE PROTECTION
2. DESIGN-BUILD FIRE ALARM
3. ELEVATOR BRACING AND REACTIONS
4. PREFABRICATED METAL STAIRS
5. CURTAIN WALLS
6. GUARDRAIL SYSTEMS

DEFERRED PERMIT SUBMITTALS

- ITEMS THAT ARE RELATED TO THIS BUILDING, BUT REQUIRE STANDALONE PERMITS.
1. PLUMBING DRAWINGS (TO INCLUDE ROOF DRAINAGE)
2. DESIGN-BUILD SIGNAGE

UNDER SEPARATE PERMIT

- PERMITS THAT ARE COMPLETELY INDEPENDENT OF THIS BUILDING.
1. EXISTING BUILDING DEMOLITION
2. CLEARING AND GRADING SUBMITTAL
3. SITE STORM AND WATER VAULTS
4. WRAP BUILDING PERMIT

SPECIAL INSPECTIONS

- SEE STRUCTURAL GENERAL NOTES FOR ELEMENTS REQUIRING SPECIAL INSPECTIONS OTHER SPECIAL INSTRUCTIONS REQUIRED PER IBC CHAPTER 1704:
1. SPRAY FIRE-RESISTANT MATERIALS
2. MASTIC AND INTUMESCENT COATINGS
3. SMOKE CONTROL
4. COLD-FORMED STEEL FRAMING
5. ARCHITECTURAL COMPONENTS IN SEISMIC ZONES D, E OR F
A. ERECTION AND FASTENING OF EXTERIOR GLAZING
B. INTERIOR AND EXTERIOR NONWRING WALLS
C. INTERIOR AND EXTERIOR VENEER
6. PLUMBING, MECHANICAL AND ELECTRICAL COMPONENTS
A. ANCHORAGE OF ELECTRICAL EQUIPMENT FOR EMERGENCY AND STANDBY POWER IN SEISMIC ZONES D, E OR F
B. INSTALLATION AND ANCHORAGE OF PIPING SYSTEMS DESIGNED TO CARRY HAZARDOUS MATERIALS AND THEIR ASSOCIATED MECHANICAL UNITS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F
C. INSTALLATION AND ANCHORAGE OF DUCTWORK DESIGNED TO CARRY HAZARDOUS MATERIALS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F
D. INSTALLATION AND ANCHORAGE OF VIBRATION ISOLATION SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F WHERE THE APPROVED CONSTRUCTION DOCUMENTS REQUIRE A NOMINAL CLEARANCE OF 1/4 INCH (6.4 mm) OR LESS BETWEEN THE EQUIPMENT SUPPORT FRAME AND RESTRAINT.

PROJECT NO.: 2020016.01
GGLO PRINCIPAL IN CHARGE: JF
GGLO PROJECT MANAGER: MP
OWNER APPROVAL:

PROJECT INFORMATION

SHEET NO. G-002

06.22.2023 - BUILDING PERMIT SET

PARKING SCHEDULE

PARKING COUNT - OVERALL		
TYPE	STALL COUNT	% STALLS
ACCESSIBLE	2	25%
COMPACT	3	38%
STANDARD	3	38%
TOTAL PARKING STALLS	8	100%
EXISTING PARKING STALLS	56	
TOTAL PARKING STALLS	64	

PARKING COUNT - BY LEVEL			
LEVEL	TYPE	STALL COUNT	% STALLS
LEVEL 1			
ACCESSIBLE	2	25%	
COMPACT	3	38%	
STANDARD	3	38%	
TOTAL PARKING STALLS	8	100%	

PARKING COUNT - EV STALLS BY LEVEL			
LEVEL	TYPE	STALL COUNT	% STALLS
LEVEL 1			
ACCESSIBLE	1	50%	
COMPACT	1	50%	
TOTAL EV STALLS	2	100%	

PARKING COUNT - ACCESSIBLE STALLS BY LEVEL		
LEVEL	TYPE	STALL COUNT
LEVEL 1		
ACCESSIBLE	2	
TOTAL ACCESSIBLE STALLS	2	

BIKE PARKING SCHEDULE

BIKE PARKING - LONG TERM			
RACK TYPE	RACK COUNT	BIKE COUNT	% TOTAL
BIKE RACK	1	4	25%
BIKE RACK	1	6	38%
BIKE RACK	1	6	38%
BIKE PARKING: 3	3	16	100%
TOTAL BIKES: 3	3	16	100%

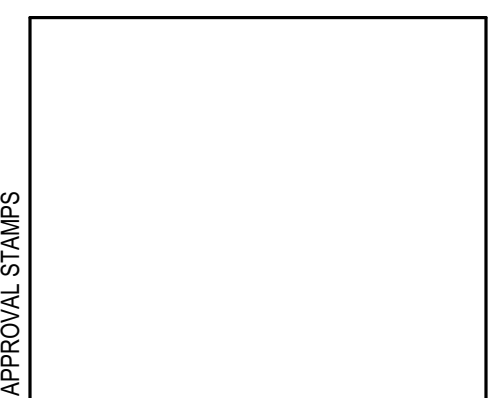
BIKE PARKING - SHORT TERM			
RACK TYPE	RACK COUNT	BIKE COUNT	% TOTAL
BIKE RACK	1	2	25%
BIKE RACK	1	2	25%
BIKE RACK	1	2	25%
BIKE RACK	1	2	25%
BIKE PARKING: 4	4	8	100%
TOTAL BIKES: 4	4	8	100%



PROJECT:
KITSAP BANK HEADQUARTERS
PROJECT ADDRESS:
625 BAY ST PORT ORCHARD WA 98366
LOTS 1 AND 2, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY, LOT 3, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY
OWNER:
KITSAP BANK
619 BAY STREET
PORT ORCHARD, WA 98366



PARKING EXHIBIT - KITSAP BANK EXISTING PARKING AT 620 BAY STREET



MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
B	02/23/2023	SD PRICE SET
A	03/01/2022	CONCEPT DESIGN PRICE SET

ISSUE INFORMATION

PROJECT NO.: **2020016.01**
GGLO PRINCIPAL IN CHARGE: **JF**
GGLO PROJECT MANAGER: **MP**
OWNER APPROVAL:

SHEET TITLE
PROJECT DATA SUMMARY

SHEET NO.
G-010

06.22.2023 - BUILDING PERMIT SET



PROJECT:
KITSAP BANK HEADQUARTERS
PROJECT ADDRESS:
625 BAY ST PORT ORCHARD WA 98366
LOTS 1 AND 2, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY, LOT 3, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY

OWNER:
KITSAP BANK
619 BAY STREET
PORT ORCHARD, WA 98366

APPROVAL STAMPS

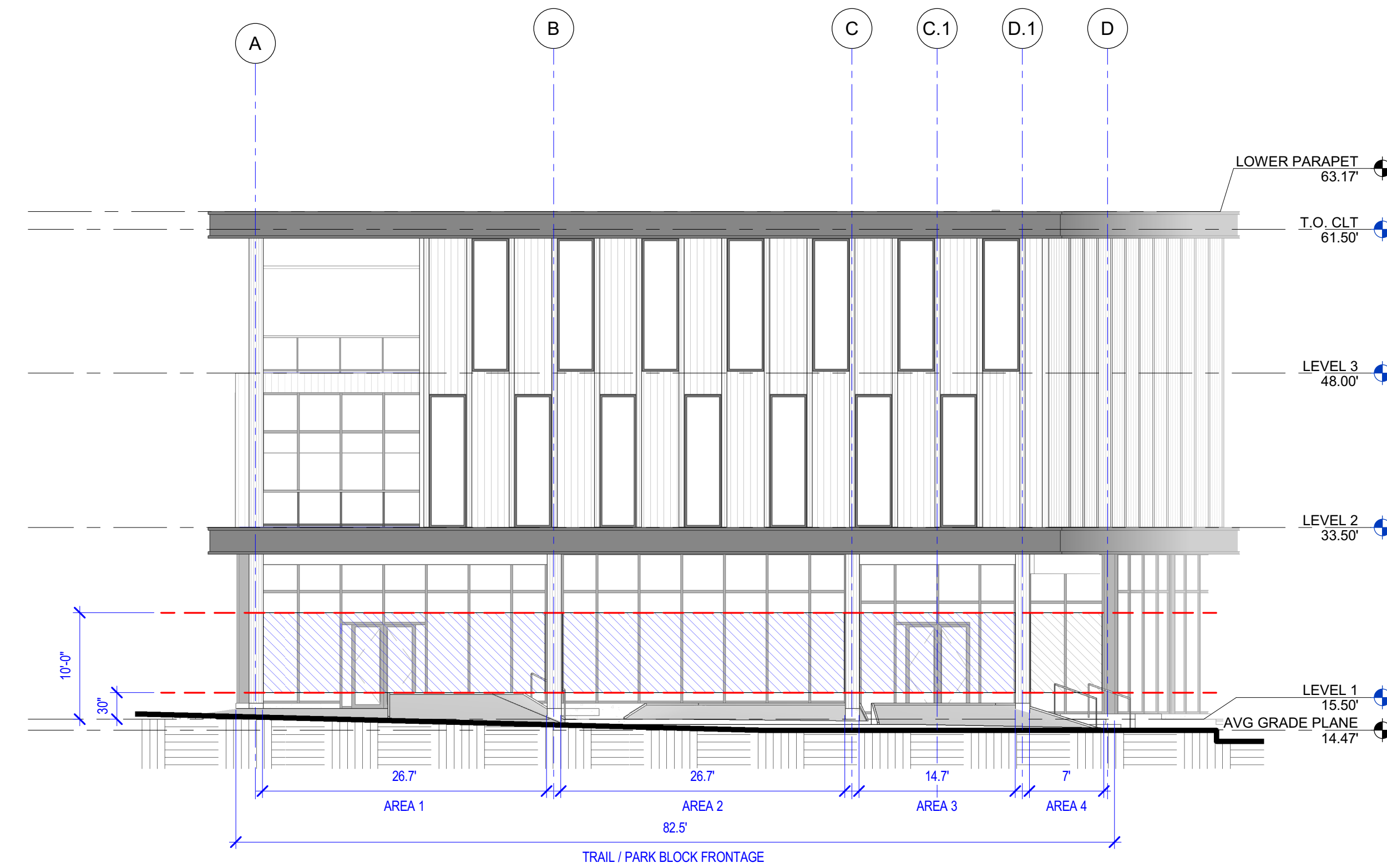
MARK DATE DESCRIPTION
REVISIONS

B 02/23/2023 SD PRICE SET
A 03/01/2022 CONCEPT DESIGN PRICE SET
MARK DATE DESCRIPTION
ISSUE INFORMATION

PROJECT NO.: **2020016.01**
GGLO PRINCIPAL IN CHARGE: **JF**
GGLO PROJECT MANAGER: **MP**
OWNER APPROVAL:

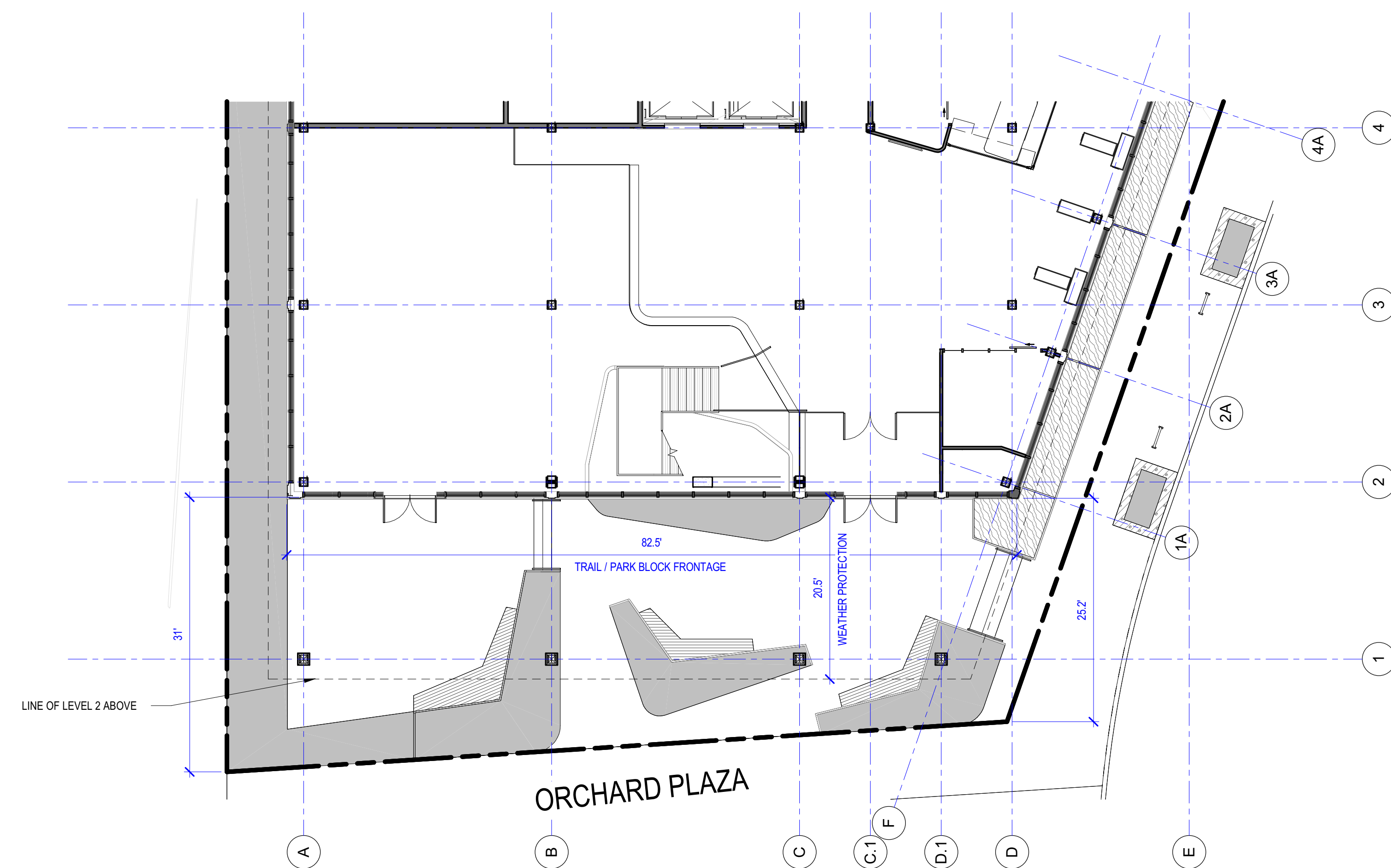
SHEET TITLE
ZONING DIAGRAMS

SHEET NO.
G-022



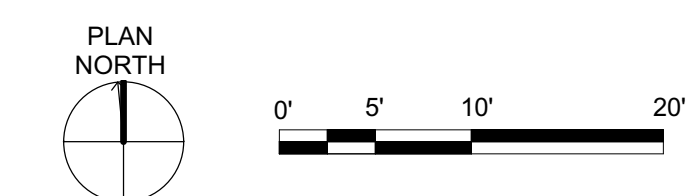
D4 STREET TRANSPARENCY DIAGRAM - ORCHARD PLAZA (WEST ELEVATION)
1" = 10'-0"

TRANSPARENCY CALCULATION ON ORCHARD PLAZA - TRAIL/PARK BLOCK FRONTAGE STANDARDS.
FACADE TRANSPARENCY REQUIRED SHALL APPLY TO THE AREA OF THE FACADE BETWEEN 30" INCHES AND 10' FEET ABOVE SIDEWALK ON STOREFRONT BLOCK STREETS
REQUIRED: MIN 60% TRANSPARENT PER POMC 20.127.210
OVERALL FACADE AREA = 82.5' x 7.5' = 618.75 SF
MIN 60% TRANSPARENT = 0.60 x 618.75 = **371.25 SF**
PROPOSED:
AREA 1 = 26.7' x 7.5' = 200.25 SF
AREA 2 = 26.7' x 7.5' = 200.25 SF
AREA 3 = 14.7' x 7.5' = 110.25 SF
AREA 4 = 7' x 7.5' = 52.5 SF
SUM OF TRANSPARENT AREAS = 563.25 SF > 371.25 - COMPLIANT
563.25 / 618.75 = 91% TRANSPARENT PROPOSED



A4 LEVEL 1 - ORCHARD PLAZA (ZONING DIAGRAM)
1" = 10'-0"

GROUND FLOOR ON ORCHARD PLAZA - TRAIL/PARK BLOCK FRONTAGE STANDARDS.
BUILDING ENTRANCES: PER POMC 20.127.210
REQUIRED: BUILDING ENTRANCES FACING THE STREET
PROPOSED: BUILDING ENTRANCE VISIBLE FROM BAY STREET, FACING ORCHARD PLAZA AT THE CORNER OF BAY & ORCHARD
GROUND FLOOR ON BAY STREET - OTHER BLOCK FRONTAGE STANDARDS.
REQUIRED: THE AREA BETWEEN THE STREET AND THE BUILDING MUST BE LANDSCAPED, PRIVATE PORCH OR PATIO SPACE AND / OR PEDESTRIAN ORIENTED SPACE
PROPOSED: PROVIDED PER PLAN - **COMPLIANT**
WEATHER PROTECTION ON BAY STREET - LANDSCAPE BLOCK FRONTAGE STANDARDS.
REQUIRED: PROVIDE WEATHER PROTECTION AT LEAST 7' DEEP OVER PRIMARY BUSINESS
PROPOSED: 20'-1" DEEP ABOVE ENTRANCES - **COMPLIANT**



06.22.2023 - BUILDING PERMIT SET

ZONING DEPARTURES SUMMARY

DEPARTURE #	LAND USE CODE	CODE TOPIC	CODE REQUIREMENT	DEPARTURE REQUEST	DESIGN RATIONALE	SUPPORTING GUIDELINES OR NOTES
D1	20.32.140	MIXED USE SHOPFRONT BUILDING TYPE STANDARDS	(D) MINIMUM GROUND STORY TRANSPARENCY: 60 PERCENT. (G) PEDESTRIAN ACCESS – ENTRANCE FACING PRIMARY STREET: REQUIRED. (H) ENTRANCE SPACING ALONG PRIMARY STREET: 75 FEET MAXIMUM.	SEE PROPOSED DEPARTURE REQUESTS BELOW	SEE PROPOSED DEPARTURE REQUESTS BELOW	
D2	20.38.640	BUILDING HEIGHT	DHOD 3 = MAX HEIGHT 48 FEET – THREE STORIES	ALLOW FOR ARCHITECTURAL BUILDING ELEMENTS, EQUIPMENT PENTHOUSES, AND ROOF ACCESS TO EXTEND ABOVE 48'	THE PROPOSED BUILDING IS THREE STORIES WITH THE TOP OF THE PRIMARY ROOF PLANE AT OUR BELOW THE CURRENT HEIGHT LIMIT. THE BUILDING DESIGN INCLUDES ADDITIONAL HEIGHT AT THE WATERFRONT FAÇADE TO ALLOW FOR TALLER WINDOWS THAT RESPONDS TO THE VIEWS OF SINCLAIR INLET AND THE OLYMPIC RANGE. A MECHANICAL PENTHOUSE ROOM IS PROPOSED AT THE ROOF LEVEL TO SCREEN ROOFTOP EQUIPMENT AND IMPROVE VIEWS FOR UPHILL NEIGHBORHOODS. LOCATING THE EQUIPMENT AT THE ROOF LEVEL ALSO PROVIDES FOR A IMPROVED PEDESTRIAN EXPERIENCE AT THE BUILDING GROUND LEVEL FRONTAGES.	20.28.150 ADMINISTRATIVE VARIANCES – DEFINITION AND CRITERIA FOR APPROVAL. (I) ADMINISTRATIVE VARIANCE TYPE 1. (IV) BUILDING HEIGHT: UP TO A 10 PERCENT INCREASE IN MAXIMUM BUILDING HEIGHT IN THE APPLICABLE LAND USE ZONING DISTRICT, EXCEPT WITHIN ANY LAND USE ZONING DISTRICT OR OVERLAY DISTRICT WITH VIEW PROTECTION REGULATIONS. WE WOULD NOT MEET ALL STANDARDS FOR A VARIANCE, SPECIFICALLY - (IV) THE SUBJECT PROPERTY CANNOT BE REASONABLY USED UNDER THE CITY'S LAND USE REGULATIONS AS WRITTEN.
D3	20.124.100	OFF-STREET PARKING DESIGN STANDARDS	PARKING DESIGN STANDARDS	PROVIDE OFFICE PARKING STALLS IN THE EXISTING KITSAP BANK PARKING LOT ACROSS BAY STREET WITHOUT IMPROVEMENTS TO THE EXISTING PARKING LOT.	CONSISTANT WITH CODE REQUIREMENTS THE REQUIRED MINIMUM PARKING STALLS FOR THE OFFICE WILL BE PROVIDED IN THE EXISTING KITSAP PARKING LOT, LOCATED ACROSS BAY ST AND APPROXIMATELY 230' FROM THE BUILDING ENTR. ACCESSIBLE AND ELECTRICAL PARKING STANDARDS SHALL BE MET AS A PERCENTAGE OF THE NEW STALLS BUING PROVIDED IN THE BUILDING.	ADDITIONAL SETBACKS ARE ALLOWED FOR WIDENED SIDEWALKS, PEDESTRIAN-ORIENTED SPACE (POMC 20.127.350(4)), OR WHERE ADDITIONAL FUTURE RIGHT-OF-WAY ACQUISITION IS PLANNED BY THE CITY.
D4	20.127.120 20.127.150 20.127.170	BUILDING PLACEMENT	"VARIED FRONTAGE" STOREFRONT FRONTAGE BUILDING PLACEMENT AT FRONT OF THE PROPERTY LINE	ALLOW MINOR BUILDING SETBACK INCREASES TO ACCOMMODATE GRADE CHANGES.	IN RESPONSE TO THE CITY SEA LEVEL RISE STUDY, THE PRIMARY BUILDING ENTRY IS APPROX. 18" - 36" ABOVE THE FUTURE BAY ST AND FREDRICK AVE SIDEWALK GRADE. THE FRONTAGE ALONG BAY ST HAS BEEN INCREASED TO PROVIDE A LANDSCAPE PLANTER TO SOFTEN THE EXPOSED LOW CONCRETE WALL. THE SOUTHWEST (FREDRICK AVE) CORNER OF THE BUILDING IS SET BACK TO PROVIDE AN ELEVATED BUILDING ENTRY PLAZA TO THE PROPOSED RETAIL ENTRY.	MUST FACE THE STREET. FOR CORNER BUILDINGS, ENTRANCES MAY FACE THE STREET CORNER.
D5	20.127.120 20.127.170 20.127.170	ENTRANCE LOCATION	"VARIED FRONTAGE" STOREFRONT FRONTAGE ENTRANCE MUST FACE THE STREET	ALLOW FOR PRIMARY BUILDING ENTRANCE TO BE LOCATED ON FUTURE ORCHARD PLAZA WITH THE ENTRY NEAR THE CORNER OF ORCHARD AND BAY STREET.	THE PROPOSED SITE AND BUILDING GRADES CONSTRAINTS DO NOT ALLOW FOR THE PRIMARY BUILDING ENTRY TO BE LOCATED ON BAY ST. THE PROPOSED PRIMARY ENTRY LOCATION AT THE ORCHARD PLAZA AND BAY ST CORNER ACTIVATES THE NEW ORCHARD PLAZA ENTRY AND RESPONDS TO THE ENTRY OF THE PROPOSED C.E.C. AND FUTURE HILL CLIMB MID BLOCK CROSSING. A RETAIL ENTRY WILL BE LOCATED SUCH THAT IT FACES BAY STREET NEAR THE INTERSECTION OF FREDRICK AVE.	DEPARTURES ALLOWED PER 20.127.150(3) THE FINAL DESIGN MAY BE ABLE TO MEET THIS STANDARD, BUT FLEXIBILITY IS NEEDED AS FINAL SERVICES NEEDS ARE STILL BEING DEFINED.
D6	20.127.120 20.127.150 20.127.170 20.127.170(2)	FAÇADE TRANSPARENCY ON FREDERICK AVE	"VARIED FRONTAGE" STOREFRONT FRONTAGE 40% TRANSPARENCY BETWEEN 30" AND 10' HEIGHT FOR NONRESIDENTIAL USES IN THE GROUND FLOOR WITHIN 10' OF SIDEWALK.	ALLOW REDUCTION IN FAÇADE TRANSPARENCY AT FREDERICK AVE (EAST ELEVATION) ALLOW FOR THE BOTTOM OF TRANSPARENCY TO BE LOCATED ABOVE 30"	THE SMALL PARKING GARAGE IS PROPOSED FOR THE NORTHEAST SITE CORNER TO PRIORITIZE TRANSPARENCY AND ACTIVATION ON BAY ST, ORCHARD PLAZA, AND THE WATERFRONT PARK. THE RETAIL FAÇADE ALONG FREDRICK AVE WILL BE TRANSPARENT FROM THE CORNER OF BAY ST TO THE START OF THE GARAGE. WHERE BUILDING SERVICE NEEDS ALLOW THE GARAGE FAÇADE WILL SIMULATE WINDOWS PER 20.127.140. DUE TO GRADING CONSTRAINTS A PORTION OF THE WINDOWS WILL BE HIGHER THAN 30" WHERE THE FLOOR LEVEL IS MORE THAN 30" ABOVE ADJACENT GRADES.	DEPARTURES ALLOWED PER 20.127.150(3) WEATHER PROTECTION. OTHER PROPOSED ALTERNATIVE DESIGN TREATMENTS MUST PROVIDE EQUIVALENT WEATHER PROTECTION BENEFIT
D7	20.127.120 20.127.150	WEATHER PROTECTION	"VARIED FRONTAGE" STOREFRONT FRONTAGE PROVIDE WEATHER PROTECTION WITH 8' TO 15' VERTICAL CLEARANCE AT LEAST 6' MINIMUM DEPTH ALONG 80% OF THE FAÇADE.	ALLOW FOR COMPLIANT WEATHER PROTECTION TO BE PROVIDED AT ORCHARD PLAZA IN LIEU BAY ST AND FREDRICK AVE	DUE TO THE SITE GRADING CONSTRAINTS AND MULTIPLE BUILDING FRONTAGES, THE BUILDING FOCUS WEATHER PROTECTION ADJACENT TO THE ORCHARD PLAZA TO CONNECT BAY ST WITH THE PRIMARY BUILDING ENTRY AND THE WATERFRONT TRAIL. THE BUILDING INCLUDES A 20' OVERHANG ALONG ORCHARD PLAZA FRONTAGE WHICH IS REMINISANT OF THE CURRENT DOWNTOWN MARQUEE. A 3' DEEP OVERHANG IS ALSO PROVIDED AT THE RETAIL ENTRY LOCATED ON THE RAISED PLAZA AT THE CORNER OF BAY ST AND FREDRICK AVE.	
D8	20.127.430(2)	BUILDING MASSING AND ARTICULATION	PROVIDE A MIN (3) ARTICULATION FEATURES EVERY 40' TO CREATE A PATTERN OF SMALL STOREFRONTS	PROVIDE OTHER ARTICULATION FEATURES TO BREAK DOWN THE BUILDING FAÇADE WHERE STOREFRONTS DO NOT EXIST ALONG BAY STREET.	DUE TO THE SITE GRADING CONSTRAINTS AND BUILDING USE THE STREET FRONTAGE DOES NOT INCLUDE INDIVIDUAL STOREFRONTS AS PERSCRIBED IN THE CODE. THE PROPOSED DESIGN INCORPORATES THE FOLLOWING PROPOSED ARTICULATION ELEMENTS TO BRAK DOWN THE FAÇADE PATTERN: VERTICAL COLUMNS EVERY 20', LOW STORMWATER PLANTINGS ADJACENT TO THE FOUNDATION WALL, CHANGING UPPER LEVEL WINDOW PATTERNS, VERTICAL WINDOW FINIS, AND A SECOND FLOOR BUILDING OVERHANG. THE LONGEST CONTINUOUS BUILDING FAÇADE ALONG BAY STREET IS APPROXIMATELY 85'.	DEPARTURES ALLOWED PER 20.127.430(2) OTHER ARTICULATION FEATURES MAY BE USED PROVIDED THEY MEET THE PURPOSE OF THE STANDARDS AND THE DESIGN CRITERIA SET FORTH IN SUBSECTION (4) OF THIS SECTION.
D9	20.127.430(5)	BUILDING MASSING AND ARTICULATION	PROVIDE VERTICAL BUILDING MODULATION AT LEAST 20 FEET DEEP AND 30 FEET WIDE	PROVIDE ALTERNATE VERTICAL BUILDING MODULATION DESIGN THAT MEETS THE PURPOSE OF THE CODE.	AT APPROXIMATELY 112' LONG, THE FREDRICK AVE BUILDING FAÇADE IS ONLY SLIGHTLY LARGER THAN THE 100' DISTANCE REQUIRING ARTICULATION. THE VERTICAL STAIR TOWER MEASURING APPROX. 22' WIDE WITH AN APPROX. 4' DEPTH IS PROVIDED TO BREAK UP THE FAÇADE. THE FULL HEIGHT VERTICAL STAIR ELEMENT DIVIDES THE PARKING GARAGE FROM THE RETAIL CAFE AND ALLOWS THE FAÇADE TO APPEAR AS TWO DISTINCT BUILDINGS.	APPEARS TO COMPLY WITH THE 20.127.430(5)(B)
D10	20.128.070	LANDSCAPE SITE DESIGN STANDARDS. (4) FOUNDATION PLANTINGS.	MIN. 3" WIDE FOUNDATION PLANTING WITH THREE-GALLON SHRUBS	ALLOW FOR NARROWER LINEAR STORMWATER PLANTERS ADJACNET TO THE BUILDING FAÇADE ALONG BAY ST AND FREDRICK AVE.	HE BUILDING IS BEING AS CLOSED TO THE SIDEWALK AS POSSIBLE WHILE ALSO ALLOWING FOUNDATION LANDSCAPING TO SOFTEN THE BUILDING EDGE. STREET FACING PLANTINGS WILL BE LOCATED IN PLANTERS THAT ARE CONSISTANT WITH THE URBAN DOWNTOWN CONTEXT.	



SEATTLE | LOS ANGELES | BOISE
gglo.com



PROJECT:
KITSAP BANK HEADQUARTERS
PROJECT ADDRESS:
625 BAY ST PORT ORCHARD WA 98366
LOTS 1 AND 2, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY, LOT 3, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY

OWNER:
**KITSAP BANK
619 BAY STREET
PORT ORCHARD, WA 98366**

APPROVAL STAMPS

MARK DATE DESCRIPTION
REVISIONS

B 02/23/2023 SD PRICE SET
A 03/01/2022 CONCEPT DESIGN PRICE SET

MARK DATE DESCRIPTION
ISSUE INFORMATION

PROJECT NO.: **2020016.01**
GGLO PRINCIPAL IN CHARGE: **JF**
GGLO PROJECT MANAGER: **MP**
OWNER APPROVAL:

SHEET TITLE
ZONING DEPARTURE SUMMARY

SHEET NO.
G-023

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ORIGINAL SHEET SIZE IS 30"x42"

06.22.2023 - BUILDING PERMIT SET

E

D

C

B

A

PROJECT DATE/TIME: 05/20/23 11:05:57 AM

BUILDING CODE SUMMARY - KITSAP BANK - PORT ORCHARD

CODES: PORT ORCHARD MUNICIPAL CODE, TITLE 20 LAND USE CODE
2018 EDITION OF THE INTERNATIONAL BUILDING CODE w/ WASHINGTON STATE AMENDMENTS. ADDITIONALLY, APPENDIX B OF THE 2018 INTERNATIONAL BUILDING CODE IS ADOPTED BY REFERENCE BY THE CITY OF PORT ORCHARD

AMENDMENTS: AS ADOPTED AND AMENDED BY THE STATE OF WASHINGTON AND THE CITY OF PORT ORCHARD

ACCESSIBILITY STANDARDS: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN CONSTRUCTION GUIDELINES ICC A117.1 2009

CHAPTER 2 DEFINITIONS

DEFINITIONS
COLOR: AN OPEN, UNCOVERED SPACE, UNOBSTRUCTED TO THE SKY, BOUNDED ON THREE OR MORE SIDES BY EXTERIOR BUILDING WALLS OR OTHER ENCLOSING DEVICES.

BASEMENT: A STORY THAT HAS ITS FLOOR SURFACE BELOW THE ADJOINING GROUND LEVEL AND THAT DOES NOT QUALIFY AS A STORY ABOVE GRADE PLANE IT CANNOT BE MORE THAN 6' ABOVE GRADE PLANE NOR CAN THE STORY ABOVE BE MORE THAN 12' ABOVE THE FINISH GROUND AT ANY POINT

GRADE PLANE: A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN 6 FEET FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET FROM THE BUILDING.

HEIGHT, BUILDING: THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE.

NOTE FROM IBC COMMENTARY: IN THE CASE OF SLOPED ROOFS, THE AVERAGE HEIGHT WOULD BE USED AS THE UPPER POINT OF MEASUREMENT, RATHER THAN THE EAVE LINE OR THE RIDGE LINE. THE AVERAGE HEIGHT OF THE ROOF IS THE MID-HEIGHT BETWEEN THE ROOF EAVE AND THE ROOF RIDGE, REGARDLESS OF THE SHAPE OF THE ROOF.

INTERIOR EXIT STAIRWAY: AN EXIT COMPONENT THAT SERVES TO MEET ONE OR MORE MEANS OF EGRESS DESIGN REQUIREMENTS, SUCH AS REQUIRED NUMBER OF EXITS OR EXIT ACCESS TRAVEL DISTANCE, AND PROVIDES FOR A PROTECTED PATH OF EGRESS...

MEZZANINES: SHALL BE CONSIDERED A PORTION OF THE STORY BELOW. SHALL NOT CONTRIBUTE TO EITHER BUILDING AREA OR NUMBER OF STORIES AS REGULATED BY SEC 503.1. CLEAR HEIGHT ABOVE AND BELOW SHALL BE NOT LESS THAN 7 FEET.

CHAPTER 3

USE AND OCCUPANCY CLASSIFICATION

302: OCCUPANCY CLASSIFICATION:

Table with 2 columns: Category (PARKING GARAGE, LOBBY, OFFICE, etc.) and Classification (S-2, B, A-2, etc.)

ACCESSORY STORY LIMIT:

508.2 Accessory Occupancies: ACCESSORY OCCUPANCIES ARE THOSE OCCUPANCIES THAT ARE ANCILLARY TO THE MAIN OCCUPANCY OF THE BUILDING OR PORTION THEREOF.

508.2.3 Allowable Building Area: THE ALLOWABLE AREA OF THE BUILDING SHALL BE BASED ON THE APPLICABLE PROVISIONS OF SECTION 506 FOR THE MAIN OCCUPANCY OF THE BUILDING.

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 406 MOTOR-VEHICLE-RELATED OCCUPANCIES

406.2 DESIGN: OPEN AND ENCLOSED PUBLIC PARKING GARAGES SHALL COMPLY WITH SECTIONS 406.2.1 THROUGH 406.2.9.

406.2.2 CLEAR HEIGHT: THE CLEAR HEIGHT OF EACH FLOOR LEVEL IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL BE NOT LESS THAN 6 FEET 6 INCHES. VAN-ACCESSIBLE...

406.2.3 ACCESSIBLE PARKING SPACES: WHERE PARKING IS PROVIDED, ACCESSIBLE PARKING SPACES, ACCESS AISLES AND VEHICULAR ROUTES SERVING ACCESSIBLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1106.

406.2.4 FLOOR SURFACE: PARKING SURFACES SHALL BE OF CONCRETE OR SIMILAR NONCOMBUSTIBLE AND NONABSORBENT MATERIALS.

406.2.7 ELECTRIC VEHICLE CHARGING STATIONS: ELECTRIC VEHICLE CHARGING STATIONS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 70. ELECTRIC VEHICLE CHARGING SYSTEM EQUIPMENT SHALL BE LISTED/LABELLED IN ACCORDANCE WITH UL 2202.

406.2.8 MIXED OCCUPANCIES AND USES: MIXED USES SHALL BE ALLOWED IN THE SAME BUILDING AS PUBLIC PARKING GARAGES IAW SECTION 508.1.

406.4.2 VEHICLE BARRIERS: VEHICLE BARRIERS (MIN. 2'-9" IN HEIGHT) SHALL BE PLACED WHERE THE VERTICAL DISTANCE FROM THE FLOOR OF A DRIVE LANE OR PARKING SPACE TO THE GROUND OR SURFACE DIRECTLY BELOW IS GREATER THAN 1 FOOT.

SECTION 404 ATRIUMS

404.1 GENERAL: IN OTHER THAN GROUP H OCCUPANCIES, AND WHERE PERMITTED BY SECTION 712.1.7, THE PROVISIONS OF SECTIONS 404.1 THROUGH 404.1 THROUGH 404.10 SHALL APPLY TO BUILDINGS OR STRUCTURES CONTAINING VERTICAL OPENINGS DEFINED AS " ATRIUMS"

404.2 USE: THE FLOOR OF THE ATRIUM SHALL NOT BE USED FOR OTHER THAN LOW FIRE HAZARD USES AND ONLY APPROVED MATERIALS AND DECORATIONS IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE SHALL BE USED IN THE ATRIUM SPACE

404.3 AUTOMATIC SPRINKLER...: AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE ENTIRE BUILDING.

EXCEPTIONS: 1. THAT AREA OF A BUILDING ADJACENT TO OR ABOVE THE ATRIUM NEED TO BE SPRINKLERED PROVIDED THAT PORTION OF THE BUILDING IS SEPARATED FROM ATRIUM PORTION BY NOT LESS THAN 2HR FIRE BARRIER CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH.

