EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY

DESIGN DEVELOPMENT

PROJECT INFORMATION

PROJECT DESCRIPTION
NEW CONSTRUCTION OF 2-STORY, 24-UNIT MULTI-FAMILY APARMENT BUILDING TO BE CONSTRUCTED ON CURRENTLY VACANT LOT.

SITE ADDRESS
LOT 24 OFF E7TH AT CORNER OF N GALES ST
PORT ANGELES, WA 98362

SITE ZONING
MD (URBAN MODERATE DENSITY)

LEGAL DESCRIPTION
LOT 24 OF A RESIDENTIAL AND MULTI-FAMILY DEVELOPMENT LOCATED IN THE NW 1/4, SE 1/4 OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 6 WEST, W.M., CLALLAM COUNTY, WA

PARCEL NUMBER(S)
063012690110

AUTHORITY HAVING JURISDICTION
CLALLAM COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
223 E 4TH ST, STE 5
PORT ANGELES, WA 98362
(360) 417-2318

BUILDING INFORMATION
CONSTRUCTION TYPE: V-B
OCCUPANCY GROUP(S): R2, S2
GROSS AREA: 14,500 GSF
HEIGHT ABOVE GRADE PLANE: 27'-11"

SEE CODE SUMMARY ON SHEET A00.03 FOR ADDITIONAL INFORMATION.

VICINITY MAP

PROJECT DESIGN TEAM

OWNER
PENINSULA HOUSING AUTHORITY
2603 S FRANCIS ST
PORT ANGELES, WA 98362
SARAH MARTINEZ
360.452.7631 EXT 101
smartinez@peninsulapha.org

CIVIL ENGINEER
COUGHLIN PORTER LUNDEEN
1191 SECOND AVE, SUITE 1100
SEATTLE, WA 98101
BART BALKO
206.343.0460
BartB@cplinc.com

LANDSCAPE ARCHITECT
LYON LANDSCAPE ARCHITECTS
2111 S C ST
TACOMA, WA 98402
MOGHAN LYON
253.209.4053
moghan@lyonla.com

ARCHITECT
RICE FERGUS MILLER
275 5TH ST, SUITE 100
BREMERTON, WA 98337
DEAN KELLY, ARCHITECT OF RECORD
(512) 632 - 0185
DKelly@rfmarch.com
LORIE LIMSON COOK, PROJECT MANAGER
253.988.3702
LLIMSONCOOK@RFMARCH.COM
DANIEL STEWART, PROJECT ARCHITECT
360.377.8773
DSTEWART@RFMARCH.COM

STRUCTURAL ENGINEER
ATLAS DESIGN GROUP
35314 SE CENTER ST
SNOQUALMIE, WA 98065
CHRIS PADIN
425.400.9239
CHRIS.PADIN@ADG-INC.COM

MEP ENGINEER
IMEG
1721 8TH AVE N
SEATTLE, WA 98109
STEVEN HUFF (PROJECT MANAGER)
206.788.4579
STEVEN.D.HUFF@IMEGCORP.COM

RICE FERGUS MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

PROJECT INFORMATION, VICINITY MAP, PROJECT DESIGN TEAM

SHEET #
A00.01

DATE/ TIME PRINTED: 8/25/2025 2:56:58 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt

ABBREVIATIONS

-- A --	
A	AMP
AA	ART & ACCESSORIES
AB	ANCHOR BOLT
AC	AIR CONDITIONING
ACST	ACOUSTIC(AL)
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
ADJ	ADJACENT, ADJUST(ABLE)
AFF	ABOVE FLOOR FINISH
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
AP	ACCESS PANEL
APPROX	APPROXIMATELY
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
-- B --	
BATH	BATHROOM
BD	BOARD
BED	BEDROOM
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOB	BOTTOM OF BEAM
BOD	BOTTOM OF DECK
BOF	BOTTOM OF FRAMING
BOJ	BOTTOM OF JOIST
BTW	BETWEEN
BUR	BUILT UP ROOF(ING)
-- C --	
CAB	CABINET
CALC	CALCULATION
CB	CATCH BASIN, CORNER BEAD
CEM	CEMENT
CFOI	CONTRACTOR FURNISHED & OWNER INSTALLED
CIP	CAST IN PLACE
CJ	CONTROL JOINT, CONSTRUCTION JOINT
CL	CENTERLINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT(ION)
CONSTR	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CP	CEMENT PLASTER
CPT	CARPET
CS	CONCRETE SEALER
CSMT	CASEMENT
CTR	CENTER
CW	COLD WATER
-- D --	
D	DEEP, DRYER
DBL	DOUBLE
DEMO	DEMOLISH(ED), DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPOSAL
DL	DEAD LOAD
DN	DOWN
DP	DECORATIVE PANEL
DR	DOOR, DINING ROOM, DRAIN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING(S)
DWR	DRAWER
-- E --	
(E)	EXISTING
E	EAST
EA	EACH
EC	EDGE OF CURB
EE	EACH END
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSE(D), ENCLOSURE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQP	EQUIPMENT
EST	ESTIMATE(D)
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXH	EXHAUST
EXP	EXPOSED, EXPANSION
EXT	EXTERIOR
-- F --	
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDV	FIRE DEPARTMENT VALVE
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH, FINISH FACE
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FHR	FIRE HOSE RACK, FIRE HOSE REEL

-- F CONTINUED --	
FIN	FINISH(ED)
FIXT	FIXTURE
FLASH	FLASHING
FLR	FLOOR
FMF	FLEXIBLE MEMBRANE FLASHING
FOB	FACE OF BRICK
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FP	FIREPLACE
FRP	FIBER REINFORCED PANELS
FRTW	FIRE RETARDANT TREATED WOOD
FRZ	FREEZER
FS	FULL SIZE
FCG	FURNITURE-CASEGOODS
FSG	FURNITURE-SOFTGOODS
FT	FOOT, FEET
FTG	FOOTING
FURR	FURRING
-- G --	
G	GROUND
GA	GAUGE
GALV	GALVANIZED
GAR	GARAGE
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRG	GLASS FIBER REINFORCED GYPSUM
GI	GALVANIZED IRON
GL	GLASS, GLAZING
GLF	GLAZING FILM
GLULAM	GLUE LAMINATED
GR	GROSS
GT	GROUT
GWB	GYPSUM WALL BOARD
GYP	GYPSUM SHEATHING
-- H --	
H	HEIGHT, HIGH
HB	HOSE BIB
HC	HOLLOW CORE
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HGR	HANGER
HM	HOLLOW METAL
HRL	HANDRAIL
HORIZ	HORIZONTAL
HR	HOUR(S)
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HW	HOT WATER
HWT	HOT WATER TANK
-- I --	
IIC	IMPACT INSULATION CLASS
IN	INCH(ES)
INC	INCREASE
INCL	INCLUDE(D), INCLUDING
INFO	INFORMATION
INSTL	INSTALL(ATION)
INSUL	INSULATION
INT	INTERIOR
-- J --	
JAN	JANITOR
JBOX	JUNCTION BOX
JST	JOIST
JT	JOINT
-- K --	
KD	KILN DRIED
KIT	KITCHEN
KP	KICK PLATE
KW	KILOWATT
-- L --	
L	LEFT, LENGTH, LINEN, LONG
LAB	LABORATORY
LAM	LAMINATE(D)
LAU	LAUNDRY
LAV	LAVATORY
LB(S)	POUND(S)
LD	LIGHTING-DECORATIVE
LDG	LANDING
LF	LINEAL FOOT
LL	LIVE LOAD
LOC	LOCATION
LP	LIGHTING-PORTABLE
LPT	LOW POINT
LR	LIVING ROOM
LRG	LARGE
LT	LIGHT(ING)
LVR	LOUVER
-- M --	
MACH	MACHINE
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MBR	MASTER BEDROOM
MC	MEDICINE CABINET
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANIC(AL)
MED	MEDIUM
MEDS	MEDICINE, MEDICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MFRREC	MANUFACTURER'S RECOMMENDATION(S)
MGR	MANAGER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING, MONITOR
M/S	MIRROR & SHELF
MTD	MOUNTED

-- M CONTINUED --	
MTL	METAL
MUL	MULLION
MULT	MULTIPLE
MW	MICROWAVE OVEN
-- N --	
N	NORTH
NA	NOT APPLICABLE
NE	NORTHEAST
NC	NOISE CRITERIA, NURSE CALL
NCAP	NURSE CALL ANNUNCIATOR PANEL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
-- O --	
O/	OVER
OA	OVERALL
OC	ON CENTER
OCC	OCCUPANTS, OCCUPANT LOAD, OCCUPANCY
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED & CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED & OWNER INSTALLED
OFD	OVERFLOW DRAIN
OFF	OFFICE
OGL	OBSCURAVE GLASS
OH	OVERHEAD
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
-- P --	
P	PAINT(ED), PANTRY
PC	PORTLAND CEMENT
PCC	PRECAST CONCRETE
PED	PEDESTAL
PERF	PERFORATED
PERM	PERMANENT
PERP	PERPENDICULAR
PF	PLUMBING FIXTURE
PFP	PREPARED FOR PAINT
PIV	POST INDICATOR VALVE
PL	PLATE, PROPERTY LINE
PLAS	PLASTER
PLBG	PLUMBING
PLY	PLYWOOD
PMTL	PAINTED METAL
PNT	POINT
PP	POWER POLE
PR	PAIR
PREFAB	PREFABRICATE
PRELIM	PRELIMINARY
PRKG	PARKING
PROP	PROPERTY
PS	PROJECTOR SCREEN
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED, PRESSURE TREATED, POST TENSIONED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE, POLYVINYL CHLORIDE PIPE
PVD	PROVIDE
PVG	PAVING
PVMT	PAVEMENT
PVR	PAVERS
PWR	POWER
-- Q --	
QTY	QUANTITY
QTZ	QUARTZ
-- R --	
R	RISER, RADIUS
RA	RESTROOM ACCESSORY
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REC	RECESSED
REF	REFERENCE, REFRIGERATOR
REINF	REINFORCE(D), REINFORCING
RES	RESILIENT
REQD	REQUIRED
RET	RETAINING
REV	REVISED, REVISION
RF	RAISED FLOOR(ING)
RM	ROOM
RO	ROUGH OPENING
ROW	RIGTH OF WAY
RP	RADIUS POINT
R/S	ROD & SHELF
RS	ROUGH SAWN
RT	RIGHT
RVL	REVEAL
-- S --	
S	SOUTH, SINK
SAN	SANITARY
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	STORM DRAIN
SE	SOUTHEAST
SEAL	SEALER, SEALANT
SECT	SECTION
SEP	SEPARATION
SF	SQUARE FEET
SG	SAFETY GLASS, SAFETY GLAZING
SHR	SHOWER
SHTG	SHEATHING, SHEETING
SHLV	SHELVING
SIM	SIMILAR
SM	SHEET METAL
SOG	SLAB ON GRADE

-- S CONTINUED --	
SOL	SOLID SURFACE
STO	STONE
SPEC	SPECIFICATION(S)
SPKLR	SPRINKLER
SPKR	SPEAKER
SQ	SQUARE
SQIN	SQUARE INCH
SS	SERVICE SINK, SANITARY SEWER
SST	STAINLESS STEEL
ST	STREET, STAIN
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SU	SOILED UTILITY
SUBFL	SUBFLOOR
SUSP	SUSPENDED
SW	SOUTHWEST, SWITCH
SYM	SYMMETRICAL
-- T --	
T	TREAD, TILE
T&B	TOP AND BOTTOM
TEL	TELEPHONE
TEMP	TEMPORARY, TEMPERATURE
TER	TERRAZZO
THK	THICK(NESS)
THRU	THROUGH
TI	TENANT IMPROVEMENT
TL	TOTAL LOAD
TMPD	TEMPERED
T&G	TONGUE AND GROOVE
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CURB, TOP OF CONCRETE
TOF	TOP OF FOOTING, TOP OF FLOOR, TOP OF FRAME
TOS	TOP OF SLAB, TOP OF STEEL
TOW	TOP OF WALL
TR	TRANSITION STRIP
TS	TUBE STEEL
TV	TELEVISION
TX	TEXTILES
TYP	TYPICAL
-- U --	
UC	UNDERCOUNTER, UNDERCABINET, UNDERCUT
UGND	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UP	UTILITY POLE
UTIL	UTILITY
-- V --	
V	VOLT(AGE)
VENT	VENTILATE, VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VTO	VENT TO OUTSIDE
VTR	VENT THROUGH ROOF
-- W --	
W	WASHING MACHINE, WEST, WIDE, WIDTH
W/	WITH
W/D	WASHER & DRYER
W/O	WITHOUT
WB	WALL BASE
WC	WATER CLOSET, WALL COVERING
WCO	WINDOW COVERING
WD	WOOD
WDP	WALL/ DOOR PROTECTION
WF	WIDE FLANGE
WH	WATER HEATER
WIC	WALK-IN CLOSET
WIN	WINDOW
WM	WIRE MOLD, WATER METER, WIRE MESH
WO	WALK-OFF FLOORING
WP	WORK POINT, WATERPROOFING, WEATHERPROOF
WPM	WATERPROOF MEMBRANE
WR	WATER REPELLENT, WATER RESISTANT
WRB	WATER RESISTANT BARRIER
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
-- Y --	
YD	YARD, YARD DRAIN

SYMBOL LEGEND

--VIEW REFERENCE--

BUILDING SECTION

WALL SECTION, PARTIAL BUILDING SECTION

DETAIL SECTION

EXTERIOR ELEVATION

INTERIOR ELEVATION

ENLARGED PLAN, DETAIL PLAN

--LINE STYLES--

BUILDING SETBACK LINE

CENTERLINE

CLEARANCE

ELEMENT BEYOND

HIDDEN ELEMENT

MATCH LINE

OVERHEAD ELEMENT

PROPERTY LINE

--TAGS--

CEILING TAG

DOOR TAG, CASED OPENING TAG

FINISH MATERIAL TAG

FLOOR TAG

FURNITURE, FIXTURE, EQUIPMENT TAG

GLAZING TAG

KEYNOTE

ROOF TAG

ROOM TAG

STOREFRONT TAG

WALL TAG

WINDOW TAG

--ANNOTATIONS--

BREAK LINE

ELEVATION LEVEL

GRAPHIC SCALE

GRID LINE

NORTH ARROW

REVISION CLOUD W/ TAG

SPOT ELEVATION

--CONSTRUCTION PHASE--

EXISTING ELEMENT TO REMAIN

DEMOLITION ELEMENT

NEW CONSTRUCTION ELEMENT

--MATERIAL SYMBOLS & PATTERNS--

ALUMINUM

BATT INSULATION

BLOCKING, SHIM

BRICK (PLAN VIEW)

CONCRETE

CMU (PLAN VIEW)

CONTINUOUS WOOD FRAMING

EARTH BELOW GRADE

GLASS (SECTION VIEW)

GRAVEL

GYPSUM WALL BOARD, GYPSUM SHEATHING

OUT OF PROJECT SCOPE

PLYWOOD

RIGID INSULATION

STEEL

WOOD

1. DRAWINGS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 24" X 36".
2. COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
3. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
4. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT AND OWNER FOR CLARIFICATION PRIOR TO BIDDING OR PERFORMING ANY WORK IN QUESTION.
5. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT AND OWNER FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION. SEE PROJECT SPECIFICATIONS.
6. OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
7. GC TO COORDINATE FURNITURE, SIGNAGE, GRAPHICS, TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS WITH ARCHITECT, OWNER, AND OWNER'S VENDORS TYPICAL. NOTIFY OWNER AND ARCHITECT OF COORDINATION ISSUES PRIOR TO FABRICATION AND INSTALLATION.
8. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.
9. DO NOT SCALE DRAWINGS. THE WRITTEN DIMENSIONS GOVERN. IN THE CASE OF A CONFLICT, NOTIFY THE ARCHITECT FOR CLARIFICATION.
10. PARTITIONS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.
11. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND EQUIPMENT ITEMS AS ATTACHED, MOUNTED OR BRACED TO WALLS OR CEILINGS.
12. DOORS SHALL BE TRIMMED AT THRESHOLD TO PROVIDE 1/4" MIN., 3/4" MAX, CLEARANCE (U.O.N.) ABOVE FLOOR FINISH MATERIAL TO ALLOW FOR FULL DOOR SWING.
13. OPENING FORCE FOR INTERIOR SIDE-SWINGING DOORS WITHOUT CLOSERS SHALL NOT EXCEED A 5 POUND FORCE. FOR OTHER SIDE-SWINGING, SLIDING AND FOLDING DOORS, DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 POUND FORCE APPLIED TO THE LATCH SIDE.
14. DRAWINGS ARE THE PROPERTY OF RICE FERGUS MILLER AND HAVE BEEN PREPARED FOR THE USE IN THE EXECUTION OF THE ENCLOSED PROJECT. USE OR REPRODUCTION FOR AN OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF RICE FERGUS MILLER IS PROHIBITED.

DRAWING INDEX

SHEET #	SHEET NAME	04/22/24 SD	MM/DD/YY DD	MM/DD/YY CD	CURRENT REVISION
ARCHITECTURAL					
A00.01	PROJECT INFORMATION, VICINITY MAP, PROJECT DESIGN TEAM	X	X		
A00.02	DRAWING INDEX, GENERAL INFORMATION		X		
CIVIL					
C10.00	DEMO AND TESC PLAN		X		
C20.00	GRADING AND DRAINAGE PLAN		X		
C20.10	DRAINAGE DETAILS		X		
C30.00	UTILITY PLAN		X		
C40.00	PAVING PLANS		X		
C40.10	PAVING DETAILS		X		
LANDSCAPE					
L1.00	LANDSCAPE PLAN		X		
L1.01	PLANTING DETAILS		X		
L1.02	PLANT IMAGES		X		
ARCHITECTURAL					
A00.03	CODE SUMMARY	X	X		
A01.01	LIFE SAFETY PLANS		X		
A03.01	ASSEMBLY TYPES		X		
A04.01	ACCESSIBILITY GUIDELINES - BUILDING ELEMENTS		X		
A11.01	SITE PLAN	X	X		
A22.01	FLOOR PLAN - LEVEL 1	X	X		
A22.02	FLOOR PLAN - LEVEL 2	X	X		
A23.01	FINISH PLAN - LEVEL 1, FINISH SCHEDULES		X		
A23.02	FINISH PLAN - LEVEL 2, FINISH SCHEDULES		X		
A25.01	ROOF PLAN	X	X		
A26.00	UNIT FINISH, EQUIPMENT, AND DOOR SCHEDULES		X		
A26.01	TYPICAL 1-BEDROOM UNIT PLANS - ICC A117.1 TYPE B	X	X		
A26.02	CORNER 1-BEDROOM UNIT PLANS - ICC A117.1 TYPE B		X		
A26.03	1-BEDROOM UNIT PLANS - ICC A117.1 TYPE A		X		
A26.04	2-BEDROOM UNIT PLANS - ICC A117.1 TYPE A		X		
A31.01	EXTERIOR ELEVATIONS	X	X		
A31.02	EXTERIOR ELEVATIONS	X	X		
A31.03	EXTERIOR PERSPECTIVES	X	X		
A32.01	BUILDING SECTIONS		X		
A33.01	WALL SECTIONS		X		
A34.01	INTERIOR ELEVATIONS		X		
A60.01	DOOR SCHEDULE, DOOR & FRAME TYPES, DOOR DETAILS		X		
STRUCTURAL					
S00.00	COVER SHEET		X		
S11.00	GENERAL STRUCTURAL NOTES		X		
S11.01	GENERAL STRUCTURAL NOTES		X		
S11.02	GENERAL STRUCTURAL NOTES		X		
S22.01	FOUNDATION PLAN		X		
S22.02	FLOOR FRAMING PLAN - LEVEL 2		X		
S22.03	ROUGH FRAMING PLAN		X		
S30.00	TYPICAL CONCRETE DETAILS		X		
S30.01	FOUNDATION DETAILS		X		
S66.00	TYPICAL WOOD DETAILS		X		
S66.01	WOOD STAIR DETAILS		X		
S66.02	WOOD FLOOR FRAMING DETAILS		X		
S66.04	WOOD ROOF FRAMING DETAILS		X		
S66.06	WOOD SHEAR WALL DETAILS		X		
S66.07	STRAP AND HOLDOWN DETAILS		X		
S66.08	CANOPY DETAILS		X		
MECHANICAL					
M0.01	MECHANICAL LEGENDS AND ABBREVIATIONS		X		
M0.02	DUCT MATERIALS		X		
M0.03	GRD AND DUCTWORK ACCESSORIES		X		
M0.04	MECHANICAL SCHEDULES		X		
M0.05	MECHANICAL SPECIFICATIONS		X		
M0.06	MECHANICAL BASIS OF DESIGN		X		
M22.01	MECHANICAL PLAN - LEVEL 1		X		
M22.02	MECHANICAL PLAN - LEVEL 2		X		
M25.01	MECHANICAL PLAN - ROOF		X		
M50.01	MECHANICAL DETAILS		X		
MECHANICAL					
P0.01	PLUMBING LEGEND AND ABBREVIATIONS		X		
P0.02	PLUMBING CALCS		X		
P0.03	PLUMBING NOTES & MATRICES		X		
P0.04	PLUMBING NOTES & MATRICES		X		
P0.05	PLUMBING EQUIPMENT SCHEDULE		X		
P11.01	PLUMBING SITE PLAN		X		
P22.00	PLUMBING PLAN - BELOW GRADE		X		
P22.01	PLUMBING PLAN - LEVEL 1		X		
P22.02	PLUMBING PLAN - LEVEL 2		X		
P25.01	PLUMBING PLAN - ROOF		X		
P50.01	PLUMBING DETAILS		X		
P50.02	PLUMBING DETAILS		X		
P50.03	PLUMBING DETAILS		X		
P60.01	PLUMBING DOMESTIC WATER RISER		X		
P60.02	PLUMBING WASTE & VENT RISER		X		
P60.03	PLUMBING WASTE & VENT RISER		X		
ELECTRICAL					
E0.01	ELECTRICAL LEGEND & ABBREVIATIONS		X		
E0.10	NORMAL POWER RISER		X		
E0.11	TELCOM AND GROUNDING RISERS		X		
E0.20	LUMINARE SCHEDULE		X		
E0.30	CONTROL SEQUENCE OF OPERATIONS		X		
E11.01	ELECTRICAL SITE PLAN		X		
E22.01	P & LV PLAN - LEVEL 1		X		
E22.02	P & LV PLAN - LEVEL 2		X		
E25.01	P & LV PLAN - ROOF		X		
E31.01	LIGHTING SITE PLAN		X		
E32.01	LIGHTING PLAN - LEVEL 1		X		
E32.02	LIGHTING PLAN - LEVEL 2		X		
E35.01	LIGHTING PLAN - ROOF		X		
E46.00	ENLARGED ELECTRICAL PLANS		X		
E46.01	ENLARGED UNIT PLANS		X		
E46.02	ENLARGED UNIT PLANS		X		

TOTAL NUMBER OF SHEETS: 91

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE		

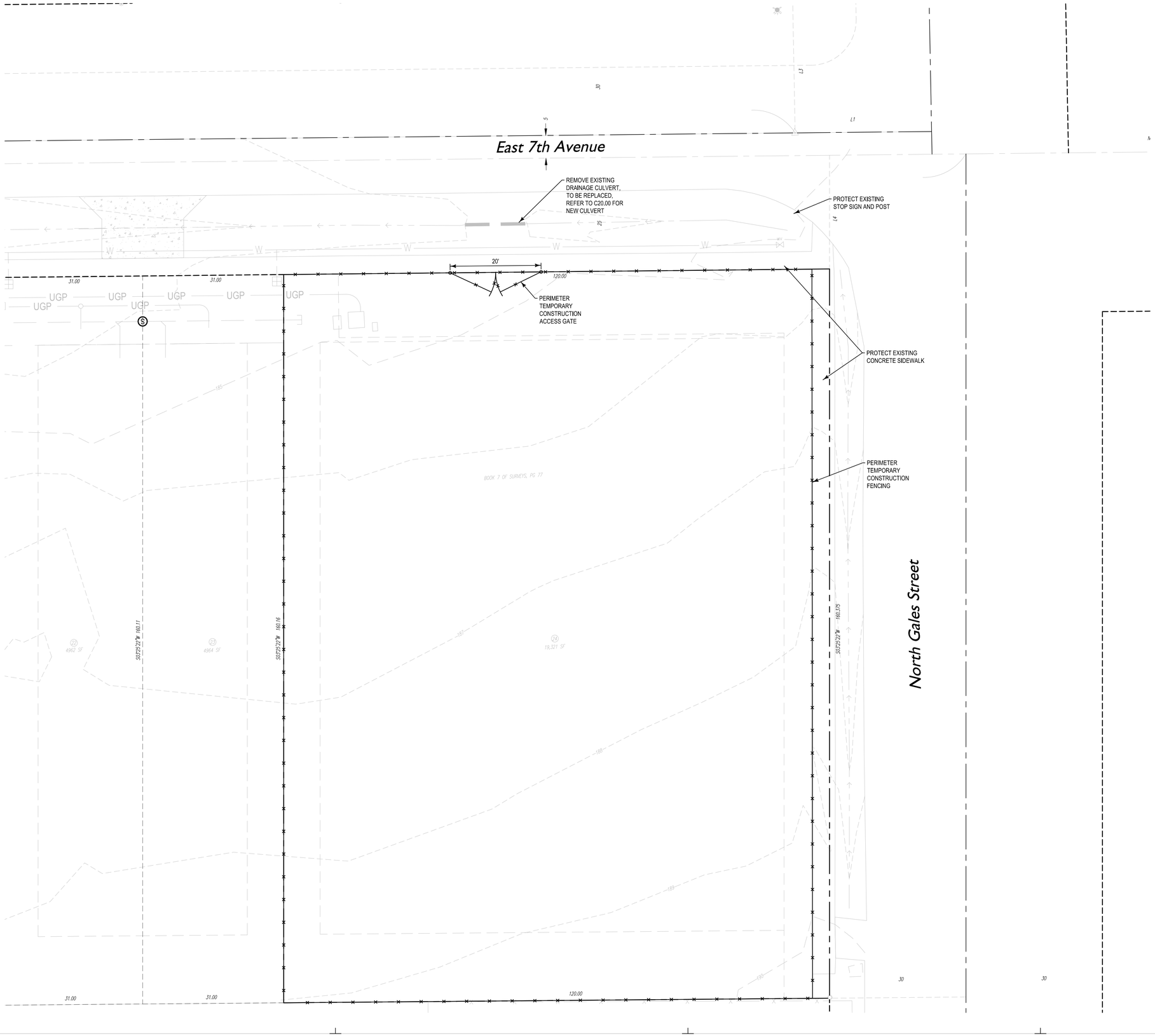
AHU APPROVAL STAMP

DRAWING INDEX, GENERAL INFORMATION

SHEET #

A00.02

DATE/ TIME PRINTED: 8/25/2025 2:56:58 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - r23.ARCH.rvt



0 5 10 20

SCALE 1"=10'

Legend

- PROPERTY LINE (N 79°33'06" E – 46.81')
- SAWCUT LINE
- REMOVE CURBING
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- DEMOLISH BUILDING
- REMOVE TREE(S) (Existing Trees / Trees to be Removed)
- FENCING
- INTERCEPTOR SWALE
- FILTER FABRIC FENCING
- TEMP CONSTRUCTION FENCING
- TEMP CONSTRUCTION GATE
- BOTTOM OF EXCAVATION
- EXCAVATION SIDE SLOPE

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

COUGHLIN PORTER LUNDEEN
1191 SECOND AVENUE, STE 1100
SEATTLE, WA 98101
(206) 343-0460 www.cplinc.com

EKLUND HEIGHTS PHASE 4

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE (AUGUST 22, 2025)

REVISION SCHEDULE

BARRY S. MUELLER — STATE OF WASHINGTON — 23840 — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

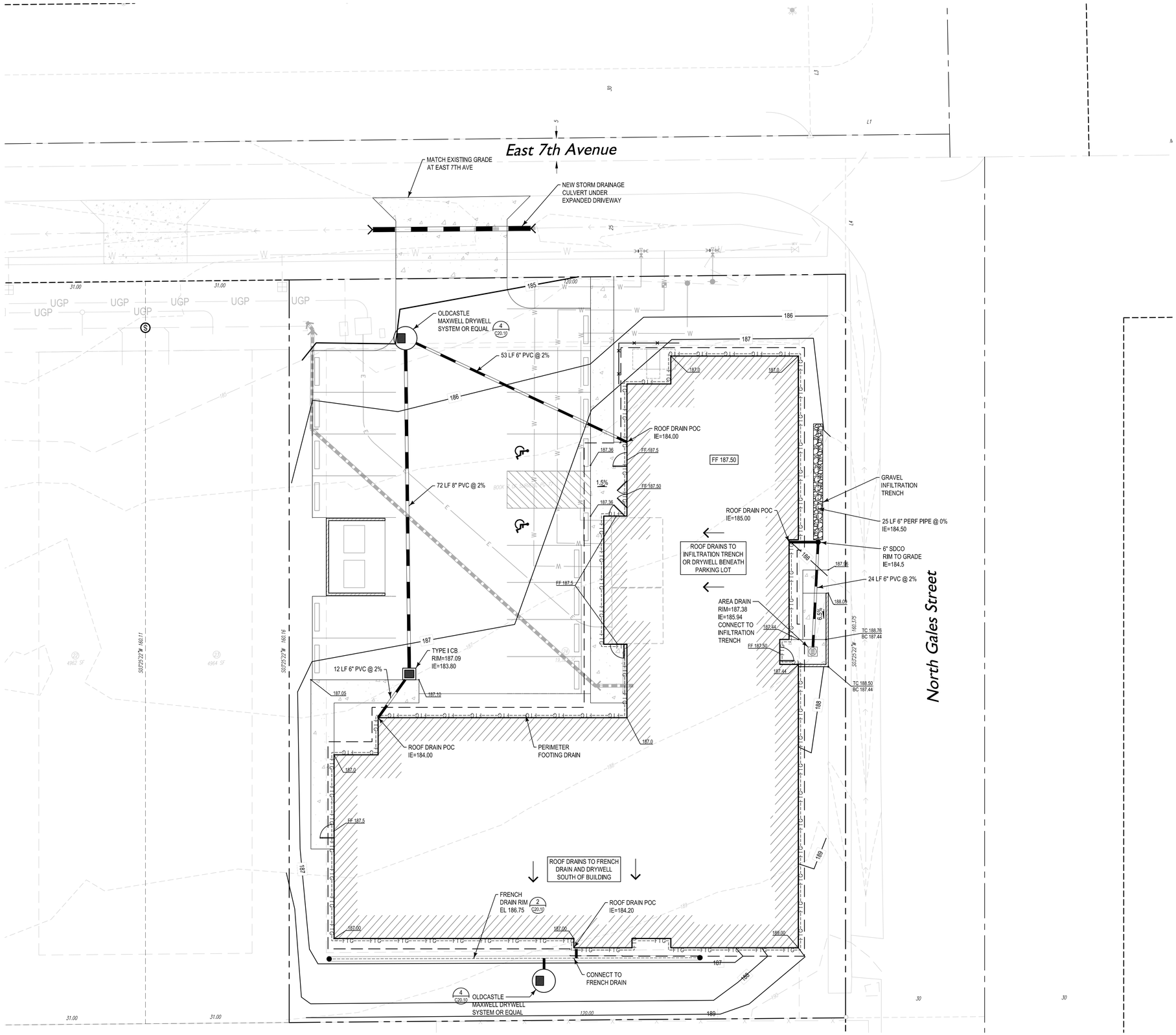
DEMO AND TESC PLAN

SHEET #

C10.00

DATE/ TIME PRINTED: 4/19/2024 11:00:21 AM

P:\...2024\(23093)\CAD\LDA\C_DEMO-TESC.dwg 8/21/2025 1:39 PM JAS



0 5 10 20

SCALE 1"=10'

Legend

- PROPERTY LINE (N 79°33'06" E – 46.81')
- EX CONTOUR (INDEX)
- EX CONTOUR
- CONTOUR (INDEX)
- CONTOUR
- SPOT ELEVATION (55.24; TC 56.78 BC 56.28; TW 65.25 BW 56.28)
- GRADE BREAK (RIDGE / VALLEY)
- DITCH
- SWALE
- 8" SD @ xx%
- YD/CO/CB/CB 2/MH
- 8" SS @ xx%
- SANITARY MH/CO
- 12" DI W
- WATER MAIN
- FH/FDC/PIV/VALVE
- WATER VAULT/METER

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

COUGHLIN PORTER LUNDEEN
1191 SECOND AVENUE, STE 1100
SEATTLE, WA 98101
(206) 343-0460 www.cplinc.com

EKLUND HEIGHTS PHASE 4

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE (AUGUST 22, 2025)

REVISION SCHEDULE

BARRY SAMUEL EKLUND — STATE OF WASHINGTON — 23840 — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

GRADING AND DRAINAGE PLAN

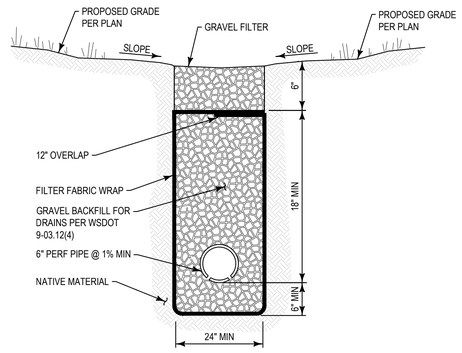
SHEET #

C20.00

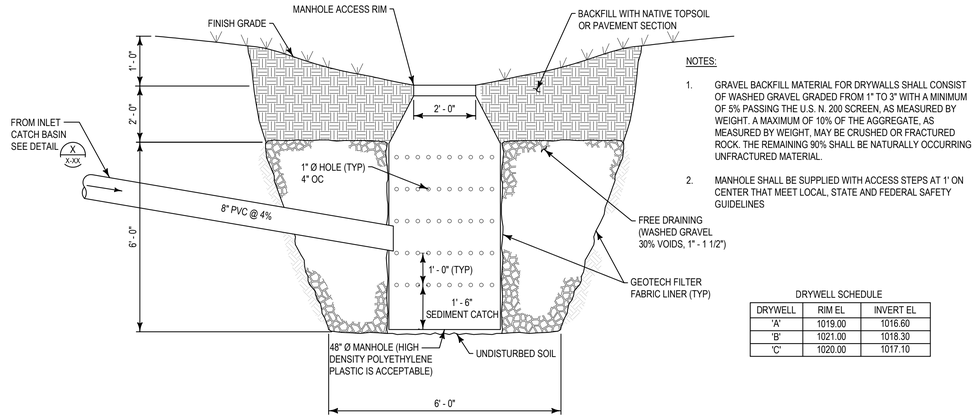
DATE/ TIME PRINTED: 4/19/2024 11:00:21 AM

P:_2024\23093\01\DAC_0940-.DWN.dwg 6/21/2025 1:39 PM JAS

Not Used 1 NTS



French Drain Detail 2 NTS



NOTES:

1. GRAVEL BACKFILL MATERIAL FOR DRYWALLS SHALL CONSIST OF WASHED GRAVEL GRADED FROM 1" TO 3" WITH A MINIMUM OF 5% PASSING THE U.S. N. 200 SCREEN, AS MEASURED BY WEIGHT. A MAXIMUM OF 10% OF THE AGGREGATE, AS MEASURED BY WEIGHT, MAY BE CRUSHED OR FRACTURED ROCK. THE REMAINING 90% SHALL BE NATURALLY OCCURRING UNFRACTURED MATERIAL.
2. MANHOLE SHALL BE SUPPLIED WITH ACCESS STEPS AT 1' ON CENTER THAT MEET LOCAL, STATE AND FEDERAL SAFETY GUIDELINES

DRYWELL SCHEDULE

DRYWELL	RIM EL	INVERT EL
'A'	1019.00	1016.60
'B'	1021.00	1018.30
'C'	1020.00	1017.10

Drywell Detail And Notes 4 NTS

Not Used 5 NTS

Not Used 6 NTS

Not Used 7 NTS

Not Used 8 NTS

Not Used 9 NTS

Not Used 10 NTS

Not Used 11 NTS

Not Used 12 NTS

DATE/ TIME PRINTED: 4/19/2024 11:00:21 AM
P:\...2024\C23058\CAD\ENG_DET_DRWN.dwg 9/21/2025 1:39 PM JAS

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

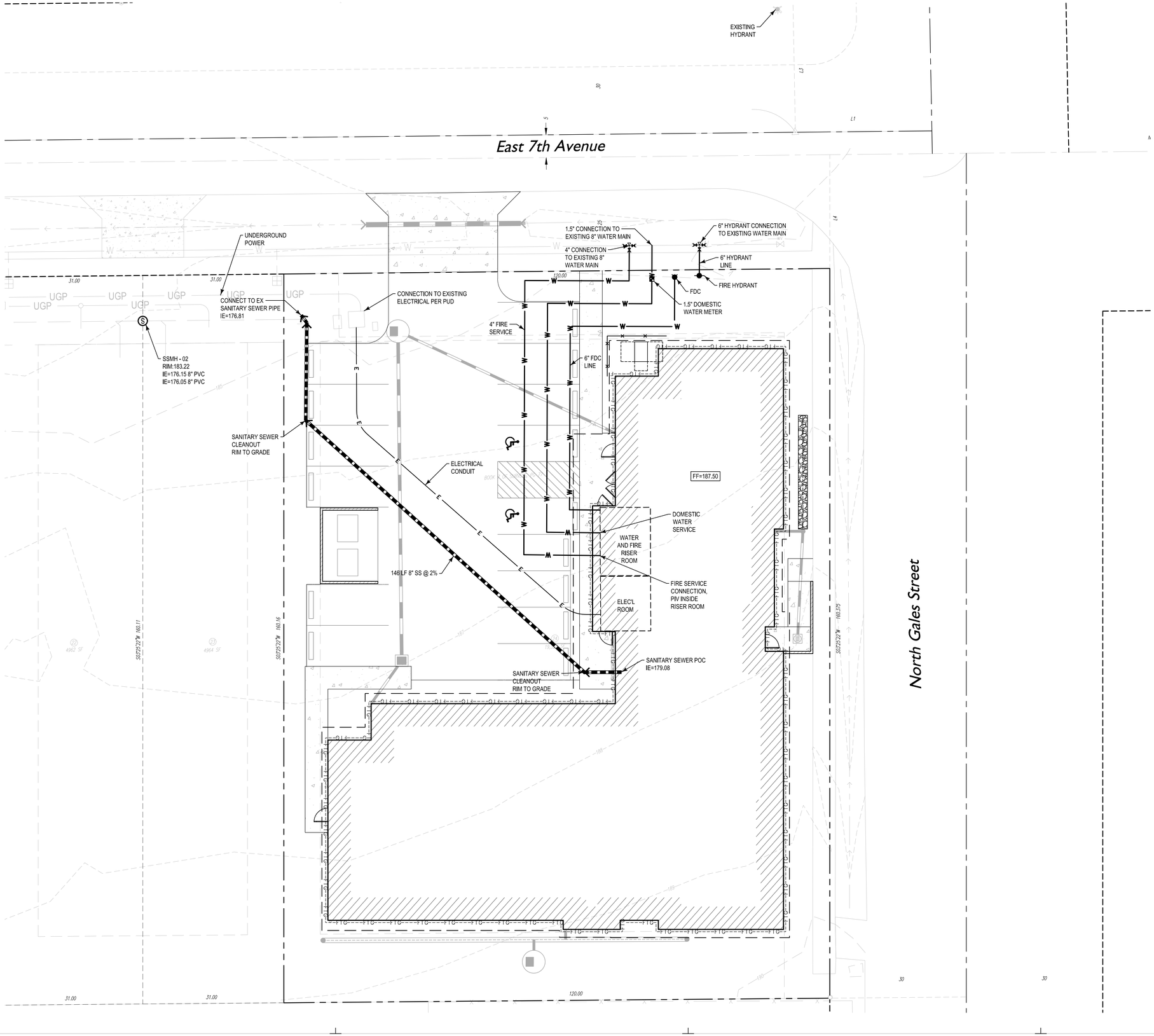
COUGHLIN PORTER LUNDEEN
1191 SECOND AVENUE, STE 1100
SEATTLE, WA 98101
(206) 343-0460 www.cplinc.com

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE (AUGUST 22, 2025)
REVISION SCHEDULE

DRAINAGE DETAILS

SHEET #
C20.10



0 5 10 20

SCALE 1"=10'

Legend

- PROPERTY LINE
- WATER MAIN
- FH/FDC/PIV/VALVE
- WATER VAULT/METER
- SANITARY SEWER
- SANITARY MH/CO
- STORM DRAINAGE PIPE
- YD/CO/CB/CB 2/MH

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

COUGHLIN PORTER LUNDEEN
1191 SECOND AVENUE, STE 1100
SEATTLE, WA 98101
(206) 343-0460 www.cplinc.com

EKLUND HEIGHTS PHASE 4

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE (AUGUST 22, 2025)

REVISION SCHEDULE

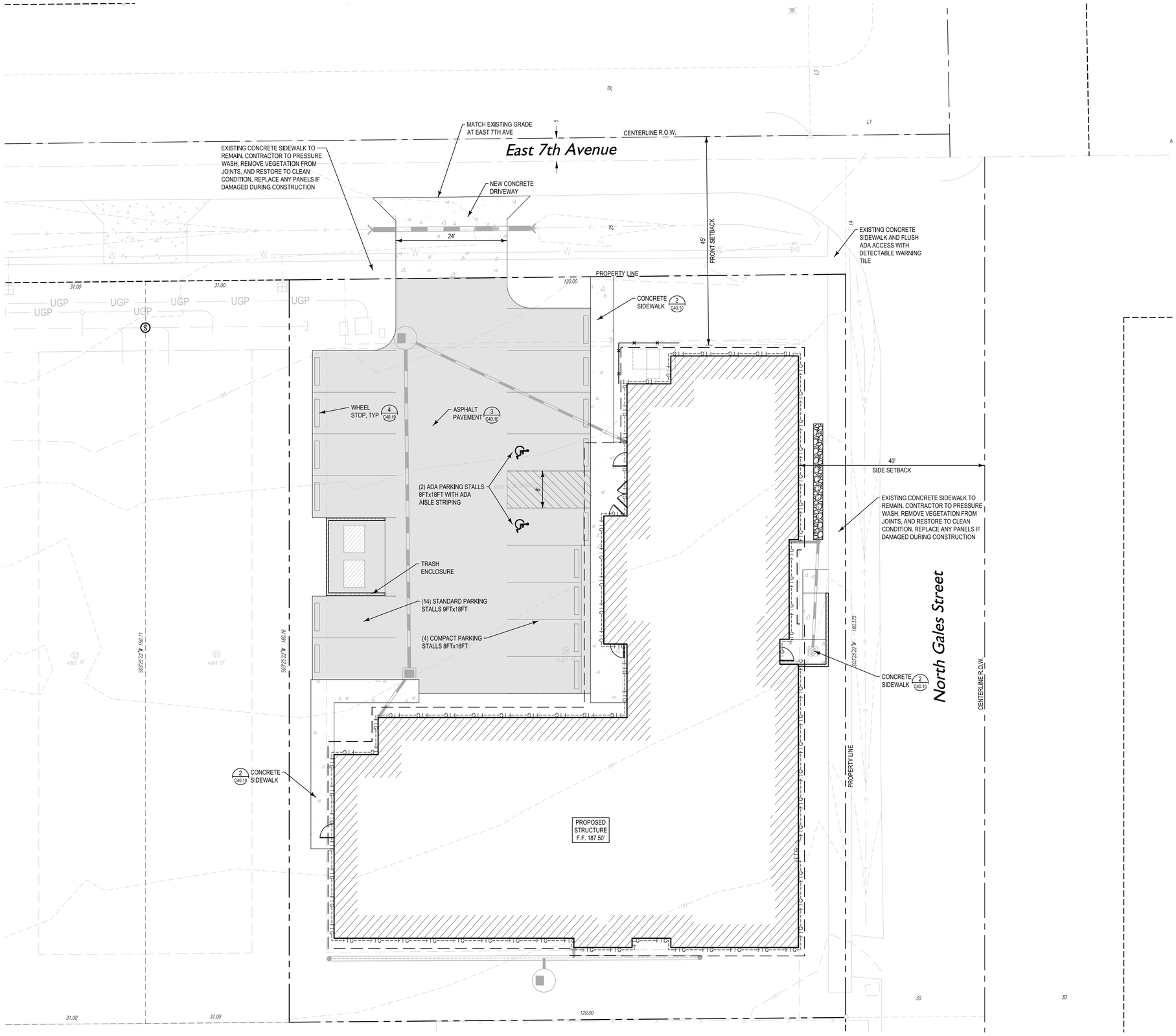
BARRY SAMUEL MILLER — STATE OF WASHINGTON — 23840 — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

UTILITY PLAN

SHEET #

C30.00

DATE/ TIME PRINTED: 4/19/2024 11:00:21 AM
P:\...2024\C23093\[00]\E4C_UTIL.dwg 8/21/2025 1:39 PM JAS



0 5 10 20

SCALE 1"=10'

Legend

- PROPERTY LINE (N 79°33'06" E – 46.81')
- ASPHALT PAVEMENT 3 C40.10
- CONCRETE SIDEWALK 2 C40.10
- GRAVEL
- CONCRETE RETAINING WALL
- CONCRETE CURB

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

COUGHLIN PORTER LUNDEEN
1191 SECOND AVENUE, STE 1100
SEATTLE, WA 98101
(206) 343-0460 www.cplinc.com

EKLUND HEIGHTS PHASE 4

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE (AUGUST 22, 2025)

REVISION SCHEDULE

BARRY S. MUELLER — STATE OF WASHINGTON — 13840 — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

PAVING PLAN

SHEET #

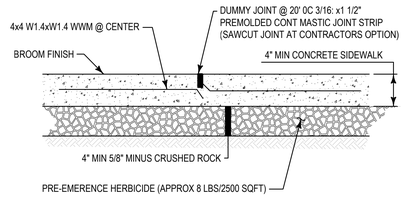
C40.00

DATE/ TIME PRINTED: 4/19/2024 11:00:21 AM

P:\...2024\C23058\CAD\ENG_PAVE.dwg 8/21/2025 1:39 PM JAS

NTS

Concrete Driveway 1

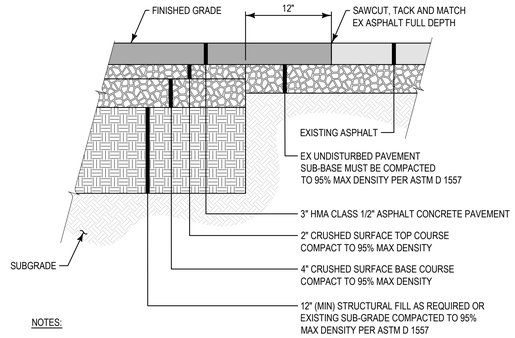


NOTE:

1. MINIMUM CONCRETE 3000 PSI (5 1/2 SACK)
2. PLACE TOOL JOINTS @ 5' 0C
3. IF WALK IS OVER 7' WIDE, PLACE LONGITUDINAL DUMMY JOINT ALONG CENTER OF WALK
4. SEE ARCH'L PLANS FOR SCORING PATTERN ON ENTRANCE WALKS AND ON PATIO SLAB
5. WHERE REPLACING EXISTING WALK, START NEW WALK AT EXISTING JOINT. MATCH EXISTING SCORING PATTERN & CONCRETE FINISH

NTS

Concrete Sidewalk Detail 2

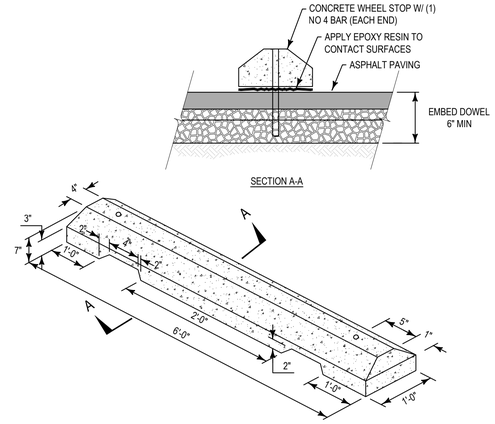


NOTES:

1. SEE DETAIL x/Cx.xx FOR GENERAL PAVING NOTES.

NTS

Standard Asphalt Paving Section 3



NTS

Port Style Wheel Stop 4

NTS

Not Used 5

NTS

Not Used 6

NTS

Not Used 7

NTS

Not Used 8

NTS

Not Used 9

NTS

Not Used 10

NTS

Not Used 11

NTS

Not Used 12

DATE/ TIME PRINTED: 4/19/2024 11:00:21 AM
P:\...2024\C23058\CAD\ENG_SET_PNE.dwg 8/21/2025 1:39 PM JAS

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

COUGHLIN PORTER LUNDEEN
1191 SECOND AVENUE, STE 1100
SEATTLE, WA 98101
(206) 343-0460 www.cplinc.com

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE (AUGUST 22, 2025)

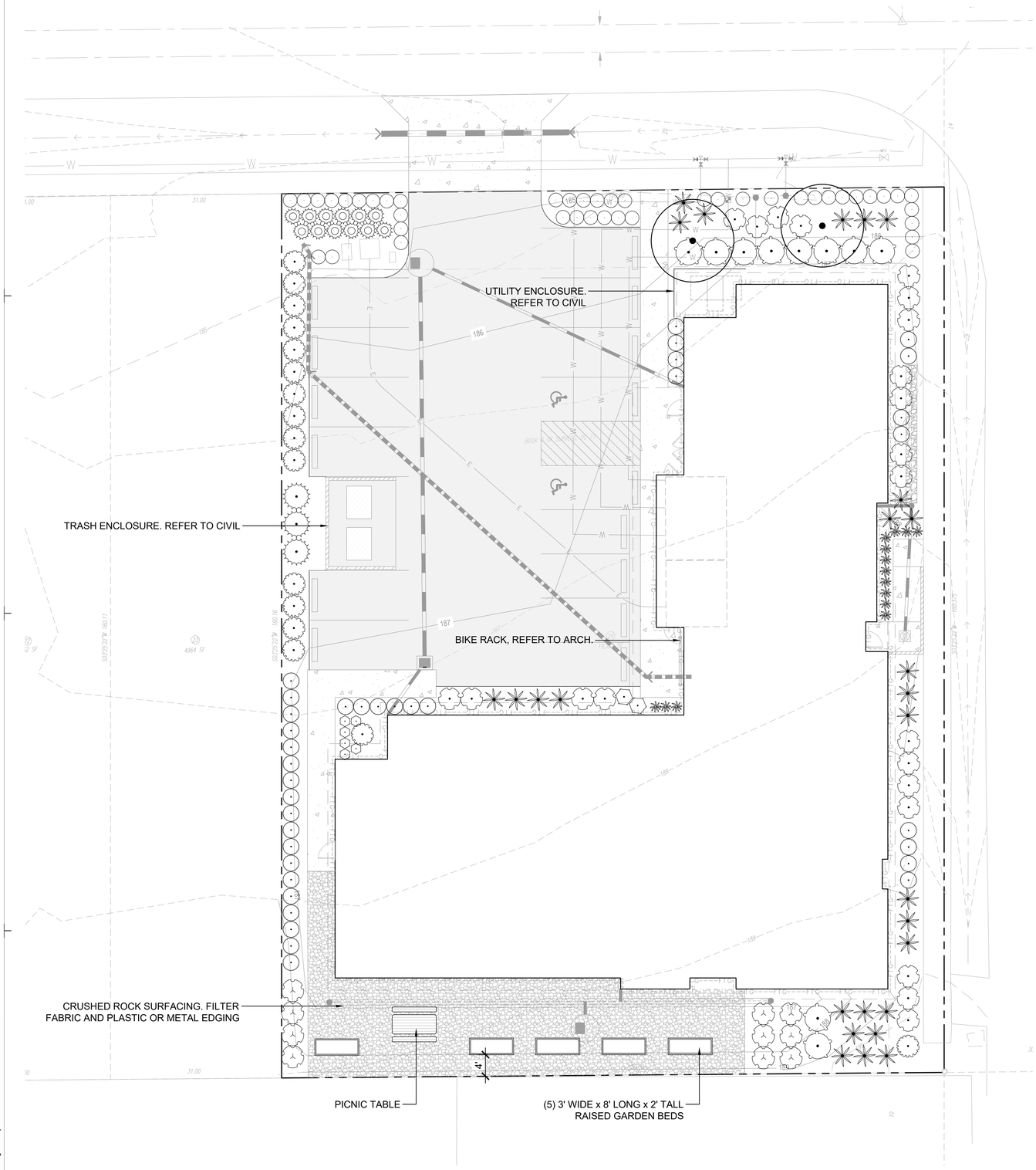
REVISION SCHEDULE

BARRY S. MUELLER — STATE OF WASHINGTON — 13840 — REGISTERED PROFESSIONAL ENGINEER — 8/21/25

PAVING DETAILS

SHEET #

C40.10



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE/ADAPTED	QTY
TREES						
	CORNUS X 'EDDIE'S WHITE WONDER' / EDDIE'S WHITE WONDER DOGWOOD	B & B	1.5" - 2" CAL		NATIVE HYBRID	2

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONT.	NATIVE/ADAPTED	SIZE	QTY
SHRUBS						
	MAHONIA AQUIFOLIUM / OREGON GRAPE	2 GAL	POT	NATIVE		16
	MORELLA CALIFORNICA / CALIFORNIA WAX MYRTLE	5 GAL	POT	NATIVE		3
	RHODODENDRON X 'P.J.M. COMPACT' / PJM COMPACT RHODODENDRON	5 GAL	POT	ADAPTED		22
	VACCINIUM CORYMBOSUM / HIGHBUSH BLUEBERRY	5 GAL	POT	NATIVE		10
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	1 GAL.	POT	NATIVE	NATIVE	10
GROUND COVERS						
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL.	POT	NATIVE	NATIVE	43
	BLECHNUM SPICANT / DEER FERN	1 GAL.	POT	NATIVE		14
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL.	POT	NATIVE		6
	IRIS DOUGLASIANA / DOUGLAS IRIS	1 GAL	POT	NATIVE		2
	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	2 GAL.	POT	ADAPTED		36
	MAHONIA REPENS / CREEPING MAHONIA	1 GAL.	POT	NATIVE	NATIVE	12
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	2 GAL.	POT	NATIVE	NATIVE	27

LANDSCAPE SPECIFICATIONS & NOTES

1. SCOPE OF WORK
   a. The landscaping work is part of a larger site project resulting in disturbance to the site, landscape. As such, the landscape contractor shall coordinate all work with the general contractor, both before any construction begins, and during the course of construction.
2. MATERIALS
   a. Topsoil. Topsoil shall be a 3 way blend of the following products; sandy loam, topsoil and organic compost. 40/40/20
   b. Mulch. Mulch shall be dark fine bark mulch, applied to a 2" depth on all beds, excluding 3:1 slopes or greater, bio-retention ponds and otherwise noted.
   c. Fertilizer. Agraform 21-gram tablet time release fertilizer shall be used in all plantings. Place 1 for each ground cover, 2 for each shrub and 4 for each tree. They shall be placed in the plant pits as detailed. Also, top dress all plants with a suitable 'starter' fertilizer.
   d. Tree Stakes. Tree stakes shall be 2" diameter x 8' length Lodgepole pine. Fasteners shall be 1" PVC Chain-Lock, placed as detailed.
3. SOIL PREPARATION
   a. Prior to any landscape work, contractor shall remove, or have removed, all debris from the other building trades from the landscape surfaces. NO landscape work shall commence until the areas are cleared of other trades debris.
   b. Cultivate the existing ground surface to a minimum depth of 8" and remove all rocks over 1", existing roots and other debris.
   c. Fine grade the subgrade to adjoining surfaces in preparation of adding specified topsoil.
   d. Beds. Place a minimum of 8" of specified topsoil on all beds and till or cultivate the topsoil a minimum depth of 10". Remove all rock and debris which may surface. Finished grade of topsoil shall be 2.5" below adjoining paved surfaces, allowing 2" for mulch. Therefore, finished grade shall be 1/2" below paved surface.
4. PLANTING OF TREES, SHRUBS AND GROUNDCOVERS
   a. Contractor responsible to verify quantities.
   b. Contractor is to confirm that all beds are prepared and ready for planting, without interference with other trades.
   c. Layout all plants as per plan and approval by the Owner's Rep, making sure the plants are orientated to give best appearance to the viewer.
   d. Street Trees shall all include root barriers to mitigate root disturbance of utilities, sidewalks, etc. Root Barrier shall be Deep UB 24-2 Surround, or similar. Refer to manufacturer's recommendations for installation.
   e. Root Pit plant all plants into prepared soil and plant per the details. While planting, water the plants into the plant pits thoroughly soaking the root balls and soil. Place fertilizer tablets as specified, filling plant pits with specified topsoil. Top dress fertilize when completed.
   f. Shrubs shall be a minimum of 24 inches high at the time of planting. Shrubs and groundcover shall be planted to attain coverage of 90% of the planting area within 3 years.
5. WARRANTY
   a. All landscaping shall be warranted for one year from FINAL ACCEPTANCE. Plants requiring replacement shall be of the original variety and size as specified herein.

