St. Helens Avenue Mixed Use Development

605 St. Helens Avenue

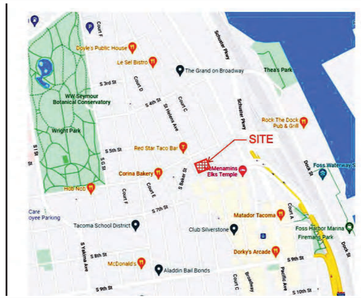
Tacoma, Washington

PERMIT RE-SUBMITTAL #2 08/15/2023
PERMIT RE-SUBMITTAL 04/18/2023
PERMIT SUBMITTAL 11/07/2022

REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON
DAVID L DeCHANT JR.

REVISIONS THIS SHEET
1 04/10/2023 Code Review Comments
2 08/15/2023 Code Revisons
3
4

Vicinity Map



Building Envelope Conformance

PROVIDE A BUILDING ENVELOPE INSPECTION UNLESS A 5 YEAR CONDOMINIUM SALES PROHIBITION COVENANT IS SIGNED AND RECORDED BY THE OWNER.

RCW 64.55 INSPECTION CONFORMANCE:
RCW 64.55 RELATING TO MULTI-UNIT RESIDENTIAL BUILDING CONSTRUCTION REQUIRES THE OWNER TO RETAIN THE ARCHITECT OF RECORD OR AN INDEPENDENT INSPECTOR OR INSPECTION FIRM TO COMPLETE THE REQUIRED PERIODIC INSPECTIONS RELATING TO THE BUILDING ENCLOSURE (I.E. PROTECTION FROM WATER OR MOISTURE INTRUSION). PRIOR TO THE LOCAL BUILDING DEPARTMENT ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE INSPECTING SERVICE SHALL PROVIDE A SIGNED SUBSTANTIAL COMPLIANCE LETTER CERTIFYING THAT THE BUILDING ENCLOSURE HAS BEEN INSPECTED DURING THE COURSE OF CONSTRUCTION.

RCW 64.55 DESIGN CONFORMANCE:
THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DESIGN DOCUMENTS THAT IN MY PROFESSIONAL JUDGMENT ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF SECTIONS 64.55.005 THROUGH 64.55.090.

SIGNED: _____
David L. DeChant Jr, MANAGING PRINCIPAL

DATE: XX-XX-2022

Contractor Coordination Notes

THE FOLLOWING NOTES ARE ONLY A GUIDE. CONTRACTOR SHALL VERIFY EACH CONDITION WITH THE PRODUCT MANUFACTURER OR SUPPLIER, AND/ OR LOCAL JURISDICTIONS FOR THEIR REQUIREMENTS PRIOR TO SUBMITTING A BID TO THE OWNER OR PROCEEDING WITH THEIR WORK.
THE ITEMS OUTLINED BELOW ARE NOT INTENDED TO BE AN EXHAUSTIVE ANALYSIS OF ALL POSSIBLE AREAS OF CONCERN OR CONFLICT, BUT RATHER TO SERVE AS A BEGINNING POINT IN IDENTIFYING COMMONLY OVERLOOKED AREAS IN THE CONSTRUCTION PROCESS.

1. CONTRACTOR TO HAVE ON-SITE A COPY OF THE CODES AND THEIR REQUIREMENTS, INCLUDING LOCAL AND STATE AMENDMENTS.

2. REVIEW MANUFACTURER'S PRODUCT LITERATURE AND GENERAL NOTES FOR INSTALLATION INSTRUCTIONS UNIQUE TO THE PROJECT CONSTRUCTION TYPE (1 TO 3 HOUR FLOOR ASSEMBLIES, 1-HR WALLS & SHAFTS, 2 HOUR SHAFTS
   A. RECESSED AND SEMI-RECESSED LIGHTING
   B. ALL EXHAUST FANS AND DUCTING
   C. RECEPTACLE BOXES (I.E. T.V., TELEPHONE, ELECT., DATA)
   D. ANY OTHER BUILT-IN OR RECESSED EQUIPMENT
   E. EQUIPMENT AND IT'S CONNECTIONS TO POWER, PHONE & DATA

3. REVIEW LOCAL & STATE JURISDICTION REQUIREMENTS FOR COMPLETE INSTALLATIONS OF THE FOLLOWING:
   A. FRAMING & STRUCTURAL SYSTEMS
   B. FIRESTOPPING SYSTEMS
   C. BATT & RIGID INSULATION SYSTEMS
   D. WRB/ AIR BARRIER INSTALLATION SYSTEMS
   E. MASONRY INSTALLATION
   F. FIRE & SMOKE DAMPERS
   G. PLUMBING NOISE MITIGATION SYSTEM
   H. ACOUSTICAL NOISE MITIGATION SYSTEM
   I. OTHER SYSTEMS NOTED IN DEFERRED SUBMITTALS AND SEPARATE PERMITS ON A0.1-1.

4. COORDINATE WITH ALL APPROPRIATE UTILITIES AND COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS.
   A. POWER UTILITY: TACOMA PUBLIC UTILITIES
   B. SANITARY SEWER: TACOMA PUBLIC UTILITIES
   C. WATER: TACOMA PUBLIC UTILITIES
   D. STORM: TACOMA PUBLIC UTILITIES
   E. TELEPHONE: QWEST
   F. CABLE: CLICK
   G. GAS: PUGET SOUND ENERGY

5. THE FOLLOWING ITEMS ARE BIDDER DESIGN. CONTRACTOR PROVIDES A COMPLETE SYSTEM TO THE OWNER, AND COMPLY WITH ALL JURISDICTIONAL REQUIREMENTS:
   A. CABINETS
   B. FINISH FLOOR MATERIAL (SELECTIONS : CARPET & HARD SURFACE LOCATIONS BY OWNER)
   C. PAINT (COLORS SELECTED BY OWNER)
   D. LEASE OFFICE INTERIOR FINISHES
   E. EXERCISE EQUIPMENT
   F. SEE DEFERRED SUBMITTAL LIST ON A0.1-1

Drawing Notes

THIS IS AN "OWNER/ BUILDER" SET OF DOCUMENTS WHERE THE OWNER ACTS AS THE GENERAL CONTRACTOR. OWNER SELECTS AND DIRECTS THE SUBCONTRACTORS IN COMPLETION OF THE WORK.

ARCHITECT HAS NOT PREPARED SPECIFICATIONS. OWNER IS RESPONSIBLE FOR SELECTION OF CONSTRUCTION MATERIALS/ FINISH "LOOK" (UNLESS NOTED OTHERWISE). OWNER MAY SUBSTITUTE PRODUCTS IDENTIFIED WITH AN EQUIVALENT PRODUCT.

SEE DOCUMENTS PREPARED BY OTHER CONSULTANTS. INCLUDE AND COORDINATE THEIR INFORMATION INTO THE WORK TO BE PERFORMED.

THE INFORMATION NOTED ON ONE SHEET APPLIES TO THE ENTIRE DOCUMENT SET AND IS LIMITED TO CODE REQUIREMENTS, DESIGN CONCEPTS, AND BASIC STANDARDS OF CONSTRUCTION. SEE THESE SHEETS FOR:
A0.2a SITE DETAILS/ ABBREVIATIONS
A0.3 WSEC REQUIREMENTS/ TESTING/
A0.3a FIRESTOPPING/ FIRE BLOCKING DETAILS
A0.3b ACOUSTICAL MITIGATION DETAILS
A0.3c PRODUCTS & WORK NOTES
A0.3d GENERAL NOTES
A0.4 TYPICAL ACCESSIBILITY NOTES
A0.4a TYPE A DWELLING UNIT ACCESSIBILITY DETAILS
A0.4b TYPE B DWELLING UNIT ACCESSIBILITY DETAILS

THIS PROJECT WAS DESIGNED TO COMPLY WITH THE LATEST, GOVERNING CODES AND GOVERNING JURISDICTION REQUIREMENTS. THESE DOCUMENTS HAVE BEEN SUBMITTED TO THE GOVERNING JURISDICTIONS FOR REVIEW AND APPROVAL. COMMENTS BY JURISDICTIONS ON THE APPROVED DOCUMENTS ARE ADDITIVE AND TO BE INCLUDED IN THE WORK TO BE PERFORMED. CODE ANALYSIS SHEETS ARE:
A0.1 COVER SHEET
A0.1-1 ZONING, SEPARATE PERMIT LIST, DEFERRED SUBMITTAL LIST, TESTING & INSPECTION LISTS
A0.1a & A0.1b CODE ANALYSIS
A0.1c, A0.1d & A0.1e CODE EXITING PLANS
A0.3 WSEC FOR ENERGY ASSEMBLIES, OPTIONS & TESTING

PLEASE NOTE ONLY JURISDICTION APPROVED DOCUMENTS COMPLY WITH THE GOVERNING CODES AND REGULATIONS. JURISDICTION INSPECTORS MAY AT THEIR DISCRETION MODIFY DETAILS ON THE APPROVED DOCUMENTS.

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MECHANICAL & PLUMBING	
SEE MECHANICAL PLANS	
CIVIL	
SEE CIVIL PLANS	

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Scope of Work

NEW MIXED USE APARTMENT BUILDING IN DOWNTOWN TACOMA
FIVE RESIDENTIAL FLOORS (80 UNITS) OVER 3 COMMERCIAL/ PARKING (60 SPACES) FLOORS
ROOFTOP OUTDOOR DECK AND PENTHOUSE
INCLUDES COMMERCIAL LEASE SPACE ON GROUND FLOOR 4030 SF

3 COMMERCIAL/ PARKING FLOORS: IBC TYPE I-A CONSTRUCTION REINFORCED CONCRETE AND METAL STUD FRAMING
5 RESIDENTIAL FLOORS AND PENTHOUSE: IBC TYPE V-A CONST

ENTIRE BLDG NFPA 13 FIRE SPRINKLER SYSTEM W/ STANDPIPES AND FIRE ALARM SYSTEM

PASSENGER ELEVATOR ACCESSES FLOOR P2 TO ROOF (9 LEVELS)
(THIS ELEVATOR IS THE AMBULANCE STRETCHER SIZED CAB)
FREIGHT ELEVATOR ACCESSES FLOORS P2 (LOADING DOCK) & GROUND (LEASE SPACE)

Project Team

OWNER: ENCOMPASS PROPERTY MANAGEMENT, LLC
6212 6th AVE. TACOMA, WA 98406
O: 360.340.5390
CONTACT PERSON : CHAD SCIALABBA
EMAIL: UENCOMPASS@GMAIL.COM

ARCHITECT : CASEY+ DECHANT ARCHITECTS, LLC
PUYALLUP, WA 98374
O: (253) 584-5207
CONTACT PERSON : LARRY DECHANT, PROJECT MANAGER
(253) 677-0364 LDECHANT@CASEYDECHANTARCH.COM

CIVIL : IRIS GROUP CONSULTING, LLC
299 N. MARKET BLVD CHEHALIS, WA 98532
O: (360) 890-8955
CONTACT PERSON : NICK TAYLOR
EMAIL: NTAYLOR@IRISGROUPCONSULTING.COM

STRUCTURAL : SOLUTIONS4STRUCTURES, INC
PUYALLUP, WA 98374
C: (253) 314-9822
CONTACT PERSON : TOM CHASE
EMAIL: TOM@SOLUTIONS4STRUCTURES.COM

MECHANICAL: LNS ENGINEERS, LLC
PLUMBING 7713 PIONEER WAY GIG HARBOR, WA 98335
O: (253) 851-5175
CONTACT PERSON : LARRY STORSET
EMAIL: LARRY.STORSET@LNSENGINEERS.COM

ELECTRICAL: CROSS ENGINEERS, LLC
923 MARTIN LUTHER KING JR WAY
TACOMA, WA 98405
O: (253) 759-0118
CONTACT PERSON : SCOTT KELLY
EMAIL: SCOTTK@CROSSENGINEERS.COM

SPACE RESERVED FOR JURISDICTION APPROVAL STAMP

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
COVER SHEET/ NOTES/ INDEX OF DRAWINGS

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. : 4 XX/XX/XX
THIS SET :

N:\Acad\jobs-17\17-010 St. Helens Mixed Use\Arch\A0.1-Cover Sheet-041823.dwg, 8/14/2023 4:34:22 PM

Testing & Inspections

OWNER TO OBTAIN INDEPENDENT, THIRD PARTY TESTING & INSPECTION SERVICES.

CONTRACTOR TO VERIFY THE WORK IS PROPERLY COMPLETED & READY FOR TESTING OR INSPECTION PRIOR TO CALLING FOR THIS SERVICE. RE-TESTING OR RE-INSPECTIONS FOR FAILED RESULTS ARE AT CONTRACTOR'S EXPENSE.

THE FOLLOWING, BUT NOT LIMITED TO, ARE SOME OF THE TESTING AND INSPECTION SERVICES REQUIRED FOR THIS PROJECT:

1. INSPECT BUILDING ENVELOPE'S WEATHER RESISTIVE BARRIER, AIR BARRIER, FLASHING PRIOR TO INSTALLATION OF SIDING.
2. PERFORM AN AIR BARRIER TEST ON THE BUILDING AS NOTED ON SHEET A0.3 AND THE LATEST WSEC REQUIREMENTS.
3. PERFORM WATER PENETRATION TESTS ON DOORS AND WINDOWS AS NOTED ON SHEET A0.3.
4. INSPECT FIRESTOPPING SYSTEM
5. INSPECT NOISE MITIGATION SYSTEM FOR BLDG & PLUMBING
6. FRAMING INSPECTION
7. INSULATION INSPECTION
8. ROOFING INSPECTION
9. FOUNDATION WATERPROOFING INSPECTION
10. WELDING INSPECTION
11. ELEVATOR TESTS AND INSPECTIONS
12. REFUSE CHUTE & GREASE DUCT INSPECTION
13. GREASE TRAP INSPECTION
14. OIL & WATER SEPARATOR INSPECTION
15. GEOTECH SOIL COMPACTION
16. GEOTECH SUBSISTENCE REPORTS OF ADJACENT BLDGS
17. CONCRETE STRENGTH TESTS FOR WALKS AND STREET
18. ASPHALT AND STREET WORK INSPECTIONS
19. HAVE SPECIAL STRUCTURAL TESTS AND INSPECTIONS AS NOTED ON THE STRUCTURAL DRAWINGS AND REQUIRED BY THE LATEST GOVERNING BUILDING CODE.
20. SEE PLUMBING DRAWINGS AND THE LATEST GOVERNING CODE FOR TESTS AND INSPECTIONS TO BE PERFORMED.
21. SEE MECHANICAL DRAWINGS AND THE LATEST GOVERNING CODE FOR TESTS AND INSPECTIONS TO BE PERFORMED.
22. SEE ELECTRICAL DRAWINGS AND THE LATEST GOVERNING CODE FOR TESTS AND INSPECTIONS TO BE PERFORMED.
23. TEST OF THE FIRE ALARM AND ANNUNCIATOR SYSTEM
24. TEST OF THE FIRE SPRINKLER AND STANDPIPE SYSTEM
25. SEE CIVIL DRAWINGS AND THE LATEST GOVERNING CODE FOR TESTS AND INSPECTIONS TO BE PERFORMED.
26. TEST THE EMERGENCY RESPONDER RADIO COVERAGE AND ADJUST THE DISTRIBUTED ANTENNA SYSTEM TO FILL THE DEAD ZONES.

Deferred Submittals

THE FOLLOWING ITEMS ARE DEFERRED SUBMITTALS. CONTRACTOR TO PREPARE DESIGN, DRAWINGS, STAMPED ENGINEERING ANALYSIS, AND SPECIFICATIONS FOR SUBMITTAL TO GOVERNING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO START OF WORK.

SEE ELECTRICAL, STRUCTURAL, MECHANICAL, PLUMBING, SHORING AND CIVIL DRAWINGS FOR ADDITIONAL DEFERRED SUBMITTALS BY THEIR TRADES.

A. FIRE STOPPING SYSTEMS FOR THRU-WALL AND MEMBRANE PENETRATIONS
B. SIGNAGE INCLUDING BLDG ADDRESS & UNIT IDENTIFICATION
C. PHONE/ DATA/ CABLE SYSTEM
D. PRE-ENGINEERED TRUSSES & BEAMS
E. FIRE EXTINGUISHER & THEIR LOCATION
F. ELEVATOR PIT LADDER & ACCESSORIES
G. STEEL STAIR SYSTEM
H. HAND RAILS & GUARD RAILINGS
I. FOUNDATION WATERPROOFING SYSTEM
J. STRUCTURAL & TOPPING CONCRETE MIX DESIGN
K. GREASE TRAP SYSTEM
L. OIL & WATER SEPARATOR
M. PRE-FABRICATED, BOLTED-ON METAL BALCONIES
N. SECURITY SYSTEM
O. FINISH HARDWARE WITH ACCESSORIES
P. BICYCLE LOCKER
Q. LAUNDRY APPLIANCES
R. EXERCISE EQUIPMENT
S. RIGID INSULATION WITH CODE COMPLIANCE DATA
T. MASONRY & ACCESSORIES
U. REFUSE CHUTE
V. GREASE DUCT
W. ROOF DECK SYSTEM
X. ROOF DECK GUARD RAILING SYSTEM
Y. DECORATIVE GRILL & GATE
Z. FIRE/ SMOKE DAMPERS
AA. PLUMBING NOISE MITIGATION SYSTEM
AB. ACOUSTICAL NOISE MITIGATION SYSTEM
AC. DUCT WRAP FOR DUCT
AD. RETAINING WALL
AE. EMERGENCY LIGHTING
AF. EXIT SIGNAGE
AG. VEHICLE BARRIERS
AH. MAIL AND PACKAGE LOCKERS
AI. GARAGE DOORS & OPERATORS
AJ. TRENCH DRAINS
AK. ELECTRIC VEHICLE CHARGING STATION
AL. WSBC SECTION 1705.13.3 AND ASCE 7-16 REQUEST CERTIFICATION FOR ACTIVE MECHANICAL AND ELECTRICAL EQUIPMENT TO REMAIN OPERABLE FOLLOWING THE DESIGN EARTHQUAKE GROUND MOTION IN BUILDINGS ASSIGNED TO SEISMIC CATEGORIES C THROUGH F. THE STRUCTURAL ENGINEER HAS ESTABLISHED THE SEISMIC DESIGN PARAMETERS AND THE BIDDER/ DESIGNER SHALL SHOW HOW THE DESIGNATED COMPONENTS COMPLY BY ANALYSIS, TESTING OR EXPERIENCE DATA. MECHANICAL AND ELECTRICAL ENGINEERS HAVE IDENTIFIED THE FOLLOWING ITEMS: (2)
    - ELEVATOR SYSTEM RETURNING TO BASE
    - STAIR PRESSURIZATION SYSTEM INCLUDING FANS SF-1 AND SF-2 SEISMIC CERRTIFIED W/ AN Ip = 1.5 AND SEISMICALLY ATTACHED TO STRUCTURE W/ SEISMIC VIBRATION ISOLATORS. SEE MECH DWGS MPO.Oa, M1.9, AND M4.0.
    - ELECTRICAL BACK-UP EQUIPMENT HAVE SEISMIC MOUNTING IN STANDBY POWER ROOM.

Separate Permits

THE FOLLOWING ITEMS ARE SEPARATE PERMITS. CONTRACTOR TO PREPARE DESIGN, DRAWINGS, STAMPED ENGINEERING ANALYSIS, AND SPECIFICATIONS FOR SUBMITTAL TO GOVERNING JURISDICTION FOR APPROPRIATE PERMITS PRIOR TO START OF WORK.

SEE ELECTRICAL, STRUCTURAL, MECHANICAL, PLUMBING, SHORING AND CIVIL DRAWINGS FOR ADDITIONAL SEPARATE PERMITS BY THEIR TRADES.

A. ELECTRICAL SYSTEM & SERVICE
B. FIRE SPRINKLER (NFPA 13) W/ CLASS I OR III STANDPIPE SYSTEM AT EACH STAIR AND FLOOR LANDING
C. UNDERGROUND FIRE LINE SERVICE
D. FIRE ALARM & ANNUNCIATOR SYSTEM
E. PLUMBING & PIPING INSULATION
F. MECHANICAL & DAS & VENTILATION SYSTEM
G. GARAGE VENTILATION SYSTEM
H. WATER SERVICE
I. SEWER SERVICE & GREASE TRAP
J. GAS SERVICE
K. STORM WATER CONNECTION & OIL/ WATER SEPARATOR
L. STREET WORK ORDER PERMIT
M. SITE DEVELOPMENT PERMIT
N. ELEVATOR SYSTEM & CAB & EQUIPMENT & ACCESSORIES
O. TWO-WAY COMMUNICATION SYSTEM IN LOBBY OR CORRIDOR NEXT TO ELEVATOR (2)
P. EMERGENCY SYSTEM STANDBY POWER SUPPLY SYSTEM
Q. STAIR PRESSURIZATION SMOKE CONTROL COORDINATE W/ FIRE ALARM & FIRE SPRINKLER & ELECTRICAL. SEE MECH. DWGS FOR MORE DETAILED INFORMATION.
P. DISTRIBUTED ANTENNA SYSTEM (FOR EMERGENCY RESPONDER RADIO COVERAGE SYSTEM) PER WSFC 510. SEE ELECTRICAL DWGS FOR MORE INFORMATION (2)
Q. LANDSCAPING
R. SHORING SYSTEM

NUMBER OF OFF-STREET VEHICLE PARKING SPACES

TMC 13.06.050: THIS PROJECT IS WITHIN THE DOWNTOWN REDUCED PARKING AREA. THERE IS NO REQUIRED TOTAL (MINIMUM OR MAXIMUM) NUMBER OF VEHICLE SPACES.

IBC 1106.1 TABLE 1106.1 : 51 - 75 : 3 ACCESSIBLE SPACES

IBC 1106.2 GROUP R-2 #1: AT LEAST 2% OF TOTAL SPACES TO BE ACCESSIBLE SPACES.

IBC 1106.2 GROUP R-2 #3 : PROVIDE ONE ACCESSIBLE SPACE FOR EACH TYPE A UNITS. THERE ARE 4 TYPE A UNITS.

IBC 1106.5 : FOR EVERY SIX ACCESSIBLE SPACES AT LEAST ONE TO BE A VAN SPACE

	TOTAL	ADA 1106.1	ADA 1106.2 #1	ADA 1106.2 #3	ADA 1106.5
REQUIRED	NA	3	1.2	4	1

PROVIDED VEHICLE PARKING SPACES

LEVEL	8'-6 x 16'-0	COMPACT	ADA	VAN ADA	TOTAL
P1	20	3	1	1	25
P2	18	3	1	1	23
GROUND	9	2	0	1	12
TOTAL	47	8	2	3	60

BICYCLE STORAGE REQUIREMENTS

TMC 13.06.090 (G) 3 (b): LONG TERM STORAGE: AFTER FIRST 50 CUMULATIVE SPACES PROVIDED, PROVIDE ADDITIONAL REQUIRED SPACES AT 1/2 THE RATIO NOTED IN TABLE 13.06.090G.

DESIGN STANDARDS: 7. 25% OF SPACES TO BE GROUND (FLOOR) LEVEL

DESIGN STANDARDS: 8. PROVIDE LOCKABLE CLOTHING/ GEAR STORAGE LOCKERS

APTS	80				
RETAIL	4878				
	FACTOR	3(b) AMT	FACTOR	S. TOT	TOTAL
LONG T.			O/ 50		
RES	1/ UNIT	50	1/2 / UNIT	15	65
RETAIL	1/ 4000			1	1
SHORT T.					
RES	1/ 20			4	4
RETAIL	1/ 4000			1	1
TOTAL REQUIRED BICYCLE STORAGE SPACES					71

ACTUAL BICYCLE STORAGE SPACES					
LEVEL	TERM		WALL	FLR	
P1	LONG	RES	25		
P2	LONG	RES	25	16	
GROUND	LONG	RETAIL		1	
GROUND	SHORT	RETAIL		1	
SITE	SHORT	RES		4	F/W %
			50	22	31%
TOTAL PROVIDED BICYCLE STORAGE SPACES				72	
P2	STORAGE LOCKERS IN BIKE #3				11

TRANSIT MAP



Project Data

JURISDICTION: CITY OF TACOMA, WA
TACOMA, WA 98403

PARCEL NO: 2006070021

LEGAL DESCRIPTION: SEE CIVIL DRAWINGS

LAND USE

LOT ZONING: DCC (IN REDUCED PARKING AREA)
GROSS AREA: 10,500 + 4,500 = 15,000 SF

FRONT SETBACK: 0'
SIDE SET BACK: 0'
REAR SETBACK: 0'
MAX HEIGHT: 400'
ALLOWED SITE COVERAGE: BASED ON CALCULATED FAR

EXTERIOR PUBLIC SPACE: 5% OF LOT AREA = 750 SF
PROPOSED SPACE: ENTRY PLAZA

PROPOSED USE: MIXED-USE MULTI-FAMILY

GROSS BLDG AREA: 107,777 SF

NUMBER OF UNITS: 80

BUILDING : HEIGHT FROM LOWEST ALLEY LOCATION TO 5TH FLOOR IS 74'-7" LESS THAN 75' BUILDING IS NOT A HIGH RISE. SEE A3.2 FOR MORE INFO

CONSTRUCTION : 5 STORY R-2 TYPE V-A CONSTRUCTION OVER 3 STORY B TYPE I-A CONSTRUCTION

STATISTICS

OWNER:	ENCOMPASS PROPERTY MANAGEMENT, LLC		
ADDRESS:	605 & 613 ST. HELENS AVE., TACOMA, WA		
PARCEL NUMBERS:	2006070021		
LOT AREA:	10,500 S.F. + 4,500 S.F. =	15,000	SF
ZONING:	DCC (IN REDUCED PARKING AREA)		

FLOOR AREA RATIO CALCULATIONS (FAR):

PER TMC 13.01.060.F DEFINITION * TMC 13.06.050.F.6.c.(5)

RESIDENTIAL:	"AS OF RIGHT"	3.0	
	DESIGN STD.-ENCL. PARKING*	2.0	
	TOTAL ALLOWED FAR	5.0	
	MAXIMUM RESIDENTIAL AREA:	75,000	SF
NON-RESIDENTIAL:	"AS OF RIGHT"	3.0	
	DESIGN STD.-ENCL. PARKING*	2.0	
	TOTAL ALLOWED FAR	5.0	
	MAXIMUM NON-RESIDENTIAL AREA:	75,000	SF

PROVIDED FLOOR AREAS PER USE TYPE (SF) BASED ON FAR DEFINITION T.M.C. 13.06.700.F

CONST TYPE	FLOOR	GROSS FLOOR AREA	RESIDENT USE AREA	DECK	PARKING	NON-RES LEASE AREA
BLDG B TYPE V-A	PENTHOUSE	2,427		1,368		
	FIFTH	13,684	11,936	700		
	FOURTH	13,684	11,936	700		
	THIRD	13,684	11,936	700		
	SECOND	13,684	11,936	700		
	FIRST	14,175	12,427	1,191		
	TOTAL BLDG B	71,338	60,171	5,359		
BLDG A TYPE I-A	GROUND	12,383	1,982		4,576	4,520
	P1	12,658	1,472		10,015	
	P2	11,398	1,096		8,744	
	TOTAL BLDG A	36,439	4,550		23,335	4,520
	BLDG TOTAL	107,777	64,721	5,359	23,335	4,520
	FAR		**4.31**			**0.30**

REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON
DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 04/18/2023 Code Review Comments
2 07/28/2023 Code Revision
3
4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET: 1 XX/XX/XX

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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CODE ANALYSIS

CHAPTER 8 INTERIOR FINISHES

SECTION 803.1.2 INTERIOR WALL & CLG MATERIAL TESTED PER ASTM E84

CLASS	FLAME SPREAD	SMOKE SPREAD
A	0 - 25	0 - 450
B	26 - 75	0 - 450
C	76 - 200	0 - 450

TABLE 803.13 INTERIOR WALL & CLG MIN MATERIAL FIRE CLASS BY OCCUPANCY, FOR SPRINKLER ROOM

OCCUP	EXIT PATH	EXIT ACCESS PATH	ROOMS
R-2	C	C	C
B	B	C	C
A-2	B	B	C

CHAPTER 9 FIRE PROTECTION SYSTEMS

BIDDER DESIGNED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH IBC, IFC, AND NFPA 13. JURISDICTION APPROVAL TO BE OBTAINED BY A DEFERRED SUBMITTAL.

BUILDING B: 5 STORIES; THEREFORE, 903.3.1.1 (NFPA 13) SYSTEM REQUIRED FOR R-2 OCCUPANCY AND THE REMAINDER OF THE BUILDING.

SECTION 903.2.10 : PARKING GARAGES UNDER R-2 REQUIRE SAME LEVEL OF SYSTEM AS BUILDING ABOVE.

SECTION 905.3 SAME SUBCONTRACTOR DESIGNING FIRE SPRINKLER SYSTEM TO INCLUDE A CLASS I OR CLASS III STANDPIPE SYSTEM W/ RISERS IN EACH INTERIOR EXIT STAIR, HOSE CONNECTIONS EACH FLOOR, AND INTERCONNECTION BTWN RISER PIPES.

SECTION 906 PORTABLE FIRE EXTINGUISHER SIZE AND LOCATIONS TO BE BIDDER DESIGNED. JURISDICTION APPROVAL TO BE OBTAINED BY DEFERRED SUBMITTAL.

SECTION 909: STAIR PRESSURIZATION
SEE MECHANICAL PLANS FOR SYSTEM AND ITS CONTROLS

1 PROVIDE FIRE SPRINKLER PROTECTION AT PRE-FAB, BOLT ON METAL BALCONIES ON NORTH & SOUTH ELEVATION (705.2.3.1)

CHAPTER 10 EXITING

1

SEE SHEETS A0.1c, A0.1d, AND A0.1e FOR EXITING PLANS, OCCUPANT LOAD CALCULATIONS, AND EGRESS CONFIGURATIONS.

CODE ANALYSIS

CHAPTER 7 FIRE PROTECTION FEATURES (CON'T)

FREIGHT ELEVATOR SHAFT FIRE RESISTANCE
ELEVATOR SERVES 2 LEVELS (P2 & GROUND)
SHAFT HAS NO OPENINGS AT FLOOR P1
713.4 MIN 1 HOUR OR FLOOR RATING, NOT MORE THAN 2 HR
FLOOR ASSEMBLIES: P1 & GROUND: 2 HR
PROPOSED HOISTWAY WALLS:
FLOORS P2/ P1/ GROUND: 8" CONC 4 HR
DOOR WALL MTL FRAMING: 2 HR
ELEV. SMOKE DOOR AT GROUND FLR NOT REQ'D 3006.2 (NOT MORE THAN 3 STORIES SERVED & NONE OF THE 6 CONDITIONS APPLY)
ELEV SMOKE DOOR AT P1 OPENS INTO TRASH ROOM 20 MIN. DOOR REQUIRED & PROVIDED

STAIR ENCLOSURE WALL FIRE RESISTANCE
BOTH STAIRS SERVE THE ROOF (9 LEVELS)
713.4 MIN 2 HOUR OR FLOOR RATING, NOT MORE THAN 2 HR
FLOOR ASSEMBLIES: P1 & GROUND: 2 HR
FLOOR 1: 3 HR
FLOORS 2 - ROOF: 1 HR
PROPOSED WALLS:
FLOORS P2/ P1/ GROUND: 14" & 10" CONC 4 HR
EXIT DOOR: 1 1/2 HR
FLOORS: 1 THRU ROOF: 2X6 GWB: 2 HR
EXIT DOOR: 1 1/2 HR

TRASH CHUTE/ MECH CHASE/ ELECT CHASE/ FUTURE KITCHEN HOOD CHASE WALL FIRE RESISTANCE
CHASES PENETRATE MORE THAN 4 FLOORS
713.4 MIN 2 HOUR OR FLOOR RATING, NOT MORE THAN 2 HR
FLOOR ASSEMBLIES: P1 & GROUND: 2 HR
FLOOR 1: 3 HR
FLOORS 2 - ROOF: 1 HR
PROPOSED WALLS:
FLOORS P2/ P1/ GROUND: MTL FRAMING/ GWB 2 HR
1 THRU ROOF: 2X6/ GWB: 2 HR
ACCESS DOORS: 1 1/2 HR
TRASH ROOM WALLS (713.13.4) :(707) 2 HR
TRASH CHUTE EXTEND 3 FEET ABOVE ROOF (713.13.7)

1 HOUR CEILING MEMBRANE PENETRATIONS (714.5)
DRYER VENT DUCT: 1 HR RATED SOFFIT OR GWB LINED JOIST BAY SEE SHEET A0.3A
EXHAUST & VENTILATION DUCT: 1 HR RATED SOFFIT OR GWB LINED JOIST BAY SEE SHEET A0.3A. SEE SPECIAL ONE HR RATED ERV POCKET DETAIL

1 AND 2 HOUR FLOOR ASSEMBLY PENETRATION (714.5)
SEE SHEET A0.3A FOR FIRESTOPPING DETAILS

ELEVATOR EQUIPMENT ROOMS (3005.4)
707 FIRE BARRIER 2 HR AT P1 WALL TYPE 9: 2HR
AT PENTHOUSE WALL TYPE 6: 2HR
PROPOSED HOISTWAY WALLS:
FLOORS P2/ P1/ GROUND: 8" CONC 4 HR
DOOR WALL MTL FRAMING: 2 HR
ELEV. SMOKE DOOR AT P2 & P1: NOT REQ'D ELEVATOR OPENS INTO A LOBBY
ELEV. SMOKE DOOR AT GROUND NOT REQ'D 3006.2 EXCEPTION #2
LOBBY WALLS (3006.2) (708): 1 HR
LOBBY DOOR: 3/4 HR PROVIDED
LOBBY WINDOW: 3/4 HR
FLOORS: 1 THRU 5: WOOD/ GWB: 2 HR
ELEV. SMOKE DOOR: 20 MIN. PROVIDED
FLOOR: PENTHOUSE: WOOD/ GWB: 2 HR
ELEV. SMOKE DOOR: NOT REQ'D
HALL: NON-RATED

CODE ANALYSIS

CHAPTER 7 FIRE PROTECTION FEATURES

SEE SHEETS A0.1c, A0.1d, AND A0.1e : TABLE 705.8 MAXIMUM ALLOWED EXTERIOR WALL OPENING AREA BASED ON DISTANCE & PROPOSED EXTERIOR WALL OPENING AREA.

SEE SHEETS A0.5 AND A0.5a FOR FIRE RESISTANCE RATING OF THE PROPOSED WALLS, FLOOR/ CEILINGS, AND ROOF/ CEILINGS ASSEMBLIES.
SEE SHEET A0.3b FOR PROPOSED FIRE BLOCKING & FIRESTOPPING SYSTEMS
SEE FLOOR PLAN SHEETS FOR LOCATION OF 1, 2 & 3 HOUR PROPOSED FIRE RESISTANCE RATED WALL ASSEMBLIES

1 FIRE SEPERATION DISTANCE (FSD) DEFINITION: MEASURED FROM FACE OF BUILDING EXTERIOR WALL TO ONE OF THE FOLLOWING:

1) PROPERTY LINE
2) CENTERLINE OF STREET, ALLEY OR PUBLIC R.O.W.
3) IMAGINARY PROPERTY LINE, FSD USE BY TABLES 602, 705.2, & 705.8

705.2 EXTERIOR WALL PROJECTION, SEE A0.1c, a0.1d, A0.1e FOR ANALYSIS & COMPLIANCE

705.8 ALLOWED WALL OPENINGS, SEE A0.1c, a0.1d, A0.1e FOR ANALYSIS & COMPLIANCE, SEE A3.0, A3.3 FOR OPENING CALCULATIONS

SECTION 707 FIRE BARRIER (ELEVATOR/ STAIR/ CHASE/ SHAFT) TABLE 707.3.10 FOR OCCUPANCY A/ B/ R/ S-2 : MIN 2 HOUR RATING
SECTION 708 FIRE PARTITION (CORRIDOR/ ELEVATOR LOBBY/ DWELLING SEPARATION) : MIN 1 HOUR RATING

1 SECTION 710.5.2.2 SMOKE DOORS & DRAFT CONTROL AIR LEAKAGE: 3 CFM PER DOOR OPENING @ 0.10 IN OF WATER FOR BOTH AMBIENT & ELEVATED TEMPERATURE TESTS PER UL 1784.

SECTION 711 HORIZONTAL SEPARATION (DWELLING/ CORRIDOR) : MIN 1 HOUR RATING
SECTION 713 SHAFT ENCLOSURES: OVER 4 STORIES: MIN 2 HOUR RATING
SECTION 716.2.2.1.1 SMOKE & DRAFT REQUIREMENTS FOR ELEVATOR OPENING, STAIR, AND CORRIDOR DOORS PROVIDING SMOKE GASKETS THAT RESTRICT AIR LEAKAGE TO LESS THAN 63 CFM PER DOOR
SECTION 718.2 FIRE BLOCKING MATERIALS & LOCATIONS

SECTION WA) 713.13.4 TRASH CHUTE DISCHARGE ROOM WALLS TO COMPLY W/ IBC 707 & HAVE SAME FIRE RATING AS CHUTE CHASE. PROVIDING WALLS W/ 2 HR FIRE RATING SAME AS CHASE WALLS.
SECTION (WA) 716.13.7 TRASH CHUTE TERMINATION: FULL DIAMETER OF CHUTE TO EXTEND MIN 3' ABOVE ROOF W/ BLAST CAP. TRASH CHUTE CONTRACTOR TO PROVIDE THIS IN THEIR DESIGN AND INSTALLATION.

TABLE 716.1 (2) OPENING FIRE PROTECTION (HR RATING)

LOCATION	WALL	DOOR	RELITE
FIRE WALL/ BARRIER	2	1 1/2	2
SHAFT/ STAIR (707)	2	1 1/2	2
FIRE BARRIER (707)	1	1	1
CORRIDOR (708)	1	1/3	3/4
LOBBY/ FIRE PARTITION	1	3/4	3/4
SMOKE BARRIER	1	1/3	3/4

TABLE 716.1 (3) WINDOW FIRE PROTECTION (HR RATING)

LOCATION	WALL	WDW
FIRE BARRIER (707)	>1	NP
FIRE PARTITION (708)	1	3/4
SMOKE BARRIER	1	3/4

TABLE 721.1 (1) COLUMN & STRUCTURE FIRE RESISTANCE
5-1.2 CONCRETE COLUMN 3 HR 1 1/2" COVER
7-1.2 CONCRETE BEAM 3 HR 1" COVER
1 1/2" ACTUAL COVER FOR BOTH SEE STRUCTURAL NOTES

TABLE 721.1 (2) WALL FIRE RESISTANCE ACTUAL WALL
4-1.1 SOLID CONC 6.6" THK 4 HR 10" & 12"
13-1.3 NON-COM MTL & GWB 1 HR MTL & GWB
13-1.4 NON-COM 2 LYRS 2 HR MTL & 2 LYRS
14-1.3 WD FMG & GWB 1 HR 2x6 & GWB
14-1.5 WD FMG & 2 LYRS 2 HR 2x6 & 2 LYRS

TABLE 721.1 (3) FLR/ ROOF FIRE RESISTANCE ACTUAL FLR
2-1.1 SOLID CONC 6.6" THK 4 HR 12", 9 1/2", 8"
24-1.1 I-JOISTS & GWB 1 HR I-JOIST/ CONC TOPPING/ GWB
21.1.1 TRUSS & GWB 1 HR TRUSS/ GWB

PASSENGER ELEVATOR SHAFT FIRE RESISTANCE
ELEVATOR SERVES 9 LEVELS
713.4 MIN 2 HOUR OR FLOOR RATING, NOT MORE THAN 2 HR
FLOOR ASSEMBLIES: P1 & GROUND: 2 HR
FLOOR 1: 3 HR
FLOORS 2 - ROOF: 1 HR

CODE ANALYSIS

CHAPTER 5 ALLOWABLE HEIGHT & AREA

TYPE	F/S	OCC	504.3	504.4	506.2
I-A	Y	S-2/ R-2/ A-2	UL	UL	UL
V-A	Y	R-2	70'	4	36,000 / STORY

504.4.1 (WA) ALLOWS 1 ADDITIONAL STORY W/ STAIR PRESSURIZATION. 510.2 (7) (TA) MAX HEIGHT: 75'
503.1.4 (WA) OCCUPIED ROOF EXCEPTION #1 ALLOWS ANY OCCUPANCY WHEN FLOORS BELOW HAVE NFPA 13 FIRE SPRINKLER SYSTEM. IT IS NOT INCLUDED IN ALLOWABLE BLDG AREA. BY DEFINITION IS NOT A STORY.
1510.1.1 STRUCTURE ON ROOF IS A PENTHOUSE WHEN USED FOR MECHANICAL & OTHER SIMILAR USES. NOT TO EXCEED 1/3 ROOF AREA. NOT A STORY OR INCLUDED IN ALLOWABLE BLDG AREA.

1 DEFINITION: BUILDING AREA : AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS, EXCLUSIVE OF SHAFTS AND COURTS, AND AREAS (ALTHOUGH NOT SURROUNDED BY WALLS) COVERED BY A HORIZONTAL PROJECTION OF ROOF OR FLOOR ABOVE.

BUILDING A TYPE I-A PROPOSED AREAS

LEVEL	SF W/ IN WALLS	OUTDR PATIO	ENTRY PATIO	OCCPD AREA	EAST O/H	NORTH O/H	WEST O/H	TOTAL	ELEV SHAFT
P2	11,398	0	0	11,398	1208	359	0	12,965	111
P1	12,658	0	0	12,658	1208	359	0	14,225	111
GROUND	11,536	330	517	12,383	565	359	918	14,225	111
TOTAL	35,592	330	517	36,439	2981	1077	918	**41,415**	333

FLOOR P2 HAS PORTION OF GROUND AND FIRST FLOOR ABOVE EXTENDING BEYOND ITS WALLS ON THE EAST AND NORTH SIDES
FLOOR P1 HAS PORTION OF GROUND AND FIRST FLOOR ABOVE EXTENDING BEYOND ITS WALLS ON THE EAST AND NORTH SIDES
GROUND HAS PORTION OF FIRST FLOOR ABOVE EXTENDING BEYOND ITS WALLS ON EAST, NORTH, AND WEST SIDES

BUILDING B TYPE V-A PROPOSED AREAS / INCLUDED AREAS

LEVEL	SF W/ IN WALLS	UNIT DECKS	BALCNY	SOUTH DECK	TOTAL	ELEV SHAFT	VENT SHAFT	
1	12,984.0	699.0	32.0	460.0	14,175.0	63.0	81.0	NO ROOF O/H
2	12,984.0	636.0	64.0		13,684.0	63.0	81.0	NO ROOF O/H
3	12,984.0	636.0	64.0		13,684.0	63.0	81.0	NO ROOF O/H
4	12,984.0	636.0	64.0		13,684.0	63.0	81.0	NO ROOF O/H
5	12,984.0	636.0	64.0		13,684.0	63.0	81.0	NO ROOF O/H
TOTAL	64,920.0	3,243.0	288.0	460.0	**68,911.0**	315.0	405.0	
	** PENT HOUSE **	* ROOF DECK *			TOTAL			
ROOF	1,059.0	1,368.0			**2,427.0**	63.0	73.0	

* ROOF DECK IS BY DEFINITION NOT A STORY & PER 503.1.4 NOT INCLUDED IN ALLOWED BUILDING AREA
** PENTHOUSE BY 1510.1.1 DOES NOT COUNT AS A STORY & NOT INCLUDED IN ALLOWED BUILDING AREA

BUILDING A: I-A S-2/ R-2 NFPA13
STORIES: ALLOWED UL ACTUAL 3 OKAY
HEIGHT: ALLOWED UL ACTUAL 35' OKAY
AREA: ALLOWED UL ACTUAL 41,415 SF OKAY

FUTURE COMMERCIAL LEASE SPACE OCCUPANCY (A-2/ B/ M) HAS THE SAME ALLOWABLE HEIGHT, STORIES & AREA AS S-2/ R-2 (UNLIMITED).

OCCUPANCY SEPARATION WALLS NOT REQUIRED IN BLDG A
SECTION 508.4 NON-SEPARATED OCCUPANCIES PROPOSED. ALLOWABLE AREA AND HEIGHT BASED ON THE MOST RESTRICTIVE OCCUPANCY. ALL PROPOSED OCCUPANCIES HAVE UNLIMITED HEIGHT, STORIES, AND AREA; THEREFORE, NO OCCUPANCY SEPARATION WALLS OF FLOORS REQUIRED

BUILDING B: V-A R-2 NFPA 13
STORIES: ALLOWED 4 + 1 504.4.1 ACTUAL 5 OKAY
HEIGHT: ALLOWED 75' MEASURED FROM FLOOR 1 ACTUAL 50' OKAY
AREA: ALLOWED 5 X 36000/ STORY = 180,000 SF ACTUAL 68,911 SF OKAY

PENTHOUSE: V-A R-2 NFPA 13 SECTION 1510.1.1
STORY: NOT A STORY
HEIGHT: ALLOWED 18'/ 28' AT ELEVATOR ACTUAL 14'
AREA: ALLOWED 1/3 OF 13684 = 4561 SF ACTUAL 1059 SF OKAY

ROOF DECK: A-3 ALLOWED SECTION 503.1.4 EXCEPTION #1
STORY: NOT A STORY
HEIGHT: NO ROOF
AREA: ALLOWED 4485 SF (299 OCCUPANTS X 15) ACTUAL 1368 SF OKAY

GENERAL CODE INFORMATION

JURISDICTION: CITY OF TACOMA

CURRENT GOVERNING CODES

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 WASHINGTON STATE ENERGY CODE (WSEC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 UNIFORM PLUMBING CODE (UPC)
2018 NATIONAL ELECTRICAL CODE (NEC)
2009 ANSI A117.1 ACCESSIBILITY CODE
WASHINGTON L & I ELEVATOR CODE
CITY OF TACOMA (TA) AMENDMENTS
STATE OF WASHINGTON SBCC (WA) AMENDMENTS
CITY OF TACOMA RIGHT-OF-WAY AND UTILITY STANDARDS 07/2022 TACOMA MUNICIPAL CODE

NFPA 13 BIDDER DESIGNED FIRE SPRINKLER SYSTEM W/ STANDPIPE SYSTEM THROUGHOUT THE BUILDING

BIDDER DESIGNED FIRE ALARM SYSTEM W/ TWO-WAY COMMUNICATION AT ELEVATOR LANDINGS

BUILDING IS TWO SEPARATE CODE ENTITIES:

IBC SECTION 510.2 HORIZONTAL BLDG SEPARATION CREATED BY 12" THICK 3 HOUR FIRE RESISTANCE RATED CONCRETE SLAB AT FLOOR 1.
BUILDING A: 3 STORIES TYPE I-A
BUILDING B: 5 STORIES TYPE V-A
ROOF DECK ALLOWED: 510.2.4 PERMITS A-3 OCCUPANCY WHEN OCCUPANT LOAD LESS THAN 300

BLDG B: HEIGHT MEASURED FROM HORIZONTAL SEPARATION (FLOOR1)
BLDG B: NUMBER OF STORIES COUNTED FROM HORIZONTAL SEPARATION (FLOOR 1). ROOF DECK & PENTHOUSE IS NOT CONSIDERED A STORY.

CHAPTER 3 OCCUPANCY:

PROPOSED OCCUPANCY
FLOOR: P2 & P1: S-2 GARAGE/ STORAGE
GROUND: S-2 COMMERCIAL PARKING
R-2 OFFICE/ EXERCISE/ ETC
504.4.1.1 (TA) BUSINESS SPACES SUPPORTING R-2 ALLOWED AS R-2
1 THRU 5: R-2
ROOF DECK: A-3 510.2.4 ALLOWED WHEN OL LESS THAN 300

FUTURE OCCUPANCY
FLOOR: GROUND: COMMERCIAL LEASE SPACE
A-2/ B/ M TO BE DETERMINED WITH FUTURE TI PERMIT APPLICATION

CHAPTER 4 SPECIAL REQUIREMENTS:

SECTION 429 ELECTRIC VEHICLE CHARGING STATION
SEE ELECTRICAL PLAN FOR DETAILS AND CONFIGURATION FOR THE INSTALLATION OF FUTURE CHARGING STATIONS

CHAPTER 6 CONSTRUCTION TYPE:

FLOORS P2/ P1/ GROUND: I-A
FLOORS 1 THRU 5: V-A
PENTHOUSE: V-A

SEE SHEETS A0.1c, A0.1d, AND A0.1e FOR REQUIRED AND PROPOSED FIRE RESISTANCE CONSTRUCTION PER
TABLE 601 (FIRE RESISTANCE BY TYPE)
TABLE 602 (FIRE RESISTANCE BY DISTANCE).

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET
1 04/18/2023 Code Review Comments
2
3
4

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
Code Anaylsis & Review

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : 4

CODE ANALYSIS

CHAPTER 30 ELEVATOR

COMPLY W/ THE CURRENT GOVERNING WASHINGTON STATE L & I ELEVATOR CODE.

ELEVATOR CONTRACTOR TO PROVIDE A BIDDER DESIGN ELEVATOR SYSTEM AND ITS COMPONENTS FOR A COMPLETE AND CODE COMPLIANT INSTALLATION THAT OBTAINS A CERTIFICATE OF OPERATION FROM ELEVATOR INSPECTOR.

SECTION 3001.2 REQUIRES EMERGENCY COMMUNICATION SYSTEM WITHIN THE ELEVATOR CAR FOR DEAF, HARD OF HEARING, AND SPEECH IMPAIRED. PROVIDE:
1. A VISUAL AND TEXT-BASED, AND VIDEO-BASED 24/ 7 LIVE INTERACTIVE SYSTEM
2. FULLY ACCESSIBLE BY THE DEAF, HARD-OF-HEARING, AND SPEECH IMPAIRED, AND SHALL INCLUDE VOICE-ONLY OPTIONS FOR HEARING INDIVIDUALS
3. ABILITY TO COMMUNICATE WITH EMERGENCY PERSONNEL UTILIZING EXISTING VIDEO CONFERENCING TECHNOLOGY, CHAT/ TEXT SOFTWARE OR OTHER APPROVED TECHNOLOGY.

OWNER TO PROVIDE PHONE/ DATA LINK TO A 24/7 365 DAY MONITORING SERVICE.

SECTION 3002.4 ONE ELEVATOR CAB TO ACCOMMODATE AN AMBULANCE STRETCHER. PASSENGER ELEVATOR DESIGNATED TO ACCOMMODATE AMBULANCE STRETCHER.
TKE EVOLUTION 100 TRACTION
CAB: 3500 LBS 6'-9 x 5'-5 ½
DOOR: 3'-6" SIDE SLIDE
PROVIDE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE).

SECTION 3005.2 ELEVATOR EQUIPMENT AND CONTROL ROOMS TO HAVE INDEPENDENT HVAC SYSTEM CAPABLE OF MAINTAINING THE TEMPERATURE OF THE SPACES WITHIN THE EQUIPMENT'S MANUFACTURER'S REQUIRED OPERATING TEMPERATURE RANGE. SEE MECHANICAL PLANS.

SECTION 3005.4 ELEVATOR EQUIPMENT AND CONTROL ROOMS WALLS TO MATCH THE HOISTWAY ENCLOSURE WALL FIRE RESISTANCE AS NOTED IN SECTIONS 707 AND 713. WALLS SHOWN AS 2 HOUR RATED. SEE A0.5 AND A0.5a, AND FLOOR PLANS.

SECTION 3006.2 HOISTWAY OPENING PROTECTION:
EXCEPTION #2 AT LEVELS OF EXIT DISCHARGE THAT HAVE NFPA 13 FIRE SPRINKLER SYSTEM NO OPENING PROTECTION IS REQUIRED. NOT REQUIRED AT GROUND FLOOR LANDING. SEE A0.1a CHAPTER 7 ELEVATOR HOISTWAY ENCLOSURE NOTES. FREIGHT ELEVATOR HOISTWAY OPENINGS DO NOT REQUIRE PROTECTION (SEE 3006.2).

3006.2.1 HOISTWAY OPENING PROTECTION REQUIRED WHEN OPENING EXITS ONTO A FIRE RESISTANCE RATED CORRIDOR. REQUIRED ON FLOOR LEVELS 1 THROUGH 5, AND ROOF. SEE PLANS.

3006.3.1 REQUIRED HOISTWAY OPENING PROTECTION AT ENCLOSED LOBBY: FIRE PARTITION 708 MIN. 1 HOUR RATING. ELEVATOR LOBBY ON FLOORS P2 AND P1 W/ 1 HOUR FIRE RATED GLAZING

3006.3.3 REQUIRED HOISTWAY OPENING PROTECTION IN RATED CORRIDOR: ADD FIRE RATED DOOR (COMPLYING WITH SMOKE AND DRAFT CONTROL REQUIREMENTS OF 716.2.2.1.1) OVER THE OPENING. SEE A0.7 FOR DOOR SCHEDULE.
LOCATED AT ELEVATOR LANDING ON FLOOR 1 THROUGH 5 AND ROOF.

CHAPTER 32: ENCROACHMENT OF PUBLIC RIGHT-OF-WAY

3202.3 ENCROACHMENTS 8' OR MORE ABOVE GRADE
TMC 2.02.210 AMENDMENT TO IBC 3202.3

3202.3.1 CANOPIES
CANOPIES WITH LESS THAN 16'-'6" CLEARANCE ABOVE SIDEWALK SHALL EXTEND NO MORE THAN ⅔ DISTANCE FROM PROPERTY LINE TO FACE OF CURB, BUT NO CLOSER THAN 2' TO CURB.
CANOPIES NOT LESS THAN 8' ABOVE ANY PUBLIC WALKWAY.
PROPOSED CANOPIES: 3'-0" DEEP
HEIGHT ABOVE SIDEWALK: 8'-9" @ LOWEST. SEE A3.1a

CODE ANALYSIS

CHAPTER 27 ELECTRICAL

2702 PROVIDE STANDBY POWER
IN COMPLIANCE W/ NEC SECTION 701.12
403.4.8.3 (WASHINGTON AMENDMENT)
BIDDER DESIGN & REVIEWED/ APPROVED BY GOVERNING JURISDICTION
TYPICAL SECTIONS, BUT NOT LIMITED TO:
ELEVATOR OPERATION (3003.1)
HVAC SYSTEM FOR EQUIPMENT AND CONTROL ROOMS (3003.1.4)
EMERGENCY RESPONDER RADIO COVERAGE (2702..2.3)
EMERGENCY VOICE/ ALARM SYSTEM (2702.3.4 & 907.5.2.3.5)
EXIT SIGNS (2702.2.8 & 1013.6.3)
MEANS OF EGRESS EMERGENCY LIGHTING (2702.2.13 & 1008.3)
STAIR PRESSURIZATION SYSTEM
PARKING GARAGE VENTILATION SYSTEM
REQUIRED SUMP PUMPS

CHAPTER 29 PLUMBING SYSTEMS

PLUMBING FIXTURES REQUIRED BY FLOOR
GARAGE P2: PARKING 2902.3 EXCEPTION #1
RESTROOM NOT REQ'D
GARAGE P1: PARKING 2902.3 EXCEPTION #1
RESTROOM NOT REQ'D
GROUND: PARKING 2902.3 EXCEPTION #1
RESTROOM NOT REQ'D
BUSINESS: OCCUPANT LOAD 14
2902.2 EXCEPT #2: WHEN OL 15 OR LESS: ALLOWED ONE SINGLE SEX RESTROOM. PROVIDED RESTROOM G-09
2902.6: OL 15 OR LESS DRINKING FOUNTAIN NOT REQ'D
COMMERCIAL LEASE SPACE: RESTROOMS TO BE DETERMINED WITH FUTURE TI PERMIT APPLICATION
FLOORS 1 - 5: RESIDENTIAL R-2 DWELLING UNITS.
NO COMMON SPACES
2902.2 EXCEPTION #1: EXEMPT FROM RESTROOMS
ROOF: ONE SINGLE SEX RESTROOM PROVIDED

CODE ANALYSIS

CHAPTER 26 PLASTICS

2603 FOAM PLASTIC INSULATION
2603.2 LABEL PACKAGING & MATERIAL REQUIREMENT

ROOF INSULATION REQUIREMENTS
2603.3 SURFACE-BURNING CHARACTERISTICS
FLAME SPREAD: MAX 75 SMOKE DEVELOPED: MAX 450
TEST USING ASTM E84 OR UL 723.

EXCEPTION #3: FOAM PLASTIC INSULATION PART OF CLASS A, B OR C ROOF SYSTEM SMOKE DEVELOPMENT INDEX NOT LIMITED

PROPOSED COMPLIANCE: ROOFING SYSTEM:
SEE SHEET A6.5 FOR ROOFING SYSTEM SPECIFICATION (CLASS A SPECIFIED)
SEE SHEETA6.5 FOR RIGID INSULATION SPECS (SPECIFIED FLAME SPREAD 75)

FOAM SPRAY INSULATION AT TYPE V CONSTRUCTION
2603.4.1.13 NO THERMAL BARRIER REQUIRED AT SILL PLATE, JOIST HEADER & RIM JOIST & CORNER FRAMING GAPS WHEN:
1. MAX THICKNESS: 3 1/2"
2. DENSITY: 1.5 TO 2.0 PCF
3. FLAME SPREAD MAX 25 & SMOKE DEVELOPED MAX: 450

PROPOSED COMPLIANCE: FOAM GAP INSULATION:
SEE SHEET A6.1 FOR FOAM GAP INSULATION SPECIFICATIONS (FLAME SPREAD: 25; SMOKE DEV: 450; DENSITY: 1.5 2.0

RIGID INSULATION ON METAL FRAMING OR CONCRETE
SEE SHEET A1.2a FOR SUBMITTAL REQUIREMENTS
COMPLY WITH IBC SECTION 2603.5

NO EXTERIOR WOOD FRAMED WALLS HAVE RIGID FOAM PLASTIC INSULATION AS PART OF ITS ASSEMBLY

2603.5 EXTERIOR WALL OF BUILDINGS OF ANY HEIGHT FOR TYPE I -IV CONSTRUCTION COMPLY W/ 2603.5.1 THRU 2603.5.7

2603.5.1 FIRE RATED WALL ASSEMBLY SHALL PASS UL 263 W/ PLASTIC INSULATION INCLUDED

2603.5.2 THERMAL BARRIER. SEE 2603.4
2603.4 THERMAL BARRIER: SEPARATE FOAM PLASTIC FROM INTERIOR OF BUILDING BY 1/2" GWB
2603.4.1 MIN. 1" THICK OF CONCRETE OR MASONRY IS AN ALLOWED SEPARATION MATERIAL.

2603.5.3 POTENTIAL HEAT PASS NFPA 259 TEST

2603.5.4 PASS UL 723 FLAME SPREAD & SMOKE-DEVELOPED INDICES
FLAME SPREAD INDEX: 25 MAX
SMOKE-DEVELOPED INDEX: 450 MAX

2603.5.5 PASS NFPA 285 VERTICAL & LATERAL FIRE PROPAGATION
VENT: LESS THAN 10' ABOVE WINDOW OPENING
LATERAL: LESS THAN 5" FROM C OF WINDOW OPENING

2603.5.6 LABEL REQUIRED ON PRODUCT

2603.5.7 IGNITION: EXTERIOR WALLS NOT SUSTAIN FLAMING WHEN TESTED PER NFPA 268 OR PROTECTED BY ONE OF THE FOLLOWING:
EXCEPTION #2 : EXTERIOR COVERED BY MINIMUM 1" THICK MASONRY OR CONCRETE
EXCEPTION #4 : METAL-FACED PANELS ALUMINUM MIN. THICKNESS 0.019 INCH OR CORROSION-RESISTANT STEEL MIN. 0.016 INCH THICKNESS
EXCEPTION #6 : MINIMUM 1/4" THICK FIBER CEMENT LAP, PANEL OR SHINGLE SIDING
ON A0.5a VENEER SYSTEM #3 HAS BRICK VENEER SYSTEM #4 HAS METAL-FACED PANELS OR FIBER CEMENT SIDING

PROPOSED COMPLIANCE: WALL ASSEMBLIES W/ RIGID INSULATION
SEE SHEET A0.5 FOR WALL ASSEMBLIES W/ FIRE RESISTANCE TESTS
SEE SHEET A0.5b FOR COMPLETE FIRE RESISTANCE ASSEMBLY
SEE SHEET A0.5c FOR UL TEST AND NFPA 285 WALL ASSEMBLY

2603.5.2 WALL TYPES 10 THRU 19 HAVE EITHER 5/8" GWB OR 6" THK CONC BETWEEN THE INSULATION AND INTERIOR
2603.5.7 WALL TYPES 10 THRU 19 EXTERIOR FACE COVERED WITH EITHER BRICK, METAL SIDING PANELS, OR 5/16" FIBER CEMENT PANELS
PROVIDE UL 425 FIRE RESISTANCE TEST REPORT SHOWS COMPLIANCE W/ 2603.5.1
DR J CERTIFICATIONS EVALUATION REPORT TEC 1306-03 DATED FEBRUARY 15, 2023 SHOWS COMPLIANCE WITH SECTIONS 2603.5.3, -5.4, -5.5, 5.7.

CODE ANALYSIS

CHAPTER 12 INTERIOR ENVIRONMENT

SECTION 1201.1 VENTILATION: SEE MECHANICAL PLANS FOR FRESH AIR VENTILATION OF DWELLING UNITS AND COMMON SPACES.

SECTION 1202.3 UNVENTED ATTIC & RAFTER ASSEMBLY:
PROPOSED ROOF IS PRE-ENGINEERED TRUSS WITH LOW SLOPED ROOFING W/ TRUSS SPACE FILLED W/ AIR-IMPERMEABLE INSULATION & 2" RIGID INSULATION ON TOP OF ROOF SHEATHING
NO CLASS 1 VAPOR BARRIER ON CEILING SIDE.
SEE A0.5a FOR ROOF/ CEILING ASSEMBLIES

SECTION 1203 TEMPERATURE CONTROL: SEE MECHANICAL PLANS FOR CONTROLS AND MECHANICAL SYSTEM DESIGNED TO MAINTAIN 68° F AT 36" AFF

SECTION 1206 SOUND TRANSMISSION
1206.2 AIRBORNE TRANSMISSION: MIN 50 STC
1206.3 STRUCTURE TRANSMISSION: MIN 50 IIC
SEE A0.3B FOR SOUND MITIGATION DETAILS
SEE A0.5 AND A0.5a WALL & FLOOR ASSEMBLY SOUND RATING

CHAPTER 13 ENERGY EFFICIENCY

COMPLY W/ CURRENT GOVERNING WASHINGTON STATE ENERGY CODE (WSEC)

2018 WSEC SECTION C402.5 AIR LEAKAGE: PROVIDE AN AIR BARRIER SYSTEM THAT COMPLIES WITH SECTIONS C402.5.1 THROUGH C402.5.8.

SEE SHEET A6.1 FOR DETAILS AND NOTES TO HAVE THE WRB SYSTEM ALSO ACT AS AN AIR BARRIER SYSTEM.

SEE SHEET A0.3 FOR ENERGY CODE TESTING, INSULATION VALUES, AND CONSTRUCTION LEVEL. PROPOSED ENERGY OPTIONS & TESTING REQUIREMENTS

SEE MECHANICAL PLANS

CHAPTER 14 EXTERIOR WALLS

2018 IBC 1402.2 WEATHER PROTECTION: PROVIDE AN EXTERIOR WALL ENVELOPE THAT PREVENTS ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY USING A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND EXTERIOR VENEER, A MEANS FOR DRAINING WATER FROM THE ASSEMBLY TO THE EXTERIOR, AND PREVENTING CONDENSATION IN THE ASSEMBLY.

SEE SHEETS A6.0, A6.1, A6.2, AND A6.3 FOR WRB & FLASHING NOTES AND DETAILS.

SEE SHEET A0.3 FOR WSEC ENVELOPE REQUIREMENTS AND PROPOSED SYSTEMS.

THERE ARE DIFFERENT TYPES OF WRB SYSTEMS AVAILABLE THAT PROVIDE THE CODE REQUIRED WEATHER PROTECTION; IF THE CONTRACTOR DEVIATES FROM THE PLANNED SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EVALUATE THE EFFECTIVENESS OF SYSTEMS AND TO CONTACT THE ARCHITECT WITH ANY QUESTIONS REGARDING THE CODE REQUIREMENTS.

2018 IBC 1404.3.1 CONDENSATION PREVENTION: APPLY CLASS I OR II PERM RATED PRIMER ON THE INSIDE OF EXTERIOR WALLS UNLESS NOTED OTHERWISE. DO NOT APPLY A PERM RATED PRIMER ON THE CEILING UNDER A NON-VENTED ROOF/ ATTIC.

CODE ANALYSIS

CHAPTER 11 ACCESSIBILITY

COMPLY W/ ANSI A117.1-2009 REQUIREMENTS
SEE SHEETS A0.4, A0.4a AND A0.4b FOR TYPICAL DETAILS AND NOTES
SEE SHEETS A2.0a AND A2.1a FOR SPECIFIC ACCESSIBLE ARRANGEMENTS FOR THE DWELLING UNITS
SEE SHEET A0.2a FOR TYPICAL SITE ACCESSIBILITY DETAILS AND NOTES

1104.1 ACCESSIBLE SITE ARRIVAL LOCATOIN: PROVIDE AT LEAST ONE LOCATION
GROUND FLOOR HAS ON-GRADE GARAGE ENTRANCE AND ACCESSIBLE PARKING SPACE.

1104.2 WITHIN SITE AT LEAST ONE ROUTE OF ACCESSIBLE TRAVEL ALONG ST. HELENS AVENUE THERE IS A ACCESSIBLE ROUTE TO THE PROPOSED COMMERCIAL SPACES.
INSIDE THE THREE PARKING GARAGE LEVELS THERE IS A ACCESSIBLE ROUTE OF TRAVEL AT EACH LEVEL TO ANY LOCATION WITHIN THE BLDG

1104.4 ACCESSIBLE TRAVEL WITHIN A MULTI-STORY BLDG ELEVATOR PROVIDES ACCESS TO THE 9 FLOOR LEVELS

1105 ACCESSIBLE ENTRANCES
DOORS ALONG ST. HELENS AVENUE AT GROUND FLOOR
PARKING G-01 HAS ACCESSIBLE ROUTE TO EXIT PASSAGEWAY THEN TO EXTERIOR OR BUSINESS SECTION

1106 ACCESSIBLE PARKING SPACES

1106.2.1 FOR R-2 OCCUPANCY AT LEAST 2% OF TOTAL NUMBER OF RESIDENTIAL SPACES TO BE ACCESSIBLE

1106.2.3 PROVIDE AT LEAST ONE ACCESSIBLE SPACE FOR EVERY TYPE A DWELLING UNIT

1106.2.4 PROVIDE SPACES BENEATH BLDG WHEN SUCH SPACES ARE PROVIDED. ALL ACCESSIBLE SPACES ARE UNDERNEATH THE BLDG

TABLE 1106.1 FOR 1 - 25 COMMERCIAL SPACES ON GROUND FLOOR PROVIDE 1 ACCESSIBLE SPACE

FLOOR	SPACES	ADA	TOTAL	REQUIRED ADA SPACES	
RESIDENTIAL P1	21	2	23	1106.2.1	0.96
RESIDENTIAL P2	23	2	25	OR 1106.2.3	4
TOTAL	44	4	48		
NON-RESIDENTIAL GROUND	11	1	12	TABLE 1106.1	1
TOTAL PROVIDED	55	5	60	TOTAL	5

1107 ACCESSIBLE DWELLING UNITS

SECTION 1107.4 ACCESSIBLE ROUTE OF TRAVEL: AT ALL LEVELS THE HALLS & CORRIDORS ARE 60" W PROVIDING AN ACCESSIBLE ROUTE OF TRAVEL FROM GARAGE P2 TO ROOF VIA THE ELEVATOR.

SECTION 1107.6.2.2.1 (WA) **TYPE A DWELLING UNITS** FOR R-2 OCCUPANCY: 5% OF TOTAL NUMBER OF UNITS.

SECTION 1107.6.2.2.2 **TYPE B DWELLING UNITS** FOR R-2 OCCUPANCY: ALL OTHER NON-TYPE A DWELLING UNITS WITH AN ACCESSIBLE ROUTE OF TRAVEL

REQUIRED TYPE A UNITS: 80 DU 5% 4

REQUIRED TYPE B UNITS: ALL FLOORS & UNITS HAVE AN ACCESSIBLE ROUTE OF TRAVEL; THEREFORE, ALL NON-TYPE A UNITS TO BE TYPE B UNITS.

RESIDENTIAL LEASE AREAS				PROVIDED		REQUIRED	
	S.F.	NUMBER	TOTAL SF	TYPE A	TYPE B	TYPE A	TYPE B
ONE BED UNIT	460	20	9,200		20		20
OPEN ONE BED UNI	602	20	12,040	2	18	2	18
2 BED/ 1 BATH UNIT	870	10	8,700	1	9	1	9
2 BED/ 1 BATH UNIT	866	10	8,660	1	9	1	9
2 BED/ 1 BATH UNIT	817	10	8,170		10		10
2 BED/ 1 BATH UNIT	821	10	8,210		10		10
TOTAL UNITS & AREA		80	**54,980**	**4**	**76**	4	76

1109.2 NON-RESIDENTIAL TOILET FACILITIES: TO BE ACCESSIBLE RESTROOM G-09 SEE SHEET A0.4 FOR TYP. DETAILS & NOTES

1110.4.10 EXERCISE EQUIPMENT: PROVIDE AN ACCESSIBLE ROUTE OF TRAVEL TO AT LEAST ONE OF EACH TYPE OF EQUIPMENT. OWNER TO HAVE A BIDDER DESIGN LAYOUT.

1111 SIGNAGE: PROVIDE SIGNAGE AS NOTED ON SHEET A0.4

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET
1 04/18/2023 Code Review Comments
2 07/28/23 Code Revisions
3
4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
Code Anaylsis & Review

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. / THIS SET : 2 -

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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GARAGE P2
OCCUPANT LOAD CALCULATIONS

P2	RM #	SF	PATIO	TOTAL	OC	OLF	OL
PARKING	P2-01	8744		8744	7	200	43.7
BIKE #1	P2-02	299		299	6	300	1.0
REFUSE	P2-03	713		713	6	300	2.4
EL. LOBBY	P2-04	84		84	8	15	5.6
TOTAL OCCPD		9840		9840			52.7
ELECTRICAL	P2-05	355		355	10		
EL. CONTROL	P2-06	81		81	10		
STAIR		340		340	12		
ELEVATOR		111		111	12		
CIRCULATION		671		671	12		
TOTAL OTHER AREAS				1558			
STORY GROSS SF				11398			53

MEANS OF EGRESS FROM GARAGE P2

NUMBER OF EXITS REQUIRED & PROVIDED:

SPACE	OL	REQ'D #	PROV'D #
GARAGE P2	53	2	2
PARKING P2-01	44	1	2
BIKE P2-02	1	1	1
EL LOBBY P2-04	5	1	1
REFUSE P2-03	2	1	1
ELECT P2-05	1	1	2

P2 OCCUPANT LOAD EVENLY DIVIDED BETWEEN 3-ED & 6-ED: 27 EACH

STAIR #1: AT GARAGE P2 27 PEOPLE ENTER THRU DOOR 6-ED AND UP THE STAIRS TO GROUND FLOOR : OL 27. SEE A0.1d FOR CONVERGENT OL AT EXIT PASSAGEWAY G-03.

STAIR #2: AT GARAGE P2 27 PEOPLE ENTER EXIT PASSAGEWAY P2-07. LARGEST OL 86 ENTERS AT GROUND FLOOR AND CONTINUES DOWN TO P2. STAIR #2 AND P2 EXIT SEPARATELY AND DIRECTLY INTO EXIT PASSAGEWAY P2-07 OL: 86 + 27 = 113

ELECTRICAL ROOM: (WA) 1010.1.10 EGRESS DOOR TO HAVE PANIC DEVICE & SWING IN DIRECTION OF EGRESS.
(WA) 1006.2.7.6 SECOND EGRESS DOOR REQUIRED
SEE DOOR SCHEDULE FOR PROVIDED DOOR.

GARAGE P2 CODE

OCCUPANCY: S-2 GARAGE
S-1 REFUSE/ RECYCLE

NFPA 13 FIRE SPRINKLER SYSTEM THROUGHOUT BLDG

GARAGE P2 CODE (CONT.)

ALLOWABLE AREA: I-A & NFPA 13 FIRE SPRINKLER
UNLIMITED NO OCCUPANCY SEPARATION WALLS REQ'D

CONSTRUCTION TYPE: I-A
TABLE 601 FIRE RESISTANCE BASED ON CONST.

ELEMENT	REQ'D	ACTUAL
PRIMARY STRUCT	3 HR	4 HR 10" CONC
BEARING WALL	3 HR	4 HR 10" CONC
NON-BG WALL	0 HR	1 HR MTL/ GWB
FLOOR CONST	2 HR	3 HR 6" CONC

TABLE 602 FIRE RESISTANCE BASED ON DISTANCE

EXT WALL	DIST	S-2	S-1	ACTUAL
NORTH	8'	1 HR		4 HR 10" CONC
WEST	40'	0 HR		4 HR 10" CONC
SOUTH	1'	1 HR		4 HR 10" CONC
EAST	28'		1 HR	1 HR MTL/ GWB

705.2 DOES NOT APPLY HERE, NO PROJECTIONS OR BALCONIES

ALLOWED EXT WALL OPENING BASED ON DISTANCE:
TABLE 705.8 MAX EXT WALL OPNG

EXT WALL	DIST	UP/S	ACTUAL OPNG	
NORTH	8'	25%	0%	EXIST BLDG
WEST	40'	NO LIMIT	0%	UNDERGROUND
SOUTH	1'	NP	0%	EXIST BLDG/CLG
EAST	28'	NO LIMIT	37%	

P2 FLOOR EGRESS CAPACITY & ACTUAL OL

ELEMENT	WIDTH	OL CAP	OL ACTUAL	
1-DD	36	180	113	
2-EP	60	300	113	
3-ED	36	180	27	
4-ED	36	180	86	STAIR #2 TO 2-EP
5-EP	48	160	86	STAIR #2 TO 2-EP
6-ED	36	180	27	
7-EP	48	160	27	STAIR #1 EXIT UP
8-AP	60	300	27	HALL TO 3-ED

TABLE 1017.2 MAX EXIT ACCESS TRAVEL DISTANCE W/ FS
A/ S-1 250 LF S-2/ U 400 LF
21-AP 99 LF < 250 LF OKAY
22-AP 103 LF < 250 LF OKAY

TABLE 1007.1.1 EXIT SEPARATION
MIN. EXCEPTION #2 1/3 DIAGONAL DISTANCE
DIAG. DIST = 154 LF 1/3 = 51 LF
31-S1 49 LF < 51 LF DOES NOT COMPLY
32-S2 77 LF > 51 LF OKAY

TABLE 1006.2.1 MAX COMMON TRAVEL: S F/S 100 LF
41-CP 75 LF
42-CP 85 LF

OCCUPANT CATEGORIES (OC)	OLF	
1 COMMERCIAL KITCHEN	200	GROSS
2 TABLES & CHAIRS ASSEMBLY	15	NET
3 BUSINESS	150	GROSS
4 EXERCISE	50	GROSS
5 RESIDENTIAL	200	GROSS
6 STORAGE	300	GROSS
7 PARKING	200	GROSS
8 WAITING	15	GROSS
9 ESTIMATED FUTURE OCCUPANT LOAD		
10 NORMALLY NOT OCUPPIED SPACE		
11 RESIDENT USED SPACE PART OF RESIDENT OCCUPANT LOAD		
12 TRANSITORY OR EGRESS SPACE NO OCCUPANT LOAD		

EGRESS LEGEND

- -ED EXIT DOOR
- -DD EXIT DISCHARGE DOOR
- -AD EXIT ACCESS DOOR
- -AP EXIT ACCESS PATHWAY
- -EP EXIT PATHWAY
- -S1 EXIT DOOR SEPARATION IBC 1007.1.1 EXCEPTION #1 ROUTED IN 1 HR CORRIDOR. CAN BE COMBINED W/ EXCEPTION #2.
- -S2 EXIT DOOR SEPARATION IBC 1007.1.1 EXCEPTION #2 DISTANCE ALLOWED TO BE REDUCED WHEN BLDG HAS NFPA 13 FIRE SPRINKLER TO ONE-THIRD OF DIAG DIST
- -CP COMMON EGRESS PATHWAY
- (2) EGRESS NOTES

GENERAL EGRESS NOTES

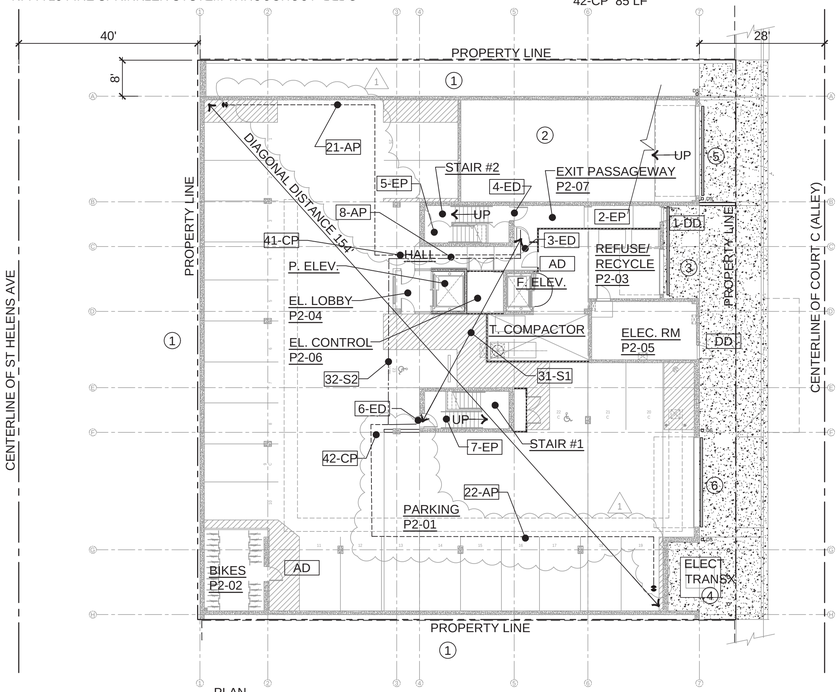
A. STAIR #1 (INTERIOR EXIT STAIRWAY) EGRESS PATHWAY IS FROM ROOF TO GROUND FLOOR AND FROM GARAGE P2 TO GROUND. THEN DISCHARGES INTO EXIT PASSAGE G-03 THRU EXTERIOR EXIT DOOR ONTO ST HELENS AVENUE. THE OL 50 FROM THE ROOF SETS MINIMUM OL FOR ROOF TO GROUND FLOOR STAIR RUN. THE P1 OL 29 SETS THE MINIMUM OL FOR P2 TO GROUND STAIR RUN. THE STAIR IS 48" WIDE (CODE MIN) W/ CAPACITY OF 160 PEOPLE.

B. STAIR #2 (INTERIOR EXIT STAIRWAY) EGRESS PATHWAY IS FROM ROOF TO GARAGE P2 DISCHARGING INTO EXIT PASSAGE P2-07 THRU EXTERIOR EXIT DOOR ONTO COURT C (ALLEY). OL 50 FROM THE ROOF SETS MINIMUM OL FOR ROOF TO GROUND FLOOR. OL 86 FROM GROUND FLOOR SETS THE MINIMUM OL FOR GROUND TO P2 RUN. THE STAIR IS 48" WIDE (CODE MIN) W/ CAPACITY OF 160 PEOPLE.

C. PROVIDE EXIT SIGNAGE COMPLYING W/ IBC SECTION 1013. INCLUDE SIGN IDENTIFYING EACH STAIR HAS ROOF ACCESS. POST MAX OCCUPANT LOAD SIGN ACCORDING TO 1004.9

D. PROVIDE MEANS OF EGRESS ILLUMINATION COMPLYING W/ IBC SECTION 1008

E. WALL FLOOR TO FLOOR UNLESS NOTED OTHERWISE (U.N.O.)



PLAN N

N

Garage P2 - Exiting Plan

SCALE: 1/16" = 1' -0"

GARAGE P2 EGRESS NOTES

(1) GARAGE P2 HAS EXIST. MASONRY WALL ON NORTH & SOUTH SIDES, AND EXIST RETAINING WALL ON WEST SIDE. SEE CIVIL FOR SITEWORK & FILL, AND STRUCTURAL FOR NEW CONCRETE WALL CONST.

(2) THIS PORTION OF GARAGE P2 IS FILL UNDER GARAGE P1 VEHICLE RAMP THAT EXITS ONTO COURT C (ALLEY). ONLY THE GARAGE DOOR IS AT P2 LEVEL

(3) TWO STORY HIGH SPACE FOR REFUSE TRUCK ACCESS.

(4) THREE STORY HIGH SPACE FOR TPU ACCESS TO ELECTRICAL TRANSFORMER

(5) O/H GARAGE DOOR FOR VEHICLE ACCESS TO P1 LEVEL

(6) O/H GARAGE DOOR FOR VEHICLE ACCESS TO P2 LEVEL

GARAGE P1 CODE

OCCUPANCY: S-2 GARAGE
S-1 STORAGE

NFPA 13 FIRE SPRINKLER SYSTEM THROUGHOUT BLDG

ALLOWABLE AREA: I-A & NFPA 13 FIRE SPRINKLER
UNLIMITED NO OCCUPANCY SEPARATION WALLS REQ'D

CONSTRUCTION TYPE: I-A
TABLE 601 FIRE RESISTANCE RATINGS BASED ON CONST.

ELEMENT	REQ'D	ACTUAL
PRIMARY STRUCT	3 HR	4 HR 10" CONC
BEARING WALL	3 HR	4 HR 10" CONC
NON-BG WALL	0 HR	1 HR MTL/ GWB
FLOOR CONST	2 HR	3 HR 6" CONC

TABLE 602 FIRE RESISTANCE BASED ON DISTANCE

EXT WALL	DIST	S-2	S-1	ACTUAL
NORTH	8'	1 HR		4 HR 10" CONC
WEST	40'	0 HR		4 HR 10" CONC
SOUTH	1'	1 HR		4 HR 10" CONC
EAST	28'	1 HR		1 HR MTL/ GWB

705.2 DOES NOT APPLY HERE, NO PROJECTIONS OR BALCONIES

ALLOWED EXT WALL OPENING BASED ON DISTANCE
TABLE 705.8 MAX EXT WALL OPENING

EXT WALL	DIST	UP/S	ACTUAL OPNG	
NORTH	8'	25%	0%	EXIST BLDG
WEST	40'	NO LIMIT	0%	UNDERGROUND
SOUTH	1'	NP	0%	EXIST BLDG/CLG
EAST	28'	NO LIMIT	19%	

P1 FLOOR EGRESS CAPACITY & ACTUAL OL

ELEMENT	WIDTH	OL CAP	OL ACTUAL	
1-ED	36	180	29	
2-EP	48	160	86	STAIR #2 FROM GROUND
3-ED	36	180	29	
4-EP	36	180	29	STAIR #1 EXIT UP
5-AP	60	300	29	HALL TO 1-ED

TABLE 1017.2 MAX EXIT ACCESS TRAVEL DISTANCE W/ FS
A/ S-1 250 LF S-2/ U 400 LF
21-AP 105 LF < 250 LF OKAY
22-AP 109 LF < 250 LF OKAY

TABLE 1007.1.1 EXIT SEPARATION
MIN. EXCEPTION #2 1/3 DIAGONAL DISTANCE
DIAG. DIST = 159 LF 1/3 = 53 LF
31-S1 54 LF > 53 LF OKAY
32-S2 85 LF > 53 LF OKAY

GARAGE P1
OCCUPANT LOAD CALCULATIONS

P1	RM #	SF	PATIO	TOTAL		OLF	OL
PARKING	P1-01	10015		10015	7	200	50.1
BIKES #2	P1-02	299		299	6	300	1.0
BIKES #3	P1-03	436		436	6	300	1.5
EL. LOBBY	P1-04	84		84	8	15	5.6
TOTAL OCCPD		340		10834			58.1
STORAGE		653		653	11		
DAS RM		49		49	12		
SHAFTS		45		45			
STAIR		340		340	12		
ELEVATOR		111		111	12		
CIRCULATION		626		626	12		
TOTAL OTHER AREAS				1824			
STORY GROSS SF				12658			58

TABLE 1006.2.2 MAX COMMON TRAVEL S F/S 100 LF
41-CP 80 LF
42-CP 85 LF

MEANS OF EGRESS FROM GARAGE P1

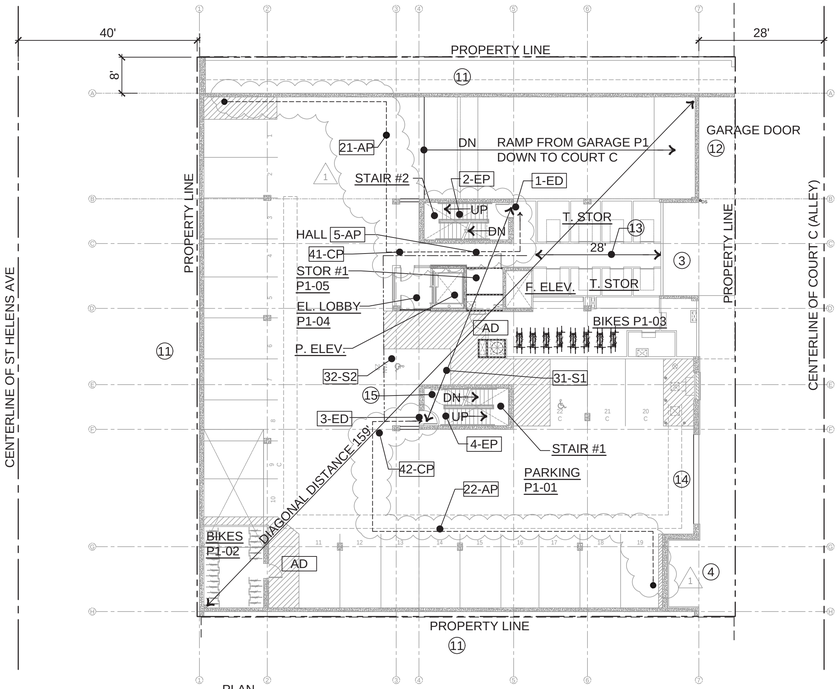
NUMBER OF EXITS REQUIRED & PROVIDED:

SPACE	OL	REQ'D #	PROV'D #
GARAGE P1	58	2	2
PARKING P1-01	50	1	2
BIKE P1-02	1	1	1
BIKE P1-03	2	1	1
EL. LOBBY	5	1	1

P1 OCCUPANT LOAD EVENLY DIVIDED BETWEEN 1-ED & 3-ED: 29 EACH

STAIR #1: AT GARAGE P1 29 PEOPLE ENTER THRU DOOR 3-ED AND UP THE STAIRS TO GROUND FLOOR. SEE A0.1d FOR CONVERGENT OL AT EXIT PASSAGEWAY G-03.

STAIR #2: AT GARAGE P1 29 PEOPLE ENTER THRU DOOR 1-ED AND DOWN TO P2. HOWEVER, LARGEST OL 86 ENTERS AT GROUND & CONTINUES DOWN TO P2 AND EXIT PASSAGEWAY P2-07
OL: 86 + 27 = 113



PLAN N

N

Garage P1 - Exiting Plan

SCALE: 1/16" = 1' -0"

DAVID L. DeCHANT JR.
REGISTERED ARCHITECT
9701
STATE OF WASHINGTON

REVISIONS THIS SHEET
04/18/2023 Code Review Comments

1 2 3 4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
Garage P2 & P1 - Exiting Plans

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET: –

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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GROUND FLOOR EGRESS CAPACITY & ACTUAL OL

ELEMENT	WIDTH	OL CAP	OL ACTUAL
1-ED	36	180	22 ONLY ONE EXIT REQUIRED
2-EP	48	160	50 STAIR #1 DN TO 3-EP
3-EP	48	160	79 CONVERGE 50 + 29
4-ED	36	180	79
5-EP	60	300	101 CONVERGE 79 + 22
6-DD	36	180	101
7-DD	36	180	18 ONLY ONE EXIT REQUIRED
8-DD	36	180	18
9-ED	36	180	0 ONLY FOR ACCESS TO PARKING
10-AP	60	300	18
11-AD	36	180	13 ONLY 1 EXIT REQ'D
12-DD	42	210	122 EXT. ENTRY PATIO
13-AD	36	180	43 1 OF 2 DRS TO ENTRY PATIO
14-AD	36	180	43 2 OF 2 DRS TO ENTRY PATIO
15-EP	48	160	86 STAIR #2 DN TO P2
16-ED	36	180	43 1 OF 2 DRS TO STAIR #2
17-ED	36	180	43 2 OF 2 DRS TO STAIR #2
18-AD	36	180	21 ONLY 1 EXIT REQ'D
19-AP	36	180	122

TABLE 1017.2 MAX EXIT ACCESS TRAVEL DISTANCE W/ FS
A/ S-1 250 LF S-2/ U 400 LF
21-AP 110 LF < 250 LF OKAY
22-AP 118 LF < 250 LF OKAY
23-AP 81 LF < 250 LF OKAY

TABLE 1007.1.1 EXIT SEPARATION
MIN. EXCEPTION #2 1/3 DIAGONAL DISTANCE
COMM DIAG. DIST = 116 LF 1/3 = 39 LF
31-S2 62 LF > 39 LF OKAY

TABLE 1006.2.1 MAX COMMON TRAVEL
S F/S 100 LF 41-CP 110 LF
B F/S 100 LF 42-CP 118 LF
A F/S 75 LF 43-CP 81 LF

GROUND FLOOR OCCUPANT LOAD CALCULATIONS

GROUND	RM #	SF	PATIO	TOTAL	OC	OLF	OL
OCCUPANT LOADS FOR GARAGE AND OFFICE AREAS ARE INCLUDED IN THIS PERMIT							
GARAGE							
PARKING	G-01	4576		4576	7	200	22.9
EXIT PASSAGE	G-03	367		367	12		
STAIR #1		170		170	12		
FIRE SPRINK	G-02	205		205	10		
TOTAL GARAGE		5318		5318			23
APARTMENT OFFICES & COMMON SPACES							
OFFICE	G-06	173		173	3	150	1.2
PACKAGE		78		78	10		
EXERCISE	G-08	678		678	4	50	13.6
R. ROOM	G-09	75		75	11		
CHASE		68		68			
ELEVATORS		111		111	12		
CIRCULATION		727		727	12		
STORAGE		72		72	11		
TOTAL RESIDENTIAL		1982		1982			15
OCCUPANT LOADS FOR THIS PERMIT				7300			**38**
COMMERCIAL / RETAIL SPACE							
OCCUPANT LOAD FOR COMMERCIAL/ RETAIL SPACE IS ESTIMATED. ACTUAL OCCPUANT LOADS TO BE DETERMINED AND SUBMITTED BY OTHERS WITH TENANT IMPROVEMENT PERMIT							OL-C
LEASE SPACE	G-11	4003		4003	9		150.0
O. PATIO	G-12		330	330	2	15	22.0
ENTRY PATIO	G-14		517	517	2	15	34.5
STOR #2	G-13	63		63	11		
STAIR #2		170		170	12		
TOTAL COMMERCIAL				5083			206.5
STORY GROSS SF				12383			207

GROUND FLOOR CODE

OCCUPANCY: S-2 GARAGE
B BUSINESS
A-2 COMMERCIAL

NFPA 13 FIRE SPRINKLER SYSTEM THROUGHOUT THE BUILDING

ALLOWABLE AREA: I-A & NFPA 13 FIRE SPRINKLER
UNLIMITED NO OCCUPANCY SEPARATION WALLS REQ'D

CONSTRUCTION TYPE: I-A
TABLE 601 FIRE RESISTANCE BASED ON ASSEMBLY

ELEMENT	REQ'D	ACTUAL
PRIMARY STRUCT	3 HR	4 HR 10" CONC
BEARING WALL	3 HR	4 HR 10" CONC
NON-BG WALL	0 HR	1 HR MTL/ GWB
FLOOR CONST	2 HR	3 HR 6" CONC

TABLE 602 FIRE RESISTANCE BASED ON DISTANCE

WALL	DIST	S-2/ B / A-2	ACTUAL
NORTH	8'	1 HR	4 HR 10" CONC
WEST	40'	0 HR	4 HR 10" CONC
SOUTH	1'	1 HR	4 HR 10" CONC
EAST	20'	1 HR	1 HR MTL/ GWB

705.2 DOES NOT APPLY HERE, NO PROJECTIONS OR BALCONIES

ALLOWED WALL OPNG BASED ON DISTANCE:
TABLE 705.8 MAX EXTERIOR WALL OPNG

WALL	DIST	UP/S	ACTUAL OPNG
NORTH	8'	25%	0% EXIST BLDG
WEST	40'	NO LIMIT	43%
SOUTH	1'	NP	0% EXIST BLDG
EAST	20'	NO LIMIT	37%

GROUND LEVEL CEILING/ FIRST LEVEL FLOOR ASSEMBLY IS A 3 HOUR FIRE RESISTIVE HORIZONTAL SEPARATION AS DEFINED BY IBC SECTION 510.2. THE BUILDING BELOW THIS ASSEMBLY IS CONSTRUCTION TYPE 1-A. BUILDING ABOVE IS CONSTRUCTION TYPE V-A WITH AN OCCUPANCY OF R-2 DWELLING UNITS AND A-3 ROOF DECK

OCCUPANT CATEGORIES (OC)	OLF
1 COMMERCIAL KITCHEN	200 GROSS
2 TABLES & CHAIRS ASSEMBLY	15 NET
3 BUSINESS	150 GROSS
4 EXERCISE	50 GROSS
5 RESIDENTIAL	200 GROSS
6 STORAGE	300 GROSS
7 PARKING	200 GROSS
8 WAITING	15 GROSS
9 ESTIMATED FUTURE OCCUPANT LOAD	
10 NORMALLY NOT OCUPPIED SPACE	
11 RESIDENT USED SPACE PART OF RESIDENT OCCUPANT LOAD	
12 TRANSITORY OR EGRESS SPACE NO OCCUPANT LOAD	

EGRESS LEGEND

- -ED EXIT DOOR
- -DD EXIT DISCHARGE DOOR
- -AD EXIT ACCESS DOOR
- -AP EXIT ACCESS PATHWAY
- -EP EXIT PATHWAY
- -S1 EXIT DOOR SEPARATION IBC 1007.1.1 EXCEPTION #1 ROUTED IN 1 HR CORRIDOR. CAN BE COMBINED W/ EXCEPTION #2.
- -S2 EXIT DOOR SEPARATION IBC 1007.1.1 EXCEPTION #2 DISTANCE ALLOWED TO BE REDUCED WHEN BLDG HAS NFPA 13 FIRE SPRINKLER TO ONE-THIRD OF DIAG DIST
- -CP COMMON EGRESS PATHWAY
- (2) EGRESS NOTES

GENERAL EGRESS NOTES

A. STAIR #1 (INTERIOR EXIT STAIRWAY) EGRESS PATHWAY IS FROM ROOF TO GROUND FLOOR AND FROM GARAGE P2 TO GROUND. THEN DISCHARGES INTO EXIT PASSAGE G-03 THRU EXTERIOR EXIT DOOR ONTO ST HELENS AVENUE. THE OL 50 FROM THE ROOF SETS MINIMUM OL FOR ROOF TO GROUND FLOOR STAIR RUN. THE P1 OL 29 SETS THE MINIMUM OL FOR P2 TO GROUND STAIR RUN. THE STAIR IS 48" WIDE (CODE MIN) W/ CAPACITY OF 160 PEOPLE.

B. STAIR #2 (INTERIOR EXIT STAIRWAY) EGRESS PATHWAY IS FROM ROOF TO GARAGE P2 DISCHARGING INTO EXIT PASSAGE P2-07 THRU EXTERIOR EXIT DOOR ONTO COURT C (ALLEY). OL 50 FROM THE ROOF SETS MINIMUM OL FOR ROOF TO GROUND FLOOR. OL 86 FROM GROUND FLOOR SETS THE MINIMUM OL FOR GROUND TO P2 RUN. THE STAIR IS 48" WIDE (CODE MIN) W/ CAPACITY OF 160 PEOPLE.

C. PROVIDE EXIT SIGNAGE COMPLYING W/ IBC SECTION 1013. INCLUDE SIGN IDENTIFYING EACH STAIR HAS ROOF ACCESS. POST MAX OCCUPANT LOAD SIGN ACCORDING TO 1004.9

D. PROVIDE MEANS OF EGRESS ILLUMINATION COMPLYING W/ IBC SECTION 1008

E. WALL FLOOR TO FLOOR UNLESS NOTED OTHERWISE (U.N.O.)

MEANS OF EGRESS FROM GROUND FLOOR

NUMBER OF EXITS REQUIRED & PROVIDED:

SPACE	OL	REQ'D #	PROV'D #
PARKING G-01	23	1	1
BUSINESS	15	1	1
EXERCISE	14	1	1
OFFICE	1	1	1
COMM TOTAL	207	2	2
LEASE SPACE	150	2	2
O. PATIO	22	1	1
ENTRY PATIO	35	1	1

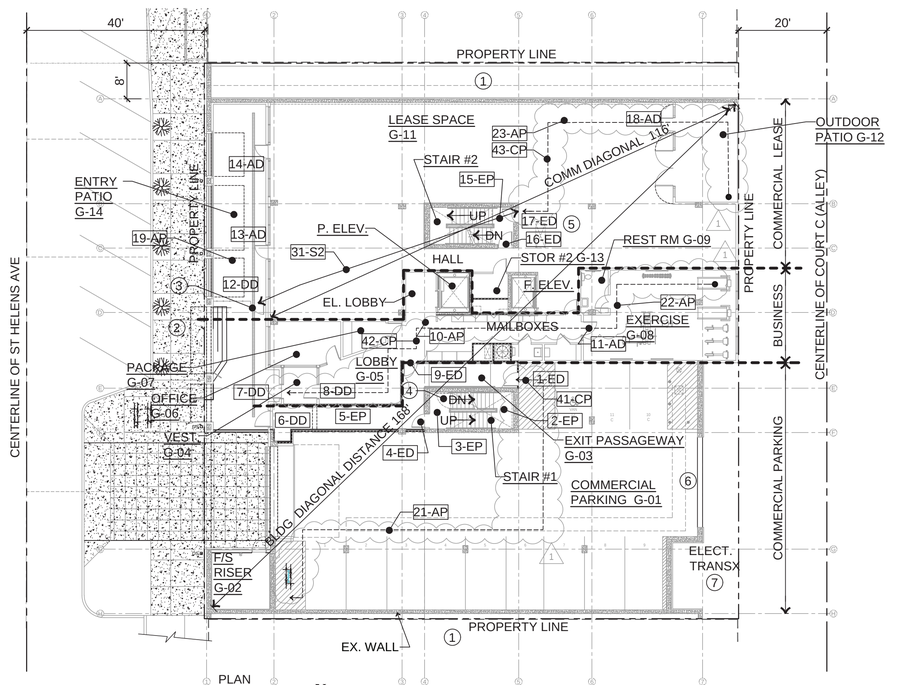
PARKING G-01: 1 EXIT REQUIRED AND 1 PROVIDED: 23 PEOPLE ENTER EXIT PASSAGEWAY G-03 AND EXIT THRU 5-DD DOOR.

BUSINESS (LEASE OFFICE, PACKAGE ROOM, MAIL HALL, EXERCISE): 1 EXIT REQUIRED AND 2 EXITS PROVIDED. 15 PEOPLE EXIT DISCHARGE THRU THEIR OWN VEST. & DOOR 6-DD/ 7-DD.

COMMERCIAL (RESTAURANT/ BUSINESS/ RETAIL/ COFFEE SHOP): OL UNKNOWN AT THIS TIME. PROVIDED AN ESTIMATED OL. 207 2 EXITS REQUIRED AND 2 EXITS PROVIDED (12-DD, 16-DD/ 17-DD). (ACTUAL OCCUPANT LOAD TO BE DETERMINED UNDER A SEPARATE FUTURE TENANT IMPROVEMENT PERMIT)

STAIR #1: CONVERGING AT GROUND 29 PEOPLE UP FROM GARAGE P1 AND 46 DOWN FROM ROOF OL: 29 + 46= 75 AT STAIR LANDING. EGRESS THRU DOOR 4-ED INTO EXIT PASSAGE G-03 AND OUT THRU DOOR 6-DD.
EXIT PASSAGEWAY G-03: CONVERGING: 75 FROM STAIR #1 AND 23 FROM G-01 PARKING: OL 75 + 23 = 98.

STAIR #2: AT GROUND 86 PEOPLE ENTER STAIR. 2 DOORS INTO STAIRWAY FOR POSSIBLE DIVISION INTO 2 COMMERCIAL SPACES. THIS OL CONTINUES DOWN TO P2.
EXIT PASSAGEWAY P2-07: CONVERGING: 86 FROM STAIR #2 AND 27 FROM P2-01 PARKING : OL: 86 + 27 = 113



PLAN N

GROUND FLOOR EGRESS NOTES:

1. GROUND LEVEL HAS EXIST MASONRY WALL W/ NO OPENINGS ON NORTH & SOUTH SIDES. SEE STRUCTURAL FOR CONSTRUCTION OF NEW CONC. WALL SEE CIVIL FOR SITEWORK & FILL.
2. NORTH HALF OF GROUND LEVEL HAS EXIST. RETAINING WALL ON WEST SIDE. SEE CIVIL AND STRUCTURAL FOR DETAILS OF THIS WORK.
3. DECORATIVE STEEL GRILL AND GATE W/ PANIC HARDWARE
4. INSTALL BARRIER TO PREVENT DOWNWARD EGRESS IN STAIR #1 AT GROUND FLOOR
5. DOORS 16-ED AND 17-ED PROVIDE ACCESS INTO STAIR #2. THIS ALLOWS COMMERCIAL SPACE TO BE SPLIT INTO 2 SPACES.
6. OPENING IN EXTERIOR WALL W/ VEHICLE BARRIER AND GUARDRAIL
7. 3 STORY HIGH SPACE FOR TPU ACCESS TO ELECTRICAL TRANSFORMER

Ground Floor - Exiting Plan

SCALE: 1/16" = 1' -0"

REGISTERED ARCHITECT 9701 DAVID L DeCHANT JR STATE OF WASHINGTON
DAVID L. DeCHANT JR.