404.4 FIRE ALARM SYSTEM: A FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.13.

404.5 SMOKE CONTROL: A SMOKE CONTROL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 909.

404.6 ENCLOSURE OF ATRIUMS: ATRIUM SPACES SHALL BE SEPARATED FROM ADJACENT SPACES BY A 1-HR FIRE BARRIER CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR A HORIZONTAL ASSEMBLY CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH.

EXCEPTION: 1. A FIRE BARRIER IN NOT REQUIRED WHERE A GLASS WALL FORMING A SMOKE PARTITION IS PROVIDED. THE GLASS WALL SHALL COMPLY WITH ALL OF THE FOLLOWING: 1.1 AUTOMATIC SPRINKLERS ARE PROVIDED ALONG BOTH SIDES OF SEPERATION WALL AND DOORS...

2. A FIRE BARRIER IS NOT REQUIRED WHERE A GLASS-BLOCK WALL ASSEMBLY COMPLYING WITH SECTION 2110 AND HAVING 34-HOUR FIRE PROTECTION RATING IS PROVIDED. 3. A FIRE BARRIER IS NOT REQUIRED BETWEEN ATRIUM AND THE ADJOINING SPACES OF UP TO THREE FLOORS OF THE ATRIUM PROVIDED THAT SUCH SPACES ARE ACCOUNTED FOR IN THE DESIGN OF THE SMOKE CONTROL SYSTEM.

404.8 INTERIOR FINISH: THE INTERIOR FINISH OF WALLS AND CEILINGS OF THE ATRIUM SHALL NOT BE LESS THAN CLASS B. SPRINKLER PROTECTION SHALL NOT RESULT IN A REDUCTION IN CLASS.

404.9 EXIT ACCESS TRAVEL DISTANCE: EXIT ACCESS TRAVEL ACCESS FOR AREAS OPEN TO ATRIUM SHALL COMPLY WITH THE REQUIRMENTS OF THIS SECTION. 404.9.1 EGRESS NOT THROUGH THE ATRIUM

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

GRADE PLANE: REFER TO DEFINITIONS IN CHAPTER 2 (BASEMENT, STORY, BUILDING HEIGHT) THERE ARE NO QUALIFYING BASEMENTS LEVELS.

SECTION 503: GENERAL BUILDING HEIGHT AND AREA LIMITATIONS: SPRINKLER TYPE PROPOSED: NFPA 13 - 903.3.1.1 THROUGHOUT

SECTION 504: BUILDING HEIGHT AND NUMBER OF STORIES

Table with 3 columns: Building / Use / Occupancy, Code Provision, Proposed. Includes rows for Construction Type, Allowable Area Factor, Height with Sprinkler Increase, and Maximum Stories.

BUILDING : (PER SECTION 510.2 AND 510.10) KITSAP BANK

Table with 2 columns: Category (USE / OCCUPANCY, CONSTRUCTION TYPE, etc.) and Value (B & A-3, IIIB, NFPA 13 PROPOSED, 28500)

Table with 2 columns: Calculation (A1 = TABULAR BUILDING AREA PER TABLE 506.2, etc.) and Value (28500, 0, 9500, 3, 85,500)

Table with 2 columns: Calculation (F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE, etc.) and Value (0, 0, 0)

Table with 2 columns: Category (ALLOWABLE AREA Aa (SQUARE FEET), PROPOSED AREA PER FLOOR) and Value (85,500, 13,235, 13,925, 14,768, 41,928)

506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS: EACH STORY OF A MIXED OCCUPANCY BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE SHALL INDIVIDUALLY COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 508.1.

508.1 MIXED USE AND OCCUPANCY, GENERAL: EACH PORTION OF A BUILDING SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH 302.1.

508.2: ACCESSORY OCCUPANCIES: ACCESSORY OCCUPANCIES ARE THOSE OCCUPANICES THAT ARE ANCILLARY TO THE MAIN OCCUPANCY OF THE BUILDING.

508.2.3 ALLOWABLE BUILDING AREA: AGGREGATE ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN 10% OF THE BUILDING AREA OF THE STORY.

508.2.4 SEPARATION OF ACCESSORY OCCUPANCIES: NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY.

508.3 NONSEPARATED OCCUPANCIES: 508.3.1 OCCUPANCY CLASSIFICATION: ACCESSORY OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH 302.1.

508.3.1 ALLOWABLE BUILDING AREA, HEIGHT AND NUMBER OF STORIES: THE ALLOWABLE BUILDING AREA, HEIGHT AND NUMBER OF STORIES OF THE BUILDING OR PORTION THEREOF SHALL BE BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE OCCUPANCY GROUPS UNDER CONSIDERATION OF THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH SECTION 503.1.

508.3.3 SEPARATION: NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES

CHAPTER 6 TYPES OF CONSTRUCTION

SECTION 602: CONSTRUCTION CLASSIFICATION

Table with 2 columns: Building Element and Fire-Resistance Rating (e.g., STRUCT FRAME: 0 HR, BEARING WALLS EXT.: 2 HR)

c. In all occupancies, heavy timber complying with Section 2304.11 shall be allowed where a 1-hour or less fire-resistance rating is required. *EXCEPTION 2: INTERIOR EXIT STAIRWAYS WITHIN AN ATRIUM ENCLOSED IN ACCORDANCE WITH SECTION 404.6

TABLE 602: FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

Table with 3 columns: Fire Sep Distance, Type of Const., Group A, B, S-2. Includes rows for x < 5, 5 <= x < 10, 10 <= x < 30, x >= 30.

602.2 TYPE I AND TYPE II CONSTRUCTION: BUILDING ELEMENTS IN TABLE 601 SHALL BE NON-COMBUSTIBLE EXCEPT AS PERMITTED IN SEC 603 (AND ELSEWHERE IN THE CODE).

602.3 TYPE III CONSTRUCTION: EXTERIOR WALLS ARE OF NON-COMBUSTIBLE MATERIALS, OR FIRE RETARDANT TREATED WOOD FRAMING WHERE 2-HR OR LESS. INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY CODE.

603.1 COMBUSTIBLE MATERIALS IN TYPE I CONSTRUCTION, ALLOWABLE MATERIALS

- 1. FIRE RETARDANT TREATED WOOD SHALL BE PERMITTED IN: 1.1 NON-BEARING PARTITIONS WITH REQUIRED RATING OF 2 HRS OR LESS. 1.2 NON-BEARING EXTERIOR WALLS WHERE FIRE RESISTANCE IS NOT REQUIRED. 1.3 ROOF CONSTRUCTION (INCL GIRDEDS, TRUSSES, FRAMING AND DECKING), NOT ALLOWED IN CONST TYPE IA WHERE THE ROOF IS <20' ABOVE THE FLR

CHAPTER 7 FIRE AND SMOKE PROTECTION...

SECTION 703 FIRE-RESISTANCE RATINGS AND FIRE TESTS

703.7 MARKING AND IDENTIFICATION: WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE.

- 1. BE LOCATED WITHIN 15 FT OF THE END OF EACH WALL AT INTERVALS NOT EXCEEDING 30 FT MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION. 2. INCLUDE LETTERING NOT LESS THAN 3/8 IN HIGH, MIN 3/8 IN STROKE IN A CONTRASTING COLOR INCORPORATING THE WORDING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR SIMILAR.

SECTION 704 FIRE-RESISTANCE RATING OF STRUCTURAL MEMBERS

SECTION 704.1 REQUIREMENTS: THE FIRE-RESISTANCE RATINGS OF STRUCTURAL MEMBERS AND ASSEMBLIES SHALL COMPLY WITH THIS SECTION AND THE REQUIREMENTS FOR THE TYPE OF CONSTRUCTION AS SPECIFIED IN TABLE 601. THE FIRE RESISTANCE RATINGS SHALL NOT BE LESS THAN THE RATINGS REQUIRED FOR THE FIRE-RESISTANCE RATED ASSEMBLIES SUPPORTED BY THE STRUCTURAL MEMBERS.

704.2 COLUMN PROTECTION

WHERE COLUMNS ARE REQUIRED TO HAVE PROTECTION TO BE FIRE-RESISTANCE RATED, THE ENTIRE COLUMN SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING IT ON ALL SIDES FOR THE FULL COLUMN HEIGHT, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.

704.3 PROTECTION OF THE PRIMARY STRUCTURAL FRAME OTHER THAN...

MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL MORE THAN TWO STORIES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THE FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.

704.4 PROTECTION OF SECONDARY MEMBERS

SECONDARY MEMBERS THAT ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING SHALL BE PROTECTED BY INDIVIDUAL ENCASEMENT PROTECTION

704.4.1 LIGHT-FRAME CONSTRUCTION

STUDS AND BOUNDARY ELEMENTS THAT ARE INTEGRAL ELEMENTS IN WALLS OF LIGHT-FRAME CONSTRUCTION SHALL BE PERMITTED TO HAVE REQUIRED FIRE-RESISTANCE RATING PROVIDED BY THE MEMBRANE PROTECTION PROVIDED FOR THE WALL.

SECTION 705 EXTERIOR WALLS

EXTERIOR WALLS SHALL BE OF MATERIALS PERMITTED BY THE BUILDING TYPE OF CONSTRUCTION.

705.5 FIRE-RESISTANCE RATINGS

EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLES 601, 602 AND THIS SECTION. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE >= 10FT SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE <= 10FT SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

Table with 2 columns: Degree of Opening Protection and Fire Separation Distance. Includes rows for UNPROTECTED, SPRINKLERED and various distance ranges (0' TO <3', 3' TO <5', etc.)

705.8.1 ALLOWABLE AREA OF OPENINGS: THE MAXIMUM AREA OF UNPROTECTED AND PROTECTED OPENING PERMITTED IN AN EXTERIOR WALL IN ANY STORY OF A BUILDING SHALL NOT EXCEED THE PERCENTAGES SPECIFIED IN TABLE 705.8 BASED ON THE FIRE SEPARATION DISTANCE OF EACH INDIVIDUAL STORY

EXCEPTIONS: 1. IN OTHER THAN GROUP H OCCUPANCIES, UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN THE FIRST STORY ABOVE PLANE WHERE THE WALL FACES ON OF THE FOLLOWING 1.1 A STREET AND HAS A FIRE SEPERATION DISTANCE OF MORE THAN 15 FEET

705.2 PROJECTIONS

CORNICES, EAVE OVERHANGS, EXTERIOR BALCONIES AND SIMILAR PROJECTIONS EXTENDING BEYOND THE BUILDING AREA SHALL CONFORM TO THE REQUIREMENTS OF THIS SECTION AND SECTION 1405...

TABLE 705.2 MINIMUM DISTANCE OF PROJECTION

Table with 2 columns: Fire Separation Distance-FSD and Minimum Distance from Line Used to Determine... Includes rows for 0 TO LESS THAN 2, 2 TO LESS THAN 3, 3 TO LESS THAN 5, 5 OR GREATER.

705.11 PARAPETS

A PARAPET DOES NOT NEED TO BE PROVIDED ON AN EXTERIOR WALL WHERE ANY OF THE FOLLOWING CONDITIONS EXIST:

705.2.2 TYPE III, IV OR V CONSTRUCTION: PROJECTIONS FROM WALLS OF TYPE III, IV OR V CONSTRUCTION SHALL BE OF ANY APPROVED MATERIAL.

SECTION 707 FIRE BARRIERS

707.3 FIRE-RESISTANCE RATING

THE FOLLOWING ASSEMBLIES SHALL COMPLY: - SHAFT ENCLOSURE (707.3.1). - INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION (707.3.2). - INCIDENTAL USES (707.3.7).



PROJECT: KITSAP BANK HEADQUARTERS

PROJECT ADDRESS: 625 BAY ST PORT ORCHARD WA 98366

LOTS 1 AND 2, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY, LOT 3, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY

OWNER: KITSAP BANK 619 BAY STREET PORT ORCHARD, WA 98366

APPROVAL STAMPS

MARK DATE DESCRIPTION

REVISIONS

B 02/23/2023 SD PRICE SET

A 03/01/2022 CONCEPT DESIGN PRICE SET

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: 2020016.01

GGLO PRINCIPAL IN CHARGE: JF

GGLO PROJECT MANAGER: MP

OWNER APPROVAL:

SHEET TITLE

BUILDING CODE SUMMARY

SHEET NO.

G-030

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06.22.2023 - BUILDING PERMIT SET

CHAPTER 10 MEANS OF...

SECTION 1003 GENERAL MEANS OF EGRESS

1003.2 CEILING HEIGHT: MINIMUM 7'-6" IN MEANS OF EGRESS. EXCEPTION 1: PER 1003.3 ALLOWABLE PROJECTION (MIN. 6'-8")

SECTION 1004 OCCUPANT LOAD

REFER TO SHEET G-035 FOR EXITING DIAGRAMS FOR OCCUPANT LOADS, EXITING PATHS AND ADDITIONAL EXITING INFORMATION.

SECTION 1005 MEANS OF EGRESS SIZING

1005.3.1 STAIRWAYS

EXCEPTION 1: THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 IN PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM (903.3.1.1) AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM (907.5.2.2).

1005.3.2 OTHER EGRESS COMPONENTS

EXCEPTION 1: THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD BY 0.15 IN PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM (903.3.1.1) AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM (907.5.2.2).

SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE

TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

TABLE 1006.2.1 SPACES W/ ONE EXIT OR EXIT ACCESS DOORWAY

Table with 2 columns: OCCUPANCY, MAX OCC. LOAD, MAX COMMON PATH OF EGRESS TRAVEL DISTANCE (WITH SPRINKLERS)

1006.3.2 SINGLE EXITS

A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS: 1. THE OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE DOES NOT EXCEED THE VALUES IN TABLE 1006.3.2(2).

TABLE 1006.3.2(2) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES

Table with 4 columns: STORY, OCCUPANCY, MAX OCCUPANT LOAD PER STORY, MAX COMMON PATH OF EGRESS TRAVEL DISTANCE

*FOR GROUP B OCCUPANCIES IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM THE MAXIMUM EXIT ACCESS TRAVEL DISTANCE IS PERMITTED TO BE 100 FEET.

SECTION 1007 EXIT AND EXIT ACCESS DOORWAY CONFIGURATION

1007.1.1 TWO EXITS OR EXIT ACCESS...

WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS ARE REQUIRED THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN 1/2 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM.

2. WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE W/ SEC 903.3.1.1, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN 1/3 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

SECTION 1009 ACCESSIBLE MEANS OF EGRESS

1009.1 ACCESSIBLE MEANS OF EGRESS REQUIRED

WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY SECTION 1006.2 OR 1006.3 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.

1009.2.1 ELEVATORS REQUIRED

IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR IS 4 OR MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE AT LEAST ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR COMPLYING WITH SECTION 1009.4.

1009.3 STAIRWAYS

IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, A STAIRWAY BETWEEN STORIES SHALL HAVE A CLEAR WIDTH OF 48 INCHES MIN BETWEEN HANDRAILS AND SHALL EITHER INCORPORATE AN AREA OF REFUGE WITHIN AN ENLARGED FLOOR LEVEL LANDING OR SHALL BE ACCESSED FROM AN AREA OF REFUGE COMPLYING WITH SECTION 1009.6. EXIT ACCESS STAIRWAYS THAT CONNECT LEVELS IN THE SAME STORY ARE NOT PERMITTED AS PART OF AN ACCESSIBLE MEANS OF EGRESS.

EXCEPTIONS:

- 1. EXIT ACCESS STAIRWAYS PROVIDING MEANS OF EGRESS FROM MEZZANINES ARE PERMITTED AS PART OF AN ACCESSIBLE MEANS OF EGRESS. 2. CLEAR WIDTH OF 48" BETWEEN HANDRAILS IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM (903.3.1.1).

1009.4 ELEVATORS

1009.4.1 STANDBY POWER IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, AN ELEVATOR SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1. AN EMERGENCY OR LEGALLY REQUIRED STANDBY POWER SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 27 AND THE SEATTLE ELECTRICAL CODE FOR THE OPERATION OF THE ELEVATOR, THE SHUNT TRIP AND LIGHTING FOR ELEVATOR CABS, CONTROL ROOMS, MACHINE ROOMS, AND MACHINERY SPACES. THE ELEVATOR SHALL BE ACCESSED FROM AN AREA OF REFUGE PER SEC 1009.6.

EXCEPTIONS:

- 2. AREAS OF REFUGE ARE NOT REQUIRED IN BUILDINGS AND FACILITIES EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SEC 903.3.1.1.

1009.6.4 SEPARATION

EACH AREA OF REFUGE SHALL BE SEPARATED FROM THE REMAINDER OF THE STORY BY A SMOKE BARRIER COMPLYING WITH SECTION 709 OR A HORIZONTAL EXIT COMPLYING WITH SECTION 1006. EACH AREA OF REFUGE SHALL BE DESIGNED TO MINIMIZE THE INTRUSION OF SMOKE.

1009.7 EXTERIOR AREAS FOR ASSISTED RESCUE

EXTERIOR AREAS FOR ASSISTED RESCUE SHALL BE ACCESSED BY AN ACCESSIBLE ROUTE FROM THE AREA SERVED, WHERE THE EXIT DISCHARGE DOES NOT INCLUDE AN ACCESSIBLE ROUTE FROM AN EXIT LOCATED ON THE LEVEL OF EXIT DISCHARGE TO A PUBLIC WAY, AN EXTERIOR AREA OF ASSISTED RESCUE SHALL BE PROVIDED ON THE EXTERIOR LANDING IN ACCORDANCE WITH SECTIONS 1009.7.1 THROUGH 1009.7.4.

1009.7.3 OPENNESS

THE EXTERIOR AREA FOR ASSISTED RESCUE SHALL BE OPEN TO THE OUTSIDE AIR. THE SIDES OTHER THAN THE SEPARATION WALLS SHALL BE NOT LESS THAN 50 PERCENT OPEN, AND THE OPEN AREA SHALL BE DISTRIBUTED SO AS TO MINIMIZE THE ACCUMULATION OF SMOKE OR TOXIC GASES.

1009.7.4 STAIRWAYS

STAIRWAYS THAT ARE PART OF THE MEANS OF EGRESS FOR THE EXTERIOR AREA FOR ASSISTED RESCUE SHALL PROVIDE A CLEAR WIDTH OF 48 INCHES BETWEEN HANDRAILS.

EXCEPTION: THE CLEAR WIDTH OF 48 INCHES (1220 MM) BETWEEN HANDRAILS IS NOT REQUIRED AT

STAIRWAYS SERVING BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

1009.8 TWO WAY COMMUNICATION: A TWO WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS 1009.8.1 AND 1009.8.2 SHALL BE PROVIDED AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.

1009.8.1 SYSTEM REQUIREMENTS: TWO WAY COMM SYS SHALL PROVIDE COMMUNICATION BETWEEN EACH REQUIRED LOCATIONS AND THE FIRE COMMAND CENTER (OR APP'VD CENTRAL CONTROL POINT) WHERE THE CONTROL POINT IS NOT CONSTANTLY ATTENDED THERE SHALL BE A TIMED AUTOMATIC DIAL OUT TO A MONITORING LOCATION SYSTEM SHALL INCL AUDIBLE AND VISIBLE SIGNALS AND HAVE BATTERY BACKUP OR ALI SOURCE OF POWER FOR 90 MINUTES DURATION.

1009.9 SIGNAGE

SIGNAGE INDICATING SPECIAL ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AS SHOWN:

- 1. EACH DOOR PROVIDING ACCESS TO AN AREA OF REFUGE FROM AN ADJACENT FLOOR AREA SHALL BE IDENTIFIED BY A SIGN STATING: AREA OF REFUGE 2. EACH DOOR PROVIDING ACCESS TO AN EXTERIOR AREA FOR ASSISTED RESCUE SHALL BE IDENTIFIED BY A SIGN STATING: EXTERIOR AREA FOR ASSISTED RESCUE

SIGNAGE SHALL COMPLY WITH THE ICC A117.1 REQUIREMENTS FOR VISUAL CHARACTERS AND INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. WHERE EXIT SIGN ILLUMINATION IS REQUIRED BY SECTION 1013.3, THE SIGNS SHALL BE ILLUMINATED, VISUAL TO AN AREA OF REFUGE AND EXTERIOR AREA FOR ASSISTED RESCUE IN ACCORDANCE WITH SECTION 1013.4. CHARACTERS, RAISED CHARACTER AND BRAILLE SIGNAGE COMPLYING WITH ICC A117.1 SHALL BE LOCATED AT EACH DOOR TO AN AREA OF REFUGE AND EXTERIOR AREA FOR ASSISTED RESCUE IN ACCORDANCE WITH SECTION 1013.4.

SECTION 1016 EXIT ACCESS

1016.2 EGRESS THROUGH INTERVENING SPACES

- 2. EGRESS ALLOWED THROUGH ADJOINING OR INTERVENING ROOM WHERE ADJOINING ROOM AND AREA SERVED ARE ACCESSORY TO ONE ANOTHER. 3. EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS.

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

Table with 2 columns: OCCUPANCY, WITH SPRINKLER SYSTEM

SECTION 1019 EXIT ACCESS STAIRWAYS AND RAMPS

1019.3 OCCUPANCIES OTHER THAN GROUPS I2 AND I3

FLOOR OPENINGS CONTAINING EXIT ACCESS STAIRWAYS OR RAMPS SHALL BE ENCLOSED WITH A SHAFT ENCLOSURE CONSTRUCTED IN ACCORDANCE WITH SEC 713.

EXCEPTIONS:

- 1. EXIT ACCESS STAIRWAYS AND RAMPS THAT SERVE OR ATMOSPHERICALLY COMMUNICATE BETWEEN ONLY TWO STORES. SUCH INTERCONNECTED STORIES SHALL NOT BE OPEN TO OTHER STORIES. 4. EXIT ACCESS STAIRWAYS AND RAMPS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, WHERE THE AREA OF THE VERTICAL OPENING BETWEEN STORIES DOES NOT EXCEED TWICE THE HORIZONTAL PROJECTED AREA OF THE STAIRWAY OR RAMP AND THE OPENING IS PROTECTED BY A DRAFT CURTAIN AND CLOSELY SPACED SPRINKLERS IN ACCORDANCE WITH NFPA 13. IN OTHER THAN GROUP ... 5. EXIT ACCESS STAIRWAYS AND RAMPS WITHIN ATRIUM COMPLYING WITH THE PROVISIONS OF SECTION 404.

SECTION 1020 CORRIDORS

1020.1 CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1020.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE TRATED SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS.

EXCEPTIONS:

- 4. A FIRE-RESISTANCE RATING IN NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP B THAT IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH SECTION 1006.2.

TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING

Table with 3 columns: OCCUPANCY, OCCUPANT LOAD SERVED, FIRE-RESISTANCE RATING (SPRINKLERED)

1020.4 DEAD ENDS

THERE SHALL BE NO DEAD ENDS IN CORRIDORS MORE THAN 25 FT IN LENGTH.

EXCEPTION 2: IN OCCUPANCIES IN GROUPS B, M, R-2, S AND U, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET.

SECTION 1023 INTERIOR EXIT STAIRWAYS AND...

INTERIOR EXIT STAIRWAYS SHALL BE ENCLOSED AND LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING OR SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDINGS WITH AN EXIT PASSAGEWAY CONFORMING TO THE REQUIREMENTS OF SECTION 1024 EXCEPT AS PERMITTED IN SECTION 1028.1. AN INTERIOR EXIT STAIRWAY OR RAMP SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN AS A MEANS OF EGRESS AND A CIRCULATION PATH.

1023.2 CONSTRUCTION

ENCLOSURES FOR INTERIOR EXIT STAIRWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES SECTION 711 OR BOTH. INTERIOR EXIT STAIRWAY ENCLOSURES SHALL HAVE A FIRE RATING OF NOT LESS THAN 2 HRS WHERE CONNECTING MORE THAN FOUR STORIES AND NOT LESS THAN 1 HOUR WHERE CONNECTING FOUR STORIES OR LESS. THE NUMBER OF STORIES CONNECTED BY TH INTERIOR EXIT STAIRWAYS OR RAMPS SHALL INCLUDE ANY BASEMENTS, BUT NOT ANY MEZZANINES. INTERIOR EXIT STAIRWAYS SHALL HAVE A FIRE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS.

EXCEPTIONS:

- 2. INTERIOR EXIT STAIRWAYS WITHIN AN ATRIUM ENCLOSED WITH SECTION 404.6.

SECTION 1028 EXIT DISCHARGE

1028.1 GENERAL

EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE DIRECT ACCESS TO GRADE. THE EXIT DISCHARGE SHALL NOT REENTER A BUILDING EXCEPT INTO AN EXIT OR AS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE COMBINED USE OF EXCEPTION 1 AND 2 SHALL NOT EXCEED 50 PERCENT OF THE NUMBER AND CAPACITY OF THE REQUIRED EXITS.

EXCEPTIONS:

- 1. NOT MORE THAN 50 PERCENT OF THE NUMBER AND MINIMUM WIDTH OR REQUIRED CAPACITY OF INTERIOR EXIT STAIRWAYS AND RAMPS IS PERMITTED TO EGRESS THROUGH AREAS ON THE LEVEL OF EXIT DISCHARGE PROVIDED ALL OF THE FOLLOWING ARE MET: 1.1. SUCH ENCLOSURES EGRESS TO A FREE AND UNOBSTRUCTED PATH OF TRAVEL TO AN EXTERIOR EXIT DOOR AND SUCH EXIT IS READILY VISIBLE AND IDENTIFIABLE FROM THE POINT OF TERMINATION OF ENCLOSURE. 1.2. THE ENTIRE AREA OF THE LEVEL OF EXIT DISCHARGE IS SEPARATED FROM AREAS BELOW BY CONSTRUCTION CONFORMING TO THE FIRE-RESISTANCE RATING FOR THE ENCLOSURE. 1.3. THE EGRESS PATH FROM THE INTERIOR EXIT STAIRWAY AND RAMP ON THE LEVEL OF EXIT DISCHARGE IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM PORTIONS OF THE LEVEL OF EXIT DISCHARGE WITH ACCESS TO THE EGRESS PATH SHALL EITHER BE PROTECTED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, OR SEPARATED FROM THE EGRESS PATH IN ACCORDANCE WITH THE REQUIREMENTS FOR THE ENCLOSURE OF INTERIOR EXIT STAIRWAYS OR RAMPS. 1.4. WHERE A REQUIRED INTERIOR EXIT STAIRWAY OR RAMP AND AN EXIT ACCESS STAIRWAY OR RAMP SERVE THE SAME FLOOR LEVEL AND TERMINATE AT THE SAME LEVEL OF EXIT DISCHARGE, THE TERMINATION OF THE EXIT ACCESS STAIRWAY OR RAMP AND THE EXIT DISCHARGE DOOR OR THE INTERIOR EXIT STAIRWAY OR RAMP SHALL BE SEPARATED BY A DISTANCE OF NOT LESS THAN 30 FEET OR NOT LESS THAN ONE-FOURTH THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING, WHICHEVER IS LESS. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE BETWEEN THE EXIT DISCHARGE DOOR FROM THE INTERIOR EXIT STAIRWAY OR RAMP AND THE LAST TREAD OF THE EXIT ACCESS STAIRWAY OR TERMINATION OF SLOPE OF THE EXIT ACCESS RAMP. 2. NOT MORE THAN 50 PERCENT OF THE NUMBER AND MINIMUM WIDTH OR REQUIRED CAPACITY OF THE INTERIOR EXIT STAIRWAYS AND RAMPS IS PERMITTED TO EGRESS THROUGH A VESTIBULE PROVIDED ALL OF THE FOLLOWING CONDITIONS ARE MET: 2.1. THE ENTIRE AREA OF THE VESTIBULE IS SEPARATED FROM AREAS BELOW BY CONSTRUCTION CONFORMING TO THE FIRE-RESISTANCE RATING OF THE INTERIOR EXIT STAIRWAY OR RAMP ENCLOSURE. 2.2. THE DEPTH FROM THE EXTERIOR OF THE BUILDING IS NOT GREATER THAN 10 FEET AND THE WIDTH IS NOT GREATER THAN 30 FEET. 2.3. THE AREA IS SEPARATED FROM THE REMAINDER OF THE LEVEL OF EXIT DISCHARGE BY A FIRE PARTITION CONSTRUCTED IN ACCORDANCE WITH SECTION 708. EXCEPTION: THE MAXIMUM TRANSMITTED TEMPERATURE RISE IS NOT REQUIRED. 2.4. THE AREA IS USED ONLY FOR MEANS OF EGRESS AND EXITS DIRECTLY TO THE OUTSIDE. 3. HORIZONTAL EXITS COMPLYING WITH SECTION 1026 SHALL NOT BE REQUIRED TO DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING.

SECTION 1029 ASSEMBLY

A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WHICH CONTAINS SEATS, TABLES, DISPLAYS, EQUIPMENT OR OTHER MATERIAL SHALL COMPLY WITH THIS SECTION.

1029.8. COMMON PATH OF EGRESS TRAVEL

THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 30 FEET FROM ANY SEAT TO A POINT WHERE AN OCCUPANT HAS A CHOICE OF TWO PATHS OF EGRESS TRAVEL TO TWO EXITS.

EXCEPTION:

- 1. FOR AREAS SERVING LESS THAN 50 OCCUPANTS, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75 FT

1029.13.1. SEATING AT TABLES

WHERE SEATING IS LOCATED AT A TABLE OR COUNTER AND IS ADJACENT TO AN AISLE OR AISLE ACCESSWAY, THE MEASUREMENT OF REQUIRED CLEAR WIDTH OF THE AISLE OR AISLE ACCESSWAY SHALL BE MADE TO A LINE 19 IN AWAY PARALLEL TO THE EDGE OF THE TABLE/COUNTER. IN CASE OF OTHER SIDE BOUNDARIES THE CLEAR WIDTH SHALL BE MEASURED TO WALLS, EDGES OF SEATING AND TREAD EDGES, EXCEPT THAT HANDRAIL PROJECTIONS ARE PERMITTED.

CHAPTER 29

PLUMBING SYSTEMS

TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (WA STATE AMENDMENT)

Table with 4 columns: OCCUPANCY, ASSEMBLY, A-3, AUDITORIUMS WITHOUT PERMANENT SEATING, WATERCLOSETS, MALE, FEMALE, LAVATORIES, MALE, FEMALE

PLUMBING FIXTURES REQUIRED PER FLOOR/ PER ZONE:

Table with 5 columns: L2 TERRACE AREA, TOTAL OCCUPANTS, WATERCLOSETS, LAVATORIES

Table with 3 columns: OCCUPANCY, WATERCLOSETS, LAVATORIES

PLUMBING FIXTURES REQUIRED PER FLOOR/ PER ZONE:

Table with 5 columns: L1 FLOOR AREA, TOTAL OCCUPANTS, WATERCLOSETS, LAVATORIES

Table with 3 columns: TOTAL FIXTURES REQUIRED AT L1-L3, TOTAL FIXTURES PROVIDED

* 2018 SBC 2902.2...

- EXCEPTION 1: SEPARATE FACILITIES SHALL NOT BE REQUIRED FOR DWELLING UNITS AND SLEEPING UNITS. EXCEPTION 2: SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD... EXCEPTION 4: SEPARATE FACILITIES SHALL NOT BE... EXCEPTION 5:...

TABLE 2902.1 - MINIMUM PLUMBING FIXTURES

d. OCCUPANT LOAD FOR SEASONAL OUTDOOR SEATING AND ENTERTAINMENT AREAS SHALL BE INCLUDED WHEN DETERMINING THE MIN... f. DRINKING FOUNTAINS ARE NOT REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER. g. SERVICE SINKS NOT REQUIRED FOR BUSINESS AND MERCANTILE WITH OCC LOAD OF 15 OR FEWER.

2902.5 DRINKING FOUNTAIN LOCATION

DRINKING FOUNTAINS SHALL BE LOCATED ON AN ACCESSIBLE ROUTE.

DRINKING FOUNTAINS REQUIRED PER FLOOR/ PER ZONE:

Table with 4 columns: TOTAL OCCUPANTS, DRINKING FOUNTAINS, A-3 = 1 PER 500, B = 1 PER 100

2902.1 (f) DRINKING FOUNTAINS NOT REQUIRED FOR OCCUPAN...



SEATTLE | LOS ANGELES | BOISE gglo.com



PROJECT:

KITSAP BANK HEADQUARTERS

PROJECT ADDRESS: 625 BAY ST PORT ORCHARD WA 98366

LOTS 1 AND 2, BLOCK 12, S.M. STEVENS TOWN PLAT OF SNEY, LOT 3, BLOCK 12, S.M. STEVENS TOWN PLAT OF SNEY

OWNER:

KITSAP BANK 619 BAY STREET PORT ORCHARD, WA 98366

C

APPROVAL STAMPS

MARK DATE DESCRIPTION

REVISIONS

B 02/23/2023 SD PRICE SET

A 03/01/2022 CONCEPT DESIGN PRICE SET

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: 2020016.01

GGLO PRINCIPAL IN CHARGE: JF

GGLO PROJECT MANAGER: MP

OWNER APPROVAL:

SHEET TITLE

BUILDING CODE SUMMARY

SHEET NO.

G-031

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06.22.2023 - BUILDING PERMIT SET

PROJECT DATE: 06/20/2023 11:45:59 AM



PROJECT:
KITSAP BANK HEADQUARTERS

PROJECT ADDRESS:
625 BAY ST PORT ORCHARD WA 98366

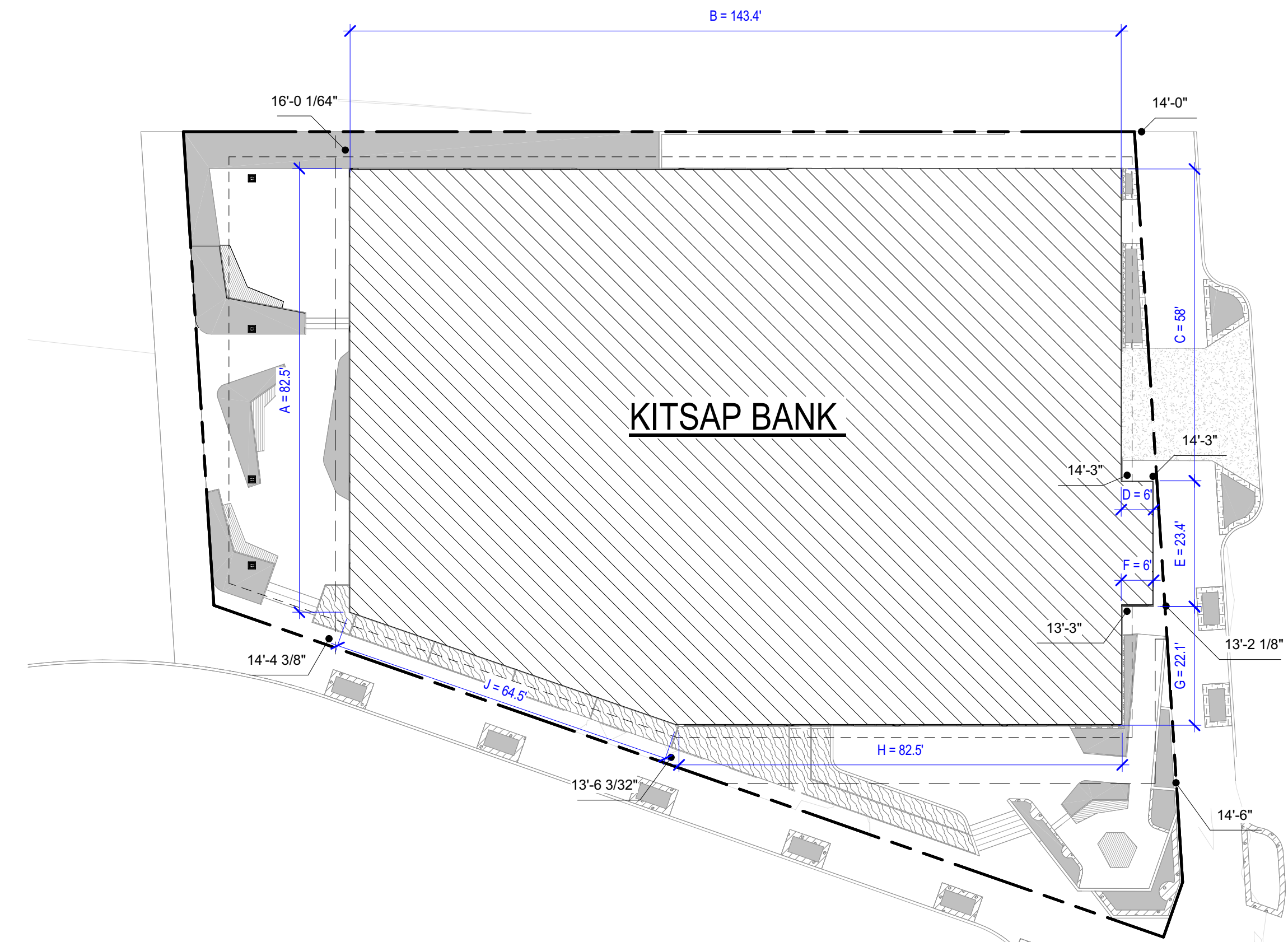
LOTS 1 AND 2, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY, LOT 3, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY

OWNER:
**KITSAP BANK
619 BAY STREET
PORT ORCHARD, WA 98366**

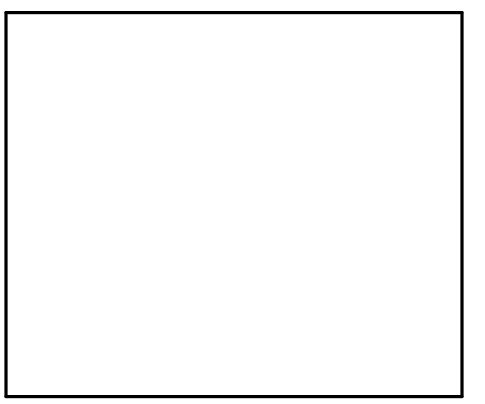
IBC AVERAGE GRADE PLANE CALCULATION

SEGMENT	LENGTH	POINT 1	POINT 2	((POINT 1 + POINT 2)/2) x LENGTH
A	82.50	14.33	16.00	1251.11
B	143.40	16.00	14.00	2151.00
C	58.00	14.00	14.25	819.25
D	6.00	14.25	14.25	85.50
E	23.40	14.25	13.16	320.70
F	6.00	13.16	13.25	79.23
G	22.10	13.25	14.50	306.64
H	82.50	14.50	13.50	1155.00
J	64.50	13.50	14.33	897.52
TOTAL	488.40			7065.94

AVERAGE GRADE = 320387.27 / 1132.58 = **14.47**



C5 IBC AVERAGE GRADE PLANE
1" = 20'-0"



MARK	DATE	DESCRIPTION
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REVISIONS

MARK	DATE	DESCRIPTION

ISSUE INFORMATION

B	02/23/2023	SD PRICE SET
A	03/01/2022	CONCEPT DESIGN PRICE SET

PROJECT NO.: **2020016.01**
 GGLO PRINCIPAL IN CHARGE: **JF**
 GGLO PROJECT MANAGER: **MP**
 OWNER APPROVAL: _____

SHEET TITLE
BUILDING CODE DIAGRAMS

SHEET NO.
G-032

06.22.2023 - BUILDING PERMIT SET

EXITING DIAGRAM NOTES

- COMMON PATH OF EGRESS TRAVEL DISTANCE (CPTD):**
PER IBC CH 2 DEFINITION: THAT PORTION OF THE EXIT ACCESS TRAVEL DISTANCE MEASURED FROM THE MOST REMOTE POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.
PER IBC TABLE 1006.2.1:
(WITH SPRINKLER)
A = 75
B = 100
S = 100
- EXIT ACCESS TRAVEL DISTANCE (EATD):**
PER IBC SECTION 1017.3: EXITS SHALL BE SO LOCATED ON EACH STORY SUCH THAT THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL, MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT SHALL NOT EXCEED THE DISTANCES GIVEN IN TABLE 1017.2.
PER IBC TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE:
(WITH SPRINKLER)
A-S-1 = 250
B = 300
S-2 = 400
- OCCUPANT LOAD FACTORS ARE SHOWN PER IBC TABLE 1004.1.2 BELOW.

