KITSAP BANK

PROJECT ADDRESS: GGLO PROJECT NUMBER:

BUILDING PERMIT SET 06/22/2023

PROJECT DIRECTORY

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

Phone: (360) 876-0237

ARCHITECT:

GGLO 1301 FIRST AVENUE, SUITE 300 SEATTLE, WA 98101 Contact: JEFF FOSTER Email: JFoster@GGLO.com Phone: (206) 467-5828

Email: lgrohn@kitsapbank.com

LANDSCAPE ARCHITECT: GGLO 1301 FIRST AVENUE, SUITE 300 SEATTLE, WA 98101 Contact: MARK SINDELL Email: MSindell@GGLO.com Phone: (206) 467-5828

GEOENGINEERS, INC. 17424 NE UNION HILL ROAD, SUITE 250 REDMOND, WA 98052 Contact: ROBERT METCALFE Email: rmetcalfe@geoengineers.com Phone: (425) 861-6099

INTERIOR DESIGN:

SEATTLE, WA 98101

Contact: KIMBERLY FRANK

Email: KFrank@GGLO.com

Phone: (206) 467-5828

GEOTECHNICAL:

GGLO

SURVEYOR: AES CONSULTANTS 3472 NW LOWELL STREET SILVERDALE, WA 98383 Contact: STEVE OTTMAR Email: aes@bainbridge.net Phone: 360.692.6400

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625, 639 BAY STREET PORT ORCHARD, WA 98366 2020016.01



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1301 FIRST AVENUE, SUITE 300

1601 FIFTH AVENUE, SUITE 1600 SEATTLE, WA 98101 Contact: ALBERTO CISNEROS Email: alberto.cisneros@kpff.com Phone: 206-926-0519

CIVIL:

KPFF

STRUCTURAL:

ARCHITECTURAL

KPFF 1601 FIFTH AVENUE, SUITE 1600 SEATTLE, WA 98101 Contact: AMIE SULLIVAN Email: amie.sullivan@kpff.com Phone: 206.926.0608

MEP: GLUMAC 900 SW 5TH AVE PORTLAND, WA 97212 Contact: SCOTT VOLLMOELLER Email: svollmoeller@glumac.com

Phone: 206.262.1010

ENVIROMENTAL:

EA ENGINEERING, SCIENCE AND TECHNOLOGY, INC. 2200 6th Ave #707, SEATTLE, WA 98121 Contact: STUART THIELMANN Email: sthielmann@geoengineers.com Phone: 206-4525350

LIGHTING: STANTEC 720 3rd Ave Suite 1500 SEATTLE, WA 98104 Contact: ALISON FIEDLER Email: Alison.Fiedler@stantec.com Phone: 206-667-0537

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ABBREVIATIONS

MAG

MAS

MAX

MBR

MC

MFD

MFR

MIN

MIRR

MISC

MO

MR

MTL

MULL

MULT

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W/D

W/O

WC

WD

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ΤB

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PL

NTS

MF

MB

MAGNET(IC)

AB ANCHOR BOLT ACST ACOUSTICAL ADDL ADDITIONAL ADJUSTABLE ADJ AFF ABOVE FINISH FLOOR ALT ALTERNATE APPROX APPROXIMATE APT APARTMENT ARCHITECT (URAL) ARCH BD BOARD BITUM BITUMINOUS BLDG BUILDING BLKG BLOCKING BM BEAM BO BOTTOM OF BOT BOTTOM BR BEDROOM BASEMENT BSMT BUR BUILT UP ROOFING CHANNEL CAB CABINET CB CATCH BASIN CF/OI CONTRACTOR FURNISHED; OWNER INSTALLED CIP CAST-IN-PLACE (CONCRETE) CENTERLINE CL CLG CEILING CLR CLEAR CMU CONCRETE MASONRY UNIT COM CUSTOMER OWN MATERIAL CO CLEAN OUT COL COLUMN CONC CONCRETE CONT CONTINUOUS CONTR CONTRACT (OR) COORD COORDINATE CORR CORRIDOR CPT CARPET (ED) CSMT CASEMENT СТ CERAMIC TILE DRYER, DEEP D DEMO DEMOLISH, DEMOLITION DEPT DEPARTMENT DET DETAIL DRINKING FOUNTAIN DF DIA DIAMETER DIM DIMENSION DN DOWN DR **DINING ROOM, DOOR** DS DOWNSPOUT DW DISHWASHER DWG DRAWING DWH DOMESTIC WATER HEATER DWR DRAWER EAST E EA EACH EIFS EXTERIOR INSULATION AND FINISH SYSTEM ELEVATION EL ELEC ELECTRIC (AL) ELEV ELEVATOR ENCL ENCLOSE (URE) EQUAL EQ EQUIP EQUIPMENT ESMT EASEMENT ESTIMATE (D) EST EW EACH WAY EXH EXHAUST EXIST EXISTING EXP EXPANSION EXT EXTERIOR FAM FLUID APPLIED MEMBRANE FCTY FACTORY FD FLOOR DRAIN FDN FOUNDATION FE FIRE EXTINGUISHEF FF FINISH FLOOR FIN FINISH (ED) FLASHING FL FLR FLOOR FOC FACE OF CONCRETE FOF FACE OF FINISH FOM FACE OF MASONRY FOS FACE OF STUDS FPL FIREPLACE FRHR FIRE RATED HIGH RESILIENT FRMG FRAMING FRT FIRE RETARDANT TREATED FT FOOT, FEET FTG FOOTING FURN FURNITURE FUT FUTURE GA GAGE GALV GALVANIZED, GALVANIC GAR GARAGE GB GRAB BAR, GYPSUM BOARD GEN GENERAL GL GLASS GLU LAM GLUED LAMINATED WOOD GOVT GOVERNMENT GYP GYPSUM GWB GYPSUM WALL BOARD HIGH Н HB HOSE BIBB HC HANDICAPP HDR HEADER HDW HARDWARE HDWD HARDWOOD HLDN HOLDDOWN HM HOLLOW META HO HOLD OPEN HORIZ HORIZONTAL HR HOUR HT HEIGHT HTR HEATER HEATING, VENTILATION, AND HVAC AIR CONDITIONING INTERNATIONAL BUILDING CODE TOC IBC INSIDE DIAMETER ID IMPACT ISOLATION CLASS IIC INCL INCLUDING (ED) INFO INFORMATION INSULATION INSUL INT INTERIOR JAN JANITOR KIT KITCHEN LONG LAMINATE(D) LAM LAU LAUNDRY LAV LAVATORY LB POUND LEFT HAND LH LNDSCP LANDSCAPE LOC LOCATION LIVING ROOM LR LRG LARGE LT LIGHT

MASONRY MATL MATERIAL MAXIMUM MAILBOX MASTER BEDROOM MEDICINE CABINET MECH MECHANICAL MEMB MEMBRANE MEZZ MEZZANINE MANUFACTURED MILL FINISH MANUFACTURE (R) MINIMUM, MINUTE MIRROR MISCELLANEOUS MASONRY OPENING MOISTURE RESISTANT METAL MULLION MULTIPLE NOT APPLICABLE NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVERALL ON CENTER OUTSIDE DIAMETER, DIMENSION OUTSIDE FACE OF/CI OWNER FURNISHED; CONTRACTOR INSTALLED OWNER FURNISHED; OWNER INSTALLED OFFICE OVERHANG OPPOSITE HAND OPNG OPENING OPPOSITE OVERFLOW ROOF DRAIN OPEN TO STRUCTURE OVHD OVERHEAD PATTERN PARTICLE BOARD PORTLAND CEMENT PLASTER PEDESTAL PERFORATED PERIM PERIMETER PERM PERMANENT PERPENDICULAR PHASE PROPERTY LINE PLAM PLASTIC LAMINATE PLWD PLYWOOD PAIR PRCST PRECAST PREFAB PREFABRICATED PRELIM PRELIMINARY PRKG PARKING PROJECT PROJ PROP PROPERTY PT POST-TENSIONED, PRESSURE TREATED PARTITION PAVING RADIUS, RISER REINFORCED CONCRETE REFLECTED CEILING PLAN ROOF DRAIN, ROAD RECESSED REFER (ENCE), REFRIGERATOR REINF REINFORCE (D), (ING) REQD REQUIRED REQS REQUIREMENTS RESID RESIDENTIAL RESIL RESILIENT **REVISION (S), REVISED** ROOFING ROOF HATCH, RIGHT HAND ROOM ROUGH OPENING RIGHT OF WAY RIGHT SOUTH SELF ADHERED MEMBRANE SEATTLE BUILDING CODE SCHED SCHEDULE STORM DRAIN SQUARE FOOT (FEET) SHEET SHTHG SHEATHING SHELVES (ING) SIMILAR STANDPIPE SPEC SPECIFICATION SPKLR SPRINKLER SQUARE SQ IN SQUARE INCH SANITARY SEWER, STANDING SEAM STAINLESS STEEL STAIRS, STREET SOUND TRANSMISSION CLASS STANDARD STOR STORAGE STRUCTURE (AL) STRUCT SUSPEND(ED) SUSP SHEET VINYL SYSTEM TREAD TONGUE AND GROOVE TOWEL BAR TELEPHONE TEMPORARY TOP OF FINISH FLOOR THICK (NESS) THRU THROUGH TOP OF BEAM TOP OF CURB TOP OF WALL TELEVISION TYPICAL UNFIN UNFINISH(ED) UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VEHICLE VERTICAL VERIFY IN FIELD VINYL VAPOR RETARDER FILM WEST, WIDE, WASHER WITH WASHER / DRYER WITHOUT WATER CLOSET WOOD, WOOD DOOR WDW WINDOW WEATHER RESISTANT, WATER... WR WRB WEATHER RESISTIVE BARRIER

VICINITY MAP



LTG

LIGHTING

MACH RM MACHINE ROOM

SYMBOL LEGEND



4

MATCHLINE	
DRAWING SHEET SHOWING ADJ COND	ITION

DATUM / DIMENSION / CONTROL POINT NEW WALL EXISTING WALL

NOT IN SCOPE - FOR REFERENCE ONLY

ROOM TAG

DOOR TAG

WINDOW TAG

ASSEMBLY TAG (WALL, FLOOR, CEILING, ROOF)

FINISH TAG

CEILING ASSEMBLY & HEIGHT TAG

LIGHTING FIXTURE TAG

REVISION TAG / REVISION CLOUD

EXIT SIGN

FIRE EXTINGUISHER

SMOKE DETECTOR

SITE		
	MAP NC	OT TO SCALE

PLAN NORTH

> JXX 8'-0" L-XX ∕01∖

ROOM NAME 00000 101

MATCH LINE

SEE XX/X-XXX

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4

MATERIAL LEGEND

	EARTH, UNDISTURBED
	EARTH, COMPACTED FILL
	SAND, GROUT
	POROUS FILL
	CONCRETE
р 	CEMENTITIOUS UNDERLAYMENT
	BRICK COMMON / FACE
	CONCRETE MASONRY UNITS
	ASHLAR STONE
	ALUMINUM
	STEEL, OTHER METALS
	PLYWOOD
	WOOD BLOCKING OR SHIM
	WOOD FRAMING, CONTINUOUS
	GLUED-LAMINATED WOOD
	ORIENTED STRAND BOARD
	PARTICLEBOARD
	FINISHED WOOD
	BATT INSULATION, SECTION
	BATT INSULATION, FACE
	RIGID INSULATION
	SEMI-RIGID INSULATION
	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 ENERGY CODE, AND OTHER APPLICABLE CODES, RULES, AND REGULATIONS OF JURISDICT HAVING AUTHORITY.

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- 2. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NO 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 LICE 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 SHAI BINDING AS IF REQUIRED BY ALL.
- 5. REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THAT THEY OCCU 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 ARCHITECT FOR CLARIFICATIONS.
- 9. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CARE SHOULD BE TAKI AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.

PROJECT INFORMATION

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 CO
BASE ZONE:	DOWNTOWN MIXED USE (DMU)
OVERLAY ZONES: ADJACENT ZONES:	DOWNTOWN HEIGHT OVERLAY DISTRICT (DHOD 3) DOWNTOWN MIXED USE (DMU)
LOT SIZE:	0.49 ACRES (21,345 SF) = 0.31 (13,504 SF) + 0.18 (7,841 SF)
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 E2022-418331 BY LA 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 S ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PI 1, RECORDS OF KITSAP COUNTY, WASHINGTON AND LOT BLOCK 12, MAP OF THE SHORE AND TIDELANDS OF SIDNE ESTABLISHED MAY 3, 1892 AND FILED IN THE OFFICE OF T COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHING TOGETHER WITH VACATED STREET ADJOINING AS IN CIT' 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 PL 1, RECORDS OF KITSAP COUNTY, WASHINGTON AND LOT 12, MAP OF THE SHORE AND TIDELANDS OF SIDNEY, AS ESTABLISHED MAY 3, 1892 AND FILED IN THE OFFICE OF T COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHING
APPLICABLE CODES:	 PORT ORCHARD MUNICIPAL CODE, TITLE 20 LAND USE CO. 2018 EDITION OF THE INTERNATIONAL BUILDING CODE W/ WASHINGTON STATE AMENDMENTS. ADDITIONALLY, APPI OF THE 2018 INTERNATIONAL BUILDING CODE IS ADOPTE REFERENCE BY THE CITY OF PORT ORCHARD 2018 EDITION OF THE INTERNATIONAL MECHANICAL CODI WASHINGTON STATE AMENDMENTS. 2018 EDITION OF THE INTERNATIONAL FIRE CODE. ADDITI APPENDIX B OF THE INTERNATIONAL FIRE CODE IS ADOP REFERENCE BY THE CITY OF PORT ORCHARD AND PORTI APPENDIX D OF THE INTERNATIONAL FIRE CODE IS ADOP REFERENCE BY THE CITY OF PORT ORCHARD AND PORTI APPENDIX D ARE ADOPTED AS SHOWN IN POMC 20.200.01 2018 EDITION OF THE UNIFORM PLUMBING CODE W/ WASH STATE AMENDMENTS. 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERV CODE, COMMERCIAL W/ WASHINGTON STATE AMENDMEN
PROPOSED PERVIOUS VS IMPERVIOUS AREA:	 TOTAL SITE AREA WITHIN PROPERTY LINE = 21,150 SF TOTAL PLANTING AREA WITHIN PROPERTY LINE = 1,473 SI 1,473 / 21,150 = <u>6.9% PERVIOUS AREA</u>

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. DESING-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.

5

- 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

PROJECT DESCRIPTION:

- 4. COLD-FORMED STEEL FRAMING
- 5. ARCHITECTURAL COMPONENTS IN SEISMIC ZONES D, E OR F A. ERECTION AND FASTENING OF EXTERIOR CLADDING B. INTERIOR AND EXTERIOR NONBEARING 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 HAZARDO

- C. INSTALLATION AND ANCHORAGE OF DUCTWORK DESIGNED TO CARRY HAZARDOUS MATERIALS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F
- MATERIALS AND THEIR ASSOCIATED MECHANICAL UNITS IN STRUCTURES ASSIGNED 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