Casey + DeChant Architects, LLC Architecture And Planning
C D A

REVISIONS THIS SHEET
04/18/2023 Code Review Comments
1 2 3 4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
Ground Floor - Exiting Plans

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : 1

N:\Acad\jobs-17\17-010 St. Helens Mixed Use\Arch\A0.1c-EXITING PLANS-062922.dwg, 4/17/2023 8:45:54 AM

RESIDENTIAL FLOOR OCCUPANT LOAD CALCULATION

	FLOOR 1						FLOORS 2 - 5		
UNIT	SF	DECK	TOTAL	OC	OLF	OL	DECK	TOTAL	OL
APT 101	817	190	1007	5	200	5.0	46	863	4.3
APT 102	602	77	679	5	200	3.4	62	664	3.3
APT 103	866	43	909	5	200	4.5	43	909	4.5
APT 104	866	43	909	5	200	4.5	43	909	4.5
APT 105	602	85	687	5	200	3.4	62	664	3.3
APT 106	817	46	863	5	200	4.3	46	863	4.3
APT 107	460	16	476	5	200	2.4	16	476	2.4
APT 108	460	16	476	5	200	2.4	16	476	2.4
APT 109	821	49	870	5	200	4.4	45	866	4.3
APT 110	870	48	918	5	200	4.6	35	905	4.5
APT 111	602	85	687	5	200	3.4	85	687	3.4
APT 112	602	85	687	5	200	3.4	85	687	3.4
APT 113	870	48	918	5	200	4.6	35	905	4.5
APT 114	821	190	1011	5	200	5.1	49	870	4.4
APT 115	460	85	545	5	200	2.7	16	476	2.4
APT 116	460	85	545	5	200	2.7	16	476	2.4
APT TOTAL	10996	1191	12187			60.9	700	11696	58.5
STORAGE	240		240	11		0		240	0
CORR	1170		1170	12		0		1170	0
STAIR	328		328	12		0		328	0
ELEVATOR	63		63	12		0		63	0
MISC RM	106		106	11		0		106	0
VENT SHFT	81		81	12		0		81	0
TOTAL OTHER AREAS			1988			0		1988	0
STORY GROSS SF			14175			61		13684	59

FLOORS 2 THRU 5 OCCUPANT LOAD CALCULATION

UNITS X01, X14, X15, X16: DECKS ARE SMALLER THAN DECKS FOR UNITS 101, 114, 115, 116 ON FLOOR 1. DECKS FOR THE OTHER UNITS ARE THE SAME SIZE.
THIS REDUCED THE AREA FOR FLOORS 2 THRU 5, AND REDUCED THE OL BY 2.

MEANS OF EGRESS FROM FLOORS 1 THRU 5

NUMBER OF EXITS REQUIRED & PROVIDED:

SPACE	OL	REQ'D #	PROV'D #
FLOOR 1	60	2	2
FLOORS 2 - 5	58	2	2

FLOOR 1: OL EVENLY DIVIDED BETWEEN 1-ED & 3-ED: 31 EACH
FLOORS 2 -5: OL EVENLY DIVIDED BETWEEN 1-ED & 3-ED: 30 EACH

MEANS OF EGRESSS - FLOOR 1 THRU 5 CODE (CONT.)

STAIR #1: AT FLOOR 1: 31 PEOPLE ENTER, HOWEVER, OL 46 FROM ROOF GOVERNS REQUIRED STAIR CAPACITY TO GROUND FLOOR WHERE ALL DISCHARGE INTO EXIT PASSAGEWAY G-03. SEE A0.1d FOR CONVERGENT OL .

STAIR #2: AT FLOOR 1: 30 PEOPLE ENTER, HOWEVER, OL 46 FROM ROOF GOVERNS REQUIRED STAIR CAPACITY TO GROUND FLOOR. AT GROUND 86 PEOPLE ENTER STAIR; THIS IS THE REQUIRED OL TO P2. SEE A0.1C FOR CONVERGENT OL AT EXIT PASSAGEWAY P2-07.

FLOOR 1 THRU 5 CODE

OCCUPANCY: R-2 DWELLING UNITS
R-2 ACCESSORY STORAGE/ REFUSE

NFPA 13 FIRE SPRINKLER SYSTEM THROUGHOUT THE BUILDING

ALLOWABLE AREA: V-A & NFPA 13 FIRE SPRINKLER
R-2 SM 36,000 SF > 14,234 ACTUAL GROSS SF

CONSTRUCTION TYPE: V-A
TABLE 601 FIRE RESISTANCE BASED ON CONST.

ELEMENT	REQ'D	ACTUAL
PRIMARY STRUCT	1 HR	1 HR WD FRAME/ GWB
BEARING WALL	1 HR	1 HR WD FRAME/ GWB
NON-BG WALL	0 HR	1 HR WD FRAME/ GWB
FLOOR CONST	1 HR	1 HR WD FRAME/ GWB
ROOF CONST	1 HR	1 HR WD TRUSS/ GWB

TABLE 602 FIRE RESISTANCE BASED ON DISTANCE

EXT. WALL	DIST	FIRE R.	ACTUAL
NORTH	5'-1 1/4	1 HR	1 HR WD FRAME/ GWB
WEST	40'	0 HR	1 HR WD FRAME/ GWB
SOUTH	5'-2	1 HR	1 HR WD FRAME/ GWB
EAST	20'	1 HR	1 HR WD FRAME/ GWB

705.5 PERMITS FIRE RATING ONLY ON INTERIOR SIDE WHEN DISTANCE IS MORE THAN 10'

ALLOWED EXT WALL OPENING BASED ON DISTANCE:
TABLE 705.8 MAX EXT WALL OPNG

EXT. WALL	DIST	UP/S	ACTUAL OPNG
NORTH	5'-1 1/4	25%	23% EA. STORY
WEST	40'	NO LIMIT	44% EA. STORY
SOUTH	5'-2	25%	23% EA. STORY
EAST	20'	NO LIMIT	44% EA. STORY

FLOOR 1 THRU 5 CODE (CONT.)

FLOOR 1 THRU 5 EGRESS CAPACITY & ACTUAL OL

ELEMENT	WIDTH	OL CAP	OL ACTUAL	
1-ED	36	180	30	
2-EP	48	160	50	STAIR #1 FROM ROOF
3-ED	36	180	30	
4-EP	48	160	50	STAIR #2 FROM ROOF
5-AD	36	180	5	
6-AP	60	300	30	CORR 121 & 122
7-AP	60	300	30	CORR 123 & 124

TABLE 1017.2 MAX EXIT ACCESS TRAVEL DISTANCE W/ FS
A/ R-2 250 LF
21-AP 160 LF < 250 LF OKAY UNIT 114 ONLY
22-AP 125 LF < 250 LF OKAY
23-AP 100 LF < 250 LF OKAY

TABLE 1007.1.1 EXIT SEPARATION
MIN. EXCEPTION #2 1/3 DIAGONAL DISTANCE
DIAG. DIST = 167 LF 1/3 = 55'-8 LF
31-S1 53 LF < 55'-8 LF DOES NOT COMPLY
32-S2 72 LF > 55'-8 LF OKAY

EGRESS LEGEND

-ED EXIT DOOR
-DD EXIT DISCHARGE DOOR
-AD EXIT ACCESS DOOR
-AP EXIT ACCESS PATHWAY
-EP EXIT PATHWAY
-S1 EXIT DOOR SEPARATION IBC 1007.1.1 EXCEPTION #1 ROUTED IN 1 HR CORRIDOR. CAN BE COMBINED W/ EXCEPTION #2.
-S2 EXIT DOOR SEPARATION IBC 1007.1.1 EXCEPTION #2 DISTANCE ALLOWED TO BE REDUCED WHEN BLDG HAS NFPA 13 FIRE SPRINKLER TO ONE-THIRD OF DIAG DIST
-CP COMMON EGRESS PATHWAY
(2) EGRESS NOTES

GENERAL EGRESS NOTES

A. STAIR #1 (INTERIOR EXIT STAIRWAY) EGRESS PATHWAY IS FROM ROOF TO GROUND FLOOR AND FROM GARAGE P2 TO GROUND. THEN DISCHARGES INTO EXIT PASSAGE G-03 THRU EXTERIOR EXIT DOOR ONTO ST HELENS AVENUE. THE OL 50 FROM THE ROOF SETS MINIMUM OL FOR ROOF TO GROUND FLOOR STAIR RUN. THE P1 OL 29 SETS THE MINIMUM OL FOR P2 TO GROUND STAIR RUN. THE STAIR IS 48" WIDE (CODE MIN) W/ CAPACITY OF 160 PEOPLE.

B. STAIR #2 (INTERIOR EXIT STAIRWAY) EGRESS PATHWAY IS FROM ROOF TO GARAGE P2 DISCHARGING INTO EXIT PASSAGE P2-07 THRU EXTERIOR EXIT DOOR ONTO COURT C (ALLEY). OL 50 FROM THE ROOF SETS MINIMUM OL FOR ROOF TO GROUND FLOOR. OL 86 FROM GROUND FLOOR SETS THE MINIMUM OL FOR GROUND TO P2 RUN. THE STAIR IS 48" WIDE (CODE MIN) W/ CAPACITY OF 160 PEOPLE.

C. PROVIDE EXIT SIGNAGE COMPLYING W/ IBC SECTION 1013. INCLUDE SIGN IDENTIFYING EACH STAIR HAS ROOF ACCESS. POST MAX OCCUPANT LOAD SIGN ACCORDING TO 1004.9

D. PROVIDE MEANS OF EGRESS ILLUMINATION COMPLYING W/ IBC SECTION 1008

E. WALL FLOOR TO FLOOR UNLESS NOTED OTHERWISE (U.N.O.)

F. SEE PREVIOUS PAGE FOR OCCUPANT CATEGORIES (OC- OLF CALCULATIONS

FLOORS 1 - 5 EGRESS NOTES

(1) UNITS 101, 114, 115, AND 116 HAVE 4' W CONC. DECK RUNNING THE ENTIRE LENGTH OF THE BLDG

(2) CORRIDOR WALLS, FLOORS, CEILINGS ARE 1 HR RATED COMPLYING W/ 1007.1.1 EXCEPTION #1

(3) 1020.4 DEADEND HALLS: EXCEPTION #2: OCCUPANCY B, R-2, S & NFPA 13 ALLOWED LENGTH: 50 LF

TABLE 1006.2.1 MAX COMMON TRAVEL
R-2 F/S 125 LF 41-CP 125 LF UNIT 114
AT UNIT X14 100 LF

PENTHOUSE EGRESS NOTES

(11) OPEN SIDES OF THE ROOF DECK HAVE SUFFICIENT DISTANCE FROM ADJACENT BLDGS AND ALLEY CENTERLINE TO HAVE UNLIMITED OPENINGS

(12) HALL: 1020.4 DEADEND HALLS: EXCEPTION #2: OCCUPANCY B, R-2, S & NFPA 13 ALLOWED LENGTH: 50 LF

(13) SINGLE PLY LOW SLOPE ROOFING THAT DRAINS TO EXTERIOR WALLS

(14) 42" H. GUARDRAIL AROUND PERIMETER OF ROOF DECK

(15) MAINTENANCE ONLY ROOF ACCESS DOOR. NOT AN EXIT.

ROOF OCCUPANT LOAD CALCULATIONS

ROOF	RM #	SF	DECK	TOTAL	OC	OLF	OL
*ROOF DECK	R-01	0	1368	1368	2	15	91.2
**PENTHOUSE		1059		1059	12		
TOTAL		1059		2427			91

PENTHOUSE CODE

OCCUPANCY: A-3 ROOF DECK
A-3 ACCESSORY STORAGE/ REFUSE

NFPA 13 FIRE SPRINKLER SYSTEM THROUGHOUT BLDG

ALLOWABLE AREA: V-A & NFPA 13 FIRE SPRINKLER, A-3 SM 34,500 SF
> 2,602 ACTUAL GROSS SF

CONSTRUCTION TYPE: V-A
TABLE 601 FIRE RESISTANCE BASED ON CONST.

ELEMENT	REQ'D	ACTUAL
PRIMARY STRUCT	1 HR	1 HR WD FRAME/ GWB
BEARING WALL	1 HR	1 HR WD FRAME/ GWB
NON-BG WALL	0 HR	1 HR WD FRAME/ GWB
FLOOR CONST	1 HR	1 HR WD FRAME/ GWB
ROOF CONST	1 HR	1 HR WD TRUSS/ GWB

TABLE 602 FIRE RESISTANCE BASED ON DISTANCE

EXT. WALL	DIST	FIRE R.	ACTUAL
NORTH	32'	0 HR	1 HR WD FRAME/ GWB
WEST	86'	0 HR	1 HR WD FRAME/ GWB
SOUTH	42'	0 HR	1 HR WD FRAME/ GWB
EAST	63'	0 HR	1 HR WD FRAME/ GWB

ALLOWED EXT WALL OPENING BASED ON DISTANCE:
TABLE 705.8 MAX EXT WALL OPNG

EXT. WALL	DIST	UP/S	ACTUAL OPNG
NORTH	35'	NO LIMIT	100% DECK
WEST	86'	NO LIMIT	10% PENTHOUSE
SOUTH	46'	NO LIMIT	100% DECK
EAST	25'	NO LIMIT	100% DECK

ROOF DECK EGRESS CAPACITY & ACTUAL OL

ELEMENT	WIDTH	OL CAP	OL ACTUAL	
1-ED	36	180	50	
2-EP	48	160	50	STAIR #1
3-AD	36	180	50	
4-ED	36	180	50	
5-EP	48	160	50	STAIR #2
6-AP	60	300	50	HALL

TABLE 1017.2 MAX EXIT ACCESS TRAVEL DISTANCE W/ FS
A/ R-2 250 LF
21-AP (TO 1-ED) 16 LF < 250 LF OKAY
22-av (TO 4-EB)

TABLE 1007.1.1 EXIT SEPARATION
MIN. EXCEPTION #2 1/3 DIAGONAL DISTANCE
ROOF DIAG. DIST = 78 LF 1/3 = 26 LF
31-S1 29 LF > 26' LF OKAY
DECK DIAG DIST = 56 LF 1/3 = 18'
32-S1 23 LF > 18' LF OKAY

TABLE 1006.2.1 MAX COMMON TRAVEL DISTANCE
A F/S 75 LF 41-CP 40 LF
A F/S 75 LF 42 CP

MEANS OF EGRESS FROM ROOF

NUMBER OF EXITS REQUIRED & PROVIDED:

SPACE	OL	REQ'D #	PROV'D #
ROOF DECK	100	2	2

ROOF: OL EVENLY DIVIDED BETWEEN 1-ED & 4-ED: 46 EACH

STAIR #1: AT ROOF 46 ENTER AND GOVERNS REQUIRED STAIR CAPACITY TO GROUND FLOOR. SEE A0.1D FOR CONVERGENT OL AT EXIT PASSAGEWAY G-03.

STAIR #2: AT ROOF: 46 PEOPLE ENTER AND GOVERNS REQUIRED STAIR CAPACITY TO GROUND FLOOR. AT GROUND 86 PEOPLE ENTER STAIR; THIS IS THE REQUIRED OL TO P2. SEE A0.1C FOR CONVERGENT OL AT EXIT PASSAGEWAY P2-07.

FOR FLOORS 1-5 ELEVATIONS. 705.2 EXTERIOR WALL PROJECTION CALCULATION:

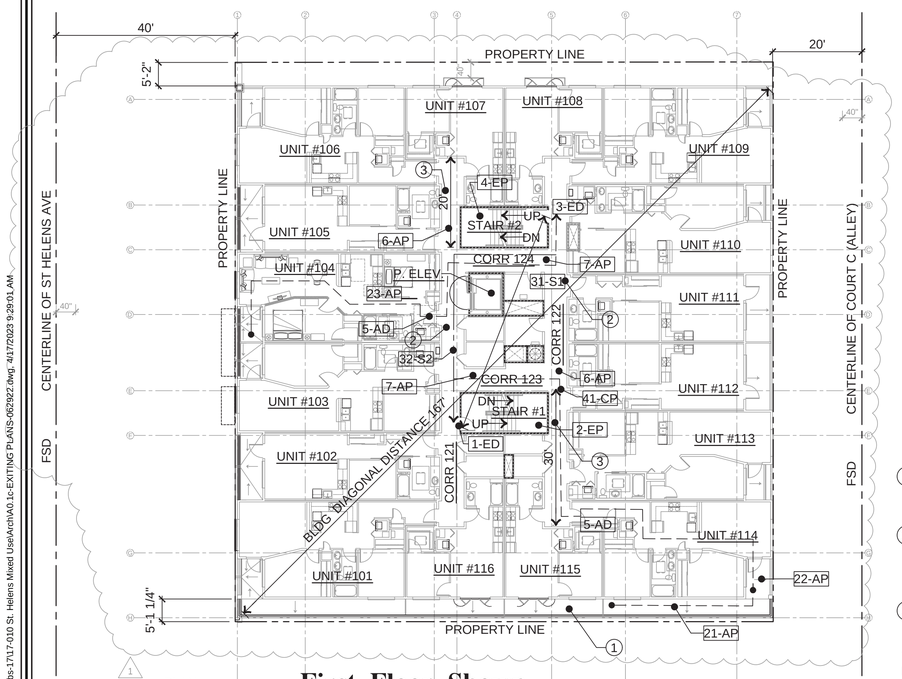
IBC 705.2 Exterior Wall Projections Calculations
St. Helens Mixed use

FIRE SEPARATION DISTANCE (FSD) DEFINITION: MEASURED FROM FACE OF EXTERIOR WALL TO PROPERTY LINE OR CENTER OF STREET, ALLEY OR PUBLIC RIGHT-OF-WAY

TABLE 705.2 SETBACK DISTANCE FROM FSD LINE TO FACE OF PROJECTION

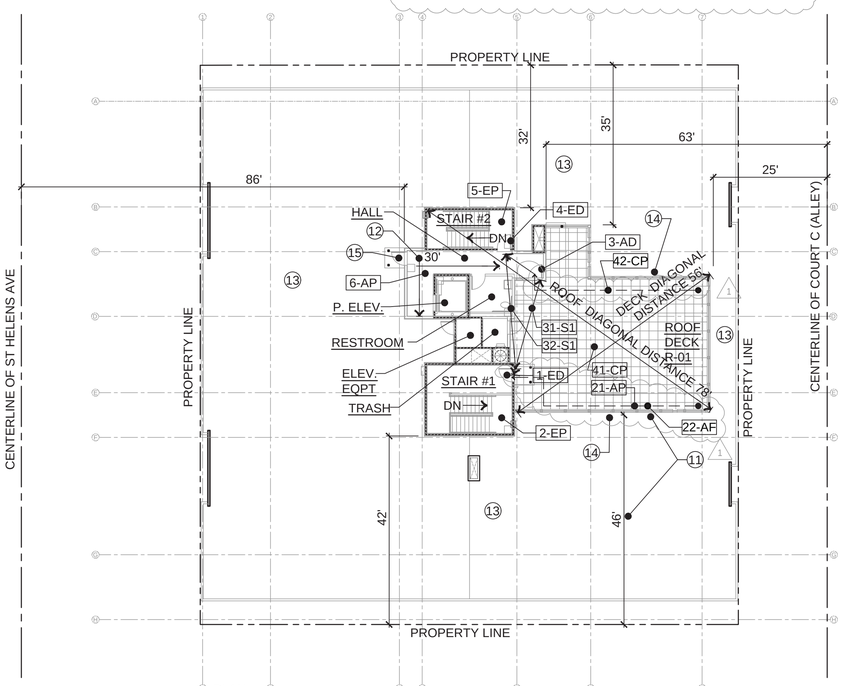
	FSD		705.2	MAX	ACTUAL
ELEVATION	LINE	FEET	SETBACK	ALLOWED	BALCONY
WEST	ST CL	40'	40"	36'-8	NA
SOUTH	PL	5'-2	40"	22"	22"
EAST	ALLEY CL	20'	40"	16'-8	NA
NORTH	PL	5'-2	40"	22"	22"

WEST & EAST ELEVATIONS DO NOT HAVE BALCONIES OR PROJECTIONS. 705.2 DOES NOT APPLY.



PLAN N

First Floor Shown
Residential Floors 1 Thru 5 - Exiting Plan
SCALE: 1/16" = 1' -0" Floors 2 Thru 5 Same



PLAN N

Penthouse/ Roof Deck - Exiting Plan
SCALE: 1/16" = 1' -0"

REVISIONS THIS SHEET
1 04/18/2023 Code Review Comments

DAVID L. DeCHANT JR. REGISTERED ARCHITECT 9701 STATE OF WASHINGTON

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
Residential Florrs & Penthouse - Exiting Plans

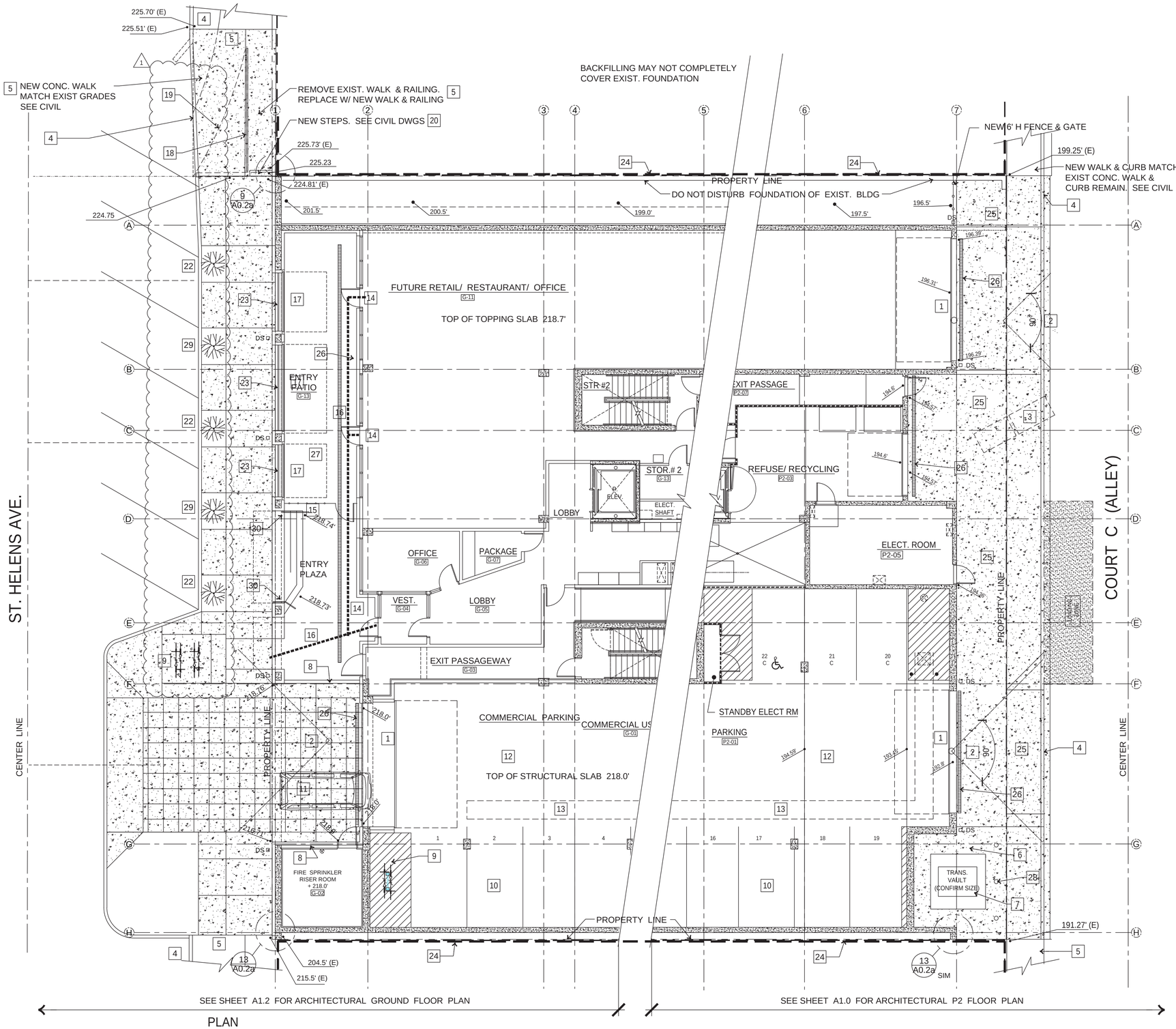
P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : –

N:\Acad\jobs-17\17-010 St. Helens Mixed Use\Arch\A0.1c-EXITING PLANS-062922.dwg, 4/17/2023 9:29:01 AM

Casey + DeChant Architects, LLC Architecture And Planning

A0.1e



PLAN N

SITE PLAN

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

SITE GENERAL NOTES

A. SEE CIVIL DRAWINGS FOR GRADES & SITE WORK.. SEE STRUCTURAL DRAWINGS FOR RETAINING WALL DETAILS & NOTES. SEE MECHANICAL DRAWINGS FOR PLUMBING DESIGN & NOTES. SEE ELECTRICAL PLANS FOR ELECTRICAL SERVICE DESIGN & NOTES.

B. PROTECT EXISTING ADJACENT BUILDINGS AND THEIR FOUNDATIONS FROM DAMAGE AND UNDERMINING, AND ADJACENT PAVEMENTS, WALKS, AND UTILITIES FROM DAMAGE.

C. OBTAIN APPROPRIATE AND REQUIRED PERMITS FOR ON-SITE AND OFF-SITE WORK.

SITE PLAN NOTES

1. 20' WIDE OVERHEAD DOOR
2. EXITING DRIVER VISION ANGLE
3. COMPACTOR CART PICK-UP LOCATION
4. NEW CURB MATCHES EXIST CURB GRADES
5. NEW WALK MATCHES EXIST. WALK GRADES
6. BOTTOM OF FLOOR SLAB ABOVE AT ELEVATION 230.5' (38.3' ABOVE GRADE)
7. 8' SQ. VAULT TOP FOR 1,500 kva TRANSFORMER
8. CONC. VEHICLE BARRIER
9. SHORT TERM INVERTED "U" BIKE RACKS
10. 8'-6" MIN. STANDARD STALL WIDTH - TYP.
11. 20' DEEP VEHICLE STACKING SPACE FROM CLOSED DOOR
12. PROVIDE ELECTRIC VEHICLE (EV) CHARGING STATION INFRASTRUCTURE AND SYSTEM CAPACITY FOR AT LEAST 20% OF PARKING STALLS, DISTRIBUTED BETWEEN EACH GARAGE LEVEL AND AT LEAST (1) ACCESSIBLE STALL. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
13. EXHAUST COLLECTION DUCT @ CEILING . SEE MECHANICAL PLANS
14. PUBLIC ACCESS ENTRANCES
15. DECORATIVE STEEL GRILL AND GATE WITH PANIC HARDWARE
16. ACCESSIBLE ROUTE TO PUBLIC ENTRIES
17. GLAZED O.H. GARAGE DOORS INSIDE OF OPENINGSBETWEEN COLUMNS
18. EXISTING RETAINING WALL w/ GUARDRAIL TO BE REMOVED. SEE CIVIL DRAWINGS
19. EXISTING WALK TO BE REMOVED. SEE CIVIL DWGS
20. NEW TRANSITION STEPS IN NEW WALK
21. (3) SMALL STREET TREES 1/2" CAL. "HIMALAYAN BIRCH"
22. NEW 12' W. WALK WIDTH (10' MIN WIDTH)
23. CONC. WALL STEPS UP w/ WALK - 12" MIN. WALL HT. ABOVE WALK W/ SLOPING GUARDRAIL AT OPENINGS AT 42" ABOVE WALK
24. PROTECT EXISTING BUILDING AND ITS FOUNDATION FROM DAMAGE/ STRUCTURAL UNDERMINING
25. NEW CONCRETE PAVEMENT. SEE STRUCTURAL DWGS
26. NEW TRENCH (STRIP) DRAIN CONNECTED TO SANITARY SEWER
27. CONCRETE TOPPING SLAB IN ENTRY PATIO & PLAZA
28. STEEL BOLLARDS. SEE CIVIL DWGS.
29. (2) STREET TREES - 1 1/2" PAPERBACK MAPLE"
30. STEPS DOWN INTO ENTRY PLAZA W/ HAND RAIL EACH SIDE

SITE PLAN SYMBOLS

- 1 — SITE PLAN NOTES
- XX.XX' — NEW POINT ELEVATIONS
- XX.XX (E) — EXIST POINT ELEVATIONS

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L DeCHANT JR.

REVISIONS THIS SHEET

1 2 3 4

04/18/2023 Code Review Comments

St. Helens Mixed Used Development

605 St. Helens Avenue Tacoma, Washington

SITE PLAN

PROJECT NO. : 17 - 010

DRAWN BY : DLD

ISSUE DATE : 11/07/2022

LATEST REV. THIS SET : 1

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

N:\Acad\jobs-17\17-010 St. Helens Mixed Use\Arch\A0.2.dwg, 4/18/2023 9:31:15 AM

ABBREVIATIONS

AFF	ABOVE FINISH FLR
ASPH	ASPHALT
ASSEM.	ASSEMBLY
BD.	BOARD
BLDG.	BUILDING
BLKG	BLOCKING
BM.	BEAM
BSMT.	BASEMENT
BTWN	BETWEEN
CPT	CARPET
CLG	CEILING
COL	COLUMN
CONC.	CONCRETE
CJ	CONTROL JOINT
D	CLOTHES DRYER
DET	DETAIL
DS	DOWNSPOUT
DW	DISHWASHER
DR	SWING DOOR
EA.	EACH
EJ	EXPANSION JT
ELEV.	ELEVATION
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
FC	FIBER CEMENT SIDING & TRIM
FF	FINISH FLOOR
FH.	FIRE HYDRANT
FLR	FLOOR
FLRG	FLOORING
FX-FLSHG	FLEXIBLE SELF-ADHERING MEMBRANE FLSHG
FLSHG	FLASHING
FTG.	FOOTING
GALV.	GALVANIZED
GSB	GYP SHTHG BD
GWB	GYPSUM WALL BD
GYP	GYUPSUM
H.	HIGH
HFW	HIGH FOUNDATION WALL
HGR	HANGER
HORIZ.	HORIZONTAL
HPS	HIGH PRESSURE SODIUM LIGHT
HTR	HEATER
HVAC	HEATING VENT/ AIR CONDITIONING UNIT
IMPREG	IMPREGNATED
INSUL	INSULATION
INT.	INTERIOR
IWS	ICE/ WATER SHIELD MEMB
JT	JOINT
LAV	LAVATORY
LED	LIGHT EMITTING DIODE FIXTURES
LVT	LUXURY PLANK VINYL TILE
MAX	MAXIMUM
MEMB	MEMBRANE
MFR.	MANUFACTURER
MIN	MINIMUM
MTD	MOUNTED
MTL	METAL
O/	OVER
OC	ON CENTER
OPP HD	OPPOSIT HAND
O/H.	OVERHEAD
OSB	ORIENTED STRAND BD
PL	PLATE
PLYWD	PLYWOOD
PT	PRESSURE TREATED WD FOR RESISTANCE TO WATER DECAY
REF	REFRIGERATOR
R/S	ROUGH SAWN
SHR	SHEAR
SHT	SHEET
SHTG	SHEATHING
SV	SHEET VINYL FLOORING
SIM	SIMILAR
SGD	SLIDING GLASS DOOR
SF	SQUARE FEET
ST-FLSHG	STRETCHABLE SELF-ADHERING MEMBRANE FLSHG
TYP	TYPICAL
TV	TELEVISION
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
VCT	VINYL COMP TILE FLOORING
W	CLOTHES WASHER
W/	WITH
W/C	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITHOUT
WP	WATERPROOFING MEMBRANE
WPM	WATERPROOFING MASTIC
WRB	WEATHER RESISTIVE BARRIER

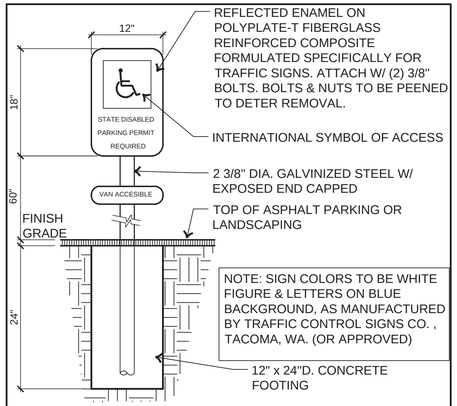
DEFINITIONS

PROVIDE: AS USED HEREIN, MEANS "FURNISH AND INSTALL, AND PAY FOR, COMPLETE IN PLACE" WITH LABOR, MATERIAL, ACCESSORIES, FASTENERS, CONNECTIONS, AND OTHER ITEMS NECESSARY TO BE FULLY OPERATIONAL AND PROPERLY INSTALLED FOR THE INTENDED USE.

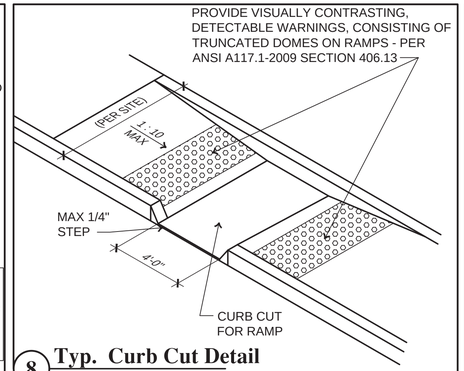
FURNISH: AS USED HEREIN, MEANS "INSTALL, PURCHASE, PAY FOR, RECEIVE AND/ OR STORE THE MATERIAL, ITEM OR EQUIPMENT AT THE SITE, AND INSTALLATION OR ERECTION" INCLUDING ACCESSORIES, FASTENERS, CONNECTIONS, AND OTHER ITEMS NECESSARY TO BE FULLY OPERATIONAL AND PROPERLY INSTALLED.

INSTALL: AS USED HEREIN, MEANS "FURNISH, PAY FOR, AND DO ALL WORK NECESSARY FOR INSTALLING AND/ OR ERECTING AND/ OR CONNECTING THE ITEM OR MATERIAL COMPLETE IN PLACE, AND FURNISH", INCLUDING LABOR OF ANY TRADE REQUIRED FOR A COMPLETE INSTALLATION. INCLUDES INSPECTIONS, CORRECTIONS, AND ADJUSTMENTS OF PREVIOUS WORK UPON WHICH THIS WORK IS TO BE INSTALLED.

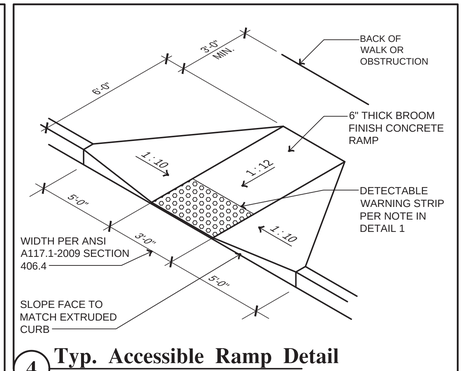
IN ALL CASES, EACH AND EVERY ITEM, MATERIAL OR EQUIPMENT SHALL BE INSTALLED OR ERECTED OR CONNECTED OR APPLIED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS.



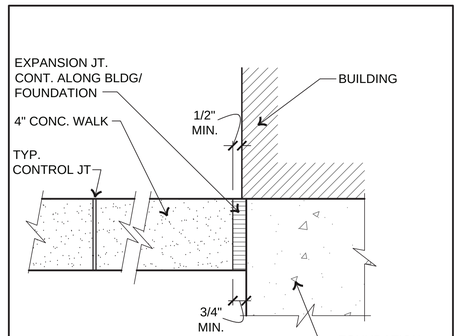
12 Typ. Accessible Parking Sign
SCALE: N.T.S.



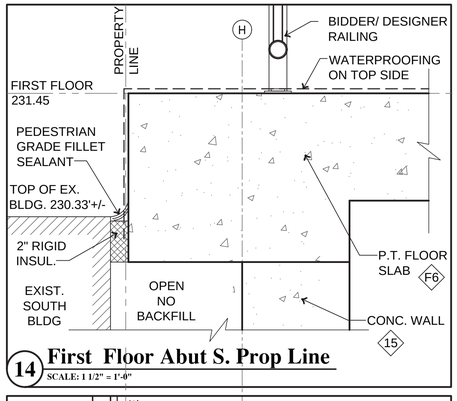
8 Typ. Curb Cut Detail
SCALE: N.T.S.



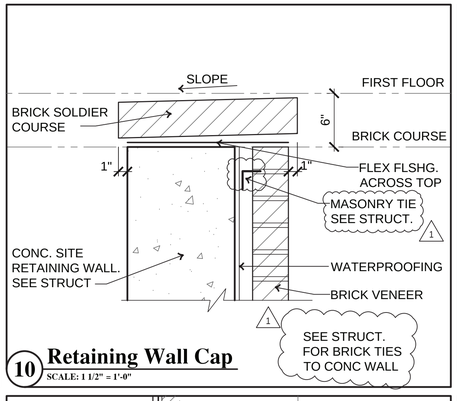
4 Typ. Accessible Ramp Detail
SCALE: N.T.S.



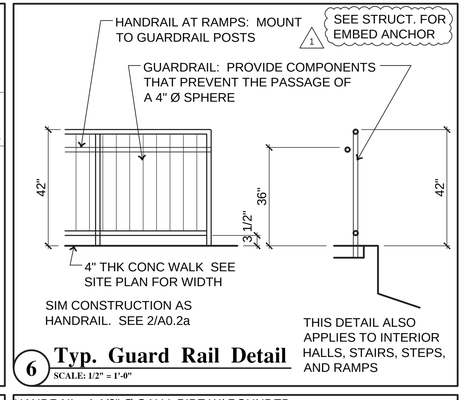
3 Typ. Walk @ Building
SCALE: 3" = 1'-0"



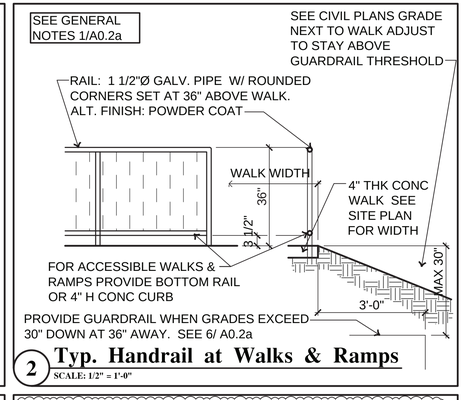
14 First Floor Abut S. Prop Line
SCALE: 1 1/2" = 1'-0"



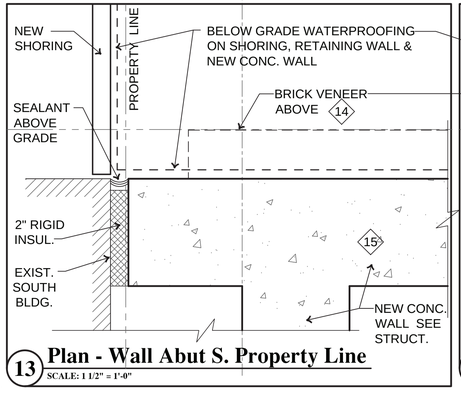
10 Retaining Wall Cap
SCALE: 1 1/2" = 1'-0"



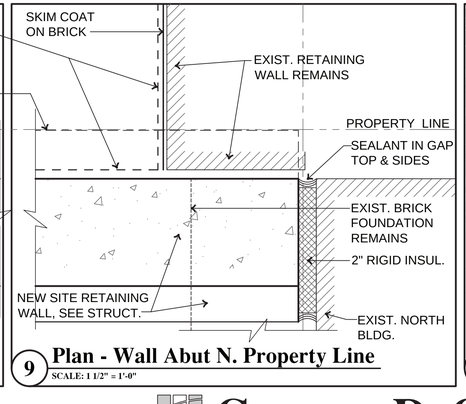
6 Typ. Guard Rail Detail
SCALE: 1/2" = 1'-0"



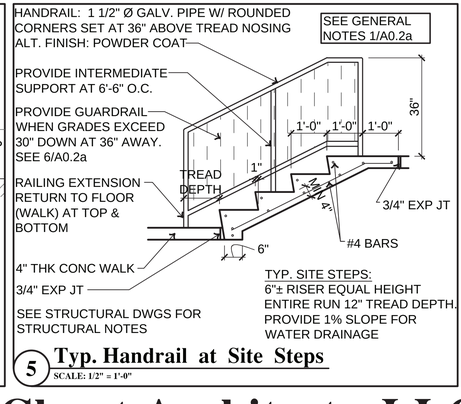
2 Typ. Handrail at Walks & Ramps
SCALE: 1/2" = 1'-0"



13 Plan - Wall Abut S. Property Line
SCALE: 1 1/2" = 1'-0"



9 Plan - Wall Abut N. Property Line
SCALE: 1 1/2" = 1'-0"



5 Typ. Handrail at Site Steps
SCALE: 1/2" = 1'-0"

HANDRAILS & GUARDRAILS ARE BIDDER/ DESIGNER WITH STRUCT. ANALYSIS AND SUBMIT TO AHJ AS DEFERRED SUBMITTAL. DESIGN INPUT AND ACCEPTANCE FROM THE OWNER. 1

COMPLY W/ CURRENT GOVERNING IBC REQUIREMENTS FOR HANDRAIL. HANDRAIL EXTENSIONS: SHALL RETURN TO A WALL, GUARD, LANDING, FLOOR OR CONTINUOUS W/ ADJACENT FLIGHT OF STAIRS."

COMPLY W/ CURRENT GOVERNING IBC REQUIREMENTS FOR GUARD RAIL WHEN THE GRADE NEXT TO THE STEPS OR WALK IS MORE THAN 30" LOWER. MOUNT HANDRAIL TO GUARD RAIL SUPPORT. SEE 6/A0.2a

SEE STAIR SECTIONS FOR RISER & TREAD DIMENSIONS AND FOR HANDRAIL & GUARDRAIL LOCATIONS. SEE DETAIL 6/A0.2a FOR TYPICAL GUARDRAIL DETAIL. SEE S3.8 DETAIL 10 FOR CONCRETE SLAB EMBED. 1

A WALK HAVING A SLOPE LESS THAN 5% OR 1:20 IS NOT A RAMP

1 Typ. Step, Walk, and Ramp Notes
SCALE: 1/2" = 1'-0"

DAVID L DeCHANT JR.
REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON

REVISIONS THIS SHEET
1 2 3 4
04/18/2023 Code Review Comments

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
SITE DETAILS / ABBREVIATIONS

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. : -
THIS SET : -

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

C D A Casey + DeChant Architects, LLC Architecture And Planning

A0.2a

2018 WASHINGTON STATE ENERGY CODE FOR PROPOSED INSULATION VALUES AND ENERGY EFFICIENCY OPTIONS
WASHINGTON STATE BUILDING CODE ADOPTION AND AMENDMENT OF THE 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE

BUILDING AIR LEAKAGE TESTING

2018 WASHINGTON STATE ENERGY CODE (WSEC) SECTIONS C402.5.2 AND R402.4.1.2 REQUIRES COMMERCIAL AND RESIDENTIAL BUILDINGS TO BE TESTED FOR AIR LEAKAGE.



TESTING BY A THIRD PARTY WITH APPROVED BLOWER DOOR DEVICE WHICH CONSISTS OF A LARGE FAN, A FRAME AND PANEL. A MANOMETER (PRESSURE GAUGE) IS USED TO READ BUILDING AND FAN PRESSURES.

WSEC STATES THAT THE TEST MAY BE PERFORMED ANY TIME AFTER ROUGH- IN AND AIR BARRIER IS INSTALLED. ALL PENETRATIONS IN THE BUILDING ENVELOPE MUST BE SEALED INCLUDING THOSE FOR UTILITIES, PLUMBING, ELECTRICAL, VENTILATION, AND COMBUSTION APPLIANCES.

TO CONDUCT THE TEST:

1. REVIEW THE FOUR TEST PARAMETERS. DETERMINE WHICH ONE IS APPLICABLE FOR THE BUILDING BEING TESTED.
2. REVIEW THE ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS. DETERMINE IF TESTING FOR STANDARD OR REDUCED ALLOWABLE MAXIMUM LEAKAGE.
3. NOTE THE DEPRESSURIZATION PASCALS AND LEAKAGE RATE UNITS (CFM OR AIR CHANGES).
4. CLOSE ALL WINDOWS, DOORS, FIREPLACES AND STOVE DOORS
5. CLOSE ALL DAMPERS INCLUDING EXHAUST, INTAKE, MAKE-UP AIR, BACKDRAFT, AND FLUE DAMPERS. DAMPERS IN BATH FANS WILL BE SUCKED CLOSED DURING DEPRESSURIZATION, THEREFORE, DO NOT NEED TO BE SEALED CLOSED.
6. MAKE SURE PLUMBING TRAPS ARE FILLED WITH WATER.
7. LEAVE DOORS BETWEEN HEATED AREAS OPEN.
8. OPEN ACCESS HATCHES TO CONDITIONED ATTICS AND/ OR CRAWL SPACES.
9. SEAL EXTERIOR OPENINGS FOR CONTINUOUSLY OPERATING VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS.
10. TURN OFF HEATING AND COOLING SYSTEMS, BUT DO NOT SEAL SUPPLY OR RETURN REGISTERS.
11. ADJUST ALL COMBUSTION APPLIANCES SO THEY WILL NOT TURN ON DURING THE TEST.
12. INSTALL AND OPERATE THE BLOWER DOOR DEVICE AT AN EXTERIOR DOOR OPENING ACCORDING TO THE MANUFACTURER'S LATEST WRITTEN INSTRUCTIONS.
13. DEPRESSURIZE THE BUILDING TO THE PREDETERMINED PASCALS

WSEC REQUIRES R-2/ R-3 BUILDINGS (3 STORIES OR LESS) TO PASS THE RESIDENTIAL TEST PARAMETERS. IF BUILDING FAILS THE TEST, DO A VISUAL INSPECTION OF THE AIR BARRIER INSTALLATION, MAKE THE CORRECTIONS, AND RE-TEST. REPEAT UNTIL BUILDING PASSES.

WSEC REQUIRES R-2/ R-3 BUILDINGS (4 STORIES OR MORE) TO PASS THE COMMERCIAL TEST PARAMETERS. TEST RESULTS BETWEEN 0.25 AND 0.40 CFM REQUIRE A VISUAL INSPECTION OF THE AIR BARRIER WITH CORRECTIVE MEASURES, AND SEPARATE REPORT. TEST RESULTS OVER 0.40 CFM WILL NOT BE ACCEPTED. RE-TEST. REPEAT UNTIL BUILDING PASSES.

PREPARE WSEC COMPLIANCE CERTIFICATE OF THE TEST RESULTS AND SEND TO OWNER, BUILDING OFFICIAL, AND ARCHITECT. PROVIDE DOCUMENTATION OF THE TEST TO OWNER & ARCHITECT, AND WHEN REQUESTED BY BUILDING OFFICIAL.

WATER PENETRATION FIELD TESTING

PASS WASHINGTON STATE HOUSE BILL 1848 REQUIRED WATER PENETRATION RESISTANCE TEST FOR COMPLETED INSTALLATION OF EXTERIOR OPENING ASSEMBLIES.

TEST IN ACCORDANCE WITH ASTM E 1105-15. MINIMUM 4 TEST CYCLES OF 5 MINUTES AT PRESSURE AND 1 MINUTE AT RELEASED PRESSURE.

TEST PRESSURE: MIN 3.0 PSF OR MANUF'R'S STATED WATER TEST PRESSURE
PASSING RESULT: NO WATER LEAKAGE
RE-DO INSTALLATION & RE-TEST UNTIL INSTALLATION PASSES

WINDOWS: MIN 1 PER BLDG MIN 1 EACH OPERABLE TYPE
SLIDING GLASS DOORS: MIN 1 PER BLDG AND 1 EACH SIZE
EXTERIOR HM DOORS: MINIMUM 1 PER BLDG
EXTERIOR STOREFRONT DOORS: MIN 1 PER BLDG
EXTERIOR UNIT ENTRY DOORS (GARDEN STYLE BLDGS):
MIN PER BLDG 1 EACH FLOOR (WHEN POSSIBLE SELECT FACING PREVAILING WINDS)

SUBMIT TEST RESULT REPORT TO OWNER, ARCHITECT, AND BUILDING OFFICIAL

BUILDING AIR LEAKAGE TEST PARAMETERS

R-2/ R-3 BUILDINGS 3 STORIES OR LESS

2018 WSEC SECTION R402.4.1 ALLOWS R-2/ R-3 BUILDINGS 3 STORIES ABOVE GRADE OR LESS TO COMPLY WITH THE RESIDENTIAL REQUIREMENTS FOR AIR LEAKAGE.

BUILDINGS TO BE TESTED AND PASS THE STANDARD MAXIMUM LEAKAGE RATE OR THE REDUCED AIR LEAKAGE RATE AS NOTED.

BUILDING AIR LEAKAGE TEST PARAMETERS #1:
R-2/ R-3 BUILDINGS WITH NON-CONDITIONED CORRIDOR (GARDEN STYLE)
TEST EACH UNIT. (JURISDICTION MAY ALLOW SAMPLING) FOR CFM LEAKAGE
TEST ACCORDING TO R402.4.1.2 AND ASTM E779
STANDARD MAXIMUM LEAKAGE RATE: 0.40 CFM/ SF UNDER PRESSURE DIFFERENTIAL OF 0.2 INCHES OF WATER (50PA). SF IS THE APARTMENT UNIT PERIMETER AREA, INCLUDING WALLS, FLOOR AND CEILING OF ADJACENT SIDE, ABOVE, AND BELOW UNITS. OPEN WINDOWS IN ADJACENT UNITS. CLOSE WINDOWS IN UNIT BEING TESTED.
FOR REDUCED BUILDING LEAKAGE RATE SEE PROPOSED ENERGY EFFICIENCY OPTIONS

SEE MAXIMUM ALLOWED AIR LEAKAGE

BUILDING AIR LEAKAGE TEST PARAMETER #2:
R-2/ R-3 BUILDINGS WITH CONDITIONED CORRIDORS.
TEST THE WHOLE BUILDING ALL AT ONCE FOR AIR CHANGES PER HOUR
TEST ACCORDING TO R402.4.1.2 AND ASTM E779
STANDARD MAXIMUM LEAKAGE RATE: 5 ACH AT 50 PA
ACH50 = (CFM50 x 60)/ VOLUME
FOR REDUCED BUILDING LEAKAGE RATE SEE PROPOSED ENERGY EFFICIENCY OPTIONS

EXAMPLE : DETERMINE ACTUAL AIR CHANGES
ACH50: AIR CHANGES PER HOUR AT -50 Pa
CFM50 x 60: CONVERTS CFM TO CUBIC FEET PER HR
VOLUME: UNIT AREA x CEILING HEIGHT (8.5)

2,000 sf BUILDING WITH 750 CFM
ACH50 = (750 x 60) / (2000 x 8.5)
ACH50 = 45,000/ 17,000 = 2.6 AIR CHANGES PER HR

ACTUAL AIR CHANGES PER HOUR: 2.6
MAXIMUM AIR CHANGES ALLOWED: SEE PROPOSED ENERGY EFFICIENCY OPTIONS

R-2/ R-3 BUILDINGS 4 STORIES OR MORE

2018 WSEC SECTION C402.5.1.2 REQUIRES R-2/ R-3 BUILDINGS 4 STORIES ABOVE GRADE OR MORE TO COMPLY WITH THE COMMERCIAL REQUIREMENTS FOR AIR LEAKAGE.

BUILDINGS TO BE TESTED AND PASS THE STANDARD MAXIMUM LEAKAGE RATE OR THE REDUCED AIR LEAKAGE RATE AS NOTED

BUILDING AIR LEAKAGE TEST PARAMETERS #3:
R-2/ R-3 BUILDINGS WITH NON-CONDITIONED CORRIDOR (GARDEN STYLE)
TEST EACH UNIT (JURISDICTION MAY ALLOW SAMPLING) FOR CFM LEAKAGE.
TEST ACCORDING TO C402.5.1.2 AND ASTM E779
STANDARD MAXIMUM LEAKAGE RATE: 0.25 CFM/ UNIT ENVELOPE AREA (SF) UNDER PRESSURE DIFFERENTIAL OF 0.3 INCHES OF WATER (75PA). SF IS THE APARTMENT UNIT PERIMETER AREA, INCLUDING WALLS, FLOOR AND CEILING OF ADJACENT SIDE, ABOVE, AND BELOW UNITS. OPEN WINDOWS IN ADJACENT UNITS. CLOSE WINDOWS IN UNIT BEING TESTED.
FOR REDUCED BUILDING LEAKAGE RATE SEE PROPOSED ENERGY EFFICIENCY OPTIONS

SEE MAXIMUM ALLOWED AIR LEAKAGE

BUILDING AIR LEAKAGE TEST PARAMETERS #4:
R-2/ R-3 BUILDINGS WITH CONDITIONED CORRIDOR
TEST WHOLE BUILDING ALL AT ONCE FOR CFM LEAKAGE
TEST ACCORDING TO C402.5.1.2 AND ASTM E779
STANDARD MAXIMUM LEAKAGE RATE: 0.25 CFM/ BUILDING ENVELOPE AREA (SF) UNDER PRESSURE DIFFERENTIAL OF 0.3 INCHES OF WATER (75PA). SF IS THE BUILDING EXTERIOR ENVELOPE AREA., INCLUDING WALLS, GROUND FLOOR, ROOF, AND SOFFIT UNDER CONDITIONED SPACES. WINDOWS AND DOORS CLOSED.
FOR REDUCED BUILDING LEAKAGE RATE SEE PROPOSED ENERGY EFFICIENCY OPTIONS

SEE MAXIMUM ALLOWED AIR LEAKAGE

MAXIMUM ALLOWED AIR LEAKAGE

THIS PROJECT IS PROPOSING TO COMPLY WITH THE STANDARD AIR LEAKAGE RATE WHICH IS:	0.25	CFM/ SF

SF IS THE AREA OF THE HORIZONTAL AND VERTICAL SURFACES SEPARATING THE INTERIOR CONDITIONED SPACES FROM THE UNCONDITIONED. THIS IS THE SIX SURFACES OF THE CUBE - WALLS, ROOF, AND SLAB (FOUNDATION OR FLOOR).

VERTICAL SURFACES	WALL PERIMETER LF	FLOOR HGT	EXT. AREA SF	ALLOWED LEAKAGE CFM
ELEVATOR	107	7.75	829.3	207.3
PENTHOUSE	36	8.1	291.6	72.9
5TH FLOOR	539	9.1	4904.9	1226.2
4TH FLOOR	539	8.9	4797.1	1199.3
3RD FLOOR	539	8.9	4797.1	1199.3
2ND FLOOR	539	8.9	4797.1	1199.3
1ST FLOOR	539	8.9	4797.1	1199.3
GROUND FLOOR	374	12.75	4768.5	1192.1
P1 FLOOR	85	13.2	1122.0	280.5
P2 FLOOR	85	10.7	909.5	227.4
VERTICAL TOTAL			32,014.2	8,003.5

PERIMETER LF IS MEASURED ON THE UNCONDITIONED SIDE OF WALLS SEPARATING CONDITIONED SPACES FROM UNCONDITIONED SPACES. THEY MAY BE EXTERIOR WALLS OR INTERIOR WALLS SEPARATING PARKING FROM OFFICES.

GROUND FLOOR LEASE SPACE'S EXTERIOR WALLS ARE UNFINISHED ON THE INTERIOR SIDE FOR THIS PERMIT, HOWEVER, THEY ARE INCLUDED IN THE PERIMETER AREA IN DETERMINING THE ALLOWABLE AIR LEAKAGE.

HORIZONTAL SURFACES	AREA SF	ALLOWED LEAKAGE CFM
ROOF OVER CONDITIONED SPACE	12984.0	3246.0
FLOOR CONDITIONED SPACE OVER UNCONDITIONED	13186.0	3296.5
HORIZONTAL TOTAL	26,170.0	6,542.5

HORIZONTAL AREA IS THE FLOOR OR ROOF AREAS SEPARATING CONDITIONED SPACES FROM UNCONDITIONED SPACES. DECK AND PATIO AREAS ARE EXCLUDED.

SUMMARY	AREA SF	CFM
BLDG TOTAL	58,184.2	14,546.0
REVIEW TESTING PROCEDURES W/ BLDG OFFICIAL AND TESTING AGENCY. INSPECT WORK TO DETERMINE WHEN THE BUILDING WILL BE READY FOR THE TESTING TO MEET OR BE LESS THAN THE MAXIMUM ALLOWED CFM :		**14,546.0**

WATER PENETRATION TEST PRESSURE

USE WINDOW MANUFACTURER'S STATED WATER TEST PRESSURE. IF UNAVAILABLE, USE 15% OF THE STATED DESIGN PRESSURE RATING. WINDOW MANUFACTURER TO ADJUST THE WINDOW DESIGN PRESSURE RATING AND WATER TEST PRESSURE TO BE BASED ON THE STRUCTURAL ENGINEER'S WIND PRESSURE RATING USED IN THEIR STRUCTURAL DESIGN.

WINDOW SUBMITTAL TO IDENTIFY DESIGN PRESSURE AND WATER TEST PRESSURE FOR EACH WINDOW AND SLIDING GLASS DOOR TYPE.

TEST SWING DOOR AT THE SAME PRESSURE RATING AS WINDOWS

PROPOSED ENERGY EFFICIENCY OPTIONS

COMMERCIAL

WSEC C406 ENERGY EFFICIENCY PACKAGES

C406.1 PROVIDE ADDITIONAL ENERGY EFFICIENCY CREDITS SELECTED FROM TABLE C406.1 AS TO ACHIEVE THE MINIMUM NUMBER OF CREDITS:

REQUIRED MINIMUM CREDITS: 6

OCCUPANCY FLOORS 1 THROUGH 5 AND PENTHOUSE GROUP R-2 PROPOSED EFFICIENCY CREDITS :	
OPTION #3: REDUCED LIGHTING POWER TO 80%	3
OPTION #4: DEDICATED OUTDOOR AIR SYSTEM	4
TOTAL PROPOSED CREDITS	**7**

OCCUPANCY FLOORS P1, P2, AND GROUND GROUP B PROPOSED EFFICIENCY CREDITS :	
OPTION #3: REDUCED LIGHTING POWER TO 80%	4
OPTION #4: DEDICATED OUTDOOR AIR SYSTEM	4
TOTAL PROPOSED CREDITS	**8**

SUMMARY: TOTAL PROPOSED ENERGY EFFICIENCY CREDITS FOR BOTH OCCUPANCIES EXCEED THEIR MINIMUM.

NOTE: WITHIN EACH OCCUPANCY IT IS PERMISSIBLE TO AVERAGE CREDITS BY WEIGHTED AREA TO MEET THE MINIMUM REQUIRED.

FUTURE LEASE SPACE ENERGY EFFICIENCY PACKAGES

AS PART OF COMPLYING WITH THE ENERGY CODE THIS PROJECT NEEDED TO PROVIDE AND ACHIEVE ADDITIONAL ENERGY CREDITS FROM TABLE C406.1. ABOVE ARE THE CREDITS USED FOR THE ENTIRE BUILDING EXCLUDING THE LEASE SPACE.

THE FUTURE LEASE SPACE IS PART OF THE GROUP B OCCUPANCY. TENANT IMPROVEMENT PERMIT AND CONSTRUCTION NEEDS TO SELECT AND IMPLEMENT CREDIT OPTIONS APPROPRIATE FOR ITS PROPOSED USE.

THE TENANT IMPROVEMENT PROJECT NEEDS TO MEET OR EXCEED THE MINIMUM NUMBER OF CREDITS (6).

PROPOSED BUILDING CONSTRUCTION

GENERAL BUILDING:

3 STORY CONCRETE PODIUM STRUCTURE I-A CONSTRUCTION
60 PARKING SPACES ON 3 LEVELS
LEASE SPACE (FUTURE TI PERMIT)
APARTMENT OFFICES, MAIL ROOM, EXERCISE ROOM W/ CONDITIONED CORRIDORS
BICYCLE STORAGE, REFUSE/ RECYCLE ROOM

5 STORY PLUS PENTHOUSE WOOD FRAMED STRUCTURE V-A
80 APARTMENT UNITS W/ CONDITIONED CORRIDORS
ROOFTOP DECK

INTERIOR SIDE OF EXTERIOR WALLS:
PRIMER RATED PERM 1.0 OR LESS
PARTY WALLS SEAL FOR AIR LEAKAGE:
AROUND ITEMS IN WALL
WALL TO CEILING
WALL TO FLOOR
EXTERIOR WALLS: SEAL FOR AIR LEAKAGE SEE DETAILS
EXTERIOR STORAGE ROOMS: UNHEATED EXCLUDED FROM AIR LEAKAGE TESTING WHEN AIR BARRIER IS USED TO SEPARATE SPACE FROM HEATED SPACE

PLUMBING FIXTURES

SEE PLUMBING DRAWINGS FOR FIXTURE SPECIFICATIONS

BUILDING THERMAL VALUES

WSEC HAS APARTMENTS R-2/ R-3 THAT ARE 4 STORIES OR MORE ABOVE GRADE COMPLY WITH THE COMMERCIAL PORTION OF THE ENERGY CODE. THUS, THE ENTIRE BUILDING (APARTMENTS & BUSINESS SPACES & FUTURE LEASED SPACE) NEED TO COMPLY WITH THE COMMERCIAL PORTION OF THE CODE.

THERMAL VALUES (INSULATION ONLY):
MECHANICAL ENGINEER'S ENERGY CALCULATIONS INCLUDES ALL THE COMPONENTS OF THE WALL, FLOOR, ROOF ASSEMBLY FOR COMPLIANCE.

APARTMENT ROOF	R-10 RIGID
APT ROOF TRUSS SPACE	AVERAGE R-67 (FULLY FILLED) BATT SLOPED 1/4"/ FT
CEILING AT ROOF	PRIMER NOT A VAPOR RETARDER
PENTHOUSE ROOF	R-10 RIGID
PENTHOUSE ROOF TRUSS	AVERAGE R-42 BATT (FULLY FILLED) BATT SLOPED 1/4"/ FT
FIRE SPRINKLER RM CLG	R-30 BATT ON INT
WOOD FRAMED WALL	R-21 BATT (INTERMEDIATE FRAMED)
6" METAL FRAMED WALL	R-21 BATT + R-4 RIGID ON EXT
4" METAL FRAMED WALL	R-13 BATT + R-4 RIGID ON EXT
ELEVATOR PIT WALL	R-10 BOARD
EXT. CONC. WALL	R-10 BOARD
UNDER INT. CONC. SLAB	R-38 BATT
UNDER EXT. CONC. SLAB	R-40 BOARD

MANUFACTURER'S PRODUCT RATING THERMAL VALUE:

HM ENTRY DOOR	U=0.16 (INSUL. STEEL W/ WD EDGE)
VINYL WINDOW	U=0.27 DBL PANE GLAZING
EXT. MTL. BI-FOLD DR	U=0.27 DBL PANE GLAZING
ALUM. STOREFRONT WDW	U=0.38 THERMALLY BROKEN DBL PANE
ALUM. STOREFRONT DR	U=0.38 THERMALLY BROKEN DBL PANE

FUTURE LEASE SPACE ENERGY CODE

AS PART OF HAVING THIS PROJECT COMPLY WITH THE ENERGY CODE THE WALLS, FLOOR, AND CEILING HAVE BEEN GIVEN ASSEMBLIES THAT HAVE THERMAL VALUES. ONLY THE EXTERIOR SIDE OR THE OCCUPIED SIDE WILL BE COMPLETED. THE PORTION FACING THE LEASE SPACE WILL BE UNCOMPLETED - NO INSULATION OR GWB OR FOR WALL TYPE 19 NO METAL STUDS.

AS PART OF THE FUTURE TENANT IMPROVEMENT PERMIT AND CONSTRUCTION THESE ASSEMBLIES NEED TO HAVE THE EXCLUDED ITEMS INSTALLED TO MEET OR EXCEED THE THERMAL VALUES OF THE ORIGINAL ASSEMBLIES. THE FOLLOWING ITEMS NEED TO INCLUDED IN THE TI PERMIT:

ALL WALLS COVER WITH THE REQUIRED LAYERS OF GWB
EXT WALL ALONG GRID 2: WALL TYPE 12: R-21 BATT
EXT WALL ALONG GRID A: WALL TYPE 19: MTL STUDS, R-13 BATT
EXT WALL EAST & OUTDOOR PATIO: WALL TYPE 11: R-21 BATT
INT. DEMISING WALL: WALL TYPE 10: R-21 BATT
FLOOR (UNDER CONC SLAB IN P1): FLOOR TYPE F7: R-38 BATT

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON
DAVID L. DeCHANT JR.

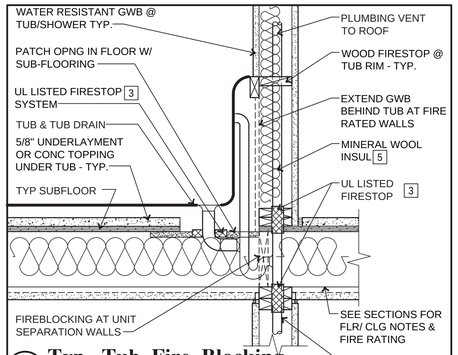
REVISIONS THIS SHEET
1 04/18/2023 Code Review Comments
2 07/28/2023 Code Revision
3
4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
WS ENERGY CODE INSULATION & TESTING

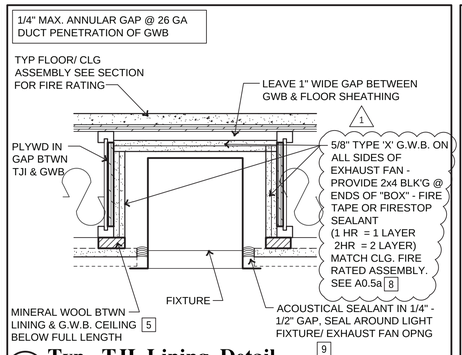
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DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : 2

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

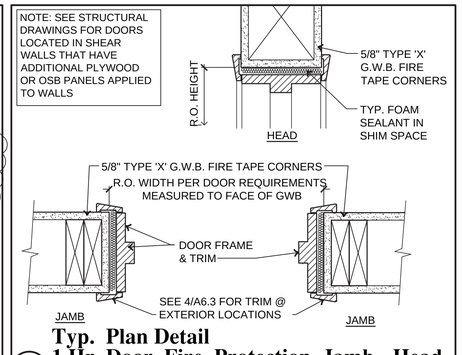
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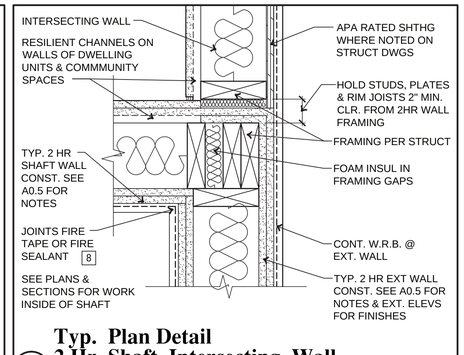
16 Typ. Tub Fire Blocking
SCALE: NTS



12 Typ. TJI Lining Detail
SCALE: NTS



8 Typ. Plan Detail
1 Hr Door Fire Protection Jamb - Head
SCALE: NTS



4 Typ. Plan Detail
2 Hr Shaft Intersecting Wall
SCALE: NTS

SMOKE & FIRE PROTECTION NOTES & PRODUCTS

SEE SHEET A0.5 FOR WALL, FLOOR/ CEILING, AND CEILING/ ROOF FIRE RATED ASSEMBLY NOTES AND CONSTRUCTION.
SEE WALL SECTIONS AND PLANS FOR LOCATION OF FIRE RATED WALLS, FLOORS, CEILINGS, AND ROOFS.
SEE A0.3b FOR ACOUSTICAL DETAILS AND SHEETS A6.X FOR WRB AND AIR BARRIER DETAILS.
COORDINATE THESE DETAILS WITH THE FIRESTOPPING AND FIRE BLOCKING WORK TO MAINTAIN THE AIR LEAKAGE AND ACOUSTICAL SEPARATION REQUIREMENTS AND THE FIRE PROTECTION.

FIRE/ SMOKE PROTECTION ASSEMBLY TO MATCH OR EXCEED THE NOTED FIRE RATING. PROVIDE & INSTALL EVERY REQUIRED ITEM LISTED IN THE TESTED ASSEMBLY PER UL AND MANUFACTURER'S REQUIREMENTS

FIRESTOPPING SYSTEMS

PROVIDE UL LISTED FIRESTOP SYSTEMS (UL 1479, ASTM E 814 OR UL 2079) PER IBC 714.4. FOR PENETRANTS IN 1 HOUR AND 2 HOUR ASSEMBLIES

1. FLR/ CLG: NON-METAL PENETRANTS 4" OR LESS DIAMETERS (NOM)
   PROVIDE COLLAR WHEN LISTED IN UL TEST
   3M: CP 25WB+ (UL F-C-2129)
   HILTI: FS-ONE MAX
   HOLDRITE: HYDROFLAME 200
2. WALLS: NON-METAL PENETRANTS 2" OR LESS DIAMETERS (NOMINAL),
   3M: FB-3000 WT (UL W-L-2543)
   HILTI: FS-ONE-MAX SEALANT
   HOLDRITE: HYDROFLAME 100

   NON-METAL PENETRANTS 4" OR LESS DIA (NOM)
   3M: CP25 WB+ W/ COLLAR ULTRA GS (UL W-L-2147)
   HOLDRITE: HYDROFLAME 100

   STEEL DUCT 8" OR LESS DIA (NOM)
   NUCO: SELF-SEAL GG-200 OR GG-266 (UL W-L-7115)
   HOLDRITE: HYDROFLAME 100
3. TUB/ SHOWER VALVE/ SPOUT: 1 1/2" OR LESS
   3M: FB-1000 NS (UL W-L-2174)
   HILTI: FS-ONE-MAX
   HOLDRITE: HYDROFLAME 200
4. ELECTRICAL & OTHER SMALL BOXES:
   HILTI: PUTTY PAK #CP 617
   HOLDRITE: HYDROFLAME PUTTY PAD
5. MINERAL WOOL: ASTM E130, ASTM E119, NOMINAL FOUR 4 POUND PER CUBIC FOOT DENSITY, FLAME SPREAD 15, SMOKE DEVELOPED 0, MELTING POINT 2000 F PLUS.
6. FIRE RATED GWB: MIN 5/8" THK TYPE X
7. FIRESTOP/ ACOUSTICAL SEALANT: SEE SHEET A0.3b
8. FIRESTOP SEALANT:
   HILTI: FS-ONE-MAX
   HOLDRITE: HYDROFLAME 200 OR 100
   STI: SPEC SEAL SIL 300
   USG: SHEETROCK BRAND ACOUSTICAL SEALANT
9. EXPOSED ACOUSTICAL SEALANT:
   SEE SHEET A0.3b

TRADE MAKING THE PENETRATION IS REQUIRED TO PROVIDE THE FIRE PROTECTION OF THE PENETRATION

CONTRACTOR IS ALLOWED TO USE OTHER FIRESTOPPING PRODUCTS THAT MEETS THE REQUIREMENTS OF THE ASSEMBLY AND PENETRATING ITEM. FIND OTHER UL ASSEMBLIES AT:
HTTPS://UL.COM/CODE-AUTHORITIES/UL -PRODUCT-SPECS OR
HTTPS://PRODUCTSPEC.UL.COM/INDEX.PHP

FIRE BLOCKING

1

PROVIDE FIRE BLOCKING WITHIN COMBUSTIBLE FRAMING IN CONCEALED SPACES IN ACCORDANCE WITH IBC 718.2. APPROVED MATERIALS:

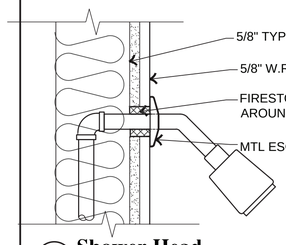
- 2 INCH NOMINAL LUMBER
- 2 LAYERS OF 1 INCH NOMINAL LUMBER WITH STAGGERED JOINTS
- 1/2 INCH GYPSUM WALLBOARD
- 1/4 INCH CEMENT BASED MILLBOARD
- BATTS OR BLANKETS OF MINERAL WOOL OR MINERAL FIBER INSTALLED TO SECURELY REMAIN IN PLACE
- SEE IBC 718.2.1 FOR OTHER APPROVED MATERIALS

INSTALL FIREBLOCKING IN CONCEALED SPACES OF STUDS WALLS, PARTITIONS, FURRED SPACES, AND PARELLEL ROWS OF STUDS OR STAGGERED STUDS:

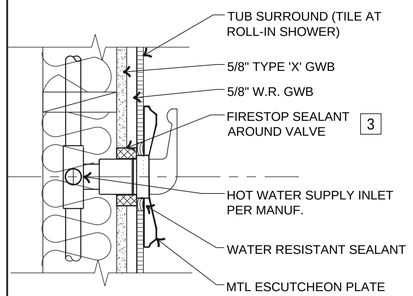
A. INSTALL FIREBLOCKING HORIZONTALLY AT EVERY CEILING, SOFFIT, AND FLOOR LEVELS ALONG FULL LENGTH OF SOFFIT, CEILING, AND FLOOR.
B. INSTALL FIREBLOCKING VERTICALLY FULL HEIGHT OF WALL AT INTERVALS NOT EXCEEDING 10 FEET ALONG ENTIRE LENGTH OF WALL.
C. EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN TOP STORY & ROOF.

1

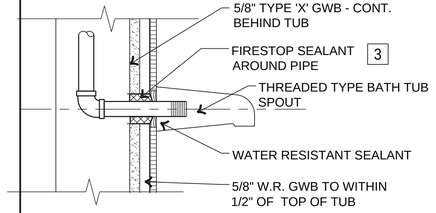
NOTES:
1. TUB/SHOWER VALVE AND SPOUT PENETRATIONS SHALL BE PROTECTED PER UL FIRESTOP
2. MUD RING SHALL NOT BE INSTALLED. PROVIDE HOLES IN GWB FOR PENETRATING ITEMS THAT COMPLY WITH UL FIRESTOP



A Shower Head

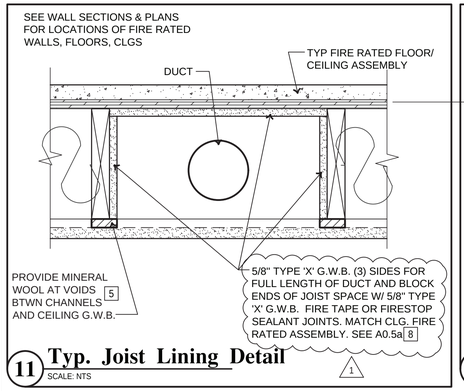


B Valve

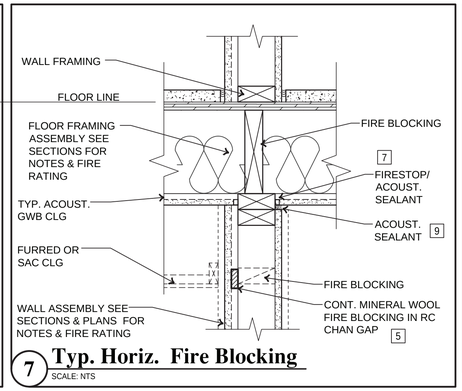


C Spout

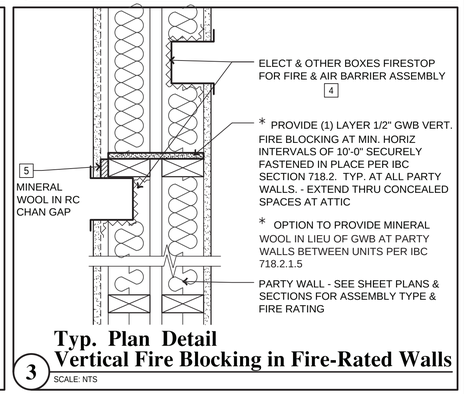
13 Tub / Shower Spout @ Fire-Resistive Wall
SCALE: NTS



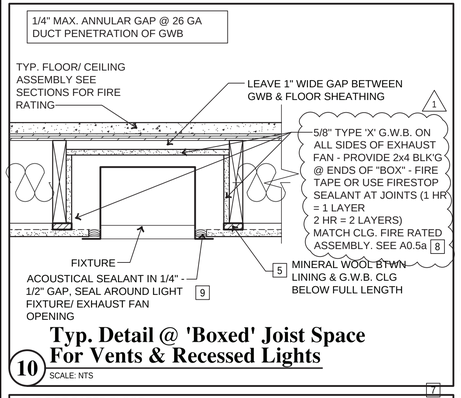
11 Typ. Joist Lining Detail
SCALE: NTS



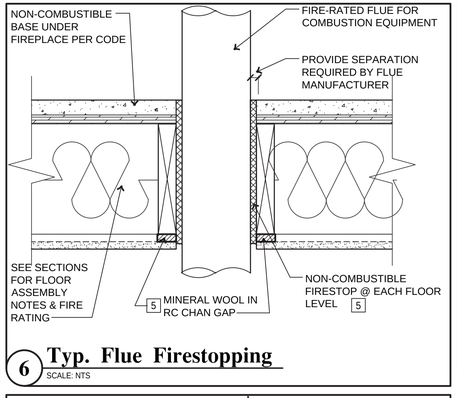
7 Typ. Horiz. Fire Blocking
SCALE: NTS



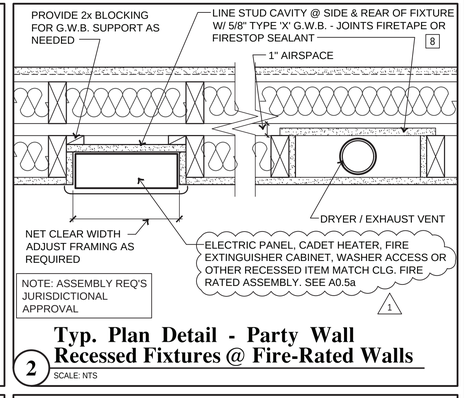
3 Typ. Plan Detail
Vertical Fire Blocking in Fire-Rated Walls
SCALE: NTS



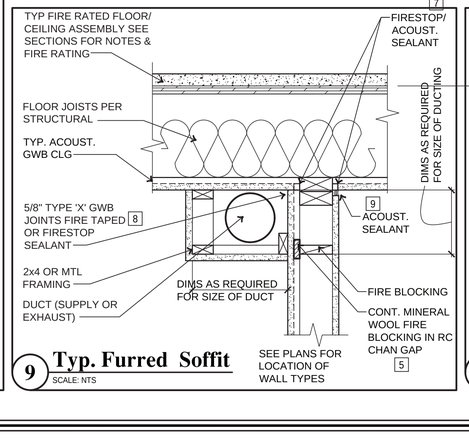
10 Typ. Detail @ 'Boxed' Joist Space
For Vents & Recessed Lights
SCALE: NTS



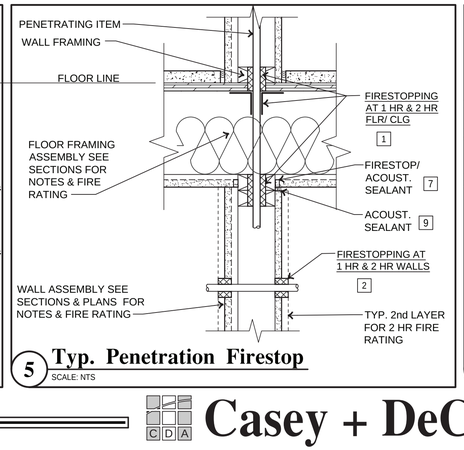
6 Typ. Flue Firestopping
SCALE: NTS



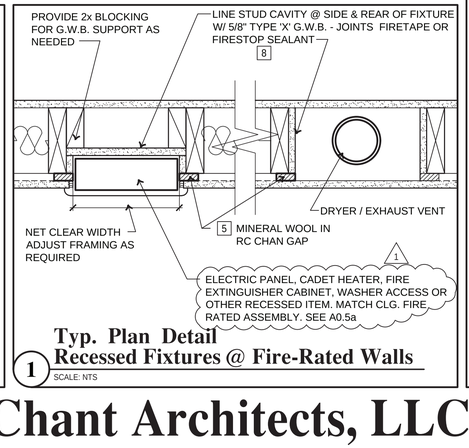
2 Typ. Plan Detail - Party Wall
Recessed Fixtures @ Fire-Rated Walls
SCALE: NTS



9 Typ. Furred Soffit
SCALE: NTS



5 Typ. Penetration Firestop
SCALE: NTS



1 Typ. Plan Detail
Recessed Fixtures @ Fire-Rated Walls
SCALE: NTS

DAVID L. DeCHANT JR.
REGISTERED ARCHITECT
9701
STATE OF WASHINGTON

REVISIONS THIS SHEET
1 2 3 4
04/18/2023 Code Review Comments

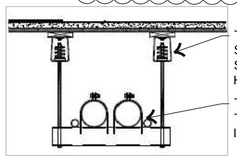
St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
FIRE STOPPING & BLOCKING

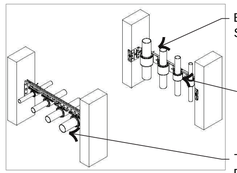
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ISSUE DATE : 11/07/2022
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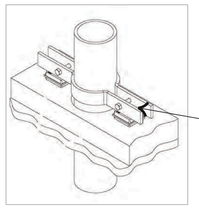
P. O. Box 456 Puyallup, Washington 98374
(253) 584-5207

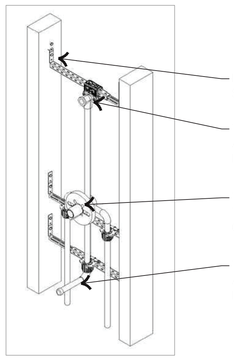
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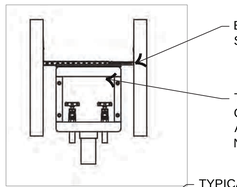
THESE ARE GENERIC DETAILS SHOWING THE BASIC ELEMENTS OF THE ISOLATION SYSTEM. MANUFACTURER TO ASSIST THE PLUMBER IN PREPARING A SUBMITTAL OUTLINING THE COMPLETE SYSTEM DETAILING THE ACTUAL ITEMS AND WHERE THEY ARE TO BE USED. IBC 1206: PLUMBING WALLS MEET OR EXCEED 50 STC. 1

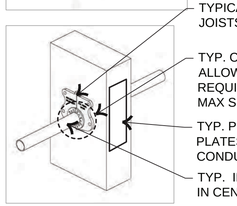






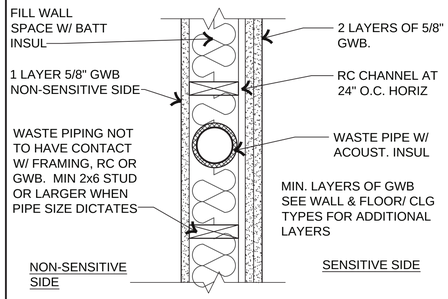




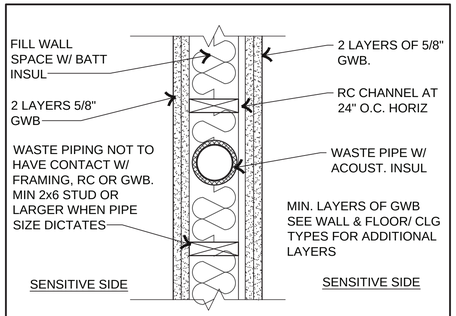


PLUMBING CONTRCTOR IS RESPONSIBLE FOR DESIGNING & INSTALLING A COMPLETE THE PIPING ISOLATION SYSTEM THAT REDUCES NOISE FROM WASTE PIPES AND WATER MAIN LINES TRANSFERING INTO SENSITIVE AREAS. THESE DETAILS FROM HOLDRITE ARE FEW OF THE MANY ISOLATORS, BRACKETS, AND SUPPORTS THEY HAVE FOR THE MANY PLUMBING FIXTURES AND PIPE TYPES.

5 SAMPLES OF PIPE ISOLATION
SCALE: NTS

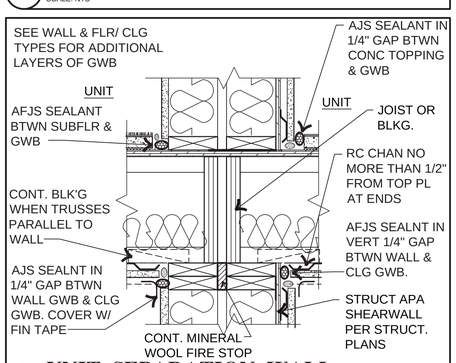


4 NON-SENSITIVE - SENSITIVE PLAN - PLUMBING WALL CONST
SCALE: NTS



3 SENSITIVE - SENSITIVE PLAN - PLUMBING WALL CONST
SCALE: NTS

2 CORRIDOR SEPARATION WALL
SCALE: NTS



1 UNIT SEPARATION WALL
SCALE: NTS

PLUMBING NOISE REDUCTION REQUIREMENTS

THE FOLLOWING SPACES ARE CONSIDERED NOISE SENSITIVE FROM PLUMBING NOISE. PLUMBING IN, OR ADJACENT TO, THESE SPACES ARE TO RECEIVE PIPING ISOLATION TREATMENT TO CONTROL RADIATED NOISE.

SPACE	NOISE SENSITIVE (YES/NO)
LIVING ROOM	YES
DINING ROOM	YES
BEDROOM	YES
KITCHEN	NO
HALLWAY	NO
BATHROOM	NO

LIMIT WATER VELOCITY IN SUPPLY WATER PIPING IN OR ADJACENT TO NOISE SENSITIVE SPACES AS NOTED :

WATER VELOCITIES

PIPE SIZE	GPM	FT/SEC
	COLD WATER	HOT WATER
1/2"	4.5	4.5
3/4"	6	5
1"	6	5
1 1/4"	6	5
1 1/2"	7.5	5
2"	8	5
2 1/2"	8	5
3"	8	5
4"	8	5
6"	8	5

PIPING ISOLATION TREATMENT

WATER SUPPLY PIPING:

A. INSULATE ALL HOT WATER PIPING (COPPER, CPVC, PVC, PEX) IN ACCORDANCE WITH LATEST GOVERNING WASHINGTON STATE ENERGY CODE COMMERCIAL & RESIDENTIAL REQUIREMENTS.

B. PIPING IN EXTERIOR WALLS/ SOFFITS TO BE ON HEATED SIDE OF INSULATION

C. DE-COUPLE PIPES FROM A STRUCTURE/ FRAMING USING OVERSIZED HOLES AND RESILIENT PADS OR MANUFACTURED ISOLATORS WITH NEOPRENE LININGS.

D. ISOLATE PEX PIPING AND ITS MANIFOLD FROM THE WALL OR SUBFLOOR USING A 1/4" CLOSED CELL NEOPRENE PAD OR MANUFACTURED ISOLATOR WITH NEOPRENE LININGS.

E. ISOLATE COPPER SUPPLY LINES FROM STRUCTURE/ FRAMING USING CLOSED CELL NEOPRENE TAPE OR MANUFACTURED ISOLATORS WITH NEOPRENE LININGS.

THE ABOVE REQUIREMENTS DO NOT APPLY TO PLUMBING ASSOCIATED WITH GAS LINES.

WASTE PIPE AND ROOF DRAINS - 2" OR GREATER:

A. MINIMUM WASTE PIPING WALL FRAMING: 2x6 OR MORE TO ENSURE PIPING/ HUBS/ COLLARS/ TRANSITIONS ISOLATED FROM FRAMING/ GWB/ RC CHANNELS.

B. ISOLATE WASTE PIPES FROM FRAMING/ STRUCTURE/ CEILINGS/ FLOORS USING OVERSIZED HOLES W/ NEOPRENE PADS OR MANUFACTURED ISOLATORS WITH NEOPRENE LINING. COLLARS USED TO SUPPORT WASTE PIPING TO BE SUPPORTED WITH BLOCKING AND DENSE NEOPRENE PAD.

C. WHERE TRANSITIONAL ELEMENTS, ELBOWS OR TRAPS OCCUR NEAR SENSITIVE SPACES, EITHER IN THE CEILINGS OR WALLS, WRAP PIPING WITH 1-INCH PIPE WRAP INSULATION. WRAP THE TRANSITION AND EXTEND NO MORE TO 3 FEET DOWNSTREAM FROM THE TRANSITION ELEMENT.

D. WHEN ABS OR PVC WASTE LINES ARE USED, PIPE LAGGING AND VIBRATION ISOLATOR SPACING TO BE HALVED. ADDITIONAL, PIPE INSULATION WRAP IS RECOMMENDED.

E. WHEN SELECTING WASTE LINES IT IS RECOMMENDED THAT CAST IRON BE CHOSEN FOR ITS MASS PROPERTIES AND ABILITY TO REDUCE RADIATED NOISE AS OPPOSED TO ABS OR PVC.

F. WHERE PIPING IS RUN HORIZONTAL IN THE CEILING, IT SHOULD BE SUSPENDED BY CLAMPS THAT INCLUDE CLOSED-CELL NEOPRENE ISOLATION TO PREVENT RIGID CONTACT WITH THE STRUCTURE. FELT LINING IS NOT ALLOWED.

G. ROOF DRAINS PASSING THROUGH FLOORS SHOULD BE ISOLATED BY COLLARS THAT ARE ISOLATED USING A DENSE NEOPRENE GASKET AND FIRESTOP SYSTEM.

H. WASTE OR DRAIN PIPING GREATER THAN 4 INCHES LOCATED NEAR SENSITIVE SPACES ISOLATE FROM STRUCTURE/ FRAMING WITH SPRINGS. DRAINS/ PIPING ASSOCIATED WITH LARGE ROOFTOP EQUIPMENT THAT GENERATE VIBRATION THAT REQUIRE A HIGHER LEVEL OF ISOLATION USING VIBRATION DAMPENERS.

I. CONTRACTOR'S FIELD STAFF TO DO A WALK-THRU VERIFICATION FOR PLUMBING ISOLATION, ACOUSTICAL WRAPS AND PIPING IS NOT CONTACTING FRAMING/ STRUCTURE/ WALL/ CEILING MEMBERS.

ACOUSTICAL MITIGATION PRODUCTS

MANUFACTURED PIPING ISOLATORS

A. PREPARE A SUBMITTAL IDENTIFYING THE APPROPRIATE ISOLATION SYSTEM FOR THE TYPE/ SIZE/ LOCATION FROM THE MANUFACTURE'S STANDARD PRODUCTS.

B. ACCEPTABLE MANUFACTURERS:
HOLDRITE (SHOWN IN DETAILS)
SIOUX CHIEF
GRIPPLE

ACOUSTICAL PIPE WRAP

A. ACCEPTABLE MANUFACTURERS:
LOWRY: ACOUSTICAL PIPE WRAP TAPE (800) 225-8231
ARMACELL: AP ARMAFLEX (WWW.ARMACELL.US)
SOUNDSEAL: NOISE BARRIER (WWW.SOUNDSEAAL.COM)
ACOUSTICAL SOLUTIONS: AUDIOSEAL (800-782-56742)

RESILIENT CHANNELS

A. PROVIDE AND USE ONLY RESILIENT CHANNELS THAT HAVE BEEN TESTED ACCORDING TO ASTM E 90 FOR STC RATED ASSEMBLIES. CLASSIFIED ACCORDING TO ASTM E 413 BY AN INDEPENDENT TESTING AGENCY.

B. ACCEPTABLE MANUFACTURERS:
CLARK DIETRICH INDUSTRIES: RC-DELUXE (RCSD)
CEMCO: RC-1 XD
MARINOWARE: RC MAX

FIRESTOP ACOUSTICAL SEALANT

A. USE ONLY PRODUCTS SPECIFICALLY DESIGNED AND TESTED AS A COMBINATION FIRESTOP/ ACOUSTICAL SEALANT (FIRE UL 1479, ASTM E 814 OR UL 2079 AND ACOUSTICAL ASTM E 90)

B. AFJS #1: CONCEALED APPLICATIONS, NOT PAINTABLE, SINGLE COMPONENT, NON-SKINNING, NON-HARDENING, NON SAG, SUCCESSFULLY TESTED TO REDUCE AIRBORNE SOUND TRANSMISSION THROUGH PERIMETER JOINTS AND OPENINGS AS DEMONSTRATED BY TESTING SIMILAR ASSEMBLIES ACCORDING TO ASTM E 90.
1. US GYPSUM FIRECODE SMOKE-SOUND SEALANT
2. PECORA AC-20 FTR
3. HOLDRITE: HYDROFLAME 100

C. AFJS #2: EXPOSED APPLICATIONS, PAINTABLE, SINGLE COMPONENT, NON-SKINNING, NON-HARDENING, NON SAG; SUCCESSFULLY TESTED TO REDUCE AIRBORNE SOUND TRANSMISSION THROUGH PERIMETER JOINTS AND OPENINGS AS DEMONSTRATED BY TESTING SIMILAR ASSEMBLIES ACCORDING TO ASTM E 90.
1. US GYPSUM SHEETROCK BRAND ACOUSTICAL SEALANT
2. STI: SPECSEAL LCI

ACOUSTICAL SEALANT

A. AJS #1: CONCEALED APPLICATIONS, NOT PAINTABLE, SINGLE COMPONENT, NON-SAG, , NON-STAINING LATEX SEALANT COMPLYING WITH ASTM C 834. SUCCESSFULLY TESTED TO REDUCE AIRBORNE SOUND TRANSMISSION THROUGH PERIMETER JOINTS AND OPENINGS IN BUILDING CONSTRUCTION AS DETERMINED BY TESTING SIMILAR ASSEMBLIES IN ACCORDANCE WITH ASTM E 90, BASED ON INSTALLATION PER ASTM C 919.
1. PECORA: BA-98
2. STI: SMOKE N SOUND
3. TREMCO, INC.: ACOUSTICAL/ CURTAINWALL SEALANT

B. AJS #2: EXPOSED APPLICATIONS, PAINTABLE, SINGLE COMPONENT, NON-SAG, , NON-STAINING LATEX SEALANT COMPLYING WITH ASTM C 834. SUCCESSFULLY TESTED TO REDUCE AIRBORNE SOUND TRANSMISSION THROUGH PERIMETER JOINTS AND OPENINGS IN BUILDING CONSTRUCTION AS DETERMINED BY TESTING SIMILAR ASSEMBLIES IN ACCORDANCE WITH ASTM E 90, BASED ON INSTALLATION PER ASTM C 919.
1. PECORA: AIS 919
2. STI: SMOKE N SEAL
3. HOLDRITE: HYDROFLAME 50
4. TREMCO, INC.: SMOKE AND SOUND
5. SIKA: SIKACRYL-20FC
6. HENKEL: OSI SC-175
7. OWENS CORNING: "QUIET ZONE" SEALANT

GENERAL PLUMBING ISOLATION NOTES

A. PENETRATIONS IN ACOUSTICLY RATED PARTITIONS WITH PIPING, CONDUIT OR DUCTING MUST BE CONSTRUCTED TO PREVENT DIRECT CONTACT WITH THE ARTICLE AND SEALED WITH AN ACOUSTICAL SEALANT. IF THE PENETRATION IS THROUGH A FIRE RATED WALL, USE FIRESTOP/ ACOUSTICAL SEALANT. (SEE A0.3a FIRESTOP SYSTEM #3. 1)

B. IN AREAS WHERE PLUMBING PASSES THROUGH FRAMING ELEMENTS ADJACENT TO SENSITIVE SPACES, PIPING ISOLATION TREATMENT IS REQUIRED. SEE PLUMBING NOISE REDUCTION REQUIREMENTS.

C. PIPING SHOULD BE SUSPENDED AND NEVER RESTED ON ANY FRAMING OR FURRING ELEMENTS, GWB OR SUSPENDED CLG GRID

D. PLUMBERS ARE RESPONSIBLE TO ASSURE THAT PIPES, FITTINGS, AND SUPPORTS HAVE PROPER CLEARANCE W/IN WALL CAVITIES SO AS NOT TO CONTACT OR INTERFERE WITH DRYWALL.

GENERAL ACOUSTICAL NOTES

1. PROVIDE ACOUSTICAL SEPARATION BETWEEN DWELLING UNITS, DWELLING UNITS AND CORRIDORS/ COMMON SPACES, DWELLING UNITS AND EXTERIOR IN ACCORDANCE WITH THE LATEST GOVERNING IBC REQUIREMENTS.
SECTION 1207.2: PROVIDE A MINIMUM STC RATING OF 50 FOR AIRBORNE SOUND THROUGH WALLS BETWEEN DWELLING UNITS AND PUBLIC SPACES AND OTHER DWELLING UNITS.

SECTION 1207.3: PROVIDE A MINIMUM IIC RATING OF 50 FOR STRUCTURE BORNE SOUND THROUGH FLOORS/ CEILINGS BETWEEN DWELLING UNIT AND PUBLIC SPACES AND OTHER DWELLING UNITS

2. IF A DOUBLE STUD WALL PARTITION REQUIRES STRUCTURAL SHEETING FOR SHEAR, IT SHOULD BE ADDED TO THE OUTSIDE OF THE WALL FRAMING, AND NOT ON THE INSIDE.

3. PARTITIONS MUST BE SEALED WITH AN ACOUSTICAL SEALANT OR FIRESTOP/ ACOUSTICAL SEALANT AT FIRE RATED ASSEMBLIES. THIS SHOULD OCCUR AT THE FLOOR AND CEILING PLATES, AS WELL AS ALL JOINTS IN GWB.

4. SEAL ELECTRICAL OR OTHER OUTLET BOXES IN PARTY AND CORRIDOR WALLS WITH FIRE RATED PUTTY PADS FOR FIRE AND AIR BARRIER SEPARATION.

5. PENETRATIONS IN ACOUSTICLY RATED PARTITIONS WITH PIPING, CONDUIT OR DUCTING MUST BE CONSTRUCTED TO PREVENT DIRECT CONTACT WITH THE ARTICLE AND SEALED WITH AN ACOUSTICAL SEALANT. IF THE PENETRATION IS THROUGH A FIRE RATED WALL, A FIRESTOP/ ACOUSTICAL SEALANT SHALL BE USED.

6. WHERE AN ACOUSTIC PARTITION ABUTS A CONTINUOUS PARTITION, (I.E. A UNIT SEPARATION WALL ABUTTING A CORRIDOR WALL), THE GYPSUM BOARD SURFACE ALONG THE CONTINUOUS PARTITION MUST BE BROKEN AT THE JOINT OF THE INTERSECTION TO PREVENT FLEXURAL SOUND TRANSMISSION. A SAW CUT IS GENERALLY A SUFFICIENT BREAK.

7. WHERE TWO OR MORE LAYERS OF GYPSUM BOARD ARE USED, STAGGER BOTH HORIZONTAL AND VERTICAL JOINTS FOR IMPROVED ACOUSTICAL ISOLATION OF ADJACENT SPACES.

8. GLASS FIBER INSULATION SHALL BE UN-FACED AND SECURED TO THE STRUCTURE TO PREVENT SAGGING.

9. NOTE: 5/8" GYP. BOARD LAYERING SHOWN REPRESENTS THE MINIMUM ACOUSTICAL REQUIREMENT. PLYWOOD SHEATHING REQUIRED FOR SHEAR CAN BE SUBSTITUTED FOR 1 LAYER OF 5/8" GYP. BOARD. REFER TO ARCHITECTURAL DRAWINGS AND DETAILS FOR ADDITIONAL GYP. BOARD AND SHEATHING LAYERING REQUIREMENTS.

RESILIENT CHANNEL INSTALLATION NOTES

1. ON COMMON WALL AND CEILING ASSEMBLIES, RESILIENT CHANNEL INSTALLED PERPENDICULAR TO THE FRAMING AND ALWAYS PARALLEL TO EACH OTHER.

2. RESILIENT CHANNEL FACE THE SAME DIRECTION EXCEPT FOR THE LAST PIECE NEAR THE EDGE FOR CEILINGS. FOR WALLS, RESILIENT CHANNEL FACE UP, SO THE SCREW FLANGE IS ON THE BOTTOM.

3. NO OVERLAPS IN THE RESILIENT CHANNEL WHERE IT IS SCREWED TO FRAMING.

4. ABSOLUTELY NO SCREWS FOR MOUNTING GWB TO THE RESILIENT CHANNEL SHALL CONTACT OR PENETRATE FRAMING ELEMENTS (JOISTS, STUDS, ETC). SCREW SIZES SHALL BE SELECTED SO THAT THE GWB IS SECURED TO THE RESILIENT CHANNEL WITHOUT ENOUGH EXTRA LENGTH TO CONTACT FRAMING.

5. CEILING RESILIENT CHANNEL SHALL BE INSTALLED SO THAT IT ENDS 1/2" FROM THE TOP PLATE OF THE WALL. THIS WILL HELP THE RESILIENT CHANNEL MOVE FREELY.

6. PROVIDE 1/4" GAP BETWEEN THE CEILING GWB AND TOP PLATE AT THE EDGE OF THE CEILING. THE CEILING GWB MUST BE ABLE TO MOVE FREELY WITHOUT BEING JAMMED UP AGAINST THE EDGE OF THE TOP PLATE.

7. NEXT, WALL GWB INSTALLED SO THAT IT DOES NOT CONTACT THE CEILING GWB. A 1/4" GAP SHALL BE RETAINED AND FILLED WITH A BEAD OF ACOUSTICAL SEALANT. THIS ALLOWS THE CEILING TO MOVE INDEPENDENTLY OF THE WALL WHICH ALLOWS THE RESILIENT CHANNEL TO PERFORM PROPERLY.

8. WALL GWB WHERE IT MEETS THE FLOOR SHALL NOT REST ON THE FLOOR. HOLD 1/4" OFF THE FLOOR SO THAT A BEAD OF ACOUSTICAL SEALANT CAN BE CAULKED INTO THE GAP.

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON
DAVID L. DeCHANT JR.

REVISIONS THIS SHEET
04/10/2023 Code Review Comments
1 2 3 4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
Acoustical Mitigation Details

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET: 1 –

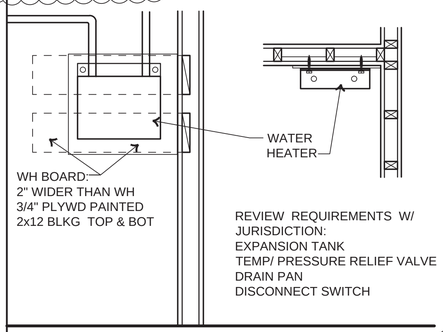
P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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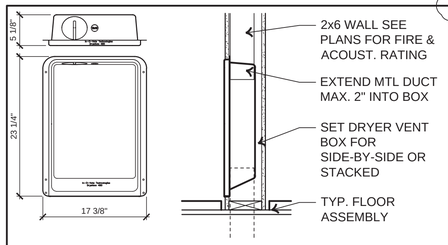
LIST OF PRODUCTS

1

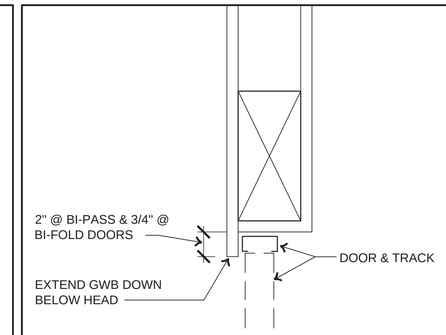
20 Not Used
SCALE: 1" = 1'-0"



19 Electric Tankless Water Heater
SCALE: N.T.S.



18 Dryer Vent Box
SCALE: N.T.S.



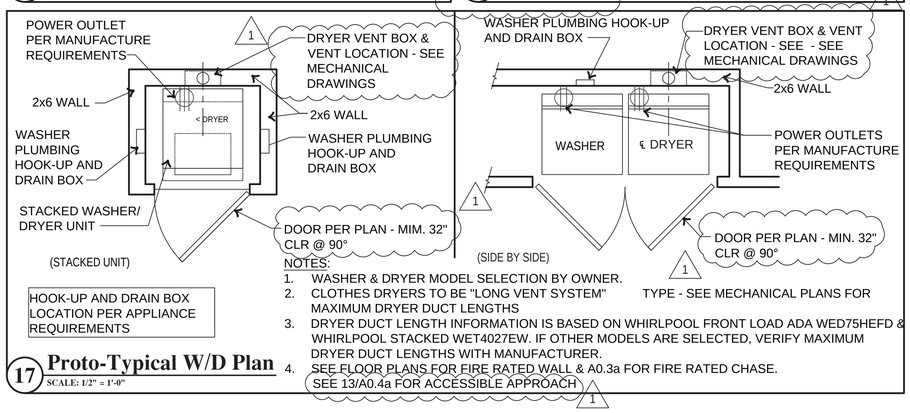
16 Bi-Fold & Bi-Pass Door Head
SCALE: 3" = 1'-0"

1

15 Not Used
SCALE: N.T.S.

1

14 Not Used
SCALE: N.T.S.



NOTES:
1. WASHER & DRYER MODEL SELECTION BY OWNER.
2. CLOTHES DRYERS TO BE "LONG VENT SYSTEM" MAXIMUM DRYER DUCT LENGTHS
3. DRYER DUCT LENGTH INFORMATION IS BASED ON WHIRLPOOL FRONT LOAD ADA WED75HEFD & WHIRLPOOL STACKED WET4027EW. IF OTHER MODELS ARE SELECTED, VERIFY MAXIMUM DRYER DUCT LENGTHS WITH MANUFACTURER.
4. SEE FLOOR PLANS FOR FIRE RATED WALL & A0.3a FOR FIRE RATED CHASE.