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS
ASSEMBLY WITHOUT FIXED SEATS CONCENTRATED (CHAIRS ONLY - NOT FIXED) STANDING SPACE UNCONCENTRATED (TABLES AND CHAIRS)	7 NET 5 NET 15 NET
BUSINESS AREAS	150 GROSS
EXERCISE ROOMS	50 GROSS
PARKING GARAGES	200 GROSS
DECKS	15 GROSS

OCCUPANCY LOAD LEGEND

- ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
- ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED
- BUSINESS AREAS
- EXERCISE ROOMS
- PARKING GARAGES

OCCUPANCY SYMBOL LEGEND

- EXIT ROUTE
- CPTD = COMMON PATH OF EGRESS TRAVEL DISTANCE
- EATD = EXIT ACCESS TRAVEL DISTANCE START / END POINT
- REQUIRED SEPARATION OF EXITS, GREATER THAN 1/3 DIAGONAL DISTANCE
- DIAGONAL DISTANCE OF SPACE WHERE TWO DOORS REQUIRED PER TABLE 1006.2.1
- DEAD END CORRIDOR
- OCCUPANT LOAD
- DIVERGING OR CONVERGING OCCUPANT LOAD
- OCCUPANT LOAD AT DOORWAY
- OCCUPANT LOAD ALLOWED PER IBC 1005.3.2 EXCEPTION 1:
34" PASSAGE (36" DOOR) / 15 INCHES PER OCC = 228 OCC MAX
- WIDTH OF CORRIDOR MULTIPLIED BY 0.2
= XX OCC
- OCCUPANT LOAD ALLOWED PER IBC 1005:
5.0' CORRIDOR x 0.2 INCHES PER OCC = 300 OCC LOAD ALLOWED
- PER IBC 1005, EXCEPTIONS 1, EGRESS STAIR WIDTH TO BE MULTIPLIED BY A FACTOR OF 0.2 OR MINIMUM OF 44", WHICHEVER IS MORE RESTRICTIVE
- PER SHEET A-400 AND A-401, STAIRS ARE A MINIMUM WIDTH OF 4'-2" (50")
- 50" / 0.2 = 250 MAX ALLOWED OCC LOAD PER STAIR
- LOCATION OF HORIZONTAL EXIT
- HORIZONTAL EXIT AREA OF REFUGE
ALLOW 3 SFOCC

RATED WALL & DOOR LEGEND

- 1-HR FIRE BARRIER / SHAFT
- 3-HR FIRE WALL



APPROVAL STAMPS

MARK DATE DESCRIPTION

REVISIONS

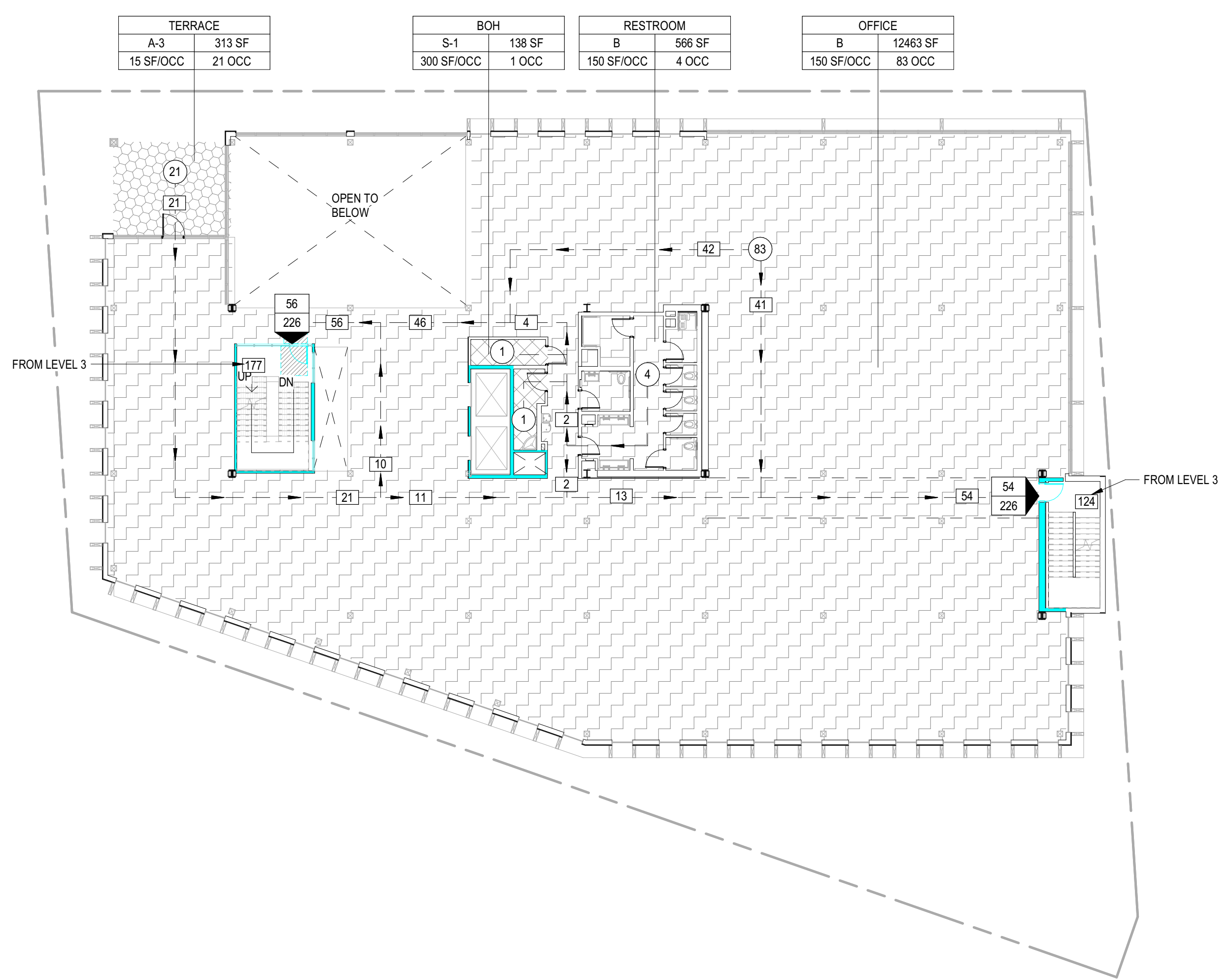
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A	03/01/2022	CONCEPT DESIGN PRICE SET

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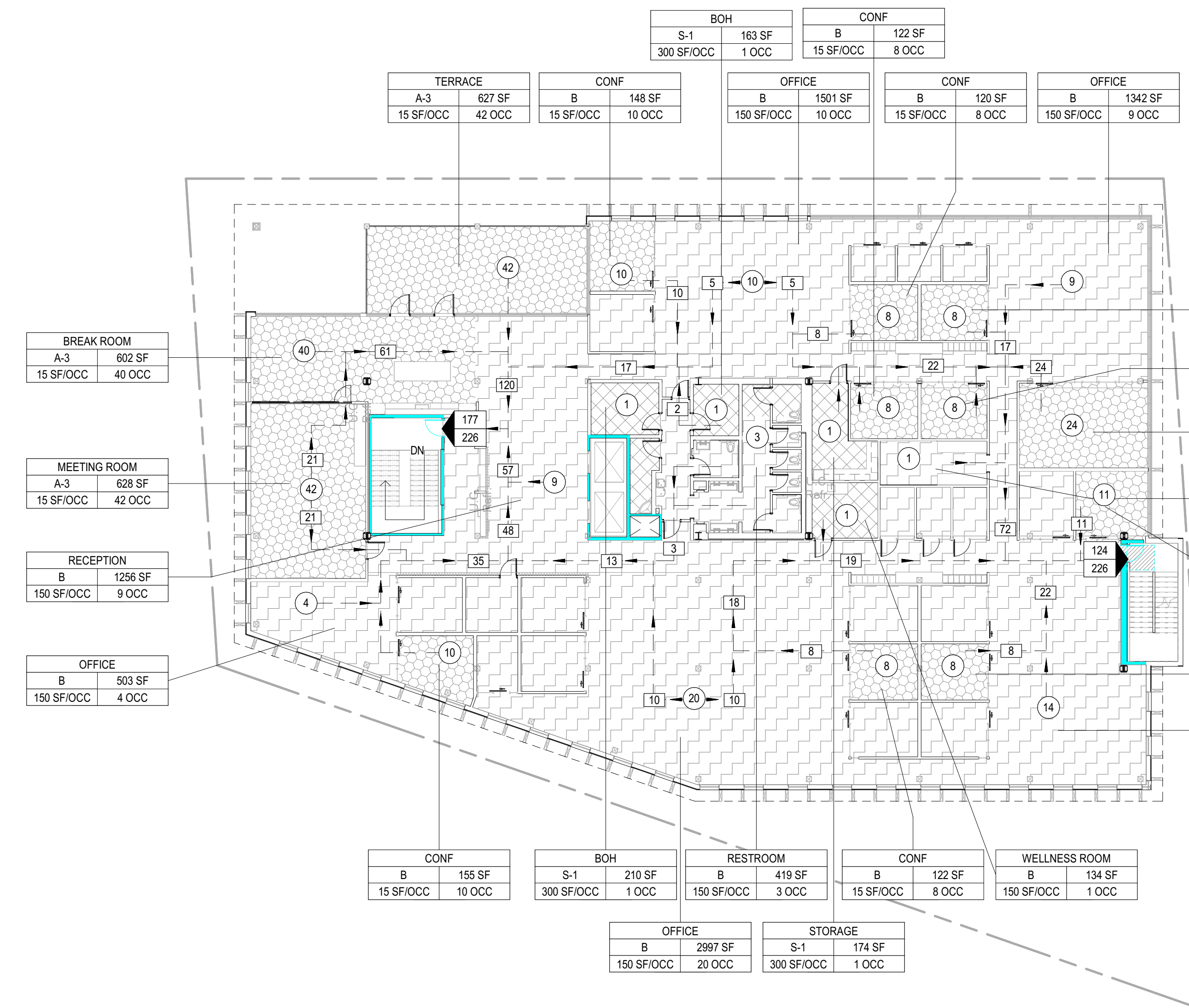
PROJECT NO.: **2020016.01**
GGLO PRINCIPAL IN CHARGE: JF
GGLO PROJECT MANAGER: MP
OWNER APPROVAL:

SHEET TITLE
OCCUPANCY DIAGRAMS

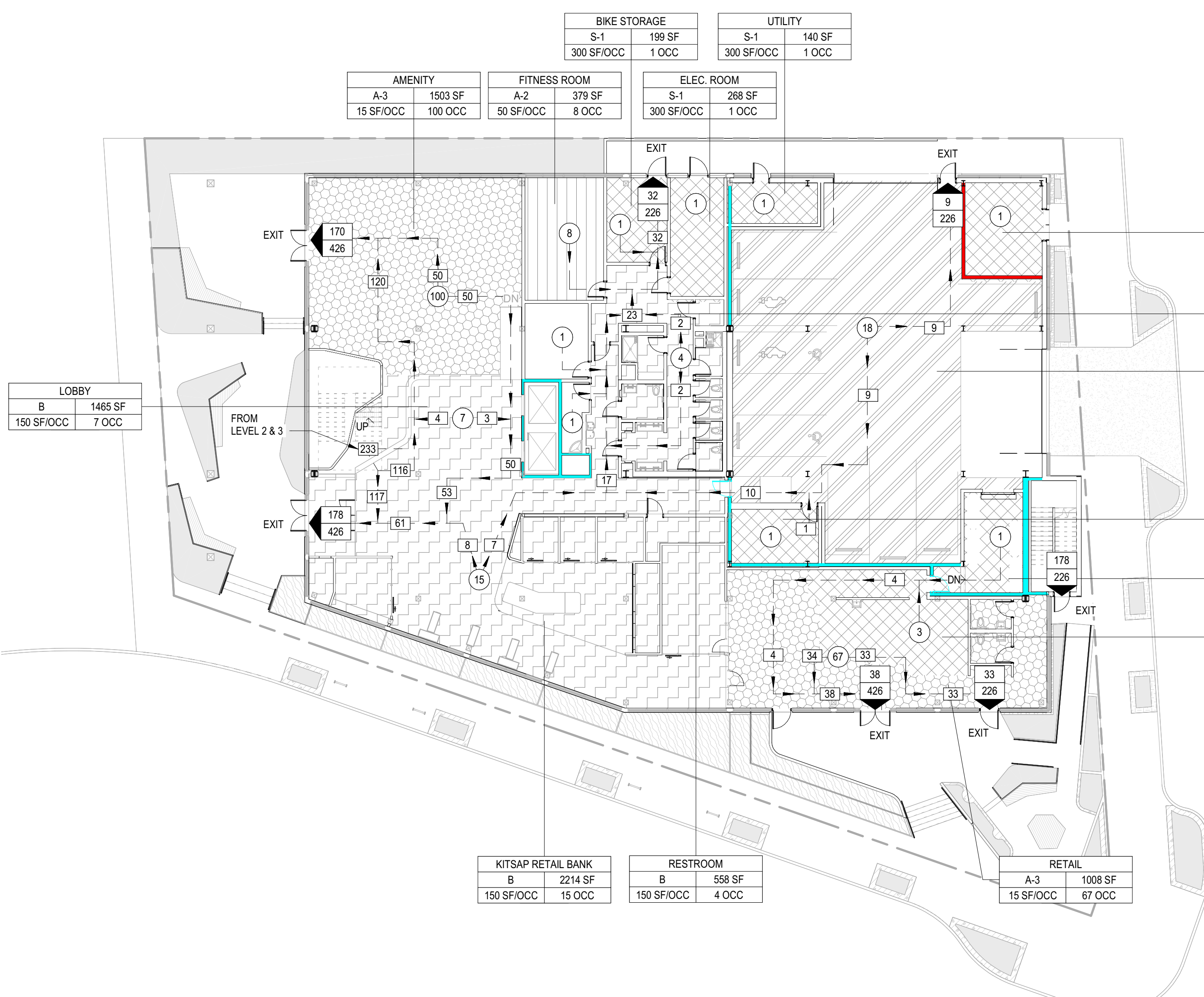
SHEET NO.
G-035



C3 LEVEL 2 OCCUPANCY PLAN
1/16" = 1'-0"



C1 LEVEL 3 OCCUPANCY PLAN
1/16" = 1'-0"



A3 LEVEL 1 OCCUPANCY DIAGRAM
1/16" = 1'-0"

06.22.2023 - BUILDING PERMIT SET

EXITING DIAGRAM NOTES

- COMMON PATH OF EGRESS TRAVEL DISTANCE (CPTD):**
PER IBC CH 2 DEFINITION: THAT PORTION OF THE EXIT ACCESS TRAVEL DISTANCE MEASURED FROM THE MOST REMOTE POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.
PER IBC TABLE 1006.2.1:
(WITH SPRINKLER)
A = 75
B = 100
S = 100
- EXIT ACCESS TRAVEL DISTANCE (EATD):**
PER IBC SECTION 1017.3: EXITS SHALL BE SO LOCATED ON EACH STORY SUCH THAT THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL, MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT SHALL NOT EXCEED THE DISTANCES GIVEN IN TABLE 1017.2.
PER IBC TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE:
(WITH SPRINKLER)
A, S-1 = 250
B, S-2 = 300
S = 400
- OCCUPANT LOAD FACTORS ARE SHOWN PER IBC TABLE 1004.1.2 BELOW.

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS
ASSEMBLY WITHOUT FIXED SEATS CONCENTRATED (CHAIRS ONLY - NOT FIXED) STANDING SPACE UNCONCENTRATED (TABLES AND CHAIRS)	7 NET 5 NET 15 NET
BUSINESS AREAS	150 GROSS
EXERCISE ROOMS	50 GROSS
PARKING GARAGES	200 GROSS
DECKS	15 GROSS

OCCUPANCY LOAD LEGEND

- ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
- ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED
- BUSINESS AREAS
- EXERCISE ROOMS
- PARKING GARAGES

OCCUPANCY SYMBOL LEGEND

- EXIT ROUTE
- CPTD = COMMON PATH OF EGRESS TRAVEL DISTANCE
- EATD = EXIT ACCESS TRAVEL DISTANCE START / END POINT
- REQUIRED SEPARATION OF EXITS, GREATER THAN 1/3 DIAGONAL DISTANCE
- DIAGONAL DISTANCE OF SPACE WHERE TWO DOORS REQUIRED PER TABLE 1006.2.1
- DEAD END CORRIDOR
- OCCUPANT LOAD
- DIVERGING OR CONVERGING OCCUPANT LOAD
- OCCUPANT LOAD AT DOORWAY
- OCCUPANT LOAD ALLOWED PER IBC 1005.3.2 EXCEPTION 1:
34" PASSAGE (36" DOOR) / .15 INCHES PER OCC = 228 OCC MAX
- WIDTH OF CORRIDOR MULTIPLIED BY 0.2
= XX OCC
- OCCUPANT LOAD ALLOWED PER IBC 1005:
5.0' CORRIDOR x 0.2 INCHES PER OCC = 300 OCC LOAD ALLOWED
- PER IBC 1005, EXCEPTIONS 1, EGRESS STAIR WIDTH TO BE MULTIPLIED BY A FACTOR OF 0.2 OR MINIMUM OF 44", WHICHEVER IS MORE RESTRICTIVE
- PER SHEET A-400 AND A-401, STAIRS ARE A MINIMUM WIDTH OF 4'-2" (50")
- 50" / 0.2 = 250 MAX ALLOWED OCC LOAD PER STAIR
- LOCATION OF HORIZONTAL EXIT
- HORIZONTAL EXIT AREA OF REFUGE
ALLOW 3 SF/OCC

RATED WALL & DOOR LEGEND

- 1-HR FIRE BARRIER / SHAFT
- 3-HR FIRE WALL
- 20 MIN

APPROVAL STAMPS

MARK DATE DESCRIPTION

REVISIONS

B 02/23/2023 SD PRICE SET

A 03/01/2022 CONCEPT DESIGN PRICE SET

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: **2020016.01**
GGLO PRINCIPAL IN CHARGE: **JF**
GGLO PROJECT MANAGER: **MP**
OWNER APPROVAL:

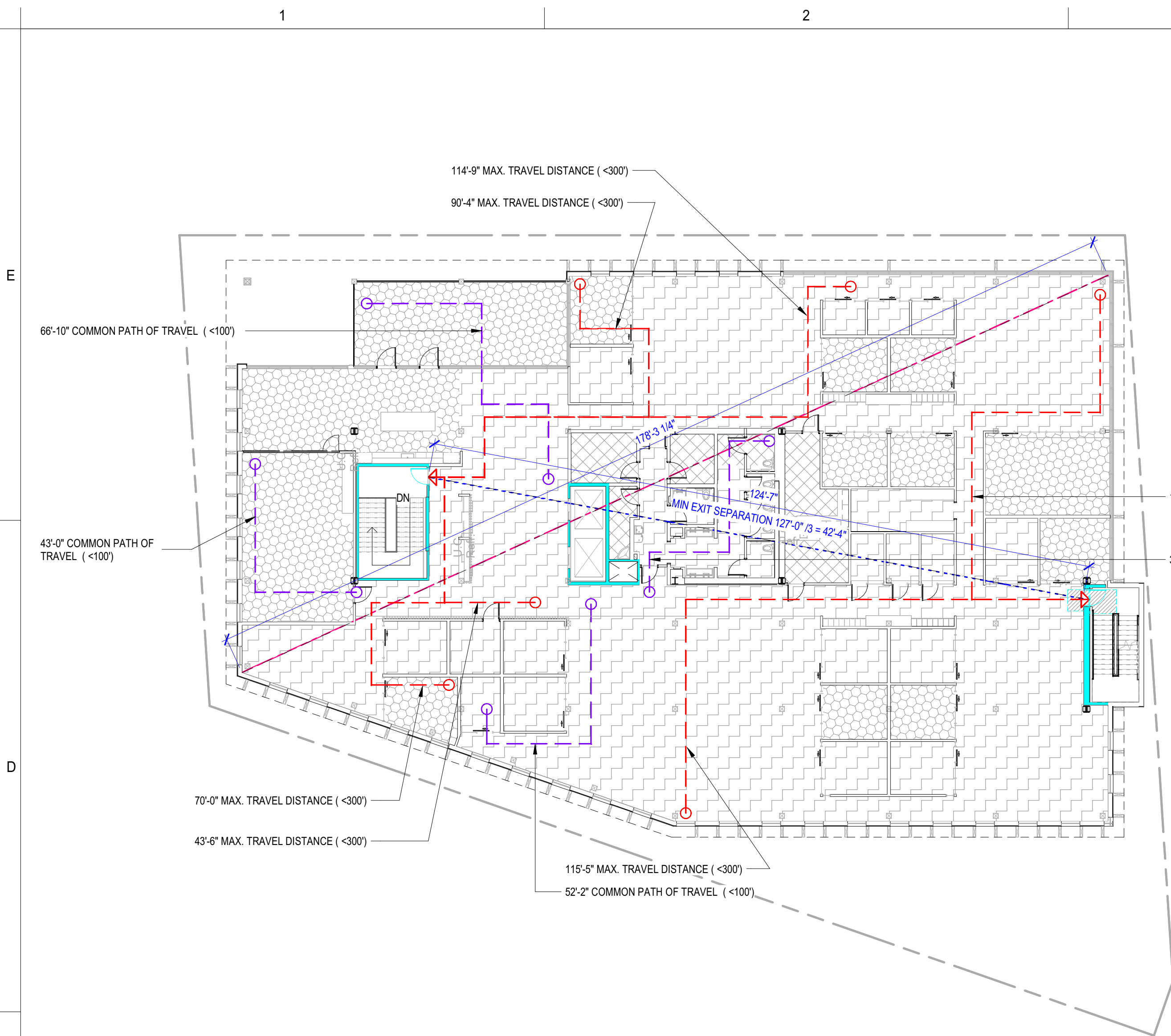
SHEET TITLE

EGRESS DIAGRAMS

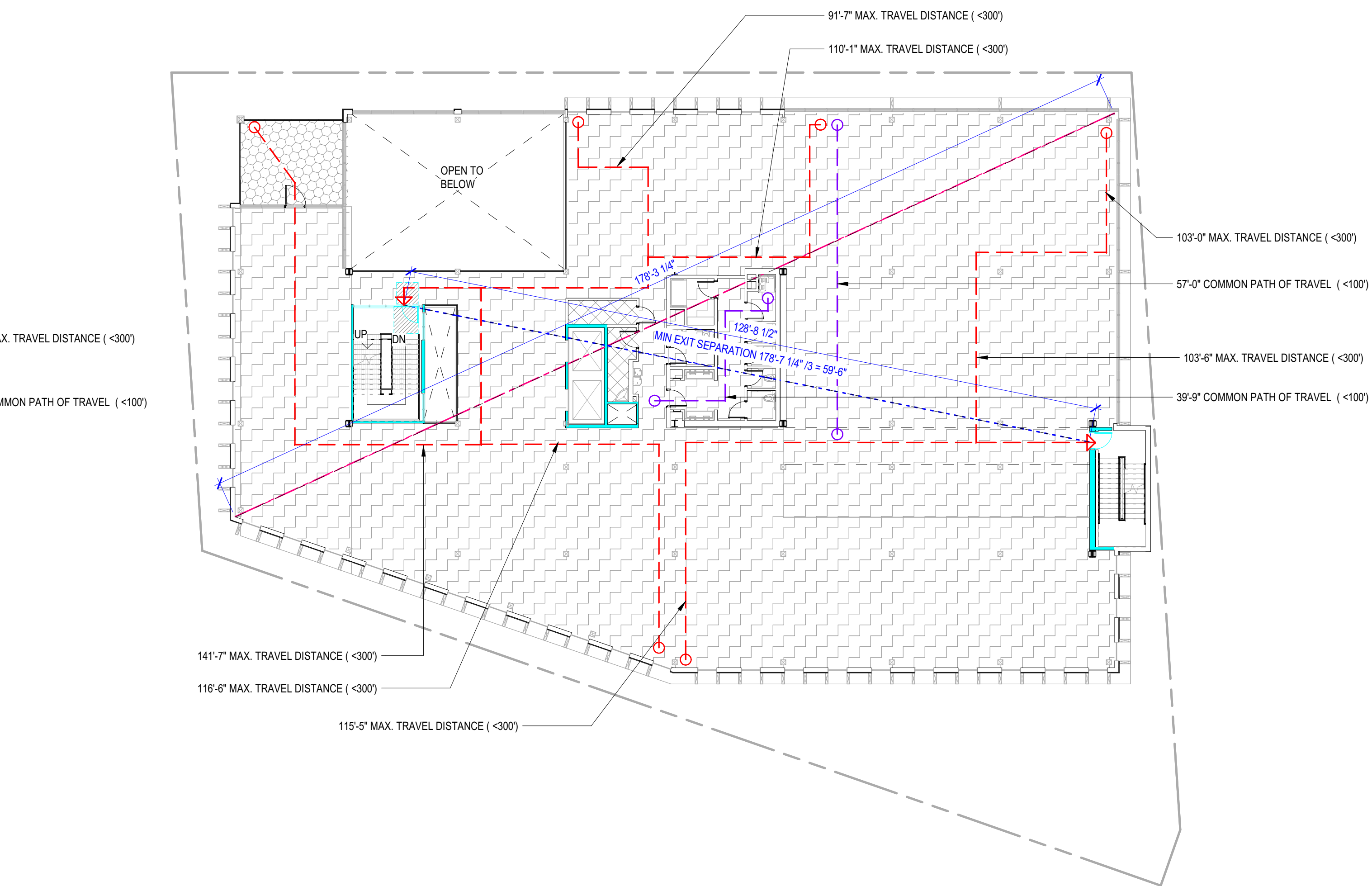
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G-036

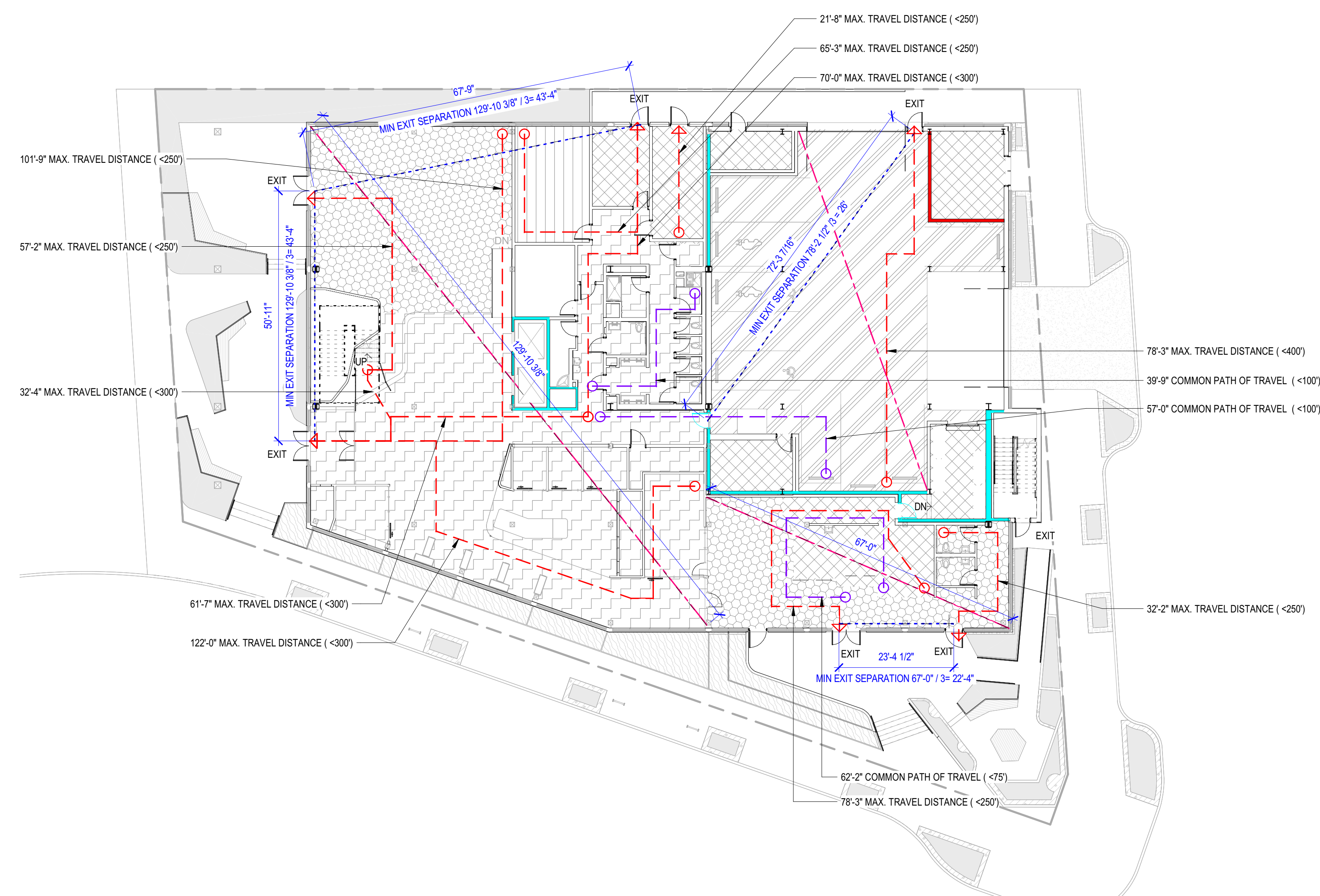
COPYRIGHT GGLO. ALL RIGHTS RESERVED. ORIGINAL SHEET SIZE IS 36"x42"



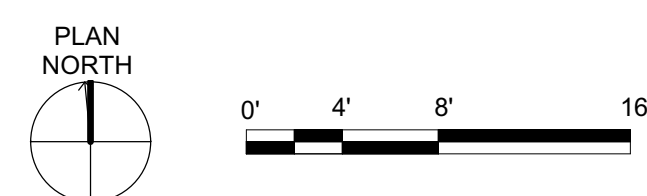
C1 LEVEL 3 EGRESS PLAN
1/16" = 1'-0"



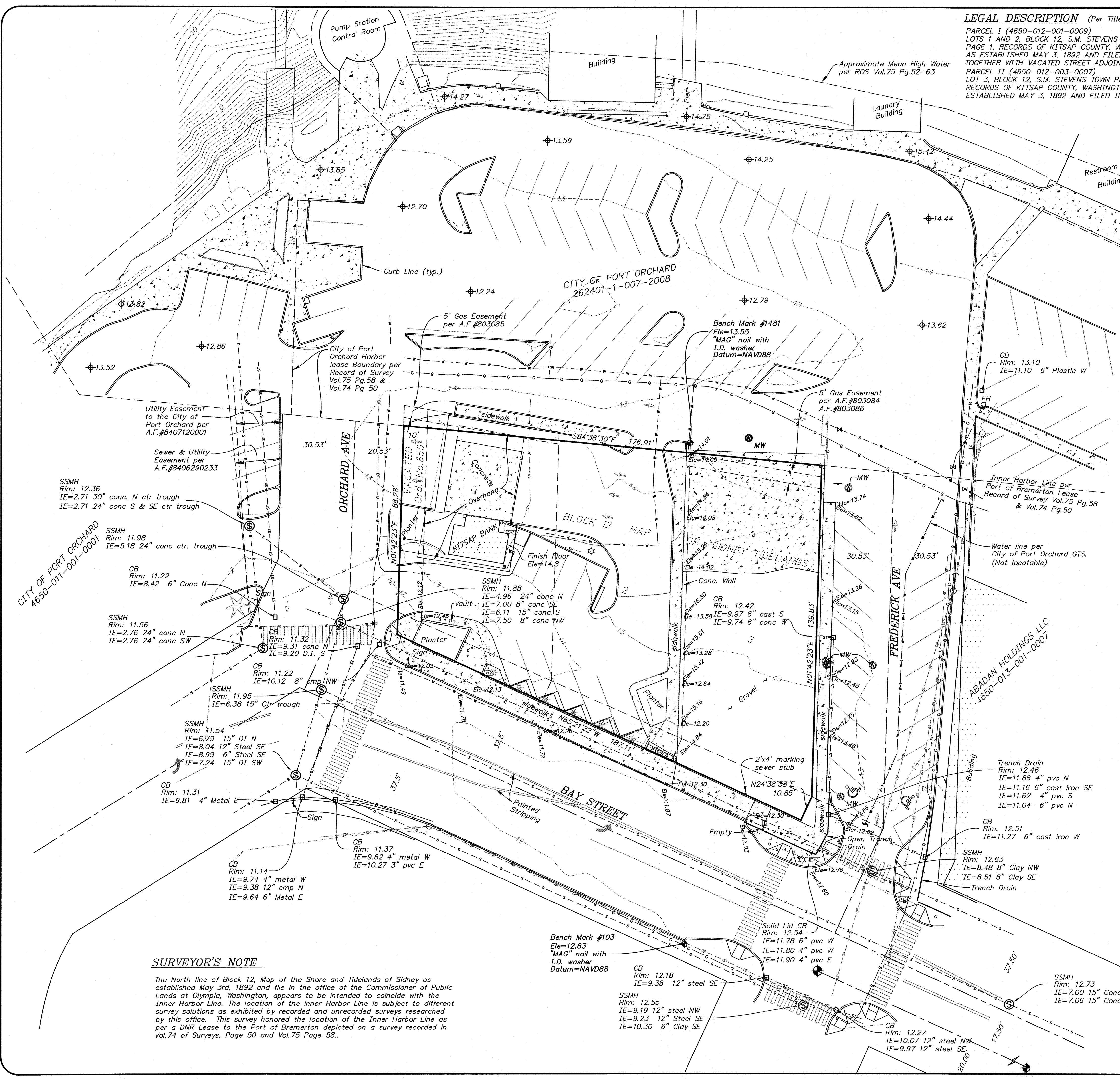
C3 LEVEL 2 EGRESS PLAN
1/16" = 1'-0"



A3 LEVEL 1 EGRESS DIAGRAM
1/16" = 1'-0"



06.22.2023 - BUILDING PERMIT SET



LEGAL DESCRIPTION (Per Title Report E2022-418331 by Land Title Company of Kitsap County dated January 20, 2022.)
 PARCEL I (4650-012-001-0009)
 LOTS 1 AND 2, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY, ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 1, RECORDS OF KITSAP COUNTY, WASHINGTON AND LOT 1 & 2, BLOCK 12, MAP OF THE SHORE AND TIDELANDS OF SIDNEY, AS ESTABLISHED MAY 3, 1892 AND FILED IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON, TOGETHER WITH VACATED STREET ADJOINING AS IN CITY OF PORT ORCHARD ORDINANCE NO.850.
 PARCEL II (4650-012-003-0007)
 LOT 3, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY, ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 1, RECORDS OF KITSAP COUNTY, WASHINGTON AND LOT 3, BLOCK 12, MAP OF THE SHORE AND TIDELANDS OF SIDNEY, AS ESTABLISHED MAY 3, 1892 AND FILED IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON.