	OTES			
THE INTENT OF THE C RNATIONAL BUILDING RGY CODE, AND OTHEI ING AUTHORITY.	CONTRACT DOCUMENTS THAT ALL WORK COMPLY WITH THE CODE, WASHINGTON STATE BUILDING CODE, THE WASHINGTON STA R APPLICABLE CODES, RULES, AND REGULATIONS OF JURISDICTION	ATE IS		GGGLO
OR TO COMMENCEMEN ARCHITECT OF ANY DI UMENTS, OWNER-PRO OMMENDATIONS, OR C	T OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIF SCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT VIDED INFORMATION, SITE CONDITIONS, MANUFACTURER CODES, REGULATIONS, OR RULES OF JURISDICTIONS HAVING	Y		gglo.com
HORITY. CONTRACTOR SHALL S INSPECTIONS NECESS EPT FOR THE GENERAI	SECURE AND PAY FOR ALL GOVERNMENTAL PERMITS, FEES LICENS SARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK, L BUILDING PERMIT.	ES,	E	6809 REGISTERED ARCHITECT
CONTRACT DOCUMEN DING AS IF REQUIRED B	TS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL E 3Y ALL.	BE		STATE OF WASHINGTON
ETITIVE FEATURES NO LL BE PROVIDED AS IF DIMENSIONS ARE TO F ED. CONTACT ARCHITI	T INDICATED IN THE DRAWINGS EVERYWHERE THAT THEY OCCUR DRAWN IN FULL. ACE OF FRAMING OR FACE OF CONCRETE, UNLESS OTHERWISE ECT FOR CLARIFICATIONS.			06.22.2023
NOT SCALE THE DRAWI	NGS. BETWEEN DOCUMENTS OR AUTHORITY AND ANOTHER, CONTACT TH	4F		
HITECT FOR CLARIFICA	ATIONS. FY LOCATION OF ALL EXISTING UTILITIES. CARE SHOULD BE TAKEN TURBANCE OF EXISTING UTILITIES.	то		
OJECT IN	FORMATION			
DRESS:	625 & 639 BAY ST PORT ORCHARD, WA 98366			PROJECT: KITSAP BANK
NUMBER(S):	4650-012-001-0009 & 4650-012-003-0007		D	HEADQUARTERS
ABLE ZONING CODE:	PORT ORCHARD MUNICIPAL CODE, TITLE 20 LAND USE CODE DOWNTOWN MIXED USE (DMU)		D	PROJECT ADDRESS: 625 BAY ST PORT ORCHARD WA 98366
Y ZONES: NT ZONES:	DOWNTOWN HEIGHT OVERLAY DISTRICT (DHOD 3) DOWNTOWN MIXED USE (DMU)			LOTS 1 AND 2, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY, LOT 3, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY
E: FRONTAGE:	0.49 ACRES (21,345 SF) = 0.31 (13,504 SF) + 0.18 (7,841 SF) 75' ON BAY STREET			OWNER.
T DESCRIPTION:	62' ON FREDERICK AVENUE NEW 3 STORY OFFICE BUILDING FOR KITSAP BANK			KITSAP BANK 619 BAY STREET
DESCRIPTION:	HEADQUARTERS AND KITSAP BANK RETAIL BRANCH 4650-012-001-0009 (PER TITLE REPORT E2022-418331 BY LAND	TITLE		PORT ORCHARD, WA 98366
	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 SIDNE	Y,		
	ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS 1, RECORDS OF KITSAP COUNTY, WASHINGTON AND LOT 1 & 2 BLOCK 12, MAP OF THE SHORE AND TIDELANDS OF SIDNEY, A ESTABLISHED MAY 3, 1892 AND FILED IN THE OFFICE OF THE	, PAGE <u>2,</u> S		
	COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON TOGETHER WITH VACATED STREET ADJOINING AS IN CITY OF ORCHARD ORDINANCE NO.850.	I. PORT		
	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, BL 12, MAP OF THE SHORE AND TIDELANDS OF SIDNEY, AS ESTABLISHED MAY 3, 1892 AND FILED IN THE OFFICE OF THE	-OCK		
ABLE CODES:	 PORT ORCHARD MUNICIPAL CODE, TITLE 20 LAND USE CODE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE w/ 	N.		
	WASHINGTON STATE AMENDMENTS. ADDITIONALLY, APPENDI OF THE 2018 INTERNATIONAL BUILDING CODE IS ADOPTED BY REFERENCE BY THE CITY OF PORT ORCHARD	ХВ	С	
	 2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE W WASHINGTON STATE AMENDMENTS. 2018 EDITION OF THE INTERNATIONAL FIRE CODE. ADDITIONA APPENDIX B OF THE INTERNATIONAL FIRE CODE IS ADOPTED. 	LLY, BY		
	 REFERENCE BY THE CITY OF PORT ORCHARD AND PORTIONS APPENDIX D ARE ADOPTED AS SHOWN IN POMC 20.200.016 2018 EDITION OF THE UNIFORM PLUMBING CODE w/ WASHING 	OF TON		
	 STATE AMENDMENTS. 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE, COMMERCIAL w/ WASHINGTON STATE AMENDMENTS. 	N		
ED PERVIOUS VS OUS AREA:	 TOTAL SITE AREA WITHIN PROPERTY LINE = 21,150 SF TOTAL PLANTING AREA WITHIN PROPERTY LINE = 1,473 SF 1,473 / 21,150 = 6.9% PERVIOUS AREA 			
CT DESCRIPTION:	NEW 3 STORY OFFICE BUILDING FOR KITSAP BANK HEADQUARTERS			
				x
				AL STAM
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				MARK DATE DESCRIPTION
	SPECTIONS		В	REVISIONS
RUCTURAL GENERAL NO	OTES FOR ELEMENTS REQUIRING SPECIAL INSPECTIONS S REQUIRED PER IBC CHAPTER 1704:			
RAY FIRE-RESISTANT M	ATERIALS			
STIC AND INTUMESCEN DKE CONTROL	IT COATINGS			
D-FORMED STEEL FRA	AMING IENTS IN SEISMIC ZONES D, E OR F			
ERECTION AND FASTE	ENING OF EXTERIOR CLADDING	_		
INTERIOR AND EXTER	NOR VENEER			B02/23/2023SD PRICE SETA03/01/2022CONCEPT DESIGN PRICE SET
ANCHORAGE OF ELEC SEISMIC ZONES D, E C INSTALLATION AND AN	CTRICAL EQUIPMENT FOR EMERGENCY AND STANDBY POWER IN DR F NCHORAGE OF PIPING SYSTEMS DESIGNED TO CARRY HAZARDOUS			MARK DATE DESCRIPTION
MATERIALS AND THEIR SEISMIC DESIGN CATE INSTALLATION AND AN MATERIALS IN STRUCT	R ASSOCIATED MECHANICAL UNITS IN STRUCTURES ASSIGNED TO EGORY C, D, E OR F NCHORAGE OF DUCTWORK DESIGNED TO CARRY HAZARDOUS TURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F			
INSTALLATION AND AN ASSIGNED TO SEISMIC CONTRUCTIONS DOCI	NCHORAGE OF VIBRATION ISOLATION SYSTEMS IN STRUCTURES C DESIGN CATEGORY C, D, E OR F WHERE THE APPROVED UMENTS REQUIRE A NOMINAL CLEARANCE OF 1/4 INCH (6.4 mm) OR	SET		PROJECT NO.: ZUZUU16.U1 GGLO PRINCIPAL IN CHARGE:JFGGLO PROJECT MANAGER:MP
LESS BETWEEN THE E	EQUIPMENT SUPPORT FRAME AND RESTRAINT.	TIM		OWNER APPROVAL:
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		ILDING		PROJECT INFORMATION
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		06.2		COPYRIGHT GGLO. ALL RIGHTS RESERVED. ORIGINAL SHEFT איז



PARKING EXHIBIT - KITSAP BANK EXISTING PARKING AT 620 BAY STREET

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

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

BIKE PARKING SCHEDULE

BIKE	PARKING - LONG TERM		
RACK TYPE	RACK COUNT	BIKE COUNT	% T
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	1	
RACK TYPE	RACK COUNT	BIKE COUNT	% T
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%
		•	10001

PARKING COUNT - EV STALLS BY LEVEL			
ТҮРЕ	STALL COUNT	% STALLS	
LEVEL 1			
ACCESSIBLE	1	50%	
STANDARD	1	50%	
	2	100%	
TOTAL EV STALLS	2	100%	



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	ZONING CODE SUM	IARY KITSAP BAN - PORT ORCHARD	
	CODE: ZONE:	POST ORCHARD MUNICIPAL CODE - TITLE 20 LAND USE CODE DOWNTOWN MIXED USE (DMU)	
	SPECIAL/ OVERLAY DISTRICT:	DOWNTOWN HEIGHT OVERLAY DISTRICT (DHOD 3)	
	SECTION	TOPIC: REQUIRED / ALLOWED	PROPOSED
	20.39.040	PERMITTED USES	
		ALLOWED USE:	PROPOSED:
	011 00 05		OFFICE BUILDING:
E	<u>CH 20.35</u> 20.35.040	DOWNTOWN MIXED USE (DMU)	
		FLOOR AREA RATIO:	
		FAR IS NOT RESTRICTED.	
		4. MAXIMUM HARD SURFACE COVERAGE IS 100%	
	00.00.010	MAX HEIGHT: 8. PER DOWNTOWN HEIGHT OVERLAY (DHOD 3)	
	20.38.640	3. (DHOD 3) 48 FEET - 3 STORIES	48' - 3 STORIES
	21.18.700	PARKING LOT DEVELOMENT STANDARDS	
	21.124.050		
		PROVIDE ACCESSIBLE EV CHARGING STATION	= 8 X .03 = 1 PROVIDES 8 STALLS. (3%) PROVIDES 2 STALLS EV CHARGING STATION,
			ONE STANDARD & 1 ACCESSIBLE
	21.124.110	COMPACT CAR PARKING	PROPOSED PROJECT PROVIDES & STALLS, MAX NUMBER OF
			COMPACT 8 X .40 = 3. PROJECT CONTAINS 3 STALLS = 40% STALLS ARE COMPACT.
		HANDICAPPED ACCESSIBLE STALLS.	PROPOSED
		HANDICAPPED ACCESSIBLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE PER CHAPTER 51-50 WAC, ACCESSIBLE STALLS	PROJECT PROVIDES 1 VAN ACCESSIBLE PARKING STALL AND 1 ELECTRIC ACCESSIBLE
		COUNT TOWARD THE PARKING CAPACITY REQUIREMENTS OF LMC 21.18.800.	
		REQUIRED 8 X 5% = 1 ACCESSIBLE STALLS	PROVIDING 2 ACCESSIBLE STALLS.
ע	20.124.130	DOWNTOWN MIXED USE PARKING STANDARDS	
		(1) PARKING SHALL NOT BE REQUIRED FOR GROUND FLOOR USES IN THE DMU ZONE IN DOWNTOWN SUBAREA	
	20.124.140	DOWNTOWN MIXED USE PARKING STANDARDS	PROPOSED
		ALL OFFICE - 2 STALLS PER 1,000 SF	
		LEVEL 1 - NO PRKING REQUIRED (EXEMPT) LEVEL 2 - 13.925 SF = 26 STALLS	
		LEVEL 3 - 14,768 SF = 28 STALLS	
		54 TOTAL STALLS REQUIRED	8 PROVIDED 56 EXISTING
			KITSAP BANK HAS SHARED PARKING LOT ACROSS BAY STREET FROM PROPOSED BANK SITE AT 620 BAY ST WITH ADDITIONAL 56
			EXISTING PARKING STALLS WITH DISTANCE OF 230' < 1000' AWAY FROM BANK ENTRANCE
		BICYCLE PARKING	64 TOTAL PARKING STALLS
		5% OF TOTAL OFF STREET PARKING REQUIRED (MIN. 3)	
		3 TOTAL BICYCLE PARKING REQUIRED	3 PROVIDED
	20.125.150	MINIMUM PARKING STALL DIMENSIONS	PROPOSED
		STALL WIDTH = 9'-0" STALL DEPTH = 20'-0"	SEE SHEET A-111
С		DRIVE AISLE TWO WAY WIDTH = 24'-0" DRIVE AISLE ONE WAY WIDTH = 24'-0"	
		90 DEGREE COMPACT STALL STALL WIDTH = 8'-0"	
		STALL DEPTH = 16'-0" DRIVE AISLE TWO WAY WIDTH = 20'-0"	
		DRIVE AISLE ONE WAY WIDTH = 10'-0"	
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CH 20.127	DESIGN STANDARDS	
20.127.150	STOREFRONT BLOCK FRONTAGE STANDARDS	<u>PROPOSED</u> STOREFRONT BLOCK FRONTAGE STANDRDS IS PROPOSED ALONG FREDERICK AVE & PORTION OF ELEVATION ALONG BAY STREET
	GROUND FLOOR - RETAIL SPACE DEPTH: 20 FEET MINIMUM BUILDING PLACEMENT: REQUIRED AT FRONT PROPERTY LINE/BACK EDGE OF SIDEWALK. ADDITIONAL SETBACKS ARE ALLOWED FOR WIDENED SIDEWALKS	COMPLIANT COMPLIANT
	BUILDING ENTRANCE: MUST FACE THE STREET. FOR CORNER BUILDINGS, ENTRANCES MAY FACE THE STREET CORNER.	COMPLIANT
	FAÇADE TRANSPERANCY: 60% WEATHER PROTECTION: 8 TO 15 FEET VERTICAL CLEARANCE AT LEAST 6 FEET IN MINIMUM DEPTH ALONG AT LEAST 80 PERCENT OF FACADE	COMPLIANT SEE DEPARTURES - SHEET G-023
	PARKING LOCATION: NEW SURFACE OR GROUND LEVEL PARKING AREAS MUST BE PLACED TO THE SIDE OR REAR OF STRUCTURES AND ARE LIMITED TO 60 FEET OF STREET FRONTAGE, PROVIDE A 6-FOOT MINIMUM BUFFER OF LANDSCAPING.	COMPLAINT
	SIDEWALK WIDTH: 12 FEET MINIMUM BETWEEN CURB EDGE AND STOREFRONT, INCLUDING A MINIMUM WALKING SURFACE WIDTH OF 8 FEET AND A CLEAR/BUFFER ZONE WITH STREET TREES.	COMPLIANT
20.127.160	LANDSCAPE BLOCK FRONTAGE STANDARDS	PROPOSED LANDSCAPE BLOCK FRONTAGE STANDRDS IS PROPOSED ALONG PORTION OF ELEVATION ALONG BAY STREET
	BUILDING PLACEMENT: 10' MIN FRONT SETBACK	COMPLAINT
	BUILDING ENTRANCES : MUST BE VISIBLE AND DIRECTLY ACCESSIBLE FROM THE STREET	COMPLAINT
	FOR USES THAT FRONT ON MULTIPLE MIXED DESIGNATED BLOCK	COMPLAINT
	FRONTAGES, AN ENTRY ALONG BOTH STREETS IS ENCOURAGE FAÇADE TRANSPARENCY: 25% WITH GROUND LEVEL NONRESIDENTIAL USES	COMPLIANT
	WEATHER PROTECTION: AT LEAST THREE FEET DEEP OVER	SEE DEPARTURES - SHEET G-023
	PRIMARY BUSINESS AND RESIDENTIAL ENTRIES. PARKING LOCATION: PARKING MUST BE PLACED TO THE SIDE, REAR, BELOW OR ABOVE USES.	COMPLIANT
	LANDSACPE: THE AREA BETWEEN THE STREET AND BUILDING MUST BE LANDSCAPED, PRIVATE PORCH OR PATIO SPACE, AND/OR PEDESTRIAN-ORIENTED SPACE.	COMPLIANT
	SIDEWALK WIDTH: SIX-FOOT MINIMUM SIDEWALKS ARE REQUIRED	
20.127.170	VARIED BLOCK FRONTAGE STANDARDS	PROPOSED STOREFRONT BLOCK FRONTAGE &
	BUILDING PLACEMENT: BUILDINGS MAY BE PLACED UP TO THE SIDEWALK EDGE PROVIDED THEY MEET STOREFRONT STANDARDS SET FORTH ABOVE	LANDSCAPE BLOCK FRONTAGE, PROPOSED COMPLIANT
	10-FOOT MINIMUM FRONT SETBACK FOR OTHER BUILDINGS, EXCEPT WHERE GREATER SETBACKS ARE SPECIFIED	COMPLIANT
	FAÇADE TRANSPARENCY:	COMPLIANT
	ANY STOREFRONT BUILDINGS ON THESE BLOCK FRONTAGES MUST MEET THE STOREFRONT BLOCK FRONTAGE TRANSPARENCY STANDARDS ABOVE.	COMPLIANT
20.127.220	TRAIL/PARK FRONTAGE STANDARDS	PROPOSED PROPOSED ALONG ORCHARD PLAZA
	TRAILS REFERENCED IN THE COMMUNITY DESIGN FRAMEWORK MAPS IN POMC 20.127.130 ALIGNED ADJACENT TO A STREET ARE SUBJECT TO THE APPLICABLE BLOCK FRONTAGE DESIGNATION FOR THE STREET. FOR TRAILS REFERENCED IN THE COMMUNITY DESIGN FRAMEWORK MAPS THAT ARE NOT ADJACENT TO STREETS, DEVELOPMENTS FRONTING SUCH TRAILS MUST COMPLY WITH THE OTHER BLOCK FRONTAGE STANDARDS SET FORTH IN POMC 20.127.210.	
20.127.210	OTHER BLOCK FRONTAGE STANDARDS	PROPOSED
	BUILDING PLACEMENT: WHERE ALLOWED IN THE APPLICABLE	COMPLIANT
	ZONING DISTRICT, BUILDINGS MAY BE PLACED UP TO THE SIDEWALK EDGE PROVIDED STOREFRONT BLOCK FRONTAGE STANDARDS ABOVE ARE MET (EXCEPT WHERE OTHERWISE NOTED HEREIN).	
	10-FOOT MINIMUM FRONT SETBACK FOR OTHER BUILDINGS, EXCEPT WHERE GREATER SETBACKS ARE SPECIFIED IN THE DISTRICT PER CHAPTER 20.122 POMC.	N/A
	BUILDING ENTRANCES: BUILDING ENTRANCES FACING THE STREET ARE ENCOURAGED. AT A MINIMUM, AT LEAST ONE BUILDING ENTRY VISIBLE AND DIRECTLY ACCESSIBLE FROM THE STREET IS REQUIRED	COMPLIANT
	FAÇADE TRANSPARENCY: FOR STOREFRONTS, AT LEAST 60 PERCENT OF GROUND FLOOR BETWEEN 30 INCHES AND 10 FEET ABOVE THE SIDEWALK IS REQUIRED.	COMPLIANT
	WEATHER PROTECTION: AT LEAST THREE FEET DEEP OVER PRIMARY BUSINESS AND RESIDENTIAL ENTRIES.	COMPLIANT
	PARKING LOCATION: THERE ARE NO PARKING LOT LOCATION RESTRICTIONS. A 10-FOOT BUFFER OF LANDSCAPING BETWEEN THE STREET AND OFE-STREET PARKING AREAS	COMPLIANT
	LANDSCAPING : THE AREA BETWEEN THE STREET AND BUILDING MUST BE LANDSCAPED AND/OR INCLUDE PRIVATE PORCH OR PATIO SPACE. FOR SETBACKS ADJACENT TO BUILDINGS WITH WINDOWS, PROVIDE LOW LEVEL LANDSCAPING THAT MAINTAINS VIEWS BETWEEN THE BUILDING AND THE STREET.	COMPLIANT
	ALSO PROVIDE PLANT MATERIALS THAT SCREEN ANY BLANK WALLS AND ADD VISUAL INTEREST AT BOTH THE PEDESTRIAN SCALE AND MOTORIST SCALE. FOR EXTENDED WALL AREAS, PROVIDE FOR A DIVERSITY OF PLANT MATERIALS AND TEXTURES TO MAINTAIN VISUAL INTEREST FROM A PEDESTRIAN SCALE.	N/A
	SIDEWALK WIDTH: WHERE STOREFRONT BUILDINGS ARE PROPOSED, SIDEWALKS MUST MEET STOREFRONT BLOCK FRONTAGE STANDARDS ABOVE. OTHERWISE, SIX-FOOT WIDE MINIMUM SIDEWALKS ARE REQUIRED.	COMPLIANT

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STREET TRANSPARENCY DIAGRAM - ORCHARD PLAZA (WEST ELEVATION)

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 = <u>371.25 SF</u>

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 = <u>563.25 SF</u> > 371.25 - COMPLIANT 563.25 / 618.75 = 91% TRANSPARENT PROPOSED

<u>GROUND FLOOR ON ORCHARD PLAZA - TRAIL/PARK BLOCK FRONTAGE</u> <u>STANDARDS :</u>

<u>BUILDING ENTRANCES:</u> PER POMC 20.127.210 <u>REQUIRED:</u> BUILDING ENTRANCES FACING THE STREET <u>PROPOSED:</u> BUILDING ENTRANCE VISIBLE FROM BAY STREET, FACING ORCHARD PLAZA AT THE CORNER OF BAY & ORCHARD

GROUND FLOOR ON BAY STREET - OTHER BLOCK FRONTAGE STANDARDS : <u>REQUIRED:</u> 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 :