IRRIGATION

a. Irrigation shall be an automatic irrigation system with rainwater sense capabilities.
b. Irrigation shall be a mix of spray heads for the landscape and drip irrigation for the vegetable garden beds. A frost free hose bibb shall be provided that is attached to the structure and separate from the irrigation system
c. Refer to Irrigation Plan, Schedule and Details
d. Contractor to provide Coverage Test for approval by Owner's Rep.
e. Contractor to provide As-Built Drawing of irrigation system.
f. Irrigation will fulfill Option 2 ("Performance"), providing a 30% reduction in water use and will include the EPA's WaterSense Irrigation Demand Calculator as well as a watering schedule to fulfill the site maintenance plan.

EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS

a. Native and Adapted plants make up 9 of 10 species (90%) fulfilling the mandatory landscaping requirement.
b. Irrigation will fulfill Option 2 ("Performance"), providing a 30% reduction in water use and will include the EPA's WaterSense Irrigation Demand Calculator as well as a watering schedule to fulfill the site maintenance plan.

0 5' 10' 20' 40'
Graphic Scale: 1" = 10'-0"

RICEfergusMILLER
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

LYON
LANDSCAPE ARCHITECTS
2111 South C Street, Tacoma, WA 98402
253-209-4053 | Moghan@LyonLA.com

DRAFT NOT FOR CONSTRUCTION
STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
MOGHAN LYON LICENSE NO. 1444

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7 AVE @ CORNER OF N GALES ST
PORT ANGELES, WA

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

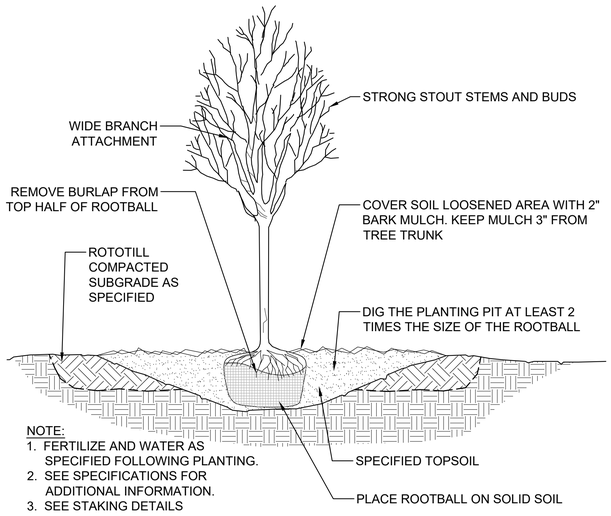
REVISION SCHEDULE		

AHJ APPROVAL STAMP

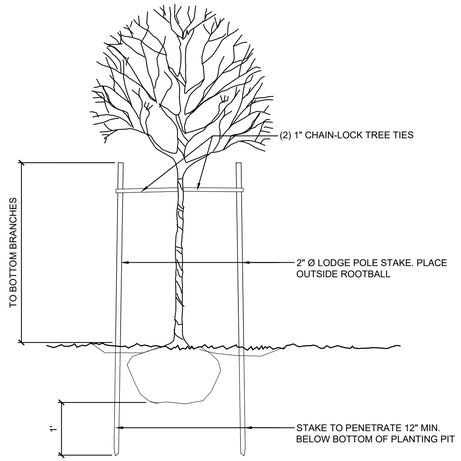
LANDSCAPE PLAN

SHEET # L1.00

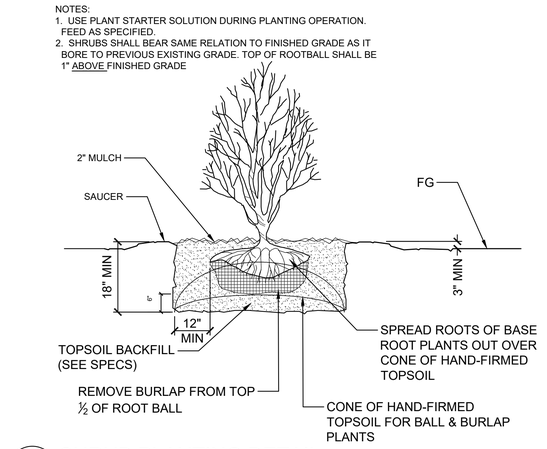
DATE/ TIME PRINTED: 4/19/2024 11:00:21 AM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt



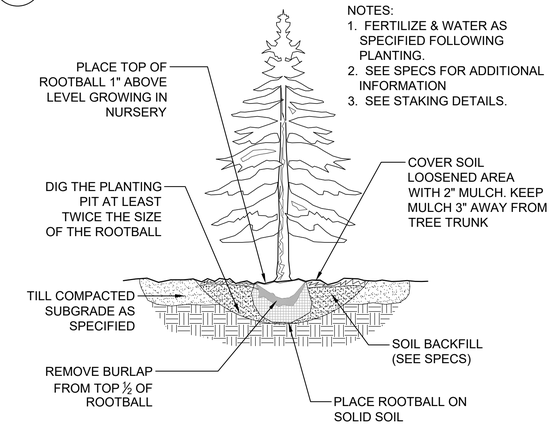
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



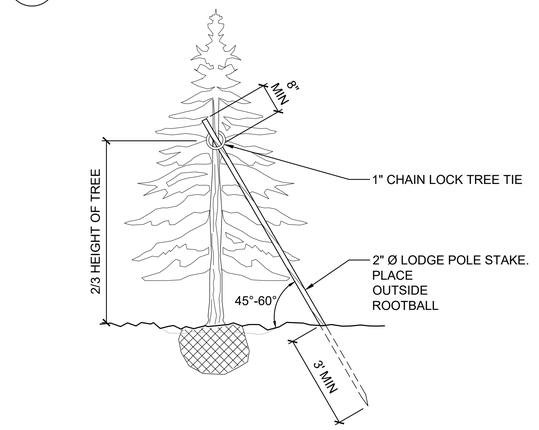
2 DECIDUOUS TREE STAKING DETAIL
SCALE: NTS



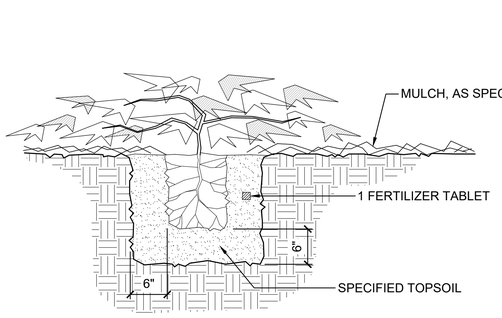
3 SHRUB PLANTING DETAIL
SCALE: NTS

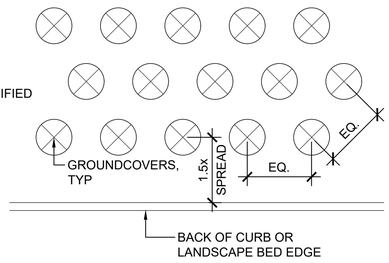


4 CONIFER PLANTING DETAIL
SCALE: NTS



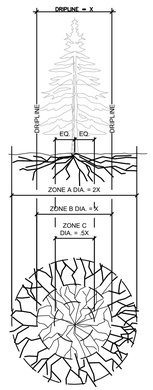
5 CONIFER TREE STAKING
SCALE: NTS





NOTE:
1. ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS PER PLAN, UNLESS SHOWN OTHERWISE
2. SET GROUNDCOVER BACK FROM CURB OR WALKWAY AT LEAST 1-1/2 TIMES THE SPREAD OF SUCH GROUNDCOVER

6 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



NOTES:
FENCING/ROOT PROTECTION

1. PROVIDE CHAIN LINK FENCING AND MAINTAIN 3' OUTSIDE OF TREE DRIPLINE.

TRENCHING AND EXCAVATION

ZONE A - CRITICAL ROOT ZONE

1. NO DISTURBANCE ALLOWED WITHOUT SITE INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE.
2. SEVERANCE OF ROOTS LARGER THAT 2" IN DIAMETER REQUIRES APPROVAL FROM COUNTY.
3. TUNNELING IS REQUIRED TO INSTALL LINE 3' OR DEEPER BELOW GRADE.

ZONE B - DRIPLINE

1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS IS NOT PERMITTED.
2. SURFACE PROTECTION MEASURES REQUIRING TRENCHING ALLOWED AS FOLLOWS:
   A. EXCAVATION BY HAND OR WITH HAND OPERATED TRENCHER MAY BE REQUIRED.
   B. LIMIT TRENCHING WIDTH. DO NOT DISTURB ZONE A. MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION.
3. TUNNELING IS REQUIRED TO INSTALL LINE 3' OR DEEPER BELOW GRADE.

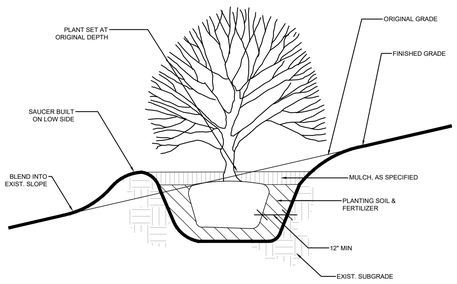
ZONE C - FEEDER ROOT ZONE

1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS IS NOT PERMITTED.
2. TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS:
   A. MINIMIZE TRENCH WIDTH.
   B. LIMIT TRENCHING WIDTH. DO NOT DISTURB ZONE A. MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED CONDITION.

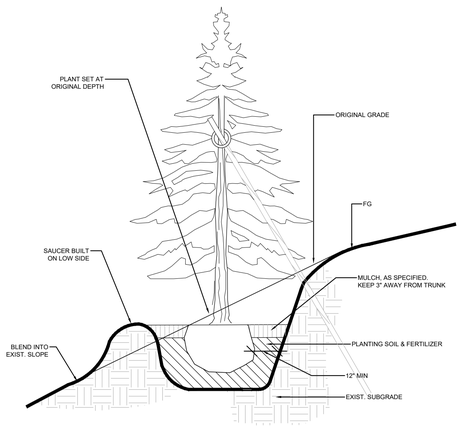
SURFACE PROTECTION MEASURES

1. 6-8" DEPTH OF WOOD CHIP MULCH.
2. 3/4" THICK PLYWOOD SHEETS OR STEEL PLATES.

7 TREE PROTECTION DETAIL
SCALE: 1/2" = 1'-0"



8 TREE & SHRUB SLOPE PLANTING DETAIL
SCALE: NTS



RICEfergusMILLER
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

LYON
LANDSCAPE ARCHITECTS
2111 South C Street, Tacoma, WA 98402
253-209-4053 | Moghan@LyonLA.com

DRAFT NOT FOR CONSTRUCTION
STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
MOGHAN LYON LICENSE NO. 1444

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7 AVE @ CORNER OF N GALES ST
PORT ANGELES, WA

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE		

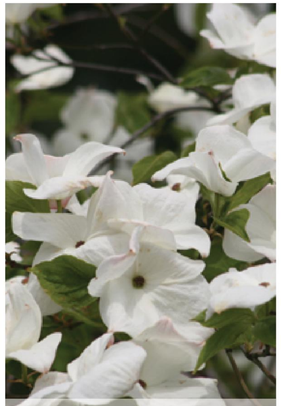
AHJ APPROVAL STAMP

PLANTING DETAILS

SHEET # **L1.01**

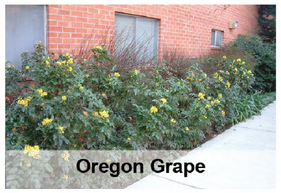
DATE/ TIME PRINTED: 4/19/2024 11:00:21 AM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23.ARCH.rvt

TREES

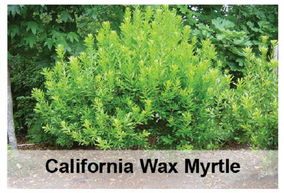


Eddie's White Wonder Dogwood

SHRUBS/PERENNIALS



Oregon Grape



California Wax Myrtle

Highbush Blueberry

PJM Compact Rhododendron

Evergreen Huckleberry

GROUND COVERS

Kinnikinnick

Deer Fern

Bunchberry

Beach strawberry

Salal

Douglas Iris

Lavender

Creeping Mahonia

Western Sword Fern

RICEfergusMILLER
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

LYON
LANDSCAPE ARCHITECTS
2111 South C Street, Tacoma, WA 98402
253-209-4053 | Moghan@LyonLA.com

DRAFT NOT FOR CONSTRUCTION
STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
MOGHAN LYON
LICENSE NO. 1444

EKLUND HEIGHTS PHASE 4

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7 AVE @
CORNER OF N GALES ST
PORT ANGELES, WA

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE		

AHJ APPROVAL STAMP

PLANT IMAGES

SHEET #

L1.02

DATE/ TIME PRINTED: 4/19/2024 11:00:21 AM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt

BUILDING CODE SUMMARY

BUILDING USE
RESIDENTIAL APARTMENTS

OCCUPANCY CLASSIFICATION AND USE (CHAPTER 3)
R-2
S-2, ACCESSORY USE

SEPARATION OF OCCUPANCIES (420.2)
GROUP R-2 DWELLING UNITS SEPARATED VERTICALLY & HORIZONTALLY BY 1-HR ASSEMBLIES

ALLOWABLE BUILDING HEIGHT (TABLE 504.3)
GROUP R-2, TYPE VB WITH SPRINKLER SYSTEM: 60 FT
PROPOSED BUILDING HEIGHT: 27'-11"
SEE BUILDING ELEVATIONS AND/OR SECTIONS FOR MORE INFO

ALLOWABLE NUMBER OF STORIES (TABLE 504.4)
GROUP R-2, TYPE VB WITH SPRINKLER SYSTEM: 3 STORIES
PROPOSED NUMBER OF STORIES: 2
SEE BUILDING ELEVATIONS AND/OR SECTIONS FOR MORE INFO

ALLOWABLE BUILDING AREA (TABLE 506.2)
GROUP R-2, TYPE VB WITH S13R SPRINKLER SYSTEM: 7,000 SF PER STORY
FRONTAGE INCREASE: A = 7000 + (7000 x 0.33) = 9,310 SF PER STORY
TOTAL ALLOWABLE BUILDING AREA: 18,620 SF
PROPOSED BUILDING AREA: 14,266 SF
SEE SITE PLAN FOR MORE INFO

CONSTRUCTION TYPE (CHAPTER 6)
TYPE VB
SEE LIFE SAFETY PLAN AND/OR BUILDING SECTION FOR RATED ASSEMBLY LOCATIONS
SEE SITE PLAN FOR FIRE SEPARATION DISTANCE

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENT (TABLE 601)
PRIMARY STRUCTURAL FRAME: 0 HOURS
EXTERIOR BEARING WALLS: 0 HOURS
INTERIOR BEARING WALLS: 0 HOURS
NON-BEARING ALLS: 0 HOURS
FLOOR CONSTRUCTION: 0 HOURS
ROOF CONSTRUCTION: 0 HOURS

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS (TABLE 602)
10 ≤ X < 30 FT, TYPE VB, GROUP R-2: 0 HOURS
X ≥ 30 FT, TYPE VB, GROUP R-2: 0 HOURS

FIRE AND SMOKE PROTECTION (CHAPTER 7)
NFPA 13R SPRINKLER SYSTEM PROVIDED THROUGHOUT BUILDING PER SECTION 903
SEE ASSEMBLY TYPES FOR RATED ASSEMBLIES

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (TABLE 803.13)
GROUP R-2 WITH SPRINKLER SYSTEM: CLASS C
SEE SPECIFICATIONS FOR FINISH CLASSIFICATION

OCCUPANT LOAD (SECTION 1004)
SEE LIFE SAFETY PLAN AND OCCUPANT LOAD CHART

MEANS OF EGRESS SIZING (SECTION 1005)
SEE LIFE SAFETY PLAN AND DOOR INFORMATION

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS (SECTION 1006)
2 EXITS REQUIRED

COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1)
GROUP R-2 WITH SPRINKLER SYSTEM: 125 FT
GROUP S-2 WITH SPRINKLER SYSTEM: 100 FT

EXIT ACCESS TRAVEL DISTANCE (SECTION 1017)
GROUP R-2 WITH SPRINKLER SYSTEM: 250 FT
GROUP S-2 WITH SPRINKLER SYSTEM: 400 FT

CORRIDOR FIRE-RESISTANCE RATING (TABLE 1020.1)
GROUP R-2 WITH SPRINKLER SYSTEM: 0.5 HOURS

ACCESSIBILITY (CHAPTER 11)
ACCESSIBLE PARKING PER TABLE 1106.2
REQUIRED -- 1 SPACE
PROVIDED -- 2 SPACES

PER 1106.6, 1 VAN ACCESSIBLE STALL REQ'D FOR EVERY 6 ACCESSIBLE STALLS
1 VAN ACCESSIBLE STALL REQUIRED

REQUIRED PLUMBING FIXTURES (TABLE 2902.1)
EACH DWELLING UNIT NEEDS:
WATER CLOSET -- 1
LAVATORIES -- 1
BATHTUB / SHOWER -- 1

REQUIRED DRINKING FOUNTAINS (2902.5.1)
1 DRINKING FOUNTAIN PER FIRST 150 OCCUPANTS
1 DRINKING FOUNTAIN PROVIDED

APPLICABLE CODES

CLALLAM COUNTY COMMUNITY DEVELOPMENT
WASHINGTON STATE AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE, COMMERCIAL (WSEC)
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 UNIFORM PLUMBING CODE (UPC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2023 NATIONAL ELECTRICAL CODE (NEC)
2017 ICC A117.1 ACCESSIBILITY STANDARD

DEFERRED SUBMITTALS

ROOF TRUSSES
FIRE SPRINKLERS
FIRE ALARM SYSTEM
ROOFTOP PV SYSTEM
SECURITY SYSTEM

SEISMIC & RISK CATEGORY

SEISMIC ZONE D
RISK CATEGORY II

FIRE DISTRICT

CLALLAM 2 FIRE-RESCUE
1212 EAST FIRST STREET
PORT ANGELES, WA 98362

ZONING CODE SUMMARY

ZONE
MD (URBAN MODERATE DENSITY)
PORT ANGELES URBAN GROWTH AREA (NO LAMIRD)

PARCEL NUMBER
063012700070

ALLOWABLE USE
MULTIPLE-FAMILY DWELLINGS

SITE AREA
19,321 SF OR 0.44 ACRES

BUILDING SETBACK REQUIREMENTS
FRONT - 45 FT MINIMUM FROM CENTERLINE OF STREET
SIDE - 8 FT MINIMUM
REAR - 15 FT MINIMUM

PROPOSED BUILDING SETBACK
FRONT - 47 FT 3 IN MINIMUM FROM CENTERLINE OF STREET
SIDE - 10 FT 2 IN
REAR - 15 FT 2 IN
SEE SITE PLAN FOR MORE INFO

ALLOWABLE BUILDING HEIGHT
35 FT MAXIMUM

PROPOSED BUILDING HEIGHT
27'-11"
SEE EXTERIOR ELEVATIONS FOR MORE INFO

PARKING REQUIREMENT
PORT ANGELES AFFORDABLE HOUSING REQUIREMENT:
0.5 SPACES PER 1-BDRM UNIT -- 22 1-BDRM UNITS x 0.5 = 11 SPACES REQ'D
0.75 SPACES PER 2-BDRM UNIT -- 2 2-BDRM UNITS x 0.75 SPACES = 1.5 SPACES REQ'D
TOTAL REQUIRED: 13 SPACES

PROPOSED PARKING COUNT
15 STALLS (2 ACCESSIBLE)
SEE SITE PLAN FOR MORE INFO

ENERGY CODE SUMMARY

SEE INCLUDED ENERGY COMPLIANCE NARRATIVE FOR DETAILS

REQUIRED
C406.2 ENERGY POINT TARGET: 41
C406.3 LOAD POINT TARGET: 15

PROVIDED
C406.2.8 - SERVICE HOT WATER DISTRIBUTION RIGHT SIZING: 42
C406.3.6 - SERVICE HOT WATER ENERGY STORAGE: 248 (AREA-WEIGHTED)

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @ CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

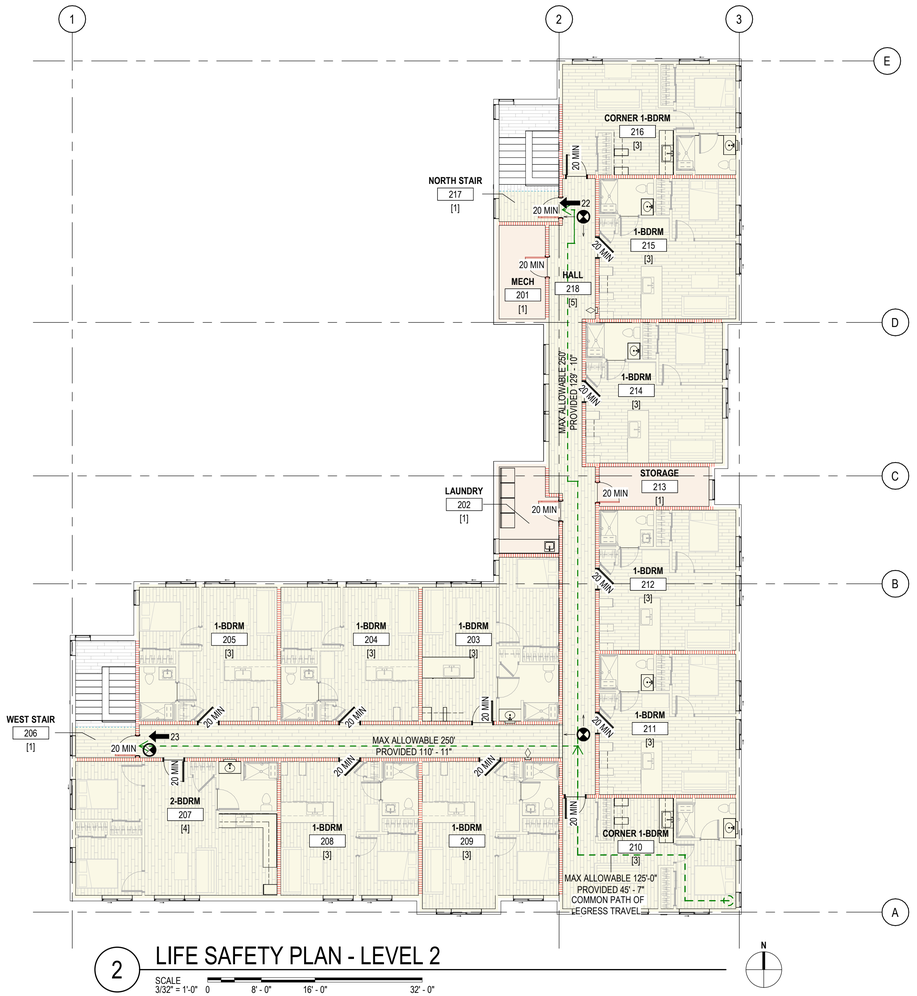
REVISION SCHEDULE		

AHJ APPROVAL STAMP

CODE SUMMARY

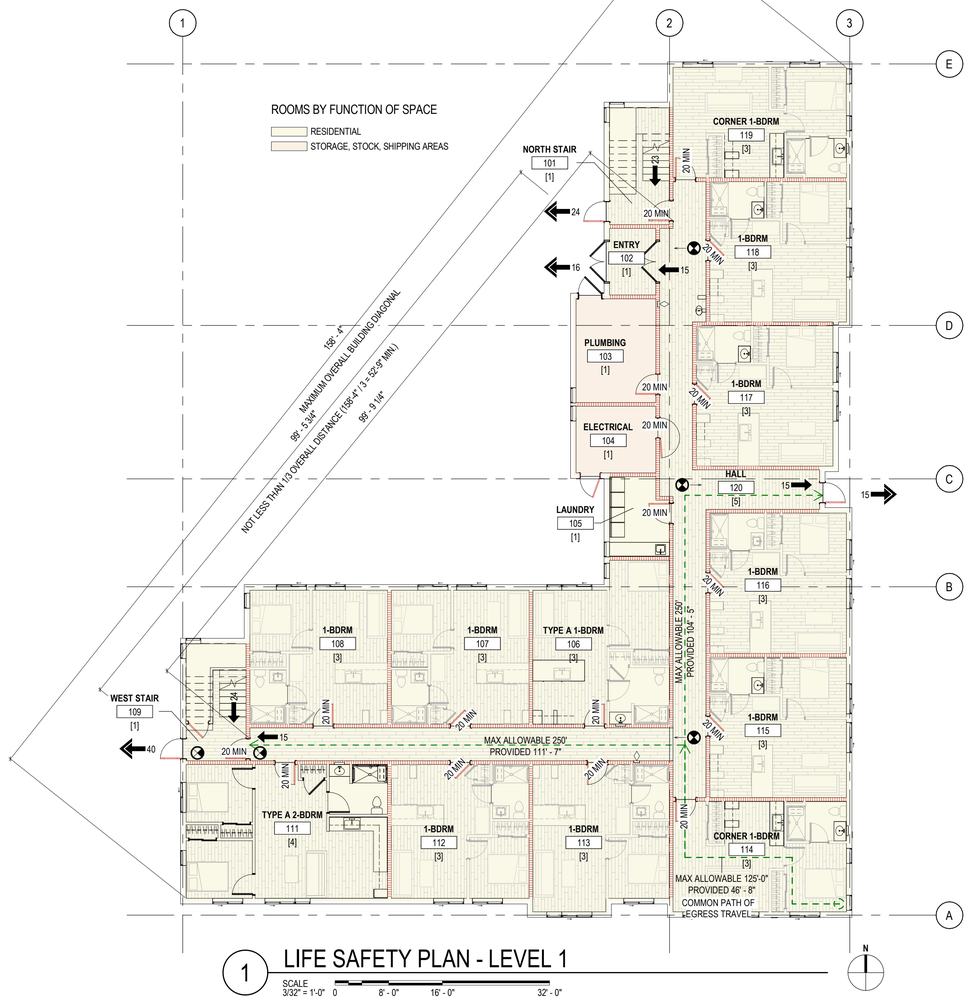
SHEET #
A00.03

DATE/ TIME PRINTED: 8/25/2025 2:56:58 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt



2 LIFE SAFETY PLAN - LEVEL 2

SCALE 3/32" = 1'-0" 0 8' - 0" 16' - 0" 32' - 0"



1 LIFE SAFETY PLAN - LEVEL 1

SCALE 3/32" = 1'-0" 0 8' - 0" 16' - 0" 32' - 0"

OCCUPANT LOAD CHART BY ROOM

ROOM INFORMATION			OCCUPANCY CLASSIFICATION	IBC 2018 TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT			OCCUPANT LOAD
NUMBER	NAME	AREA		FUNCTION OF SPACE	LOAD FACTOR	GROSS/ NET	
102	ENTRY	78 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
103	PLUMBING	200 SF	R-2	STORAGE, STOCK, SHIPPING AREAS	300 SF	GROSS	1
104	ELECTRICAL	131 SF	R-2	STORAGE, STOCK, SHIPPING AREAS	300 SF	GROSS	1
105	LAUNDRY	111 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
101	NORTH STAIR	170 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
106	TYPE A 1-BDRM	472 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
107	1-BDRM	434 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
108	1-BDRM	434 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
109	WEST STAIR	100 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
110	JANITOR	71 SF	R-2	RESIDENTIAL	200 SF	GROSS	
111	TYPE A 2-BDRM	629 SF	R-2	RESIDENTIAL	200 SF	GROSS	4
112	1-BDRM	434 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
113	1-BDRM	453 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
114	CORNER 1-BDRM	450 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
115	1-BDRM	450 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
116	1-BDRM	450 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
117	1-BDRM	450 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
118	1-BDRM	450 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
119	CORNER 1-BDRM	450 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
120	HALL	999 SF	R-2	RESIDENTIAL	200 SF	GROSS	5
LEVEL 1		7414 SF					48
201	MECH	108 SF	R-2	STORAGE, STOCK, SHIPPING AREAS	300 SF	GROSS	1
202	LAUNDRY	119 SF	R-2	STORAGE, STOCK, SHIPPING AREAS	300 SF	GROSS	1
203	1-BDRM	472 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
204	1-BDRM	434 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
205	1-BDRM	434 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
206	WEST STAIR	46 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
207	2-BDRM	629 SF	R-2	RESIDENTIAL	200 SF	GROSS	4
208	1-BDRM	434 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
209	1-BDRM	453 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
210	CORNER 1-BDRM	450 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
211	1-BDRM	450 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
212	1-BDRM	450 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
214	1-BDRM	450 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
215	1-BDRM	450 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
216	CORNER 1-BDRM	450 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
213	STORAGE	109 SF	R-2	STORAGE, STOCK, SHIPPING AREAS	300 SF	GROSS	1
217	NORTH STAIR	46 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
218	HALL	889 SF	R-2	RESIDENTIAL	200 SF	GROSS	5
LEVEL 2		6872 SF					47
TOTAL		14286 SF					95

GROSS BUILDING AREA

LEVEL	OCCUPANCY CLASSIFICATION	AREA
LEVEL 1	RESIDENTIAL R-2	7,520 SF
LEVEL 2	RESIDENTIAL R-2	6,980 SF
BUILDING TOTAL		14,500 SF

NOTES & LEGEND - LIFE SAFETY PLAN

1. PROVIDE EXIT SIGNAGE PER 2021 IBC 1009.9, 1009.10, 1009.11, AND 1013.
2. PROVIDE MEANS OF EGRESS ILLUMINATION PER 2021 IBC 1008.

45 MIN — FIRE RATED DOOR
EXIT SIGN
00.00" / 00.00" — MEANS OF EGRESS CAPACITY (*WIDTH PROVIDED* / *WIDTH REQUIRED*)
FIRE EXTINGUISHER
EGRESS PATH
FP 1 HR — FIRE PARTITION, 1-HOUR
123 — EXIT ACCESS OCCUPANT LOAD
123 — EXIT DISCHARGE OCCUPANT LOAD

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE		

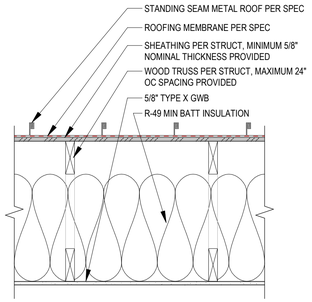
AHU APPROVAL STAMP

LIFE SAFETY PLANS

SHEET #

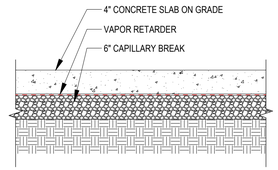
A01.01

DATE/ TIME PRINTED: 8/25/2025 2:57:01 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt



R1 | 1 HR

UL P522

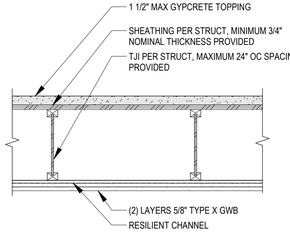


SLAB ON GRADE

F1 | - | -

NON-RATED

NOTE: SEE WALL SECTION FOR PERIMETER SLAB INSULATION

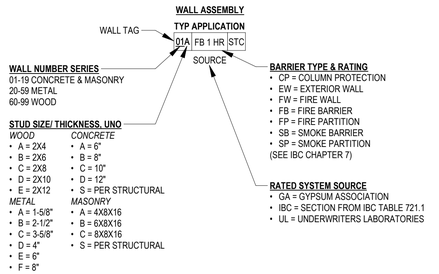


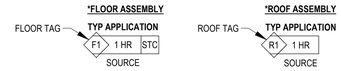
TYP RESIDENTIAL

F3 | 1 HR | 55

GA FC 5050

NOTES & LEGEND - ASSEMBLY TYPES

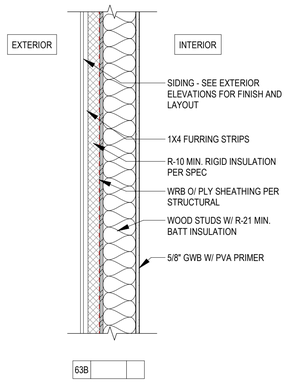




*SEE WALL ASSEMBLY LEGEND FOR SIMILAR CALLOUTS

4 ROOF-CEILING TYPES

1" = 1'-0"



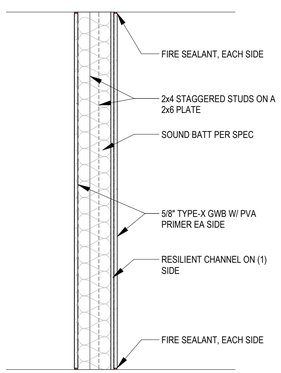
63B

3 FLOOR-CEILING TYPES

1" = 1'-0"

2 EXTERIOR WALLS

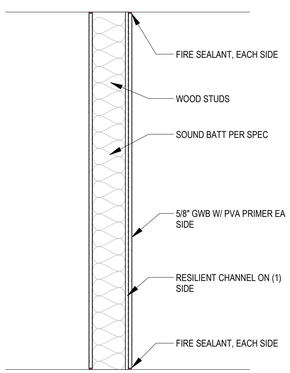
1" = 1'-0"



1-HR DEMISING WALL

60A | FP 1 HR | 55

GA WP 3111



NON-RATED PARTION WALL

61B | FP 1 HR | 50

GA WP 3242

1 PARTITION WALLS

1" = 1'-0"

RATED ASSEBLIES

TERMINATE FIRE RATED ASSEMBLIES AS DESCRIBED BELOW:

EXTERIOR WALLS PER IBC 705
1. FIRE SEPARATION >10 FT: RATED FOR FIRE EXPOSURE FROM INSIDE
2. FIRE SEPARATION <10 FT: RATED FOR FIRE EXPOSURE FROM BOTH SIDES

FIRE BARRIERS PER IBC 707
HORIZONTAL:
VOIDS AT THE INTERSECTION OF A FIRE BARRIER AND A NON-FIRE RATED EXTERIOR WALL ASSEMBLY SHALL BE FILLED WITH A MATERIAL OR SYSTEM APPROVED BY THE JURISDICTION. TESTED ASSEMBLY NOT REQUIRED AT THIS LOCATION.

VERTICAL OPTIONS:
1. FROM TOP OF FOUNDATION OR HORIZONTAL ASSEMBLY BELOW; TERMINATE AT UNDERSIDE OF STRUCTURAL DECK ABOVE AND SECURELY ATTACHED THERETO.
2. FIRE BARRIERS AROUND SHAFT, EXIT STAIRWAY AND RAMP ENCLOSURES THAT DO NOT EXTEND TO UNDERSIDE OF ROOF DECK SHALL BE ENCLOSED AT THE TOP WITH CONSTRUCTION AT MINIMUM FIRE RATING AS THE TOPMOST FLOOR PENETRATED BY THE SHAFT AND THE FIRE RATING OF THE SHAFT ENCLOSURE.

FIRE PARTITIONS PER IBC 708
FROM TOP OF FOUNDATION OR HORIZONTAL ASSEMBLY BELOW; TERMINATE AT UNDERSIDE OF STRUCTURAL DECK OR TO FIRE RATED HORIZONTAL ASSEMBLY ABOVE AND SECURELY ATTACHED THERETO. IN COMBUSTIBLE CONSTRUCTION, THE SPACE WITHIN THE FIRE RATED CEILING AND DECK ABOVE SHALL BE FIREBLOCKED OR DRAFTSTOPPED AT THE PARTITION LINE.

HORIZONTAL ASSEMBLIES PER IBC 711
VERTICAL OPENINGS NOT ALLOWED EXCEPT WHEN CONSTRUCTED AS A SHAFT ENCLOSURE OR PROTECTED PENETRATIONS AND JOINTS PER IBC 712.

FIREBLOCKING PER IBC 718.2
FIREBLOCKING MATERIALS (I.E. 2X LUMBER, 1/2" GYPSUM BOARD, SECURED BATT INSULATION AND OTHER MATERIALS LISTED IN IBC 718.2.1) SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED SPACES TO FORM AN EFFECTIVE BARRIER BETWEEN FLOORS AND BETWEEN TOP STORY AND ROOF ATTICS. THE FOLLOWING ARE THE MINIMUM REQUIRED LOCATIONS:
1. CONCEALED WALL SPACES
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   B. HORIZONTALLY AT 10 FT MAXIMUM INTERVALS
2. CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES
3. CONCEALED SPACES AT THE TOP AND BOTTOM OF THE RUN OF STAIR STRINGERS
4. ANNULAR SPACE AROUND PENETRATING COMPONENTS IN CEILING AND FLOOR OPENINGS
5. CONCEALED SPACES OF EXTERIOR COMBUSTIBLE WALL COVERINGS AT MAXIMUM 20 FT INTERVALS IN EITHER DIRECTION AND MAXIMUM 100 SF BETWEEN FIREBLOCKING. (SEE IBC 718.2.6 FOR EXCEPTIONS)
6. CONCEALED SLEEPER SPACES AT MAXIMUM 100 SF

DRAFTSTOPPING PER IBC 718.3 & 718.4
DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS SPRINKLERED THROUGHOUT PER NFPA 13. REFER TO FIRE SPRINKLER PLANS FOR DRAFTSTOP REQUIREMENTS PER SPRINKLER LISTING.

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @ CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

ASSEMBLY TYPES

SHEET #

A03.01

DATE/ TIME PRINTED: 8/25/2025 2:57:02 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Oates - v23 ARCH.rvt

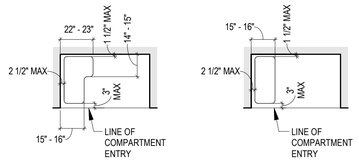
RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @ CORNER OF N GALES ST
PORT ANGELES, WA 98362

NOTES - ACCESIBILITY DETAILS

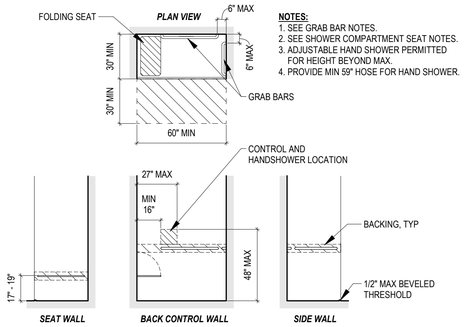
1. ACCESSIBILITY REQUIREMENTS ARE BASED ON THE FOLLOWING CODE EDITIONS:
   - 2009 ICC A117.1
   - 2018 IBC (WAC 51-50)
2. INFORMATION ON THIS SHEET ARE GENERIC REQUIREMENTS. REFER TO PROJECT FLOOR PLANS AND INTERIOR ELEVATIONS FOR ACTUAL LAYOUT AND DIMENSIONS.
3. DIMENSIONS ARE CLEAR FROM FINISH TO FINISH, UNLESS NOTED OTHERWISE.
4. REFER TO CIVIL DRAWINGS FOR SITE AND PARKING RELATED ACCESSIBILITY REQUIREMENTS.

NOTES:
1. REFER TO FLOOR PLANS FOR SHOWER COMPARTMENT SIZE.



L-SHAPED SEAT | REGULAR SEAT

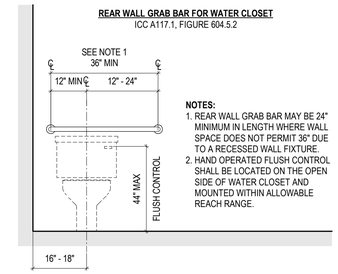
7 SHOWER COMPARTMENT SEAT



NOTES:
1. SEE GRAB BAR NOTES.
2. SEE SHOWER COMPARTMENT SEAT NOTES.
3. ADJUSTABLE HAND SHOWER PERMITTED FOR HEIGHT BEYOND MAX.
4. PROVIDE MIN 59" HOSE FOR HAND SHOWER.

6 STANDARD ROLL-IN TYPE SHOWER

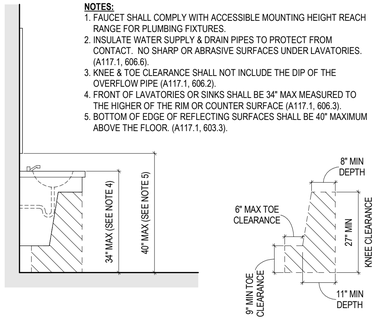
REAR WALL GRAB BAR FOR WATER CLOSET
ICC A117.1, FIGURE 604.5.2



NOTES:
1. REAR WALL GRAB BAR MAY BE 24" MINIMUM IN LENGTH WHERE WALL SPACE DOES NOT PERMIT 36" DUE TO A RECESSED WALL FIXTURE.
2. HAND OPERATED FLUSH CONTROL SHALL BE LOCATED ON THE OPEN SIDE OF WATER CLOSET AND MOUNTED WITHIN ALLOWABLE REACH RANGE.

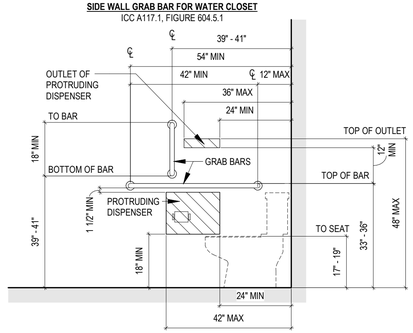
3 WATER CLOSET REAR WALL

NOTES:
1. FAUCET SHALL COMPLY WITH ACCESSIBLE MOUNTING HEIGHT REACH RANGE FOR PLUMBING FIXTURES.
2. INSULATE WATER SUPPLY & DRAIN PIPES TO PROTECT FROM CONTACT. NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. (A117.1, 606.6).
3. KNEE & TOE CLEARANCE SHALL NOT INCLUDE THE DIP OF THE OVERFLOW PIPE (A117.1, 606.2).
4. FRONT OF LAVATORIES OR SINKS SHALL BE 34" MAX MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE (A117.1, 606.3).
5. BOTTOM OF EDGE OF REFLECTING SURFACES SHALL BE 40" MAXIMUM ABOVE THE FLOOR. (A117.1, 603.3).



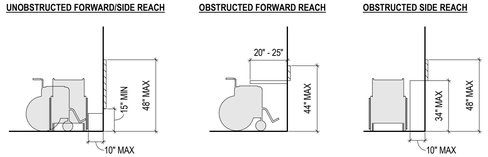
5 LAVATORY CLEARANCES

SIDE WALL GRAB BAR FOR WATER CLOSET
ICC A117.1, FIGURE 604.5.1

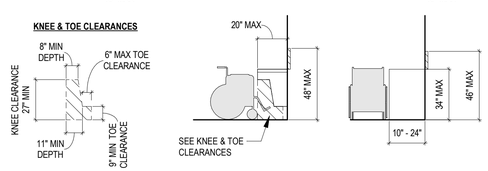


2 WATER CLOSET SIDE WALL

UNOBSTRUCTED FORWARD/SIDE REACH | **OBSTRUCTED FORWARD REACH** | **OBSTRUCTED SIDE REACH**



KNEE & TOE CLEARANCES



8 MOUNTING HEIGHTS & OPERABLE PARTS

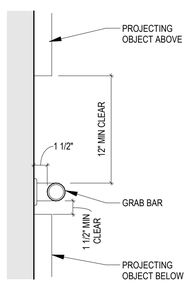
1/4" = 1'-0"

NOTES:
THE FOLLOWING SHALL BE MOUNTED WITHIN AN ACCESSIBLE REACH RANGE PER ICC A117.1, 308:

ACCESSIBLE SPACES WITHIN 'TYPE A' DWELLING UNITS:
1. LIGHTING CONTROLS
2. ELECTRICAL PANELBOARDS, SWITCHES AND ELECTRICAL OUTLET
3. ENVIRONMENTAL CONTROLS
4. *APPLIANCE CONTROLS
5. *OPERABLE WINDOW HARDWARE
6. *PLUMBING FIXTURES
7. USER CONTROLS FOR SECRITY OR INTERCOM SYSTEMS

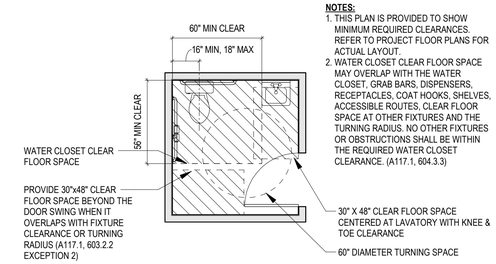
* ITEMS WITH ASTERISK ARE NOT REQUIRED WITHIN 'TYPE B' DWELLING UNITS.

GRAB BARS
ICC A117.1, SECTION 609



NOTES:
1. GRAB BARS SHALL HAVE A MINIMUM 1 1/4" TO MAXIMUM 2" OUTSIDE DIAMETER, OR 4" TO 4.8" PERIMETER IF NONCIRCULAR.
2. GRAB BARS SHALL RESIST A SINGLE CONCENTRATED LOAD OF 250 LBS APPLIED IN ANY DIRECTION AT ANY POINT.
3. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
4. GRAB BARS AND ADJACENT SUFACES SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.
5. GRAB BAR EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".
6. RECESSED DISPENSERS PROJECTING 1/4" MAXIMUM SHALL BE PERMITTED WITHIN THE REQUIRED CLEAR SPACES ABOVE AND BELOW THE GRAB BAR.

4 GRAB BAR CROSS SECTION



NOTES:
1. THIS PLAN IS PROVIDED TO SHOW MINIMUM REQUIRED CLEARANCES. REFER TO PROJECT FLOOR PLANS FOR ACTUAL LAYOUT.
2. WATER CLOSET CLEAR FLOOR SPACE MAY OVERLAP WITH THE WATER CLOSET, GRAB BARS, DISPENSERS, RECEPTACLES, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AT OTHER FIXTURES AND THE TURNING RADIUS. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE WITHIN THE REQUIRED WATER CLOSET CLEARANCE. (A117.1, 604.3.3)

1 RESTROOM CLEARANCES

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

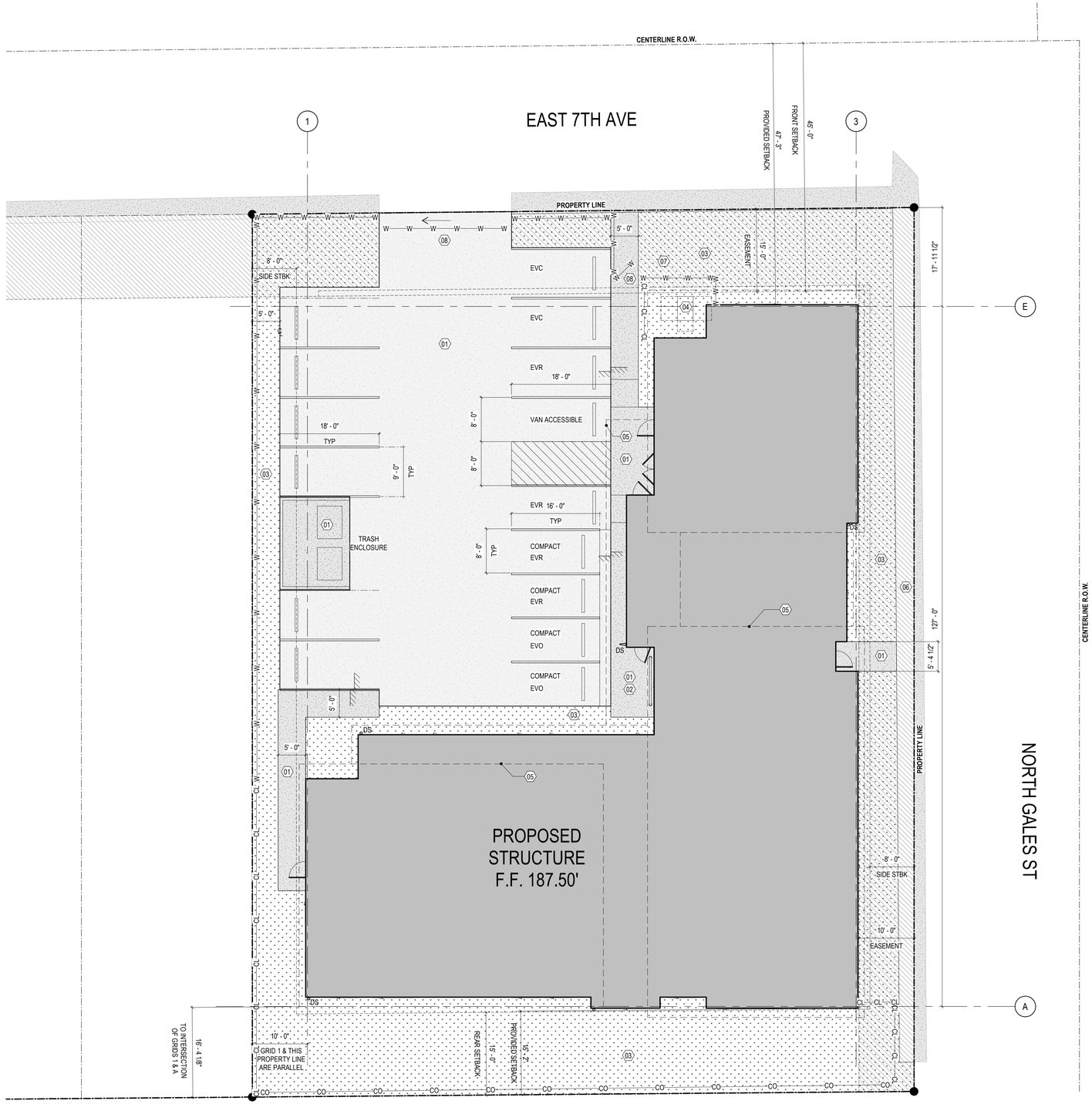
REVISION SCHEDULE		

AHJ APPROVAL STAMP

ACCESSIBILITY GUIDELINES - BUILDING ELEMENTS

SHEET #
A04.01

DATE/ TIME PRINTED: 8/25/2025 2:57:02 PM
Autodesk Docs://Peninsula Housing Authority/23093.02 Eklund at Gales - v23 ARCH.rvt



1 SITE PLAN

SCALE
1" = 10' - 0" 0 5' - 0" 10' - 0" 20' - 0"

N

NOTES & LEGEND - SITE PLAN

1. REFERENCE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

	LANDSCAPING	W—W—W	WROUGHT IRON FENCE
		CL—CL—CL	CHAINLINK FENCE WITH SLATS
	DRIVEWAY/ SIDEWALK, CONTROL JOINTS PER PLAN	CO—CO—CO	CHAINLINK FENCE WITH NO SLATS
	CONCRETE SLAB		PROPERTY LINE
			BUILDING SETBACK
	PROPERTY EASEMENT		BUILDING OUTLINE
			ROOF OVERHANG

KEY NOTES - SITE PLAN

#	NOTE DESCRIPTION
01	CONCRETE PAVING
02	BICYCLE RACK FOR MIN. 4 BICYCLES
03	LANDSCAPING
04	AIR-TO-WATER-HEAT-PUMP
05	ROOF OVERHANG
06	EXISTING SIDEWALK
07	EQUIPMENT SCREENING FENCE
08	ENTRY GATE ACCESSED WITH CARD READER

PARKING COUNT:

STANDARD PARKING STALLS --	9
COMPACT PARKING STALLS --	4
ACCESSIBLE PARKING STALLS --	2
TOTAL STALLS --	15

UNIT COUNT:

ONE BEDROOM UNITS --	22
TWO BEDROOM UNITS --	2
TOTAL STALLS --	24

GROSS BUILDING AREA

LEVEL	OCCUPANCY CLASSIFICATION	AREA
LEVEL 1	RESIDENTIAL R-2	7,520 SF
LEVEL 2	RESIDENTIAL R-2	6,980 SF
BUILDING TOTAL		14,500 SF

ELECTRIC VEHICLE NOTES:

(8 REQUIRED ELECTRIC VEHILCE STALLS)

(EVO) 2 EV STALLS W/ OPERABLE FAST CHARGERS (10% OF TOTAL)

(EVC) 2 EV CAPABLE STALLS (10% OF TOTAL)

(EVR) 4 EV READY STALLS W/ RACEWAYS FOR FUTURE CABLING & CHARGERS (25% OF TOTAL)

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

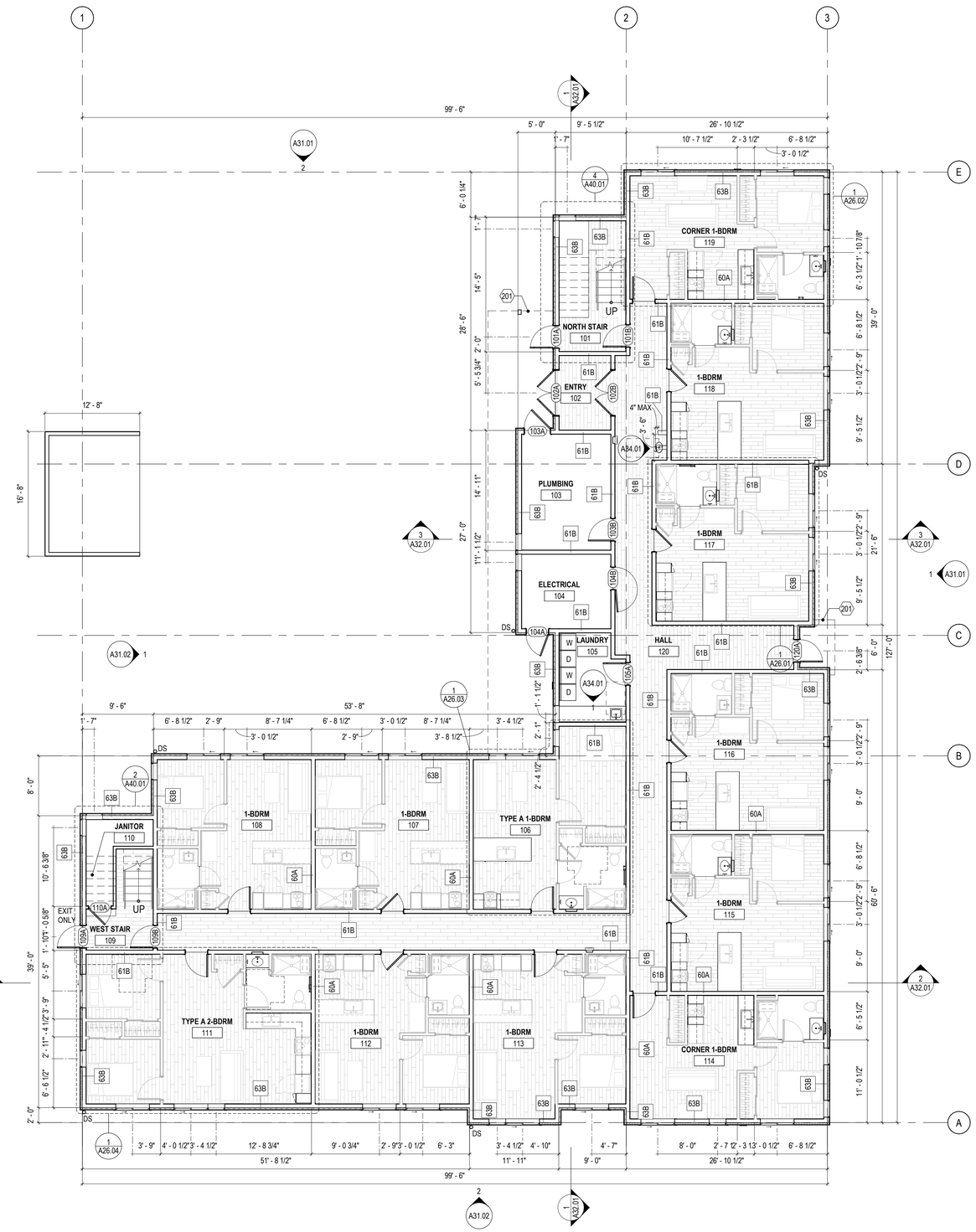
REVISION SCHEDULE

AHJ APPROVAL STAMP

SITE PLAN

SHEET #
A11.01

DATE/ TIME PRINTED: 8/25/2025 4:17:38 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt



1 FLOOR PLAN - LEVEL 1

1/8" = 1'-0"

0 4' 8' 16'

NOTES & LEGEND - FLOOR PLAN

1. DIMENSIONS ARE TO ROUGH FRAMING OR TO FACE OF EXISTING FINISHES, TYP UNO.
2. DIMENSIONS INDICATED AS "MIN" OR "CLR" ARE FROM NEAREST FINISH SURFACE, INCLUDING TRIM.
3. ROUGH DOOR OPENINGS ARE LOCATED 4" FROM NEAREST INTERSECTING WALL FRAMING, TYP UNO.