- TITLE NOTES**
 These notes correspond to Special Exceptions as listed in Title Report E2022-418331 by Land Title Company of Kitsap County dated January 20, 2022.
- Does not affect this survey
 - Does not affect this survey
 - Does not affect this survey
 - Pertains to a gas line easement per Auditor's File Nos. 803084, 803085, and 803086. Said easement is plotted on this survey.
 - Pertains to an agreement with the City of Port Orchard per Auditor's File No. 8407120001 agreeing to recognize the Right-of-Way lines as surveyed in Volume 21 of Surveys Page 75. Said survey included the 10 foot wide "Vacated" area of Orchard Ave. Agreement also included an offsite easement for Storm, Sanitary and Utility lines. Said easement is plotted on this survey.
 - Pertains to a prior survey recorded under Auditor's File No. 8406290233. Our current survey found no discrepancies.
 - Pertains to a prior survey done by this office under Auditor's File No. 201603080081. Our current survey found no discrepancies.
 - Does not affect this survey
 - Does not affect this survey
 - Does not affect this survey
 - Does not affect this survey

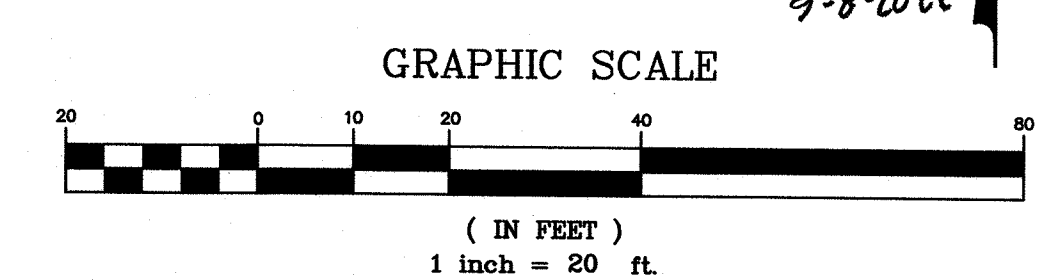
CERTIFICATION
 TO: KITSAP BANK, OLYMPIC BAYSIDE LLC AND LAND TITLE COMPANY OF KITSAP COUNTY.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9-21-2022
 DATE OF PLAT OR MAP: 9/8/2022
Steven E. Otmar
 BY STEVEN E. OTMAR WASHINGTON STATE LAND SURVEYOR NO. 20795.

UNDERGROUND UTILITIES NOTE
 THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AND HAVE BEEN LOCATED FROM VISIBLE EVIDENCE, AS-BUILT MAPS AND PAINT MARKS BY APPLIED PROFESSIONAL SERVICES, INC. AES CONSULTANTS, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN OR COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LOCATION OF CRITICAL UNDERGROUND UTILITIES SHOULD BE EXPOSED AND VERIFIED PRIOR TO DESIGN OR CONSTRUCTION. PLEASE NOTIFY ONE CALL AT 1-800-424-5555 AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE ANY CONSTRUCTION.

- LEGEND**
- Monitor Well
 - Sign
 - Utility Pole
 - Lamp
 - Fire Hydrant
 - Water Valve
 - Water Meter & Box
 - Junction Box
 - Survey Monument
 - Sanitary Sewer
 - Buried Telephone
 - Storm Sewer
 - Water line
 - Water line per City of Port Orchard GIS
 - Natural Gas
 - Overhead Power
 - Concrete

DATUM: NAVD88 per D.O.T.
 Brass cap Bench Mark "Manette"
 (Datum Relationship per NOAA Sta.9445958 Bremerton, Wa.)

MHHW: 9.22'
 MHW: 8.34'
 MLW: 0.32'
 MLLW: -2.52'
 NAVD88: 0.00'



SURVEYOR'S NOTE
 The North line of Block 12, Map of the Shore and Tideland of Sidney as established May 3rd, 1892 and file in the office of the Commissioner of Public Lands at Olympia, Washington, appears to be intended to coincide with the Inner Harbor Line. The location of the Inner Harbor Line is subject to different survey solutions as exhibited by recorded and unrecorded surveys researched by this office. This survey honored the location of the Inner Harbor Line as per a DNR Lease to the Port of Bremerton depicted on a survey recorded in Vol.74 of Surveys, Page 50 and Vol.75 Page 58.

REV.	DATE	BY	DESCRIPTION
1	17/21/22	B.J.M.	REVISE R/W-BNDRY
2	19/06/22	B.J.M.	REVISE Inner Harbor Line

ALTA/NSPS LAND TITLE SURVEY

FOR: KITSAP BANK
 PORT ORCHARD, WASHINGTON

© AESCS, INC. These drawings were prepared for this project only and are not intended for use on any other project.

AES CONSULTANTS, INC.
 P.O. BOX 950 / 3472 N.W. LOWELL • SILVERDALE, WA. 98383 • (360)692-6400

JOB NO. **7716**
 SHEET **1/1**

KITSAP BANK HEADQUARTERS

625 BAY STREET
PORT ORCHARD, WA 98366

PERMIT SET
JUNE 2023

PROJECT DESCRIPTION

SURVEY INFORMATION

SURVEY BY AES CONSULTANTS, INC., DATED 9/08/22.

HORIZONTAL DATUM:
NAD83 2011

VERTICAL DATUM:
NAVD 88 PER D.O.T.
BRASS CAP BENCH MARK "MANETTE"
(DATUM RELATIONSHIP PER NOAA STA.9445958 BREMERTON, WA.)
MHHW: 8.22'
MHW: 8.34'
MLW: 0.32'
MLLW: -2.52'
NAVD88 0.00'

BENCH MARK #1481
ELE=13.55
"MAG" NAIL WITH I.D. WASHER
DATUM=NAVD88

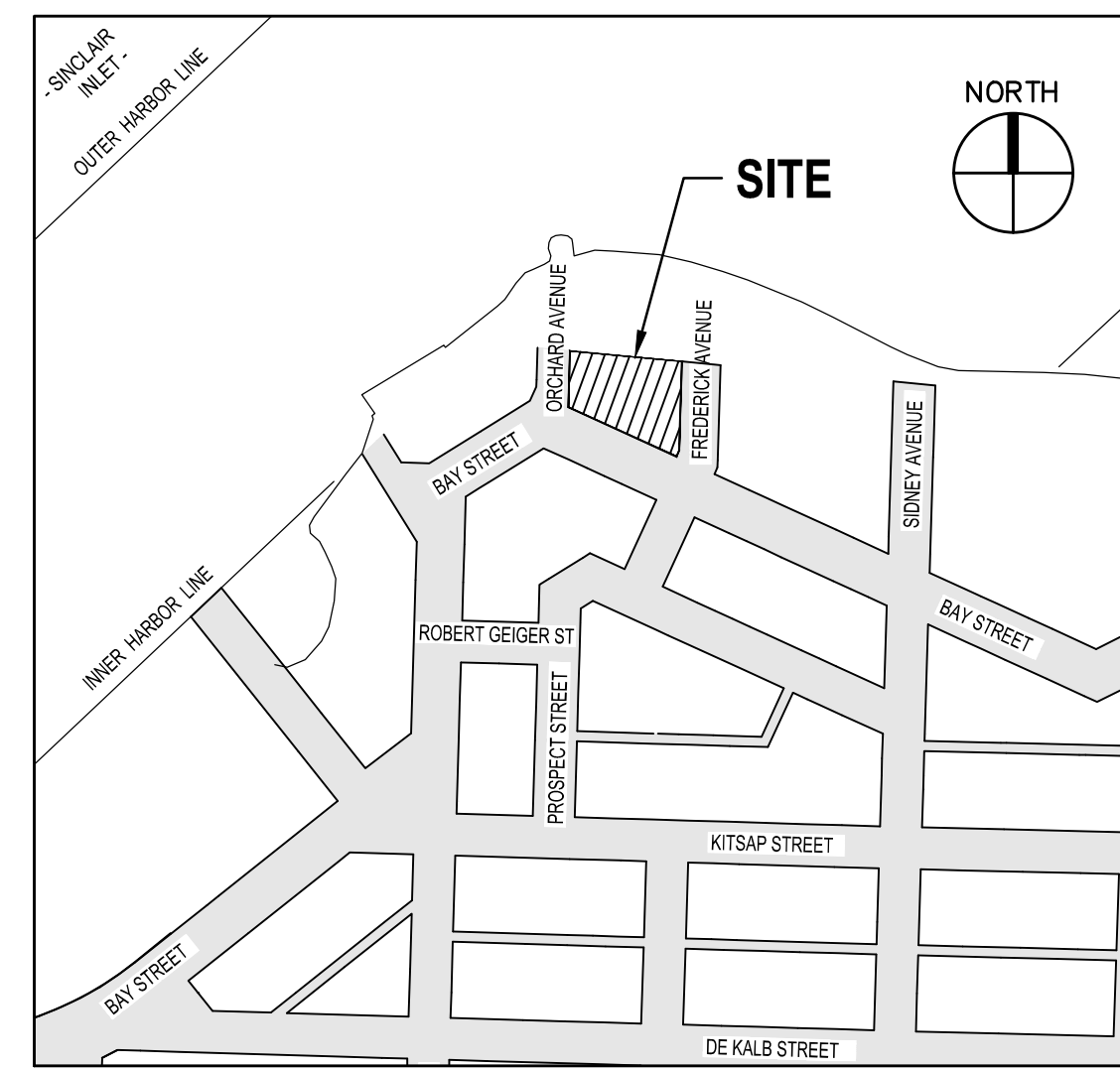
BENCH MARK #103
ELE=12.63
"MAG" NAIL WITH I.D. WASHER
DATUM=NAVD88

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SURVEY/EXISTING LEGEND

- Monitor Well
- Sign
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- Lamp
- Fire Hydrant
- Water Valve
- Water Meter & Box
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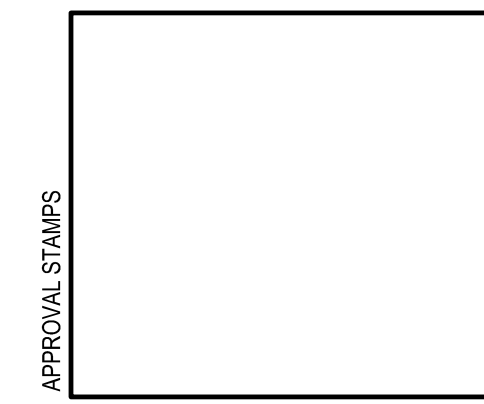
VICINITY MAP
SCALE: 1" = 300'

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.00	COVER
C0.01	CIVIL NOTES
C1.00	DEMOLITION AND TESC PLAN
C1.10	TESC DETAILS
C2.00	GRADING AND DRAINAGE PLAN
C3.00	UTILITY PLAN
C4.00	PAVING AND LAYOUT



PROJECT:
KITSAP BANK HEADQUARTERS
PROJECT ADDRESS:
625 BAY ST PORT ORCHARD WA 98366

OWNER:
**KITSAP BANK
619 BAY STREET
PORT ORCHARD, WA 98366**



MARK	DATE	DESCRIPTION
REVISIONS		

C	06/22/2023	50% DD PRICE SET
B	02/23/2023	SD PRICE SET
A	03/01/2022	CONCEPT DESIGN PRICE SET

ISSUE INFORMATION

PROJECT NO.: **2020016.01**
GGLO PRINCIPAL IN CHARGE: **JF**
GGLO PROJECT MANAGER: **MP**
OWNER APPROVAL:

SHEET TITLE
COVER

SHEET NO.
C0.00

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 PROJECTNAME: 2020016.01 AM

06.22.2023 - 50% DD SET

CITY OF PORT ORCHARD NOTES

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CURRENTLY ADOPTED WSDOT AND APWA SPECIFICATIONS AND PLANS...
2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE PORT ORCHARD DESIGN STANDARDS...
3. APPROVAL OF THESE ENGINEERING PLANS SUCH AS FOR ROADS, GRADING, OR DRAINAGE DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER DESIGN...
4. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF PORT ORCHARD PUBLIC WORKS DEPARTMENT...
5. PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY OF PORT ORCHARD PRIOR TO THE PRECONSTRUCTION MEETING...
6. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS...
7. CONSTRUCTION NOISE SHALL COMPLY WITH THE CURRENT POMC SECTION 9.24.050...
8. IT SHALL BE THE APPLICANT/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL RIGHT-OF-WAY PERMITS AND CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFF-SITE WORK WITHIN A CITY OF PORT ORCHARD STREET RIGHT-OF-WAY...
9. FRANCHISED UTILITIES OR OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS IS SUBMITTED TO THE CITY OF PORT ORCHARD PRIOR TO CONSTRUCTION...
10. THE VERTICAL DATUM SHALL BE NAVD 1988 AND THE HORIZONTAL DATUM SHALL BE NAD 1983 HARN STATE PLANE WASHINGTON NORTH FIPS 4601 FEET...
11. GROUNDWATER SYSTEM CONSTRUCTION SHALL BE WITHIN A RIGHT-OF-WAY OR APPROPRIATE DRAINAGE EASEMENT, BUT NOT UNDERNEATH THE ROADWAY SECTION...
12. ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CITY OF PORT ORCHARD STANDARDS...
13. ALL ROADWAY SUBGRADE SHALL BE BACKFILLED, COMPACTED TO 95% MAXIMUM DENSITY AND PREPARED FOR SURFACING IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION 2-06.3...
14. OPEN CUTTING OF EXISTING ROADWAYS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF PORT ORCHARD CITY ENGINEER AND NOTED ON THESE APPROVED PLANS...
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC...
TO PROTECT SIGNIFICANT TREES FROM THE IMPACTS OF THE PROPOSED DEVELOPMENT, THE APPLICANT SHALL PROVIDE THE BEST PROTECTION FOR SIGNIFICANT TREES PER THE REGULATIONS...

DRAINAGE NOTES

- 16. ALL STORM PIPE AND APPURTENANCES SHALL BE LAID IN ACCORDANCE WITH CITY OF PORT ORCHARD DESIGN AND CONSTRUCTION STANDARDS...
17. ALL STORM PIPE SHALL BE SUBJECT TO A LOW-PRESSURE AIR TEST IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION 7-04.3(1)F AND A VIDEO INSPECTION IN ACCORDANCE WITH THE PORT ORCHARD DESIGN STANDARDS...
18. STORM PIPE COVER, MEASURED FROM THE FINISHED GRADE ELEVATION TO THE TOP OF THE OUTSIDE SURFACE OF THE PIPE, SHALL BE 2 FEET MINIMUM...
a. UNDER DRIVEWAYS THE PIPE COVER MAY BE REDUCED TO 1 FOOT MINIMUM IF THE 2-FEET CANNOT BE ACHIEVED AND THE COVER IS CONSISTENT WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS...
b. IN AREAS NOT SUBJECT TO VEHICULAR LOADS, SUCH AS LANDSCAPE PLANTERS AND YARDS, THE PIPE COVER MAY BE REDUCED TO 1 FOOT MINIMUM...
c. IF DUCTILE IRON PIPE OR C900 PIPE IS USED, THE PIPE COVER MAY BE REDUCED TO 1 FOOT MINIMUM...
19. STEEL PIPE SHALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUT (WSDOT STANDARD SPECIFICATION 9-05.4(3))...
20. ANY DRAINAGE STRUCTURE, SUCH AS A CATCH BASIN OR A MANHOLE, NOT RECEIVING SURFACE RUNOFF AND NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK SHALL HAVE A SOLID LOCKING LID...
21. ALL CATCH BASIN GRATES SHALL CONFORM TO THE CURRENTLY ADOPTED STORMWATER MANAGEMENT MANUAL AND THE WSDOT STANDARD PLANS...
22. FOR ANY CURB GRADE LESS THAN 0.8% (0.0080 FT/FT), INCLUDING CURB RETURNS, A PROFESSIONAL LAND SURVEYOR, CURRENTLY LICENSED IN THE STATE OF WASHINGTON, SHALL VERIFY THAT THE CURB FORMS OR STRING LINES ARE AT THE GRADES NOTED ON THE APPROVED PLANS...
23. FOR ANY DRAINAGE PIPE GRADE LESS THAN 0.5% (0.0050 FT/FT), A PROFESSIONAL LAND SURVEYOR, CURRENTLY LICENSED IN THE STATE OF WASHINGTON, SHALL VERIFY THAT THE AS-BUILT PIPE MATCHES THE GRADES NOTED ON THE APPROVED PLANS...
24. ALL DRIVEWAY CULVERTS LOCATED WITHIN THE CITY OF PORT ORCHARD RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH...
25. ROCK FOR EROSION PROTECTION OF DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT (1'), AND MUST MEET THE FOLLOWING SPECIFICATIONS: 100% MUST PASS THE 8" SIEVE, 40% MAXIMUM CAN PASS THE 3" SIEVE AND 10% MAXIMUM CAN PASS THE 3/4" SIEVE...
26. DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, EXCEPT FOR THOSE LOTS APPROVED FOR INFILTRATION BY THE CITY OF PORT ORCHARD...
a. EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS...
b. OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT-HIGH, 2" X 4" STAKE MARKED "STORM" OR "DRAIN"...
c. PIPE MATERIAL SHALL BE IN ACCORDANCE WITH PORT ORCHARD DESIGN STANDARDS...
d. DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS...
e. THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO OTHER UTILITIES...
f. ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOMEOWNER...

EROSION AND SEDIMENT CONTROL NOTES

- 27. APPROVAL OF THESE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) PLANS DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN...
28. THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CESCL UNTIL ALL CONSTRUCTION IS APPROVED...
29. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THESE PLANS SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION...
30. STABILIZED CONSTRUCTION ENTRANCES, IN ACCORDANCE WITH STANDARD DETAILS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT...
31. THE TESC FACILITIES SHOWN ON THESE PLANS MUST BE CONSTRUCTED PRIOR TO ALL CLEARING AND GRADING TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS REDUCED TO REQUIRED LEVELS...
32. THE TESC FACILITIES SHOWN ON THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS...
33. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CESCL AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING...
34. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED TESC METHODS...
35. ANY AREA NEEDING TESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS...
36. THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN TWENTY-FOUR (24) HOURS FOLLOWING A STORM EVENT...
37. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN...
38. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES...
39. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES...
40. PRIOR TO THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH AREAS CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS...

RECOMMENDED CONSTRUCTION SEQUENCE:

- 44. CONDUCT A PRE-CONSTRUCTION MEETING WITH THE PUBLIC WORKS DEPARTMENT.
45. POST "NOTICE OF CONSTRUCTION ACTIVITY" SIGN WITH NAME AND PHONE NUMBER OF THE CESCL.
46. FLAG OR FENCE CLEARING LIMITS AND SIGNIFICANT TREES.
47. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
48. GRADE AND INSTALL CONSTRUCTION ENTRANCES(S).
49. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
50. CONSTRUCT SEDIMENT PONDS AND TRAPS.
51. GRADE AND STABILIZE CONSTRUCTION ROADS.
52. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DITCHES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
53. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE CITY OF PORT ORCHARD STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
54. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES, OR INSTALL NEW MEASURES TO ENSURE THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF PORT ORCHARD EROSION AND SEDIMENT CONTROL STANDARDS.
55. COVER ALL AREAS THAT WILL BE IDLE FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
56. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
57. SEED OR SOD ANY AREAS TO REMAIN IDLE UNTIL SEED OR SOD IS ESTABLISHED.
58. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED, IF APPROPRIATE.



1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



PROJECT:
KITSAP BANK
HEADQUARTERS
PROJECT ADDRESS:
625 BAY ST PORT ORCHARD WA
98366

OWNER:
KITSAP BANK
619 BAY STREET
PORT ORCHARD, WA 98366



Table with columns: MARK, DATE, DESCRIPTION. Includes a row for REVISIONS.

Table with columns: MARK, DATE, DESCRIPTION. Includes rows for C, B, and A.

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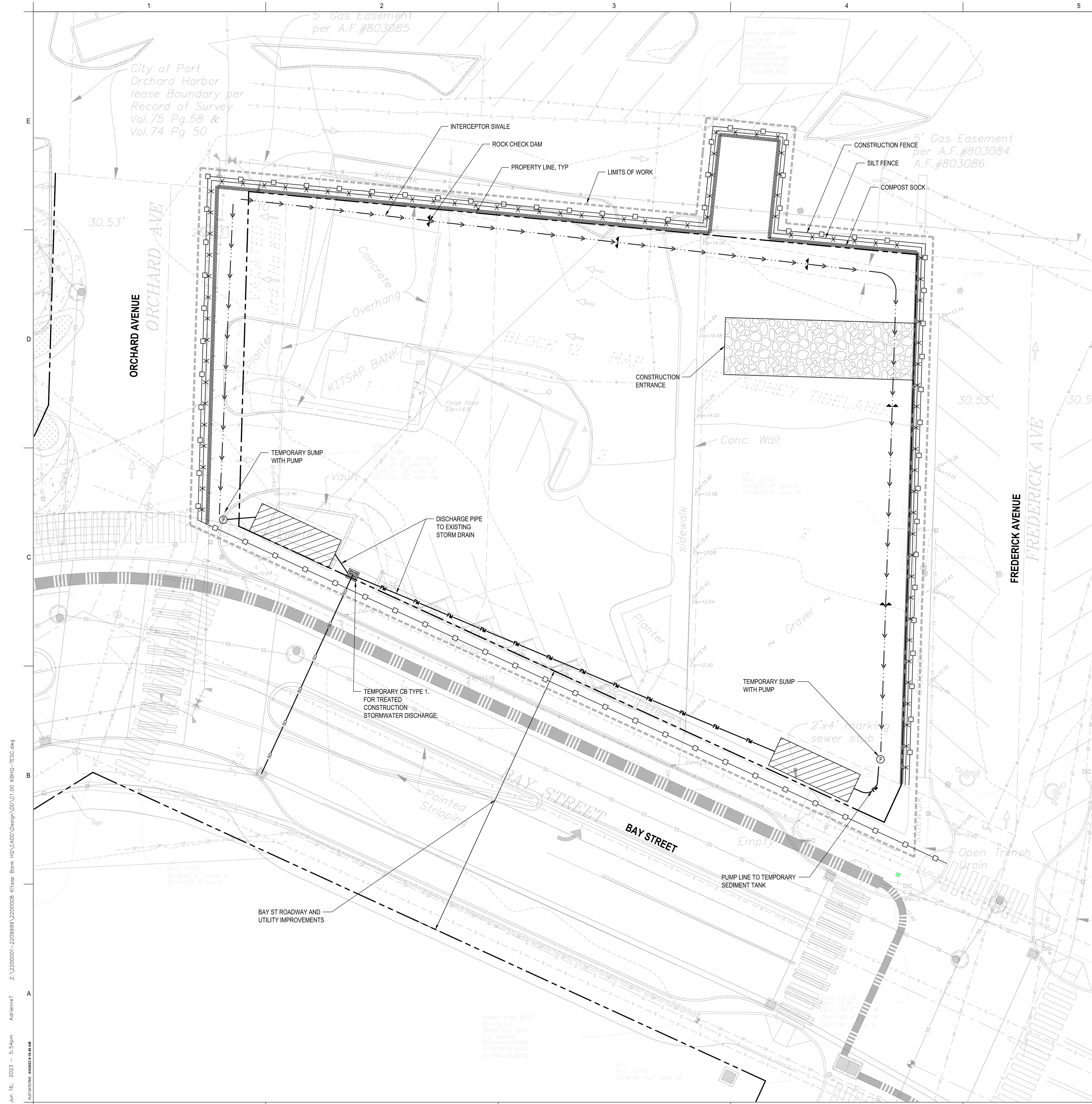
PROJECT NO.: 2020016.01
GGLO PRINCIPAL IN CHARGE: JF
GGLO PROJECT MANAGER: MP
OWNER APPROVAL:

SHEET TITLE
CIVIL NOTES

SHEET NO.
C0.01

Jun 16, 2023 5:54pm
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06.22.2023 9:10:00 AM

06.22.2023 - 50% DD SET



LEGEND:

- PROPERTY LINE
- LIMITS OF WORK
- CONSTRUCTION FENCE
- TEMPORARY INTERCEPTOR SWALE
- GENERAL DIRECTION OF RUNOFF
- SILT FENCE
- SUMP AND PUMP
- FORCE MAIN
- SEDIMENT TANKS
- ROCK CHECK DAM
- STABILIZED CONSTRUCTION ENTRANCE
- COMPOST SOCK

NOTES:

1. THIS PLAN IS INTENDED TO REFLECT THE MINIMUM EROSION AND SEDIMENTATION CONTROL MEASURES AND DEMOLITION REQUIRED FOR THIS SITE. THE CONTRACTOR IS RESPONSIBLE FOR UPGRADING THESE MEASURES TO ACCOMMODATE SITE CONDITIONS, STORM EVENTS, AND TO PREVENT SEDIMENT AND SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE.
2. ALL EXISTING STRUCTURES, VEGETATION, SURFACE IMPROVEMENTS AND UNDERGROUND STRUCTURES/UTILITIES WITHIN THE DEMOLITION LIMITS SHALL BE DEMOLISHED, UNLESS OTHERWISE NOTED, AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
3. DEMOLITION SHALL BE IN CONFORMANCE WITH APPLICABLE REGULATION, CODES, AND DEMOLITION PERMIT REQUIREMENTS.
4. CONTRACTOR SHALL PROVIDE TRAFFIC AND PEDESTRIAN REROUTES AS NECESSARY TO COMPLETE THE WORK, AND OBTAIN APPROVAL FROM THE CITY PRIOR TO BEGINNING WORK. MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS FOR ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION.
5. PROTECT AND MAINTAIN UNINTERRUPTED UTILITY SERVICE TO EXISTING NEIGHBORING BUILDINGS DURING DEMOLITION AND CONSTRUCTION.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR NECESSARY PERMITS TO EXECUTE DEMOLITION, INCLUDING PERMIT TO USE PUBLIC WATER SUPPLY FOR DUST SUPPRESSION.
7. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION OR CONSTRUCTION ACTIVITIES. ALL EXISTING UTILITIES AND IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, ABOVE AND BELOW GRADE, SHALL BE PROTECTED UNLESS NOTED OTHERWISE.
8. ALL DISTURBED PAVEMENT IN PUBLIC RIGHT-OF-WAY SHALL BE REPLACED PER CITY OF PORT ORCHARD STANDARD PLANS.
9. ANY DAMAGE RESULTING FROM PROJECT DEMOLITION ACTIVITIES TO EXISTING IMPROVEMENTS OR VEGETATION OUTSIDE OF WORK INDICATED ON PLAN SHALL BE REPAIRED/REPLACED IN KIND AT CONTRACTOR'S EXPENSE.
10. REFER TO LANDSCAPE PLANS FOR TREE PROTECTION.
11. COORDINATE WITH PSE FOR ALL ABANDONING, CAPPING, AND REMOVAL/RELOCATION OF PSE'S GAS SERVICES AS INDICATED.
12. COORDINATE WITH CITY OF PORT ORCHARD FOR ALL ABANDONING, RETIRING, CAPPING, AND REMOVAL OF WATER SERVICES AS INDICATED.
13. EXISTING BUILDING DEMOLITION BY OTHERS.
14. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORT ORCHARD AND ECOLOGY TO PERFORM THE WORK. CONTRACTOR IS RESPONSIBLE FOR DEWATERING OF THE EXCAVATION. CONTRACTOR SHALL ROUTE DEWATERING DISCHARGE TO THE ON-SITE SETTLEMENT AND TREATMENT SYSTEM TO MAINTAIN THE DISCHARGE BELOW REQUIRED TURBIDITY AND TREATMENT REQUIREMENTS AS REQUIRED BY AHJ.
15. AREAS OF EXPOSED SOILS SHALL BE STABILIZED TO PREVENT SEDIMENT FROM BEING TRACKED AROUND OR OFF THE SITE. STABILIZATION BMPs SHALL CONSIST OF, BUT NOT BE LIMITED TO, FILTER FENCES, PLASTIC COVERING, DUST CONTROL, AND/OR SODDING/SEEDING.
16. CONTRACTOR MAY ENCOUNTER CONTAMINATED OR IMPACTED GROUNDWATER AND CONSTRUCTION STORMWATER DURING DEWATERING OR EARTHWORK ACTIVITIES. COORDINATE WITH PROJECT'S ENVIRONMENTAL ENGINEER FOR ECOLOGY'S REQUIREMENTS AND LIST OF KNOWN CONTAMINANTS OF CONCERN. CONSTRUCTION STORMWATER MUST BE TESTED, TREATED, AND DISCHARGED AS REQUIRED BY ECOLOGY. REFER TO PROJECT SOIL MANAGEMENT PLAN, IF AVAILABLE, FOR PROPOSED CONSTRUCTION STORMWATER COLLECTION AND WATER QUALITY TREATMENT REQUIREMENTS.
17. CONTRACTOR SHALL INSPECT, MAINTAIN, AND REPAIR ALL BMPs AS NEEDED.
18. STORMWATER RUNOFF SHALL BE DIRECTED TO TEMPORARY PUMPS FOR CONVEYANCE TO TREATMENT SYSTEM. CONTRACTOR SHALL FIELD LOCATE AND SIZE PUMPS TO ACCOMMODATE FLOWS ENCOUNTERED. CONTRACTOR SHALL SUPPLY BACKUP PUMPS AS NEEDED.
19. CONTRACTOR SHALL FIELD LOCATE CONSTRUCTION STORMWATER FILTRATION SYSTEMS AND ASSOCIATED STORMWATER STORAGE VOLUME. SYSTEM CAPACITY SHALL BE RELATIVE TO DISTURBED AREA PER LOCAL AND STATE SIZING CRITERIA. FOR THE DISTURBED AREA ENCOMPASSED BY THE LIMITS OF WORK DEPICTED ON THESE PLANS, VOLUME OF STORAGE SHALL BE 41,000 GALLONS. DUE TO THE CHANGING SITE CONDITIONS, THE STORAGE VOLUME SHALL BE ADJUSTED AS NECESSARY BASED ON ACTUAL DISTURBED AREAS, WHICH MAY BE MORE OR LESS THAN THE VOLUME NOTED ABOVE.
20. CONTRACTOR SHALL MONITOR DISCHARGE FLOW AND WATER QUALITY OF ALL AUTHORIZED DISCHARGES INTO COMBINED SEWER. INCLUDE SAND FILTERS AND ADDITIONAL SEDIMENTATION TANKS AS REQUIRED TO MEET ALLOWABLE DISCHARGE REQUIREMENTS. COORDINATE WITH THE CITY OF PORT ORCHARD FOR MAXIMUM DAILY DISCHARGE RATES.
21. PROTECT PROPERTIES AND RECEIVING WATERS DOWNSTREAM FROM THE DEVELOPMENT SITES FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF DRAINAGE WATER FROM THE PROJECT SITE.
22. PROTECT AND MAINTAIN NEW STORM DRAIN CONNECTIONS TO CITY MAIN DURING CONSTRUCTION. PRIOR TO CONSTRUCTION COMPLETION AND ONCE THE SITE IS STABILIZED, CONTRACTOR SHALL CLEAN AND REPAIR ANY DAMAGE INCURRED DURING CONSTRUCTION TO NEW STORM DRAIN.



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 PROJECT ADDRESS:
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OWNER:
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APPROVAL STAMPS

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
C	06/22/2023	50% DD PRICE SET
B	02/23/2023	SD PRICE SET
A	03/01/2022	CONCEPT DESIGN PRICE SET

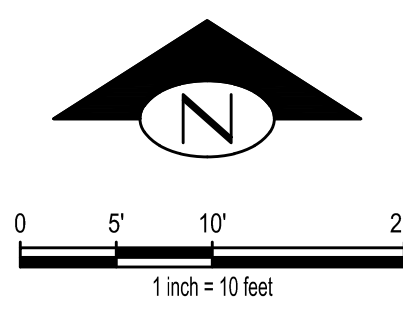
ISSUE INFORMATION

MARK	DATE	DESCRIPTION

PROJECT NO.: **2020016.01**
 GGLO PRINCIPAL IN CHARGE: JF
 GGLO PROJECT MANAGER: MP
 OWNER APPROVAL: _____

SHEET TITLE
DEMOLITION AND TESC PLAN

SHEET NO.
C1.00

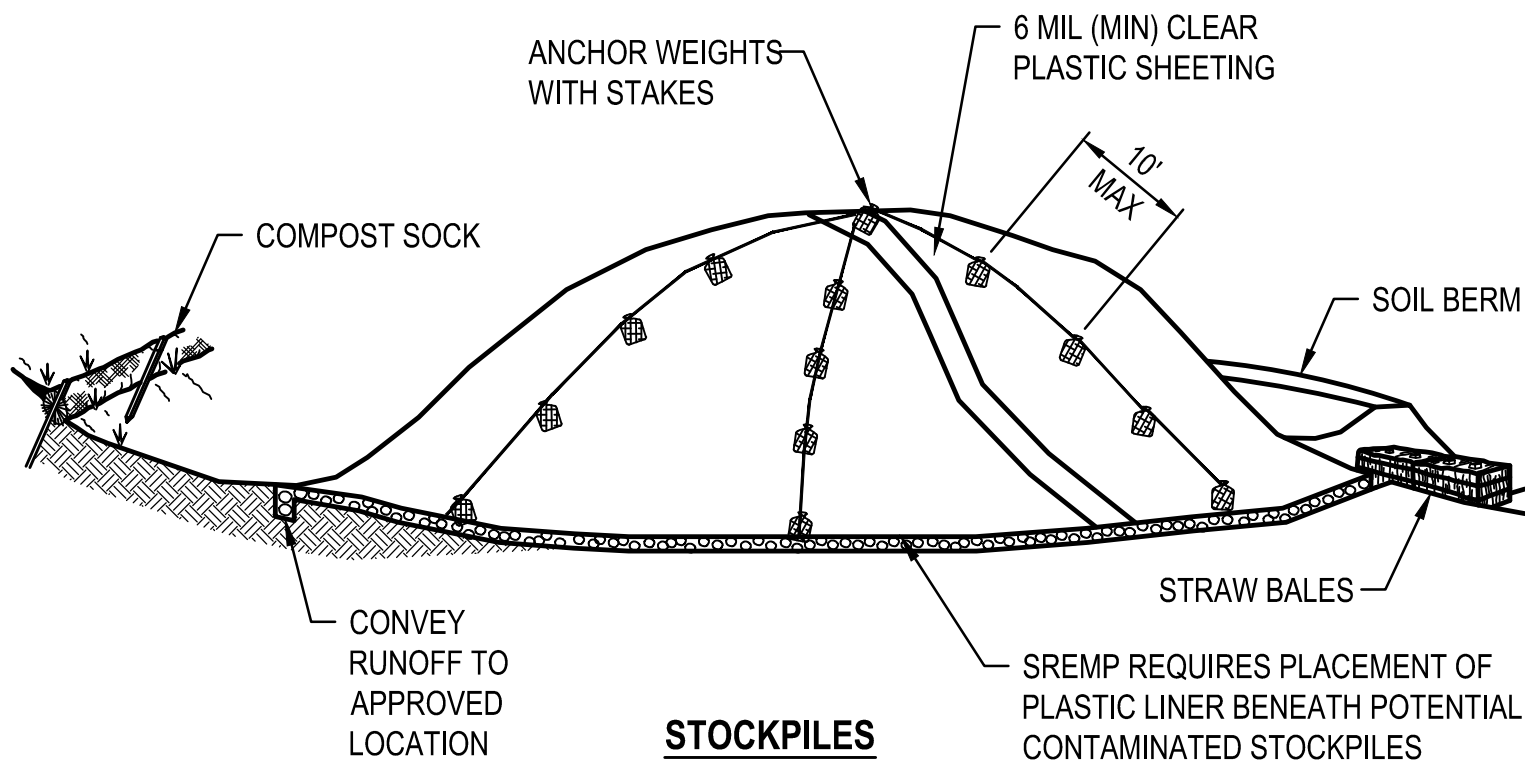


Jun 16, 2023 - 5:56pm
 Administrator
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 PLOT DATE/TIME: 6/16/2023 5:56:00 AM

Bench Mark #103
 Elev=12.63
 "MAG" nail with
 I.D. washer
 Datum=NA 40589
 N=002974.9560
 E=194736.9230