<u>REQUIRED:</u> PROVIDE WEATHER PROTECTION AT LEAST 3' DEEP OVER PRIMARY BUSINESS

PROPOSED: 20'-1" DEEP ABOVE ENTRANCES - COMPLIANT

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DEPARTURE #	LAND USE CODE	CODE TOPIC	CODE REQUIRMENT	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 ELEMANTS, 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. (1) ADMINISTRATIVE VARIANCE TYPE 1. (V) BUILDING HEIGHT. UP TO A 10 PERCENT INCREASE IN MAXIMUM BUILDING HEIGHT IN 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 VARIENCE, 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 PROVIDE IN THE EXISTING KITSAP PARKING LOT, LOCATED ACROSS BAY ST AND APPOXIMATLY 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.	
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.	ADDITIONAL SETBACKS ARE ALLOWED FOR WIDENED SIDEWALKS, PEDESTRIAN-ORIENTED SPACE (POMC 20.127.350(4)), OR WHERE ADDITIONAL FUTURE RIGHT-OF-WAY ACQUISITIC IS PLANNED BY THE CITY.
						MUST FACE THE STREET. FOR CORNER BUILDINGS, ENTRANCES MAY FACE THE STREET CORNER.
D5	20.127.120 20.127.150 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 CROSSSING. 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)
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 TRANSPARENC AT FREDERICK AVE (EAST ELEVATION) ALLOW FOR THE BOTTOM OF TRANSPARENCY TO BE LOCATED ABOVE 30"	Y THE SMALL PARKING GARAGE IS PROPOSED FOR THE NORTHEAST SITE CORNER TO PRIORITIZE TRANSPARNCY AND ACTIVIATION ON BAY ST, ORCHARD PLAZA, AND THE WATERFRONT PARK. THE RETAIL FACADE 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 FACADE WILL SIMULATE WINDOWS PER 20.127.140. DUE TO GRADING CONSTRAINTS A PORTION OF THE WINDOWS WILL BE HIGHER THAN 30"	THE FINAL DESIGN MAY BE ABLE TO MEET THIS STANDARD, BOT FLEXIBILITY IS NEEDED AS FINAL SERVICES NEEDS ARE STILL BEING DEFINED.
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 FACADE	ALLOW FOR COMPLIANT WEATHER PROTECTION TO BE PROVIDED AT ORCHARD PLAZA IN LIEU BAY ST AND FREDRICK AVE	WHERE THE FLOOR LEVEL IS MORE THAN 30" ABOVE ADJACENT GRADES. DUE 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' OVERHAND ALONG ORCHARD PLAZA FRONTAGE WHICH IS REMINISANT OF THE CURRENT DOWNTOWN MARQUEE. A 3' DEEP OVERHANG IS ALO PROVIDED AT THE RETAIL ENTRY LOCATED ON THE RAISED PLAZA AT THE CORNER OF BAY ST AND FREDRICK AVE.	WEATHER PROTECTION. OTHER PROPOSED ALTERNATIVE DESIGN TREATMENTS MUST PROVIDE EQUIVALENT WEATHER PROTECTION BENEFIT
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 FACADE PATTERN: VERTICAL COLUMNS EVERY 20', LOW STORMWATER PLANTING ADJACENT TO THE FOUNDATION WALL, CHANGING UPPER LEVEL WINDOW PATTERNS, VERTICAL WINDOW FINS, AND A SECOND FLOOR BUILDING OVERHANG.	S DEPARTURES ALLOWED PER 20.127.430(2)
	20.407.400/5					OTHER ARTICULATION FEATURES MAY BE USED PROVIDED THEY MEET THE PURPOSE OF TH 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 APPROXIMAETLY 112' LONG, THE FREDRICK AVE BUILDING FAÇADE IS ONLY SLIGHTLY LARGER THAN THE 100' DISTANCE REQUIREING ARTICULATION. THE VERTICAL STAIR TOWER MEASRUING APPROX. 22' WIDE WITH AN APPROX. 4' DEPTH IS IS PROVIDED TO BREAK UP THE FAÇADE. THE FULL HEIGHT VERTICAL STAIR ELEMENT DIVIDES THE PARKING GARAGE FROM THE RETAIL CAFE AND ALLOWS THE FACADE 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 PLANTING.	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.	



CODES:	PORT ORCHAF 2018 EDITION (THE 2018 INTE 2018 EDITION (2018 EDITION (BY REFERENC 2018 EDITION (2018 EDTION (RD MUNICIPAL CODE, TITLE 20 LAN OF THE INTERNATIONAL BUILDING RNATIONAL BUILDING CODE IS AD OF THE INTERNATIONAL MECHANIC OF THE INTERNATIONAL FIRE COD E BY THE CITY OF PORT ORCHARE OF THE UNIFORM PLUMBING CODE OF THE INTERNATIONAL ENERGY C	D USE CODE CODE w/ WASHINGTON STATE AMENDMENTS. ADDITIONALY, APPENDIX B C OPTED BY REFERENCE BY THE CITY OF PORT ORCHARD CAL CODE w/ WASHINGTON STATE AMENDMENTS. E. ADDETIONALLY, APPENDIX B OF THE INTERNATIONAL FIRE CODE IS ADC O AND PORTIONS OF APPENDIX D ARE ADOPTED AS SHOWN IN POMC E w/ WASHINGTON STATE AMENDMENTS. ONSERVATION CODE, COMMERCIAL w/ WASHINGTON STATE AMENDMENTS
AMENDMENTS: ACCESSIBILITY S	AS ADOPTED A FANDARDS: 2010 ICC A	AND AMENDED BY THE STATE OF V ADA STANDARDS FOR ACCESSIBI A117.1 2009	VASHINGTON AND THE CITY OF PORT ORCHARD LE DESIGN CONSTRUCTION GUIDELINES
CHAPTER 2 D	EFINITIONS		
<u>COURT</u>	AN OPEN, UNC WALLS OR OTI	OVERED SPACE, UNOBSTRUCTED	TO THE SKY, BOUNDED ON THREE OR MORE SIDES BY EXTERIOR BUILDIN
BASEMENT	A STORY THAT ABOVE GRADE	THAS ITS FLOOR SURFACE BELOW E PLANE IT CANNOT BE MORE THAT	/ THE AJOINING GROUND LEVEL AND THAT DOES NOT QUALIFY AS A STOR' N 6' ABOVE GRADE PLANE NOR CAN THE STORY ABOVE BE MORE THAN 12'
<u>GRADE PLANE</u>	A REFERENCE WALLS. WHER ESTABLISHED LINE IS MORE	E PLANE REPRESENTING THE AVER THE FINISHED GROUND LEVEL S BY THE LOWEST POINTS WITHIN T THAN 6 FEET FROM THE BUILDING	RAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR LOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALI THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT , BETWEEN THE BUILDING AND A POINT 6 FEET FROM THE BUILDING.
HEIGHT, BUILDING		DISTANCE FROM GRADE PLANE T	O THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE.
MEASUREMENT, F EAVE AND THE RO	COMMENTARY: IN RATHER THAN TH DOF RIDGE, REGA	I THE CASE OF SLOPED ROOFS, THE EAVE LINE OR THE RIDGE LINE. ARDLESS OF THE SHAPE OF THE F	THE AVERAGE HEIGHT WOULD BE USED AS THE UPPER POINT OF THE AVERAGE HEIGHT OF THE ROOF IS THE MID-HEIGHT BETWEEN THE ROOF.
INTERIOR EXIT STAIRWAY	AN EXIT COMP REQUIRED NU	PONENT THAT SERVES TO MEET OF MEET OF EXITS OR EXIT ACCESS	NE OR MORE MEANS OF EGRESS DESIGN REQUIREMENTS, SUCH AS TRAVEL DISTANCE, AND PROVIDES FOR A PROTECTED PATH OF EGRESS
MEZZANINES	SHALL BE CON OF STORIES A	NSIDERED A PORTION OF THE STO S REGULATED BY SEC 503.1. CLEA	RY BELOW. SHALL NOT CONTRIBUTE TO EITHER BUILDING AREA OR NUMB AR HEIGHT ABOVE AND BELOW SHALL BE NOT LESS THAN 7 FEET.
CHAPTER 3			
USE AND OCCUPA	ANCY CLASSIFICA	ATION	
PARKING GARAGE: LOBBY:	LASSIFICATION.	S-2 B	
OFFICE: (L2 & L3) CAFÉ		B A-2	
FITNESS AMENITY AREAS FC	R EMPLOYEE USE:	A-3 : A-3	
CONFRENCE ROOM MAINTENANCE / ME	l: CHANICAL:	B (A-3 ACCESSORY TO B) B (S-2 ACCESSORY TO B)	10% OF STORY LIMIT PER LEVEL 10% OF STORY LIMIT PER LEVEL
STORAGE L3 TERRACE		B (S-1 ACCESSORY TO B) B (A-3 ACCESSORY TO B)	10% OF STORY LIMIT PER LEVEL 10% OF STORY LIMIT PER LEVEL
ACCESSORY STOR	Y LIMIT:		
508.2 Accessory Oc	cupancies		
ACCESSORY OCCUP	ANICIES ARE THOSE LL COMPLY WITH T	E OCCUPANCIES THAT ARE ANCILLARY THE PROVISIONS OF SECTIONS 508.2.1	TO THE MAIN OCCUPANCY OF THE BUILDING OR PORTION THEREOF. ACCESSORY
506.2.5 Allowable E	Suliding Area		
THE ALLOWABLE AF AGGREGATE ACCES NOT EXCEED THE TA	REA OF THE BUILDIN SORY OCCUPANCIE ABULAR VALUES FO	NG SHALL BE BASED ON THE APPLICAB S SHALL NOT OCCUPY MORE THAT 10 R NONSPRINKLED BUILDINGS IN TABLI	LE PROVISIONS OF SECTION 506 FOR THE MAIN OCCUPANCY OF THE BUILDING. PERCENT OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED AND SH E 506.2 FOR EACH SUCH ACCESSORY OCCUPANCY.
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THE ALLOWABLE AF AGGREGATE ACCESS NOT EXCEED THE TA CHAPTER 4 SPEC SECTION 406 MOTOR DEN AND ENCLOSED DEN ANDEN SURFACES SI DEC.2.7 ELECTRIC VEHIL ELECTRIC VEHICLE CHA INSTED/LABELED IN ACC DEC.2.8 MIXED OCCUPA MIXED USES SHALL BE DEC.2.8 MIXED OCCUPA MIXED USES SHALL BE DEC.2.9 MIXED OCCUPA MIXED USES SHALL DEC.2.9 MIXED OCCUPA MIXED USES SHALL BE DEC.2.9 MIXED OCCUPA MIXED USES SHALL DEC.2.9 MIXED OCCUPA MIXED USES SHALL BE DEC.2.9 MIXE	CIAL DETAILEI REA OF THE BUILDIN SORY OCCUPANCIE ABULAR VALUES FO CIAL DETAILEI ABULAR VALUES FO CIAL DETAILEI PUBLIC PARKING G EACH FLOOR LEVE ARKING SPACES. OVIDED, ACCESSIE ARKING SPACES. OVIDED, ACCESSIE ANCE WITH SECTIONS CORDANCE WITH SECTIONS CORDANCE WITH UN NCIES AND USES. ALLOWED IN THE S ERS N. 2'-9" IN HEIGHT) DIRECTLY BELOW IS P H OCCUPANCIES, MINGS OR STRUCTL RIUM SHALL NOT B IE INTERNATIONAL IM FLOOR AREA IS ACCORDANCE WITH SACCORDANCE WITH SACCORDANCE WITH SACCORDANCE WITH INTERNATIONAL IM FLOOR AREA IS ACCORDANCE WITH SE OF THE ATRIUM IS (STEM SHALL BE PROVIDI OL STEM SHALL BE INS F ATRIUMS LDING AGJACENT TA NALLER ATIC SPRINKLER SN INFLOR AREA IS ACCORDANCE WITH SE OF THE ATRIUM IS (STEM SHALL BE INS F ATRIUMS LDING AGJACENT TA ORDANCE WITH SE OF THE ATRIUM IS (STEM SHALL BE PROVIDI IOT REQUIRED WHE IS AND THE INS INTERNATED F INTERNATED	NG SHALL BE BASED ON THE APPLICAB IS SHALL NOT OCCUPY MORE THAT 10 IR NONSPRINKLED BUILDINGS IN TABLE D REQUIREMENTS BASED OF TED OCCUPANCIES SARAGES SHALL COMPLY WITH SECTION TED OCCUPANCIES SARAGES SHALL COMPLY WITH SECTION EL IN VEHICLE AND PEDESTRIAN TRAF BLE PARKING SPACES, ACCESS AISLES IN 1106. RETE OR SIMILAR NONCOMBUSTIBLE A ATIONS. SHALL BE INSTALLED IN ACCORDANCE J 2202. ACCESSIBILITY TO CHARGING SAME BUILDING AS PUBLIC PARKING G SHALL BE PLACED WHERE THE VERTIL IS GREATER THAN 1 FOOT. VEHICLE I AND WHERE PERMITTED BY SECTION JRES CONTAINING VERTICAL OPENING E USED FOR OTHER THAN LOW FIRE F FIRE CODE SHALL BE USED IN THE AT PERMITTED TO BE USED FOR ANY APPL TH SECTION 903.3.1.1 YSTEM SHALL BE INSTALLED THROUG TO OR ABOVE THE ATRIUM NEED TO B AN 2HF FIRE BARRIER CONSTRUCTED STOOR THAN 55 FEET ABOVE FLOOR, ED IN ACCORDANCE WITH SECTION 90 STALLED IN ACCORDANCE WITH SECTION 711, OR ED IN ACCORDANCE WITH SECTION 711, OR ET ON ADJACENT SPACES BY A 1HR FIF N ACCORDANCE WITH SECTION 711, OR ER A GLASS WALL FORMING A SMOKE RE PROVIDED ALONG BOTH SIDES OF THE SPRINKLER SYSTEM OPERATES SI ACCORDANCE WITH SECTION 711, OR ETHE SPRINKLER SYSTEM OPERATES FROVIDED ALONG BOTH SIDES OF THE SPRINKLER SYSTEM OPERATES SI ACCORDANCE WITH SECTION 711, OR ETHE SPRINKLER SYSTEM OPERATES SI ACCORDANCE WITH SECTION 711, OR ETHE SPRINKLER SYSTEM OPERATES FROVIDED ALONG BOTH SIDES OF THE SPRINKLER SYSTEM OPERATES FROVIDED ALONG BOTH SIDES OF F	LE PROVIDENT: LE PROVIDENT: LE PROVIDENT OF FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED AND SH ESGE 2 FOR EACH SUCH ACCESSORY OCCUPANCY. ULSE AND OCCUPANCY 20NS 406.2.1 THROUGH 406.2.9. FIC AREAS SHALL BE NOT LESS THAN 6 FEET 6 INCHES. VAN-ACCESSIBLE 5 AND VEHICULAR ROUTES SERVING ACCESSIBLE PARKING SHALL BE IND NONABSORBENT MATERIALS. E WITH NFPA 70. ELECTRIC VEHICLE CHARGING SYSTEM EQUIPMENT SHALL BE STATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 11. ARAGES IAW SECTION 508.1. CAL DISTANCE FROM THE FLOOR OF A DRIVE LANE OR PARKING SPACE TO THE SARRIERS SHALL COMPLY WITH THE LOADING REQUIMENTS OF SECTION 1607.9. 1712.1.7. THE PROVISIONS OF SECTIONS 404.1 THROUGH 404.1 THROUGH 404.10 IS DEFINED AS" ATRIUMS''