SEE 13/A0.4a FOR ACCESSIBLE APPROACH

17 Proto-Typical W/D Plan
SCALE: 1/2" = 1'-0"

03 31 00	CAST-IN-PLACE CONCRETE	MIN 3000 PSI	SEE STRUCTURAL DRAWINGS FOR NOTES, STRENGTH, DETAILS
03 54 16	INTERIOR CEMENT UNDERLAYMENT	MIN 3500 PSI SELF-LEVELING	MAXXON, US GYPSUM, ARDEX
03 54 16	EXTERIOR CEMENT UNDERLAYMENT	MIN 3000 PSI PREFER 6000 PSI HYDRAULIC	ACI CONCRETE MIX, RAPID SET, RAECO
03 54 16	ACOUSTICAL MAT	RUBBER MEMBRANE SHEET	HACKER FIRM-FIL SCM-250, MAXXON ACOUSTI-MAT II
03 54 16	WATERPROOFING MEMBRANE	LIQUID APPLIED (DECK, KITCHEN/ BATH/ LAUNDRY)	TERRA SHIELD WC-100
03 54 16	DECK DRAINAGE MAT	SYNTHETIC MEMBRANE SHEET	POLYGUARD LOW FLOW
03 54 16	EXTERIOR CONCRETE SEALER	LIQUID APPLIED	SCP 327, PAVIX CCC100, RAECO
04 22 00	CONCRETE MASONRY	CMU	MUTUAL MATERIALS, BASALITE
04 22 00	MANUFACTURED STONE	ADHERED ONTO STUCCO BASE	MUTUAL MATERIALS, ELDORADO OWNER TO SELECT TYPE AND COLOR
04 22 00	MASONRY/ STONE SEALER	LIQUID APPLIED SILOXANE/ QUARTZ	FABRIKEM FABRISHIELD 653, TNEMIC, EVONIK, PROSOCO
05 40 00	COLD-FORMED METAL FRAMING	STRUCTURAL WALLS, SOFFITS, CEILINGS	SEE STRUCTURAL DRAWINGS
05 50 00	METAL FABRICATIONS	RAILINGS, GUARDRAILS, CARPORTS	BIDDER DESIGNED BY STRUCTURAL ENGINEER USING AISC STANDARDS
05 50 00	NON-SHRINK GROUT	UNDER STEEL COLUMNS, POSTS	WR MEADOWS SEALTIGHT CG-86, MASTER BUILDERS MASTERFLOW 928
05 55 00	METAL STAIRS	STEEL FRAME W/ PAN FILLED	BIDDER DESIGNED BY STRUCTURAL
06 10 00	ROUGH CARPENTRY	LUMBER ENGINEERED WOOD	SEE STRUCTURAL DRAWINGS FOR NOTES, SIZES AND STRENGTH RATING
06 10 00	PLYWOOD, OSB, MDF, PARTICLEBD, HARDBOARD	APA COMPLIANT EXT GLUE MADE WITHOUT UREA FORMALDEHYDE	SEE STRUCTURAL DRAWINGS FOR NOTES, THICKNESS AND STRENGTH RATING
06 10 00	PRESERVATIVE TREATMENT FOR WOOD	AWPA LATEST U1 REQUIREMENTS NO ARSENIC OR CHROMIUM	GRD/ CONC: UC4A EXT ABOVE GRD: UC3B INTERIOR: UC2
06 10 00	FIRE RETARDANT FOR WOOD	AWPA LATEST U1 UCFA FOR INT, UCFB FOR EXT	UCFA: FR-1 UCFB: FR-2
06 10 00	FASTENERS	NAILS, SCREWS, BOLTS	SEE STRUCTURAL DRAWINGS FOR FASTENERS IN TREATED LUMBER VERIFY ALLOWED COATING
06 10 00	FIRESTOPPING BY TRADE PENETRATING FIRE RATED ASSEMBLY	COMPLY W/ IBC/ IRC CHAPTER 7	SEE SHEET A0.3a FOR SYSTEMS
06 10 00	FIRE BLOCKING	COMPLY W/ IBC/ IRC CHAPTER 7	SEE SHEET A0.3a FOR TYP DETAILS & LOCATIONS
06 20 00	FINISH CARPENTRY	TRIM	WOOD AND STYLE AS SELECTED BY OWNER
06 20 00	WOOD STAIRS	RAILING, TREADS	SEE SECTION & DETAIL DRAWINGS
07 12 00	WATERPROOFING SYSTEMS BELOW GRADE FOUNDATION	SHEET MEMBRANE W/ DRAINAGE MAT & WATERSTOPS	POLYGUARD, CARLISLE, COSELTA-DORKEN, HENRY, GCP
07 14 16	DECK WATERPROOF COATING	LIQUID APPLIED, PEDESTRIAN RATED TRAFFIC	PACIFIC POLYMERS, MALARKEY, GACO WESTERN, PECORA, SIKALASTIC
	INSULATION	FOAM GAP, RIGID, FIBERGLAS, MINERAL WOOL	MANVILLE, KNAUF, DOW, ATLAS, ROXUL SEE SHEET A0.3 FOR INSULATION VALUES
07 20 00	ACOUSTICAL MITIGATION	ACOUSTICAL INSULATION & SEALANT	SEE SHEET A0.3b FOR DETAILS AND NOTES
07 25 00	WEATHER RESISTIVE & AIR BARRIER SYSTEM	MECHANICALLY FASTENED MEMBRANE & FLEXIBLE FLASHING	DUPONT TYVEK W/ TAPED EDGES & SEALANT SEE SHEET A0.3 FOR LEVEL OF AIR LEAKAGE RESISTANCE
07 31 00	COMPOSITION SHINGLE ROOFING	SHINGLES UNDERLAYMENT ICE/ WATER SHIELD ROOF VENTS	MALARKEY, PABCO, GAF SEE SHEET A6.5 FOR NOTES & DETAILS
07 46 20	CEMENT FIBER SIDING	LAP, SHAKE, PANEL, ACCESSORIES	JAMES HARDIE, CERTAINTEED SEE SHEET A6.3
07 54 00	LOW SLOPE ROOFING	ROOFING MEMBRANE, RIGID INSULATION, COVER BOARD	SARNAFIL, CARLISLE, FIRESTONE, GAF SEE SHEET A6.5a
07 62 00	METAL FLASHING, TRIM, GUTTER, DOWNSPOUT	GALV OR PRE-FINISHED	SEE SHEETS A6.2, A6.5 & A6.5a OWNER TO SELECT COLOR OF PRE-FIN METAL
07 92 00	JOINT SEALANTS	LOW VOC, SUITABLE FOR MATERIALS & LOCATION	SEE DETAIL SHEETS A6.x SIKA, TREMCO, DOWSIL, PECORA
08 11 00	HOLLOW METAL WORK HM DOORS, DOORS & WDW FRAMES	SEE DOOR & WINDOW SCHEDULES SEE INTERIOR & WDW ELEVATIONS	FABRICATED PER SDI-100 CECO, MASONITE, CURRIES, REPUBLIC, STILES; SEE A0.3 FOR REQUIRED U VALUE
08 20 00	DOORS WOOD DOORS, PRE-HUNG DOORS	SEE DOOR & WINDOW SCHEDULES SEE INTERIOR ELEVATIONS	LYNDEN, MASONITE, WEST COAST, VANCOUVER, SAUDER SEE A0.3 FOR REQUIRED U VALUE
08 43 00	ALUMINUM STOREFRONT	SEE DOOR & WINDOW SCHEDULES SEE INTERIOR & WDW ELEVS	EFCO, KAWNEER, US ALUMINUM SEE A0.3 FOR REQUIRED U VALUE
08 53 00	VINYL WINDOWS & SLIDING GLASS DOORS	SEE WINDOW SCHEDULE & ELEVATIONS	MILGARD, VPI, PLYGEM SEE A0.3 FOR REQUIRED U VALUE
08 70 00	FINISH HARDWARE	SEE DOOR SCHEDULE	OWNER TO SELECT STYLE, TYPE, AND KEYING SYSTEM
08 80 00	GLAZING FOR NON-PRE-GLAZED OPENINGS	SEE WINDOW AND DOOR SCHEDULE SEE INTERIOR ELEVATIONS	SEE A0.3 FOR REQUIRED U VALUE PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE
09 21 00	METAL FRAMING SYSTEM – NON-STRUCTURAL	SOFFITS, WALLS, CEILINGS USE MEMBERS APPROPRIATE FOR LOCATION, SPAN, & LOADS	CLARK DIETRICH, SCAFCO, CEMCO, MARINOWARE
09 29 00	GYPSUM WALLBOARD SYSTEM INCLUDES RESILIENT CHANNEL, FLOATING & TAPING	GLASS MAT FACES, TYPE X FIRE RESISTIVE ASTM D 3273, C79, C1278, GA-214 LEVEL 4 FINISH	GEORGIA PACIFIC "DENSARMOUR PLUS FIREGUARD"; US GYPSUM, PABCO, NATIONAL GYPSUM
09 30 00	FLOOR & WALL TILING CERAMIC, PORCELAIN, STONE	TCA A 137.1 STANDARD GRADE THINSET ACOUSTICAL MAT UNDER FLOOR TILE	COLOR, SIZE, PATTERN AS SELECTED BY OWNER
09 65 00	RESILIENT FLOORING SHEET VINYL, LVT, RUBBER, VCT	ACOUSTICAL CUSHION BACKING OR MAT "FLOORSCORE" CERTIFIED BY RFCI	FORBO, MANNINGTON, ARMSTRONG COLOR, SIZE, PATTERN AS SELECTED BY OWNER
09 65 00	SPORTS FLOORING (GYM, EXERCISE)	COLOR, SIZE, PATTERN AS SELECTED BY OWNER	JOHNSONITE, FORBO, CONGOLEUM, NORTHERN GREEN TECHNOLOGIES
09 68 00	CARPETING INSTALLATION GLUE-DOWN OR STRETCHED-IN AS SELECTED BY OWNER	COLOR, THICKNESS, PATTERN, TYPE & PADDING AS SELECTED BY OWNER	SHAW, MOHAWK, PATCRAFT
09 91 00	PAINTING 3 INTERIOR COLORS 4 EXTERIOR COLORS	ZERO OR LOW VOC COLOR AS SELECTED BY OWNER	BEHR, SHERWIN-WILLIAMS, PPG, RODDA, BENJAMIN MOORE
		INT. GWB	PRIME, TEXTURE, PRIME, 2 COATS, EGG SHELL
		GWB TEXTURE (USUAL LIGHT ORANGE PEEL)	OWNER TO SELECT TEXTURE
		INT. BATHROOM, KITCHEN	PRIME, TEXTURE, PRIME, 2 COATS, SEMI-GLOSS
		INT. DOORS & TRIM	PRIME, 3 COATS, SEMI-GLOSS
09 91 00	EXT. SIDING, SOFFIT, EAVE,	EXPOSED FOUNDATION, DOWNSPOUT PVC TRANSITION	PRIME IF UNPRIMED, 2 COATS, EGG SHELL
		EXT. DOOR, TRIM, FASCIA, BEAM & BRACKET	PRIME IF UNPRIMED, 3 COATS, GLOSS
10 28 00	BATH ACCESSORIES	STYLE, FINISH, QUANTITY AS DETERMINED BY OWNER	BOBRICK, BASCO, BRADLEY, FRANKLIN BRASS
10 40 00	SIGNAGE INCLUDES IBC AND ADA REQUIRED SIGNAGE	OWNER TO DETERMINE STYLE, SHAPE, FONTS, WORDAGE	SEPARATE CONTRACTOR BIDDER DESIGN PACKAGE
10 55 00	MAILBOXES	COMPLY W/ USPS REGULATIONS AND STANDARDS	SALISBURY OWNER TO DETERMINE BOX SIZE AND CONFIGURATION
10 55 00	PACKAGE BOXES	COMPLY W/ USPS REGULATIONS AND STANDARDS	SALISBURY AMAZON HUB OWNER TO DETERMINE BOX SIZE AND CONFIGURATION
10 44 00	FIRE EXTINGUISHERS & CABINETS COMPLY WITH IBC REGULATIONS ON SIZE, TYPE & SPACING	RECESSED OR SEMI-RECESSED, MULTI-PURPOSE, DRY CHEMICAL, STEEL TANK WITH PRESSURE GAUGE	J.L. INDUSTRIES, ALLEN, FRY-FYLER, LARSEN SEPARATE CONTRACTOR BIDDER DESIGN PACKAGE
11 30 00	RESIDENTIAL APPLIANCES INCLUDES ADA ACCESSIBLE UNITS	DISHWASHER, REFRIGERATOR, WASHER, DRYER, STOVE, KITCHEN EXHAUST FAN	OWNER TO SELECT MANUFACTURER AND MODELS
11 30 00	DRYER DUCT VENT	22 GA ALUMINIZED STEEL RECESSED INTO 2x6 WALL DUCT ABLE O EXIT UP OR DOWN	IN-O-VATE TECHNOLOGIES (888) 443-7937 WWW.DRYERVENT.COM
12 32 00	MANUFACTURED CABINETS INCLUDES PROVIDING ADA ACCESSIBLE FEATURES	COMPLY WITH HUD MINIMUM PROPERTY STANDARDS FOR HOUSING 1984 & ANSI/ KCMA A-161.1 RECOMMENDED PERFORMANCE STANDARD	OWNER TO SELECT STYLE, COLOR, HARDWARE, COUNTERTOP SEE INTERIOR ELEVATION AND SHEETS A0.4, A0.4a, AND A0.4b.
14 24 00	HYDRAULIC ELEVATOR	COMPLY WITH IBC, ADA, AND ELEVATOR CODE REQUIREMENTS	OWNER TO SELECT CAB INTERIOR DESIGN BIDDER DESIGN CONTRACTOR
21 13 13	WATER BASED FIRE SPRINKLER SYSTEM	COMPLY WITH IBC AND IFC REQUIREMENTS	SEE A0.3a FOR FIRESTOPPING BIDDER DESIGN SEPARATE PERMIT
22 12 00	PLUMBING PIPING SYSTEM	COMPLY WITH IBC, UPC, IMC, AND WSEC REQUIREMENTS	SEE A0.3b FOR ACOUSTICAL ISOLATION SEE A0.3a FIRESTOPPING BIDDER DESIGN SEPARATE PERMIT
22 40 00	PLUMBING FIXTURES	COMPLY WITH IBC, UPC, IMC, AND WSEC REQUIREMENTS	OWNER TO SELECT STYLE, COLOR, FAUCETS, ACCESSORIES OF FIXTURES
23 30 00	MECHANICAL SYSTEMS	COMPLY WITH IBC, IMC, AND WSEC REQUIREMENTS	SEE MECHANICAL DRAWINGS SEPARATE PERMIT
23 30 00	DUCT WORK	COMPLY WITH IBC, IMC, WSEC REQUIREMENTS	SEE A0.3a FOR DUCTS IN FIRE RATED WALLS/ CLGS SEE MECH DWGS
26 24 00	ELECTRICAL SYSTEM	COMPLY WITH IBC, NEC, WSEC REQUIREMENTS	BIDDER DESIGN SEPARATE PERMIT
26 27 00	ELECTRICAL DEVICES SWITCHES, OUTLETS		OWNER TO SELECT COLOR AND STYLE SEE A0.3a FOR DEVICES IN FIRE RATED WALLS/ CLGS
26 27 00	PHONE/ DATA/ CABLE	COORDINATE W/ INTERNET PROVIDER	UNIT BOX: SMARTBOX BY LEGRAND WIRE: CAT 5 PLENUM RATED
26 50 00	LIGHTING	COMPLY WITH WSEC, NEC REQUIREMENTS	OWNER TO SELECT FIXTURES
28 31 00	FIRE DETECTION & ALARM SYSTEM	COMPLY WITH IBC, IFC, NEC REQUIREMENTS	BIDDER DESIGN SEPARATE PERMIT
31 00 00	SITE WORK	CLEARING EARTHWORK RETAINING WALL	SEE CIVIL DRAWINGS
32 16 00	SITE - CONCRETE CURBS, WALKS, STEPS, RAMPS	COMPLY WITH IBC AND ADA REQUIREMENTS	CONCRETE MIN: 2500 PSI SEE A0.2x SITE DETAILS
32 31 19	METAL FENCE AND GATE	GALVANIZED METAL, POWDER COATED	OWNER TO SELECT STYLE, HEIGHT, DESIGN BIDDER DESIGN
32 94 00	SITE ACCESSORIES	BIKE RACK BENCHES PLAY EQUIPMENT	OWNER TO SELECT STYLE, COLOR, DESIGN BIDDER DESIGN
33 00 00	SITE UTILITIES	WATER, SEWER STORM	SEE CIVIL DRAWINGS

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET
1 2 3 4
04/18/2023 Code Review Comments

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
PRODUCTS & TYP. DETAILS

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : 4

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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ELECTRICAL NOTES

COMPLY WITH CURRENT, GOVERNING STATE AND LOCAL ELECTRICAL, FIRE, AND ENERGY CODES.

WHEN ITEMS ARE LOCATED WITHIN ACCESSIBLE TYPE 'A' OR TYPE 'B' UNITS, COMPLY WITH ANSI 117.1-2009. SEE NOTES ON A0.4, A0.4a, A0.4b FOR TYPICAL INSTALLATION HEIGHTS/ LOCATIONS.

ELECTRICAL SUBCONTRACTOR TO PROVIDE LIGHTING POWER BUDGET IN ACCORDANCE W/ LATEST GOVERNING WASHINGTON STATE ENERGY CODE TO THE GOVERNING JURISDICTION.

SEE BUILDING & ELECTRICAL PLANS FOR LOCATIONS OF EXIT, EMERGENCY, AND LIGHT FIXTURES. WHERE CONFLICTS OCCUR, ELECTRICAL PLANS TAKE PRECEDENCE.

ELECTRICAL SUBCONTRACTOR TO DESIGN A COMPLETE HIGH & LOW VOLTAGE ELECTRICAL SYSTEM INCLUDING CIRCUIT ROUTING. PROVIDE CONSTRUCTION DOCUMENTS. SUBMIT TO GOVERNING ELECTRICAL JURISDICTION FOR PERMITS.

1. ELECTRICAL SUBCONTRACTOR RESPONSIBLE FOR COMPLIANCE AND APPROVAL FROM ELECTRICAL INSPECTOR AND FIRE MARSHAL FOR:
   - A. EXIT SIGN LOCATIONS AND HEIGHTS
   - B. EMERGENCY LIGHTING LOCATIONS AND HEIGHTS
   - C. LOCATION OF OUTLETS AND SWITCHES NEXT TO SINKS
   - D. FIXTURES, OUTLETS, AND SWITCHES INSTALLATION IN FIRE RATED ASSEMBLIES (WALLS & CEILINGS).
   - E. FIRE ALARM SYSTEM
   - F. IN BULDINGS OVER THREE STORIES PROVIDE A DISTRIBUTED ANTENNA SYSTEM FOR EMERGENCY RESPONDER RADIO COVERAGE THROUGHOUT THE BLDG

   (1)
2. TYPICAL MOUNTING HEIGHTS AND NOTES:
   - A. SAME HEIGHTS FOR ALL SPACES INCLUDING ACCESSIBLE UNITS.
   - B. REVIEW MOUNTING HEIGHTS W/ OWNER.
   - C. KITCHEN & BATHROOM OUTLETS/SWITCHES ABOVE COUNTERS: MAX 44" TO TOP OF OUTLET/SWITCH.
   - D. WALL MOUNTED SWITCHES & ENVIRONMENTAL CONTROLS: MAX 48" TO TOP OF SWITCH/CONTROL
   - E. WALL MOUNTED OUTLETS: MIN 15" A.F.F. TO BOTTOM OF BOTTOM OUTLET
   - F. PORCH/PATIO LIGHTS: +84" A.F.F. TO CENTERLINE OF J-BOX (U.N.O.)
   - G. LIGHTS AT LAVATORY SINK: +80" A.F.F. TO CENTERLINE OF J-BOX AND CENTERED ON COUNTERTOP (U.N.O.)
   - H. RANGE HOODS: LIGHT & FAN SWITCH: +42"A.F.F. TO BOTTOM OF FACE PLATE
   - I. UNIT ELECTRIC PANEL: ACCESSIBLE UNIT: TOP BREAKER 54" AFF OR LESS.
3. BUILDING LIGHTS HEIGHTS AND NOTES:
   - A. ON HOUSE CIRCUITS UNLESS NOTED OTHERWISE.
   - B. PHOTOCELL: SWITCHING FOR DUSK TO DAWN LIGHTING
   - C. CARPORT & GARAGE LIGHTS ON PHOTOCELL
   - D. PATIO & DECK LIGHTS: SWITCHED PER PLAN & UNIT CIRCUIT (80" A.F.F.)
   - E. BUILDING EXTERIOR LIGHTING: PHOTOCELL: FIRST FLOOR: 80" A.F.F; 2nd FLOOR 24" ABOVE SECOND FINISH FLOOR).
   - F. EXIT SIGN: WALL OR CLG: MIN 7'-0" ABOVE WALKING SURFACE
   - G. EMERGENCY LIGHTING: MIN 1 FOOT CANDLE AT FLOOR LEVEL
   - H. ENTRY & STAIR LIGHTS: MIN 3 FOOT CANDLES AT FLOOR LEVEL
   - I. PARKING LOT LIGHTS: MIN 1 FOOT CANDLE
4. PROVIDE DEDICATED HARDWIRED CIRCUITS FOR:
   - A. KITCHEN & BATH OUTLETS: GFIC CIRCUIT
   - B. GARBAGE DISPOSAL
   - C. STOVE/ RANGE
   - D. REFRIGERATOR
   - E. WATER HEATER
   - F. FIRE ALARM SYSTEM
   - G. ELECTRIC FIREPLACE (IF INSTALLED)
   - H. HEAT PUMP
   - I. ELEVATOR EQUIPMENT
   - J. EMERGENCY LIGHTS
5. PHONE, DATA & CABLE SYSTEM:
   - A. COORDINATE W/ CABLE/ INTERNET PROVIDER
   - B. LOCATE BUILDING DEMARK PANEL.
   - C. WIRE: CATEGORY 5 PLENUM RATED
   - D. UNIT BOX: "SMARTBOX" BY LEGRAND
6. FIRE/ SMOKE/ CO2 ALARM SYSTEM:
   - A. DESIGNED BY LICENSED FIRE ALARM ENGINEER
   - B. COMPLY W/ CURRENT GOVERNING IFC
   - C. SUBMIT & OBTAIN FIRE ALARM PERMIT
   - D. REVIEW SYSTEM W/ FIRE MARSHAL PRIOR TO START OF WORK
7. INSTALLATION IN FIRE RATED ASSEMBLIES:
   - A. TRADE PERSON MAKING THE PENETRATION IS RESPONSIBLE FOR DOING THE FIRESTOPPING.
   - B. SEAL ELECTRICAL PENETRATIONS OF FIRE RATED ASSEMBLIES WITH A UL LISTED METHOD. SEE A0.3a.
   - C. RECESSED LIGHTING CLASSIFIED IC (INSULATION CONTACT) SEE A0.3a FOR RATED CONSTRUCTION
   - D. SEAL J-BOXES, SWITCHES, OUTLETS, PHONE AND TV JACKS, ETC. IN FIRE RATED ASSEMBLIES WITH PUTTY FIRESTOP AT BACK OF EACH ELECTRICAL BOX. USE THIS METHOD TO SEAL THESE ITEMS IN NON-RATED AIR BARRIER WALL AND FLOOR ASSEMBLIES.
8. ELECTRICAL BASEBOARD HEATERS SHALL SATISFY THE FOLLOWING REQUIREMENTS (IF USED):
   - A. BEAR A PERMANENT AND LEGIBLE FACTORY APPLIED NAME PLATE INDICATING THE MANUFACTURER, CATALOG NUMBER, ELECTRIC RATING IN VOLTS AND AMPERES (OR WATTS AND CLEARANCES TO COMBUSTIBLES, ETC.)
   - B. HAVE INSTALLATION INSTRUCTIONS AND TEMPERATURE RATING OF FIELD INSTALLED WIRING CONNECTIONS IF OVER 60 C (140 F).
   - C. HAVE DIGITAL THERMOSTAT.

PLUMBING NOTES

COMPLY WITH CURRENT, GOVERNING STATE AND LOCAL PLUMBING AND ENERGY CODES.

PROVIDE NUMBER AND TYPE FIXTURES IN ACCORDANCE WITH LATEST GOVERNING IBC CHAPTER 29.

PROVIDE ACCESS TO AND ACCESSIBLE FIXTURES IN ACCORDANCE W/ IBC CHAPTER 11 AND ANSI 117.1-2009.

SEE PLUMBING PLANS FOR SPECIFIC DESIGN. WHERE CONFLICTS OCCUR, PLUMBING PLANS TAKE PRECEDENCE.

PLUMBING SUBCONTRACTOR TO DESIGN PLUMBING SYSTEM INCLUDING ACOUSTICAL NOISE ISOLATION. PREPARE AND SUBMIT RISER DIAGRAMS TO JURISDICTION FOR PLUMBING PERMIT.

1. SEE A0.3b FOR PLUMBING SOUND ISOLATION NOTES AND DETAILS. SECURELY SUPPORT PIPING AND FIXTURES.
2. INSULATE PIPING IN ACCORDANCE W/ ENERGY CODE AND PLUMBING CODE.
3. COMPLETE WORK IN COMPLIANCE WITH LATEST GOVERNING CODES. OBTAIN JURISDICTION APPROVAL OF FIRESTOPPING MATERIALS AND METHODS PRIOR TO INSTALLATION.
4. SEE A0.3a FOR FIRESTOPPING OF TUB/SHOWER DRAIN IN 1-HOUR FLOOR/CEILING ASSEMBLIES.
5. SEE A0.3a FOR FIRESTOPPING OF MEMBRANE PENETRATION OF TUB/SHOWER MIXING VALVES & SPOUTS IN WALLS.
6. SEE A0.3a FOR FIRESTOPPING OF MEMBRANE & THRU-WALL OR FLOOR PENETRATIONS OF PIPING
7. RUN WATER HEATER TANK PRESSURE RELIEF VALVE TO EXTERIOR TO A LOCATION THAT IS BOTH INCONSPICUOUS AND NON-HAZARDOUS.
8. HEIGHT OF SHOWER HEAD ROUGH-IN: 79" A.F.F. (VERIFY W/ OWNER).
9. PROVIDE WATER FLOW LIMITING DEVICES AT SINKS/ LAVATORIES/SHOWERS/TANK WATER CLOSETS PER ENERGY CODE REQUIREMENTS
10. ONLY ELECTRIC WATER HEATERS IN CLOSETS. ANCHOR OR STRAP TO THE WALL PER UPC. SEE A0.3c. PROVIDE WATER HEATER TEMPERATURE CONTROL. LABEL AS COMPLYING WITH ASHRAE STANDARD 90A-80. PROVIDE DRAIN PAN W/ 3/4" DRAIN TO EXTERIOR.
11. SEE A0.3c FOR TYPICAL WASHER PLUMBING CONNECTIONS. PROVIDE DRAIN PAN W/ 3/4" DRAIN TO EXTERIOR.
12. SEE ACCESSIBILITY NOTES FOR HEIGHT OF SHOWER HEAD, SHOWER CONTROL, FAUCET CONTROL, WATER CLOSET CONTROL, AND FOR HEIGHT OF FIXTURE.
13. ACCOMMODATE FOR FLOOR TO FLOOR SHRINKAGE OF 1/2" FOR EACH FLOOR LEVEL IN THEIR DESIGN.
14. PLACE PLUMBING VENTS A MINIMUM OF 10' FROM, OR 3' ABOVE, ALL BUILDING OPENINGS PER LATEST UPC
15. PLUMBER TO COORDINATE ROOF DRAIN TIE-IN TO STORM SEWER SYSTEM W/ CIVIL ENGINEER AND GENERAL CONTRACTOR PRIOR TO PLACEMENT OF CONCRETE. PLUMBER TO SPECIFY ROOF DRAIN MATERIAL & COORDINATE W/ OWNER.

MECHANICAL NOTES

COMPLY WITH ALL CURRENT, GOVERNING STATE AND LOCAL MECHANICAL AND ENERGY CODES.

PROVIDE NATURAL AND MECHANICAL VENTILATION SYSTEMS IN ACCORDANCE WITH LATEST GOVERNING IBC CHAPTER 12.

SEE MECHANICAL PLANS FOR SPECIFIC SYSTEM INFORMATION. WHERE CONFLICTS OCCUR, MECHANICAL PLANS TAKE PRECEDENCE.

SEE SHEET A0.1, A0.3, A0.3a,AND A0.3b FOR UTILITIES, ENERGY CODE TESTING, FIRESTOPPING, ACOUSTICAL DETAILS, AND OTHER INFORMATION.

FOR ENERGY CODE ONLY, R-2 & R-3 OCCUPANCIES THREE STORIES OR LESS COMPLY WITH THE RESIDENTIAL SECTIONS.

FOR ENERGY CODE ONLY, R-2 & R-3 OCCUPANCIES FOUR STORIES OR MORE COMPLY WITH THE COMMERCIAL SECTIONS.

MECHANICAL SUBCONTRACTOR TO DESIGN HEATING, COOLING, AND VENTILATION SYSTEM, AND COMPLETE ENERGY CODE DOCUMENTATION. PROVIDE CONSTRUCTION DOCUMENTS, PLANS, DETAILS. SUBMIT FOR MECHANICAL PERMITS. SEE A0.3 FOR BUILDING R- AND U-VALUES.

1. VENTILATION SYSTEMS:
   - A. PROVIDE EACH DWELLING UNIT OR OCCUPIABLE SPACE WITH SOURCE SPECIFIC EXHAUSTS WITH DUCTS TO EXTERIOR SIZED IN ACCORDANCE W/ IMC
   - B. PROVIDE EACH DWELLING UNIT OR OCCUPIABLE SPACE WITH WHOLE HOUSE VENTILATION SYSTEM WHICH INCLUDES FRESH AIR INTAKE DESIGNED IN ACCORDANCE WITH ENERGY CODE.
   - C. VENTILATION SYSTEM SIZES SHOWN ON MECHANICAL AND ELECTRICAL FLOOR PLANS. MINIMUM:
     - KITCHEN: 100 CFM
     - BATH: 50 CFM
     - UTILITY (LAUNDRY): WHOLE HOUSE REQUIREMENT
   - D. CONTROL VENTILATION SYSTEMS WITH SENSORS AND TIMERS AS DIRECTED BY OWNER.
   - E. PROVIDE EXHAUST VENTILATION FOR KITCHEN, BATH, LAUNDRY, AND OTHER ROOMS WHERE WATER VAPOR OR COOKING ODOR IS PRODUCED.
   - F. PROVIDE EXHAUST FANS TESTED BY HOME VENTILATING INSTITUTE WITH A SONE RATING OF 2 OR LESS.
   - G. INSTALL IN ACCORDANCE WITH MANUFACTURER'S LATEST WRITTEN INSTRUCTIONS.
   - H. DUCTS IN LOWER UNITS TO VENT THROUGH FURRED SOFFIT/ CEILING OR LINED JOIST SPACE TO EXTERIOR WALL VENT HOODS.
   - I. DUCTS IN TOP FLOOR UNITS TO VENT THROUGH ROOF ASSEMBLY TO ROOF VENTS
   - J. DUCT TERMINATIONS TO BE MORE THAN 36 INCHES FROM OPENABLE WINDOWS AND DOORS, AND FRESH AIR INTAKE IN ANY DIRECTION.
   - K. PROVIDE WALL HOOD OR ROOF HOOD W/ BACKDRAFT DAMPER & INSECT SCREEN TO CAP EXTERIOR END OF DUCT.
   - L. FROM INSIDE FILL ANNUAL GAP BETWEEN DUCT AND SHEATHIHG AS NOTED IN DETAILS ON A6.2
   - M. SEE A0.3a FOR INSTALLING FAN AND DUCT IN FIRE RATED ASSEMBLIES, AND FOR MECHANICAL SUB FIRESTOPPING DUCTS PENETRATING FIRE RATED ASSEMBLIES
   - N. PROVIDE DRYER DUCT TO EXTERIOR WITH BACKDRAFTED END HOOD (NO INSECT SCREEN).LABEL WHOLE HOUSE FAN SWITCH/ CONTROLLER
   - O. MECHANICAL SUB TO INSTRUCT OWNER ON HOW TO OPERATE THE VENTILATION SYSTEMS.
2. HEATING SYSTEMS:
   - A. DESIGN HEATING SYSTEM TO COMPLY W/ LATEST GOVERNING ENERGY CODE AND IMC. REVIEW SYSTEM OPTIONS AND EQUIPMENT W/ OWNER.
   - B. PROVIDE PROGRAMMABLE THERMOSTATS
   - C. LOCATE HEATING DEVICES WHERE THEY WILL NOT INTERFERE WITH FURNITURE OR CAUSE HAZARDOUS SITUATIONS.
   - D. COMPLY AND COORDINATE WITH ELECTRICAL CODE

GENERAL NOTES

OWNER NOTES

1. REVIEW OF SHOP DRAWINGS, PRODUCT DATA AND SAMPLES ARE THE RESPONSIBILITY OF THE OWNER.
2. OWNER WILL OBTAIN AND PAY FOR CODE REQUIRED TESTING AND INSPECTIONS. CONTRACTOR TO SCHEDULE TESTING AGENCY AND ALLOW SITE ACCESS. NO TIME EXTENSIONS WILL BE ALLOWED FOR IMPROPER OR LACK OF APPROPRIATE TIMING OF TESTING OR INSPECTIONS.
3. OWNER TO OBTAIN SELECTED BIDDER-DESIGN CONTRACTORS TO PROVIDE AND INSTALL PRODUCTS IN THE PROJECT. CONTRACTOR RESPONSIBLE FOR COORDINATING AND SCHEDULING THESE CONTRACTORS.
4. SEE A0.1 COVER SHEET FOR MORE INFORMATION.

CONTRACTOR NOTES

1. CONTRACTOR IS RESPONSIBLE: PROVIDE, FURNISH, AND INSTALL EACH ITEM WITH EVERYTHING COMPLETE AND PROPERLY FUNCTIONING. UNLESS SPECIFICALLY NOTED AS OWNER INSTALLED ITEM, THE CONTRACTOR IS INSTALLING EVERY ITEM, AND UNLESS SPECIFICALLY NOTED AS AN OWNER FURNISHED ITEM, CONTRACTOR IS PROVIDING THE ITEM.
2. FOR FULLY CODE COMPLIANT FACILITY THAT HAS OBTAINED A PERMANENT CERTIFICATE OF OCCUPANCY FROM THE GOVERNING JURISDICTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION FROM THE ARCHITECT.
3. CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, COORDINATION, AND SCHEDULING OF WORK.
4. THE CONTRACTOR AND SUB-CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THESE DRAWINGS WITH EACH OTHER AND WITH INFORMATION FURNISHED BY THE OWNER. ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING. THE CONTRACTOR SHALL NOT BE LIABLE FOR THE ABOVE UNLESS THE CONTRACTOR (SUB) RECOGNIZED SUCH ERROR, ETC, AND THEN DID NOT REPORT SUCH ERROR AND PROCEEDED WITH THE CONSTRUCTION. INSTALLATION DRAWINGS FURNISHED BY THE OWNER TAKE PRECEDENCE OVER THESE DRAWINGS.
5. CONTRACTOR, SUB-CONTRACTOR & MATERIAL SUPPLIERS TO VERIFY FIELD CONDITIONS WHICH EFFECT THEIR WORK PRIOR TO FABRICATION OR CONSTRUCTION.
6. INSTALLATION TO COMPLY WITH MATERIAL MANUFACTURER'S LATEST, WRITTEN INSTRUCTIONS.
7. VERIFY SIZE & LOCATION OF OPENINGS THROUGH FLOORS, WALLS, CEILINGS, SOFFITS, AND ROOFS.
8. PROVIDE FURRING, CURBS, ANCHORS, INSERTS, MACHINE BASES AND ROUGH BUCKS & BACKING FOR SURFACE-MOUNTED ITEMS.
9. JOIST/ STUD NOTCHING AND HOLE BORING SHALL COMPLY WITH IBC AND STRUCTURAL CRITERIA.
10. SEE A0.1 COVER SHEET FOR MORE INFORMATION.

CIVIL NOTES

1. CUT SLOPES MAXIMUM 1:2.
2. COMPLY W/ L & I SAFETY REGULATIONS FOR TRENCHING AND OTHER SITE WORK.
3. ALL FENCES SHALL PROVIDE THRU-VISIBILITY. OWNER TO SELECT DSIGN AND MATERIAL
4. ADDRESS NUMBERS SHALL BE CLEARLY VISIBLE & LEGIBLE FROM STREETS FRONTING THE PROPERTY. COMPLY W/ FIRE DEPARTMENT REQUIREMENTS
5. PROVIDE A PERMANENT MAP OF THE COMPLEX AT THE ENTRANCE TO THE PROPERTY
6. PROVIDE A WARNING SIGN @ ENTRANCE TO PROPERTY READING: "NO TRESPASSING ON THIS PROPERTY. LMC 0.28.080-.090"
7. SEE LANDSCAPE DRAWINGS FOR IRRIGATION AND LANDSCAPING DESIGN
8. SEE CIVIL DRAWINGS FOR UTILITIES, DRIVES, WALKS, STORM DETENTION, AND OTHER SITE WORK.

ELEVATOR NOTES

(1)

1. BIDDER DESIGN ELEVATOR SYSTEMS AND CABS TO COMPLY W/ THE CURRENT GOVERNING ELEVATOR CODE AND IBC. WORK INCLUDES PROVIDING RELATED FIRE SPRINKLER, FIRE ALARM, CONTROL AND EQUIPMENT.
2. SEE SHEET A0.1b FOR CODE ANALYSIS OF CHAPTER 30 ELEVATOR.
3. OWNER TO SELECT FINISH MATERIALS OF HOISTWAY DOORS AND FRAMES, AND CAB INTERIOR FINISHES AND LIGHTING.
4. PROVIDE TWO-WAY COMMUNICATION SYSTEM COMPLYING W/ IBC 3001.2 IN CAB AND AT EVERY ELEVATOR LANDING THAT IS NOT AN EXIT DISCHARGE LEVEL.

GENERAL NOTES

CODE NOTES

1. ALL METHODS, MATERIALS & WORKMANSHIP SHALL CONFORM TO THE CURRENT GOVERNING CODES AS AMENDED & ADOPTED BY THE LOCAL JURISDICTION. COMPLY WITH ALL APPLICABLE CODES & ORDINANCES.
2. OWNER TO SUBMIT AND PAY FOR BUILDING, MECHANICAL, AND PLUMBING PERMITS. CONTRACTOR TO PICK UP THEM UP AND OBTAIN ALL OTHER REQUIRED PERMITS AND APPROVALS.
3. CONTRACTOR TO REPORT CONSTRUCTION DOCUMENTS THAT DO NOT MEET MINIMUM CODE OR CONFLICTS WITH OTHER WORK STANDARDS. ANY CHANGES NOT APPROVED IN WRITING ARE THE RESPONSIBILITY OF THE CONTRACTOR OR SUB-CONTRACTOR MAKING THE CHANGES.
4. SEE A0.3, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR REQUIRED TESTING AND INSPECTIONS
5. CONSTRUCT WALL/ FLOOR/ CEILING/ ROOF ASSEMBLIES THAT SEPARATE UNIT FROM UNIT AND UNIT FROM COMMON SPACE TO PROVIDE THE IBC REQUIRED MINIMUM NOISE REDUCTION. SEE A0.3b FOR DETAILS AND NOTES.
6. CONSTRUCT WALL/ FLOOR/ CEILING/ ROOF ASSEMBLIES THAT PROVIDE THE IBC REQUIRED FIRE RATING WHERE NOTED ON THE CONSTRUCTION DOCUMENTS. SEE WALL/ FLOOR/ ROOF ASSEMBLY SHEETS FOR NOTES AND UL LISTING.
7. CONTRACTOR TO OBTAIN A PERMANENT CERTIFICATE OF OCCUPANCY FROM THE GOVERNING JURISDICTION AND CERTIFICATE OF SUBSTANTIAL COMPLETION FROM THE ARCHITECT.

WEATHER RESISTIVE & AIR BARRIER NOTES

1. SEE SHEETS A0.3, A6.0, A6.1, A6.2, AND A6.3 FOR DETAILS AND NOTES REGARDING WEATHER RESISTIVE & AIR BARRIER ASSEMBLY.
2. SEE A0.3 FOR MINIMUM U- OR R-VALUES FOR BUILDING ENVELOP WALL, ROOF, FOUNDATION, WINDOW, AND DOORS, AND FOR ENERGY CODE CONSTRUCTION TYPE.
3. COMPLY W/ LATEST GOVERNING WASHINGTON STATE ENERGY CODE REQUIREMENTS AND TESTING. SEE A0.3 FOR AIR LEAKAGE AND WATER PENETRATION TEST REQUIREMENTS AND VALUES
4. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR CODE NOTES AND DETAILS.
5. SEE WALL, FLOOR, ROOF CEILING ASSEMBLY NOTES FOR LOCATION OF VAPOR BARRIERS
6. INTERIOR PARTY AND CORRIDOR WALLS, ALONG WITH FLOOR/ CEILINGS AND ROOF/ CEILINGS THAT SEPARATE UNITS FROM EACH OTHER AND FROM COMMON SPACES ARE PART OF THE AIR BARRIER SYSTEM. OPENINGS THROUGH OR INTO THESE ASSEMBLIES SHALL BE SEALED AND ISOLATED TO LIMIT AIR LEAKAGE.
7. WEATHERSTRIP DOORS TO UNHEATED SPACES (EXTERIOR OR ENCLOSED). FILL SHIM SPACE AND INSIDE OF HOLLOW METAL FRAMES WITH FOAM SEALANT.

DRAWING NOTES

1. THE DRAWINGS FOR THIS PROJECT ARE CONSIDERED TO BE "OWNER/BUILDER" TYPE AND ARE INTENDED AS A GUIDE.
2. INFORMATION SHOWN IN CONSTRUCTION DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE GOVERNING JURISDICTION AND MAY BE AMENDED.
3. DO NOT SCALE DRAWINGS. UNLESS NOTED OTHERWISE, PLAN DIMENSIONS ARE TO FACE OF STUD. VERIFY ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS CONTRACT OR BY OTHERS.
4. REPETITIVE FEATURES ARE OFTEN DRAWN ONLY ONCE, HOWEVER, PROVIDE AS IF DRAWN IN OTHER DETAIL.
5. WHEREVER IN THESE DOCUMENTS AN ARTICLE, DEVICE OR PIECE OF EQUIPMENT IS REFERRED TO IN THE SINGULAR NUMBER, SUCH REFERENCE SHALL MEAN TO INCLUDE AS MANY SUCH ARTICLES AS ARE SHOWN ON THE DRAWINGS OR ARE REQUIRED TO COMPLETE THE WORK.
6. ALL DOORS NOT LOCATED BY DIMENSIONS ON PLANS, INTERIOR ELEVATIONS OR DETAILS SHALL BE 4" FROM FACE OF STUD TO EDGE OF DOOR OPENING OR CENTERED BETWEEN ROOM PARTITIONS AS SHOWN.
7. FINISH FLOOR (FIN. FLR.) REFERS TO TOP OF FLOOR UNDERLAYMENT OR CONCRETE SLAB.
8. TYPICAL FRAME PARTITIONS EXCEPT AS NOTED ON WALL ASSEMBLY SHEET AND SEE STRUCTURAL NOTES FOR STUD SPACING, GRADES & SIZES:
   - a. INTERIOR (NON-PARTY/ CORRIDOR): 2x4
   - b. EXTERIOR: 2x6
   - c. PLUMBING/ DUCT: MIN 2x6
   - d. PARTY/ CORRIDOR: SEE WALL ASSEMBLY SHEET
8. REFER TO INTERIOR ELEVATIONS FOR CABINET, COUNTER LENGTHS, DIMENSIONS, COUNTERTOP MATERIALS AND DETAIL REFERENCE. CABINET CONTRACTOR TO VERIFY ALL DIMENSIONS.

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

2023-04-18 CODE REVISIONS

(1) (2) (3) (4)

St. Helens Mixed Used Development

605 St. Helens Avenue Tacoma, Washington

GENERAL/ MECH/ PLUMB/ ELECT NOTES

PROJECT NO. : 17 - 010

DRAWN BY : DLD

ISSUE DATE : 11/07/2022

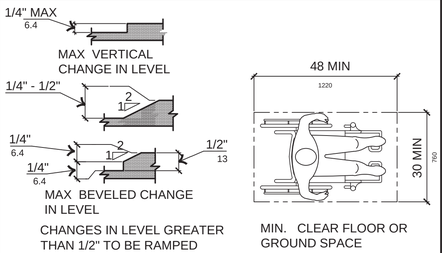
LATEST REV. / THIS SET : (1) -

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

N:\Acadjobs-17\17-010 St. Helens Mixed Use\Archi\A0.3a - Fire Stopping.dwg, 4/19/2023 12:15:32 PM

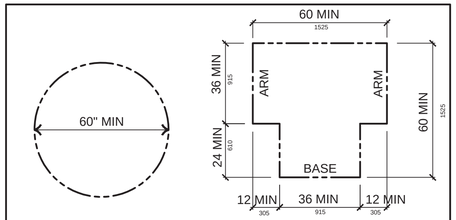
TYPICAL ACCESSIBILITY DETAILS/ NOTES for Common Spaces/ Halls/ Corridors/ Elevators/ Restrooms

"*303*" REFERS TO THE ANSI A117.1-2009 SECTION. REVIEW FOR THE COMPLETE CODE REQUIREMENTS.

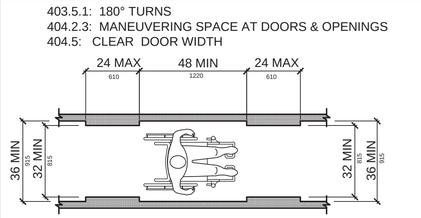


16 Max. Level Change — SCALE: N.T.S. *"303"*

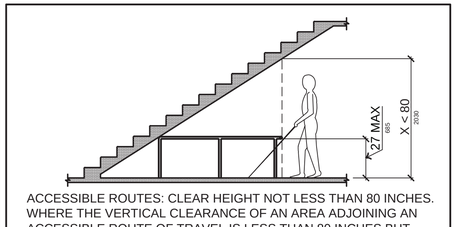
Min Clr Flr Space *"305"*



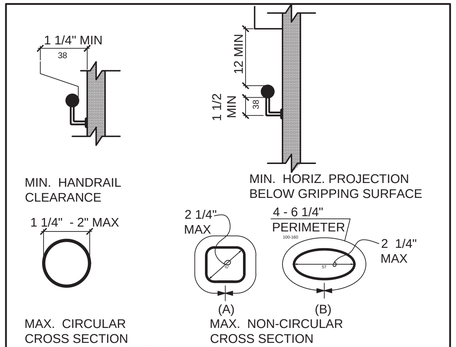
12 Turning Space — SCALE: N.T.S. *"304.5"*



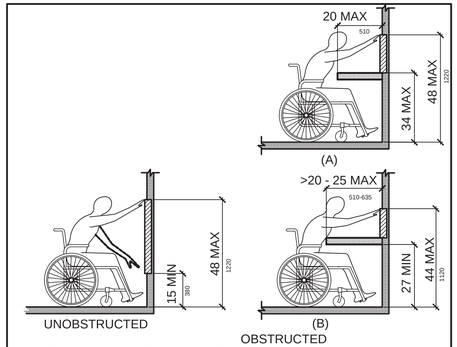
8 Min. Hall/ Corridor Width — SCALE: N.T.S. *"403.5"*



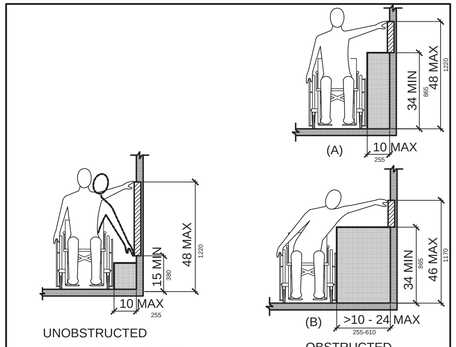
4 Reduced Vertical Clearance Barrier — SCALE: N.T.S. *"307.4"*



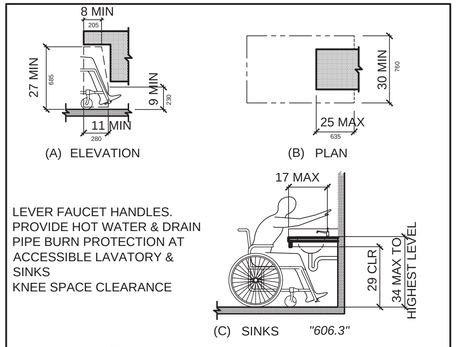
15 Handrail Dimensions — SCALE: N.T.S. *"505"*



11 Forward Reach Range — SCALE: N.T.S. *"308.2"*

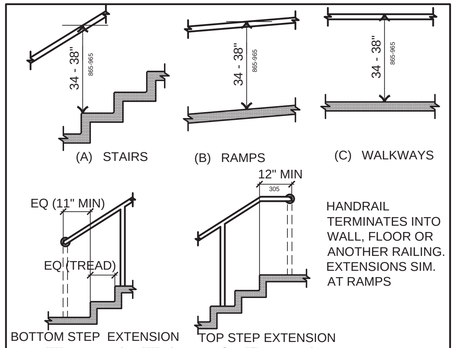


7 Side Reach Range — SCALE: N.T.S. *"308.3"*

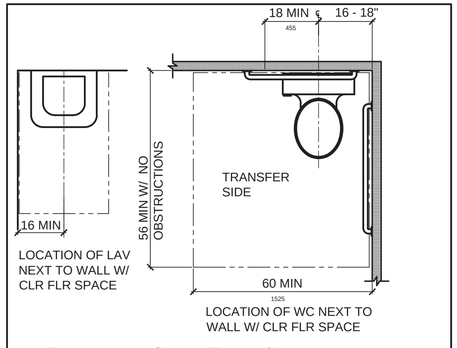


"606.3"

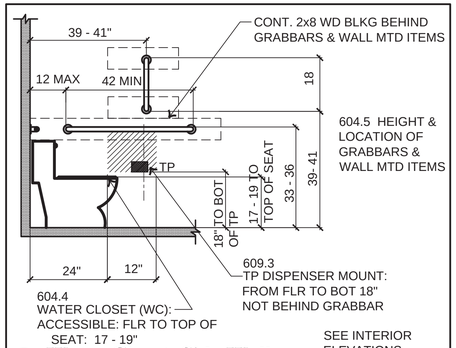
3 Knee Clearances — SCALE: N.T.S. *"306"*



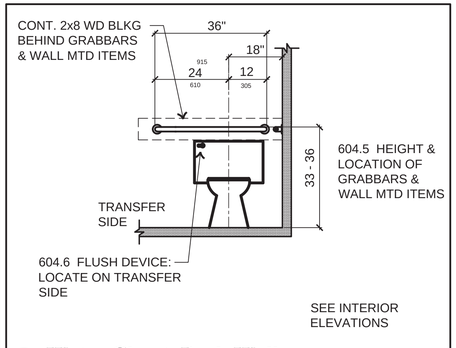
14 Handrail Height & Extensions — SCALE: N.T.S. *"505"*



10 Restroom Clear Floor Space — SCALE: N.T.S. *"604"*

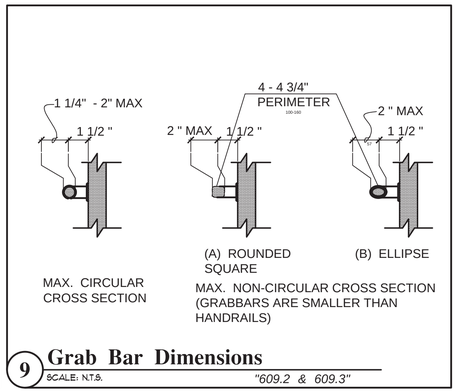


6 Water Closet Side Wall — SCALE: N.T.S. *"604 & 609"*

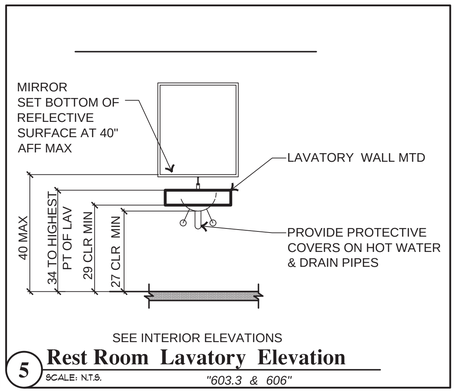


2 Water Closet Back Wall — SCALE: N.T.S. *"604"*

13 Not Used — SCALE: 1" = 1'-0"



9 Grab Bar Dimensions — SCALE: N.T.S. *"609.2 & 609.3"*



5 Rest Room Lavatory Elevation — SCALE: N.T.S. *"603.3 & 606"*

INDEX OF ANSI A117.1-2009 ACCESSIBILITY CODE

CHAPTER 3 : TURNING SPACES, CLEARANCES, REACH RANGES
CHAPTER 4 : ACCESSIBLE ROUTES, ITS COMPONENTS
407: ELEVATORS & IBC CHAPTER 30 & ELEVATOR CODE
404: MANEUVERING SPACE AT DOORS & OPENINGS.
CHAPTER 5: PARKING SPACES, HANDRAILS, WINDOWS
504: STAIRWAYS
CHAPTER 6: PLUMBING ELEMENTS/ FIXTURE CLEARANCES
CHAPTER 7: COMMUNICATION ELEMENTS AND SIGNAGE
CHAPTER 8: SPECIAL ROOMS KITCHEN AND KITCHENETTE
CHAPTER 9: BUILT-IN FURNISHINGS INCLUDES COUNTERS
CHAPTER 11: RECREATION FACILITIES

GENERAL NOTES

THESE DETAILS ARE BASED ON THE CURRENT GOVERNING IBC AND ANSI A117.1-2009 REQUIREMENTS FOR ACCESSIBILITY FOR THIS SITE, BUILDING, COMMERCIAL, AND COMMON SPACES.

THEY REPRESENT THE BASIC INFORMATION AND DETAILS OF THE CODE; THE DETAILS AND NOTES ON THIS SHEET ARE PROVIDED AS AN AID. SEE THE PROJECT PLANS, ELEVATIONS, AND SECTIONS FOR MORE SPECIFIC INFORMATION. CONTRACTOR, SUBCONTRACTORS, AND SUPPLIERS RESPONSIBLE TO OBTAIN AND COMPLY WITH THE LATEST DETAILS AND REQUIREMENTS. COMPLETED WORK TO COMPLY WITH THE CURRENT GOVERNING CODE ACCESSIBILITY REQUIREMENTS.

SEE IBC CHAPTER 11 & SHEET A0.1a CODE ANALYSIS FOR PROJECT SPECIFIC INFORMATION.

WORK THAT IS TYPICAL FOR ENTIRE PROJECT

THESE ARE SOME OF THE ITEMS THAT HAVE SAME INSTALLATION REQUIREMENTS THROUGHOUT THE ENTIRE PROJECT:

1. ANSI A117.1-2009 SECTION 404: OPERATION: HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATION DEVICES ON DOORS WINDOWS, CABINETS, PLUMBING FIXTURES AND STORAGE FACILITIES, TO BE A LEVER OR OTHER SHAPE WHICH WILL PERMIT OPERATION BY WRIST OR ARM PRESSURE AND WHICH DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING TO OPERATE. MECHANISM SHALL BE WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED ABOVE.
2. INSTALL LOCKSETS AND LATCHSETS AT CENTER OF SPINDLE OR ACTUATING DEVICE AT 36 TO 42 INCHES ABOVE THE FLOOR. INSTALL CENTER OF DOOR PULLS AT A HEIGHT 42 INCHES AFF.
3. INSTALL BLOCKING DURING CONSTRUCTION FOR WALL MOUNTED ITEMS, INCLUDING THOSE TO BE INSTALLED IN THE FUTURE.
4. ANSI A117.1-2009 609.8 & IBC 1607.8 : STRUCTURAL STRENGTH OF HANDRAILS, GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, MOUNTED DEVICES, AND THE STRUCTURE INTO WHICH THEY ARE ANCHORED TO COMPLY : MINIMUM CONCENTRATED LOAD 250 POUNDS.
5. SECTION 309: MOUNT ELECTRIC & MECHANICAL SYSTEM CONTROLS, AND ELECTRICAL DEVICES WITHIN REACH RANGES. SEE SHEET A0.3d FOR LOCATIONS.
6. ANSI A117.1-2009 CHAPTER 7 AND IBC SECTION 1101.2.6 & 1111 AS AMENDED BY THE STATE OF WASHINGTON: PROVIDE SIGNAGE THAT IDENTIFIES PERMANENT SPACES OR PROVIDES DIRECTIONS OR INFORMATION ABOUT THE BUILDING AND INSTALL IN ADA COMPLIANT LOCATIONS

SCOPE OF WORK FOR COMMON AREAS

SEE PLANS FOR COMMON AREAS (NON-DWELLING UNITS) WITHIN THE BUILDING AND SITE. THIS WORK TO FULLY COMPLY WITH IBC CHAPTER 11 AND ANSI A117.1-2009.

COMMERCIAL TENANT LEASE SPACE: TENANT IMPROVEMENT WORK WILL BE BY A SEPARATE DEFERRED PERMIT WHICH WILL INCLUDE ACCESSIBILITY REQUIREMENTS.

THESE ARE THE MAJOR COMPLIANCE ITEMS:

1. SEE SITE PLAN AND FLOOR PLANS FOR LOCATION OF ACCESSIBLE ROUTES OF TRAVEL. COMPLY WITH ANSI A117.1-2009 CHAPTER 3 AND 4.
2. SECTIONS 603, 604, 605, 606: PROVIDE ADA COMPLIANT PLUMBING FIXTURES, MIRRORS, COAT HOOKS, GRAB BARS, AND OTHER DEVICES AND INSTALL AT ADA COMPLIANT LOCATION W/ REQUIRED CLEAR FLOOR SPACE.
3. SECTION 902: AT BUILT-IN COUNTERS AND CABINETS SET AT ADA COMPLIANT HEIGHTS AND LOCATIONS W/ REQUIRED CLEAR FLOOR SPACE.
4. SECTION 309: OPERABLE WINDOW HARDWARE LOCATED ABOVE AN UNOBSTRUCTED FLOOR SPACE, AND OPERABLE FROM A POINT NOT LESS THAN 18 INCHES NOR MORE THAN 48 INCHES ABOVE THE FLOOR.
5. OWNER TO PROVIDE ACCESSIBLE APPLIANCES FOR THE COMMON ROOMS. INSTALL AT ADA COMPLIANT LOCATIONS W/ REQUIRED CLEAR FLOOR SPACE.
6. OWNER TO PROVIDE ACCESSIBLE MAIL AND PACKAGE BOXES. CONTRACTOR TO INSTALL AT ADA COMPLIANT LOCATIONS W/ ADA CLEAR FLOOR SPACE..
7. 1110.4.10 PROVIDE AN ACCESSIBLE ROUTE TO EACH TYPE OF OWNER PROVIDED EXERCISE EQUIPMENT. TRANSFER BENCHES AND SPECIAL ACCESS DEVICES ARE NOT REQUIRED

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L DeCHANT JR.

REVISIONS THIS SHEET

1 04/10/2023 Code Review Comments

2 3 4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
TYP. ACCESSIBILITY NOTES/ DETAILS

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. / THIS SET : 4 / -

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

N:\Acad\jobs-17\17-010 St. Helens Mixed Use\Arch\A0.4_1.dwg, 4/19/2023 10:55:36 AM

TYPICAL ACCESSIBILITY DETAILS/ NOTES for Type "A" Dwelling Units

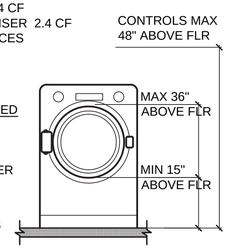
"1003.11.2.5.1" REFERS TO THE ANSI A117.1-2009 SECTION. REVIEW FOR THE COMPLETE CODE REQUIREMENTS.

AVAILABLE MANUFACTURERS/ MODELS :
WHIRLPOOL WFW6620HC 4.5 CF
LG WM 3555HVA 2.4 CF
GE GAF14055NWN W/ ADA 4" RISER 2.4 CF
EQUATOR ADVANCED APPLIANCES
EZ4600W 1.62 CF

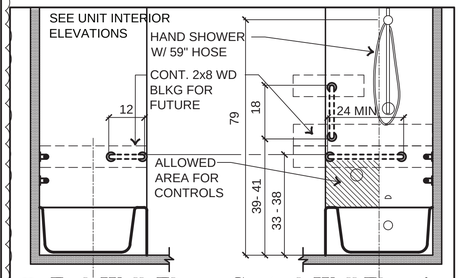
SUBSTITUTE/ REPLACE STACKED WASHER/ DRYER W/:
ALL-IN-ONE WASHER - DRYER
ELECTRICAL: 120V 15 AMP
VENTLESS CONDENSING DRYER

SEE ADA FLOOR PLANS FOR LAUNDRY APPLIANCES NOTES

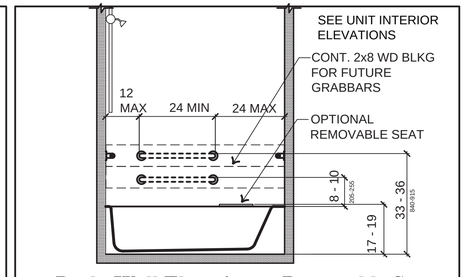
SEE DETAIL 13 FOR ADA ACCESS TO WASHER & DRYER



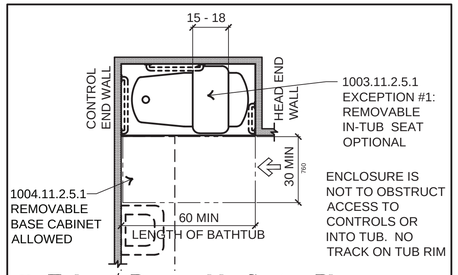
16 ADA Compliant Washer-Dryer
SCALE: N.T.S. *STORED ON-SITE*



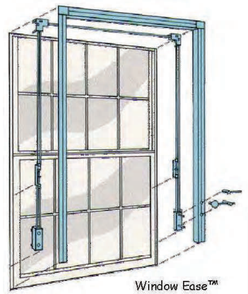
12 End Wall Elev Control Wall Elevation
SCALE: N.T.S. *"1003.11.2.5.1 & 607.4.2"*



8 Back Wall Elevation - Removable Seat
"1003.11.2.5.1 & 607.4.2"



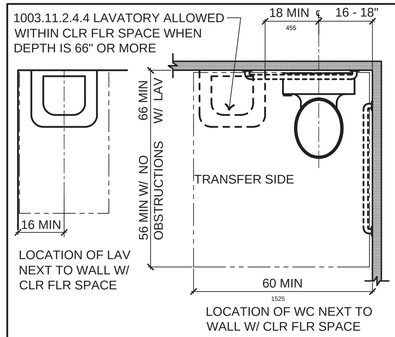
4 Tub w/ Removable Seat - Plan
SCALE: N.T.S. *"1003.11.2.3.1 & 607.4.2"*



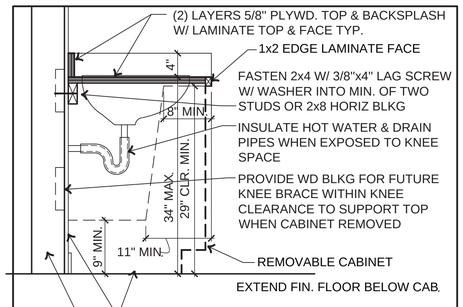
NOTE:
SINGLE HUNG WINDOW SHOWN, SLIDER WINDOW ASSEMBLY SIMILAR

"WINDOW EASE" WINDOW ACTUATOR OR EQUAL - COORDINATE WITH WINDOW MANUFACTURER MOUNTING REQUIREMENTS

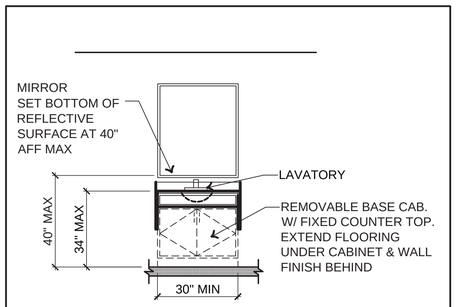
15 ADA Window Hardware
SCALE: 1" = 1'-0"



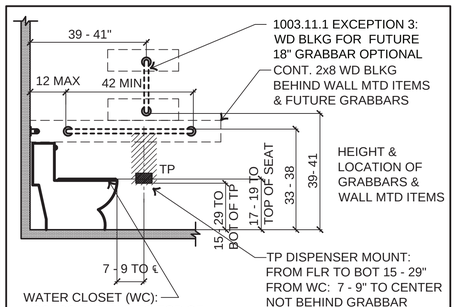
3 Bathroom Clear Floor Space
SCALE: N.T.S. *"1003.11.2.4"*



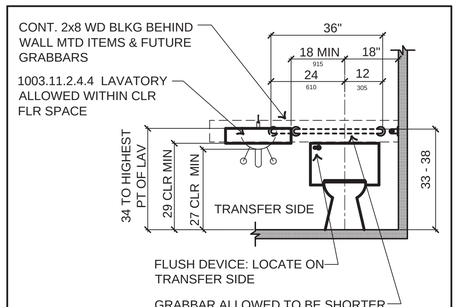
14 Removable Base Cabinet Detail
SCALE: 1" = 1'-0"



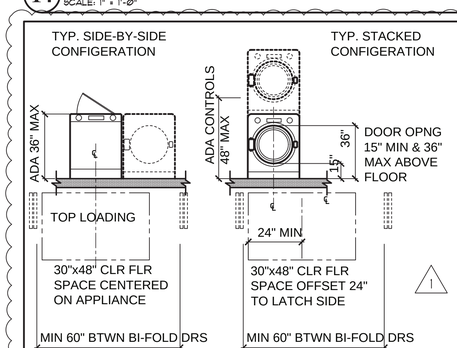
10 Bathroom Lavatory Elevation
SCALE: N.T.S. *"1003.11.2.1"*



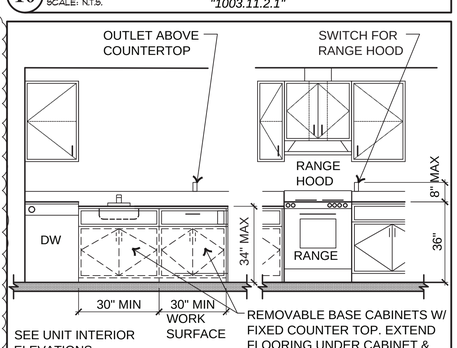
6 Water Closet Side Wall
SCALE: N.T.S. *"1003.11.2.4 & 307.4"*



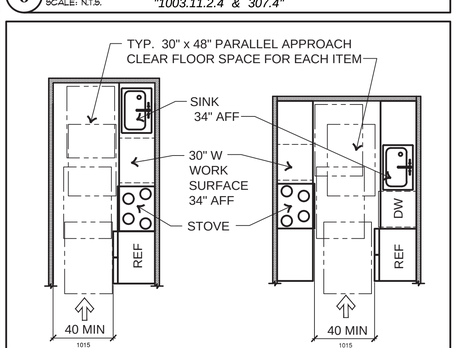
2 Water Closet Back Wall
SCALE: N.T.S. *"1003.11.2.4 & 307.4"*



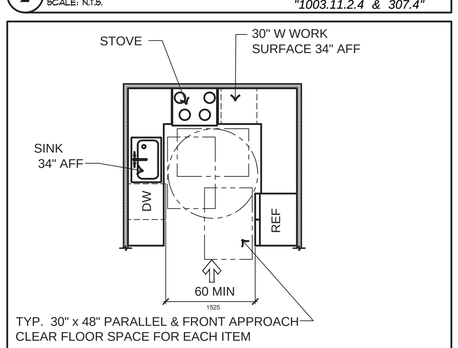
13 Parallel Approach Washer/ Dryer Space
SCALE: N.T.S. *"1003.10 & 611"*



9 Kitchen Elevation
SCALE: N.T.S. *"1003.12"*



5 Kitchen Clear Floor Space
SCALE: N.T.S. *"1003.12.1.1 & 804.2.2"*



1 Kitchen Clear Floor Space
SCALE: N.T.S. *"1003.12.1.1 & 804.2.2"*

GENERAL NOTES

THESE DETAILS ARE FOR TYPE "A" DWELLING UNITS AND ARE BASED ON ANSI A117.1-2009 SECTION 1003. ADDITIONALLY, REFER TO IBC SECTION 1107.6.2.2.1.

THEY REPRESENT THE BASIC INFORMATION AND DETAILS OF THE CODE; DETAILS AND NOTES ON THIS SHEET ARE PROVIDED AS AN AID. SEE THE ACTUAL PLANS, ACCESSIBLE UNIT PLANS, INTERIOR ELEVATIONS, AND SECTIONS FOR MORE SPECIFIC INFORMATION.

SEE SHEET A0.4 FOR TYPICAL ACCESSIBLE DETAILS AND NOTES

SCOPE OF WORK

SEE FLOOR PLANS FOR LOCATION OF "TYPE A" UNITS. THESE ARE THE MAJOR COMPLIANCE ITEMS:

1. 1003.11.1 PROVIDE REINFORCEMENT (BLOCKING) FOR FUTURE GRABBARS. OWNER TO PROVIDE SECTION 609.3 ADA GRABBARS UPON REQUEST OF RESIDENT.
2. 1003.10 LAUNDRY EQUIPMENT: STANDARD WASHER & DRYER PROVIDED. PROVIDE SECTION 305.3 CLEAR FLOOR SPACE FOR EACH APPLIANCE. OWNER TO SWITCH TO SECTION 611 ADA ACCESSIBLE APPLIANCES UPON REQUEST OF RESIDENT.
3. 1003.11.2.1 BASE CABINETS ARE ALLOWED AT ACCESSIBLE KITCHEN SINKS, LAVATORY, AND WORK SURFACES, IF THEY ARE REMOVABLE (SEE DETAIL 14 THIS SHEET) . OWNER WILL REMOVE CABINET UPON REQUEST BY RESIDENT.
4. 1003.11.2 PROVIDE BATHROOM FIXTURES COMPLYING W/ REQUIRED HEIGHTS AND CLEAR FLOOR SPACES.
5. 1004.12.3.2 HEIGHT OF WORK SURFACE: MAXIMUM 34" AFF
6. 1003.11.2.2 HEIGHT OF LAVATORY: SECTION 606 MAX 34" AFF
7. 1003.11.2.3 HEIGHT OF MIRROR: MAX 40" AFF TO BOTTOM OF REFLECTIVE SURFACE
8. 1003.5 THRESHOLDS TO BE ADA ACCESSIBLE. UPON REQUEST BY RESIDENT OWNER TO PROVIDE TRANSITION RAMP : "EZ EDGE" BY SAFEPATH PRODUCTS. SELECT MODEL BASED ON HEIGHT REQUIRED AND ROUTE OF TRAVEL.
9. 1003.12.5 OWNER TO PROVIDE THE STANDARD KITCHEN APPLIANCES. UPON REQUEST BY RESIDENT, THEY WILL TRADE THE APPLIANCES FOR SECTION 1003.12.5 ADA MODELS.
10. 1003.12 PROVIDE NOTED KITCHEN CLEAR FLOOR SPACE
11. 1003.3 ROUTE OF TRAVEL WITHIN THE DWELLING UNIT TO COMPLY W/ CHAPTER 4, INCLUDING DOOR OPENING MINIMUM 32" CLEAR (404.5) AND MANEUVERING AREA (404.2) AT DOORS/ OPENINGS.
12. 1003.13 CONTROLS FOR WINDOWS TO BE WITHIN REACH RANGES OR THE OWNER MAY ELECT TO PROVIDE "WINDOW EASE" OR SIMILAR (DETAIL 15 THIS SHEET) TO OPERATE THE WINDOW UPON REQUEST BY RESIDENT.
13. 1003.9 MOUNT ELECTRICAL & MECHANICAL SYSTEM CONTROLS AND ELECTRICAL DEVICES TO COMPLY W/ SECTION 309. SEE SHEET A0.3d FOR HEIGHTS.

INDEX OF SECTION 1003 "TYPE A DWELLING UNIT" :

1003.2: PRIMARY ENTRANCE
1003.3: ACCESSIBLE ROUTE
1003.5: DOORS & DOORWAYS
1003.9: OPERABLE PARTS/ CONTROLS/ SWITCHES
1003.10: LAUNDRY EQUIPMENT SEE 611
1003.11: TOILET & BATHING FACILITIES
1003.11.2.3 : MIRRORS
1003.11.2.4: WATER CLOSETS
1003.11.2.5: BATHING FIXTURES
1003.12: KITCHENS
1003.12.1: CLEAR FLOOR SPACE
1003.12.3: WORK SURFACES
1003.12.4: SINKS
1003.12.5: APPLIANCES
1003.13: WINDOWS
1003.14: STORAGE FACILITIES

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON
DAVID L DeCHANT JR.

REVISIONS THIS SHEET
1 2023-04-18 CODE REVISIONS
2
3
4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
TYPE A DWELLING UNIT NOTES/ DETAILS

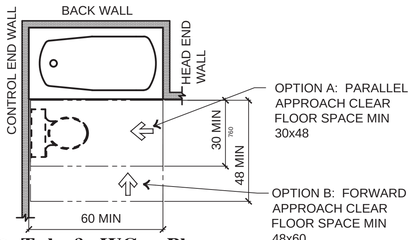
PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : 1 -

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

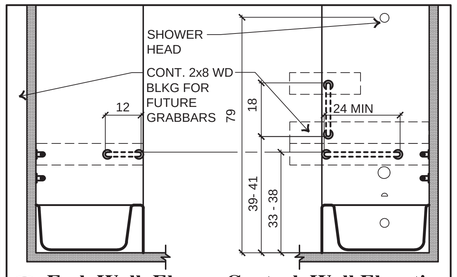
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TYPICAL ACCESSIBILITY DETAILS/ NOTES for Type "B" Dwelling Units

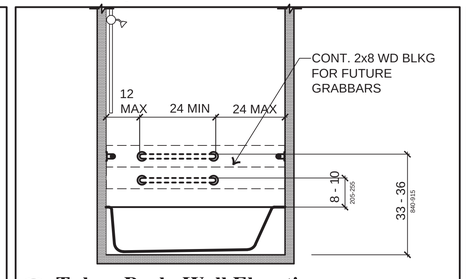
"1004.11.3.1.3" REFERS TO THE ANSI A117.1-2009 SECTION. REVIEW FOR THE COMPLETE CODE REQUIREMENTS.



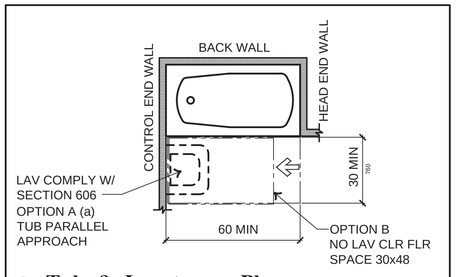
16 **Tub & WC - Plan**
SCALE: N.T.S. *"1004.11.3.1.3"*



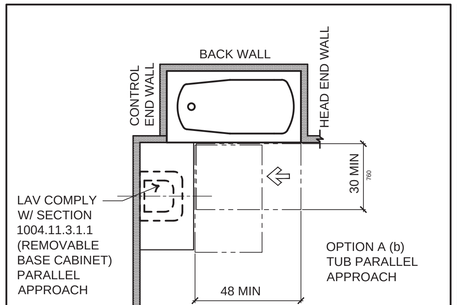
12 **End Wall Elev Control Wall Elevation**
"1004.11.1"



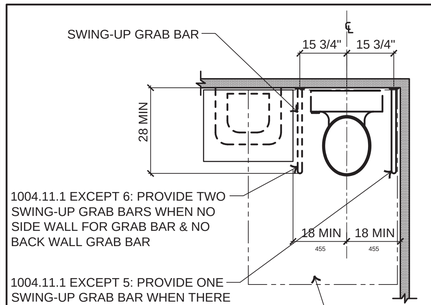
8 **Tub - Back Wall Elevation**
SCALE: N.T.S. *"1004.11.1"*



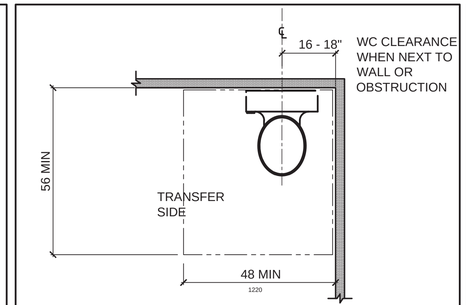
4 **Tub & Lavatory - Plan**
SCALE: N.T.S. *"1004.11.3.1.3.1"*



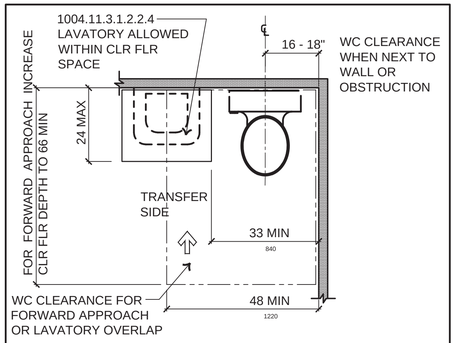
15 **Tub & Lavatory Cabinet - Plan**
SCALE: N.T.S. *"1004.11.3.1.3.1"*



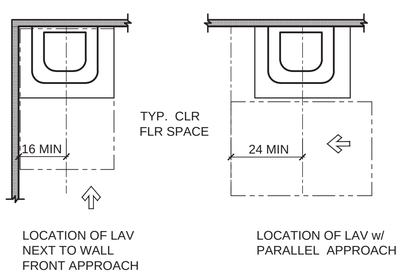
11 **Swing-Up Grab Bar - Plan**
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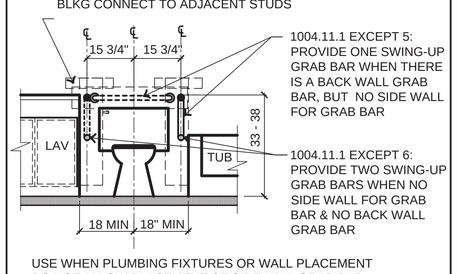
7 **Water Closet Clear Floor Space**
SCALE: N.T.S. *"1004.11.3.1.2"*



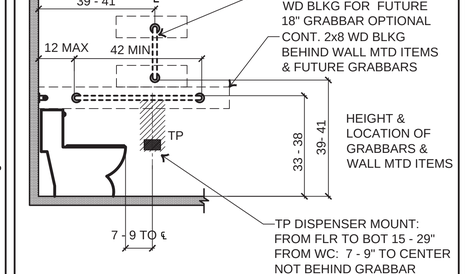
3 **Water Closet & Lav Clear Floor Space**
SCALE: N.T.S. *"1004.11.3.1.2.2.4"*



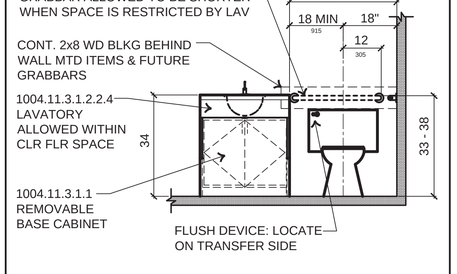
14 **Typ. Lavatory Location**
SCALE: N.T.S. *"1004.11.3.1"*



10 **Swing-Up Grab Bar - Elevation**
SCALE: N.T.S. *"1004.11.1.1"*

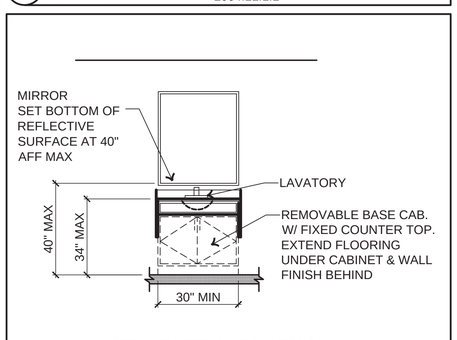


6 **Water Closet Side Wall**
SCALE: N.T.S. *"1004.11.1"*



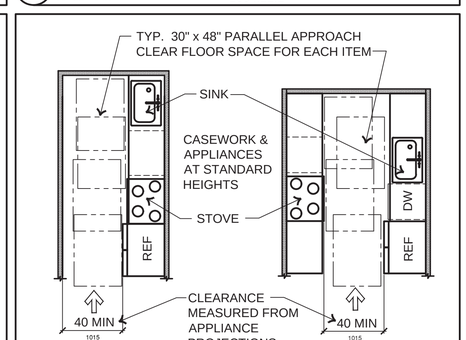
2 **Lavatory Elevation**
Water Closet Back Wall
SCALE: N.T.S. *""1004.11.1"*

SEE UNIT INTERIOR ELEVATIONS

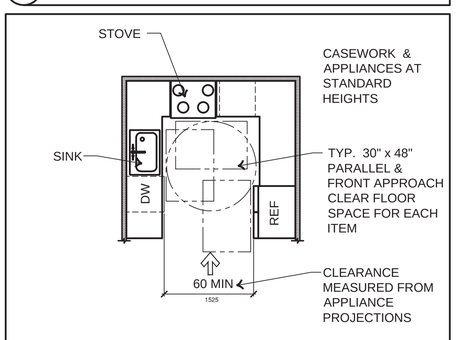


SEE UNIT INTERIOR ELEVATIONS

9 **Bathroom Lavatory Elevation**
SCALE: N.T.S. *"31004.11.2.1"*



5 **Kitchen Clear Floor Space**
SCALE: N.T.S. *"1004.12 & 804.2.2"*



1 **Kitchen Clear Floor Space**
SCALE: N.T.S. *"1004.12 & 804.2.2"*

GENERAL NOTES

THESE DETAILS ARE FOR TYPE "B" DWELLING UNITS AND ARE BASED ON ANSI A117.1-2009 SECTION 1004. ADDITIONALLY, REFER TO IBC SECTION 1107.6.2.2.1.

THEY REPRESENT THE BASIC INFORMATION AND DETAILS OF THE CODE; DETAILS AND NOTES ON THIS SHEET ARE PROVIDED AS AN AID. SEE THE ACTUAL PLANS, ACCESSIBLE UNIT PLANS, INTERIOR ELEVATIONS, AND SECTIONS FOR MORE SPECIFIC INFORMATION.

SEE SHEET A0.4 FOR TYPICAL ACCESSIBLE DETAILS AND NOTES

SCOPE OF WORK

SEE FLOOR PLANS FOR LOCATION OF "TYPE B" UNITS. THESE ARE THE MAJOR COMPLIANCE ITEMS:

1. 1004.11.1 PROVIDE REINFORCEMENT (BLOCKING) FOR FUTURE GRABBARS. SEE EXCEPTIONS #3, 4, 5, AND 6 FOR SPECIFIC CONDITIONS.
2. 1004.11.3.1 PROVIDE CLEAR FLOOR SPACE AS NOTED. SEE EXCEPTIONS FOR ITEMS ALLOWED IN WC OR TUB CLEAR FLOOR SPACE.
3. 1004.10 LAUNDRY APPLIANCES. PROVIDE SECTION 305.3 CLEAR FLOOR SPACE AT EACH APPLIANCE.
4. 1004.4.2 EXCEPTION WHERE EXTERIOR DECK OR PATIO IS IMPERVIOUS MAXIMUM DIMENSION BTWN FINISH FLOOR AND DECK IS 4 INCHES.
5. 1004.5.2.1 ROUTE OF TRAVEL COMPLY W/ CHAPTER 4, EXCEPT DOORWAYS ALLOWED MINIMUM CLEAR OPENING OF 31 3/4".
6. 1004.9 MOUNT ELECTRICAL & MECHANICAL SYSTEM CONTROLS AND DEVICES (SAME AS TYPE "A" UNITS) TO COMPLY W/ SECTION 309. SEE SHEET A0.3d FOR HEIGHTS.
7. 1004.12 PROVIDE NOTED KITCHEN CLEAR FLOOR SPACE (SAME AS TYPE "A"). CABINETS REMAIN AT STANDARD HEIGHT. APPLIANCES REMAIN AT STANDARD HEIGHT.
8. 1004.11.3 BATHROOM FIXTURES AND CABINETS: EITHER ALL BATHROOMS ARE OPTION A OR AT LEAST ONE BATHROOM IN EACH UNIT IS OPTION B. PLUMBING FIXTURES ARE STANDARD HEIGHT.

INDEX OF SECTION 1004 "TYPE B DWELLING UNIT" :

1004.2: PRIMARY ENTRANCE
1004.3: ACCESSIBLE ROUTE
1004.4: CHANGES IN LEVEL
1004.5: DOORS & DOORWAYS
1004.9: OPERABLE PARTS/ CONTROLS/ SWITCHES
1004.10: LAUNDRY EQUIPMENT SEE 305.3
1004.11: TOILET & BATHING FACILITIES
1004.12: KITCHENS

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON
DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 2 3 4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
TYPE B DWELLING UNIT - NOTES/ DETAILS

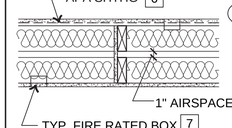
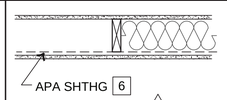
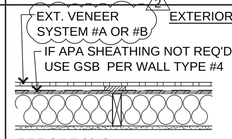
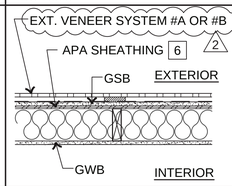
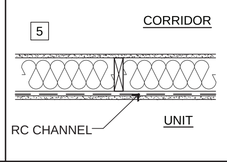
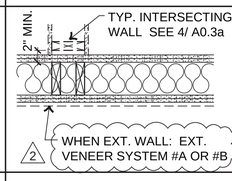
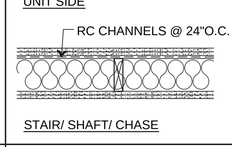
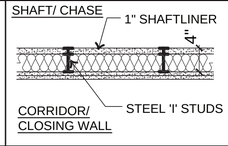
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ISSUE DATE : 11/07/2022
LATEST REV. / THIS SET : 1 -

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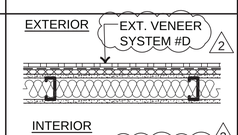
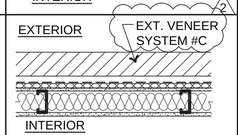
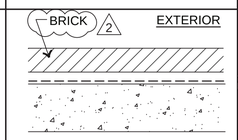
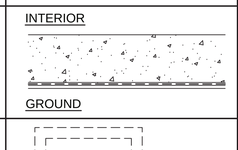
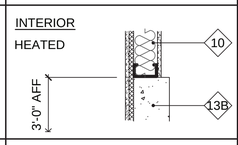
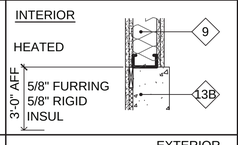
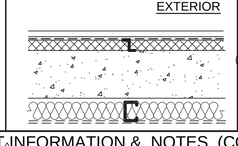
WALL TYPES

4 SEE GENERAL NOTES. SEE A0.5b FOR COMPLETE FIRE ASSEMBLY NOTES

NUMBER	WALL	DESCRIPTION	NOTES & MINIMUM REQUIREMENTS
1 STC 54 1		1-HOUR FIRE PARTITION GA-600-2021 WP 3269 2 STC RATING: 50-54 NOA L 17-0837, 8-25-17 DBL ROW OF WD STUDS AT 16" O.C. MAX W/ GWB BOTH SIDES W/ FIRE BLOCKING 2x4 STUDS U.N.O.	ONE LAYER GWB APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF DBL ROW OF WD STUDS ON SEPARATE PLATES 1" APART W/ 2" TYPE 'W' SCREWS, 7" O.C. JOINTS STAGGERED 16" ON OPPOSITE SIDES. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT (LOAD BEARING) 3 1/2" UNFACED BATT INSULATION (BOTH SIDES)
2		1-HOUR INTERIOR GA-600 - 2021 WP 3614 ONE LAYER GWB EACH SIDE OF WD STUDS @ 16" O.C. MAX FILL W/ BATT INSUL. WHEN NOTED	GWB APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF WD STUDS W/ 1 1/4" TYPE "W" DRYWALL SCREWS @ ALL STUDS & PLATES. JOINTS STAGGERED 16" ON OPPOSITE SIDES. 2x4 STUDS U.N.O.
3 FIRE EXPOSURE FROM INTERIOR ONLY		1-HOUR EXTERIOR WALL GA-600 -2021 WP 3510 & 8105 EXT. VENEER SYSTEM OVER APA SHEATHING ON 2x6 STUDS @ 16" O.C. MAX W/ R-21 BATT INSUL. & GWB @ INT.	EXT. SIDE: EXT. VENEER SYSTEM OVER ONE LAYER APA SHEATHING APPLIED TO WD STUDS. SEE SHEARWALL SCHEDULE FOR NAILING. INT. SIDE: ONE LAYER GWB APPLIED PARALLEL OR AT RIGHT ANGLES TO WD STUDS W/ 1 1/4" TYPE "W" DRYWALL SCREWS @ 7" O.C. @ ALL STUDS & PLATES. JOINTS STAGGERED 16" ON OPPOSITE SIDES.
4 FIRE EXPOSURE FROM BOTH SIDES		1-HOUR EXTERIOR WALL GA-600-2021 WP 3510 & 8105 EXT. VENEER SYSTEM OVER PARALLEL APPLIED GSB OVER APA RATED SHEATHING ON 2x6 STUDS @ 16" O.C. MAX W/ R-21 BATT INSUL. & GWB @ INT.	EXT. SIDE: EXT. VENEER SYSTEM OVER ONE LAYER GSB APPLIED PARALLEL TO APA SHEATHING W/ 1 3/4" GALV. ROOFING NAILS 4" O.C. AT PERIMETER AND 7" O.C. FIELD. JOINTS OF GSB MAY BE LEFT UNTREATED. APA SHEATHING APPLIED TO WD STUDS. SEE SHEARWALL SCHEDULE FOR NAILING. INT. SIDE: ONE LAYER GWB APPLIED PARALLEL OR AT RIGHT ANGLES TO WD STUDS W/ 1 1/4" TYPE "W" DRYWALL SCREWS @ 7" O.C. @ ALL STUDS & PLATES. JOINTS STAGGERED 24" ON OPPOSITE SIDES. (LOAD BEARING)
5 STC 54		1-HOUR CORRIDOR GA-600-2021 WP 3243 STC RATING: MIN. 50 - 54 PER NRCC TL-93-103. ONE LAYER GWB EACH SIDE 2x4 OR 2x6 STUDS @ 24" O.C. MAX. FILLED W/ BATT INSUL. (RESILIENT CHANNEL ONE SIDE SEE A0.3b)	RESILIENT CHANNELS 24" O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF STUDS W/ 1 1/4" TYPE S DRYWALL SCREWS. GWB APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE 'S' DRYWALL SCREWS 8" O.C. WITH VERT JOINTS LOCATED MIDWAY BTWN STUDS. OPPOSITE SIDE: GWB APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS W/ 6d CEMENT COATED NAILS, 1 1/8" LONG, 0.0915" SHANK, 15/64" HEADS, 7" O.C. JOINTS STAGGERED 24" ON OPPOSITE SIDES. (LOAD BEARING)
6 STC 57 NO RC CHANNEL		2-HOUR STAIR/ SHAFT WALL GA-600-2021 WP 4135 (2) LAYERS GWB EACH SIDE OF 2x6 STUDS @ 24" O.C. MAX. W/ BATT INSUL AT EXT. WALL USE 2 LAYERS GSB UNDER EXT. VENEER SYSTEM	BASE LAYER: GWB APPLIED AT RIGHT ANGLES TO EACH SIDE OF WD STUDS W/ 6d COATED NAILS, 1 7/8" LONG, 0.085" SHANK, 1/4" HEADS, 24" O.C. FACE LAYER: GWB APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2 3/8" LONG, 0.100" SHANK, 1/4" HEADS, 8" O.C. JOINTS STAGGERED 24" EACH LAYER & SIDE. (LOAD-BEARING)
7 STC 57 RC CHANNEL		2-HOUR STAIR/SHAFT WALL GA-600-2021 WP 3825 STC RATING 55-59 PER RAL TL-11-1064 RC CHANNEL APPLIED TO ONE SIDE. (2) LAYERS GWB EACH SIDE OF 2x6 STUDS @ 24" O.C. MAX. FILL W/ BATT INSUL	RESILIENT CHANNELS @ 24" O.C. ON ONE SIDE OF STUDS W/ 1 1/4" TYPE S DRYWALL SCREWS. BASE LAYER GWB APPLIED AT RIGHT ANGLE TO CHANNEL W/ 1" TYPE S DRYWALL SCREW 8" O.C. OTHER SIDE GWB APPLIED PARALLEL TO WD STUDS W/ 1 1/4" TYPE W DRYWALL SCREWS 8" O.C. FACE LAYER GWB APPLIED PARALLEL TO EACH SIDE WITH 2" TYPE 'W' DRYWALL SCREWS 8" O.C. JOINTS STAGGERED 24" EACH LAYER AND SIDE.
8 STC 54 SHAFT CLOSING WALL		2 HR METAL SHAFT WALL NON-COMBUSTIBLE NON-LOAD BEARING GA-600-2021 WP 7054 2 GYPSUM SHAFTLINER (GSL) IN STEEL "I" STUDS AT 24" O.C. W/ 2 LAYERS GWB ON OPPOSITE SIDE. FILLED W/ BATT INSUL.	SHAFT (1) LAYER 1"x24" GSL INSERTED BETWEEN 4" STUD GAUGE STEEL C-H, C-T OR I STUDS/ FLOOR/ CEILING RUNNERS WITH TAB FLANGE SECTION OF 2 1/2" PER STRUCTURE BETWEEN PANELS. OPPOSITE SIDE BASE LAYER GWB APPLIED PARALLEL TO STUDS WITH 1" TYPE 'S' DRYWALL SCREWS 24" O.C. FACE LAYER GWB APPLIED PARALLEL TO STUDS W/ 1 5/8" TYPE 'S' DRYWALL SCREWS 12" O.C. (NON-LOAD BEARING)
9 STC 57		2-HR. METAL INTERIOR WALL NON-COMBUSTIBLE NON-L.B. GA-600-2021 WP 1524 2 LAYERS GWB APPLIED TO EA. SIDE OF 6" MTL STUDS @ 24" O.C.	BASE LAYER GWB APPLIED VERT. TO EACH SIDE MTL STUDS W/ 1 1/4" TYPE 'S' DRYWALL SCREWS 8" O.C. FACE LAYER GWB APPLIED PARALLEL TO EACH SIDE W/ 2" TYPE "S" SCREWS @ 12" O.C. TOP & BOTTOM TRACK, 16" O.C. AT INTERMEDIATE FRAMING & EDGE JOINTS. 9A: GWB ON 3/4" RIGID INSULATION ON 4" MTL. STUDS w/ BATT INSL. 9B: 4" MTL. STUDS @ 24" O.C. JOINTS STAGGERED 24" EACH LAYER AND SIDE (NON-LOAD BEARING)

WALL TYPES

SEE PRODUCT INFORMATION & NOTES FOR PRODUCT SPECIFICATIONS

NUMBER	WALL	DESCRIPTION	NOTES & MINIMUM REQUIREMENTS
10 STC 50		1 HR METAL INT WALL NON-COMBUSTIBLE NON-LOAD BEARING 2 GA-600-2021 WP 1081 1 LAYER GWB APPLIED TO EACH SIDE OF 6" MTL STUDS @ 24" O.C	ONE LAYER GWB APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF MTL STUDS W/ 1" TYPE 'S' DRYWALL SCREWS 8" O.C. AT EDGES & 12" O.C. AT INTERMEDIATE STUDS. 10A: GWB ON 3/4" RIGID INSUL. ON 4" MTL. STUDS w/ BATT INSL. JOINTS STAGGERED 24" EACH SIDE (NON-LOAD BEARING)
11		1 HR METAL EXT. WALL NON-COMBUSTIBLE NON-L.B. UL U425 2 EXT. VENEER SYSTEM O/ WRB O/ RIGID INSUL O/ GSB ON 6" MTL STUDS @ 16" O.C. W/ BATT INSUL. & GWB @ INT.	EXT SIDE: EXT. VENEER SYSTEM OVER 3/4" RIGID INSUL. OVER ONE LAYER GSB APPLIED VERTICALLY W/ 1" TYPE S BUGLE HEAD SCREWS AT 8" O.C. TO MTL STUDS. INT. SIDE: ONE LAYER GWB APPLIED PARALLEL OR AT RIGHT ANGLES TO MTL STUDS W/ 1" TYPE "S" BUGLE HEAD SCREWS @ 12" O.C. JOINTS STAGGERED 16" ON OPPOSITE SIDES.
12		NON-RATED METAL EXT WALL NON-COMBUSTIBLE NON-L.B. UL U425 2 EXT. VENEER SYSTEM O/ WRB O/ RIGID INSUL O/ GSB ON 6" MTL STUDS @ 16" O.C. W/ BATT INSUL. & GWB @ INT.	EXT SIDE: EXT. VENEER SYSTEM OVER 3/4" RIGID INSUL. OVER ONE LAYER GSB APPLIED VERTICALLY PER IBC MIN REQUIREMENT TO MTL STUDS. INT. SIDE: ONE LAYER GWB APPLIED PARALLEL OR AT RIGHT ANGLES AT IBC MIN. REQUIREMENTS TO MTL STUDS. JOINTS STAGGERED 16" ON OPPOSITE SIDES.
13		2 HOUR CONCRETE INTERIOR WALL IBC TABLE 721.1 (2) 4-1.1 6" W. CONC. WALL U.N.O. CONC WALL PROVIDES FIRE RESISTANCE	CONCRETE WALL FINISHED & SEALED FULL HEIGHT UNLESS NOTED ON PLAN OR WALL SECTION. SEE STRUCTURAL FOR REINFORCING & WALL WIDTH AT SIM: 36" HIGH WALL AT 13A: GWB ON 2" RIGID INSUL & FURRING @ 24" O.C. AT 13B: GWB 0N 3/4" RIGID INSUL & FURRING @ 24" O.C.
14		EXT VENEER ON 3 HOUR CONCRETE EXTERIOR WALL IBC TABLE 721.1 (2) 4-1.1 BRICK OR SIDING 2 OVER WATERPROOFING ON CONC. WALL	EXT. SIDE BRICK W/ AIR SPACE OVER WATERPROOFING ON STRUCTURAL CONC. WALL. SEE STRUCT FOR REINFORCING INT. SIDE: FINISHED CONCRETE UNLESS NOTED OTHERWISE 2 AT SIM: NO EXT. VENEER SYSTEM, SEAL EXPOSED CONC AT 14A: SIDING ON 3/4" FURRING @ 24" O.C.
15		3 HOUR CONCRETE PERIMETER WALL IBC TABLE 721.1 (2) 4-1.1 CONCRETE WALL W/ WATERPROOFING SYSTEM TO GROUND SIDE	GROUND SIDE: BELOW GRADE WATERPROOFING SYSTEM W/ DRAINAGE MAT. ABOVE GRADE: CONCRETE SEALER SEE STRUCT FOR THICKNESS OF WALL & REINFORCING. INT. SIDE: FINISHED SMOOTH
16		3 HOUR CONCRETE COLUMN IBC TABLE 721.1 (1) 5-1.2 CONCRETE W/ MINIMUM 1 1/2" COVER OF REBAR	SEE STRUCTURAL FOR SIZE OF COLUMNS AND REINFORCING. EXPOSED SURFACE: FINISHED SMOOTH AT SIM: BRICK VENEER ANCHORED TO CONC SEE STRUCT. FOR ANCHORING 1
17 SEE 5/ A1.2a		1 HOUR STACKED CONCRETE/ NON-COMBUSTIBLE WALL NON-COMBUSTIBLE WALL TYPE 10 ON CONCRETE WALL TYPE 13	TYPE 10 WALL: SIMILAR W/ 4" MTL STUDS AT 24" O.C. MAX W/ 3/4" RIGID INSULATION (GA 600 WP 8122) 2 TYPE 13 CONCRETE WALL : 6" THK UNLESS NOTED OTHERWISE. AT 17A: NO RIGID INSUL. NO GWB ON CONC AT 17B: 17A W/ BRICK VENEER
18 SEE 6/ A1.2a		2 HOUR STACKED CONCRETE/ NON-COMBUSTIBLE WALL NON-COMBUSTIBLE WALL TYPE 9 ON CONCRETE WALL TYPE 13	TYPE 9 WALL: SIMILAR W/ 4" MTL STUDS AT 24" O.C. MAX TYPE 13 CONCRETE WALL: 6" THK. U.N.O. AT 18A: 3 1/2" STUDS. NO RIGID INSUL. NO GWB ON CONC. AT 18B: BRICK VENEER O/ 3/4" RIGID INSUL. 5/8" FURRING & NO INSUL ON INT SIDE OF CONC
19		EXT VENEER ON 3 HOUR CONCRETE EXTERIOR WALL IBC TABLE 721.1 (2) 4-1.1 CONC. WALL PROVIDES FIRE RESISTANCE 1 PANEL SIDING OVER RIGID INSUL OVER CONC. WALL SEE STRUCT. FOR THICKNESS	EXT. SIDE: PANEL SIDING ON WRB/ AB MEMBRANE ON 2" RIGID INSUL W/ MTL "Z" STUDS @ 24" O.C. ANCHORED TO CONC INT. SIDE: TO BE COMPLETED DURING LEASE SPACE TENANT IMPROVEMENTS: GWB ON 4" MTL STUDS @24" O.C. W/ R-13 BATT INSULATION

PRODUCT INFORMATION & NOTES (CON'T)

BATT OR BOARD INSULATION 2: FIBERGLAS OR MINERAL WOOL. FULLY FILL FRAMING CAVITY; R-21 U.N.O. LISTED REQUIRED R OR U-VALUE IS THE MINIMUM VALUE FOR THE WALL ASSEMBLY
FIBERGLAS: ASTM C 665, TYPE 1, FLAME SPREAD 25, SMOKE DEVELOPMENT 50
MINERAL WOOL: ASTM E136 & E119; NOMINAL 4 POUND PER CF, FLAME SPREAD 15, SMOKE DEVELOPED 0, MELT POINT 2000° F

RIGID INSULATION: UNFACED EXTRUDED POLYSTRENE BOARD, ASTM C 578 TYPE IV, 25 PSI, R-5 PER INCH, MAX FLAME SPREAD 25, MAX SMOKE DEVELOPMENT 450; ATLAS ENERGYSHIELD PRO (DR J CERTIFICATION TECHNICAL EVALUATION REPORT TER 1306-03 02-15-2023) 2

BELOW GRADE WALL WATERPROOFING: MEMBRANE WATERPROOFING W/ DRAINAGE COMPOSITE/ PROTECTION BOARD W/ TERMINATION BAR & MECHANICALLY FASTENED . POLYGUARD UNDERSEAL, CARLISLE MIRAPLY-V

EXTERIOR WALL CONCRETE SEALER: SPRAY APPLIED, PRE-MIXED, ZERO VOC, WATER BASED, NON-TOXIC. SCP 327 BY SPRAY-LOCK CONCRETE PROTECTION. CHEM-CRETE PAVIX CCC100

GENERAL WALL NOTES:

THESE NOTES TYPICAL ALL WALL ASSEMBLY TYPES.