ROOF OVERHANG

SEMI-RECESSED FIRE EXTINGUISHER

DRINKING FOUNTAIN

5' DIAMETER TURNING SPACE

CLEAR FLOOR SPACE 30" X 52" UNO

KEYNOTES

KEYNOTE	NOTES
201	OUTLINE OF ROOF OVERHANG ABOVE

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT #	2023093.02
	DESIGN DEVELOPMENT
ISSUE DATE	AUGUST 22, 2025

REVISION SCHEDULE

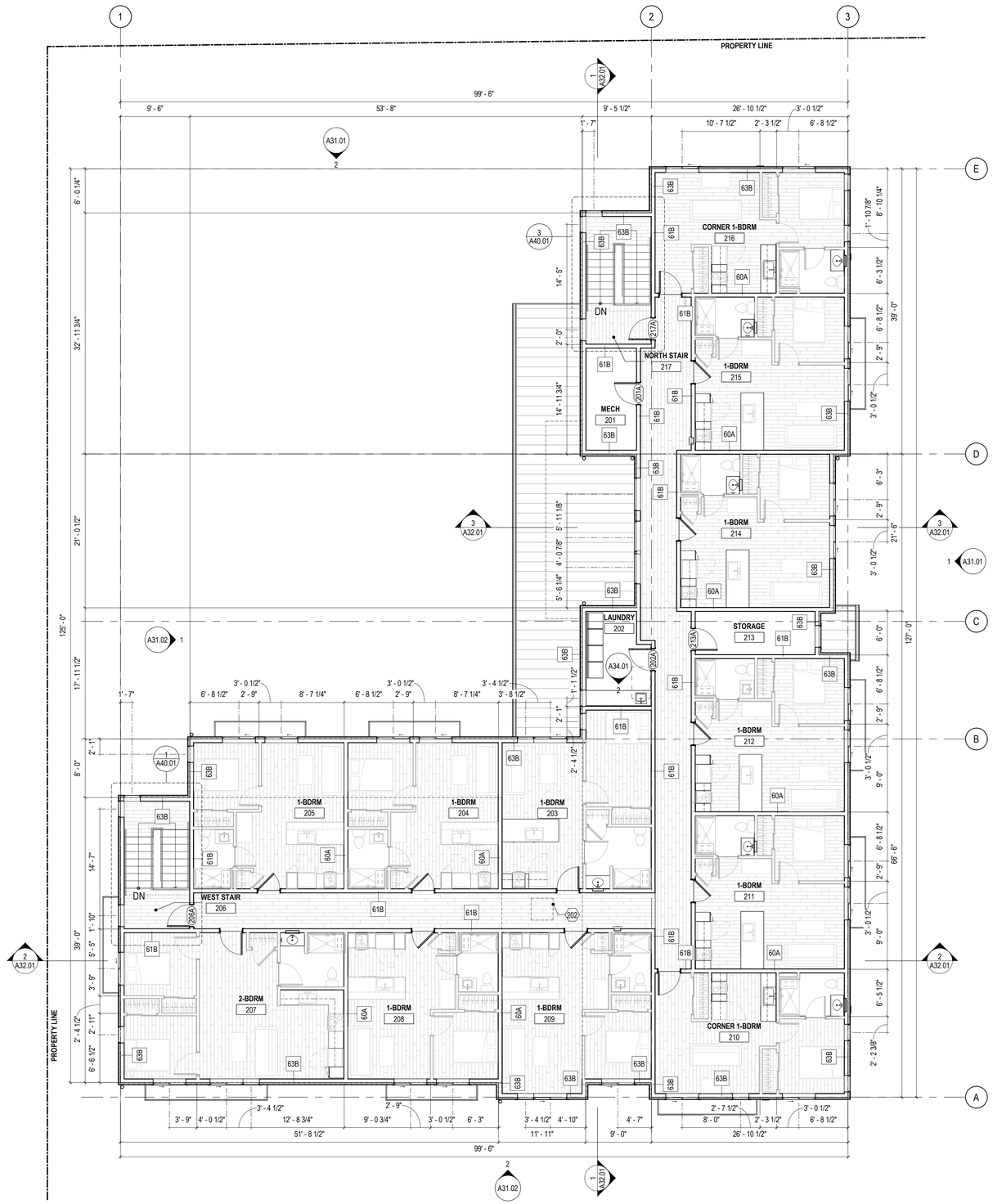
AHJ APPROVAL STAMP

FLOOR PLAN - LEVEL 1

SHEET #

A22.01

DATE/ TIME PRINTED: 8/25/2025 2:57:04 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt



NOTES & LEGEND - FLOOR PLAN

1. DIMENSIONS ARE TO ROUGH FRAMING OR TO FACE OF EXISTING FINISHES, TYP UNO.
2. DIMENSIONS INDICATED AS "MIN" OR "CLR" ARE FROM NEAREST FINISH SURFACE, INCLUDING TRIM.
3. ROUGH DOOR OPENINGS ARE LOCATED 4" FROM NEAREST INTERSECTING WALL FRAMING, TYP UNO.

ROOF OVERHANG

SEMI-RECESSED FIRE EXTINGUISHER

DRINKING FOUNTAIN

5' DIAMETER TURNING SPACE

CLEAR FLOOR SPACE 30" X 52" UNO

KEYNOTES

KEYNOTE	NOTES
202	ROOF ACCESS HATCH IN CEILING ABOVE

1 FLOOR PLAN - LEVEL 2

1/8" = 1'-0"

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

FLOOR PLAN - LEVEL 2

SHEET #

A22.02

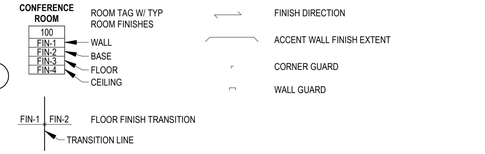
DATE/ TIME PRINTED: 8/25/2025 2:57:05 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt

INTERIOR FINISH SCHEDULE

TAG	SPEC #	MATERIAL	MANUFACTURER	PRODUCT	FINISH	CODE	CONTACT	NOTES
CAB-1	00 00 00	WOOD CABINETS	-	WOOD CABINETS	BIRCH STAINED TO MATCH WILSONART WHITE OAK PB WHEATON	-	-	SHAKER STYLE DOOR
CAB-2	00 00 00	WOOD CABINETS	-	WOOD CABINETS	BIRCH STAINED TO MATCH WILSONART WHITE OAK PB HONEHY	-	-	SLAB STYLE DOOR
LAM-1	VARIES	HIGH PRESSURE LAMINATE	FORMICA	180FX BY FORMICA GROUP 9918-ML BRECCIA MOJAVE	MONOLITH TEXTURE	-	-	COUNTERTOP W/ POSTFORMED DOUBLE-RADIUS EDGE
LAM-2	09 78 00	HIGH PRESSURE LAMINATE	WILSONART	CALCUTTA MARBLE 4925K-07	TEXTURED GLOSS	-	-	COUNTERTOP W/ POSTFORMED DOUBLE-RADIUS EDGE
P-1	09 91 00	INTERIOR PAINT	SHERWIN WILLIAMS	SW 7646 FIRST STAR	SEE GENERAL NOTES	-	-	-
P-2	09 91 00	INTERIOR PAINT	SHERWIN WILLIAMS	SW 7005 PURE WHITE	SEE GENERAL NOTES	-	-	-
P-3	09 91 00	INTERIOR PAINT	SHERWIN WILLIAMS	SW 7042 SHOJI WHITE	SEE GENERAL NOTES	-	-	-
P-11	09 91 00	EXTERIOR PAINT	-	-	-	-	-	-
RES-1	09 65 00	VINYL SHEET FLOORING	PATCRAFT	1624V SENSE SHEET	00520 ESTEEM	-	-	6" SELF-COVE BASE
RES-2	09 65 00	LUXURY VINYL PLANK	EVOKE	COFFEEHOUSE 2.5 COLLECTION	45627 ICED ESPRESSO 2.5	-	-	-
RES-3	09 65 00	RUBBER BASE	JOHNSONITE	MILLWORK STANCE BASE MW-47-X61	47 BROWN	-	-	-
RES-4	09 65 00	LUXURY VINYL PLANK	EVOKE	COFFEEHOUSE 2.5 COLLECTION	45627 CAFE LATTE 2.5	-	-	-
RES-5	09 65 00	VINYL SHEET FLOORING	PATCRAFT	1690V HOLISTIC SHADES	00111 RADIANT	-	-	6" SELF COVE BASE
RES-6	09 65 00	RUBBER BASE	JOHNSONITE	MILLWORK STANCE BASE MW-08-X61	08 ICICLE W	-	-	-
RES-7	09 65 00	STAIR TREAD	JOHNSONITE	ANGLE FIT REUBBER STAIR TREADS	47 BROWN	-	-	WITH INTEGRATED RISER AND CONTRASTING GRIT TAPE

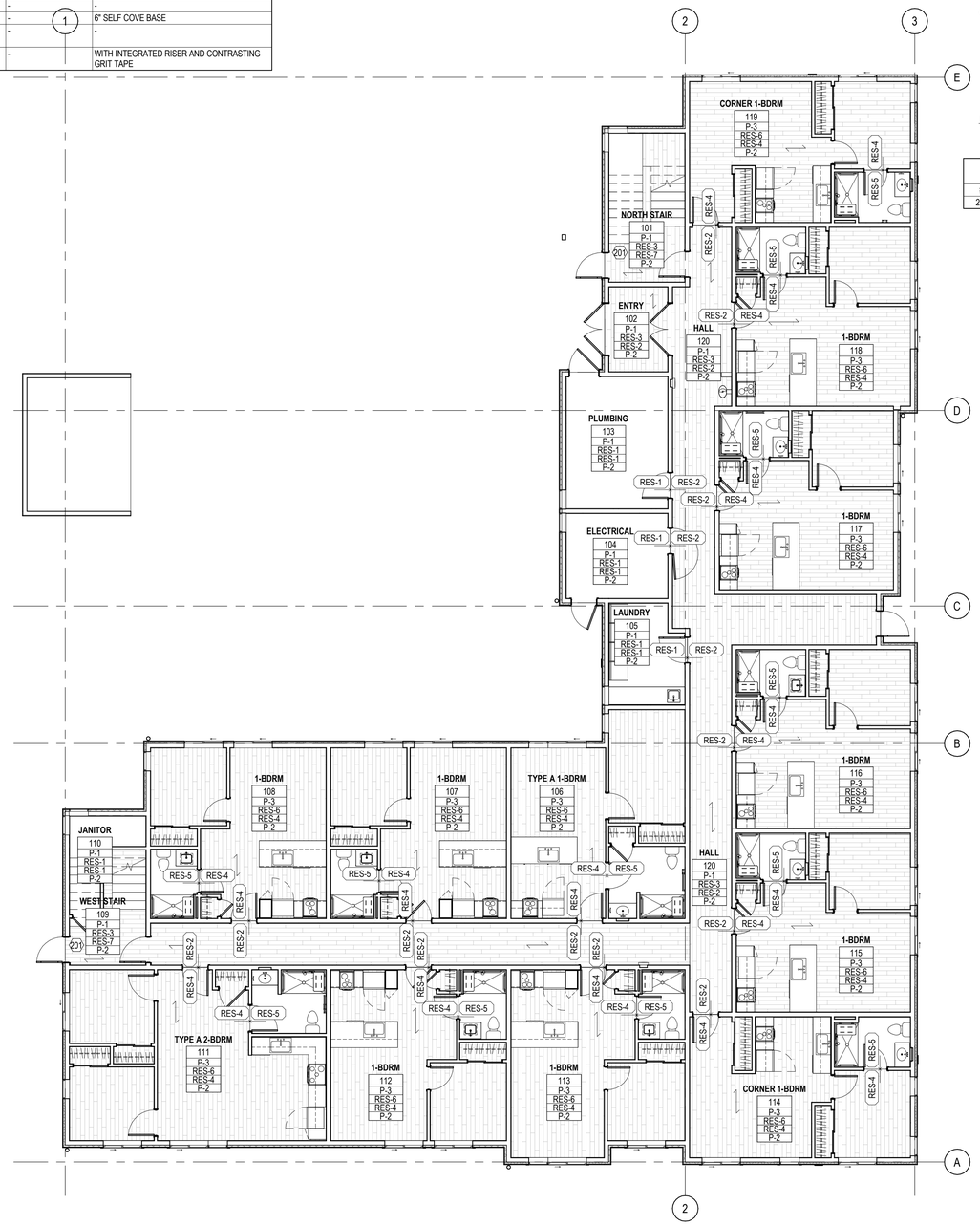
NOTES & LEGEND - FINISH PLAN

1. WALL FINISHES TRANSITION AT INSIDE CORNERS UNO.
2. ALIGN FLOORING TRANSITIONS WITH CENTERLINE OF DOOR LEAF UNO.
3. REFER TO INTERIOR DETAILS FOR FINISH TRANSITIONS.
4. FLOOR FINISH TAGS INDICATE MAJORITY FLOOR FINISH. REFER TO FINISH PLANS FOR TRANSITION LOCATIONS.
5. FLOOR FINISH TO CONTINUE UNDER ANY REMOVABLE CABINETS. REFER TO UNIT SHEET ELEVATIONS FOR REMOVABLE CABINET LOCATIONS.
6. WALLS TO BE FINISHED BEHIND ANY REMOVABLE CABINETS. REFER TO UNIT SHEET ELEVATIONS FOR REMOVABLE CABINET LOCATIONS.
7. TYPICAL PAINT FINISHES UNO: WALLS: EGGSHELL; TRIM: SEMI-GLOSS; CEILING: FLAT; DOORS & FRAMES: SEMI-GLOSS. ALL TOILET WALLS AND CEILINGS TO BE WASHABLE EPOXY PAINT.
8. ALL EXPOSED MECHANICAL GRILLES, WALL DIFFUSERS, ELECTRICAL PANELS, ACCESS PANELS, ETC TO BE PAINTED TO MATCH ADJACENT WALL SURFACE.
9. ALL RUBBER BASE TO BE ADHERED AT TOP, BOTTOM AND SEAMS.
10. SWITCH PLATES, OUTLET COVERS AND OTHER DEVICES TO BE WHITE, UNO.
11. HANDRAIL TO BE INSTALLED PER PLAN. HANDRAIL TO TERMINATE INTO WALL AT 90 DEGREE ANGLE. COORDINATE HANDRAIL EXTENTS WITH OWNER AND DESIGNER.
12. CORNER GUARDS TO BE INSTALLED AT ALL OUTSIDE CORNERS, UNO. ALL CORNER GUARDS TO BE FULL HEIGHT FROM TOP OF BASE.



KEY NOTES - FINISH PLAN

#	NOTE DESCRIPTION
201	STAIR TREADS AND RISERS TO BE RES-7. ALL FLOOR AREAS INCLUDING LANDINGS TO BE RES-2.



1 FINISH PLAN - LEVEL 1

1/8" = 1'-0"

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHU APPROVAL STAMP

FINISH PLAN - LEVEL 1,
FINISH SCHEDULES

SHEET #
A23.01

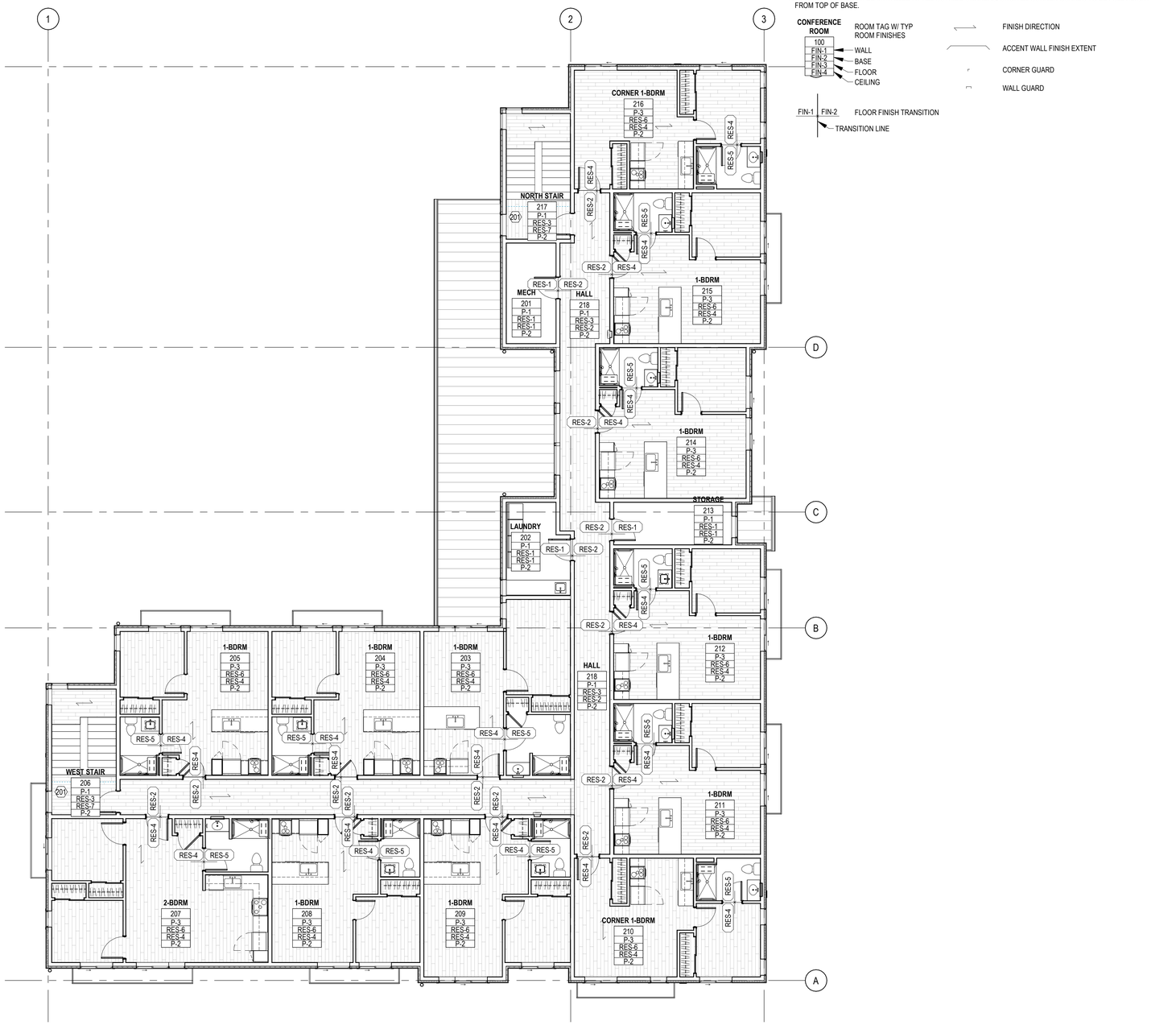
DATE/ TIME PRINTED: 8/25/2025 2:57:06 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt

KEY NOTES - FINISH PLAN

#	NOTE DESCRIPTION
201	STAIR TREADS AND RISERS TO BE RES-7. ALL FLOOR AREAS INCLUDING LANDINGS TO BE RES-2.

NOTES & LEGEND - FINISH PLAN

1. WALL FINISHES TRANSITION AT INSIDE CORNERS UNO.
2. ALIGN FLOORING TRANSITIONS WITH CENTERLINE OF DOOR LEAF UNO.
3. REFER TO INTERIOR DETAILS FOR FINISH TRANSITIONS.
4. FLOOR FINISH TAGS INDICATE MAJORITY FLOOR FINISH. REFER TO FINISH PLANS FOR TRANSITION LOCATIONS.
5. FLOOR FINISH TO CONTINUE UNDER ANY REMOVABLE CABINETS. REFER TO UNIT SHEET ELEVATIONS FOR REMOVABLE CABINET LOCATIONS.
6. WALLS TO BE FINISHED BEHIND ANY REMOVABLE CABINETS. REFER TO UNIT SHEET ELEVATIONS FOR REMOVABLE CABINET LOCATIONS.
7. TYPICAL PAINT FINISHES UNO: WALLS: EGGSHELL; TRIM: SEMI-GLOSS; CEILING: FLAT; DOORS & FRAMES: SEMI-GLOSS. ALL TOILET WALLS AND CEILINGS TO BE WASHABLE EPOXY PAINT.
8. ALL EXPOSED MECHANICAL GRILLES, WALL DIFFUSERS, ELECTRICAL PANELS, ACCESS PANELS, ETC TO BE PAINTED TO MATCH ADJACENT WALL SURFACE.
9. ALL RUBBER BASE TO BE ADHERED AT TOP, BOTTOM AND SEAMS.
10. SWITCH PLATES, OUTLET COVERS AND OTHER DEVICES TO BE WHITE, UNO.
11. HANDRAIL TO BE INSTALLED PER PLAN. HANDRAIL TO TERMINATE INTO WALL AT 90 DEGREE ANGLE. COORDINATE HANDRAIL EXTENTS WITH OWNER AND DESIGNER.
12. CORNER GUARDS TO BE INSTALLED AT ALL OUTSIDE CORNERS, UNO. ALL CORNER GUARDS TO BE FULL HEIGHT FROM TOP OF BASE.



1 FINISH PLAN - LEVEL 2

1/8" = 1'-0"

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @ CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

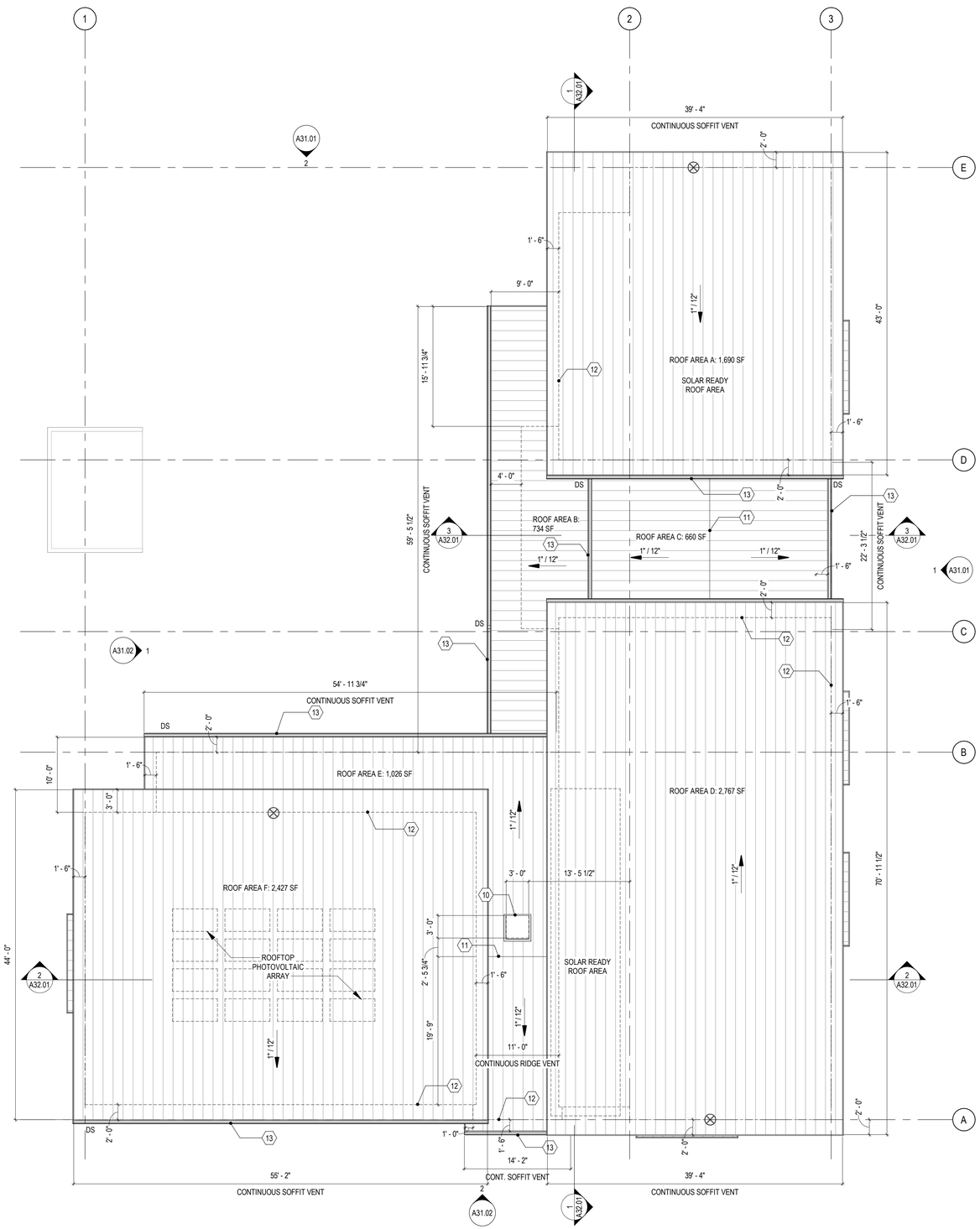
AHJ APPROVAL STAMP

FINISH PLAN - LEVEL 2, FINISH SCHEDULES

SHEET #

A23.02

DATE/ TIME PRINTED: 8/25/2025 2:57:07 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt



1 ROOF PLAN
1/8" = 1'-0"

NOTES & LEGEND - ROOF PLAN

1. VERIFY EQUIPMENT CLEARANCES WITH MANUFACTURER REQUIREMENTS PRIOR TO INSTALL.
2. FIELD CONFIRM DIMENSIONS AND REPORT DISCREPANCIES, IF ANY, TO ARCHITECT PRIOR TO CONSTRUCTION.
3. DIMENSIONS ARE FROM GRIDLINE, CENTERLINE OF ELEMENTS, OR FACE OF STRUCTURAL FRAMING, UNO.

1/4" / 12" — ROOF SLOPE PER PLAN
BUILDING OUTLINE BELOW
CHANGE IN ROOF ELEVATION
FALL PROTECTION ANCHOR

KEYNOTES

KEYNOTE	NOTES
10	ROOF ACCESS HATCH PER SPEC
11	CONTINUOUS RIDGE VENT TO MATCH METAL ROOFING
12	FACE OF WALL BELOW
13	ALUMINUM GUTTER

ROOF VENTING

GENERAL NOTES:

PER IBC 1202.2.1 -- REQUIRED ROOF VENTING IS 1/150.

EXCEPTION WHERE NOTED -- REQUIRED ROOF VENTING IS 1/300 PROVIDED:

1. CLASS I OR II VAPOR RETARDER INSTALLED ON WARM-IN-WINTER SIDE OF CEILING
2. 40-50% OF VENTING LOCATED IN THE UPPER PORTION OF RAFTER SPACE.

ROOF AREA A: EXCEPTION

REQUIRED:
1,690 SF /300 = 5.63 SF VENTING REQ'D.
11.27 x 144 = 811.2 SQUARE INCHES VENTING REQ'D

PROVIDED:
LOW SIDE: 39'-4" (50%) CONTINUOUS **1"** SOFFIT VENT = 472 SQUARE INCHES
HIGH SIDE: 39'-4" (50%) CONTINUOUS **1"** SOFFIT VENT = 472 SQUARE INCHES
TOTAL PROVIDED VENTING: 944 SI

ROOF AREA B:

REQUIRED:
734 SF /150 = 4.89 SF VENTING REQ'D.
4.89 x 144 = 704 SQUARE INCHES VENTING REQ'D

PROVIDED:
LOW SIDE: 59'-5" CONTINUOUS **1"** SOFFIT VENT = 713 SQUARE INCHES
HIGH SIDE: 20'-5" CONTINUOUS **1"** SOFFIT VENT = 245 SQUARE INCHES
TOTAL PROVIDED VENTING: 958 SI

ROOF AREA C:

REQUIRED:
660 SF / 150 = 4.4 SF VENTING REQ'D.
4.4 x 144 = 633.6 SQUARE INCHES VENTING REQ'D

PROVIDED:
LOW SIDE: 20'-5" CONTINUOUS **1"** SOFFIT VENT = 245 SQUARE INCHES
LOW SIDE: 20'-5" CONTINUOUS **1"** SOFFIT VENT = 245 SQUARE INCHES
HIGH SIDE(RIDGE): 20'-5" CONTINUOUS **1"** SOFFIT VENT = 245 SQUARE INCHES
TOTAL PROVIDED VENTING: 735 SI

ROOF AREA D: EXCEPTION

REQUIRED:
2,767 SF / 300 = 9.22 SF VENTING REQ'D.
9.22 x 144 = 1,328 SQUARE INCHES VENTING REQ'D

PROVIDED:
LOW SIDE: 39' (50%) CONTINUOUS **1 1/2"** SOFFIT VENT = 702 SQUARE INCHES
HIGH SIDE: 39' (50%) CONTINUOUS **1 1/2"** SOFFIT VENT = 702 SQUARE INCHES
TOTAL PROVIDED VENTING: 1,404 SI

ROOF AREA E:

REQUIRED:
1,026 SF / 150 = 6.84 SF VENTING REQ'D.
6.84 x 144 = 985 SQUARE INCHES VENTING REQ'D

PROVIDED:
LOW SIDE: 55' CONTINUOUS **1"** SOFFIT VENT = 660 SQUARE INCHES
LOW SIDE: 14'-2" CONTINUOUS **1"** SOFFIT VENT = 170 SQUARE INCHES
HIGH SIDE (RIDGE): 11' CONTINUOUS **1.5"** SOFFIT VENT = 198 SQUARE INCHES
TOTAL PROVIDED VENTING: 1,028 SI

ROOF AREA F: EXCEPTION

REQUIRED:
2,427 SF / 300 = 8.09 SF VENTING REQ'D.
8.09 x 144 = 1,165 SQUARE INCHES VENTING REQ'D

PROVIDED:
LOW SIDE: 55'-2" CONTINUOUS **1"** SOFFIT VENT = 662 SQUARE INCHES
HIGH SIDE: 55'-2" CONTINUOUS **1"** SOFFIT VENT = 662 SQUARE INCHES
TOTAL PROVIDED VENTING: 1,324 SI

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE		

AHJ APPROVAL STAMP

ROOF PLAN

SHEET #
A25.01

DATE/ TIME PRINTED: 8/25/2025 2:57:08 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt

PHA EKLUND HEIGHTS FIXTURES & EQUIPMENT

PRODUCT

KITCHEN PLUMBING

ITEM	PRODUCT	MANUFACTURER	DESCRIPTION/FINISH		ADDITIONAL DETAILS
Kitchen Faucet	Riley 7402SRS	Moen	One-Handle High Arc Pulldown Kitchen Faucet	Spot Resist Stainless	No Escutheon Plate No Soap Dispenser
Kitchen Sink	GS181733B	Moen	Prep 25" Drop-in Single Bowl Sink	Stainless Steel	Single Hole

BATHROOM PLUMBING

ITEM	PRODUCT	MANUFACTURER	DESCRIPTION/FINISH		ADDITIONAL DETAILS
Bathroom Faucet	Liso 84540RN	Moen	Single Handle	Spot Resistant Brushed Nickel	No Escutcheon Plate
Bathroom Sink	Aqualyn 0475047.020	American Standard	Single Hole Drop In Sink	White	
Toilet	Edgemere 765AA101.020	American Standard	Edgemere Two-Piece 1.28 gpf/4.8 Lpf Chair Height Elongated Toilet with Seat	White	
Shower Trim	Awaken G110 K-72419-G-BN	Kohler	Three-function showerhead, 1.75 gpm	Vibrant Brushed Nickel	WaterSense
Transfer Valve	Elate K-T35325-4-BN	Kohler	Rite-Temp® valve trim with diverter	Vibrant Brushed Nickel	
Handshower	Awaken G110 K-99242-G-BN	Kohler	30" deluxe three-function handshower kit, 1.75 gpm	Vibrant Brushed Nickel	
Shower Surround	APFQ6233BFF875	Freedom Shower	One-piece ADA Roll-In Shower with Center Drain	White	Shower can be oriented with shower seat on the left or right side. Refer to overall floor plans for shower orientation.

BATHROOM ACCESSORIES

ITEM	PRODUCT	MANUFACTURER	DESCRIPTION/FINISH		ADDITIONAL DETAILS
Grab/Towel Bar - 24"	Contemporary 24" Towel Bar P5124BN	Moen	24"L	Brushed Nickel	
Toilet Paper Holder	Contemporary Toilet Paper Holder P5050BN	Moen		Brushed Nickel	
Towel Ring	Contemporary Towel Ring P5860BN	Moen		Brushed Nickel	
Vanity Medicine Cabinet	Embark K-55062-NA	Kohler		N/A	
Shower Curtain Rod	#SF2143BN	MOen		Brushed Nickel	
Shower Threshold Adapter	APFSPT36-60IN	Freedom Shower	Semi Permanent Threshold Adapter	White	
Collapsible Water Dam (Type A Units Only)	APFCWRW3	Freedom Shower	Collapsible Water Dam Retainer	White	Size to shower

CABINET HARDWARE

ITEM	PRODUCT	MANUFACTURER	DESCRIPTION/FINISH		ADDITIONAL DETAILS
Cabinet Pulls		Richelieu		Brushed Nickel	

APPLIANCES (STANDARD) — **ALL APPLIANCES TO BE PURCHASED FROM METROPOLITAN APPLIANCE. CONTACT: dan@metropolitanappliance.com**

ITEM	PRODUCT	MANUFACTURER	DESCRIPTION/FINISH		ADDITIONAL DETAILS
Refrigerator	GTE19DTNRWW	GE	ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator	White	
Slide-In Range	RAS200DMWW	Hotpoint	ENERGY STAR® 20" Electric Free-Standing Front-Control Electric…	White	
Dishwasher	GDT550PGRWW	GE	ENERGY STAR® Top Control with Plastic Interior Dishwasher with Sanitize Cycle & Dry Boost	White	
Range Hood	HC20WWADA	Summit Appliances	20" Under Cabinet Convertible Range Hood, ADA Compliant	White	
Slide-In Range (2 Bedroom Units Only)	JBS460DMWW	GE	ENERGY STAR® 30" Free-Standing Electric Range	White	
Refrigerator (Type A Units Only)	GDE21EGKWW	GE	ENERGY STAR® 21.0 Cu. Ft. Bottom-Freezer Refrigerator	White	
Dishwasher (Type A Units Only)	GDT226SGLWW	GE	ENERGY STAR® ADA Compliant Stainless Steel Interior Dishwasher with Sanitize Cycle	White	
Range Hood (2 Bed Units Only)	JVX5305DJWW	GE	30" ENERGY STAR Certified Under The Cabinet Hood	White	

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

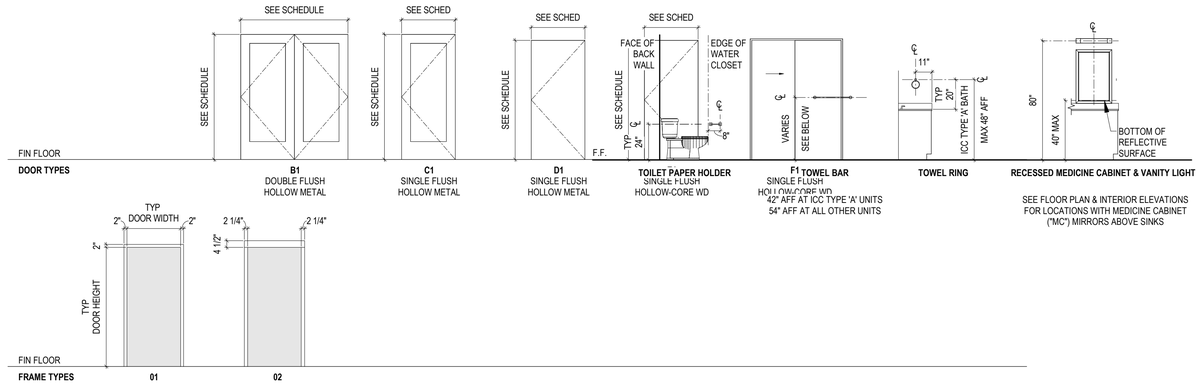
AHJ APPROVAL STAMP

UNIT FINISH, EQUIPMENT, AND DOOR SCHEDULES

SHEET #
A26.00

DATE/ TIME PRINTED: 8/25/2025 2:57:08 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt

DOOR & FRAME TYPES



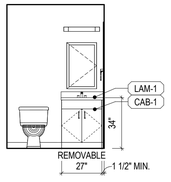
UNIT - TYPICAL MOUNTING HEIGHTS

NOTES & LEGEND - UNIT PLANS

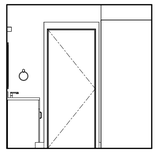
1. SEE SHEET A00.02 GENERAL NOTES FOR DIMENSIONING, GRAPHICS, ABBREVIATIONS, AND OTHER STANDARDS.
2. SEE SHEET A23.01 AND A23.02 FOR FINISH TRANSITION LOCATIONS.
3. SEE SHEET A26.00 FOR UNIT FIXTURE AND EQUIPMENT SCHEDULE.
4. DIMENSIONS ARE TO ROUGH FRAMING OR TO FACE OF EXISTING FINISHES, TYP UNO.
5. DIMENSIONS INDICATED AS "MIN" OR "CLR" ARE FROM NEAREST FINISH SURFACE, INCLUDING TRIM.
6. ROUGH DOOR OPENINGS ARE LOCATED 6" FROM NEAREST INTERSECTING WALL FRAMING OR CENTERED BETWEEN NEAREST ADJACENT INTERSECTING WALLS, TYP UNO.
7. PROVIDE BLOCKING AT UNIT TOILETS TO ALLOW FOR FUTURE GRAB BAR INSTALLATION. REFER TO SHEET A4.01 FOR GRAB BAR LOCATIONS.
8. FLOOR FINISH TO CONTINUE UNDER ANY REMOVABLE CABINETS. REFER TO UNIT ELEVATIONS FOR REMOVABLE CABINET LOCATIONS.
9. WALLS TO BE FINISHED BEHIND ANY REMOVABLE CABINETS. REFER TO UNIT ELEVATIONS FOR REMOVABLE CABINET LOCATIONS.
10. FLOOR DRAINS TO BE PROVIDED IN BATHROOMS AND UNDER DISHWASHER. COORDINATE LOCATIONS WITH PLUMBING.

DOOR SCHEDULE - 1-BDRM

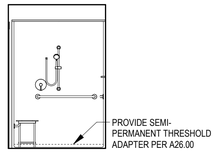
Type Mark	DOOR INFORMATION						FRAME INFORMATION		FIRE RATING	HARDWARE GROUP	COMMENTS
	MATERIAL	FINISH	GLAZING	HEIGHT	WIDTH	THICKNESS	MATERIAL	FINISH			
D1	FIBER	P-2	N/A	6' - 8"	3' - 0"	1 3/4"	HM	P-2	20 MIN		
E1	WD	P-2	N/A	6' - 8"	2' - 8"	1 3/4"	WD	P-2			
F1	WD	P-2	N/A	6' - 8"	4' - 0"	1 3/8"		P-2			



7 TYPICAL UNIT BATHROOM - EAST
1/4" = 1'-0"

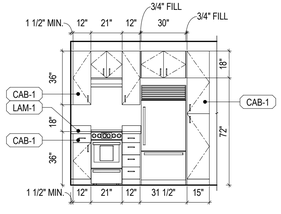


6 TYPICAL UNIT BATHROOM - SOUTH
1/4" = 1'-0"

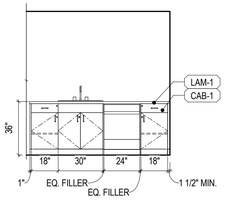


5 TYPICAL UNIT BATHROOM - WEST
1/4" = 1'-0"

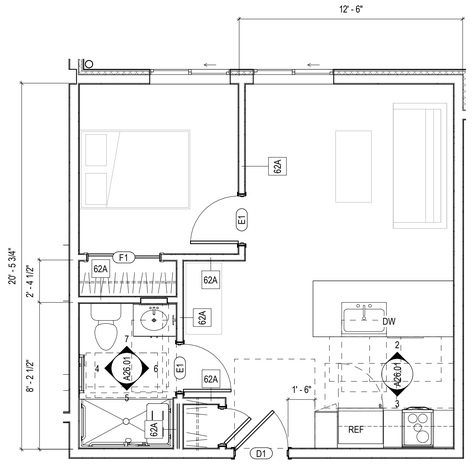
4 TYPICAL UNIT BATHROOM - NORTH
1/4" = 1'-0"



3 TYPICAL UNIT KITCHEN - WEST
1/4" = 1'-0"



2 TYPICAL UNIT KITCHEN - EAST
1/4" = 1'-0"



1 TYP. 1-BEDROOM UNIT FLOOR PLAN
1/4" = 1'-0"

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

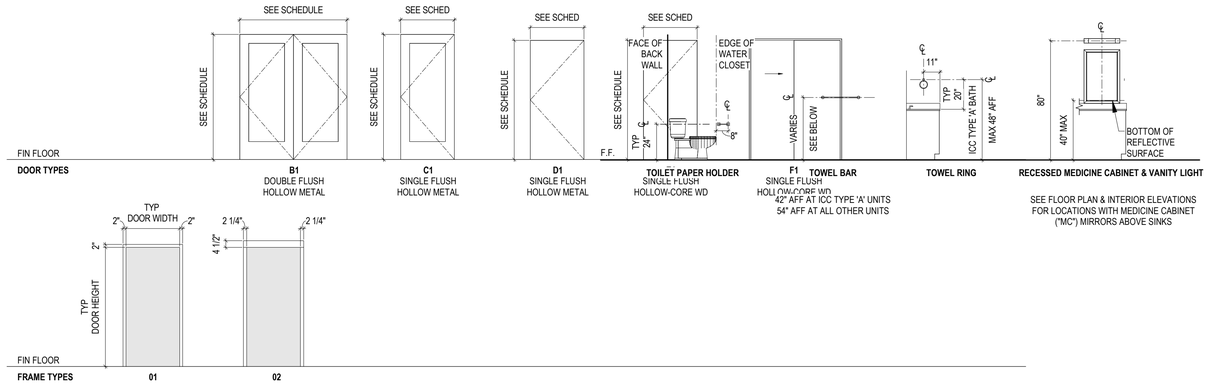
AHJ APPROVAL STAMP

TYPICAL 1-BEDROOM UNIT PLANS - ICC A117.1 TYPE B

SHEET #
A26.01

DATE/ TIME PRINTED: 8/25/2025 2:57:09 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt

DOOR & FRAME TYPES



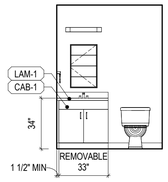
UNIT - TYPICAL MOUNTING HEIGHTS

NOTES & LEGEND - UNIT PLANS

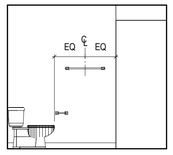
1. SEE SHEET A00.02 GENERAL NOTES FOR DIMENSIONING, GRAPHICS, ABBREVIATIONS, AND OTHER STANDARDS.
2. SEE SHEET A23.01 AND A23.02 FOR FINISH TRANSITION LOCATIONS.
3. SEE SHEET A26.00 FOR UNIT FIXTURE AND EQUIPMENT SCHEDULE.
4. DIMENSIONS ARE TO ROUGH FRAMING OR TO FACE OF EXISTING FINISHES, TYP UNO.
5. DIMENSIONS INDICATED AS "MIN" OR "CLR" ARE FROM NEAREST FINISH SURFACE, INCLUDING TRIM.
6. ROUGH DOOR OPENINGS ARE LOCATED 6" FROM NEAREST INTERSECTING WALL FRAMING OR CENTERED BETWEEN NEAREST ADJACENT INTERSECTING WALLS, TYP UNO.
7. PROVIDE BLOCKING AT UNIT TOILETS TO ALLOW FOR FUTURE GRAB BAR INSTALLATION. REFER TO SHEET A4.01 FOR GRAB BAR LOCATIONS.
8. FLOOR FINISH TO CONTINUE UNDER ANY REMOVABLE CABINETS. REFER TO UNIT ELEVATIONS FOR REMOVABLE CABINET LOCATIONS.
9. WALLS TO BE FINISHED BEHIND ANY REMOVABLE CABINETS. REFER TO UNIT ELEVATIONS FOR REMOVABLE CABINET LOCATIONS.
10. FLOOR DRAINS TO BE PROVIDED IN BATHROOMS AND UNDER DISHWASHER. COORDINATE LOCATIONS WITH PLUMBING.

DOOR SCHEDULE - 1-BDRM CORNER

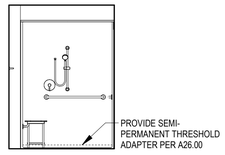
Type Mark	DOOR INFORMATION						FRAME INFORMATION		FIRE RATING	HARDWARE GROUP	COMMENTS
	MATERIAL	FINISH	GLAZING	HEIGHT	WIDTH	THICKNESS	MATERIAL	FINISH			
D1	FIBER	P-2	N/A	6' - 8"	3' - 0"	1 3/4"	HM	P-2	20 MIN		
E1	WD	P-2	N/A	6' - 8"	2' - 8"	1 3/4"	WD	P-2			
F2	WD	P-2	N/A	6' - 8"	5' - 0"	1 3/8"		P-2			



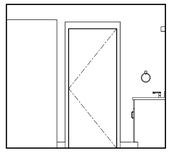
7 CORNER UNIT BATHROOM - EAST
1/4" = 1'-0"



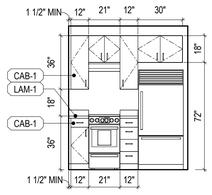
6 CORNER UNIT BATHROOM - SOUTH
1/4" = 1'-0"



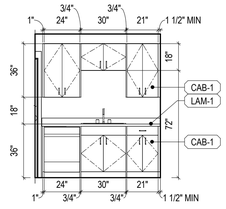
5 CORNER UNIT BATHROOM - WEST
1/4" = 1'-0"



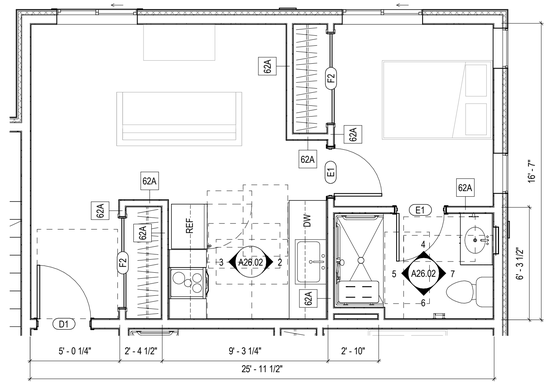
4 CORNER UNIT BATHROOM - NORTH
1/4" = 1'-0"



3 CORNER UNIT KITCHEN - WEST
1/4" = 1'-0"



2 CORNER UNIT KITCHEN - EAST
1/4" = 1'-0"



1 CORNER 1-BEDROOM UNIT
1/4" = 1'-0"

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

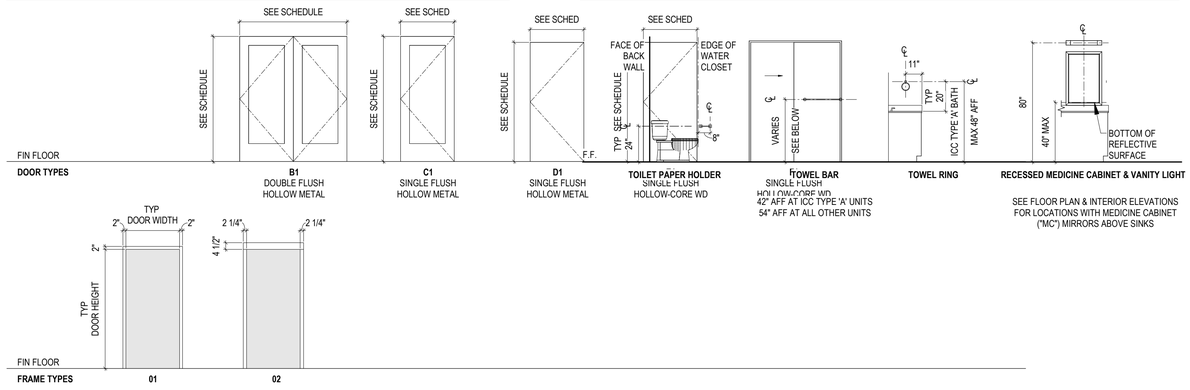
AHJ APPROVAL STAMP

CORNER 1-BEDROOM
UNIT PLANS - ICC
A117.1 TYPE B

SHEET #
A26.02

DATE/ TIME PRINTED: 8/25/2025 2:57:10 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt

DOOR & FRAME TYPES



UNIT - TYPICAL MOUNTING HEIGHTS

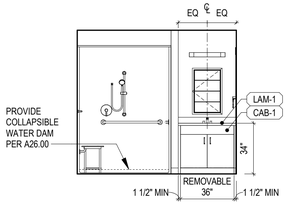
NOTES & LEGEND - UNIT PLANS

1. SEE SHEET A00.02 GENERAL NOTES FOR DIMENSIONING, GRAPHICS, ABBREVIATIONS, AND OTHER STANDARDS.
2. SEE SHEET A23.01 AND A23.02 FOR FINISH TRANSITION LOCATIONS.
3. SEE SHEET A26.00 FOR UNIT FIXTURE AND EQUIPMENT SCHEDULE.
4. DIMENSIONS ARE TO ROUGH FRAMING OR TO FACE OF EXISTING FINISHES, TYP UNO.
5. DIMENSIONS INDICATED AS "MIN" OR "CLR" ARE FROM NEAREST FINISH SURFACE, INCLUDING TRIM.
6. ROUGH DOOR OPENINGS ARE LOCATED 6" FROM NEAREST INTERSECTING WALL FRAMING OR CENTERED BETWEEN NEAREST ADJACENT INTERSECTING WALLS, TYP UNO.
7. PROVIDE BLOCKING AT UNIT TOILETS TO ALLOW FOR FUTURE GRAB BAR INSTALLATION. REFER TO SHEET A4.01 FOR GRAB BAR LOCATIONS.
8. FLOOR FINISH TO CONTINUE UNDER ANY REMOVABLE CABINETS. REFER TO UNIT ELEVATIONS FOR REMOVABLE CABINET LOCATIONS.
9. WALLS TO BE FINISHED BEHIND ANY REMOVABLE CABINETS. REFER TO UNIT ELEVATIONS FOR REMOVABLE CABINET LOCATIONS.
10. FLOOR DRAINS TO BE PROVIDED IN BATHROOMS AND UNDER DISHWASHER. COORDINATE LOCATIONS WITH PLUMBING.