T ACCESS TRAVEL ACCESS FOR AREAS OPEN TO ATRIUM SHALL C	OMPLY WITH THE REQUIRMENT	S OF THIS SECTION		TABLE 601: FIRE-RESISTAN	ICE RATI
404.9.1 EGRESS NOT THROUGH THE ATRIUM				BUILDING ELEMENT FOR IIIB	
		RAVEL DISTANCE SHALL COM	PLY WITH SECTION 1017		0 FF 2 HE
404.9.2 EXIT TRAVEL DISTANCE AT THE LEVEL OF EXIT DISC WHERE THE PATH OF EGRESS TRAVEL IS THROUGH AN AT	HARGE RIUM SPACE EXIT TRAVEL DIST	ANCE AT THE LEVEL OF EXIT D	USCHARGE SHALL BE	BEARING WALLS LAT.	2 HF 0 HF
DETERMINED IN ACCORDANCE WITH SECTION 1017				NON-BEAR WALLS EXT:	VAR
404.9.3 EXIT ACCESS TRAVEL DISTANCE AT OTHER THAN T	HE LEVEL OF EXIT DISCHARGE			NON-BEAR WALLS INT:	0 HF
WHERE THE PATH OF EGRESS TRAVEL IN NOT AT THE LEVI	EL OF EXIT DISCHARGE FROM T	HE ATRIUM, THE PORTION OF T HAN 200'	THE TOTAL PERMITED EXIT	FLOORS:	0 HF
				ROOF:	0 HF
				SHAFTS:	1 HF
				EXIT ENCLOSURES:	1 HF
GENERAL BUILDING HEIGHTS				CORRIDORS:	0 HF
				c. In all occupancies, heavy tim	ber comp
GRADE FLANE REFER TO DEFINITIONS IN CHAPTER 2 (BASEMENT, STORY, BUILDI	NG HEIGHT)			*EXCEPTION 2: INTERIOR E	XIT STA
THERE ARE NO QUALIFYING BASEMENTS LEVELS.					
				IABLE 602: FIRE-RESISTAN	TYP
				FIRE SEP DISTANCE.	ALL
	ATIONS			5 < X < 10	OTH
SPRINKLER TYPE PROPOSED: NFPA 13 - 903.3.1.1 THROUGHOUT				$10 \le X < 30$	OTH
				X ≥ 30	ALL
SECTION 304. BUILDING HEIGHT AND NUMBER OF STORIES					
HEIGHT AND AREA LIMITATIONS - TABLES 504.3, 504.4 AND 506.2				602.2 TYPE I AND TYPE II CO BUILDING ELEMENTS IN TAE	INSTRUC BLE 601 S
	CODE PROVISION	PROPOSED		602.3 TYPE III CONSTRUCTIO	ON
CONSTRUCTION TYPE:	IIIB	IIIB		EXTERIOR WALLS ARE OF N	ION-COM
		B (MAIN USE)		INTERIOR WALLS ARE OF A	VY MATE
USE / OCCUPANCY	B/A	A-3 (NON SEPARATED)		603.1 COMBUSTIBLE MATEF	RIALS IN
		A-3 ACCESSORY TO B		1. FIRE RETARDENT TREAT	ED WOO
				1.1 NON-BEARING PARTIT	IONS W
	B: 57,000 SF	41,928 SF		1.2 NON-BEARING EXTER	IOR WAL
ALLOWABLE AREA FACTOR WITH SPRINKLER INCREASE (TABLE 506.2)				1.3 ROOF CONSTRUCTION	N (INCL (
	A-3: 28,500 SF				
HEIGHT WITH SPRINKLER INCREASE (TABLE 504.3)	B /A : 75 FEET	48 FEET		CHAPTER 7	
	B: 4 STORIES	3 STORIES			
MAXIMUM STORIES WITH SPRINKLER INCREASE (TABLE 504.4)				SECTION 703 FIRE-RESIS	TANCE
	A-3. 3 31 ORIES				
				WHERE THERE IS AN ACCES	
Solebing : (I EK SECTION STO.2 AND STO.10)		ΚΙΤΘΔΡ ΒΔΝΙΚ		AND SMOKE PARTITIONS OF	R ANY O
				IDENTIFIED WITH SIGNS OR	STENCI
USE / OCCUPANCY:		B & A-3		1. BE LOCATED W/IN 15 FT (OF THE E
CONSTRUCTION TYPE:		IIIB		2. INCLUDE LETTERING NOT BARRIER PROTECT ALL O	F LESS T
AUTOMATIC SPRINKLER SYSTEM:		NFPA 13 PROPOSED			
ALLOWABLE AREA FACTOR (TABLE 506.2):		28500		SECTION 704 FIRE-RESIS	TANCE
500.1 BUILDING AREA INCREASE ALLOW/ARLE BUILDING AREA $A_2 = [At+(NS \times If)] \times S_2 (506.2.3) EQUA$				SECTION 704.1 REQUIREME	NTS
ALLOWABLE BUILDING AREA, $Aa = [Ai+(NS \times II)] \times Sa (500.2.3, EQUA$	(TION 5-2)			THE FIRE-RESISTANCE RATI	
At = TABULAR BUILDING AREA PER TABLE 506.2		28500		FIRE-RESISTANCE RATED A	SSEMBL
If = AREA INCREASE FACTOR DUE TO FRONTAGE (506.3)		0			
NS = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2		9500		704.2 COLUMN PROTECTION	N
Sa = NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT	TO EXCEED 3	3		WHERE COLUMNS ARE REQ	UIRED T
	Aa =	85,500		WITH MATERIALS HAVING T	HE REQU
				SHALL BE CONTINUOUS FRO	OM THE
506.3 FRONTAGE INCREASE: (NOT USED)					
AREA FACTOR INCREASE DUE TO FRONTAGE If = [F/P - 0.25] W/ 30				704.3 PROTECTION OF THE	PRIMAR
				MEMBERS OF THE PRIMARY	STRUC
P - DEPIMETER OF ENTIRE BUILDING (FEET)	FEN SPACE (20 MIIN WIDTH)			TWO STORIES HIGH, SHALL	BE PRO
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (NOT TO EXCEED 3	0)	0		CONNECTIONS TO OTHER S	TRUCTU
AREA FACTOR INCREASE BASED ON FRONTAGE	-, If =	0			
.n = LENGTH OF EXTERIOR PERIMETER IN PUBLIC WAY OR OPEN S	SPACE			704.4 PROTECTION OF SEC	ONDARY
wn = WIDTH (GREATER THAN 20') OF PUBLIC WAY OR OPEN SPACE	ASSOCIATED WITH Ln			SECONDARY MEMBERS THA	AT ARE F
				ENCASEMENT PROTECTION	1
ALLOWABLE AREA Aa (SQUARE FEET):		85,500			
PROPOSED AREA PER FLOOR:		KITSAP BANK		704.4.1 LIGHT-FRAME CONS	
_EVEL 1		13,235		STUDS AND BOUNDARY ELE FIRE-RESISTANCE RATING F	:MENTS - PROVIDE
-EVEL 2		13,925			
LEVEL 3		14,768		SECTION 705 EXTERIOR	WALLS
	TOTAL	41,928			

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

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. FOR BUILDINGS WITH MORE HAN TREE STORIES ABOVE GRADE PLANE, THE TOTAL BUILDING AREA SHALL BE SUCH THAT AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BT THE ALLOWABLE AREA OD SUCH STORIES, DETERMINDE IN ACCORDANCE WITH EQUATION 5-3 BASED ON THE APPLICABLE PROVISIONS OF SECTION 508.1, SHALL NOT EXCEED THREE [At+(NS x If)] x Sa

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

404.8 INTERIOR FINISH

404.9 EXIT ACCESS TRAVEL DISTANCE

REDUCTION IN CLASS.

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 ODF THE BUILDING IN ACCORDANCE WITH SECTION 503.1

508.3.3 SEPARATION

NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES

CHAPTER 6

BUILDING

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

IRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE TYPE OF CONST: GROUP A, B, S-2 ISTANCE: ALL X < 5 1 HR OTHER THAN I-A 1 HR ≤ X < 10 OTHER THAN I-A, I-B, II-B OR V-B 1 HR ≤ X < 30 ALL 0 HR X ≥ 30

ROTECT ALL OPENINGS" OR SIMILAR.

.1 REQUIREMENTS SISTANCE RATINGS OF STRUCTURAL MEMBERS AND ASSEMBLIES SHALL COMPLY WITH THIS SECTION AND THE REQUIREMENTS FOR THE TYPE CTION AS SPECIFIED IN TABLE 601. THE FIRE RESISTANCE RATINGS SHALL NOT BE LESS THAN THE RATINGS REQUIRED FOR THE ANCE RATED ASSEMBLIES SUPPORTED BY THE STRUCTURAL MEMBERS.

N PROTECTION JMNS ARE REQUIRED TO HAVE PROTECTION TO BE FIRE-RESISTANCE RATED, THE ENTIRE COLUMN SHALL BE PROVIDED INDIVIDUAL FPROTECTION BY PROTECTING IT ON ALL SIDES FOR THE FULL COLUMN HEIGHT, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, IALS HAVING THE REQUIRED FIRE-RESISTANCE RATING. WHERE THE COLUMN EXTENDS THROUGH A CEILING, THE ENCASEMENT PROTECTION NTINUOUS FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW THROUGH THE CEILING SPACE TO THE TOP OF THE...

705.5 FIRE-RESISTANCE RATINGS

DEGREE OF OPENIN FIRE SEPARATION D ALLOWABLE AREA:

705.8.1 ALLOWABLE AREA OF OPENINGS

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 FIRE SEPARATION D 0 TO LE 2 TO LE

3 TO LES 5 OR GF 705.11 PARAPETS

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).

4

TYPES OF CONSTRUCTION

SECTION 602: CONSTRUCTION CLASSIFICATION IIIB **IRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS** EMENT FOR IIIB: 0 HF 2 HR 0 HR VARIES (BASED ON FIRE SEPARATION DISTANCE) SEE TABLE 602 BELOW 0 HR 0 HR 0 HR **1 HR** (PER SECTION 713.4)* 1 HR (PER SECTION 1023.2)* **0 HR** TABLE 1020.1

AND TYPE II CONSTRUCTION

EMENTS IN TABLE 601 SHALL BE NON-COMBUSTIBLE EXCEPT AS PERMITTED IN SEC 603 (AND ELSEWHERE IN THE CODE).

ALLS ARE OF NON-COMBUSTIBLE MATERIALS, OR FIRE RETARDANT TREATED WOOD FRAMING WHERE 2-HR OR LESS.

ALLS ARE OF ANY MATERIALS PERMITTED BY CODE. ISTIBLE MATERIALS IN TYPE I CONSTRUCTION, ALLOWABLE MATERIALS

ARDENT TREATED WOOD SHALL BE PERMITTED IN:

EARING PARTITIONS WITH REQUIRED RATING OF 2 HRS OR LESS. EARING EXTERIOR WALLS WHERE FIRE RESISTANCE IS NOT REQUIED.

CONSTRUCTION (INCL GIRDERS, TRUSSES, FRAMING AND DECKING). NOT ALLOWED IN CONST TYPE IA WHERE THE ROOF IS <20' ABOVE THE FLR

FIRE AND SMOKE PROTECTION ..

3 FIRE-RESISTANCE RATINGS AND FIRE TESTS

IG AND IDENTIFICATION

E IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY VITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL: ED W/IN 15 FT OF THE END OF EACH WALL AT INTERVALS NOT EXCEEDING 30 FT MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION ETTERING NOT LESS THAN 3 IN HIGH, MIN 3/8 IN STROKE IN A CONTRASTING COLOR INCORPORATING THE WORDING " FIRE AND/OR SMOKE

4 FIRE-RESISTANCE RATING OF STRUCTURAL MEMBERS

CTION OF THE PRIMARY STRUCTURAL FRAME OTHER THAN...

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

CTION OF SECONDARY MEMBERS

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

FFRAME CONSTRUCTION

OUNDARY ELEMENTS THAT ARE INTEGRAL ELEMENTS IN WALLS OF LIGHT-FRAME CONSTRUCTION SHALL BE PERMITTED TO HAVE REQUIRED NCE RATING PROVIDED BY THE MEMBRANE PROTECTION PROVIDED FOR THE WALL.

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

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

JISTANCE:	0' TO <3'	3' TO < 5'	5' TO < 10'	10' TO < 15'	15' TO < 20'	20' +
	NOT PERMI	15%	25%	45%	75%	NO LIMIT

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

1.2 AN UNOCCUPIED SPACE. THE UNOCCUPIED SPACE SHALL BE ON THE SAME LOT OR DEDICATED FOR PUBLIC USE, SHALL BE NOT LESS THAN 30 FEET IN WIDTH AND SHALL HAVE ACCESS FROM A STREET BY A POSTED FIRE LANE IN ACCORDANCE WITH THE IFC

ISTANCE-FSD	MINIMUM DISTANCE FROM LINE USED TO DETERMINE
SS THAN 2	PROJECTIONS NOT
SS THAN 3	24
SS THAN 5	24 INCHES PLUS 8 INCHES FOR EVERY FOOT OF FSD BEYOND 3 FEET OR FRACTION
REATER	40

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



EXCEPTION 2: PER 101 EXCEPTION 3: PER 101	1.3 STAIR HEADROOM 0.1.1 DOOR HEIGHT (M	(MIN. 6'-8") IN. 6'-8")	
SECTION 1004 OCCU REFER TO SHEET G-035	PANT LOAD	MS FOR OCCUPANT LOADS, EXITING PATHS	S AND ADDITIONAL EXITING INFORMATION.
SECTION 1005 MEANS	S OF EGRESS SIZING	3	
1005.3.1 STAIRWAYS EXCEPTION 1: THE CAP STAIRWAYS BY A MEAN SYSTEM (903.3.1.1) AND	ACITY, IN INCHES, OF M S OF EGRESS CAPACIT AN EMERGENCY VOIC	/IEANS OF EGRESS STAIRWAYS SHALL BE (TY FACTOR OF 0.2 IN PER OCCUPANT IN BU E/ALARM COMMUNICATION SYSTEM (907.5.	CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH ILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER 2.2).
1005.3.2 OTHER EGRES EXCEPTION 1: THE CAP OCCUPANT LOAD BY 0.7 VOICE/ALARM COMMUN	S COMPONENTS ACITY, IN INCHES, OF M 15 IN PER OCCUPANT II IICATION SYSTEM (907.	IEANS OF EGRESS COMPONENTS OTHER 1 N BUILDINGS EQUIPPED THROUGHOUT WIT 5.2.2).	THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE TH AN AUTOMATIC SPRINKLER SYSTEM (903.3.1.1) AND AN EMERGENCY
SECTION 1006 NUMB	ER OF EXITS AND EX	(IT ACCESS DOORWAYS	DISTANCE
TWO EXITS OR EXIT AC TRAVEL DISTANCE EXC	CESS DOORWAYS FRO EEDS THE VALUES LIS	MANY SPACE SHALL BE PROVIDED WHERE TED IN TABLE 1006.2.1.	E THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS
TABLE 1006.2.1 SPACES OCCUPANCY	W/ ONE EXIT OR EXIT	ACCESS DOORWAY MAX COMMON PATH OF EGRESS TRAV (WITH SPRINKLERS)	/EL DISTANCE
B A, M	49 49 20	100' 75'	
1006.3.2 SINGLE EXITS	29	100	
A SINGLE EXIT OR ACCE 1: THE OCCUPANT LOA	ESS TO A SINGLE EXIT (AD AND COMMON PATH	SHALL BE PERMITTED FROM ANY STORY OI I OF EGRESS TRAVEL DISTANCE DOES NOT	R OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXIT EXCEED THE VALUES IN TABLE 1006.3.2(2).
TABLE 1006.3.2(2) STOF	RIES WITH ONE EXIT OF	R ACCESS TO ONE EXIT FOR OTHER OCCU	PANCIES
STORY 1ST STORY ABOVE GRA	OCCUPANCY DE B*	49	MAX COMMON PATH OF EGRESS TRAVEL DISTANCE 100 FEET
2ND STORY ABOVE GRA *FOR GROUP B OCCUP/ IS PERMITTED TO BE 10	ADE B ANCIES IN BUILDINGS E 10 FEET.	29 EQUIPPED THROUGHOUT WITH AN AUTOMA	75 FEET
		JORWAT CONFIGURATION	
SECTION 1009 ACCES	SSIBLE MEANS OF E	GRESS	
SECTION 1009 ACCES 1009.1 ACCESSIBLE ME WHERE MORE THAN ON SPACE SHALL BE SERV 1009.2.1 ELEVATORS RI	SSIBLE MEANS OF EG ANS OF EGRESS REQU NE MEANS OF EGRESS ED BY NOT LESS THAN EQUIRED	GRESS JIRED ARE REQUIRED BY SECTION 1006.2 OR 100 TWO ACCESSIBLE MEANS OF EGRESS.	6.3 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF TH
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SECTION 1019 EXIT ACCESS STAIRWAYS AND RAMPS

1019.3 OCCUPANCIES OTHER THAN GROUPS I-2 AND I-3 FLOOR OPENINGS CONTAINING EXIT ACCESS STAIRWAYS OR RAMPS SHALL BE ENCLOSED WITH A SHAFT ENCLOSURE CONSTRUCTED IN ACCORDANCE WITH SEC 713.

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 THRUGHTOUT 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 OCCUPANCY OCCUPANT LOAD SERVED FIRE-RESISTANCE RATING (SPRINKLERED) OCCUPANCY A, B, M, S : **GREATER THAN 30** 1 HOUR

1020.4 DEAD ENDS

EXCEPTIONS:

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 BUILDING 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 PUPOSE 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 ENLOSED WITH SECTION 404.6.

EXCEPTION: THE MAXIMUM TRANSMITTED TEMPERATURE RISE IS NOT REQUIRED.

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 STAIRWARS 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 MEASURE 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.

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 NU OCCUPANCY ASSEMBLY: A-3 AUDITORIUMS WITHOUT PE PLUMBING FIXTURES REC

L1 FLOOR AREA POSTED OCCUPANT LOAD FOR LEVEL 1 HUB AREA / FITNESS ROOM AND FUTURE RETAIL

TOTAL DIVIDED BY HALF = L2 TERRACE AREA POSTED OCCUPANT LOAD FOR LEVEL 2 & LEVEL 3

TOTAL DIVIDED BY HALF = L3 AMENITY AREA POSTED OCCUPANT LOAD FOR LEVEL 3 CONFERENCE ROOM, **BREAK ROOM & TERRACE** TOTAL DIVIDED BY HALF =

OCCUPANCY ASSEMBLY: B

TERRACES

BUSSINESS

L1 FLOOR AREA POSTED OCCUPANT LOA FOR LEVEL 1 - RETAIL **BANK / CONFERENCE..**

TOTAL FIXTURES AT L1 TOTAL FIXTURES PROVID

L2 FLOOR AREA POSTED OCCUPANT LOA. 1ST 50 /80 ABOVE 50/80

TOTAL FIXTURES... **TOTAL FIXTURES PROVID** L3 FLOOR AREA POSTED OCCUPANT LOA FOR LEVEL 3 OFFICE

1ST 50 /80 ABOVE 50/80 TOTAL FIXTURES... **TOTAL FIXTURES PROVID**

TOTAL FIXTURES REQUIR **TOTAL FIXTURES PROVID**

* 2018 SBC 2902.2...

EXCEPTION 4: SEPARATE FACILITIES SHALL NOT BE. EXCEPTION 5:.

TABLE 2902.1 - MINIMUM PLUMBING FIXTURES

2902.5 DRINKING FOUNTAIN LOCATION

	WATERC	LOSETS	LAVA	TORIES
	MALE	FEMALE	MALE	FEMALE
RMANENT SEATING	1 PER 125	1 PER 65	1 P	ER 200
IRED PER FLOOR/ PER ZOI	NE:			
TOTAL OCCUPANTS	WATERC	LOSETS	LAVA	ATORIES
	MALE	FEMALE	MALE	FEMALE
	1 PER 125	1 PER 65	1 P	ER 200
2890				
193				
97	1	2	1	1
313				
7				
3	1	1	1	1
1857				
38				
19	1	1	1	1
			1 43//	
	VVAIERC		LAVA	
	1 PER 25 FOR TH	E FIRST 50, THEN	1 PER 40 FOR T	HE FIRST 80, THE
	1 PER 50 FOR 1		1 PER 80 EOE	

PLUMBING FIXTURES REQUIRED PER FLOOR/ PER ZONE:

	TOTAL OCCUPANTS	WATERCLOSETS	LAVATORIES
		1 PER 25 FOR FIRST 50, THEN 1 PER 50	1 PER 40 FOR FIRST 80, THEN 1 PER 80
	3679		
D			
	25	1	1
		<u>4</u>	<u>4</u>
)E[D AT L1	5	5
	40.400		
	12463		
	84		
		2	2
		1	1
		-	-
		<u>4</u>	<u>4</u>
DED AT L2		5	5
	11503		
D	77		
		2	2
		1	0
		5	4
DED AT L3		6	5
RED AT L1 -L3		13	11
DED		16	15

DRINKING FOUNTAINS REQUIRED PER FLOOR/ PER ZONE:				
		DRINKIN	G FOUNT	AINS
	TOTAL	A-3 = 1 P	ER 500	
	OCCUPANTS			
		B = 1 PEF	R 100	
L1 (A-3)	193	500	1	
L1 (B)	25	100	1	
L1 REQUIRED: DRINKING FOUNTAINS PROVIDE		ED AT L1:	1 2 1	
L2	84	100		
L2 REQUIRE	D:		1	
DRINKING F	OUNTAINS PROVID	ED AT L2:	2	
L3:	77	100	1	
L3 REQUIRED: 1				
DRINKING FOUNTAINS PROVIDED AT L3: 2				
TOTAL DRIN	KING FOUNTAINS F	REQUIRED	3	
TOTAL DRINKING FOUNTAINS PROVIDED 6				

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

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

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.