1. WALL TYPES SHOWN ON THE FLOOR PLANS ARE FOR ENTIRE LENGTH OF WALL UNLESS NOTED OTHERWISE (UNO).
2. EXTERIOR WALL: SEE WALL SECTIONS & STRUCTURAL SHEARWALL SCHEDULE FOR ADDITIONAL WALL ASSEMBLY NOTES. SOME WALLS MAY HAVE APA SHEATHING AND GSB ON EXT. SIDE.
3. INTERIOR WALL: SEE WALL SECTIONS & STRUCTURAL SHEARWALL SCHEDULE FOR ADDITIONAL WALL ASSEMBLY NOTES. SOME WALLS MAY HAVE APA SHEATHING AND GWB ON A SIDE. SOME NON-FIRE RESISTIVE RATED WALLS MAY HAVE THE SAME ASSEMBLY AS FIRE RESISTIVE RATED WALL.
4. FILL WALL FRAMING CAVITY W/ BATT INSULATION AT EXTERIOR WALLS, UNIT PARTY WALL, CORRIDOR WALL, SHAFT WALL, HOISTWAY WALL, COMMERCIAL SPACE DEMISING WALLS. SEE A0.3 FOR REQUIRED R OR U-VALUES. UNIT INTERIOR WALLS ARE NOT INSULATED UNLESS NOTED OTHERWISE.
5. WALL FRAMING (WOOD OR METAL): SEE STRUCTURAL DRAWINGS FOR SPACING, NAILING, AND OTHER STRUCTURAL NOTES. STRUCTURAL REQUIRED STUD SPACING SUPERCEDES SPACING NOTED ON THIS SHEET.
6. SEE SHEARWALL SCHEDULE ON STRUCTURAL DRAWINGS FOR APA SHEATHING INFORMATION & NAILING
7. PROVIDE FIRE BLOCKING IN ALL WALLS PER CODE. PROVIDE FIRESTOPPING AND FIRE RATED BOXES IN ALL FIRE RATED WALLS. OPENINGS IN UNIT PARTY WALL AND CORRIDOR WALL TO BE AIR BARRIER SEALED. SEE SHEET A0.3a FOR DETAILS & NOTES.
8. SEE SHEET A0.3b FOR ACOUSTICAL MITIGATION DETAILS AND NOTES. INCLUDES INSTALLATION METHOD OF RESILIENT CHANNEL/ GWB, ACOUSTICAL SEALANT, AND PLUMBING ISOLATION.
9. SEE STRUCTURAL DRAWINGS FOR NOTES ON STUD SIZE & SPACING, WOOD STUD GRADE, METAL STUD GAUGE, LOCATION OF STRUCTURAL APA SHEATHING, AND SCREW/ NAILING REQUIREMENTS. IF APA SHEATHING AND/ OR ADDITIONAL LAYERS OF GWB/ GSB ARE INSTALLED, INCREASE THE REQUIRED LISTED LENGTH OF FASTENERS ACCORDINGLY.

PRODUCT INFORMATION & NOTES

APA SHEATHING: MIN 7/16" PLYWOOD/ OSB OR AS NOTED IN STRUCT DWGS SHEARWALL SCHEDULE, AND MANUFACTURED TO APA RATED SPANS & REQUIREMENTS. IF INSTALLED VERTICALLY, VERTICAL JTS CENTERED ON STUDS. IF HORIZONTALLY, PROVIDE BLOCKING @ HORIZ. JTS.

WOOD FRAMING: LUMBER/ LVL STUDS/ COLUMNS SEE STRUCTURAL NOTES FOR SPECIFICATIONS ON SPECIES, GRADE, SIZE, AND STRESS RATING. DEFLECTION LIMITED TO L/360

METAL FRAMING: MIN. 20 GAUGE, SEE STRUCTURAL NOTES FOR SPECIFICATIONS ON GAUGE, SIZE, STRENGTH, AND RUST PROTECTION. DEFLECTION LIMITED TO L/360 2

GSB: GYPSUM (EXT.) SHEATHING BOARD: 5/8" TYPE X FIRE RESISTIVE, GLASS MAT FACED, MOISTURE-RESISTANT GYPSUM CORE, ASTM C79 & C1278: GEORGIA PACIFIC "DENSGLASS FIREGUARD" ; US GYPSUM, PABCO, NATIONAL GYPSUM

GWB: GYPSUM (INT) WALL BOARD: 5/8" TYPE X FIRE RESISTIVE, GLASS MAT FACED, ASTM D3273/ C79/ C1278 : GEORGIA PACIFIC "DENSARMOR PLUS FIREGUARD"; US GYPSUM, PABCO, NATIONAL GYPSUM

GSL: GYPSUM SHAFTLINER: 1" THK X 24" W TYPE X FIRE RESISTIVE GLASS MAT FACED, ASTM E84 & E136: GEORGIA PACIFIC "DENSGLAS ULTRA SHAFTLINER" OR NATIONAL GYPSUM "GOLD BOND FIRE SHIELD SHAFTLINER" OR CERTAINTEED

CEMENT FIBER SIDING PANELS: NON-COMBUSTIBLE, FLAME SPREAD 0, 5/16" THK, SMOOTH, PRE-PRIMED, 48" W, 2.3 LBS/ SF, INSTALL W/ LONG GRAIN VERTICAL; JAMES HARDIE, ALLURASA, BORAL, CERTAINTEED 2

BRICK: MUTUAL MATERIALS MODULAR 3 1/2" D. x 2 1/2" H. x 11 1/2" L. (4 COURSES = 12"). OWNER SELECTED COLOR.

VERTICAL JOINT FLAT METAL SIDING: 24 GA., PRE-PAINTED, GALVALUME. OWNER TO SELECT COLOR, WIDTH & JOINT SIZE

HORIZONTAL BOX PATTERN METAL SIDING: 24 GA., PRE-PAINTED, GALVALUME. OWNER TO SELECT COLOR, WIDTH & JOINT SIZE

HORIZONTAL "LONG BOARD" METAL SIDING: 24 GA., PRE-PAINTED, GALVALUME. OWNER TO SELECT COLOR, WIDTH & JOINT SIZE

PT: WOOD PRESSURE TREATED IN COMPLIANCE WITH AWPA U1 USE CATEGORY UC3B FOR EXTERIOR ABOVE GROUND

RC CHANNEL: MTL ACOUST RESILIENT CHANNEL: 25 GA., SINGLE LEG, GALVANIZED G40, SLOTTED, 1/2" D x 2" W. SEE SHEET A0.3b

FURRING: PT WOOD OR METAL SPACED 24" O.C. MAX OR AS REQUIRED BY SIDING MANUFACTURER, STRUCTURAL ENGINEER, OR TO ALIGN W/ STUD FRAMING. MIN DEPTH 3/4" OR 1X4; SEE DETAILS FOR SIZES.

REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON
DAVID L DeCHANT JR.

REVISIONS THIS SHEET

1	04/18/2023	Code Review Comments
2	07/28/23	CODE REVISIONS
3		
4		

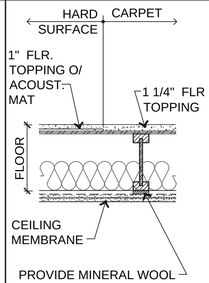
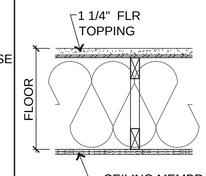
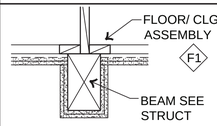
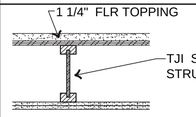
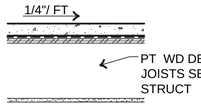
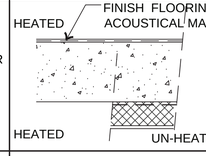
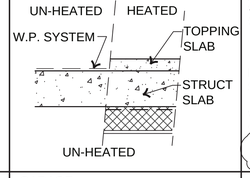
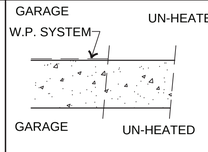
St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
WALL TYPE ASSEMBLIES

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : 2 -

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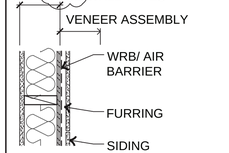
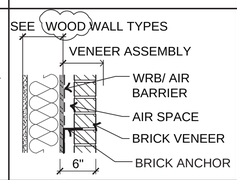
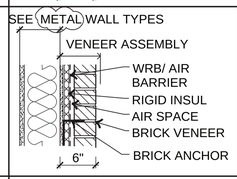
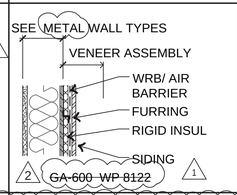
FLOOR/ CEILING TYPES

SEE PRODUCT INFORMATION & NOTES FOR PRODUCT SPECIFICATIONS

NUMBER	FLOOR/ CEILING	DESCRIPTION	NOTES & MINIMUM REQUIREMENTS
F1 FLOORS 2 - 5 MAXXON ACOUSTIC VALUES: CARPET & PAD IIC 83 HARD SURFACE VCT IIC 55 #06/21 FIRE & SOUND MANUAL		1 HR FLOOR/ CEILING ASSEMBLY UL L570 05-26-2023 (2) FLOOR: FLR. TOPPING ON APA FLR SHEATHING ON TJI JOISTS @ 16" O.C. MAX TJI OR STRUCTURAL WOOD MEMBERS: SEE STRUCTURAL DRAWINGS FOR TJI SIZE, DEPTH, DESIGN, SPACING, AND CONNECTORS. INSTALL 4" BATT INSULATION SECURELY IN JOIST SPACE W/ NO GAPS OR VOIDS CEILING: 2 LAYERS GWB ON RESILIENT CHANNELS @ 24" O.C. GWB SCREWS ARE NOT TO TOUCH FRAMING	**FLOOR SYSTEM:** FLR. TOPPING ON NOM 23/32" THICK T&G APA FLR SHEATHING INSTALLED PERPENDICULAR TO TJI JOISTS WITH END JOINTS STAGGERED. SECURED TO JOISTS WITH CONSTRUCTION ADHESIVE AND NO. 6D RINGED SHANK NAILS, SPACED 12 IN. OC ALONG EACH JOIST. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS. RESILIENT CHANNELS @ 24" O.C. ON BOTTOM SIDE OF JOISTS (2) W/ 1 1/4" TYPE S DRYWALL SCREWS. BASE LAYER GWB APPLIED AT RIGHT ANGLE TO CHANNEL W/ 1" TYPE S DRYWALL SCREW 8" O.C. AT EDGES & 16" O.C FIELD. FACE LAYER GWB APPLIED PARALLEL TO RESILIENT CHANNELS WITH 1-5/8 IN. TYPE S SCREWS SPACED 8 IN. OC & 1-1/2 IN. TYPE G SCREWS SPACED 8 IN. OC AT THE BUTT JOINTS LOCATED MID-SPAN BTWN RC CHANNELS. JOINTS STAGGERED 24" EACH LAYER AND SIDE.
F2 PENTHOUSE		1 HR FLOOR/ CEILING PENTHOUSE UL L570 05-26-2023 (2) FLOOR: FLR. TOPPING ON APA FLOOR SHEATHING ON PE TRUSSES @ 16" O.C. MAX FILL TRUSS SPACE W/ BATT INSULATION CEILING: 2 LAYERS GWB	FLOOR SYSTEM: SEE (F1) FLOOR SYSTEM NOTES CEILING MEMBRANE: BASE LAYER: GWB APPLIED @ RIGHT ANGLES TO TRUSSES W/ 1 1/4" TYPE 'S' OR TYPE 'W' DRYWALL SCREWS 24" O.C. FACE LAYER: GWB APPLIED @ RIGHT ANGLES TO TRUSS THROUGH BASE LAYER W/ 1 7/8" TYPE 'S' OR TYPE 'W' DRYWALL SCREWS 12" O.C @ JOIST & INTERMEDIATE JOIST OR TRUSS AND 2" TYPE "G" DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C. STAGGER JOINTS 24" EACH LAYER AND SIDE
F3		1 HR EXPOSED BEAM ASSEMBLY 1-HOUR GA-600-2021 PAGE 27 "PROTECTION OF WOOD COLUMNS & BEAMS WRAP BEAM W/ 2 LAYERS GWB	BASE LAYER: GWB APPLIED PARALLEL TO BEAM W/ 1 1/4" TYPE 'S' OR TYPE 'W' DRYWALL SCREWS 24" O.C. FACE LAYER: GWB APPLIED PARALLEL TO BEAM THROUGH BASE LAYER W/ 1 7/8" TYPE 'S' OR TYPE 'W' DRYWALL SCREWS 12" O.C INTO BEAM STAGGER JOINTS 24" EACH LAYER AND SIDE
F4		1-HR STAIR LANDING GA 600-2021 FC 5529 FLOOR TOPPING ONAPA FLR SHEATHING ON TJI @ 24" O.C. W/ 2 LAYERS GWB	FLOOR SYSTEM: SEE (F1) FLOOR SYSTEM NOTES. 3/4" THICK T&G APA FLR SHEATHING INSTALLED PERPENDICULAR TO TJI JOISTS W/ CONSTRUCTION ADHESIVE AND NO. 6D RINGED SHANK NAILS, SPACED 12 IN. OC ALONG EACH JOIST. CEILING MEMBRANE: SAME SYSTEM AS F2
F5		NON-RATED EXT. DECK 2018 IBC 705.5 EXCEPTION #3 DECK PERMITTED TO BE NON-RATED W/ F/S COVERAGE CONC. DECK ON APA EXT. GRADE SHEATHING ON PT JOIST W/ GSB SOFFIT	3" THK 3000 PSI CONC. DECK OVER DRAINAGE MAT OVER WATERPROOFING MEMBRANE ON 3/4"APA EXT GRADE SHEATHING ATTACHED TO SLOPED DECK JOISTS W/ 6D RINGED SHANK NAILS 12" O.C. ON JOISTS. GSB APPLIED AT RIGHT ANGLE TO JOIST AT IBC MIN. REQUIREMENTS. PROVIDE VENTILATION.
F6 1ST FLOOR		3-HOUR HORIZ BLDG SEPARATION CONCRETE SLAB IBC 510.2 @ 1st FLOOR (R2) TABLE 721.1(2) ITEM 4-1.1 THICKNESS, MIX & REINFORCEMENT SEE STRUCTURAL (1) CONC. WALL PROVIDES FIRE RESISTANCE	FINISHED FLOORING INSTALLED OVER ACOUSTICAL MAT OVER SELF - LEVELING UNDERLAYMENT ON POST-TENSIONED CONC STRUCTURAL SLAB. WHEN GROUND FLOOR SPACES UN-HEATED, INSULATE BOTTOM OF CONC. SLAB & BEAM. SEE A1.2a FOR LOCATION OF INSULATION & SYSTEM CONSTRUCTION AT EXT DECKS USE F7 WATERPROOFING SYSTEM
F7 GROUND FLOOR		2 HOUR CONCRETE SLAB AT GROUND FLOOR TABLE 721.1(2) ITEM 4-1.1 THICKNESS, MIX & REINFORCEMENT SEE STRUCTURAL WP SYSTEM ON TOPPING SLAB ON P.T. CONC. SLAB (1) CONC. WALL PROVIDES FIRE RESISTANCE	WATERPROOFING SYSTEM: TRAFFIC RATED ELASTOMERIC POLYURETHANE/ EPOXY, SIKALASTIC DECK PRO BY SIKA USA OR SIMILAR 3000 PSI CONC. TOPPING SLAB OVER POST TENSIONED CONCRETE STRUCTURAL SLAB WHEN GROUND FLOOR SPACE HEATED & FLOOR P1 SPACE UNHEATED INSULATE BOTTOM OF CONC SLAB & BEAM. SEE A1.2a FOR LOCATION OF UNDERSLAB INSULATION & SYSTEM CONSTRUCTION
F8 FLOOR P1 GARAGE		2 HOUR CONCRETE SLAB AT FLOOR P1 TABLE 721.1(2) ITEM 4-1.1 THICKNESS, MIX & REINFORCEMENT SEE STRUCTURAL WP SYSTEM ON P.T. CONC. SLAB (1) CONC. WALL PROVIDES FIRE RESISTANCE	WATERPROOFING SYSTEM: SEE FLOOR (F7) POST TENSIONED CONCRETE STRUCTURAL SLAB SEE STRUCTURAL FOR THICKNESS, MIX & REINFORCEMENT

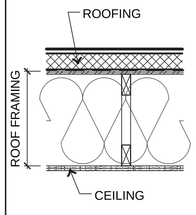
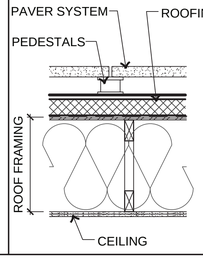
EXTERIOR WALL VENEER SYSTEMS

SEE EXTERIOR ELEVATIONS FOR LOCATION OF EACH EXTERIOR FINISH MATERIAL

VENEER	WALL	DESCRIPTION	NOTES
VENEER SYSTEM #A (2) (SIDING)		SIDING VENEER ON GSB SIDING ON FURRING ON WRB/ AIR BARRIER ON APA SHEATHING/ GSB OVER WALL ASSEMBLY SIDING TYPES: CEMENT FIBER PANEL VERTICAL JOINT FLAT METAL HORIZ. BOX PATTERN METAL HORIZ. "LONG BOARD" METAL	SEE A6.0 & A6.3 FOR WRB/ AIR BARRIER AND FURRING NOTES & DETAILS. FIBER CEMENT PANEL SIDING: 1x VERT. FURRING @ 24" O.C. & EXPRESSED SEAM JOINTS OF ALUMINUM AND/OR BRAKE FORMED GALV. METAL SEE DETAILS. VERT. METAL SIDING: 1x HORIZ. FURRING @ 24" O.C. W/ 2" BREAKS 16" O.C. HORIZ. METAL SIDING: 1x VERT. FURRING @ 24" O.C. ANCHOR FURRING & SIDING INTO STUDS & APA SHTG INSTALL PER MFR'S LATEST WRITTEN INSTALLATION INSTRUCTIONS & REQUIREMENTS
VENEER SYSTEM #B (2) (BRICK)		BRICK VENEER ON GSB BRICK VENEER W/ 1" AIR SPACE & WRB/ AIR BARRIER ON APA SHEATHING/ GSB OVER WALL ASSEMBLY	INSTALL MASONRY ANCHORS INTO STUDS AND APA SHEATHING TO RESIST CODE DEFINED STRUCTURAL LOADS PER "WIND PRESSURE TABLE FOR COMPONENTS & CLADDING" ON STRUCTURAL DRAWINGS PROVIDE STEEL LINTELS AT EACH OPENING SPAN
VENEER SYSTEM #C (2) (BRICK ON INSUL)		BRICK VENEER ON INSUL BRICK VENEER W/ 1" AIR SPACE WRB/ AIR BARRIER OVER 3/4" RIGID INSULATION ON APA SHEATHING/ GSB ON WALL ASSEMBLY GA-600 WP 8122 (2) (1)	INSTALL MASONRY ANCHORS INTO STUDS AND APA SHEATHING TO RESIST CODE DEFINED STRUCTURAL LOADS PER "WIND PRESSURE TABLE FOR COMPONENTS & CLADDING" ON STRUCTURAL DRAWINGS PROVIDE STEEL LINTELS AT EACH OPENING SPAN
VENEER SYSTEM #D (2) (SIDING ON INSUL)		SIDING VENEER ON INSUL SIDING O/ WRB/ AIR BARRIER O/ 3/4" RIGID INSULATION W/ 3/4" FURRING ON APA SHEATHING/ GSB ON WALL ASSEMBLY SIDING TYPES: VERT. JT FLAT METAL HORIZ "LONG BOARD" CEMENT FIBER PANELS	SEE A6.0 & A6.3 FOR WRB/ AIR BARRIER AND FURRING NOTES & DETAILS. VERT. METAL SIDING: 3/4" HORIZ. FURRING @ 24" O.C. HORIZ. METAL SIDING & CEMENT FIBER PANELS: 3/4" VERT. FURRING @ STUDS ANCHOR FURRING & SIDING INTO STUDS & APA SHTG INSTALL PER MFR'S LATEST WRITTEN INSTALLATION INSTRUCTIONS & REQ'TS
CONCRETE EXTERIOR WALLS	SEE EXTERIOR ELEVATIONS FOR EXTERIOR WALL FINISHES. SEE FLOOR PLANS AND EXTERIOR ELEVATIONS FOR LOCATION OF WALL TYPES. SEE WALL TYPES 13, 14, 15, 16, AND 19 ON A0.5 FOR ASSEMBLY NOTES (2)		

ROOF/ CEILING TYPES

SEE PRODUCT INFORMATION & NOTES FOR PRODUCT SPECIFICATIONS

NUMBER	ROOF/ CEILING	DESCRIPTION	NOTES & MINIMUM REQUIREMENTS
C1		1 HR ROOF/ CEILING ASSEMBLY GA 600-2021 RC 2601 (2) ROOFING: SINGLE PLY ROOFING ON COVERBOARD ON 2" RIGID INSUL ON VAPOR BARRIER ROOF FRAMING: APA EXT. GRADE SHEATHING ON SLOPED (1/4": 12") TOP CHORD PE TRUSS AT 24" O.C. MAX MIN. DEPTH 16" FILL SPACE W/ MIN R-38 BATT INSUL CEILING MEMBRANE: 2 LAYERS GWB	CEILING MEMBRANE: BASE LAYER: GWB APPLIED @ RIGHT ANGLES TO TRUSSES W/ 1 1/4" TYPE 'S' OR TYPE 'W' DRYWALL SCREWS 24" O.C. FACE LAYER: GWB APPLIED @ RIGHT ANGLES TO TRUSS THROUGH BASE LAYER W/ 1 7/8" TYPE 'S' OR TYPE 'W' DRYWALL SCREWS 12" O.C @ JOIST & INTERMEDIATE JOIST OR TRUSS. AND 2" TYPE "G" DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C. STAGGER JOINTS 24" EACH LAYER AND SIDE AT SIM: MIN TRUSS DEPTH 12"
C2		1 HR OCCUPIED ROOF/ CEILING ASSEMBLY 2018 IBC TABLE 721.1(3) ITEM 21 ROOFTOP DECK: BIDDER DESIGNED PAVER SYSTEM W/ ADJUSTABLE PEDESTALS SEE (C1) FOR ROOFING, ROOF FRAMING & CEILING NOTES 1 1/4" APA SHEATHING	ROOFTOP DECK: BIDDER DESIGNED PAVER SYSTEM W/ ADJUSTABLE PEDESTALS. DECK SURFACE TO BE LEVEL PROVIDE A MINIMUM 1" CLEARANCE AT HIGH END OF ROOF. PE TRUSS ENGINEER ACCOMMODATE THE WEIGHT OF PAVER SYSTEM IN THEIR TRUSS DESIGN. ROOFING CONTRACTOR TO PROVIDE ADDITIONAL ROOFING MEMBRANE AT EACH PEDESTAL.

GENERAL FLOOR/ ROOF/ CEILING NOTES:

THESE NOTES TYPICAL ALL FLOOR/ ROOF/ CEILING ASSEMBLY TYPES.

1. FLOOR/ ROOF/ CEILING TYPES SHOWN ON DRAWINGS ARE FOR ENTIRE FLOOR/ ROOF/ CEILING UNLESS NOTED OTHERWISE (UNO).
2. SEE WALL & BUILDING SECTIONS & STRUCTURAL DRAWINGS FOR CONCRETE AND WOOD DETAILS AND NOTES.
3. FILL FLOOR/ ROOF/ CEILING FRAMING CAVITY W/ BATT INSULATION . SEE A0.3 FOR REQUIRED R OR U-VALUES.
4. FLOOR/ ROOF WOOD FRAMING : SEE STRUCTURAL DRAWINGS FOR SPACING, NAILING, SHEATHING, AND OTHER STRUCTURAL NOTES. STRUCTURAL REQUIRED SPACING SUPERCEDES SPACING NOTED ON THIS SHEET.
5. PROVIDE FIRE BLOCKING IN ALL WALLS PER CODE. PROVIDE FIRESTOPPING AND FIRE RATED BOXES IN ALL FIRE RATED WALLS. OPENINGS IN UNIT PARTY WALL AND CORRIDOR WALL TO BE AIR BARRIER SEALED. SEE SHEET A0.3a FOR DETAILS & NOTES.
6. SEE SHEET A0.3b FOR ACOUSTICAL MITIGATION DETAILS AND NOTES. INCLUDES INSTALLATION METHOD OF RESILIENT CHANNEL/ GWB, ACOUSTICAL SEALANT, AND PLUMBING ISOLATION.
7. SEE STRUCTURAL DRAWINGS FOR NOTES ON STUD SIZE & SPACING, WOOD STUD GRADE, METAL STUD GAUGE, LOCATION OF STRUCTURAL APA SHEATHING, AND SCREW/ NAILING REQUIREMENTS. IF APA SHEATHING AND/ OR ADDITIONAL LAYERS OF GWB/ GSB ARE INSTALLED, INCREASE THE REQUIRED LISTED LENGTH OF FASTENERS ACCORDINGLY.
8. SEE A0.1b CHAPTER 26 FOR USE OF RIGID INSULATION IN WALL & CEILING ASSEMBLIES (1)

PRODUCT INFORMATION & NOTES

FLOOR TOPPING: MIN 1 1/4" THK, PORTLAND CEMENT OR SYNETHETIC GYPSUM BASED, MIN 3500 PSI, SELF-LEVELING, SINGLE COMPONENT CONCRETE W/ ACOUSTICAL MAT AT HARD SURACE FLOORS AND WATERPROOFING MEMBRANE UNDER WET AREAS. MAXXON GYP-CRETE 2000, HACKER FIRM-FIL 2010+, USG LEVELROCK 3500

APA FLOOR SHEATHING: MIN 23/32" PLYWOOD/ OSB OR AS NOTED IN STRUCT DWGS SHEARWALL SCHEDULE, AND MANUFACTURED TO APA RATED SPANS & REQUIREMENTS. IF INSTALLED VERTICALLY, VERTICAL JTS CENTERED ON STUDS. IF HORIZONTALLY, PROVIDE BLOCKING @ HORIZ. JTS.

WOOD FRAMING: WOOD JOISTS/ TJI/ LVL/ GLU-LAM SEE STRUCTURAL NOTES FOR SPECIFICATIONS ON SPECIES, GRADE, SIZE, AND STRESS RATING. DEFLECTION LIMITED TO L/360.

PE TRUSSES: BIDDER DESIGNED SEE STRUCTURAL FOR NOTES, LOCATIONS, AND DETAILS

COVERBOARD: ROOF GYPSUM (EXT.) SHEATHING BOARD: 5/8" TYPE X FIRE RESISTIVE, GLASS MAT FACED, MOISTURE-RESISTANT GYPSUM CORE, ASTM C79 & C1278: GEORGIA PACIFIC "DENSDECK PRIMED" ; US GYPSUM, PABCO, NATIONAL GYPSUM

GWB: GYPSUM (INT) WALL BOARD: 5/8" TYPE X FIRE RESISTIVE, GLASS MAT FACED, ASTM D3273/ C79/ C1278 : GEORGIA PACIFIC "DENSARMOR PLUS FIREGUARD"; US GYPSUM, PABCO, NATIONAL GYPSUM

PT: WOOD PRESSURE TREATED IN COMPLIANCE WITH AWPA U1 USE CATEGORY UC3B FOR EXTERIOR ABOVE GROUND

BATT OR BOARD INSULATION: (2) FIBERGLAS OR MINERAL WOOL. FULLY FILL FRAMING CAVITY. LISTED REQUIRED R OR U-VALUE IS THE MINIMUM VALUE FOR THE WALL ASSEMBLY
FIBERGLAS: ASTM C 665, TYPE 1, FLAME SPREAD 25, SMOKE DEVELOPMENT 50
MINERAL WOOL: ASTM E136 & E119; NOMINAL 4 POUND PER CF FLAME SPREAD 15, SMOKE DEVELOPED 0, MELT POINT 2000° F

RIGID INSULATION: UNFACED EXTRUDED POLYSTRENE BOARD, ASTM C 578 TYPE IV, 25 PSI, R-5 PER INCH, MAX FLAME SPREAD 25, MAX SMOKE DEVELOPMENT 450; ATLAS "ENERGYSHIELD PRO" (DR J CERTIFICATION TECHNICAL EVALUATION REPORT TER 1306-03 02-15-2023) (2)

~~**EXPOSED RIGID INSULATION:** FOIL FACED EXTRUDED POLYSTYRENE BOARD, ASTM C 578 TYPE IV, 25 PSI, R-5 PER INCH, MAX FLAME SPREAD 75, MAX SMOKE DEVELOPMENT 450; DOW "STYROFOAM SM"~~

RC CHANNEL: MTL ACOUST RESILIENT CHANNEL: 25 GA., SINGLE LEG, GALVANIZED G40, SLOTTED, 1/2" D x 2" W. SEE SHEET A0.3b

EXPOSED CONCRETE DECK WATERPROOFING: FLUID APPLIED, LOW ODOR, PEDESTRIAN TRAFFIC: PACIFIC POLYMERS "RAPID FLEX HT" OR MALARKEY "EZ SEAL"

UNDER CONCRETE DECK WATERPROOFING: SEE A1.2a

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L DeCHANT JR.

REVISIONS THIS SHEET

1 04/18/2023 Code Review Comments
2 2023-07-28 CODE REVISIONS
3
4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
FLOOR/CEILING ASSEMBLIES

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : -

N:\Acadjobs-17\17-010 St. Helens Mixed Use\Arch\A0.5.dwg, 7/28/2023 2:33:14 PM

GA FILE NO. WP 8006	PROPRIETARY	1 HOUR FIRE

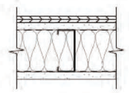
GYPSUM WALLBOARD, GLASS MAT GYPSUM PANELS STEEL STUDS, INSULATION

Fire Design:

EXTERIOR SIDE: **One** layer 5/8″ proprietary type X glass mat gypsum panels applied parallel to 3-1/2″, 33 mil steel studs 24″ o.c. with 1″ Type S-12, self-drilling, corrosion resistant, bugle head, screws 12″ o.c. Studs attached to both vertical legs of floor and ceiling runners either by welding or with 1/2″ Type S-12 pan head screws. Mineral or glass fiber insulation friction fit into the stud cavity. Exterior cladding to be attached through glass mat gypsum panel to studs.

INTERIOR SIDE: **One** layer 5/8″ proprietary type X gypsum board applied parallel to studs with 1″ Type S-12 screws 12″ o.c.

Bracing: All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. Where required for lateral support of studs, support may be provided by means of steel straps, channels or other similar means as specified in the structural design. Tested at 100 percent of design load. **(LOAD-BEARING)**



Thickness: 4-3/4″ (Fire)

Approx. Weight: 5 psf (Fire)

Fire Test: UL R3660, 01NK21103, 2-4-02, UL R2717, 07NK08079, 9-19-08, UL R1319, 4786832806, 4-29-15, UL Design U425

PROPRIETARY GYPSUM PANELS

CertainTeed Gypsum, Inc.
- 5/8″ CertainTeed® Type X
- 5/8″ CertainTeed® GlasRoc® Sheathing Type X

Georgia-Pacific Gypsum LLC
- 5/8″ ToughRock® Fireguard X® Gypsum Board
- 5/8″ DensGlass® Fireguard® Sheathing

PABCO® Gypsum
- 5/8″ FLAME CURB® Type X
- 5/8″ PABCO GLASS® Sheathing Type X

United States Gypsum Company
- 5/8″ Sheetrock® Brand EcoSmart Panels Firecode® X
- 5/8″ Securock Brand UltraLight Glass-Mat Sheathing Firecode® X

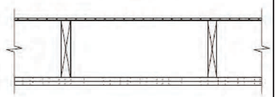
GA FILE NO. FC 5529	GENERIC	1 HOUR FIRE

WOOD JOISTS, GYPSUM WALLBOARD

Fire Design:

Base layer 5/8″ type X gypsum wallboard applied at right angles to 2 × 10 wood joists 24″ o.c. with 1-1/4″ Type W or S screws 24″ o.c. **Face** layer 5/8″ type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1-7/8″ Type W or S screws 12″ o.c. at joints and intermediate joists and 1-1/2″ Type G screws 12″ o.c. placed 2″ back on either side of end joints. Wood joists supporting 1/2″ plywood with exterior glue applied at right angles to joists with 8d nails.

Joints offset 24″ from **base** layer joints.



Approx. Ceiling Weight: 5 psf (Fire)

Fire Test: FM FC 172, 2-25-72, ITS, 8-6-98

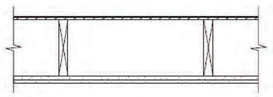
GA FILE NO. RC 2601	GENERIC	1 HOUR FIRE

GYPSUM WALLBOARD, WOOD JOISTS, ROOF COVERING

Fire Design:

Base layer 5/8″ type X gypsum wallboard applied at right angles to 2 × 10 wood joists 24″ o.c. with 1-1/4″ Type W or S screws 24″ o.c. **Face** layer 5/8″ type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1-7/8″ Type W or S screws 12″ o.c. at joints and intermediate joists and 1-1/2″ Type G screws 12″ o.c. placed 2″ back on either side of end joints. Wood joists supporting 1/2″ plywood with exterior glue applied at right angles to joists with 8d nails. Appropriate roof covering.

Joints offset 24″ from **base** layer joints.



Approx. Ceiling Weight: 5 psf (Fire)

Fire Test: FM FC 172, 2-25-72, ITS, 8-6-98

IBC 2018 TABLE 721.1(3) MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS

THICKNESS OF FLOOR OR SLAB (INCHES) 1 HOUR: VARIES
MINIMUM THICKNESS OF CEILING 1 HOUR: 1 1/4″

ITEM NUMBER: 21-1.1

FLOOR OR ROOF CONSTRUCTION:	CEILING CONSTRUCTION
21. WOOD JOISTS, WOOD I-JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 8d NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL BE NOT LESS THAN NOMINAL 1/2" NOR LESS THAN REQUIRED BY CHAPTER 23.	BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS 24" O.C. WITH 1 1/4" TYPE S OR TYPE W DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1 7/8" TYPE S OR TYPE W DRYWALL SCREWS AT 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE G DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS AT 12" O.C.

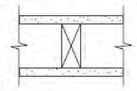
GA FILE NO. WP 3614	GENERIC	1 HOUR FIRE

GYPSUM WALLBOARD, WOOD STUDS

Fire Design:

One layer 5/8″ type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 × 4 wood studs 16″ o.c. with 1-1/4″ Type W screws 12″ o.c.

Joints staggered 16″ on opposite sides. **(LOAD-BEARING)**



Thickness: 4-3/4″ (Fire)

Approx. Weight: 7 psf (Fire)

Fire Test: SWRI 01-4511-619[1], 3-94

GA FILE NO. WP 3825	PROPRIETARY	2 HOUR FIRE	55 to 59 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

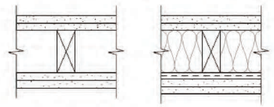
Fire Design:

Base layer 5/8″ type X gypsum wallboard applied parallel to each side of 2 × 4 wood studs 16″ o.c. with 1-1/4″ Type W screws 8″ o.c. **Face** layer 5/8″ type X gypsum wallboard applied parallel to each side with 1-7/8″ Type W screws 8″ o.c.

Joints staggered 24″ each layer and side. **(LOAD-BEARING)**

Sound Design:

Sound tested with resilient channels 24″ o.c. on ONE SIDE and 3-1/2″ glass fiber insulation in the stud cavity.



Thickness: 6″ (Fire)
6-1/2″ (Sound)

Approx. Weight: 10.5 psf (Fire)
10.8 psf (Sound)

Fire Test: UL R14196, 11NK09957, 7-22-11, UL Design U301

Sound Test: RAL TL11-164, 7-12-11

PROPRIETARY GYPSUM BOARD

American Gypsum Company LLC
- 5/8″ FireBloc® Type X Gypsum Board

GA FILE NO. WP 4135	GENERIC	2 HOUR FIRE	40 to 44 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

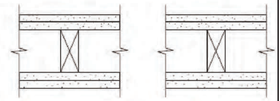
Fire Design:

Base layer 5/8″ type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 2 × 4 wood studs 24″ o.c. with 6d coated nails, 1-7/8″ long, 0.085″ shank, 1/4″ heads, 24″ o.c. **Face** layer 5/8″ type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 2-3/8″ long, 0.100″ shank, 1/4″ heads, 8″ o.c.

Joints staggered 24″ each layer and side. **(LOAD-BEARING)**

Sound Design:

Sound tested as constructed for fire.



Thickness: 6″ (Fire and Sound)

Approx. Weight: 9 psf (Fire and Sound)

Fire Test: FM WP 360, 9-27-74

Sound Test: NOAL 17-0829, 8-23-17

GA FILE NO. WP 7054	PROPRIETARY	2 HOUR FIRE	50 to 54 STC SOUND

GYPSUM PANELS, STEEL STUDS

Fire Design:

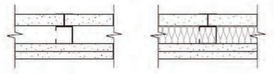
One layer 1″ × 24″ proprietary type X glass mat gypsum panels inserted between 2-1/2″ floor and ceiling runners with tab-flange section of 2-1/2″ steel C-T, C-H or I studs between panels.

OPPOSITE SIDE: **Base** layer 5/8″ proprietary type X gypsum wallboard applied parallel or at right angles to studs with 1″ Type S screws 24″ o.c. **Face** layer 5/8″ proprietary type X gypsum wallboard applied parallel to studs with 1-5/8″ Type S screws 24″ o.c. along top and bottom tracks and 12″ o.c. at vertical joints and intermediate studs.

Face layer joints offset 24″ from **base** layer joints. **(NLB)**

Sound Design:

Sound tested with 21 mil C-T studs 1-1/2″ glass fiber insulation in stud cavity.



Thickness: 3-3/4″ (Fire and Sound)

Approx. Weight: 8.5 psf (Fire)
8.7 psf (Sound)

Fire Test: UL R2717, 08NK012297, 9-11-08, UL Design V473

Sound Test: RAL TL09-358, 12-8-09

PROPRIETARY GYPSUM PANEL

Georgia-Pacific Gypsum LLC
- 5/8″ ToughRock® Fireguard X® Gypsum Board
- 1″ DensGlass® Shaftliner

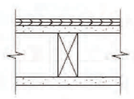
GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

Fire Design:

EXTERIOR SIDE: **One** layer 48″ wide 5/8″ type X gypsum sheathing applied parallel to 2 × 4 wood studs 24″ o.c. with 1-3/4″ galvanized roofing nails 4″ o.c. at vertical joints and 7″ o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.

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



Thickness: 4-3/4″ without cladding (Fire)

Approx. Weight: 6 psf without cladding (Fire)

Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309, UL R1319-129, 7-22-70, UL Design U314)

GA FILE NO. WP 1081	PROPRIETARY	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM PANELS, STEEL STUDS

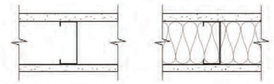
Fire Design:

One layer 5/8″ proprietary type X gypsum wallboard or glass mat gypsum substrate applied parallel to each side of 3-5/8″, 18 mil steel studs 24″ o.c. with 1″ Type S screws 8″ o.c. at vertical joints and 12″ o.c. at floor and ceiling runners and intermediate studs.

Stagger joints 24″ on opposite sides. **(NLB)**

Sound Design:

Sound tested with 3-1/2″ glass fiber in stud cavity.



Thickness: 4-7/8″ (Fire and Sound)

Approx. Weight: 5 psf (Fire)
5.2 psf (Sound)

Fire Test: UL R1319, 94NK40598, 11-30-94, UL Design U465

Sound Test: RAL TL99-103, 6-28-99, RAL TL11-074, 3-23-11, NOAL 19-0916, 9-11-19, NOAL 17-0523, 5-17-17

PROPRIETARY GYPSUM PANEL PRODUCTS

Georgia-Pacific Gypsum LLC
- 5/8″ ToughRock® Fireguard X® Gypsum Board

PABCO® Gypsum
- 5/8″ FLAME CURB® Type X

United States Gypsum Company
- 5/8″ Sheetrock® Brand Firecode® X Gypsum Panels

GA FILE NO. WP 1524	PROPRIETARY	2 HOUR FIRE	55 to 59 STC SOUND

GYPSUM WALLBOARD, STEEL STUDS

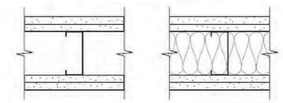
Fire Design:

Base layer 5/8″ proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 3-5/8″, 18 mil steel studs 24″ o.c. with 1″ Type S screws 16″ o.c. **Face** layer 5/8″ proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 1-5/8″ Type S screws 16″ o.c.

Face layer horizontal joints offset not less than 12″ from **base** layer horizontal joints. Horizontal joints on opposite sides need not be staggered or backed. **(NLB)**

Sound Design:

Sound tested with 3-1/2″ glass fiber insulation in stud cavity.



Thickness: 6-1/8″ (Fire and Sound)

Approx. Weight: 9.0 psf (Fire)
9.2 psf (Sound)

Fire Test: UL R2717, 08NK19963, 3-11-08, 09SR4800268, 5-8-09, UL Design U411 UL Design V487

Sound Test: RAL TL09-331, 11-5-09

PROPRIETARY GYPSUM BOARD

Georgia-Pacific Gypsum LLC
- 5/8″ ToughRock® Fireguard X® Gypsum Board

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

GYPSUM WALLBOARD, RESILIENT CHANNELS, INSULATION, WOOD STUDS

Fire Design:

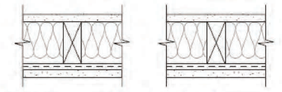
Resilient channels 24″ o.c. attached at right angles to ONE SIDE of 2 × 4 wood studs 24″ o.c. with 1-1/4″ Type S screws. **One** layer 5/8″ type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1″ Type S screws 8″ o.c. with vertical joints located midway between studs. 3″ mineral or glass fiber insulation in stud cavity.

OPPOSITE SIDE: **One** layer 5/8″ type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 1-7/8″ long, 0.0915″ shank, 15/64″ heads, 7″ o.c.

Vertical joints staggered 24″ on opposite side. **(LOAD-BEARING)**

Sound Design:

Sound tested as constructed for fire.



Thickness: 5-3/8″ (Fire and Sound)

Approx. Weight: 7 psf (Fire and Sound)

Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U309

Sound Test: NRCC TL-93-103, IRC-IR-761, 3-98

GA FILE NO. WP 3269	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS, INSULATION

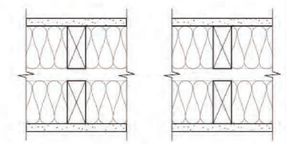
Fire Design:

One layer 5/8″ type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 × 4 wood studs 16″ o.c. on separate plates 1″ apart with 2″ Type W screws 7″ o.c. Two layers 3.5″ unfaced glass fiber insulation friction fit on both sides of cavity.

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

Sound Design:

Sound tested as constructed for fire.



Thickness: 9-1/2″ (Fire and Sound)

Approx. Weight: 8.5 psf (Fire and Sound)

Fire Test: UL R4024, 10-31-68 UL Design U341,

Sound Test: NOAL 17-0837, 8-25-17

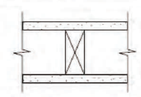
GA FILE NO. WP 3510	GENERIC	1 HOUR FIRE

GYPSUM WALLBOARD, WOOD STUDS

Fire Design:

One layer 5/8″ type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 × 4 wood studs 24″ o.c. with 6d coated nails, 1-7/8″ long, 0.0915″ shank, 1/4″ heads, 7″ o.c.

Joints staggered 24″ on opposite sides. **(LOAD-BEARING)**



Thickness: 4-7/8″ (Fire)

Approx. Weight: 7 psf (Fire)

Fire Test: UL R3501-47, -48, 9-17-65, UL Design U309, UL R1319-129, 7-22-70, UL Design U314

1

DAVID L. DeCHANT JR.
REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON

REVISIONS THIS SHEET

1 07/28/2023 Code Review Comments

2 3 4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington

FIRE RATED ASSEMBLIES BY UL & Gypsum Association

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : 1 -

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NFPA 285 ASSEMBLY GUIDE

BUILDING TRUST

THERMASHEATH®

Insulation for the Building Envelope

Rmax Thermasheath® passes the stringent NFPA 285 test within numerous assembly configurations and is approved for use in exterior walls of buildings of any height. This document briefly describes approved options, however, for more specific details, requirements and limitations, refer to third party reports. NFPA 285 is an assembly test and substitution of components is not allowed.

Table 1: Approved Components for NFPA 285 Assemblies

WALL COMPONENT	MATERIALS
Base Wall	• Steel studs (3 5/8" 20GA min, 24" o.c. max) with Type X interior gypsum wallboard (½" min) • Concrete or concrete masonry wall • FRTW[1] studs (nominal 2x4 min, 24" o.c. max) with 5/8" Type X interior gypsum wallboard
Floor Line Fire-Stopping	• Mineral fiber insulation (4 pcf) • FRTW[1] fire blocking
Cavity Insulation	• None • Mineral fiber or fiberglass (faced or unfaced) • Any non-combustible insulation • Various SPF (requires 5/8" exterior gypsum)
Exterior Sheathing	• None (only with concrete or concrete masonry walls) • Exterior gypsum sheathing (½" min) • FRTW[1] structural panels (½" min) • Soprema® SOPRA SEAL® Xpress G • USG/Tremco Securock® ExoAir® 430 Panel • 1/4" DensElement with DensDefy or Prosoco FastFlash flashing at joints/fasteners
WRB Over Exterior Sheathing	• None • Any WRB in Table 2 (Group 1, 2 or 3)
Exterior Insulation	• Thermasheath®(4.5" max)
WRB Over Exterior Insulation	• None • Any WRB in Table 2, Group 2 (claddings 1-8) • Any WRB in Table 2, Group 3
Exterior Cladding Options 1-8	1. Brick, standard 4" clay brick with max 2" air gap 2. Stucco, cement plaster (¾" min) and lath with optional secondary WRB (not asphaltic or self-adhered butyl) 3. Limestone (2" min) 4. Natural stone veneer (2" min) 5. Cast artificial stone veneer (1 ½" min), per ICC-ES AC 51 6. Precast Concrete Panels (1 ½" min) 7. CMU (1 ½" min) 8. Terracotta cladding (1 ¼" min)
Exterior Cladding Options 9-12	9. Fiber-cement siding, unlisulated 10. Porcelain or ceramic tile 11. One coat stucco (7/8" min) 12. Natural stone or artifi cial stone (min ¾" thick) fully adhered with cementitious mortar (standard or polymermodified) to (min ½" thick) cement backer board or gypsum sheathing with optional secondary WRB (not full coverage asphalt or self-adhered butyl)
Rough Openings	Rough opening perimeters shall incorporate one of the following, spanning at a minimum from the interior edge of the cladding to the interior edge of the exterior insulation at the rough opening 1. 20 GA. (min) sheet steel (examples include window frame, flashing, lintel, c-channel) 2. 1" (min) 4pcf (min) mineral wool 3. 1.5" (min) FRT wood buck 4. 2 layers ¾" (min) FRT plywood 5. 2 layers 5/8" (min) type X GWB 6. ½" (min.) fiber cement board or 2 layers ¼" (min)
Flashing	• Any asphalt, acrylic or butyl based (12" max) • Any liquid applied (12" max)

[1]Fire Retardant Treated Wood (FRTW), where allowed, must comply with IBC Section 2303.2.
No additional WRB over sheathing
NOTE: For additional details of each component and confirmation of approved assembly, refer to Fire Analysis Summary from Priest & Associates.

Table 2: Water Resistive Barriers (WRBs) Approved for Use in Rmax NFPA 285 Assemblies

GROUP 1 WRB Over Exterior Sheathing (all claddings)
Sheathing = gypsum or FRTW applied direct to studs, prior to Thermasheath®

SELF ADHERED	FLUID APPLIED	
Dörken Systems: DELTA®-STRATUS SA	BASF: MasterSeal® AWB 660	Kemper Systems STS: Wall Guardian® FW-100
Dörken Systems: DELTA®-VENT SA	BASF: MasterSeal® AWB 660 I	NaturaSeal: AirSeal NS-A250-HP
Henry®: Blueskin® SA	CCP: PERM-A-BARRIER® NPL 10	NaturaSeal: AirSeal NS-A250-HP
SOPREMA®: SOPRASEAL® Stick 1100T	CCP: PERM-A-BARRIER® VPL 30 Membrane	Sika: SikaGard®-530
Tremco®: ExoAir® 110AT	Henry®: Air-Bloc® 32MR	SOPREMA®: SOPRASEAL® LM 204 VP
	Kemper Systems STS: Wall Guardian® FW-100-A	Tremco®: ExoAir® 230

GROUP 2 WRB Over Exterior Sheathing (all claddings), WRB Over Exterior Insulation (claddings 1-8)
Sheathing = gypsum or FRTW applied direct to studs, prior to Thermasheath®; Insulation = Thermasheath®

SELF ADHERED	FLUID APPLIED	
CCP: PERM-A-BARRIER® VPS	Carlisle: Fire Resist Barritech NP™	Pecora: ProPerm VP
Henry®: EnviroCap	Carlisle: Fire Resist Barritech VP	Pecora: XL-Perm[ULTRA] NP
Henry®: Blueskin® VP160	Dow®: DOWSIL™ DEFENDAIR 200	Pecora: XL-Perm[ULTRA] VP (10 mil DFT)
SIGA: Majvest® 500 SA	Dow®: DOWSIL™ DEFENDAIR 200C	PROSOCO: R-Guard® Cat S™
SOPREMA®: SOPRASEAL® Stick VP	Dryvit®: Backstop® NT™	PROSOCO: R-Guard® VB
VaproShield®: RevealShield SA®	CCP: PERM-A-BARRIER® VPL	PROSOCO: R-Guard® Spray Wrap
VaproShield®: WrapShield SA®	CCP: PERM-A-BARRIER® VPL LT	PROSOCO: R-Guard® Spray Wrap MVP
W.R. Meadows®: AIR-SHIELD SMP	Henry®: Air-Bloc® 17MR	Sika: SikaGard®-535
	Henry®: Air-Bloc® 21FR	W.R. Meadows®: AIR-SHIELD LMP (Black)
	Henry®: Air-Bloc® 16MR	W.R. Meadows®: AIR-SHIELD LMP (Gray)
	Henry®: Air-Bloc® 31MR	W.R. Meadows®: AIR-SHIELD LSR
	Henry®: Air-Bloc® 33MR	W.R. Meadows®: AIR-SHIELD TMP
	Henry®: Air-Bloc® All-Weather STPE	
	Parex USA: WeatherSeal Spray & Roll-On	
MECHANICALLY ATTACHED		
Dörken Systems: DELTA®-FASSADE S	Dörken Systems: DELTA®-MAXX PLUS	Henry®: Super Jumbo Tex® 60 Minute[1]
Dörken Systems: DELTA®-FOXX PLUS	Dörken Systems: DELTA®-VENT S PLUS	Henry®: WeatherSmart® Drainable

GROUP 3 WRB Over Exterior Sheathing (all claddings), WRB Over Exterior Insulation (all claddings)
Sheathing = gypsum or FRTW applied direct to studs, prior to Thermasheath®; Insulation = Thermasheath®

SELF ADHERED	FLUID APPLIED	MECHANICALLY ATTACHED
Carlisle: Fire Resist 705FR-A	PROSOCO: R-Guard® Spray Wrap MVP	DuPont™: Tyvek® (various per ESR-2375)
GCP: PERM-A-BARRIER® Aluminum Wall Membrane		DuPont™: WEATHERMATE®
Henry®: FOILSKIN		DuPont™: WEATHERMATE® Plus
Henry®: Blueskin® Metal Clad®		Kingspan: GreenGuard® MAX™ Building Wrap
SOPREMA®: SOPRASOLIN HD		

[1]Use over insulation is limited to stucco only.
NOTE: For additional details of each component and confirmation of approved assembly, refer to Fire Analysis Summary from Priest & Associates.

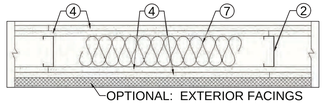
For warranties, limitations and conditions refer to the Rmax Sales Policy and applicable warranties. All documents are located at www.rmax.com. For technical support, email rmax.technical@us.sika.com. For sales support, pricing and availability, email rmax@rmax.com or call (800) 527-0890.

UL Product iQ®

UL Solutions

DESIGN NO. U425 June 2, 2023 BEARING WALL RATING - 3/4 HR, 1, 1 1/2 OR 2 HR
BXUV - FIRE RESISTANCE RATINGS - ANSI/ UL 263 CERTIFIED FOR UNITED STATES

INTERIOR OR EXTERIOR WALL (FIRE FROM EITHER SIDE)



1. **Steel Floor and Ceiling Tracks —** (Not Shown) — Top and bottom tracks of wall assemblies shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 MSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C.

2. **Steel Studs —** Min 3-1/2 in. wide, No. 20 MSG (0.0329 in., min bare metal thickness) corrosion protected cold formed steel studs designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC (or 16 in. OC when Item 5b is used). Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications.

3. **Lateral Support Members —** (Not Shown) — Where required for lateral support of studs, support may be provided by means of steel straps, channels or other similar means as specified in the design of a particular steel stud wall system.

4. Gypsum Board - Any 1/2" thk UL Classified eligible for use in Design X515. ANY 5/8" thk UL Classified eligible for use in Designs L501, G512 or U305. Apply vertical w/ joints between layers staggered. Thickness and number of layers as follows:
Table I Interior or Exterior Side Wallboard Protection

Rating	No. of Layers & Thkns of Board In. Each Layers	% of Design Load
45 min	1 layer, 1/2 in. thick	100
1 hr	1 layer, 5/8 in. thick	100
1-1/2 hr	2 layers, 1/2 in. thick	100
2 hr	2 layers, 5/8 in. thick or	80
2 hr	3 layers, 1/2 in. thick	100
2 hr	2 layers, 3/4 in. thick	100

Georgia-Pacific Gypsum CKNX R2717 CertainTeed Gypsum CKNX R3660 Pabco Bldg Products CKNX R7094
US Gypsum CKNX R1319

5. **Gypsum Boards —** For exterior walls, Rating from Interior Side Only - 1/2 or 5/8 in. thick Classified or unclassified gypsum boards applied vertically and attached to studs and runner tracks with 1 in. long Type S-12 bugle head screws spaced 12 in. OC. along studs and tracks. One of the following exterior facings are to be applied over the gypsum board.
a. **Siding, Brick, or Stucco —** Aluminum siding, steel siding, brick veneer, or stucco attached to studs over gypsum sheathing and meeting the requirements of local code agencies. When a min 3-3/4 in. thick brick veneer facing is used, the Exterior Wall Rating is applicable with exposure on either face. Brick veneer wall attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick. When a min 3-3/4 in. thick brick veneer facing is used, Foamed Plastic (Item 10) may be used.
c. **Fiber-Cement Siding —** Fiber-cement exterior sidings including smooth and patterned panel or lap siding.

6. **Fasteners —** (Not Shown) — Screws used to attach wallboard to studs: self-tapping bugle head sheet steel type, spaced 12 in. O.C. First layer Type S-12 by 1 in. long for 1/2 and 5/8 in. thick wallboards and 1-1/4 in. long for 3/4 in. thick wallboard. Second layer Type S-12 by 1-5/8 in. long for 1/2 and 5/8 in. thick wallboards and 2-1/4 in. long for 3/4 in. thick wallboard. Third layer Type S-12 by 1-7/8 in. long. Fasteners when Item 4G is used: First layer #6 x 2 in. long drywall screw spaced 8 in. OC along the perimeter and 12 in. OC in the field. Second layer #6 x 4 in. long drywall screw spaced 8 in. OC along the perimeter and 12 in. OC in the field. Horizontal joints to be staggered 12 in. between layers.

7. **Batts and Blankets* —** Placed in stud cavities of all exterior walls. May or may not be used in interior walls. Any glass fiber or mineral wool batt material bearing the UL Classification Marking as to Fire Resistance, of a thickness to completely fill stud cavity. See **Batts and Blankets*** (BZJZ) Category for names of Classified companies.

10B. **Foamed Plastic* —** Polyisocyanurate foamed plastic insulation boards, any thickness, Classified in accordance with BRYX and / or CCVW. May be used with any exterior facing shown under items 5a, 5c, 5d and 5e.
ATLAS ROOFING CORP — EnergyShield Pro Wall Insulation, EnergyShield Pro 2 Wall Insulation, EnergyShield CGF Pro, EnergyShield Ply Pro, EnergyShield® CGF, EnergyShield® PanelCast, EnergyShield® and "EnergyShield® XR
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — Type "Xci-Class A"," Xci 286", "Xci Foil (Class A)", "Xci CG", "Xci Foil", "Xci CG NH", "Xci Foil NH"
RMAX, A BUSINESS UNIT OF SIKA CORPORATION — Types "TSX-8500", "ECOMAXci FR", "TSX-8510", "ECOMAX xi FR White", "ECOMAXci", "ECOMAXci FR Air Barrier", "Thermasheath-XP", "Thermasheath", "Durasheath"
JOHNS MANVILLE — Type "AP Foil-Faced Foam Sheathing"

THESE RIGID INSULATION PRODUCTS COMPLY W/ NFPA 285 & 286. FOR ATLAS DR J CERTIFICATIONS TER 1306-3 (02/12/2023) 5.2.1.2.2 UL BXUV U425, 5.7 NFPA 285 (APPROVED WALL ASSEMBLIES TABLE 3 ON PAGES 6, 7, 8 AND 9), 5.3.1 NFPA 286

RMAX THERMASHEATH MEETS NFPA 285 WITH THE APPROVED MATERIALS LISTED ON THE LEFT.

8. **Joint Tape and Compound —** (Not Shown) — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layer. Perforated paper tape, 2 in. wide, embedded in first layer of compound over all joints of outer layer.

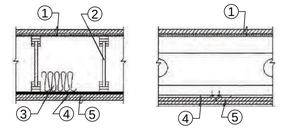
9. **Furring Channels —** (Optional, Not Shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws.

THESE UL DESIGNS HAVE BEEN EDITTED TO REMOVE THE ALTERNATIVE PRODUCTS AND METHODS THAT ARE NOT BEING USED ON THIS PROJECT. CONTRACTOR AT THEIR OPTION IS ALLOWED TO REVIEW THE ENTIRE DESIGN AND USE ONE OF THE ALTERNATIVE PRODUCTS AFTER OBTAINING APPROVAL FROM THE JURISDICTION HAVING AUTHORITY.

UL Product iQ®

UL Solutions

DESIGN NO. L570 MAY 26, 2023 UNRESTRAINTED ASSEMBLY RATING 1 HR
BXUV - FIRE RESISTANCE RATINGS - ANSI/ UL 263 CERTIFIED FOR UNITED STATES



1. FLOORING SYSTYEM: Shall consist of one of the following:

System No. 8

Subflooring — Nom 19/32 in. thick wood structural panels installed perpendicular to the joists with end joints staggered. Plywood or panels secured to joists with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each joist. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in thick commercial asphalt saturated felt.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
MAXXON CORP — Type Maxxon Standard and Maxxon High Strength

Floor Mat Materials* — (Optional) - Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.
MAXXON CORP — Type Encapsulated Sound Mat.

Floor Mat Reinforcement — (Optional) Refer to manufacturer's instructions regarding minimum thickness of floor topping for use with floor mat reinforcement.

Metal Lath — (Optional) 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd loose laid over the floor mat material.

2. **Structural Wood Members* —** Min 9-1/2 in. deep "I" shaped wood joists spaced at a max of 19.2 in. OC. Joists shall conform to ICC-ES ESR-1153 Report. Joist top and bottom chords minimum 1-3/8 in. deep by 2.3 in. wide and constructed of either Microllam laminated veneer lumber (LVL) or TimberStrand laminated strand lumber (LSL). Webs constructed of minimum 3/8 in. thick Performance Plus OSB, PS2, Exposure 1. Installation shall be in accordance with manufacturers published literature. Spacing may be increased to 24 in. OC when **Batts and Blankets*** (Item 3B) is used.

3. **Insulation — Batts and Blankets* —** (Optional) — Glass fiber insulation, secured to the subflooring with staples, or to the wood joists with 0.090 in. diam galv steel wires, or draped over the resilient channel/gypsum panel (or Steel Framing Members/gypsum panel) ceiling membrane. Any thickness of glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.

4. **Resilient Channels —** Formed from 25 MSG galv steel installed perpendicular to the joists. When no insulation is installed in the concealed space the resilient channels are spaced 24 in. OC. When insulation (Item 3) is installed to the underside of the subfloor the resilient channels are spaced . 16 in. OC

5. **Gypsum Board* —** Two layers of 1/2 in. or 5/8 in. thick by 4 ft wide gypsum panels, installed perpendicular to resilient channels (Item 4). The base layer of panels screw-attached to the resilient channels with 1 in. long Type S screws spaced 8 in. OC at the butt joints and 16 in. OC in the field of the panel. The face layer screw-attached to the resilient channels with 1-5/8 in. Type S screws spaced 8 in. OC and 1-1/2 in. Type G screws spaced 8 in. OC at the butt joints located mid-span between resilient channels.

6. **Finishing System —** Fiber tape embedded in compound over joints and exposed nail heads, covered with compound with edges of compound feathered out. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of classified veneer baseboard. Joints reinforced.

DAVID L. DeCHANT JR. REGISTERED ARCHITECT 9701 STATE OF WASHINGTON
DAVID L. DeCHANT JR.

REVISIONS THIS SHEET
1 07/28/2023 Code Review Comments

1 2 3 4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
UL ASSEMBLIES

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : 1

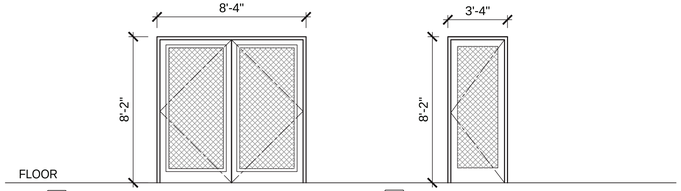
P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

Storefront Door Schedule

Mark	Size (W x H)	Location	Type	Function	Head Height	STOREFRONT DOOR NOTES
1	8'-0" x 8'-0"	OUTDR PATIO	Alum	Pair Swing	8'-0"	1, 2, 3, 4, 5, 6, 8, 9, 15, 17
2	3'-0" x 8'-0"	OUTDR PATIO	Alum	Single-Swing	8'-0"	1, 2, 3, 4, 5, 6, 8, 9, 13, 15, 17
3	3'-0" x 8'-0"	RETAIL	Alum	Single-Swing	8'-0"	1, 2, 3, 4, 5, 6, 8, 9, 14, 15
4	3'-0" x 8'-0"	MAIN ENTRY	Alum	Single-Swing	8'-0"	1, 2, 3, 4, 5, 6, 8, 9, 10, 13, 14, 15, 20
5	3'-0" x 8'-0"	ENTRY VEST.	Alum	Single-Swing	8'-0"	2, 3, 6, 9, 13, 15, 20
6	3'-0" x 8'-0"	OFFICE	Alum	Single-Swing	8'-0"	2, 3, 6, 15, 17
7	3'-0" x 8'-0"	EXERCISE	Alum	Single-Swing	8'-0"	2, 3, 6, 9, 10, 15, 22
8	3'-0" x 8'-0"	ELEV. LOBBY	Alum	Single-Swing	8'-0"	2, 3, 6, 7, 9, 10, 13,15, 18, 22
9	NOT USED					

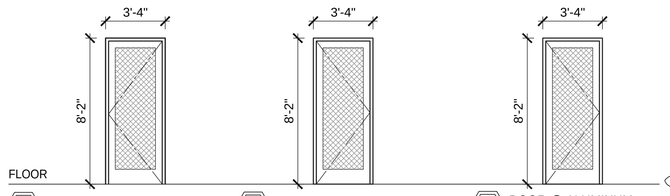
Storefront Door Notes:

1	EXTERIOR DOORS TO HAVE MINIMUM STRUCTURAL CLASS RATING DETERMINED BY THE WIND LOADS SHOWN IN THE "WIND PRESSURE TABLE FOR COMPONENTS AND CLADDING" ON STRUCT SHEET.
2	PROVIDE SAFETY GLAZING PER DRAWINGS AND AS REQUIRED BY IBC CHAPTER 24.
3	ALUMINUM FINISH_EXTERIOR: BLACK ANODIZED OR PER OWNER. INTERIOR: PER OWNER.
4	ALUMINUM STOREFRONT DOORS U-VALUES: SEE A0.3.
5	PROVIDE DBL PANE INSULATED GLAZING AND THERMO-BREAK FRAME AT EXTERIOR WALL OPNGS. 1
6	STOREFRONT SUPPLIER TO VERIFY ROUGH OPENINGS.
7	45 MIN. DOOR ASSEMBLY: "FIRE FRAMES ALUMINUM SERIES" BY TECHNICAL GLASS PRODUCTS, SNOQUALMIE, WA 1-800-426-0279 WWW.FIREGLASS.COM OR EQUAL TESTED PER UL263/ASTM-119
8	PROVIDE ADA COMPLIANT THRESHOLDS AND PROVIDE WEATHER GASKETS. SEE GEN NOTE #L
9	PROVIDE ADA COMPLIANT CLOSERS. SEE GEN NOTE #Z
10	PROVIDE MAGNETIC RELEASE CONNECTED TO KEY PAD AND/OR READER THAT IS MOUNTED +36" A.F.F. SEE GENERAL NOTE #Y
11	PROVIDE MAGNETIC RELEASE CONNECTED TO DOOR MOUNTED PANIC DEVICE. GEN. NOTE #Y
12	PROVIDE FIRE RATED PANIC DEVICE CONNECTED TO MAGNETIC RELEASE. GEN NOTE #Y
13	PROVIDE PULL HARDWARE AND PUSH BAR (WHEN NOT PANIC DEVICE).
14	PROVIDE PULL/PUSH HARDWARE, KEY-OPERATED LOCKING DEVICE, AND READILY VISIBLE, DURABLE SIGN POSTED ON THE EGRESS SIDE OF DOOR SAYING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" IN 1" HIGH LETTERS ON CONTRASTING BACKGROUND.
15	HARDWARE FINISH PER OWNER.
16	ALSO REFER TO GENERAL DOOR NOTES ON SHEET A0.7.
17	PROVIDE LOCKING LATCH WITH KEY.
18	SUBSTITUTION: 20 MIN FLUSH METAL/ FIBERGLAS DOOR W/ 100 SI VISION PANEL
19	NOT USED
20	LATCHING/LOCKING: IN ALWAYS UNLOCKED/ OUT ALWAYS UNLOCKED
21	LATCHING/LOCKING: IN ALWAYS UNLOCKED/ OUT ALWAYS LOCKED
22	LATCHING/LOCKING: IN ALWAYS LOCKED/ OUT ALWAYS UNLOCKED
23	LATCHING/LOCKING: IN ALWAYS LOCKED/ OUT ALWAYS LOCKED (NOT USED)



1 PAIR SWING DOORS - THERMAL BREAK ALUMINUM STOREFRONT SYSTEM (GROUND FLOOR OUTDOOR PATIO)

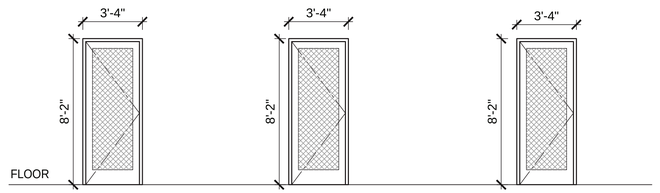
2 DOOR @ THERMAL BREAK ALUMINUM STOREFRONT SYSTEM (GROUND FLR OUTDOOR PATIO)



3 DOOR @ THERMAL BREAK ALUMINUM STOREFRONT SYSTEM (GROUND FLR RETAIL)

4 DOOR @ THERMAL BREAK ALUMINUM STOREFRONT SYSTEM (MAIN ENTRY)

5 DOOR @ ALUMINUM STOREFRONT SYSTEM (ENTRY VESTIBULE)



6 DOOR @ ALUMINUM STOREFRONT SYSTEM (OFFICE)

7 DOOR @ ALUMINUM STOREFRONT SYSTEM (EXERCISE)

8 DOOR @ THERMAL BREAK ALUM STOREFRONT SYSTEM (P1 & P2 ELEVATOR LOBBY)

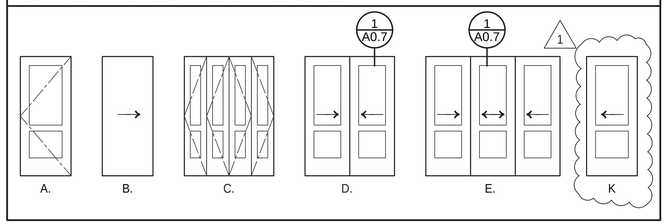
Storefront Door Elevations

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

Door Schedule - Residential Units

No.	Type	Size(W xH)	Location	Frame	Rating	Core	Elevation	Specific Notes
31	WOOD EDGE STEEL PANEL	3068	APARTMENT ENTRY	Metal	20min	Fire Core	A	1, 8, 11, 16, 40
132	Wood Pocket	3068	PER PLAN LOCATION	WOOD/MTL	NR	HOLLOW	B	34
133	Wood Panel	21068	PER PLAN LOCATION	WOOD	NR	HOLLOW	A	9, 10, 12
134	Wood Panel	2668	PER PLAN LOCATION	WOOD	NR	HOLLOW	A	9
135	Wood Panel	2068	PER PLAN LOCATION	WOOD	NR	HOLLOW	A	9
136	Wood Panel	1668	PER PLAN LOCATION	WOOD	NR	HOLLOW	A	9
137	Wood Bi-Fold Pair	5068	PER PLAN LOCATION	WOOD	NR	HOLLOW	C	17, 38
138	Wood Bi-Fold Pair	4068	PER PLAN LOCATION	WOOD	NR	HOLLOW	C	17, 38
139	Wood BYPASS (3 panel)	8068	PER PLAN LOCATION	WOOD	NR	HOLLOW	E	31, 39
140	Wood BYPASS (2 panel)	6068	PER PLAN LOCATION	WOOD	NR	HOLLOW	D	31, 39
141	WoodBYPASS (2 panel)	5068	PER PLAN LOCATION	WOOD	NR	HOLLOW	D	31, 39
142	Wood Bi-Fold	3068	PER PLAN LOCATION	WOOD	NR	HOLLOW	C	17, 38
143	Wood Barn Door	3670	PER PLAN LOCATION	WOOD	NR	HOLLOW	K	41, 42

Door Elevations - Residential Units

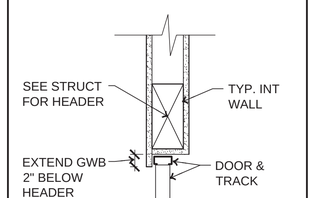


Door Schedule - Common Areas and Apartments

Common Areas

No.	Type	Size(W xH)	Location	Frame	Rating	Core	Elevation	Specific Notes
10	FLUSH METAL	3070	STAIR- 1st-5th	METAL	90 MIN.	FIRE CORE	G, J	4, 7, 9, 50
11	FLUSH METAL	3070	STAIR EXIT-EXTERIOR	METAL	NR	INSUL.	G, J	5, 7, 11, 14, 18, 19, 27, 52
12	METAL GATE	4080	ENTRY PATIO	-	NR	MTL. FENCE	-	7, 8, 11, 14, 19, 30, 33
13	NOT USED							
14	FLUSH METAL	4070	ELEV. EQUIP.	METAL	90 MIN.	FIRE CORE	F	4, 5, 7, 11, 18, 23, 26, 27
15	FLUSH METAL	3070	STAIR-GARAGE	METAL	90 MIN.	FIRE CORE	G, J	4, 7, 9, 13, 20, 26, 50
16	FLUSH METAL	2670	STORAGE-GARAGE	METAL	45 MIN.	FIRE CORE	F	5, 11, 52
17	FLUSH METAL	3070	SRR	METAL	NR	INSUL.	F	5, 7, 11, 18, 21, 27, 52
18	FLUSH METAL	3070	ELECT. ROOM	METAL	NR	INSUL.	F	5, 7, 11, 18, 19, 23, 27, 52 OR 53
19	FLUSH METAL	3070	ELECT. ROOM	METAL	90 MIN.	FIRE CORE	F	4, 7, 11, 13, 19, 23, 52
20	FLUSH METAL	3070	REFUSE	METAL	120 MIN.	FIRE CORE	G	4a, 7, 9, 13, 23, 52
21	FLUSH METAL	3070	TRASH	METAL	45 MIN.	FIRE CORE	F	2, 5, 7, 11, 13, 18, 18, 21, 26, 27, 52
22	FLUSH METAL	3070	CABLE 1-HR	METAL	45 MIN.	FIRE CORE	F	7, 11, 21, 52
23	FLUSH METAL PAIR	6070	JANITOR	METAL	NR	HOLLOW	H	11, 22, 23, 52
24	FLUSH METAL	3070	TOILETS	METAL	NR	HOLLOW	F	10, 36, 50
25	FLUSH METAL	3070	CHUTE ROOMS	METAL	45 MIN.	FIRE CORE	F	2, 7, 9, 23, FOB 50, OR 52
26	FLUSH METAL	3872	ELEVATOR SMOKE	METAL	20 MIN	FIRE CORE	F	4, 7, 9, 15, 40, 50
27	OVERHEAD DOOR	20' x 10'	GARAGE EXIT	METAL	NR			24, 25, 26, 27
27A	OVERHEAD DOOR	20' x 9'	GARAGE EXIT	METAL	NR			24A, 25, 26, 27
28	GLAZED O.H. DOOR	14070	RETAIL	-	NR	-		25,28, 32, 37
29	GLAZED O.H. DOOR	10070	RETAIL	-	NR	-		25,28, 32, 37
30	GLAZED O.H. DOOR	9070	RETAIL	-	NR	-		25,28, 32, 37
31	WOOD EDGE STEEL PANEL	3068	APARTMENT ENTRY	Metal	20min	Fire Core	A	1, 8, 11, 40
32	FLUSH METAL	3070	STAIR	METAL	90 MIN.	FIRE CORE	G, J	4, 7, 9, 14, 19, 40, 52
32A	FLUSH METAL	3070	STAIR	METAL	90 MIN.	FIRE CORE	G, J	4, 7, 9, 14, 19, 20, 40, 52
33	FLUSH METAL	6070	ELEV. CONTROL	METAL	90 MIN.	FIRE CORE	F	4, 6, 7, 21, 22, 23, 52
34	FLUSH METAL	3070	BIKE	METAL	NR	HOLLOW	F	7, 11, 13, 23, 52
35	O/H DOOR	10'x8'	TRASH	METAL	NR	-	-	25, 26, 27, 35
36	O/H DOOR	3' X 7'	STORAGE	METAL	NR	-	-	32
37	FLUSH METAL	3070	STORAGE	METAL	NR	HOLLOW	F	11, 21, 23, 52
38	FLUSH METAL	3070	HALL	METAL	90 MIN.	FIRE CORE	F	4, 7, 9, 13, 40, 51
39	FLUSH METAL	3070	STAIR	METAL	NR	INSUL.	G, J	4, 5, 7, 18, 19, 23, 26, 27
40	FLUSH METAL	3070	DAS	METAL	90 MIN.	FIR. COL.	F	4, 5, 7, 11, 21, 23, 52
41	MTL		TRASH CHUTE DOOR	MTL	90 MIN.			43

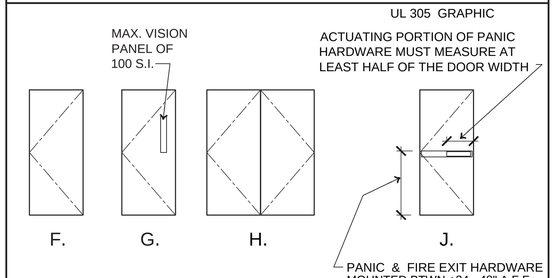
1 2



1 BYPASS DOOR HEAD

SCALE: 1" = 1'-0"

Door Elevations - Common Areas



GENERAL DOOR HARDWARE NOTES

A. **FINISH HARDWARE : BIDDER DESIGN.** PREPARE SUBMITTAL AND SHOP DRAWINGS WITH UL, IBC, AND BHMA CERTIFICATIONS. LIST PRODUCT SPECIFICATIONS, FINISHES, UL FIRE RATED ASSEMBLIES. SCHEDULE TO IDENTIFY EVERY COMPONENT (DOOR, FRAME, HARDWARE, ACCESSORIES) OF THE ASSEMBLY. **SUBMIT TO JURISDICTION** AND OBTAIN APPROVAL PRIOR TO START OF INSTALLATION. REVIEW HARDWARE WITH OWNER FOR APPROVAL.

B. SEE SHEET A0.1b FOR MORE DOOR CODE REQUIREMENTS IN CHAPTERS 10 EGRESS AND 11 ACCESSIBILITY

C. VERIFY OPENING HEIGHT/ WIDTH/ WALL THICKNESS WITH STRUCTURAL DRAWINGS AND AT SITE PRIOR TO ORDERING (EX. 3068 = 3'-0" W x 6'-8" H)

D. ALL GWB & GSB IS 5/8 INCH THICK, REFER TO SHEAR WALL SCHEDULE, STRUCTURAL DRAWINGS, AND WALL TYPE SCHEDULE FOR ADDITIONAL WALL THICKNESS.

E. ALL LOCKSETS TO BE MASTER KEYED.

F. THERE ARE MULTIPLE DOORS FOR EACH DOOR TYPE-COORDINATE WITH FLOOR PLANS

G EXTERIOR AND INTERIOR COMMON AREA DOORS ARE 1 3/4" THICK. RESIDENTIAL UNIT DOORS ARE 1 3/8" THICK.

H INTERIOR DOOR: SAFETY GLAZING EXTERIOR DOOR: SAFETY INSULATED GLAZING

J UNDERCUT UNIT INTERIOR DOORS 3/4".

K PROVIDE FLOOR DOOR STOPS WHERE POSSIBLE AND HINGE DOOR SWING LIMIT DEVICE ELSEWHERE.

L RAISED THRESHOLDS SHALL BE BEVELED WITH SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL WHEN VERTICAL LEVEL CHANGES EXCEED 1/4 INCH.

M FRAME & DOOR FINISH TO BE PRIMED AND PAINTED UNLESS ALUM OR NOTED OTHERWISE

N ALL HARDWARE TO BE LEVER TYPE. COMPLY W/ ANSI A117.1-2009 SECTION 404.2.6

P SEE 1/A0.7 FOR UNIT INTERIOR BYPASS HEAD TRIM.

Q **FIRE DOOR ASSEMBLY** : FIRE TESTED (UL10C, UL 305, UL 1784) WITH EVERY COMPONENT FOR THE REQUIRED FIRE RATING. EACH COMPONENT (DOORS, FRAME, PANIC DEVICES, CLOSERS, HARDWARE, ACCESSORIES) TO BE LABELED.

R **FIRE EXIT HARDWARE:** SELF-CLOSES, AUTOMATICALLY POSITIVELY LATCHES, AND SMOKE SEALS, AND FIRE RATED FOR THE REQUIRED FIRE DURATION PER UL 10C AND UL 1784. ALWAYS LATCHED.

S **PANIC HARDWARE IN FIRE EXIT ASSEMBLY:** FIRE & OPERATION TESTED (UL 305) FOR REQUIRED FIRE RATING & LABELED. ALWAYS LATCHED.

T **PANIC HARDWARE:** OPERATION TESTED (UL 305) & LABELED. ALWAYS LATCHED.

U **SMOKE & DRAFT HARDWARE:** SELF-CLOSES, AUTOMATICALLY POSITIVELY LATCHES, AND SMOKE SEALS FOR THE REQUIRED FIRE RATING PER UL 1784

V **IBC 1010.9.12 INTERIOR STAIRWAY DOORS:** OPENABLE FROM EITHER DIRECTION

W **SMOKE GASKET:** COMPLY W/ IBC SECTION 716.2.2.1 AND UL 1784. I.E. 3070 DOOR MAX AIR LEAKAGE 63 CFM.

X **HARDWARE AND INSTALLATION** TO MEET IBC, AND ICC/ANSI A117.1 ACCESSIBILITY REQUIREMENTS.

Y **ELECTRONIC LOCK & SYSTEM:** UPON ACTIVATION OF FIRE ALARM UNLOCK DOORS FOR FD ACCESS & EGRESS

Z **CLOSERS/ SELF-CLOSING HINGES:** ADA COMPLY W/ ANSI A117.1-2009 404.2.7. FIRE RATED IN FIRE EXIT ASSEMBLY

AA **UL 10C:** STANDARD FOR POSITIVE PRESSURE FIRE TESTS OF DOOR ASSEMBLIES. A FIRE ENDURANCE DURATION TEST WITH HOSE STREAM COOLING PERIOD. DURATIONS: 20, 30, 45, 60, 90, 120, 240 MINUTES

BB **UL 305:** STANDARD FOR PANIC HARDWARE. TESTS FOR CONSTRUCTION AND PERFORMANCE REQUIREMENTS DEALING WITH ENDURANCE, EMERGENCY OPERATIONS, ELEVATED AMBIENT EXPOSURE, AND LO-TEMPERATURE IMPACT. DURATIONS: 20. 30, 45, 60, 90, 180, 240 MINUTES

CC **UL 1784 :** STANDARD OF AIR LEAKAGE TESTS OF DOOR ASSEMBLIES. TESTED ASSEMBLIES HAVE AN AIR LEAKAGE OF LESS THAN 3 CFM PER AREA OF DOOR OPENING AT 0.10 INCH OF WATER AIR PRESSURE AT AMBIENT AIR TEST AND AT ELEVATED (400 DEGREE F) EXPOSURE TEST. 1

SPECIFIC DOOR NOTES

1 20 MIN. RATED ASSEMBLY WITH APPROVED LABEL (FIRE EXIT HARDWARE & SMOKE GASKETS). NOTE #Q & R
2 45 MIN. RATED ASSEMBLY WITH APPROVED LABEL (FIRE EXIT HARDWARE & SMOKE GASKETS). NOTE #Q & R
3 60 MIN. RATED ASSEMBLY WITH APPROVED LABEL (FIRE EXIT HARDWARE & SMOKE GASKETS). SEE NOTE #Q & R
4 90 MIN. RATED ASSEMBLY WITH APPROVED LABEL (FIRE EXIT HARDWARE & SMOKE GASKETS). SEE NOTE #Q & R
4a 120 MIN. RATED ASSEMBLY WITH APPROVED LABEL (FIRE EXIT HARDWARE & SMOKE GASKETS). SEE NOTE #Q & R
5 PROVIDE THRESHOLD (TOP MAXIMUM 1/2 INCH ABOVE FINISHED FLOOR EACH SIDE) NOTE #L
6 PROVIDE LATCH AND DEADBOLT.
7 PROVIDE CLOSER SEE GENERAL NOTES #Q 7 Z FOR CLOSERS IN FIRE RATED OPENINGS
8 PROVIDE SELF-CLOSING HINGES SEE GENERAL NOTES #Q & Z FOR FIRE RATED OPNGS
9 PROVIDE PASSAGE LATCH.
10 PROVIDE PRIVACY LOCKED LATCH AT MASTER BED, BATH, AND TOILET.
11 PROVIDE KEYED ENTRY HARDWARE W/ DEADBOLT
12 PROVIDE 2'-10" WIDE DOORS TO PROVIDE 32 INCH CLEAR OPENING WHEN OPEN AT 90 DEGREES WITH WIDE THROW HINGES IF REQUIRED FOR COMPLIANCE.
13 PROVIDE ELECTRIC LATCH RELEASE CONNECTED TO KEY PAD AND/OR READER @ +36" A.F.F. SEE NOTE #Y
14 PROVIDE MAGNETIC DOOR OR ELECTRIC LATCH RELEASE CONNECTED TO PANIC DEVICE FOR ACCESS/ EGRESS CONNECTED TO KEY PAD AND/ OR READER @ +36" A.F.F. SEE NOTE #Y.
15 PROVIDE MAGNETIC HOLD OPEN CONNECTED TO FIRE ALARM SYSTEM. SEE NOTE #Y
16 PROVIDE DOOR VIEWER AND KNOCKER: MTD PER ICC/ANSI A117.1 ACCESSIBILITY STANDARDS.
17 PROVIDE FRICTION FIT HARDWARE AT DOOR HEAD WITH DUMMY HAND LEVERS.
18 PROVIDE WEATHER GASKETS
19 PROVIDE PANIC HARDWARE. SEE NOTE #T.
20 PROVIDE 4" HM JAMB FRAME ON HINGE SIDE
21 PROVIDE DEADBOLT.
22 PROVIDE TOP AND BOTTOM THROW BOLTS.
23 PROVIDE SIGNS SAYING : "SPRINKLER RISER ROOM", "ELECTRIC ROOM", "TELEPHONE ROOM", "GENERATOR","ELEVATOR MACHINE ROOM", REFUSE, RECYCLING, ETC. ON DOORS.
24 OVERHEAD ALUM DOOR W/ MTL GRILLE PANELS
24A OVERHEAD ALUM DOOR W/ SEMI-TRANSPARENT GLASS PANELS
25 PROVIDE ELECTRIC COMMERCIAL OVERHEAD/ COILING DOOR OPENER WITH REMOTES AND KEY PAD OUTSIDE DOOR.
26 PROVIDE GALVANIZED DOOR AND FRAME.
27 PROVIDE MINIMUM STRUCTURAL CLASS = 30 AT EXTERIOR DOORS
28 GLAZED OVERHEAD GARAGE DOOR
29 PROVIDE OPPOSING SWING FRAME PER FLOOR PLAN.
30 PROVIDE PULL/ PUSH HARDWARE, KEY-OPERATED LOCKING DEVICE, AND READILY VISIBLE & DURABLE SIGN POSTED ON THE EGRESS SIDE OF DOOR SAYING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" IN 1" HIGH LETTERS ON CONTRASTING BACKGROUND.
31 BY-PASS DOOR HARDWARE, TRACK, GUIDE & FINGER PULL, DOOR BUMPERS.
32 FACTORY PAINTED FINISH HEAVY DUTY STEEL VERTICAL ROLLING DOOR.
33 8' H. METAL PICKET FENCE w/ MTL GATE
34 ADA COMPLIANT POCKET DOOR & HARDWARE W/ MIN. 32" CLEAR WHEN OPEN (WWW.JOHNSONHARDWARE.COM OR EQ).
35 OVERHEAD ALUM GARAGE DOOR W/ SOLID PANELS
36 PROVIDE DOOR LOCK w/ OCCUPANCY INDICATOR.
37 SAFETY GLAZING PER IBC CHAPTER 24. SEE NOTE #H.
38 BI-FOLD DOOR: ROUGH OPNG 1 1/4" WIDER THAN DOOR X 81 1/2" H.
39 BY-PASS DOOR: ROUGH OPNG ACTUAL DOOR WIDTH X 82 1/2" H
40 SMOKE DOOR: SEE GENERAL NOTE #U 1
41 BARN DOOR HARDWARE & TRACK
42 DESIGN BY OWNER & SUPPLIER
43 FIRE RATED ACCESS DOOR TO REFUSE CHUTE BY CHUTE CONTRACTOR 2
50 LATCHING/LOCKING: IN ALWAYS UNLOCKED/ OUT ALWAYS UNLOCKED
51 LATCHING/LOCKING: IN ALWAYS UNLOCKED/ OUT ALWAYS LOCKED
52 LATCHING/LOCKING: IN ALWAYS LOCKED/ OUT ALWAYS UNLOCKED
53 LATCHING/LOCKING: IN ALWAYS LOCKED/ OUT ALWAYS LOCKED

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON
DAVID L DeCHANT JR.

REVISIONS THIS SHEET
1 04/18/2023 Code Review Comments
2 07/28/2023 Code Revision
3
4

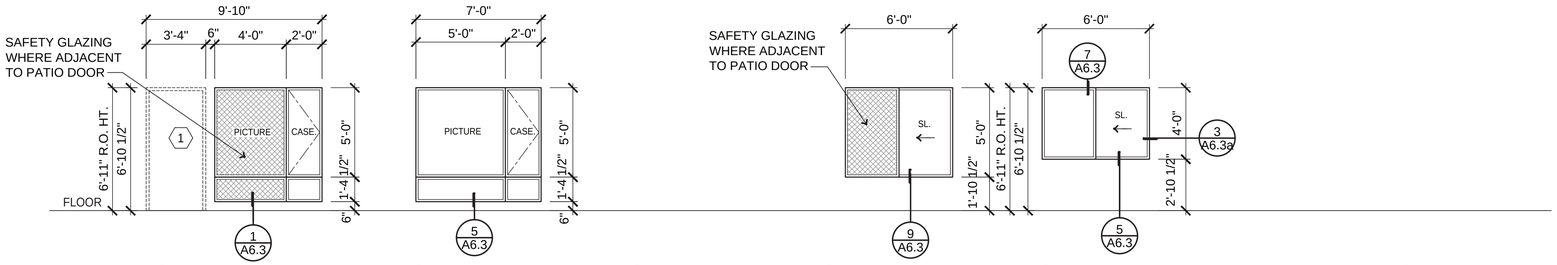
St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
DOOR & WINDOW SCHEDULE

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. / THIS SET : 2 / -

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

N:\Acad\jobs-17\17-010 St. Helens Mixed Use\Arch\A0.7-A0.9.dwg, 8/14/2023 3:32:15 PM

CDA Casey + DeChant Architects, LLC Architecture And Planning



Ⓐ MULLED WINDOW ASSEMBLY (PAIRED WITH FULL-LITE DOOR PER PLANS)

Ⓑ MULLED WINDOW ASSEMBLY

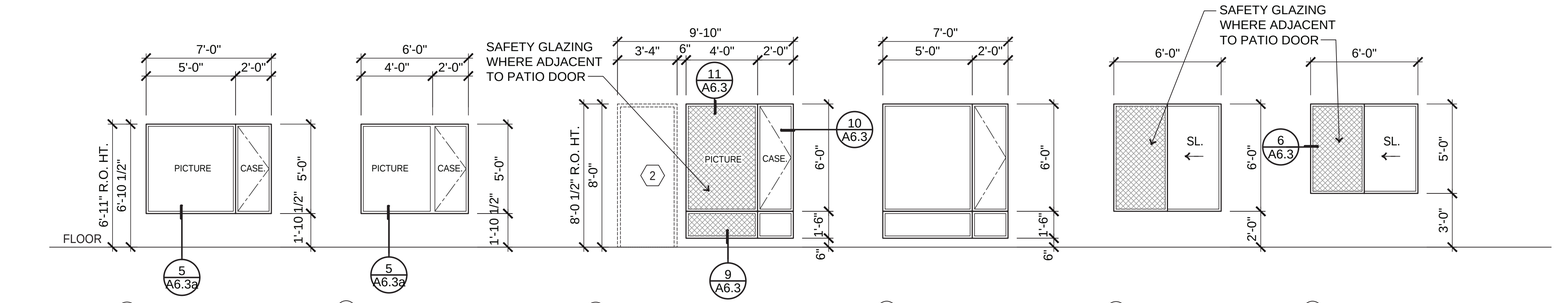
Ⓒ NOT USED

Ⓓ SLIDER (SEE PLANS AND ELEVATIONS FOR OPENING DIRECTION)

Ⓔ SLIDER (SEE PLANS AND ELEVATIONS FOR OPENING DIRECTION)

Ⓕ NOT USED

Ⓖ NOT USED



Ⓗ MULLED WINDOW ASSEMBLY

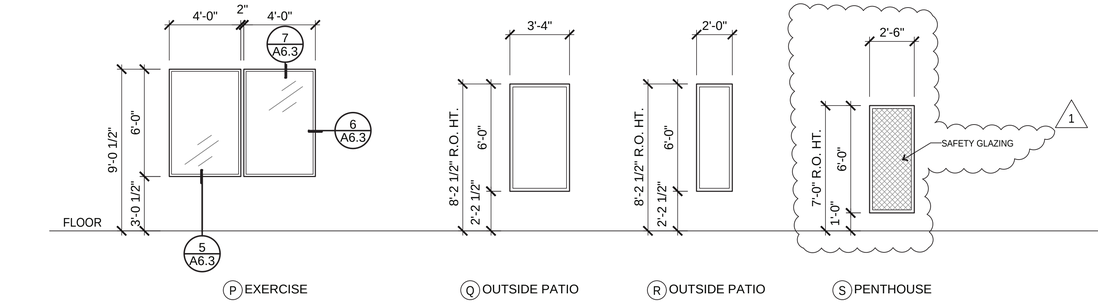
Ⓙ MULLED WINDOW ASSEMBLY

Ⓚ MULLED WINDOW ASSEMBLY PAIRED WITH FULL-LITE DOOR WITH MULLED TRANSOM WINDOW

Ⓛ MULLED WINDOW ASSEMBLY W/ MULLED TRANSOM WINDOW

Ⓜ SLIDER (SEE PLANS AND ELEVATIONS FOR OPENING DIRECTION)

Ⓝ SLIDER (SEE PLANS AND ELEVATIONS FOR OPENING DIRECTION)

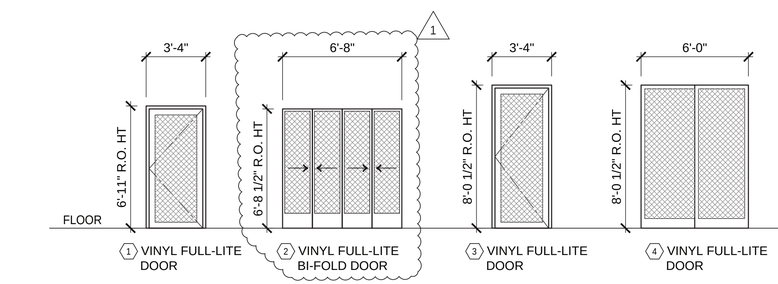


Ⓟ EXERCISE

Ⓠ OUTSIDE PATIO

Ⓡ OUTSIDE PATIO

Ⓢ PENTHOUSE



① VINYL FULL-LITE DOOR

② VINYL FULL-LITE BI-FOLD DOOR

③ VINYL FULL-LITE DOOR

④ VINYL FULL-LITE DOOR

Vinyl Window and Door Elevations @ Residential Units/ Common Areas

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

Key

- INDICATES WINDOW TYPE
- INDICATES DOOR TYPE - SEE RESIDENTIAL DOOR SCHEDULE
- SAFETY GLAZING, TYP.

Vinyl Window and Door Schedule - Residential

Mark	Size (W x H)	Type	Function	R.O. Head Ht.	Remarks
Doors					
1	40" x 82 1/2"	VINYL	OUTSWING	6'-11"	ADA 32" CLR.
2	(2) 40" X 80"	MTL.	BI-FOLD	6'-8 1/2"	ADA 32" CLR., 13, 14, 15
3	40" x 96"	VINYL	OUTSWING	8'-0 1/2"	ADA 32" CLR.
4	72" x 96"	VINYL	SGD	8'-0 1/2"	ADA 32" CLR.
Windows					
A	6'-0" x 6'-4 1/2"	VINYL	PICTURE/CASEMT.	6'-11"	MULLED WINDOW ASSEMBLY
B	7'-0" x 6'-4 1/2"	VINYL	PICTURE/CASEMT.	6'-11"	MULLED WINDOW ASSEMBLY
C	7'-0" x 5'-0"	VINYL	PICTURE/CASEMT.	6'-11"	MULLED WINDOW ASSEMBLY
D	6'-0" x 5'-0"	VINYL	SLIDER	6'-11"	
E	6'-0" x 4'-0"	VINYL	SLIDER	6'-11"	
F	5'-0" x 5'-0"	VINYL	SLIDER	6'-11"	
G	5'-0" x 4'-0"	VINYL	SLIDER	6'-11"	
H	7'-0" x 6'-1 1/2"	VINYL	PICTURE/CASEMT.	8'-0 1/2"	MULLED WINDOW ASSEMBLY
J	6'-0" x 6'-1 1/2"	VINYL	PICTURE/CASEMT.	8'-0 1/2"	MULLED WINDOW ASSEMBLY
K	6'-0" x 7'-6"	VINYL	PICTURE/CASEMT.	8'-0 1/2"	MULLED WINDOW ASSEMBLY
L	7'-0" x 7'-6"	VINYL	PICTURE/CASEMT.	8'-0 1/2"	MULLED WINDOW ASSEMBLY
M	6'-0" x 6'-0"	VINYL	SLIDER	8'-0 1/2"	
N	6'-0" x 5'-0"	VINYL	SLIDER	8'-0 1/2"	

Vinyl Window/Door Notes:

1. DETERMINED BY THE WIND LOADS SHOWN IN THE "WIND PREESURE TABLE FOR COMPONENTS AND CLADDING" ON STRUCTURAL SHEET S1.2
2. NOT USED
3. DIRECTION PER FLOOR PLANS. NOTE THAT DOUBLE SLIDER WINDOWS MAY ONLY HAVE ONE SLIDING PANEL PER FLOOR PLANS. AT NON-SLIDER LOCATIONS PROVIDE SEPARATE FIXED WINDOW PANEL INSTEAD.
4. HAND OPERATION NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS. MAXIMUM (ICC/ANSI A117.1-2017-309.4)
5. ROUGH OPENINGS AND ARE SUBJECT TO FIELD VERIFICATION AT EACH OPENING. ROUGH OPENING HEIGHTS ARE FROM TOP OF CONCRETE SLAB OR SUB-FLOOR TO BOTTOM OF WOOD HEADER. WINDOW/DOOR SUPPLIER TO COORDINATE WINDOW/DOOR HEIGHT WITH PLANNED FLOOR UNDERLAYMENT THICKNESS.
6. MULLED WINDOW ASSEMBLY, PROVIDE INTERNAL STRUCTURAL BRACING AS REQUIRED.
7. PROVIDE SAFETY GLAZING PER DRAWINGS AND AS REQUIRED BY IBC CHAPTER 24 IN ADDITION TO LOCATIONS SHOWN IN ELEVATIONS.
8. VINYL WINDOW/DOOR COLOR: BLACK (CONFIRM WITH OWNER).
9. WINDOWS WHERE SILL HEIGHT IS LESS THAN 36 INCHES A.F.F. AND MORE THAN 72 INCHES ABOVE OUTSIDE GRADE SHALL PROVIDE WINDOW CONTROL DEVICE COMPLING WITH ASTM F 2090 PER IBC 1015.8.1.
10. VINYL WINDOWS U-VALUE SEE A0.3.
11. SEE DOOR SCHEDULE FOR GENERAL AND SPECIFIC DOOR NOTES.
12. PROVIDE KEYED LOCKING LATCH AT BALCONY/PORCH DOORS PER OWNER REQUIREMENTS.
13. EXTERIOR OUT-SWING w/ 180 DEGREE SING HINGES & THROW BOLT
14. CONFIRM CLEARANCE ON DECK FOR DOOR TO OPEN 180 DEGREES.
15. EGIS HOME PRODUCTS HTTP://WGISHOMEPRODUCTS.COM

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON
DAVID L DeCHANT JR.