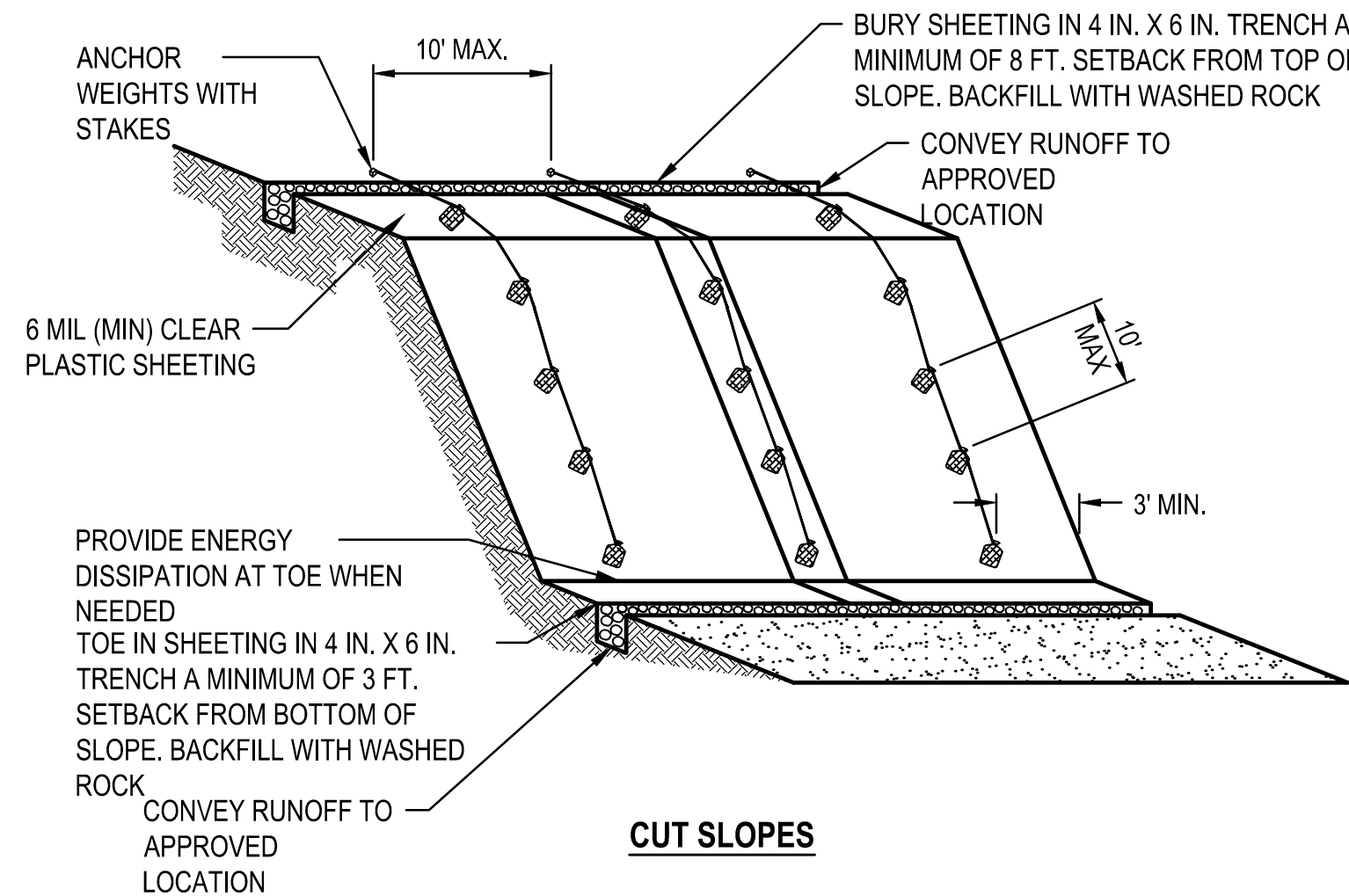
CD
 Elev=12.76
 12"x8.50" 12" steel CD

06.22.2023 - 50% DD SET



STOCKPILES

SREMP REQUIRES PLACEMENT OF PLASTIC LINER BENEATH POTENTIAL CONTAMINATED STOCKPILES

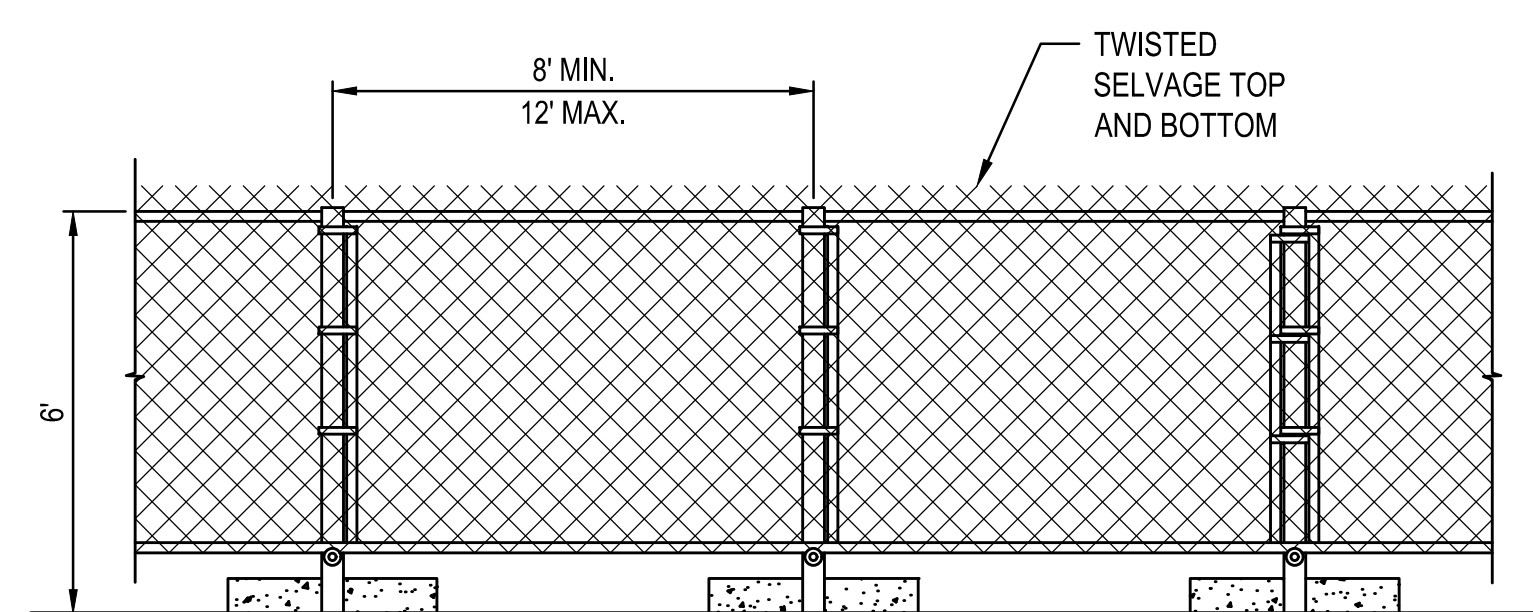


CUT SLOPES

STOCKPILE COVER

NTS

1
C1.00



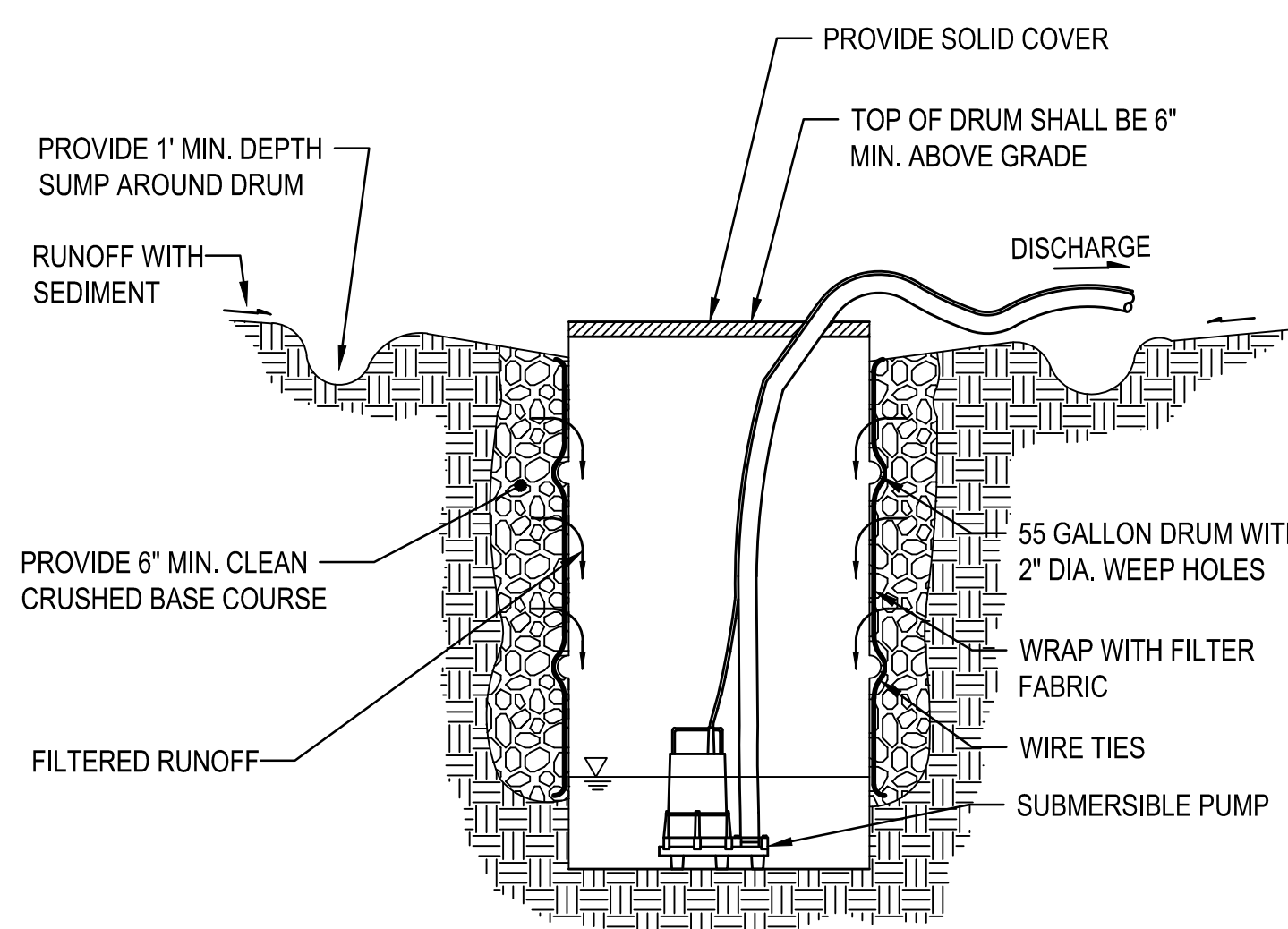
NOTES:

- CHAIN LINK FABRIC TO BE MINIMUM 11 GAUGE, GALVANIZED, NO RUSTED OR EXCESSIVELY MALFORMED FABRIC.
- FENCE BASES SHALL BE OF SUFFICIENT WEIGHT AND/OR SPREAD TO ADEQUATELY SUPPORT EACH PANEL.
- PANEL-TO-PANEL CONNECTIONS SHALL BE MADE AT A MINIMUM TWO LOCATIONS PER CONNECTION UNLESS OTHERWISE APPROVED.
- INSTALL 11'-8" X 5'-6" MESH CONSTRUCTION SCRIM PER FENCE PANEL AND CONSTRUCTION WARNING SIGNAGE 50' ON CENTER.

CONSTRUCTION FENCE

NTS

4
C1.00

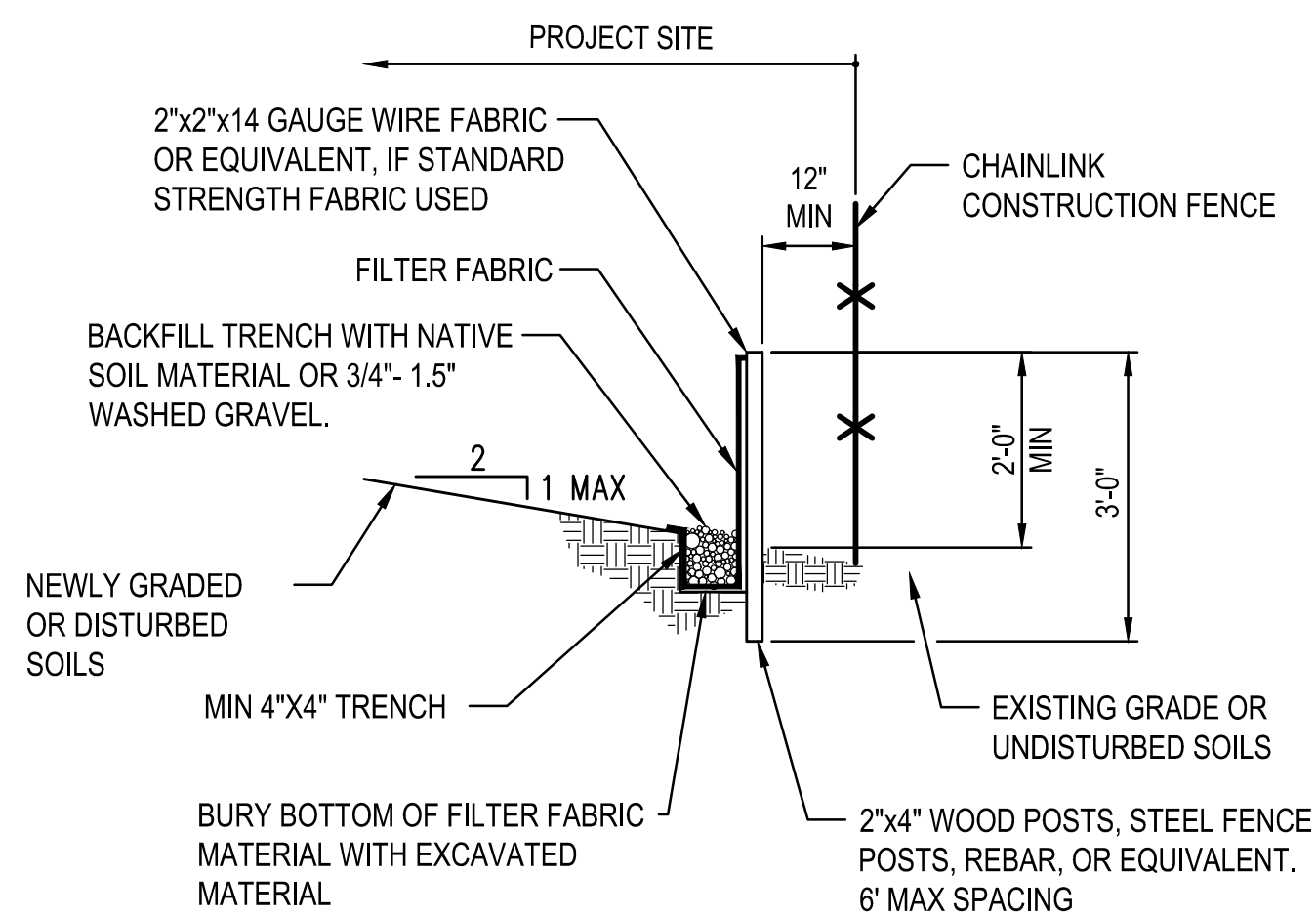


NOTE:
PUMPS SHALL BE SUBMERSIBLE. CONTRACTOR IS RESPONSIBLE FOR SIZING PUMP BASED ON FIELD CONDITIONS.

SUMP PUMP

NTS

6
C1.00



TYPICAL CROSS SECTION

NOTE:

- SILT FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.
- ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF THE RUN.
- SILT FENCE SHALL BE REMOVED AT THE END OF THE JOB.
- WHERE THE FENCE IS INSTALLED, THE SLOPE SHALL BE NO STEEPER THAN 2H:1V.
- JOINTS IN FILTER FABRIC SHALL BE SPICED AT POSTS. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO POSTS.

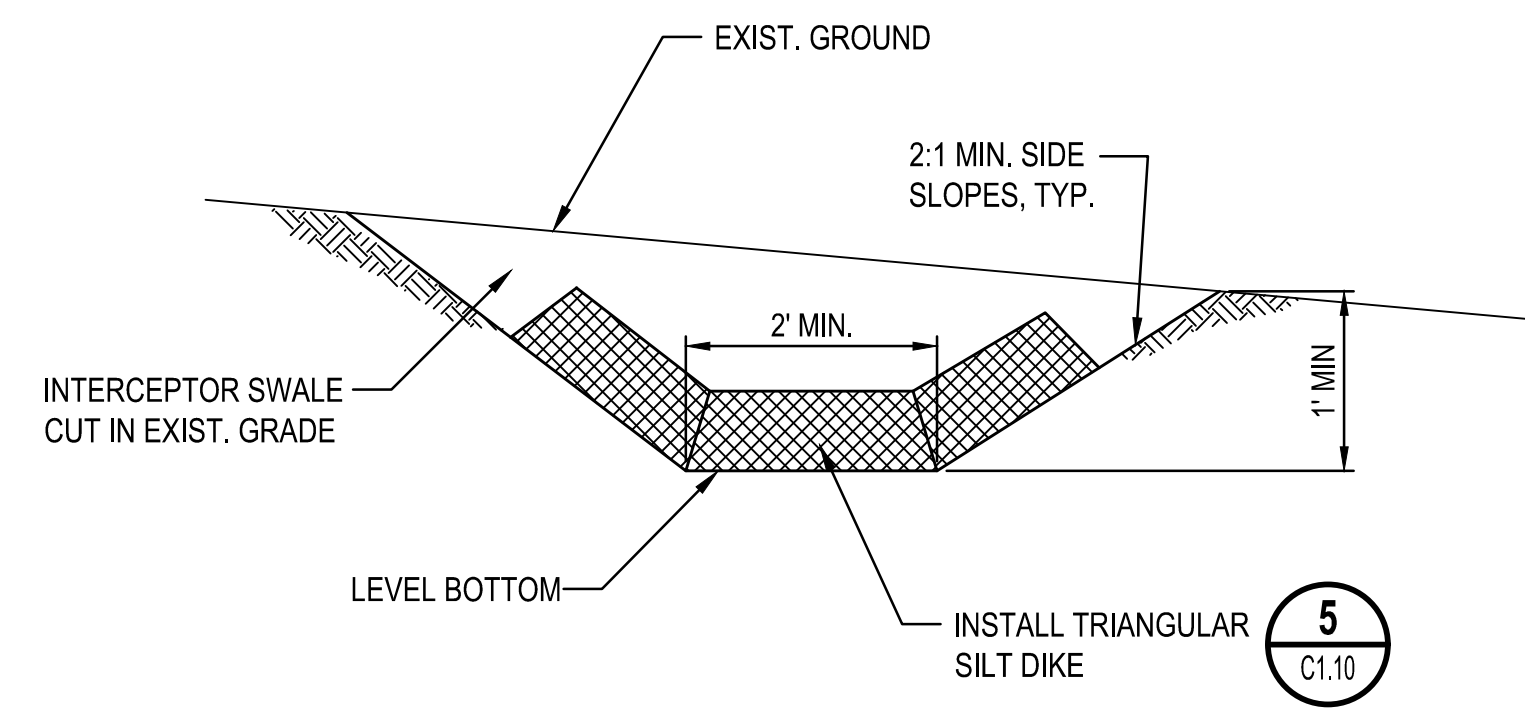
MAINTENANCE STANDARDS

- ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
- IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
- IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
- SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
- IF THE FILTER FABRIC HAS DETERIORATED, IT SHALL BE REPLACED.

FILTER FABRIC FENCE

NTS

2
C1.00

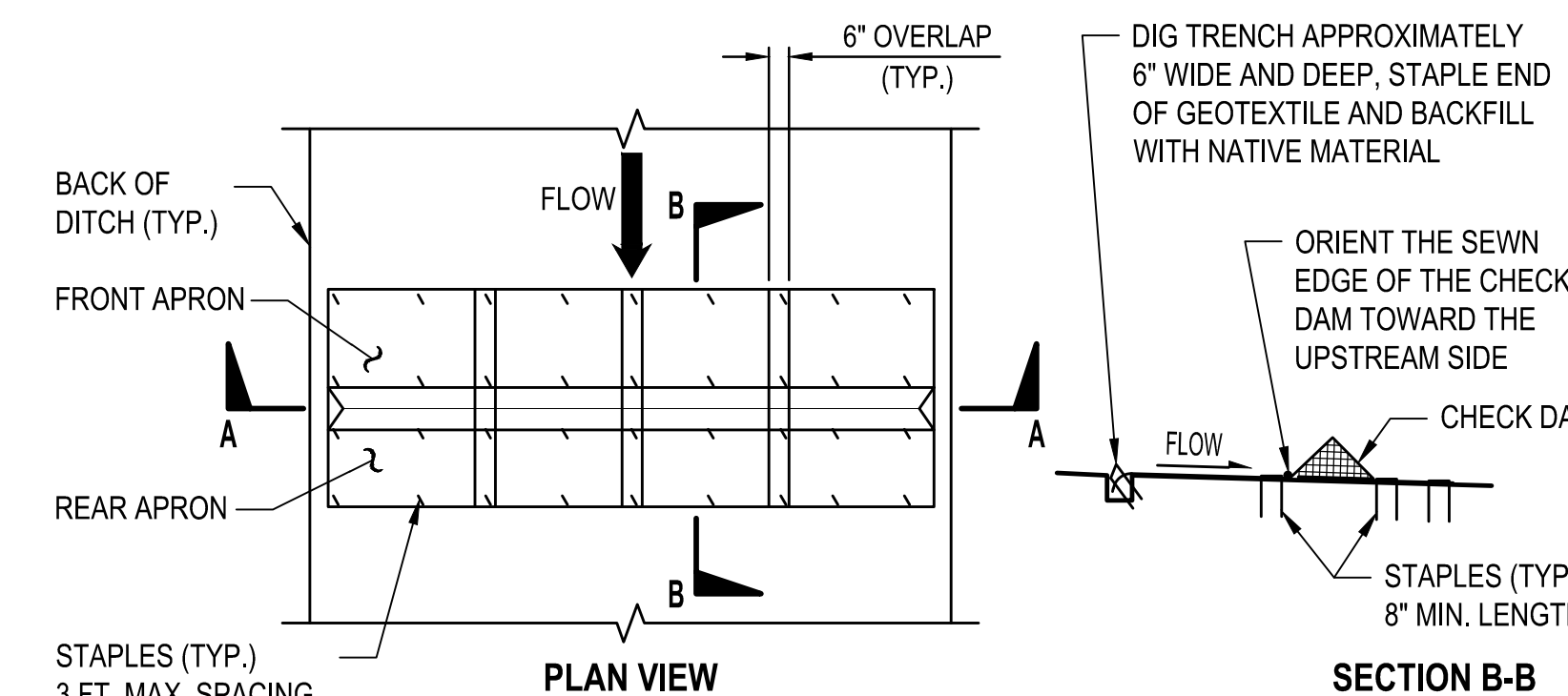


NOTE:
DAMAGE RESULTING FROM RUNOFF OR CONSTRUCTION ACTIVITY SHALL BE REPAIRED IMMEDIATELY.

TEMPORARY INTERCEPTOR SWALE

NTS

3
C1.00



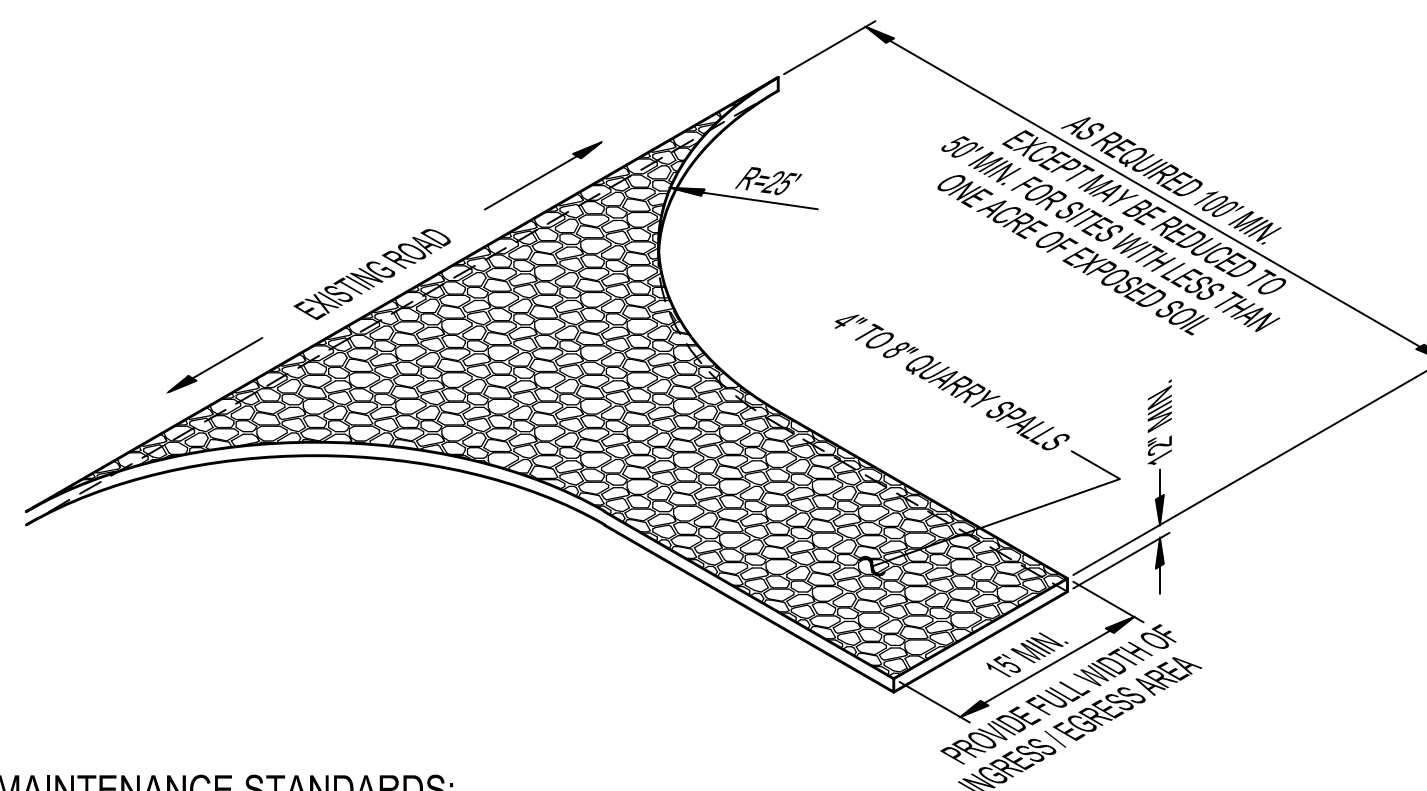
NOTES:

- GEOTEXTILE ENCASED CHECK DAMS SHALL MEET THE REQUIREMENTS OF THE 2014 WSDOT STANDARD SPECIFICATION 8-01.3(6)(A) AND 9-14.5(4).
- INSTALL THE SLOPED ENDS OF THE CHECK DAM A MINIMUM OF 3" HIGHER THAN THE TOP OF THE CHECK DAM IN THE CHANNEL TO ENSURE THAT WATER FLOWS OVER THE DAM AND NOT AROUND IT.
- FLAT BOTTOM DITCH DESIGN SHOWN, CHECK DAM INSTALLATION DETAILS ARE SIMILAR FOR "V" BOTTOM DITCHES.
- PERFORM MAINTENANCE IN ACCORDANCE WITH THE 2014 WSDOT STANDARD SPECIFICATION 8-01.3(15).

GEOTEXTILE ENCASED CHECK DAM

NTS

5
C1.00



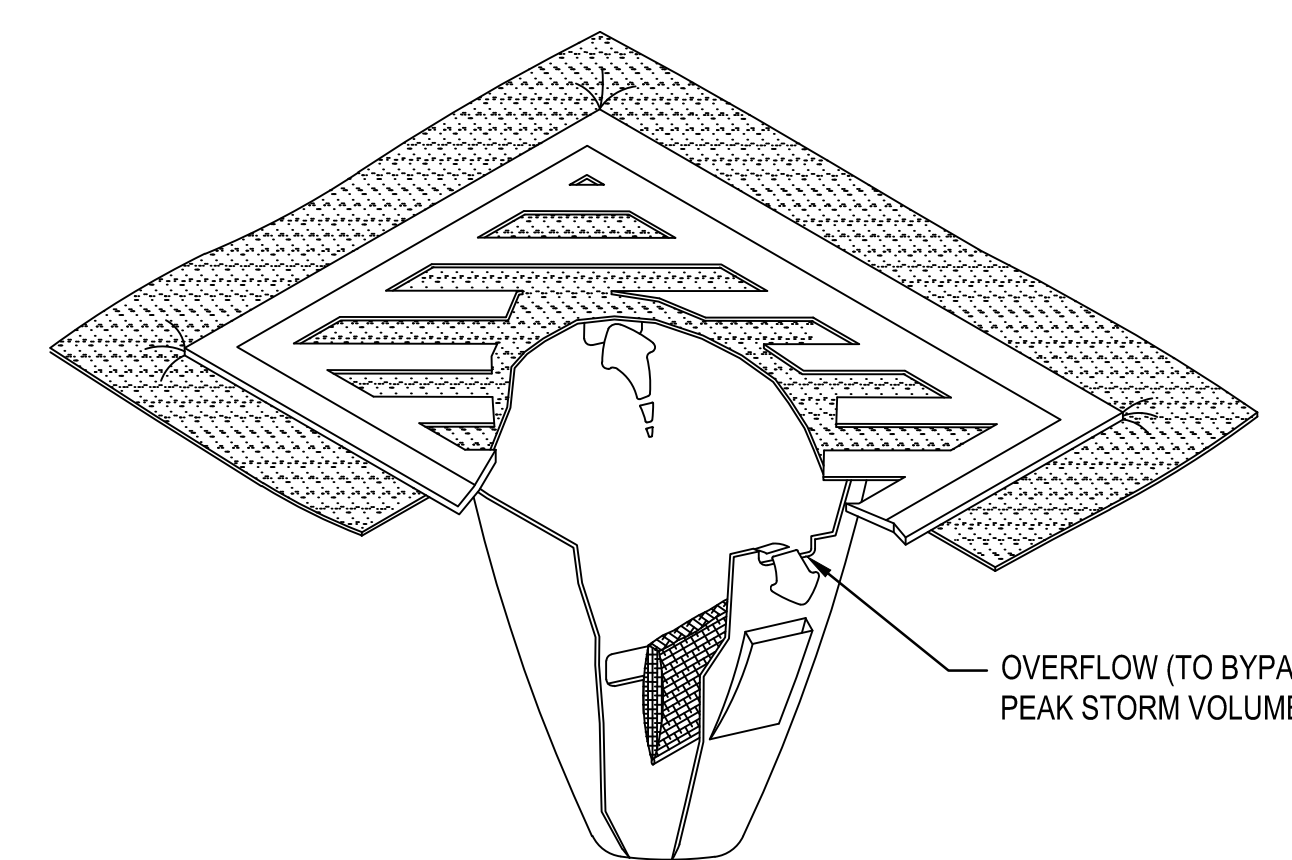
MAINTENANCE STANDARDS:

- QUARRY SPALLS (TYPE I) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
- A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE QUARRY SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING UP INTO THE ROCK PAD.
- IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
- ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
- ANY QUARRY SPALLS THAT ARE LOOSENEED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
- IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

TEMPORARY CONSTRUCTION ENTRANCE

NTS

7
C1.00



NOTES:

- STORM DRAIN INLETS SHALL BE REMOVED AT THE END OF THE JOB.
- STORM DRAIN INLETS SHALL ONLY BE INSTALLED IN DRAINAGE DEVICES PER THE MANUFACTURER'S RECOMMENDATIONS. CATCH BASIN INSERTS SHALL NOT BE INSTALLED IN CURB INLETS.
- INSERTS SHALL BE INSPECTED AND MAINTAINED WHEN A 1/2 INCH RAIN ACCUMULATES WITHIN A 24 HOUR PERIOD. CLEAN AND/OR REPLACE INSERT WHEN HALF OF THE TRAP IS FILLED WITH SEDIMENTS.

STORM DRAIN INLET INSERT

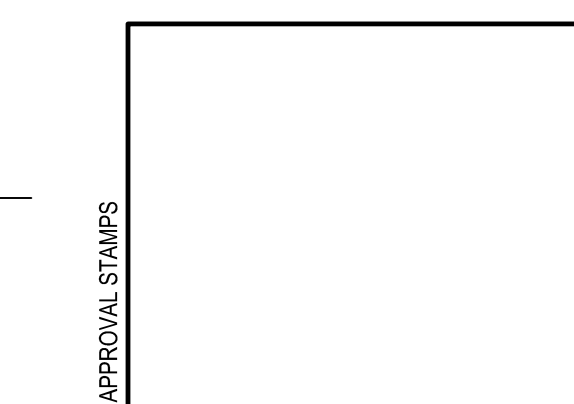
NTS

8
C1.00



PROJECT:
KITSAP BANK HEADQUARTERS
PROJECT ADDRESS:
625 BAY ST PORT ORCHARD WA 98366

OWNER:
KITSAP BANK
619 BAY STREET
PORT ORCHARD, WA 98366



MARK	DATE	DESCRIPTION
REVISIONS		

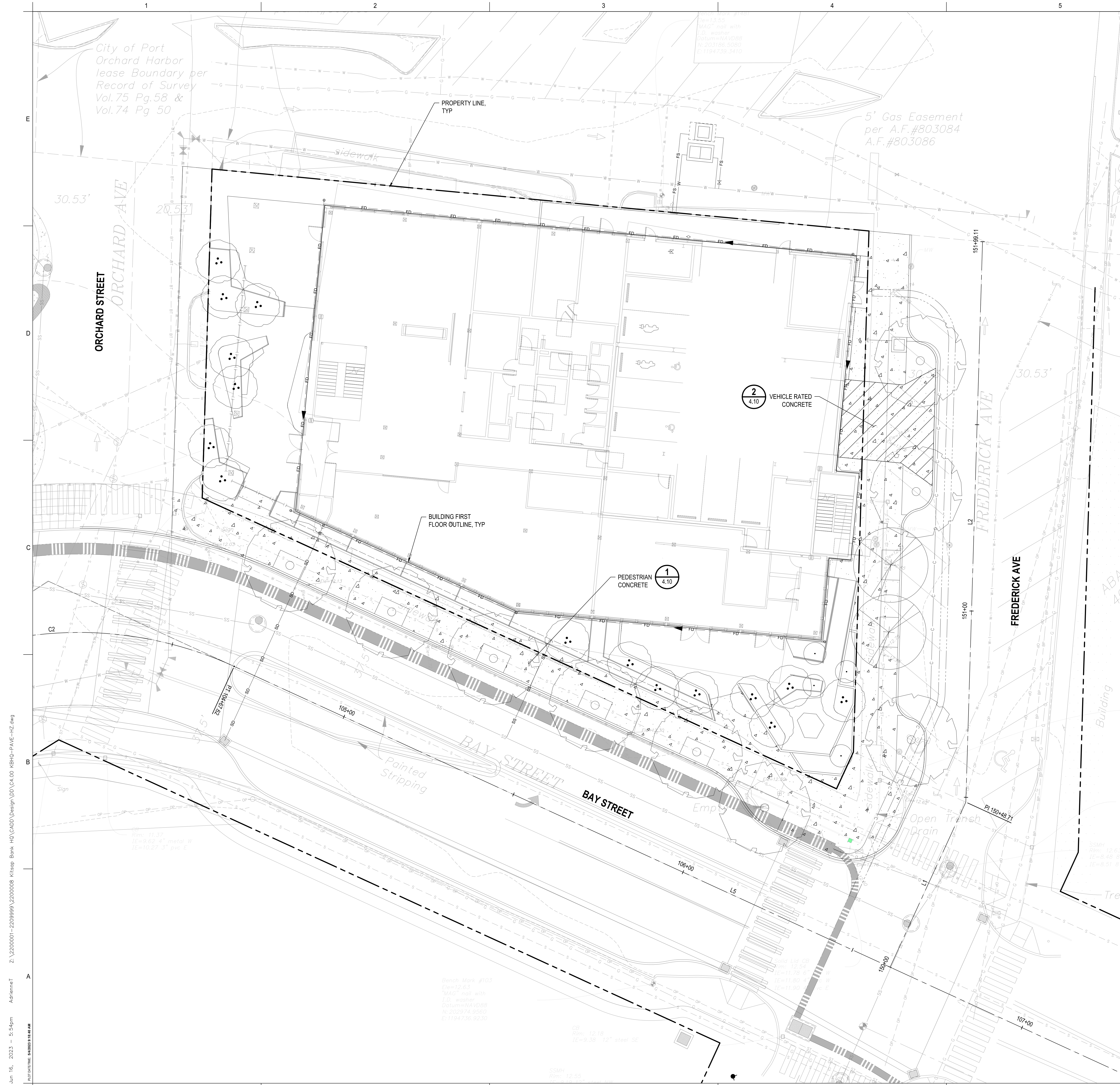
C	06/22/2023	50% DD PRICE SET
B	02/23/2023	SD PRICE SET
A	03/01/2022	CONCEPT DESIGN PRICE SET

ISSUE INFORMATION

PROJECT NO.: **2020016.01**
GGLO PRINCIPAL IN CHARGE: JF
GGLO PROJECT MANAGER: MP
OWNER APPROVAL:

SHEET TITLE
TESC DETAILS

SHEET NO.
C1.10



LEGEND

- BUILDING OVERHANG
- BUILDING OUTLINE
- PROPERTY LINE
- CONCRETE SIDEWALK
4" CONCRETE
4" CSBC
- VEHICLE RATED CONCRETE
6" CONCRETE
4" CSBC

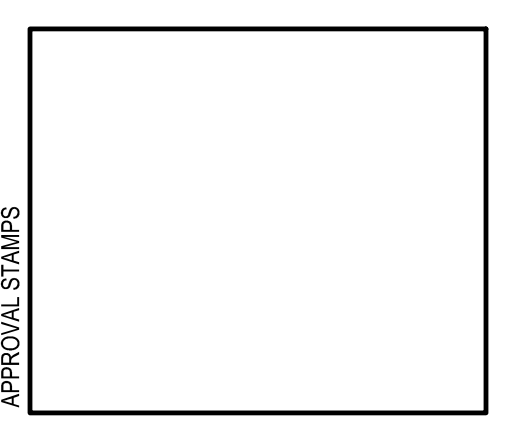
NOTES:

1. CIVIL BASIS OF DESIGN ASSUMES THAT THE BAY ST IMPROVEMENTS AND ASSOCIATED UTILITY INFRASTRUCTURE WILL BE INSTALLED AND FUNCTIONAL PRIOR TO POCEC CONSTRUCTION COMPLETION.
2. BAY STREET IMPROVEMENTS BETWEEN ROBERT GEIGER STREET AND FREDERICK AVENUE ARE BEING DEVELOPED UNDER THE OFFSITE PORTION OF THE PROJECT.
- 2.A. BAY STREET IMPROVEMENTS ASSOCIATED WITH THE KITSAP BANK WILL EXTEND FROM THE FUTURE BACK OF CURB ALIGNMENT TO THE PROJECT PROPERTY LINE. IMPROVEMENTS WILL INCLUDE NEW SIDEWALK AND ASSOCIATED LANDSCAPE. FINISHES, AMENITIES AND SCORING WILL BE DETAILED BY THE LANDSCAPE ARCHITECT.
- 2.B. ORCHARD AVENUE WILL BE CONVERTED TO A PEDESTRIAN PLAZA THAT WILL PROVIDE ACCESS TO THE PRIMARY ENTRY OF THE KITSAP BANK. TRAIL ACCESS WILL ALSO BE FROM ORCHARD AVENUE.