DRINKING FOUNTAINS SHALL BE LOCATED ON AN ACCESSIBLE ROUTE.



	1	2
E		
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23 11:26:59 P		
TIME: 6/21/20;		
I DATE		

2

3

IBC AVERAGE GRADE PLANE CALCULATION

SEGMENT	LENGTH	POINT 1	POINT 2	((POINT 1 + POINT 2)/2) x LENGTH
Α	82.50	14.33	16.00	1251.11
В	143.40	16.00	14.00	2151.00
С	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
н	82.50	14.50	13.50	1155.00
J	64.50	13.50	14.33	897.52
TOTAL	488.40			7065.94
	AVERAGE	GRADE = 3	20387.27 / 1132.5	58 = 14.47

4



C5 IBC AVERAGE GRADE PLANE

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-PER C Ω



2

4

EXITING DIAGRAM NOTES

1. 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) À = 75' = 100' В S = 100' 2. 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) Á, S-1 = 250'

B = 300' S-2 = 400'

3. 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 FAC		
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
/ / / x·-xx"	REQUIRED SEPARATION OF EXITS, GREATER THAN 1/3 DIAGONAL DISTANCE
<u>∤</u> 	DIAGONAL DISTANCE OF SPACE WHERE TWO DOORS REQUIRED PER TABLE 1006.2.1
<u>/</u> /	DEAD END CORRIDOR
20	OCCUPANT LOAD
20	DIVERGING OR CONVERGING OCCUPANT LOAD
20 226	OCCUPANT LOAD AT DOORWAY OCCUPANT LOAD ALLOWED PER IBC 1005.3.2 EXCEPTION 1: 34" PASSAGE (36" DOOR) / .15 INCHES PER OCC = 226 OCC MAX
XX' x 0.2	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 MULTIPA FACTOR OF 0.2 OR MINIMUM OF 44", WHICHEVER IS MORE RESTR
	PER SHEET A-400 AND A-401, STAIRS ARE A MINIMUM WIDTH OF 4'-2
	50" /0.2 = 250 MAX ALLOWED OCC LOAD PER STAIR
$\left(\begin{array}{c} \\ \end{array} \right)$	LOCATION OF HORIZONTAL EXIT
	HORIZONTAL EXIT AREA OF REFUGE ALLOW 3 SF/OCC

RATED WALL & DOOR LEGEND

20 MIN

5

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

1

2

2. EXIT ACCESS TRAVEL DISTANCE (EATD):

3. OCCUPANT LOAD FACTORS ARE SHOWN PER IBC TABLE 1004.1.2 BELOW.

Á, S-1 = 250' B = 300' S-2 = 400'

OCCUPANCY LOAD LEGEND

OCCUPANCY SYMBOL LEGEND

RATED WALL & DOOR LEGEND

20 MIN

5

XITING DI	AGRAM NOTES			
COMMON PATH OF EG	RESS TRAVEL DISTANCE (CPTD): DN: THAT PORTION OF THE EXIT ACCESS T DTE POINT WHERE THE OCCUPANTS HAVE	RAVEL DISTANCE MEASURED	_	GGLO
ACCESS TO TWO EXITS	OR EXIT ACCESS DOORWAYS.			SEATTLE LOS ANGELES BOISE gglo.com
A = 75' B = 100' S = 100'				
EXIT ACCESS TRAVEL	DISTANCE (EATD): 3: EXITS SHALL BE SO LOCATED ON EACH EXIT ACCESS TRAVEL, MEASURED FROM T	STORY SUCH THAT THE HE MOST REMOTE POINT	E	6809 REGISTERED
VERTICAL EGRESS TRA GIVEN IN TABLE 1017.2.	VEL TO THE ENTRANCE TO AN EXIT SHALL	NOT EXCEED THE DISTANCES		TOTAL COSTER
PER IBC TABLE 1017.2 E (WITH SPRINKLER) A, S-1 = 250' B = 300'	XIT ACCESS TRAVEL DISTANCE:			STATE OF WASHINGTON
S-2 = 400' OCCUPANT LOAD FACT	ORS ARE SHOWN PER IBC TABLE 1004.1.2	BELOW.	1	
TABLE 1004.1.2 MAXIMUFUNCTION OF SPACE	M FLOOR AREA ALLOWANCES PER OCCU	OCCUPANT LOAD FACTOR		
ACCESSORY STORAGE	AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	-	
STANDING SPACE UNCONCENTRATED	(TABLES AND CHAIRS)	5 NET 15 NET	-	
EXERCISE ROOMS		50 GROSS		PROJECT:
PARKING GARAGES		200 GROSS 15 GROSS		KITSAP BANK HEADQUARTERS
	CY LOAD LEGEN	D	- D	PROJECT ADDRESS: 625 BAY ST PORT ORCHARD WA
	ACCESSORY STORAGE AREAS. MECHAI		_	98366 LOTS 1 AND 2, BLOCK 12, S.M. STEVENS TOWN PLAT OF SIDNEY, LOT 3, BLOCK 12, S.M.
	ASSEMBLY WITHOUT FIXED SEATS, UNC	CONCENTRATED		STEVENS TOWN PLAT OF SIDNEY
	BUSINESS AREAS			OWNER: KITSAP BANK 619 BAY STREET
	EXERCISE ROOMS			PORT ORCHARD, WA 98366
	PARNING GARAGES			
		END		
			_	
•	CPTD = COMMON PATH OF EGRESS TR/	AVEL DISTANCE		
x-xx"	EATD = EXIT ACCESS TRAVEL DISTANCE	E START / END POINT		
X'-XX"	1/3 DIAGONAL DISTANCE OF SPACE WHERE	TWO DOORS	С	
X-XX"	REQUIRED PER TABLE 1006.2.1			
20	OCCUPANT LOAD			
20	DIVERGING OR CONVERGING OCCUPAN	IT LOAD		
20 226	 OCCUPANT LOAD AT DOORWAY OCCUPANT LOAD ALLOWED PER IBC 10 EXCEPTION 1: 34" PASSAGE (36" DOOR) / .15 INCH = 226 OCC MAX 	05.3.2 ES PER OCC		
XX' x 0.2		2		
	5.0' CORRIDOR x 0.2 INCHES PER OCC = PER IBC 1005, EXCEPTIONS 1, EGRESS	300 OCC LOAD ALLOWED STAIR WIDTH TO BE MULTIPLIE	D BY	STAMPS
	PER SHEET A-400 AND A-401, STAIRS AF	VHICHEVER IS MORE RESTRICT	0")	APPROVAL
	50" /0.2 = 250 MAX ALLOWED OCC LOAD	PER STAIR		·
	LOCATION OF HORIZONTAL EXIT			
	HORIZONTAL EXIT AREA OF REFUGE ALLOW 3 SF/OCC			MARK DATE DESCRIPTION
			В	REVISIONS
	LL & DOOR LEG	END		
			_	
	1-HR FIRE BARRIER / SHAFT 3-HR FIRE WALL			B 02/23/2023 SD PRICE SET
				A 03/01/2022 CONCEPT DESIGN PRICE SET
20 MIN				
			SET	PROJECT NO.: 2020016.01 GGLO PRINCIPAL IN CHARGE: JF GGLO PROJECT MANAGER: MP
			SMIT (OWNER APPROVAL:
			LDIN	EGKESS DIAGKAMS
PLA	Ν		- BUI	SHEET NO.
	ГН 0' 4' 8'	16'	2023	G-036
			06.22	COPYRIGHT GGLO. ALL RIGHTS RESERVED. ORIGINAL SHEET SIZE IS 30"x42"
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		1 500					
	e Repoi	rt E202	22—418331 by Land litle Company of Kitsap County dated January 20, 2022.)				
AL OF SUBJECT ACCORDING TO THE PLAT PROCEEDING OF WHICH ALL AND AMEND OF SUBJECT AND THE ALL AND SO THAT ALL AND AMEND OF SUBJECT AND ALL AND ALL AND AMEND OF ALL AND	IOWN VASHINO D IN T VING A	PLAT (GTON A THE OFF S IN C	OF SIDNEY, ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, ND LOT 1 & 2, BLOCK 12, MAP OF THE SHORE AND TIDELANDS OF SIDNEY, FICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON. ITY OF PORT ORCHARD ORDINANCE NO.850.				
<form></form>	LAT OF ON ANI N THE	F SIDNE D LOT OFFICE	TY, ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 1, 3, BLOCK 12, MAP OF THE SHORE AND TIDELANDS OF SIDNEY, AS OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON.	RY	ir Line		
These notes and of the Company of Kinge County dotted Annung 20, 2022. Procession of a force the survey Procession of the Company of Kinge County dotted Annung 20, 2022. Procession of the Company of Kinge County dotted Annung 20, 2022. Procession of the Company of Kinge County dotted Annung 20, 2022. Procession of the Company of Kinge County dotted Annung 20, 2022. Procession of the Company of Kinge County dotted an Unit and the Company of Kinge County and BAUREDOD. Procession of the Company of Kinge County dotted an Unit and the Company of Kinge County and BAUREDOD. Procession of the Company reacted and the County dotted an Unit and the Company of Kinge County and Unity first and the Addition's File No. 2002. Procession of the Company reacted and the County of the County of Kinge County of Kinge County and				TION - BND	Harbo		
	1	TITLE	<u>NOTES</u>	SCRIP R/W	nner		
	Ľ	by Land	otes correspond to Special Exceptions as listed in Title Report E2022—418331 I Title Company of Kitsap County dated January 20, 2022.	DES	vise I		
B03086 Said easement is plated on this survey.	g	4. 5. 6. 7.	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	BY B.J.M. RI	B.J.M. Re		
BADY 20001 ogreening to recognize the fight-of-they these as an-equel in theorem If is divinge fight to recognize the fight-of they these as an-equel in theorem If is divinge fight to get the equel record and the source. If is divinge fight to get the equel record and the source. If is divinge fight to get the equel record and the source. If is divinge fight to get the equel record and the source. If is divinge fight to get the equel record and the source. If is divinge fight to get the equel record and the source. If is divinge fight to get the equel record and the source. If is divinge fight to get the equel record and the source. If is divinge fight to get the equel record and the source. If is divinge fight to get the equel record and the source. If is divinge fight to get the equel record and the source. If is diving to get the equel record and the source. If is diving to get the equel record and the source. If is diving to get the equel record and the source. If is diving to get the equel record and the equel record and the fight divinge the equel record and	`	<i>8</i> .	803086. Said easement is plotted on this survey. Pertains to an agreement with the City of Port Orchard per Auditor's File No.	TE /22	/22		
9. Particlar is a pire survey coorded inder Auditic's Tie No. 6406290233. 10. Previous to a pire survey does by this office ander Auditic's Tie No. 6406290233. 11. Does not office this survey 12. Does not office this survey 13. Does not office this survey 14. Does not office this survey 14. Does not office this survey 15. Does not office this survey 16. Does not office this survey 17. Does not office this survey 18. Does not office this survey 18. Does not office this survey 19. Does not office this survey			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	EV. DA 1 7/21	2 9/06	· · · · · · · · · · · · · · · · · · ·	·
10. Petrons to a prior survey dame by this office under Auditor's File No. 11. Does not infect this survey 12. Does not infect this survey 13. Does not infect this survey 14. Does not infect this survey 15. Does not infect this survey 16. Does not infect this survey 17. Does not infect this survey 18. Does not infect this survey 19. Does not infect this survey		9.	Pertains to a prior survey recorded under Auditor's File No. 8406290233. Our current survey found no discrepancies.	N N		Q	μ
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DATE OF PLAT OR MAP: 9/8/2022 Stauthur BY STEVEN E. OTTMAR WASHINGTON STATE LAND SURVEYOR NO. 20795. UNDERGROUND UTILITIES NOTE THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AND MARKS BY APPLIED PROFESSIONAL SERVICES, INC. ASS CONSULTANTS, INC. MARKS BO GUARANTE FINAT THE UNDERCROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AMORT MARKS BY APPLIED PROFESSIONAL SERVICES, INC. ASS CONSULTANTS, INC. MARKS BO GUARANTE FINAT THE UNDERCROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AMORT MARKS BEY APPLIED PROFESSIONAL SERVICES, INC. ASS CONSULTANTS, INC. MARKS BO GUARANTE FINAT THE UNDERCROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AMORT MARKS BEY APPLIED PROFESSIONAL SERVICES, INC. ASS CONSULTANTS, INC. MARKS BO GUARANTE FINAT DE UNDERCROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AMORT MEEDEN LOCATION OF EXISTING FACILITIES BEFORE ANY CONSTRUCTION. LIEGEND MONITOR WELL I Sign O UTILITY POLE D UTILITY D UTI		THIS BASEL REQUI ADOP A THE	IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND TED BY ALTA AND NSPS, AND INCLUDES ITEMSOF TABLE REOF. THE FIELD WORK WAS COMPLETED ON 7.27.2022	VD TIT		TSAP BAN RD, WASH	awings were pro d for use on a
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					1	/1	
(IN FEET) $1 inch = 20 ft$			(IN FEET $)1 inch = 20 ft.$		T.	/ 十	J

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

NAVD 36 FER D.O.T. BRASS CAP BENCH MARK "MANETTE" (DATUM RELATIONSHIP PER NOAH STA.9445958 BREMERTON, WA.) MHW: 9.22' 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

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.

SURVEY/EXISTING LEGEND

1

	Monitor Well
d	Sign
-0-	Utility Pole
¢	Lamp
Q	Fire Hydrant
\bowtie	Water Valve
	Water Meter & Box
\bowtie	Junction Box
\bullet	Survey Monument
S	Sanitary Sewer
——————————————————————————————————————	Buried Telephone
ST	Storm Sewer
W W1 G G	Water line Water line per City of Port Orchard GIS Natural Gas
OP	Overhead Power
[∠] . ^Δ . ^Δ . ^Δ	Concrete

2

- 3

4

KITSAP BANK HEADQUARTERS

625 BAY STREET PORT ORCHARD, WA 98366

PERMIT SET JUNE 2023

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

5

	<u>C</u>	CITY OF PORT ORCHARD NOTES		
	<u> </u>	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CURRENTLY ADOPTED WSDOT AND APWA	<u>DR</u> 16	
Е		SPECIFICATIONS AND PLANS, AND THE CITY OF PORT ORCHARD MUNICIPAL CODE, THE CURRENTLY ADOPTED CITY OF PORT ORCHARD DEVELOPER'S HANDBOOK, THE CURRENTLY ADOPTED SURFACE WATER DESIGN MANUAL AND THE CONDITIONS OF PRELIMINARY SUBDIVISION APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN	10.	ORCHARD DES COMPACTING 1 BEDDING TO A UNIFORMLY DE
		THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE CITY OF PORT ORCHARD.	17.	ALL STORM PIF STANDARD SPE ORCHARD DES
	2.	THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE PORT ORCHARD DESIGN STANDARDS. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE CITY OF PORT ORCHARD CITY ENGINEER. ANY DEVIATION FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF PORT ORCHARD CITY ENGINEER, PRIOR TO CONSTRUCTION.	18.	STORM PIPE CO OUTSIDE SURF PORT ORCHAR
	3.	APPROVAL OF THESE ENGINEERING PLANS SUCH AS FOR ROADS, GRADING, OR DRAINAGE DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER DESIGN (E.G., WATER, SEWER, GAS, ELECTRICAL, ETC.).	a. b.	UNDER DRIVEW BE ACHIEVED A RECOMMENDA IN AREAS NOT
	4.	BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF PORT ORCHARD PUBLIC WORKS DEPARTMENT, THE APPLICANT AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.	c.	PIPE COVER M/ IF DUCTILE IRO MINIMUM.
	5.	PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY OF PORT ORCHARD PRIOR TO THE PRECONSTRUCTION MEETING	19.	STEEL PIPE SH (WSDOT STANE
	6.	A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS	20.	ANY DRAINAGE RUNOFF AND N
	7.	CONSTRUCTION NOISE SHALL COMPLY WITH THE CURRENT POMC SECTION 9.24.050.	21	FACILITY, NOT
D	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.	۷۱.	ALL CATCH BAS MANAGEMENT RIGHT-OF-WAY LOCATED IN A S HERRINGBONE
	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.		GUTTER LINE S DETAILS AS AP SHALL BE PER
	10	D. THE VERTICAL DATUM SHALL BE NAVD 1988 AND THE HORIZONTAL DATUM SHALL BE NAD 1983 HARN STATE PLANE WASHINGTON NORTH FIPS 4601 FEET.	22.	FOR ANY CURB LAND SURVEYO CURB FORMS O
	11	 GROUNDWATER SYSTEM CONSTRUCTION SHALL BE WITHIN A RIGHT-OF-WAY OR APPROPRIATE DRAINAGE EASEMENT, BUT NOT UNDERNEATH THE ROADWAY SECTION. 		PLACEMENT OF COSTS.
	12	2. ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CITY OF PORT ORCHARD STANDARDS.	23.	FOR ANY DRAIN CURRENTLY LIC MATCHES THE
	13	3. ALL ROADWAY SUBGRADE SHALL BE BACKFILLED, COMPACTED TO 95% MAXIMUM DENSITY AND PREPARED FOR SURFACING IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION 2-06.3.	24	THE CONTRAC
	14	4. 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. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF PORT ORCHARD STANDARD SPECIFICATIONS.	2	OF SUFFICIENT THE BOTTOM C SLOPE.
	15	5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED	25.	ROCK FOR ERC ROCK, PLACED 100% MUST PAS THE 3/4" SIEVE.
С		RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. REFER TO "TRAFFIC CONTROL," OF THE WSDOT STANDARD SPECIFICATIONS SHALL APPLY IN ITS ENTIRETY. TRAFFIC CONTROL PLANS SHALL FOLLOW THE CURRENTLY ADOPTED MUTCD MANUAL AS APPLICABLE.	26.	DRAINAGE OUT THOSE LOTS A CONFORM TO T
		TO PROTECT SIGNIFICANT TREES FROM THE IMPACTS OF THE PROPOSED DEVELOPMENT, THE APPLICANT SHALL PROVIDE THE BEST PROTECTION FOR SIGNIFICANT TREES PER THE	а.	EACH OUTLETS ALL FUTURE RO OTHER SURFAC
		REGULATIONS. AT A MINIMUM, ANY SIGNIFICANT TREES TO BE RETAINED SHALL BE FENCED TWO FEET OUTWARD FROM THE IDENTIFIED DRIP LINE. TREES THAT SUSTAIN DAMAGE DURING CONSTRUCTION SHALL BE REPLACED PURSUANT TO POMC. A REPRESENTATIVE OF THE CITY OF	b.	INTENDED USE STORMWATER OUTLETS ON E
		PORT ORCHARD DCD STAFF SHALL VERIFY PROTECTIVE FENCING PLACEMENT PER THIS CONDITION PRIOR TO ISSUANCE OF A NOTICE TO PROCEED FOR GRADING AND CLEARING. THE CITY SHALL INSPECT FOR COMPLIANCE WITH THE TREE PLAN PRIOR TO A FINAL INSPECTION. THE INSPECTION	C.	OR "DRAIN". TH TO THE STAKE. PIPE MATERIAL
		SHALL ALSO EVALUATE THE CONDITION OF RETAINED TREES AND ANY AND ALL CORRECTIONS WILL BE REQUIRED TO BE COMPLETED PRIOR TO A FINAL INSPECTION AND RELEASE OF ANY POST FINANCIAL GUARANTEES FOR THE SITE.	d.	METALLIC, THE DRAINAGE EAS THROUGH INDI
			е.	THE APPLICAN STUB-OUT CON
			f.	ALL INDIVIDUAL HOMEOWNER.
В				
А				
8:40 AM				
5/4/2023 9:18				
PLOT DATE/TIME:				