REVISIONS THIS SHEET

1 2 3 4

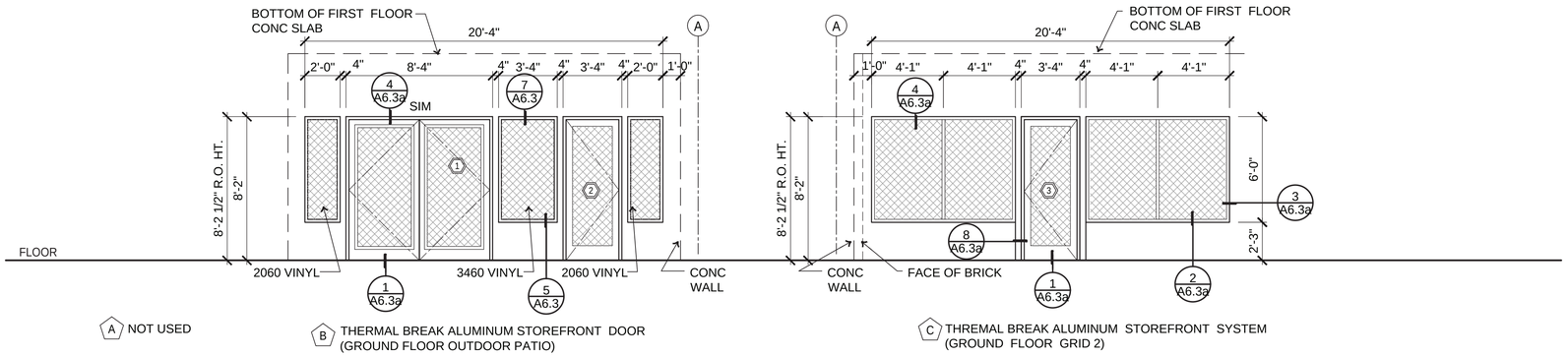
04/18/2023 Code Review Comments

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
VINYL DOORS & WINDOWS

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. / THIS SET : 1 / –

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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A NOT USED

B THERMAL BREAK ALUMINUM STOREFRONT DOOR (GROUND FLOOR OUTDOOR PATIO)

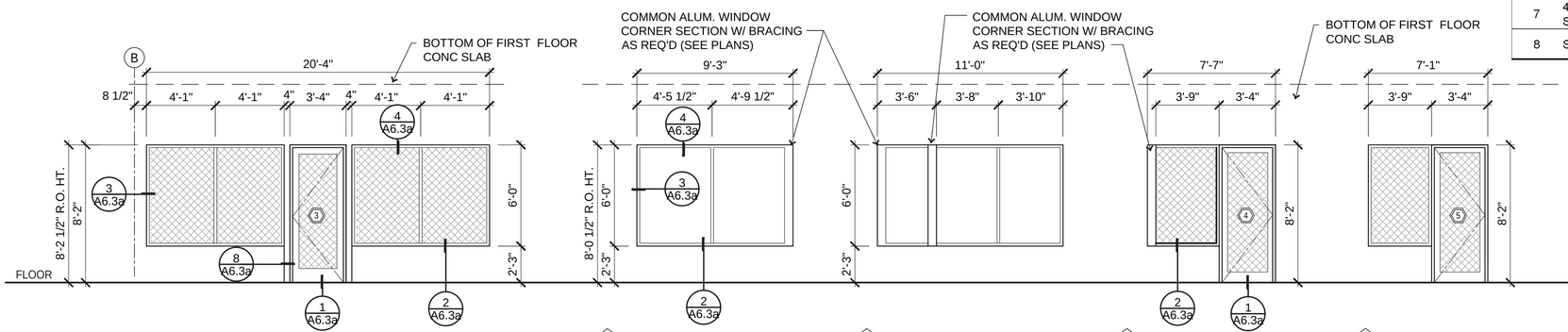
C THERMAL BREAK ALUMINUM STOREFRONT SYSTEM (GROUND FLOOR GRID 2)

Storefront Window Schedule

Mark	Size (W x H)	Location	Type	Function	Head Height	Remarks
A	NOT USED					
B	20'-4" x 8'-2"	1st FL. COMMON	ALUM.	EXT./PICT.	8'-2 1/2"	w/ 2 SWING DOOR
C	20'-4" x 8'-2"	1st FL. RETAIL	ALUM.	EXT./PICT.	8'-2 1/2"	STOREFRONT w/ SINGLE DOOR
D	20'-4" x 8'-2"	1st FL. RETAIL	ALUM.	EXT./PICT.	8'-2 1/2"	STOREFRONT w/ SINGLE DOOR
E	9'-3" x 8'-0"	MAIN ENTRY	ALUM.	EXT./PICT.	11'-6 1/2"	
F	11'-0" x 8'-0"	MAIN ENTRY	ALUM.	EXT./PICT.	11'-6 1/2"	
G	7'-7" x 11'-6"	MAIN ENTRY	ALUM.	EXT./PICT.	11'-6 1/2"	STOREFRONT w/ SINGLE DOOR
H	7'-1" x 11'-6"	MAIN ENTRY	ALUM.	INT./PICT.	11'-6 1/2"	STOREFRONT w/ SINGLE DOOR
J	4'-10" x 8'-2"	OFFICE	ALUM.	INT./PICT.	8'-2 1/2"	STOREFRONT w/ SINGLE DOOR
K	4'-3" x 8'-2"	EXERCISE	ALUM.	INT./PICT.	8'-2 1/2"	STOREFRONT w/ SINGLE DOOR
L	6'-2" x 8'-2"	ELEV. LOBBY	ALUM.	EXT./PICT.	8'-2 1/2"	7
M	6'-2" x 8'-2"	ELEV. LOBBY	ALUM.	EXT./PICT.	8'-2 1/2"	7
N	7'-0" x 8'-2"	ELEV. LOBBY	ALUM.	EXT./PICT.	8'-2 1/2"	7 & 8 - STOREFRONT w/ SINGLE DOOR

Storefront Window Notes

1	LOADS SHOWN IN THE "WIND PRESSURE TABLE FOR COMPONENTS AND CLADDING" ON STRUCTURAL SHEET S1.2
2	PROVIDE SAFETY GLAZING PER DRAWINGS AND AS REQUIRED BY IBC CHAPTER 24
3	ALUMINUM COLOR: BLACK ANODIZED OR PER OWNER.
4	EXTERIOR ALUMINUM STOREFRONT WINDOWS U-VALUE SEE COVERSHEET
5	STOREFRONT SUPPLIER TO VERIFY ROUGH OPENINGS.
6	PROVIDE INTERNAL STRUCTURAL BRACING AS REQUIRED.
7	45 MIN. WINDOW ASSEMBLY: "FIRE FRAMES ALUMINUM SERIES" BY TECHNICAL GLASS PRODUCTS, SNOQUALMIE, WA 1-800-426-0279 WWW.FIREGLASS.COM OF EQUAL TESTED PER UL263/ASTM-119
8	SUBSTITUTION: 20 MIN FLUSH METAL/ FIBERGLAS DOOR W/ 100 SI VISION PANEL



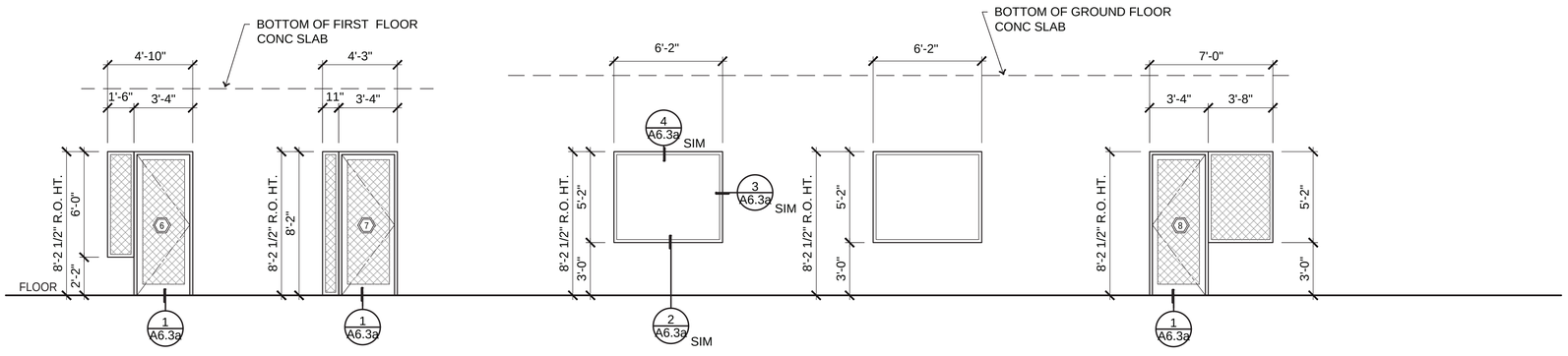
D THERMAL BREAK ALUMINUM STOREFRONT SYSTEM (GROUND FLOOR GRID 2)

E THERMAL BREAK ALUMINUM STOREFRONT SYSTEM (GROUND FLOOR GRID 2)

F THERMAL BREAK ALUMINUM STOREFRONT SYSTEM (GROUND FLOOR OFFICE)

G THERMAL BREAK ALUMINUM STOREFRONT SYSTEM (GROUND FLOOR ENTRY)

H ALUMINUM STOREFRONT SYSTEM (GROUND FLOOR VESTIBULE)



J ALUMINUM STOREFRONT SYSTEM (GROUND FLOOR OFFICE)

K ALUMINUM STOREFRONT SYSTEM (GROUND FLOOR EXERCISE)

L THERMAL BREAK ALUMINUM STOREFRONT SYSTEM (GARAGE ELEVATOR LOBBY)

M THERMAL BREAK ALUMINUM STOREFRONT SYSTEM (GARAGE ELEVATOR LOBBY)

N THERMAL BREAK ALUMINUM STOREFRONT SYSTEM (GARAGE P1& P2 ELEVATOR LOBBY)

Storefront System Elevations - Commercial Spaces

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

Key & Notes

- INDICATES STOREFRONT SYSTEM TYPE
- INDICATES DOOR TYPE WITHIN STOREFRONT SYSTEM - SEE COMMON AREA DOOR SCHEDULE
- SAFETY GLAZING, TYP.

1. STOREFRONT SUPPLIER TO VERIFY ROUGH OPENINGS
2. U-VALUES PER ENERGY INFORMATION ON SHEET A0.3
3. VERIFY SAFETY GLAZING LOCATIONS PER IBC SECTION 2406.4
4. SEE CHART ON STRUCTURAL SHEET FOR "WIND PRESSURE TABLE FOR COMPONENTS AND CLADDING".

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

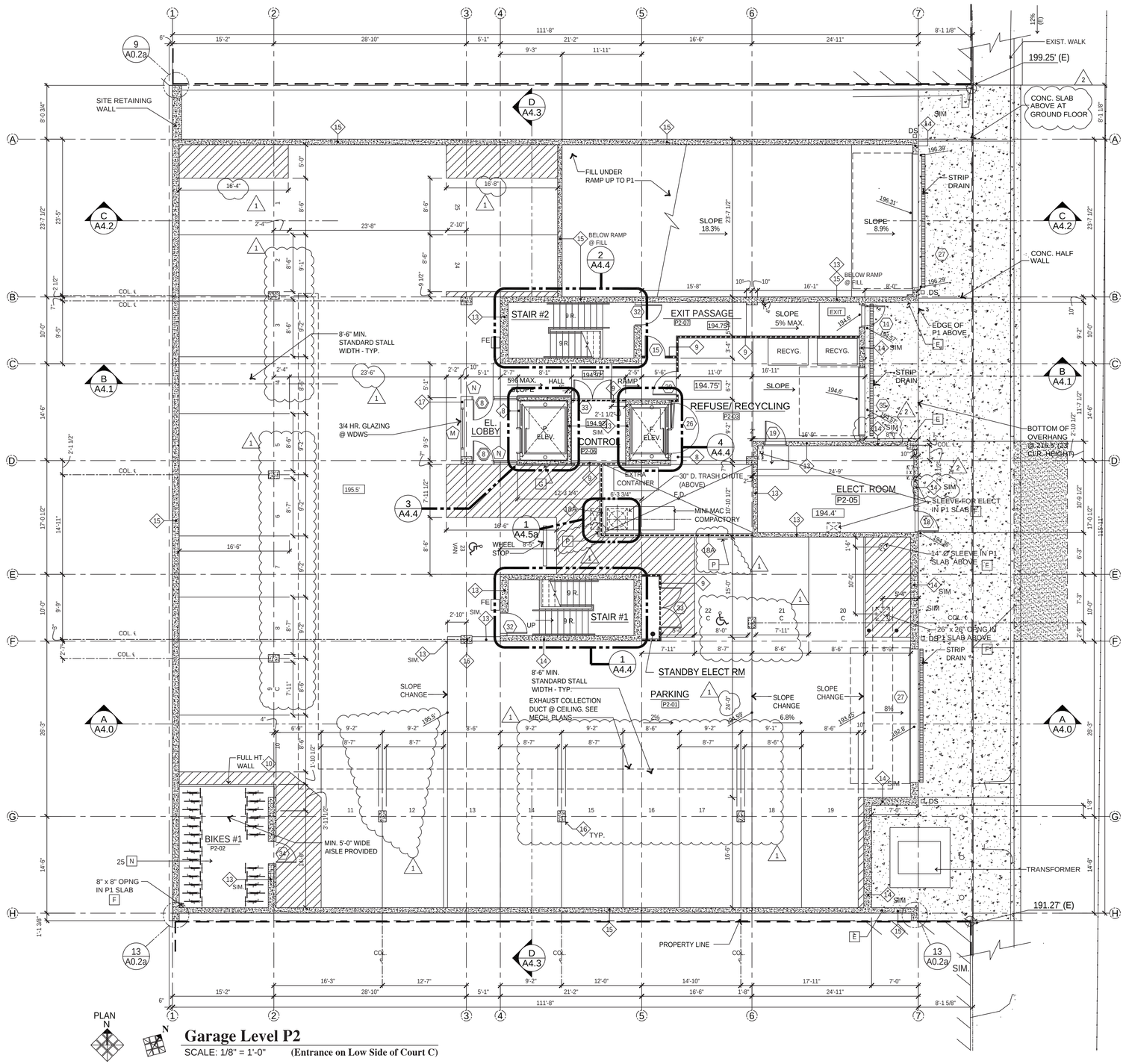
1 2 3 4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
STOREFRONT DOORS & WINDOWS

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : –

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PLAN N

Garage Level P2

SCALE: 1/8" = 1'-0" **(Entrance on Low Side of Court C)**

VEHICLE PARKING NOTES

CITY OF TACOMA PARKING REQUIREMENTS TMC 13.06.090

STANDARD PARKING SPACE: 8'-6" W. X 16'-6" LONG

COMPACT PARKING SPACE: 7'-6" X 15'-0" LONG, MAX 30% OF TOTAL SPACES

AISLE WIDTH: MIN. 20'-0" FOR RIGHT ANGLE SPACES

1

Commercial Floor Notes

ALL INTERIOR NON-BEARING WALLS ARE WALL TYPE 2 NO INSULATION UNLESS NOTED OTHERWISE - SEE STRUCTURAL PLANS.

SEE SHEET A0.3a FOR RECESSED EQUIPMENT IN RATED WALLS AND CEILINGS

SEE A2.0 SERIES SHEETS FOR 1/4" SCALE UNITS PLANS AND UNIT INTERIOR DOOR NUMBERS

A. 3/4" PLYWOOD ON 4" 'Z' FURRING @ 24" O.C. W/ R-13 BATT INSULATION

B. BRICK VENEER, SEE WALL TYPE FOR OTHER NOTES.

C. CEMENT FIBER PANEL SIDING ON "Z" FURRING @ 24" O.C. W/ 2" RIGID INSUL.

D. METAL SIDING THIS SIDE OF WALL. SEE EXT. ELEVATION.

E. EXPOSED CONCRETE WALL. SEAL WHERE EXPOSED TO WEATHER

F. MECHANICAL DUCT PATCH SLAB OPENING & FIRESTOP. SEE A0.3c.

G. GWB ON 2" "Z" FURRING @ 24" O.C. W/ 2" RIGID INSUL

H. 1/2" MDF ON 2" Z FURRING @ 24" O.C. W/ 2" RIGID INSUL

I. WRAP EXPOSED CONC W/ GWB ON FURRING CHANNELS @ 24" O.C.

J. INTERIOR UNDER SLAB INSULATION. SEE A1.2a.

K. EXTERIOR UNDER SLAB INSULATION. SEE A1.2a.

L. ENCLOSE ELECTRICAL CONDUIT. PATCH OPNG IN CONC SLAB & FIRESTOP AROUND CONDUIT SEE A0.3a

M. FLOOR MTD MADRAX "UX 30" BIKE RACKS W/ 7" X 6" x 4" D BLOCK-OUT IN CONC SLAB AT EA POST. # DENOTES QUANTITY OF RACKS.

N. WALL MTD MADRAX "BSV-1-WM" BIKE RACKS W/ CONT. HORIZ. BLKG AT MOUNTING BRACKETS. # DENOTES QUANTITY OF RACKS.

P. WALL MOUNTED ACCESSIBLE ONLY PARKING SIGN. SEE A0.2a DETAIL 12.

1

Key

- WALL TYPES - SEE A0.5
- DOOR TYPES - SEE A0.7 & A0.8
- STOREFRONT WINDOW SYSTEM - SEE A0.9
- STOREFRONT DOOR SYSTEM - SEE A0.9
- WINDOWS - SEE A0.8
- B NOTES 1
- DENOTES 3-HOUR CONCRETE WALL
- DENOTES 2-HOUR WALL
- DENOTES 1-HOUR UNIT SEPARATION WALL
- FE FIRE EXTINGUISHER & CABINET RECESSED IN WALL

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L DeCHANT JR.

REVISIONS THIS SHEET

1 04/18/2023 - Code Review Comments

2 07/28/2023 Owner Revision

3

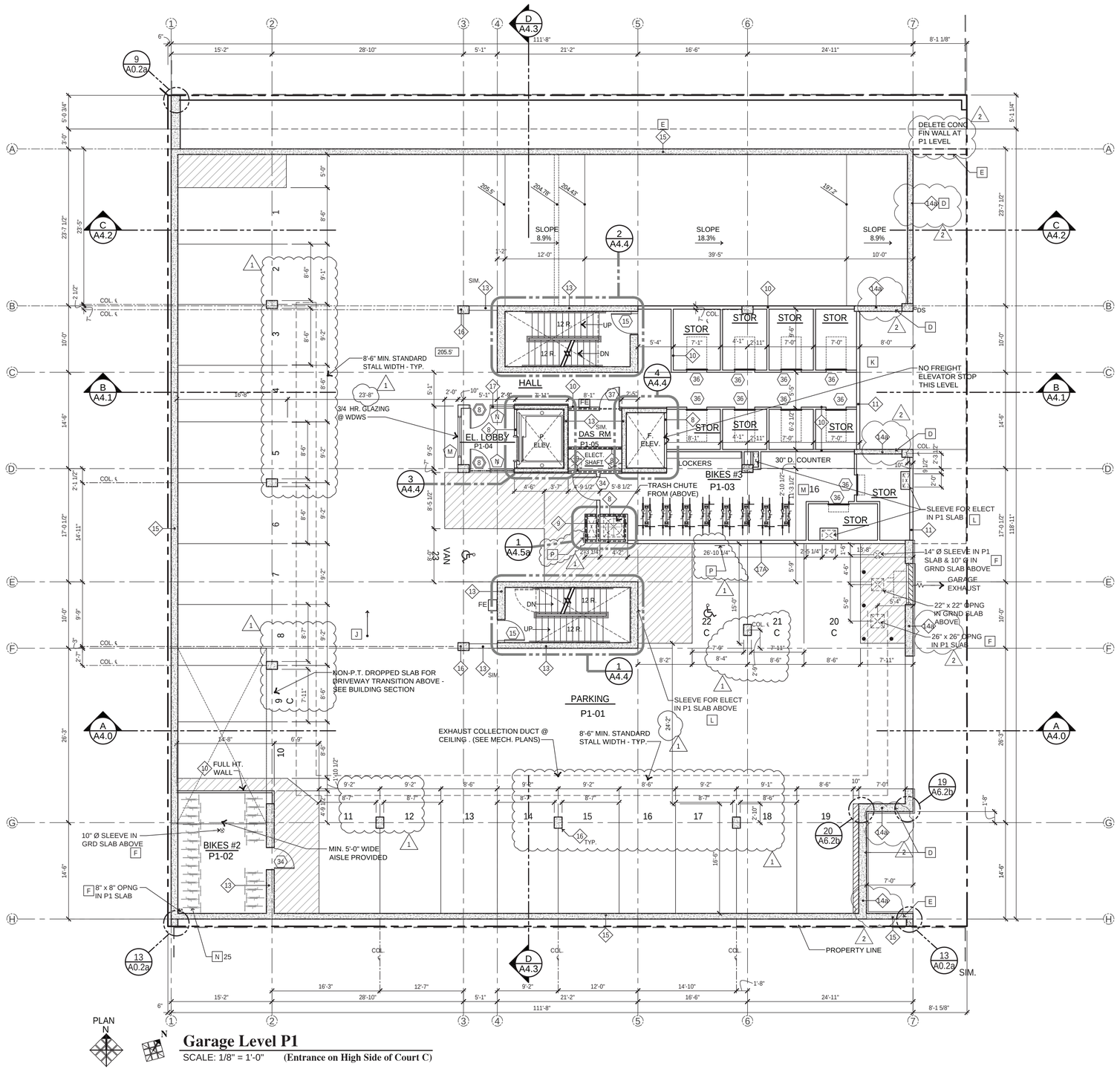
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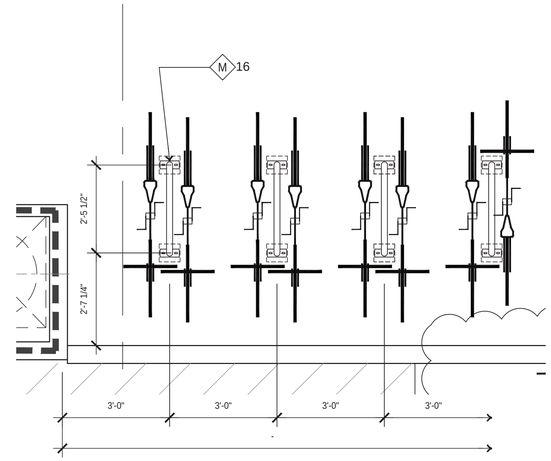
St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
FLOOR PLAN - P2 LEVEL

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

PROJECT NO. : 17 - 010
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ISSUE DATE : 11/07/2022
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1 PLAN - FLOOR MOUNTED BIKE RACK

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

BIKE #3

Commercial Floor Notes

ALL INTERIOR NON-BEARING WALLS ARE WALL TYPE 2 NO INSULATION UNLESS NOTED OTHERWISE - SEE STRUCTURAL PLANS.

SEE SHEET A0.3a FOR RECESSED EQUIPMENT IN RATED WALLS AND CEILINGS

SEE A2.0 SERIES SHEETS FOR 1/4" SCALE UNITS PLANS AND UNIT INTERIOR DOOR NUMBERS

A. 3/4" PLYWOOD ON 4" 'Z' FURRING @ 24" O.C. W/ R-13 BATT INSULATION

B. BRICK VENEER, SEE WALL TYPE FOR OTHER NOTES.

C. CEMENT FIBER PANEL SIDING ON "Z" FURRING @ 24" O.C. W/ 2" RIGID INSUL.

D. METAL SIDING THIS SIDE OF WALL. SEE EXT. ELEVATION.

E. EXPOSED CONCRETE WALL. SEAL WHERE EXPOSED TO WEATHER

F. MECHANICAL DUCT PATCH SLAB OPENING & FIRESTOP. SEE A0.3c.

G. GWB ON 2" "Z" FURRING @ 24" O.C. W/ 2" RIGID INSUL

H. 1/2" MDF ON 2" Z FURRING @ 24" O.C. W/ 2" RIGID INSUL

I. WRAP EXPOSED CONC W/ GWB ON FURRING CHANNELS @ 24" O.C.

J. INTERIOR UNDER SLAB INSULATION. SEE A1.2a.

K. EXTERIOR UNDER SLAB INSULATION. SEE A1.2a.

L. ENCLOSE ELECTRICAL CONDUIT. PATCH OPNG IN CONC SLAB & FIRESTOP AROUND CONDUIT SEE A0.3a

M FLOOR MTD MADRAX "UX 30" BIKE RACKS W/ 7" X 6" x 4" D BLOCK-OUT IN CONC SLAB AT EA POST. # DENOTES QUANTITY OF RACKS.

N. WALL MTD MADRAX "BSV-1-WM" BIKE RACKS W/ CONT. HORIZ. BLKG AT MOUNTING BRACKETS. # DENOTES QUANTITY OF RACKS.

P. WALL MOUNTED ACCESSIBLE ONLY PARKING SIGN. SEE A0.2a DETAIL 12.

Q. ~~GWB SOFFIT FOR MECH/PLUMBING DUCTS & PIPES. SEE 9/A0.3a~~

Key

- WALL TYPES - SEE A0.5
- DOOR TYPES - SEE A0.7 & A0.8
- STOREFRONT WINDOW SYSTEM - SEE A0.9
- STOREFRONT DOOR SYSTEM - SEE A0.9
- WINDOWS - SEE A0.8
- B NOTES
- DENOTES 3-HOUR CONCRETE WALL
- DENOTES 2-HOUR WALL
- DENOTES 1-HOUR UNIT SEPARATION WALL
- FE FIRE EXTINGUISHER & CABINET RECESSED IN WALL

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 04/18/2023 - Code Review Comments

2 07/28/2023 Owner Revision

3

4

St. Helens Mixed Used Development

605 St. Helens Avenue Tacoma, Washington

FLOOR PLAN - P1 LEVEL

PROJECT NO. : 17 - 010

DRAWN BY : DLD

ISSUE DATE : 11/07/2022

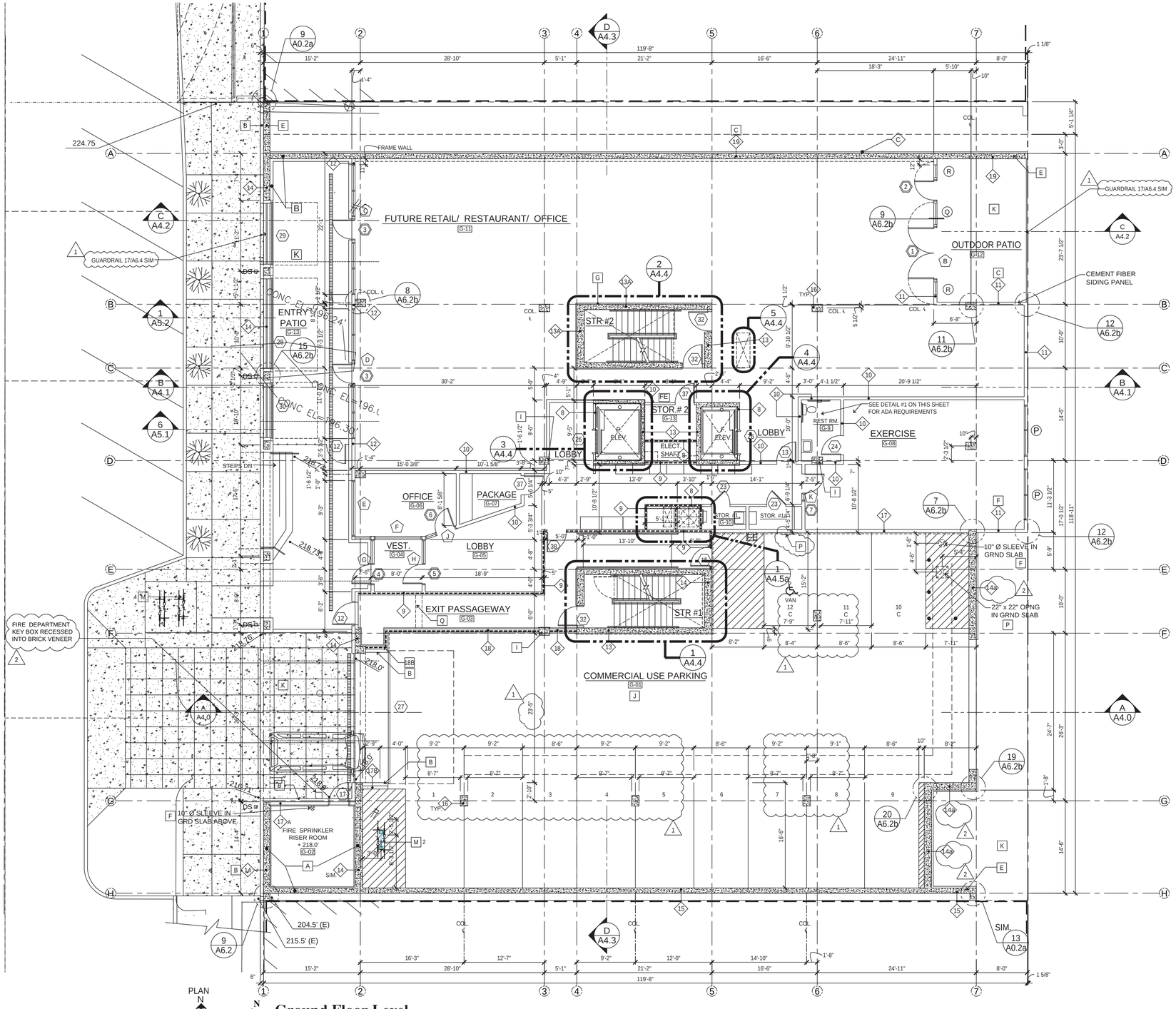
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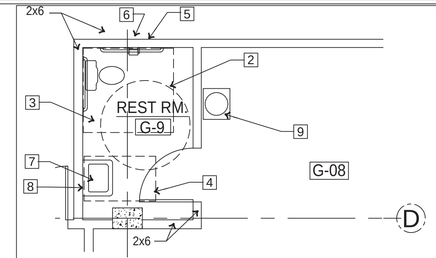
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Casey + DeChant Architects, LLC Architecture And Planning

A1.1





ADA Notes

1. SEE SHEET A0.4 FOR ACCESSIBILITY NOTES AND DETAILS.
2. 5' Ø TURNING SPACE SEE 12/ A0.4
3. 56" x 60" WC SPACE SEE 10/ A0.4
4. 30" x 48" CLEAR FLOOR SPACE SEE 10/ A0.4
5. GRABBAR LOCATIONS & LENGTHS SEE 2 & 6/ A0.4
6. PROVIDE BLOCKING FOR WALL MOUNTED ITEMS (I.E. GRABBARS & MIRRORS) SEE 2 & 6/ A0.4
7. LAVATORY MOUNT AS SHOWN ON 5/ A0.4
8. MIRROR MOUNT AS SHOWN ON 5/ A0.4
9. BOTTLED WATER COOLER BY OWNER

Commercial Floor Notes

ALL INTERIOR NON-BEARING WALLS ARE WALL TYPE 2 NO INSULATION UNLESS NOTED OTHERWISE - SEE STRUCTURAL PLANS.

SEE SHEET A0.3a FOR RECESSED EQUIPMENT IN RATED WALLS AND CEILINGS

SEE A2.0 SERIES SHEETS FOR 1/4" SCALE UNITS PLANS AND UNIT INTERIOR DOOR NUMBERS

A. 3/4" PLYWOOD ON 4" 'Z' FURRING @ 24" O.C. W/ R-13 BATT INSULATION

B. BRICK VENEER, SEE WALL TYPE FOR OTHER NOTES.

C. CEMENT FIBER PANEL SIDING ON "Z" FURRING @ 24" O.C. W/ 2" RIGID INSUL.

D. METAL SIDING THIS SIDE OF WALL. SEE EXT. ELEVATION.

E. EXPOSED CONCRETE WALL. SEAL WHERE EXPOSED TO WEATHER

F. MECHANICAL DUCT PATCH SLAB OPENING & FIRESTOP. SEE A0.3c.

G. GWB ON 2" "Z" FURRING @ 24" O.C. W/ 2" RIGID INSUL

H. 1/2" MDF ON 2" Z FURRING @ 24" O.C. W/ 2" RIGID INSUL

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J. INTERIOR UNDER SLAB INSULATION. SEE A1.2a.

K. EXTERIOR UNDER SLAB INSULATION. SEE A1.2a.

L. ENCLOSE ELECTRICAL CONDUIT. PATCH OPNG IN CONC SLAB & FIRESTOP AROUND CONDUIT SEE A0.3a

M. FLOOR MTD MADRAX "UX 30" BIKE RACKS W/ 7" X 6" x 4" D BLOCK-OUT IN CONC SLAB AT EA POST. # DENOTES QUANTITY OF RACKS.

N. WALL MTD MADRAX "BSV-1-WM" BIKE RACKS W/ CONT. HORIZ. BLKG AT MOUNTING BRACKETS. # DENOTES QUANTITY OF RACKS.

P. WALL MOUNTED ACCESSIBLE ONLY PARKING SIGN. SEE A0.2a DETAIL 12.

Q. GWB SOFFIT FOR MECH/PLUMBING DUCTS & PIPES. SEE 9/A0.3a

Key

- WALL TYPES - SEE A0.5
- DOOR TYPES - SEE A0.7 & A0.8
- STOREFRONT WINDOW SYSTEM - SEE A0.9
- STOREFRONT DOOR SYSTEM - SEE A0.9
- WINDOWS - SEE A0.8
- B NOTES
- DENOTES 3-HOUR CONCRETE WALL
- DENOTES 2-HOUR WALL
- DENOTES 1-HOUR UNIT SEPARATION WALL
- FE FIRE EXTINGUISHER & CABINET RECESSED IN WALL

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 04/18/2023 - Code Review Comments

2 07/29/2023 Code Revisions

3

4

St. Helens Mixed Used Development

605 St. Helens Avenue Tacoma, Washington

FLOOR PLAN - GROUND

PROJECT NO. : 17 - 010

DRAWN BY : DLD

ISSUE DATE : 11/07/2022

LATEST REV. THIS SET : 4

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

INSULATION NOTES

BATT INSULATION:
FIBERGLAS OR MINERAL WOOL BATTS (NON-COMBUSTIBLE) SELECT BATT THICKNESS AND NUMBER OF LAYERS TO ACHIEVE REQUIRED R- VALUES NOTED ON SHEET A0.3. STAGGER JOINTS WITH FIRST LAYER. SEE SHEET A0.5 FOR INSULATION PRODUCT INFORMATION.

BOARD INSULATION:
FIBERGLAS OR MINERAL WOOL BOARDS (NON-COMBUSTIBLE) SELECT BOARD THICKNESS AND NUMBER OF LAYERS TO ACHIEVE REQUIRED R- VALUES NOTED ON SHEET A0.3. STAGGER JOINTS WITH FIRST LAYER. SEE SHEET A0.5 FOR INSULATION PRODUCT INFORMATION.

RIGID INSULATION ON WALL:
FACED OR UNFACED POLYISOCYANURATE OR EXTRUDED POLYSTYRENE BOARDS LAYERED TO ACHIEVE REQUIRED R-VALUES NOTED ON SHEET A0.3. STAGGER JOINTS WITH FIRST LAYER. SEE SHEET A0.5 FOR INSULATION PRODUCT INFORMATION.

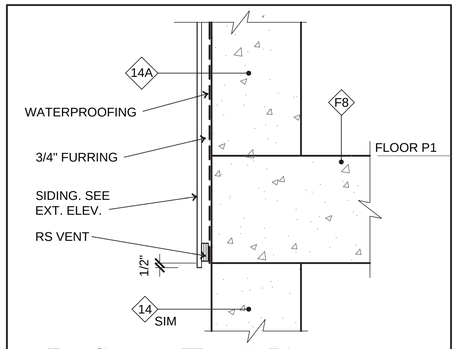
SEE SHEET A0.1b FOR CODE ANALYSIS FOR CHAPTER 26 FOR RIGID INSULATION AND PROPOSED METHODS FOR COMPLIANCE.

PRIOR TO INSTALLATION OF RIGID INSULATION ON WALLS SUBMIT PRODUCT DATA, CODE COMPLIANCE DATA, AND DETAILS ILLUSTRATING CODE COMPLIANT INSTALLATION ACCORDING TO IBC 2603.5. PROVIDE THE FOLLOWING DOCUMENTS:

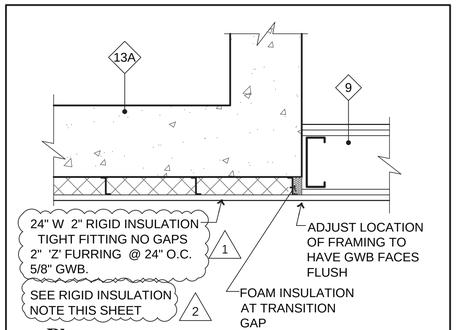
1. THIRD PARTY EVALUATION REPORT SHOWING COMPLIANCE W/ SECTIONS 2603.5.2, 2603.5.3, 2603.5.4, 2603.5.5, 2603.5.7.
2. UL 263 FIRE RESISTANCE TEST REPORT FOR THE FIRE RATE WALL ASSEMBLIES THAT INCLUDES THE INSULATION SHOWING COMPLIANCE W/ SECTION 2603.5.1
3. DETAILS NOTING LOCATION OF SECTIONS 2603.5.2 AND 2603.5.7 REQUIRED THERMAL BARRIERS FOR EACH WALL TYPE WITH RIGID INSULATION.

SEE SHEET A0.5c FOR AN UL 263 TEST REPORT THAT LISTS SEVERAL MANUFACTURERS OF INSULATION. THE EVALUATION REPORT WILL HAVE A TABLE LISTING THE APPROVED WALL MATERIALS FOR THE INSULATION TESTED PER NFPA 285.

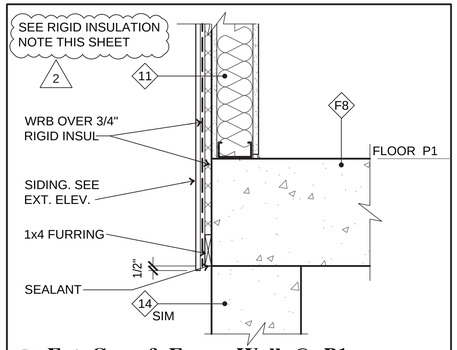
CONTRACTOR HAS THE OPTION OF SUBSTITUTING BOARD INSULATION OF THE SAME R- VALUE AS RIGID INSULATION 'S R-VALUE.



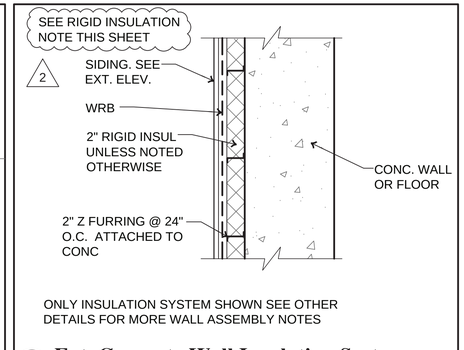
8 Ext. Concrete Wall @ P1
SCALE: 1 1/2" = 1'-0"



4 Plan - Interior Conc. Wall Insulation System
SCALE: 1 1/2" = 1'-0"

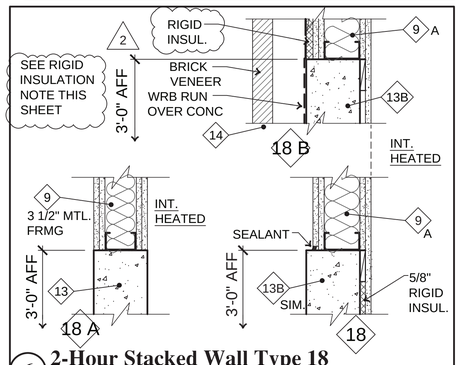


7 Ext. Conc & Frame Wall @ P1
SCALE: 1 1/2" = 1'-0"

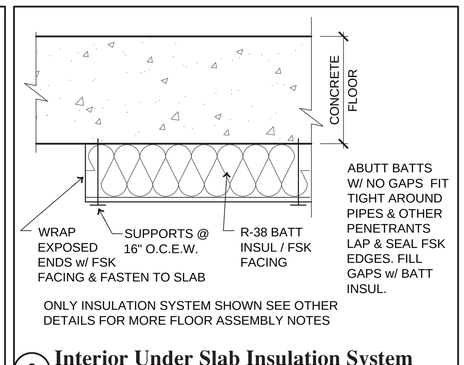


ONLY INSULATION SYSTEM SHOWN SEE OTHER DETAILS FOR MORE WALL ASSEMBLY NOTES

3 Ext. Concrete Wall Insulation System
SCALE: 1 1/2" = 1'-0"

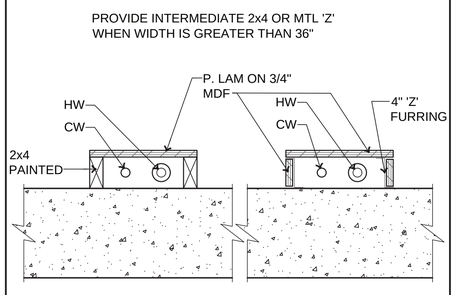


6 2-Hour Stacked Wall Type 18
SCALE: 1 1/2" = 1'-0"

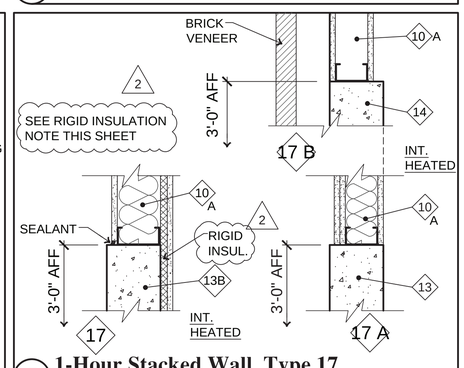


ONLY INSULATION SYSTEM SHOWN SEE OTHER DETAILS FOR MORE FLOOR ASSEMBLY NOTES

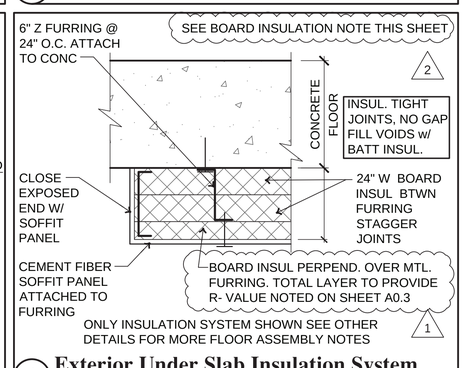
2 Interior Under Slab Insulation System
SCALE: 1 1/2" = 1'-0"



9 TYP. PIPING CABINET
SCALE: 1 1/2" = 1'-0"

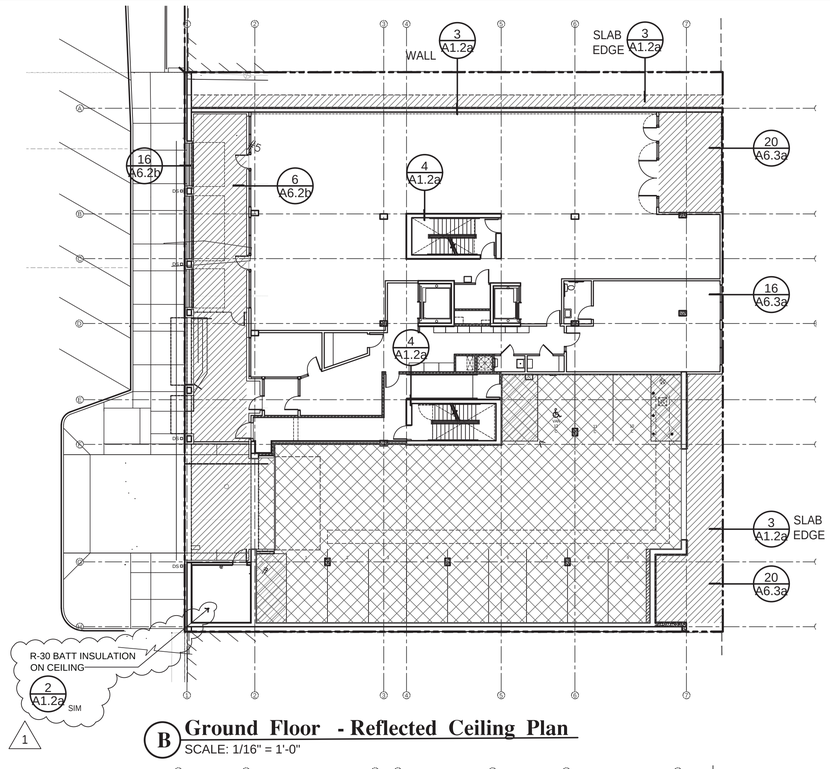


5 1-Hour Stacked Wall Type 17
SCALE: 1 1/2" = 1'-0"

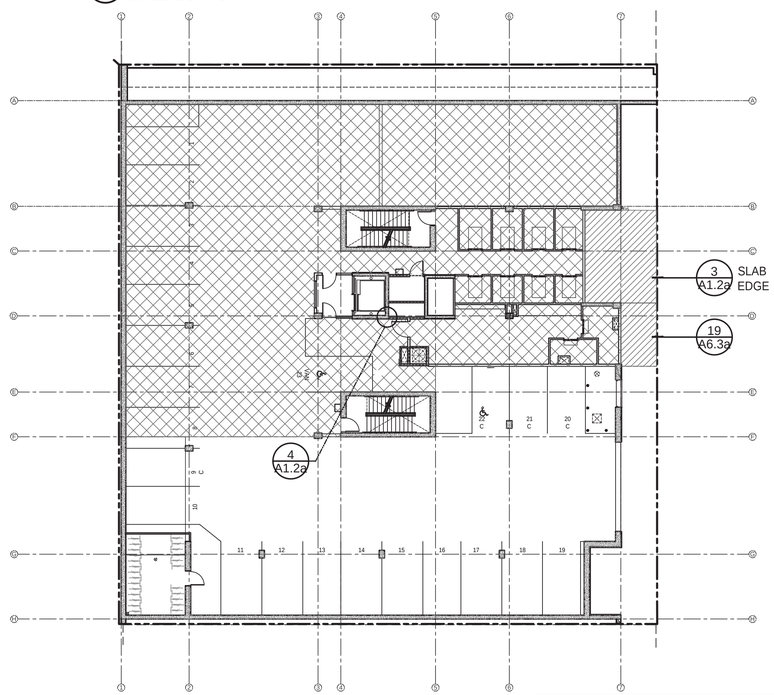


ONLY INSULATION SYSTEM SHOWN SEE OTHER DETAILS FOR MORE FLOOR ASSEMBLY NOTES

1 Exterior Under Slab Insulation System
SCALE: 1 1/2" = 1'-0"



B Ground Floor - Reflected Ceiling Plan
SCALE: 1/16" = 1'-0"



A Floor P1 - Reflected Ceiling Plan
SCALE: 1/16" = 1'-0"

Legend

- EXTERIOR UNDER SLAB INSULATION PER 1/A1.2a
- INTERIOR UNDER SLAB INSULATION 2/A1.2a

REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET
1 04/10/2023 Code Review Comments
2 07/28/2023 CODE REVISIONS
3
4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
REFLECTED CEILING PLAN - P1 & GROUND

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. / THIS SET : 2 -

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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Notes

A. 22" DEEP PRE-FAB, BOLT ON METAL BALCONY, SEE DETAILS 10, 11, 14, 15, 18, & 19/6.4a. SEE SECTION 705.2 ON A0.1a FOR IBC REQUIREMENTS.

B. RAILING @ EDGE OF P.T. SLAB ON GRID H. SEE 17/A6.4

C. DECK WALL w/ RAILING. SEE 2 & 5/A6.4a

D. DECK RAILING @ OVERHANG. SEE 13/A6.4a

E. DECK @ WALL, SEE A6.4a

F. PROVIDE FIRE PROTECTION @ BALCONY AREAS

REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON
DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 04/10/2023 - Code Review Comments

2

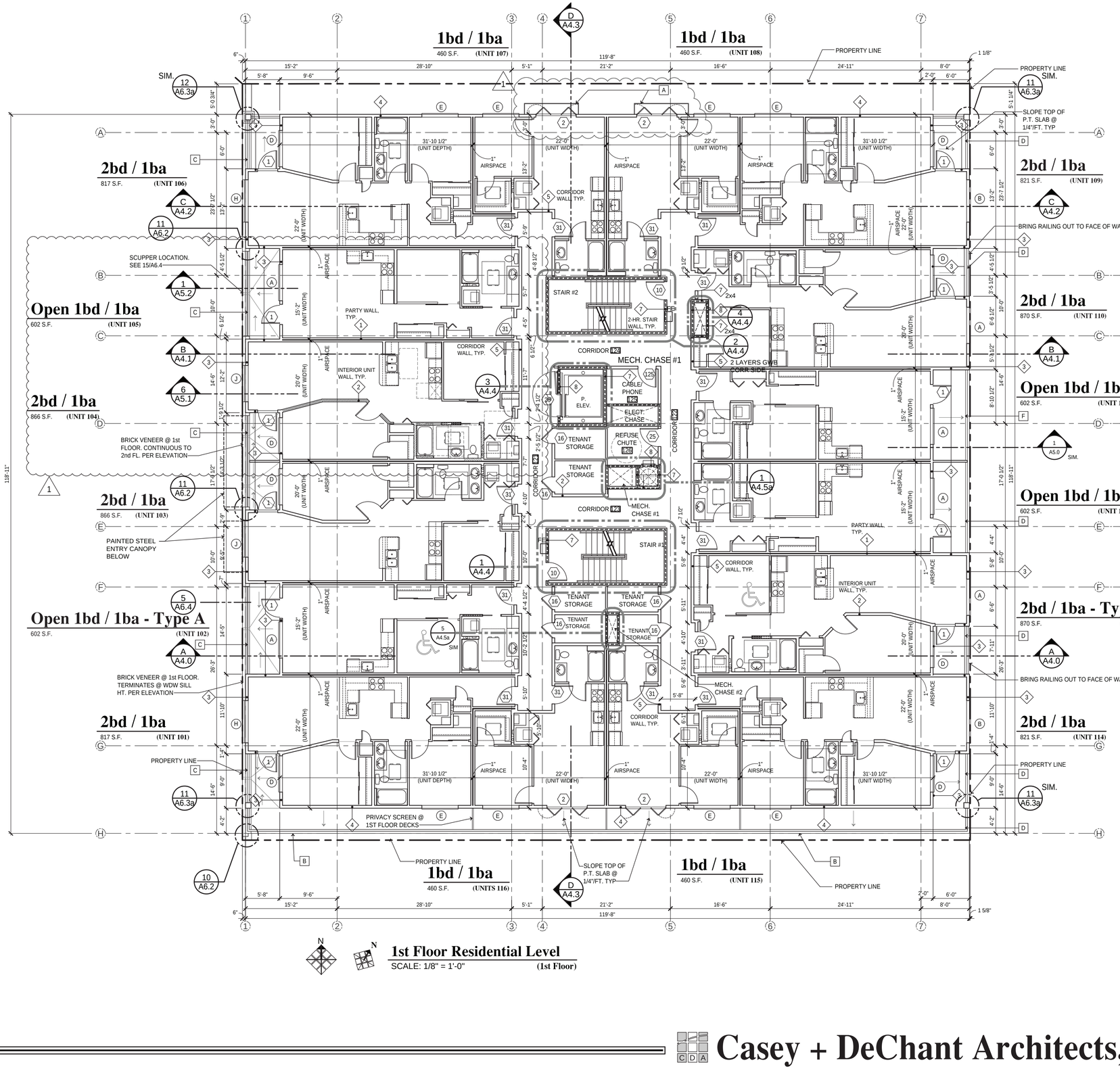
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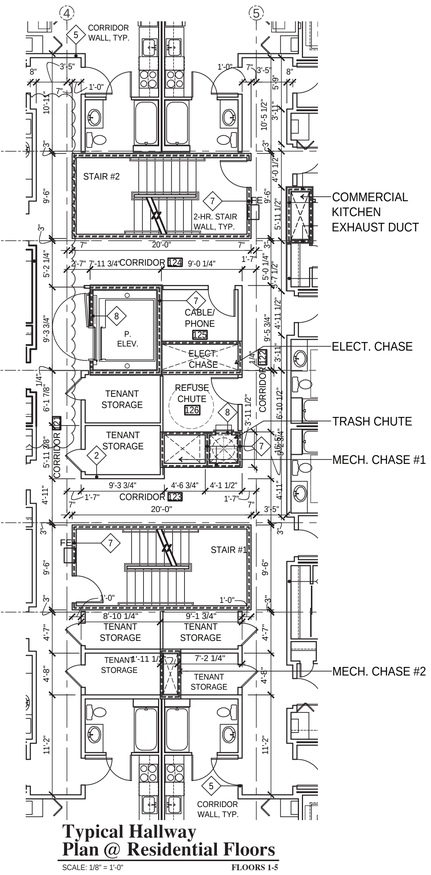
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St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
FLOOR PLAN - FIRST FLOOR

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

PROJECT NO. : 17 - 010
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ISSUE DATE : 11/07/2022
LATEST REV. : –
THIS SET : –



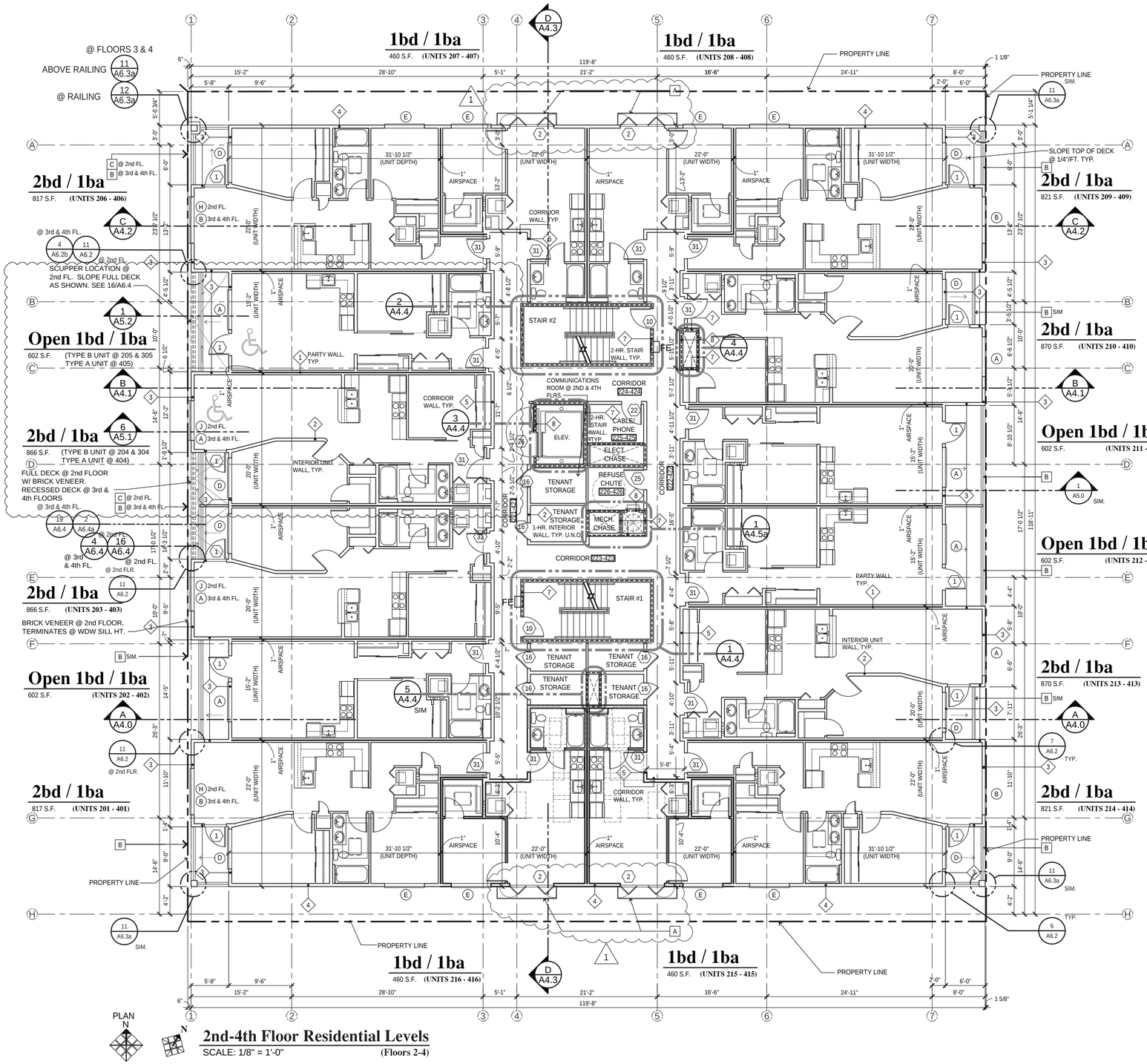


Typical Hallway Plan @ Residential Floors
SCALE: 1/8" = 1'-0" FLOORS 1-5

Key

- WALL TYPES - SEE A0.5
- DOOR TYPES - SEE A0.7 & A0.8
- STOREFRONT WINDOW SYSTEM - SEE A0.9
- STOREFRONT DOOR SYSTEM - SEE A0.9
- WINDOWS - SEE A0.8
- NOTES
- DENOTES 3-HOUR CONCRETE WALL
- DENOTES 2-HOUR WALL
- DENOTES 1-HOUR UNIT SEPARATION WALL
- FE FIRE EXTINGUISHER & CABINET RECESSED IN WALL

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Notes

A 21" DEEP PRE-FAB, BOLT ON METAL DECK, SEE DETAILS 10, 11, 14, 15, 18, & 19/6.4a. SEE SECTION 705.2 ON A0.1a FOR IBC REQUIREMENTS.

B DECK GUARDRAIL, SEE 19/A6.4

C DECK WALL w/ RAILING. SEE 2 & 5/A6.4a

D PROVIDE FIRE PROTECTION @ BALCONY AREAS

Key

- WALL TYPES - SEE A0.5
- DOOR TYPES - SEE A0.7 & A0.8
- STOREFRONT WINDOW SYSTEM - SEE A0.9
- STOREFRONT DOOR SYSTEM - SEE A0.9
- WINDOWS - SEE A0.8
- NOTES
- DENOTES 3-HOUR CONCRETE WALL
- DENOTES 2-HOUR WALL
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- FE FIRE EXTINGUISHER & CABINET RECESSED IN WALL

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

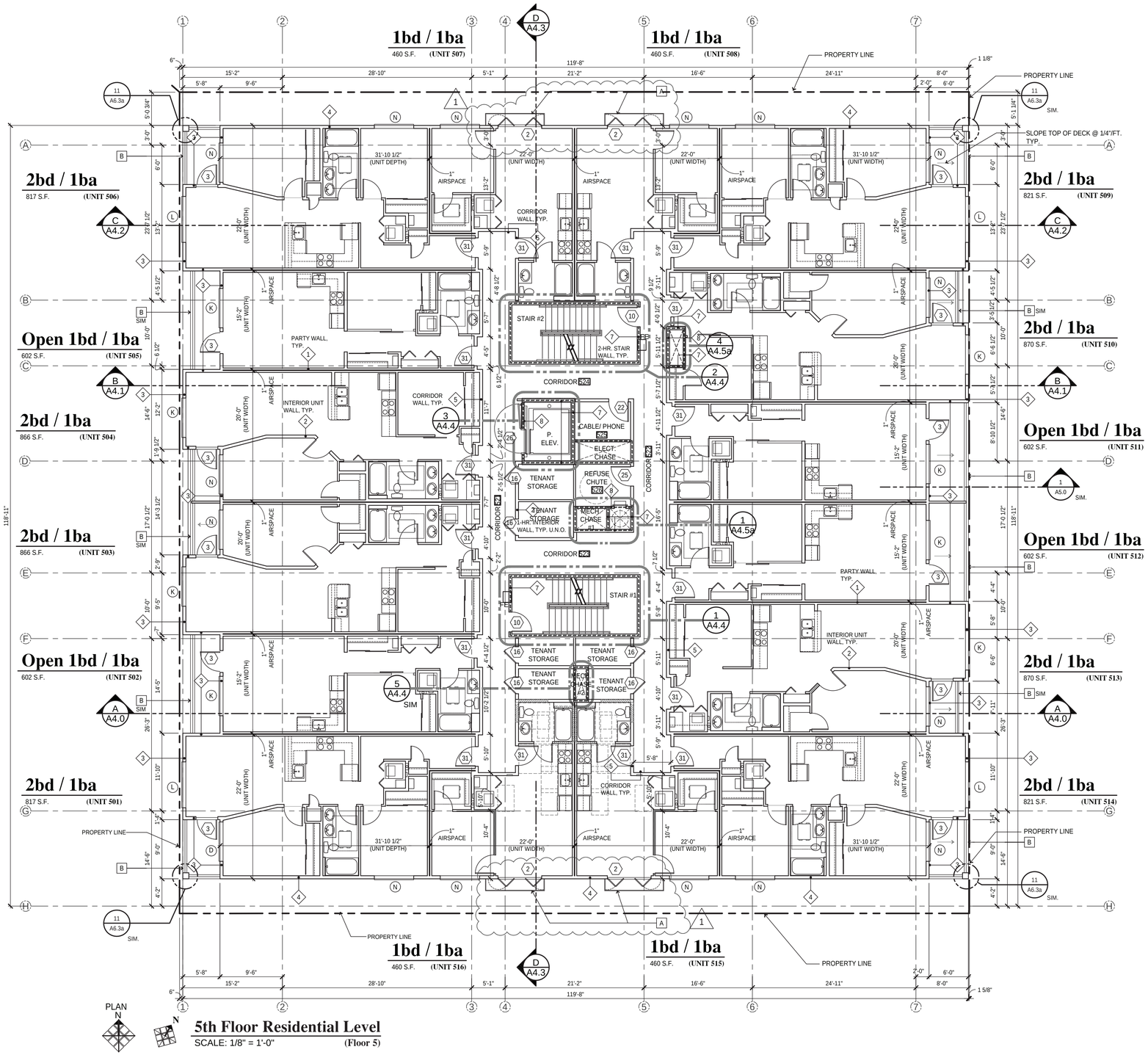
1 04/18/2023 Code Revision Comments

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
FLOOR PLAN - FLOORS 2nd - 4th

PROJECT NO. : 17 - 010
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ISSUE DATE : 11/07/2022
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Notes

A 21" DEEP PRE-FAB, BOLT ON METAL DECK, SEE DETAILS 10, 11, 14, 15, 18, & 19/6.4a. SEE SECTION 705.2 ON A0.1a FOR IBC REQUIREMENTS.

B DECK GUARDRAIL, SEE 19/A6.4

C DECK WALL w/ RAILING. SEE 2 & 5/A6.4a

D PROVIDE FIRE PROTECTION @ BALCONY AREAS

Key

- WALL TYPES - SEE A0.5
- DOOR TYPES - SEE A0.7 & A0.8
- STOREFRONT WINDOW SYSTEM - SEE A0.9
- STOREFRONT DOOR SYSTEM - SEE A0.9
- WINDOWS - SEE A0.8
- B NOTES
- DENOTES 3-HOUR CONCRETE WALL
- DENOTES 2-HOUR WALL
- DENOTES 1-HOUR UNIT SEPARATION WALL
- FE FIRE EXTINGUISHER & CABINET RECESSED IN WALL

REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON
DAVID L DeCHANT JR.

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2

3

4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
FLOOR PLAN - FIFTH FLOOR

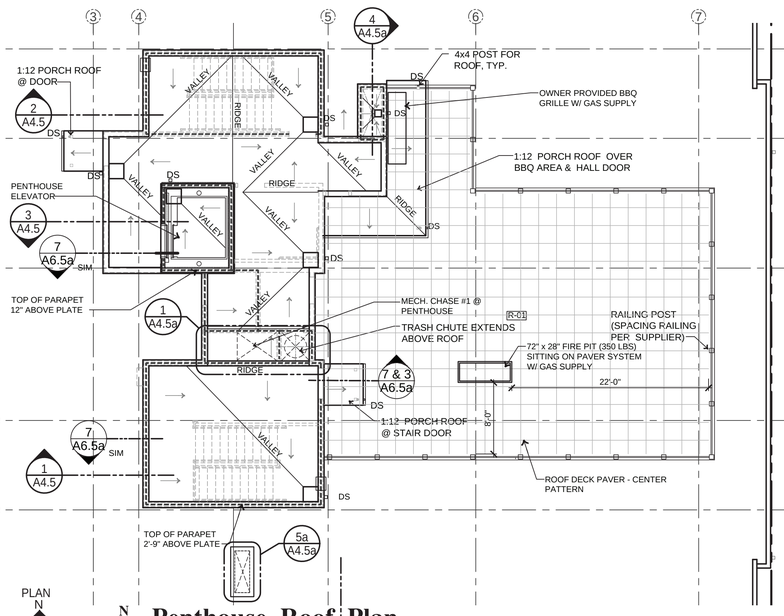
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PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
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ROOF PLAN NOTES

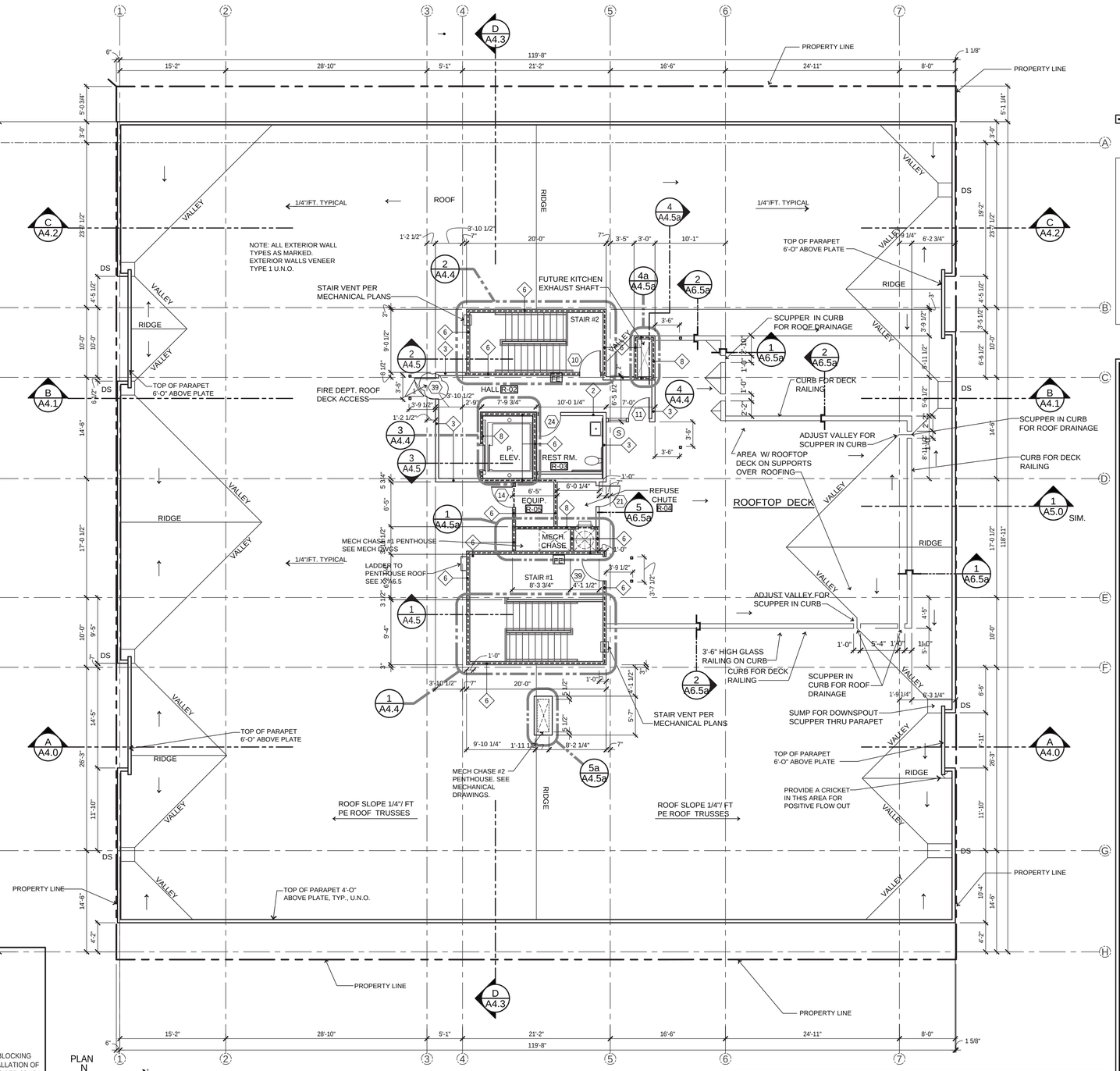
1. LOW SLOPE ROOFING : SEE SHEET A6.5-LS FOR NOTES AND DETAILS. ROOF DETAILS ARE SCHEMATIC RELATIVE TO A SINGLE PLY ROOFING INSTALLATION.
2. TORCH APPLIED MODIFIED BITUMEN ROOFING IS NOT RECOMMENDED.
3. RECOMMEND PROVIDING WALKWAY PADS TO ROOFTOP EQUIPMENT AND ELEVATOR EQUIPMENT ROOM
4. ROOFTOP DECK : OWNER SELECTED CONTRACTOR TO DESIGN, SUPPLY, AND INSTALL A COMPLETE SYSTEM IN COMPLIANCE WITH LATEST IBC REQUIREMENTS AND MANUFACTURER'S LATEST WRITTEN INSTALLATION INSTRUCTION. SYSTEM SHOWN IS 24"x24"x2" THK DECK TILES ON ADJUSTABLE SUPPORTS AT EACH TILE CORNER W/ AN ADDITIONAL LAYER OF ROOFING MEMBRANE UNDER EACH SUPPORT. STRUCTURAL ENGINEER NEEDS TO CONFIRM THE ROOF STRUCTURE CAN SUPPORT THE ROOFTOP DECK SYSTEM AND THE REQUIRED IBC LOAD REQUIREMENTS.
5. ROOFTOP RAILING: OWNER SELECTED CONTRACTOR TO DESIGN, SUPPLY, AND INSTALL A COMPLETE SYSTEM IN COMPLIANCE WITH LATEST IBC REQUIRMENTS AND MANUFACTURER'S LATEST WRITTEN INSTALLATION INSTRUCTIONS. SYSTEM SHOWN IS GLASS WITH TOP AND BOTTOM RAILS , POSTS ANCHORED INTO A STRUCTURAL CURB. POST SPACING TO BE DETERMINED BY CONTRACTOR; NO POSTS LOCATED ABOVE SCUPPERS. STRUCTURAL CURB HAS DRAINAGE SCUPPERS. SEE SHEET A6.4-RS FOR TYPICAL DETAILS.



PLAN N

Penthouse Roof Plan

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



PLAN N

Penthouse/ Roof Plan

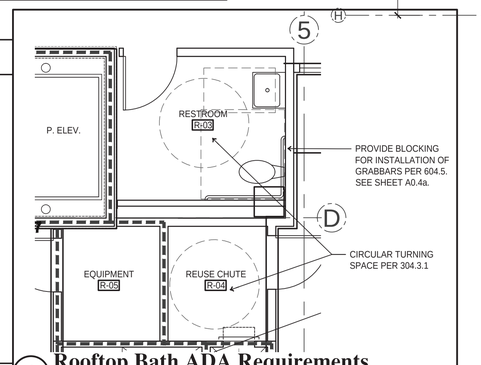
SCALE: 1/8" = 1'-0"

ROOF DRAINAGE CALCULATIONS

13,482 S.F. ROOF AREA (1/4"/FT. SLOPES) B =1.00 : 13,482 S.F. ROOF AREA
3.3 IN/HR. 100YR STORM PER 6TH EDITION SMACNA MANUAL - TABLE 1-2
360 S.F./SQ.IN. OF DOWNSPOUT AREA
13,482/360 = 37.45 SQ. IN. DOWNSPOUT MIN.
DOWNSPOUTS PROVIDED: (8) 2"x3" @ 6 SQ. IN. EACH = 48 S.I.
2018 UPC 1101.12.1 CONFIRMATION (TABLE D101.1): USE 1.0 IN./HR. AND 2" DRAIN WITH TABLE 1101.12 ALLOWED ROOF AREA: 8 DRAINS (2,880 S.F.) = 23,040 S.F., WHICH IS GREATER THAN ACTUAL 13,482 S.F. ROOF AREA, THEREFORE OK.

ADA Notes

1. SEE SHEET A0.4 FOR ACCESSIBILITY NOTES AND DETAILS.
2. 5' Ø TURNING SPACE SEE 12/ A0.4
3. 56" x 60" WC SPACE SEE 10/ A0.4
4. 30" x 48" CLEAR FLOOR SPACE SEE 10/ A0.4
5. GRABBAR LOCATIONS & LENGTHS SEE 2 & 6/ A0.4
6. PROVIDE BLOCKING FOR WALL MOUNTED ITEMS (I.E. GRABBARS & MIRRORS) SEE 2 & 6/ A0.4
7. LAVATORY MOUNT AS SHOWN ON 5/ A0.4
8. MIRROR MOUNT AS SHOWN ON 5/ A0.4
9. BOTTLED WATER COOLER BY OWNER



Rooftop Bath ADA Requirements

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

Key

- WALL TYPES - SEE A0.5
- DOOR TYPES - SEE A0.7 & A0.8
- STOREFRONT WINDOW SYSTEM - SEE A0.9
- STOREFRONT DOOR SYSTEM - SEE A0.9
- WINDOWS - SEE A0.8
- NOTES
- DENOTES 3-HOUR CONCRETE WALL
- DENOTES 2-HOUR WALL
- DENOTES 1-HOUR UNIT SEPARATION WALL
- FE FIRE EXTINGUISHER & CABINET RECESSED IN WALL

Casey + DeChant Architects, LLC Architecture And Planning

A1.6

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DAVID L DeCHANT JR.

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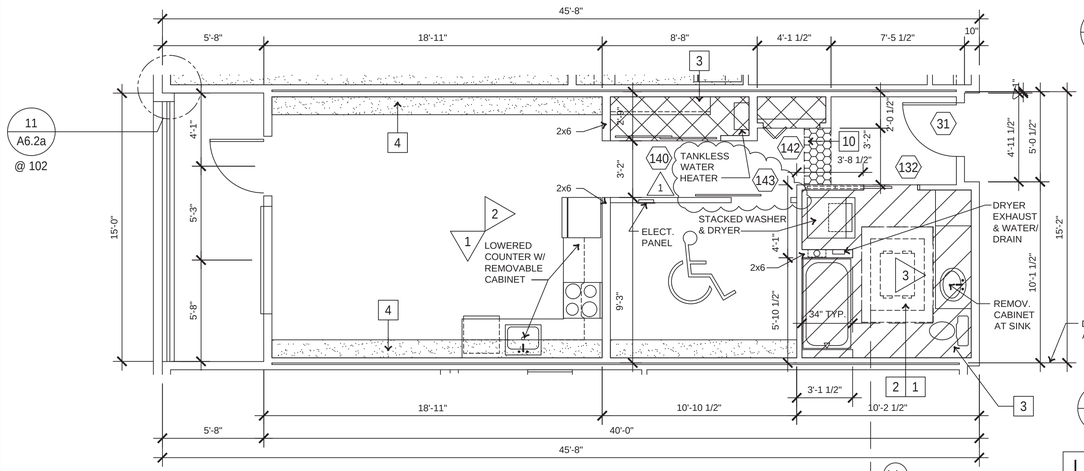
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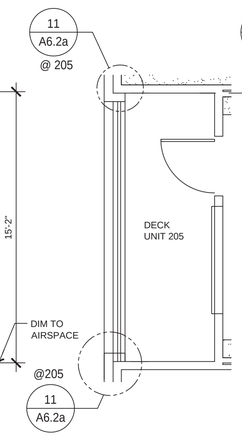
St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
PENTHOUSE FLOOR PLAN & ROOF PLAN

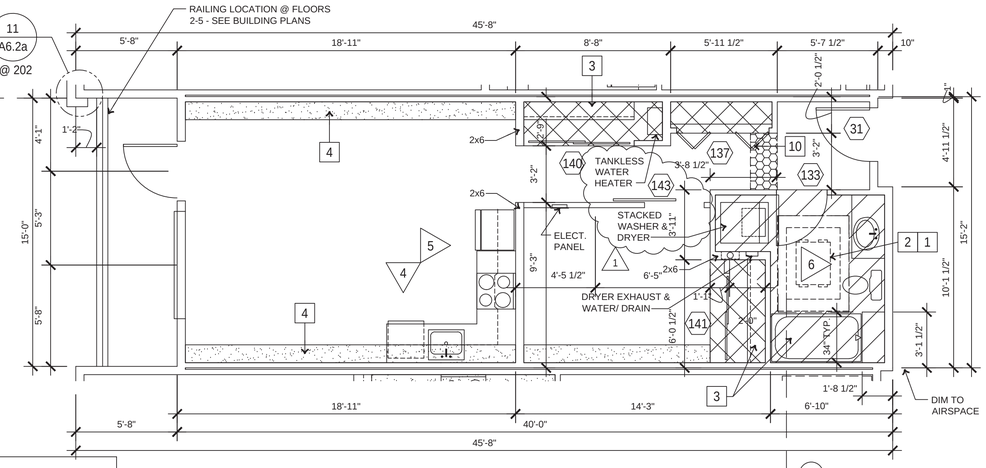
PROJECT NO. : 17 - 010
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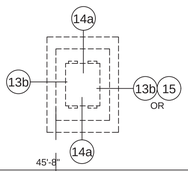


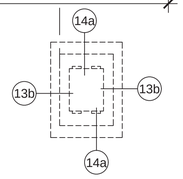
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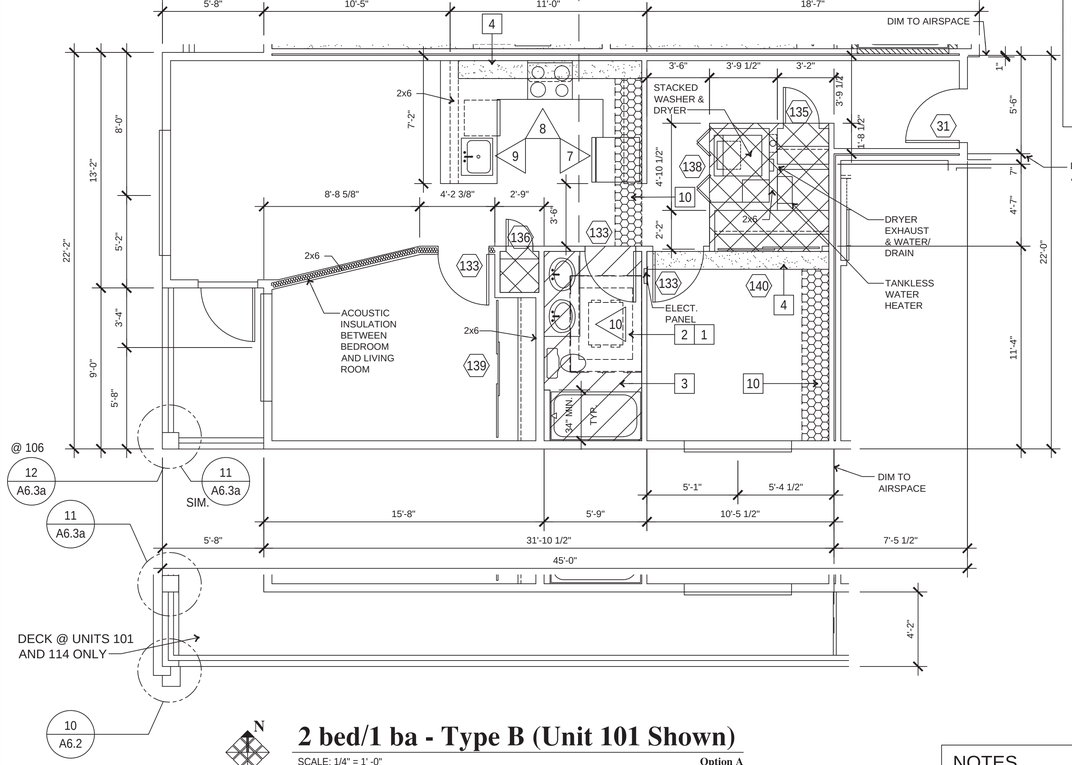
Open 1 bed/1 ba - Type A (Unit 102 Shown)

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

Unit Stacks (2 Total)
102
405 (Opposite)







N

2 bed/1 ba - Type B (Unit 101 Shown)

SCALE: 1/4" = 1' -0" **Option A**

Unit Stacks (20 Total)
101, 201, 301, 401, 501
106, 206, 306, 406, 506 (Opposite)
109, 209, 309, 409, 509
114, 214, 314, 414, 514 (Opposite)

LEGEND

- ERV CEILING FLOOR 5 FURRED @ 7'-10" AFF [3]
- FLOOR 5 FURRED CLOSET CEILINGS @ 7'-10" AFF [3]
- FURRED SOFFIT. SEE 9/ A0.3a
- LINED JOIST BAY SEE 12/ A0.3a
- ERV POCKET IN FLR. FRAMING SEE STRUCT & MECH FOR ADDITIONAL INFORMATION
- (14a) ERV POCKET DETAILS ON SHEET A5.2
- [1] NOTES SEE SHEET A2.1

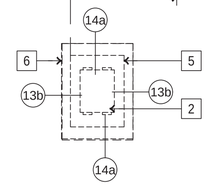
NOTES
SEE NOTES ON SHEET A2.1

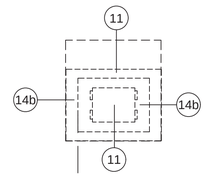
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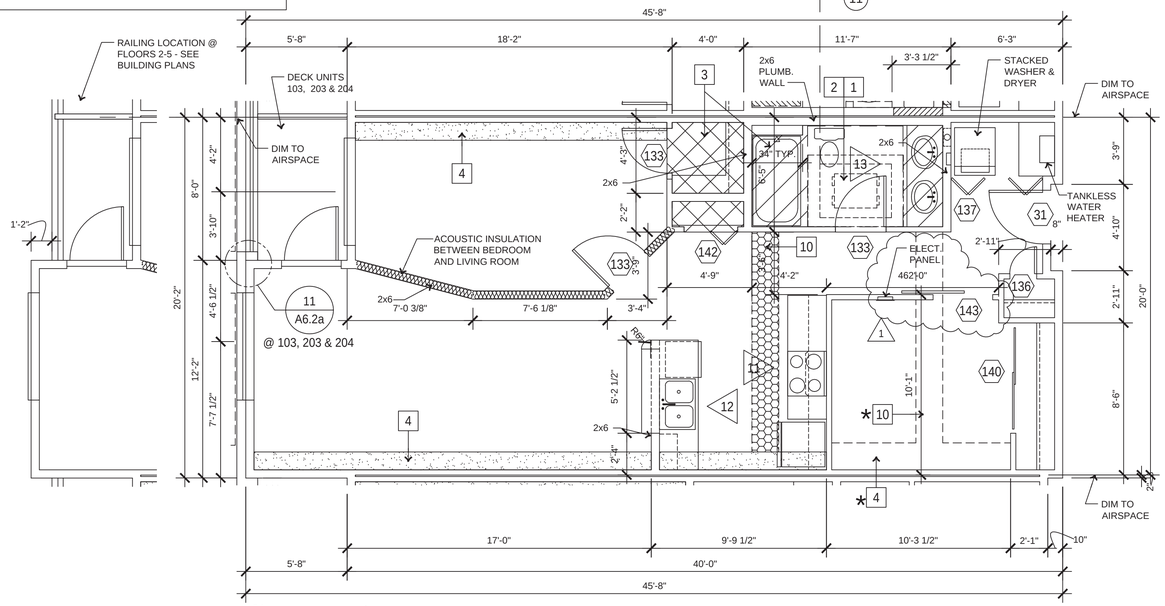
Open 1 bed/1 ba - Type B (Unit 202 Shown)

SCALE: 1/4" = 1' -0" **Option A**

Unit Stacks (18 Total)
202, 302, 402, 502
105, 205, 305, 505 (Opposite)
111, 211, 311, 411, 511 (Opposite)
112, 212, 312, 412, 512







N

2 bed/1 ba - Type B (Unit 103 Shown)

SCALE: 1/4" = 1' -0" **Option A**

Unit Stacks (14 Total)
103, 203, 303, 403, 503
104, 204, 304, 504 (Opposite)
113, 213, 313, 413, 513

* - DENOTES @ UNITS 204 & 304

Casey + DeChant Architects, LLC Architecture And Planning

A2.0

REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON
DAVID L. DeCHANT JR.

REVISIONS THIS SHEET
04/18/2023 Code Review Comments

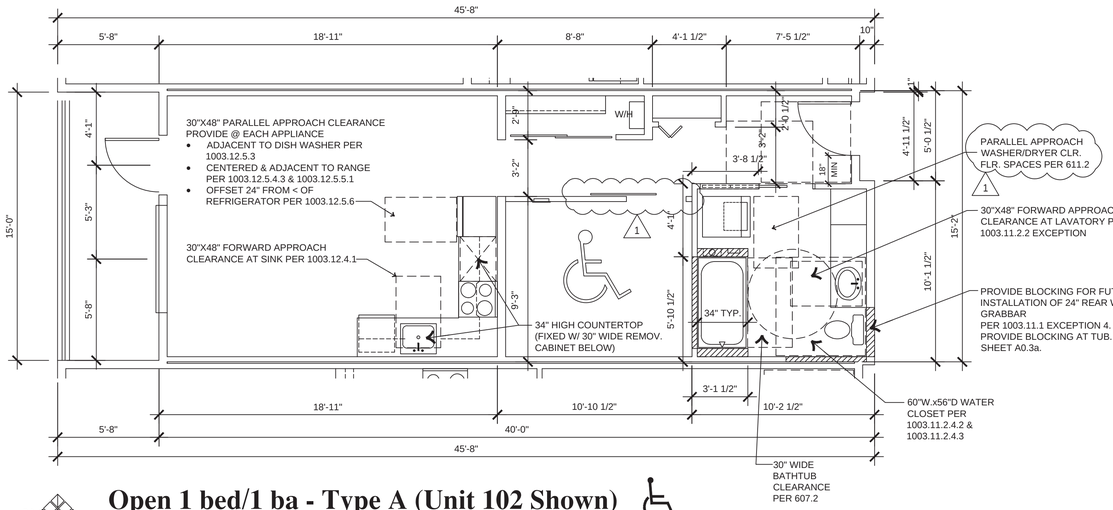
1 2 3 4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

PROJECT NO. : 17 - 010
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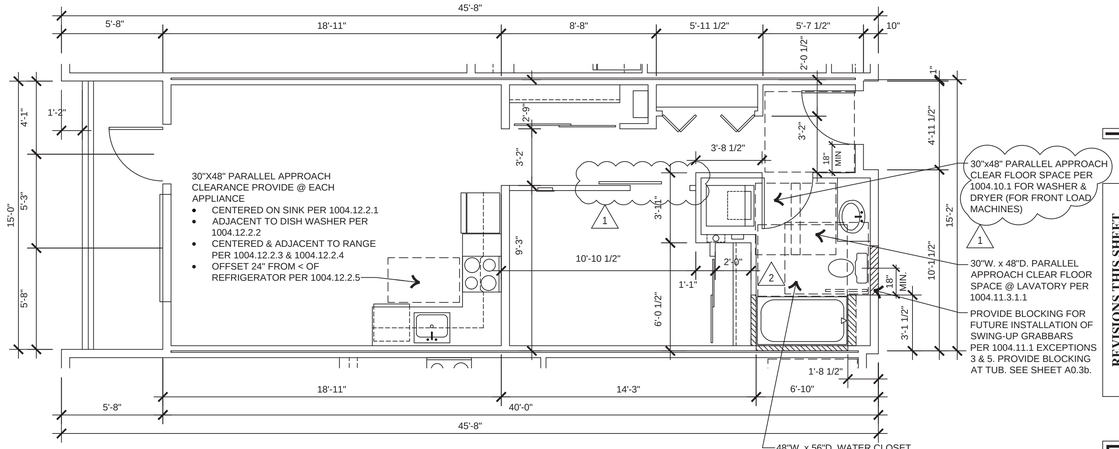


Open 1 bed/1 ba - Type A (Unit 102 Shown)

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

Unit Stacks (1 Total)
102
405 (Opposite)

1



Open 1 bed/1 ba - Type B (Unit 202 Shown)

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

Option A

Unit Stacks (18 Total)
202, 302, 402, 502
205, 305, 405, 505 (Opposite)
111, 211, 311, 411, 511 (Opposite)
112, 212, 312, 412, 512

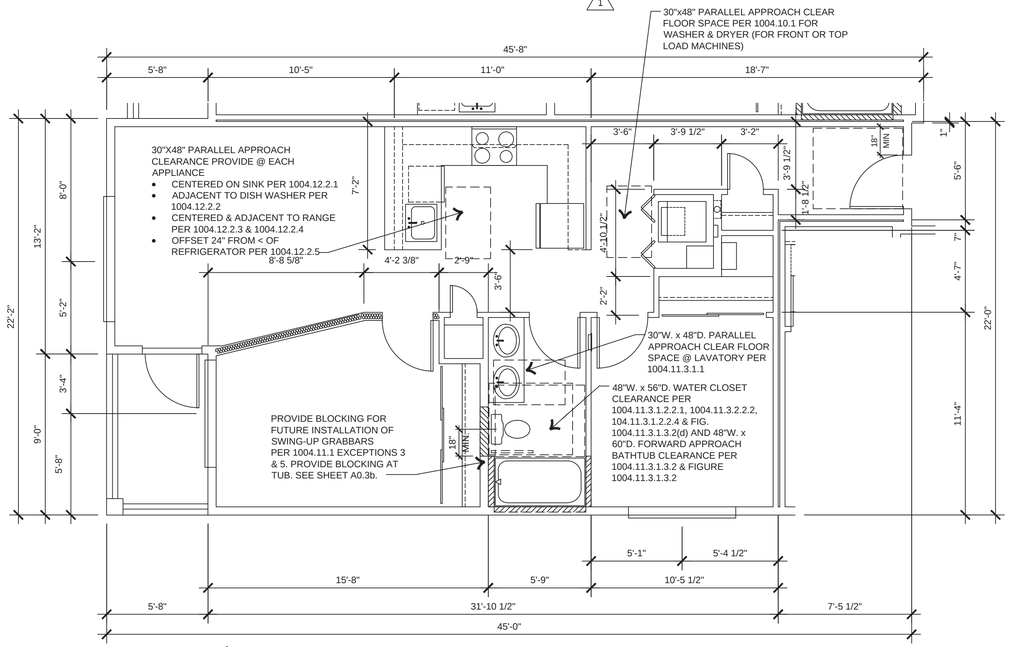
LAUNDRY APPLIANCES NOTES

LAUNDRY CLOSETS/ SPACES DESIGNED TO ACCOMODATE STANDARD SIDE -BY-SIDE OR STACKED WASHER & DRYER W/ WATER/ DRAIN CONNECTIONS & VENT TO EXTERIOR & 240 V ELECTRICAL OUTLET.

2 AN ANSI A117.1-2009 PARALLEL APPROACH CLEAR FLOOR SPACE (30"X48") PROVIDED AT EACH APPLIANCE .SET. SEE 13/A0.4a

3 UPON REQUEST,OWNER WILL REPLACE INSTALLED WASHER/ DRYER SET W/ AN ALL-IN-ONE WADA COMPLAINT WASHER-DRYER. SET TO HAVE REQUIRED ACCESSIBLE APPROACH.SEE 16/ A0.4 FOR ALL-IN-ONE WD APPLIANCES.

1

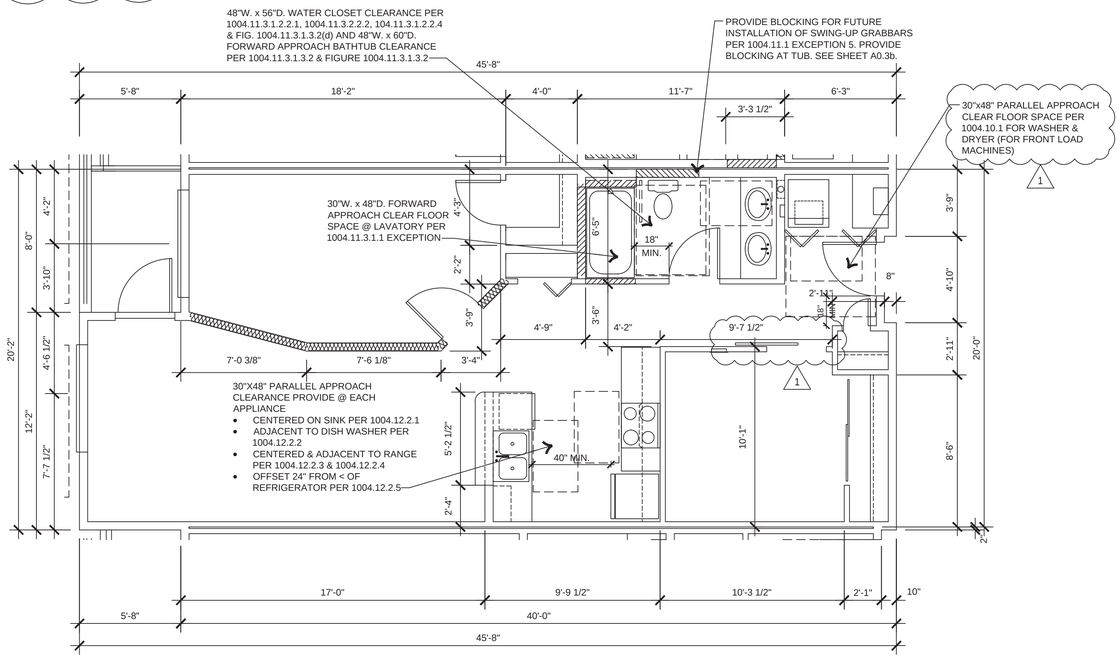


2 bed/1 ba - Type B (Unit 101 Shown)

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

Option A

Unit Stacks (20 Total)
101, 201, 301, 401, 501
106, 206, 306, 406, 506 (Opposite)
109, 209, 309, 409, 509
114, 214, 314, 414, 514 (Opposite)



2 bed/1 ba - Type B (Unit 103 Shown)

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

Option A

Unit Stacks (14 Total)
103, 203, 303, 403, 503
104, 204, 304, 404, 504 (Opposite)
213, 313, 413, 513

REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON
DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 04/18/2023 Code Revision Comments

2

3

4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington

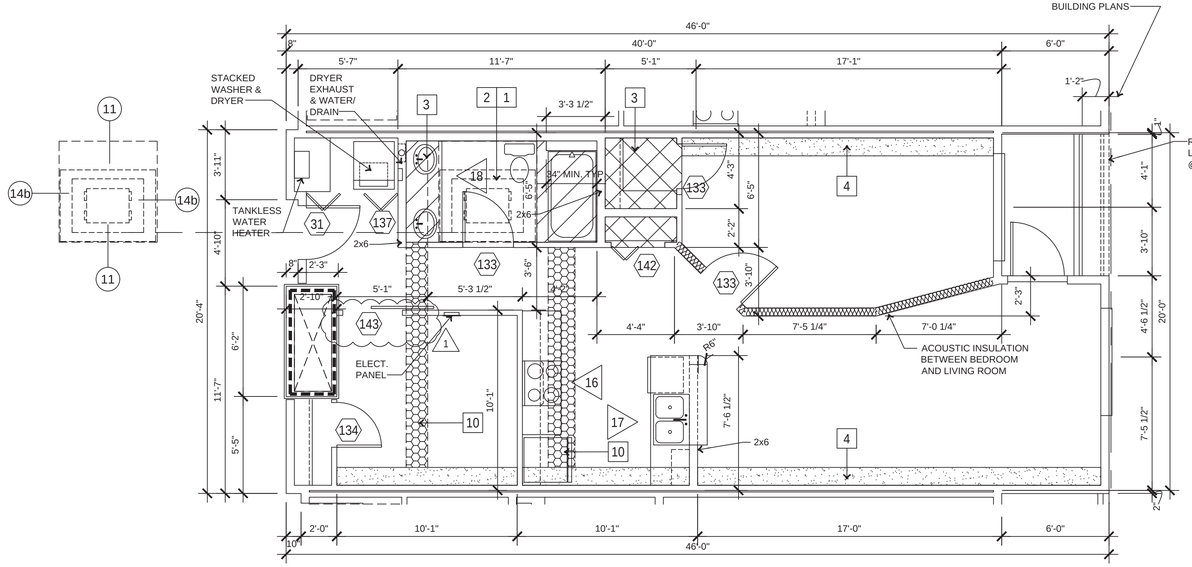
PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET: 1 –

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LEGEND

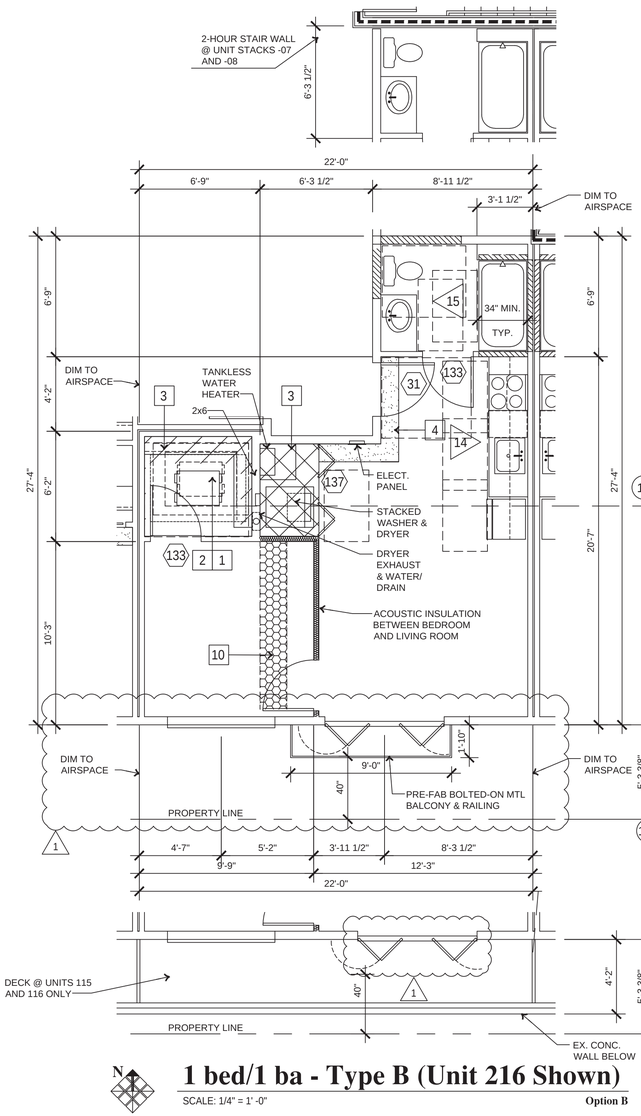
- ERV CEILING FLOOR 5 FURRED @ 7'-10" AFF [3]
- FLOOR 5 FURRED CLOSET CEILINGS @ 7'-10" AFF [3]
- FURRED SOFFIT. SEE 9/ A0.3a
- LINED JOIST BAY SEE 12/ A0.3a
- ERV POCKET IN FLR. FRAMING SEE STRUCT & MECH FOR ADDITIONAL INFORMATION
- (14a) ERV POCKET DETAILS ON SHEET A5.2
- [1] NOTES SEE SHEET A2.1



2 bed/1 ba - Type B (Unit 110 Shown)

SCALE: 1/4" = 1' -0" — Option A

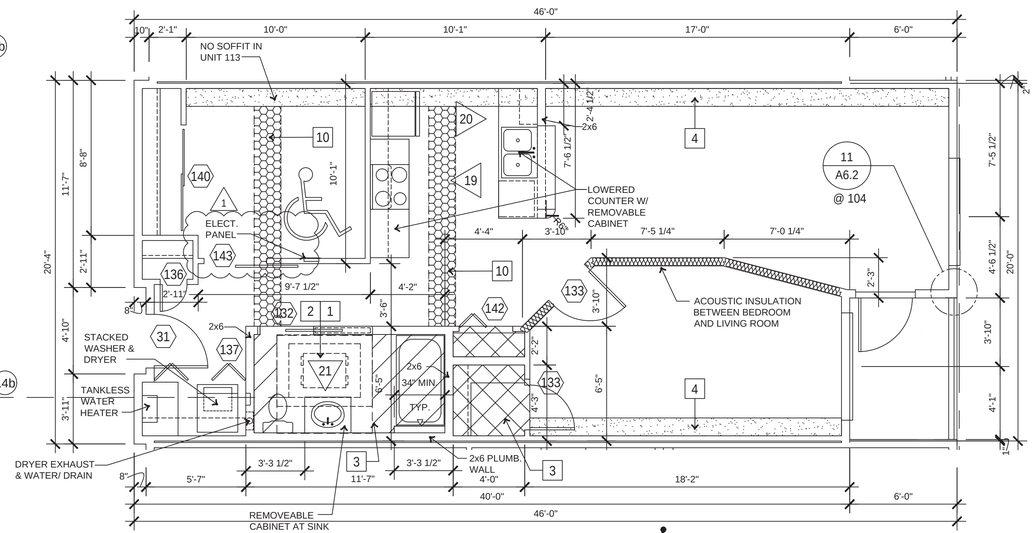
Unit Stacks (5 Total)
110, 210, 310, 410, 510



1 bed/1 ba - Type B (Unit 216 Shown)

SCALE: 1/4" = 1' -0" — Option B

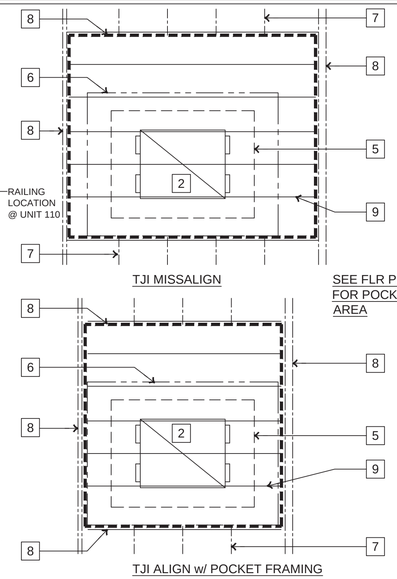
Unit Stacks (20 Total)
107, 207, 307, 407, 507
108, 208, 308, 408, 508 (Opposite)
115, 215, 315, 415, 515
116, 216, 316, 416, 516 (Opposite)



2 bed/1 ba - Type A (Unit 113 Shown)

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

Unit Stacks (2 Total)
404 (Opposite)
113



TYP. FLOOR FRAMING IN ERV POCKET

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

NOTES

SEE MECH DWGS FOR LOCATIONS OF DUCT ROUTES
SEE STRUCT DWGS FOR DIRECTION OF FLOOR OR ROOF FRAMING

1. DO NOT RUN FIRE SPRINKLER PIPING, WATER & WASTE PIPING, OR ELECTRICAL WIRING THRU OR IN ERV POCKET
2. ERV UNIT LOCATION IS FIXED. SET IN 36"x48" CLEAR FLOOR SPACE (NOT OVER TUB, TOILET OR SINK) DIRECTLY BELOW & 6" FROM WALL.
3. FRAMING FOR FURRED CEILING WOOD OR METAL APPROPRIATE FOR SPAN
4. SOFFIT SIZE WIDTH TO ACCOMMODATE DUCTS SEE A0.3a FOR DETAILS
5. 36" x 48" CLEAR FLOOR SPACE UNDER ERV ACCESS DOOR
6. MIN 48" x 64" ERV POCKET. ADJUST SIZE OF POCKET TO BE FULL JOIST BAYS
7. TJI FLOOR JOISTS @ 16" O.C.
8. SEE STRUCT FOR BEAMS & JOISTS
9. ERV POCKET FLOOR JOISTS AT UNIT CENTER, EDGES & 12" O.C.
10. LINED JOIST SPACE FOR DUCTS SEE 12/ A0.3a
11. FIFTH FLOOR: METAL DUCTS RUN CONTINUOUS IN THE ROOF TRUSS SPACE FROM ERV UNIT TO GRILLES

REGISTERED ARCHITECT
DAVID L. DeCHANT JR.
STATE OF WASHINGTON
9701
DAVID L DeCHANT JR.