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MARK	DATE	DESCRIPTION
REVISIONS		

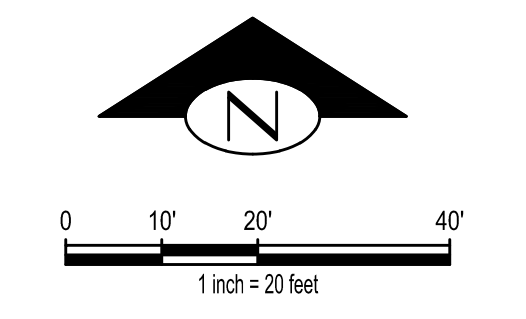
MARK	DATE	DESCRIPTION
C	06/22/2023	50% DD PRICE SET
B	02/23/2023	SD PRICE SET
A	03/01/2022	CONCEPT DESIGN PRICE SET

ISSUE INFORMATION

PROJECT NO.: **2020016.01**
GGLO PRINCIPAL IN CHARGE: JF
GGLO PROJECT MANAGER: MP
OWNER APPROVAL:

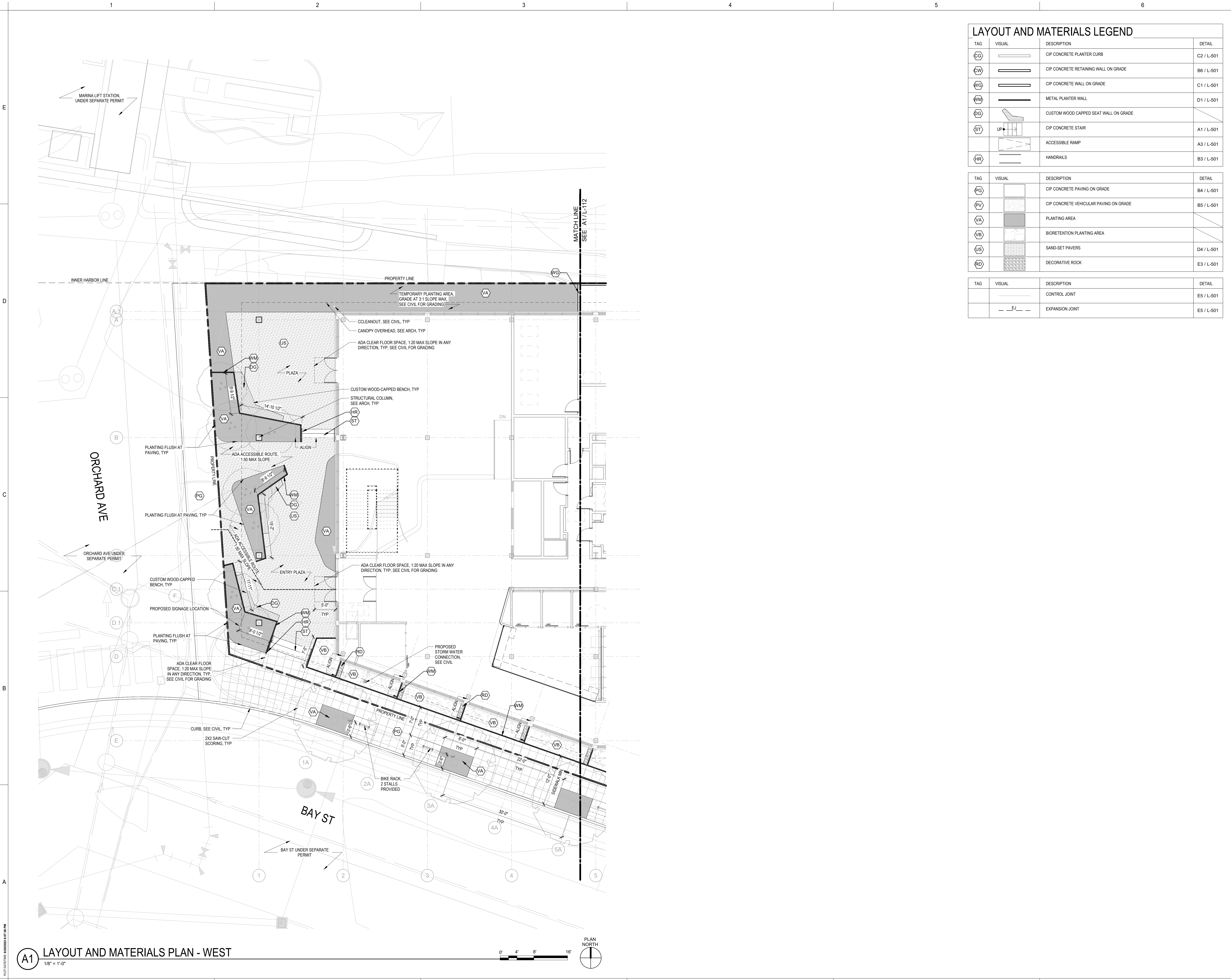
SHEET TITLE
PAVING AND LAYOUT

SHEET NO.
C4.00



Jun 16, 2023 - 5:56pm Adminnet Z:\2020001-209999\2020008 Kitsap Bank HQ\CADD\Design\DD\C4.00.kpff\PAVE-HZ.dwg
 PROJECT TITLE: 5/2023 11:00 AM

06.22.2023 - 50% DD SET

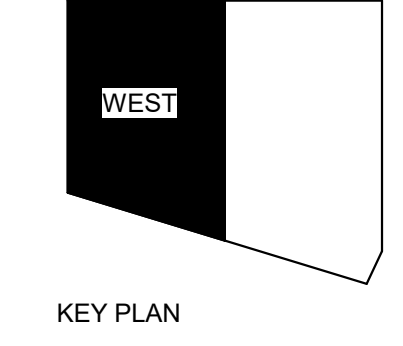


LAYOUT AND MATERIALS LEGEND

TAG	VISUAL	DESCRIPTION	DETAIL
CG		CIP CONCRETE PLANTER CURB	C2 / L-501
CW		CIP CONCRETE RETAINING WALL ON GRADE	B6 / L-501
VG		CIP CONCRETE WALL ON GRADE	C1 / L-501
VM		METAL PLANTER WALL	D1 / L-501
CG		CUSTOM WOOD CAPPED SEAT WALL ON GRADE	
ST		CIP CONCRETE STAIR	A1 / L-501
		ACCESSIBLE RAMP	A3 / L-501
HR		HANDRAILS	B3 / L-501

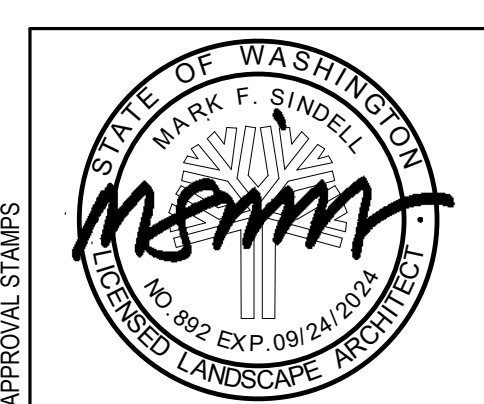
TAG	VISUAL	DESCRIPTION	DETAIL
PG		CIP CONCRETE PAVING ON GRADE	B4 / L-501
PV		CIP CONCRETE VEHICULAR PAVING ON GRADE	B5 / L-501
VA		PLANTING AREA	
VB		BIORETENTION PLANTING AREA	
US		SAND-SET PAVERS	D4 / L-501
RD		DECORATIVE ROCK	E3 / L-501

TAG	VISUAL	DESCRIPTION	DETAIL
		CONTROL JOINT	E5 / L-501
		EXPANSION JOINT	E5 / L-501



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OWNER:
KITSAP BANK
 619 BAY STREET
 PORT ORCHARD, WA 98366



MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
C	06/22/2023	BUILDING PERMIT SET
B	02/23/2023	SCHEMATIC DESIGN SET
A	01/13/2023	PRE-APPLICATION MEETING SET

PROJECT NO.: **2020016.01**
 GGLO PRINCIPAL IN CHARGE: **JF**
 GGLO PROJECT MANAGER: **MP**
 OWNER APPROVAL:

SHEET TITLE:
LANDSCAPE LAYOUT AND MATERIALS PLAN - WEST

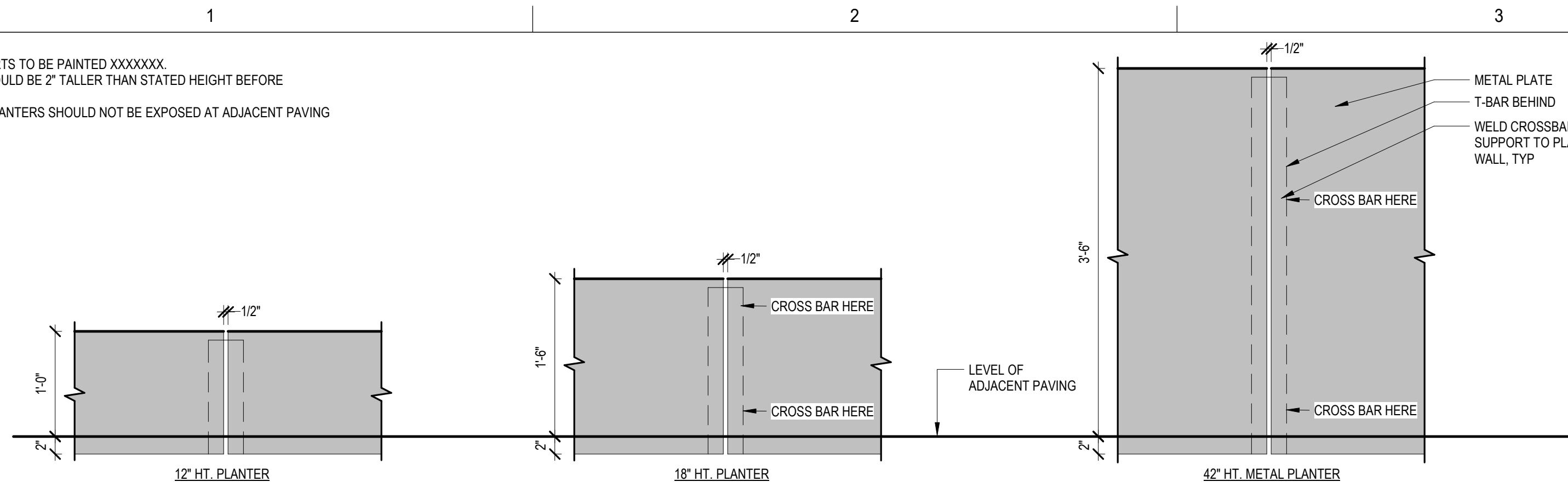
SHEET NO.:
L-111

06.22.2023 - BUILDING PERMIT SET

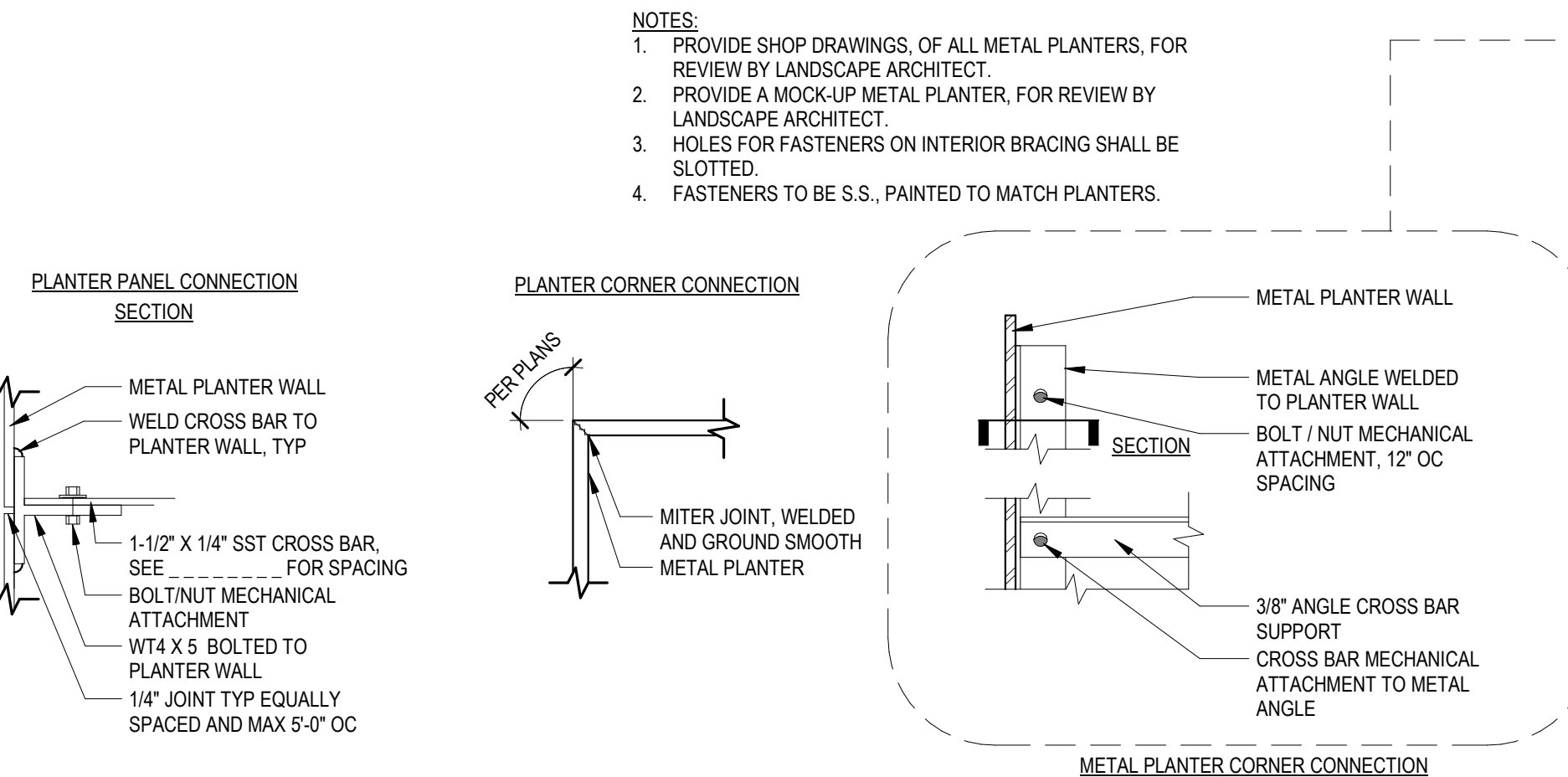
A1 LAYOUT AND MATERIALS PLAN - WEST
 1/8" = 1'-0"



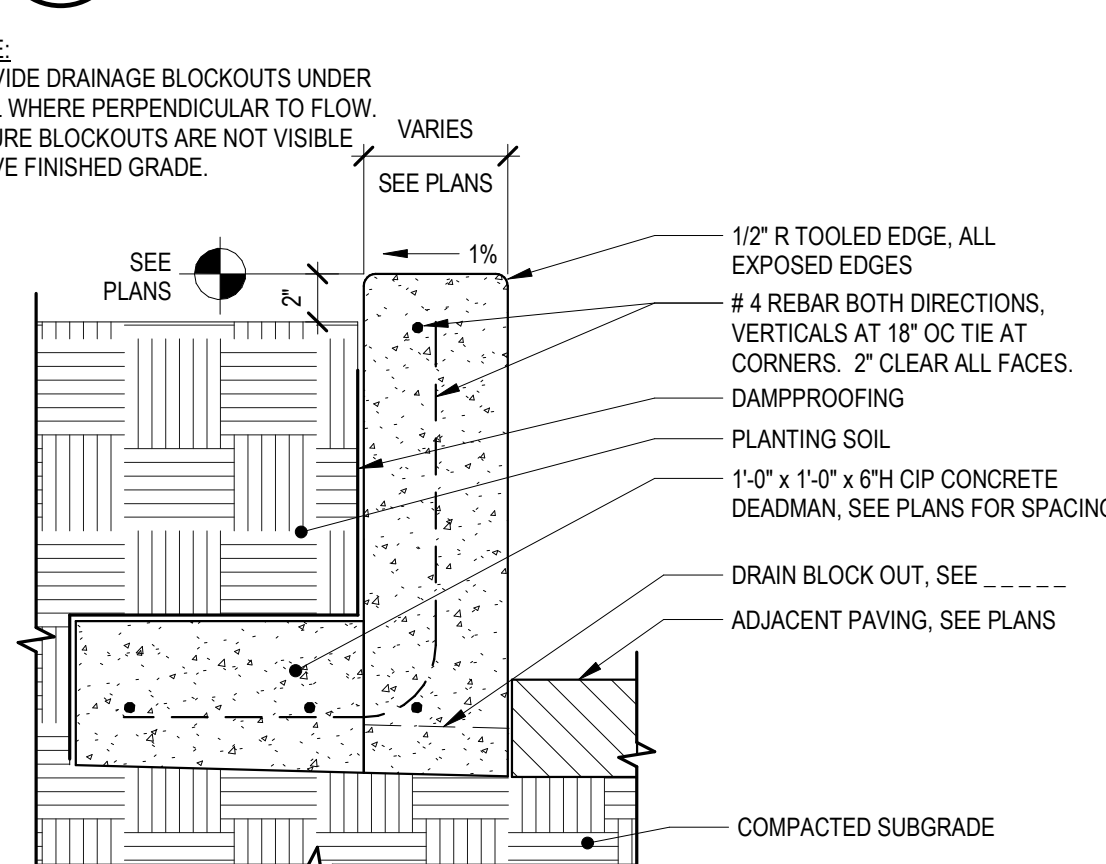
NOTES:
1. ALL METAL PARTS TO BE PAINTED XXXXXXXX.
2. PLANTERS SHOULD BE 2" TALLER THAN STATED HEIGHT BEFORE INSTALLATION.
3. BOTTOM OF PLANTERS SHOULD NOT BE EXPOSED AT ADJACENT PAVING SURFACE.



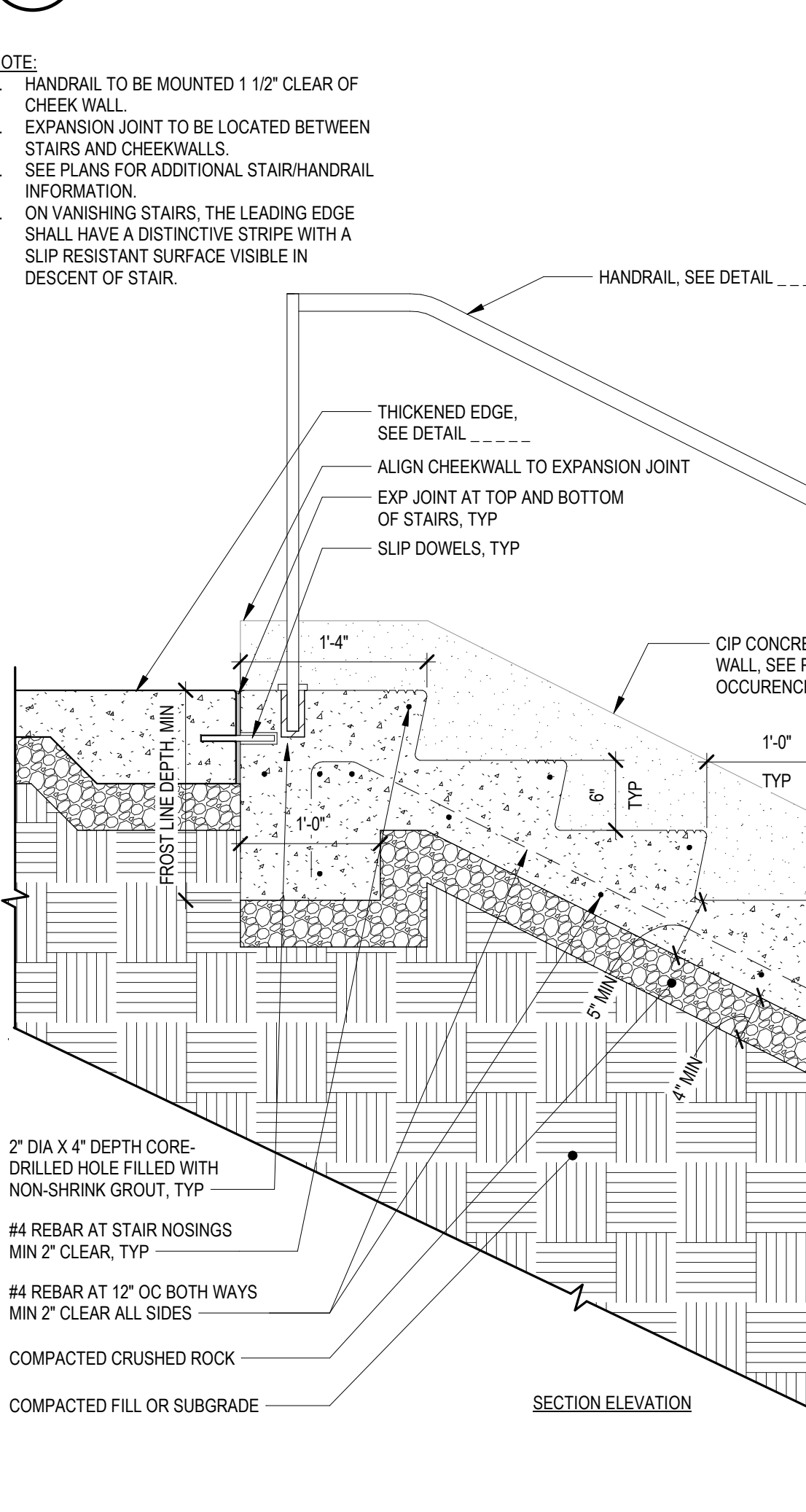
E1 METAL PLANTER PANEL JOINT ELEVATION
1" = 1'-0"



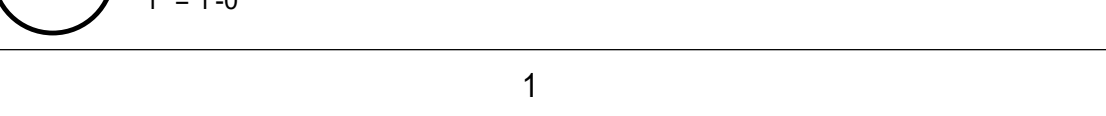
D1 METAL PLANTER
1" = 1'-0"



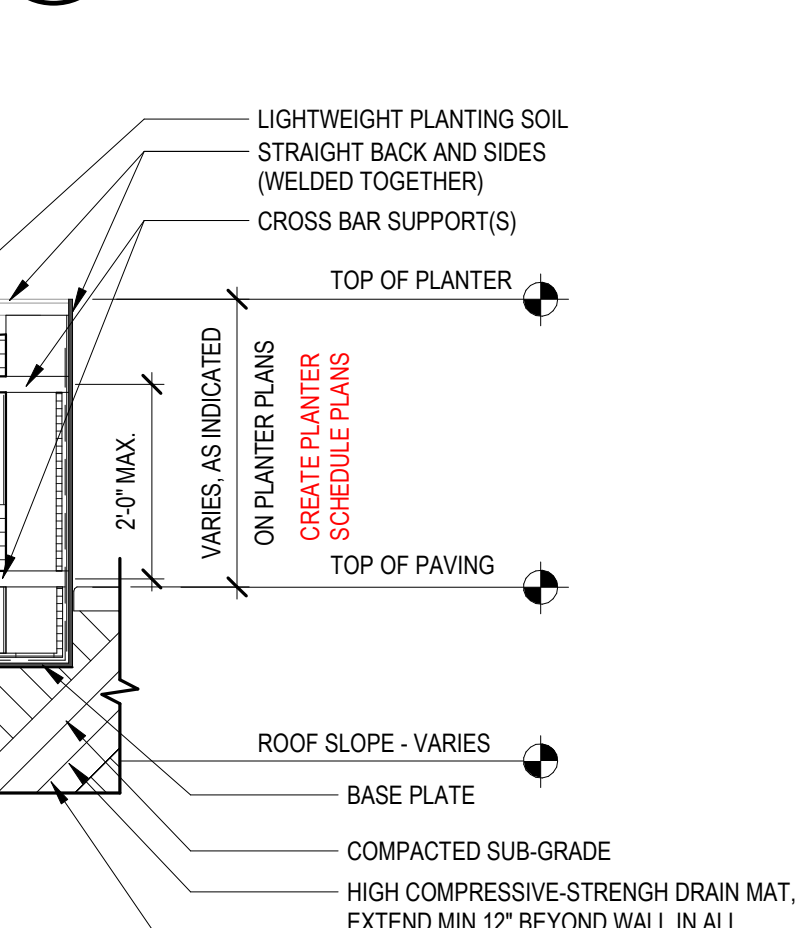
C1 CONCRETE PLANTER WALL
1 1/2" = 1'-0"



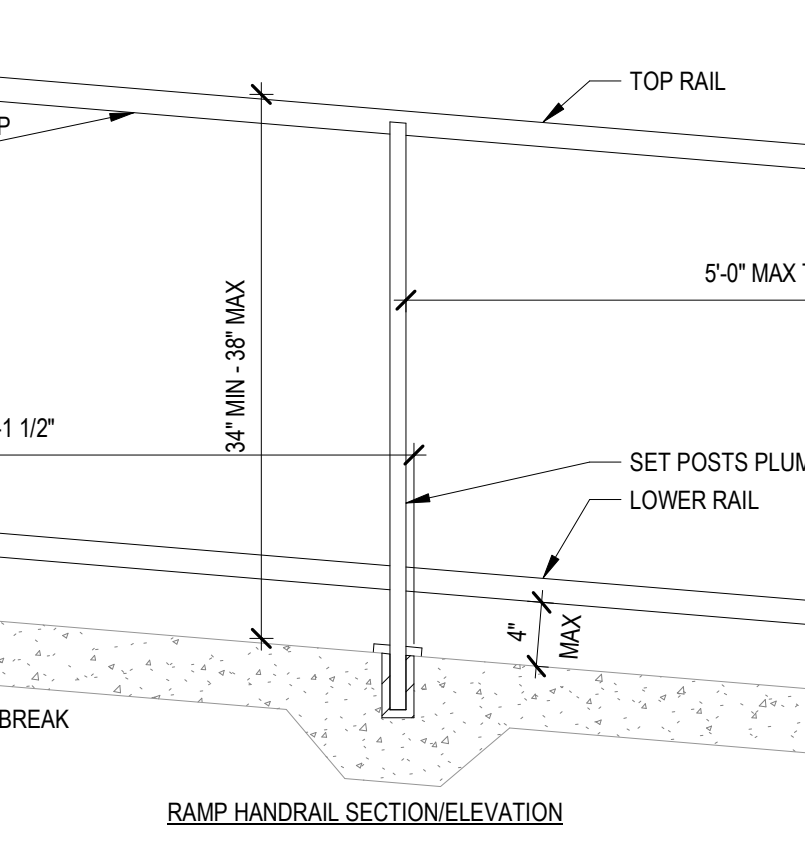
A1 CIP CONCRETE STAIRS
1" = 1'-0"



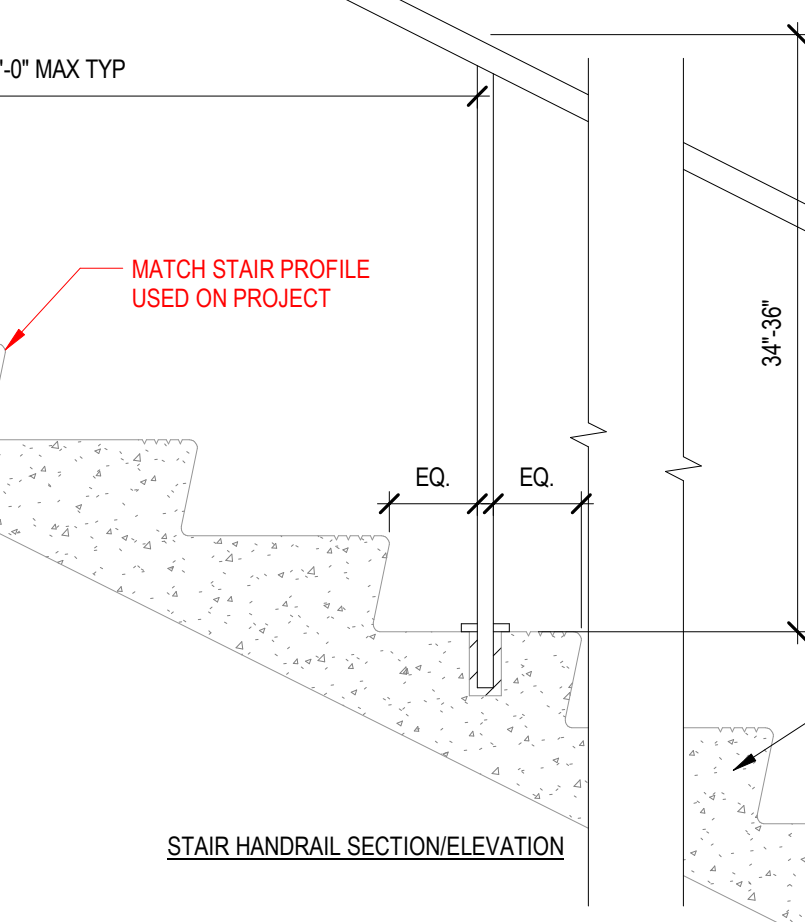
E3 DECORATIVE STONE BAND
1 1/2" = 1'-0"



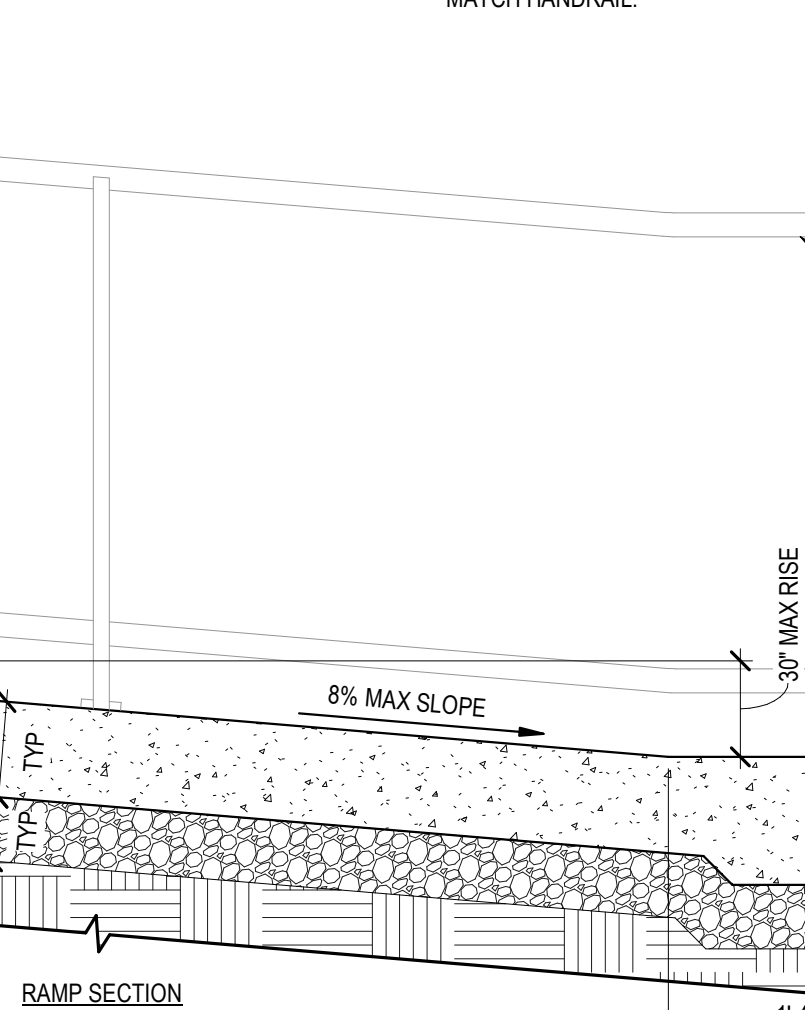
D4 SAND-SET PAVERS
1 1/2" = 1'-0"



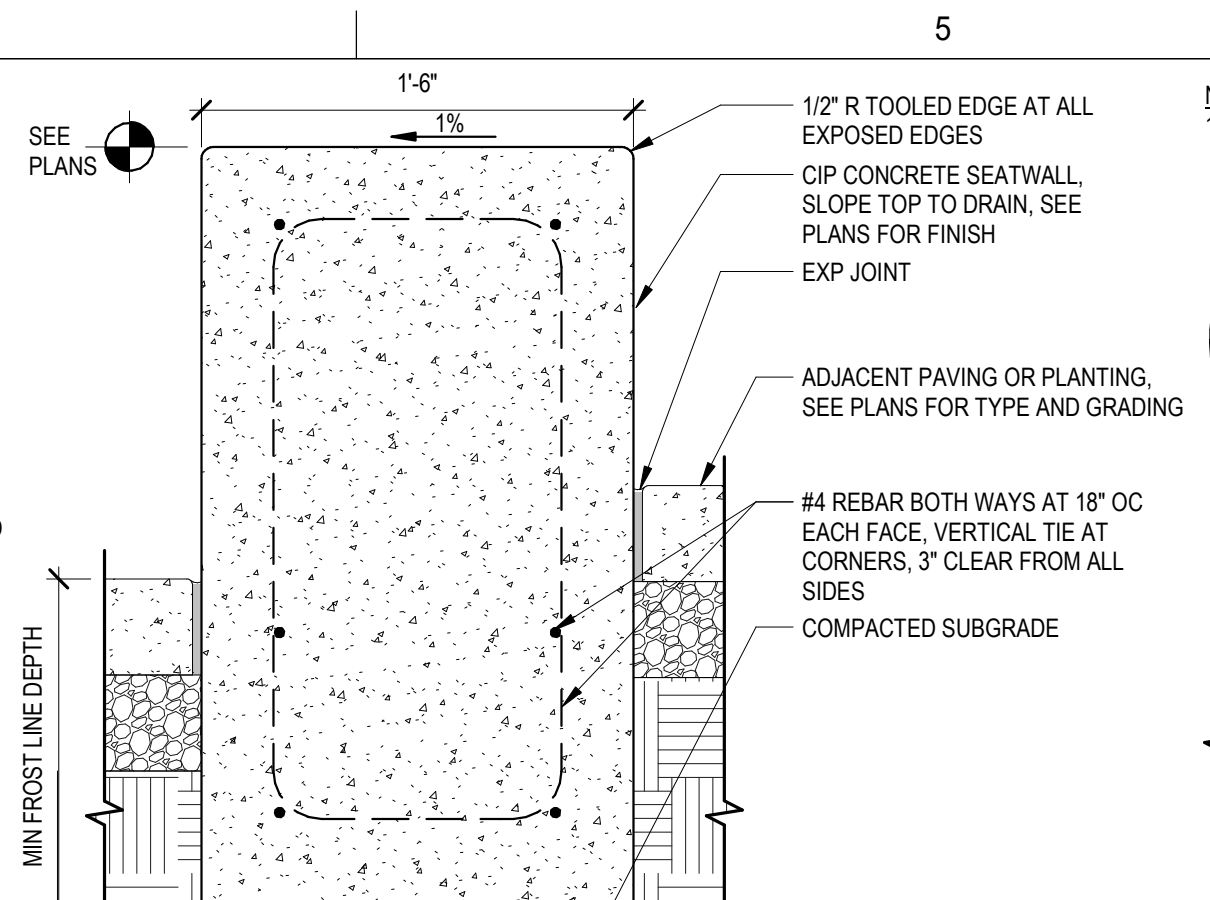
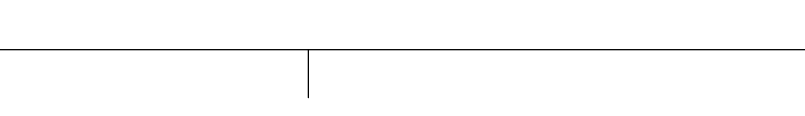
C2 CIP CONCRETE PLANTER CURB
1 1/2" = 1'-0"