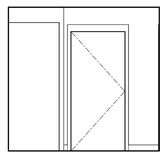
THE LEVEL 2 VERSION OF THIS UNIT IS A TYPE B UNIT. KITCHEN CASEWORK TO BE 36" H WITH NO REMOVABLE CABINETS. BATHROOM CASEWORK TO REMAIN THE SAME ON BOTH FLOORS.

DOOR SCHEDULE - ACCESSIBLE 1-BDRM

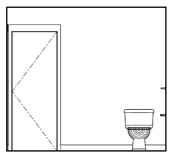
Type Mark	DOOR INFORMATION						FRAME INFORMATION		FIRE RATING	HARDWARE GROUP	COMMENTS
	MATERIAL	FINISH	GLAZING	HEIGHT	WIDTH	THICKNESS	MATERIAL	FINISH			
D1	FIBER	P-2	N/A	6' - 8"	3' - 0"	1 3/4"	HM	P-2	20 MIN		
E2	WD	P-2	N/A	6' - 8"	3' - 0"	1 3/4"	WD	P-2			
E3	WD	P-2	N/A	6' - 8"	2' - 6"	1 3/4"	WD	P-2			
F2	WD	P-2	N/A	6' - 8"	5' - 0"	1 3/8"		P-2			



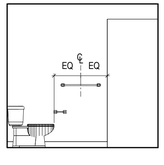
7 TYPE A 1-BED BATHROOM - SOUTH
1/4" = 1'-0"



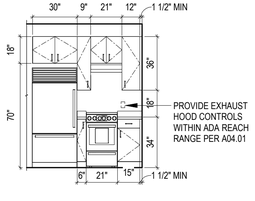
6 TYPE A 1-BED BATHROOM - WEST
1/4" = 1'-0"



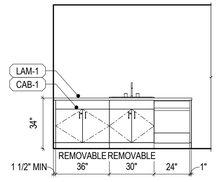
5 TYPE A 1-BED BATHROOM - NORTH
1/4" = 1'-0"



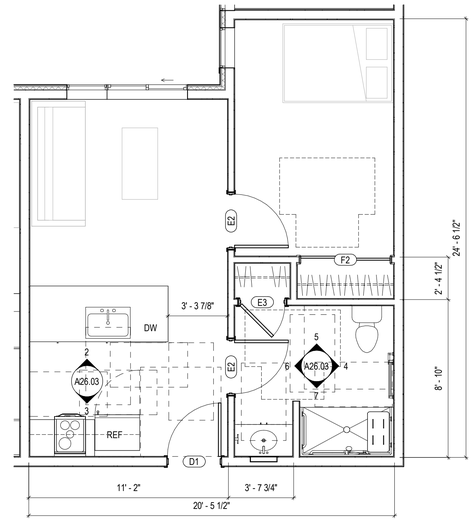
4 TYPE A 1-BED BATHROOM - EAST
1/4" = 1'-0"



3 TYPE A 1-BED KITCHEN - SOUTH
1/4" = 1'-0"



2 TYPE A 1-BED KITCHEN - NORTH
1/4" = 1'-0"



1 TYPE A 1-BEDROOM UNIT
1/4" = 1'-0"

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

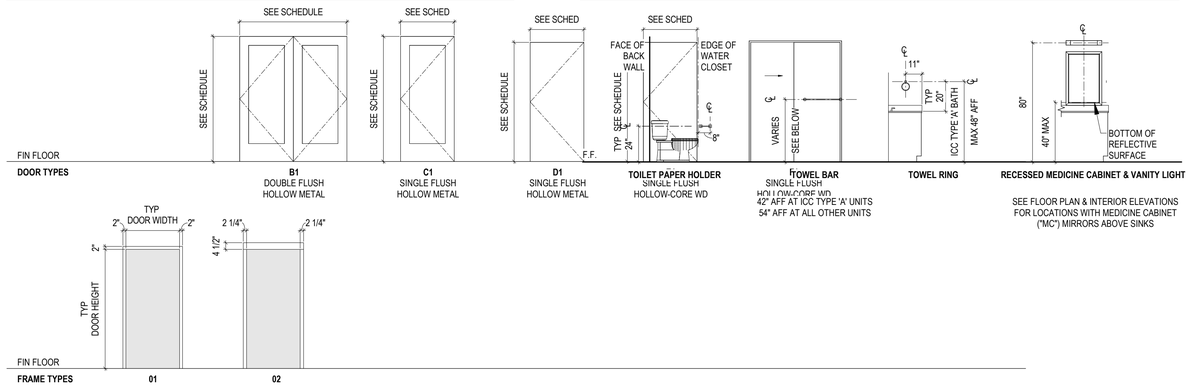
AHJ APPROVAL STAMP

1-BEDROOM UNIT
PLANS - ICC A117.1
TYPE A

SHEET #
A26.03

DATE/ TIME PRINTED: 8/25/2025 2:57:10 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt

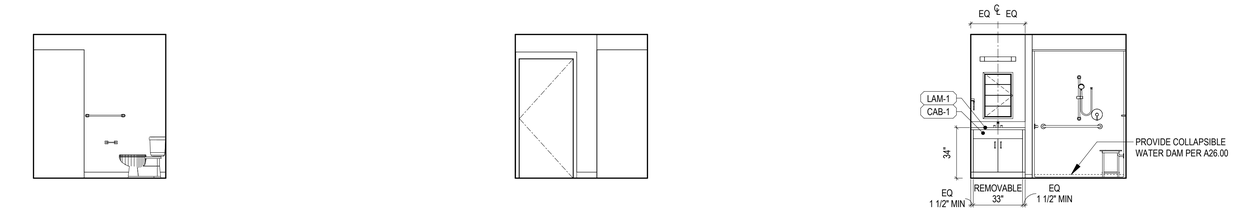
DOOR & FRAME TYPES



DOOR SCHEDULE - ACCESSIBLE 2-BDRM

	DOOR INFORMATION						FRAME INFORMATION		FIRE RATING	HARDWARE GROUP	COMMENTS
	MATERIAL	FINISH	GLAZING	HEIGHT	WIDTH	THICKNESS	MATERIAL	FINISH			
D1	FIBER	P-2	N/A	6' - 8"	3' - 0"	1 3/4"	HM	P-2	20 MIN		
E2	WD	P-2	N/A	6' - 8"	3' - 0"	1 3/4"	WD	P-2			
F1	WD	P-2	N/A	6' - 8"	4' - 0"	1 3/8"		P-2			

UNIT - TYPICAL MOUNTING HEIGHTS



NOTES & LEGEND - UNIT PLANS

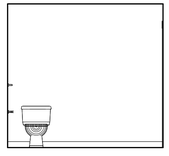
1. SEE SHEET A00.02 GENERAL NOTES FOR DIMENSIONING, GRAPHICS, ABBREVIATIONS, AND OTHER STANDARDS.
2. SEE SHEET A23.01 AND A23.02 FOR FINISH TRANSITION LOCATIONS.
3. SEE SHEET A26.00 FOR UNIT FIXTURE AND EQUIPMENT SCHEDULE.
4. DIMENSIONS ARE TO ROUGH FRAMING OR TO FACE OF EXISTING FINISHES, TYP UNO.
5. DIMENSIONS INDICATED AS "MIN" OR "CLR" ARE FROM NEAREST FINISH SURFACE, INCLUDING TRIM.
6. ROUGH DOOR OPENINGS ARE LOCATED 6" FROM NEAREST INTERSECTING WALL FRAMING OR CENTERED BETWEEN NEAREST ADJACENT INTERSECTING WALLS, TYP UNO.
7. PROVIDE BLOCKING AT UNIT TOILETS TO ALLOW FOR FUTURE GRAB BAR INSTALLATION. REFER TO SHEET A4.01 FOR GRAB BAR LOCATIONS.
8. FLOOR FINISH TO CONTINUE UNDER ANY REMOVABLE CABINETS. REFER TO UNIT ELEVATIONS FOR REMOVABLE CABINET LOCATIONS.
9. WALLS TO BE FINISHED BEHIND ANY REMOVABLE CABINETS. REFER TO UNIT ELEVATIONS FOR REMOVABLE CABINET LOCATIONS.
10. FLOOR DRAINS TO BE PROVIDED IN BATHROOMS AND UNDER DISHWASHER. COORDINATE LOCATIONS WITH PLUMBING.

THE LEVEL 2 VERSION OF THIS UNIT IS A TYPE B UNIT. KITCHEN CASEWORK TO BE 36" H WITH NO REMOVABLE CABINETS. BATHROOM CASEWORK TO REMAIN THE SAME ON BOTH FLOORS.

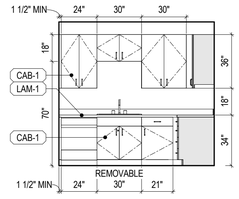
7 TYPE A 2-BED BATHROOM - EAST
1/4" = 1'-0"

6 TYPE A 2-BED BATHROOM - WEST
1/4" = 1'-0"

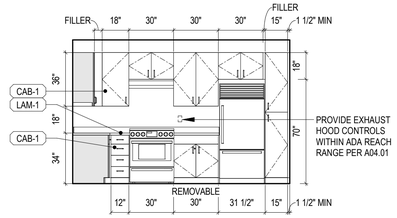
5 TYPE A 2-BED BATHROOM - NORTH
1/4" = 1'-0"



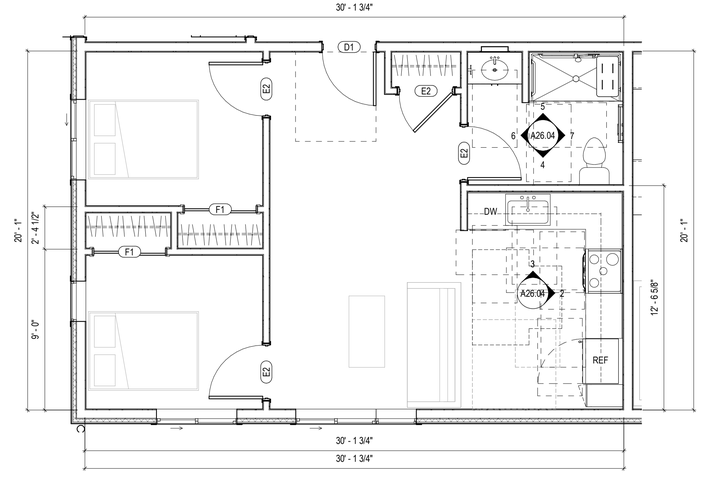
4 TYPE A 2-BED BATHROOM - SOUTH
1/4" = 1'-0"



3 TYPE A 2-BED KITCHEN - NORTH
1/4" = 1'-0"



2 TYPE A 2-BED KITCHEN - EAST
1/4" = 1'-0"



1 TYPE A 2-BEDROOM UNIT
1/4" = 1'-0"

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

2-BEDROOM UNIT
PLANS - ICC A117.1
TYPE A

SHEET #
A26.04

DATE/ TIME PRINTED: 8/25/2025 2:57:12 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt

KEYNOTES

KEYNOTE	NOTES
02	8" VERTICAL WOOD SIDING
03	CEMENTITIOUS PANEL SIDING
04	WOOD PANEL SIDING
05	WINDOW PER SCHEDULE
06	STANDING-SEAM METAL ROOF
07	DOWN SPOUT
08	2x8 FASCIA
09	ACCENT COLOR CEMENT PANEL AT ENTRY
14	WOOD TRIM
15	STONE VENEER SIDING
16	MONUMENT SIGNAGE, TBD

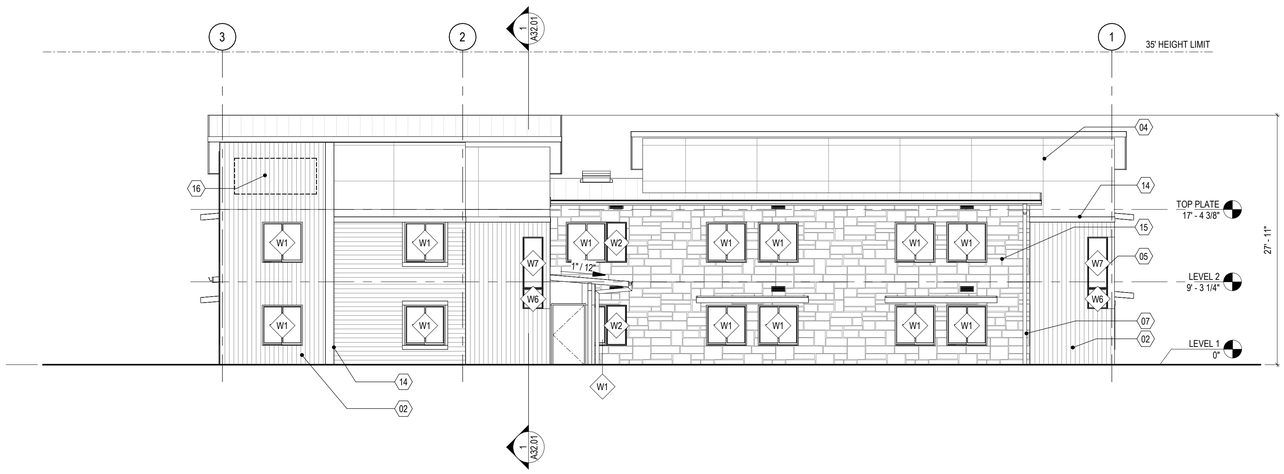
NOTES & LEGEND - EXTERIOR ELEVATION

1. GRAPHIC REPRESENTATION OF EXTERIOR MATERIALS AND/OR LIGHTNG MAY BE NOT TO SCALE.

HORIZONTAL SIDING

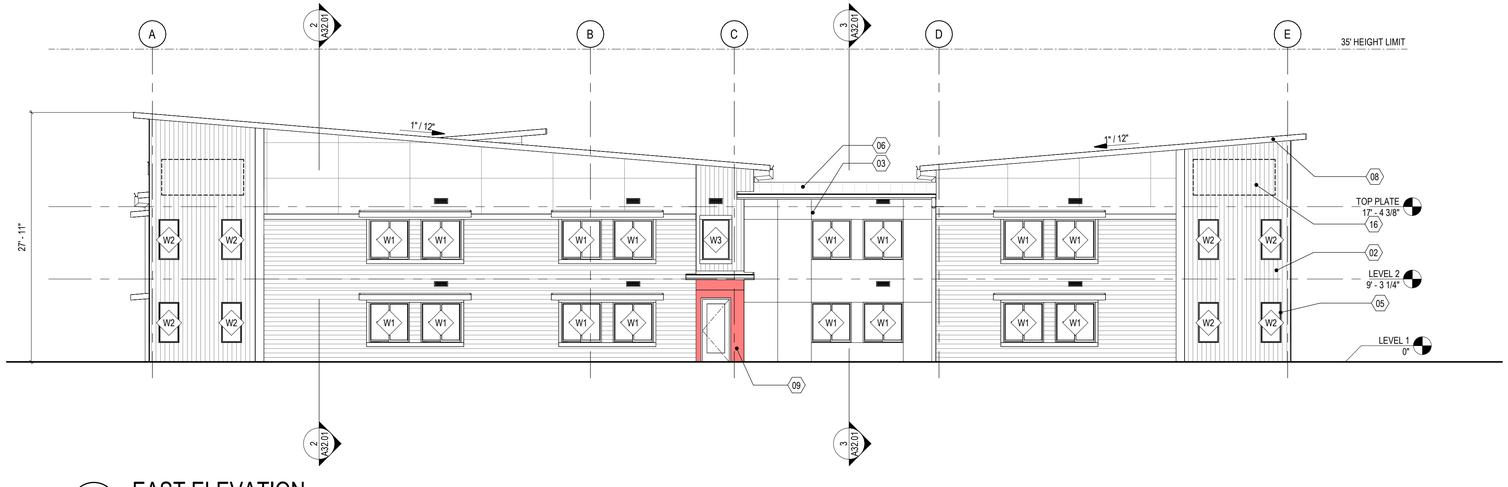
VERTICAL SIDING

WOOD PANEL



2 NORTH ELEVATION

1/8" = 1'-0"



1 EAST ELEVATION

1/8" = 1'-0"

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE		

AHJ APPROVAL STAMP

EXTERIOR ELEVATIONS

SHEET #

A31.01

DATE/ TIME PRINTED: 8/25/2025 2:57:12 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - r23 ARCH.rvt

KEYNOTES

KEYNOTE	NOTES
01	8" HORIZONTAL LAP SIDING
02	8" VERTICAL WOOD SIDING
03	CEMENTITIOUS PANEL SIDING
04	WOOD PANEL SIDING
05	WINDOW PER SCHEDULE
06	STANDING-SEAM METAL ROOF
07	DOWN SPOUT
08	2x6 FASCIA
09	ACCENT COLOR CEMENT PANEL AT ENTRY
14	WOOD TRIM
16	MONUMENT SIGNAGE, TBD

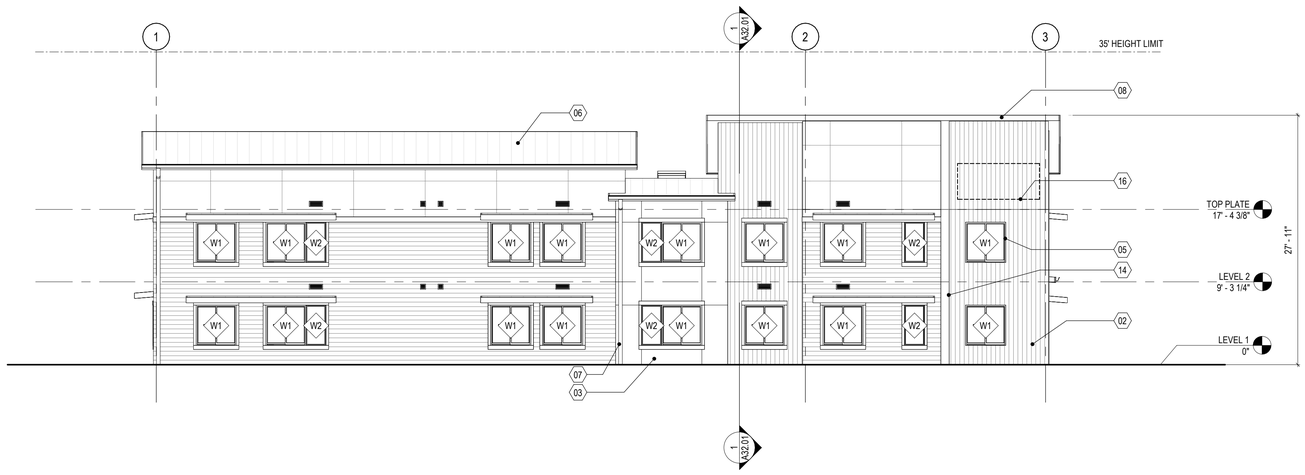
NOTES & LEGEND - EXTERIOR ELEVATION

1. GRAPHIC REPRESENTATION OF EXTERIOR MATERIALS AND/OR LIGHTNG MAY BE NOT TO SCALE.

HORIZONTAL SIDING

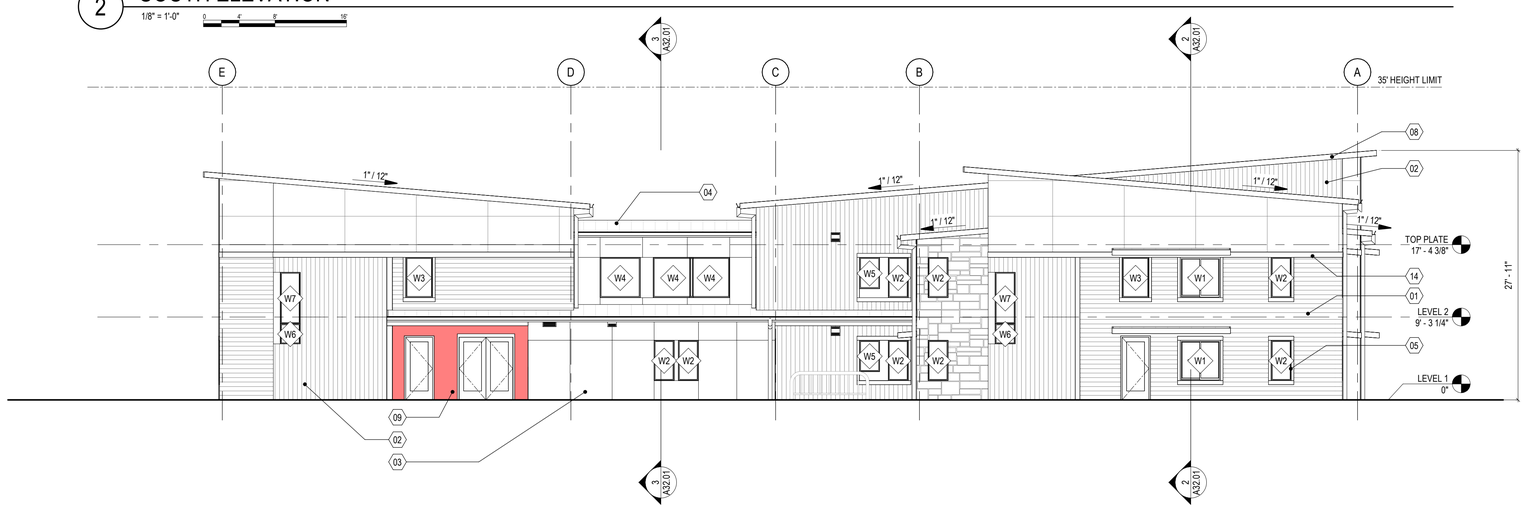
VERTICAL SIDING

WOOD PANEL



2 SOUTH ELEVATION

1/8" = 1'-0"



1 WEST ELEVATION

1/8" = 1'-0"

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

EXTERIOR ELEVATIONS

SHEET #

A31.02

DATE/ TIME PRINTED: 8/25/2025 2:57:13 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt

1 NW PERSPECTIVE

2 SE PERSPECTIVE

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE			

AHJ APPROVAL STAMP

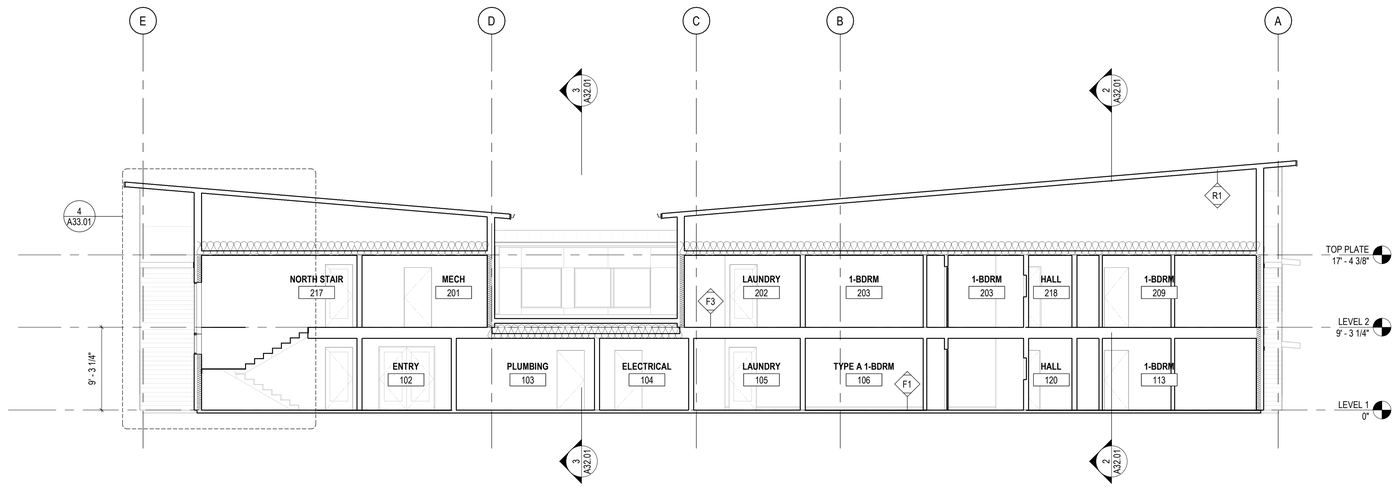
EXTERIOR PERSPECTIVES

SHEET #
A31.03

DATE/ TIME PRINTED: 8/25/2025 2:57:27 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt

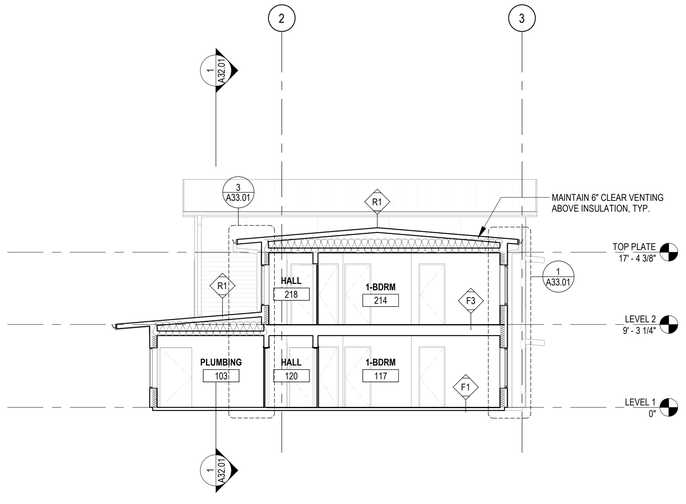
NOTES & LEGEND - SECTIONS

1. REFERENCE SHEET A03.01 FOR ASSEMBLY TYPES AND CONSTRUCTION.



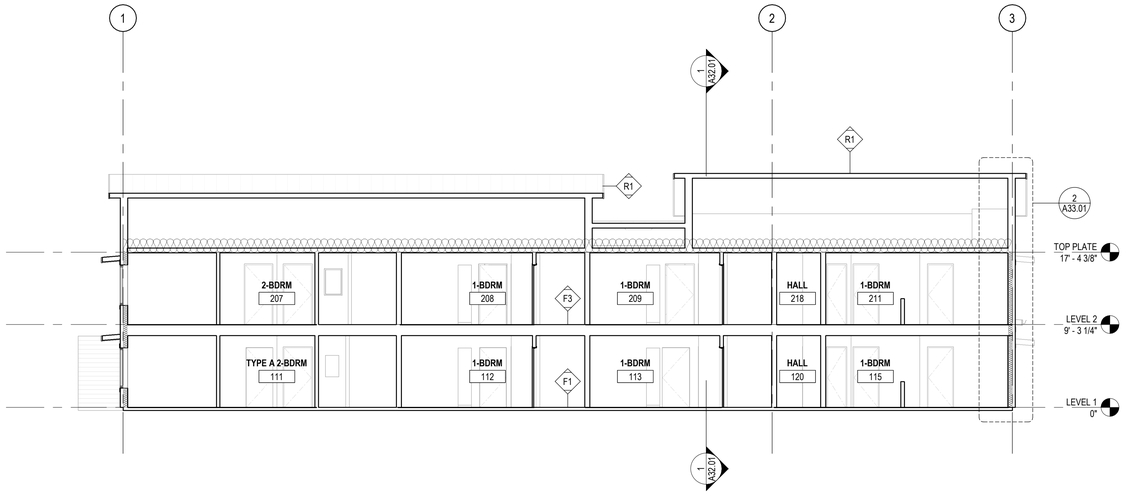
1 NORTH/SOUTH SECTION

1/8" = 1'-0"



3 INTERMEDIATE BUILDING SECTION

1/8" = 1'-0"



2 EAST/WEST SECTION

1/8" = 1'-0"

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

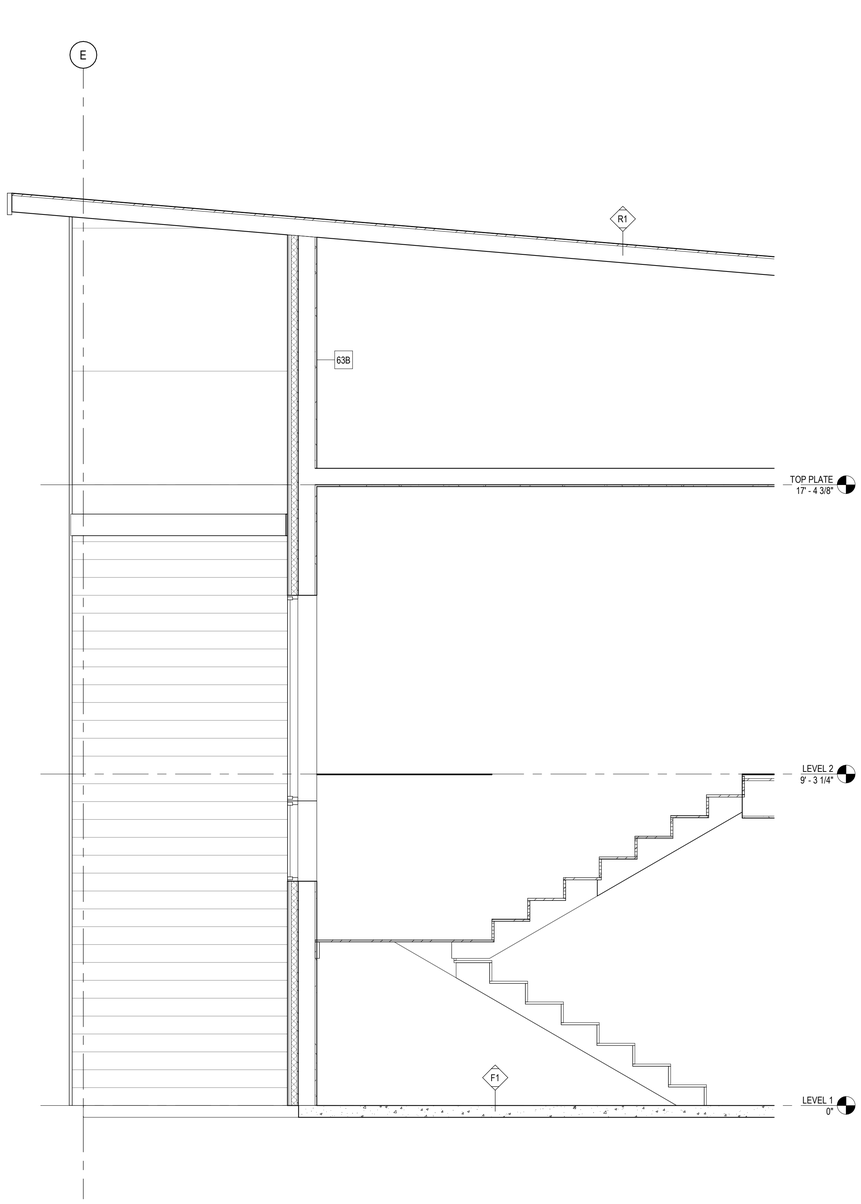
BUILDING SECTIONS

SHEET #
A32.01

DATE/ TIME PRINTED: 8/25/2025 2:57:29 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt

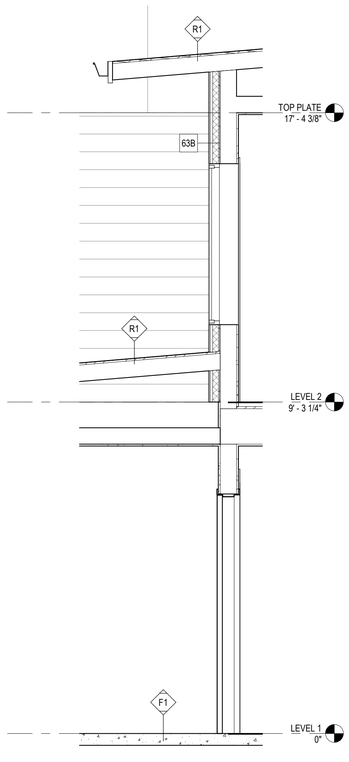
NOTES & LEGEND - SECTIONS

1. REFERENCE SHEET A03.01 FOR ASSEMBLY TYPES AND CONSTRUCTION.



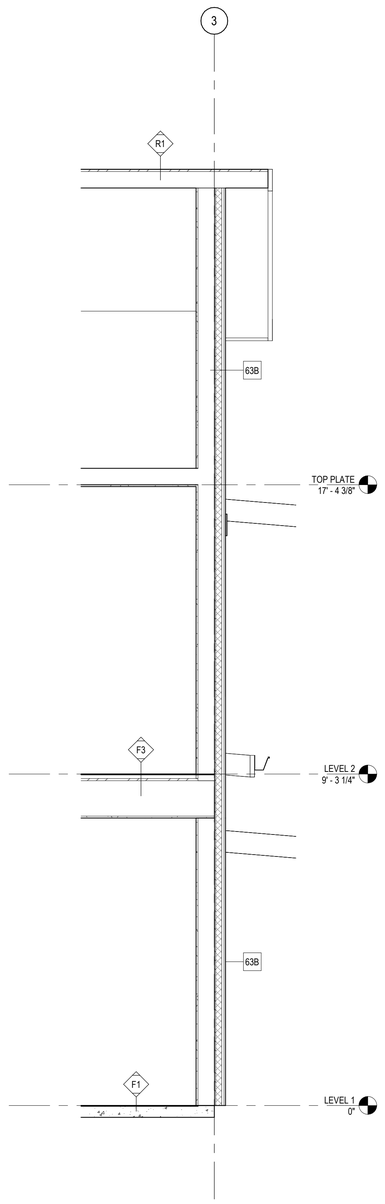
4 STAIR WALL SECTION

1/2" = 1'-0"



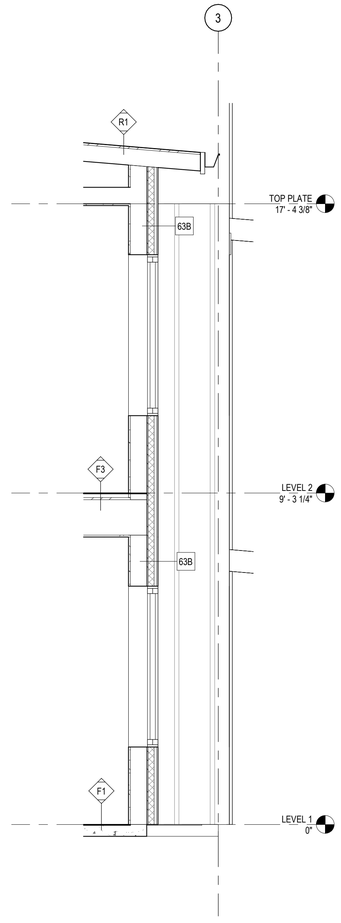
3 LOW ROOF WALL CONNECTION

1/2" = 1'-0"



2 GABLE END WALL SECTION

1/2" = 1'-0"



1 WALL SECTION

1/2" = 1'-0"

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

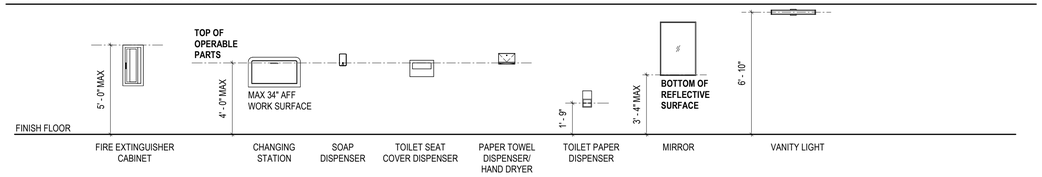
AHJ APPROVAL STAMP

WALL SECTIONS

SHEET #
A33.01

DATE/ TIME PRINTED: 8/25/2025 2:57:30 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt

TYPICAL MOUNTING HEIGHTS

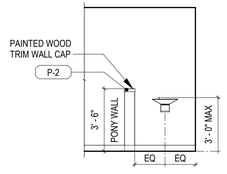


KEY NOTES - INTERIOR ELEVATIONS

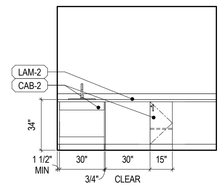
#	NOTE DESCRIPTION

NOTES & LEGEND - INTERIOR ELEVATIONS

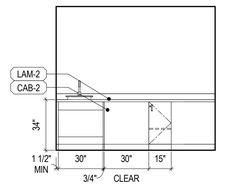
1. REFERENCE FINISH PLAN OR FINISH SCHEDULE FOR TYPICAL ROOM FINISHES NOT SHOWN.
2. REFERENCE TYPICAL MOUNTING HEIGHTS UNLESS MOUNTING HEIGHT IS NOTED OTHERWISE.
3. GRAPHIC REPRESENTATION OF MATERIALS AND/OR FIXTURES MAY NOT BE TO SCALE.



3 HALL 120 DRINKING FOUNTAIN - EAST
1/4" = 1'-0"



2 LAUNDRY 202 - SOUTH
1/4" = 1'-0"



1 LAUNDRY 105 - SOUTH
1/4" = 1'-0"

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

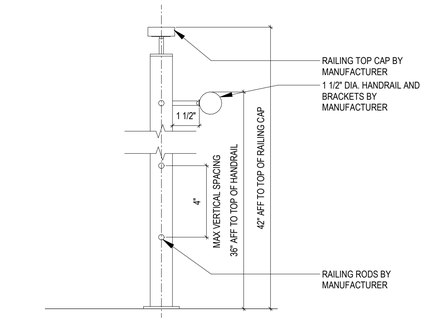
REVISION SCHEDULE		

AHJ APPROVAL STAMP

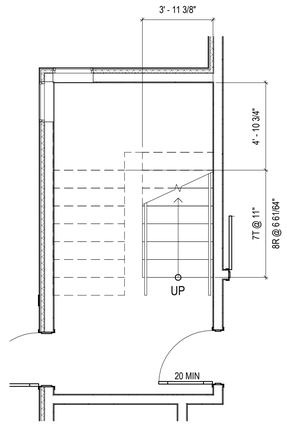
INTERIOR ELEVATIONS

SHEET #
A34.01

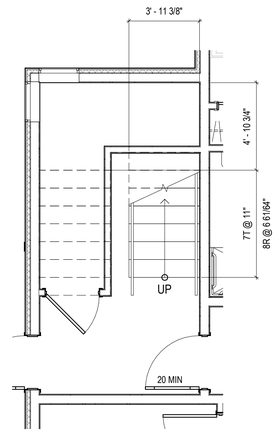
DATE/ TIME PRINTED: 8/25/2025 2:57:30 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt



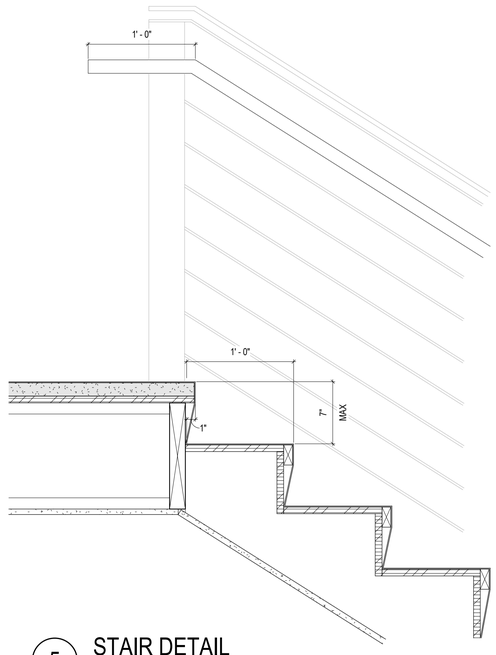
15 HANDRAIL
3" = 1'-0"



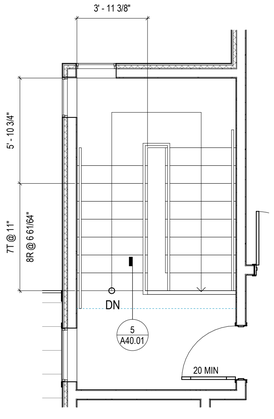
4 NORTH STAIR - LEVEL 1 - ENLARGED PLAN
1/4" = 1'-0"



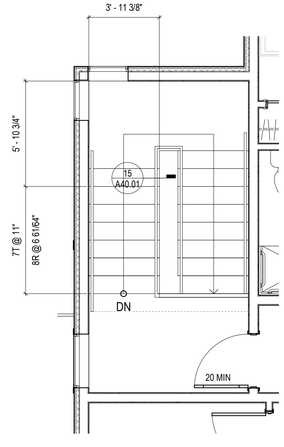
2 WEST STAIR - LEVEL 1 - ENLARGED PLAN
1/4" = 1'-0"



5 STAIR DETAIL
1 1/2" = 1'-0"



3 NORTH STAIR - LEVEL 2 - ENLARGED PLAN
1/4" = 1'-0"



1 WEST STAIR - LEVEL 2 - ENLARGED PLAN
1/4" = 1'-0"

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

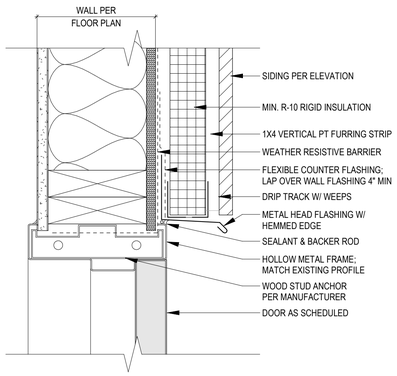
REVISION SCHEDULE

AHJ APPROVAL STAMP

STAIR PLANS & DETAILS

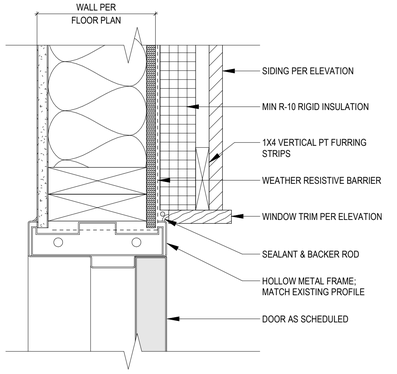
SHEET #
A40.01

DATE/ TIME PRINTED: 8/25/2025 2:57:30 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt



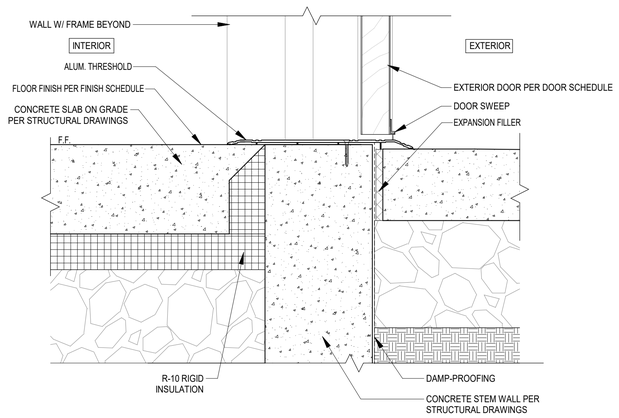
1 EXT DOOR HEAD DETAIL

3" = 1'-0"



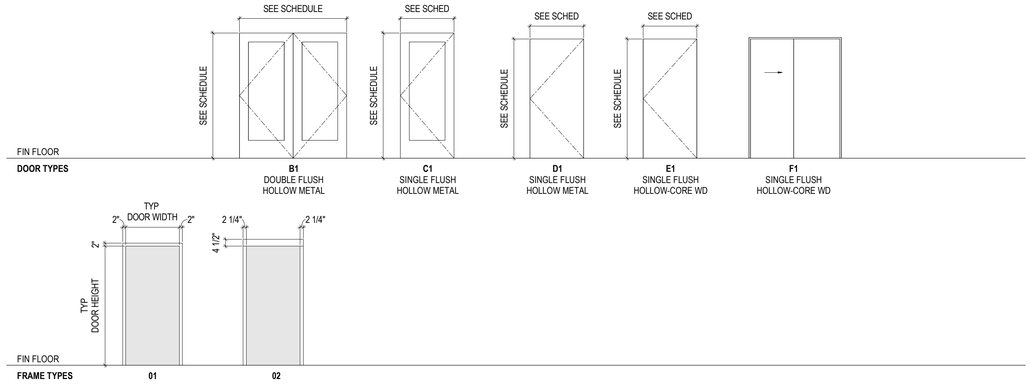
2 EXT DOOR JAMB

3" = 1'-0"



3 EXTERIOR DOOR THRESHOLD DETAIL @ EIFS

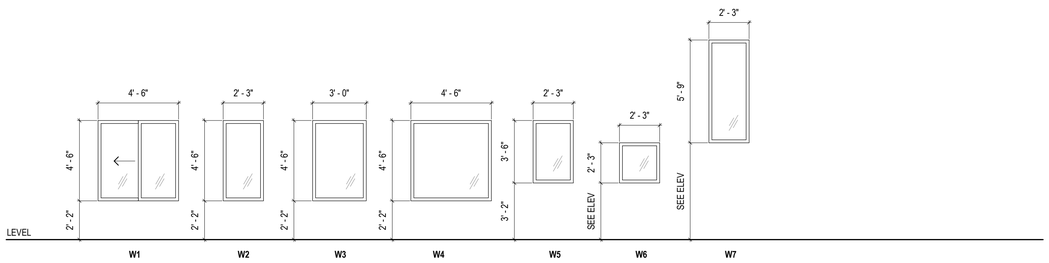
3" = 1'-0"



DOOR SCHEDULE - SHARED

MARK	TYPE MARK	DOOR INFORMATION MATERIAL	DOOR INFORMATION FINISH	GLAZING	DOOR INFORMATION HEIGHT	DOOR INFORMATION WIDTH	DOOR INFORMATION THICKNESS	FRAME TYPE	FRAME INFORMATION MATERIAL	FRAME INFORMATION FINISH	FIRE RATING	HARDWARE GROUP	COMMENTS
101A	C1	WD	<By Category>	TEMPERED	7' - 0"	3' - 0"	1 3/4"	2	HM	<By Category>	20 MIN		
101B	C1	WD	<By Category>	TEMPERED	7' - 0"	3' - 0"	1 3/4"	2	HM	<By Category>	20 MIN		
102A	B1	WD	<By Category>	TEMPERED	7' - 0"	6' - 0"	1 3/4"	2	WD	<By Category>			
102B	B1	WD	<By Category>	TEMPERED	7' - 0"	6' - 0"	1 3/4"	2	WD	<By Category>			
103A	E4	WD	<By Category>	N/A	6' - 8"	3' - 6"	1 3/4"	1	HM	<By Category>			
103B	D1	FIBER	<By Category>	N/A	6' - 8"	3' - 0"	1 3/4"	1	HM	<By Category>	20 MIN		
104A	D1	FIBER	<By Category>	N/A	6' - 8"	3' - 0"	1 3/4"	1	HM	<By Category>	20 MIN		
104B	D1	FIBER	<By Category>	N/A	6' - 8"	3' - 0"	1 3/4"	1	HM	<By Category>	20 MIN		
105A	C1	WD	<By Category>	TEMPERED	7' - 0"	3' - 0"	1 3/4"	2	HM	<By Category>	20 MIN		
109A	C1	WD	<By Category>	TEMPERED	7' - 0"	3' - 0"	1 3/4"	2	HM	<By Category>	20 MIN		
109B	C1	WD	<By Category>	TEMPERED	7' - 0"	3' - 0"	1 3/4"	2	HM	<By Category>	20 MIN		
110A	D1	FIBER	<By Category>	N/A	6' - 8"	3' - 0"	1 3/4"	1	HM	<By Category>	20 MIN		
120A	C1	WD	<By Category>	TEMPERED	7' - 0"	3' - 0"	1 3/4"	2	HM	<By Category>	20 MIN		
201A	D1	FIBER	<By Category>	N/A	6' - 8"	3' - 0"	1 3/4"	1	HM	<By Category>	20 MIN		
202A	C1	WD	<By Category>	TEMPERED	7' - 0"	3' - 0"	1 3/4"	2	HM	<By Category>	20 MIN		
206A	C1	WD	<By Category>	TEMPERED	7' - 0"	3' - 0"	1 3/4"	2	HM	<By Category>	20 MIN		
213A	D1	FIBER	<By Category>	N/A	6' - 8"	3' - 0"	1 3/4"	1	HM	<By Category>	20 MIN		
217A	C1	WD	<By Category>	TEMPERED	7' - 0"	3' - 0"	1 3/4"	2	HM	<By Category>	20 MIN		

NOTE -- REFER TO SPECIFICATION SECTION 087100 FOR DOOR HARDWARE GROUPS



WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	GLAZING	COMMENTS
W1	4' - 6"	4' - 6"		
W2	2' - 3"	4' - 6"		
W3	3' - 0"	4' - 6"		
W4	4' - 6"	4' - 6"		
W5	2' - 3"	3' - 6"		
W6	2' - 3"	2' - 3"	TEMPERED	
W7	2' - 3"	5' - 9"	TEMPERED	

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

DOOR SCHEDULE,
DOOR & FRAME TYPES,
DOOR DETAILS

SHEET #

A60.01

DATE/ TIME PRINTED: 8/25/2025 2:57:31 PM
Autodesk Docs://Peninsula Housing Authority/2023093.02 Eklund at Gales - v23 ARCH.rvt

Eklund Heights Phase 4

LOT 24 OFF E 7TH AT CORNER OF N GALES ST
PORT ANGELES, WA 98362

SHEET INDEX	
Sheet Number	**Sheet Name**
S00.00	COVER SHEET
S11.00	GENERAL STRUCTURAL NOTES
S11.01	GENERAL STRUCTURAL NOTES
S11.02	GENERAL STRUCTURAL NOTES
S22.01	FOUNDATION PLAN
S22.02	FLOOR FRAMING PLAN - LEVEL 2
S22.03	ROOF FRAMING PLAN
S30.00	TYPICAL CONCRETE DETAILS
S30.01	FOUNDATION DETAILS
S66.00	TYPICAL WOOD DETAILS
S66.01	WOOD STAIR DETAILS
S66.02	WOOD FLOOR FRAMING DETAILS
S66.04	WOOD ROOF FRAMING DETAILS
S66.06	WOOD SHEAR WALL DETAILS
S66.07	STRAP AND HOLDOWN DETAILS
S66.08	CANOPY DETAILS

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

ATLAS DESIGN GROUP INC
600 1st AVE Suite 600C
SEATTLE, WA 98104
PH: 253.548.7193

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 25-020

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE		

AHJ APPROVAL STAMP

COVER SHEET

SHEET #
S00.00

GENERAL NOTES

1. THE PROJECT SPECIFICATIONS FORM A PART OF THESE GENERAL NOTES. THESE NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS NOTED OTHERWISE OR SPECIFIED. WHERE NOTES AND DETAILS ON DRAWINGS AND THESE NOTES AND TYPICAL DETAILS ARE IN CONFLICT WITH THE PROJECT SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.

2. ALL MATERIALS, DESIGN, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) WITH WASHINGTON STATE CODE AMENDMENTS, 2018 EDITION.

3. ALL TYPICAL DETAILS AND NOTES SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT BE NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE NO DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED. ANY ALTERNATE DETAILS PROPOSED BY THE CONTRACTOR SHALL BE PROVIDED WITH CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

4. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR OTHER SIMILAR CONDITIONS.

5. COMPARISON OF STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS WITH REFERENCE TO MATERIALS, LAYOUT, DIMENSIONS, AND ELEVATIONS SHALL BE MADE BY THE GENERAL CONTRACTOR BEFORE STARTING WORK. ANY DISCREPANCIES SHALL BE PROVIDED TO THE ARCHITECT AND ENGINEER FOR REVISED DIRECTION.

6. ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE STRUCTURAL DRAWINGS. IF DIMENSIONS ARE OMITTED OR ARE NOT CLEAR, CONTACT THE ARCHITECT AND ENGINEER FOR CLARIFICATION.

7. EXISTING SITE CONDITIONS SHOWN ON THE DRAWINGS REPRESENTS THE PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CORRECTION. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE STRUCTURAL ENGINEER OF RECORD.

8. SAFETY MEASURES ON THE JOBSITE ARE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. RESPONSIBILITIES EXTEND TO SAFETY OF ALL PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEW OF THESE CONDITIONS. REQUIREMENTS SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.

9. CONTRACTOR IS RESPONSIBLE FOR INSTALLING TEMPORARY BRACING, BOTH FOR VERTICAL LOADS AND LATERAL STABILITY, FOR THE STRUCTURE AND ALL COMPONENTS UNTIL FINAL CONNECTIONS AND CONDITIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS.

10. ALL STRUCTURAL SYSTEMS COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PROVIDED BY THE SUPPLIER.

11. SEISMIC BRACING, ANCHORAGE, AND GRAVITY SUPPORT FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON EXCEPT FOR ELEMENTS EXPLICITLY SHOWN AND DETAILED IN THE STRUCTURAL DRAWINGS. THE MECHANICAL AND ELECTRICAL CONTRACTORS ARE RESPONSIBLE FOR PROCURING ENGINEERING FOR THE NECESSARY SUPPORTS, BRACING, AND ANCHORAGE OF THESE COMPONENTS AND ARE LIABLE FOR ALL RELATED COSTS. SEISMIC BRACING AND ANCHORAGE DESIGN AND CONSTRUCTION SHALL COMPLY WITH CHAPTER 13 OF ASCE 7-16.

12. CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION AS REQUIRED. SITE VISITS PERFORMED BY THE OWNER'S REPRESENTATIVE DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY THE CONTRACTOR.

DESIGN CRITERIA

13. DEAD LOADS: CONSIST OF BUILDING SELF-WEIGHT PLUS SUPERIMPOSED DEAD LOADS. REFER TO COMPLETE SET OF DRAWINGS WHEN DETERMINING DEAD LOADS.

LIVE LOADS: REDUCIBLE UNLESS NOTED OTHERWISE.