REVISIONS THIS SHEET
04/18/2023 Code Review Comments

1 2 3 4

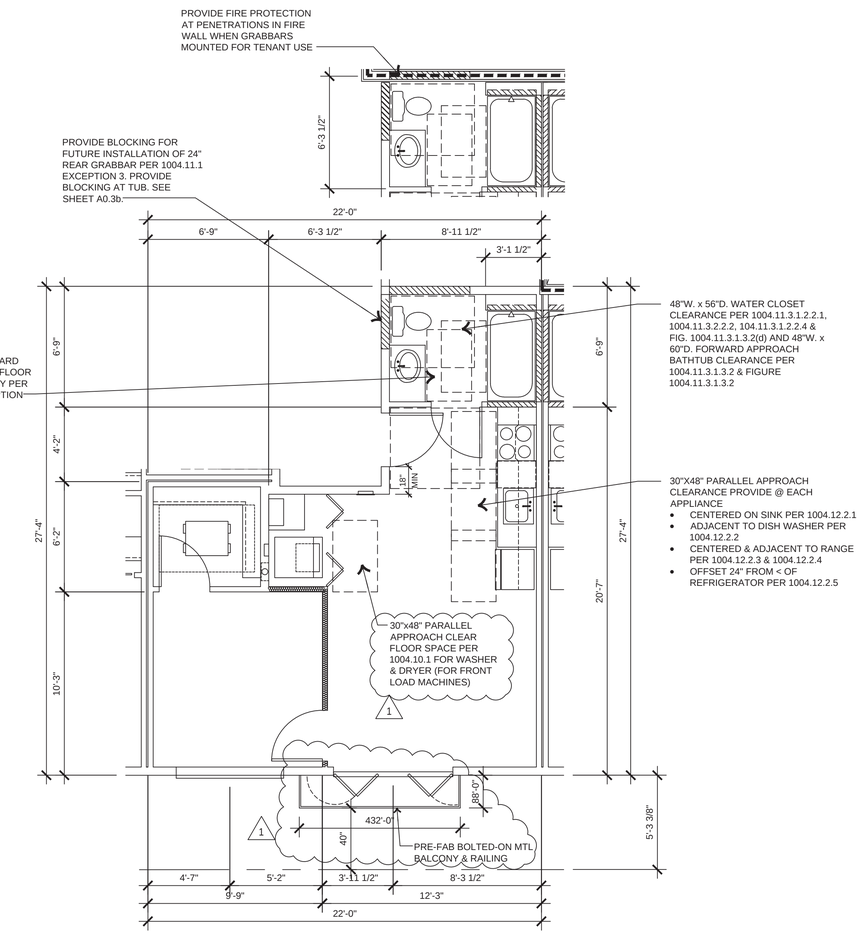
St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
Large Scale Floor Plans

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
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LAUNDRY APPLIANCES NOTES

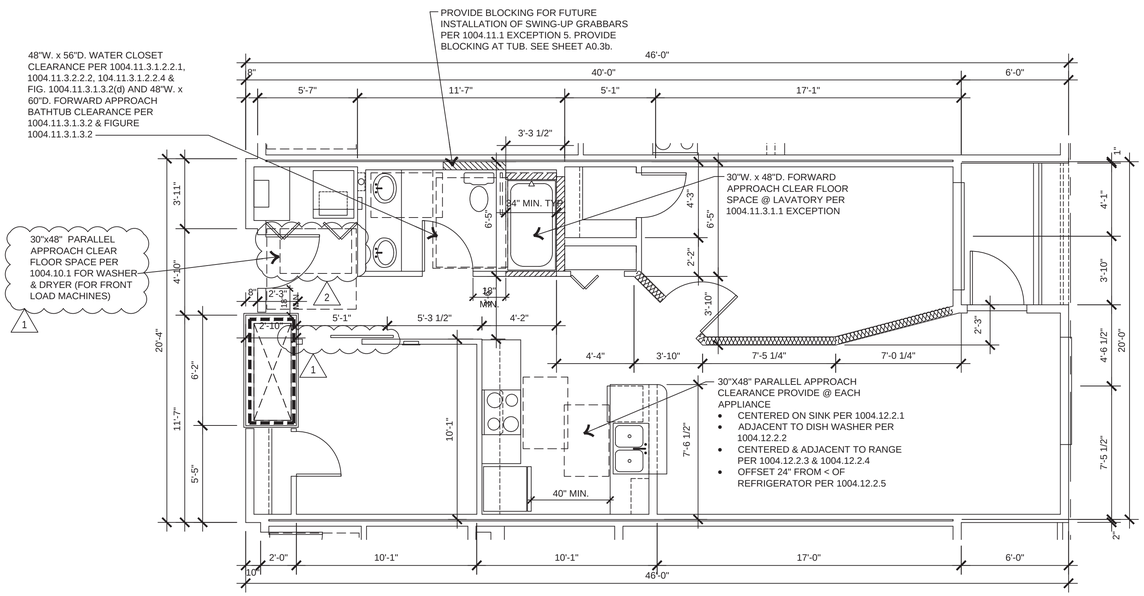
1. LAUNDRY CLOSETS/ SPACES DESIGNED TO ACCOMODATE STANDARD SIDE -BY-SIDE OR STACKED WASHER & DRYER W/ WATER/ DRAIN CONNECTIONS & VENT TO EXTERIOR & 240 V ELECTRICAL OUTLET.
2. AN ANSI A117.1-2009 PARALLEL APPROACH CLEAR FLOOR SPACE (30"X48") PROVIDED AT EACH APPLIANCE .SET. SEE 13/A0.4a
3. UPON REQUEST,OWNER WILL REPLACE INSTALLED WASHER/ DRYER SET W/ AN ALL-IN-ONE WADA COMPLAINT WASHER-DRYER. SET TO HAVE REQUIRED ACCESSIBLE APPROACH.SEE 16/ A0.4 FOR ALL-IN-ONE WD APPLIANCES.



1 bed/1 ba - Type B (Unit 216 Shown)

SCALE: 1/4" = 1' -0" — Option B

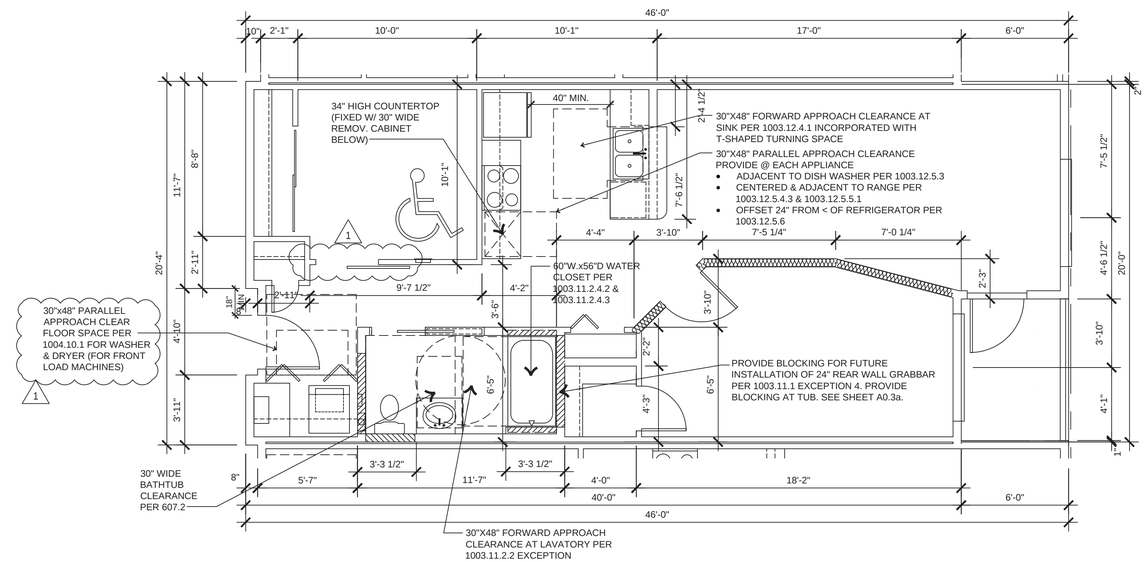
Unit Stacks (20 Total)
107, 207, 307, 407, 507
108, 208, 308, 408, 508 (Opposite)
115, 215, 315, 415, 515
116, 216, 316, 416, 516 (Opposite)



2 bed/1 ba - Type B (Unit 110 Shown)

SCALE: 1/4" = 1' -0" — Option A

Unit Stacks (5 Total)
110, 210, 310, 410, 510



2 bed/1 ba - Type A (Unit 113 Shown)

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

Unit Stacks (1 Total)
404 (Opposite)
413

DAVID L. DeCHANT JR.
REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON

REVISIONS THIS SHEET

04/18/2023 Code Review Comments

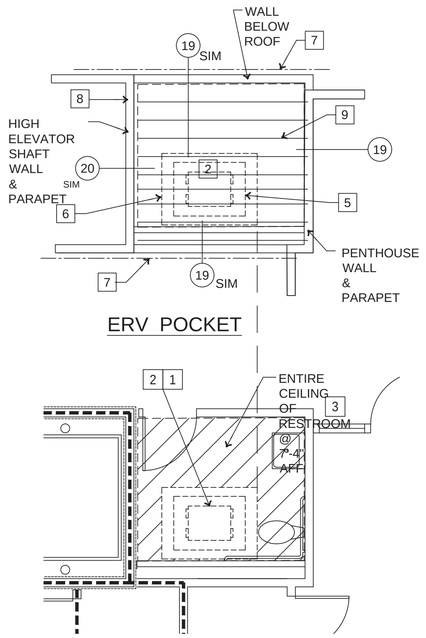
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St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington

PROJECT NO. : 17 - 010
DRAWN BY : DLD
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ERV POCKET

N

Penthouse Restroom

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

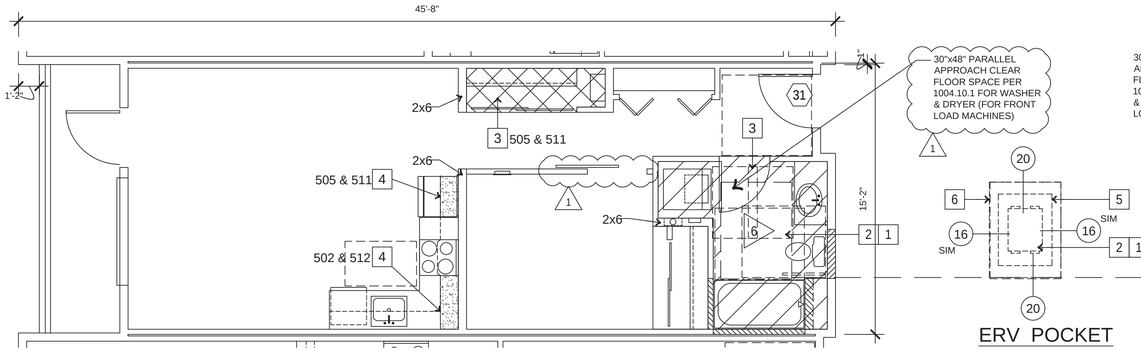
LEGEND

- ERV CEILING FLOOR 5 FURRED @ 7'-10" AFF [3]
- FLOOR 5 FURRED CLOSET CEILINGS @ 7'-10" AFF [3]
- FURRED SOFFIT. SEE 9/ A0.3a
- LINED JOIST BAY SEE 12/ A0.3a
- ERV POCKET IN FLR. FRAMING SEE STRUCT & MECH FOR ADDITIONAL INFORMATION
- (14a) ERV POCKET DETAILS ON SHEET A5.2
- [1] NOTES SEE SHEET A2.1

FIFTH FLOOR & PENTHOUSE ERV NOTES

SEE MECH DWGS FOR LOCATIONS OF DUCT ROUTES
SEE STRUCT DWGS FOR DIRECTION OF FLOOR OR ROOF FRAMING

1. DO NOT RUN FIRE SPRINKLER PIPING, WATER & WASTE PIPING, OR ELECTRICAL WIRING THRU OR IN ERV POCKET
2. ERV UNIT LOCATION IS FIXED. SET IN 36"x48" CLEAR FLOOR SPACE (NOT OVER TUB, TOILET OR SINK) DIRECTLY BELOW & 6" FROM WALL.
3. FRAMING FOR FURRED CEILING: WOOD OR METAL SIZED APPROPRIATE FOR SPAN
4. SOFFIT ABOVE KITCHEN CABINETS SEE A0.3a FOR DETAILS
5. 36" x 48" CLEAR FLOOR SPACE UNDER ERV ACCESS DOOR
6. MIN 48" x 64" ERV POCKET. ADJUST SIZE OF POCKET TO BE FULL JOIST BAYS
7. P.E. ROOF TRUSSES SEE STRUCT
8. SEE STRUCT FOR BEAMS & JOISTS
9. RESTROOM ROOF JOISTS AT ERV UNIT CENTER, EDGES & 16" O.C.
10. FIFTH FLOOR: METAL DUCTS RUN CONTINUOUS IN THE ROOF TRUSS SPACE FROM ERV UNIT TO GRILLES



ERV POCKET

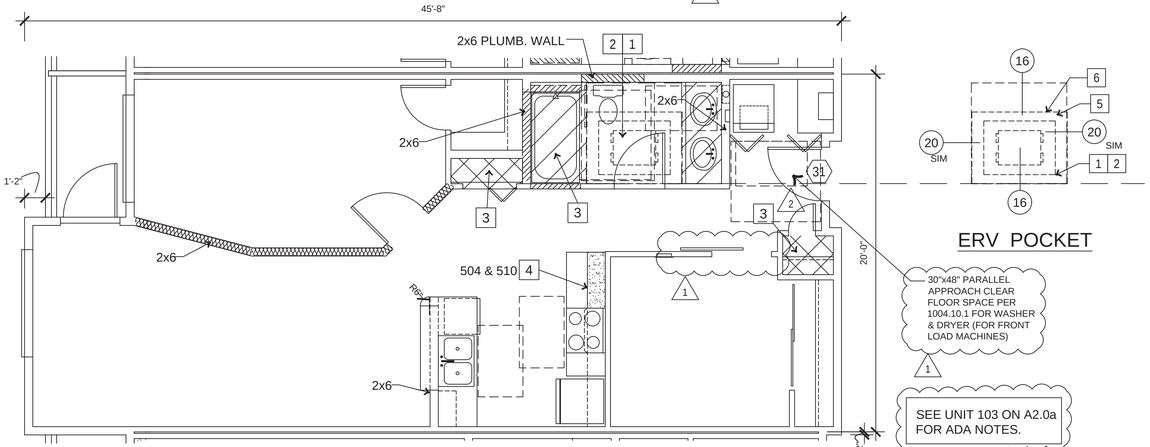
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Open 1 bed/1 ba - Type B (Unit 502 Shown)

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

502 & 512
505 & 511(Opposite)

Option A



ERV POCKET

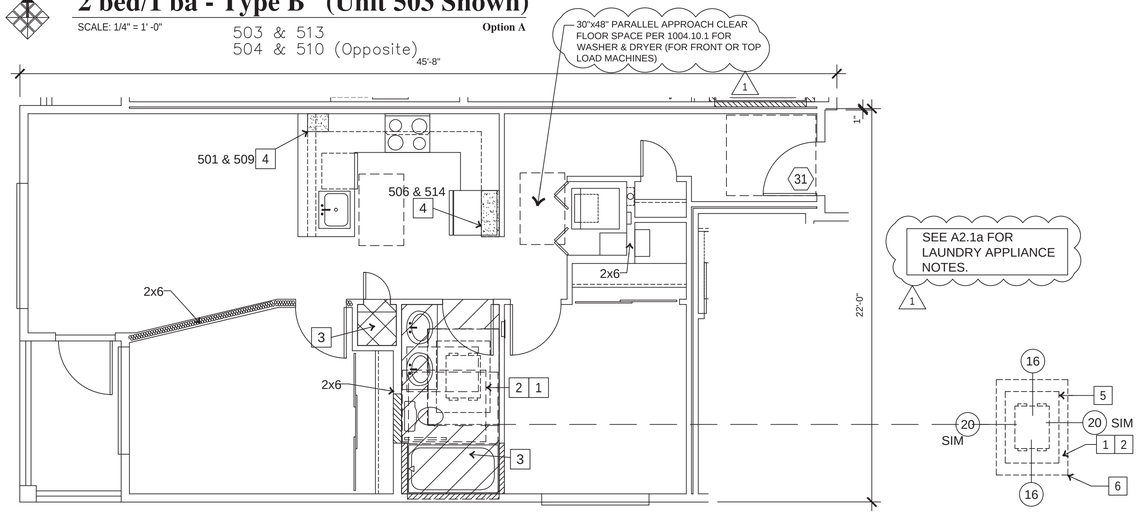
N

2 bed/1 ba - Type B (Unit 503 Shown)

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

503 & 513
504 & 510 (Opposite)

Option A



ERV POCKET

N

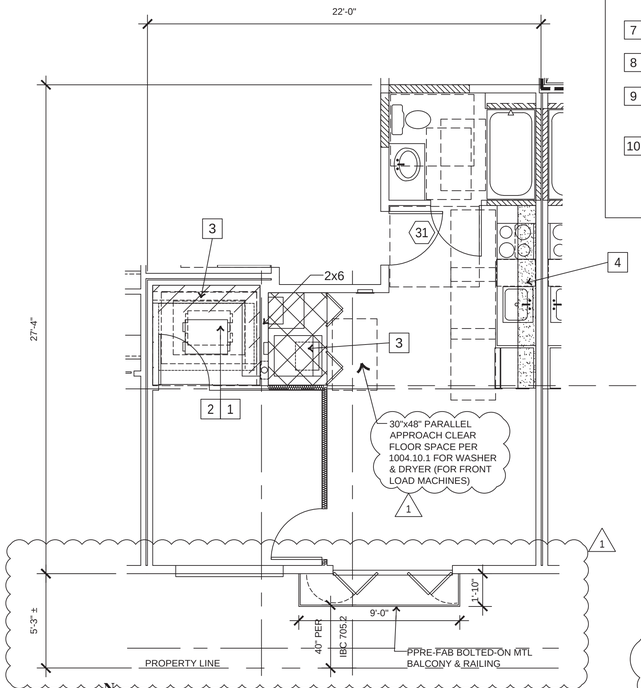
2 bed/1 ba - Type B (Unit 501 Shown)

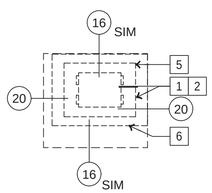
SCALE: 1/4" = 1' -0"

501 & 509
506 & 514 (Opposite)

Option A

SEE A2.0 & A2.1 FOR DIMENSIONS, NOTES & DETAIL TAGS





ERV POCKET

SEE UNIT 216 ON A2.1a FOR ACCESSIBLE ACCESS NOTES.

N

1 bed/1 ba - Type B (Unit 516 Shown)

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

507 & 515
508 & 516 (Opposite)

Option B

30"x48" PARALLEL APPROACH CLEAR FLOOR SPACE PER 1004.10.1 FOR WASHER & DRYER (FOR FRONT LOAD MACHINES)

DAVID L. DeCHANT JR. REGISTERED ARCHITECT STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 04/18/2023 Code Review Comments

2

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4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
Fifth Floor - RCP

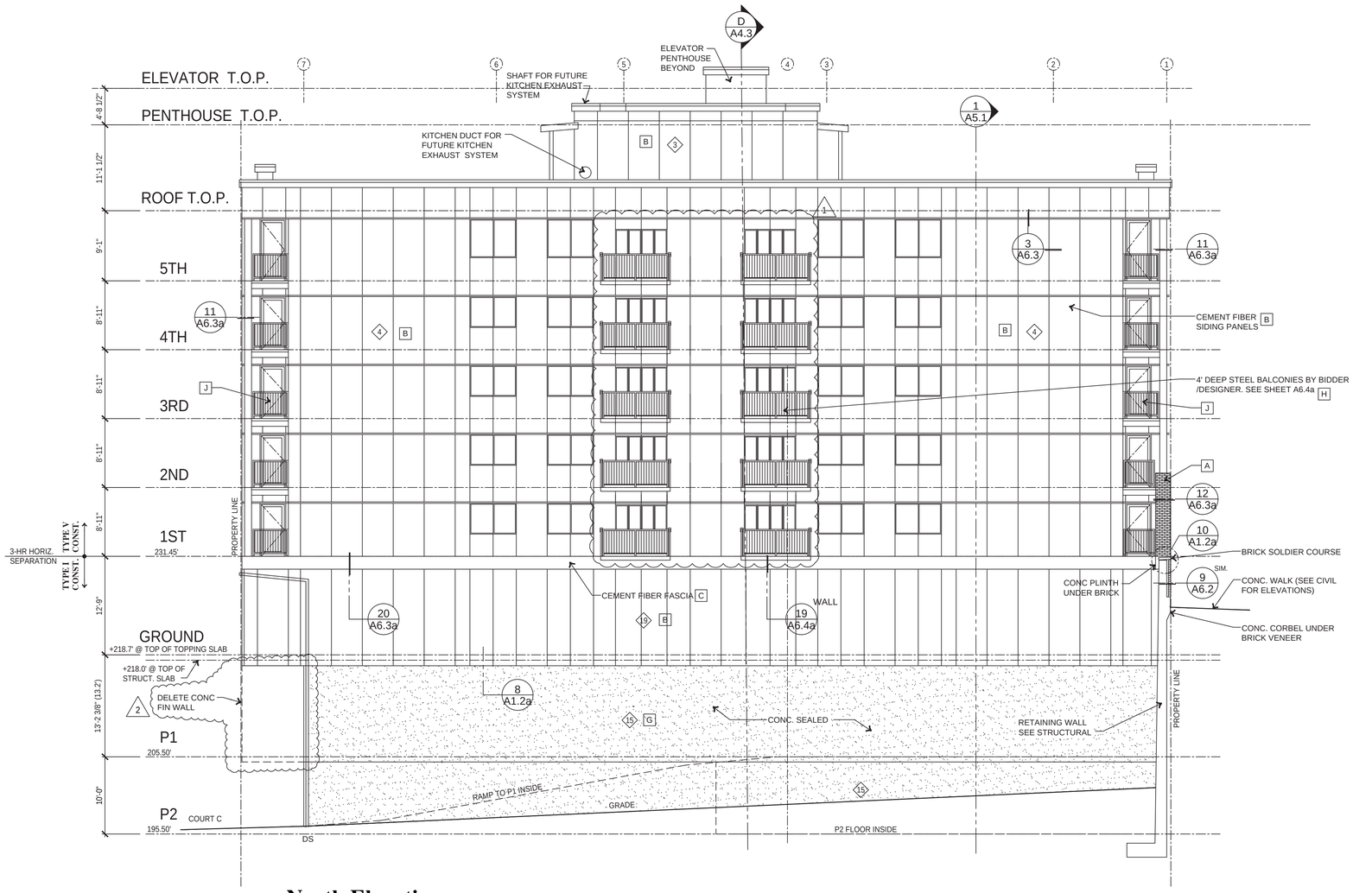
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PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
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Casey + DeChant Architects, LLC Architecture And Planning

A2.2



North Elevation

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

Exterior Finish Notes

SEE A5.0 FOR WALL TYPE CONSTRUCTION NOTES

- A BRICK VENEER
- B CEMENT FIBER PANEL SIDING
- C CEMENT FIBER PANEL FASCIA
- D HORIZONTAL BOX PATTERN METAL SIDING
- E LONG BOARD HORIZONTAL ALUMINUM SIDING
- F VERTICAL JOINT FLAT METAL SIDING
- G EXPOSED CONCRETE WALL. SEAL WHERE EXPOSED TO WEATHER
- H PRE-FAB STEEL BALCONIES
- J PRE-FAB METAL PICKET RAILINGS. TOP AT 42" AFF
- K CONCRETE BEAM.
- L EXTERIOR UNDERSLAB INSULATION SEE 1/A1.2a
- M INTERIOR UNDERSLAB INSULATION. SEE 2/A1.2a

IBC 705.8 Allowable Openings per Story

Fire Separation Distance (FSD) is measured from North Property Line. IBC Table 705.8 establishes the Maximum Allowed Openings per Story for Unsprinklered/ Sprinklered Buildings as a Percentage of each Story's façade area.

NORTH ELEVATION

Residential Story Openings				Wdw E	Door 2	4" duct	6" duct	Door 1	Opng		Max Allowed Area % for Unprotected Opng in Bldg w/ FS	
Area per opng				24	53.4	0.09	0.2	21				
Number of Opng per Story				4	2	6	4	2				
Total Opng per Story				96	106.8	0.54	0.8	42		Actual		%
Story	Hgt	Lngth	S. Area						O. Area	Pctg	FSD	
P1	10	112	1120	0	0	0	0	0	0	0%	8'-2"	25%
P2	13.17	120	1580.4	0	0	0	0	0	0	0%	8'-2"	25%
Ground	12.75	120	1530	0	0	0	0	0	0	0%	8'-2"	25%
1st	8.92	120	1070.4	96	106.8	0.54	0.8	42	246.14	23%	5'-2"	25%
2nd	8.92	120	1070.4	96	106.8	0.54	0.8	42	246.14	23%	5'-2"	25%
3rd	8.92	120	1070.4	96	106.8	0.54	0.8	42	246.14	23%	5'-2"	25%
4th	8.92	120	1070.4	96	106.8	0.54	0.8	42	246.14	23%	5'-2"	25%
5th	9.17	120	1100.4	96	106.8	0.54	0.8	42	246.14	22%	5'-2"	25%
Penthouse	14	21	294	0	0	0	0	0	0	0%	40'-0"	Unlmtd
		Total	9906.4	480	534	2.7	4	210	1230.7			

Key

- WALL TYPES - SEE A0.5
- DOOR TYPES - SEE A0.7 & A0.8
- STOREFRONT WINDOW SYSTEM - SEE A0.9
- STOREFRONT DOOR SYSTEM - SEE A0.9
- WINDOWS - SEE A0.8
- B NOTES
- DENOTES 3-HOUR CONCRETE WALL
- DENOTES 2-HOUR WALL
- DENOTES 1-HOUR UNIT SEPARATION WALL
- FE FIRE EXTINGUISHER & CABINET RECESSED IN WALL

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L DeCHANT JR.

REVISIONS THIS SHEET

1 04/18/2023 Code Review Comments

2 07/28/2023 Owner Revision

3

4

St. Helens Mixed Used Development

605 St. Helens Avenue Tacoma, Washington

NORTH ELEVATION

PROJECT NO. : 17 - 010

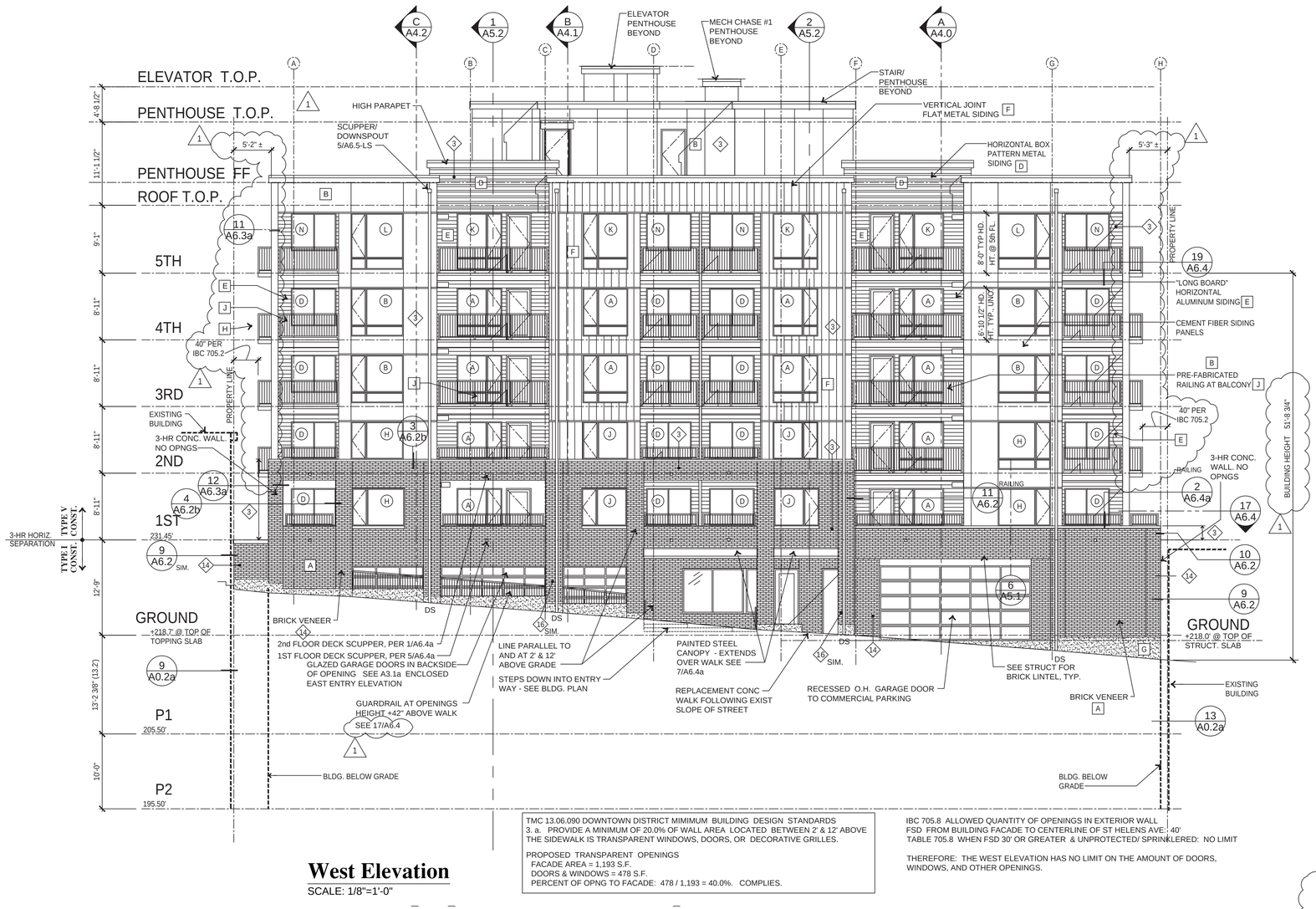
DRAWN BY : DLD

ISSUE DATE : 11/07/2022

LATEST REV. THIS SET : -

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West Elevation

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

TMC 13.06.090 DOWNTOWN DISTRICT MIMIMUM BUILDING DESIGN STANDARDS
3. a. PROVIDE A MINIMUM OF 20.0% OF WALL AREA LOCATED BETWEEN 2' & 12' ABOVE THE SIDEWALK IS TRANSPARENT WINDOWS, DOORS, OR DECORATIVE GRILLES.

PROPOSED TRANSPARENT OPENINGS
FACADE AREA = 1,193 S.F.
DOORS & WINDOWS = 478 S.F.
PERCENT OF OPNG TO FACADE: 478 / 1,193 = 40.0%. COMPLIES.

IBC 705.8 ALLOWED QUANTITY OF OPENINGS IN EXTERIOR WALL
FSD FROM BUILDING FACADE TO CENTERLINE OF ST HELENS AVE.: 40'
TABLE 705.8 WHEN FSD 30' OR GREATER & UNPROTECTED/ SPRINKLERED: NO LIMIT

THEREFORE: THE WEST ELEVATION HAS NO LIMIT ON THE AMOUNT OF DOORS, WINDOWS, AND OTHER OPENINGS.

Exterior Finish Notes

SEE A5.0 FOR WALL TYPE CONSTRUCTION NOTES

- A BRICK VENEER
- B CEMENT FIBER PANEL SIDING
- C CEMENT FIBER PANEL FASCIA
- D HORIZONTAL BOX PATTERN METAL SIDING
- E LONG BOARD HORIZONTAL ALUMINUM SIDING
- F VERTICAL JOINT FLAT METAL SIDING
- G EXPOSED CONCRETE WALL. SEAL WHERE EXPOSED TO WEATHER
- H PRE-FAB STEEL BALCONIES
- J PRE-FAB METAL PICKET RAILINGS. TOP AT 42" AFF
- K CONCRETE BEAM.
- L EXTERIOR UNDERSLAB INSULATION SEE 1/A1.2a
- M INTERIOR UNDERSLAB INSULATION. SEE 2/A1.2a

1 ACCORDING TO CHRIS SEAMAN, SENIOR ENGINEER, TACOMA FIRE 08/21/201 MEMO:

"BUILDING WOULD BE CLASSIFIED HIGH RISE IF THE DISTANCE FROM THE LOWEST POINT ON COURT C TO THE 5TH FLOOR EXCEEDS 75'."

'THEY DO NOT CONCEDER ROOF DECKS AS OCCUPIED FLOOR FOR PURPOSES OF IBC 510.2 COMPLIANCE."

ACTUAL DISTANCE FROM LOWEST POINT ON COURT C TO 5TH FLOOR = 74'-7"

Key

- WALL TYPES - SEE A0.5
- DOOR TYPES - SEE A0.7 & A0.8
- STOREFRONT WINDOW SYSTEM - SEE A0.9
- STOREFRONT DOOR SYSTEM - SEE A0.9
- WINDOWS - SEE A0.8
- B NOTES
- DENOTES 3-HOUR CONCRETE WALL
- DENOTES 2-HOUR WALL
- DENOTES 1-HOUR UNIT SEPARATION WALL
- FE FIRE EXTINGUISHER & CABINET RECESSED IN WALL

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L DeCHANT JR.

REVISIONS THIS SHEET

1 2 3 4

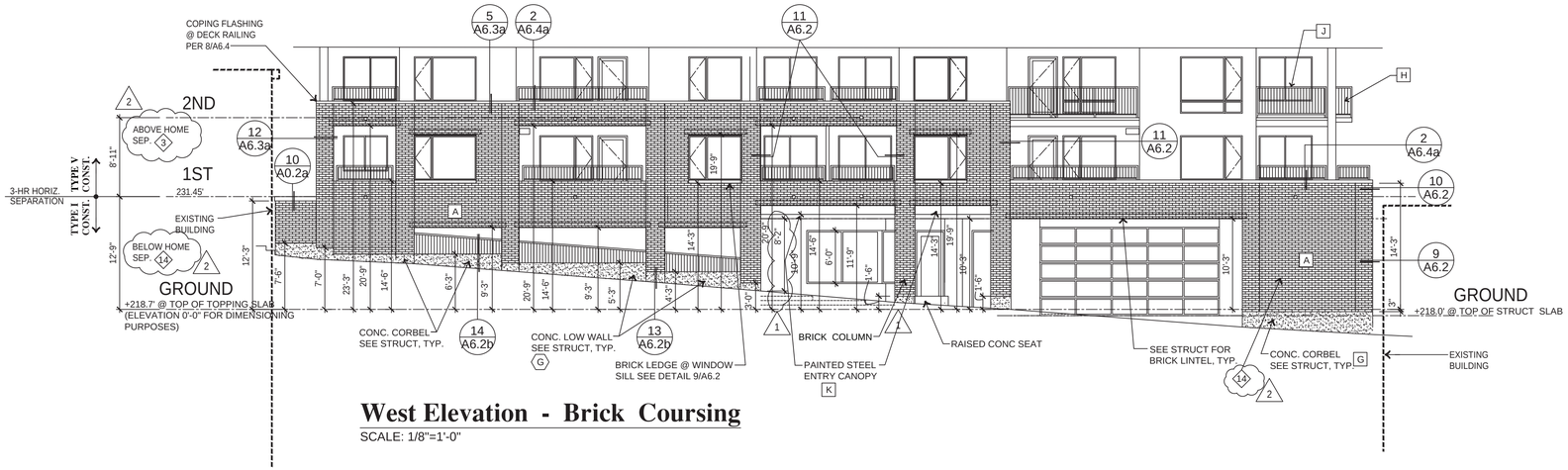
04/18/2023 Code Review Comments

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington 98402
WEST ELEVATION

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. : 1
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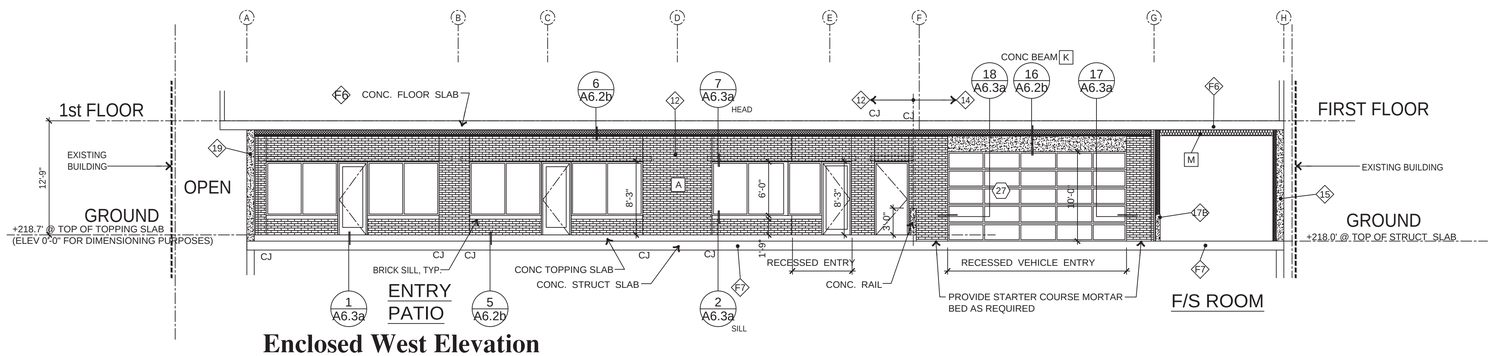
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West Elevation - Brick Coursing

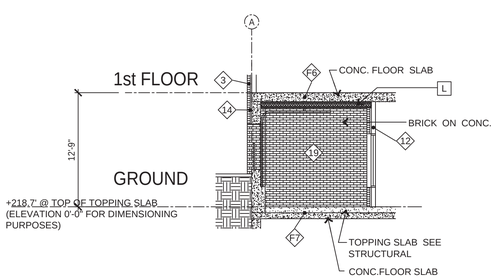
SCALE: 1/8"=1'-0"

BRICK VENEER IS MUTUAL MATERIALS
MODULAR 3 1/2" D. x 2 1/2" H. x 11 1/2" L.
(4 COURSES = 12")



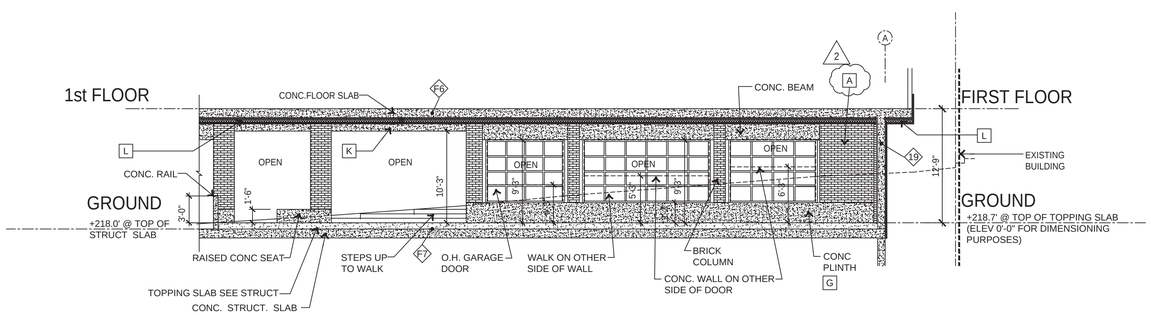
Enclosed West Elevation

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



Enclosed North Elevation - Entry Patio

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



Enclosed East Elevation - Entry Patio

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

Exterior Finish Notes

SEE A5.0 FOR WALL TYPE CONSTRUCTION NOTES

- A BRICK VENEER
- B CEMENT FIBER PANEL SIDING
- C CEMENT FIBER PANEL FASCIA
- D HORIZONTAL BOX PATTERN METAL SIDING
- E LONG BOARD HORIZONTAL ALUMINUM SIDING
- F VERTICAL JOINT FLAT METAL SIDING
- G EXPOSED CONCRETE WALL. SEAL WHERE EXPOSED TO WEATHER
- H PRE-FAB STEEL BALCONIES
- J PRE-FAB METAL PICKET RAILINGS. TOP AT 42" AFF
- K CONCRETE BEAM.
- L EXTERIOR UNDERSLAB INSULATION SEE 1/A1.2a
- M INTERIOR UNDERSLAB INSULATION. SEE 2/A1.2a

Key

- WALL TYPES - SEE A0.5
- DOOR TYPES - SEE A0.7 & A0.8
- STOREFRONT WINDOW SYSTEM - SEE A0.9
- STOREFRONT DOOR SYSTEM - SEE A0.9
- WINDOWS - SEE A0.8
- B NOTES
- DENOTES 3-HOUR CONCRETE WALL
- DENOTES 2-HOUR WALL
- DENOTES 1-HOUR UNIT SEPARATION WALL
- FE FIRE EXTINGUISHER & CABINET RECESSED IN WALL

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

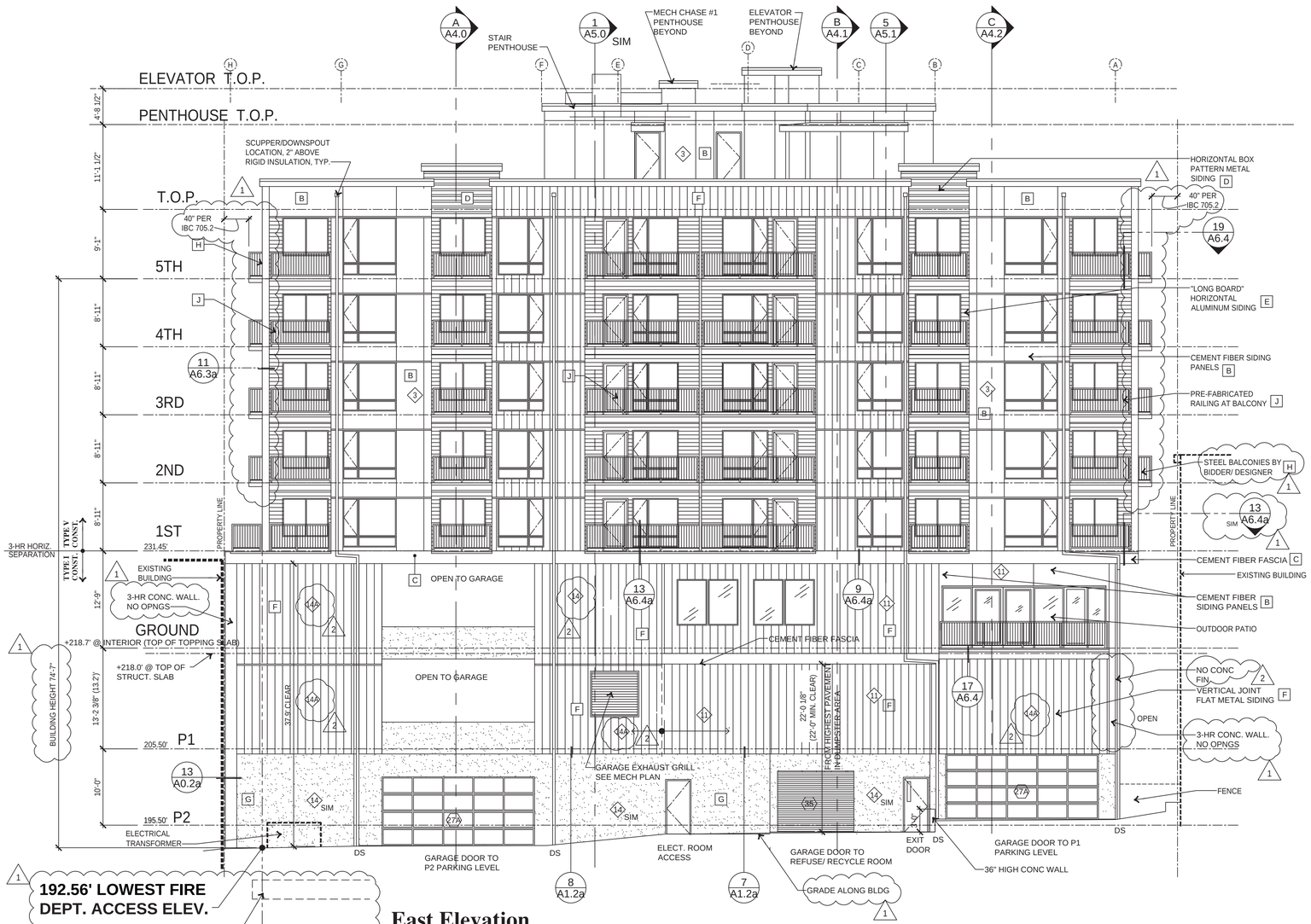
1 04/18/2023 Code Review Comments
2 07/28/2023 Code Revision
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St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
WEST ELEVATION & ENTRY PATIO

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

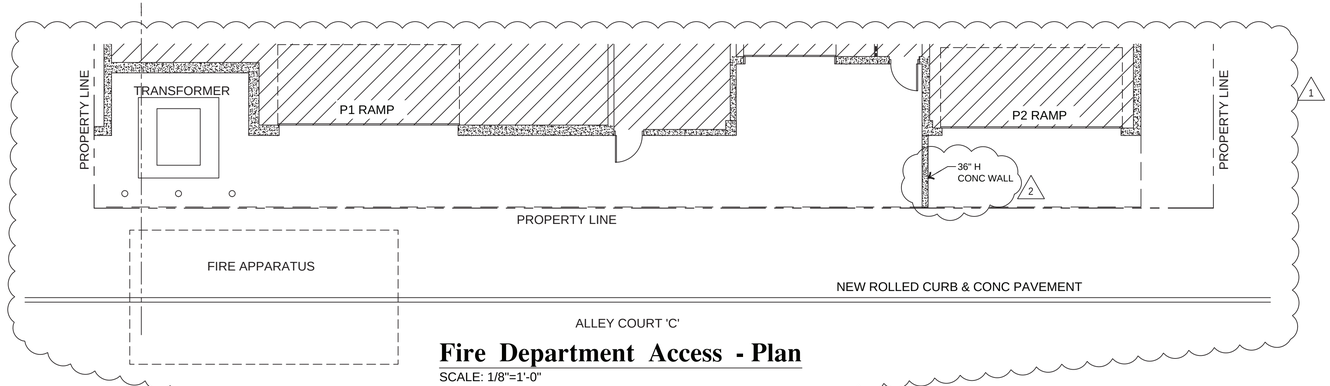
PROJECT NO. : 17 - 010
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East Elevation

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



Fire Department Access - Plan

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

Exterior Finish Notes

SEE A5.0 FOR WALL TYPE CONSTRUCTION NOTES

- A BRICK VENEER
- B CEMENT FIBER PANEL SIDING
- C CEMENT FIBER PANEL FASCIA
- D HORIZONTAL BOX PATTERN METAL SIDING
- E LONG BOARD HORIZONTAL ALUMINUM SIDING
- F VERTICAL JOINT FLAT METAL SIDING
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- H PRE-FAB STEEL BALCONIES
- J PRE-FAB METAL PICKET RAILINGS. TOP AT 42" AFF
- K CONCRETE BEAM.
- L EXTERIOR UNDERSLAB INSULATION SEE 1/A1.2a
- M INTERIOR UNDERSLAB INSULATION. SEE 2/A1.2a

1 ACCORDING TO CHRIS SEAMAN, SENIOR ENGINEER, TACOMA FIRE DEPT 08/21/2021 MEMO:

"BUILDING WOULD BE CLASSIFIED HIGH RISE IF THE DISTANCE FROM THE LOWEST POINT ON COURT C TO THE 5TH FLOOR EXCEEDS 75'."

"THEY DO NOT CONSIDER ROOF DECKS AS OCCUPIED FLOOR FOR PURPOSES OF IBC 510.2 COMPLIANCE."

ACTUAL DISTANCE FROM LOWEST POINT ON COURT C TO 5TH FLOOR = 74'-7".

Key

1
- WALL TYPES - SEE A0.5
- DOOR TYPES - SEE A0.7 & A0.8
- STOREFRONT WINDOW SYSTEM - SEE A0.9
- STOREFRONT DOOR SYSTEM - SEE A0.9
- WINDOWS - SEE A0.8
- B NOTES
- DENOTES 3-HOUR CONCRETE WALL
- DENOTES 2-HOUR WALL
- DENOTES 1-HOUR UNIT SEPARATION WALL
- FE FIRE EXTINGUISHER & CABINET RECESSED IN WALL

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L DeCHANT JR.

REVISIONS THIS SHEET

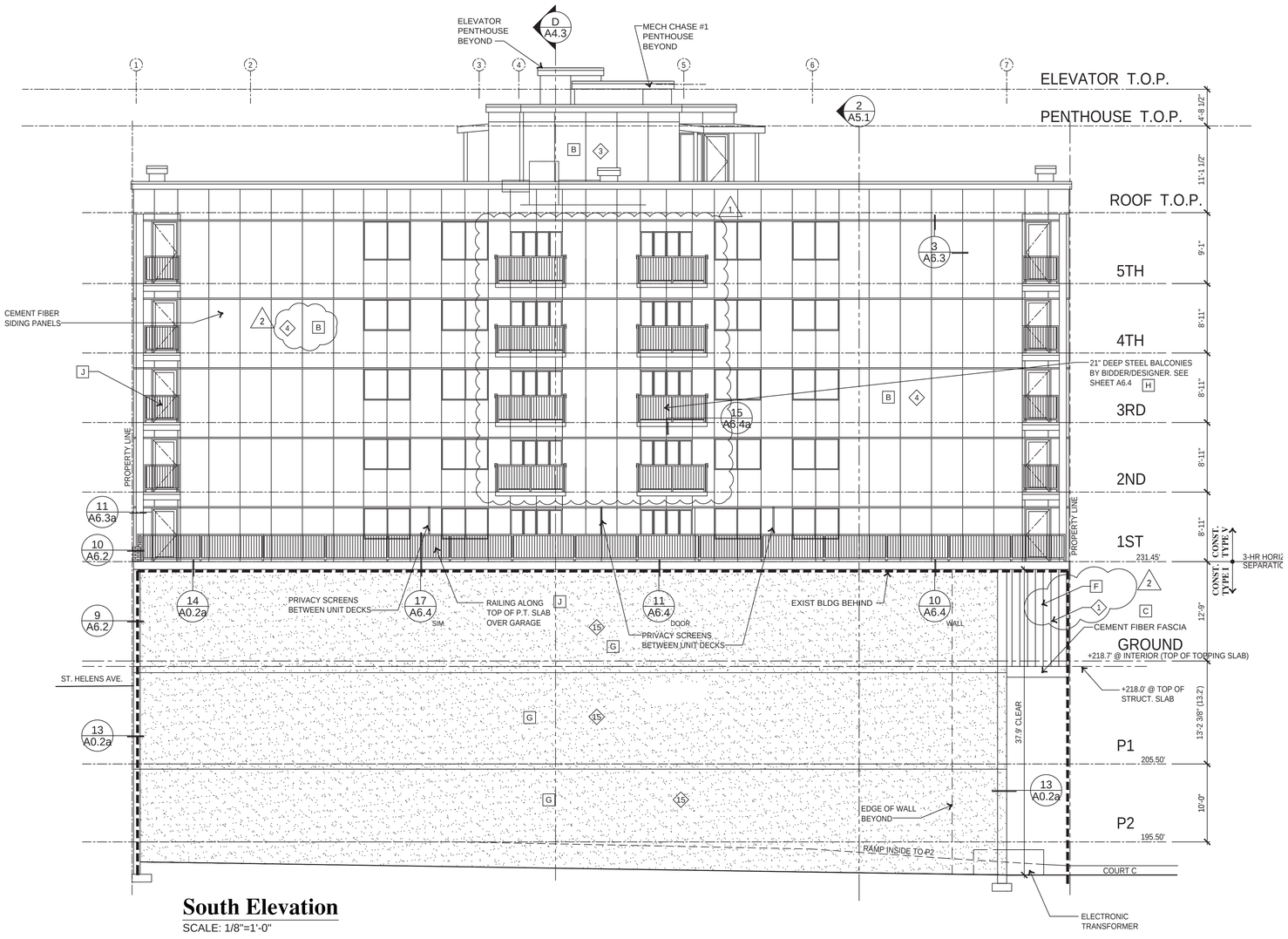
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St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
EAST ELEVATION

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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South Elevation

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

IBC 705.8 Allowable Openings per Story

Fire Separation Distance (FSD) is measured from South Property Line. IBC Table 705.8 establishes the Maximum Allowed Openings per Story for Unsprinklered/ Sprinklered Buildings as a Percentage of each Story's façade area.

SOUTH ELEVATION

				Wdw E	Door 2	4" duct	6" duct	Door 1	Opng		Max Allowed Area % for Unprotected Opng in Bldg w/ FS	
Residential Story Openings				24	53.4	0.09	0.2	21				
Area per opng				4	2	6	4	2				
Number of Opng per Story				96	106.8	0.54	0.8	42		Actual		%
Total Opng per Story												
Story	Hgt	Lngth	S. Area						O. Area	Pctg	FSD	
P1	10	112	1120	0	0	0	0	0	0	0%	1'-2"	0%
P2	13.17	112	1475.04	0	0	0	0	0	0	0%	1'-2"	0%
Ground	12.75	112	1428	0	0	0	0	0	0	0%	1'-2"	0%
1st	8.92	120	1070.4	96	106.8	0.54	0.8	42	246.14	23%	5'-2"	25%
2nd	8.92	120	1070.4	96	106.8	0.54	0.8	42	246.14	23%	5'-2"	25%
3rd	8.92	120	1070.4	96	106.8	0.54	0.8	42	246.14	23%	5'-2"	25%
4th	8.92	120	1070.4	96	106.8	0.54	0.8	42	246.14	23%	5'-2"	25%
5th	9.17	120	1100.4	96	106.8	0.54	0.8	42	246.14	22%	5'-2"	25%
Penthouse	14	21	294	0	0	0	0	0	0	0%	40'-0"	Unlmtd
			Total	9699.04	480	534	2.7	4	210	1230.7		

Exterior Finish Notes

SEE A5.0 FOR WALL TYPE CONSTRUCTION NOTES

- A BRICK VENEER
- B CEMENT FIBER PANEL SIDING
- C CEMENT FIBER PANEL FASCIA
- D HORIZONTAL BOX PATTERN METAL SIDING
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- L EXTERIOR UNDERSLAB INSULATION SEE 1/A1.2a
- M INTERIOR UNDERSLAB INSULATION. SEE 2/A1.2a

Key

- WALL TYPES - SEE A0.5
- DOOR TYPES - SEE A0.7 & A0.8
- STOREFRONT WINDOW SYSTEM - SEE A0.9
- STOREFRONT DOOR SYSTEM - SEE A0.9
- WINDOWS - SEE A0.8
- B NOTES
- DENOTES 3-HOUR CONCRETE WALL
- DENOTES 2-HOUR WALL
- DENOTES 1-HOUR UNIT SEPARATION WALL
- FE FIRE EXTINGUISHER & CABINET RECESSED IN WALL

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DAVID L. DeCHANT JR.

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St. Helens Mixed Used Development

605 St. Helens Avenue Tacoma, Washington

SOUTH ELEVATION

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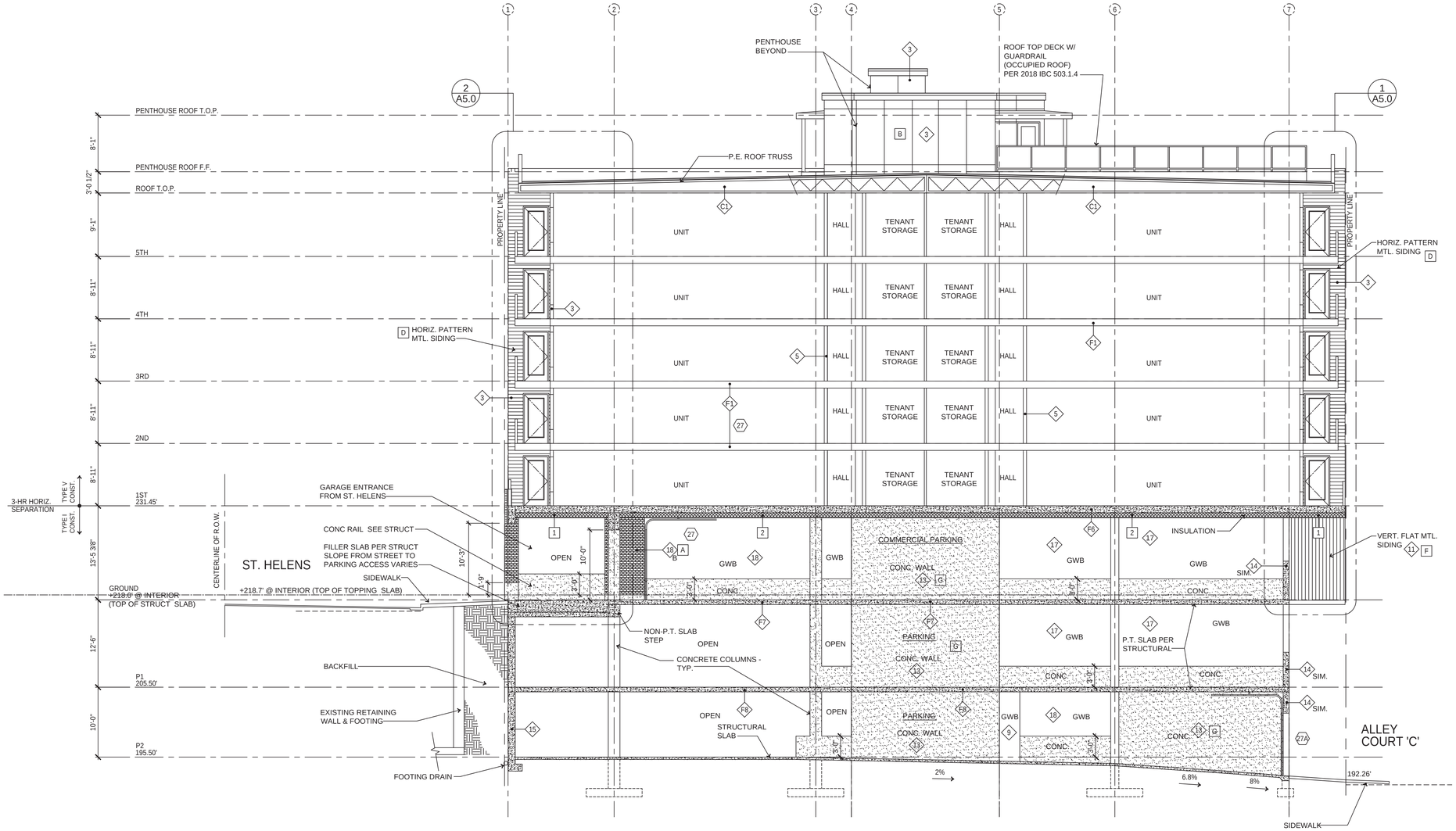
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ISSUE DATE : 11/07/2022

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Building Section A

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

Key

- WALL TYPE. SEE A0.5
- FLOOR TYPE. SEE A0.5a
- ROOF TYPE. SEE A0.5a
- WALL FINISH. SEE A3.0
- DOOR. SEE SCHEDULE A0.7

Insulation Systems

1. EXTERIOR AREAS - 8" RIGID INSULATION w\ MTL. 'Z' FURRING SUSPENDED FROM CONCRETE SLAB PER 1/A1.2A
2. INTERIOR AREAS - R-38 BATT INSULATION SUSPENDED FROM CONCRETE SLAB PER 2/A1.2A
3. SLAB EDGE INSULATION. SEE 3/A1.2a

DAVID L. DeCHANT JR.
REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON

REVISIONS THIS SHEET

1 2 3 4

07/28/2023 Code Revision

St. Helens Mixed Used Development

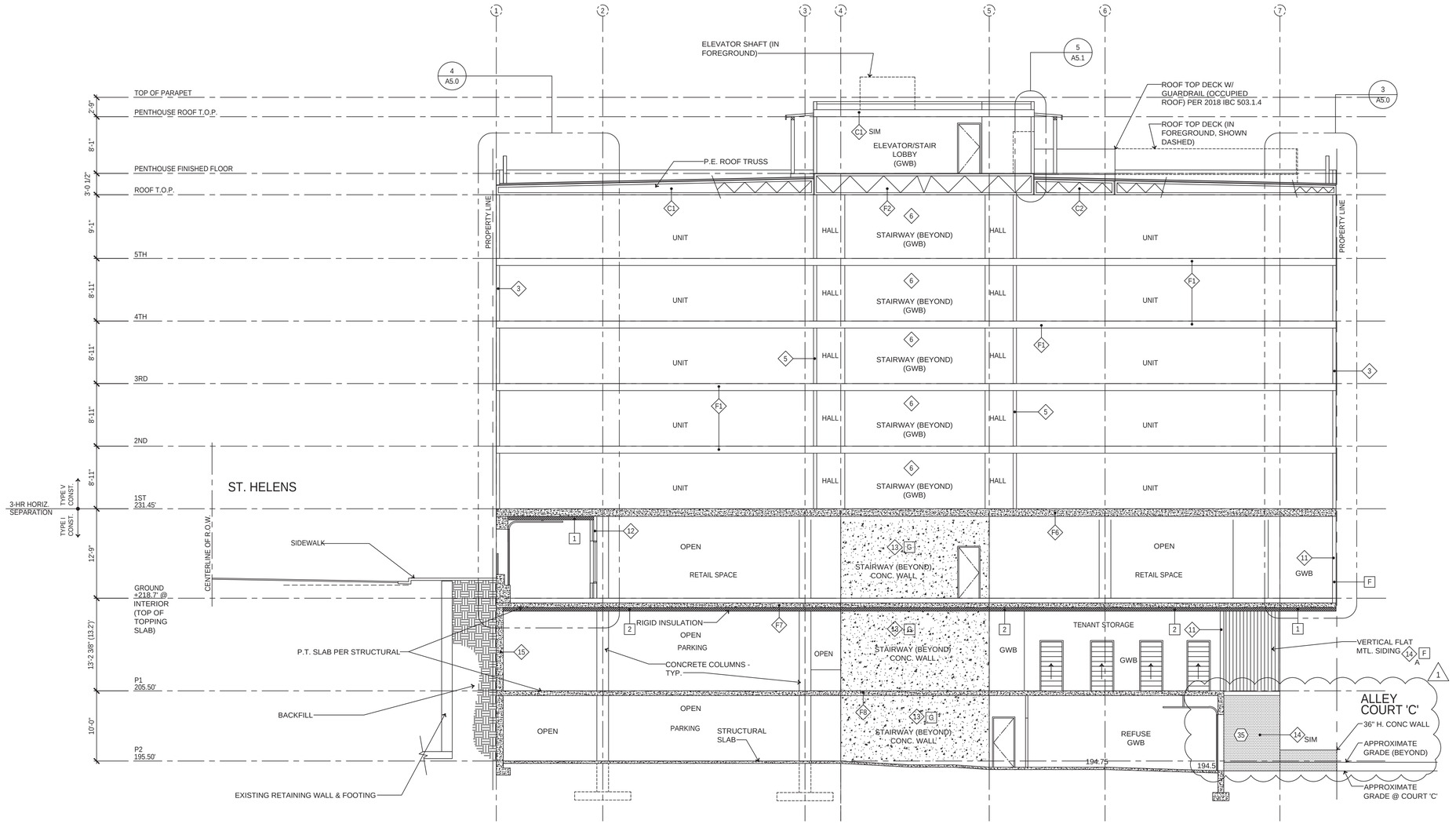
605 St. Helens Avenue Tacoma, Washington

BUILDING SECTION A

PROJECT NO. : 17 - 010
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Building Section B

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

Key

- WALL TYPE. SEE A0.5
- FLOOR TYPE. SEE A0.5a
- ROOF TYPE. SEE A0.5a
- WALL FINISH. SEE A3.0
- DOOR. SEE SCHEDULE A0.7

Insulation Systems

1. EXTERIOR AREAS - 8" RIGID INSULATION w\ MTL. 'Z' FURRING SUSPENDED FROM CONCRETE SLAB PER 1/A1.2A
2. INTERIOR AREAS - R-38 BATT INSULATION SUSPENDED FROM CONCRETE SLAB PER 2/A1.2A
3. SLAB EDGE INSULATION. SEE 3/A1.2a

REGISTERED ARCHITECT
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DAVID L. DeCHANT JR.
STATE OF WASHINGTON
DAVID L. DeCHANT JR.

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1 2 3 4

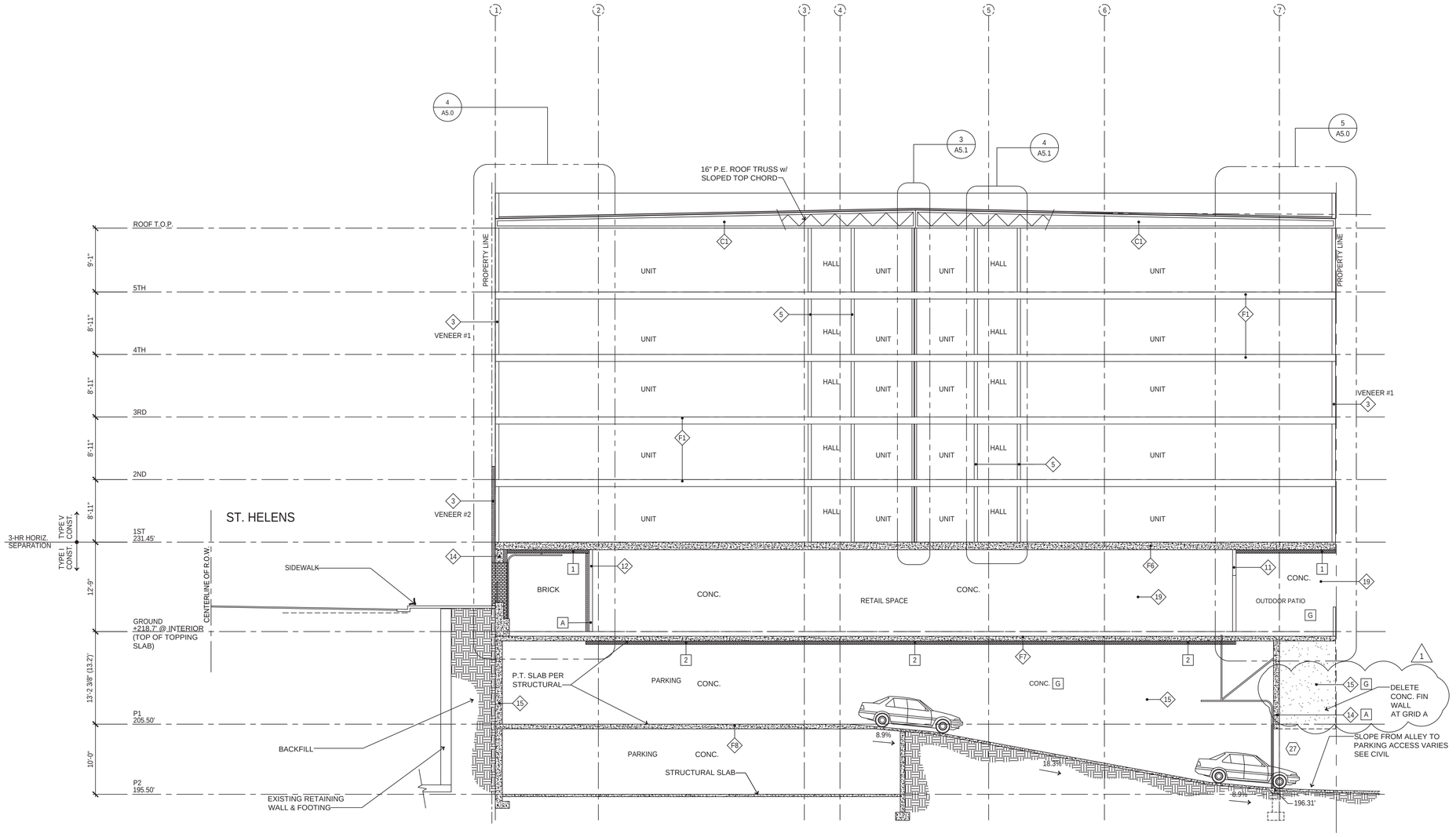
St. Helens Mixed Used Development

605 St. Helens Avenue Tacoma, Washington

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Building Section C

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

Key

- WALL TYPE. SEE A0.5
- FLOOR TYPE. SEE A0.5a
- ROOF TYPE. SEE A0.5a
- WALL FINISH. SEE A3.0
- DOOR. SEE SCHEDULE A0.7

Insulation Systems

1. EXTERIOR AREAS - 8" RIGID INSULATION w\ MTL. 'Z' FURRING SUSPENDED FROM CONCRETE SLAB PER 1/A1.2A
2. INTERIOR AREAS - R-38 BATT INSULATION SUSPENDED FROM CONCRETE SLAB PER 2/A1.2A
3. SLAB EDGE INSULATION. SEE 3/A1.2a

REGISTERED ARCHITECT
DAVID L. DeCHANT JR.
STATE OF WASHINGTON
9701

DAVID L. DeCHANT JR.

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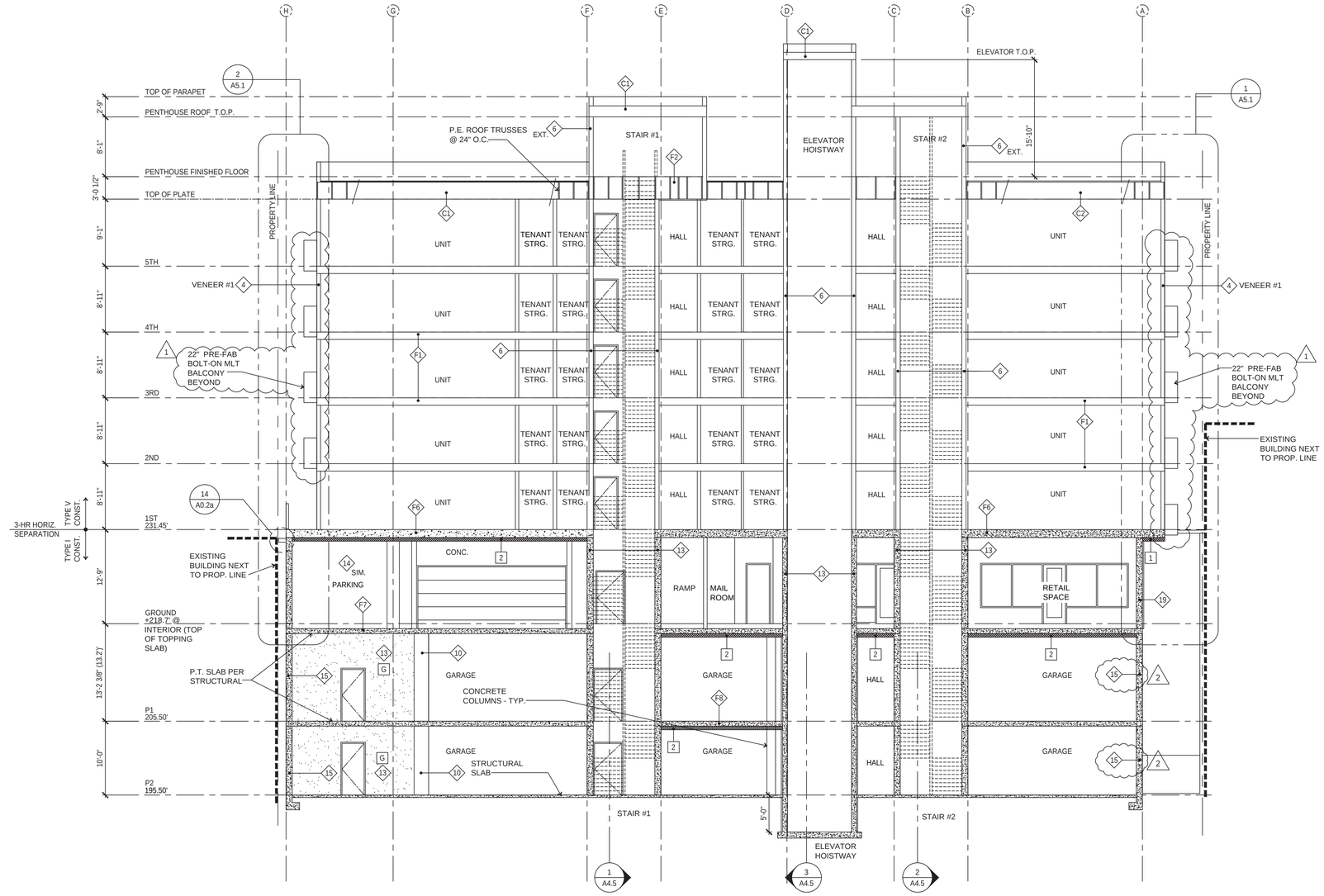
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St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington

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Building Section D

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

Key

- WALL TYPE. SEE A0.5
- FLOOR TYPE. SEE A0.5a
- ROOF TYPE. SEE A0.5a
- WALL FINISH. SEE A3.0
- DOOR. SEE SCHEDULE A0.7

Insulation Systems

1. EXTERIOR AREAS - 8" RIGID INSULATION w\ MTL. 'Z' FURRING SUSPENDED FROM CONCRETE SLAB PER 1/A1.2A
2. INTERIOR AREAS - R-38 BATT INSULATION SUSPENDED FROM CONCRETE SLAB PER 2/A1.2A
3. SLAB EDGE INSULATION. SEE 3/A1.2a

REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON
DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

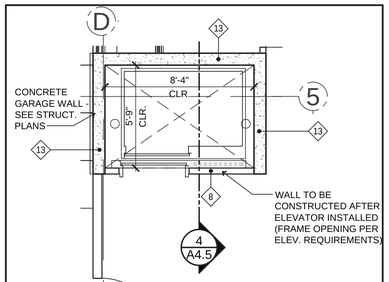
1 04/18/2023 Code Review Comments
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St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
Building Section D

PROJECT NO. : 17 - 010
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ISSUE DATE : 11/07/2022
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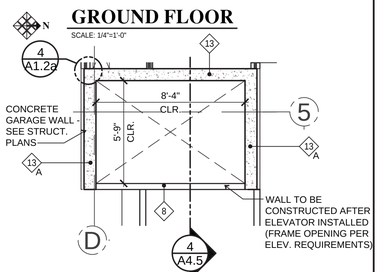
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GROUND FLOOR

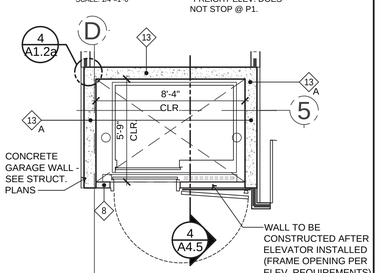
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GARAGE LEVEL - P1

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

*FREIGHT ELEV. DOES NOT STOP @ P1.

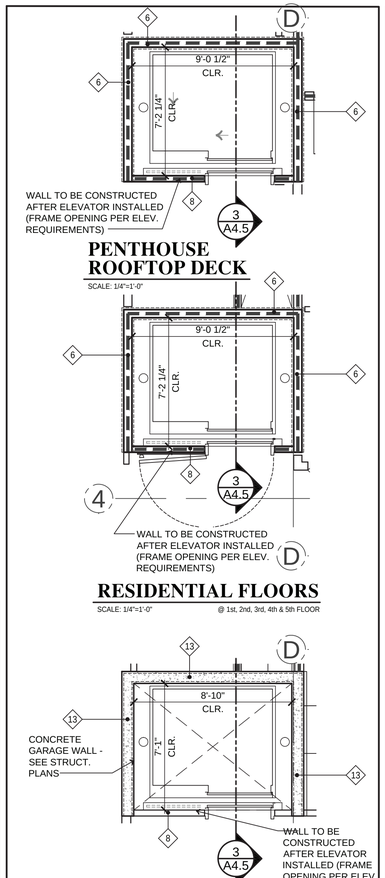


GARAGE LEVEL - P2

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

4 FREIGHT ELEVATOR PLANS

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

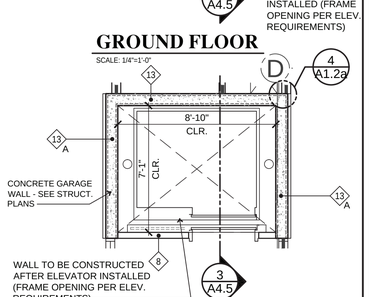


PENTHOUSE ROOFTOP DECK

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

RESIDENTIAL FLOORS

SCALE: 1/4"=1'-0" @ 1st, 2nd, 3rd, 4th & 5th FLOOR

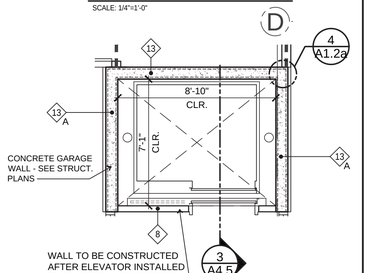


GROUND FLOOR

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

GARAGE LEVEL - P1

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

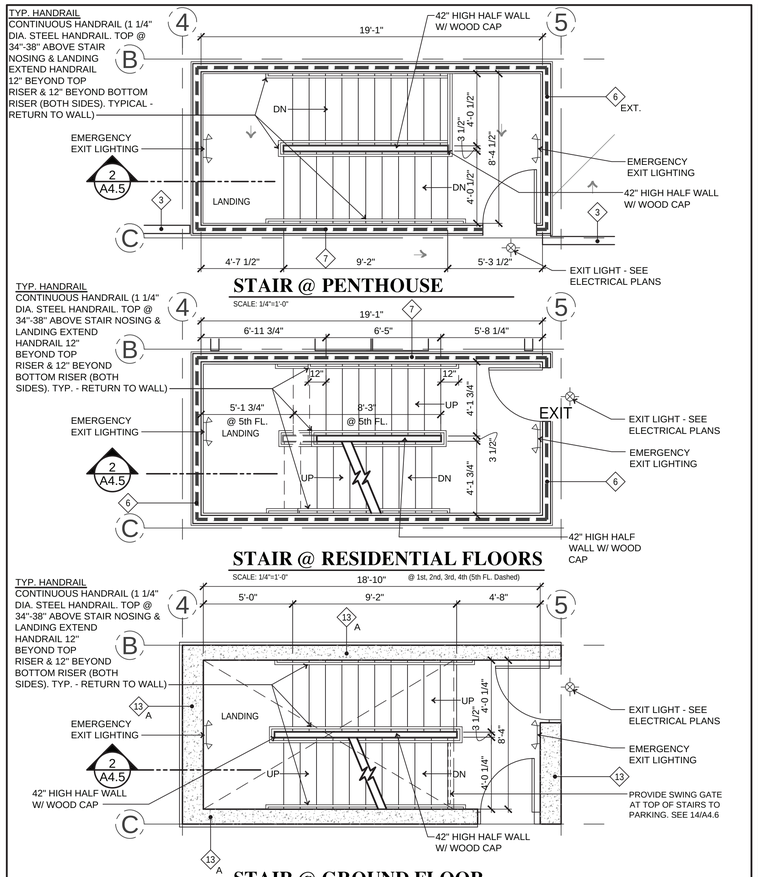


GARAGE LEVEL - P2

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

3 PASSANGER ELEVATOR PLANS

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



STAIR @ PENTHOUSE

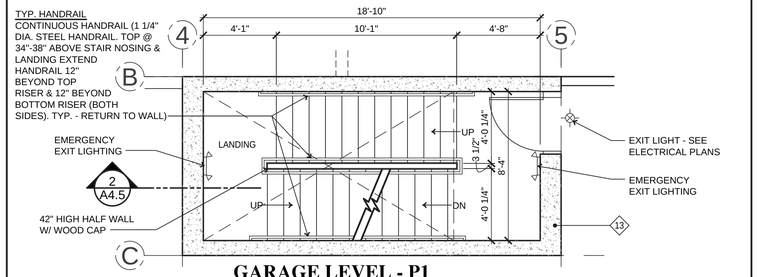
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STAIR @ RESIDENTIAL FLOORS

SCALE: 1/4"=1'-0" @ 1st, 2nd, 3rd, 4th (5th FL. Dashed)

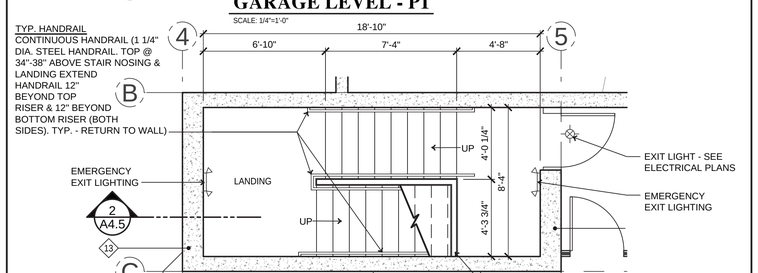
STAIR @ GROUND FLOOR

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



GARAGE LEVEL - P1

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

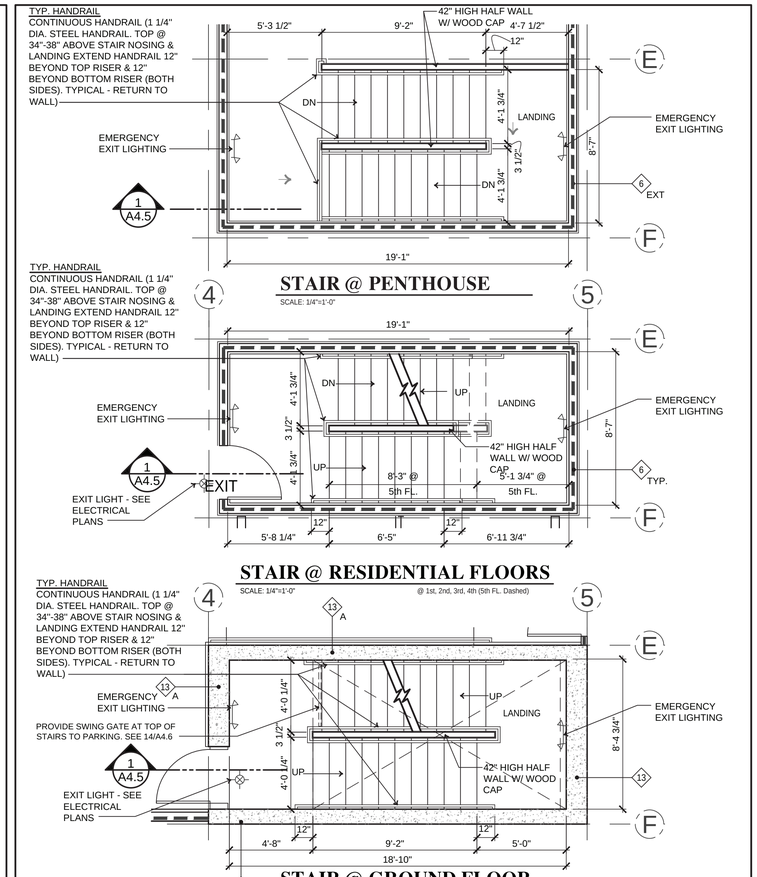


GARAGE LEVEL - P2

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

2 STAIR #2 - NORTH STAIR

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



STAIR @ PENTHOUSE

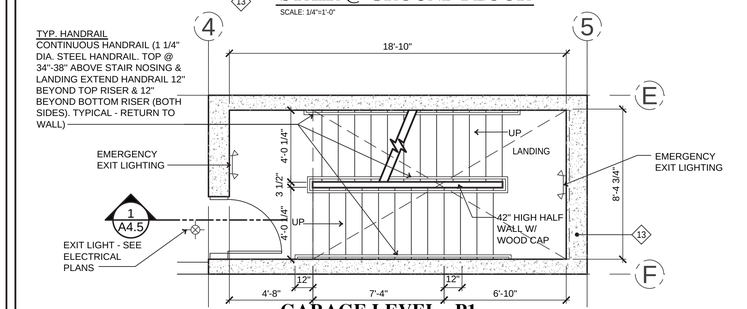
SCALE: 1/4"=1'-0"

STAIR @ RESIDENTIAL FLOORS

SCALE: 1/4"=1'-0" @ 1st, 2nd, 3rd, 4th (5th FL. Dashed)

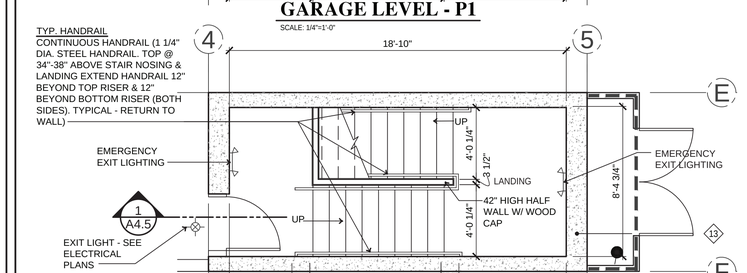
STAIR @ GROUND FLOOR

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



GARAGE LEVEL - P1

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



GARAGE LEVEL - P2

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

1 STAIR #1 - SOUTH STAIR

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

DAVID L. DeCHANT JR.
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9701
STATE OF WASHINGTON

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St. Helens Mixed Used Development

605 St. Helens Avenue Tacoma, Washington

PROJECT NO. : 17 - 010

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CDA Casey + DeChant Architects, LLC Architecture And Planning

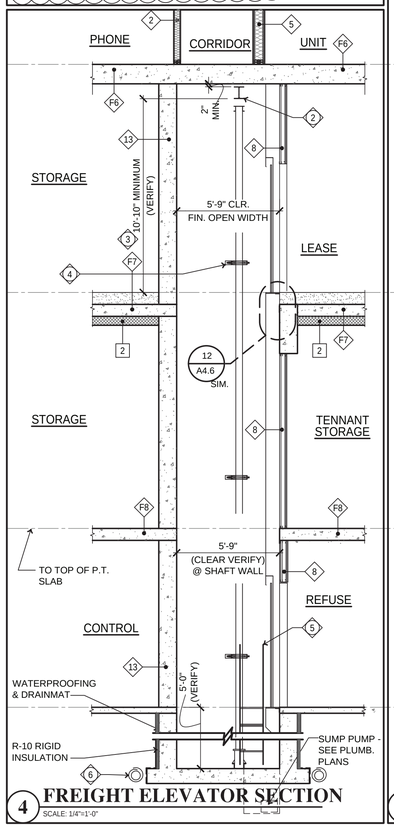
A4.4

ELEVATOR KEY NOTES

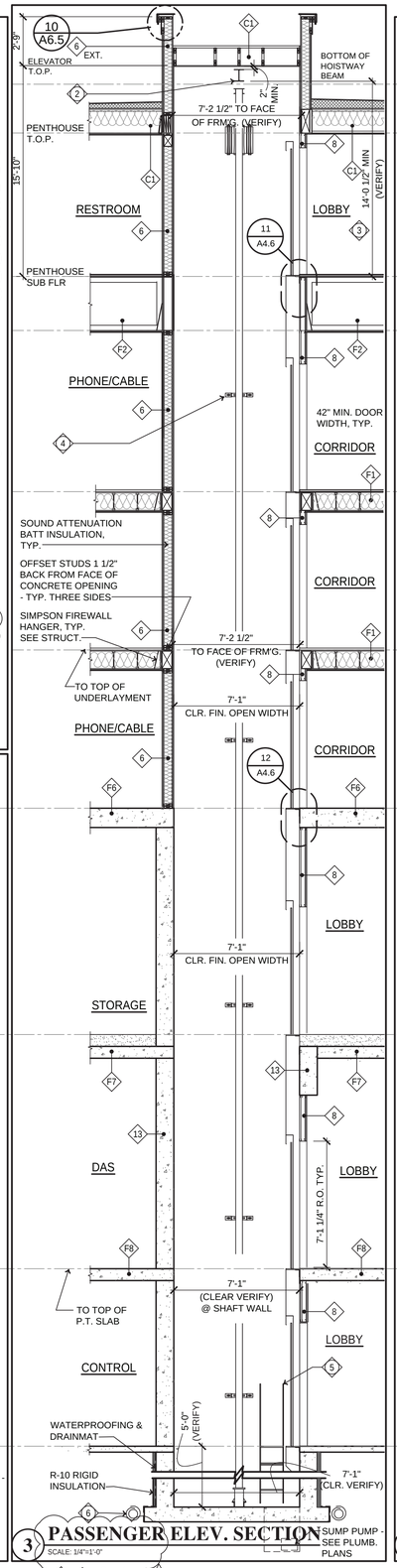
1. PASSENGER ELEVATOR: AMBULANCE STRETCHER ACCESSIBLE, TKE EVOLUTION 100 TRACTION, 9 STOPS, 3500lb. 6'-9" x 5'5-1/2" CAB w/ 3'-6" SIDE SLIDE DOOR

   FREIGHT ELEVATOR: TKE ENDURA ABOVE GROUND JACK, HYDRAULIC, 2 STOP,3500lb, 6'-8" x 5'-5" CAB w/ 3'-6" SIDE SLIDE DOOR

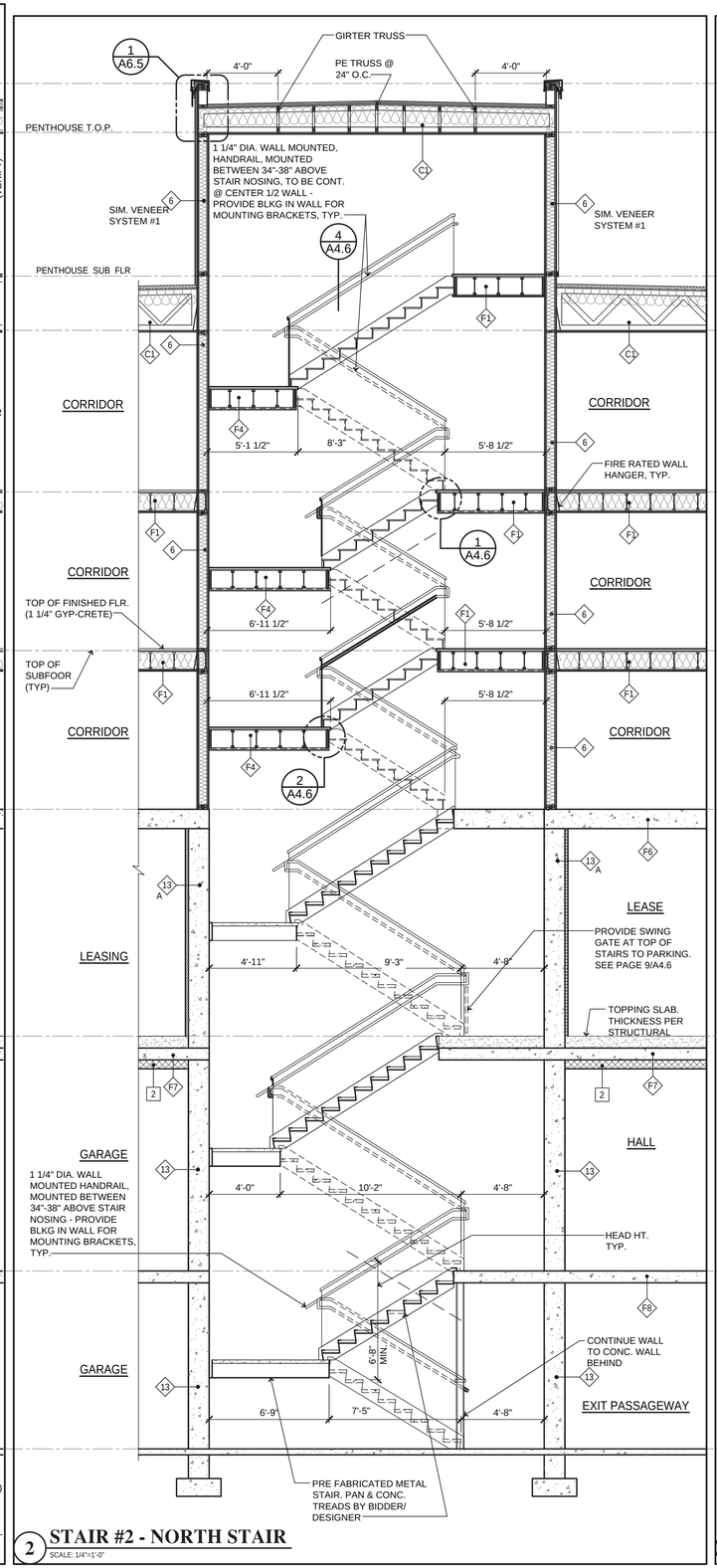
   THE ELEVATOR HOISTWAYS WERE SIZED BASED ON THESE ELEVATORS. AS WERE ROUGH OPENING DIMENSIONS, FINISHED CLEARANCES, HOISR BEAM & OTHER ITEM LOCATIONS. CONTRACTOR TO VERIFY DIMENSIONS & LOCATIONS. & ADJUST AS REQUIRED TO COMPLY w/ ELEVATOR MANUVACTURER'S ELEVATOR CODE, & IBC REQUIREMENTS (1)
2. 8" MAX. DEEP HOIST BEAM PER ELEV. MFR'S REQ'S - VERIFY SIZE W/ STRUCT. ENGINEER (PROVIDED BY GENERAL CONTRACTOR) PROVIDE MIN. 2" CLEAR ABOVE BEAM
3. MINIMUM HOIST BM. ELEVATION PER ELEV. MFR'S REQ'S (VERIFY). ADJUST ROOF JOISTS & PARAPET HEIGHT AS REQ'D
4. TOP GUIDE RAIL BRACKET TO BE INSTALLED AS REQ'D ABOVE FINISHED FLOOR IN OVERHEAD. SUPPORT TO BE PROVIDED BY GENERAL CONTRACTOR.
5. STEEL PIT LADDER BY BIDDER/ DESIGNER TO COMPLY WITH OSHA STANDARDS.
6. FOOTING DRAIN AS SPECIFIED BY GEOTECH ENGINEER W/ WASHED ROCK & FILTER FABRIC - CONNECT TO STORM SEWER OR SUMP PIT
7. PASSENGER ELEVATOR TO BE SIZED TO ACCOMMODATE AN AMBULANCE STRETCHER PER IBC 3002.4
8. NOTIFY THE ARCHITECT & OWNER OF CHANGES IN ELEVATOR CAB DIMENSIONS, REQUIREMENTS, OR EQUIPMENT.
9. SEE A0.3d FOR MORE INFORMATION (1)



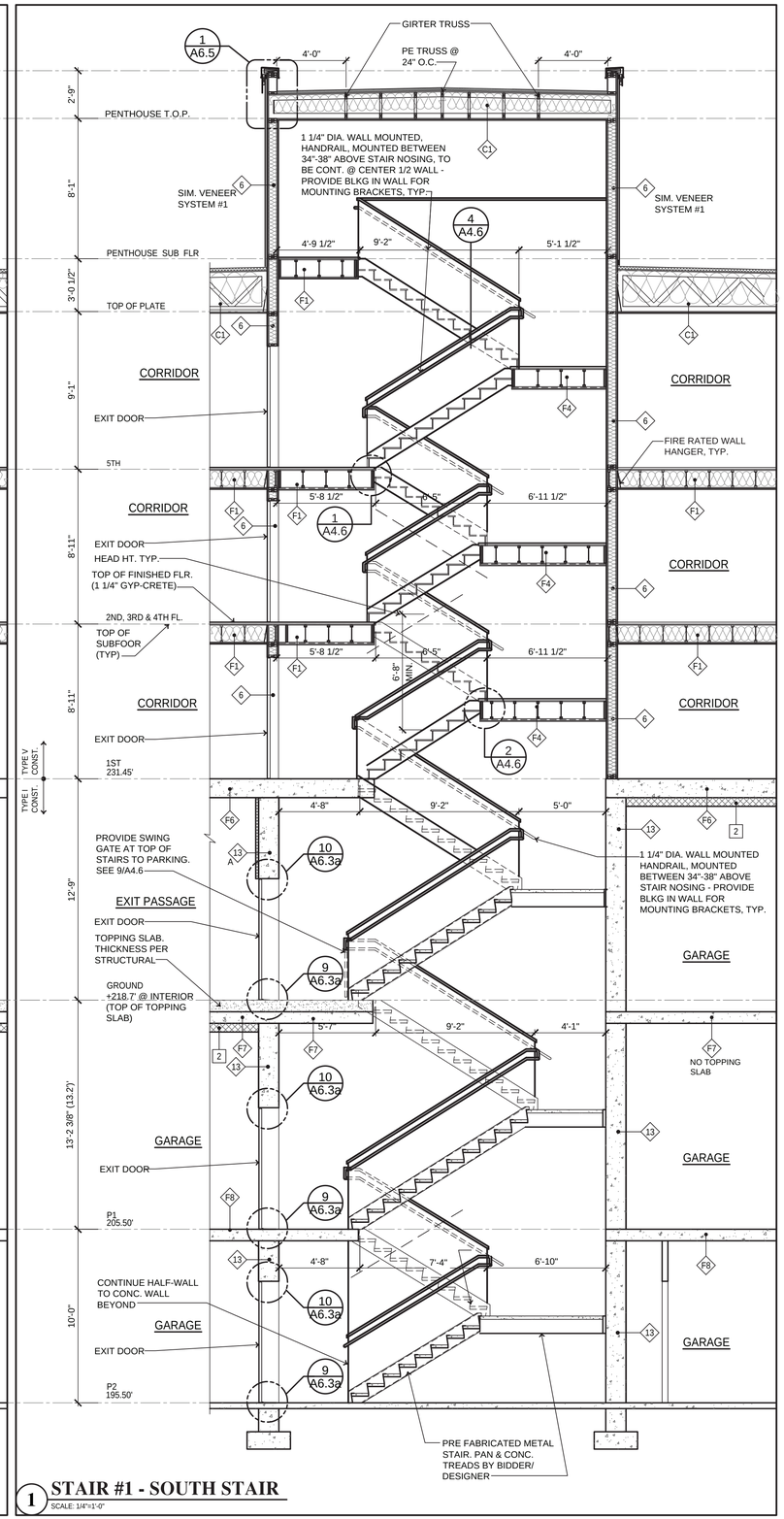
4 **FREIGHT ELEVATOR SECTION**
SCALE: 1/4"=1'-0"



3 **PASSENGER ELEV. SECTION**
SCALE: 1/4"=1'-0"



2 **STAIR #2 - NORTH STAIR**
SCALE: 1/4"=1'-0"



1 **STAIR #1 - SOUTH STAIR**
SCALE: 1/4"=1'-0"

REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 2 3 4

04/18/2023 Code Review Comments

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
STAIR & ELEVATOR SECTIONS

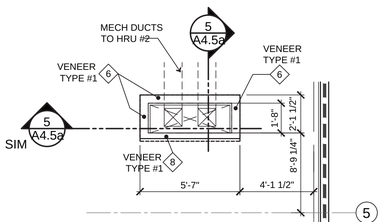
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DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : 1 –

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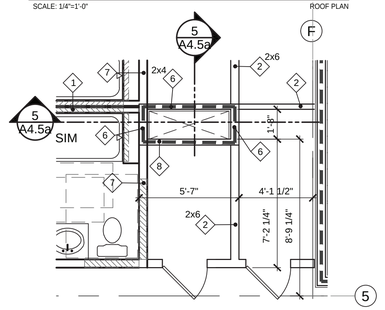
C D A **Casey + DeChant Architects, LLC** Architecture And Planning

A4.5



MECH. CHASE #2 @ PENTHOUSE

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

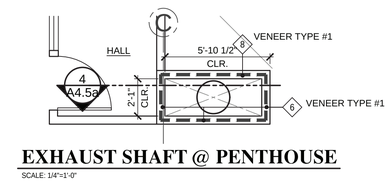


MECH. CHASE #2 @ RES. FLOORS

SCALE: 1/4"=1'-0" @ 1st, 2nd, 3rd, 4th & 5th FLOOR

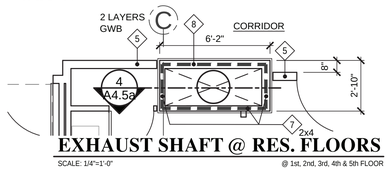
5a MECHANICAL CHASE #2 PLANS

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



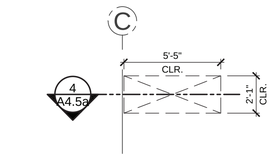
EXHAUST SHAFT @ PENTHOUSE

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



EXHAUST SHAFT @ RES. FLOORS

SCALE: 1/4"=1'-0" @ 1st, 2nd, 3rd, 4th & 5th FLOOR

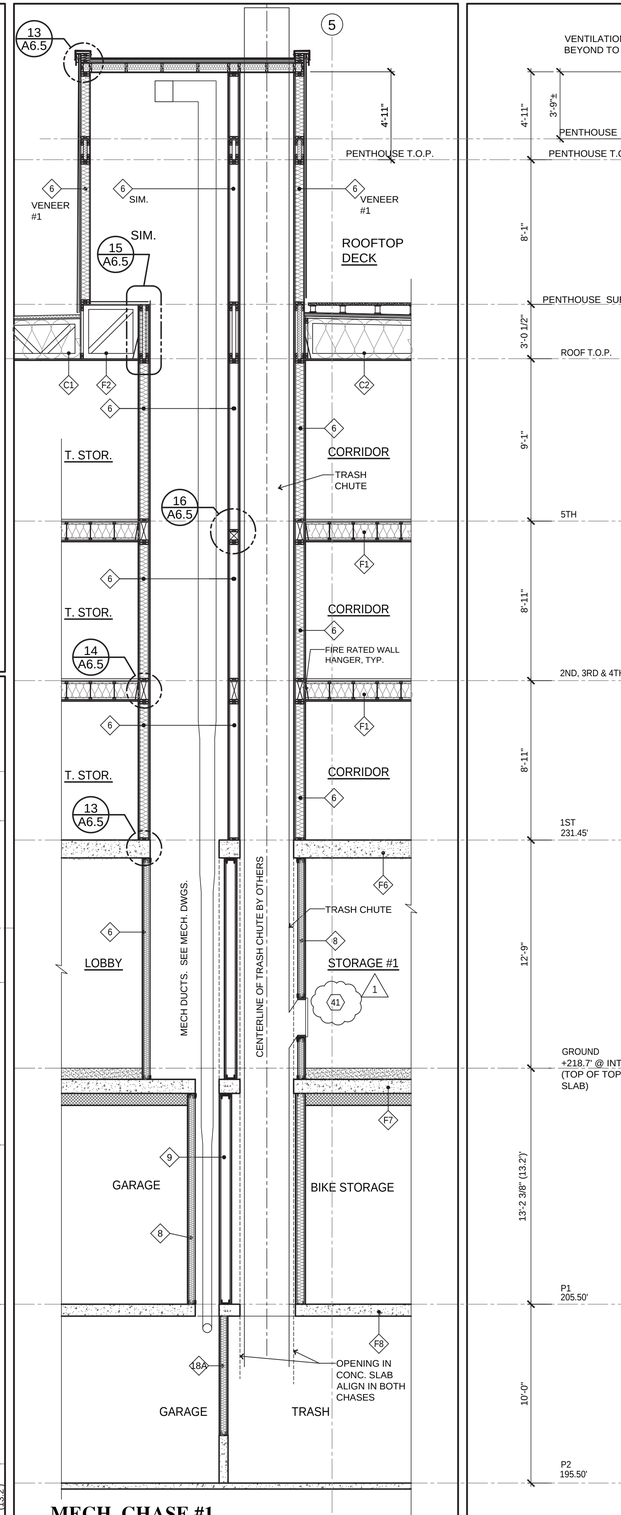


EXHAUST SHAFT GROUND FLOOR - CEILING

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

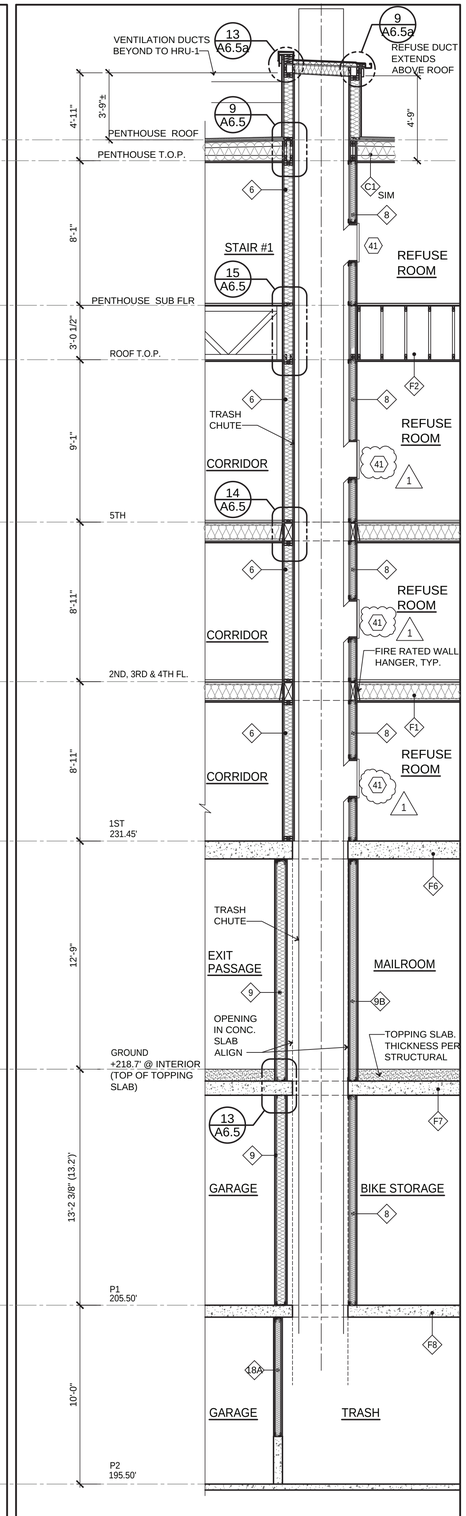
4a KITCHEN EXHAUST SHAFT PLANS

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



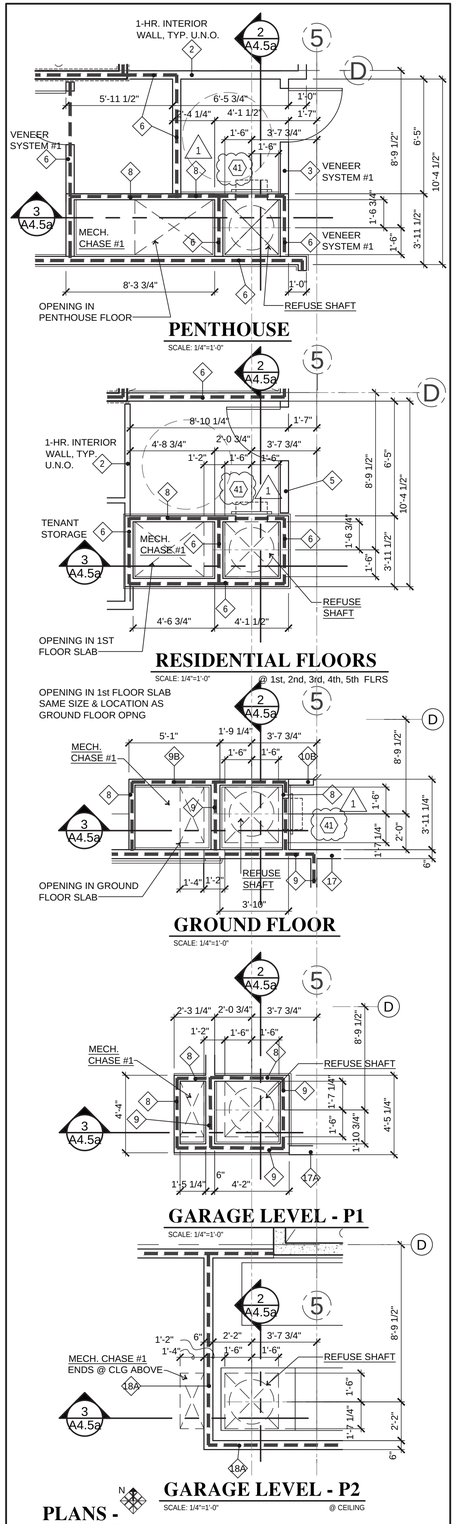
MECH. CHASE #1 & TRASH SHAFT SECTION

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



TRASH SHAFT SECTION

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



PENTHOUSE

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

RESIDENTIAL FLOORS

SCALE: 1/4"=1'-0" @ 1st, 2nd, 3rd, 4th, 5th FLRS

GROUND FLOOR

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

GARAGE LEVEL - P1

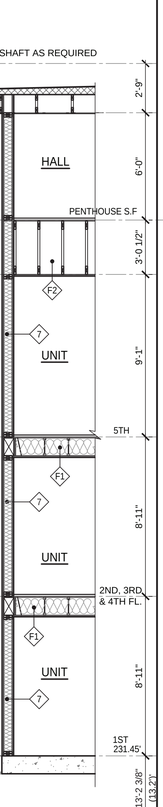
SCALE: 1/4"=1'-0"

GARAGE LEVEL - P2

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

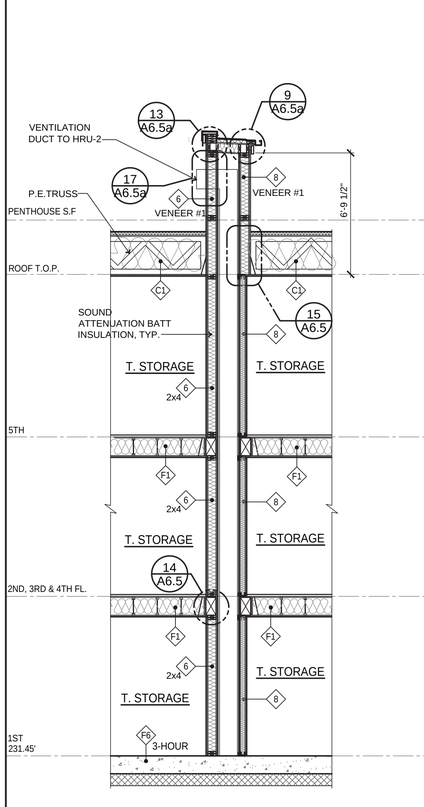
PLANS - MECH CHASE #1 & TRASH SHAFT

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



KITCHEN EXHAUST SHAFT

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



MECHANICAL CHASE #2

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

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON
DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 07/28/2023 Code Review Comments

2 3 4

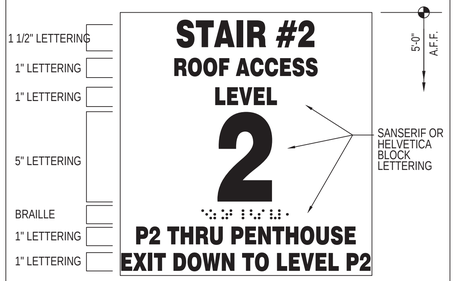
St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington

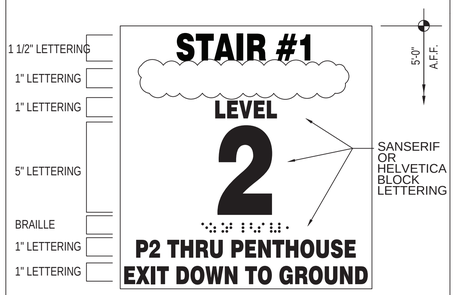
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ISSUE DATE : 11/07/2022
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SEE 15/4.6 FOR ADDITIONAL SIGNAGE NOTES



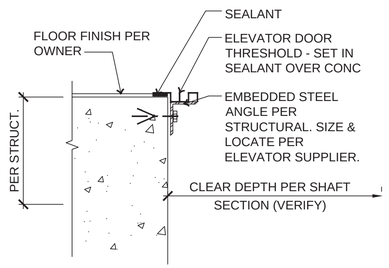


AT P1 & P2 CHANGE 'DOWN' TO 'UP'

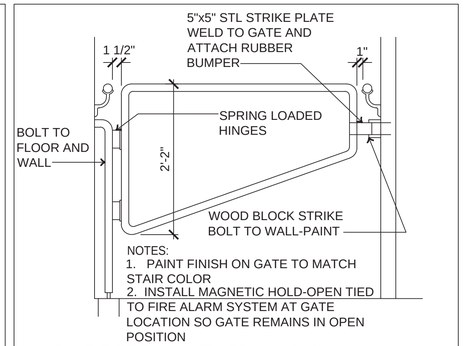
19 STAIRWAY IDENTIFICATION
SCALE: N.T.S.