NOTES

- PE AND APPURTENANCES SHALL BE LAID IN ACCORDANCE WITH CITY OF PORT SIGN AND CONSTRUCTION STANDARDS. THIS SHALL INCLUDE LEVELING AND THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL AND ANY REQUIRED VINIFORM GRADE SO THAT THE ENTIRE DRAINAGE FACILITY IS SUPPORTED BY A ENSE UNYIELDING BASE.
- PE SHALL BE SUBJECT TO A LOW-PRESSURE AIR TEST IN ACCORDANCE WITH WSDOT PECIFICATION 7-04.3(1)F AND A VIDEO INSPECTION IN ACCORDANCE WITH THE PORT SIGN STANDARDS.
- COVER, MEASURED FROM THE FINISHED GRADE ELEVATION TO THE TOP OF THE FACE OF THE PIPE, SHALL BE 2 FEET MINIMUM, UNLESS AUTHORIZED BY THE CITY OF RD CITY ENGINEER UNDER THE FOLLOWING CIRCUMSTANCES:
- WAYS THE PIPE COVER MAY BE REDUCED TO 1 FOOT MINIMUM IF THE 2-FEET CANNOT AND THE COVER IS CONSISTENT WITH THE PIPE MANUFACTURER'S ATIONS.
- SUBJECT TO VEHICULAR LOADS, SUCH AS LANDSCAPE PLANTERS AND YARDS, THE 1AY BE REDUCED TO 1 FOOT MINIMUM. ON PIPE OR C900 PIPE IS USED, THE PIPE COVER MAY BE REDUCED TO 1 FOOT
- HALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUT DARD SPECIFICATION 9-05.4(3)).
- E STRUCTURE, SUCH AS A CATCH BASIN OR A MANHOLE, NOT RECEIVING SURFACE NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK SHALL HAVE A SOLID ANY DRAINAGE STRUCTURE ASSOCIATED WITH A PERMANENT RETENTION/DETENTION RECEIVING SURFACE RUNOFF, SHALL HAVE A SOLID LOCKING LID.
- ASIN GRATES SHALL CONFORM TO THE CURRENTLY ADOPTED STORMWATER MANUAL AND THE WSDOT STANDARD PLANS WHEN LOCATED WITHIN THE Y,AND SHALL INCLUDE A COMBINATION INLET FRAME (OPEN-CURB-FACE FRAME), WHEN SUMP CONDITION OR BEFORE AN INTERSECTION WITH A 4% GRADE OR ABOVE. A E GRATE MAY BE USED OUTSIDE THE RIGHT-OF-WAY. ALL CATCH BASINS WITHIN THE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORT ORCHARD STANDARD PPLICABLE. MAXIMUM CATCH BASIN HEIGHT FROM FINISHED GRADE TO PIPE INVERT R THE APPLICABLE DETAIL.
- 3 GRADE LESS THAN 0.8% (0.0080 FT/FT), INCLUDING CURB RETURNS, A PROFESSIONAL OR, CURRENTLY LICENSED IN THE STATE OF WASHINGTON, SHALL VERIFY THAT THE OR STRING LINES ARE AT THE GRADES NOTED ON THE APPROVED PLANS PRIOR TO F CONCRETE. THE CONTRACTOR IS RESPONSIBLE FOR SURVEY COORDINATION AND
- INAGE PIPE GRADE LESS THAN 0.5% (0.0050 FT/FT), A PROFESSIONAL LAND SURVEYOR, ICENSED IN THE STATE OF WASHINGTON, SHALL VERIFY THAT THE AS-BUILT PIPE GRADES NOTED ON THE APPROVED PLANS PRIOR TO COMPLETION OF SUBGRADE. CTOR IS RESPONSIBLE FOR SURVEY COORDINATION AND COSTS.
- Y CULVERTS LOCATED WITHIN THE CITY OF PORT ORCHARD RIGHT-OF-WAY SHALL BE I LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE
- OSION PROTECTION OF DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY D TO A DEPTH OF ONE FOOT (1'), AND MUST MEET THE FOLLOWING SPECIFICATIONS: ASS THE 8" SIEVE, 40% MAXIMUM CAN PASS THE 3" SIEVE AND 10% MAXIMUM CAN PASS
- TLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, EXCEPT FOR APPROVED FOR INFILTRATION BY THE CITY OF PORT ORCHARD. STUB-OUTS SHALL THE FOLLOWING:
- SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT TO SERVICE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY ACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR E. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED R CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION. EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT-HIGH, 2" X 4" STAKE MARKED "STORM" HE STUB-OUT SHALL EXTEND ABOVE SURFACE LEVEL, BE VISIBLE, AND BE SECURED
- SHALL BE IN ACCORDANCE WITH PORT ORCHARD DESIGN STANDARDS. IF NON-E PIPE SHALL CONTAIN A WIRE OR USE OTHER ACCEPTABLE MEANS OF DETECTION. SEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS IVIDUAL LOTS.
- IT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL NVEYANCE LINES WITH RESPECT TO OTHER UTILITIES (E.G., POWER, GAS, TELEPHONE,
- L STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT

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 (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- 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. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/CESCL FOR THE DURATION OF 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. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK-OUT TO STREET RIGHT-OF- WAY DOES NOT OCCUR 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. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ADDITIONAL PERIMETER PROTECTION, ETC.), AS DIRECTED BY THE CITY ENGINEER.
- 33. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CESCL AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES AND OF SAMPLES TAKEN DURING THE WET SEASON (OCTOBER 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30).
- 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 (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- 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. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO FINAL INSPECTION. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO A DOWNSTREAM SYSTEM.
- 38. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- 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. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. -A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE CITY OF PORT ORCHARD CITY ENGINEER. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

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 ENTRANCE(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.

Jun 16, 2023 — 5:54pm AdrienneT Z: \2200001—2209999\2200008 Kitsap Bank HQ\CADD\Design\DD\C1.00 KBHQ—1

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.
- 5. 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.
- 6. ALL DISTURBED PAVEMENT IN PUBLIC RIGHT-OF-WAY SHALL BE REPLACED PER CITY OF PORT ORCHARD STANDARD PLANS.
- 7. 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.
- 8. REFER TO LANDSCAPE PLANS FOR TREE PROTECTION.
- COORDINATE WITH PSE FOR ALL ABANDONING, CAPPING, AND REMOVAL/RELOCATION OF PSE'S GAS SERVICES AS INDICATED.
- 10. COORDINATE WITH CITY OF PORT ORCHARD FOR ALL ABANDONING, RETIRING, CAPPING, AND REMOVAL OF WATER SERVICES AS INDICATED.
- 11. EXISTING BUILDING DEMOLITION BY OTHERS.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. CONTRACTOR SHALL INSPECT, MAINTAIN, AND REPAIR ALL BMPS AS NEEDED.
- 16. 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.
- 17. 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.
- 18. 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.
- 19. 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.
- 20. 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.

NOTE:

- 1. SILT FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.
- ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF THE RUN.
- 3. SILT FENCE SHALL BE REMOVED AT THE END OF THE JOB. 4. WHERE THE FENCE IS INSTALLED, THE SLOPE SHALL BE NO STEEPER THAN 2H:1V.
- 5. JOINTS IN FILTER FABRIC SHALL BE SPLICED AT POSTS. USE STAPLES, WIRE RINGS, OR

MAINTENANCE STANDARDS

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.

EQUIVALENT TO ATTACH FABRIC TO POSTS.

- 2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
- 3. 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.
- 4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH. 5. IF THE FILTER FABRIC HAS DETERIORATED, IT SHALL BE REPLACED.
 - FILTER FABRIC FENCE **2** C1.00 NTS

MAINTENANCE STANDARDS:

- 1. QUARRY SPALLS (TYPE I) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
- 2. A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE QUARRY SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING UP INTO THE ROCK PAD.
- 3. 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. 4. 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.
- 5. ANY QUARRY SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
- 6. 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 7

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LEGEND	
	BUILDING OVERHANG
	BUILDING OUTLINE
	PROPERTY LINE
<u> </u>	HARBOR LINE
•••••	GRADE BREAK
<u> </u>	SPOT ELEVATION
	MAJOR CONTOUR
XX	MINOR CONTOUR
SD	STORM DRAIN PIPE
— — RD — —	ROOF DRAIN PIPE
	UNDERDRAIN PIPE
	CATCH BASIN
	MANHOLE
0	CLEANOUT

NOTES:

- 1. UTILITY SERVICE SIZES AND POINTS OF CONNECTION ARE PRELIMINARY AND WILL BE COORDINATED AS DESIGN PROGRESSES.
- 2. PROXIMITY OF THE WATER AND SANITARY SERVICES NEAR THE BUILDING REQUIRES FURTHER COORDINATION.
- 3. WATER SERVICE PER CITY OF PORT ORCHARD STANDARD PLAN 863A.
- 4. PLANTER GEOMETRY IN THE BAY STREET ROW WILL NEED FURTHER COORDINATION WITH THE FUTURE FRANCHISE JOINT TRENCH AND ASSOCIATED VAULTS INSTALLATION.
- 5. UTILITIES IN BAY STREET ARE BASED ON CONCEPT DESIGN PREPARED BY KPFF FOR THE CITY OF PORT ORCHARD, DATED 05/20/2022. THIS PROJECT ANTICIPATES THAT THESE STREET UTILITY IMPROVEMENTS WILL BE INSTALLED PRIOR TO KBHQ PROJECT CONSTRUCTION.

SET 2

LEGEND

	BUILDING OVERHANG
	BUILDING OUTLINE
	PROPERTY LINE
$ \begin{array}{c} & & & \\ & & & \\ \Delta \swarrow & & & \Delta^{+} \end{array} $	CONCRETE SIDEWALK 4" CONCRETE 4" CSBC
	VEHICLE RATED CONCE 6" CONCRETE

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 OFFISTE 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.

SHEET TITLE LANDSCAPE KEY PLAN

PROJECT NO .: GGLO PRINCIPAL IN CHARGE: GGLO PROJECT MANAGER: OWNER APPROVAL:

2020016.01 MP

MARK DATE DESCRIPTION ISSUE INFORMATION

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

MAN

MARK DATE DESCRIPTION

REVISIONS

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

KEY PLAN PROJECT: KITSAP BANK

HEADQUARTERS

625 BAY ST PORT ORCHARD WA 98366

D PROJECT ADDRESS:

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LAY	OUT AND N	MATERIALS LEGEND	
TAG	VISUAL	DESCRIPTION	DETAIL
(CG)		CIP CONCRETE PLANTER CURB	C2 / L-501
¢w		CIP CONCRETE RETAINING WALL ON GRADE	B6 / L-501
(VG)		CIP CONCRETE WALL ON GRADE	C1 / L-501
₩ M		METAL PLANTER WALL	D1 / L-501
ØG		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		DESCRIPTION	DETAIL
PG		CIP CONCRETE PAVING ON GRADE	B4 / L-501
		CIP CONCRETE VEHICULAR PAVING ON GRADE	B5 / L-501
		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
	EJ	EXPANSION JOINT	E5 / L-501

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DETAIL
C2 / L-501
B6 / L-501
C1 / L-501
D1 / L-501
A1 / L-501
A3 / L-501
B3 / L-501
DETAIL
B4 / L-501
B5 / L-501
D4 / L-501
E3 / L-501
DETAIL
E5 / L-501

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RIGATION LEGEND			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		
Â	HUNTER MP CORNER PROS-00-PRS40 (2) SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE T=TURQUOISE ADJ ARC 45-105.		
()	HUNTER MP CORNER PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.		
LST SST RST	HUNTER MP STRIP PROS-00-PRS40 (2) SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.		
LST SST RST	HUNTER MP STRIP PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP, ON PRS40 BODY.		
800 A 800 F	HUNTER MP800SR PROS-00-PRS40 (2) SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)		
Ф Ф 800 A 800 F	HUNTER MP800SR PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)		
	HUNTER RZWS-SLEEVE-36-CV 36IN. LONG RZWS WITH FILTER FABRIC SLEEVE, .25 GPM OR .50 GPM BUBBLER OPTIONS, CHECK VALVE, 1/2IN. SWING JOINT FOR CONNECTION TO 1/2IN, PIPE		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.		
	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-18-CV HDL-06-18-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		
•	HUNTER ICV-G 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.		
С	HUNTER PC-401I WITH (02) PCM-300 LIGHT COMMERCIAL & RESIDENTIAL CONTROLLER, 10-STATION EXPANDED MODULE CONTROLLER, 230 VAC, INDOOR MODEL		
VB POC1	VALVE BOX CONCRETE BOX WITH METAL COVER SUITABLE FOR INSTALLATION IN PAVED AREAS POINT OF CONNECTION 1"		
7.	IRRIGATION LATERAL LINE: PVC SCHEDULE 40		
	IRRIGATION MAINLINE: PVC SCHEDULE 40		
······································	PIPE SLEEVE: DUCTILE IRON PIPE- CLASS 350		
=======	PIPE SLEEVE: PVC SCHEDULE 40		
	Valve Callout		
#• #•	Valve Flow		
\ #"•∕	—— Valve Size		

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PROJECT NO .: GGLO PRINCIPAL IN CHARGE: GGLO PROJECT MANAGER: OWNER APPROVAL:

2020016.01 MP

MARK DATE DESCRIPTION **ISSUE INFORMATION**

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

MARK DATE DESCRIPTION

REVISIONS

625 BAY ST PORT ORCHARD WA 98366 OWNER:

KITSAP BANK 619 BAY STREET PORT ORCHARD, WA 98366

KEY PLAN PROJECT: KITSAP BANK

HEADQUARTERS

D PROJECT ADDRESS:

WEST

GGLO SEATTLE | LOS ANGELES | BOISE gglo.com

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······································	PIPE SLEEVE: DUCTILE IRON PIPE- CLASS 350
	PIPE SLEEVE: PVC SCHEDULE 40
	Valve Callout
#• #•	
(#"•	Valve Size

MP

SHEET TITLE **IRRIGATION PLAN - EAST**

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

MARK DATE DESCRIPTION **ISSUE INFORMATION**

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

MARK DATE DESCRIPTION

REVISIONS

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

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

EAST

KEY PLAN

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PLANTING LEGEND

TREES: TAG BOTANICAL NAME

ACVM ACER CIRCINATUM NSBT NYSSA SYLVATICA

SHRUBS: TAG

BOTANICAL NAME MRLO MAHONIA REPENS RSRF RIBES SANGUINEUM

FERNS, GRASSES & PERENNIALS:

TAG BOTANICAL NAME CQCC CAMMASSIA QUAMASH FRRF FESTUCA ROEMERI PMWS POLYSTICHUM MUNITUM TGFR TELLIMA GRANDIFLORA

GROUNDCOVERS: TAG BOTANICAL NAME

AUKI ARCTOSTAPHYLOS UVA-URSI JECR JUNCUS EFFUSUS WTBS WALDSTEINIA TERNATA

PLANTING MIXES: TAG BOTANICAL NAME

SMSM SHRUB MIX

COMMON NAME VINE MAPLE BLACK TUPELO

COMMON NAME

LOW OREGON GRAPE RED FLOWERING CURRANT

COMMON NAME COMMON CAMAS ROEMER'S FESCUE

WESTERN SWORD FERN FRINGECUP

COMMON NAME

KINNIKINNICK COMMON RUSH BARREN STARWBERRY

COMMON NAME

SHRUB MIX

NOTES:

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1. IMPROVEMENTS IN THE RIGHT OF WAY UNDER SEPARATE PERMIT, ALL TREE LOCATIONS SUBJECT TO CHANGE

SHEET TITLE PLANTING PLAN - WEST

PROJECT NO .: GGLO PRINCIPAL IN CHARGE: GGLO PROJECT MANAGER: OWNER APPROVAL:

2020016.01 MP

ISSUE INFORMATION

MARK DATE DESCRIPTION

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

MARK DATE DESCRIPTION

REVISIONS

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

HEADQUARTERS D PROJECT ADDRESS: 625 BAY ST PORT ORCHARD WA 98366

KITSAP BANK

KEY PLAN _____ PROJECT:

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PLANTING LEGEND

TREES: TAG BOTANICAL NAME

ACVM ACER CIRCINATUM NSBT NYSSA SYLVATICA

SHRUBS: TAG

BOTANICAL NAME MRLO MAHONIA REPENS RSRF RIBES SANGUINEUM

FERNS, GRASSES & PERENNIALS:

TAG BOTANICAL NAME CQCC CAMMASSIA QUAMASH FRRF FESTUCA ROEMERI PMWS POLYSTICHUM MUNITUM TGFR TELLIMA GRANDIFLORA

GROUNDCOVERS: TAG BOTANICAL NAME

AUKI ARCTOSTAPHYLOS UVA-URSI JECR JUNCUS EFFUSUS WTBS WALDSTEINIA TERNATA

PLANTING MIXES:

TAG BOTANICAL NAME SMSM SHRUB MIX

COMMON NAME VINE MAPLE

BLACK TUPELO

COMMON NAME LOW OREGON GRAPE RED FLOWERING CURRANT

COMMON NAME COMMON CAMAS ROEMER'S FESCUE

WESTERN SWORD FERN FRINGECUP

COMMON NAME

KINNIKINNICK COMMON RUSH BARREN STARWBERRY

COMMON NAME

SHRUB MIX

NOTES:

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1. IMPROVEMENTS IN THE RIGHT OF WAY UNDER SEPARATE PERMIT, ALL TREE LOCATIONS SUBJECT TO CHANGE

SHEET TITLE PLANTING PLAN - EAST

PROJECT NO .: GGLO PRINCIPAL IN CHARGE: GGLO PROJECT MANAGER: OWNER APPROVAL:

2020016.01

MP

ISSUE INFORMATION

02/23/2023 SCHEMATIC DESIGN SET MARK DATE DESCRIPTION

06/22/2023 BUILDING PERMIT SET A 01/13/2023 PRE-APPLICATION MEETING SET

MARK DATE DESCRIPTION

REVISIONS

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

625 BAY ST PORT ORCHARD WA 98366

HEADQUARTERS

D PROJECT ADDRESS:

KEY PLAN _____ PROJECT: KITSAP BANK

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SHEET TITLE **IRRIGATION DETAILS**

PROJECT NO .: GGLO PRINCIPAL IN CHARGE: GGLO PROJECT MANAGER OWNER APPROVAL:

2020016.01

ISSUE INFORMATION

02/23/2023 SCHEMATIC DESIGN SET MARK DATE DESCRIPTION

06/22/2023 BUILDING PERMIT SET A 01/13/2023 PRE-APPLICATION MEETING SET

MARK DATE DESCRIPTION

REVISIONS

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

HEADQUARTERS PROJECT ADDRESS: 625 BAY ST PORT ORCHARD WA 98366

PROJECT: **KITSAP BANK**

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- ALL SHRUB AND

TO BE EQUILATERAL TRIANGLES UNLESS

GROUNDCOVER SPACING

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- PLANTING SOIL

 REMOVE ALL BURLAP, WIRE, STRING, AND CONTAINERS. SPREAD ROOTS

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SHEET TITLE PLANTING DETAILS

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

2020016.01

ISSUE INFORMATION

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

MARK DATE DESCRIPTION

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625 BAY ST PORT ORCHARD WA 98366

PORT ORCHARD, WA 98366

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OWNER:

KITSAP BANK 619 BAY STREET

PROJECT: KITSAP BANK HEADQUARTERS PROJECT ADDRESS:

GGLO

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IRRIGATION NOTES: 1. ALL PROPOSED PLANTING AREAS WILL BE WATERED AUTOMATIC IRRIGATION SYSTEM AS SHOWN. THE CONTRACTOR SHALL VERIFY WATER PRESSURE INSUFFICIENT MEASURED WATER PRESSURE TO THE
 DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRAM AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BE OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROU ENGINEER. IN THE EVENT THIS NOTIFICATION IS NO ENGINEER. IN THE EVENT THIS NOTIFICATION IS NOT CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY F
 WHERE THE FIELD CONDITIONS REQUIRE ADJUSTMEN DELETED IN ACCORDANCE WITH THE IRRIGATION LEG SPECIFICATIONS. PIPE SIZING SHALL BE ADJUSTED AT SHALL NOT EXCEED 5 FEET PER SECOND.
 THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJ DEEPEOPMANCE 6. INSTALL BACKFLOW PREVENTION DEVICE AS REQUIF DEPARTMENT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES PAVING, THROUGH WALLS, ETC., UNLESS OTHERWIS FORMING. FORMING.
 THE IRRIGATION SYSTEM IS DESIGNED TO BE WINTER THE POINT OF CONNECTION. COMPRESSED AIR CAN A COUPLER VALVE AT THE POINT OF CONNECTION TO B
 FOR DRIPLINE ZONES, USE 3/4-INCH PVC PIPE IN SLEE
 COORDINATE ALL BUILDING PENETRATIONS WITH ARC WATERPROOFING REQUIREMENTS.

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IRRIGATION SCHEDULE _____

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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	ΟΤΥ	PSI
STMBOL	MANUFACTORER/MODEL/DESCRIPTION		FS
Â	SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE T=TURQUOISE ADJ ARC 45-105.	1	40
T	HUNTER MP CORNER PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	4	40
LST SST RST	HUNTER MP STRIP PROS-00-PRS40 (2) SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	49	40
C S B LST SST RST	HUNTER MP STRIP PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE, LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP, ON PRS40 BODY.	11	40
800 A 800 F	HUNTER MP800SR PROS-00-PRS40 (2) SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	4	40
0 A 800 F	HUNTER MP800SR PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	43	40
	HUNTER RZWS-SLEEVE-36-CV 36IN. LONG RZWS WITH FILTER FABRIC SLEEVE, .25 GPM OR .50 GPM BUBBLER OPTIONS, CHECK VALVE, 1/2IN. SWING JOINT FOR CONNECTION TO 1/2IN. PIPE	59	40
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PS
5	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM, PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	2	
	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-18-CV HDL-06-18-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	995.6 L.F.	40
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
•	HUNTER ICV-G 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	7	
C	HUNTER PC-401I WITH (02) PCM-300 LIGHT COMMERCIAL & RESIDENTIAL CONTROLLER, 10-STATION EXPANDED MODULE CONTROLLER, 230 VAC, INDOOR MODEL	1	
VB	VALVE BOX CONCRETE BOX WITH METAL COVER SUITABLE FOR INSTALLATION IN PAVED AREAS	1	
لم لا	POINT OF CONNECTION 1"	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1,527 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	270.2 L.F.	
^ V V	PIPE SLEEVE: DUCTILE IRON PIPE- CLASS 350	75.1 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40	276.7 L.F.	
	valve Gallout ——— Valve Number		
(<u>#</u> •)#•	Valve Flow		
#"•	—— Valve Size		

ED WITH A COMPLETE IN-GROUND
JRE PRIOR TO CONSTRUCTION. REPORT THE ARCHITECT. TEM AS SHOWN ON THE DRAWINGS WHEN IT GRADE DIFFERENCES, OR DIFFERENCES THE BEEN CONSIDERED IN THE DESIGN. SUCH ROUGHT TO THE ATTENTION OF THE NOT PERFORMED, THE IRRIGATION ITY FOR ANY REVISIONS NECESSARY. MENTS, IRRIGATION SHALL BE ADDED OR LEGEND OR MANUFACTURER'S ED ACCORDINGLY, AND WATER VELOCITY
ADJUST ALL LINES FOR OPTIMUM
UIRED BY LOCAL CODES AND HEALTH
VES, CHASES AND PENETRATIONS UNDER VISE NOTED PRIOR TO PAVING AND
ITERIZED THROUGH THE DRAIN VALVE AT AN ALSO BE USED THROUGH THE QUICK TO BLOW-OUT THE SPRINKLER ZONE. SLEEVES TO CONNECT PLANTING AREAS. ARCHITECTURAL PLANS AND

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PLANT SCHEDULE

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TREES QTY.	TAG	BOTANICA
16 11	ACVM NSBT	ACER CIRC NYSSA SYL
SHRUBS:		
QTY.	TAG	BOTANICAI
170 4	MRLO RSRF	MAHONIA R RIBES SAN
FERNS, GF	ASSES, &	PERENNIAL
QTY.	TAG	BOTANICAI
173 242 48 185	CQCC FRRF PMWS TGFR	CAMMASSI, FESTUCA R POLYSTICH TELLIMA GF
GROUNDC	OVERS:	
QTY	TAG	BOTANICA
72 92 71	AUKI JECR WTBS	ARCTOSTA JUNCUS EF WALDSTEII
MIXES:		
QTY	TAG	BOTANICA

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TREES								
QTY.	TAG	BOTANICAL NAME	COMMON NAME	CAL.	MIN. HT	CONT.		REMARKS
16 11	ACVM NSBT	ACER CIRCINATUM NYSSA SYLVATICA	VINE MAPLE BLACK TUPELO	0" 2 1/2"	10'-0" 0"	B&B B&B		3-5 MULTI-STEM MATCHING
SHRUBS:								
QTY.	TAG	BOTANICAL NAME	COMMON NAME			CONT.		REMARKS
170 4	MRLO RSRF	MAHONIA REPENS RIBES SANGUINEUM	LOW OREGON GRAPE RED FLOWERING CURRANT			2 GAL 15 GAL		
FERNS, GI	RASSES, 8	& PERENNIALS:						
QTY.	TAG	BOTANICAL NAME	COMMON NAME			CONT.		REMARKS
173 242 48 185	CQCC FRRF PMWS TGFR	CAMMASSIA QUAMASH FESTUCA ROEMERI POLYSTICHUM MUNITUM TELLIMA GRANDIFLORA	COMMON CAMAS ROEMER'S FESCUE WESTERN SWORD FERN FRINGECUP			1 GAL 1 GAL 3 GAL 1 GAL		
GROUNDC	OVERS:							
QTY	TAG	BOTANICAL NAME	COMMON NAME			CONT.	OC SPACING	REMARKS
72 92 71	AUKI JECR WTBS	ARCTOSTAPHYLOS UVA-URSI JUNCUS EFFUSUS WALDSTEINIA TERNATA	KINNIKINNICK COMMON RUSH BARREN STARWBERRY			1 GAL 1 GAL 1 GAL	24" 36" 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% GAULTHERIA SHALLON - SALAL, 20% FESTUCA ROEMERI - ROEMER'S FESCUE, 20% WALDSTEINIA TERNATA - BARREN STRAWBERRY,

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SHEET TITLE PLANTING SCHEDULE

PROJECT NO .: GGLO PRINCIPAL IN CHARGE: GGLO PROJECT MANAGER: OWNER APPROVAL:

2020016.01 JF MP

ISSUE INFORMATION

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

MARK DATE DESCRIPTION REVISIONS

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KITSAP BANK 619 BAY STREET PORT ORCHARD, WA 98366

OWNER:

D PROJECT ADDRESS: 625 BAY ST PORT ORCHARD WA 98366

PROJECT: KITSAP BANK HEADQUARTERS

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Interview Interview Bissource and a standard and s	IVE LOADS NADDITION TO THE DEAD LOAD ESIGN. LIVE LOAD REDUCTION	DS, THE FOLLO IS PER IBC SE	WING FLO CTION 160	OR LIVE L 7.12.	OADS WER	RE USED FOR
EVEN TO INSIDE 100.1 MUTHE BC POR RELEVANT CONCERTRATED LIVE CLAUS. HOTOVOLTAC PARE SYSTEM ROOF DRAID DATA GOF FOUR MARKINGS DE DARA LOSA INCLUDES AN ALLOWANCE OF 15 PARE TO ACCOMMODA' COPF OW CLAUS OF THE PROVINCE TO PAREL AND RACK SUPPORT SYSTEMS. COPF OW CLAUS OF THE PROVINCE OF TABLE AND RACK SUPPORT SYSTEMS. MINUMU DESIGN LOAD 25 PSF WITHOUT DRIFT $\frac{1}{2}$ - 10 PSF C = 10 EMBLO CLAUS EMBLO ADD 25 PSF WITHOUT DRIFT $\frac{1}{2}$ - 10 PSF C = 10 EMBLO CLAUS EMBLO ADD 25 PSF WITHOUT DRIFT $\frac{1}{2}$ - 10 PSF C = 10 EMBLO CLAUS EMBLO ADD RUCK INSTANCE OF BLOCKING SYSTEM (SFRS) USED TO RESIST EARTHOLIAKE AND WINC ADDS IS COMPRISED OF BLOCKING SYSTEM (SFRS) USED TO RESIST EARTHOLIAKE AND WINC ADDS IS COMPRISED OF BLOCKING SYSTEM (SFRS) USED TO RESIST EARTHOLIAKE AND WINC ADDS IS COMPRISED OF BLOCKING SYSTEM (SFRS) USED TO RESIST EARTHOLIAKE AND WINC ADDS IS COMPRISED OF BLOCKING SYSTEM (SFRS) USED TO RESIST EARTHOLIAKE AND WINC ADDS IS COMPRISED OF BLOCKING SYSTEM (SFRS) USED TO RESIST EARTHOLIAKE AND WINC ADDS IS COMPRISED OF BLOCKING SYSTEM (SFRS) USED TO RESIST EARTHOLIAKE AND WINC ADDS IS COMPRISED OF BLOCKING SYSTEM (SFRS) USED TO RESIST EARTHOLIAKE AND WINC ADDS IS COMPRISED OF BLOCKING SYSTEM (SFRS) USED TO RESIST EARTHOLIAKE AND WINC ADDS IS COMPRISED OF BLOCKING SYSTEM (SFRS) USED TO RESIST EARTHOLIAKE AND WINC BOD COMPRISED OF BLOCKING WINTER THE FOLLOWING FACTORS: ENTOTINE CLASSES ENTOTINE CLASSES THUCTURE DESIGNED FOR SITE SPECIFIC ACCELERATIONS PERT THE REQUIREMENTS OF SIGE TABLE DETERMINED USING GIAPTERS 28-31 OF ASCE 7 IN ACCORDANCE WITH INC EDTOTION 100 WITH THE FOLLOWING FACTORS: PROCECURE ENTOTINE CLASSES ENTOTINE CLASSES ENTOTIN	ORRIDORS, STAIRS ORRIDORS ABOVE FIRST FLR IDEWALKS, DRIVEWAYS SSEMBLY AREAS FFICES ETAIL STORES YMNASIUM IGHT STORAGE IEAVY STORAGE ARKING FLOOR XTERIOR BALCONIES, DECKS	100 PSF 80 PSF 250 PSF 100 PSF 50 PSF + 15 PS 100 PSF 100 PSF 125 PSF 250 PSF 40 PSF 1.5 TIMES THE AREA SERVED EXCEED 100 F	SF PARTIT E LIVE LOA D, NOT REC 2SF		EDUCIBLE X X X X X E	UNREDUCIBLE X X X X X X X
DUP SPENDING DEAL DEAL DATING LINES AND ACCOMMEND TO THE THE OF COMMAND AND DEAL SAME ACCOUNT OF THE THE OLD WING CAPTER TO FASCE 7 IN ACCORDANCE WITH THE TO DEAL SAME ACCOUNT OF THE COMMON THE TO THE COMMON SPECTRES. INTROMUND DEAL DATING DATE OF THE OLD WING FACTORS. INTROMUND DEAL CAPTER TO CERT TO THE COMMON SPECTRES. INTROMUND DEAL CAPTER TO CERT TO THE COMMON SPECTRES. INTROMUND DEAL CAPTER SPECTRES SYSTEM (SPRS) USED TO RESIST EARTHOUGHER AND WING CORDENCE WITH THE FOLLOWING SPECTRES. INTROMUND DEAL CAPTER SPECTRES SYSTEM (SPRS) USED TO RESIST EARTHOUGHER AND WING CORDENCE WITH THE FOLLOWING SPECTRES. INTROMUND DESCRIPTION CAPTURES SPECTRES AND DEAL CAPTURE COMPONENTS TO ASTRUCTURE THE COMMON SPECTRES. INTE CARSE TO THE COMMON SPECTRES SPECTRES AND DEAL CAPTURE COMMON SPECTRES. INTE CARSE TO ASTRUCTURE DESCRIPTION CAPTURES AND THE COMMON SPECTRES. INTE CARSE TO ASTRUCTURE DESCRIPTION CAPTURES AND THE COMMON SPECTRES. INTE CARSE TO ASTRUCTURE DESCRIPTION CAPTURES AND THE COMMON SPECTRES AND CARDINA SPECTRES AND THE COMMON SPECTRES AND CARDING AND THE COMMON SPECTRE		ROOF DEAD L				
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	EISMIC LOADS HE SEISMIC FORCE-RESISTING OADS IS COMPRISED OF BUCKI CCORDANCE WITH THE PROVIS TEEL BUILDINGS". EARTHQUAK ROCEDURE IN ASCE 7 SECTION SITE CLASS F* RISK CATEGORY II SEISMIC DESIGN CATEGORY $I_e = 1.0$ $S_s = 1.630$ g $S_1 = 0.567$ g $S_{DS} = 1.087$ g	SYSTEM (SFR: LING RESTRAIN SIONS OF AISC Æ DESIGN IS B, N 12.8 WITH TH	S) USED T IED BRACE 341 "SEISI ASED ON T E FOLLOW $h_n = 47$ T = 0. R = 8 $\Omega = 2.$ $\rho = 1.$ $C_s = 0.$ V = C	O RESIST ED FRAME MIC PROV THE EQUI\ /ING FACT 7 FT .7 SECONI .5 .3 .136 ₅W = 579 k	EARTHQU/ S DESIGNE ISIONS FO /ALENT LA ⁻ ORS: DS	AKE AND WIND ED IN R STRUCTURAL TERAL FORCE
LENDERS AND CONNECTIONS IDENTIFIED IN POAR AND ON THE BRACED FRAME LENDERS AND CONNECTIONS IDENTIFIED IN POAR AND ON THE BRACED FRAME WIND LOAD IS DETERMINED USING CHAPTERS 26-31 OF ASCE 7 IN ACCORDANCE WITH IBC SECTION 1009 WITH THE FOLLOWING FACTORS: RESK CATEGORY IN K ₄ = 10 V = 97 MPH G ₁₀ = 0.18 V ₂₇ = 58 MPH G ₁₀ = 0.19 V ₂₇ = 58 MPH G ₁₀ = 0.18 V ₂₇ = 58 MPH G ₁₀ = 0.19 V ₂₇ = 58 MPH G ₁₀ = 0.18 CONTROL ENDERSIDES FOR DETERMINING FORCES ON COMPONENTS AND CLADDING HALL BE DETERMINED USING CHAPTER 30 OF ASCE 7 IN ACCORDANCE WITH IBC SECTION 580 PV THE WASHINGTON STATE REGISTERED PROFESSIONAL ENDINEET WHO IS ESPONSIBLE FOR THE DESIGN OF SUCH ELEMENTS, UNLESS NOTED OTHERWISE ON THE WIND. STORY DRIFT = 0.25 % OF STORY HEIGHT INELASTIC STORY DRIFT = 1% OF STORY HEIGHT INELASTIC STORY DRIFT = 1% OF STORY HEIGHT INELASTIC STORY DRIFT = 1% OF STORY HEIGHT ON LOADS LOWARE SOIL-BEARING PRESSURE SOO PSF DL + LL ER GROUND IMPROVEMENT CONTRACTOR 6667 PSF DL + LL CONTRACED SECONDALENT FUID PRESSURE) SECONDALENT FUID PRESSURE) SECONDALENT FUID PRESSURE) SECONDALENT FUID PRESSURE) SECONDALENT FUID PRESSURE) THE SIGNAL BE SUBMITTED TO THE ARCHITECT PRIOR TO ANY FABRICATION OF ANY FABRICATION OF OR ALEST THE THE SAL AND SIGNATURE OF CALLENT FLUID PRESSURE) WIND STATUTION FOR ALEST THE DITTING INCLUDINCE TO ROMALENT FLUID PRESSURE) THE TRAINED SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO ANY FABRICATION OF ANY FABRICATION OF THE SIGNAL AND SHALL BE SUBMITTED TO THE STOLENT FLUID PRESSURE) THE TOR NOT FOR ALEST THE THE SAL AND SIGNATURE OF CALLENT FLUID ANY FABRICATION OF THE TRAIN THAN THE SAL AND SIGNATURE OF THE SIGNAL DATION TO THE ERIFERS DATE DESIGNAL ENGINEERE WHO IS RESPONSIBLE FOR THE DESIGN AND ARCHITECT FOR THE SIGNAL AND SHALL BE SUBMITTED TO THE ARCHITECT AND THE ERIFERS DENDER SING COLOR-FORMED	$S_{D1} = 0.945 \text{ g}$ $T_L = 6 \text{ SECONDS}$ STRUCTURE DESIGNED FOR SI SCE 7-16 CHAPTER 21. SITE SP EPORT. HE SEISMIC FORCE-RESISTING	TE-SPECIFIC AG ECIFIC PARAMI SYSTEM IS CO	CCELERAT ETERS AR	TIONS PER E PROVID	THE REQUENT THE REQUENT THE REQUENT THE REQUENT THE REQUENT THE REPUERT FOR TH	UIREMENTS OF GEOTECHNICAL
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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 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.