AREA	DESIGN LIVE LOAD
RESIDENTIAL UNITS	40 PSF
ASSEMBLY AREAS	100 PSF (NON-REDUCIBLE)
RESIDENTIAL CORRIDORS	40 PSF OR 100 PSF AT FIRST FLOOR
STAIRWAYS	100 PSF (NON-REDUCIBLE)
CANOPIES	SEE ROOF SNOW LOAD
GUARDRAILS/BALCONY RAILS	50 PLF OR 200 LB CONCENTRATED LOAD
MECHANICAL UNITS	SEE DRAWINGS FOR MAX. ALLOWABLE WEIGHTS

SEISMIC DESIGN LOADS:

S_S	= 1.601g
S_1	= 0.613g
S_{DS}	= 1.281g
S_{D1}	= 0.723g
SITE CLASS	= D
RISK CATEGORY	= II
SEISMIC IMPORTANCE FACTOR, I_E	= 1.0
SEISMIC DESIGN CATEGORY	= D
LATERAL FORCE RESISTING SYSTEM	= WOOD SHEATHED WALLS RATED FOR SHEAR
RESPONSE MODIFICATION FACTOR, R	= 6.5
DISPLACEMENT AMPLIFICATION FACTOR, C_D	= 4.0
OVERSTRENGTH FACTOR, Ω_0	= 2.5
SEISMIC BASE SHEAR	= 206 k
SEISMIC ANALYSIS PROCEDURE USED	= EQUIVALENT LATERAL FORCE PROCEDURE
SEISMIC RESPONSE COEFFICIENT, C_S	= 0.197

WIND DESIGN LOADS:

BASIC WIND SPEED (3 SEC. GUST)	= 97 MPH
RISK CATEGORY	= II
EXPOSURE TYPE	= B
INTERNAL PRESSURE COEFFICIENT	= ± 0.18
TOPOGRAPHIC FACTOR, K_{ZT}	= 1.0
COMPONENTS AND CLADDING DESIGN PRESSURES:	= SEE LOADING DIAGRAMS THIS SHEET

SNOW LOADS:

GROUND SNOW LOAD, P_g	= 17 PSF
SNOW LOAD IMPORTANCE FACTOR, I_s	= 1.0
SNOW EXPOSURE FACTOR	= 0.90
THERMAL FACTOR, C_t	= 1.0
FLAT ROOF SNOW LOAD, P_f	= 25 PSF
SNOW DRIFT LOADING	= SEE ROOF FRAMING PLANS

DEFERRED SUBMITTALS

14. CONTRACTOR SHALL PREPARE PLANS, DETAILS, AND CALCULATIONS FOR ALL "DESIGN-BUILD" AND/OR ALL "DEFERRED SUBMITTAL" ITEMS TO THE BUILDING DEPARTMENT, ARCHITECT, AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS AND CALCULATIONS NECESSARY FOR APPROVAL SHALL BOTH BE DESIGNED AND PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN WASHINGTON STATE. THE FOLLOWING BUILDING COMPONENTS SHALL BE DEFERRED SUBMITTALS FOR THIS PROJECT:

PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES (SEE NOTE 57)
SEISMIC HOLDOWN SYSTEM (SEE NOTE 55)
PHOTOVOLTAIC PANELS

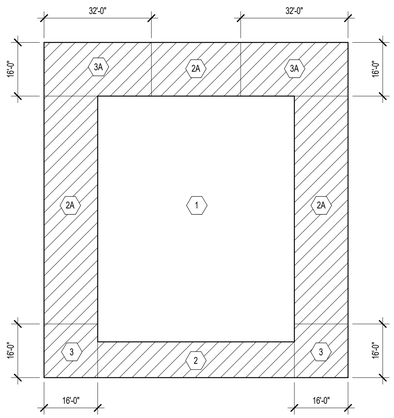
STRUCTURAL SPECIAL INSPECTIONS

15. SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY RETAINED BY THE OWNER TO PERFORM THE TESTS AND INSPECTIONS AS REQUIRED BY IBC CHAPTER 17 WITH REPORTS PER IBC SECTION 1704.2.4. REPORTS SHALL BE SUBMITTED TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL FOR EACH DAY SPECIAL INSPECTIONS OR TESTING ARE PERFORMED. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS SPECIFIED IN IBC SECTION 110. SEE TABLE BELOW FOR ADDITIONAL INFORMATION:

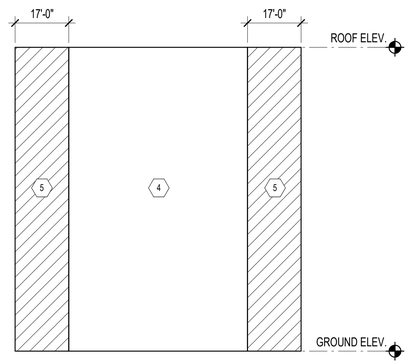
STRUCTURAL ITEMS	SPECIAL INSPECTION FREQUENCY	IBC REFERENCE
STEEL CONSTRUCTION		
SPECIAL INSPECTIONS AND NONDESTRUCTIVE TESTING OF STRUCTURAL STEEL ELEMENTS IN BUILDINGS, STRUCTURES, AND PORTIONS THEREOF SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF AISC 360-16, CHAPTER N. CONTINUOUS AND PERIODIC INSPECTIONS ARE REQUIRED AT "P" AND "O" TASKS, RESPECTIVELY, AS DEFINED IN AISC 360-16.		1705.2.1
SHOP AND FIELD WELDING	CONTINUOUS/PERIODIC (QA AISC 360 CH. N5.4)	1705.2.1
MATERIAL VERIFICATION	PERIODIC (IDENTIFICATION MARKS / MANUFACTURER'S TEST REPORTS)	1705.2.1

CONCRETE CONSTRUCTION		
REINFORCEMENT PLACEMENT	PERIODIC AND PRIOR TO CONCRETE POURS	TABLE 1705.3, ITEM 1
REINFORCING WELDING	PERIODIC (CONTINUOUS FOR SHEAR WALL, OR SHEAR REINFORCING, AND ALL WELDS GREATER THAN 5/16")	TABLE 1705.3, ITEM 2c
ANCHOR BOLT PLACEMENT	PERIODIC AND PRIOR TO CONCRETE POURS	TABLE 1705.3, ITEM 3
ANCHORS CAST IN CONCRETE	PERIODIC	TABLE 1705.3, ITEM 3
MECHANICAL ANCHORS	PERIODIC, INCLUDING REQUIRED TORQUE TESTS PER APPROVED ICC-ES REPORTS	TABLE 1705.3, ITEM 4
CONCRETE PLACEMENT (EXCEPTIONS 1-5 OF 1705.3 DO NOT APPLY)	CONTINUOUS	TABLE 1705.3, ITEM 5, 6, 7
CURING PROCEDURE	PERIODIC	TABLE 1705.3, ITEM 8, 11
FORMWORK	PERIODIC	TABLE 1705.3, ITEM 12

COMPONENTS AND CLADDING DESIGN PRESSURES



ROOF PLAN
COMPONENTS AND CLADDING DESIGN WIND PRESSURE



WALL ELEVATION
COMPONENTS AND CLADDING DESIGN WIND PRESSURE

DESIGN WIND PRESSURE							
TRIB. AREA FT²	ROOF					WALLS	
	ZONE 1A (PSF)	ZONE 2 (PSF)	ZONE 2A (PSF)	ZONE 3 (PSF)	ZONE 3A (PSF)	ZONE 4 (PSF)	ZONE 5 (PSF)
10	16.0/-16.2	16.0/-18.8	16.0/-22.6	16.0/-25.1	16.0/-35.3	16.0/-14.9	16.0/-18.3
50	16.0/-16.2	16.0/-17.9	16.0/-21.7	16.0/-19.8	16.0/-26.4	16.0/-13.4	16.0/-15.5
100	16.0/-16.2	16.0/-17.5	16.0/-21.3	16.0/-17.5	16.0/-22.6	16.0/-12.2	16.0/-13.0

NOTES:
1. WIND PRESSURES ARE ULTIMATE/STRENGTH-LEVEL LOADS PER ASCE 7-16.
2. BUILDING IS AN ENCLOSED STRUCTURE.
3. NEGATIVE VALUES INDICATE PRESSURES AWAY FROM THE SURFACE. POSITIVE VALUES INDICATE PRESSURES TOWARDS THE SURFACE.
4. ALL BUILDING COMPONENTS, CLADDING, FINISHES, AND CONNECTIONS SHALL BE DESIGNED FOR WIND PRESSURES INDICATED FOR THE CORRESPONDING ZONE. CALCULATIONS AND/OR DESIGN DATA MUST BE AVAILABLE FOR REVIEW BY THE STRUCTURAL ENGINEER OF RECORD IF REQUESTED.
5. IT IS ACCEPTABLE TO LINEARLY INTERPOLATE BETWEEN TABULATED PRESSURES.

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

ATLAS DESIGN GROUP INC
600 1st AVE Suite 600C
SEATTLE, WA 98104
PH: 253.548.7193

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 25-020
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

GENERAL
STRUCTURAL NOTES

SHEET #
S11.00

WOOD CONSTRUCTION		
FIELD GLUING	CONTINUOUS ELEMENTS OF THE SEISMIC AND WIND FORCE RESISTING SYSTEM	1705.11.1 1705.12.2
FASTENERS, BOLTS, STRAPS, HOLDOWNS, ETC.	PERIODIC FOR CONNECTIONS OF ALL MEMBERS OF THE SEISMIC AND WIND FORCE RESISTING SYSTEM INCLUDING DIAPHRAGMS, SHEATHING, SHEAR WALLS, STRUTS, AND HOLDOWNS	1705.11.1 1705.12.2
PREFABRICATED CONNECTOR PLATE WOOD TRUSSES	REVIEW OF TEMPORARY AND PERMANENT BRACING FOR SPANS > 60 FEET, TRUSSES WITH OVERALL HEIGHTS OF 60" OR GREATER	1705.5.2
EPOXY GROUTED REBAR	PERIODIC, INCLUDING INSPECTION OF EMBEDMENT DEPTH AND HOLE CLEANLINESS PRIOR TO ALL INSTALLATIONS CONTINUOUS FOR HORIZONTAL OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	TABLE 1705.3, ITEM 4 ACI 318-14, SECTION 17.8

GEOTECHNICAL REQUIREMENTS		
SOIL COMPACTION	CONTINUOUS	1705.6

SPECIAL INSPECTIONS

16. SEISMIC DESIGN REQUIREMENTS FOR NONSTRUCTURAL COMPONENTS, THEIR SUPPORTS AND ATTACHMENTS, SHALL SATISFY THE REQUIREMENTS OF ASCE 7-16, CHAPTER 13 AS SUMMARIZED BELOW:

DESCRIPTION	SEISMIC DESIGN REQUIREMENTS	SPECIAL INSPECTIONS
EXTERIOR WALLS, CLADDING, & CONNECTIONS	ASCE 7-16, SECTION 13.5.3	REQUIRED FOR WALL FRAMING, AND FOR CONNECTIONS OF VENEER, OR CLADDING WEIGHING MORE THAN 5 PSF (IBC 1705.12.5)
PARTITION WALLS	ASCE 7-16, SECTION 13.5.8	REQUIRED DURING ERECTION AND FASTENING FOR WALLS WEIGHING MORE THAN 15 PSF (IBC 1705.12.5)
GLAZING SYSTEMS	ASCE 7-16, SECTION 13.5.9	NOT REQUIRED
LIFE SAFETY COMPONENTS (Ip = 1.5)	ASCE 7-16, SECTION 13.6, AND IBC 1705.13.2	VERIFICATION OF CERTIFICATE OF COMPLIANCE ON COMPONENT LABEL (IBC 1705.12.4)
EMERGENCY AND STANDBY POWER SYSTEMS, PIPING SYSTEMS DESIGNED TO CARRY HAZARDOUS MATERIALS AND THEIR ASSOCIATED UNITS AND DUCTWORK, AND VIBRATION ISOLATION SYSTEMS WHERE ¼" OR LESS CLEARANCE BETWEEN THE EQUIPMENT AND SUPPORT FRAME AND RESTRAINT ARE REQUIRED	ASCE 7-16, SECTION 13.6, AND IBC 1705.13.2 (Ip = 1.5)	INSTALLATION AND ANCHORAGE (IBC 1705.12.6, ITEMS 1-6)
ALL OTHER MECHANICAL AND ELECTRICAL COMPONENTS NOT LISTED	ASCE 7-16, SECTION 13.6	NOT REQUIRED

17. CONTRACTOR STATEMENT OF RESPONSIBILITY: IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER OR OWNER'S AUTHORIZED AGENT PRIOR TO THE COMMENT OF WORK IN ACCORDANCE WITH IBC SECTION 1704.4. CONTRACTOR SHALL ACKNOWLEDGE THE SPECIAL REQUIREMENTS CONTAINED IN THE SCHEDULE OF SPECIAL INSPECTIONS.

18. STRUCTURAL OBSERVATION IS REQUIRED BY THE PROVISIONS OF IBC SECTION 1704.6 BY THE STRUCTURAL ENGINEER OF RECORD DURING SIGNIFICANT CONSTRUCTION STAGES. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY IBC SECTIONS 110, 1704, OR OTHER SECTIONS. STRUCTURAL OBSERVATION CONSISTS OF VISUAL OBSERVATION FOR GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS.

FOUNDATIONS AND SITE WORK

19. NOT USED.

20. FOOTINGS SHALL BEAR ON FIRM, COMPACTED SOILS. FOOTING DESIGN BASED ON AN ALLOWABLE SOIL PRESSURE OF 1,500 (ASSUMED) PSF WITH A 1/3 ALLOWABLE INCREASE FOR SEISMIC LOADS. LATERAL EARTH PRESSURES FOR THIS PROJECT ARE 55 PCF/ 35 PCF (ASSUMED) FOR BOTH RESTRAINED AND UNRESTRAINED WALLS, RESPECTIVELY. BOTTOM OF FOOTINGS SHALL BE A MINIMUM OF 24" BELOW LOWEST ADJACENT FINISHED FLOOR. FOOTINGS SHALL BE PLACED AND ESTIMATED ACCORDING TO DEPTHS SHOWN ON DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE FOUNDATION ENGINEER, FOOTING ELEVATIONS SHALL BE ALTERED AS REQUIRED WITH THE APPROVAL OF THE ENGINEER OF RECORD.

21. THE PROJECT SOILS REPORT AND ITS RECOMMENDATIONS SHALL BE FOLLOWED AND ARE CONSIDERED MINIMUM REQUIREMENTS UNLESS MORE STRINGENT REQUIREMENTS ARE PRESENTED IN THE CONSTRUCTION DOCUMENTS.

22. CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, TEMPORARY SHORING, AND UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.

23. CONTRACTOR SHALL PROVIDE DEWATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER, OR SEEPAGE. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.

24. EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE WALLS HAVE ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDINGS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE COMPLETE, IN-PLACE, AND ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL PROCEDURE DESIGNS, AND PERMITS FOR INSTALLATION OF SUCH BRACING.

ANCHORAGE

25. EXPANSION ANCHORS INTO CONCRETE SHALL MEET THE REQUIREMENTS LISTED BELOW, AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE SPECIFIED ICC-ES REPORTS AND MANUFACTURER'S INSTRUCTIONS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ACCOMPANYING ICC-ES REPORTS THAT INDICATE EQUIVALENT OR GREATER LOAD CAPACITIES. ALL SUBSTITUTIONS SHALL MEET ICC-ES ACCEPTANCE CRITERIA AC193. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION. DO NOT SUBSTITUTE EXPANSION BOLTS FOR EMBEDDED ANCHORS WITHOUT EXPLICIT APPROVAL BY THE STRUCTURAL ENGINEER. DO NOT REDUCE THE SPECIFIED EMBEDMENT DEPTHS WITHOUT PRIOR APPROVAL.

MINIMUM EMBEDMENT DEPTHS FOR EXPANSION ANCHORS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE:

POWER-STUD+ (ICC-ESR #2502) BY DEWALT/ POWERS	
3/8"ø	2-3/8"
1/2"ø	3-3/4"
5/8"ø	4-7/8"
3/4"ø	5-3/4"
STRONG-BOLT 2 (ICC-ESR #3037) BY SIMPSON STRONG-TIE	
3/8"ø	2-7/8"
1/2"ø	3-7/4"
5/8"ø	5-1/8"
3/4"ø	5-3/4"
KWIK BOLT TZ (ICC-ESR #1917) BY HILTI	
3/8"ø	2-3/8"
1/2"ø	3-5/8"
5/8"ø	4-1/2"
3/4"ø	5-3/8"

26. DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE ONE OF THE FOLLOWING INSTALLED IN STRICT ACCORDANCE WITH THE ICC-ES REPORTS INDICATED AND MANUFACTURER'S INSTRUCTIONS INCLUDING MINIMUM EMBED REQUIREMENTS: "TE SERIES" (0.157" DIAMETER) AS MANUFACTURED BY ITW RAMSET (ICC-ESR #1799); OR "X-U" (0.157" DIAMETER) AS MANUFACTURED BY HILTI, INC. (ICC-ESR #2269); OR "STRONG-TIE PDPA" (0.157" DIAMETER) AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. (ICC-ESR # 2138); OR "CSI PIN" (0.157" DIAMETER) AS MANUFACTURED BY DEWALT/POWERS (ICC-ESR #2024); OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1" UNLESS NOTED OTHERWISE. MAINTAIN AT LEAST 3 1/2" TO NEAREST CONCRETE EDGE AND 6" BETWEEN FASTENERS UNLESS APPROVED BY THE STRUCTURAL ENGINEER.

27. CONCRETE SCREW ANCHORS SHALL BE ONE OF THE FOLLOWING INSTALLED IN STRICT ACCORDANCE WITH THE ICC-ES REPORTS INDICATED AND MANUFACTURER'S INSTRUCTIONS INCLUDING MINIMUM EMBED REQUIREMENTS: "TITEN HD" AS MANUFACTURED BY SIMPSON STRONG-TIE (ICC-ESR #2713); OR "KWIK HUS-EZ" AS MANUFACTURED BY HILTI, INC. (ICC-ESR #3027); OR "SCREW-BOLT+" AS MANUFACTURED BY DEWALT/POWERS (ICC-ESR #3889). SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC-ES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. IN ADDITION, SUBSTITUTIONS SHALL MEET ICC-ES ACCEPTANCE CRITERIA AC193. SPECIAL INSPECTION IS REQUIRED FOR ALL CONCRETE SCREW ANCHOR INSTALLATION. CONCRETE SCREW ANCHORS SHALL NOT BE USED AS SUBSTITUTIONS FOR EMBEDDED ANCHOR BOLTS OR EXPANSION BOLTS UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. NOTIFY ENGINEER IF SCREW ANCHOR LOCATIONS CONFLICT WITH REINFORCING STEEL – DO NOT CUT REINFORCING OR REDUCE EMBEDMENT DEPTHS WITHOUT PRIOR APPROVAL.

28. EPOXY-GROUTED RODS OR REBAR TO CONCRETE SPECIFIED ON THE DRAWINGS SHALL BE ONE OF THE FOLLOWING INSTALLED IN STRICT ACCORDANCE WITH THE ICC-ES REPORTS INDICATED AND MANUFACTURER'S INSTRUCTIONS INCLUDING MINIMUM EMBEDMENT REQUIREMENTS: "SET-3G" BY SIMPSON STRONG-TIE, (ICC-ESR #2508); OR "HIT-HY 200" BY HILTI, INC. (ICC-ESR #3187), "SAFE-SET" INSTALLATION WITH HOLLOW CARBIDE DRILL BIT IS PERMITTED; OR "PURE110+" AS MANUFACTURED BY DEWALT/POWERS (ICC-ESR # 3298). SUBSTITUTIONS PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC-ES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. IN ADDITION, SUBSTITUTIONS SHALL MEET ICC-ES ACCEPTANCE CRITERIA AC308. SPECIAL INSPECTION OF EPOXY-GROUTED ANCHOR INSTALLATION IS REQUIRED. EPOXY GROUTED RODS OR REBAR SHALL NOT BE USED AS SUBSTITUTES FOR CAST-IN-PLACE ANCHOR BOLTS OR REINFORCING STEEL UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. NOTIFY ENGINEER IF ANCHOR LOCATIONS CONFLICT WITH REINFORCING STEEL – DO NOT CUT REINFORCING OR REDUCE EMBEDMENT DEPTHS WITHOUT PRIOR APPROVAL. INSTALLATION OF ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCLINED TO SUPPORT SUSTAINED TENSION LOADS SHALL BE PERFORMED BY CERTIFIED PERSONNEL IN CONFORMANCE TO ACI 318-14 SECTION 17.8.2.2. HOLES SHALL BE HAMMER DRILLED AND DRY.

UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING EMBEDMENT DEPTHS FOR ANCHORS AT CONCRETE:

1/2"Ø ROD OR #4 BAR . . . . . 6"
5/8"Ø ROD OR #5 BAR . . . . . 8"
3/4"Ø ROD OR #6 BAR . . . . . 10"
7/8"Ø ROD OR #7 BAR . . . . . 13"
1"Ø ROD OR #8 BAR . . . . . 15"

CONCRETE CONSTRUCTION

29. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH ACI 318-19 CHAPTER 26, AND ACI 301. NO MORE THAN ONE GRADE OF CONCRETE SHALL BE ON THE JOB SITE AT ANY ONE TIME.

30. CONCRETE STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS UNLESS A MORE STRINGENT REQUIREMENT IS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS:

CONSTRUCTION TYPE	28 DAY STRENGTH (f'c)	EXPOSURE CLASSES (ACI 318-19, TABLES 19.3.1.1 AND 19.3.2.1)
FOUNDATIONS, RETAINING WALLS	4,000 PSI	F0, S0, W0, C1
CONCRETE EXPOSED TO WEATHER	4,500 PSI	F1, S0, W0, C1
ALL OTHER CONCRETE	4,000 PSI	F0, S0, W0, C0

31. INTERIOR SLABS SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO BETWEEN 0.40 AND 0.44. SEE SPECIFICATIONS FOR SHRINKAGE REDUCING ADMIXTURE REQUIREMENTS WHERE INDICATED ON DRAWINGS.

32. CONTRACTOR MAINTAINS FULL RESPONSIBILITY FOR THE SPECIFIED PERFORMANCE OF THEIR CONCRETE MIX DESIGNS, AS WELL AS FOR THE FINAL APPEARANCE OF ALL CONCRETE CONSTRUCTION. MIX DESIGNS SHALL BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO PLACING ANY CONCRETE AND SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COURSE AGGREGATE, WATER, ADMIXTURES, WATER-CEMENT RATION, SLUMB, CONCRETE YIELD, AND SUBSTANTIATING STRENGTH DATE IN ACCORDANCE WITH ACI 318.

33. REINFORCING STEEL AND ALL DETAILING SHALL BE IN ACCORDANCE WITH ACI 315R-18 AND ACI 318-19. REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60. WELDED REINFORCING BARS (GRADE 60) SHALL CONFORM TO ASTM A706. DO NOT WELD ASTM A615 REINFORCEMENT UNLESS MATERIAL PROPERTY REPORTS DEMONSTRATE CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D1.4. LAP ALL CONTINUOUS REINFORCEMENT IN ACCORDANCE WITH THE SCHEDULE OF 18/ S30.00. INSTALL CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS PER 7/ S30.00. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 12" AT SIDES ENDS. DO NOT FIELD BEND PARTIALLY EMBEDDED BARS IN HARDENED CONCRETE UNLESS APPROVED BY THE STRUCTURAL ENGINEER.

34. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

DESCRIPTION	CONCRETE COVER
FOOTINGS OR UNFORMED SURFACES CAST PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES PERMANENTLY EXPOSED TO EARTH	2"
SLABS-ON-GRADE BOTTOM REINFORCING	1-1/2"
SLABS AND WALLS (INTERIOR FACE)	3/4"

35. CONCRETE FINISH REQUIREMENTS INCLUDING GROOVES, NOTCHES, CHAMFERS, AND ALL OTHER FINISH DETAILS SHALL BE PER THE ARCHITECTURAL DRAWINGS. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WALL OPENINGS IN CONCRETE WALLS. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS FOR LOCATIONS OF ALL MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS AND SLABS.

36. BONDING AGENT SHALL BE "MASTEREMACO ADH 326" BY BASF CORPORATION, OR APPROVED EQUAL, AND SHALL BE USED WHERE NEW CONCRETE IS PLACED AGAINST HARDENED CONCRETE (OLDER THAN 56 DAYS). INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. EXISTING SURFACES SHALL BE CLEAN AND FREE OF DEBRIS, AND FREE OF EXCESSIVE MOISTURE.

37. NON-SHRINK GROUT SHALL BE FROM AN APPROVED MANUFACTURER AND SHALL BE PLACED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. STRENGTH SHALL BE EQUAL OR GREATER THAN THE MATERIAL ON WHICH IT IS PLACED, WITH A MINIMUM COMPRESSIVE STRENGTH AT OF 6,000 PSI AT 28 DAYS.

STEEL CONSTRUCTION

38. ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, AND THE LATEST EDITION OF AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS.

49. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SCOPE OF WORK FOR BOTH STRUCTURAL STEEL AND METAL WORK SUBCONTRACTORS. THE COMBINED SCOPE OF WORK FOR ALL SUBCONTRACTORS SHALL INCLUDE ALL STRUCTURAL STEEL AND MISCELLANEOUS METAL WORK SHOWN IN THE CONTRACT DOCUMENTS.

40. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS BELOW UNLESS NOTED OTHERWISE:

DESCRIPTION	ASTM DESIGNATION
STEEL ANGLES, RODS, PLATES, AND CHANNELS	A36 (Fy=36 KSI)
HSS SHAPES (SQUARE OR RECTANGULAR)	A500, GRADE B (Fy=46 KSI)
PIPE MEMBERS	A53 (TYPE E OR S, GRADE B)(Fy=35 KSI)
ANCHOR BOLTS OR RODS	F1554, GRADE 36 (Fy=36 KSI)
CONNECTION BOLTS	A325-N
EPOXY-GROUTED THREADED RODS	A36 OR F1554 (Fy=36 KSI)

41. DIMENSIONAL TOLERANCE FOR STRUCTURAL MEMBERS SHALL BE PER THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, SECTION 6.4 AND ASTM SPECIFICATION A6. UNLESS SPECIFICALLY ALLOWED BY THE ENGINEER, COLUMNS SHALL NOT BE MODIFIED BY THE ROTARY STRAIGHTENING PROCESS.

42. THREADED STUDS (CPL'S OR CFL'S) FOR CONNECTION OF STRUCTURAL STEEL TO OTHER ELEMENTS SHALL BE MANUFACTURED FROM MATERIAL CONFORMING TO ASTM A29 GR. 1010 THROUGH 1020 (TYPE 2, Fu = 60 KSI MIN.). HEADED STUDS SHALL BE WELDED IN CONFORMANCE WITH THE REQUIREMENTS OF A.W.S D1.1 CHAPTER 7. UNLESS NOTED OTHERWISE, STUDS SHALL BE WELDED BY THE AUTOMATIC MACHINE WELDING PROCESS IN CONFORMANCE WITH A.W.S. REQUIREMENTS. STUD TYPES SHALL BE MANUFACTURED BY NELSON STUD WELDING, INC. OR EQUIVALENT. HEADED STUDS SHALL BE TYPE S3L SHEAR CONNECTORS, THREADED STUDS SHALL BE TYPE CPL PARTIALLY THREADED STUDS OR TYPE CFL FULLY THREADED STUDS.

43. DEFORMED BAR ANCHORS SHALL BE NELSON D2L (ICC ESR #2907) GRANULAR FLUX-FILLED REBAR STUDS, AND SHALL BE MADE OF LOW CARBON COLD ROLLED STEEL CONFORMING TO ASTM A496.

44. HOT DIP GALVANIZING SHALL MEET THE REQUIREMENTS OF ASTM A123 AND ASTM A153 WHERE STRUCTURAL STEEL, MISCELLANEOUS METAL, AND FASTENERS EXPOSED TO THE WEATHER OR SOIL. REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE WITH ASTM A780.

45. STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS FOR REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATION.

46. ALL STEEL SHALL BE CLEANED FREE OF RUST, LOOSE MILL SCALE, AND OIL AFTER FABRICATION.

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

ATLAS DESIGN GROUP INC
600 1st AVE Suite 600C
SEATTLE, WA 98104
PH: 253.548.7193

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 25-020
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

GENERAL STRUCTURAL NOTES

SHEET #
S11.01

47. WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS SHALL BE USED AS DEFINED BY A.W.S. DO NOT PAINT OR GALVANIZE AREAS OF PIECES TO BE FIELD WELDED, OR REMOVE PAINT AND GALVINIZING IN FIELD PRIOR TO CLEANING. WELDING OF GRADE 60 REINFORCING BARS SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. CONTRACTOR SHALL WORK WITH THE FABRICATOR AND ERECTOR TO COORDINATE FINAL DETERMINATION OF ALL FIELD VERSUS SHOP WELDS SHOWN IN THE DRAWINGS TO ACCOMMODATE THE CONSTRUCTION SEQUENCING.

WOOD CONSTRUCTION

48. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17 OR W.W.P.A. WESTERN LUMBER GRADING RULES. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

STUDS AND JOISTS:	(2x AND 3x MEMBERS)	DOUGLAS FIR NO. 2 MINIMUM BASIC DESIGN STRESS, Fc = 1350 PSI, Fb = 900 PSI, Fv = 180 PSI, E = 1600 KSI
	(4x MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, Fc = 1500 PSI, Fb = 1000 PSI, Fv = 180 PSI, E = 1700 KSI
BEAMS AND STRINGERS: (INCLUDING 6x AND LARGER MEMBERS)		DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, Fb = 1350 PSI, Fv = 170 PSI, E = 1600 KSI
POSTS:	(4x MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, Fc = 1500 PSI, E = 1700 KSI
	(6x & LARGER MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, Fc = 1000 PSI, E = 1600 KSI
PLATES, LEDGERS & MISCELLANEOUS LIGHT FRAMING:		DOUGLAS FIR NO. 3 OR STUD GRADE MINIMUM BASIC DESIGN STRESS, Fb = 525 PSI, E = 1400 KSI Fc = 775 PSI, Ft = 325 PSI

NOTE: FINGER JOINTED STUDS MAY BE SUBSTITUTED ONLY IF THEY MEET PRESCRIBED BENDING STRESS & TENSION STRESS CRITERIA.

49. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND A.I.T.C. STANDARDS IN ACCORDANCE WITH IBC SECTION 2303.1.3. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. HORIZONTAL MEMBERS AND INCLINED MEMBERS OF LESS THAN 1:1 SLOPE SHALL HAVE A RADIUSED CAMBER OF 5.000 FT. UNLESS NOTED OTHERWISE.

ALL BEAMS: DOUGLAS FIR COMBINATION 24F-V4
Fb = 2400 PSI, Fv = 240 PSI, E = 1800 KSI

GLUED LAMINATED MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE TREATED WITH A NON-CORROSIVE, APPROVED PRESERVATIVE.

A. ENGINEERED LUMBER: EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NER OR ICC-ES REPORT NUMBER, AND THE QUALITY CONTROL AGENCY. ALL MEMBERS SHALL BE MANUFACTURED WITH AN APPROVED ADHESIVE.

BEAMS:	LAMINATED STRAND LUMBER (LSL) Fb = 2325 PSI, E = 1550 KSI, Fv = 310 PSI (DEPTH ≥ 9 1/2") Fb = 1700 PSI, E = 1300 KSI, Fv = 425 PSI (DEPTH < 9 1/2") LAMINATED VENEER LUMBER (LVL) Fb = 2600 PSI, E = 2000 KSI, Fv = 285 PSI PARALLEL STRAND LUMBER (PSL) Fb = 2900 PSI, E = 2000 KSI, Fv = 290 PSI
RIM BOARD:	LAMINATED STRAND LUMBER (LSL) Fb = 1700 PSI, E = 1300 KSI, Fv = 400 PSI
STUDS:	LAMINATED STRAND LUMBER (LSL) Fb = 2250 PSI, E = 1500 KSI, Fv = 400 PSI, Fc = 1950 PSI (WIDTH ≥ 7 1/4") Fb = 1700 PSI, E = 1300 KSI, Fv = 400 PSI, Fc = 1400 PSI (WIDTH < 7 1/4")
POSTS:	PARALLEL STRAND LUMBER (PSL) Fb = 2400 PSI, E = 1800 KSI, Fv = 290 PSI, Fc = 2500 PSI

DESIGN SHOWN ON THE DRAWINGS IS BASED ON LUMBER MANUFACTURED BY WEYERHAEUSER IN ACCORDANCE WITH ICC ESR #1387. ALTERNATE ENGINEERED LUMBER MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. A CURRENT NER OR ICC-ES REPORT AND A LIST STATING THE ITEM-FOR-ITEM SUBSTITUTION MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR ANY PROPOSED SUBSTITUTIONS.

50. ROOF, FLOOR & WALL SHEATHING SHALL BE APA RATED, EXTERIOR OR EXPOSURE 1 PLYWOOD OR ORIENTED STRAND BOARD (OSB) IN CONFORMANCE WITH IBC SECTION 2303.1.5. SHEATHING SHALL BE MANUFACTURED UNDER THE PROVISIONS OF VOLUNTARY PRODUCT STANDARDS DOC PS-1 OR PS-2. SEE DRAWINGS FOR THICKNESS, SPAN RATING, AND NAILING REQUIREMENTS. UNLESS NOTED OTHERWISE, WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING OF 24/0. GLUE FLOOR SHEATHING TO ALL SUPPORTING MEMBERS WITH ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.

51. ALL PRESSURE-TREATED (P.T.) WOOD MEMBERS SPECIFIED ON THE DRAWINGS THAT OCCUR ABOVE GROUND AND CONTINUOUSLY PROTECTED FROM MOISTURE (INTERIOR LOCATIONS) SHALL BE PRESSURE-TREATED WITH DOT SODIUM BORATE (SBX) WITHOUT $NaSiO_2$. AT LOCATIONS PERMANENTLY EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, WOOD MEMBERS SHALL BE PRESSURE-TREATED WITH COPPER AZOLE CA-B (HEM-FIR ONLY), OR ALKALINE COPPER QUAT (ACQ-C FOR DOUGLAS-FIR, OR ACQ-D FOR HEM-FIR) PRESERVATIVES UNLESS NOTED OTHERWISE. AMMONIACAL COPPER ZINC ARSENATE (ACZA) PRESERVATIVE, OR OTHER PRESERVATIVES WITH AMMONIA CARRIERS, SHALL NOT BE USED.

SEE GENERAL STRUCTURAL NOTE 52 FOR MATERIAL REQUIREMENTS OF CONNECTORS AND FASTENERS IN CONTACT WITH PRESSURE-TREATED MEMBERS.

INSTALL 2 LAYERS OF ASPHALT-IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.

52. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR WOOD CONSTRUCTION CONNECTORS CATALOG NO. C-C-2024. A CURRENT ICC-ES REPORT AND A LIST STATING THE ITEM-FOR-ITEM SUBSTITUTION MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR ANY PROPOSED SUBSTITUTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENGINEERING COSTS RELATING TO REVIEW AND/OR RE-DESIGN TO ACCOMMODATE PROPOSED SUBSTITUTIONS. INSTALL NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, CENTER STRAP ON JOINT AND INSTALL NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER, WITH EQUAL NUMBER AND SIZE OF FASTENERS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. INSTALL WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

ALL TIMBER CONNECTORS IN CONTACT WITH FIRE RETARDANT TREATED WOOD OR PRESSURE-TREATED WOOD THAT USES PRESERVATIVE CHEMICALS OTHER THAN DOT SODIUM BORATE (SBX) WITHOUT $NaSiO_2$ SHALL BE MANUFACTURED FROM ZMAX STEEL BY SIMPSON (G185 STEEL PER ASTM A653), OR TYPE 304 OR 316 STAINLESS STEEL. ALTERNATIVELY, CONNECTORS CAN BE POST HOT DIP GALVANIZED PER ASTM A123 OR MECHANICALLY GALVANIZED PER ASTM B695, CLASS 55 OR GREATER. STAINLESS STEEL FASTENERS SHALL BE USED WITH STAINLESS STEEL CONNECTORS, AND HOT DIP GALVANIZED FASTENERS PER ASTM A153 SHALL BE USED WITH GALVANIZED CONNECTORS.

53. WOOD FRAMING NOTES: THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE DRAWINGS:

A. ALL WOOD FRAMING DETAILS SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING SHALL CONFORM TO IBC TABLE 2304.10.1 OR CURRENT ICC ESR #NER-272. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. INSTALL WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO 2018 NDS SECTION 12.1.4, AND INSTALLATION OF BOLTS SHALL CONFORM TO 2018 NDS SECTION 12.1.3.

B. WALL FRAMING: TWO STUDS MINIMUM SHALL BE INSTALLED AT THE ENDS OF ALL WALLS, UNLESS NOTED OTHERWISE. INSTALL SOLID BLOCKING FOR WOOD COLUMNS THROUGH FLOOR SPACES TO SUPPORTS BELOW.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12"oc STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0"oc PER IBC SECTION 2308.3 (EMBED 7"), UNLESS NOTED OTHERWISE. 3" x 3" x 0.229" PLATE WASHERS SHALL BE USED WITH ALL SILL PLATE ANCHOR BOLTS AND INSTALLED PER AF&PA SDPWS-2015 SECTION 4.3.6.4.3. INDIVIDUAL MEMBERS OF BUILT-UP STUD POSTS SHALL BE NAILED TO EACH OTHER WITH 16d @ 12"oc STAGGERED.

C. FLOOR AND ROOF FRAMING: INSTALL DOUBLE JOISTS SEPARATED BY SOLID BLOCKING EQUAL TO DEPTH OF STUDS ABOVE UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS. INSTALL SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16d @ 12"oc STAGGERED.

ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AS SHOWN ON THE DRAWINGS. INSTALL APPROVED PANEL EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12"oc. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS, INSTALL FLAT 2x BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

IN ACCORDANCE WITH IBC SECTION 1604.8.3, DECKS SHALL BE POSITIVELY ANCHORED TO THE STRUCTURE BY MEANS OTHER THAN NAILS SUBJECT TO WITHDRAWAL. ANCHOR WITH MINIMUM (1) CS16 STRAP AT EACH END ATTACHED TO DECK JOISTS AND TO A SOLID BLOCKING MEMBER WITHIN THE BUILDING.

D. WOOD SHRINKAGE: THE PLUMBING, FIRE PROTECTION, DRAINAGE, MECHANICAL, ELECTRICAL, CLADDING, AND OTHER SYSTEMS INSTALLED WITHIN THE BUILDING SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE VERTICAL SHRINKAGE AT THE WOOD FRAMING LEVELS. THE WOOD SHRINKAGE AMOUNT SHALL BE ASSUMED TO EQUAL 3/8" FOR EACH WOOD FRAMED FLOOR LEVEL. DESIGN IS BASED ON COMMON STEEL WIRE NAILS MEETING THE REQUIREMENTS OF ASTM F1667. USE OF ALTERNATE FASTENERS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO THE START OF CONSTRUCTION.

NAILING: MINIMUM NAIL DIAMETER AND LENGTH SHALL BE AS FOLLOWS:

	NAIL SIZE ON DRAWINGS	DIAMETER AND LENGTH
SHEATHING NAILS	8d	0.131" x 2 1/4"
	10d	0.148" x 2 1/2"
FRAMING NAILS	10d	0.148" x 3"
	16d	0.148" x 3 1/2"

54. SELF-TIGHTENING HOLDOWN SYSTEM SHALL BE DESIGNED BY THE MANUFACTURER FOR THE LOADS AND CONDITIONS SHOWN ON THE DRAWINGS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SELF-TIGHTENING SYSTEM SHALL BE DESIGNED TO ACCOMMODATE 3/8" OF SHRINKAGE PER FLOOR. SHOP DRAWINGS AND CALCULATIONS SHALL BE PROVIDED AS A DEFERRED SUBMITTAL TO THE ARCHITECT AND STRUCTURAL ENGINEER PER GENERAL STRUCTURAL NOTE 14. SHOP DRAWINGS SHALL INDICATE LOCATIONS, LOAD CAPACITIES AND SELF-TIGHTENING DEVICE OF EACH HOLDOWN RUN. THESE PRODUCTS SHALL BE ONE OF THE FOLLOWING:

AUTO TIGHT ROD SYSTEM USING THE "AT AUTOMATIC TAKE-UP SHRINKAGE COMPENSATOR" TAKEUP DEVICE
MANUFACTURED BY COMMINS MANUFACTURING INC. (ICC-ESR #1344)

EARTHBOUND SEISMIC HOLDOWN SYSTEM USING THE "SLACKJACK" TAKEUP DEVICE
MANUFACTURED BY EARTHBOUND CORPORATION (ICC-ESR #2848)

ATS ANCHOR TIEDOWN SYSTEMS USING THE "TUD", "ATUD", & "CTUD" TAKEUP DEVICE
MANUFACTURED BY SIMPSON STRONG-TIE (ICC-ESR #2320)

THE MANUFACTURER SHALL DESIGN THE SELF-TIGHTENING HOLDOWN SYSTEM SUCH THAT VERTICAL ELONGATION, DEFLECTION, AND MOVEMENT OF THE HOLDOWN SYSTEM AT EACH FLOOR DOES NOT EXCEED 0.15". VERTICAL ELONGATION, DEFLECTION, AND MOVEMENT SHALL INCLUDE ROD ELONGATION, BEARING PLATE DEFLECTION RESULTING FROM WOOD PERPENDICULAR TO GRAIN COMPRESSION, AND TAKE UP DEVICE LOAD DEFORMATION AT SPECIFIED LOADS FROM THE HOLDOWN LOAD SCHEDULE OF SHEET S66.07. TAKE UP DEVICE LOAD DEFORMATION SHALL INCLUDE TAKEUP DEVICE AVERAGE TRAVEL AND SEATING INCREMENT Δ_R IN ACCORDANCE WITH ICC ACCEPTANCE CRITERIA AC316.

SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC-ES REPORTS. IN ADDITION, SUBSTITUTIONS SHALL MEET ICC-ES ACCEPTANCE CRITERIA AC316.

55. PREFABRICATED ROOF AND WALL PANELS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE SPANS AND CONDITIONS SHOWN ON THE DRAWINGS AND SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THESE PRODUCTS SHALL BE MANUFACTURED TO THE STANDARDS SET FORTH IN THE ICC-ES REPORT NO. PFC-4246. ALL NECESSARY CONNECTIONS, BLOCKING, HEADERS, ETC., SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. SUBMIT SHOP DRAWINGS TO THE ARCHITECT, BUILDING OFFICIAL, AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. PANELS AND ATTACHMENTS SHALL BE INSPECTED BY THE BUILDING OFFICIAL PRIOR TO COVER.

56. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH TPI 1 AND IBC SECTION 2303.4 FOR THE SPANS AND CONDITIONS SHOWN ON THE DRAWINGS.

DESIGN LOADS SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	PER DESIGN LOADING CRITERIA
BOTTOM CHORD LIVE LOAD	PER DESIGN LOADING CRITERIA
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	10 PSF
WIND UPLIFT (TOP CHORD)	25 PSF (ASD GROSS)

THE TRUSS MANUFACTURER SHALL COORDINATE LOCATIONS AND SUPPORT CONFIGURATIONS OF PLUMBING, MECHANICAL UNITS, DUCTS, AND/OR OTHER MISCELLANEOUS ITEMS WITH THE CONTRACTOR PRIOR TO TRUSS FABRICATION. THE TRUSS MANUFACTURER SHALL DESIGN TRUSSES TO SUPPORT ALL LOADS ASSOCIATED WITH SUCH ITEMS. THE TRUSS SHOP DRAWINGS SHALL INCLUDE ALL DESIGN LOADS AND APPROVED HANGER CONNECTION DETAILS TO TRUSS CHORDS FOR SUPPORT OF HUNG MECHANICAL SYSTEM COMPONENTS.

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SHOP DRAWINGS AND CALCULATIONS SHALL BE PROVIDED AS A DEFERRED SUBMITTAL TO THE ARCHITECT AND STRUCTURAL ENGINEER PER GENERAL STRUCTURAL NOTE 14. SHOP DRAWINGS SHALL INDICATE SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS NOTED OTHERWISE ON THE DRAWINGS. THE TRUSS MANUFACTURER SHALL PROVIDE ALL TRUSS-TO-TRUSS AND TRUSS-TO-BEAM/JOIST CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. THE TRUSS MANUFACTURER SHALL DESIGN AND PROVIDE DETAILS FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

57. ENGINEERED WOOD I-JOISTS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC., SHALL BE DETAINED AND FURNISHED BY THE MANUFACTURER. PERMANENT AND TEMPORARY BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH ENGINEERED WOOD I-JOISTS PROVIDED.

DESIGN SHOWN ON THE DRAWINGS IS BASED ON RESIDENTIAL JOISTS MANUFACTURED BY WEYERHAEUSER IN ACCORDANCE WITH ICC #ESR-1153. ALTERNATE ENGINEERED WOOD I-JOISTS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. A CURRENT NER OR ICC-ES REPORT AND A LIST STATING THE ITEM-FOR-ITEM SUBSTITUTION MUST BE ENGINEERING COSTS RELATING TO REVIEW AND/OR RE-DESIGN TO ACCOMMODATE PROPOSED SUBSTITUTIONS.

DESIGN LOADS SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

LIVE LOAD PER DESIGN LOADING CRITERIA		
DEAD LOAD	30	PSF (TYPICAL FLOORS/ROOFS)
WIND LOAD PER DESIGN LOADING CRITERIA		
WIND UPLIFT (ASD)		

THE JOIST MANUFACTURER SHALL COORDINATE LOCATIONS AND SUPPORT CONFIGURATIONS OF PLUMBING, MECHANICAL UNITS, DUCTS, AND/OR OTHER MISCELLANEOUS ITEMS WITH THE CONTRACTOR PRIOR TO JOIST FABRICATION. THE JOIST MANUFACTURER SHALL DESIGN JOISTS TO SUPPORT ALL LOADS ASSOCIATED WITH SUCH ITEMS. THE JOIST SHOP DRAWINGS SHALL INCLUDE ALL DESIGN LOADS AND APPROVED HANGER CONNECTION DETAILS TO JOISTS FOR SUPPORT OF HUNG MECHANICAL SYSTEM COMPONENTS.

SUBMIT SHOP DRAWINGS TO ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.

ALL I-JOIST HANGERS SHALL BE "ITS" SERIES, UNLESS NOTED OTHERWISE.

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

ATLAS DESIGN GROUP INC
600 1st AVE Suite 600C
SEATTLE, WA 98104
PH: 253.548.7193

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH @ CORNER OF N GALES ST
PORT ANGELES, WA 98362

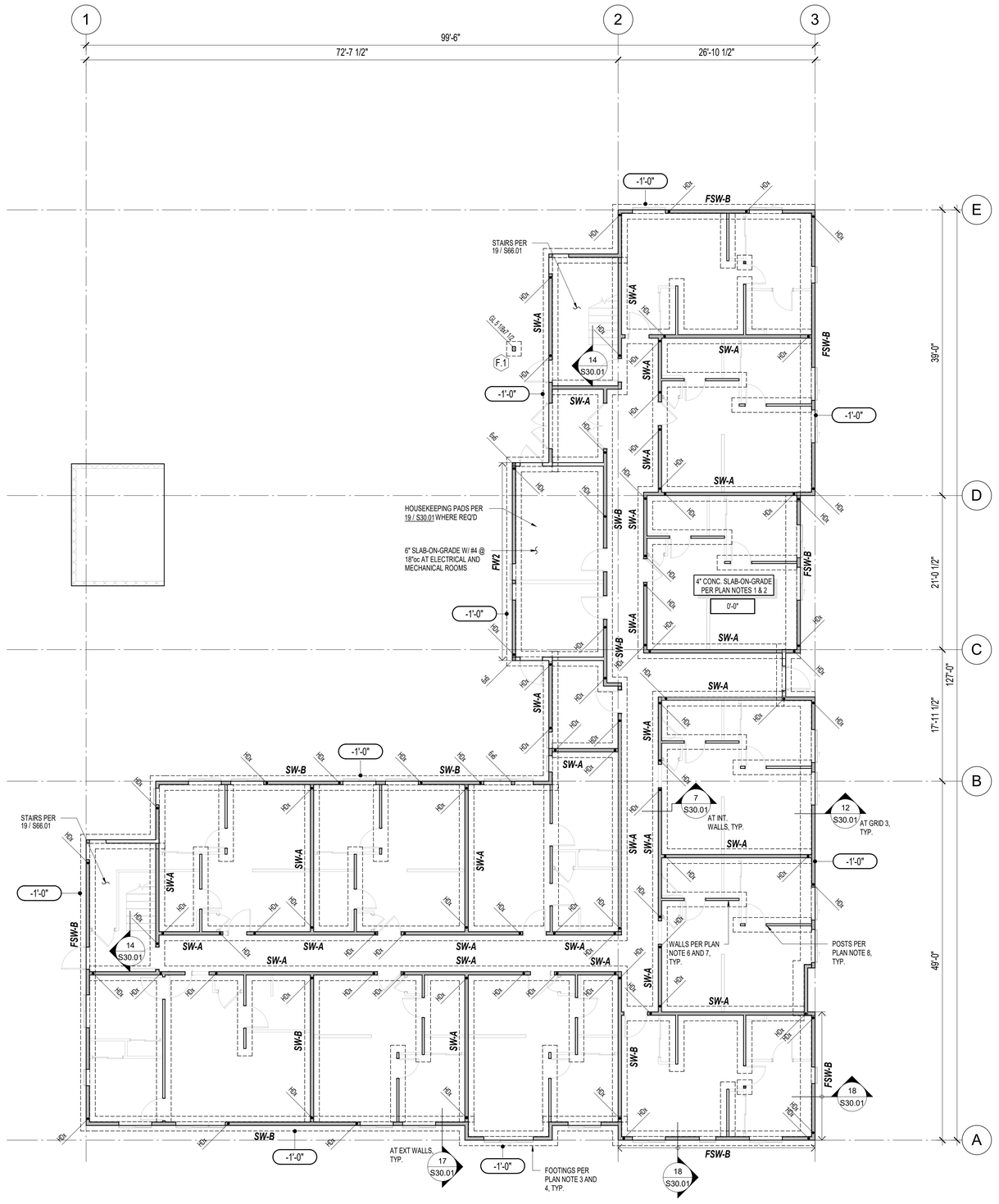
PROJECT # 25-020
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE		

AHJ APPROVAL STAMP

GENERAL STRUCTURAL NOTES

SHEET #
S11.02



1 *FOUNDATION PLAN*
1/8" = 1'-0"

FOUNDATION PLAN NOTES

1. SLAB ELEVATIONS VARY PER PLANS AND ARCHITECTURAL PLANS. SLAB-ON-GRADE SHALL BE 4" THICK WITH 6x6 W1.4xW1.4 W.W.M. AT CENTER, U.N.O. INSTALL VAPOR BARRIER BELOW SLAB AT INTERIOR SPACES OVER FREE-DRAINING GRANULAR FILL PER THE GEOTECHNICAL REPORT.
2. INSTALL CONTROL/CONSTRUCTION JOINTS IN SLABS-ON-GRADE TO DIVIDE SLABS INTO RECTANGULAR AREAS 225 SQUARE FEET OR LESS. AREAS SHALL BE APPROXIMATELY SQUARE WITH NO ACUTE ANGLES. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS. JOINT LOCATIONS MUST BE APPROVED BY THE ARCHITECT. SEE FOR ADDITIONAL INFORMATION.
3. TOPS OF ALL EXTERIOR FOOTINGS ON THIS PLAN SHALL BE BURIED BELOW FINISHED GRADE AS SHOWN IN THE DETAILS. FOOTINGS SHALL BEAR ON SUITABLE COMPACTED FILL OR DENSE NATIVE MATERIAL AS APPROVED BY THE OWNER-APPOINTED GEOTECHNICAL ENGINEER. CONTRACTOR SHALL COORDINATE WITH FINAL SITE GRADES SHOWN IN THE CIVIL DRAWINGS AND MAINTAIN MINIMUM DEPTH OF FOOTINGS SHOWN IN THE DRAWINGS. REQUIRED FOOTING STEPS SHALL BE PER 20/ S30.01. SEE DETAIL 3/ S30.01 FOR RETAINING WALLS PER CIVIL, TYP.
4. CONTRACTOR SHALL COORDINATE UNDERSLAB PIPING REQUIREMENTS WITH FOUNDATION DEPTHS AND DETAIL 14/ S30.00 . NOTIFY THE STRUCTURAL ENGINEER IF CONFLICTS ARISE DURING CONSTRUCTION.
5. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB STEPS AND SLOPES NOT SHOWN. SLAB DEPRESSIONS SHALL BE PER 2/ S30.00, TYP.
6. STUD WALLS SHALL BE FRAMED USING DOUGLAS-FIR GRADE 2x STUDS @ 16"oc., U.N.O. SEE GENERAL STRUCTURAL NOTES FOR TYPICAL WALL FRAMING NOTES. SEE DETAIL 17/ S66.06 FOR SPECIAL STUD REQUIREMENTS AT HEAVILY NAILED SHEAR WALL PANEL EDGES WHERE 3x FRAMING IS REQUIRED. STAGGERED STUD WALLS SHALL BE FRAMED PER 18/ S66.00 WITH ALLOWABLE PLUMBING PENETRATING PER 13/ S66.00, TYP. SEE ARCHITECTURAL DRAWINGS FOR WALL ASSEMBLIES.
7. SEE 10/ S66.00 FOR ALLOWABLE NOTCHES IN WALL STUDS. SEE 4/ S66.00 FOR ALLOWABLE HOLES THROUGH STUD WALL PLATES. HOLES DRILLED THROUGH WALL STUDS SHALL MEET THE REQUIREMENTS OF DETAIL 8/ S66.00 , TYP.
8. POSTS OR JAMB STUDS AT ENDS OF SUPPORTING BEAMS OR BELOW POSTS SHALL BE THE MAXIMUM OF HOW MANY STUDS NEEDED FOR FULL BEARING, MULTI-STUD SCHEDULE, AND (2)STUDS MIN. NAIL STUDS TOGETHER PER THE GENERAL STRUCTURAL NOTES.
9. SELF-TIGHTENING HOLDOWN SYSTEM SHALL BE DESIGNED TO RESIST NET UPLIFT AND COMPRESSION FORCES OF SCHEDULE THIS SHEET. SEE GENERAL STRUCTURAL NOTES AND DETAILS FOR REQUIREMENTS.
10. AT SHEATHED WALLS, CONTRACTOR SHALL EXTEND SHEATHING TO ACHIEVE FULL COVERAGE OF ENTIRE WALL TO AVOID CONFLICTS BETWEEN VARYING STRUCTURAL SHEATHING AND GWB THICKNESSES.