1. STAIRWAY IDENTIFICATION - A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY CONNECTING MORE THAN THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY AND THE IDENTIFICATION OF THE STAIRWAY. THE SIGNAGE SHALL ALSO STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS. IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, A FLOOR-LEVEL SIGN IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC A117.1 SHALL BE LOCATED AT EACH FLOOR-LEVEL LANDING ADJACENT TO THE DOOR LEADING FROM THE INTERIOR EXIT STAIRWAY INTO THE CORRIDOR TO IDENTIFY THE FLOOR LEVEL.
2. THE SIGN SHALL BE A MINIMUM OF 18 INCHES x 12 INCHES.
3. THE LETTERS DESIGNATING THE IDENTIFICATION OF THE INTERIOR EXIT STAIRWAY SHALL BE NOT LESS THAN 1 1/2" IN HEIGHT.
4. THE NUMBER DESIGNATING THE FLOOR LEVEL SHALL BE NOT LESS THAN 5" IN HEIGHT AND LOCATED IN THE CENTER OF THE SIGN.
5. OTHER LETTERING AND NUMBERS SHALL BE NOT LESS THAN 1" IN HEIGHT.
   CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTER ON A DARK BACKGROUND OR DAR CHARACTERS ON A LIGHT BACKGROUND.
6. THESE SIGNS SHALL BE MAINTAINED IN AN APPROVED MANNER.
7. VERIFY TERMINOLOGY WITH BUILDING DEPARTMENT PRIOR TO FABRICATION.
8. PROVIDE BRAILLE CHARACTERS PER ICC A117.1-2009

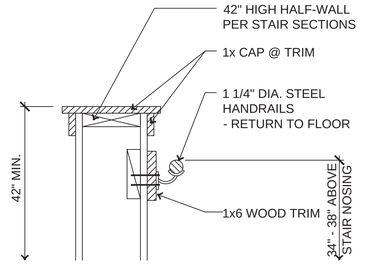
15 SIGNAGE NOTES
SCALE: 1 1/2" = 1'-0"



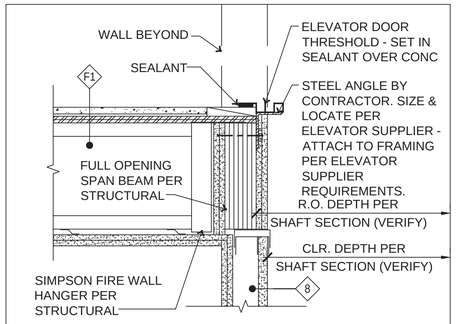
12 ELEVATOR THRESHOLD @ P.T. SLAB
SCALE: 1 1/2" = 1'-0"



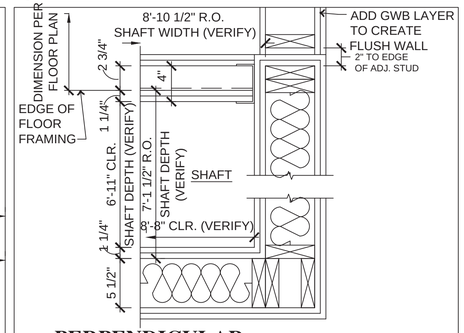
9 BARRIER @ STAIR #1 & #2
SCALE: 1" = 1'-0"



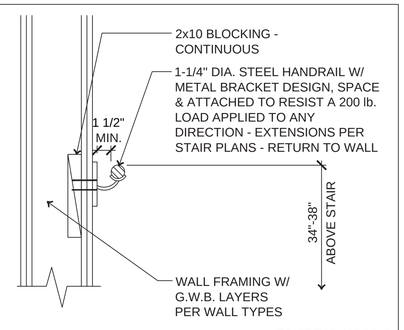
4 HALF WALL CAP W/ HANDRAIL
SCALE: 1 1/2" = 1'-0"



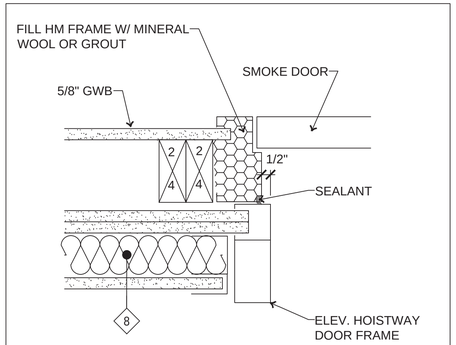
11 ELEVATOR THRESHOLD @ 2nd - 4th FLOORS
SCALE: 1 1/2" = 1'-0"



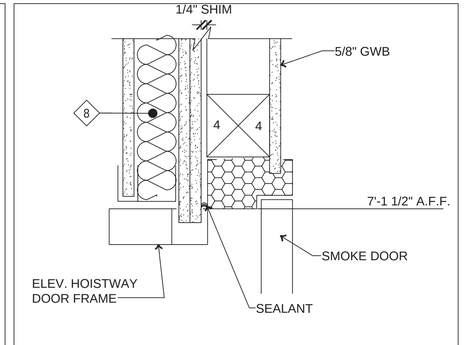
10 PERPENDICULAR WALL AT 2-HR WALL
SCALE: 1 1/2" = 1'-0"



3 BLOCKING @ HANDRAIL
SCALE: 1 1/2" = 1'-0"



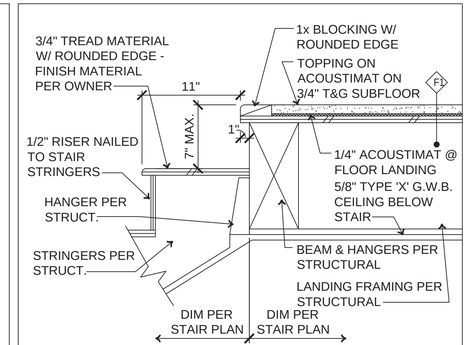
18 ELEVATOR SMOKE DOOR JAMB
SCALE: 3" = 1'-0"



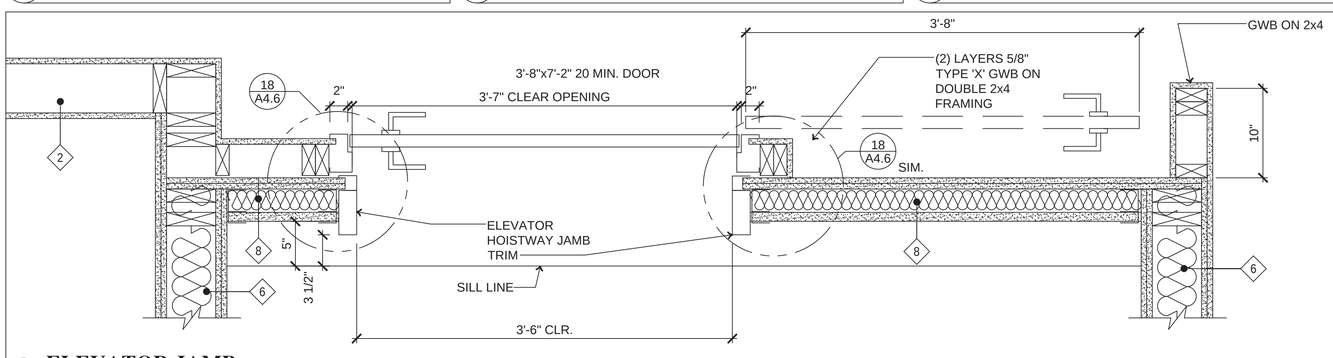
14 ELEVATOR SMOKE DOOR HEAD
SCALE: 3" = 1'-0"

10 NOT USED
SCALE: 1 1/2" = 1'-0"

6 NOT USED
SCALE: N.T.S.

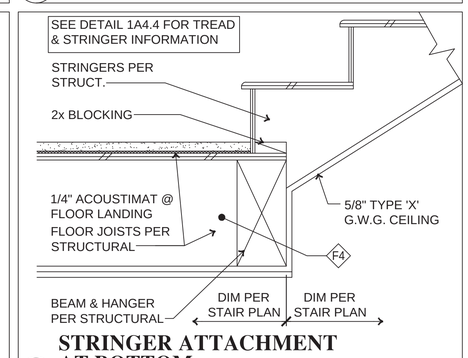


2 STRINGER ATTACHMENT AT TOP
SCALE: 1 1/2" = 1'-0"



13 ELEVATOR JAMB
SCALE: 1 1/2" = 1'-0"

5 NOT USED
SCALE: 1 1/2" = 1'-0"



1 STRINGER ATTACHMENT AT BOTTOM
SCALE: 1 1/2" = 1'-0"

REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON
DAVID L DeCHANT JR.

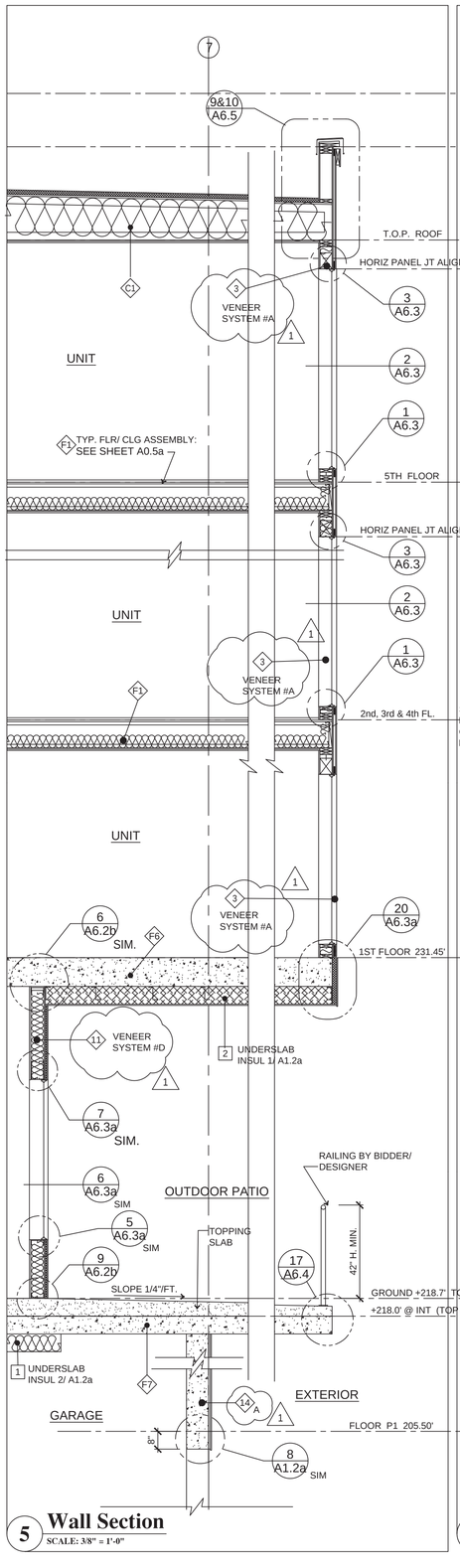
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20230418 CODE REVISIONS

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington

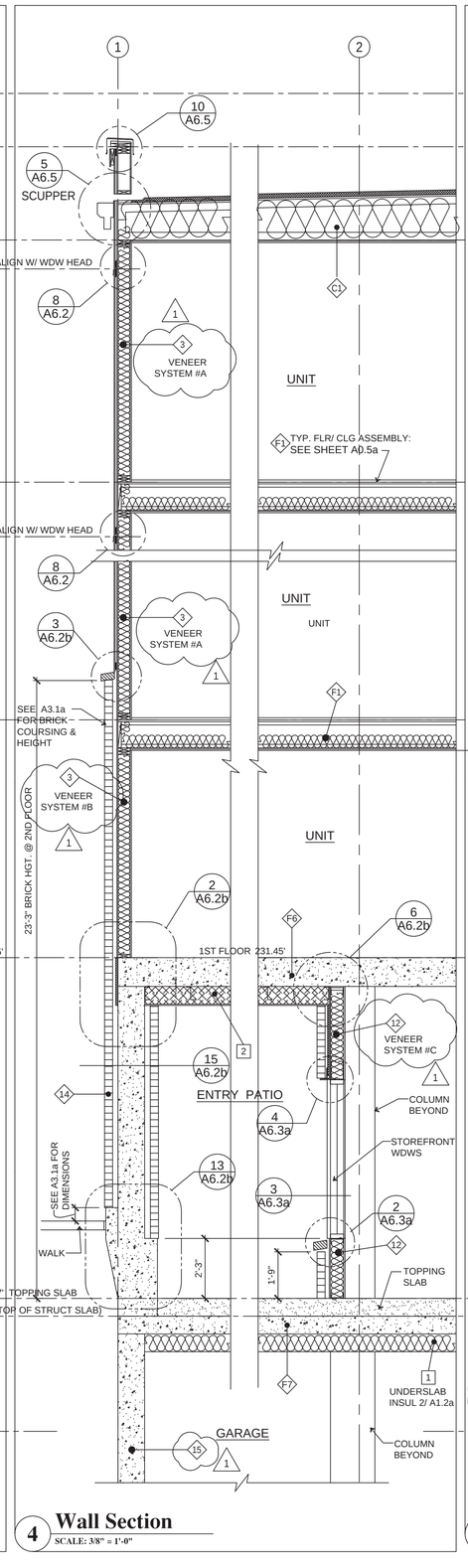
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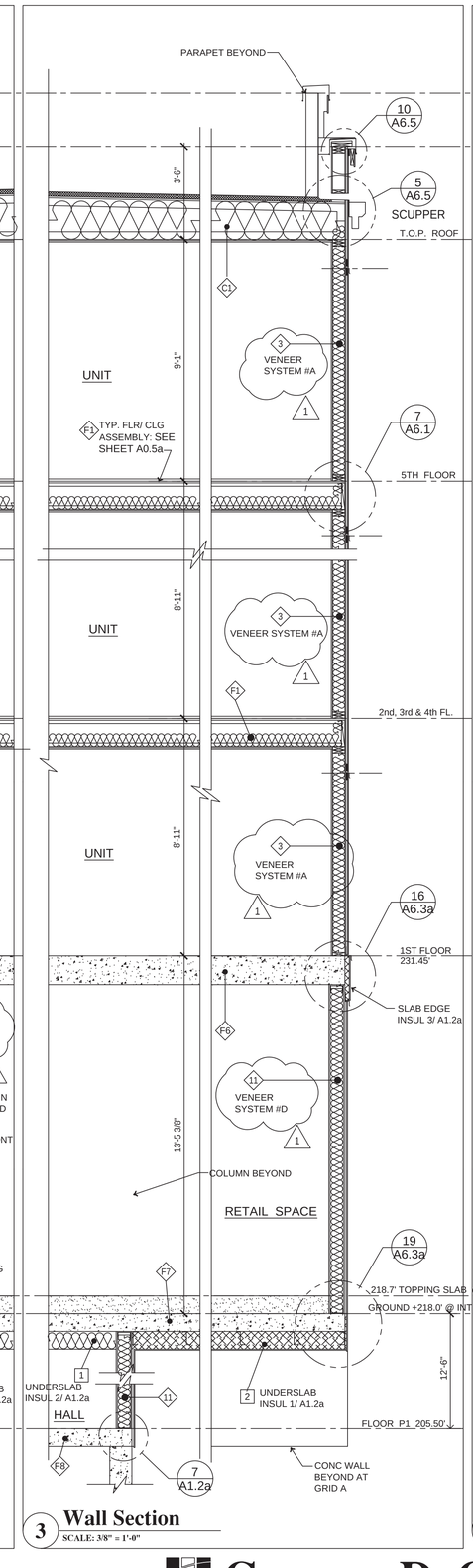
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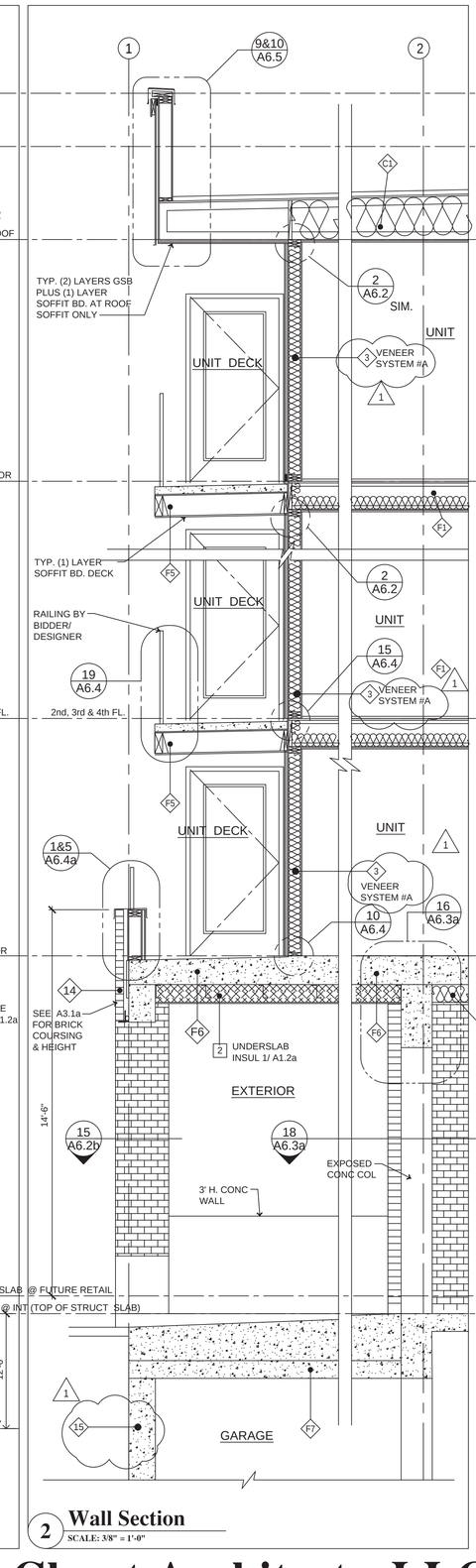
5 Wall Section
SCALE: 3/8" = 1'-0"



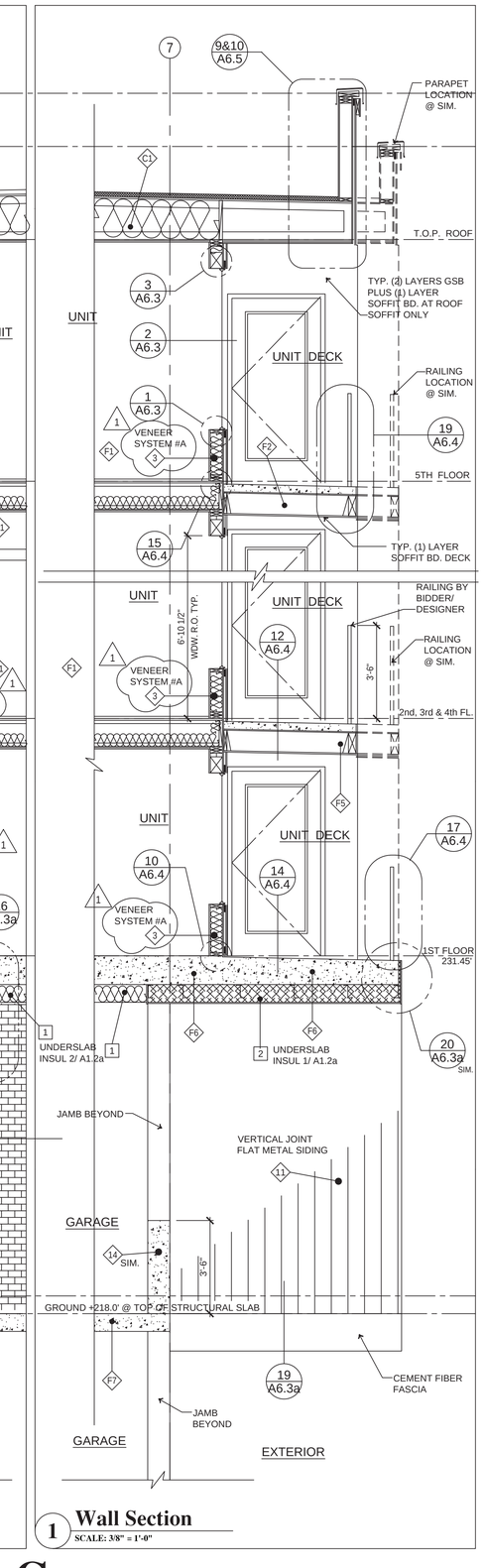
4 Wall Section
SCALE: 3/8" = 1'-0"



3 Wall Section
SCALE: 3/8" = 1'-0"



2 Wall Section
SCALE: 3/8" = 1'-0"



1 Wall Section
SCALE: 3/8" = 1'-0"

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REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET
07/28/2023 Code Revision

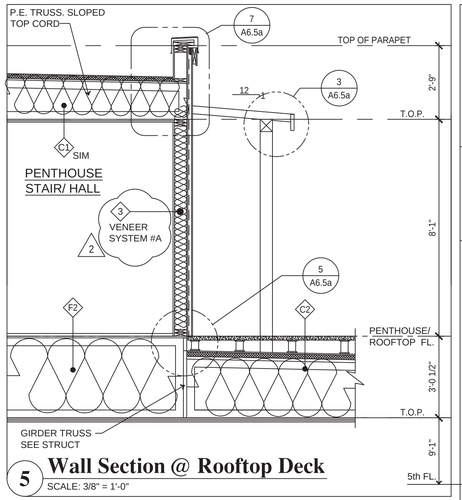
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St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington

PROJECT NO. : 17 - 010
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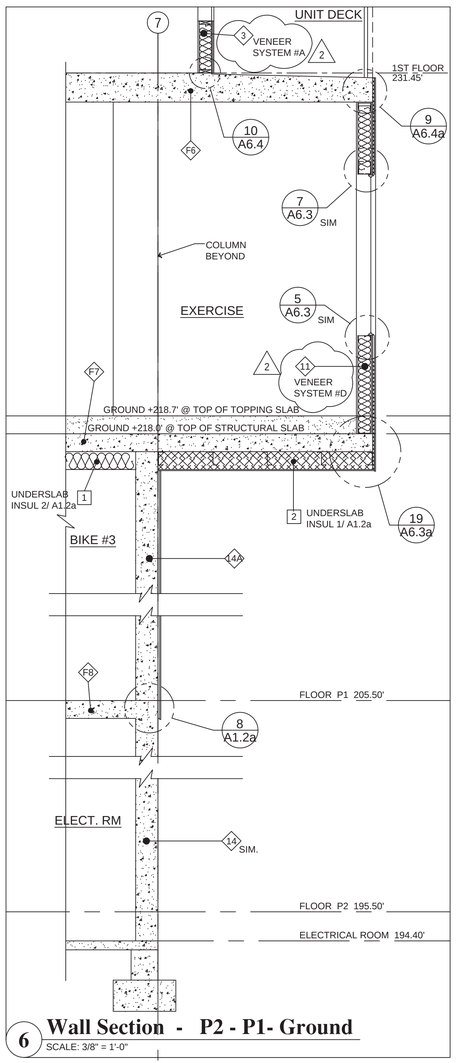
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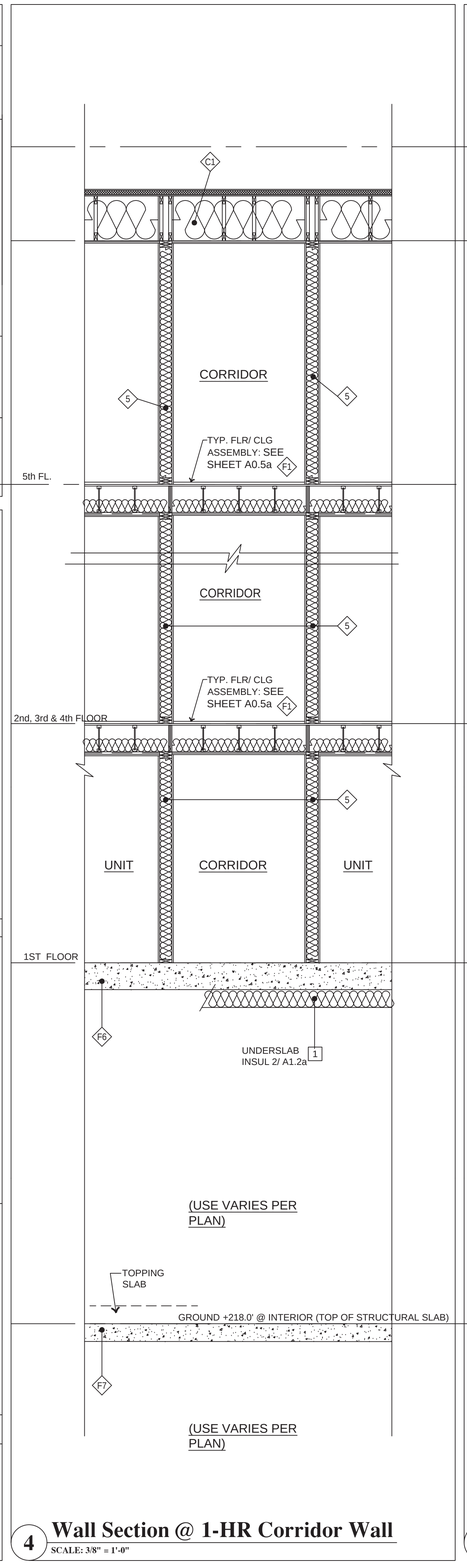
5 Wall Section @ Rooftop Deck

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



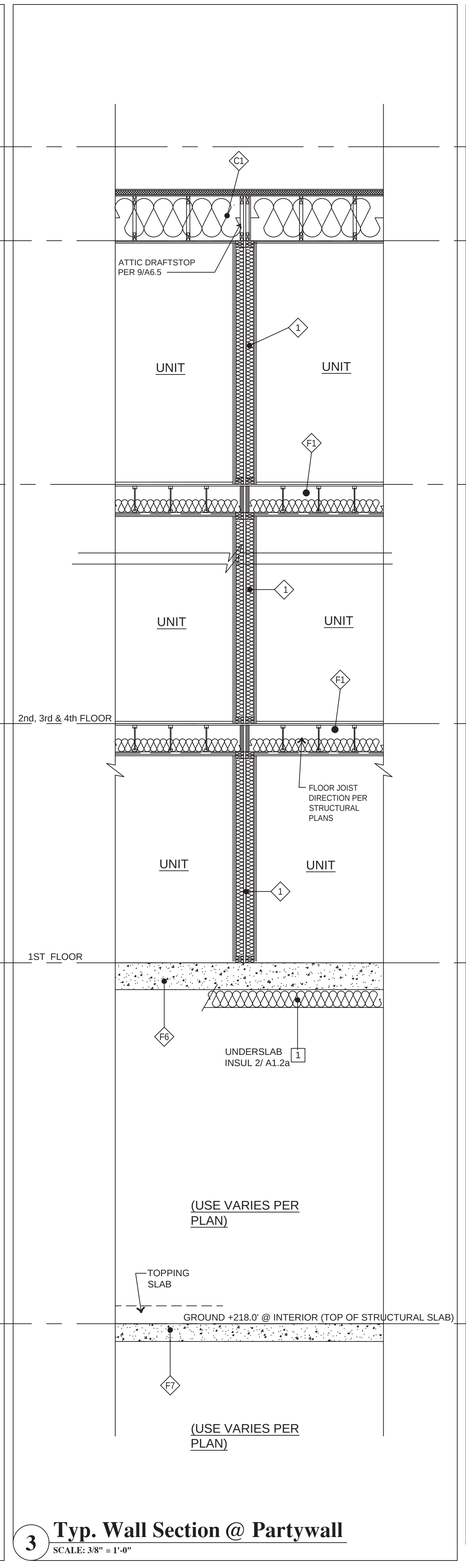
6 Wall Section - P2 - P1- Ground

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



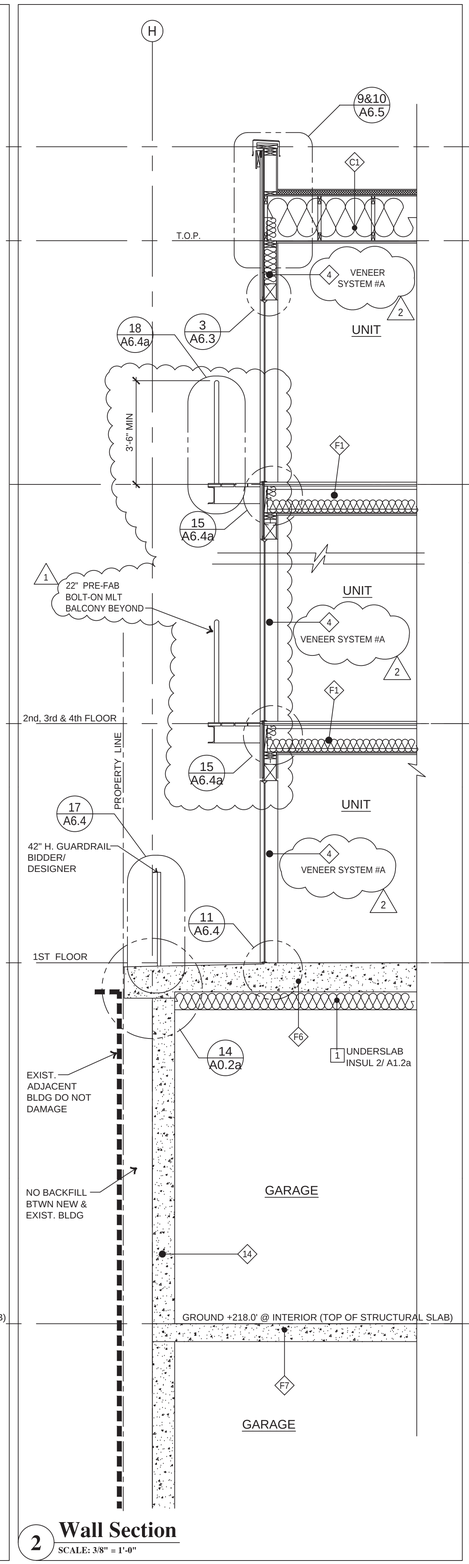
4 Wall Section @ 1-HR Corridor Wall

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



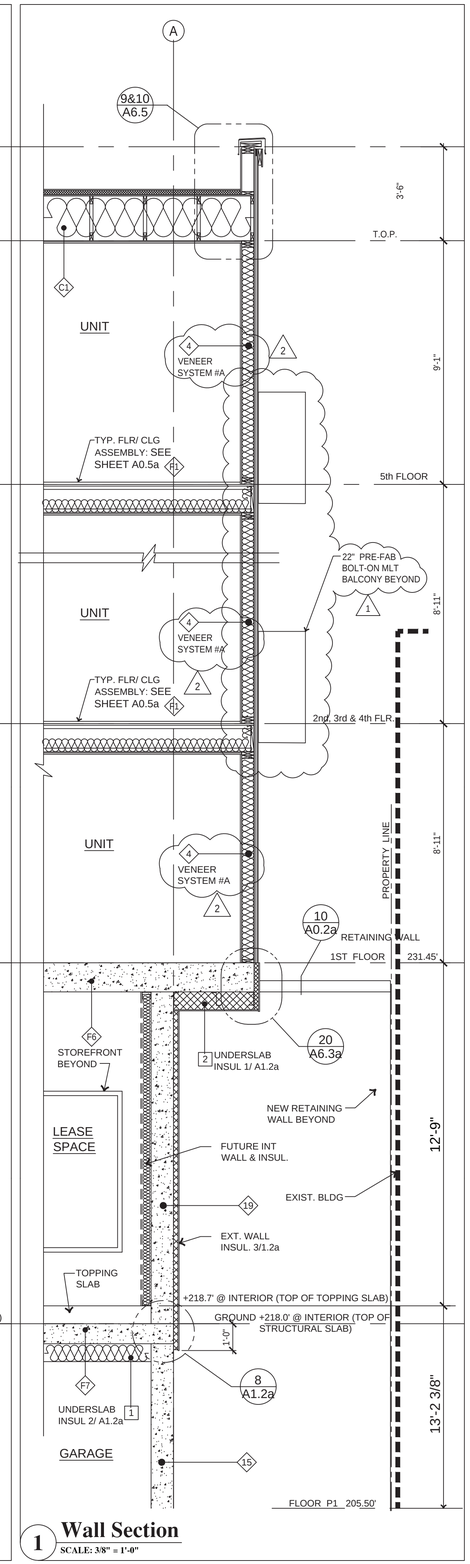
3 Typ. Wall Section @ Partywall

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



2 Wall Section

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



1 Wall Section

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

REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON
DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

04/18/2023 Code Revision Comments

07/28/2023 Code Revision

1 2 3 4

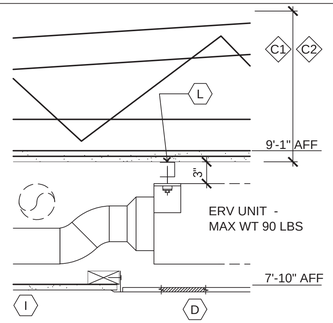
St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET: 1 –

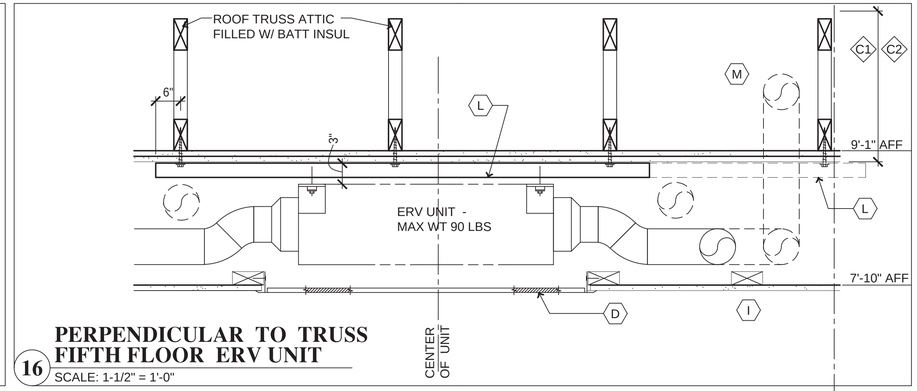
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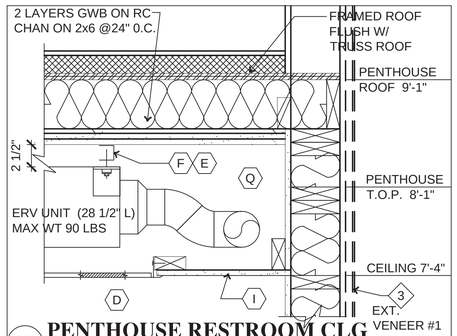
PARALLEL TO TRUSS FIFTH FLOOR ERV UNIT

20 SCALE: 1-1/2" = 1'-0"



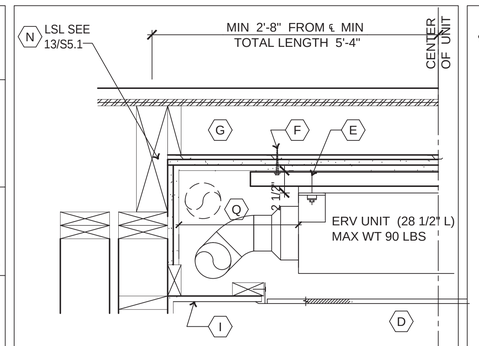
PERPENDICULAR TO TRUSS FIFTH FLOOR ERV UNIT

16 SCALE: 1-1/2" = 1'-0"



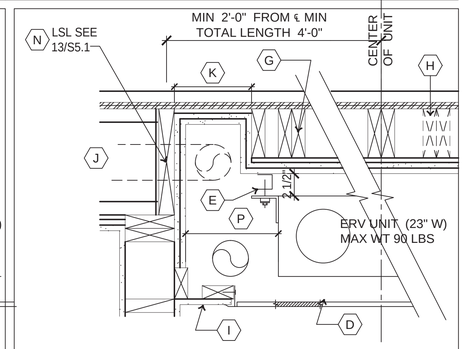
PENTHOUSE RESTROOM CLG

19 SCALE: 1-1/2"=1'-0"



ERV POCKET - LSL -END

15 SCALE: 1-1/2" = 1'-0"

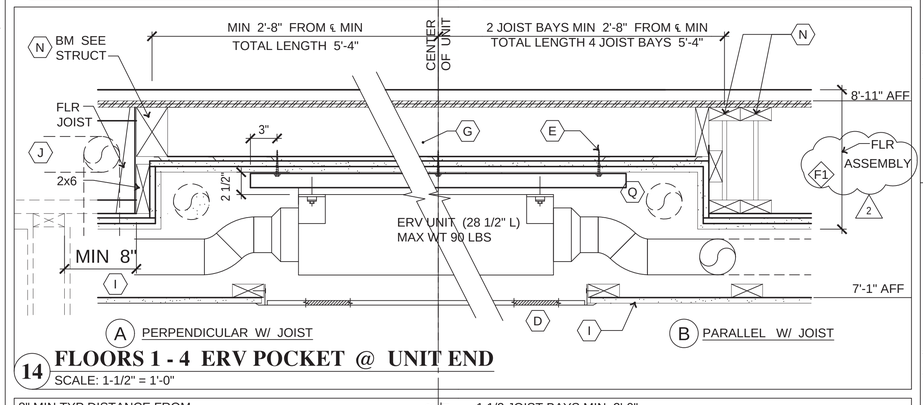


ERV POCKET - LSL @ UNIT SIDE

11 SCALE: 1-1/2" = 1'-0"

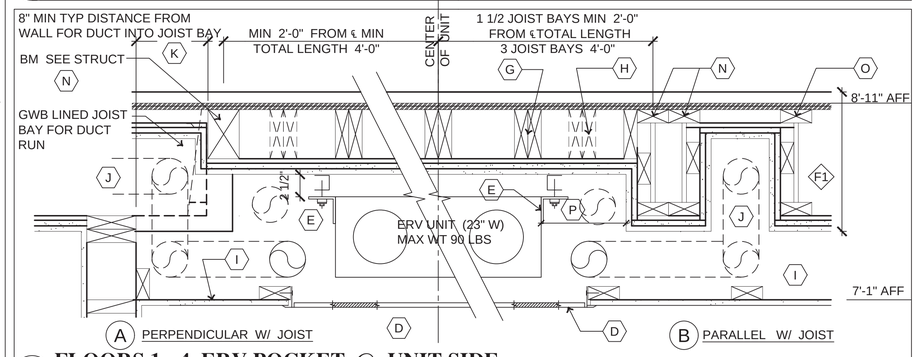
ERV POCKET NOTES

- A. SEE STRUCTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
- B. LOCATE THE ERV UNIT UNDER A 36" X 48" CLEAR FLOOR SPACE, NOT OVER TUBS, TOILETS, SINKS, OR CLOSET SHELVES, AND 6" AWAY FROM A WALL. THIS IS TO PROVIDE EASY ACCESS TO THE UNIT FOR MAINTENANCE OR REPLACEMENT.
- C. THE LOCATION OF THE ERV POCKETS ARE SHOWN ON A2.0 AND A2.1. THE LOCATION OF THE FLOOR JOISTS (16" O.C.) MAY CONFLICT W/ THE POCKET LOCATION. DETAILS SHOW WHERE THE ERV LOCATION AND JOISTS ALIGN. THERE IS SOME ROOM WITHIN THE POCKET TO ADJUST THE ERV LOCATION. WHERE THE POCKET EXTENDS INTO ADDITIONAL JOIST BAYS, PROVIDE ADDITIONAL POCKET FLOOR JOISTS, RC CHANNELS, AND OTHER ITEMS.
- D. 30" x 36" KEYED HINGED ACCESS DOOR W/ FLAT 2x4 FRAME
- E. UNISTRUT SUPPORT ANCHORED INTO MIN 3 RC CHANNELS
- F. RC CHANNELS AT 15" O.C.
- G. FLOOR JOISTS AT UNIT MIDDLE AND EDGES AND ADDITIONALLY AT 12" O.C. SEE STRUCTURAL DWGS.
- H. ADDITIONAL FLOOR JOISTS WHEN ERV POCKET SIZE IS LARGER THAN SHOWN
- I. FURRED GWB CEILING W/ WD OR MTL FRAMING. PROVIDE MIDSPAN HANGERS WHEN LENGTH EXCEEDS CODE RECOMMENDED SPAN DISTANCES.
- J. SEE MECHANICAL PLAN FOR LOCATION OF GWB LINED JOIST BAY. SEE SHEET A0.3a.
- K. PROVIDE MIN 8" CLEAR SPACE BTWN WALL & FLOOR FRAMING FOR DUCT TO BE ROUTED INTO THE LINED JOIST BAY.
- L. UNISTRUT CHANNEL ANCHORED TO MIN. 3 ROOF TRUSSES. WHEN CENTER OF ERV UNIT IS MORE THAN 6" FROM TRUSS EXTEND UNISTRUT TO A FOURTH TRUSS.
- M. MTL DUCTS ROUTED THROUGH THE FULLY INSULATED ATTIC SPACE
- N. BEAM, LSL & TJI FRAMING AROUND POCKET, SEE STRUCTURAL FOR DUCTS/HOLES THRU LSL
- O. TJI FLOOR JOISTS @ 16" O.C.
- P. MIN. 8" CLEARANCE EA. SIDE, PREFER EQUAL.
- Q. MIN. 10" CLEARANCE EA. SIDE, PREFER EQUAL.



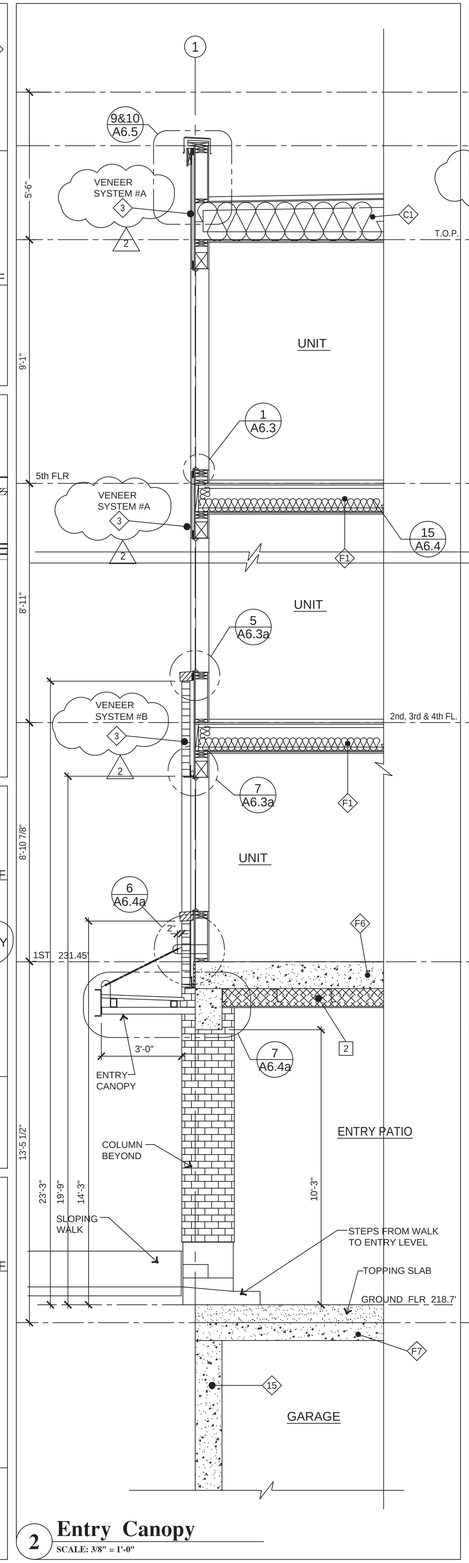
FLOORS 1 - 4 ERV POCKET @ UNIT END

14 SCALE: 1-1/2" = 1'-0"



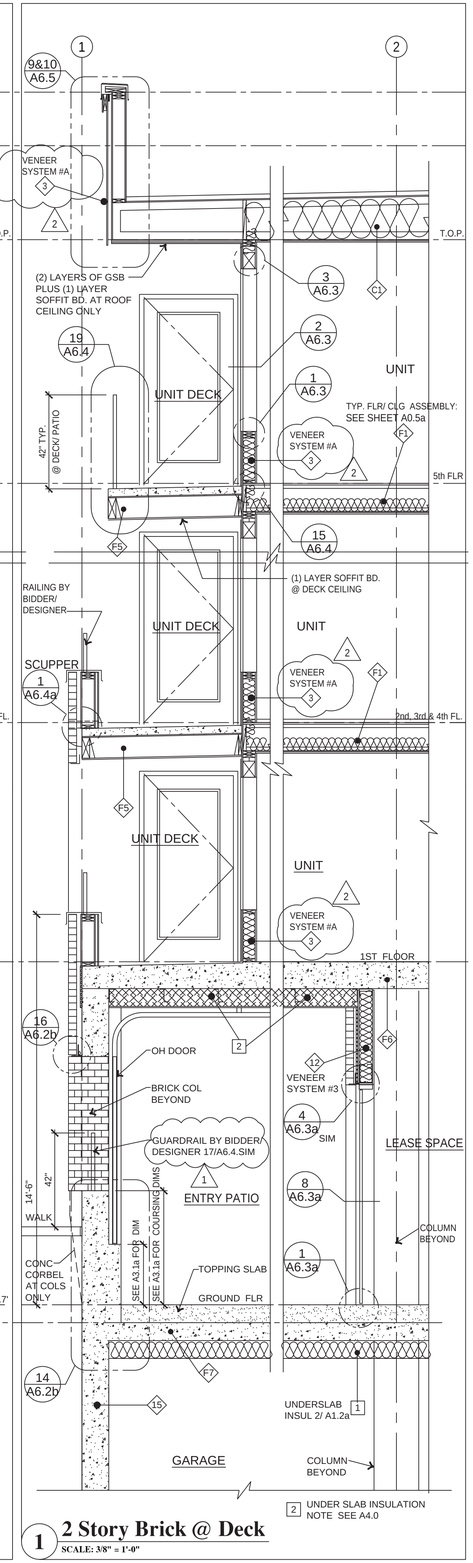
FLOORS 1 - 4 ERV POCKET @ UNIT SIDE

13 SCALE: 1-1/2" = 1'-0"



Entry Canopy

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



2 Story Brick @ Deck

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

REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

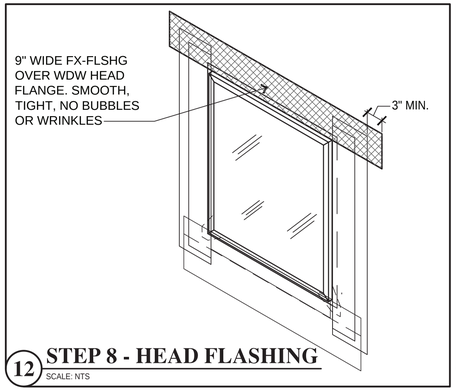
1 04/18/2023 Code Review Comments
2 7/28/2023 Code Revision
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St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington

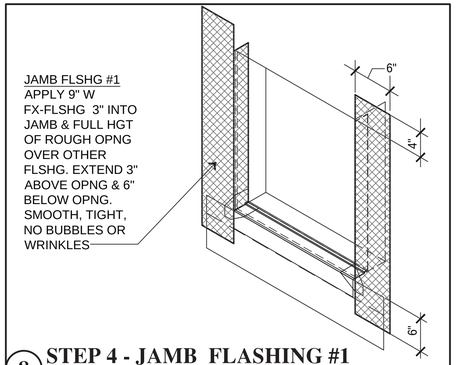
PROJECT NO. : 17 - 010
DRAWN BY : DLD
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LATEST REV. THIS SET: 2

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

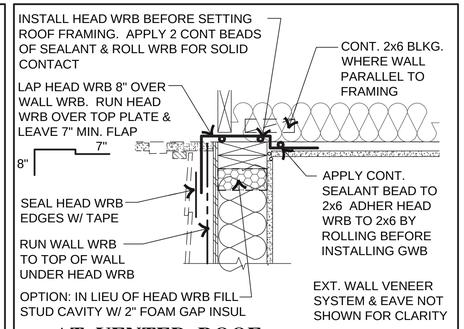
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12 **STEP 8 - HEAD FLASHING**
SCALE: NTS



8 **STEP 4 - JAMB FLASHING #1**
SCALE: NTS



4 **AT VENTED ROOF TYP. WALL AIR BARRIER**
SCALE: 1 1/2" = 1'-0"

ABBREVIATIONS & PRODUCTS

SEE SHEETS A6.0 THRU A6.5 FOR ADDITIONAL ABBREVIATIONS & PRODUCTS. SEE SPECIFICATIONS FOR ADDITIONAL WRB & FLASHING PRODUCTS & MANUFACTURERS.

WRB : MECHANICALLY FASTENED WEATHER RESISTIVE & AIR BARRIER SHEET: DUPONT "TYVEK COMMERCIAL D" FORTIFIBER "WEATHERSMART DRAINABLE"

WRB TAPE: BY OR ACCEPTED BY WRB MANUFACTURER

FX-FLSHG: FLEXIBLE FLASHING, FULL WIDTH SELF-ADHERING: DUPONT "TYVEK STRAIGHTFLASH" SEE DETAILS FOR WIDTHS

ST-FLSHG: STRETCHABLE FLASHING, FULL WIDTH SELF-ADHERING: DUPONT "FLEXWRAP NF" SEE DETAILS FOR WIDTHS

CR-FLSHG: PRE-FORMED CORNER FLASHING: FORTIFIBER "MOISTOP CORNER SHIELD"

QT-FLSHG: PRE-FORMED PVC/ RUBBER FLASHING: MANUFACTURER: QUICKFLASH. SPECIFIC PRODUCTS FOR PIPES, ELECTRICAL BOXES, HOSE BIBBS, REFRIGERANT LINES, ETC.

MTL FLSHG: 26 GA GALV ATTACH 24" O.C. SEE DETAILS FOR SHAPE AND IF PRE-FINISHED

LIQUID FLASHING: DUPONT "LIQUIDARMOR CM OR QS"

BLDG SEALANT: WRB MANUFACTURER APPROVED : HENKEL "OSI QUAD VOC", DOWSIL 790

WR/ AB SEALANT: WRB MANUFACTURER ACCEPTED: DUPONT "RESIDENTIAL SEALANT", DOWSIL 758, TREMCO 834,

FOAM GAP INSULATION: DOW CHEMICAL "GREAT STUFF PRO", LOCTITE, DAP. USE THE APPROPRIATE PRODUCT

FLAME SPREAD MAX 25, SMOKE DEVELOPMENT 450, DENSITY

1.5-2.0 MAX PCF

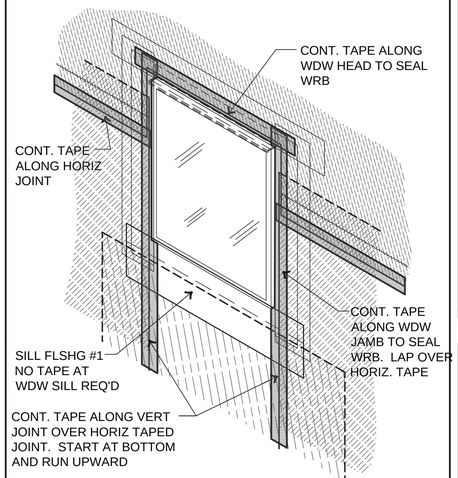
VENT HOOD: PRIMEX, POLYMER RESIN BODY W/ BACK DRAFT DAMPER, REMOVEABLE HOOD AND SCREEN. SELECT MODEL FOR LOCATION, DUCT SIZE, AND FAN TYPE. NO SCREEN AT DRYER.

WALL BLOCK: 5/4" THK CEDAR OR CEMENT FIBER MIN 2" BORDER AROUND ITEM. SEE SHEET A6.1

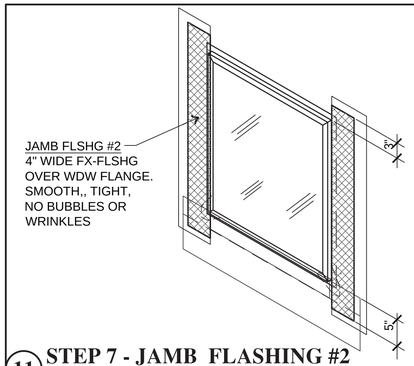
WS-STOP: WATER STOP ON WDW SILL: PT 1/4" x 1" WD OR 1/8" THK x 1 1/2" x 1/2" ALUM "L" ANGLE

WRB FASTENER: MANUFACTURER APPROVED 1" PLASTIC CAP NAILS (TYVEK WRAPCAP) AT 16" OCEW MIN OR AS MANUFACTURER RECOMMENDED

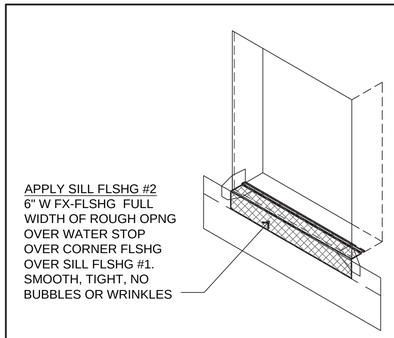
USE MIN 3" W TAPE TO SEAL FIRST THE HORIZONTAL JOINT, THEN SEAL THE VERTICAL JOINTS LAPPING OVER THE HORIZONTAL TAPED JOINTS



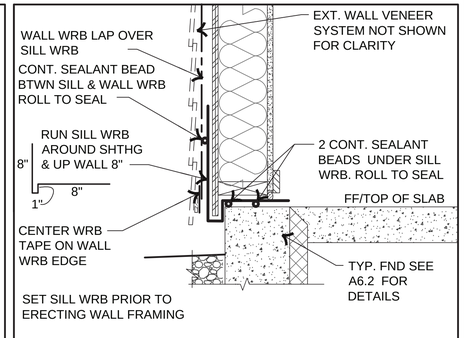
STEP 9a AIR BARRIER TAPE



11 **STEP 7 - JAMB FLASHING #2**
SCALE: NTS



7 **STEP 3 - SILL FLASHING #2**
SCALE: NTS



3 **TYP. WALL AIR BARRIER AT FND.**
SCALE: 1 1/2" = 1'-0"

TYP. WRB INSTALLATION NOTES:

THESE DETAILS AND NOTES ARE BASED ON DUPONT'S TYVEK INSTALLATION INSTRUCTIONS FOR MULTI-FAMILY BUILDINGS 4 STORIES OR LESS DATED JANUARY 2019. INSTALL IN ACCORDANCE W/ MANUFACTURER'S LATEST WRITTEN INSTALLATION INSTRUCTIONS.

PRIOR TO STARTING REVIEW THE AIR BARRIER, FLASHING, DOOR & WINDOW, ROOFING, AND OTHER DETAILS ON THE OTHER SHEETS.

PRIOR TO START OF ENVELOPE WORK HAVE A PRE-INSTALLATION MEETING W/ ALL BUILDING ENVELOPE CONTRACTORS AND INSPECTOR TO REVIEW THE DETAILS AND THE MOCK-UP OF THE SYSTEM.

INSTALL THE SILL WRB WITH 2 CONT BEADS OF BLDG SEALANT FIRMLY ROLLED ONTO FOUNDATION PRIOR TO ERECTING THE WALL FRAMING. WRAP SILL WRB AROUND WALL SHEATHING LIP AND UP OVER THE SHEATHING MIN. 6". SEE DETAIL 3 THIS SHEET.

INSTALL THE HEAD WRB WITH 2 CONT BEADS OF BLDG SEALANT FIRMLY ROLLED ONTO TOP PLATE PRIOR TO SETTING ROOF FRAMING. PROVIDE A MIN 7" FLAP ON THE INSIDE OF THE WALL AND A MIN 8" FLAP ON THE OUTSIDE.

STARTING AT THE LOWEST ELEVATION LAY THE WALL WRB HORIZONTALLY & LEVEL AS CONTINUOUSLY AS POSSIBLE AROUND THE BUILDING. WEATHER LAP HORIZONTAL JOINTS. LAY WALL WRB SMOOTH, TIGHT TO WALL, AROUND & INTO CORNERS WITH NO BUBBLES OR WRINKLES.

START WALL WRB 1 1/2" ABOVE SHEATHING BOTTOM EDGE.

TYP HORIZONTAL JT: WEATHER LAP UPPER COURSE 6" OVER LOWER COURSE. APPLY CONT. WR/AB SEALANT BTWN

TYP VERTICAL JT: LAP NEW SHEET 6" OVER PREVIOUS SHEET. AT CORNERS LAP 12" TO EACH SIDE. APPLY CONT. WR/AB SEALANT BTWN LAYERS

FIRMLY BACK ROLL WR/AB SEALANT PLACED BTWN WRB LAYERS OR BTWN WRB AND ANOTHER SURFACE.

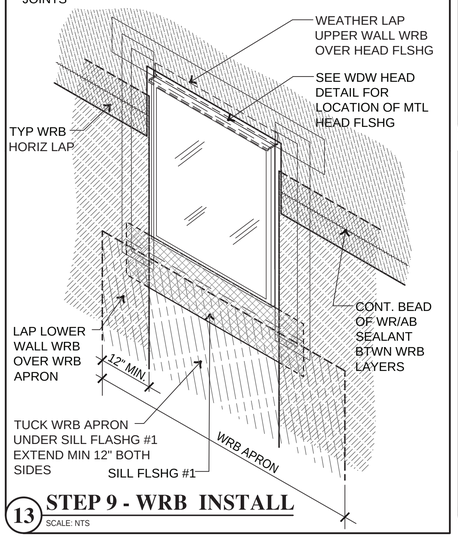
OUTSIDE CORNERS: WRAP WLL WRB TIGHT, STRAIGHT, AND SMOOTH AROUND THE CORNER WITH NO WRINKLES, BUBBLES OR LOOSENESS.

INSIDE CORNER: SET WALL WRB TIGHT INTO CORNER NO GAPS, BUBBLES, WRINKLES OR LOOSENESS.

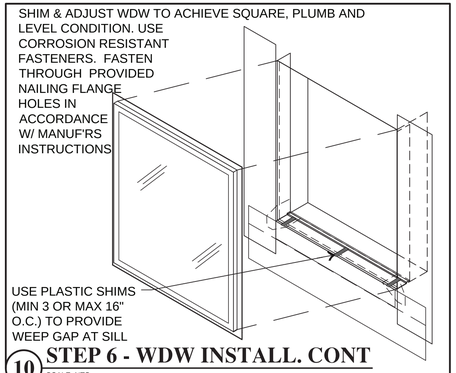
SEAL WRB EDGES W/ TAPE. USING A ROLLER FIRMLY ADHER THE TAPE TO HORIZ JTS FIRST, THEN VERT JTS STARTING AT THE BOTTOM RUNNING CONT. UPWARD LAPPING OVER HORIZ TAPE. LIQUID FLASHING MAY BE USED IN LIEU OF TAPE.

BEFORE PROCEEDING TO THE NEXT STEP VERIFY SELF-ADHERING FLASHING AND TAPE ARE SECURELY ATTACHED. USE A ROLLER TO RE-ADHERE LOOSE ITEMS.

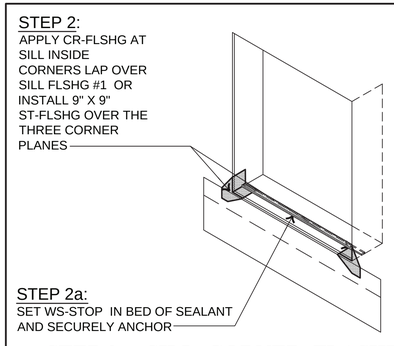
AFTER PROPERLY INSTALLING THE FLEXIBLE FLASHING AND WINDOW, APPLY THE WRB SMOOTH, TIGHT W/ NO BUBBLES OR WRINKLES FROM BOTTOM TO TOP WEATHERLAPPING HORIZONTAL JOINTS



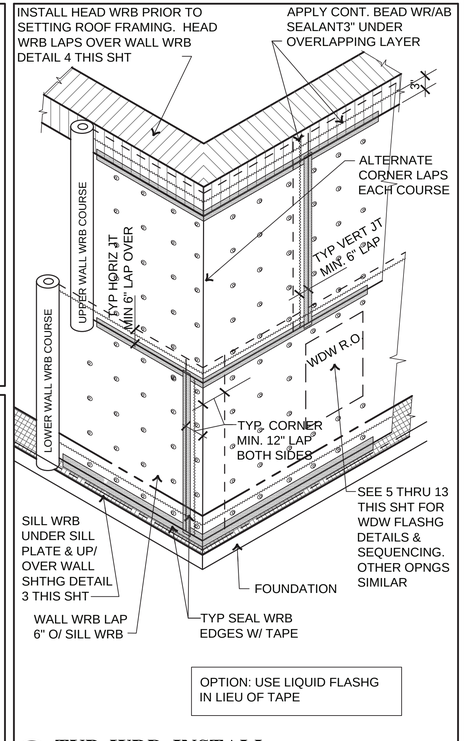
13 **STEP 9 - WRB INSTALL**
SCALE: NTS



10 **STEP 6 - WDW INSTALL. CONT**
SCALE: NTS

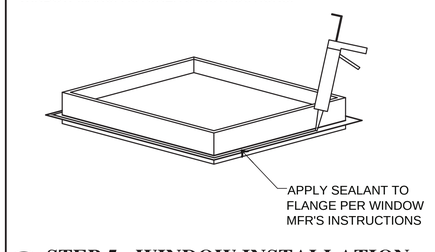


6 **STEP 2 - SILL CORNER FLASHING**
SCALE: NTS



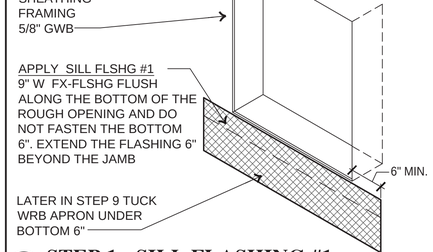
1 **TYP WRB INSTALL**
SCALE: NTS

BEFORE INSTALLING THE WINDOW, APPLY A CONTINUOUS 1/4" BEAD OF SEALANT TO THE PERIMETER OF THE ROUGH OPENING OR TO THE BACKSIDE OF THE MOUNTING FLANGE OF THE WINDOW. DO NOT APPLY SEALANT TO THE SILL FLANGE (TO ALLOW SILL TO WEEP). INSTALL THE WINDOW ACCORDING TO THE WINDOW MANUFACTURER'S INSTRUCTIONS.



9 **STEP 5 - WINDOW INSTALLATION**
SCALE: NTS

DOOR AND OTHER OPENINGS TO BE WRAPPED W/ FLASHING & WRB IN SAME SEQUENCE AS WINDOWS, ACHIEVING SAME LEVEL OF WEATHER AND AIR LEAKAGE RESISTANCE



5 **STEP 1 - SILL FLASHING #1**
SCALE: NTS

DAVID L. DeCHANT JR.
REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON

REVISIONS THIS SHEET

1 2 3 4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
TYP. WEATHER RESISTANT BARRIER DETAILS

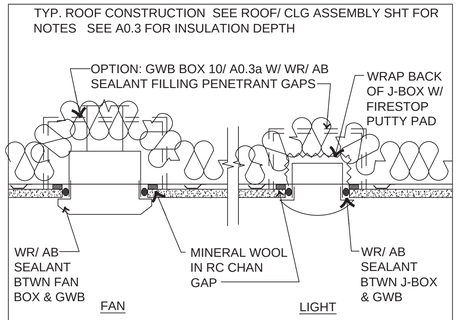
PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : 4 -

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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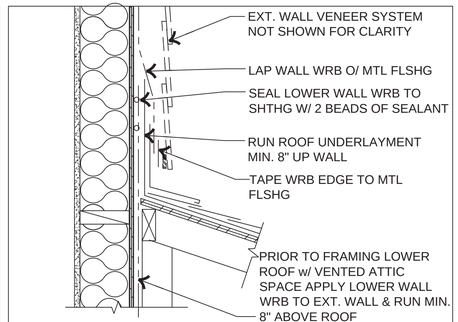
CDA **Casey + DeChant Architects, LLC** Architecture And Planning

A6.0



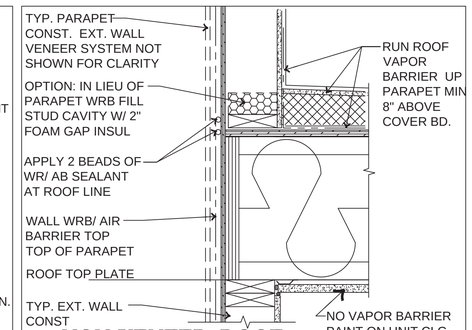
TYP. CLG FIXTURES AIR BARRIER AT VENTED ROOF

16 SCALE: 1 1/2" = 1'-0"



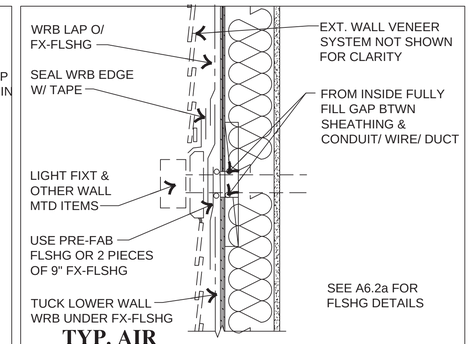
TYP. AIR BARRIER AT LOWER VENTED ROOF

12 SCALE: 1 1/2" = 1'-0"



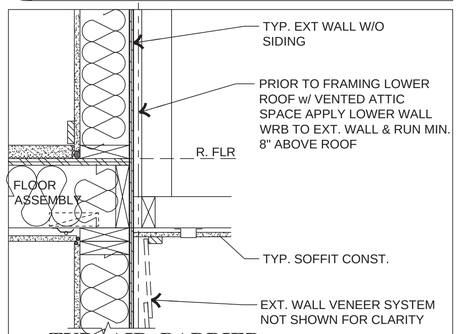
NON-VENTED ROOF TYP. WALL/ ROOF AIR BARRIER

8 SCALE: 1 1/2" = 1'-0"



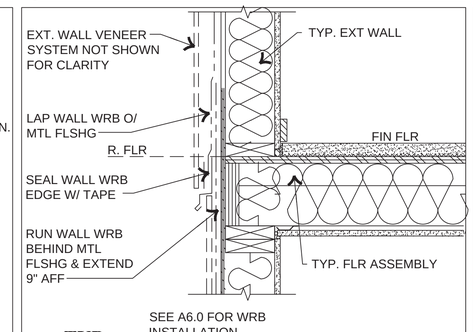
TYP. AIR BARRIER AT WALL PENETRATIONS

4 SCALE: 1 1/2" = 1'-0"



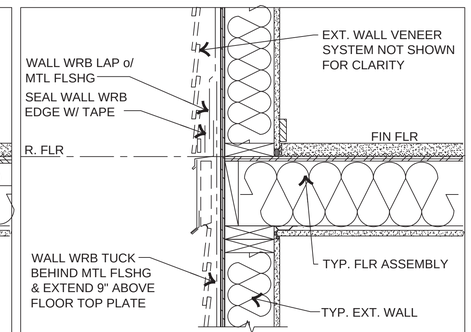
TYP. AIR BARRIER AT LOWER VENTED SOFFIT

12 SCALE: 1 1/2" = 1'-0"



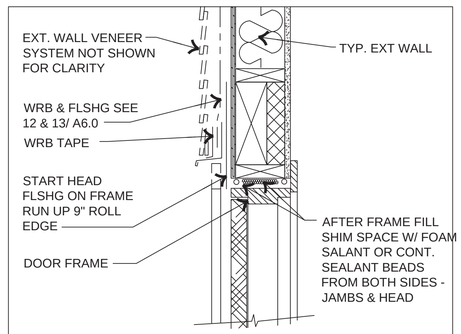
TYP. AIR BARRIER @ HORZ. SIDING JT

7 SCALE: 1 1/2" = 1'-0"



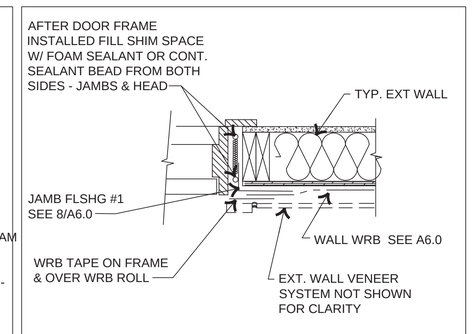
TYP. AIR BARRIER AT HORIZ. TRIM

3 SCALE: 1 1/2" = 1'-0"



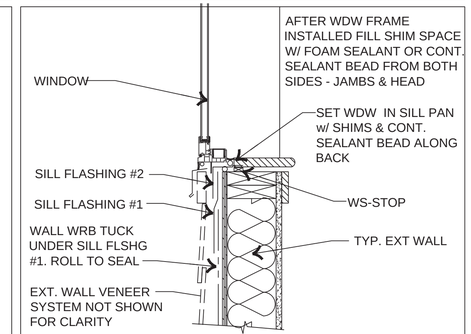
TYP. AIR BARRIER AT DOOR HEAD

10 SCALE: 1 1/2" = 1'-0"



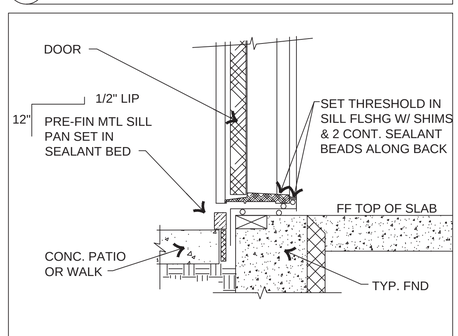
TYP. AIR BARRIER AT DOOR JAMB

6 SCALE: 1 1/2" = 1'-0"



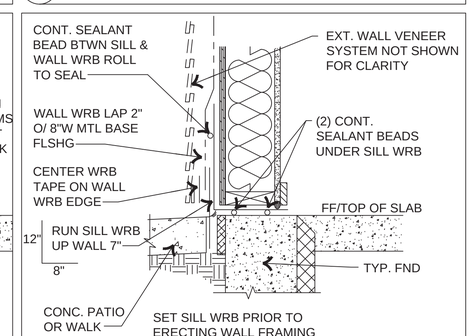
TYP. AIR BARRIER AT WDW SILL

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



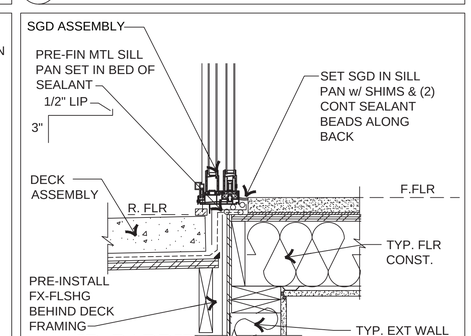
TYP. AIR BARRIER AT DOOR SILL

9 SCALE: 1 1/2" = 1'-0"



TYP. AIR BARRIER AT WALK

5 SCALE: 1 1/2" = 1'-0"



AIR BARRIER AT SLIDING GLASS DOOR

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

ABBREVIATIONS & PRODUCTS

SEE SHEETS A6.0 THRU A6.5 FOR ADDITIONAL ABBREVIATIONS & PRODUCTS. SEE SPECIFICATIONS FOR ADDITIONAL WRB & FLASHING PRODUCTS & MANUFACTURERS.

WRB : MECHANICALLY FASTENED WEATHER RESISTIVE & AIR BARRIER SHEET: DUPONT "TYVEK COMMERCIAL D" FORTIFIBER "WEATHERSMART DRAINABLE"

WRB TAPE: BY OR ACCEPTED BY WRB MANUFACTURER

FX-FLSHG: FLEXIBLE FLASHING, FULL WIDTH SELF-ADHERING: DUPONT "TYVEK STRAIGHTFLASH" SEE DETAILS FOR WIDTHS

ST-FLSHG: STRETCHABLE FLASHING, FULL WIDTH SELF-ADHERING: DUPONT "FLEXWRAP NF" SEE DETAILS FOR WIDTHS

CR-FLSHG: PRE-FORMED CORNER FLASHING: FORTIFIBER "MOISTOP CORNER SHIELD"

QT-FLSHG: PRE-FORMED PVC/ RUBBER FLASHING: MANUFACTURER: QUICKFLASH. SPECIFIC PRODUCTS FOR PIPES, ELECTRICAL BOXES, HOSE BIBBS, REFRIGERANT LINES, ETC.

MTL FLSHG: 26 GA GALV ATTACH 24" O.C. SEE DETAILS FOR SHAPE AND IF PRE-FINISHED

LIQUID FLASHING: DUPONT "LIQUIDARMOR CM OR QS"

BLDG SEALANT: WRB MANUFACTURER APPROVED : HENKEL "OSI QUAD VOC", DOWSIL 790

WR/ AB SEALANT: WRB MANUFACTURER ACCEPTED: DUPONT "RESIDENTIAL SEALANT", DOWSIL 758, TREMCO 834,

FOAM GAP INSULATION: DOW CHEMICAL "GREAT STUFF PRO", LOCTITE, DAP. USE THE APPROPRIATE PRODUCT

FLAME SPREAD MAX 25, SMOKE DEVELOPMENT 450, DENSITY 1.5-2.0 MAX PCF

VENT HOOD: PRIMEX, POLYMER RESIN BODY W/ BACK DRAFT DAMPER, REMOVEABLE HOOD AND SCREEN. SELECT MODEL FOR LOCATION, DUCT SIZE, AND FAN TYPE. NO SCREEN AT DRYER.

WALL BLOCK: 5/4" THK CEDAR OR CEMENT FIBER MIN 2" BORDER AROUND ITEM. SEE SHEET A6.1

WS-STOP: WATER STOP ON WDW SILL: PT 1/4" x 1" WD OR 1/8" THK x 1 1/2" x 1/2" ALUM "L" ANGLE

WRB FASTENER: MANUFACTURER APPROVED 1" PLASTIC CAP NAILS (TYVEK WRAPRAP) AT 16" OCFW MIN OR AS

TYP. AIR BARRIER INSTALLATION NOTES:

THESE DETAILS PERTAIN ONLY TO CREATING AN AIR BARRIER SYSTEM. SEE THE OTHER DETAIL SHEETS FOR INSTALLATION OF WRB SYSTEM, WEATHER FLASHING AT WINDOWS, DOORS, DECKS, AND WALL PENETRATIONS, AND ROOFING.

WEATHER RESISTIVE BARRIER (WRB) IS AN ELEMENT OF THE AIR BARRIER SYSTEM. IT NEEDS TO WRAP THE ENTIRE BUILDING (FOUNDATION, WALL & ROOF) LAPPING AND SEALING BETWEEN THE VARIOUS SURFACES IN A CONTINUOUS ENVELOPE.

COMPLY W/ THE CURRENT GOVERNING ENERGY CODE FOR AIR LEAKAGE, INCLUDING PASSING THE REQUIRED TESTING.

SEE SHEET A6.0 FOR INSTALLATION INSTRUCTION OF THE WRB SYSTEM.

AN EFFECTIVE CODE COMPLIANT AIR BARRIER REQUIRES THE SEALING WITH TAPE AND SEALANT ALL JOINTS, TRANSITIONS, AND PENETRATIONS AROUND THE ENTIRE BUILDING - CONCRETE SLAB/ PIER & BEAM FOUNDATION, BELOW AND ABOVE GRADE WALLS, SOFFITS UNDER OCCUPIED SPACES, AND ROOFS.

LIMIT THE AMOUNT OF JOINTS. CONTRACTOR IS RESPONSIBLE FOR WORKMANSHIP AND CREATING A CONTINUOUS, CONTIGUOUS AIR BARRIER AROUND THE BUILDING.

USE A ROLLER TO FIRMLY ADHER THE TAPE TO THE WRB

WHERE CONTINUOUS BEADS OF WR/AB SEALANT ARE APPLIED TO JOIN WRB LAYERS TOGETHER OR WRB TO OTHER SURFACES COMPRESS THE BEADS BY FIRMLY PRESSING WITH A ROLLER

WHEN REPAIRING JOINTS OPENED FOR RE-WORK, RE-SEAL & ROLL WITH NEW TAPE AND WR/AB SEALANT.

WHEN PATCHING STRAIGHT LINE TEARS, CUTS, RIPS APPLY WRB TAPE ALONG LINE OF REPAIR STARTING 8" BEFORE START OF DAMAGE AND EXTENDING MINIMUM 8" BEYOND THE END.

WHEN PATCHING CURVING TEARS, CUTS, OR DAMAGED AREAS APPLY WRB MEMBRANE THAT IS 8" WIDER ON ALL SIDES OF THE AREA. APPLY A DOUBLE ROW OF WR/AB SEALANT AROUND THE DAMAGED AREA AND COMPRESS WITH A ROLLER. SEAL THE EDGE OF THE PATCH WITH WRB TAPE AND ROLL FOR TIGHT SEAL.

LIQUID FLASHING IS ALLOWED IN LIEU OF TAPE TO SEAL THE EDGES OF THE WRB SHEETS

OPTIONAL JOINT SEALING SYSTEM

FOR CRACKS, JOINTS LESS THAN 1/2": AN AERSOL ADMINISTERED SEALANT UNDER POSITIVE PRESSURE WITHIN A UNIT OR BLDG WILL REDUCE AIR LEAKAGE. AEROSEAL'S "AEROBARRIER" WWW.AEROSEAL.COM

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L DeCHANT JR.

REVISIONS THIS SHEET

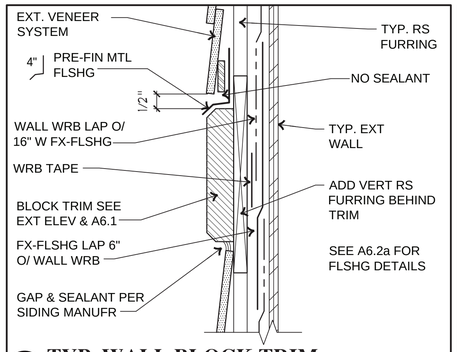
1 04/18/2023 Code Review Comments
2 07/28/2023 Code Revision
3
4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
TYP. AIR BARRIER DETAILS

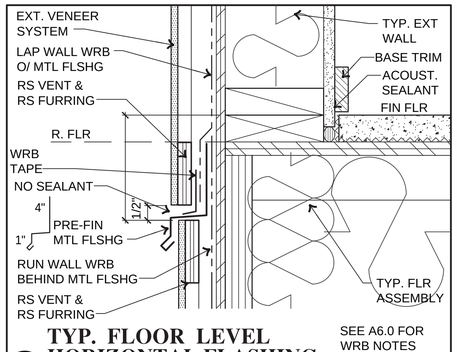
PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : 4

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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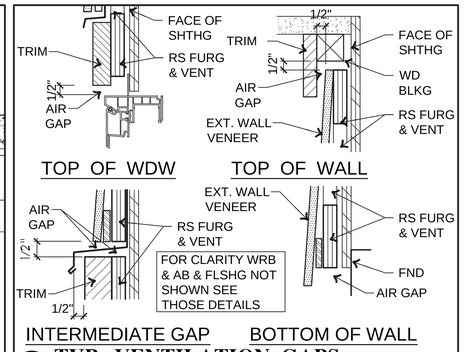


12 TYP. WALL BLOCK TRIM
SCALE: 3" = 1'-0"

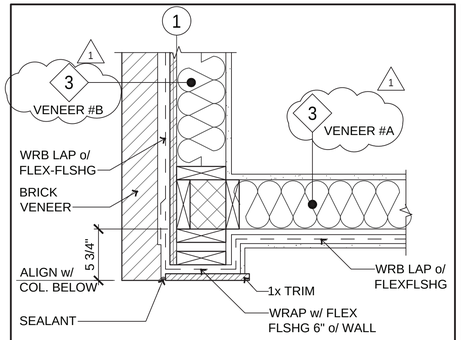


8 TYP. FLOOR LEVEL HORIZONTAL FLASHING
SCALE: 3" = 1'-0"

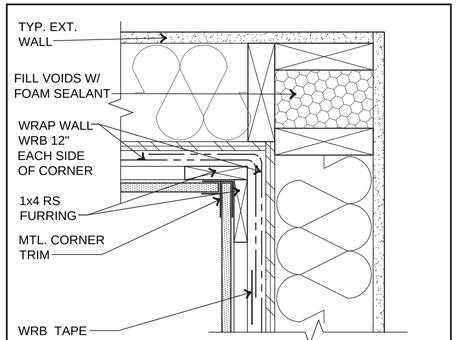
SEE A6.0 FOR WRB NOTES



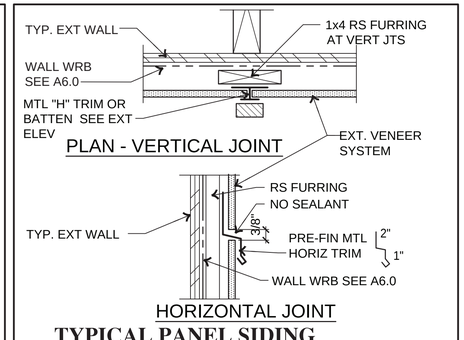
4 TYP. VENTILATION GAPS
SCALE: 3" = 1'-0"



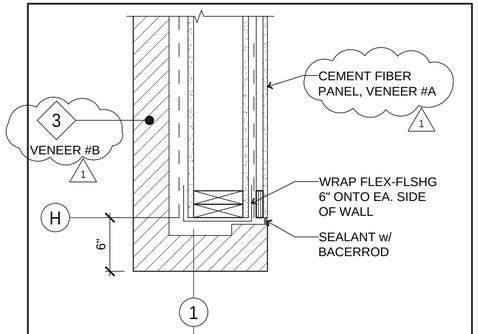
11 PLAN - BRICK END @ DECK
SCALE: 1 1/2" = 1'-0"



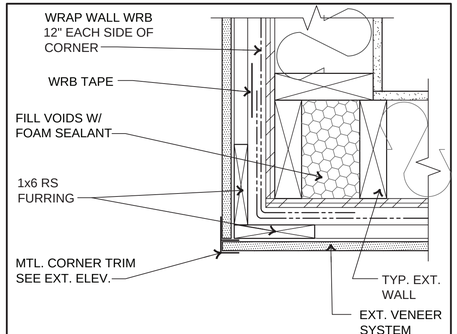
7 PLAN - INSIDE CORNER TRIM
SCALE: 3" = 1'-0"



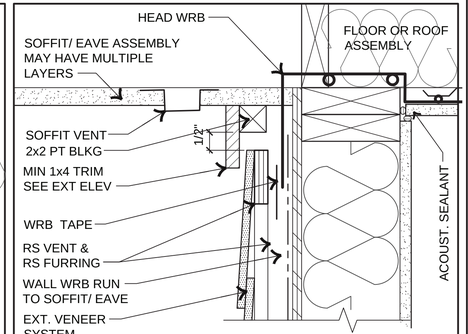
3 TYPICAL PANEL SIDING VERT. & HORZ. JOINT
SCALE: 3" = 1'-0"



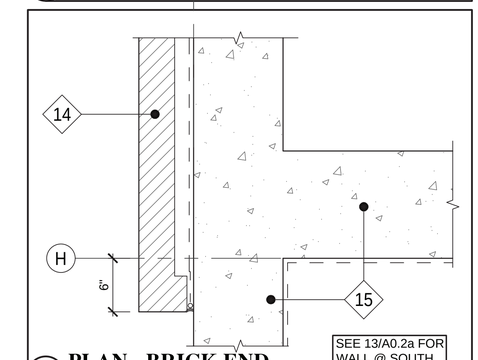
10 PLAN - WALL END
SCALE: 1 1/2" = 1'-0"



6 PLAN - OUTSIDE CORNER TRIM
SCALE: 3" = 1'-0"



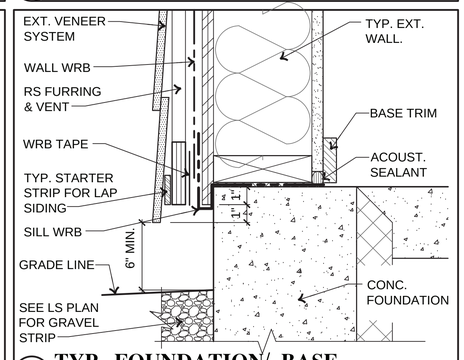
2 TOP OF WALL RS VENT
SCALE: 3" = 1'-0"



9 PLAN - BRICK END
SCALE: 1 1/2" = 1'-0"

SEE 13/A0.2a FOR WALL @ SOUTH PROPERTY LINE

5 NOT USED
SCALE: 3" = 1'-0"



1 TYP. FOUNDATION/ BASE
SCALE: 3" = 1'-0"

EXT. RAIN SCREEN SYSTEM ABBREVIATIONS & PRODUCTS

SEE EXTERIOR WALL VENEER SYSTEM NOTES FOR MORE INFORMATION.

RS VENT : RAINSCREEN AIR GAP VENT W/ SCREEN: SV-5 (3/4" THK) OR SV-3 (7/16" THK) 3" WIDE BY COR-A-VENT, MATCH THICKNESS OF FURRING STRIP

RS VERT: VERT FURRING: SEE DETAILS FOR SIZES

TYP WIDTHS: 1 1/2", 3 1/2", 5 1/2".

AT VERT. PANEL JTS: 3 1/2" W. STRIPS

AT WDWS AND DOORS: 3 1/2" AND 5 1/2" W. STRIPS .

MATERIAL: 3/4" THK P.T. WOOD, 7/16" THK EXT C/C GROUP 1 PLYWD OR 3/8" x 1 1/2" POLYPROPYLENE "STURDI-STRIP" BY COR-A-VENT

RS HORIZ: USED ONLY W/ SPECIAL APPROVAL: HORIZ FURRING STRIP, DRAINABLE, CRUSH RESISTANT, HEAT-RESISTANT POLYPROPYLENE, 7/16" x 1 1/2" "STURDI-BATTEN" BY COR-A-VENT

TYP. RAINSCREEN FURRING NOTES:

PRIOR TO START OF FURRING CONFIRM INSTALLATION OF WRB/ AIR BARRIER/ FLASHING IS ACCEPTABLE TO EXT. VENEER MANUFACTURER. CORRECT IMPROPERLY INSTALLED ITEMS.

REVIEW AND COORDINATE THE INSTALLATION OF THE FURRING TO COMPLY W/ THE EXTERIOR VENEER SYSTEM REQUIREMENTS. INSTALL FURRING IN ACCORDANCE W/ VENEER & FURRING MANUFACTURERS' LATEST WRITTEN INSTALLATION INSTRUCTIONS.

PROVIDE FURRING AT CHANGE OF MATERIAL JOINTS

WHEN USING MANUFACTURED 1 1/2" W. FURRING STRIPS COMBINE STRIPS TO OBTAIN THE WIDTHS NOTED IN THE DETAILS.

ENTIRE HEIGHT OF WALL, INCLUDING GABLE, IS ONE VERTICAL PLANE WITH NO INDENTATIONS OR CHANGES UNLESS NOTED OTHERWISE; ADD FURRING TO MAINTAIN THE SAME VERTICAL PLANE.

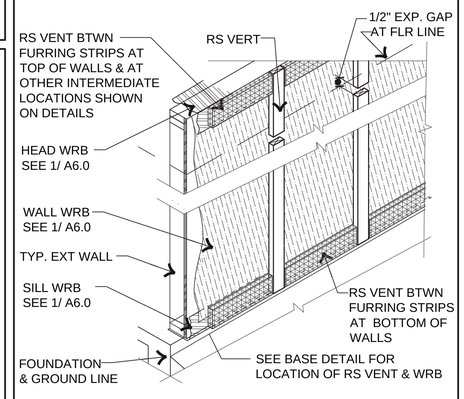
ENTIRE LENGTH OF WALL IS ONE HORIZONTAL PLANE WITH NO INDENTATIONS OR CHANGES UNLESS NOTED OTHERWISE; ADD FURRING TO MAINTAIN THE SAME HORIZONTAL PLANE.

SET FURRING PLUMB, STRAIGHT, AND ALIGN WITH CORNERS AND OTHER FEATURES OF THE EXTERIOR. WHEN HORIZONTAL FURRING USED, SET LEVEL, STRAIGHT WITH DRAINAGE GAPS AND ALIGN WITH FLOORS AND OTHER FEATURES OF THE EXTERIOR.

VENTILATION: TO PROPERLY FUNCTION THE RAINSCREEN SPACE REQUIRES VENTILATION GAPS AT THE TOP AND BOTTOM OF WALLS, AND AT INTERMEDIATE HORIZONTAL LOCATION (I.E. WINDOWS). CONSTRUCT GAPS TO PREVENT ENTRY OF RAIN/ WATER/ INSECTS INTO THE VENTILATION SPACE. PROVIDE MIN 3/8" (PREFERABLY 1/2") VENTILATION GAP IN FURRING AND TRIM. SEE DETAIL 4 THIS SHEET FOR TYPICAL CONDITIONS.

VERTICAL FURRING: INSTALL RS VERT. FURRING AT 16" O.C. MAX. ALIGN ON & ANCHOR INTO WALL FRAMING OR APA SHEATHING. RUN FULL WALL HEIGHT W/ 1/2" EXPANSION GAP AT EACH FLOOR LINE. PROVIDE ADDITIONAL FURRING WHERE TRIM, SIDING & OTHER ITEMS ARE BETWEEN FULL HEIGHT FURRING. .

HORIZONTAL FURRING: ONLY WHEN ALLOWED BY SIDING MANUFACTURER W/ A/E APPROVAL. FURRING TO BE SPECIFICALLY DESIGNED FOR HORIZONTAL CONDITIONS AND DRAINABLE. SEE TYP NOTES AND RS HORIZ PRODUCT.



TYP. RAINSCREEN SYSTEM & COMPONENTS

EXTERIOR WALL VENEER SYSTEM NOTES & PRODUCTS

SEE SHEET A6.0 FOR WRB INSTALLATION NOTES

SEE SHEET A6.1 FOR AIR BARRIER INSTALLATION NOTES

SEE SHEET A6.2a FOR FLASHING INSTALLATION NOTES

ADDITIONAL NOTES, ABBREVIATIONS, AND PRODUCTS NOTED ON BUILDING/ WALL SECTION, EXTERIOR ELEVATION, AND OTHER DETAIL SHEETS

SEE SHEETS A0.3, A0.3a, AND A0.3b FOR INSULATION VALUES, FIRESTOPPING & BLOCKING, AND ACOUSTICAL NOTES AND DETAILS.

SEE SHEETS A0.5 & A0.5a FOR EXTERIOR WALL VENEER SYSTEM NOTES & PRODUCTS, AND FOR WALL, FLOOR/ CEILING, AND ROOF/ CEILING ASSEMBLY NOTES AND SYSTEMS.

SEE STRUCTURAL DWGS FOR LOCATION OF SHEARWALLS & OTHER STRUCTURAL ITEMS..

COORDINATE THE INFORMATION ON THESE SHEETS TO DETERMINE THE NUMBER OF LAYERS OF MATERIALS ON THE EXTERIOR AND INTERIOR SIDE OF WALLS, FLOORS, CEILINGS, AND SOFFITS.

ADDITIONAL PRODUCTS & MANUFACTURERS WILL BE CONSIDERED. SPECIFICATIONS MAY BE PROVIDED.

DETAILS ARE EXPLODED TO MORE CLEARLY SHOW THE FLASHING AND TRIM COMPONENTS. INSTALL THE COMPONENTS SMOOTH, TIGHT, STRAIGHT, LEVEL W/ NO GAPS OR WARPS.

THESE DETAILS SHOW THE COMMON CONDITIONS - NOT ALL CONDITIONS ARE SHOWN OR DETAILED. CONTRACTOR TO USE THESE DETAILS AS A GUIDE TO CONSTRUCT SPECIAL CONDITIONS. ARCHITECT IS AVAILABLE TO ASSIST IN THE EVALUATION OF PROPOSED DETAILS FOR SPECIAL CONDITIONS.

THOROUGHLY REVIEW PRODUCTS AND INSTALLATION REQUIREMENTS PRIOR TO START OF WORK. PROVIDE THE ACCESSORIES, ANCHORS, AND FASTENERS FOR A COMPLETE AND FUNCTIONING INSTALLATION.

STARTER STRIP: FOR LAP OR SHAKE SIDING : "STURDI-STARTER" BY COR-A-VENT 5/16" x 1 1/4" POLYPROPYLENE STRIP ALONG BOTTOM COURSE

STARTER TRIM: FOR PANEL SIDING: PRE-FIN, EXTRUDED ALUMINUM "STARTER TRIM" BY TAMLYN XTREME. SET ALONG BOTTOM EDGE

SIDING: CEMENT FIBER, VINYL, WOOD OR METAL. SEE A0.5 AND A0.5a FOR PRODUCT AND MANUFACTURER INFORMATION.

TRIM: CEDAR. P.T WOOD, CEMENT FIBER OR AS NOTED ELSEWHERE. SEE DETAILS & EXT. ELEVATIONS FOR THICKNESS, SIZE, AND STYLE

MASONRY: BRICK OR CMU. SEE A0.5 AND A0.5a FOR PRODUCT AND MANUFACTURER INFORMATION.

STUCCO: FULL THICJNESS OR THIN COAT. SEE A0.5 AND A0.5a FOR PRODUCT AND MANUFACTURER INFORMATION.

SOFFIT VENT: 2" WIDE CONT. W/ INSECT SCREEN, PAINTABLE, RECESSED. TAMLYN XTREME PVC CUV8V OR ALUMINUM CUV8AP50

BLDG SEALANT: WRB MANUFACTURER APPROVED: HENKEL "OSI QUAD VOC", DOWSIL 790

ACOUSTICAL SEALANT: SEE SHEET A0.6 FOR ACOUSTICAL NOISE MITIGATION DETAILS, SEALANT, ASSEMBLY, AND MATERIALS.

APA SHEATHING: PLYWOOD OR OSB AS NOTED ON SHEETS A0.5 AND A0.5a AND ON STRUCTURAL DWGS

GSB: GYPSUM (EXT.) SHEATHING BOARD: FIBERGLAS MAT-FACED, MOISTURE-RESISTANT GYPSUM CORE: GEORGIA PACIFIC "DENSGLAS" 5/8" THICK TYPE X

PT: WOOD PRESSURE TREATED IN COMPLIANCE WITH AWPA U1 USE CATEGORY UC3B FOR EXTERIOR ABOVE GROUND

TYP. EXT WALL: SEE WALL SECTIONS, FIRE RESISTANCE ASSEMBLIES & STRUCTURAL SHEARWALL FOR COMPLETE WALL ASSEMBLY. SOME WALLS MAY HAVE APA SHEATHING AND GSB ON EXT. SIDE.

TYP. EXT. WALL VENEER INSTALLATION NOTES:

PRIOR TO START OF EXT. VENEER INSTALLATION A FIELD INSPECTION OF THE WRB/ AIR BARRIER/ FLASHING INSTALLATION REQUIRED. CONFIRM (AND RE-DO IMPROPERLY INSTALLED ITEMS) THEY ARE PROPERLY APPLIED TO CREATE A COMPLETE AIR BARRIER AND WEATHER RESISTIVE SYSTEM. VERIFY THEY ARE THOROUGHLY SECURED AND ADHERED.

SEE SHEET A0.3 FOR THE REQUIRED BUILDING AIR LEAKAGE AND THE DOOR/ WINDOW WATER LEAKAGE TESTS REQUIREMENTS. THE BUILDING IS REQUIRED TO PASS THESE TESTS TO OBTAIN THE CERTIFICATE OF OCCUPANCY FROM THE GOVERNING JURISDICTION.

INSTALL THE EXTERIOR VENEER IN ACCORDANCE W/ MANUFACTURER'S LATEST WRITTEN INSTALLATION INSTRUCTIONS ANCHORING SECURELY INTO FRAMING AND APA RATED SHEATHING. RUN SIDING, TRIM AND JOINTS LEVEL, SQUARE, PLUMB, STRAIGHT, AND NEAT ACCORDING TO THE LAYOUT IN THE EXTERIOR ELEVATIONS.

SEE EXT. ELEVATIONS FOR TYPE OF SIDING AND ITS LOCATION. SIDING SHOWN IN THESE DETAILS IS GENERIC. LAP, SHAKE, SOFFIT, PANEL SIDING OR OTHER VENEER PRODUCTS ARE INTERCHANGEABLE IN THE DETAILS.