NSPECTION 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.

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:

CONCRETE MIXTURES

f'c TEST AGE EXPOSURE CLASS				ASS		
(PSI)	(DAYS)	F	S	W	С	
3,000	28	F1	S0	W0	C0	SI Cl
4,000	28	F1	S0	W0	C0	FC DF

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.

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 FFORMED BARS

HEADED DEFORMED BARS 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 Lb (Lbt 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

STRUCTURAL NOTES

IN ADDITION, NONSTRUCTURAL COMPONENTS ATTACHED TO MORE THAN ONE LEVEL SHALL

ECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK

USE AB-ON-GRADE, CONCRETE ON STEEL DECK, JRBS AND PADS OUNDATIONS, CONCRETE WALLS, RILLED PIERS

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

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

<u>COVEF</u> 1 1/2"

1 1/2"

PER DETAILS

BEAM STIRRUPS AND COLUMN TIES INTERIOR SLAB BARS

NONSTRUCTURAL SLAB-ON-GRADE STRUCTURAL SLAB-AT-GRADE BOTTOM BARS WALL BARS: INTERIOR FACES EXPOSED TO EARTH OR WEATHER

SIDE BARS

FOOTING, PILE CAP, GRADE BEAM BOTTOM BARS TOP BARS

1 1/2" 2"

(#6 AND LARGER WHERE EXPOSED TO EARTH OR WEATHER)

(#6 AND LARGER)

(CAST AGAINST EARTH)

1 1/2" (#5 AND SMALLER)

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 ASTM A 706, GRADE 60, LOW ALLOY WELDING ELECTRODES E80XX

NONSHRINK GROUT BASE PLATE GROUT SHALL BE NONSHRINK TYPE WITH MINIMUM fc = 8,000 PSI. ALL OTHER NONSHRINK GROUT SHALL HAVE MINIMUM fc = 5,000 PSI.

ANCHORS

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

ANCHORS IN CONCRETE

NCHOR 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)

ASTM F 1554, GRADE 36 (CARBON STEEL) THREADED ARD 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

ASTM A 615, GRADE 60

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 ACI/CRSI 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.

AWS D1.1 TYPE B3/4"Ø UNLESS NOTED OTHERWISE WELDED HEADED STUDS WELDED THREADED STUDS AWS D1.1 TYPE A PER DETAILS DEFORMED BAR ANCHORS ASTM A 1064

THREADED RODS

WELDING ELECTRODES

STRUCTURAL STEEL

1/2"Ø UNLESS NOTED OTHERWISE

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/SDI C "STANDARD FOR COMPOSITE STEEL FLOOR DECK-SLABS" ANSI/SDI RD "STANDARD FOR STEEL ROOF DECK" AISI 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) ASTM A 992 PLATES (PL), BARS ASTM A 36 TYPICAL ASTM A 572 GRADE 50 WHERE NOTED ANGLES (L), CHANNELS (C AND MC) ASTM A 36 ASTM A 500, GRADE C STRUCTURAL TUBES (HSS) ASTM A 53, GRADE B STEEL PIPE STRUCTURAL BOLTS ASTM F 3125, GRADE A 325 ASTM F 1554, GRADE 36 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 STEEL 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.

DETERMINATION OF REQUIRED CHARPY V-NOTCH TOUGHNESS LEVEL.

D1.8-DCW

PROTECTED ZON

2/S-520, ARE DEFI

INSTRUCTIONS.

PORTIONS OF TI

LIMITATIONS:

<u>f_v (PSI)</u> 40,000 MINIMUM 33.000 MINIMUM

DETAILING.

(VISIBLE) DIAMETER. SHALL BE 2 INCHES. COMPOSITE FLOOR/ROOF STEEL DECK

AND PERIMETER SUPPORTS

SUPPORTS

NONCOMPOSITE STEEL ROOF DECK

DRAWING LIST

-5	
SEISMIC FORCE-RESISTING SYSTEM MEMBERS, AS DEFINED IN DETAIL	
NED AS PROTECTED ZONES AND ARE SUBJECT TO THE FOLLOWING	

1. WITHIN THE PROTECTED ZONES, HOLES, TACK WELDS, ERECTION AIDES, 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 FACADES, PARTITIONS, DUCT WORK, 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 HOT-DIPPED GALVANIZED AFTER FABRICATION IN COMPLIANCE WITH ASTM A 123. ALL FIELD WELDS ON GALVANIZED MATERIAL SHALL BE COATED WITH BRUSH APPLIED ZINC-RICH PAINT 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

ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS, AND SHALL BE PERFORMED BY AWS-WABO-CERTIFIED WELDERS. ONLY WELDS THAT ARE PREQUALIFIED, AS DEFINED BY AWS, OR QUALIFIED BY TESTING SHALL BE USED, SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. WELDS SHOWN ON THE DRAWINGS ARE MINIMUM SIZES. INCREASE WELD SIZE TO AWS MINIMUM SIZES BASED ON THICKNESS. MINIMUM WELD SIZE SHALL BE 3/16-INCH, UNLESS NOTED OTHERWISE. THE WELDS SHOWN ARE FOR THE FINAL CONNECTIONS. FIELD WELD SYMBOLS ARE SHOWN WHERE FIELD WELDS ARE REQUIRED BY THE STRUCTURAL DESIGN. WHERE FIELD WELD IS NOT INDICATED, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF A WELD SHOULD BE SHOP OR FIELD-WELDED IN ORDER TO FACILITATE THE STRUCTURAL STEEL ERECTION.

WELDING OF THE SEISMIC FORCE-RESISTING SYSTEM SHALL BE EXECUTED IN ACCORDANCE WITH THE PROVISIONS OF AWS D1.8 "STRUCTURAL WELDING CODE - SEISMIC SUPPLEMENT". WELDS ASSOCIATED WITH THE SEISMIC FORCE-RESISTING SYSTEM ARE IDENTIFIED WITHIN THESE DRAWINGS AS FOLLOWS:

NOTE WITHIN WELD TAI INDICATES WELDS SUBJECT TO REQUIREMENTS OF D1.8 INDICATES DEMAND CRITICAL WELDS SUBJECT TO ADDITIONAL SPECIFIC REQUIREMENTS WITHIN D1.8 THE LOWEST ANTICIPATED SERVICE TEMPERATURE IS 0 DEGREES FAHRENHEIT FOR

STEEL DECK

STEEL DECK SHALL CONFORM TO ASTM A 653. WHERE THE DECK IS LEFT PERMANENTLY EXPOSED, GALVANIZED COATING SHALL CONFORM TO ASTM A 924, G90. IN OTHER AREAS, GALVANIZED COATING SHALL CONFORM TO ASTM A 924, G60, STEEL DECK SHALL CONFORM TO THE FOLLOWING:

> COMPOSITE FLOOR/ROOF SLAB DECK NONCOMPOSITE STEEL ROOF DECK

MINIMUM DECK GAUGES ARE SHOWN ON PLANS AND ARE BASED ON 3-SPAN. UNSHORED CONDITIONS. HEAVIER DECK GAUGES MAY BE REQUIRED FOR CONDITIONS OTHER THAN THESE, DEPENDING ON MANUFACTURER'S AND CONTRACTOR'S LAYOUT. DECK SUPPLIER SHALL VERIFY DECK GAUGES AND CAPACITIES BASED ON ACTUAL DECK LAYOUT AND SPAN CONDITIONS INCLUDING A 15 PSF SUPERIMPOSED DEAD LOAD ALLOWANCE FOR THE STEEL ROOF DECK. DEVIATIONS IN DECK GAUGES FROM THOSE SHOWN SHALL BE SUBMITTED TO THE ARCHITECT, ALONG WITH A VALID ICC REPORT FOR APPROVAL PRIOR TO SHOP

DECK WELDING SHALL BE IN ACCORDANCE WITH AWS D1.3, "STRUCTURAL WELDING CODE -SHEET STEEL." WELDERS SHALL BE QUALIFIED BY WABO SHEET STEEL WELDER CERTIFICATION PROGRAM. ARC SPOT WELD SIZES NOTED ARE BASED ON THE NOMINAL

CONTRACTOR SHALL PROVIDE CLOSURE PLATES, FLASHING, AND ALL MISCELLANEOUS COLD-FORMED FRAMING NECESSARY TO COMPLETE THE WORK. THE MINIMUM BEARING

STEEL FLOOR DECK SHALL BE A COMPOSITE TYPE DECK WITH RIBS AT 12 INCHES ON CENTER OF THE SIZE AND GAUGE SHOWN ON THE PLANS AND DETAILS, OR AN APPROVED EQUAL. ELECTRICAL CONDUIT SHALL NOT BE EMBEDDED IN COMPOSITE FLOORS.

FLOOR DECK FASTENING SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE, AND EXCEPT AS INDICATED IN TYPICAL COMPOSITE BEAM DETAILS. MIN 5/8-INCH DIAMETER ARC-SPOT WELDS AT 12 INCHES ON CENTER AT TRANSVERSE

MIN 5/8-INCH DIAMETER ARC-SPOT WELDS AT 18 INCHES ON CENTER AT LONGITUDINAL

BUTTON PUNCH OR 1 1/2-INCH TOP OR SIDE SEAM WELD AT 18 INCHES ON CENTER AT SIDE LAP CONNECTIONS

STEEL ROOF DECK SHALL BE OF THE SIZE AND GAUGE SHOWN ON THE PLANS OR AN APPROVED EQUAL. STEEL ROOF DECK FASTENING SHALL BE AS SHOWN ON THE PLANS. THE MINIMUM END LAP SHALL BE 2 INCHES CENTERED OVER SUPPORTS.

SUSPENDED CEILINGS, LIGHT FIXTURES, PIPES, DUCTS, MECHANICAL OR ELECTRICAL EQUIPMENT, OR OTHER UTILITIES SHALL NOT BE SUPPORTED BY THE NONCOMPOSITE STEEL ROOF DECK WITHOUT APPROVAL OF THE ENGINEER.

HOLES OR COMBINATIONS OF HOLES IN NONCOMPOSITE STEEL ROOF DECK, WHICH CUT TWO WEBS WHICH ARE CLOSER THAN 24 INCHES ON CENTER IN ANY DECK SPAN, MAY REQUIRE DECK REINFORCEMENT AND REQUIRE DIRECTION FROM THE ENGINEER.

S-001	STRUCTURAL NOTES AND DRAWING LIST
S-002	STRUCTURAL NOTES AND SPECIAL INSPECTION SCHEDULE
S-003	STRUCTURAL ABBREVIATIONS AND SYMBOLS
S-010	LOAD MAPS
S-111	FOUNDATION PLAN
S-112	LEVEL 2 FRAMING PLAN
S-113	LEVEL 3 FRAMING PLAN
S-114	ROOF FRAMING PLAN
S-120	CLT PANEL LAYOUTS
S-300	BRACED FRAME ELEVATIONS
S-400	TYPICAL CONCRETE DETAILS
S-401	TYPICAL CONCRETE DETAILS
S-500	TYPICAL STEEL DETAILS
S-501	TYPICAL STEEL DETAILS
S-510	STEEL DETAILS
0 500	

S-520 BRBF DETAILS S-521 **BRBF DETAILS** S-600 TYPICAL WOOD DETAILS

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

RE	FERENCE STANDARDS
•	IBC CHAPTER 22, SECTIONS 2210 AND 22

•	AISI S100 WITH S2 "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD- FORMED STEEL STRUCTURAL MEMBERS" WITH SUPPLEMENT 2 AISI S240 "NORTH AMERICAN STANDARD FOR COLD-FORMED STEEL STRUCTURAL FRAMING"
<u>s</u>	UBMITTALS
S	SUBMIT PRODUCT DATA AND PROOF OF ICC-ES OR IAPMO UES APPROVAL FOR FRAMII

1ING 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

MISCELLANEOUS SHAPES (STRIPS, SHEETS, ANGLES, BRIDGING)

SHEET METAL SCREWS FRAMING FASTENERS

WELDING ELECTRODES

ASTM A 653, GRADE 50 ASTM C 1513 GRABBER WAFER HEAD 70 KSI, USE LOW HYDROGEN WHEN WELDING

TO STRUCTURAL STEEL

TRACK WITH DS8 OR SS8 WEB SLOT

CONFIGURATION, IAPMO ER-0283

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

<u>GALVANIZING</u> 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.

COLD-FORMED STEEL ANCHORS TO CONC AND STEEL						
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 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.

COMBINA SYME
24F-V 24F-V

COLUMNS

24F-V8	
COMBINATION 3	

<u>SPECIES</u> DF/DF DF/DF DF

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.

CROSS	S LAMI ALL	NATED T OWABLE	IMBER E DESIC	(CLT) SN PRO	PANEL	S-MININ ES	NUM
LAYUP#	GRADE		MAJOR STRENGTHMINOR STRENGTHDIRECTIONDIRECTION		TRENGTH CTION	IN-PLANE DIRECTION	
			Fb (PSI)	E (PSI)	Fb (PSI)	E (PSI)	V _{ALL (#)}
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.

1

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 BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

WOOD SHRINKAGE

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

SHALL NOT REDUCE ALLOWABLE DESIGN STRESSES.

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 MEMBERS. 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

ALL FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED LUMBER

IDENTIFICATION ALL SAWN LUMBER AND PREFABRICATED WOOD PRODUCTS SHALL BE IDENTIFIED BY A

SHALL MEET THE REQUIREMENTS OF THE APA ADHESIVE SPECIFICATION AFG-01 AND SHALL

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

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 WWPI. ALL LUMBER IN CONTACT WITH CMU, CONCRETE, OR GROUND SURFACES SHALL BE PRESERVATIVE-TREATED. PRESERVATIVE TREATMENT

SPECIAL INSPECTIONS

AND TESTIN	IG SCHEDUL	.E		
ESTABLISHED PER IBC 2021				
	IBC CODE	CONIMENTS		
SOILS		-		
GRADING, EXCAVATION AND FILL	1705.6	BY GEOTECHNICAL ENGINEER BY GEOTECHNICAL ENGINEER		
FINAL FOUNDATION PREPARATION				
* STONE COLUMNS	1705.1.1	BY GEOTECHNICAL ENGINEER		
INSPECTION IN FABRICATION SHOP	1704.2.5	-		
CONCRETE		-		
POST-INSTALLED ADHESIVE ANCHORS	4705.0	-		
POST-INSTALLED MECHANICAL ANCHORS	1705.3	-		
EMBEDDED PLATES		-		
STRUCTURAL STEEL		-		
EABRICATION AND ERECTION		-		
HIGH STRENGTH BOI TING	1705.2	-		
WELDING		-		
STEEL DECK	1705 2 2	-		
* STAINI ESS STEEL	1705.2	-		
* COLD-FORMED STEEL FRAMING WELDING	AISI S100: APP A J2A	-		
* MASS TIMBER	**SBC: 1705.5.3 SBC: 1705.16** **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		-		

SPECIAL INSPECTIONS AND TESTING NOTES:

ELECTRICAL COMPONENTS

1. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

2. 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.