LEGEND

- X'-X" — TOP OF SLAB ELEVATION
- X'-X" — TOP OF FOOTING ELEVATION
- X — MULTI-STUD POST WITH "X" STUDS THIS LEVEL - NAIL TOGETHER PER GENERAL STRUCTURAL NOTES (SEE PLAN NOTE 8)
- (X) — STUD WALL PER SCHEDULE THIS SHEET (SEE PLAN NOTE 1)
- POST THIS LEVEL (SEE PLAN NOTE 8)
- STRUCTURAL WALL THIS LEVEL

LATERAL FORCE RESISTING SYSTEM LEGEND

(SEE GENERAL STRUCTURAL NOTE 15)

- ***SW-x*** — SHEAR WALL TYPE 'X' PER SCHEDULE THIS SHEET
- EXTENTS OF SHEAR WALL SHEATHING PER PLAN NOTE 10
- HDx — HOLDOWN TYPE 'x' PER SCHEDULE THIS SHEET AND PLAN NOTE 9
- ***FSW-x*** — FORCE TRANSFER SHEAR WALL TYPE "x" PER SCHEDULE THIS SHEET

SHEAR WALL TYPE SCHEDULE		
MARK	*SW-A*	*SW-B*
LEVEL 2	W6	W4
LEVEL 1	W4	W2

NOTES:
SHEAR WALL TYPES PER SCHEDULE OF 17/ S66.06 .

STUD WALL TYPE SCHEDULE		
MARK	(A)	(B)
LEVEL 2	XxX @ X"oc	XxX @ X"oc
LEVEL 1	XxX @ X"oc	XxX @ X"oc

NOTES:
SEE PLAN NOTES FOR UNSCHEDULED WALLS.

NET TENSION (T) & COMPRESSION (C) LOADS (KIPS)						
LEVEL	*RUN TYPE*					
	A		*B*		*C*	
	T	*C*	*T*	*C*	*T*	*C*
LEVEL 2	0.0	0.0	0.0	0.0	0.0	0.0
LEVEL 1	0.0	0.0	0.0	0.0	0.0	0.0

NOTES:
SEE DETAIL 20/ S66.07 FOR ADDITIONAL REQUIREMENTS AT HOLDOWNS.

SPREAD FOOTING SCHEDULE		
MARK	*SIZE*	*REINFORCING*
F.1	3'-0" x 3'-0" x 12"dp.	(4)#5 BOT. EA. WAY

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

ATLAS DESIGN GROUP INC
600 1st AVE Suite 600C
SEATTLE, WA 98104
PH: 253.548.7193

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

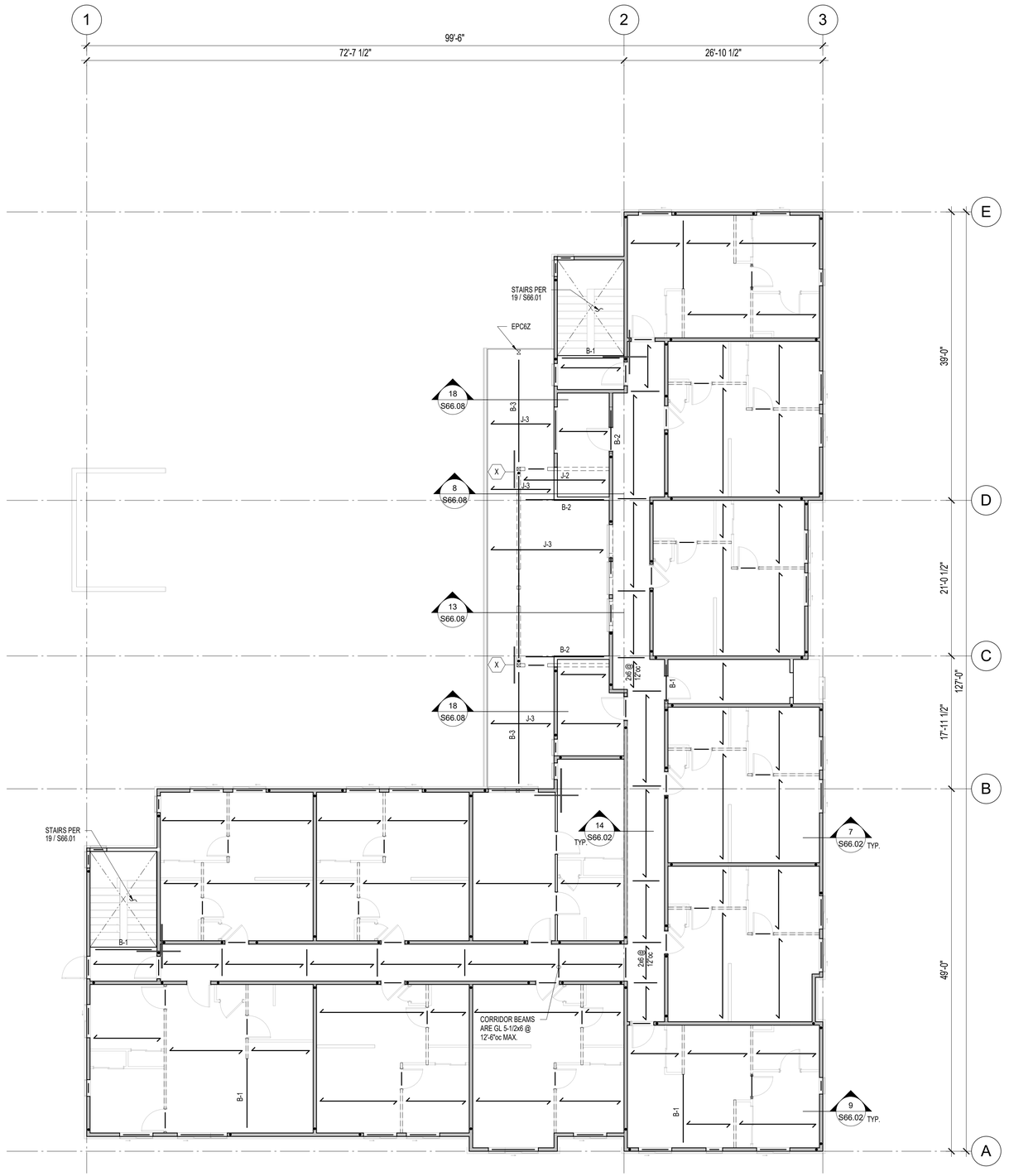
PROJECT # 25-020
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE		

AHJ APPROVAL STAMP

FOUNDATION PLAN

SHEET #
S22.01



1 *FLOOR FRAMING PLAN - LEVEL 2*
1/8" = 1'-0"

FLOOR FRAMING PLAN NOTES

1. STUD WALLS SHALL BE FRAMED USING DOUGLAS-FIR GRADE 2x STUDS @ 16"oc, U.N.O. SEE GENERAL STRUCTURAL NOTES FOR TYPICAL WALL FRAMING NOTES. SEE DETAIL _____ FOR SPECIAL STUD REQUIREMENTS AT HEAVILY NAILED SHEAR WALL PANEL EDGES WHERE 3x FRAMING IS REQUIRED. STAGGERED STUD WALLS SHALL BE FRAMED PER 18/ S66.00 WITH ALLOWABLE PLUMBING PENETRATING PER14/ S66.01, TYP. SEE ARCHITECTURAL DRAWINGS FOR WALL ASSEMBLIES.
2. SEE 10/ S66.00 FOR ALLOWABLE NOTCHES IN WALL STUDS. SEE 4/ S66.00 FOR ALLOWABLE HOLES THROUGH STUD WALL PLATES. HOLES DRILLED THROUGH WALL STUDS SHALL MEET THE REQUIREMENTS OF DETAIL 8/ S66.00 , TYP.
3. POSTS OR JAMB STUDS AT ENDS OF SUPPORTING BEAMS OR BELOW POSTS SHALL BE THE MAXIMUM OF HOW MANY STUDS NEEDED FOR FULL BEARING, MULTI-STUD SCHEDULE, AND (2)STUDS MIN. NAIL STUDS TOGETHER PER THE GENERAL STRUCTURAL NOTES.
4. SELF-TIGHTENING HOLDOWN SYSTEM SHALL BE DESIGNED TO RESIST NET UPLIFT AND COMPRESSION FORCES OF SCHEDULE ON S22.01. SEE GENERAL STRUCTURAL NOTES AND DETAILS FOR REQUIREMENTS.
5. FLOOR SYSTEM SHALL CONSIST OF GYPCRETE TOPPING (1 1/2" MAX.) OVER 3/4" PLYWOOD T&G SHEATHING (PANEL SPAN RATING 48/24). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, BLOCKING, AND EXTERIOR SHEAR WALLS BELOW W/ 10d @ 6" oc NAIL SHEATHING IN PANEL FIELD TO ALL STRUTS, STRUT BLOCKING, AND INTERIOR SHEAR WALLS BELOW W/ 10d @ 3" oc, STAGGERED. NAIL SHEATHING AT ALL INTERMEDIATE SUPPORTS W/ 10d @ 10"oc GLUE SHEATHING AT ALL SUPPORTS W/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.
6. AT BLOCKED DIAPHRAGM AREAS INSTALL 2x FLAT BLOCKING (PER GENERAL STRUCTURAL NOTES) AT ALL UNFRAMED PANEL EDGES, NAILS SHALL BE LOCATED AT LEAST 3/8" FROM EDGE OF PANEL. NAIL SHEATHING AT ALL INTERMEDIATE SUPPORTS W/ 10d @ 10"oc NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES AND BLOCKING, W/ 10d @ 4"oc NAIL SHEATHING IN PANEL FIELD TO ALL STRUTS, STRUT BLOCKING, AND INTERIOR SHEAR WALLS BELOW W/ (2)ROWS OF 10d @ 3"oc (STAGGERED ROWS)
7. FLOOR JOISTS SHALL BE TYPE "J-1" PER SCHEDULE THIS SHEET, TYP. UNLESS NOTED OTHERWISE. JOIST HANGERS SHALL BE 'ITS' SERIES, U.N.O.
8. BEAMS OVER INTERIOR OPENINGS SHALL BE (2)2x8 (EXTERIOR OPENINGS SHALL BE (2)2x10) AND DROPPED BELOW STUD WALL TOP PLATES PER 20/ S66.02 , U.N.O.
9. HANGERS AT ALL FLUSH WOOD BEAM-TO-BEAM CONNECTIONS SHALL BE HU (MAX.) SERIES. FURNISH HANGERS WITH SKEWED OR SLOPED SEATS AS REQUIRED. INSTALL HUC SERIES HANGERS WHERE BEAMS ARE SUPPORTED BY WOOD POSTS, U.N.O. ALL HANGERS SHALL BE SIZED TO MATCH NOMINAL DEPTHS OF SUPPORTED MEMBERS, TYP.
10. REFER TO THE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS WHERE FASTENERS AND CONNECTORS ARE IN CONTACT WITH PRESSURE-TREATED WOOD MEMBERS.
11. RIM BOARD AT 2-HR RATED SHAFT WALLS AND SHALL BE PER 17/ S66.00 , U.N.O. SEE ARCHITECTURAL FOR LOCATIONS.
12. AT SHEATHED WALLS, CONTRACTOR SHALL EXTEND SHEATHING TO ACHIEVE FULL COVERAGE OF ENTIRE WALL TO AVOID CONFLICTS BETWEEN VARYING STRUCTURAL SHEATHING AND GWB THICKNESSES

LATERAL FORCE RESISTING SYSTEM LEGEND

(SEE GENERAL STRUCTURAL NOTE 15)

- EXTENTS OF SHEAR WALL SHEATHING PER PLAN NOTE 12
- STRUT — FRAMING MEMBER NAILED AS STRUT PER PLAN NOTE 6
- *Wx* — SHEAR WALL TYPE 'x' THIS LEVEL PER THIS SHEET AND 17/ S66.06
- X — STRAP PER SCHEDULE THIS SHEET
- 3x6 FLAT STRUT BLKG. UNDER STRAP BELOW SHEATHING
- BLOCKED DIAPHRAGM PER PLAN NOTE 6

LEGEND

- SPAN DIRECTION OF FRAMING MEMBERS (SEE PLAN NOTE 7)
- JS — JOIST STRUT
- DJ — DOUBLE JOIST
- DJS — DOUBLE JOIST STRUT
- GL — GLULAM

JOIST SCHEDULE

MARK	TYPE	HANGER, U.N.O.
J-1	11 7/8" TJI 110 @ 16"oc.	ITS
J-2	(2) 11 7/8" TJI 110 @ 16"oc.	ITS
J-3	4x8 @ 48"oc.	-

BEAM SCHEDULE

MARK	TYPE
B-1	LSL 3 1/2x11 7/8
B-2	PSL 5 1/4x11 7/8
B-3	GL 5 1/8x10 1/2

STRAP SCHEDULE

MARK	DESCRIPTION	LOCATION	END LENGTH	NAILING
A	CS14 x 6'-0"	INSTALL OVER TOP OF SHEATHING OR SIDE OF JOIST	N/A	NAIL ALTERNATE HOLES
B	CMST12 x 12'-0"	RE-ENTRANT CORNERS	N/A	(2)ROWS 16d
C	CMST12	INSTALL OVER TOP OF SHEATHING OR SIDE OF JOIST	3'-4"	(2)ROWS 16d

NOTES:
1. INSTALL BLOCKING PER MFR FOR STRAP INSTALLATION, TYP.
2. IF STRAP ALIGNS WITH HOLDOWN, INSTALL STRAP 1'-0" AWAY FROM HOLDOWN, TYP.

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

ATLAS DESIGN GROUP INC
600 1st AVE Suite 600C
SEATTLE, WA 98104
PH: 253.548.7193

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 25-020

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

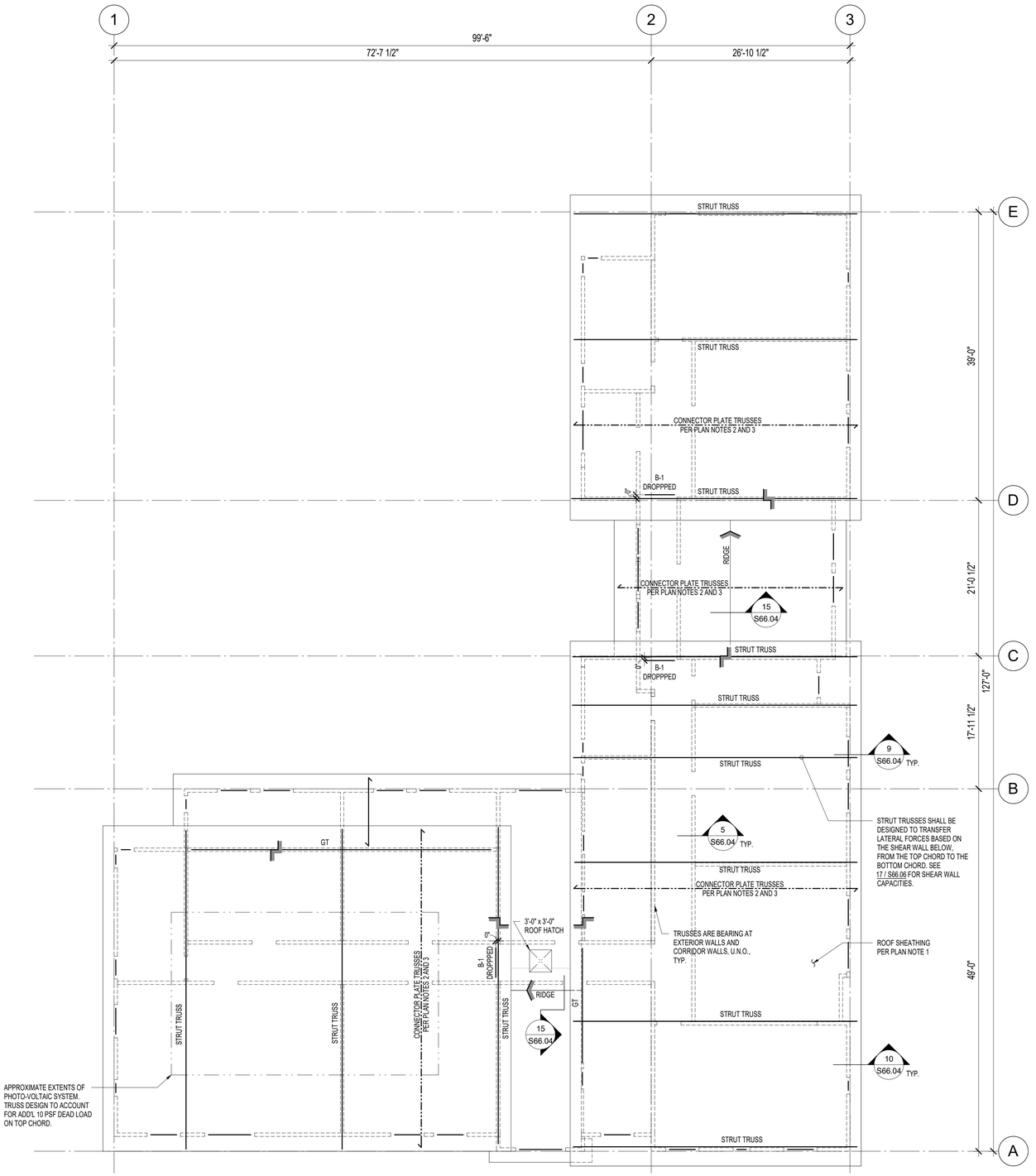
REVISION SCHEDULE

AHJ APPROVAL STAMP

FLOOR FRAMING PLAN - LEVEL 2

SHEET #

S22.02



1 *ROOF FRAMING PLAN*
1/8" = 1'-0"

ROOF FRAMING PLAN NOTES

1. ROOF SYSTEM SHALL CONSIST OF 5/8" PLYWOOD AT NON-ROOF DECK AREAS (PANEL SPAN RATING 32/16). ROOF SHEATHING BENEATH ROOF DECK AREAS SHALL BE 3/4" PLYWOOD. NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, STRUTS, BLOCKING, AND SHEAR WALLS BELOW W/ 10d @ 6"oc NAIL SHEATHING AT ALL INTERMEDIATE SUPPORTS W/ 10d @ 12"oc, U.N.O. INSTALL PANEL EDGE CLIPS PER GENERAL STRUCTURAL NOTES AT ALL UNFRAMED, UNBLOCKED PANEL EDGES.
2. ROOF JOISTS SHALL BE CONNECTOR PLATE TRUSSES @ 24"oc LUMBER FOR THE TRUSSES SHALL BE PER THE TRUSS DESIGNER EXCEPT TRUSS TOP CHORDS SHALL BE DOUG-FIR # 2. TRUSS MANUFACTURER SHALL INSTALL ALL TEMPORARY AND PERMANENT TRUSS BOTTOM CHORD BRACING AND BRIDGING AND RELATED CONNECTION AND ATTACHMENT DETAILS. REFER TO THE ARCHITECTURAL DRAWINGS FOR GENERAL STRUCTURAL NOTES FOR OTHER ADDITIONAL REQUIREMENTS.
3. TRUSSES SHALL BE DESIGNED FOR TYPICAL TRUSS LOADING AS SHOWN IN THE GENERAL STRUCTURAL NOTES. GABLED TRUSSES SHALL BE DESIGNED FOR BOTH THE BALANCED AND UNBALANCED SNOW LOADING CONDITIONS AS REQUIRED PER ASCE 7-16, 7.6.1.
4. ROOF BEAMS SHALL BE (2)2x10 AND DROPPED BELOW STUD WALL TOP PLATES PER 9/ S66.04 , UNLESS NOTED OTHERWISE.
5. INSTALL HU (MAX) HANGERS AT ALL FLUSH WOOD BEAM-TO-WOOD BEAM CONNECTIONS AND ALL FLUSH SKEWED FRAMING CONNECTIONS, U.N.O. HU HANGERS SHALL BE SIZED TO MATCH NOMINAL DEPTH OF SUPPORTED MEMBERS, U.N.O. SEE PLANS/DETAILS WHERE CONCEALED FLANGES ARE REQUIRED.
6. RIM BOARD AT 2-HR RATED SHAFT WALLS SHALL BE PER 17/ S66.00 , U.N.O. SEE ARCHITECTURAL FOR LOCATIONS.
7. AT BLOCKED DIAPHRAGM AREAS INSTALL 2x FLAT BLOCKING (PER GENERAL STRUCTURAL NOTES) AT ALL UNFRAMED PANEL EDGES, NAILS SHALL BE LOCATED AT LEAST 3/8" FROM EDGE OF PANEL. NAIL SHEATHING AT ALL INTERMEDIATE SUPPORTS W/ 10d @ 10"oc NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES AND BLOCKING, W/ 10d @ 4"oc NAIL SHEATHING IN PANEL FIELD TO ALL STRUTS, STRUT BLOCKING, AND INTERIOR SHEAR WALLS BELOW W/ (2)ROWS OF 10d @ 3"oc (STAGGERED ROWS)

LEGEND

- STRUCTURAL WALL BELOW THIS LEVEL
- POST BELOW
- SPAN DIRECTION OF FRAMING MEMBERS (SEE PLAN NOTES 2 AND 3)
- GL GLULAM
- 3x6 FLAT STRUT BLKG. UNDER STRAP BELOW SHEATHING
- BLOCKED DIAPHRAGM PER PLAN NOTE 6 OF S22.03

BEAM SCHEDULE	
MARK	*TYPE*
B-1	LSL 3 1/2x11 7/8
B-2	PSL 5 1/4x11 7/8
B-3	GL 5 1/8x10 1/2

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

ATLAS DESIGN GROUP INC
600 1st AVE Suite 600C
SEATTLE, WA 98104
PH: 253.548.7193

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH @ CORNER OF N GALES ST
PORT ANGELES, WA 98362

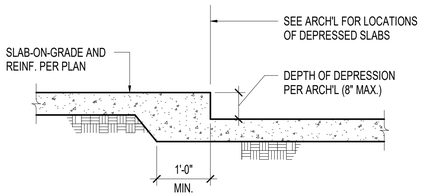
PROJECT # 25-020
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

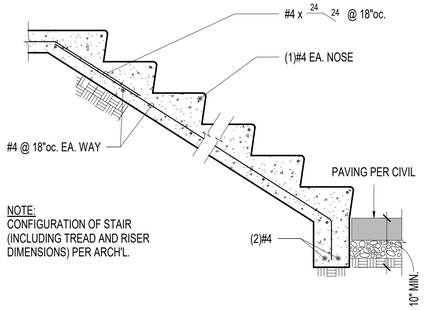
AHJ APPROVAL STAMP

ROOF FRAMING PLAN

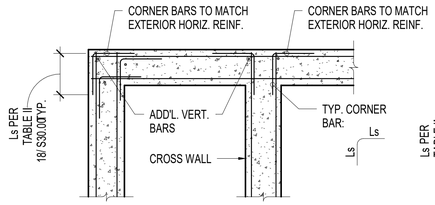
SHEET #
S22.03



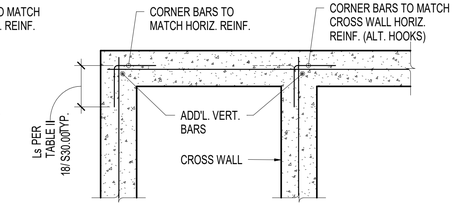
2 *SLAB STEP*
3/4" = 1'-0" [1006]



3 *STAIRS-ON-GRADE*
3/4" = 1'-0" [1002]

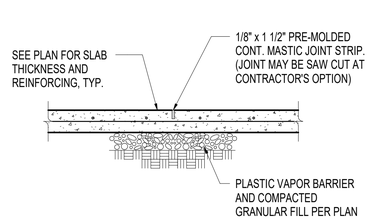


PLAN DOUBLE CURTAIN

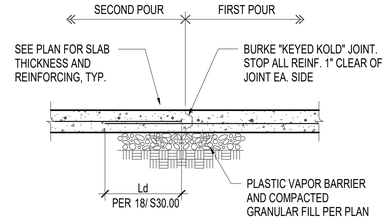


PLAN SINGLE CURTAIN

7 *CORNER REINFORCEMENT*
3/4" = 1'-0" [1004]

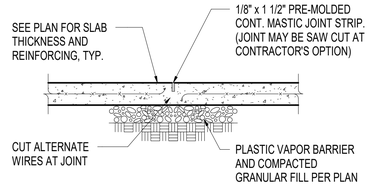


CONTROL JOINT

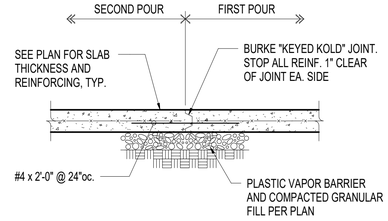


CONSTRUCTION JOINT

OTHER REINFORCEMENT



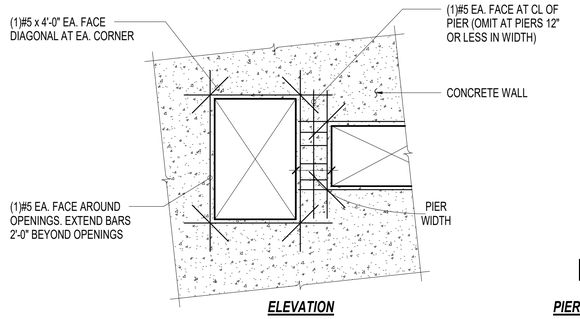
CONTROL JOINT



CONSTRUCTION JOINT

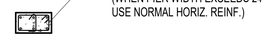
WELDED WIRE MESH REINFORCEMENT

9 *SLAB-ON-GRADE JOINTS*
3/4" = 1'-0" [1001]



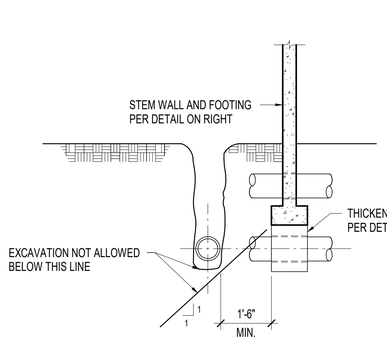
ELEVATION

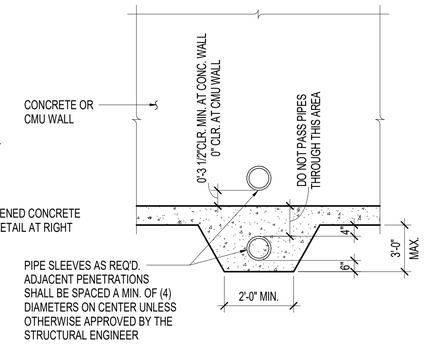
NOTES:
1. REINFORCING SHOWN IS MINIMUM. SEE PLANS AND WALLS ELEVATIONS FOR ADD'L. REQ'D. REINF.
2. INSTALL FOR ANY OPENING SIX SQUARE FEET OR LARGER UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3. FOR WALLS THICKER THAN 8" USE #6 BARS IN LIEU OF #5 BARS SHOWN.



PIER SECTION

12 *OPENING REINFORCEMENT*
3/4" = 1'-0" [1005]





14 *PLUMBING NEAR FOOTINGS*
3/4" = 1'-0" [1008]

I MINIMUM STRAIGHT DEVELOPMENT LENGTH (Ld)

BAR SIZE	f'c = 4,000 PSI	
	TOP BARS *	OTHER BARS
# 3	19"	15"
# 4	25"	19"
# 5	31"	24"
# 6	37"	29"
# 7	54"	42"
# 8	62"	48"

II MINIMUM LAP SPLICE LENGTHS (Ls) (CLASS B)

BAR SIZE	f'c = 4,000 PSI	
	TOP BARS *	OTHER BARS
# 3	25"	19"
# 4	32"	25"
# 5	41"	31"
# 6	49"	37"
# 7	81"	54"
# 8	91"	62"

III MINIMUM EMBEDMENT LENGTHS (Ldh) FOR STANDARD END HOOKS

BAR SIZE	f'c ≥ 4,000 PSI
# 3	6"
# 4	7"
# 5	9"
# 6	10"
# 7	12"
# 8	14"

* "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

IF CLEAR CONCRETE COVER IS LESS THAN 1x THE DIAMETER OF THE BAR OR THE CENTER-TO-CENTER SPACING IS LESS THAN (3) BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 50%.

1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2 1/2".
2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2".

18 *REBAR DEVELOPMENT SCHEDULE*
3/4" = 1'-0" [1000]

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

ATLAS DESIGN GROUP INC
600 1st AVE Suite 600C
SEATTLE, WA 98104
PH: 253.548.7193

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH @ CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 25-020
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE		

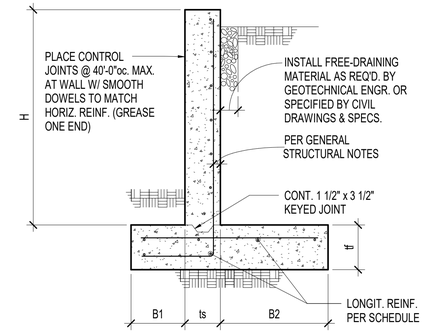
AHJ APPROVAL STAMP

TYPICAL CONCRETE DETAILS

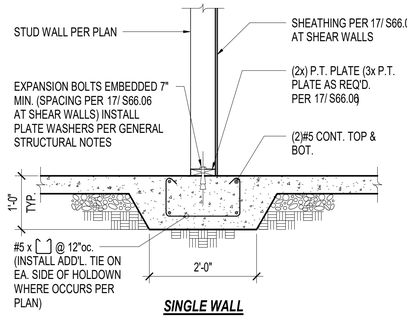
SHEET #
S30.00

H	B1	ts	B2	tf	STEM REINFORCING VERT.	STEM REINFORCING HORIZ.	FOOTING REINFORCING TOP	FOOTING REINFORCING LONGIT.
UP TO 5'	9"	8"	1'-6"	12"	#4 @ 18"	#4 @ 12"	#5 @ 12"	(4)#5
6'	9"	8"	1'-6"	12"	#4 @ 18"	#4 @ 12"	#5 @ 12"	(4)#5
7'	1'-0"	8"	2'-0"	12"	#4 @ 10"	#4 @ 12"	#5 @ 12"	(4)#5
8'	1'-0"	8"	2'-0"	12"	#5 @ 12"	#4 @ 12"	#5 @ 12"	(4)#5
9'	1'-3"	8"	2'-6"	12"	#5 @ 12"	#4 @ 12"	#5 @ 12"	(5)#5
10'	1'-9"	8"	3'-6"	14"	#6 @ 12"	#4 @ 12"	#6 @ 12"	(5)#6
11'	2'-0"	8"	4'-0"	14"	#6 @ 9"	#4 @ 12"	#6 @ 10"	(7)#6
12'	2'-3"	10"	4'-6"	15"	#7 @ 12"	#4 @ 10"	#6 @ 10"	(8)#6

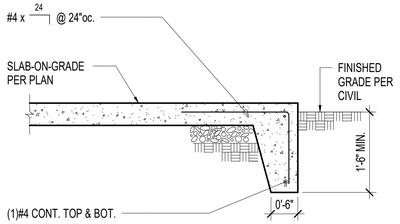
NOTE: MAXIMUM HORIZ. DESIGN PRESSURE = 35 PCF
MINIMUM ALLOWABLE BEARING = 3000 PSF
COEFFICIENT OF FRICTION = 0.35 (INCLUDING FACTOR OF SAFETY)
PASSIVE RESISTANCE = 300 PCF

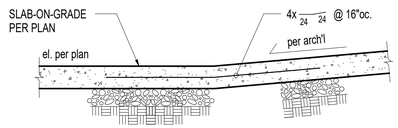


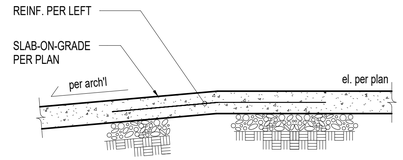
3 SITE RETAINING WALL SCHEDULE
3/4" = 1'-0" [1051]



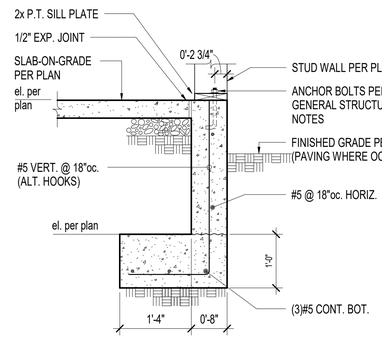
SINGLE WALL



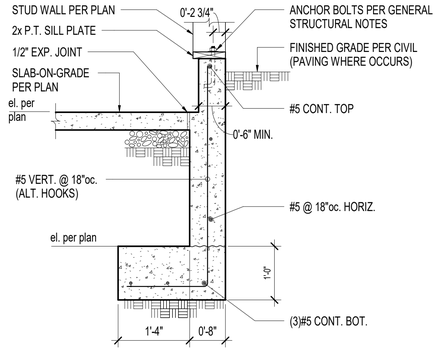




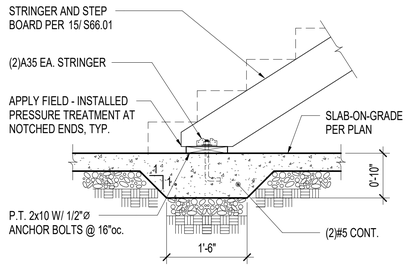
7 THICKENED SLAB UNDER WOOD WALL
3/4" = 1'-0" [1129M]

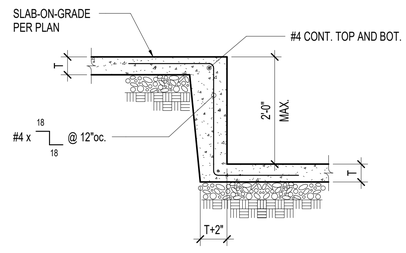


8 THICKENED SLAB EDGE
3/4" = 1'-0" [1003]

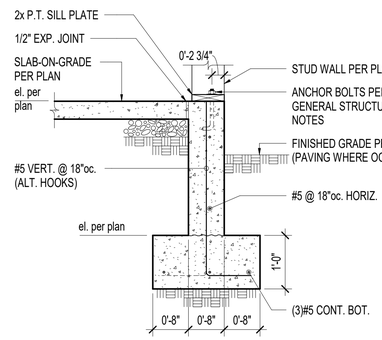


9 RAMP-ON-GRADE
3/4" = 1'-0" [1073]

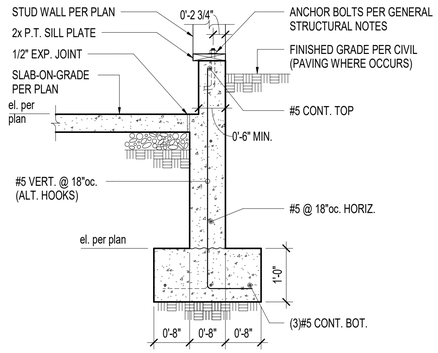




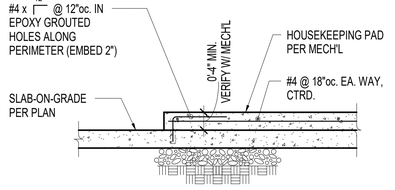
12 L-SHAPED FOOTING W/O CURB
3/4" = 1'-0" [9002]



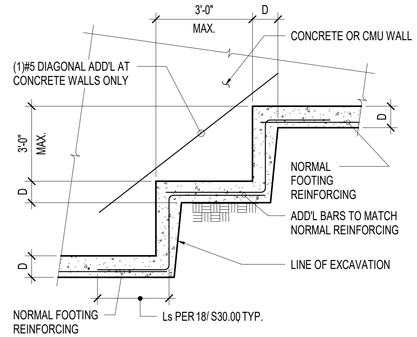
13 L-SHAPED FOOTING W/ CURB
3/4" = 1'-0" [1101]



14 THICKENED SLAB AT STAIRS
3/4" = 1'-0" [1066]



15 SLAB STEP
3/4" = 1'-0" [1099]



17 STRIP FOOTING W/O CURB
3/4" = 1'-0" [9001]

18 STRIP FOOTING W/ CURB
3/4" = 1'-0" [1101M]

19 HOUSEKEEPING PAD
3/4" = 1'-0" [1098]

20 FOOTING STEP
3/4" = 1'-0" [1010]

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

ATLAS DESIGN GROUP INC
600 1st AVE Suite 600C
SEATTLE, WA 98104
PH: 253.548.7193

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH @ CORNER OF N GALES ST
PORT ANGELES, WA 98362

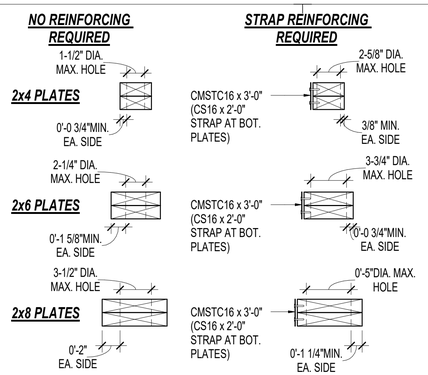
PROJECT # 25-020
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

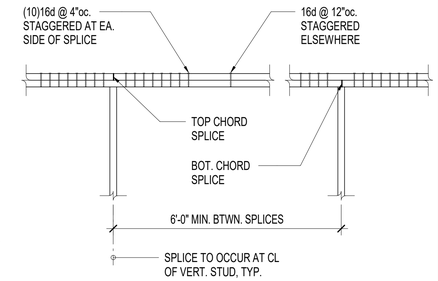
AHJ APPROVAL STAMP

FOUNDATION DETAILS

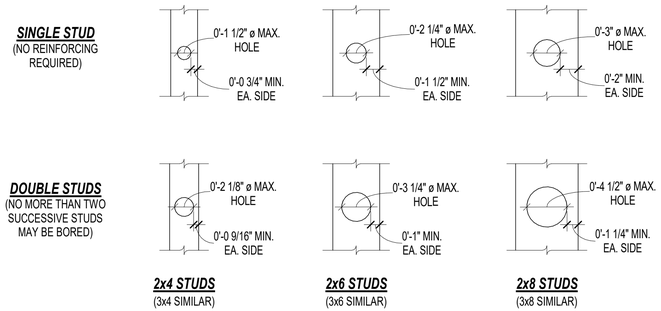
SHEET #
S30.01



4 *ALLOWABLE HOLES IN TOP PLATES*
1 1/2" = 1'-0" [2001]

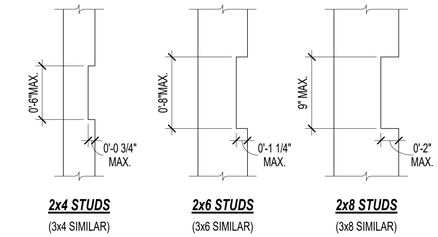


5 *ALLOWABLE SPLICE DISTANCE*
3/4" = 1'-0" [2000]

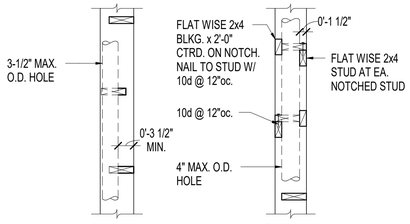


8 *ALLOWABLE HOLES IN STUDS*
1 1/2" = 1'-0" [2002]

NOTE:
NOTCHES SHALL NOT OCCUR IN MORE THAN (2) SUCCESSIVE STUDS.



10 *ALLOWABLE NOTCHES IN STUDS*
1 1/2" = 1'-0" [2003]



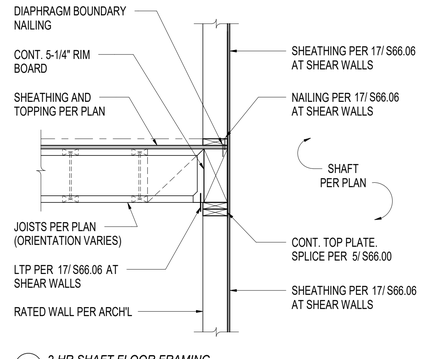
NOTES:
1. NO MORE THAN (2) CONSECUTIVE STUDS MAX.
2. DO NOT DRILL OR NOTCH BUILT-UP POSTS OR HOLDOWN STUDS.

13 *ALLOWABLE PLUMBING IN STAGGERED STUD FRAMING*
3/4" = 1'-0" [2041]

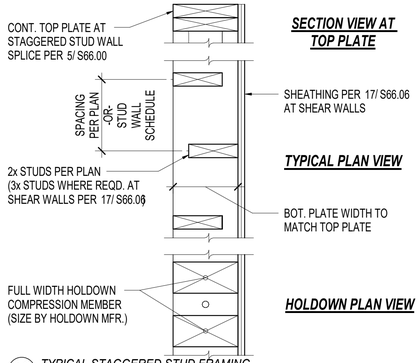
HEADER & JAMB STUD SCHEDULE

OPENING LENGTH 'L'	HEADER SIZE (1)(2)	JAMB STUD SIZE (1)(2)
L ≥ 6'-0"	(2)2x6	(2)2x6
6'-0" < L ≤ 9'-0"	(3)2x6	(3)2x6

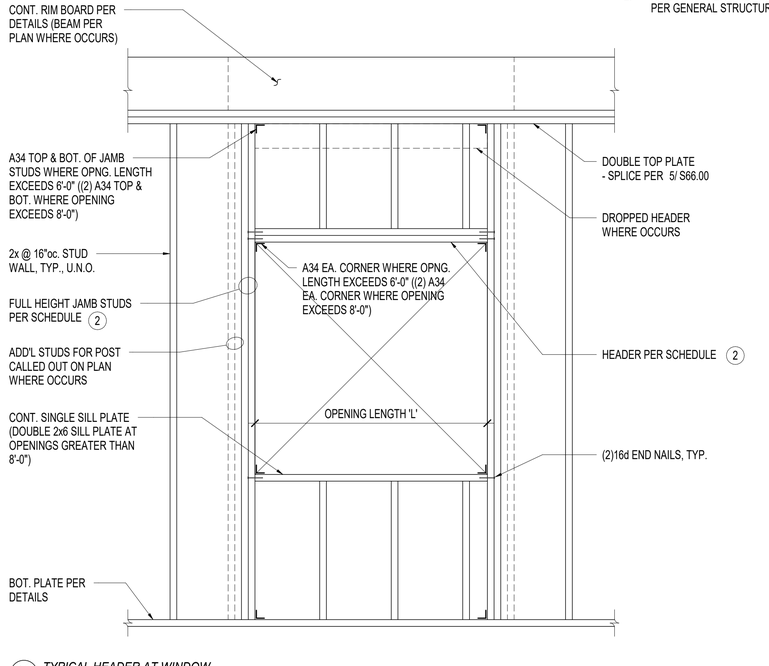
NOTES:
1. 2x8 AND LARGER STUD WIDTHS SHALL MATCH NUMBER OF STUDS REQUIRED FOR 2x6 STUDS.
2. NAIL TOGETHER BUILT-UP MEMBERS PER GENERAL STRUCTURAL NOTES.



17 *2-HR SHAFT FLOOR FRAMING*
3/4" = 1'-0" [2040]



18 *TYPICAL STAGGERED STUD FRAMING*
1 1/2" = 1'-0" [2009]



19 *TYPICAL HEADER AT WINDOW*
3/4" = 1'-0" [2042]

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

ATLAS DESIGN GROUP INC
600 1st AVE Suite 600C
SEATTLE, WA 98104
PH: 253.548.7193

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

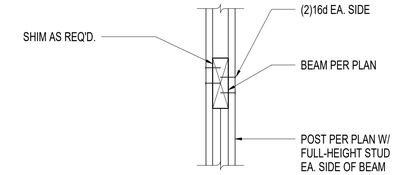
PROJECT # 25-020
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

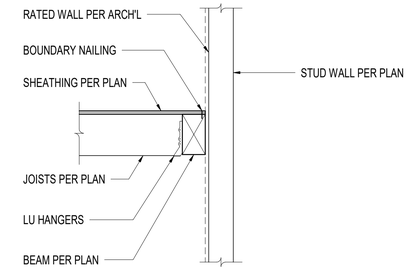
AHJ APPROVAL STAMP

TYPICAL WOOD DETAILS

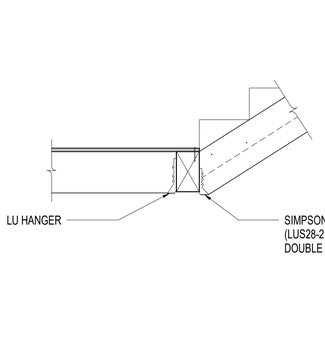
SHEET #
S66.00

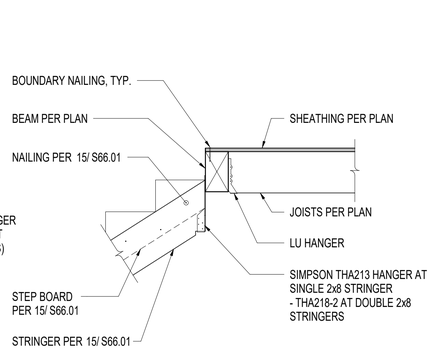


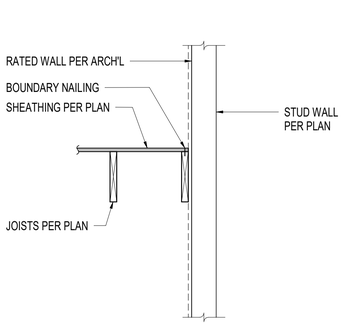
5 *BEAM POCKET INTO WALL*
3/4" = 1'-0" [2008]



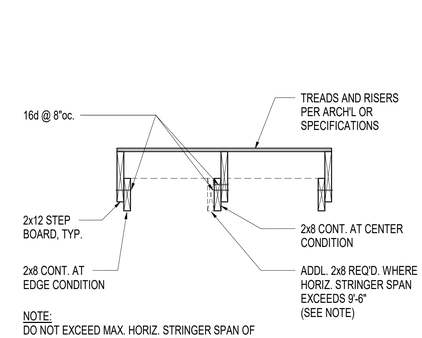
10 *STAIR BEAM AT EXTERIOR STAIR WALL*
3/4" = 1'-0" [2013]



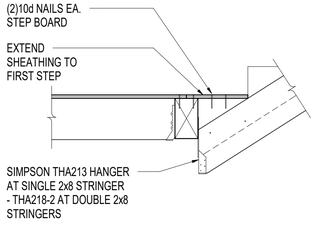


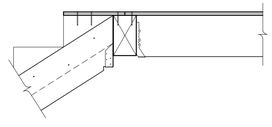


14 *STAIR STRINGER AT EXTERIOR STAIR WALL*
3/4" = 1'-0" [2014]

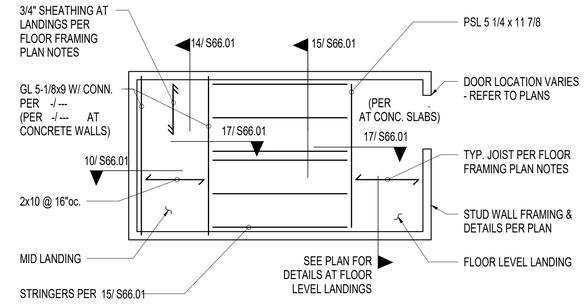


15 *TYPICAL STRINGER FRAMING*
3/4" = 1'-0" [2011]





17 *TYPICAL STAIR TREAD AND RISER*
3/4" = 1'-0" [2012]



19 *TYPICAL STAIR FRAMING*
3/4" = 1'-0" [2032]

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

ATLAS DESIGN GROUP INC
600 1st AVE Suite 600C
SEATTLE, WA 98104
PH: 253.548.7193

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

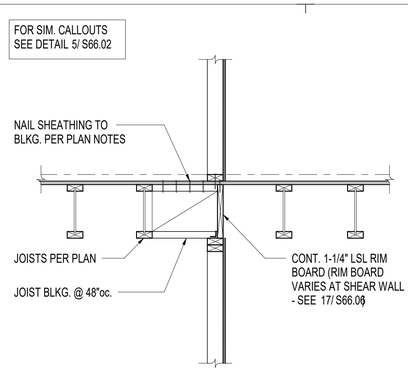
PROJECT # 25-020
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE		

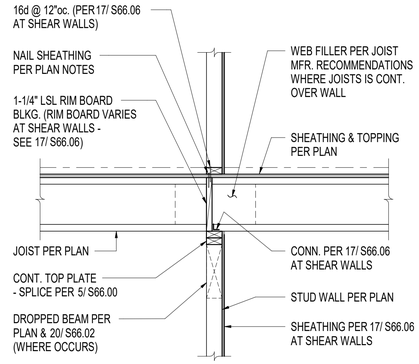
AHJ APPROVAL STAMP

WOOD STAIR DETAILS

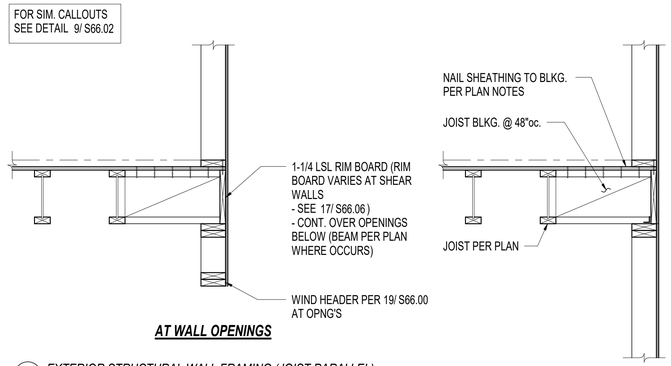
SHEET #
S66.01



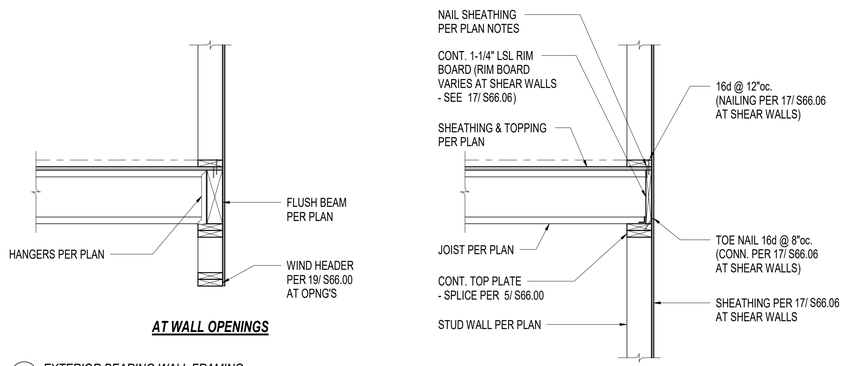
4 *INTERIOR STRUCTURAL WALL FRAMING (JOIST PARALLEL)*
3/4" = 1'-0" [2024]



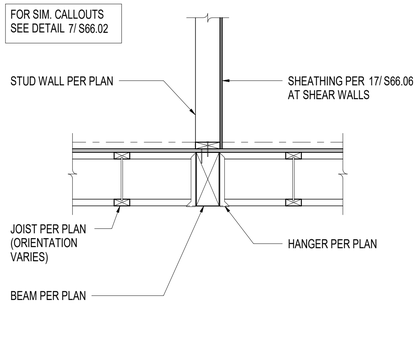
5 *INTERIOR BEARING WALL FRAMING*
3/4" = 1'-0" [2020]



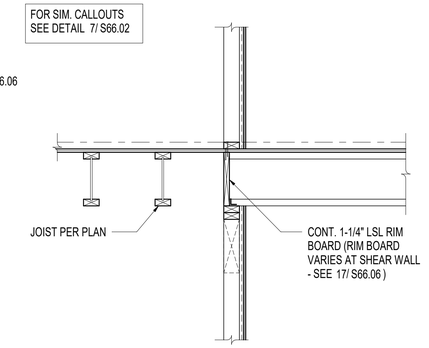
7 *EXTERIOR STRUCTURAL WALL FRAMING (JOIST PARALLEL)*
3/4" = 1'-0" [2029]



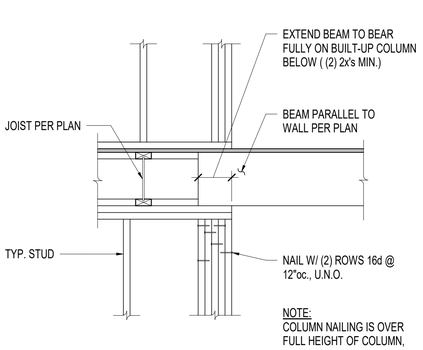
9 *EXTERIOR BEARING WALL FRAMING*
3/4" = 1'-0" [2030]



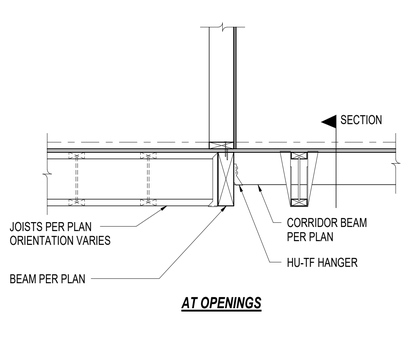
11 *WALL BEARING ON BEAM*
3/4" = 1'-0" [2023]



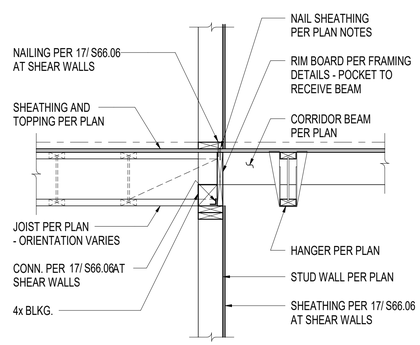
12 *BEARING WALL FLOOR FRAMING (JOISTS PARALLEL AND PERPENDICULAR)*
3/4" = 1'-0" [2028]

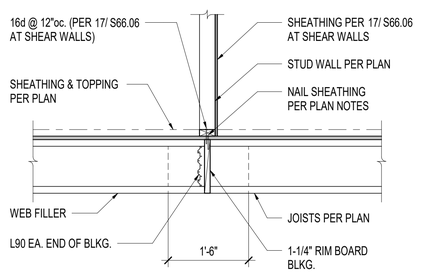


13 *DETAIL*
3/4" = 1'-0" [1119]

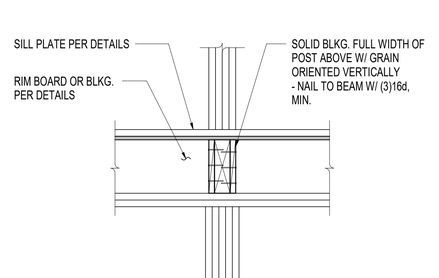


14 *TYPICAL CORRIDOR FRAMING*
3/4" = 1'-0" [2007]

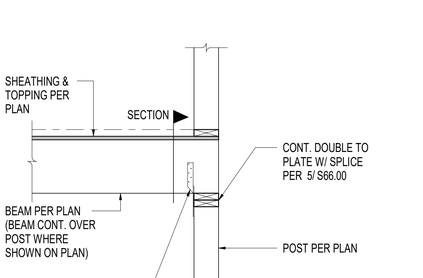


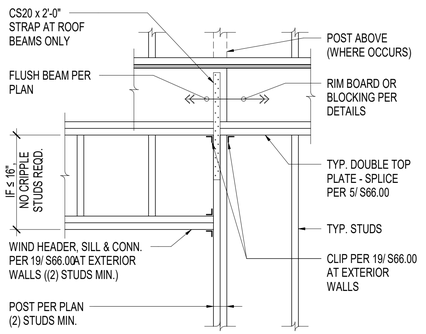


16 *WALL BEARING ON JOISTS*
3/4" = 1'-0" [2027]

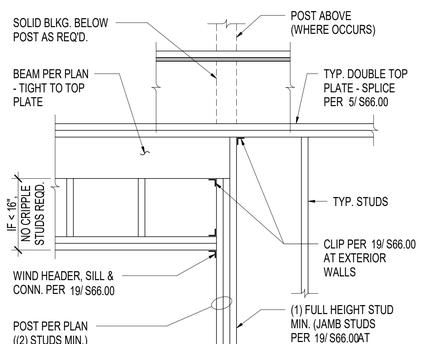


17 *DETAIL*
3/4" = 1'-0" [2006]





19 *DETAIL*
3/4" = 1'-0" [2005]



20 *DETAIL*
3/4" = 1'-0" [2004]

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

ATLAS DESIGN GROUP INC
600 1st AVE Suite 600C
SEATTLE, WA 98104
PH: 253.548.7193

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

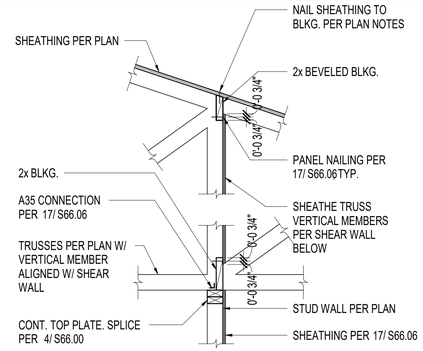
PROJECT # 25-020
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

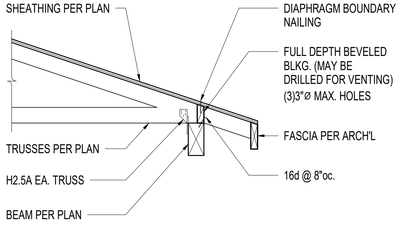
WOOD FLOOR
FRAMING DETAILS

SHEET #
S66.02

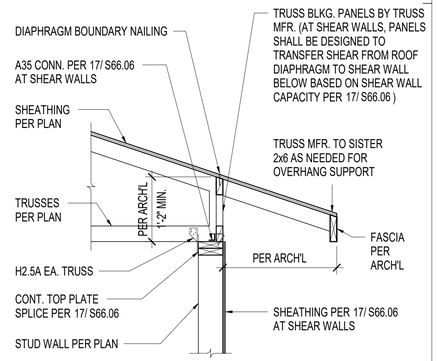


5 *ROOF TRUSS BEARING ON INTERIOR SHEAR WALL*
3/4" = 1'-0" [2095]

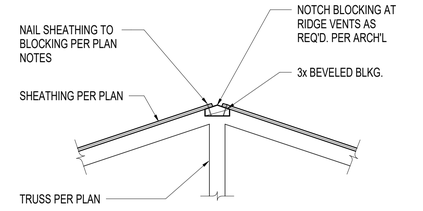
NOTE:
TRUSS PROFILE MAY VARY.