REGISTERED ARCHITECT 9701 STATE OF WASHINGTON DAVID L. DeCHANT JR.

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET
07/28/2023 Code Revision

1 2 3 4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
TYP. EXT WALL VENEER RAIN SCREEN DETAILS

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET: 4 -

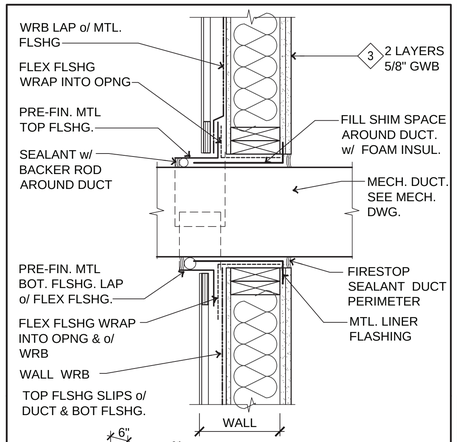
P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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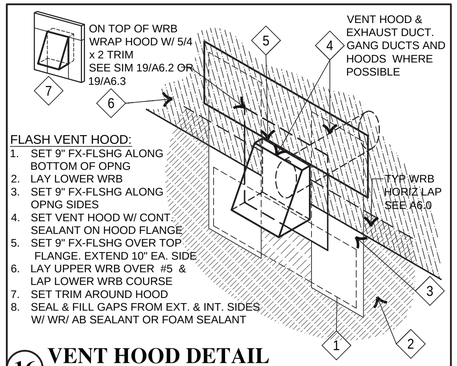
Casey + DeChant Architects, LLC Architecture And Planning

20 NOT USED
SCALE: N.T.S.

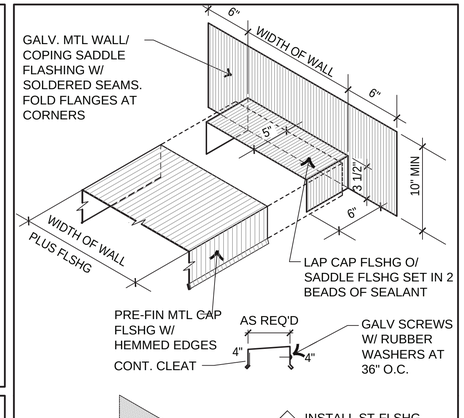
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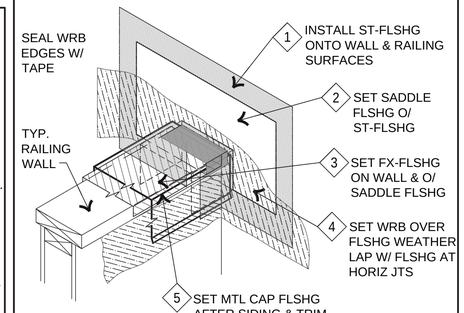


17 DUCT WALL FLASHING
SCALE: 1-1/2" = 1'-0"

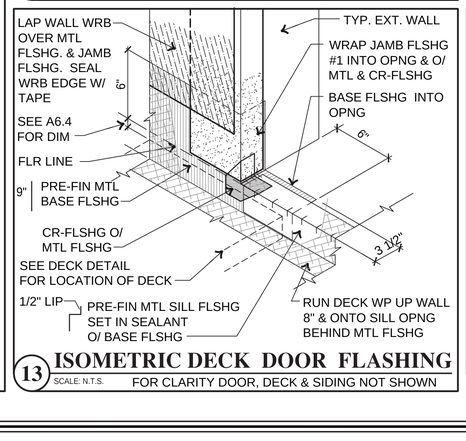


16 VENT HOOD DETAIL
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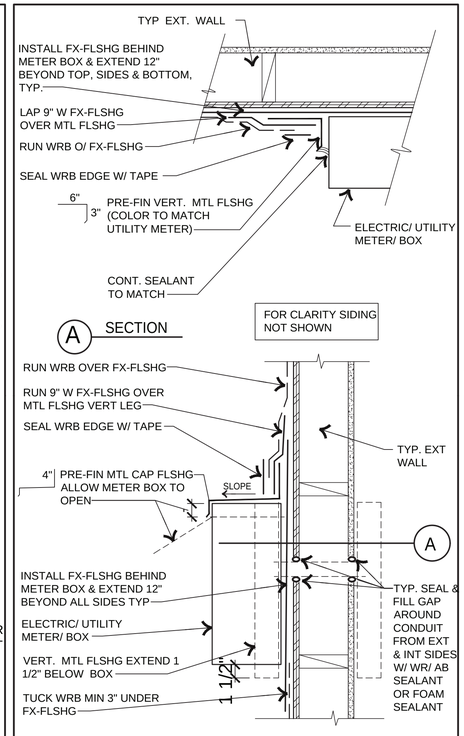




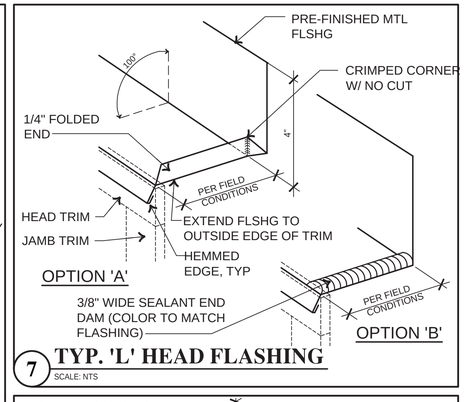
14 CAP FLASHING @ RAIL WALL TERMINATION
SCALE: NTS



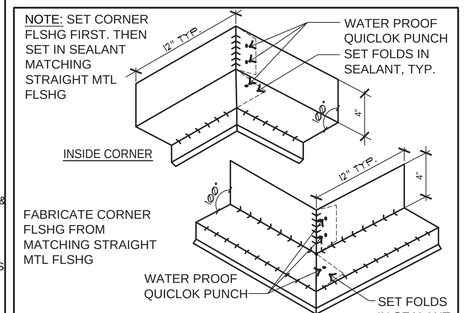
13 ISOMETRIC DECK DOOR FLASHING
SCALE: N.T.S. FOR CLARITY DOOR, DECK & SIDING NOT SHOWN



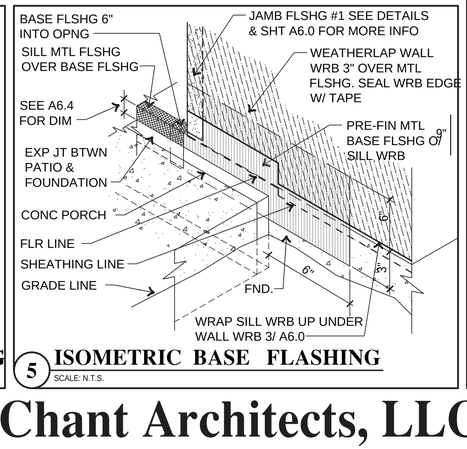
10 UTILITY METER SECTION
SCALE: 1-1/2" = 1'-0"



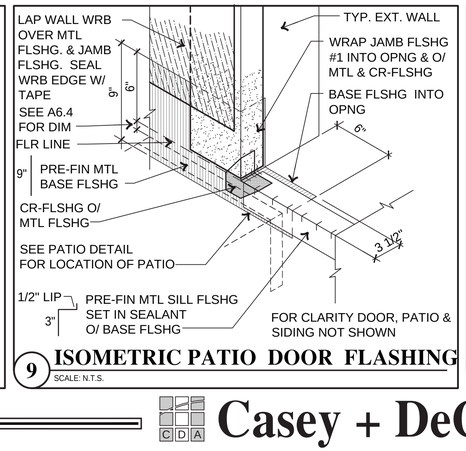
7 TYP. 'L' HEAD FLASHING
SCALE: NTS



6 SHOP FORMED FLASHING CORNERS
SCALE: N.T.S.



5 ISOMETRIC BASE FLASHING
SCALE: N.T.S.



9 ISOMETRIC PATIO DOOR FLASHING
SCALE: N.T.S.

FLASHING NOTES & PRODUCTS

NOTES & PRODUCTS

SEE SHEET A6.0 FOR WRB INSTALLATION NOTES

SEE SHEET A6.1 FOR AIR BARRIER INSTALLATION NOTES

SEE SHEET A6.2a FOR FLASHING INSTALLATION NOTES

ADDITIONAL NOTES, ABBREVIATIONS, AND PRODUCTS NOTED ON BUILDING/ WALL SECTION, EXTERIOR ELEVATION, AND OTHER DETAIL SHEETS

SEE SHEETS A0.3, A0.3a, AND A0.3b FOR INSULATION VALUES, FIRESTOPPING & BLOCKING, AND ACOUSTICAL NOTES AND DETAILS.

SEE SHEETS A0.5 & A0.5a FOR EXTERIOR WALL VENEER SYSTEM NOTES & PRODUCTS, AND FOR WALL, FLOOR/ CEILING, AND ROOF/ CEILING ASSEMBLY NOTES AND SYSTEMS.

SEE STRUCTURAL DWGS FOR LOCATION OF SHEARWALLS & OTHER STRUCTURAL ITEMS..

COORDINATE THE INFORMATION ON THESE SHEETS TO DETERMINE THE NUMBER OF LAYERS OF MATERIALS ON THE EXTERIOR AND INTERIOR SIDE OF WALLS, FLOORS, CEILINGS, AND SOFFITS.

ADDITIONAL PRODUCTS & MANUFACTURERS WILL BE CONSIDERED. SPECIFICATIONS MAY BE PROVIDED.

DETAILS ARE EXPLODED TO MORE CLEARLY SHOW THE FLASHING AND TRIM COMPONENTS. INSTALL THE COMPONENTS SMOOTH, TIGHT, STRAIGHT, LEVEL W/ NO GAPS OR WARPS.

THESE DETAILS SHOW THE COMMON CONDITIONS - NOT ALL CONDITIONS ARE SHOWN OR DETAILED. CONTRACTOR TO USE THESE DETAILS AS A GUIDE TO CONSTRUCT SPECIAL CONDITIONS.

WRB : MECHANICALLY FASTENED WEATHER RESISTIVE & AIR BARRIER SHEET: DUPONT "TYVEK COMMERCIAL D" FORTIFIBER "WEATHERSMART DRAINABLE"

WRB TAPE: BY OR ACCEPTED BY WRB MANUFACTURER

FX-FLSHG: FLEXIBLE FLASHING, FULL WIDTH SELF-ADHERING: DUPONT "TYVEK STRAIGHTFLASH" SEE DETAILS FOR WIDTHS

ST-FLSHG: STRETCHABLE FLASHING, FULL WIDTH SELF-ADHERING: DUPONT "FLEXWRAP NF" SEE DETAILS FOR WIDTHS

CR-FLSHG: PRE-FORMED CORNER FLASHING: FORTIFIBER "MOISTOP CORNER SHIELD"

QT-FLSHG: PRE-FORMED PVC/ RUBBER FLASHING: MANUFACTURER: QUICKFLASH. SPECIFIC PRODUCTS FOR PIPES, ELECTRICAL BOXES, HOSE BIBBS, REFRIGERANT LINES, ETC.

MTL FLSHG: 26 GA GALV ATTACH 24" O.C. SEE DETAILS FOR SHAPE AND IF PRE-FINISHED

LIQUID FLASHING: DUPONT "LIQUIDARMOR CM OR QS"

BLDG SEALANT: WRB MANUFACTURER APPROVED : HENKEL "OSI QUAD VOC", DOWSIL 790

WR/ AB SEALANT: WRB MANUFACTURER ACCEPTED: DUPONT "RESIDENTIAL SEALANT", DOWSIL 758, TREMCO 834,

FOAM GAP INSULATION: DOW CHEMICAL "GREAT STUFF PRO", LOCTITE, DAP. USE THE APPROPRIATE PRODUCT

FLAME SPREAD MAX 25, SMOKE DEVELOPMENT 450, DENSITY

1.5-2.0 MAX PCF

VENT HOOD: PRIMEX, POLYMER RESIN BODY W/ BACK DRAFT DAMPER, REMOVEABLE HOOD AND SCREEN. SELECT MODEL FOR LOCATION, DUCT SIZE, AND FAN TYPE. NO SCREEN AT DRYER.

BUTT JT FLASHING: FOR LAP AND PLANK SIDING BUTT JOINTS: TAMLYN XTREME PRE-FININSHED 0.012" x 6" WIDE ALUMINUM SHEET PAINTED BOTH SIDES TRIM PANEL MATCH LENGTH OF TRIM W/ SIZE OF LAP OR PLANK SIDING

SILL PLATE SEAL: DUPONT OR PROTECTO-WRAP SILL PLATE SEAL. RUN CONT W/ TIGHT (NO GAP) DIAGONAL BUTT JOINTS

ADA THRESHOLD: ANSI A117.1- 2009 SECT. 1003.5 EXCEPTION 1, MAX. 3/4" H. BEVELED W/ MAX 1:2 SLOPE THRESHOLD AT DOOR THRESHOLD (PROVIDE NON-SLIP TRANISTION RAMP ON EITHER SIDE WHEN NEEDED)

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON
DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

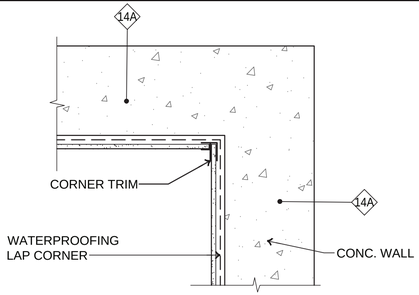
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St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
TYP. FLASHING DETAILS

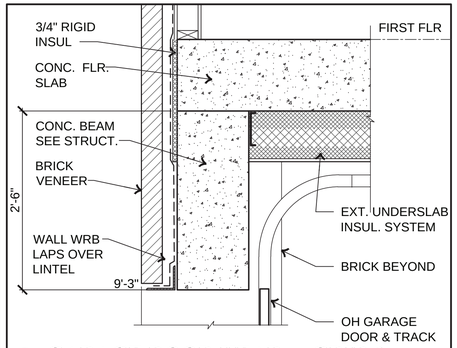
PROJECT NO. : 17 - 010
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ISSUE DATE : 11/07/2022
LATEST REV. THIS SET: 1 -

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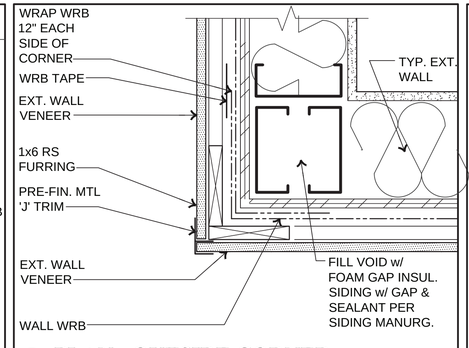
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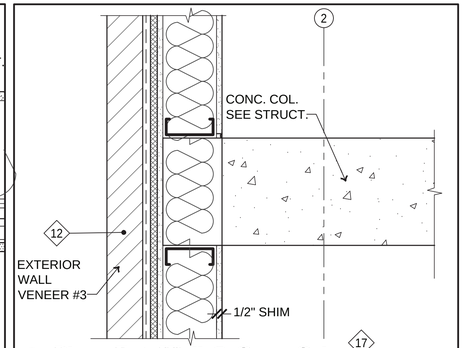
20 PLAN - INSIDE CORNER @ WALL
SCALE: 1-1/2" = 1'-0"



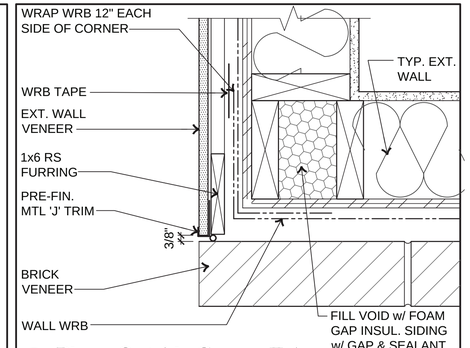
16 GARAGE DOOR HEAD - GRID 1
1" = 1'- 0"



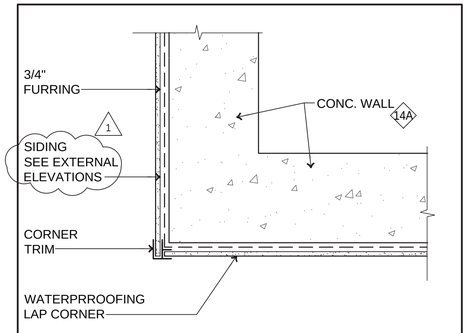
12 PLAN - OUTSIDE CORNER
SCALE: 3" = 1'-0"
METAL FRAMING



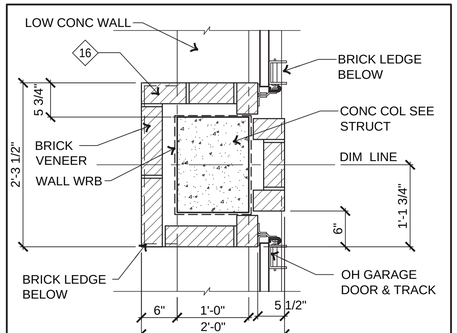
8 Plan - Ext. Wall @ Conc. Col.
SCALE: 1-1/2" = 1'-0"



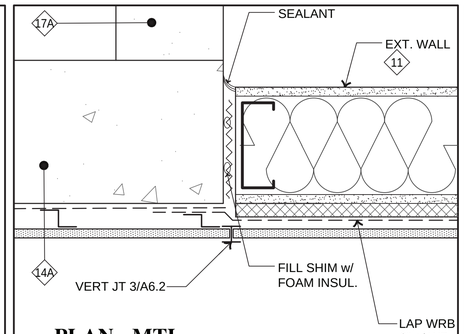
4 Plan - Outside Corner Trim
SCALE: 3" = 1'-0" BRICK VENEER TO SIDING TRANSITION



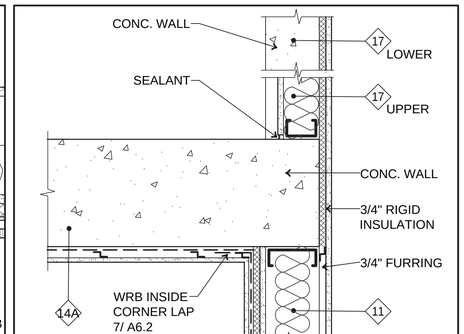
19 PLAN - OUTSIDE CORNER @ WALL
SCALE: 1-1/2" = 1'-0"



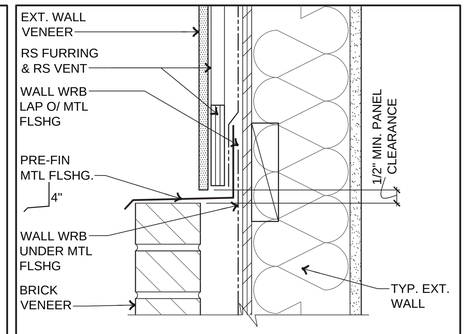
15 PLAN - COLUMN - GRID 1
1" = 1'- 0"



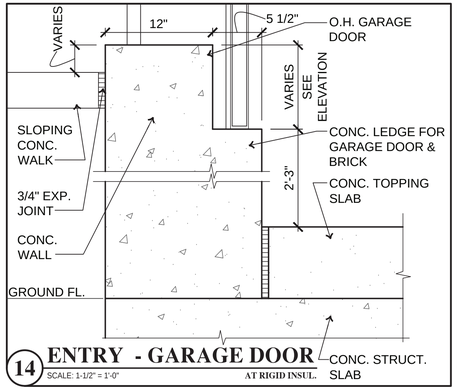
11 PLAN - MTL. STUD/CONC. WALL TRANSITION
SCALE: 3" = 1'-0"



7 Plan - Conc. & Stud Wall
SCALE: 1-1/2" = 1'-0"

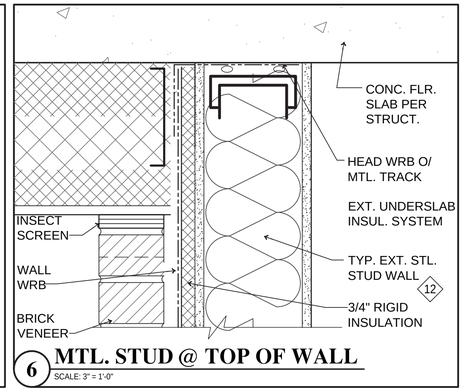


3 PANEL TRANSITION
SCALE: 3" = 1'-0" (@ BRICK VENEER)

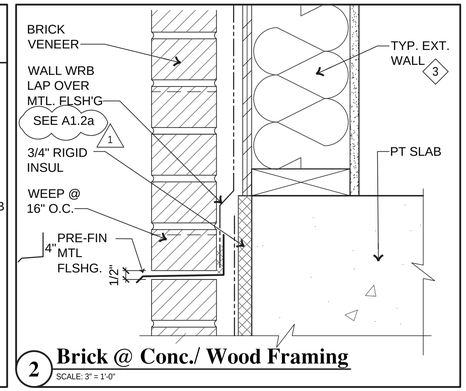


14 ENTRY - GARAGE DOOR
SCALE: 1-1/2" = 1'-0" AT RIGID INSUL.

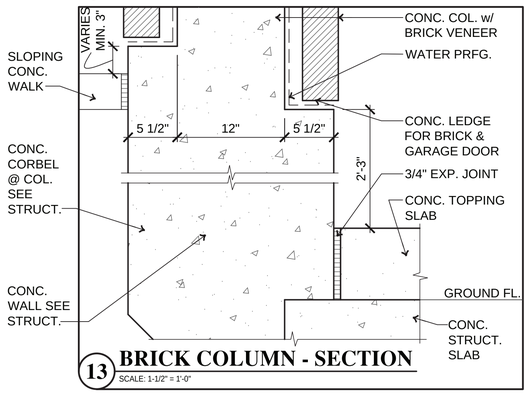
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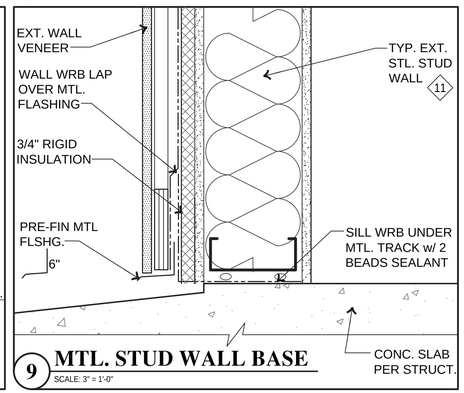
6 MTL. STUD @ TOP OF WALL
SCALE: 3" = 1'-0"



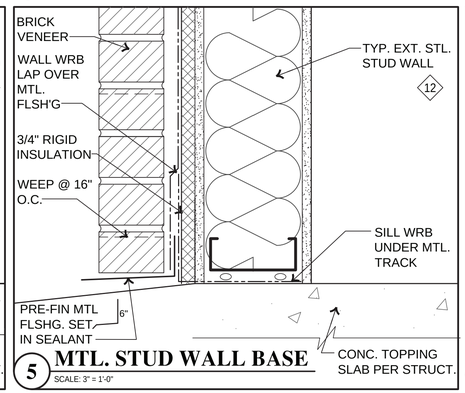
2 Brick @ Conc./ Wood Framing
SCALE: 3" = 1'-0"



13 BRICK COLUMN - SECTION
SCALE: 1-1/2" = 1'-0"



9 MTL. STUD WALL BASE
SCALE: 3" = 1'-0"



5 MTL. STUD WALL BASE
SCALE: 3" = 1'-0"

1 NOT USED
SCALE: 3" = 1'-0"

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 07/28/2023 Code Revision

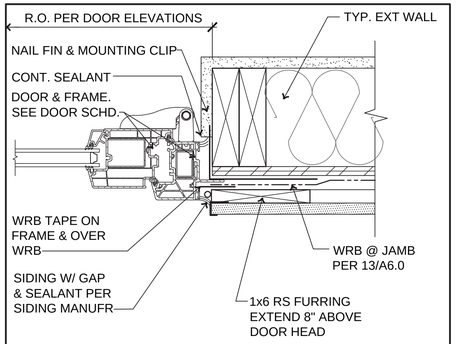
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St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
TYP. FLASHING DETAILS

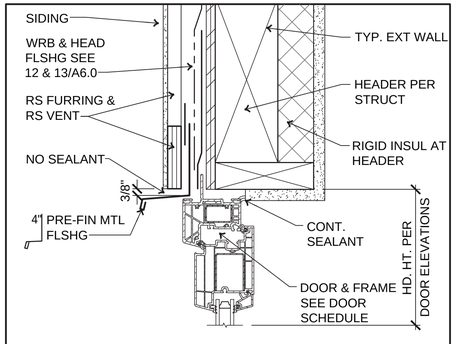
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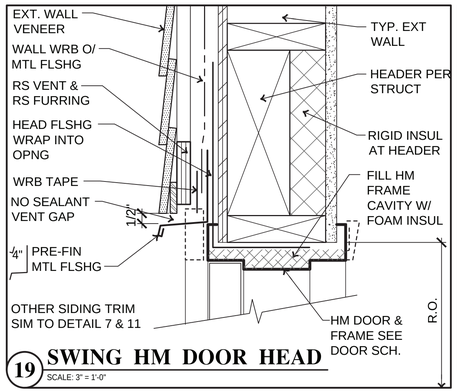
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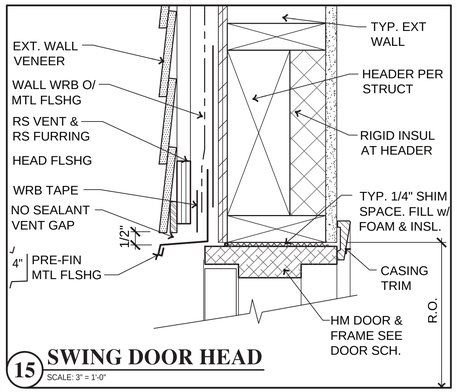
12 SWING ALUM. DOOR JAMB
SCALE: 3" = 1'-0"



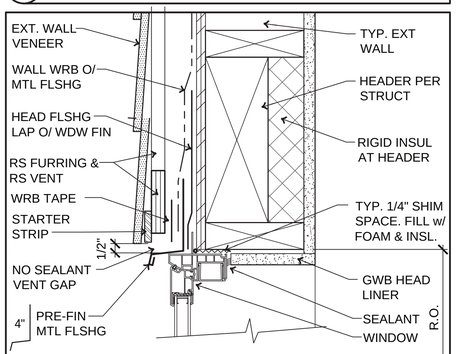
8 SWING ALUM. DOOR HEAD
SCALE: 3" = 1'-0"



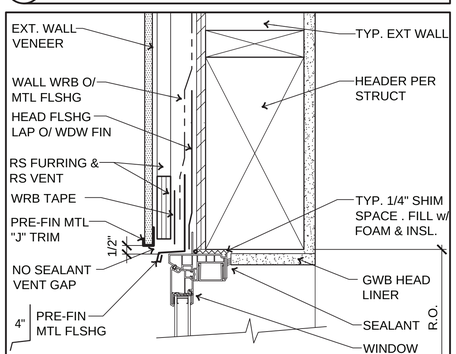
19 SWING HM DOOR HEAD
SCALE: 3" = 1'-0"



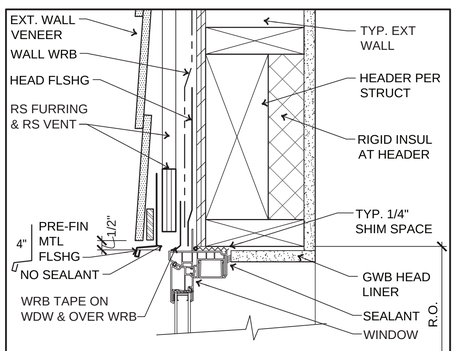
15 SWING DOOR HEAD
SCALE: 3" = 1'-0"



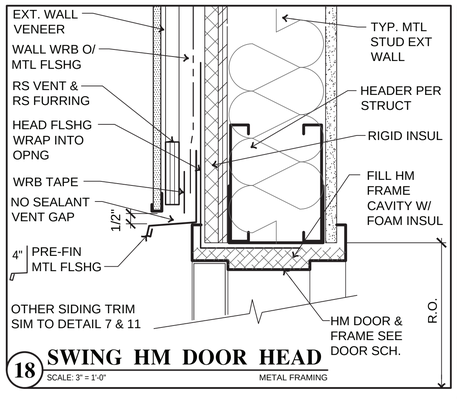
11 TYP. WINDOW HEAD
SCALE: 3" = 1'-0" @ HORIZ. LAP SIDING



7 TYP. WINDOW HEAD
SCALE: 3" = 1'-0" @ CEMENT FIBER PANEL

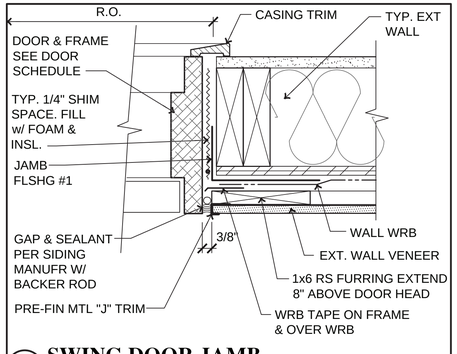


3 TYP. WINDOW HEAD
SCALE: 3" = 1'-0" SIM AT SLIDING GLASS DOOR

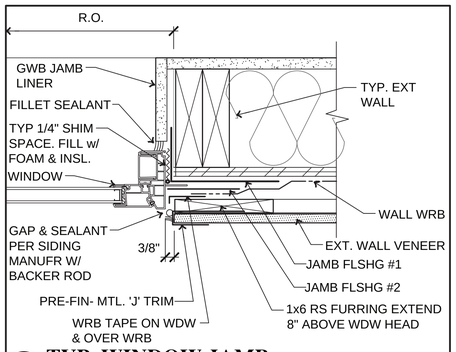


18 SWING HM DOOR HEAD
SCALE: 3" = 1'-0" METAL FRAMING

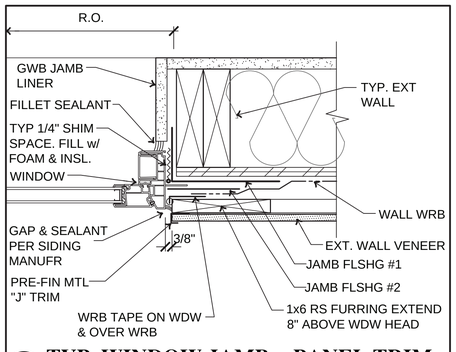
14 NOT USED
SCALE: 3" = 1'-0"



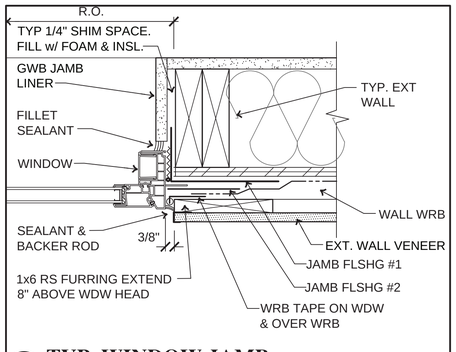
13 SWING DOOR JAMB
SCALE: 3" = 1'-0"



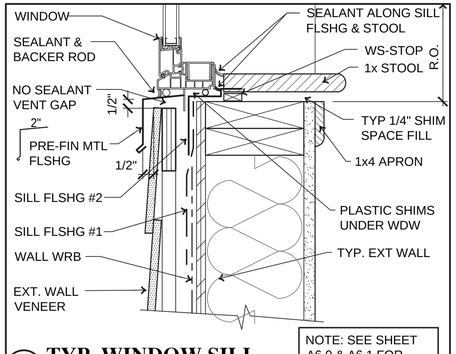
10 TYP. WINDOW JAMB
SCALE: 3" = 1'-0" @ HORIZ. LAP SIDING



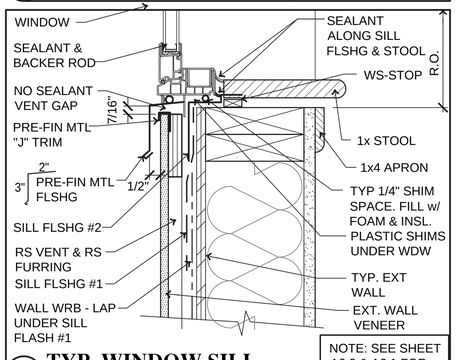
6 TYP. WINDOW JAMB - PANEL TRIM
SCALE: 3" = 1'-0" @ CEMENT FIBER PANEL



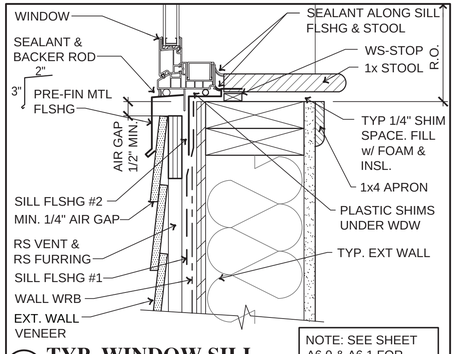
2 TYP. WINDOW JAMB
SCALE: 3" = 1'-0" SIM AT SLIDING GLASS DOOR



9 TYP. WINDOW SILL
SCALE: 3" = 1'-0" @ HORIZ. LAP SIDING



5 TYP. WINDOW SILL
SCALE: 3" = 1'-0" @ CEMENT FIBER PANEL



1 TYP. WINDOW SILL
SCALE: 3" = 1'-0"

DAVID L. DeCHANT JR.
REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON

REVISIONS THIS SHEET

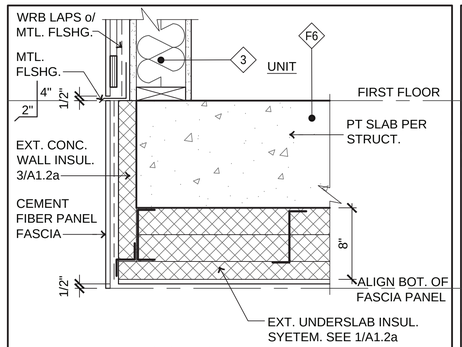
1 2 3 4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
TYP. DOOR/ WINDOW DETAILS- RAIN SCREEN

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : -

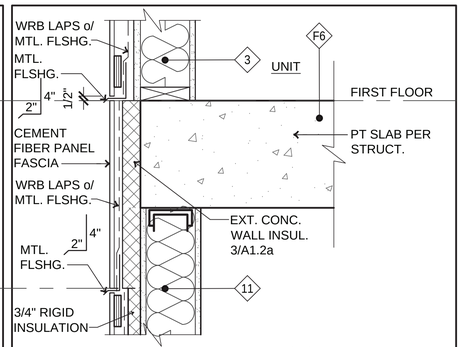
P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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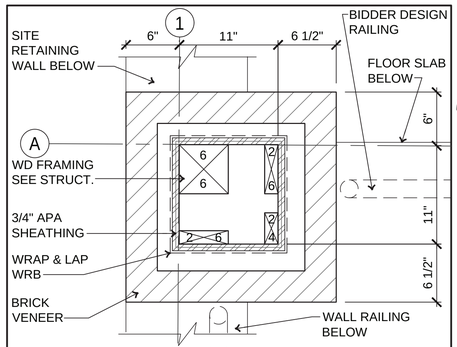
20 FIRST FLOOR OVERHANG

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



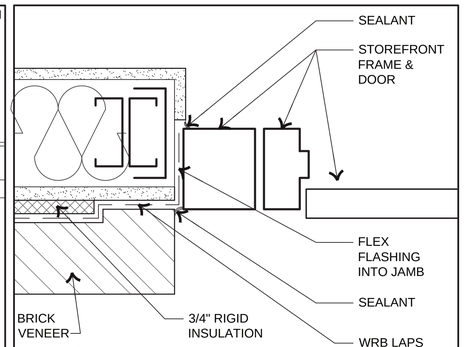
16 1st FLR. METAL TO WOOD TRNSN

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



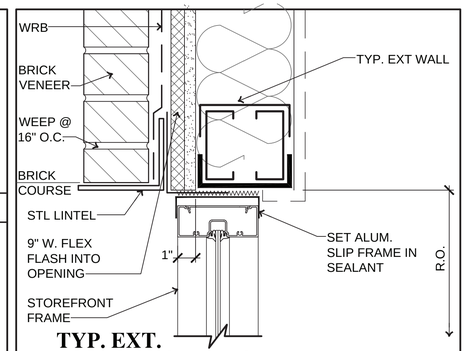
12 PLAN - BRICK COL. WD FRAME

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



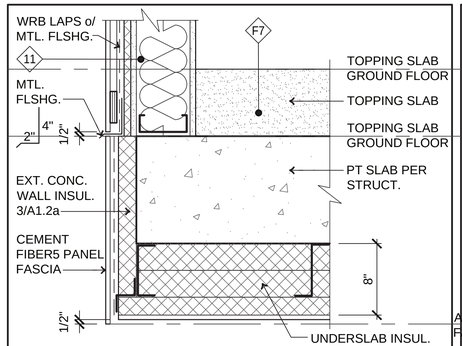
8 DOOR JAMB

SCALE: 3" = 1'-0"



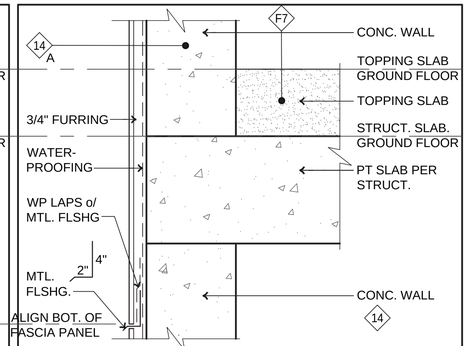
4 TYP. EXT. ALUM. STOREFRONT WDW HEAD

SCALE: 3" = 1'-0"



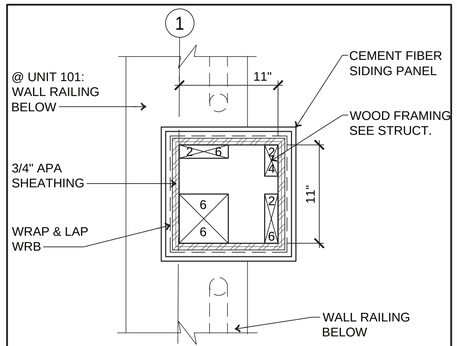
19 BUILDING OVERHANG

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



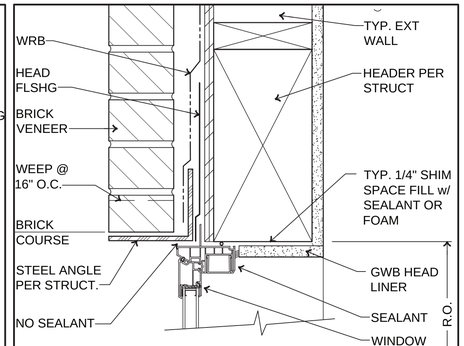
15 CONC. WALL AT FLOOR

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



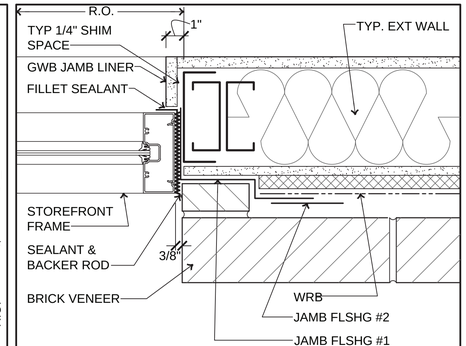
11 PLAN - WD COL. WD FRAMING

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



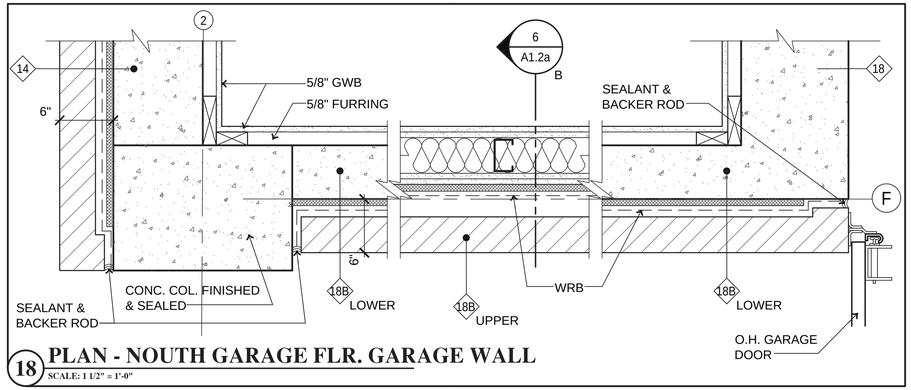
7 TYP. WINDOW HEAD

SCALE: 3" = 1'-0" @ BRICK VENEER



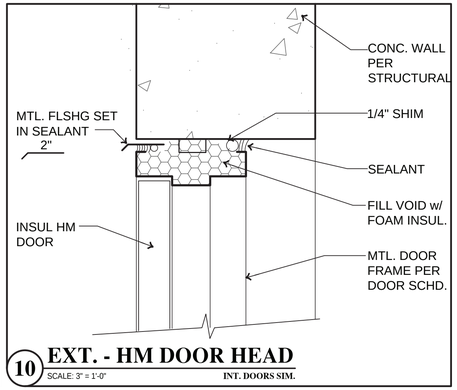
3 STOREFRONT JAMB

SCALE: 3" = 1'-0" @ BRICK VENEER



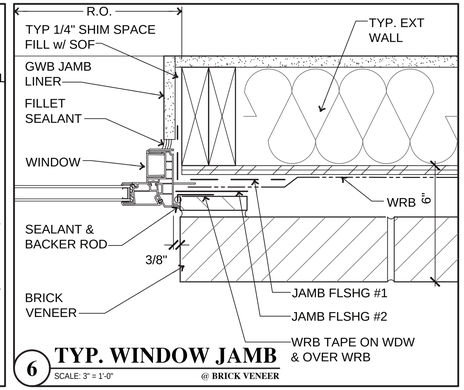
18 PLAN - NOUTH GARAGE FLR. GARAGE WALL

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



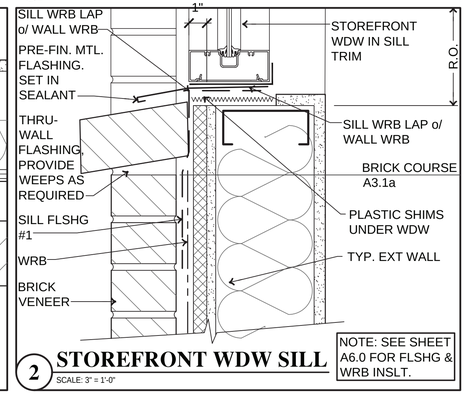
10 EXT. - HM DOOR HEAD

SCALE: 3" = 1'-0" INT. DOORS SIM.



6 TYP. WINDOW JAMB

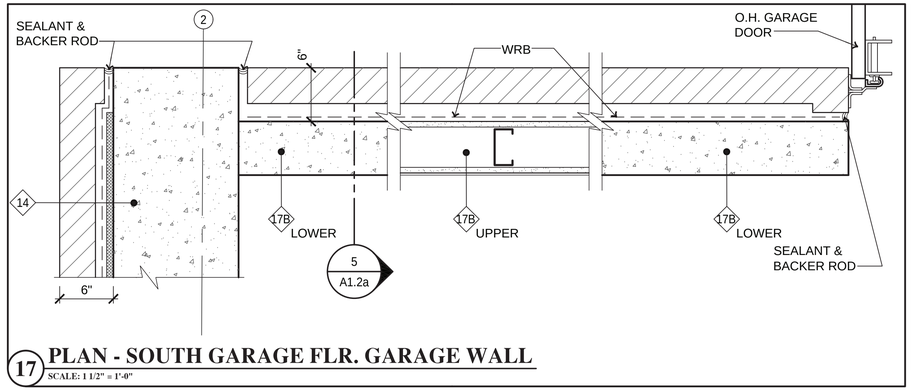
SCALE: 3" = 1'-0" @ BRICK VENEER



NOTE: SEE SHEET A6.0 FOR FLSHG & WRB INSLT.

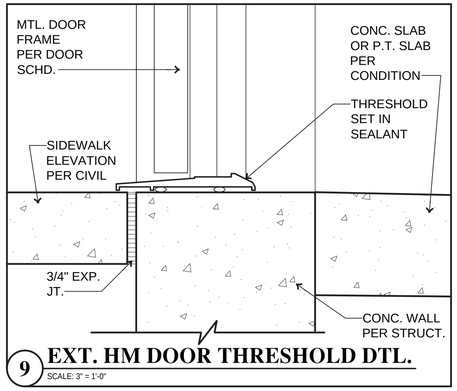
2 STOREFRONT WDW SILL

SCALE: 3" = 1'-0"



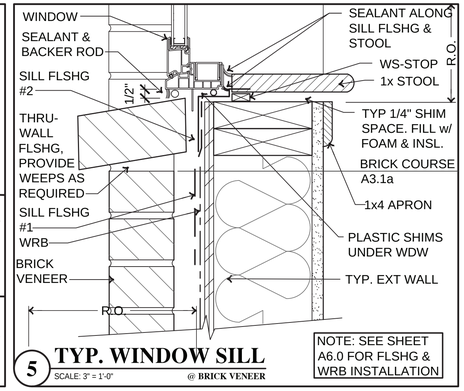
17 PLAN - SOUTH GARAGE FLR. GARAGE WALL

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



9 EXT. HM DOOR THRESHOLD DTL.

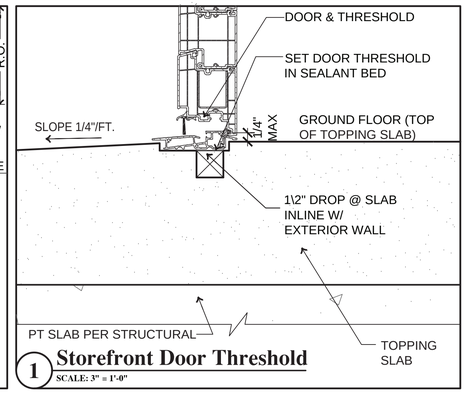
SCALE: 3" = 1'-0"



NOTE: SEE SHEET A6.0 FOR FLSHG & WRB INSTALLATION

5 TYP. WINDOW SILL

SCALE: 3" = 1'-0" @ BRICK VENEER



1 Storefront Door Threshold

SCALE: 3" = 1'-0"

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

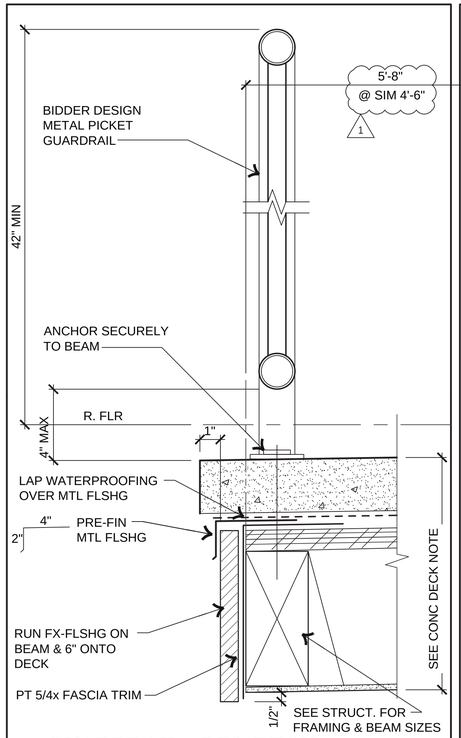
1 2 3 4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
TYP. DOOR/ WINDOW DETAILS- RAIN SCREEN

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : 1 -

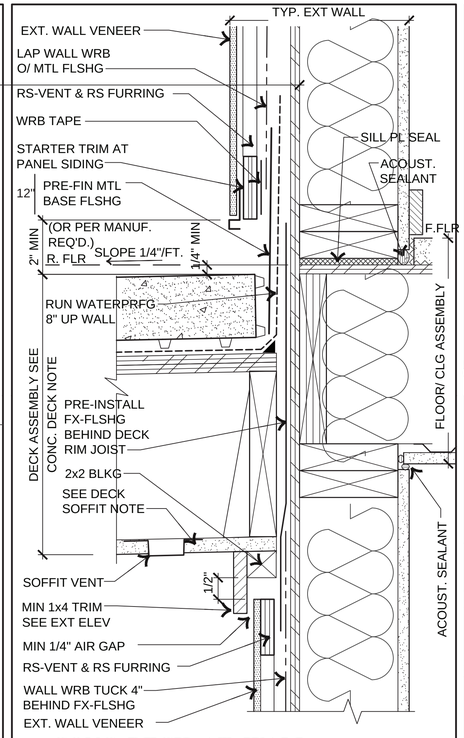
P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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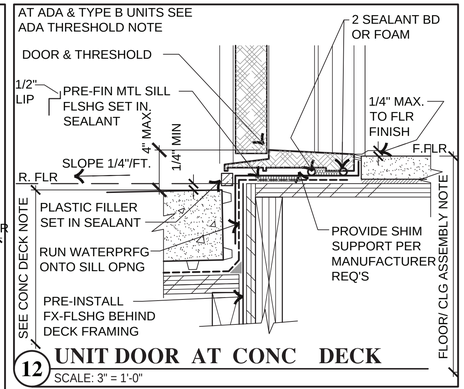
19 GUARDRAIL - RES. DECK

SCALE: 3" = 1'-0"



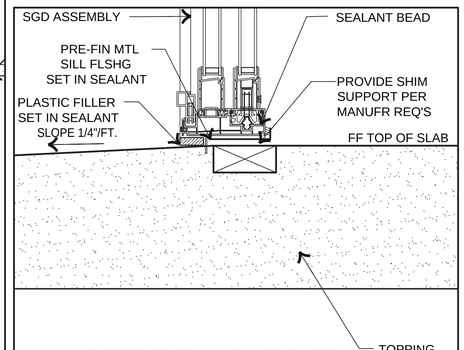
15 CONC DECK AT WALL

SCALE: 3" = 1'-0"



12 UNIT DOOR AT CONC DECK

SCALE: 3" = 1'-0"



11 SGD THRESHOLD AT PATIO

SCALE: 3" = 1'-0" @ GROUND FLOOR RETAIL

ABBREVIATIONS & PRODUCTS & NOTES

SEE SHEETS A6.0 THRU A6.5 FOR ADDITIONAL NOTES, ABBREVIATIONS, AND PRODUCTS.

SEE BUILDING AND WALL SECTION SHEETS FOR ADDITIONAL NOTES, HEIGHTS, AND DETAIL LOCATIONS.

SEE SHEETS A0.3, A0.3a, AND A0.3b FOR INSULATION VALUES, FIRESTOPPING & BLOCKING, ACOUSTICAL NOTES AND DETAILS.

SEE SHEETS A0.5 AND A0.5a FOR WALL, FLOOR/ CEILING, AND ROOF/ CEILING ASSEMBLY NOTES AND SYSTEMS. SEE STRUCTURAL DWGS FOR LOCATION OF SHEARWALLS. COORDINATE THE INFORMATION ON THESE SHEETS TO DETERMINE THE NUMBER OF LAYERS OF MATERIALS ON THE EXTERIOR AND INTERIOR SIDE OF WALLS, FLOORS, CEILINGS, AND SOFFITS.

ADDITIONAL PRODUCTS & MANUFACTURERS WILL BE CONSIDERED. CONTRACTOR TO PROVIDE INFORMATION FOR ARCHITECT TO REVIEW THE SUBSTITUTION REQUEST.

DETAILS ARE EXPLODED TO MORE CLEARLY SHOW THE FLASHING AND TRIM COMPONENTS. INSTALL THE COMPONENTS SMOOTH, TIGHT, STRAIGHT, LEVEL W/ NO GAPS OR WARPS.

THESE DETAILS SHOW THE COMMON CONDITIONS - NOT ALL CONDITIONS ARE SHOWN OR DETAILED. CONTRACTOR TO USE THESE DETAILS AS A GUIDE TO CONSTRUCT SPECIAL CONDITIONS. ARCHITECT IS AVAILABLE TO ASSIST IN THE EVALUATION OF PROPOSED DETAILS FOR SPECIAL CONDITIONS.

THOROUGHLY REVIEW PRODUCTS AND INSTALLATION REQUIREMENTS PRIOR TO START OF WORK. PROVIDE THE ACCESSORIES, ANCHORS, AND FASTENERS FOR A COMPLETE AND FUNCTIONING INSTALLATION.

EXTERIOR WALL VENEER SYSTEM SHOWN ON THESE DETAILS IS INTERCHANGEABLE WITH THE OTHER VENEERS. SEE EXTERIOR ELEVATIONS FOR ACTUAL LOCATION OF THE TYPES OF VENEERS.

NOTES:

1. PLANS AND ELEVATIONS SHOWN ON THIS SHEET ARE GENERIC, AND DO NOT SHOW ACTUAL SIZES AND CONFIGURATIONS OF PATIOS AND DECKS. SEE FLOOR PLANS FOR ACTUAL DIMENSIONS OF PATIO, DECK, AND THEIR STORAGE ROOMS.
2. SEE FLOOR PLANS FOR LOCATIONS, TYPES, AND SIZES OF DOORS, WINDOWS, WALLS AND POSTS, AND DOOR SWING.
3. SEE EXTERIOR ELEVATIONS FOR SIZE, TYPE, AND LOCATION OF RAILINGS
4. OPENINGS OR SPACES WITHIN GUARD RAILINGS COMPLY WITH CURRENT GOVERNING BUILDING CODE REQUIREMENTS. 2018 IBC SAYS OPENINGS OR SPACES SHALL NOT ALLOW PASSAGE OF 4" ~ SPHERE.

ADA THRESHOLD: ANSI A117.1- 2009 SECT. 1003.5 EXCEPTION 1, MAX. 3/4" H. BEVELED W/ MAX 1:2 SLOPE THRESHOLD AT DOOR THRESHOLD (PROVIDE NON-SLIP TRANSITION RAMP ON EITHER SIDE WHEN REQUIRED FOR ACCESSIBILITY)

TRANSITION RAMP: "EZ EDGE" BY SAFEPATH PRODUCTS. SELECT MODEL BASED ON HEIGHT REQUIRED

TRIM: CEDAR OR CEMENT FIBER. SEE DETAILS & EXT. ELEVAVTIONS FOR SIZES

APA SHEATHING: PLYWOOD OR OSB AS NOTED IN THE STRUCTURAL DRAWINGS AND MANUFACTURED TO APA SPANS & REQUIREMENTS.

PT: WOOD PRESSURE TREATED IN COMPLIANCE WITH AWPA U1 USE CATEGORY UC3B FOR EXTERIOR ABOVE GROUND

R. FLR : TOP OF FLOOR SHEATHING

T.P. : TOP OF PLATE

DECK SOFFIT: SEE WALL SECTION, EXT ELEVATIONS, AND ASSEMBLY DWGS FOR MATERIALS. SOME SOFFITS MAY HAVE MULTIPLE LAYERS OF MATERIALS.

DOORS: SEE DOOR SCHEDULE FOR SIZE AND STYLE

- X1: SLIDING GLASS DOOR W/ TRANSITION RAMP WHEN REQUIRED FOR ADA ACCESSIBILITY
- X2: SWING DOOR FROM UNIT W/ ADA THRESHOLD & TRANSITION RAMP WHEN REQUIRED FOR ADA ACCESSIBILITY
- X3: SWING DOOR FROM STORAGE

WINDOW: XX SEE WINDOW SCHEDULE FOR SIZE AND TYPE

GLASS GUARDRAIL: ENGINEERED TO COMPLY WITH CURRENT GOVERNING BUILDING CODE REQUIREMENTS FOR RAILINGS. SEE IBC 1607.8 FOR RAILING STRENGTH AND LOAD REQUIREMENTS

PROVIDE SAFETY GLAZING AND GUARDRAIL SYSTEM IN COMPLIANCE W/ IBC CHAPTER 24

BIDDER-DESIGN SYSTEM AND INSTALLATION DEFERRED SUBMITTAL

CONCRETE DECK: SEE SHEET A0.5 & A0.5A FOR FLOOR/ DECK ASSEMBLIES AND FIRE RESISTANCE TO BE PROVIDED. SEE THE STRUCTURAL DRAWINGS FOR STRUCTURAL MEMBERS.

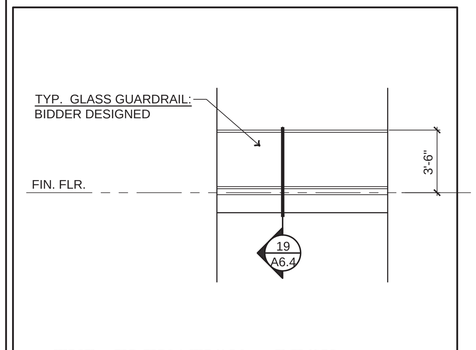
DECK SHEATHING: APA RATED EXTERIOR/ C/C GROUP 1

WATERPROOFING: "TERRA SHIELD WC-100" BY POLY-TUFF SYSTEMS INTERNATIONAL W/ PRIMER OR "MIRAPLY-V/H" BY CARLISLE

DRAINAGE MAT: "POLYGUARD LOW FLOW" BY PSI OR "MIRADRAIN" BY CARLISLE

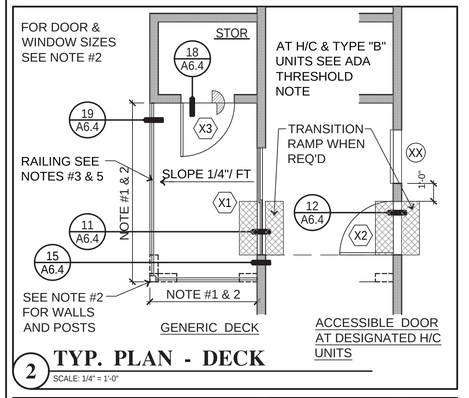
CONCRETE: 3" THK 3000 PSI PER AMERICAN CONCRETE INSTITUTE FINISH: LIGHT, NON-SKID, ORANGE PEEL

SEALER: "SCP 327" BY SPRAY-LOCK CONCRETE PROTECTION



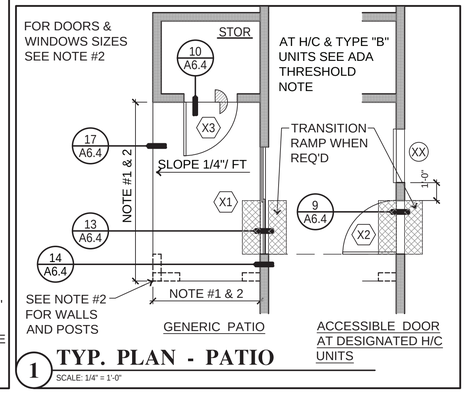
3 TYP. ELEVATION - DECK

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



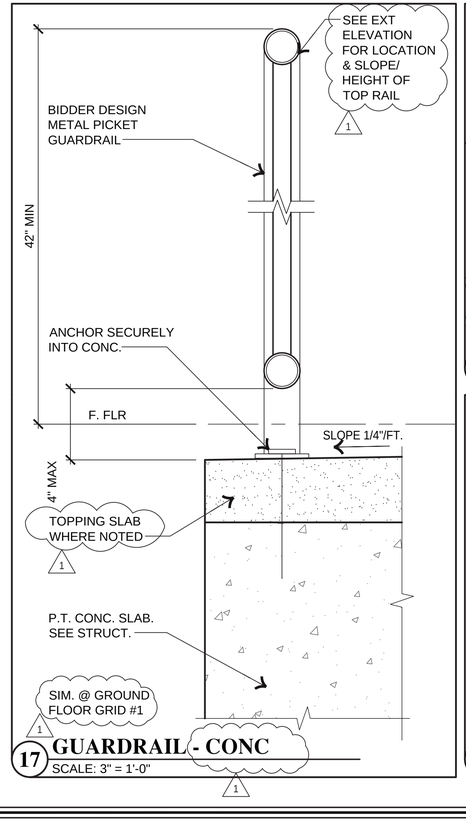
2 TYP. PLAN - DECK

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



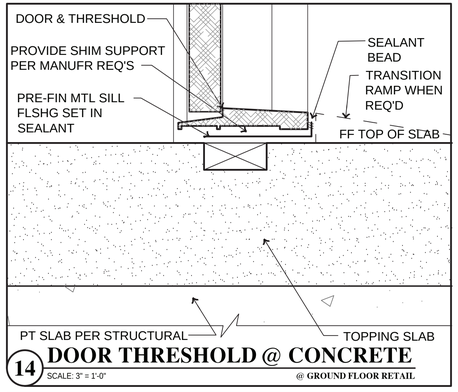
1 TYP. PLAN - PATIO

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



17 GUARDRAIL - CONC

SCALE: 3" = 1'-0"

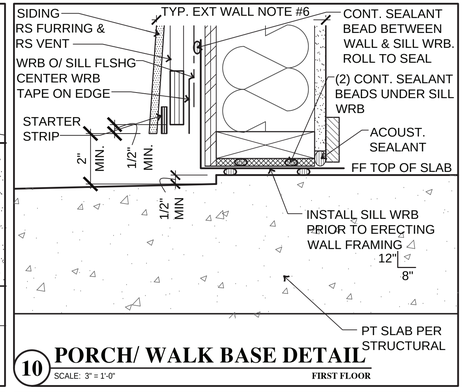


14 DOOR THRESHOLD @ CONCRETE

SCALE: 3" = 1'-0" @ GROUND FLOOR RETAIL

13 NOT USED

SCALE: 3" = 1'-0"



10 PORCH/ WALK BASE DETAIL

SCALE: 3" = 1'-0" FIRST FLOOR

9 NOT USED

SCALE: 3" = 1'-0"

DAVID L. DeCHANT JR.
REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON

REVISIONS THIS SHEET

04/18/2023 Code Review Comments

1 2 3 4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
TYP. PATIO/ DECK - RAIN SCREEN DETAILS

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : 1 -

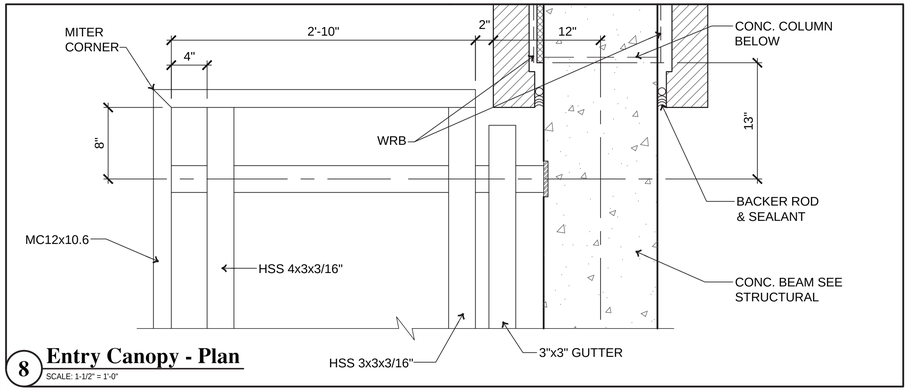
P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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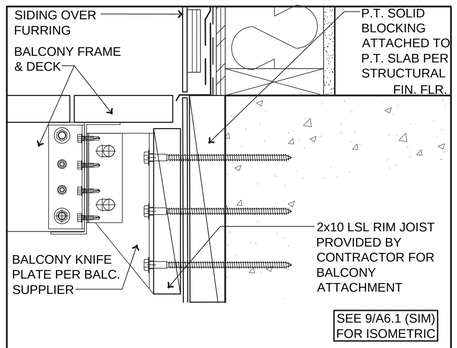
20 Not Used
SCALE: 3" = 1'-0"

16 Not Used
SCALE: 3" = 1'-0"

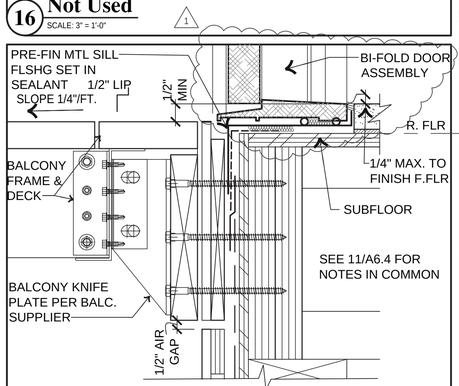
12 Not Used
SCALE: 3" = 1'-0"



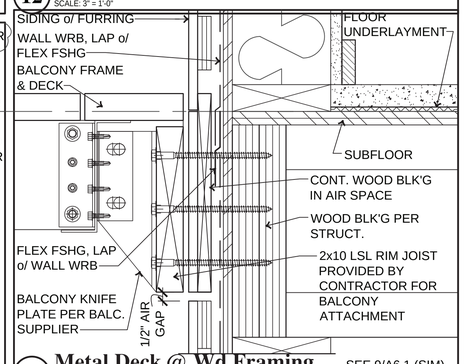
8 Entry Canopy - Plan
SCALE: 1-1/2" = 1'-0"



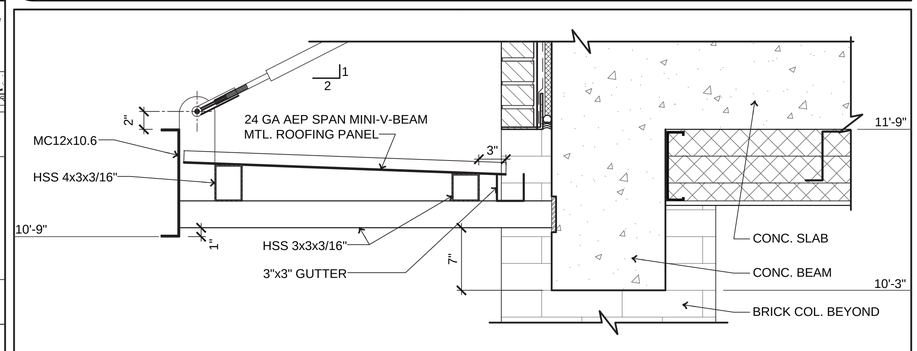
19 Metal Deck Attachment @ P.T Slab
SCALE: 3" = 1'-0"



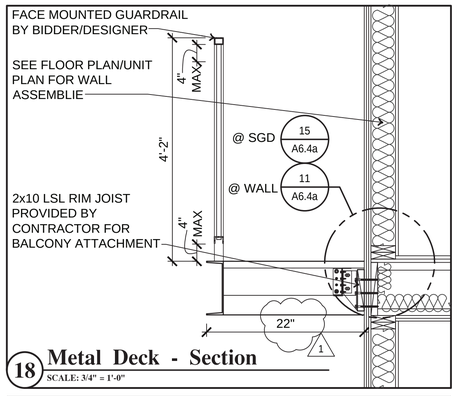
15 SGD @ Mtl. Deck
SCALE: 3" = 1'-0"
AT H/C & TYPE B UNITS SEE ADA THRESHOLD NOTE



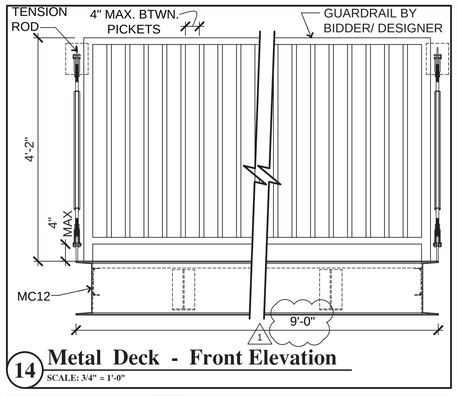
11 Metal Deck @ Wd Framing
SCALE: 3" = 1'-0"
SEE 9/A6.1 (SIM) FOR ISOMETRIC



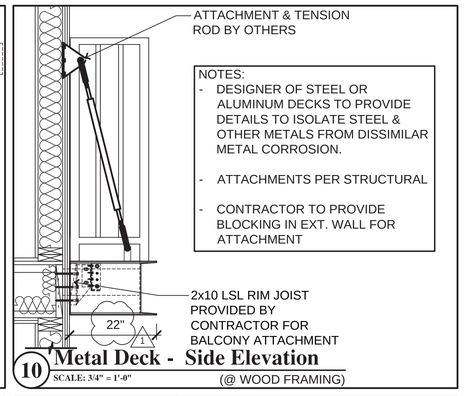
7 Entry Canopy - Section
SCALE: 1-1/2" = 1'-0"



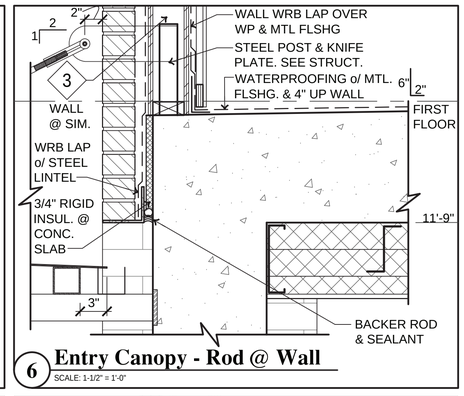
18 Metal Deck - Section
SCALE: 3/4" = 1'-0"



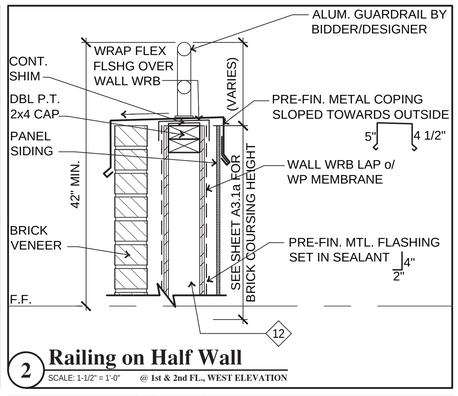
14 Metal Deck - Front Elevation
SCALE: 3/4" = 1'-0"



10 Metal Deck - Side Elevation
SCALE: 3/4" = 1'-0"
(@ WOOD FRAMING)

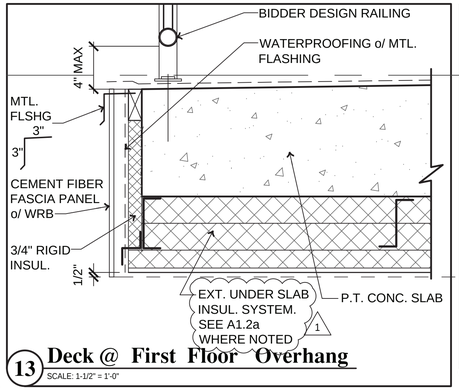


6 Entry Canopy - Rod @ Wall
SCALE: 1-1/2" = 1'-0"

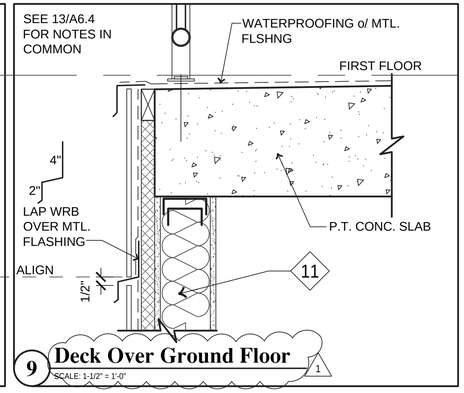


2 Railing on Half Wall
SCALE: 1-1/2" = 1'-0" @ 1st & 2nd FL., WEST ELEVATION

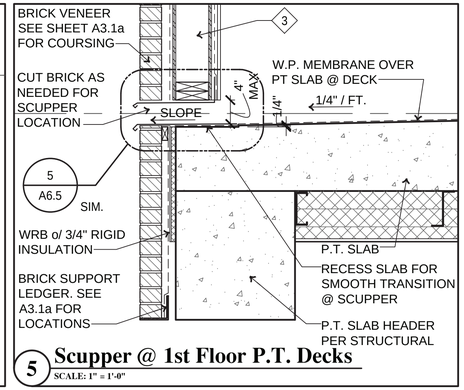
17 NOT USED
SCALE: 3/4" = 1'-0"



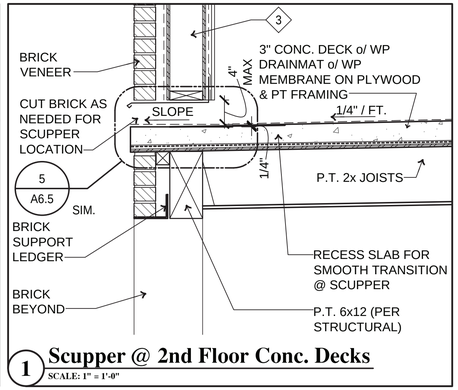
13 Deck @ First Floor Overhang
SCALE: 1-1/2" = 1'-0"



9 Deck Over Ground Floor
SCALE: 1-1/2" = 1'-0"



5 Scupper @ 1st Floor P.T. Decks
SCALE: 1" = 1'-0"



1 Scupper @ 2nd Floor Conc. Decks
SCALE: 1" = 1'-0"

DAVID L. DeCHANT JR.
REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON

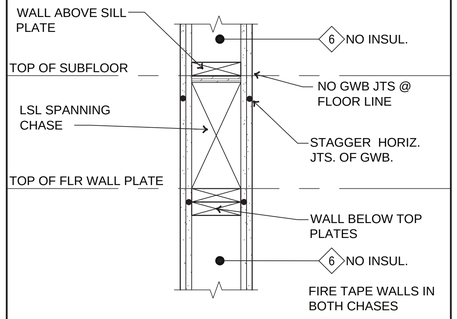
REVISIONS THIS SHEET
1 2 3 4
04/18/2023 Code Revision Comments

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
PATIO/ DECK DETAILS

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET : 4 -

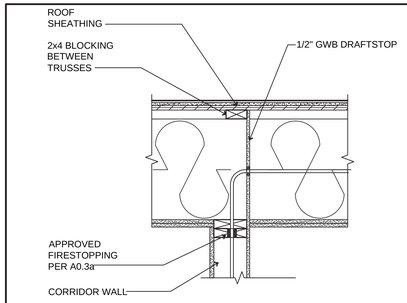
P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

N:\Acad\jobs-17\17-010 St. Helens Mixed Use\Arch\A6.3-A6.4-WDW DR-080422.dwg, 8/14/2023 11:25:00 AM



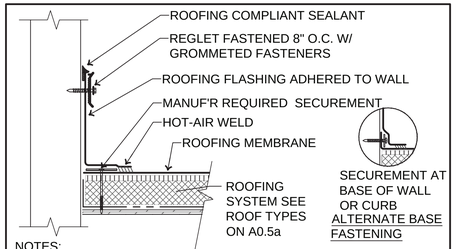
16 TYP. CHASE DIVIDING WALL @ FLR

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



12 Attic Draftstop - Perpendicular to Truss

SCALE: 1" = 1'-0"

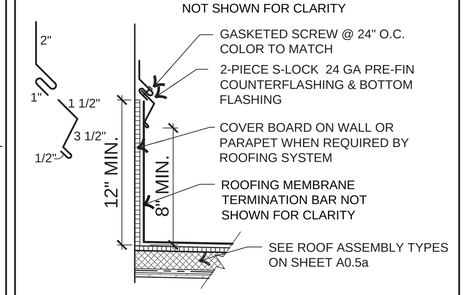


NOTES:

1) SEALANT IS A TWO-STEP APPLICATION: BEHIND TOP OF ROOFING FLASHING THEN TOP OF REGLET.
2) SEALANT APPLY TO CLEAN ACCEPTABLE SURFACES.
3) REGLET SECURELY ANCHOR WITH GROMMETTED FASTENERS THAT PROVIDE ADEQUATE COMPRESSION OF MEMBRANE FLASHING AND SEALANT.

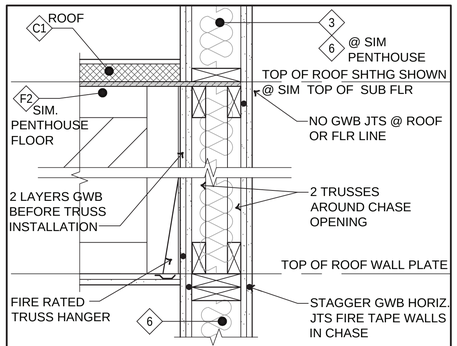
8 TYP. TERMINATION BAR

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



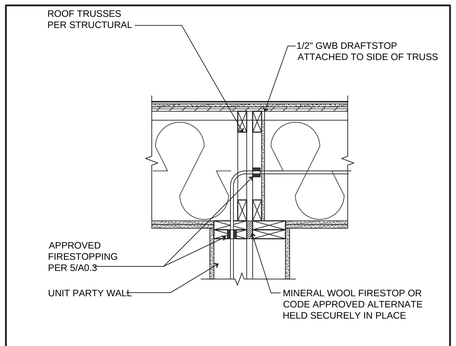
4 TYP. 2-PIECE S-LOCK FLASHING

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



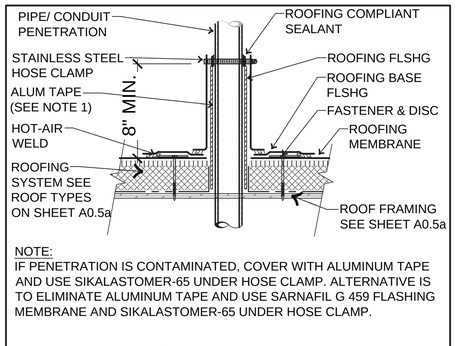
15 TYP. CHASE WALL @ ROOF

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



11 Attic Draftstop - Parallel to Truss

SCALE: 1" = 1'-0"

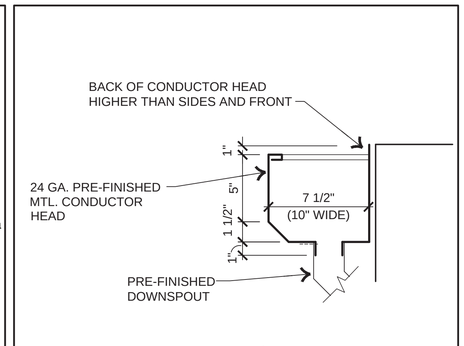


NOTE:

IF PENETRATION IS CONTAMINATED, COVER WITH ALUMINUM TAPE AND USE SIKALASTOMER-65 UNDER HOSE CLAMP. ALTERNATIVE IS TO ELIMINATE ALUMINUM TAPE AND USE SARNAFIL G 459 FLASHING MEMBRANE AND SIKALASTOMER-65 UNDER HOSE CLAMP.

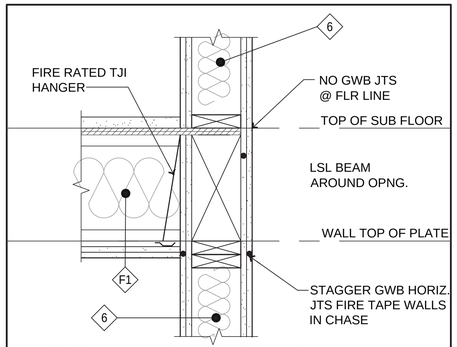
7 TYP. PIPE/ CONDUIT FLASHING

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



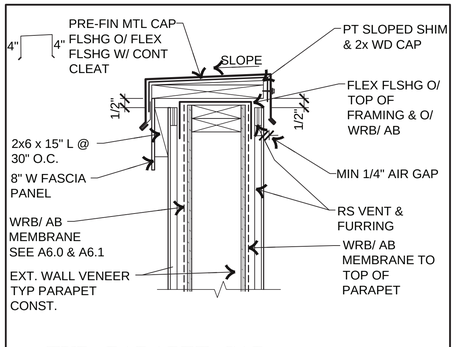
3 TYP. CONDUCTOR/ RAINLEADER

SCALE: N.T.S.



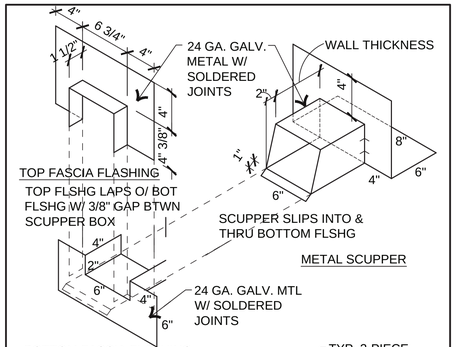
14 TYP. CHASE WALL @ FLOOR

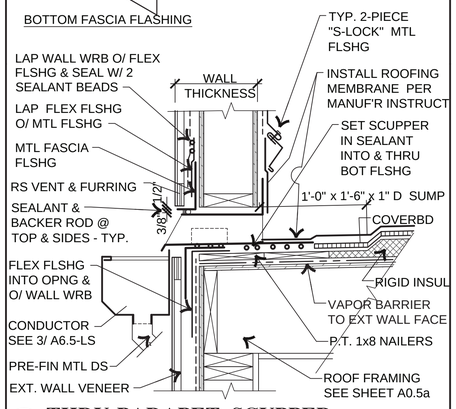
SCALE: 1-1/2" = 1'-0"



10 TYP. PARAPET CAP

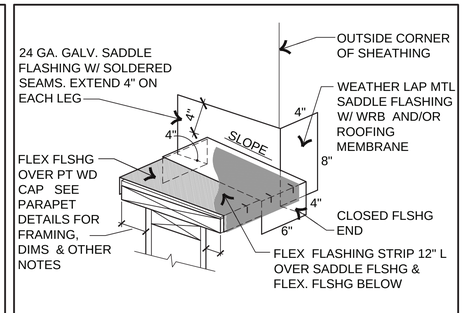
SCALE: 1-1/2" = 1'-0"





5 THRU-PARAPET SCUPPER

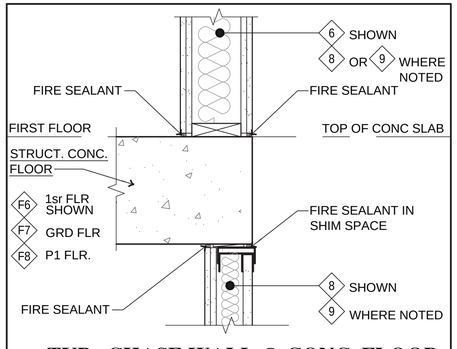
SCALE: 1-1/2" = 1'-0"



SEE 14/ A6.2a FOR MORE FLASHING DETAILS & NOTES

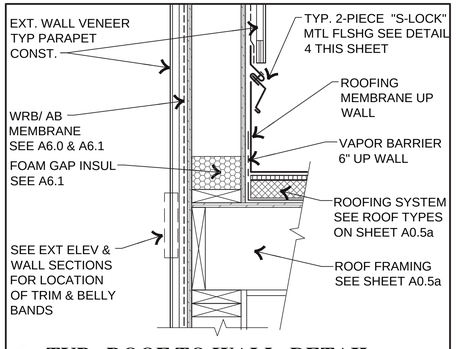
2 TYP. PARAPET COPING TERMINATION

SCALE: N.T.S.



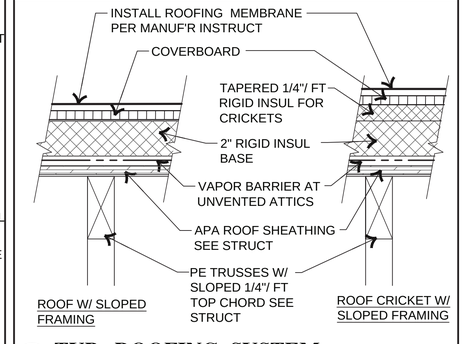
13 TYP. CHASE WALL @ CONC. FLOOR

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



9 TYP. ROOF TO WALL DETAIL

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



1 TYP. ROOFING SYSTEM

SCALE: 3" = 1'-0"

SINGLE PLY ROOFING NOTES:

1. ROOFING CONSTRUCTION TO COMPLY W/ CURRENT GOVERNING BUILDING CODE REQUIREMENTS. INSTALL IN ACCORDANCE W/ MANUFACTURER'S LATEST WRITTEN INSTRUCTIONS. PROVIDE 20 YEAR MANUFACTURER'S WARRANTY AND A 2 YEAR WORKMANSHIP WARRANTY FOR LEAKING AND WATER DAMAGE.
2. SEE SHEET A0.3 AND DETAILS THIS SHEET FOR INSULATION TYPES AND R-VALUES REQUIRED.
3. PRIOR TO START OF CONSTRUCTION REVIEW COMPATIBILITY OF ROOFING MEMBRANE AND ITS COMPONENTS WITH WRB/ AIR BARRIER MEMBRANE, FLEXIBLE FLASHING, AND SEALANT. ADJUST PRODUCTS AS REQUIRED TO HAVE ONLY COMPATIBLE PRODUCTS IN CONTACT WITH EACH OTHER.
4. GUTTER SECUREMENT AND SUPPORT OPTIONS VARY. PROVIDE GUTTER SUPPORTS AT 36" O.C. MAX OR LESS AS RECOMMENDED BY SMACNA FOR SNOW OR WIND LOADS.
5. ANCHOR/ ATTACH METAL FLASHING, SCUPPERS, ROOF DRAINS, GUTTERS AND DOWNSPOUTS TO COMPLY W/ THE REQUIREMENTS TO RESIST WIND, SNOW AND OTHER LOADS
6. INSTALL ROOFING TO COMPLY W/ MANUFACTURER'S REQUIRED FASTENER SPACING BASED ON THE DESIGN WIND SPEEDS NOTED IN THE STRUCTURAL DRAWINGS.
7. ROOFING CONTRACTOR RESPONSIBLE FOR PROCUREMENT AND INSTALLATION OF ROOFING MATERIALS AND COMPONENTS, INSULATION, COVERBOARD, FLEXIBLE FLASHING, ROOF SCUPPERS AND DRAINS, RAINLEADERS, OVERFLOW SCUPPERS, AND SHEETMETAL FLASHING, INCLUDING MISCELANEOUS ITEMS, SUCH AS, ATTIC VENT HOODS, EXHAUST VENT HOODS, ROOF WALKWAYS, CONDUIT AND PIPE SUPPORTS, BASE FLASHING, PIPE AND CONDUIT PENETRATION FLASHING, AND OTHER ACCESSORIES FOR A COMPLETE AND WATERTIGHT ROOF.
8. OWNER/ DEVELOPER IS SELECTING THE ROOFING SYSTEM. CONTRACTOR IS RESPONSIBLE FOR DESIGNING, PREPARING, AND SUBMITTING FOR REVIEW SUBMITTAL DOCUMENTS DETAILING HOW THE SELECTED SYSTEM WILL BE INSTALLED FOR THE BUILDING OR BUILDINGS IN THESE DOCUMENTS.
9. THE SYSTEM SHOWN IS A THERMOPLASTIC MEMBRANE MECHANICALLY FASTENED ASSEMBLY WITH HEAT WELDED JOINTS:

   INSULATION AND COVERBOARD FASTENED WITH TEC-SCREWS AND PLATES.

   ROOFING MEMBRANE FASTENED WITH TEC-SCREWS AND PLATES OR "RHINO BOND" SYSTEM.
10. CONTRACTOR TO EXAMINE ROOF DECK SURFACE PRIOR TO START OF WORK AND DETERMINE IF IT IS ACCEPTABLE. START OF WORK MEANS DECK IS ACCEPTABLE.
11. THOROUGHLY CLEAN ROOF DECK OF DIRT, DEBRIS, WASTE MATERIALS, TOOLS PRIOR TO START OF WORK.

SINGLE PLY ROOFING PRODUCTS:

ACCEPTABLE MANUFACTURERS: CLASS A SYSTEM SARNAFIL (SPECIFIED), CARLISLE, FIRESTONE, GAF (1)

FIELD MEMBRANE: SARNAFIL G-327 60 MIL

FLASHING MEMBRANE: SAME AS FIELD MEMBRANE

VAPOR BARRIER: SARNAVAP SELF-ADHERING

USE SARNAFIL G-459 WHERE CONTACT W/ ASPHALT, COAL TAR OR OTHER PETROLEUM TYPE PRODUCTS

ADHESIVE: SARNACOL 2170, 2121 OR 2163

COVERBOARD: GEORGIA PACIFIC 5/8" TYPE X DENSDECK PRIMED

INSULATION: RIGID, POLYISO R-5 PER 1 INCH FLAT OR TAPERED AS NOTED ON PLANS, FLAME SPREAD:75 (1)

FASTENERS: TEC-SCREWS AND PLATES ACCEPTABLE BY MANUFACTURER OR "RHINO BOND" ATTACHMENT SYSTEM

LIQUID FLASHING: 2-COMPONENT PMMA SIKA LIQUID FLASHING SUMMER OR WINTER GRADE DEPENDING ON DAILY TEMPERATURE

PIPE FLASHING BOOT: SARNASTACK UNIVERSAL

WALKWAY PADS: SIKA CROSSGRIP 3 FEET WIDE x 30 FEET ROLL

ROOFING ACCESSORY PRODUCTS:

GUTTERS: 24 GA GALV, PRE-FINISHED, SMACNA STYLE K W/ SUPPORT BRACKET AT 24"O.C. LAP JOINTS 4" W/ SEALANT BEAD & RIVETS. WATERTIGHT JOINT. PROVIDE POSITIVE SLOPE TO DOWNSPOUT.

DOWNSPOUT: 24 GA GALV. PRE-FINISHED W/ LEAF SCREEN AT RAIN LEADER. RUN VERTICAL, STRAIGHT, & NEXT TO WALL. ANCHOR TO WALL AT 60" O.C. W/ BRACKET. SEE ROOF PLAN FOR SIZE. CONNECT TO STORM DRAIN TIGHT LINE PIPE W/ ADAPTER

MTL FLASHING, RAINLEADERS, SCUPPERS: 26 GA GALV. ATTACH 24" O.C. SEE DETAILS FOR SHAPE AND FINISH

DOWNSPOUT SPLASH BLOCK: PRE-FORMED FIBERGLAS DESIGNED TO SPREAD OUT THE FLOW OF RAIN WATER TO MINIMIZE EROSION OF THE ROOFING MEMBRANE

FLEXIBLE FLASHING: SEE SHEET A6.2a FOR TYPES

REGISTERED ARCHITECT 9701 DAVID L. DeCHANT JR. STATE OF WASHINGTON

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 2 3 4

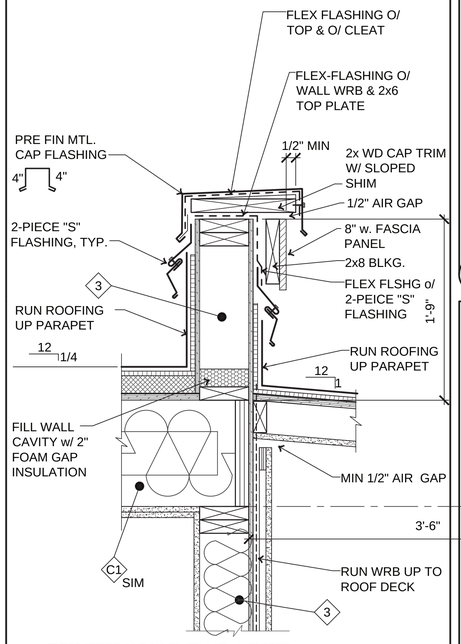
07/28/2023 Code Revision

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
Low Slope Roofing Details

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET: 1 -

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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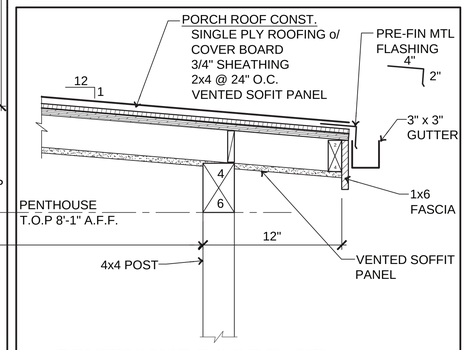


7 PENTHOUSE PARAPET

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

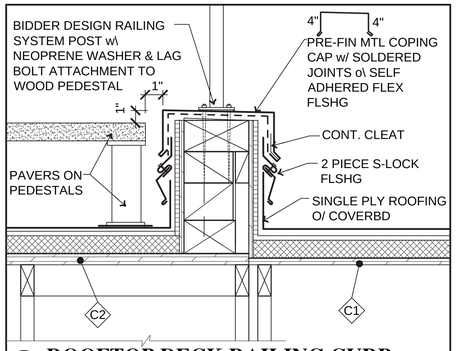
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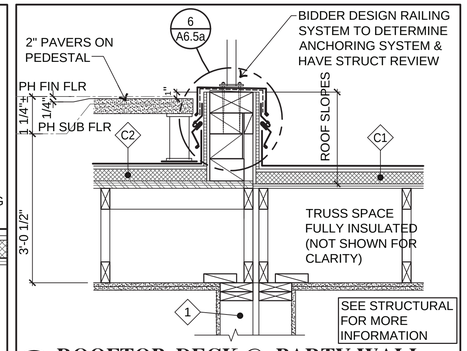
3 PENTHOUSE ROOF EAVE

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



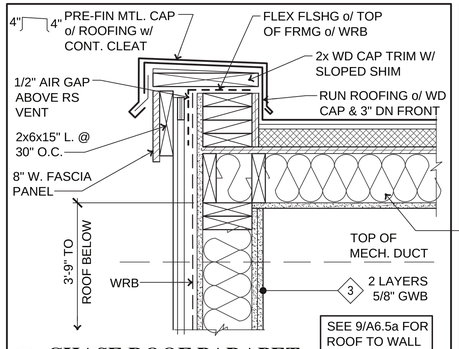
6 ROOFTOP DECK RAILING CURB

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



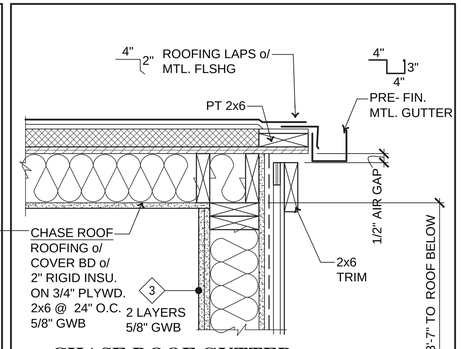
2 ROOFTOP DECK @ PARTY WALL

SCALE: 1" = 1'-0"



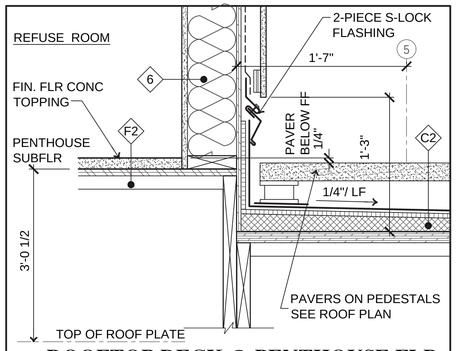
13 CHASE ROOF PARAPET

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



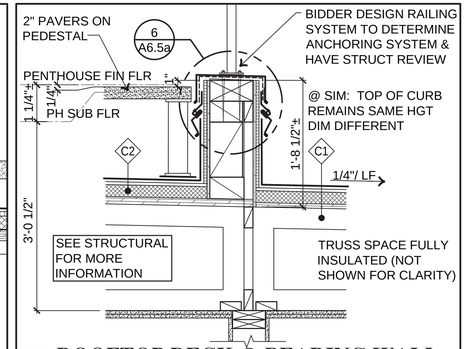
9 CHASE ROOF GUTTER

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



5 ROOFTOP DECK @ PENTHOUSE FLR

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



1 ROOFTOP DECK @ BEARING WALL

SCALE: 1" = 1'-0"

DAVID L. DeCHANT JR.
REGISTERED ARCHITECT
9701
STATE OF WASHINGTON
DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 2 3 4

St. Helens Mixed Used Development

605 St. Helens Avenue Tacoma, Washington

ROOF DETAILS

PROJECT NO. : 17 - 010

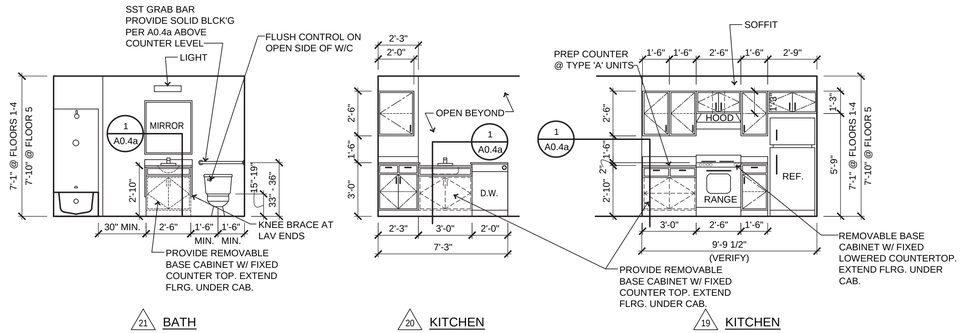
DRAWN BY : DLD

ISSUE DATE : 11/07/2022

LATEST REV. THIS SET: 4 -

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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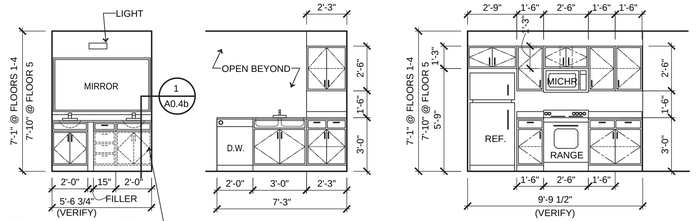


21 BATH 20 KITCHEN 19 KITCHEN

2 bed/1 ba - Type A (Unit 113 Shown)

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

Unit Stacks (2 Total)
104
113

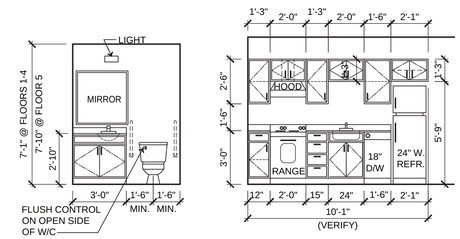


18 BATH 17 KITCHEN 16 KITCHEN

2 bed/1 ba - Type B (Unit 110 Shown)

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

Unit Stacks (5 Total)
110, 210, 310, 410, 510

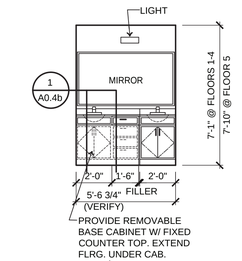


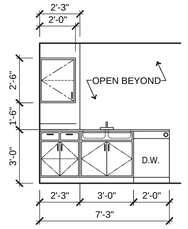
15 BATH 14 KITCHEN

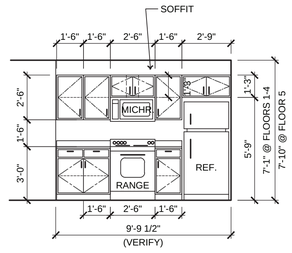
1 bed/1 ba - Type B (Unit 216 Shown)

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

Unit Stacks (20 Total)
107, 207, 307, 407, 507
108, 208, 308, 408, 508 (Opposite)
115, 215, 315, 415, 515
116, 216, 316, 416, 516 (Opposite)





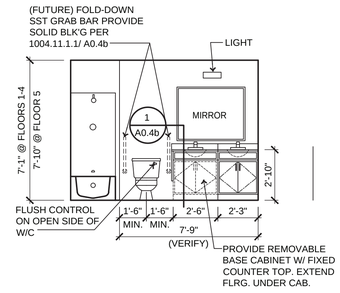


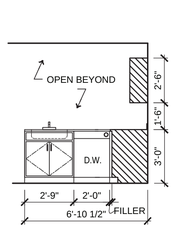
13 BATH 12 KITCHEN 11 KITCHEN

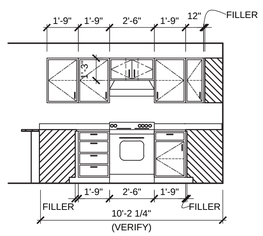
2 bed/1 ba - Type B (Unit 103 Shown)

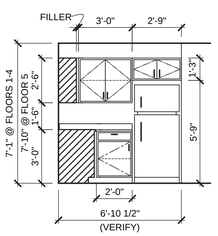
SCALE: 1/4" = 1' -0" Option A

Unit Stacks (14 Total)
103, 203, 303, 403, 503
204, 304, 404, 504 (Opposite)
113, 213, 313, 413, 513









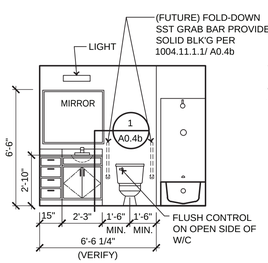
10 BATH 9 KITCHEN 8 KITCHEN 7 KITCHEN

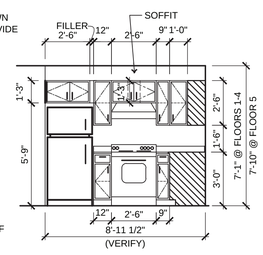
2 bed/1 ba - Type B (Unit 101 Shown)

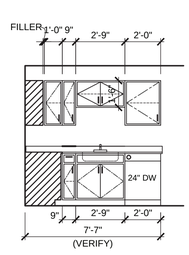
SCALE: 1/4" = 1' -0" Option A

Unit Stacks (20 Total)
101, 201, 301, 401, 501
106, 206, 306, 406, 506 (Opposite)
109, 209, 309, 409, 509
114, 214, 314, 414, 514 (Opposite)

NOTES:
- SEE A2.– SERIES SHEETS FOR FLOOR PLANS
- SEE SHEET A0.4a FOR TYPE 'A' UNIT ACCESSIBILITY REQUIREMENTS FOR REACH RANGES & GRABBAR INSTALLATIONS
- SEE SHEET A0.4b FOR TYPE 'B' UNIT ACCESSIBILITY REQUIREMENTS FOR REACH RANGES & GRABBAR INSTALLATIONS





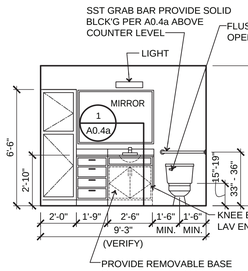


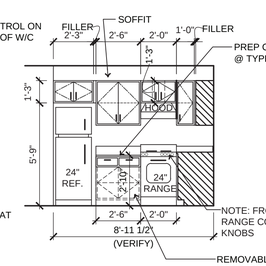
6 BATH 5 KITCHEN 4 KITCHEN

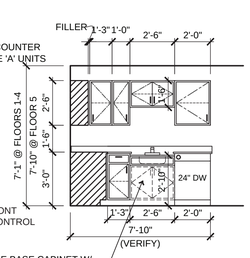
Open 1 bed/1 ba - Type B (Unit 202 Shown)

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

Unit Stacks (18 Total)
202, 302, 402, 502
205, 305, 405, 505 (Opposite)
111, 211, 311, 411, 511 (Opposite)
112, 212, 312, 412, 512







3 BATH 2 KITCHEN 1 KITCHEN

Open 1 bed/1 ba - Type A (Unit 102 Shown)

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

Unit Stacks (2 Total)
102
105

Casey + DeChant Architects, LLC Architecture And Planning

A7.0

REGISTERED ARCHITECT
9701
DAVID L. DeCHANT JR.
STATE OF WASHINGTON
DAVID L DeCHANT JR.

REVISIONS THIS SHEET

1 2 3 4

St. Helens Mixed Used Development
605 St. Helens Avenue Tacoma, Washington
INTERIOR ELEVATIONS

PROJECT NO. : 17 - 010
DRAWN BY : DLD
ISSUE DATE : 11/07/2022
LATEST REV. THIS SET: 1 –

P. O. Box 456 Puyallup, Washington 98374 (253) 584-5207

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