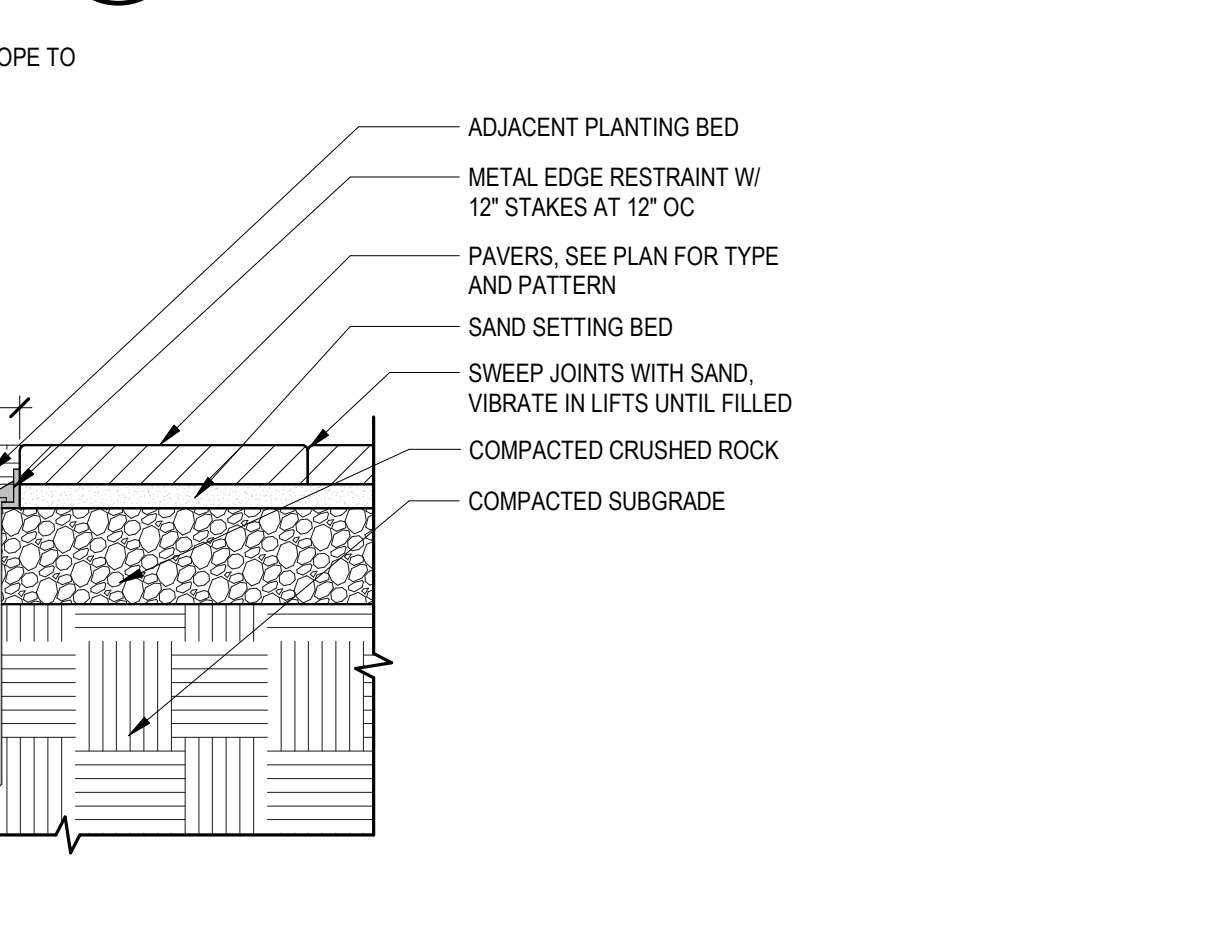
B3 HANDRAILS
1" = 1'-0"



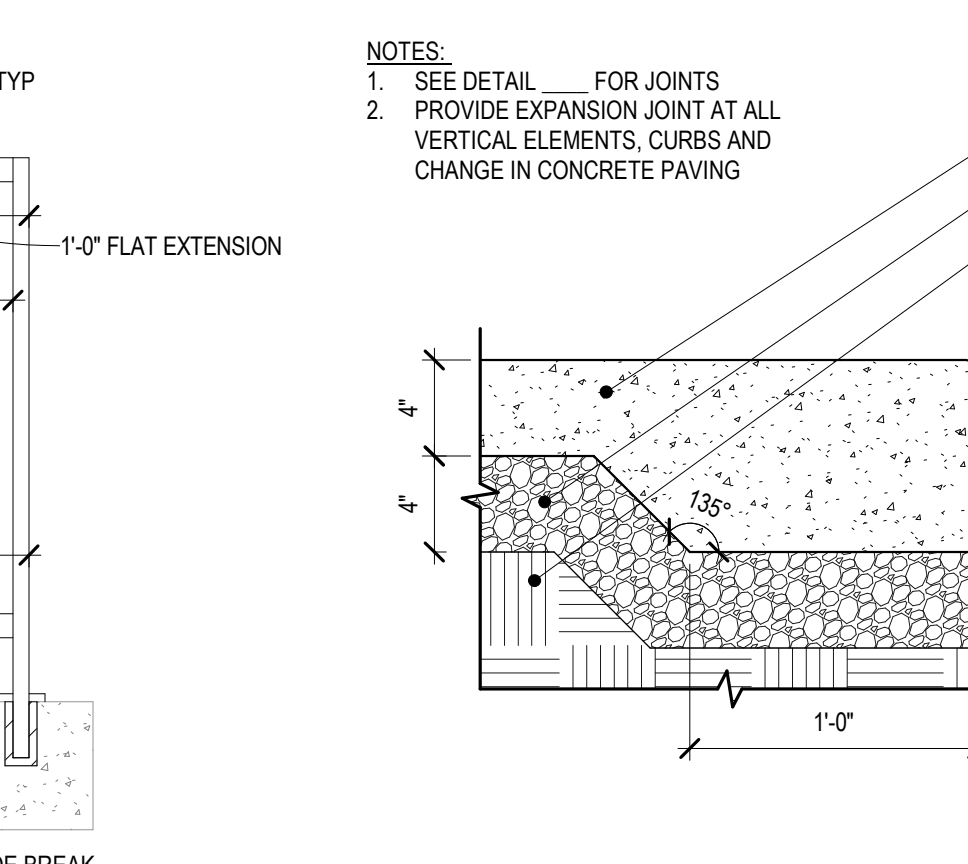
A3 CIP CONCRETE ACCESSIBLE RAMP
1" = 1'-0"



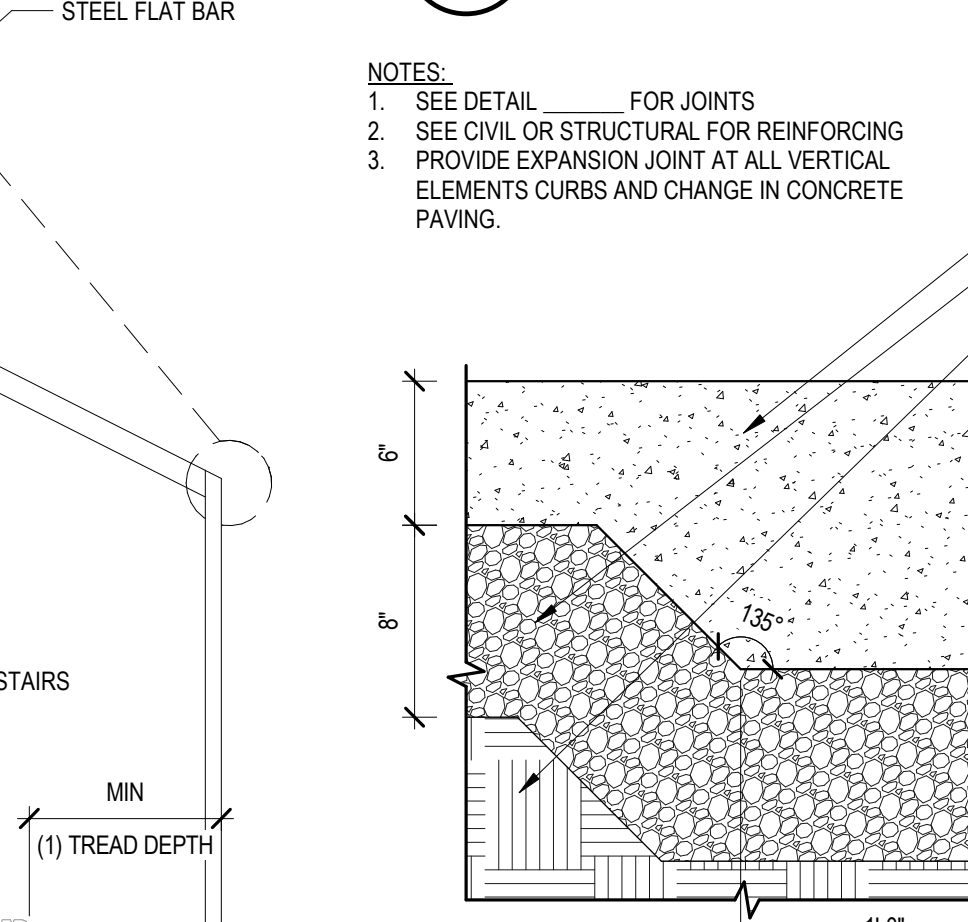
E4 CIP CONCRETE SEATWALL
1 1/2" = 1'-0"



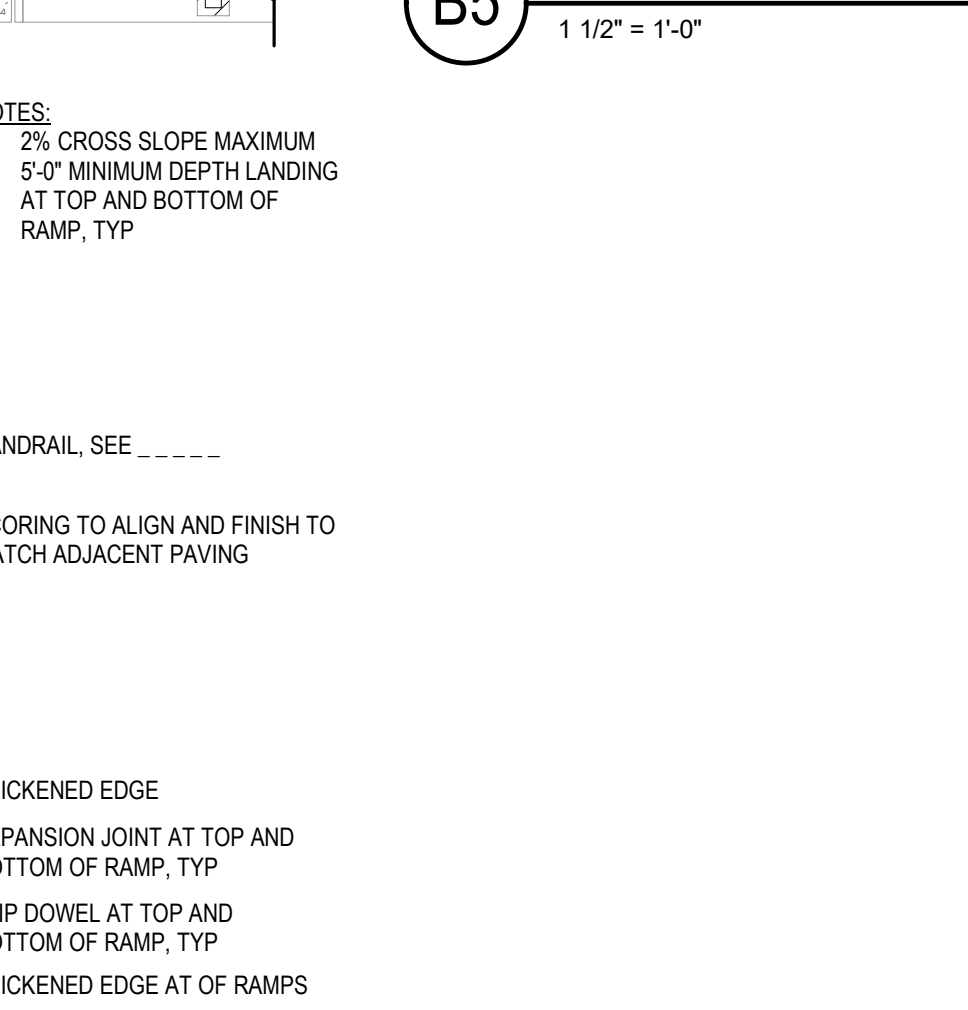
B4 CIP CONCRETE PED. PAVING
1 1/2" = 1'-0"



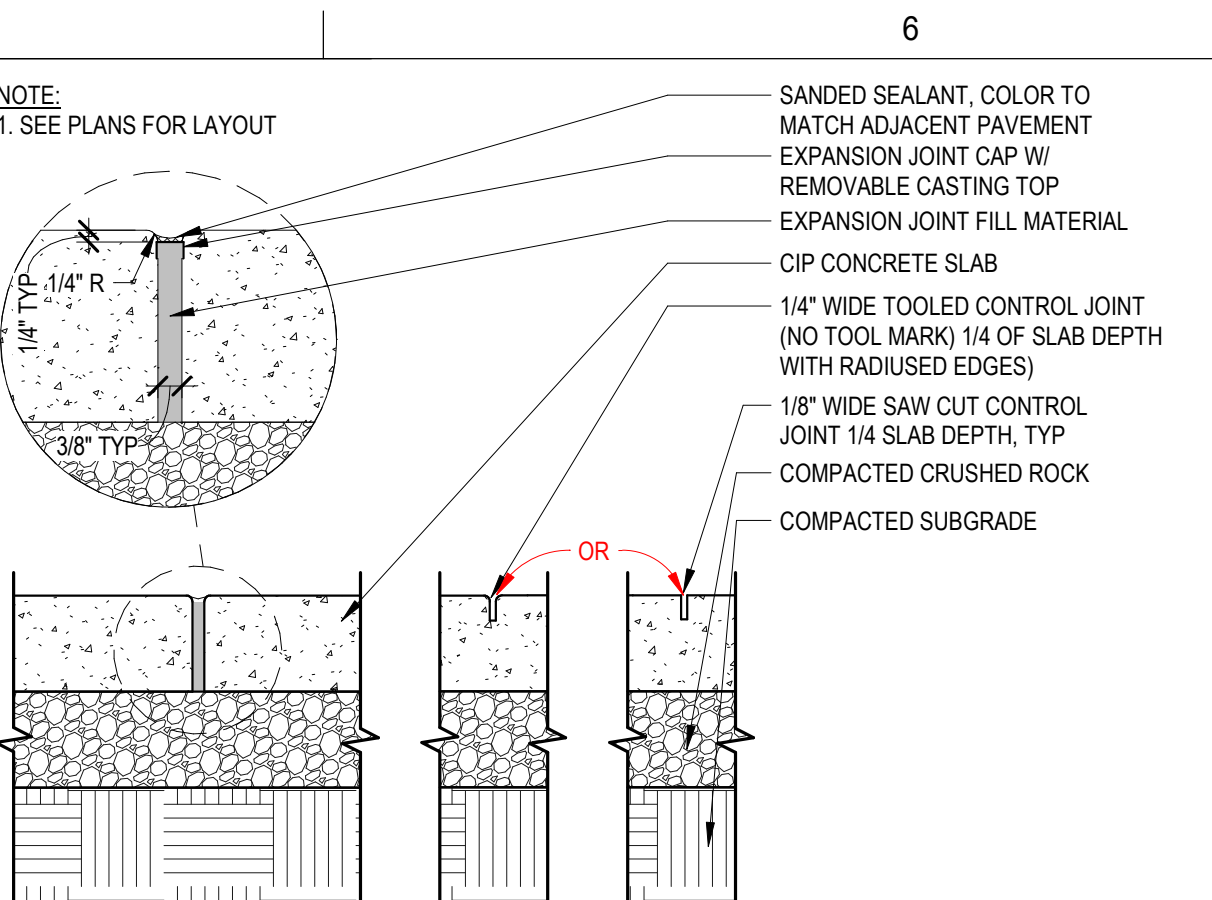
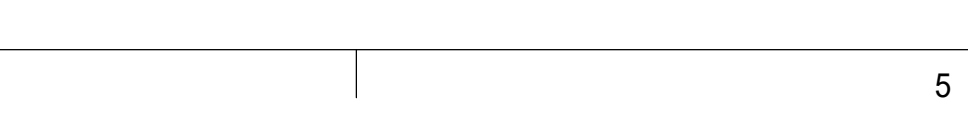
B5 CIP CONCRETE VEHIC. PAVING
1 1/2" = 1'-0"



B6 CIP CONCRETE RETAINING WALL
1 1/2" = 1'-0"



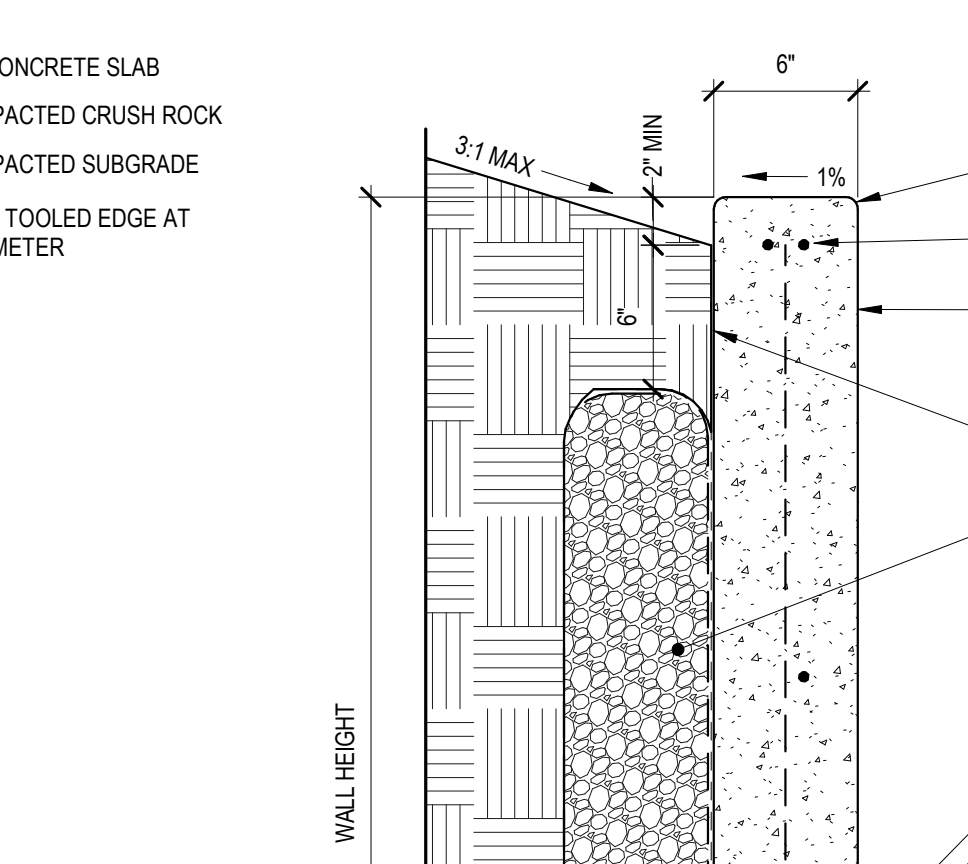
A3 CIP CONCRETE ACCESSIBLE RAMP
1" = 1'-0"



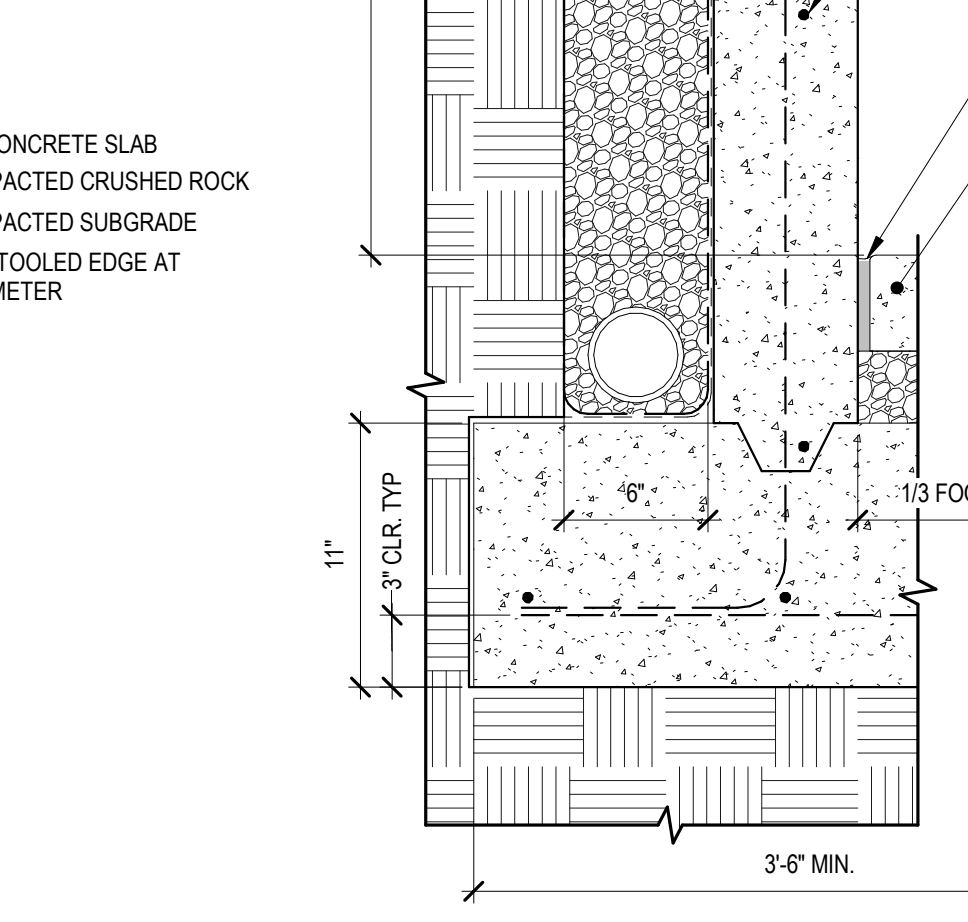
E5 CONCRETE JOINTS
1 1/2" = 1'-0"



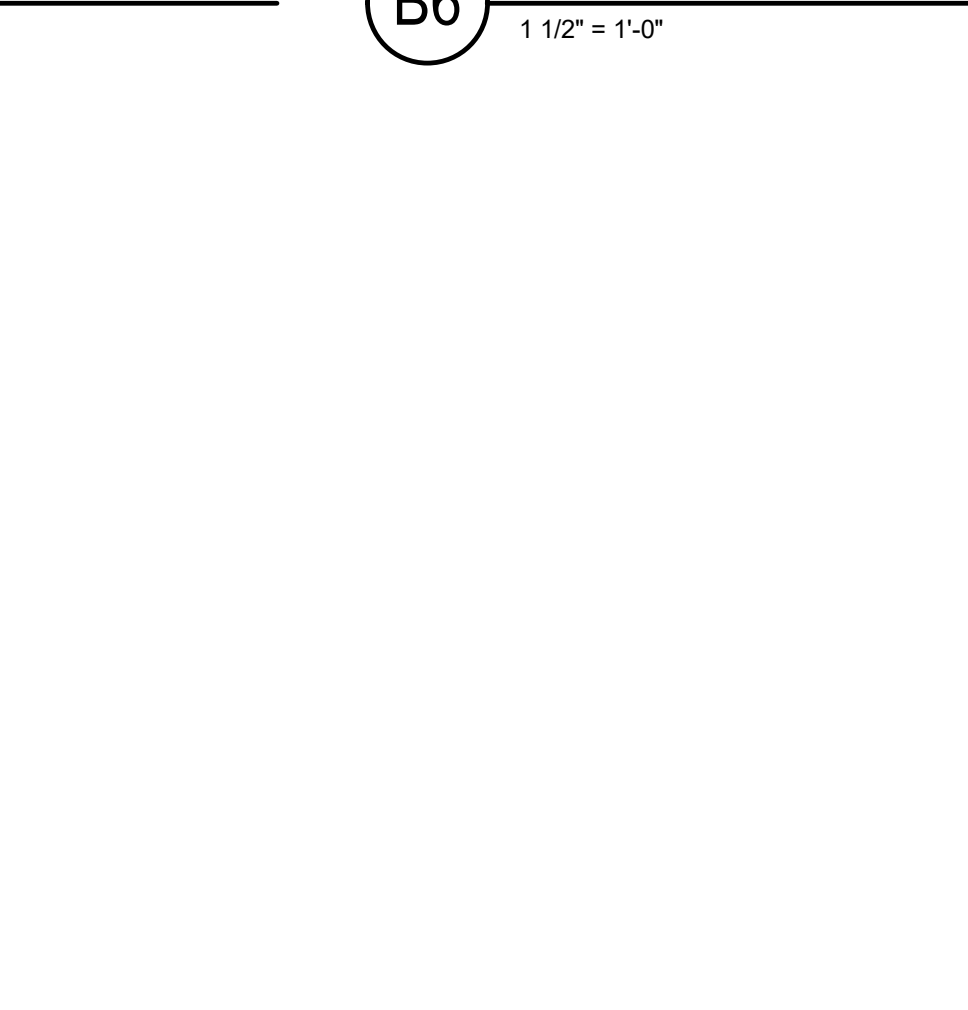
B4 CIP CONCRETE PED. PAVING
1 1/2" = 1'-0"



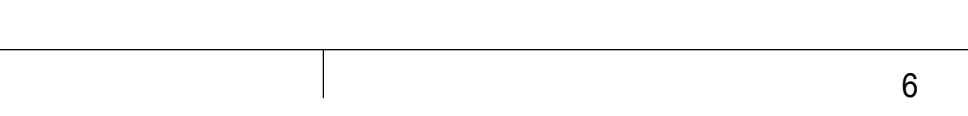
B5 CIP CONCRETE VEHIC. PAVING
1 1/2" = 1'-0"



B6 CIP CONCRETE RETAINING WALL
1 1/2" = 1'-0"



A3 CIP CONCRETE ACCESSIBLE RAMP
1" = 1'-0"



PROJECT:
KITSAP BANK HEADQUARTERS
PROJECT ADDRESS:
625 BAY ST PORT ORCHARD WA 98366

OWNER:
KITSAP BANK
619 BAY STREET
PORT ORCHARD, WA 98366



MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: **2020016.01**
GGLO PRINCIPAL IN CHARGE: **JF**
GGLO PROJECT MANAGER: **MP**
OWNER APPROVAL:

SHEET TITLE
LANDSCAPE DETAILS

SHEET NO.
L-501

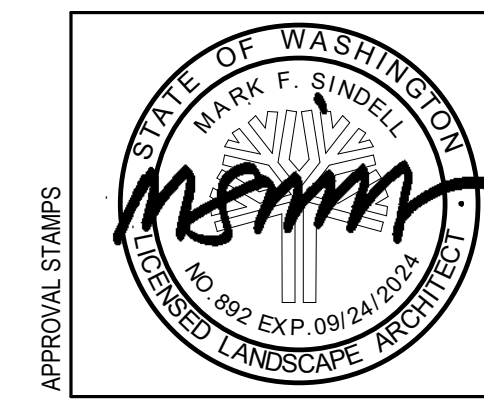
06.22.2023 - BUILDING PERMIT SET

PLANT SCHEDULE

TREES							
QTY.	TAG	BOTANICAL NAME	COMMON NAME	CAL.	MIN. HT	CONT.	REMARKS
16	ACIM	ACER CIRCINATUM	VINE MAPLE	0"	10'-0"	B&B	3-5 MULTI-STEM
11	NSBT	NYSSA SYLVATICA	BLACK TUPELO	2 1/2"	0"	B&B	MATCHING
SHRUBS:							
QTY.	TAG	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS		
170	MRL0	MAHONIA REPENS	LOW OREGON GRAPE	2 GAL			
4	RSRF	RIBES SANGUINEUM	RED FLOWERING CURRANT	15 GAL			
FERNS, GRASSES, & PERENNIALS:							
QTY.	TAG	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS		
173	COCC	CAMASSIA QUAMASH	COMMON CAMAS	1 GAL			
242	FRRF	FESTUCA ROEMERI	ROEMER'S FESCUE	1 GAL			
48	PMWS	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	3 GAL			
185	TGFR	TELLIMA GRANDIFLORA	FRINGECUP	1 GAL			
GROUNDCOVERS:							
QTY	TAG	BOTANICAL NAME	COMMON NAME	CONT.	OC SPACING	REMARKS	
72	ALKI	ARCTOSTAPHYLOS UVA-URSI	KINKINNICK	1 GAL	24"		
92	JECR	JUNCUS EFFUSUS	COMMON RUSH	1 GAL	36"		
71	WTBS	WALDSTENIA TERNATA	BARREN STARWHERRY	1 GAL	18"		
MIXES:							
QTY	TAG	BOTANICAL NAME	COMMON NAME	CONT.	OC SPACING	REMARKS	
195	SMSM	SHRUB MIX	SHRUB MIX	1 GAL	24"	30% MAHONIA REPENS - CREEPING OREGON GRAPE, 30% GALLTHERIA SHALLON - SALAL, 20% FESTUCA ROEMERI - ROEMER'S FESCUE, 20% WALDSTENIA TERNATA - BARREN STRAWBERRY.	

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MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
C	06/22/2023	BUILDING PERMIT SET
B	02/23/2023	SCHEMATIC DESIGN SET
A	01/13/2023	PRE-APPLICATION MEETING SET

ISSUE INFORMATION

PROJECT NO.: **2020016.01**
GGLO PRINCIPAL IN CHARGE: **JF**
GGLO PROJECT MANAGER: **MP**
OWNER APPROVAL: _____

SHEET TITLE
PLANTING SCHEDULE

SHEET NO.
L-651

06.22.2023 - BUILDING PERMIT SET

E

D

C

B

A

E

D

C

B

A

1

2

3

4

5

6

1

2

3

4

5

6

PROJECT DATE/TIME: 6/22/2023 8:57:44 PM

STRUCTURAL NOTES

DESIGN LOADS

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, AS AMENDED BY THE CITY OF PORT ORCHARD.

LIVE LOADS
IN ADDITION TO THE DEAD LOADS, THE FOLLOWING FLOOR LIVE LOADS WERE USED FOR DESIGN. LIVE LOAD REDUCTION IS PER IBC SECTION 1607.12.

		REDUCIBLE	UNREDUCIBLE
CORRIDORS, STAIRS	100 PSF		X
CORRIDORS ABOVE FIRST FLR	80 PSF	X	
SIDEWALKS, DRIVEWAYS	250 PSF		X
ASSEMBLY AREAS	100 PSF		X
OFFICES	50 PSF + 15 PSF PARTITION LOAD	X	
RETAIL STORES	100 PSF	X	
GYMNASIUM	100 PSF		X
LIGHT STORAGE	125 PSF		X
HEAVY STORAGE	250 PSF		X
PARKING FLOOR	40 PSF		X
EXTERIOR BALCONIES, DECKS	1.5 TIMES THE LIVE LOAD FOR THE AREA SERVED, NOT REQUIRED TO EXCEED 100 PSF		

REFER TO TABLE 1607.1 IN THE IBC FOR RELEVANT CONCENTRATED LIVE LOADS.

PHOTOVOLTAIC PANEL SYSTEM ROOF DEAD LOAD
ROOF SUPERIMPOSED DEAD LOAD INCLUDES AN ALLOWANCE OF 15 PSF TO ACCOMMODATE ROOFTOP-MOUNTED PHOTOVOLTAIC PANEL AND RACK SUPPORT SYSTEMS.

ROOF SNOW LOAD
THE ROOF SNOW LOAD IS DETERMINED USING CHAPTER 7 OF ASCE 7 IN ACCORDANCE WITH IBC SECTION 1608 AND WITH THE FOLLOWING FACTORS:

MINIMUM DESIGN LOAD 25 PSF WITHOUT DRIFT		
$P_f = 15 \text{ PSF}$	$C_e = 0.8$	
$I_e = 1.0$	$C_t = 1.0$	
$P_f = 9 \text{ PSF}$	$C_e = 1.0$	

SEISMIC LOADS

THE SEISMIC FORCE-RESISTING SYSTEM (SFRS) USED TO RESIST EARTHQUAKE AND WIND LOADS IS COMPRISED OF BUCKLING RESTRAINED BRACED FRAMES DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF ASCE 341 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS". EARTHQUAKE DESIGN IS BASED ON THE EQUIVALENT LATERAL FORCE PROCEDURE IN ASCE 7 SECTION 12.8 WITH THE FOLLOWING FACTORS:

SITE CLASS F*	$I_h = 47 \text{ FT}$
RISK CATEGORY II	$T = 0.7 \text{ SECONDS}$
SEISMIC DESIGN CATEGORY D	$R = 8$
$I_e = 1.0$	$C_e = 2.5$
$S_s = 1.630 \text{ g}$	$p = 1.3$
$S_1 = 0.567 \text{ g}$	$C_v = 0.136$
$S_{0.1} = 1.087 \text{ g}$	$C_w = C_w = 579 \text{ KIPS}$
$S_{0.1} = 0.945 \text{ g}$	
$T_c = 6 \text{ SECONDS}$	

*STRUCTURE DESIGNED FOR SITE-SPECIFIC ACCELERATIONS PER THE REQUIREMENTS OF ASCE 7-16 CHAPTER 21. SITE SPECIFIC PARAMETERS ARE PROVIDED IN THE GEOTECHNICAL REPORT.

THE SEISMIC FORCE-RESISTING SYSTEM IS COMPRISED OF THE STRUCTURAL STEEL MEMBERS AND CONNECTIONS IDENTIFIED IN PLAN AND ON THE BRACED FRAME ELEVATIONS.

WIND LOADS

WIND LOAD IS DETERMINED USING CHAPTERS 26-31 OF ASCE 7 IN ACCORDANCE WITH IBC SECTION 1609 WITH THE FOLLOWING FACTORS:

RISK CATEGORY II	$K_{zt} = 1.0$
EXPOSURE CATEGORY D	$K_e = 1.0$
$V_{ref} = 57 \text{ MPH}$	$G_{fpp} = 0.18$
$V_{ref} = 58 \text{ MPH}$	

DESIGN WIND PRESSURES FOR DETERMINING FORCES ON COMPONENTS AND CLADDING SHALL BE DETERMINED USING CHAPTER 30 OF ASCE 7 IN ACCORDANCE WITH IBC SECTION 1609 BY THE WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE DESIGN OF SUCH ELEMENTS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

STORY DRIFTS

RELATIVE LATERAL DISPLACEMENTS WITH RESPECT TO THE LEVEL BELOW (STORY DRIFTS) ARE AS FOLLOWS:

SEISMIC:
INELASTIC STORY DRIFT = 1% OF STORY HEIGHT
ELASTIC STORY DRIFT = INELASTIC STORY DRIFT DIVIDED BY C_d/I_e , WHERE $C_d/I_e = 5/1.0 = 5$

WIND:

STORY DRIFT = 0.25% OF STORY HEIGHT

SOIL LOADS

ALLOWABLE SOIL-BEARING PRESSURE PER GROUND IMPROVEMENT CONTRACTOR	5000 PSF DL + LL 6667 PSF DL + LL + SEISMIC/WIND
RETAINING WALLS	35 PCF (EQUIVALENT FLUID PRESSURE) UNRESTRAINED 55 PCF (EQUIVALENT FLUID PRESSURE) RESTRAINED

GENERAL NOTES

SUBMITTALS

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING: CONCRETE OR MASONRY REINFORCEMENT, PRECAST OR PRESTRESSED CONCRETE ITEMS, EMBEDDED STEEL ITEMS, STRUCTURAL STEEL, STEEL JOISTS, STEEL DECK, SHEAR STUD LAYOUT, METAL GRATING, GLUED-LAMINATED MEMBERS, CLADDING PANELS AND STAIRS.

IF THE SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF THE WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE DESIGN.

DEFERRED SUBMITTALS

PER IBC SECTION 107.3.4.1, DRAWINGS AND CALCULATIONS FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS SHALL BEAR THE SEAL AND SIGNATURE OF THE WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE DESIGN AND SHALL BE SUBMITTED TO THE ARCHITECT AND THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATION. DEFERRED SUBMITTALS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- EXTERIOR CLADDING SYSTEMS
- PRE-ENGINEERED STEEL STAIRS
- EQUIPMENT ANCHORAGE
- SEISMIC DESIGN OF NONSTRUCTURAL COMPONENTS
- SHORT AGGREGATE PIERS
- INTERIOR NONBEARING COLD-FORMED STEEL FRAMING
- SUSPENDED CEILING
- ALTERNATE ANCHORS (WHEN ALTERNATE ANCHORS ARE PROPOSED)

NONSTRUCTURAL COMPONENTS

DESIGN, DETAILING AND ANCHORAGE OF ALL NONSTRUCTURAL COMPONENTS SHALL BE IN ACCORDANCE WITH IBC SECTION 1613, ASCE 7 CHAPTER 13, AND THE PROJECT SPECIFICATIONS. NONSTRUCTURAL COMPONENTS DESIGNED BY OTHERS SHALL NOT INDUCE TORSIONAL LOADING INTO SUPPORTING STRUCTURAL MEMBERS WITHOUT ADDITIONAL BRACING OF THOSE MEMBERS TO ELIMINATE TORSIONAL FORCES. TORSIONAL BRACING SHALL BE DESIGNED BY THE NONSTRUCTURAL COMPONENT DESIGNER AND APPROVED BY THE ENGINEER.