9 *ROOF TRUSS BEARING ON EXTERIOR BEAM*
3/4" = 1'-0" [2048]



10 *ROOF TRUSS BEARING ON EXTERIOR SHEAR WALL*
3/4" = 1'-0" [2047]



15 *DETAIL*
3/4" = 1'-0" [2054]

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

ATLAS DESIGN GROUP INC
600 1st AVE Suite 600C
SEATTLE, WA 98104
PH: 253.548.7193

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

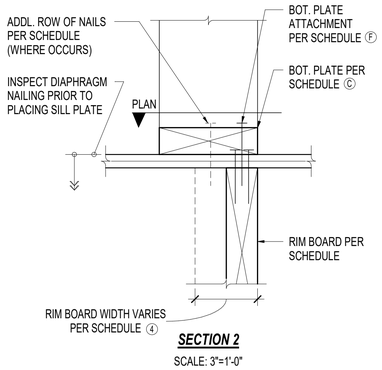
PROJECT # 25-020
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE		

AHJ APPROVAL STAMP

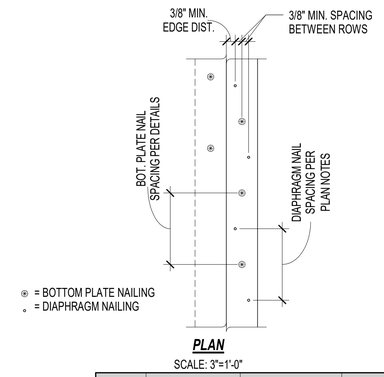
WOOD ROOF FRAMING DETAILS

SHEET #
S66.04



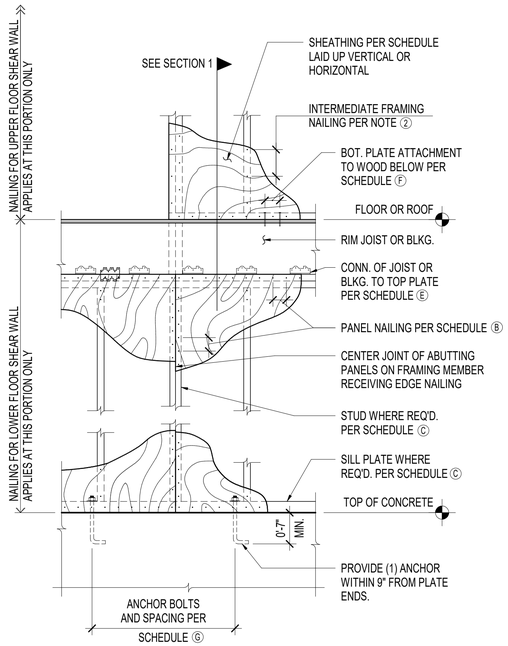
SECTION 2

SCALE: 3"=1'-0"



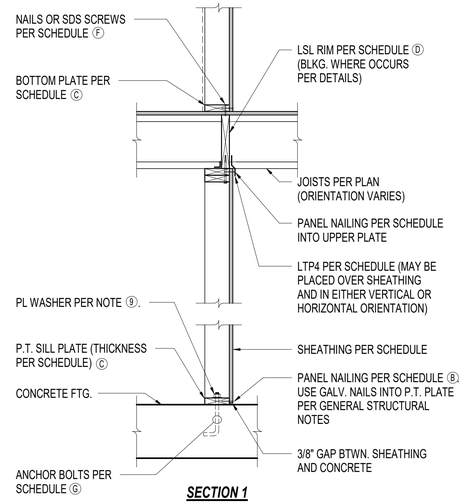
PLAN

SCALE: 3"=1'-0"



ELEVATION

TYPICAL SHEAR WALL NAILING CONVENTION



SECTION 1

MARK	(A) SHEATHING (1)	(B) 10d (0.148" x 3") PANEL NAILING (2)	(C) THICKNESS OF STUD OR BLKG. AT ABUTTING PANEL EDGES, AND THICKNESS OF BOTTOM/SILL PLATE (3)	(D) MINIMUM LSL RIM THICKNESS (BASED ON SHEAR WALL BELOW RIM) (4)	(E) CONNECTION OF JOIST OR BLKG. TO TOP PLATE (BASED ON SHEAR WALL BELOW RIM) (8)	(F) BOTTOM PLATE ATTACHMENT (8)		(G) ANCHOR BOLTING TO CONCRETE (9) (10)
						16d (0.148"x3 1/4") NAILS (5)	0.220"ø x 5" SDWS SCREWS (5)	5/8"ø
W6	1/2"	6"oc.	2x	1-3/4"	A35 CLIPS @ 22" oc. OR LTP4 CLIPS @ 23" oc.	5"oc.	19"oc.	48"oc.
W4	1/2"	4"oc.	3x	1-3/4"	A35 CLIPS @ 15" oc. OR LTP4 CLIPS @ 13" oc.	4"oc.	13"oc.	47"oc.
W3	1/2"	3"oc.	3x	3-1/2"	A35 CLIPS @ 13" oc. OR LTP4 CLIPS @ 10" oc.	(2) ROWS @ 5"oc.	10"oc.	36"oc.
W2	1/2"	2"oc.	3x	3-1/2"	A35 CLIPS @ 10" oc OR LTP4 CLIPS @ 7" oc.	(2) ROWS @ 4"oc.	7"oc.	28"oc.
W2-5/8	5/8"	2"oc.	3x	3-1/2"	A35 CLIPS @ 9" oc OR LTP4 CLIPS @ 6" oc.	(2) ROWS @ 3"oc.	7"oc.	25"oc.
2W4	1/2" EA. SIDE (6)	4"oc.	3x	3-1/2"	A35 CLIPS AND LTP4 CLIPS @ 13" oc.	(2) ROWS @ 3"oc.	6"oc.	23"oc.
2W3	1/2" EA. SIDE (6)	3"oc.	3x	3-1/2"	A35 CLIPS AND LTP4 CLIPS @ 10" oc.	NOT ALLOWED	5"oc.	18"oc.
2W2	1/2" EA. SIDE (6)	2"oc.	3x	3-1/2"	A35 CLIPS AND LTP4 CLIPS @ 8" oc.	NOT ALLOWED	4"oc.	14"oc.
2W2-5/8	5/8" EA. SIDE (6)	2"oc.	3x	3-1/2"	A35 CLIPS AND LTP4 CLIPS @ 7" oc.	NOT ALLOWED	(2) ROWS @ 7"oc.	12"oc.

1. SHEAR WALL SCHEDULE NOTES:
SHEATHING SHALL CONSIST OF 15/32" OSB (19/32" OSB AT W2-5/8) AT INTERIOR WALLS, AND 1/2" PLYWOOD AT EXTERIOR WALLS. OSB SHALL NOT BE SUBSTITUTED FOR PLYWOOD OR VICE VERSA. SHEATHING SHALL HAVE A MINIMUM SPAN RATING OF 24/16.

2. PANEL NAILING APPLIES TO ALL SHEATHING PANEL EDGES. INSTALL BLOCKING AT ALL UNFRAMED PANEL EDGES. NAIL SHEATHING TO INTERMEDIATE FRAMING WITH PANEL NAILS AT 12"oc.

3. DOUBLE 2x MEMBERS MAY BE SUBSTITUTED FOR 3x MEMBERS AND 3x FOUNDATION PLATES. WALL STUDS SHALL BE FACE NAILED TOGETHER PER THE BOTTOM PLATE ATTACHMENT COLLUMN OF THE SCHEDULE.

4. SEE SECTION 2 FOR ATTACHMENT CONFIGURATION. SEE PLANS AND DETAILS FOR LOCATIONS WHERE THICKER RIM BOARD MAY BE REQUIRED.

5. SEE PLAN ABOVE FOR MINIMUM ROW SPACING AND MINIMUM EDGE DISTANCE FOR BOTTOM PLATE CONNECTIONS.

6. WHERE PANELS ARE APPLIED TO EACH FACE OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.

7. CLIPS SHALL BE INSTALLED W/ 0.131 x 2-1/2" NAILS IN ALL HOLES. WHERE CLIPS ARE REQUIRED EACH SIDE, CLIPS SHALL BE STAGGERED TO AVOID NAIL INTERFERENCE.

8. CONTRACTOR MAY USE EITHER OF THE CONNECTION OPTIONS INDICATED AND MAY VARY COMBINE A35 CLIPS ON ONE SIDE OF WALL WITH LTP4 ON THE OPPOSITE SIDE.

9. PLATE WASHERS IN 2x4 STUD WALLS AND ALL SINGLE SIDED SHEAR WALLS SHALL BE 3x3x0.229". DOUBLE SIDED 2x6 SHEAR WALLS SHALL HAVE 4-1/2x3x0.229" PLATE WASHERS. THE EDGE OF PLATE WASHERS SHALL BE LOCATED WITHIN 1/2" OF THE EDGE OF BOTTOM PLATE ON THE SIDE WITH SHEATHING.

10. INSTALL ADDITIONAL ANCHOR BOLTS EACH SIDE OF PLATE BREAKS AND PENETRATIONS EXCEEDING THE "NO REINFORCING" HOLE SIZE PER 4/ S66.00

17 *WOOD SHEAR WALL SCHEDULE*
3/4" = 1'-0" [2073]

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

ATLAS DESIGN GROUP INC
600 1st AVE Suite 600C
SEATTLE, WA 98104
PH: 253.548.7193

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

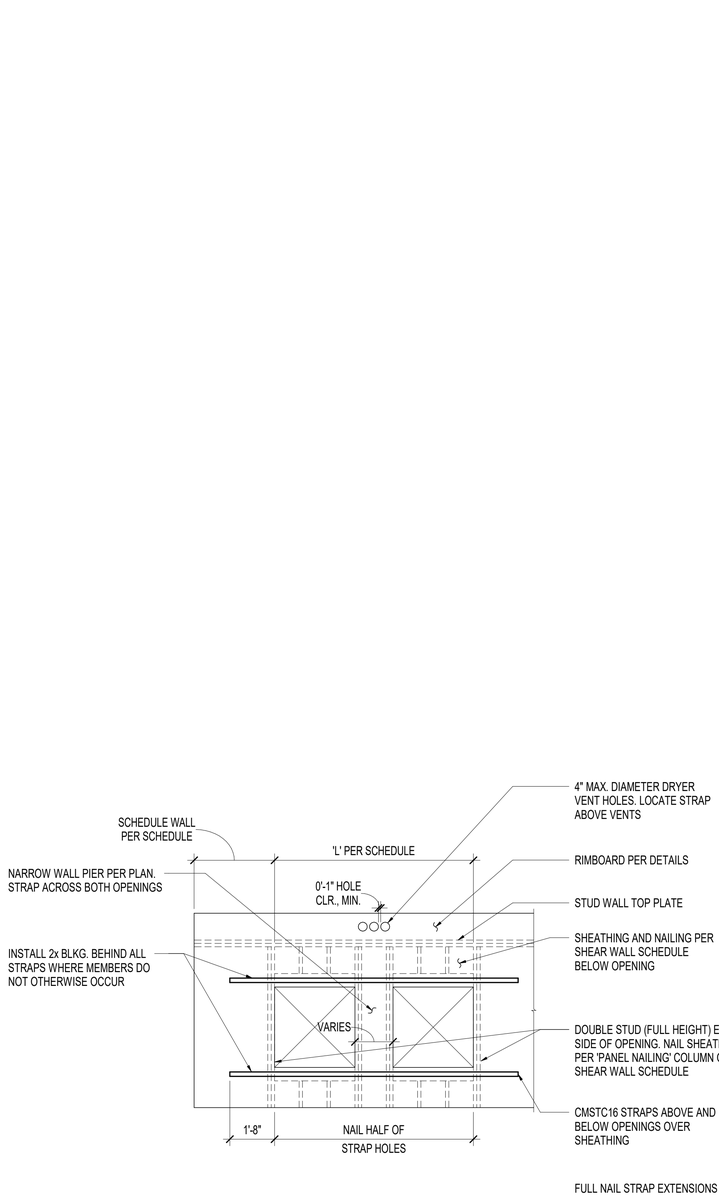
PROJECT # 25-020
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

WOOD SHEAR WALL DETAILS

SHEET #
S66.06

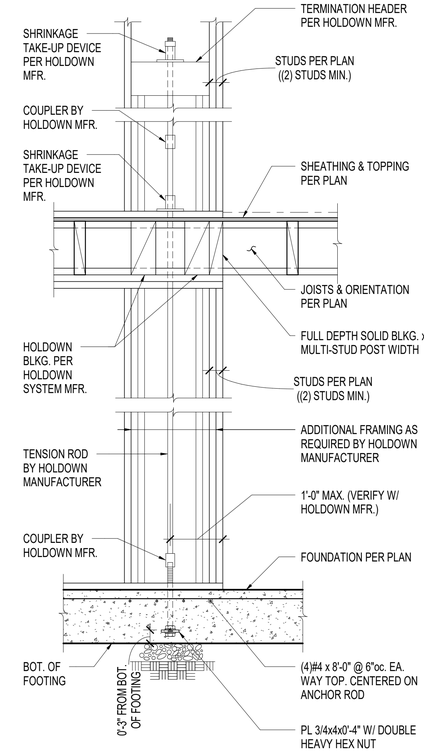


MULTIPLE OPENINGS
(2 OR 3 OPENINGS DEPENDING ON LOCATION)

NOTE:
THIS DETAIL APPLIES AT OPENINGS IN ALL EXTERIOR SHEAR WALLS.

TYPICAL OPENING

17 *DETAIL*
3/8" = 1'-0" [2068]



NOTES:
1. HOLDOWN MANUFACTURER SHALL DESIGN SYSTEM SUCH THAT VERTICAL ELONGATION OF HOLDOWN SYSTEM AT EACH FLOOR DOES NOT EXCEED 0.15".
2. WHERE HOLDOWN ALIGNS WITH WALL CONCRETE BELOW, INSTALL COUPLE PER

20 *SELF-TIGHTENING HOLDOWN*
3/4" = 1'-0" [2066]

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

ATLAS DESIGN GROUP INC
600 1st AVE Suite 600C
SEATTLE, WA 98104
PH: 253.548.7193

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

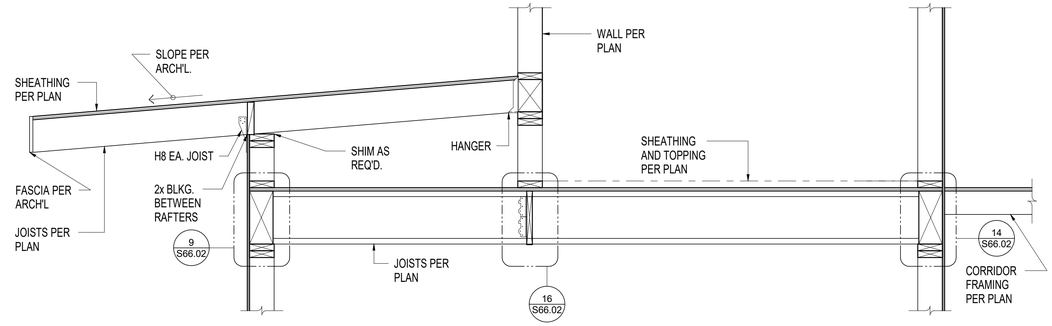
PROJECT # 25-020
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

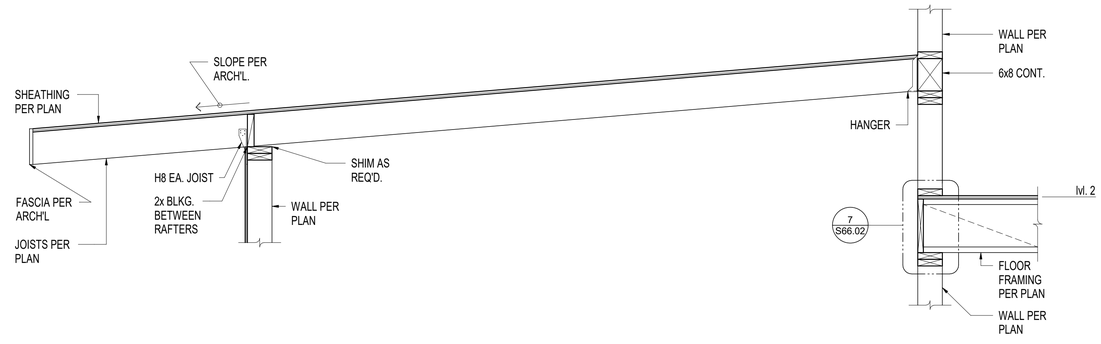
AHJ APPROVAL STAMP

STRAP AND HOLDOWN DETAILS

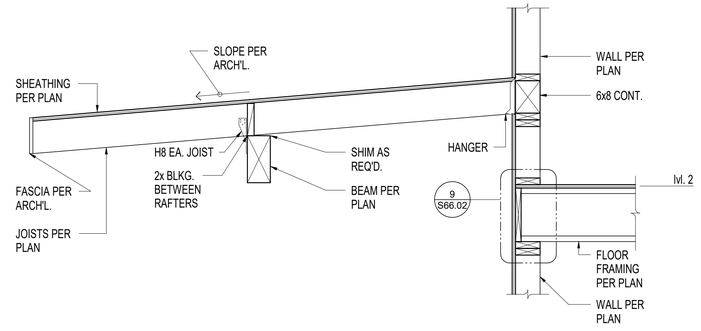
SHEET #
S66.07



8 *ENTRY CANOPY*
3/4" = 1'-0" [9003]



13 *ENTRY CANOPY*
3/4" = 1'-0" [9005]



18 *ENTRY CANOPY*
3/4" = 1'-0" [9004]

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

ATLAS DESIGN GROUP INC
600 1st AVE Suite 600C
SEATTLE, WA 98104
PH: 253.548.7193

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 25-020
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

CANOPY DETAILS

SHEET #
S66.08

GENERAL

ACT	ACOUSTICAL CEILING TILE
AD	ACCESS DOOR
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AMP	AMPERE
ARCH	ARCHITECT; ARCHITECTURAL
AUTO	AUTOMATIC
AUX	AUXILIARY
BHP	BRAKE HORSE POWER
BOD	BASIS OF DESIGN
BS	BIRD SCREEN
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNITS PER HOUR
CD	CONDENSATE DRAIN
CHW	CHILLED WATER
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
COD	CABLE OPERATED BALANCING DAMPER
COND	CONDENSATE
C/L	CENTERLINE
CLG	CEILING
CO	CARBON MONOXIDE
CO2	CARBON DIOXIDE
DCW	DOMESTIC COLD WATER
DET	DETAIL
DHW	DOMESTIC HOT WATER
DHWC	DOMESTIC HOT WATER RECIRCULATION
DIA	DIAMETER
DISCH	DISCHARGE
DN	DOWN
DWG	DRAWING
DWV	DRAIN, WASTE, VENT
(E)	EXISTING
EA	EACH
EC	ELECTRICAL CONTRACTOR; END CAP
EFF	EFFICIENCY
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EOD	ELECTRONICALLY OPERATED BALANCING DAMPER
EWT	ENTERING WATER TEMPERATURE
EXIST	EXISTING
EXH	EXHAUST
F	FAHRENHEIT
(F)	FUTURE
FLEX	FLEXIBLE
FLG	FLANGE
FLR	FLOOR
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FP	FIRE PROTECTION
FPM	FEET PER MINUTE
FS	FIRE SERVICE (MAIN)
FT	FOOT; FEET
FURN	FURNISH
G	NATURAL GAS (LOW PRESSURE)
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
GWB	GYPSUM WALL BOARD
HL	HIGH LOOP
HP	HORSE POWER
HPDCW	HIGH PRESSURE DOMESTIC COLD WATER
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
ID	INSIDE DIAMETER/DIMENSION
IE	INVERT ELEVATION
IRR	IRRIGATION
IW	INDIRECT WASTE
LAT	LEAVING AIR TEMPERATURE
LF	LINEAR FOOT
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	1000 BRITISH THERMAL UNITS PER HOUR
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
M/N	MODEL NUMBER
MPG	NATURAL GAS (MEDIUM PRESSURE)
MTD	MOUNTED
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NEG	NEGATIVE
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN; NUMBER
NOM	NOMINAL
NPCW	NON POTABLE COLD WATER
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	PLUMBING CONTRACTOR
PD	PRESSURE DROP
PLBG	PLUMBING
POC	POINT OF CONNECTION
PRELIM	PRELIMINARY
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
QTY	QUANTITY
RAT	RETURN AIR TEMPERATURE
RET	RETURN
REQD	REQUIRED
RPM	REVOLUTIONS PER MINUTE
RWT	RETURN WATER TEMPERATURE
SAT	SUPPLY AIR TEMPERATURE
SD	STORM DRAIN
SF	SQUARE FOOT
SPEC	SPECIFICATION
SQ	SQUARE
SUPP	SUPPLY
SWT	SUPPLY WATER TEMPERATURE
TBD	TO BE DETERMINED
TI	TENANT IMPROVEMENTS
TOC	TOP OF CONCRETE
TOP	TOP OF PIPE
TOS	TOP OF STEEL
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W/	WITH
WC	WATER COLUMN
WG	WATER GAUGE
W/O	WITHOUT

HVAC

AC	AIR CONDITIONING
AHU	AIR HANDLING UNIT
BDD	BACKDRAFT DAMPER
BOD	BOTTOM OF DUCT
CC	COOLING COIL
CFM	CUBIC FEET PER MINUTE
CU	CONDENSING UNIT
CV	CONSTANT VOLUME
DB	DRY BULB
DIFF	DIFFUSER
DMPR	DAMPER
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
ESP	EXTERNAL STATIC PRESSURE
FC	FLEXIBLE CONNECTION
GRD	GRILLE, REGISTER, DIFFUSER
HC	HEATING COIL
HRC	HEAT RECOVERY COIL
MAT	MIXED AIR TEMPERATURE
MC	MECHANICAL CONTRACTOR
MD	MOTORIZED DAMPER
MECH	MECHANICAL
MOD	MOTOR OPERATED DAMPER; MODULATING
MUA	MAKE UP AIR
OA	OUTDOOR AIR
OBD	OPPOSED BLADE DAMPER
RA	RETURN AIR
RCP	REFLECTED CEILING PLAN
SA	SUPPLY AIR
SD	SMOKE DAMPER
SF	SUPPLY FAN
SL	SOUND LINED
SLSM	SOUND LINED SHEET METAL
SM	SHEET METAL
SP	STATIC PRESSURE
STD	STANDARD
UH	UNIT HEATER
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
W	WASTE
WB	WET BULB

PIPING

AAV	AUTOMATIC AIR VENT
AGA	AMERICAN GAS ASSOCIATION
AS	AIR SEPARATOR
BP	BACKFLOW PREVENTER
CDWR	CONDENSER WATER RETURN
CDWS	CONDENSER WATER SUPPLY
CT	CONICAL TEE
FHV	FIRE HOSE VALVE
FO	FUEL OIL
FOR	FUEL OIL RETURN
FOS	FUEL OIL SUPPLY
FOV	FUEL OIL VENT
HRR	HEAT RECOVERY RETURN
HRS	HEAT RECOVERY SUPPLY
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
MAV	MANUAL AIR VENT
RLL	REFRIGERANT LIQUID LINE
RSL	REFRIGERANT SUCTION LINE

LINETYPE LEGEND

NEW

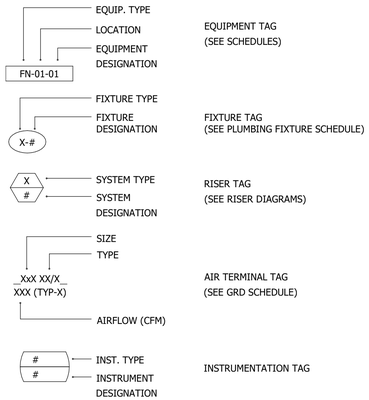
DEMO (E)

SCHEDULE LEGEND

SCHEDULE LINEWEIGHT LEGEND

TAG #	TAG-X-X	TAG-X-X	**TAG-X-X**
PROJECT	EXISTING PROJECT	FUTURE	**NEW PROJECT**
SAMPLE			
SAMPLE	EXISTING EQUIPMENT	FUTURE EQUIPMENT	**NEW EQUIPMENT**
-	-	-	**-**

TAGS LEGEND



NOTES LEGEND

KEYED/FLAG NOTE
REFER TO SHEET NOTES

DUCTWORK SYMBOLS AND FITTINGS

ROUND SUPPLY DUCT UP

ROUND SUPPLY DUCT DN

ROUND RETURN DUCT UP

ROUND RETURN DUCT DN

ROUND EXHAUST DUCT UP

ROUND EXHAUST DUCT DN

RECTANGULAR SUPPLY DUCT UP

RECTANGULAR SUPPLY DUCT DN

RECTANGULAR RETURN DUCT UP

RECTANGULAR RETURN DUCT DN

RECTANGULAR EXHAUST DUCT UP

RECTANGULAR EXHAUST DUCT DN

FLAT OVAL SUPPLY DUCT UP

FLAT OVAL SUPPLY DUCT DN

FLAT OVAL RETURN DUCT UP

FLAT OVAL RETURN DUCT DN

FLAT OVAL EXHAUST DUCT UP

FLAT OVAL EXHAUST DUCT DN

24" ROUND ID SHEET METAL DUCT

24"x24" ID RECTANGULAR SHEET METAL DUCT

28"x12" ID RECTANGULAR SHEET METAL DUCT WITH 2" SOUND LINING (OD OF DUCT IS 32"X16")

INDICATES 12" x 12" I.D. DUCTBOARD

24"x24" ID RECTANGULAR SHEET METAL DUCT WITH 1" WRAP (OD OF DUCT WITH WRAP IS 26"x26")

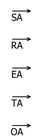
FLEXIBLE ROUND DUCT

FLAT OVAL DUCT: MAJOR AXIS=38" & MINOR AXIS=24"

SPIN-IN TAKE-OFF & VOLUME DAMPER WITH RIGID ROUND FIBERGLASS DUCT

TURNING VANES

HVAC AND DUCTWORK ACCESSORIES



SUPPLY AIR AIRFLOW DIRECTION

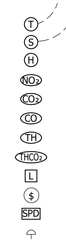
RETURN AIR AIRFLOW DIRECTION

EXHAUST AIR AIRFLOW DIRECTION

TRANSFER AIR AIRFLOW DIRECTION

OUTDOOR AIR AIRFLOW DIRECTION

CONTROLS INSTRUMENTATION LEGEND



THERMOSTAT

TEMP SENSOR (BMS)

HUMIDITY SENSOR

NITROGEN DIOXIDE SENSOR

CARBON DIOXIDE SENSOR

CARBON MONOXIDE SENSOR

TEMP/HUMIDITY SENSOR

TEMP/HUMIDITY/CARBON DIOXIDE SENSOR

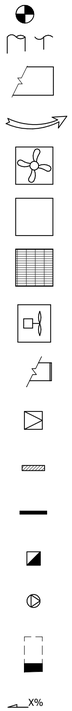
VISUAL ALARM LIGHT

SWITCH

SPEED CONTROLLER

EMERGENCY SHUTDOWN SWITCH

MISCELLANEOUS HVAC SYMBOLS



POINT OF CONNECTION

PIPE BREAK MARK

DUCT BREAK MARK

INDICATES AIRFLOW DIRECTION

SUSPENDED CEILING FAN (SEE FAN SCHEDULE)

SLAB OPENING
SEE ARCHITECTURAL DRAWINGS FOR SIZE/LOCATION.

METAL GRATE
SEE ARCHITECTURAL DRAWINGS FOR SIZE/LOCATION.

INLINE FAN
(SEE FAN SCHEDULE)

END CAP

ACCESS PANEL
24"x24" UNLESS OTHERWISE NOTED ON DRAWINGS.

INTAKE/EXHAUST LOUVER
(SEE ARCHITECTURAL DRAWINGS)

ELECTRIC HEATER
(SEE ELECTRIC HEATER SCHEDULE)

CEILING EXHAUST FAN
(SEE FAN SCHEDULE)

PUMP
(SEE PUMP SCHEDULE)

EQUIPMENT CLEARANCE
(NOTED BY DASHED LINE)

SLOPE SYMBOL

PROJECT ADDRESS

LOT 24 OFF E 7TH AVE @ CORNER
OF N GALES ST
PORT ANGELES, WA 98362
PARCEL#

VICINITY MAP

NOT TO SCALE

SHEET INDEX - MECHANICAL

SHEET NUMBER	SHEET NAME	SHEET SCALE	100% DD 08/20/25
M0.01	**MECHANICAL LEGENDS & ABBREVIATIONS**	**NTS**	**X**
M0.02	**DUCT MATERIALS**	**NTS**	**X**
M0.03	**GRD AND DUCTWORK ACCESSORIES**	**NTS**	**X**
M0.04	**MECHANICAL SCHEDULES**	**NTS**	**X**
M0.05	**MECHANICAL SPECIFICATIONS**	**NTS**	**X**
M0.06	**MECHANICAL BASIS OF DESIGN**	**NTS**	**X**
M22.01	**MECHANICAL PLAN - LEVEL 1**	**1/8" = 1'-0"**	**X**
M22.02	**MECHANICAL PLAN - LEVEL 2**	**1/8" = 1'-0"**	**X**
M25.01	**MECHANICAL PLAN - ROOF**	**1/8" = 1'-0"**	**X**
M50.01	**MECHANICAL DETAILS**	**NTS**	**X**

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P. 206.285.7100

PROJECT #24021840.00

DRAFT
NOT FOR CONSTRUCTION
AUSTIN BOYD OLSEN
STATE OF WASHINGTON
21009
REGISTERED PROFESSIONAL ENGINEER

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @ CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE		

AHJ APPROVAL STAMP

MECHANICAL LEGENDS & ABBREVIATIONS

SHEET #

M0.01

DATE/ TIME PRINTED: 7/15/2025 3:22:49 PM
C:\Users\daniel\OneDrive - IMEG Corp\Documents\24\021840.00 Peninsula Housing Authority MEP 423_daniel.NCY.rvt

HVAC DUCT MATERIALS SPECIFICATION MATRIX

DUCT SYSTEM OR SECTION	SMACNA PRESSURE CLASS	MATERIALS	FITTINGS	INSULATION	REMARKS
ENERGY RECOVERY VENTILATORS					
OA INTAKE DUCTWORK	SMACNA -1" PRESSURE SEAL ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS, BRANCH CONNECTIONS OVAL AND SPIRAL LOCK SEAMS DO NOT REQUIRE SEALING	UNLINED GALVANIZED DUCT.	CENTERLINE RADIUS OF 1.0 DIAMETER OR MITERED 90S WITH VANES	PER WSEC	
SUPPLY DUCTWORK	SMACNA +1" PRESSURE SEAL ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS, BRANCH CONNECTIONS OVAL AND SPIRAL LOCK SEAMS DO NOT REQUIRE SEALING	AMENITY: UNLINED GALVANIZED DUCT RESIDENTIAL: GALVANIZED DUCT PER ACOUSTICAL REPORT: MINIMUM 9 FT OF 1" LINED DUCTWORK FOR SUPPLY TO BEDROOMS WITH MINIMUM 2 FT FLEX DUCT; MINIMUM 5 FT OF 1" LINED DUCTWORK TO OTHER LIVING SPACES FLEX: 4' MAX LENGTH, THERMAFLEX S-LP-10 OR APPROVED EQUAL. LISTED CLASS I AIR CONNECTOR UL 181 LISTED	CENTERLINE RADIUS OF 1.0 DIAMETER OR MITERED 90S WITH VANES	PER WSEC	WHERE OUTDOORS, COAT ALL SIDES OF DUCT WITH RCD CORP. #15 WEATHER BARRIER COATING. PER 2021 WSEC SUPPLY AND RETURN DUCTWORK LOCATED OUTSIDE THE CONDITIONED SPACE SHALL BE LEAK TESTED. WHERE OUTDOORS, DUCT SHALL BE LINED WITH 2" R-8 SOUNDLINER
EXHAUST AIR (INLET)	SMACNA -1" PRESSURE SEAL ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS, BRANCH CONNECTIONS OVAL AND SPIRAL LOCK SEAMS DO NOT REQUIRE SEALING	AMENITY: UNLINED GALVANIZED DUCT RESIDENTIAL: 1" LINED GALVANIZED DUCT PER ACOUSTICAL REPORT (MINIMUM 5 FT LENGTH + (1) ELBOW) FLEX: 4' MAX LENGTH, THERMAFLEX S-LP-10 OR APPROVED EQUAL. LISTED CLASS I AIR CONNECTOR UL 181 LISTED	CENTERLINE RADIUS OF 1.0 DIAMETER OR MITERED 90S WITH VANES	PER WSEC	WHERE OUTDOORS, COAT ALL SIDES OF DUCT WITH RCD CORP. #15 WEATHER BARRIER COATING. PER 2021 WSEC SUPPLY AND RETURN DUCTWORK LOCATED OUTSIDE THE CONDITIONED SPACE SHALL BE LEAK TESTED. WHERE OUTDOORS, DUCT SHALL BE LINED WITH 2" R-8 SOUNDLINER
EXHAUST AIR (DISCHARGE)	SMACNA +1" PRESSURE SEAL ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS, BRANCH CONNECTIONS OVAL AND SPIRAL LOCK SEAMS DO NOT REQUIRE SEALING	UNLINED GALVANIZED DUCT.	CENTERLINE RADIUS OF 1.0 DIAMETER OR MITERED 90S WITH VANES	PER WSEC	
STACKING DRYER EXHAUST DUCTWORK					
COMMON DRYER VENT AND RISER	SMACNA -3" PRESSURE SEAL ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS, BRANCH CONNECTIONS	UNLINED GALVANIZED DUCT, SMOOTH INTERIOR, 26 GA MIN. 36" LONG UL 2158A LISTED SEMI RIGID DUCT IN VERTICAL BEHIND DRYER.	26 GA. ADJUSTABLE ELBOWS. ADDITIONAL 10" LONG RADIUS ELS AS REQUIRED TO ELIMINATE DRYER BOOSTER FANS	NA	FAMCO BUTTERFLY DAMPER (OR EQUIVALENT) AT EXTERIOR, NO SCREEN ALLOWED AT DRYER TERMINATION. WINDOW WALL BACKPAN CONNECTION AND AIR STREAM DIVIDER TO EXTERIOR SURFACE BY MC.
RESIDENCE EXHAUST (NO EXPOSED DUCTWORK)					
RESIDENCE BATHROOM EXHAUST	SMACNA +1/2" PRESSURE IN CEILING: SEAL ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS, BRANCH CONNECTIONS	UNLINED GALVANIZED DUCT FLEX: 24" MAX LENGTH, THERMAFLEX S-TL OR APPROVED EQUAL. LISTED CLASS I AIR DUCT UL 181 LISTED	GAGE BASED ON SMACNA PRESSURE CLASS. 26 GA MIN.	NA	FAMCO BD (OR EQUIVALENT) AT EXTERIOR WITH SCREEN. EXHAUST LOUVER, SLOT, OR SHROUD BY OTHERS.
RESIDENCE RANGE HOOD EXHUAST	SMACNA +1" PRESSURE SEAL ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS, BRANCH CONNECTIONS	UNLINED GALVANIZED DUCT, NO FLEX	26 GA. ADJUSTABLE ELBOWS.	NA	FAMCO BUTTERFLY DAMPER AT EXTERIOR WITH SCREEN. EXTERIOR VENT HOOD BY OTHERS.

REMARKS
1: ALL DUCT WORK TO BE CONSTRUCTED TO SMACNA SEAL CLASS A STANDARDS: ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS AND DUCT WALL PENETRATIONS TO BE SEALED.
2: ALL DIMENSIONS SHOWN ON PLANS ARE INSIDE CLEAR DIMENSIONS.

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #24021840.00

DRAFT
NOT FOR CONSTRUCTION
FOR REGISTERED PROFESSIONAL ENGINEERS
STATE OF WASHINGTON
AUSTIN BOYCE
21611
REGISTERED PROFESSIONAL ENGINEER

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

DUCT MATERIALS

SHEET #
M0.02

DATE/ TIME PRINTED: 7/15/2025 3:22:54 PM
C:\Users\daniel\OneDrive - IMEG Corp\Documents\24021840.00 Peninsula Housing Authority MEP 423_daniel.NCY.rvt

HVAC AND DUCTWORK ACCESSORIES

SYMBOL	TAG	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
		DUCT FLEX CONNECTION			
			DURO DYNE	DDFDC NEOPRENE	GENERAL PURPOSE - MC TO SELECT CONNECTOR
			DURO DYNE	DDFDC DUROLON WITH HYPALON COATING	OUTDOOR EXTERIOR USE - MC TO SELECT CONNECTORS AND UNITS W/ INTERNAL UV LIGHTS - MC TO SELECT CONNECTORS
			ELGEN	NOTCH LOCK-SUPER HIGH TEMP	GREASE EXHAUST FOR OUTDOOR INSTALLATION: PROVIDE WITH SHEETMETAL SUN PROTECTOR ATTACHED TO DUCTWORK SIDE OF FLEX
		ROUND MANUAL VOLUME DAMPER BEHIND RECTANGULAR SUPPLY GRILLE			
			SHOEMAKER	91 SERIES BOWTIE DAMPERS	MINIMUM ROUND TO RECTANGULAR TRANSITION LENGTH TO BE 10". AVAILABLE IN EVEN SIZES ONLY. PROVIDE TRANSITION TO ONE SIZE SMALLER FOR ODD SIZE RUNOUTS
		MANUAL VOLUME DAMPER			
		UNLINED OR LINED DUCTWORK	ROSSI	TWISTLOCK FLAT	USE ONLY ROSSI BEARINGS; REMARK 3
		WRAPPED DUCTWORK	ROSSI	TWISTLOCK 1.5" HIGH TEMP	USE ONLY ROSSI BEARINGS; REMARK 3
COD	COD	**CABLE OPERATED BALANCING DAMPER**			
		LOW VELOCITY ROUND DAMPER	YOUNG REGULATOR	270-301	WITH ROUND DAMPER 5020-CC AND BOWDEN CONTROL MECHANISM (50' MAX CABLE LENGTH); REMARK 2
		LOW VELOCITY ROUND DAMPER	MAT	RT-150 SERIES III	WITH REMOTE CABLE OPERATOR (12' MAX CABLE LENGTH); REMARK 2
		LOW VELOCITY RECTANGULAR DAMPER	YOUNG REGULATOR	270-301	WITH RECTANGULAR DAMPER 830A-CC AND BOWDEN CONTROL MECHANISM (50' MAX CABLE LENGTH); REMARK 2
		LOW VELOCITY RECTANGULAR DAMPER	MAT	RT-100 SERIES III	WITH REMOTE CABLE OPERATOR (12' MAX CABLE LENGTH); REMARK 2
EOD	EOD	**ELECTRONICALLY OPERATED BALANCING DAMPER**			
		REMOTE BALANCING DAMPER WITH HANDHELD REMOTE BALANCING KIT	GREENHECK	RBD-10 EZ BALANCE	
		REMOTE BALANCING DAMPER WITH HANDHELD REMOTE BALANCING KIT	RUSKIN	ZPD-15 ZRC020	
	CAR	**CONSTANT AIRFLOW REGULATOR**			
		ROUND DUCT	AMERICAN ALDES	CAR3	'SUPPLY & EXHAUST - SEE GRD SCHEDULE REMARKS 4, 9
	CAR	**CONSTANT AIRFLOW REGULATOR**			
		SQUARE DUCT	AMERICAN ALDES	CAR-SS II	'SUPPLY & EXHAUST; ORIFICE SIZED FOR FLOW - SEE GRD SCHEDULE REMARKS 4, 9, 10
M	MD-	**MOTORIZED DAMPER**			
		NON-AIRFOIL, VELOCITY < 1500 FPM	GREENHECK	VCD-23	SEE EQUIPMENT SCHEDULES, AT BLDG ENV CLASS 1 REQ'D
		NON-AIRFOIL, VELOCITY < 1500 FPM	RUSKIN	CD36	SEE EQUIPMENT SCHEDULES, AT BLDG ENV CLASS 1 REQ'D
		AIRFOIL, VELOCITY > 1500 FPM	GREENHECK	VCD-33	SEE EQUIPMENT SCHEDULES, AT BLDG ENV CLASS 1 REQ'D
		AIRFOIL, VELOCITY > 1500 FPM	RUSKIN	CD60	SEE EQUIPMENT SCHEDULES, AT BLDG ENV CLASS 1 REQ'D
AM	AM-	**AIRFLOW MONITOR**			
		DUCT MOUNTED	EBTRON	-	SEE EQUIPMENT SCHEDULES
		FAN INLET	BY AHU MANUF.	-	SEE EQUIPMENT SCHEDULES
BDD	BDD	**BACKDRAFT DAMPER**			
		VELOCITY < 2500 FPM	GREENHECK	ES-30	
		VELOCITY < 2500 FPM	RUSKIN	BD2 - A2	
		RESIDENTIAL EXHAUST APPLICATION	FAMCO	BD	LOCAL EXHAUST FOR RESIDENTIAL UNIT RANGE, DRYER, BATH
CB-BDD	CB-BDD	**COUNTER BALANCED-BACKDRAFT DAMPER - HVAC RELIEF**			
		COUNTER-BALANCED (VERTICAL)	GREENHECK	EM-30	WITH COUNTERWEIGHTS
		COUNTER-BALANCED (HORIZONTAL)	GREENHECK	EM-10	WITH COUNTERWEIGHTS
CB-BDD	CB-BDD	**COUNTER BALANCED-BACKDRAFT DAMPER - INTERIOR EXIT STAIRWAY RELIEF & ELEVATOR HOISTWAY RELIEF**			
		COUNTER-BALANCED (VERTICAL)	GREENHECK	HPR-120	WITH COUNTERWEIGHTS WITH STAINLESS STEEL FRAME, BLADES, AXLE, & LINKAGE
		COUNTER-BALANCED (HORIZONTAL)	GREENHECK	HPR-120	WITH COUNTERWEIGHTS WITH STAINLESS STEEL FRAME, BLADES, AXLE, & LINKAGE
SD		**SMOKE DETECTOR**			
			BY EC	BY EC	PROVIDED BY EC. INSTALL PER IBC, IMC, AND NFPA 72.
	FD-	**FIRE DAMPER**			
		VERTICAL (1.5 HOUR) IN AIRSTREAM	GREENHECK	DFD-150 STYLE A	
			RUSKIN	DIBD2 - STYLE A	
	FD-	**FIRE DAMPER**			
		HORIZONTAL (1.5 HOUR) IN AIRSTREAM	GREENHECK	DFD-150 STYLE A	MUST BE INSTALLED IN CONCRETE SLAB OPENING
			RUSKIN	DIBD2 - STYLE A	
3 HR	FD-	**FIRE DAMPER**			
		VERTICAL (3 HOUR) IN AIRSTREAM	GREENHECK	DFD-350 STYLE A	
			RUSKIN	DIBD23 - STYLE A	
3 HR	FD-	**FIRE DAMPER**			
		HORIZONTAL (3 HOUR) IN AIRSTREAM	GREENHECK	DFD-350 STYLE A	MUST BE INSTALLED IN CONCRETE SLAB OPENING
			RUSKIN	DIBD23 - STYLE A	
S	SD-	**SMOKE DAMPER**			
			GREENHECK	SMD-202	SEE EQUIPMENT SCHEDULES
			RUSKIN	SD36	
S	FSD-	**COMBINATION FIRE SMOKE DAMPER**			
		VERTICAL	GREENHECK	FSD-212	SEE EQUIPMENT SCHEDULES
			RUSKIN	FSD36	
S	FSD-	**COMBINATION FIRE SMOKE DAMPER**			
		HORIZONTAL	GREENHECK	FSD-212	SEE EQUIPMENT SCHEDULES
			RUSKIN	FSD36	MUST BE INSTALLED IN CONCRETE SLAB OPENING
S	FSD-	**COMBINATION FIRE SMOKE DAMPER**			
		OUT OF WALL	GREENHECK	OFSD-212	SEE EQUIPMENT SCHEDULES
			RUSKIN	FSD36FA	
	EDH-	**ELECTRIC DUCT HEATER**			
			WARREN	-	SEE EQUIPMENT SCHEDULES
	L-	**LOUVER**			
			GREENHECK	ESD-202	12x12 AND SMALLER SHALL BE THIS MAKE/MODEL UNLESS NOTED OTHERWISE ON PLANVIEW DRAWINGS; SEE REMARKS 5,6,7,8
			RUSKIN	ELF2115D	
			GREENHECK	ESD-403	LARGER THAN 12x12 AND SMALLER SHALL BE THIS MAKE/MODEL UNLESS NOTED OTHERWISE ON PLANVIEW DRAWINGS; SEE REMARKS 5,6,7,8
			RUSKIN	ELF375DX	

REMARKS:

1. MANUFACTURERS AND MODELS LISTED ARE THE BASIS OF DESIGN AND USED UNLESS SPECIFIED OTHERWISE IN THE EQUIPMENT SCHEDULE.
2. CONCEALED REGULATOR LOCATION TO BE COORDINATED WITH ARCHITECT. REFER TO PLANS FOR LOCATIONS.
3. HAND-HOLE OR CEILING ACCESS PANELS TO BE COORDINATED WITH ARCHITECT IN HARDLID CEILING APPLICATIONS.
4. CEILING ACCESS PANELS TO BE COORDINATED WITH ARCHITECT IN HARDLID CEILING APPLICATIONS.
5. SEE ARCHITECTURAL DRAWINGS FOR SIZES.
6. ALL LOUVERS PROVIDED BY MC. BOTH INTAKE AN EXHAUST LOUVERS TO HAVE BIRDSCREEN PER IMC/SMC TABLE 401.5 AND SECTION 501.3.2.
7. ALL UNUSED PORTIONS OF LOUVERS BLANKED OFF BY MC AND INSULATED BY OTHERS. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
8. ALL LOUVERS TO BE FACTORY FINISHED AND PAINTED PER ARCHITECTURAL DRAWINGS/SPECIFICATIONS.
9. PROVIDE LOW PRESSURE RANGE UNLESS NOTED OTHERWISE.
10. PROVIDE WITH MANUFACTURED OR FABRICATED SQUARE DUCT MOUNTING PLATE.