DESIGN, DETAILING AND CONSTRUCTION OF ALL NONSTRUCTURAL COMPONENTS WHICH ATTACH TO STRUCTURE SHALL ACCOMMODATE CONSTRUCTION TOLERANCES AS ESTABLISHED BY THE STRUCTURAL SPECIFICATIONS. ANY NONSTRUCTURAL COMPONENTS WHICH ATTACH TO MORE THAN ONE LEVEL OF THE STRUCTURE SHALL ALSO ACCOMMODATE THE FOLLOWING RELATIVE MOVEMENTS BETWEEN LEVELS WITHOUT DAMAGE TO THE NONSTRUCTURAL COMPONENTS:

- VERTICAL DEFLECTION OF 1/2" INCH DUE TO VARIABLE LIVE LOADS
- ELASTIC STORY DRIFT PER "STORY DRIFT" SECTION ABOVE

IN ADDITION, NONSTRUCTURAL COMPONENTS ATTACHED TO MORE THAN ONE LEVEL SHALL ACCOMMODATE AN INELASTIC STORY DRIFT PER "STORY DRIFT" SECTION ABOVE WITHOUT CREATING A LIFE SAFETY HAZARD.

PRE-ENGINEERED STAIRS

STAIRS DESIGNED BY OTHERS SHALL NOT INDUCE TORSIONAL LOADING INTO SUPPORTING STRUCTURAL MEMBERS WITHOUT ADDITIONAL BRACING OF THOSE MEMBERS. TORSIONAL BRACING SHALL BE DESIGNED BY THE STAIR DESIGNER AND APPROVED BY THE ENGINEER FOR EGRESS STAIRS. DEFERRED DESIGN SHALL INDICATE WHICH METHOD IN ASCE 7 13.5.10 IS USED TO ACCOMMODATE SEISMIC RELATIVE DISPLACEMENTS.

CLADDING

CLADDING DESIGNED BY OTHERS SHALL BE SUPPORTED AT EACH STORY TO BE CONSISTENT WITH THE DESIGN OF THE BUILDING STRUCTURE. CLADDING DESIGNED BY OTHERS SHALL NOT INDUCE TORSIONAL LOADING INTO SUPPORTING STRUCTURAL MEMBERS WITHOUT ADDITIONAL BRACING OF THOSE MEMBERS TO ELIMINATE TORSIONAL FORCES. UNLESS OTHERWISE APPROVED BY THE ARCHITECT, TORSIONAL BRACING SHALL BE DESIGNED BY THE CLADDING DESIGNER AND APPROVED BY THE ENGINEER.

INSPECTION

SPECIAL INSPECTION PER IBC CHAPTER 17 SHALL BE PERFORMED BY AN APPROVED TESTING AGENCY AS INDICATED IN THE STATEMENT OF SPECIAL INSPECTIONS AND TESTING. ALL PREPARED SOIL-BEARING SURFACES SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL. SOIL COMPACTION SHALL BE SUPERVISED BY AN APPROVED TESTING AGENCY OR GEOTECHNICAL ENGINEER.

STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION OF THE SFRS WILL BE PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD IN ACCORDANCE WITH IBC SECTION 1704.6. STRUCTURAL OBSERVATION CONSISTS OF VISUAL OBSERVATION OF THE STRUCTURAL SYSTEMS FOR GENERAL CONFORMANCE TO THE CONSTRUCTION DOCUMENTS AND DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY THE IBC AND AS SHOWN IN THE SPECIAL INSPECTIONS SCHEDULE. CONTRACTOR SHALL PROVIDE A MINIMUM OF 24 HOURS NOTICE BEFORE CONCEALING THE FOLLOWING STRUCTURAL COMPONENTS FROM VIEW:

- REINFORCING STEEL FOR THE FIRST PLACEMENT OF THE FOLLOWING ELEMENTS: SFRS FOUNDATIONS

STRUCTURAL OBSERVATIONS IN ADDITION TO THOSE REQUIRED BY IBC SECTION 1704.6 MAY BE PERFORMED AT THE ENGINEER'S DISCRETION. TIMING OF THESE SHALL BE DISCUSSED AT THE PREINSTALLATION CONFERENCE.

SPECIAL CONDITIONS

CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS, AND EXISTING CONDITIONS IN THE FIELD BEFORE PROCEEDING. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR FIELD CHANGES PRIOR TO INSTALLATION OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN DIRECTION FROM THE ARCHITECT BEFORE PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS (+) INDICATE UNVERIFIED DIMENSIONS AND ARE APPROXIMATE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS OR EXCESSIVE VARIATIONS FROM INDICATED DIMENSIONS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS—DO NOT SCALE DRAWINGS. DIMENSIONS OF EXISTING CONDITIONS ARE TO BE FIELD-VERIFIED BY THE CONTRACTOR.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS, EXISTING CONSTRUCTION AND SOIL EXCAVATIONS, AS REQUIRED, AND IN A MANNER SUITABLE TO THE WORK SEQUENCE. TEMPORARY SHORING AND BRACING SHALL NOT BE REMOVED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND MATERIALS HAVE ACHIEVED DESIGN STRENGTH.

FIELD LOCATE REINFORCING BARS AND EMBEDS AND PROVIDE A MINIMUM OF 2" CLEARANCE TO ALL CONCRETE CORES AND CUTS. NO REINFORCING BARS OR EMBEDS IN EXISTING CONSTRUCTION SHALL BE CUT UNLESS DIRECTED TO BY THE ARCHITECT OR AS SHOWN ON THE DRAWINGS.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

SOILS

SEE THE GEOTECHNICAL REPORT BY GEOENGINEERS, DATED JUNE 1, 2023, FOR MORE COMPLETE INFORMATION. EARTHWORK MATERIAL, BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. BACKFILL BEHIND WALLS SHALL NOT BE PLACED BEFORE THE WALLS AND SUPPORTING SLABS ACHIEVE 28 DAY CONCRETE STRENGTH OR THE WALLS ARE TEMPORARILY BRACED. ALL TOPSOIL ORGANICS AND LOOSE SURFACE SOIL SHALL BE REMOVED FROM BENEATH FILL SUPPORTING CONCRETE SLABS OR PAVING.

MEMBER SPACING

ALL FRAMING MEMBERS SHALL BE EQUALLY SPACED BETWEEN GRID LINES, COLUMNS, AND DIMENSIONED FRAMING UNLESS NOTED OTHERWISE.

CONCRETE

CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF IBC CHAPTER 19.

CONCRETE MIXTURES

CONCRETE MIXTURES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

f _c (PSI)	TEST AGE (DAYS)	EXPOSURE CLASS				USE
		F	S	W	C	
3,000	28	F1	S0	W0	C0	SLAB-ON-GRADE, CONCRETE ON STEEL DECK, CURBS AND PADS
4,000	28	F1	S0	W0	C0	FOUNDATIONS, CONCRETE WALLS, DRILLED PIERS

CONCRETE MIXTURES SHALL CONFORM TO THE MOST STRINGENT REQUIREMENTS FOR EXPOSURE CLASSES SPECIFIED IN THE TABLE ABOVE AND ACI 318 TABLE 19.3.2.1.

WATER-REDUCING ADMIXTURES MAY BE INCORPORATED IN CONCRETE MIX DESIGNS, BUT SHALL CONFORM TO ASTM C 494, AND BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. CaCl₂ OR OTHER WATER-SOLUBLE CHLORIDE ADMIXTURES SHALL NOT BE USED.

WATER/CEMENTITIOUS MATERIALS RATIO SHALL BE MEASURED BY WEIGHT AND SHALL BE BASED ON THE TOTAL CEMENTITIOUS MATERIAL, WATER/CEMENTITIOUS MATERIALS RATIO AND WATER CONTENT SHALL BE DETERMINED BY THE SUPPLIER BASED ON STRENGTH REQUIREMENTS AND SHALL NOT EXCEED THE MAXIMUM WATER/CEMENTITIOUS MATERIAL RATIO AND/OR WATER CONTENT IF SHOWN ABOVE, OR IN ACI 318 TABLE 19.3.2.1 FOR THE EXPOSURE CLASSES LISTED.

FIELD-MEASURED SLUMP SHALL CONFORM TO THE SUBMITTED CONCRETE MIX DESIGN. TOLERANCE OF SLUMP SHALL CONFORM TO ASTM C 94.

ALL CONCRETE SUBJECT TO EXPOSURE CLASSES F1, F2 OR F3 SHALL BE AIR ENTRAINED. AIR-ENTRAINING AGENTS SHALL CONFORM TO ASTM C 260. THE PERCENTAGE OF TOTAL AIR SHALL BE ACCORDING TO ACI 318 TABLE 19.3.3.1 WITH A FIELD TOLERANCE OF ±1.5 PERCENT BY VOLUME. THE PERCENTAGE OF TOTAL AIR SHALL BE MEASURED IN THE FIELD AT THE DISCHARGE FROM THE TRUCK.

THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR APPROVAL 2 WEEKS PRIOR TO PLACING ANY CONCRETE. THE MIX DESIGN SHALL BE IN CONFORMANCE WITH ACI 318, CHAPTER 19. THE SUBMITTAL SHALL INDICATE WHERE EACH CONCRETE MIX IS TO BE USED ON THE PROJECT, AS WELL AS THE MAXIMUM AGGREGATE SIZE OF EACH MIX. MAXIMUM AGGREGATE SIZE SHALL CONFORM TO THE PROJECT SPECIFICATIONS.

CURING

IF THE AIR TEMPERATURE WILL EXCEED 75 DEGREES F WITHIN 48 HOURS OF PLACING CONCRETE, A MOIST CURE SHALL BE APPLIED TO THE CONCRETE FOR A PERIOD OF 36 HOURS AFTER FINISHING CONCRETE SURFACES. REFER TO THE PROJECT SPECIFICATIONS FOR CURING REQUIREMENTS.

REINFORCING STEEL

DEFORMED BARS
SPECIAL DUCTILE QUALITY DEFORMED BARS ASTM A 615, GRADE 60, UNO
HEADED DEFORMED BARS ASTM A 706, GRADE 60, LOW ALLOY, UNO
ASTM A 970, HEAD TYPE HA

REINFORCING SHALL BE SUPPORTED AS SPECIFIED BY THE PROJECT SPECIFICATIONS AND THE CRSI MANUAL OF STANDARD PRACTICE. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH ACI STANDARD OF PRACTICE AS OUTLINED IN ACI 315, "GUIDE TO PRESENTING REINFORCING STEEL DESIGN DETAILS".

LAP ALL REINFORCING BARS AS NOTED ON THE DRAWINGS. WHERE SPLICE LENGTH IS NOT SHOWN, USE TYPE 1b (Lb FOR TOP BARS) SPLICE PER DEVELOPMENT AND SPLICE LENGTH SCHEDULE. MECHANICAL SPLICES CALLED OUT ON THE PLANS SHALL BE TYPE 1, UNLESS OTHERWISE NOTED. TYPE 1 SPLICES SHALL DEVELOP 125 PERCENT OF THE YIELD CAPACITY OF THE SPLICED BARS IN BOTH TENSION AND COMPRESSION. TYPE 2 SPLICES SHALL DEVELOP THE SPECIFIED TENSILE STRENGTH OF THE SPLICED BARS IN TENSION IN ADDITION TO MEETING TYPE 1 SPLICE REQUIREMENTS. SUBMIT ICC-ES OR IAPMO UES REPORT VALID FOR THE 2021 IBC DEMONSTRATING COMPLIANCE OF COUPLERS WITH THESE REQUIREMENTS.

AT THE CONTRACTOR'S OPTION AND WITH THE ARCHITECT'S APPROVAL, HEADED DEFORMED BARS MAY BE USED IN LIEU OF REINFORCING BARS SHOWN WITH STANDARD 90 OR 180 DEGREE HOOKS AND MECHANICAL SPLICES MAY BE USED IN LIEU OF LAP SPLICES. USE OF HEADED DEFORMED BARS IS SUBJECT TO CONFORMANCE WITH ACI 318 SECTION 25.4.4. USE OF MECHANICAL SPLICES IS SUBJECT TO CONFORMANCE WITH ACI 318 SECTION 18.2.7 AND REQUIRES SUBMITTAL OF AN ICC-ES OR IAPMO UES REPORT VALID FOR THE 2021 IBC.

REINFORCING STEEL SHALL HAVE PROTECTION AS FOLLOWS, UNLESS NOTED OTHERWISE:

USE	COVER
BEAM STIRRUPS AND COLUMN TIES	1 1/2"
INTERIOR SLAB BARS	1 1/2"
NONSTRUCTURAL SLAB-ON-GRADE	PER DETAILS
STRUCTURAL SLAB-AT-GRADE BOTTOM BARS	3/4"
WALL BARS: INTERIOR FACES	1 1/2"
EXPOSED TO EARTH OR WEATHER	2" (#6 AND SMALLER) 2" (#6 AND LARGER)
FOOTING, PILE CAP, GRADE BEAM BOTTOM BARS	3"
TOP BARS	1 1/2"
	2" (#6 AND LARGER WHERE EXPOSED TO EARTH OR WEATHER)
SIDE BARS	2"

WELDING OF REINFORCING, WHERE APPROVED BY THE ARCHITECT, SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES AND PREHEATED IN ACCORDANCE WITH AWS D1.4. REINFORCING STEEL WELDING CODE. WELDERS AND WELDING PROCEDURES SHALL BE QUALIFIED IN ACCORDANCE WITH AWS D1.4. MATERIALS SHALL CONFORM TO THE FOLLOWING:

REINFORCING BARS TO BE WELDED
WELDING ELECTRODES ASTM A 706, GRADE 60, LOW ALLOY E80XX

NONSHRINK GROUT

BASE PLATE GROUT SHALL BE NONSHRINK TYPE WITH MINIMUM $f_c = 8,000 \text{ PSI}$. ALL OTHER NONSHRINK GROUT SHALL HAVE MINIMUM $f_c = 5,000 \text{ PSI}$.

ANCHORS

POST-INSTALLED ANCHORS
PROVIDE POST-INSTALLED ANCHORS PER THE FOLLOWING SCHEDULE UNLESS NOTED OTHERWISE:

ANCHORS IN CONCRETE		
ANCHOR TYPE	APPROVED ANCHOR(S)	EVALUATION REPORT
ADHESIVE	SIMPSON SET-XP	ICC-ES ESR-2508
MECHANICAL	SIMPSON STRONG BOLT 2	ICC-ES ESR-3037

ADHESIVE REINFORCING DOWEL MATERIALS

ADHESIVE REINFORCING DOWELS (ARD)
THREADED ARD
ASTM A 615, GRADE 60
ASTM F 1554, GRADE 36 (CARBON STEEL)
ASTM A193 B8M CLASS 1 (STAINLESS)

ANCHOR EMBEDMENT DEPTHS LISTED SHALL BE CONSIDERED EFFECTIVE EMBEDMENT DEPTHS AS DEFINED IN THE ICC-ES OR IAPMO UES EVALUATION REPORTS. PROVIDE ANCHOR LENGTH AND HOLE PER EVALUATION REPORT TO ACCOMMODATE THE EFFECTIVE EMBEDMENT SPECIFIED IN THESE DRAWINGS. SEE DETAIL.

MECHANICAL AND ADHESIVE ANCHORS SHALL BE ZINC PLATED CARBON STEEL UNLESS NOTED OTHERWISE. MECHANICAL AND ADHESIVE ANCHORS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL.

DO NOT DAMAGE EXISTING REINFORCEMENT. IF LOCATION OF REINFORCEMENT IS UNKNOWN, SCAN FOR EXISTING REINFORCING STEEL PRIOR TO DRILLING.

USE OF ALTERNATE PRODUCTS, OR OF POST-INSTALLED ANCHORS AT LOCATIONS NOT SHOWN IN THESE DRAWINGS, IS SUBJECT TO THE APPROVAL OF THE ARCHITECT. SUBMIT PROPOSED ANCHORS TO THE ARCHITECT WITH AN ICC-ES OR IAPMO UES REPORT VALID FOR THE 2021 IBC AND DOCUMENTATION SHOWING THAT THE ALTERNATE PRODUCTS PROVIDE EQUIVALENT CAPACITY FOR ALL CONDITIONS IN THIS PROJECT. SUBMITTED ICC-ES AND IAPMO UES REPORTS SHALL DEMONSTRATE THAT THE ANCHORS ARE SUITABLE FOR USE IN CRACKED CONCRETE, WHERE ANCHORS RESIST SEISMIC LOADS OR SUSTAINED TENSION, SUBMITTED ICC-ES AND IAPMO UES REPORTS SHALL DEMONSTRATE THAT THE ANCHORS ARE SUITABLE FOR THE RESISTANCE OF SEISMIC LOADS OR SUSTAINED TENSION (AS APPLICABLE). DOCUMENTATION OF CAPACITY FOR ALTERNATE PRODUCTS MUST BE INCLUDED AS A DEFERRED SUBMITTAL.

ADHESIVES SHALL NOT BE INSTALLED PRIOR TO THE CONCRETE REACHING AN AGE OF 21 DAYS AS REQUIRED BY ACI 318.

ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCLINED TO SUPPORT SUSTAINED TENSION LOADS SHALL BE INSTALLED BY PERSONNEL CERTIFIED BY THE ANCHORS' ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR EQUIVALENT PROGRAM.

WELDED HEADED STUDS, WELDED THREADED STUDS, AND DEFORMED BAR ANCHORS ALL STUDS AND DEFORMED BAR ANCHORS (DBA) SHALL BE AUTOMATICALLY END WELDED IN SHOP OR FIELD WITH EQUIPMENT RECOMMENDED BY MANUFACTURER WITH LENGTH AFTER WELD AS SHOWN ON THE STRUCTURAL DRAWINGS.

TYPE	MATERIAL	SIZE
WELDED HEADED STUDS	ASTM D11 TYPE B	3/16" UNLESS NOTED OTHERWISE
WELDED THREADED STUDS	ASTM A11 TYPE A	PER DETAILS
DEFORMED BAR ANCHORS	ASTM A 1064	1/2" UNLESS NOTED OTHERWISE

STRUCTURAL STEEL

REFERENCE SPECIFICATIONS
STRUCTURAL STEEL
AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS"

HIGH STRENGTH BOLTS
RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS"

WELDING
AWS D1.1, TYPICAL
AWS D1.3 FOR STEEL DECK AND COLD-FORMED FRAMING
AWS D1.8 FOR SUPPLEMENTAL SEISMIC PROVISIONS
AWS PREQUALIFIED JOINT DETAILS

WELDER CERTIFICATION
AMERICAN WELDING SOCIETY (AWS)
WASHINGTON ASSOCIATION OF BUILDING OFFICIALS (WABO)

STEEL JOISTS AND BRIDGING
SJI STANDARD SPECIFICATIONS

STEEL DECKING
ANSI/S10 C "STANDARD FOR COMPOSITE STEEL FLOOR DECK-SLABS"
ANSI/S10 R "STANDARD FOR STEEL ROOF DECK"
ANSI S100 WITH S2 "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" WITH SUPPLEMENT 2

STEEL MATERIALS

WIDE FLANGE SHAPES (W AND WT)
PLATES (PL), BARS
ASTM A 992
ASTM A 36 TYPICAL,
ASTM A 572 GRADE 50 WHERE NOTED
ASTM A 36
ANGLES (L), CHANNELS (C AND MC)
STRUCTURAL TUBES (HSS)
ASTM A 500, GRADE C
ASTM A 53, GRADE B
STEEL PIPE
STRUCTURAL BOLTS
ANCHOR RODS
UNLESS NOTED OTHERWISE
ASTM A 36, UNLESS NOTED OTHERWISE
70 KSI, LOW HYDROGEN, TYPICAL
60 KSI, MINIMUM, STEEL DECK

STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF IBC CHAPTER 22. ALL MEMBERS ARE TO BE ERECTED WITH NATURAL MILL CAMBER OR INDUCED CAMBER UP, UNLESS OTHERWISE NOTED ON THE PLANS. SUBSTITUTION OF MEMBER SIZES OR MEMBER GRADE WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY THE ARCHITECT. A MINIMUM OF TWO BOLTS IS REQUIRED FOR ALL BEAM CONNECTIONS. ALTERNATIVE CONNECTIONS TO THOSE SHOWN ON THESE DRAWINGS WILL REQUIRE PRIOR APPROVAL BY THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDS AND JOINT PREPARATIONS THAT INCLUDE, BUT ARE NOT LIMITED TO, ERECTION ANGLES, LIFT HOLES AND OTHER AIDS, WELDING PROCEDURES, REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, COPES, SURFACE ROUGHNESS VALUES, AND UNEQUAL PARTS.

PROTECTED ZONES

PORTIONS OF THE SEISMIC FORCE-RESISTING SYSTEM MEMBERS, AS DEFINED IN DETAIL 2/S-520, ARE DEFINED AS PROTECTED ZONES AND ARE SUBJECT TO THE FOLLOWING LIMITATIONS:
1. WITHIN THE PROTECTED ZONES, HOLES, TACK WELDS, ERECTION AIDS, AIR-ARC GOUGING, AND UNSPECIFIED THERMAL CUTTING FROM FABRICATION OR ERECTION OPERATIONS SHALL BE REPAIRED AS REQUIRED BY THE ENGINEER.
2. WELDED HEADED STUD ANCHORS AND DECKING ATTACHMENTS THAT PENETRATE THE BEAM FLANGE SHALL NOT BE PLACED ON BEAM FLANGES WITHIN THE PROTECTED ZONES. ARC SPOT WELDS AS REQUIRED TO SECURE DECKING SHALL BE PERMITTED.
3. WELDED, BOLTED, SCREWED OR SHOT-IN ATTACHMENTS FOR PERIMETER EDGE ANGLES, EXTERIOR FACED PARTITIONS, PARTITION PIPING OR OTHER CONSTRUCTION SHALL NOT BE PLACED WITHIN THE PROTECTED ZONES.

PROTECTION OF STEEL

STRUCTURAL STEEL AND CONNECTIONS, INCLUDING PLATES AND OTHER STEEL ITEMS EMBEDDED IN CONCRETE, WHICH ARE EXPOSED TO WEATHER AND NOT TO BE PAINTED ACCORDING TO THE ARCHITECT, SHALL BE PROTECTED BY GALVANIZING OR OTHER COMPLIANCE WITH ASTM A 123. ALL FIELD WELDS ON GALVANIZED MATERIAL SHALL BE COATED WITH BRUSH APPLIED ZINC-RICH PASTE COMPLYING WITH THE SPECIFICATIONS.

STRUCTURAL STEEL AND CONNECTIONS SHALL BE FIREPROOFED WHERE REQUIRED BY THE ARCHITECT. PRIMARY AND SECONDARY STRUCTURE ARE TO BE AS DEFINED BY THE IBC. STRUCTURAL MEMBERS SHALL BE ASSUMED TO BE IN A THERMAL UNRESTRAINED CONDITION FOR THE PURPOSES OF DETERMINING FIREPROOFING THICKNESS. UL DESIGN SHALL BE IN ACCORDANCE WITH LRFD DESIGN METHODOLOGY.

WHERE SPRAY-APPLIED CEMENTITIOUS FIREPROOFING IS EXPOSED TO WEATHER, STRUCTURAL STEEL SHALL BE CONSIDERED EXPOSED TO WEATHER, AND SHALL BE PROTECTED ACCORDINGLY.

ALL COATINGS ARE TO FOLLOW THE SPECIFICATIONS AND PRODUCT MANUFACTURER'S INSTRUCTIONS.

WELDING

ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS, AND SHALL BE PERFORMED BY AWS CERTIFIED WELDERS. ONLY WELDED JOINTS SHALL BE USED, AS DEFINED BY

STRUCTURAL NOTES - CONTINUED

COLD-FORMED STEEL, EXTERIOR INFILL NON-LOAD BEARING WALLS

REFERENCE STANDARDS

- IBC CHAPTER 22, SECTIONS 2210 AND 2211.
- ASIS S100 WITH S2 "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" WITH SUPPLEMENT 2
- ASIS S240 "NORTH AMERICAN STANDARD FOR COLD-FORMED STEEL STRUCTURAL FRAMING"

SUBMITTALS

SUBMIT PRODUCT DATA AND PROOF OF ICC-ES OR IAPMO UES APPROVAL FOR FRAMING MEMBERS, FASTENERS, AND CONNECTION HARDWARE VALID FOR THE 2021 IBC. ALTERNATE MATERIALS WITH EQUIVALENT SIZE, SHAPE, STRENGTH AND STIFFNESS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.

FRAMING MEMBERS

COLD-FORMED STEEL FRAMING MEMBERS SHALL BE OF THE SIZE, SHAPE, AND GRADE AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH THE STEEL STUD MANUFACTURER'S ASSOCIATION ICC EVALUATION REPORT ESR-3064P.

MATERIALS

STUDS AND TRACK	ASTM A 1003, TYPE H 43 MIL AND THINNER, GRADE 33 54 MIL AND THICKER, GRADE 50
SLOTTED DEFLECTION AND DRIFT TRACK	SCAFCO STANDARD SLOTTED DEFLECTION TRACK WITH D58 OR S58 WEB SLOT CONFIGURATION, IAPMO ER-0283
MISCELLANEOUS SHAPES (STRIPS, SHEETS, ANGLES, BRIDGING)	ASTM A 653, GRADE 50
SHEET METAL SCREWS FRAMING FASTENERS	ASTM C 1513 GRABBER WAFER HEAD
WELDING ELECTRODES	70 KSI, USE LOW HYDROGEN WHEN WELDING TO STRUCTURAL STEEL

FRAMING CONNECTORS

CONNECTORS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY AS SPECIFIED IN CATALOG NO. C-CF-2023. PROVIDE THE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY THE MANUFACTURER UNLESS NOTED OTHERWISE. CONNECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE FASTENERS IN EACH MEMBER.

SHEET METAL SCREWS

FASTENERS SHALL BE SELF-DRILLING AND SHALL EXTEND THROUGH THE CONNECTION WITH A MINIMUM OF 3 EXPOSED THREADS.

WELDING

WELDING OF COLD-FORMED STEEL SHALL CONFORM TO AWS D1.3 AND SHALL BE PERFORMED BY AWS-WABO CERTIFIED WELDERS.

GALVANIZING

GALVANIZE ALL MEMBERS IN ACCORDANCE WITH ASTM A 653, G60.

COLD-FORMED STEEL ANCHORS TO CONCRETE AND STEEL

WHERE INDICATED ON THE DRAWINGS, PROVIDE ANCHORS PER THE FOLLOWING TABLE. USE OF ALTERNATE PRODUCTS IS SUBJECT TO THE APPROVAL OF THE ARCHITECT. SUBMIT PROPOSED ANCHORS TO THE ARCHITECT WITH AN ICC-ES OR IAPMO UES REPORT VALID FOR THE 2021 IBC. REFERENCE THE ANCHORS SECTION FOR ADDITIONAL REQUIREMENTS.

APPLICATION	PRODUCT	DIAMETER	EMBED	MIN EDGE DISTANCE	MIN SPACING	EVALUATION REPORT
PAF TO CONCRETE	HILTI X-C	0.138"	AS INDICATED	3"	4"	ICC-ES ESR-1663
PAF TO STEEL	HILTI XU-16	0.157"	FULL STEEL PENETRATION (3/16" MIN)	1/2"	1"	ICC-ES ESR-2269
CONCRETE SCREW ANCHOR	SIMPSON TITEN HD	3/8"	2 1/2"	2 3/4"	3"	ICC-ES ESR-2713

STUD PUNCHOUTS

STUD PUNCHOUTS SHALL BE SPACED 24" OC AT MINIMUM. THE FIRST PUNCHOUT SHALL BE A MINIMUM OF 10" AWAY FROM THE ENDS OF EACH STUD.

BUNDLED STUDS

TWO STUDS IN A BOXED CONFIGURATION, OR STUD GROUPS OF 3 OR MORE MEMBERS, SHALL BE SHOP WELDED WITH 1/8" FLARE GROOVE WELDS x 1/2" LONG, BOTH SIDES AT 12" OC.

INSULATION

PROVIDE INSULATION IN BOXED OR BUILT-UP FRAMING MEMBERS AS REQUIRED BY THE ARCHITECTURAL DRAWINGS.

FIELD CUTS AND NOTCHES

FIELD CUTS OR NOTCHES OF ANY KIND ARE NOT PERMITTED IN EXTERIOR WALL COLD-FORMED STEEL MEMBERS. IF A FIELD CUT IS REQUIRED, THE CONTRACTOR SHALL RECEIVE DIRECTION FROM THE ARCHITECT PRIOR TO CUTTING.

WOOD

WOOD CONSTRUCTION SHALL CONFORM TO ALL REQUIREMENTS OF IBC CHAPTER 23.

GLUED-LAMINATED TIMBER

GLUED-LAMINATED TIMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AITC A190.1 "STRUCTURAL GLUED LAMINATED TIMBER". APPLY ONE COAT OF PENETRATING END SEALER IMMEDIATELY AFTER TRIMMING IN SHOP OR FIELD. MEMBERS SHALL BE VISUALLY GRADED WESTERN SPECIES MANUFACTURED WITH ARCHITECTURAL APPEARANCE GRADE AND WITH LAYUP COMBINATION AS FOLLOWS. LAYUP SHALL BE MODIFIED TO MEET 1-HOUR FIRE RATING WHERE INDICATED ON PLAN.

TYPE	COMBINATION	SPECIES	USES
BEAMS	24F-V4 24F-V8	DF/DF DF/DF	SIMPLE SPAN CONTINUOUS OR CANTILEVER SPAN
COLUMNS	COMBINATION 3	DF	ALL

CROSS LAMINATED TIMBER PANELS

CROSS LAMINATED TIMBER (CLT) MEMBER SHALL BE MANUFACTURED IN CONFORMANCE WITH ANSI/APA PRG 320-2012 STANDARD FOR PERFORMANCE-RATED CROSS-LAMINATED TIMBER. DEMONSTRATION OF EQUIVALENCE SHALL BE RESPONSIBILITY OF THE MANUFACTURER. PANELS SHALL BE INDUSTRIAL (HIDDEN) OR ARCHITECTURAL (EXPOSED) WITH LAYUPS AS NOTED ON THE STRUCTURAL PLANS AND OF THE STRENGTHS INDICATED BELOW.

LAYUP#	GRADE	THICKNESS (IN)	MAJOR STRENGTH DIRECTION		MINOR STRENGTH DIRECTION		IN-PLANE DIRECTION
			F _b (PSI)	E (PSI)	F _b (PSI)	E (PSI)	
CLT5 PANELS	V1	6.875	900	1,600,000	525	1,400,000	-
CLT7 PANELS	V1	9.625	900	1,600,000	525	1,400,000	-

CLT CONNECTIONS, SPLINES AND FASTENERS SHALL BE AS SHOWN IN THE STRUCTURAL DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.

UNLESS OTHERWISE NOTED IN PLAN, CLT PANELS SHALL BE ORIENTED WITH EXTERIOR LAYERS PERPENDICULAR TO SUPPORTS.

FIELD NOTCHING AND BORING OF CLT PANELS IS NOT ALLOWED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.

TIMBER FASTENERS AND CONNECTORS

WOOD CONNECTORS SHALL BE SIMPSON STRONG-TIE AS SPECIFIED IN CATALOG NO. C-C-2021, OR APPROVED EQUAL. INSTALL CONNECTORS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY THE MANUFACTURER. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE FASTENERS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A 307. PROVIDE STANDARD WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL SHIMS SHALL BE SEASONED DRY AND BE THE SAME GRADE (MIN) AS THE MEMBERS CONNECTED. ALL JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH LU SERIES JOIST HANGERS, UNLESS NOTED OTHERWISE. ALL DOUBLE AND TRIPLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH LU SERIES HANGERS, UNLESS NOTED OTHERWISE.

ALL FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED LUMBER SHALL BE GALVANIZED WITH A MINIMUM COATING OF 1.85 OUNCES/SQUARE FOOT.

IDENTIFICATION

ALL SAWN LUMBER AND PREFABRICATED WOOD PRODUCTS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY THE CERTIFYING AGENCY.

GLUED FLOOR AND ROOF SYSTEM

ALL HORIZONTAL SHEATHING SHALL BE GLUED TO FLOOR JOISTS, ROOF TRUSSES, ROOF JOISTS, RIM BOARDS, AND BLOCKING. THE FIELD-GLUED SYSTEM SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATIONS OF THE APA. GLUE SHALL BE APPLIED TO THE SUPPORTING FRAMING AND TO THE GROOVE IN THE EDGE OF THE T&G PANELS. GLUE SHALL MEET THE REQUIREMENTS OF THE APA ADHESIVE SPECIFICATION AFG-01 AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

WOOD SHRINKAGE

THE ARCHITECTURAL, PLUMBING, ELECTRICAL, MECHANICAL, AND FIRE PROTECTION SYSTEMS SHALL BE DESIGNED TO ACCOUNT FOR THE CUMULATIVE VERTICAL SHRINKAGE DUE TO LUMBER DRYING AND CRUSHING DUE TO THE BUILDING SELF-WEIGHT. LUMBER DRYING SHRINKAGE IS BASED ON A MOISTURE CONTENT AT THE TIME OF PLACEMENT EQUAL TO 19% AND A FINAL MOISTURE CONTENT OF 9%.

* ALTERNATE VALUES ARE PROVIDED IN CASE PREFABRICATED FLOOR JOISTS WITH DIMENSIONAL LUMBER FLANGES ARE SELECTED.

PRESERVATIVE-TREATED WOOD

WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES IN ACCORDANCE WITH IBC 2304.12. PRESERVATIVE-TREATMENTS SHALL CONFORM TO THE APPROPRIATE STANDARDS OF THE AWPA FOR SAWN LUMBER, GLUED-LAMINATED TIMBER, ROUND POLES, PILES, AND MARINE PILES AND SHALL BEAR A TREATMENT IDENTIFICATION MARK BY THE CERTIFYING AGENCY. THE SELECTED PRESERVATIVE-TREATMENT SHALL CONFORM TO THE "BEST MANAGEMENT PRACTICES" OF THE WWPA. ALL LUMBER IN CONTACT WITH GML, CONCRETE, OR GROUND SURFACES SHALL BE PRESERVATIVE-TREATED. PRESERVATIVE TREATMENT SHALL NOT REDUCE ALLOWABLE DESIGN STRESSES.

SPECIAL INSPECTIONS AND TESTING SCHEDULE

ESTABLISHED PER IBC 2021 SECTION 110 AND CHAPTER 17		
ITEM	IBC CODE	COMMENTS
SOILS		
GRADING, EXCAVATION AND FILL	1705.6	BY GEOTECHNICAL ENGINEER
FINAL FOUNDATION PREPARATION		BY GEOTECHNICAL ENGINEER
STONE COLUMNS	1705.1.1	BY GEOTECHNICAL ENGINEER
INSPECTION IN FABRICATION SHOP	1704.2.5	
CONCRETE		
POST-INSTALLED ADHESIVE ANCHORS		-
POST-INSTALLED MECHANICAL ANCHORS	1705.3	-
EMBEDDED PLATES		-
STRUCTURAL STEEL		
FABRICATION AND ERECTION		-
HIGH STRENGTH BOLTING	1705.2	-
WELDING		-
STEEL DECK	1705.2.2	-
STAINLESS STEEL	1705.2	-
COLD-FORMED STEEL FRAMING WELDING	AISI S100: APP A, J2A	-
MASS TIMBER		
	SBC: 1705.5.3 SBC: 1705.19 **WSBC: 1705.5.3 WSBC: 1705.19**	
SEALING	1705.20	-
SEISMIC RESISTANCE	1705.13	-
SEISMIC - STEEL	1705.13.1, 1705.14.1	-
WIND RESISTANCE	1705.12	-
ARCHITECTURAL		
EXTERIOR INSULATION AND FINISH SYSTEMS	1705.17	-
FIRE-RESISTANT PENETRATIONS AND JOINTS	1705.18	-
NONSTRUCTURAL FOR SEISMIC RESISTANCE		
ARCHITECTURAL COMPONENTS	1705.13.5	-
BUILDING MECHANICAL AND PLUMBING COMPONENTS		-
ELECTRICAL COMPONENTS		-

SPECIAL INSPECTIONS AND TESTING NOTES:

- REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- INSPECTION REQUIREMENTS FOR SYSTEMS DESIGNED BY OTHERS SHALL BE DEFINED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THEIR DESIGN. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY TO ALL BIDDER-DESIGNED COMPONENTS.

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PROJECT:
KITSAP BANK HEADQUARTERS

PROJECT ADDRESS:
625 BAY ST PORT ORCHARD WA 98366

OWNER:
**KITSAP BANK
619 BAY STREET
PORT ORCHARD, WA 98366**

APPROVAL STAMPS

MARK DATE DESCRIPTION

REVISIONS

C 06/22/2023 50% DD PRICE SET
B 02/23/2023 SD PRICE SET

A 03/01/2022 CONCEPT DESIGN PRICE SET

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: **2200048**
KPFF PRINCIPAL IN CHARGE: AES
KPFF PROJECT MANAGER: JBL
OWNER APPROVAL:

SHEET TITLE
STRUCTURAL NOTES AND SPECIAL INSPECTIONS SCHEDULE

SHEET NO.
S-002

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ORIGINAL SHEET SIZE IS 36"x48"

06.22.2023 - 50% DD SET