GRILLE, REGISTER AND DIFFUSER SCHEDULE

SYMBOL	TAG	DESCRIPTION	BASIS OF DESIGN MODEL	SUPPLY/ EXHAUST/ RETURN/ TRANSFER	TYPE	FINISH	MATERIAL	REMARKS
	X"xX" CD CFM	CEILING DIFFUSER (CD)	TITUS MCD BORDER TYPE 3	SUPPLY	LAY-IN CEILING	WHITE	STEEL	USE SHEETMETAL CAN W/PERF DIVIDE
	X"xX" CD/P CFM	CEILING DIFFUSER PLASTER MOUNTING (CD/P)	TITUS MCD BORDER TYPE 6	SUPPLY	GWB CEILING	WHITE	STEEL	USE SHEETMETAL CAN W/PERF DIVIDE
	X"xX" CD/MUA CFM	CEILING DIFFUSER (CD/MAU)	TITUS PMC BORDER TYPE 3 4-WAY	SUPPLY	LAY-IN CEILING	WHITE	ALUMINUM	USE SHEETMETAL CAN W/ PERF DIVIDER PROVIDE HINGED PERFORATED FACE PROVIDE ADJUSTABLE CORES
	X"xX" CD/MUA/P CFM	CEILING DIFFUSER PLASTER MOUNTING (CD/MAU/P)	TITUS PMC BORDER TYPE 1 4-WAY	SUPPLY	GWB CEILING	WHITE	ALUMINUM	USE SHEETMETAL CAN W/ PERF DIVIDER PROVIDE HINGED PERFORATED FACE PROVIDE ADJUSTABLE CORES
	X"xX" CD/LAF CFM	CEILING DIFFUSER (CD/LAF)	TITUS TJD BORDER TYPE 3	SUPPLY	LAY-IN CEILING	WHITE	STEEL	USE SHEETMETAL CAN W/PERF DIVIDE
	X"xX" CD/LAF/P CFM	CEILING DIFFUSER PLASTER MOUNTING (CD/LAF/P)	TITUS TJD BORDER TYPE 1	SUPPLY	GWB CEILING	WHITE	STEEL	USE SHEETMETAL CAN W/PERF DIVIDE
	LS-#SL-W(IN)-ACTIVE L(FT)-TOTAL L(FT)-(X)X"DIA-HT CFM	CONTINUOUS LINEAR SLOT DIFFUSER (LS)	TITUS FLOWBAR FL-XX-HT BORDER TYPE: (SEE REMARKS)	SUPPLY	WALL & CEILING	PER ARCH. SPECIFICATIONS	STEEL	INSULATED PLENUM OPEN CEILING GAP: BORDER 11 PLASTER CEILING: BORDER 55
	ML-#SL-W(IN)-ACTIVE L(FT)-TOTAL L(FT)-(X)X"DIA CFM	CONTINUOUS LINEAR SLOT DIFFUSER (ML)	TITUS ML- BORDER TYPE: (SEE REMARKS)	SUPPLY	WALL & CEILING	WHITE	STEEL	INSULATED PLENUM OPEN CEILING GAP: BORDER 2A/2B WOOD CEILING: BORDER 2A/2B
	LSD-SLOT QTY - LENGTH (FT) - INLET"Ø CFM	LINEAR SLOT DIFFUSER (LSD)	KEES MODEL K-100 BORDER TYPE 1	SUPPLY	LAY-IN CEILING	WHITE	STEEL	SLOT WIDTH = 1" INSULATED PLENUM
	LSD/P-SLOT QTY - LENGTH (FT) - INLET"Ø/P CFM	LINEAR SLOT DIFFUSER PLASTER MOUNTED (LSD/P)	KEES MODEL K-100 BORDER TYPE 12	SUPPLY	GWB CEILING	WHITE	STEEL	SLOT WIDTH = 1" INSULATED PLENUM
SA	SSG	SIDEWALL SUPPLY GRILLE (SSG)	TITUS 272RL BORDER TYPE 1	SUPPLY	WALL & CEILING	WHITE	STEEL	DOUBLE DEFLECTION, STEEL 3/4" BLADE SPACING LONG BLADES IN FRONT
SA	CSSG	CONSTANT SIDEWALL SUPPLY GRILLE (CSSG)	AMERICAN ALDES MODEL CSR3-R	SUPPLY	WALL	WHITE	ALUMINUM	WITH CONSTANT AIRFLOW REGULATOR WITH X" RD REG. ELEMENT PER PLANS WITH TITUS 272RL GRILLE
RA	SRG SEG STG	SIDEWALL RETURN GRILLE SIDEWALL EXHAUST GRILLE SIDEWALL TRANSFER GRILLE (SRG/SEG/STG)	TITUS MODEL 350RL BORDER TYPE 1	RETURN EXHAUST	WALL & CEILING	WHITE	STEEL	35° FIXED DEFLECTION BLADE 3/4" BLADE SPACING
EA	CESR	CONSTANT EXHAUST SIDEWALL REGISTER (CESR)	AMERICAN ALDES MODEL CSR3-R	EXHAUST	WALL	WHITE	ALUMINUM	WITH CONSTANT AIRFLOW REGULATOR WITH X" RD REG. ELEMENT PER PLANS WITH TITUS 350FL GRILLE
TA	DTG	DOOR TRANSFER GRILLE (DTG)	TITUS MODEL T-700L BORDER TYPE 1	TRANSFER	DOOR	WHITE	STEEL	77° FIXED DEFLECTION V-BLADE 1/2" BLADE SPACING
TA	DTG	DOOR TRANSFER GRILLE	TITUS CT-700L	TRANSFER	WALL & CEILING	WHITE		SIGHT-PROOF BLADES PROVIDE AUXILIARY FRAME
	CSR	CONSTANT SUPPLY REGISTER (CSR)	AMERICAN ALDES MODEL CSRB-CS-II	SUPPLY	GWB CEILING	WHITE	ALUMINUM	WITH CONSTANT AIRFLOW REGULATOR WITH X" RD REG. ELEMENT PER PLANS WITH TITUS 272RL DIFFUSER
	RAG/EC/P EG/EC/P TG/EC/P	RAG, EG, TG EGGCRATE PLASTER FRAME	TITUS 50F BORDER TYPE 1	RETURN EXHAUST TRANSFER	GWB CEILING	WHITE	ALUMINUM	ALUMINUM EGGCRATE 1/2" x 1/2" x 1/2" CORE
	RAG/P EG/P TG/P	RAG, EG, TG FIXED BLADE PLASTER FRAME	TITUS 350RL BORDER TYPE 1	RETURN EXHAUST TRANSFER	GWB CEILING	WHITE	STEEL	35° FIXED DEFLECTION BLADE 3/4" BLADE SPACING
	RAG/AL/P EG/AL/P TG/AL/P	RAG, EG, TG ALUMINUM FIXED BLADE PLASTER FRAME	TITUS 350FL BORDER TYPE 1	RETURN EXHAUST TRANSFER	GWB CEILING	WHITE	ALUMINUM	35° FIXED DEFLECTION BLADE 3/4" BLADE SPACING
	RAG EG TG	RETURN AIR GRILLE EXHAUST GRILLE TRANSFER GRILLE (RAF/EF/TG)	TITUS 50F BORDER TYPE 3	RETURN EXHAUST TRANSFER	LAY-IN CEILING	WHITE	ALUMINUM	ALUMINUM EGGCRATE 1/2" x 1/2" x 1/2" CORE 12"x24" & 24"x24" ONLY SIZES NOT CALLED OUT ON PLANS
	CER	CONSTANT EXHAUST REGISTER (CER)	AMERICAN ALDES MODEL CEB3-CS	EXHAUST	GWB CEILING	WHITE	ALUMINUM	WITH CONSTANT AIRFLOW REGULATOR WITH X" RD REG. ELEMENT PER PLANS WITH TITUS 350FL GRILLE
	CER-FD	CONSTANT EXHAUST REGISTER W/ CEILING RADIATION DAMPER (CER-FD)	AMERICAN ALDES MODEL CERB-CFS-II	EXHAUST	GWB CEILING	WHITE	ALUMINUM	WITH CONSTANT AIRFLOW REGULATOR WITH X" RD REG. ELEMENT PER PLANS WITH TITUS 350RL GRILLE WITH LLOYD CRD-45-LTD RADIATION DAMPER
	CER-TC	CONSTANT EXHAUST REGISTER TOP CONN. (CER-TC)	AMERICAN ALDES MODEL CERB-WB-II	EXHAUST	GWB CEILING	WHITE	ALUMINUM	WITH CONSTANT AIRFLOW REGULATOR WITH X" RD REG. ELEMENT PER PLANS WITH TITUS 350RL GRILLE
	SSR SRR RAR OR RAR/P ER OR ER/P	SSG W/ OBD SRG W/ OBD RAG OR RAG/P W/ OBD EG OR EG/P W/OBD	SEE SSG SEE SRG SEE RAG OR RAG/P SEE EG OR EG/P	SUPPLY RETURN EXHAUST TRANSFER	GWB OR LAY-IN CEILING	WHITE		

REMARKS:
1: SEISMIC BRACING OF DIFFUSER AND DIFFUSER CAN IS BY MC PER IBC AND ASCE REQUIREMENTS.
2: SEE DETAILS FOR STANDARD DIFFUSER CONFIGURATION.
3: CONTRACTOR'S RESPONSIBILITY TO VERIFY T-BAR STYLE AND LAYOUT.
4: ALL ALUMINUM CONSTRUCTION TO BE USED IN SHOWER ROOMS AND POOL AREAS.
5: DIFFUSER CAN SHALL NOT BE DUCT BOARD CONSTRUCTION.
6: RUN OUT SIZE SHALL EQUAL NECK SIZE UNLESS OTHERWISE INDICATED ON PLAN VIEW DRAWINGS.
7: ALL CUSTOM COLORS ARE FIELD PAINTED BY OTHERS.
8: FOR GRILLES ON EXPOSED, UNPAINTED DUCT, FINISH AS INDICATED UNLESS OTHERWISE SPECIFIED BY ARCHITECT.
9: AIRFLOW ON PLANS SUPERSEDE SCHEDULE.
10: CV = CONSTANT VOLUMES SYSTEMS, VAV = VARIABLE AIR VOLUME SYSTEMS.
11: CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL DIFFUSER THROWS.
12: FOR EXPOSED DUCTWORK WITH SUPPLY/EXHAUST GRILLES, DUCT TAKEOFFS TO BE GRILLE SIZE PLUS 2" MINIMUM TO MATCH GRILLE FRAME.
13: CABLE OPERATED REMOTE BALANCING DAMPERS TO BE PROVIDED/INSTALLED BY MC IF REQUIRED FOR DIFFUSERS/GRILLED ABOVE HARDLID CEILINGS WITH NO ACCESS PANELS AVAILABLE.

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P. 206.285.7100

PROJECT #24021840.00

DRAFT
NOT FOR CONSTRUCTION
AUSTIN BOYD
STATE OF WASHINGTON
21021
REGISTERED
PROFESSIONAL ENGINEER

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

GRD AND DUCTWORK ACCESSORIES

SHEET #
M0.03

DATE/ TIME PRINTED: 7/15/2025 3:22:58 PM
C:\Users\daniel\OneDrive - IMEG Corp\Documents\24\21840.00 Peninsula Housing Authority MEP 423_daniel\NCY.rvt

MECHANICAL EQUIPMENT COORDINATION LIST

GENERAL EQUIPMENT INFORMATION							EQUIPMENT INFO		SIZING/PERFORMANCE DATA					ELECTRICAL INFORMATION															STRUCTURAL DATA				REMARKS
EQUIP. NO	LEVEL	EQ. QTY.	PROVIDED BY	BASE/ ALT	DESCRIPTION	AREA SERVED	MAKE BASIS	MODEL BASIS	CFM / GPM		TSP / FT HD			BHP	HP	kW	MCA	MOCP	VOLTS	PH	DISC.	MAN.	MAG.	VFD	ECM	T-STAT	WALL SWITCH	LRSP	SMOKE DECT.	UNIT SIZE L	UNIT SIZE W	UNIT SIZE H	WEIGHT (LBS)	SEE REMARKS BELOW FOR FURTHER INFORMATION
FANS																																
FN-1-1	1	1	MC	BASE	TRANSFER FAN	WATER ENTRY	GREENHECK	SQ-98-VG	200	CFM	0.40	WG		0.05	0.25	-	-	-	120	1	EC	-	-	-	YES	-	-	-	-	23	15	15	60	24/7 OPERATION
ENERGY RECOVERY VENTILATOR																																
ERV-1-1	1	1	MC	BASE	ENERGY RECOVERY VENTILATOR	L1 CORRIDOR	BROAN	BLP150E75NS-HW	110	CFM	0.40	IN		-	-	0.17	2.4	15.0	120	1	EC	-	-	-	YES	-	YES	-	-	29	21	10	50	PROVIDE WITH MERV 8 FILTERS
ERV-1-2	1	1	MC	BASE	ENERGY RECOVERY VENTILATOR	L1 LAUNDRY	BROAN	BLP150E75NS-HW	120	CFM	0.40	IN		-	-	0.17	2.4	15.0	120	1	EC	-	-	-	YES	-	YES	-	-	29	21	10	50	PROVIDE WITH MERV 8 FILTERS
ERV-2-1	2	1	MC	BASE	ENERGY RECOVERY VENTILATOR	L2 CORRIDOR	BROAN	BLP150E75NS-HW	110	CFM	0.40	IN		-	-	0.17	2.4	15.0	120	1	EC	-	-	-	YES	-	YES	-	-	29	21	10	50	PROVIDE WITH MERV 8 FILTERS
ERV-2-2	2	1	MC	BASE	ENERGY RECOVERY VENTILATOR	L2 LAUNDRY	BROAN	BLP150E75NS-HW	120	CFM	0.40	IN		-	-	0.17	2.4	15.0	120	1	EC	-	-	-	YES	-	YES	-	-	29	21	10	50	PROVIDE WITH MERV 8 FILTERS
RESIDENTIAL IN-UNIT ERVS																																
ERV-RES-H	RESI	24	MC	BASE	ENERGY RECOVERY VENTILATOR	DWELLING UNITS	BROAN	BLP150E75NS-HW	VARIES	CFM	0.40	IN		-	-	0.17	2.4	15.0	120	1	EC	-	-	-	YES	-	YES	-	-	29	21	10	50	PROVIDE WITH MERV 8 FILTERS PROVIDE FACTORY BOOST CONTROLLER COUNTS OF STANDARD AND MIRRORED ERV TO BE DONE PER FINAL SHOP DRAWINGS PRIOR TO ORDERING FOR C406.2.2.6 HIGH PERFORMANCE DOAS, UNITS MUST MEET MIN 80% ASRE AND 0.769 WATTS/CFM AT LISTED HVI TESTING CONDITIONS.
ELECTRIC HEATERS																																
GENERAL HEATERS																																
EH-1-1	1	1	MC	BASE	HEATER - WALL	WEST STAIR	KING	PAW	-	CFM	-	IN		-	-	0.75	-	-	120	1	EC	-	-	-		INTEGRAL	-	-	-	14	4	8	15	
EH-1-2	1	1	MC	BASE	HEATER - WALL	L1 CORRIDOR	KING	PAW	-	CFM	-	IN		-	-	0.75	-	-	120	1	EC	-	-	-		INTEGRAL	-	-	-	14	4	8	15	
EH-1-3	1	1	MC	BASE	HEATER - WALL	L1 CORRIDOR	KING	PAW	-	CFM	-	IN		-	-	0.75	-	-	120	1	EC	-	-	-		INTEGRAL	-	-	-	14	4	8	15	
EH-1-4	1	1	MC	BASE	HEATER - WALL	LAUNDRY 105	KING	PAW	-	CFM	-	IN		-	-	0.25	-	-	120	1	EC	-	-	-		INTEGRAL	-	-	-	14	4	8	15	
EH-1-5	1	1	MC	BASE	HEATER - WALL	PLUMBING 103	KING	PAW	-	CFM	-	IN		-	-	0.25	-	-	120	1	EC	-	-	-		INTEGRAL	-	-	-	14	4	8	15	
EH-1-6	1	1	MC	BASE	HEATER - WALL	L1 CORRIDOR	KING	PAW	-	CFM	-	IN		-	-	0.75	-	-	120	1	EC	-	-	-		INTEGRAL	-	-	-	14	4	8	15	
EH-1-7	1	1	MC	BASE	HEATER - WALL	NORTH STAIR	KING	PAW	-	CFM	-	IN		-	-	0.75	-	-	120	1	EC	-	-	-		INTEGRAL	-	-	-	14	4	8	15	
EH-2-1	2	1	MC	BASE	HEATER - WALL	L2 CORRIDOR	KING	PAW	-	CFM	-	IN		-	-	1.0	-	-	208	1	EC	-	-	-		INTEGRAL	-	-	-	14	4	8	15	
EH-2-2	2	1	MC	BASE	HEATER - WALL	LAUNDRY 202	KING	PAW	-	CFM	-	IN		-	-	0.25	-	-	120	1	EC	-	-	-		INTEGRAL	-	-	-	14	4	8	15	
EH-2-3	2	1	MC	BASE	HEATER - WALL	MECH 201	KING	PAW	-	CFM	-	IN		-	-	0.3	-	-	120	1	EC	-	-	-		INTEGRAL	-	-	-	14	4	8	15	
EH-2-4	2	1	MC	BASE	HEATER - WALL	L2 CORRIDOR	KING	PAW	-	CFM	-	IN		-	-	1.0	-	-	208	1	EC	-	-	-		INTEGRAL	-	-	-	14	4	8	15	
RESIDENTIAL HEATERS																																
EH-RES-A	RESI		MC	BASE	HEATER - COVE	RESIDENTIAL BEDROOM OR LIVING ROOM	KING	KCV1207	-	CFM	-	IN		-	-	0.70	-	-	120	1	EC	-	-	-		INTEGRAL	-	-	-	59	5	4	25	
EH-RES-B	RESI		MC	BASE	HEATER - COVE	RESIDENTIAL BEDROOM OR LIVING ROOM	KING	KCV2010	-	CFM	-	IN		-	-	0.94	-	-	208	1	EC	-	-	-		INTEGRAL	-	-	-	83	5	4	25	

REMARKS (CORRESPOND TO EQUIPMENT ABOVE BY TYPE):

GENERAL ELECTRICAL COORDINATION INFORMATION:

E.C. TO PROVIDE ALL POWER WIRING AND DISCONNECTS (U.N.O.), SINGLE POINT POWER CONNECTION (U.N.O.) (THIS NOTE APPLIES TO ALL EQUIPMENT IN THE LIST ABOVE)
AUTOMATIC MOTOR STARTER WITH HOA SWITCH SHALL BE PROVIDED AND INSTALLED BY E.C., COIL CIRCUIT POWERED BY E.C., COIL VOLTAGE TO BE 120V.
MANUAL STARTER W/ OVERLOAD PROTECTION SHALL BE PROVIDED AND INSTALLED BY E.C.
E.C. TO PROVIDE (1) 120V/1ø POWER CIRCUIT AT EACH MECHANICAL ROOM FOR THE CONTROLS CONTRACTOR.
SPEED CONTROLLER (120V/1ø) PROVIDED BY M.C. SHALL BE FACTORY MOUNTED ON EXHAUST FAN CABINET AND FACTORY WIRED

UNIT SMOKE DETECTORS AND SHUTDOWN:

ALL UNIT SMOKE DETECTORS ARE PROVIDED BY THE FIRE-LIFE-SAFETY CONTACTOR (E.C.) AND INSTALLED IN THE DUCTWORK BY M.C.
DESIGN OF SMOKE DECTECTORS AND SHUTDOWN OF SUPPLY AIR UNITS GREATER THAN 2000 CFM IS PER WASHINGTON MECHANICAL CODE.

FIRE/SMOKE AND SMOKE DAMPERS:

DESIGN OF SMOKE DETECTION SYSTEM IS BY E.C. ALL SMOKE DETECTORS PROVIDED BY E.C. INSTALLATION OF DUCT DETECTORS IS BY M.C. ALL WIRING AND FIRE LIFE SAFETY INTERLOCKS ARE BY E.C.
SMOKE DETECTORS SHALL BE INSTALLED PER ALL APPLICABLE CODE REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING
WSBC AND WSMC CODE SECTIONS : WSBC 716, WSBC 403.3, WSMC 607.

ELECTRIC (UNIT OR CABINET) HEATERS:

ELECTRIC HEATERS ARE PROVIDED BY E.C. AND INSTALLED BY E.C. SIZING AND TYPE IS SPECIFIED BY M.C.

MISC. POWER CIRCUITS:

ALL TIME DELAY RELAYS PROVIDED BY C.C. AND INSTALLED AND WIRED BY E.C.

DRYER BOOSTER FANS:

TO MINIMIZE REQUIREMENT FOR DRYER BOOSTER FANS, RECOMMEND USING LONG VENT DRYERS. IF DRYER BOOSTER FANS ARE REQUIRED, THEY WILL BE PROVIDED WITH DRYER CURRENT SENSING SWITCHES FOR ON / OFF CONTROL. ALL WIRING BY EC.

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100
PROJECT #240021840.00

DRAFT
NOT FOR CONSTRUCTION
AUSTIN BOYD STATE OF WASHINGTON 21602 REGISTERED PROFESSIONAL ENGINEER

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

MECHANICAL SCHEDULES

SHEET #
M0.04

DATE/ TIME PRINTED: 7/15/2025 3:23:01 PM
C:\Users\daniel\OneDrive - IMEG Corp\Documents\240021840.00 Peninsula Housing Authority MEP 423_daniel(NCY.ID.rvt

ISOLATION & TIEDOWN MATRIX - EQUIPMENT, PIPING, & DUCTWORK

TAG#	EQUIPMENT TYPE	GENERIC EQUIPMENT TYPE DESCRIPTION	ATTACHMENT TYPE (REMARK 4)	INTERNAL ISOLATION TYPE (REMARK 12)	EXTERNAL ISOLATION DESCRIPTION (REMARK 5)	MOUNTING LOCATION	SUPPORT TYPE (REMARK 6)	DRAWING SUPPORT DETAIL CALLOUT	DUCT FLEX CONNECTION REQUIRED (REMARK 7)	PIPING FLEX CONNECTION TYPE (REMARK 8)	ASCE 7 SEISMIC TIEDOWN CALCULATIONS BY (REMARKS 1,2,3,4)
ERV-RES-X	RESIDENTIAL ENERGY RECOVERY VENTILATOR	DEDICATED OUTDOOR AIR UNIT	BY MC	NONE	NEOPRENE HANGER	CEILING	HUNG	BY MC	YES - SUPPLY, RETURN, OUTDOOR AIR, EXHAUST CONN.	NA	BY MC
-	-	-	-	-	-	-	-	-	-	-	-
FN-X-X	FAN - HUNG	MOTOR = 0.5 HP OR SMALLER	BY MC	NA	0.3" DEF. SPRING	HUNG	HUNG	BY MC	YES	NA	BY MC
-	-	-	-	-	-	-	-	-	-	-	-
DUCTWORK	DUCTWORK - HUNG	ALL SIZES	BY MC	NA	NA	HUNG	HUNG	BY MC	NA	NA	BY MC
DUCTWORK	DUCTWORK - FLOOR	ALL SIZES	BY MC	NA	NA	FLOOR	PIPE STANCHION	BY MC	NA	NA	BY MC
DUCTWORK	DUCTWORK - ROOF	ALL SIZES	BY MC	NA	NA	ROOF	PIPE STANCHION	BY MC	NA	NA	BY MC
-	-	-	-	-	-	-	-	-	-	-	-

REMARKS (SEE COLUMN HEADERS AND SPECIFIC CELL CALLOUTS FOR REMARK CALLOUTS):
1: SEE INDIVIDUAL EQUIPMENT SCHEDULES FOR UNIT SIZE AND WEIGHT. SEE MECHANICAL PLANVIEW DRAWINGS FOR EQUIPMENT LOCATIONS.
2: PROVIDE WASHINGTON STATE STAMPED SEISMIC TIEDOWN CALCULATIONS PER INTERNATIONAL BUILDING AND MECHANICAL CODES WITH WA STATE AMENDMENTS. SEE PROJECT SPECIFICATIONS FOR APPLICABLE EDITION OF IBC. ALL EQUIPMENT, PIPING, & DUCTWORK TO BE ATTACHED PER ASCE 7 AS REFERENCED BY IBC.
3: NOT USED
4: MC TO VERIFY INSTALLATION DETAIL (ATTACHMENT TYPE TO STRUCTURE) PRIOR TO ISOLATION VENDOR PERFORMING SEISMIC TIEDOWN CALCULATIONS AND PRIOR TO SEISMIC TIEDOWN PACKAGE BEING SUBMITTED FOR TEAM REVIEW (IMEG, STRUCTURAL, AND ACOUSTICAL).
ALL SEISMIC TIEDOWN LOCATIONS AND DETAILS TO BE SUBMITTED TO AND APPROVED BY THE PROJECT STRUCTURAL ENGINEER. MC SHALL CONTRACT WITH THE PROJECT STRUCTURAL ENGINEER FOR THIS SUPPORT AS REQUIRED.
5: EXTERNAL ISOLATOR TYPE SELECTED BY MC/PC BASED ON EQUIPMENT TYPE PER DESCRIPTION ABOVE AND SPECIFICATION 23 05 48. DESCRIPTIONS BELOW PROVIDE A SINGLE BASIS OF DESIGN FOR ISOLATOR MANUFACTURER FOR BASIS OF DESIGN (MC MAY PROPOSE ON ALTERNATE MANUFACTURERS FOR TEAM REVIEW).
ALL ISOLATORS TO BE SEISMICALLY RESTRAINED:
A: FLOOR MOUNT: WAFFLE PAD - MASON M/N SUPER W WITH MINIMUM 0.15" OR 0.30" STATIC DEFLECTION (NOTE: ALL EQUIPMENT MOUNTED ON WAFFLE PAD TO HAVE NEOPRENE WASHER GROMMETS AT TIEDOWN BOLTS)
B: FLOOR MOUNT: CAPTIVE NEOPRENE MOUNT: MINIMUM 0.15" DEF NEOPRENE - MASON M/N BR
C: FLOOR MOUNT: 1", 2" OR 3" DEF SPRING - MASON M/N SLR
D: HUNG: MIMINUM 0.15" DEF NEOPRENE - MASON HD
E: HUNG: 1" OR 2" DEF SPRING - MASON M/N 30N
F: PUMP INERTIA BASE WITH 2" SPRING - MASON M/N BMK (INERTIA BASE WEIGHT TO BE APPROXIMATELY TWO TIME THE EQUIPMENT WEIGHT, CONCRETE FOR INERTIA BASE BY MC)
G: SPRING CURB: 2" DEF SPRING CURB - MICROMETL M/N 0403
H: HUNG MECHANICAL PIPING: SEE ACOUSTICAL SPECIFICATION FOR DETAILS.
6: ALL EQUIPMENT SUPPORT STRUCTURE (LEVELING PADS, SLEEPERS AND CURBS) TO BE STRUCTURALLY ATTACHED TO BUILDING STRUCTURE. DESIGN OF ATTACHMENT TO CONCRETE SLAB BY MC. MC TO COORDINATE FINAL SIZE AND LOCATION OF EQUIPMENT SUPPORTS IN FIELD SHOP DRAWINGS.
A: CONCRETE LEVELING PAD BY OTHERS. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAILS. CONCRETE PAD ATTACHMENT TO BUILDING STRUCTURE BY OTHERS.
B: CONCRETE LEVELING CURB BY OTHERS. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAILS. SEE ARCHITECTURAL DRAWINGS FOR FLASHING REQUIREMENTS. CONCRETE CURB ATTACHMENT TO BUILDING STRUCTURE BY OTHERS.
C: CONCRETE LEVELING CURB OR SLEEPERS BY OTHERS. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAILS. CONCRETE CURB OR SLEEPER ATTACHMENT TO BUILDING STRUCTURE BY OTHERS.
D: WOOD LEVELING CURB OR SLEEPERS BY OTHERS. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAILS. WOOD CURB OR SLEEPER ATTACHMENT TO BUILDING STRUCTURE BY OTHERS.
E: STANCHION SUPPORT BY MC. MC TO COORDINATE STANCHION LOCATIONS IN FIELD SHOP DRAWINGS.
F: HUNG FROM STRUCTURE ABOVE WITH ALL-THREAD AND SEISMIC SLAB CABLING.
7: DUCT FLEX CONNECTION BY MC.
SEE HVAC AND DUCTWORKS ACCESSORY SCHEDULE
8: PIPING FLEX CONNECTION BY MC SELECTED BY MC BASED ON PIPE SIZE AND CONNECTION TYPE. BASIS OF DESIGN FOR ONE MANUFACTURER LISTED BELOW (MC MAY PROPOSE ON ALTERNATE MANUFACTURERS FOR TEAM REVIEW). SEE PIPING HOOKUP DETAILS FOR ADDITIONAL INFORMATION:
A: NEOPRENE PIPE FLEXIBLE CONNECTIONS - DOULBE BELLOW - MASON M/N SFDEJ (2" AND LARGER) OR MASON M/N SFU (AT 3/4" TO 2")
B: GROOVED CONNECTIONS: VICTAULIC TYPE 77 - INTALL 3 FLEXIBLE COUPLING ARRANGMENT PER MANUFACTURER RECOMMENDATIONS
C: BRAIDED STAINLESS STEEL HOSE - MASON M/N MN - MINIMUM 12" LENGTH
D: BRAIDED BRONZE HOSE - MASON M/N CPSB-NSF - MINIMUM 12" LENGTH
9: INTERNAL ISOLATION BY EQUIPMENT MANUFACTURER
10: NOT USED
11: NOT USED
12: UNIT TO SET ON ROOFCURB (OR SPRING ROOFCURB) PROVIDED BY MC. MC TO TIEDOWN THE FACTORY ROOFCURB (OR SPRING ROOFCURB) TO THE CONCRETE CURB AND COORDINATE THE INSTALLATION WITH GENERAL CONTACTOR. CONCRETE LEVELING CURB IS PROVIDED AND ATTACHED TO STRUCTURE BY OTHERS.
MC TO PROVIDE FINAL DETAIL OF ATTACHMENT AND SEISMIC TIEDOWN CALCULATIONS. MC TO PROVIDE SHEET METAL FLASHING AT ROOFCURB.
13: MC IS RESPONSIBLE FOR SUPPORT AND FINAL DETAILING OF THERMAL EXPANSION COMPENSATION (EXPANSION JOINTS OR THERMAL COUPLING) FOR MECHANICAL PIPING.
OF THE MECHANICAL PIPING SHOP DRAWING PROCESS.

WASHINGTON VENTILATION, OUTSIDE AIR INTAKE INTAKE AND EXHAUST AIR REQUIREMENTS

CODE BASIS: 2021 INTERNATIONAL BUILDING CODE (WA)
2021 INTERNATIONAL FIRE CODE (WA)
2021 INTERNATIONAL MECHANICAL CODE (WA)

	INTERNATIONAL / STATE CODE SECTION	WASHINGTON AMENDMENTS	ROOM RATING	EXHAUST OR INTAKE RATING	VENTILATION CRITERIA	DISTANCE FROM PROPERTY LINE	DISTANCE FROM OPENING INTO BUILDING AND MECH INTAKES	DISTANCE FROM EXTERIOR WALL	DISTANCE FROM EXHAUST	DISTANCE FROM UNPROTECTED OPENING INTO BUILDING AND COMBUST.	DISTANCE ABOVE ROOF	DISTANCE ABOVE ADJOINING GRADE	DISTANCE FROM PLUMBING VENT	OTHER
MECHANICAL INTAKE OPENINGS	2021 IMC SECTION 401.4	2021 IMC WASHINGTON STATE AMENDMENTS SECTION 401.4 EXCEPTIONS	----------	----------	----------	10 FEET FROM LOT LINES OR BUILDINGS ON SAME LOT	----------	----------	----------	----------	----------	----------	10 FEET FROM PLUMBING VENT OUTLET UNLESS VENT IS 3 FEET ABOVE AIR INTAKE	10 FEET FROM HAZ OR NOXIOUS CONTAMINENT SUCH AS VENTS, STREETS, ALLEYS, PARKING LOTS, LOADING DOCKS. WHEN LESS THAN 10 FEET SUCH INTAKE OPENING SHALL BE MIN 3 FEET BELOW THE SOURCE. NO SEPARATION REQUIRED FOR FACTORY-BUILT INTAKE/EXHAUST COMBINATION FITTING. 3 FEET SEPARATION REQUIRED BETWEEN FACTORY-BUILT INTAKE/EXHAUST COMBINATION FITTING, SIMILAR OUTLETS AND OTHER ENVIRONMENTAL AIR EXHAUST. ENCLOSED PARKING GARAGE AND REPAIR GARAGE VENTILATION AIR INTAKES ARE PERMITTED TO BE LOCATED LESS THAN 10 FEET HORIZONTALLY FROM OR 25 VERTICALLY ABOVE A STREET, ALLEY, PARKING LOT OR LOADING DOCK.
ENVIRONMENTAL AIR EXHAUST	2021 IMC SECTION 501.3.1	2021 IMC WASHINGTON STATE AMENDMENTS SECTION 501.3.1 - 3 EXCEPTIONS	----------	----------	----------	3 FEET	3 FEET FROM OPERABLE OPENINGS, 10 FEET FROM MECHANICAL AIR INTAKES	----------	----------	----------	----------	----------	----------	NO SEPARATION REQUIRED BETWEEN AIR INTAKE AND EXHAUST ON A SINGLE LISTED PACKAGED HVAC UNIT. EXHAUST FROM ENVIRONMENTAL AIR SYSTEMS OTHER THAN GARAGES MAY BE DISCHARGED INTO AN OPEN PARKING GARAGE.
INTERMITTENT SOURCE SPECIFIC VENTILATION DUCTS	2021 IMC TABLE 403.3.2.3	2021 IMC WASHINGTON STATE AMENDMENTS TABLE 403.4.7	----------	----------	REQUIRED IN: EACH KITCHEN (30 CFM CONTINUOUS, 100 CFM INTERMITTENT), TOILET ROOMS, BATHROOMS, AND LAUNDRY AREAS (25 CFM CONTINUOUS, 50 CFM INTERMITTENT), INDOOR SWIMMING POOL, SPA, OTHER ROOMS WHERE EXCESS WATER VAPOR OR COOKING ODOR IS PRODUCED	----------	----------	SHALL TERMINATE OUTSIDE THE BUILDING	----------	----------	----------	----------	----------	----------
RESIDENTIAL ROOM AIR INTAKE	2021 IMC SECTION 403.3.2	2021 IMC WASHINGTON STATE AMENDMENTS SECTION 403.4	----------	----------	MINIMUM OUTDOOR AIR Q = (0.01*FLOOR AREA) + 7.5*(# OF BEDROOMS + 1)	10 FEET FROM LOT LINES OR BUILDINGS ON SAME LOT	----------	----------	----------	----------	----------	----------	10 FEET FROM PLUMBING VENT OUTLET UNLESS VENT IS 3 FEET ABOVE AIR INTAKE	SAME CLEARANCE REQUIRMENTS AS MECHANICAL AIR INTAKE. NO SEPARATION REQUIRED FOR FACTORY-BUILT INTAKE/EXHAUST COMBINATION FITTING. 3 FEET SEPARATION REQUIRED BETWEEN FACTORY-BUILT INTAKE/EXHAUST COMBINATION FITTING, SIMILAR OUTLETS AND OTHER ENVIRONMENTAL AIR EXHAUST.

MINIMUM FILTER EFFICIENCY MATRIX

APPLICABLE EQUIPMENT AND SYSTEMS	FILTER SYSTEM TYPE AS REFERENCED IN EQUIPMENT SCHEDULE	CODE MINIMUM FILTER EFFICIENCY (REMARK 1)	REMARKS
UNDUCTED SYSTEMS AND FAN COILS	UNDUCTED SA	MERV 4	1, 3
EXHAUST AND/OR RELIEF AIR SYSTEMS UPSTREAM OF A RECOVERY CORE, HEAT EXCHANGER, OR COIL	ERV EXHAUST ERV RELIEF	MERV 6	1, 3, 4
DUCTED SUPPLY AIR, RECIRCULATED AIR, AND VENTILATION SYSTEMS SERVING OCCUPIABLE SPACES WITH 500 CFM OR LESS	DUCTED SA, ≤ 500 CFM RECIRC AIR, ≤ 500 CFM	MERV 8	1, 2, 3

REMARKS:
1: MINIMUM FILTER EFFICIENCY REPORTING VALUES AS REQUIRED PER WSMC SECTION 605.4
2: RESIDENTIAL ERV SUPPLY AIR TO HAVE MINIMUM FILTER EFFICIENCY REPORTING VALUES AS REQUIRED PER WSMC SECTION 403.4.6.2
3: PROVIDE ACCESS FOR FILTER MAINTENANCE AND REPLACEMENT
4: PROJECT FILTRATION WILL MEET THE REQUIREMENTS PER EVERGREEN SUSTSAINABLE DEVELOPMENT STANDARD (ESDS)

RICE fergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100
PROJECT #240021840.00

DRAFT
NOT FOR CONSTRUCTION
AUSTIN BOYD
STATE OF WASHINGTON
21024
REGISTERED
PROFESSIONAL ENGINEER

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

MECHANICAL SPECIFICATIONS

SHEET #
M0.05

DATE/ TIME PRINTED: 7/15/2025 3:23:05 PM
C:\Users\daniel\OneDrive - IMEG Corp\Documents\240021840.00 Peninsula Housing Authority MEP 423_daniel@IC7.ID.rvt

MECHANICAL BASIS OF DESIGN — PHA EKLUND

BOD CRITERIA	BOD INPUT	SOURCE	ADDITIONAL SOURCE INFO (DATE, MEETING, E-MAIL, ETC)
IMEG PROJECT CONTACTS			
MECHANICAL EOR	AUSTIN BONNES		
MECHANICAL LEAD ENGINEER	DIANA FISHER		
BUILDING & MECHANICAL CODE NOTES			
	STAIRWAY PRESSURIZATION		NOT REQUIRED PER 2021 IBC TABLE 504.4
	THERE ARE NO ELEVATORS IN SCOPE		
ENERGY CODE NOTES FOR MECHANICAL SYSTEMS			
	1 W/CFM MAXIMUM ALLOWABLE FOR ENERGY RECOVERY VENTILATORS (ERVs) OTHER THAN FOR RESIDENTIAL DWELLING UNIT ERVs (FOR TOTAL COMBINED FAN POWER LESS THAN 1 KW)		2021 WSEC C403.3.5.2
	MIN 1.2 CFM/W FAN EFFICACY REQUIRED FOR UNITIZED RESIDENTIAL DWELLING UNIT ERV UNITS		2021 TABLE C403.8.4
	MINIMUM 60% ENTHALPY RECOVERY EFFECTIVENESS FOR ERVs EXCEPT THOSE SERVING DWELLING UNITS MINIMUM 68% SENSIBLE RECOVERY EFFECTIVENESS FOR ERVs SERVING DWELLING UNITS		2021 WSEC C403.3.5.1
DEFERRED PERMIT SUBMITTALS			
	SEISMIC TIEDOWN CALCULATIONS, BY MC		
	PIPING EXPANSION CALCULATIONS, BY MC		
HVAC SYSTEM SELECTION OWNER CRITERIA NOTES			
DWELLING UNIT COOLING	COOLING NOT PROVIDED		
DWELLING UNIT HEATING	ELECTRIC HEAT BOD: KING KCV COVE HEATERS		
DWELLING UNIT VENTILATION	IN-JOIST ERV WITH COMBINATION TERMINATION FITTING ON WOOD-FRAMED FLOORS		
RANGE EXHAUST	RANGE EXHAUST TO BE LOCATED IN-SOFFIT		
COMBINATION TERMINATION FITTING	BOD: BROAN V14695		
COMMUNITY LAUNDRY ROOMS	ALL WASHER AND DRYERS ARE LOCATED IN COMMUNITY LAUNDRY ROOMS. EACH LAUNDRY ROOM HAS TWO WASHERS AND TWO DRYERS. DRYER EXHAUST IS VENTED ON THE SAME LEVEL AS THE LAUNDRY ROOM. EACH DRYER EXHAUST DUCT WILL HAVE A PRESSURE SENSOR. MAKEUP AIR IS PROVIDED TO EACH LAUNDRY ROOM AND CONNECTS TO THE PRESSURE SENSORS ON THE EXHAUST DUCTS. EACH LAUNDRY ROOM WILL HAVE (2) BROAN 8" MOTORIZED MAKEUP AIR DAMPERS (MODEL MD8). GENERAL EXHAUST OF THE LAUNDRY ROOM IS BY AN ERV.		
HVAC LOAD DESIGN CRITERIA			
PROJECT LOCATION:	PORT ANGELES, WA		
CLOSEST ASHRAE WEATHER STATION:	PORT ANGELES FAIRCHILD AIRPORT, WA		
SUMMER OA DESIGN TEMP =	75°F DB, 61°F WB	2021 WSEC	SECTION C302.2, APPENDIX C
SUMMER OA DESIGN TEMP =	75°F DB, 61°F WB	ASHRAE	FUNDAMENTALS
CODE INDOOR COOLING DESIGN TEMPERATURE MINIMUM =	75°F	2021 WSEC	SECTION C302.1
PROJECT INDOOR COOLING DESIGN TEMPERATURE =	75°F	PROJECT CRITERIA	LOWEST TEMPERATURE PER 20 WSEC
WINTER OA DESIGN TEMP =	28°F DB	2021 WSEC	SECTION C302.2
CODE INDOOR HEATING DESIGN TEMPERATURE MAXIMUM =	72°F AVG 68°F AT 3' AFF	2021 WSEC 2021 IBC	SECTION C302.1 SECTION 1204.1
PROJECT INDOOR HEATING DESIGN TEMPERATURE =	70°F	PROJECT CRITERIA	
FREEZE PROTECTION DESIGN TEMPERATURE =	45°F	2021 WSEC	SECTION C403.1.4 EXCEPTION 15
INDOOR RELATIVE HUMIDITY CONTROL	NOT CONTROLLED	PROJECT CRITERIA	
HVAC LOAD SELECTION BASIS	ASHRAE STANDARD 183	2021 WSEC	SECTION C403.1.2
HVAC EQUIPMENT SIZING BASIS	HVAC EQUIPMENT OVERSIZING TO BE SIZED FOR NEXT AVAILABLE SIZE VENTILATION AND EXHAUST WILL BE CONFIGURED TO PROVIDE NOT MORE THAN 150% OF CODE MINIMUM REQUIRED VENTILATION AND EXHAUST RATES REQUIRED BY IMC	2021 WSEC	SECTION C403.2.2 WASHINGTON SBCC INTERPRETATION 13-09
BUILDING ENVELOPE THERMAL DESIGN CRITERIA FOR HEATING/COOLING LOADS			
GLAZING STOREFRONT	GLAZING TYPE/DESCRIPTION: GLAZING U-VALUE: 0.XX BTU/(HR)(FT²)(°F) GLAZING SHGC: 0.XX		
GLAZING RESIDENTIAL	GLAZING TYPE/DESCRIPTION: GLAZING U-VALUE: 0.XX BTU/(HR)(FT²)(°F) GLAZING SHGC: 0.XX		
OPAQUAE WALL	WALL TYPE/DESCRIPTION: WALL U-VALUE: 0.XX BTU/(HR)(FT²)(°F)		
ROOF	ROOF TYPE/DESCRIPTION: ROOF U-VALUE: 0.XX BTU/(HR)(FT²)(°F)		
EXPOSED FLOOR	FLOOR TYPE/DESCRIPTION: FLOOR U-VALUE: 0.XX BTU/(HR)(FT²)(°F)		
PROPERTY LINE ACOUSTIC CRITERIA			
INTERIOR ACOUSTIC CRITERIA			

IMEG PROJECT INFORMATION — PHA EKLUND

	COMPANY NAME	SOURCE	ADDITIONAL NOTES
PROJECT DESIGN TEAM			
OWNER/DEVELOPER	PENINSULA HOUSING AUTHORITY		
ARCHITECT	RFM		
INTERIOR DESIGN ARCHITECT	RFM		
CIVIL ENGINEER	CPL		
STRUCTURAL ENGINEER			
ELEVATOR CONSULTANT	N/A		
ACOUSTICAL CONSULTANT	TBD		
LANDSCAPE CONSULTANT			
BUILDING SCIENCE ENVELOPE MOISTURE & AIR BARRIER CONSULTANT	TBD		
SMOKE CONTROL CONSULTANT	TBD		
IMEG PRINCIPAL IN CHARGE	NICK RICH		
IMEG PROJECT MANAGER	STEVEN HUFF		
MECHANICAL EOR	IMEG		
PLUMBING EOR	IMEG		
FIRE SPRINKLER DOR	DESIGN BUILD CONTRACTOR		
ELECTRICAL EOR	IMEG		
LIGHTING DOR	IMEG		
STREET LIGHTING DOR	TBD		
FIRE ALARM DOR	DESIGN BUILD CONTRACTOR		
COMMUNICATION DOR	DESIGN BUILD CONTRACTOR		
SECURITY DOR	DESIGN BUILD CONTRACTOR		
ACCESS CONTROL DOR	DESIGN BUILD CONTRACTOR		
A/V DOR	DESIGN BUILD CONTRACTOR		
BUILDING THERMAL ENVELOPE ENERGY CALCULATION CONSULTANT	IMEG		
ENERGY CONSULTANT	IMEG		
SUSTAINABILITY CONSTULANT	IMEG		
COMMISSIONING AGENT	TBD		
PROJECT CONTRACTOR TEAM			
GENERAL CONTRACTOR	TBD		
MECHANICAL CONTRACTOR	TBD		
PLUMBING CONTRACTOR	TBD		
FIRE SPRINKLER CONTRACTOR	TBD		
ELECTRICAL CONTRACTOR	TBD		
LOW VOLTAGE CONTRACTORS	TBD		

CODES & STANDARDS BASIS OF DESIGN — PHA EKLUND

CODE	CODE DETAILED DESCRIPTION	SOURCE	ADDITIONAL SOURCE INFO (DATE, MEETING, E-MAIL, ETC)
GENERAL CODE INFORMATION			
BUILDING PERMIT INFO	TBD		
BUILDING PERMIT INTAKE DATE	TBD		
MECHANICAL PERMIT INFO	TBD		
ELECTRICAL PERMIT INFO	TBD		
PLUMBING PERMIT INFO	TBD		
APPLICABLE WASHINGTON STATE BUILDING CODES			
ENERGY CODE	2021 WASHINGTON STATE ENERGY CODE (SEC) FOR COMMERCIAL BUILDINGS	WAC 51-11C	EFFECTIVE MARCH 15, 2024
BUILDING CODE	2021 INTERNATIONAL BUILDING CODE WITH WASHINGTON STATE AMENDMENTS	WAC 51-50	EFFECTIVE MARCH 15, 2024
ACCESSIBILITY CODE	2021 INTERNATIONAL BUILDING CODE WITH WASHINGTON STATE AMENDMENTS CHAPTER 11 AND ICC A117.1-2009	WAC 51-50	EFFECTIVE MARCH 15, 2024
SEISMIC CODE	ASCE 7-2016 AS REFERENCED BY 2021 INTERNATIONAL BUILDING CODE	WAC 51-50	EFFECTIVE MARCH 15, 2024
FIRE CODE	2021 INTERNATIONAL FIRE CODE WITH WASHINGTON STATE AMENDMENTS	WAC 51-54A	EFFECTIVE MARCH 15, 2024
MECHANICAL CODE	2021 INTERNATIONAL MECHANICAL CODE WITH WASHINGTON STATE AMENDMENTS	WAC 51-52	EFFECTIVE MARCH 15, 2024
FUEL GAS CODE	2021 INTERNATIONAL FUEL GAS CODE WITH WASHINGTON STATE AMENDMENTS 2021 NATIONAL FUEL GAS CODE (NFPA 54) 2020 LIQUEFIED PETROLEUM GAS CODE (NFPA 58)	WAC 51-52	EFFECTIVE MARCH 15, 2024
PLUMBING CODE	2021 UNIFORM PLUMBING CODE WITH WASHINGTON STATE AMENDMENTS	WAC 51-56	EFFECTIVE MARCH 15, 2024
BOILER CODE	WASHINGTON STATE BOILER CODE	WAC 296-104	
ELECTRICAL CODE	2020 NATIONAL ELECTRICAL CODE WITH 2020 WASHINGTON AMENDMENTS (NFPA 70)	WAC 296-46B	EFFECTIVE NOVEMBER 1, 2020
ELECTRICAL	ELECTRICIANS AND ELECTRICAL INSTALLATIONS	RCW CHAPTER 19.28	
NFPA STANDARDS	NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS AS REFERENCED BY THE CODES ABOVE OR AS SPECIFICALLY LISTED BELOW		
APPLICABLE LOCAL JURISDICTION CODE REQUIREMENTS			
PLUMBING			
APPLICABLE LAND USE AGREEMENT PROJECT REQUIREMENTS			
APPLICABLE DEPARTMENT OF ECOLOGY PROJECT REQUIREMENTS			
APPLICABLE SUSTAINABILITY PROJECT REQUIREMENTS			
	EVERGREEN SUSTAINABLE DEVELOPMENT STANDARD (ESDS)		
ENERGY CODE COMPLIANCE PATH SELECTED			
ENERGY CODE COMPLIANCE PATH	2021 WSEC COMMERCIAL ENERGY CODE PRESCRIPTIVE PATH WITH C406 CREDITS		SEE SPECIFICATION SECTIONS FOR DETAILS

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P. 206.285.7100
PROJECT #24021840.00

DRAFT
NOT FOR CONSTRUCTION
FOR REVIEW ONLY
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
AUSTIN BONNES
STATE OF WASHINGTON
21602
REGISTERED PROFESSIONAL ENGINEER

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

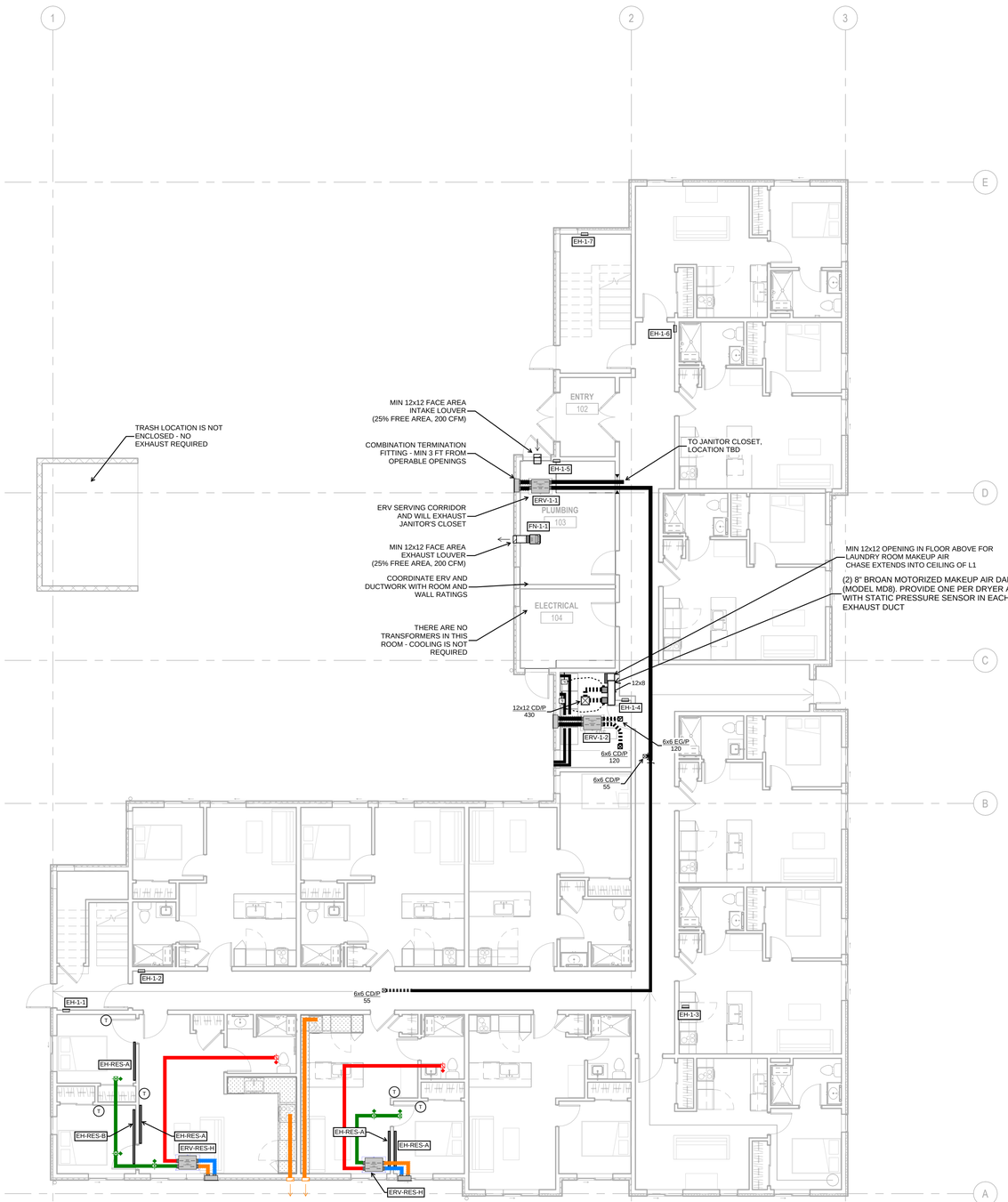
REVISION SCHEDULE		

AHJ APPROVAL STAMP

MECHANICAL BASIS OF DESIGN

SHEET #
M0.06

DATE/ TIME PRINTED: 7/15/2025 3:23:08 PM
C:\Users\dianef\OneDrive - IMEG Corp\Documents\24021840.00 Peninsula Housing Authority MEP v23_dianefMCV.rvt



1 MECHANICAL PLAN - LEVEL 1

1/8" = 1'-0"

GENERAL NOTES:

1. MANUAL VOLUME DAMPERS WILL BE UTILIZED FOR BALANCING IN LIEU OF OPPOSED BLADE DAMPERS (OBD). PROVIDE CABLE OPERATED DAMPERS (COD) OR ACCESS PANELS FOR ALL RUNOUTS ABOVE A GYPSUM HARDLID CEILING.

2. PROVIDE FULL SIZE ACCESS PANELS FOR MECHANICAL EQUIPMENT ABOVE HARD LID CEILINGS.

GENERAL RESIDENTIAL UNIT NOTES:

1. MANUAL VOLUME DAMPERS WILL BE UTILIZED FOR BALANCING IN LIEU OF OPPOSED BLADE DAMPERS (OBD). PROVIDE CABLE OPERATED DAMPERS (COD), ELECTRONICALLY OPERATED BALANCING DAMPER (EOD), OR ACCESS PANELS FOR ALL RUNOUTS ABOVE A GYPSUM HARDLID CEILING.

2. OUTDOOR AIR TO EACH RESIDENTIAL UNIT IS PROVIDED BY ENERGY RECOVERY VENTILATORS (ERV) PER WSMC 403.4. ERVs TO BE INSTALLED IN LAST JOIST BAY. LOCATE ABOVE LIVING ROOM WHERE POSSIBLE FOR ACOUSTICAL REASONS. ONLY LOCATE ABOUT A BEDROOM WHERE ABSOLUTELY NECESSARY.

3. RESIDENTIAL ERV:
   - A. SUPPLY AND RETURN DUCTWORK TO BE ROUTED IN JOISTS
   - B. INSULATED INTAKE AND EXHAUST DUCTWORK TO BE IN LAST JOIST BAY
   - C. RADIATION DAMPERS ARE REQUIRED AT ALL CEILING MEMBRANE PENETRATIONS
   - D. FULL SIZE RATED ACCESS PANEL BELOW ERV, MIN 36x24
   - E. BALANCING SHALL BE DONE ON A TOTAL AIRFLOW PER UNITS BASIS AND NOT AT INDIVIDUAL OUTLETS.
   - F. IN-UNIT ERV TO HAVE HARDWIRED POWER CONNECTION.
   - G. ALL RESIDENTIAL ERV SUPPLY DUCTWORK TO HAVE MIN 5' OF INSULATED FLEX DUCT AT ALL CONNECTIONS TO DIFFUSERS. ALL ERV EXHAUST DUCTWORK TO HAVE MIN 3' OF INSULATED DUCT TO ALL GRILLES.
   - H. RESIDENTIAL DUCT SIZING:
     1. SUPPLY AND RETURN DUCTWORK: 5"Ø (U.N.O.)
     2. INTAKE DUCTWORK: 5'Ø WITH R-7 INSULATION
     3. EXHAUST DUCTWORK: 5"Ø WITH R-8 INSULATION
   - I. RESIDENTIAL GRILLES AND DIFFUSERS:
     1. SUPPLY GRILLE: 6x6 SSG (TYP)
     2. SUPPLY DIFFUSER: 6x6 CD/P (TYP)
     3. EXHAUST GRILLE: 6x6 EG/P (TYP)
   - J. COMBINATION TERMINATION FITTING:
     1. BOD: REVERSOMATIC DVS100, ALT: BROAN V14695
     2. MIN 3 FT FROM ENVIRONMENTAL EXHAUST PER WSMC SECTION 401.4.3
     3. MIN 3 FT FROM COMBINATION TERMINATION FITTINGS PER WSMC SECTION 401.4.3
     4. SEPARATION IS NOT REQUIRED BETWEEN COMBINATION TERMINATION FITTINGS AND OPERABLE OPENINGS OF THE SAME DWELLING UNIT

4. RESIDENTIAL ENVIRONMENTAL EXHAUST:
   - A. WOOD-FRAMED LEVELS:
     1. DRYER EXHAUST TO BE ROUTED FIRST INTO 6" WALL BEHIND DRYER AND THEN UP INTO JOIST BAY. THE FIRE RATING SHALL BE MAINTAINED.
     2. RANGE EXHAUST TO BE ROUTED FIRST INTO PARTIAL HEIGHT 6" FURRED-OUT WALL ABOVE RANGE AND THEN UP INTO JOIST BAY. THE FIRE RATING SHALL BE MAINTAINED.
   - B. ALL ENVIRONMENTAL AIR EXHAUST DUCTS MUST TERMINATE A MINIMUM OF 3 FT FROM ANY OPERABLE OPENINGS INTO THE BULIDING IN ACCORDANCE WITH WSMC SECTION 501.3.1.3
   - C. RESIDENTIAL EXHAUST DUCT SIZING:
     1. ONE BATH = 4"
     2. DRYER EXHAUST = 4"
     3. RANGE EXHAUST = 6"
   - D. THE ELECTRICAL CONTRACTOR WILL PROVIDE AND INSTALL ALL RESIDENTIAL FANS. DUCTWORK SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR.

5. INTERMITTENT EXHAUST MAKEUP AIR FOR DWELLING UNITS IS PROVIDED THROUGH OPERABLE WINDOWS.

6. DOOR UNDERCUT: GC TO UNDERCUT ALL RESIDENTIAL BATHROOM DOORS BY 1/2" MINIMUM FOR TRANSFER OF MAKEUP AIR FOR THE EXHAUST SYSTEM.

7. MC TO PROVIDE PHENOLIC TAG NEXT TO EACH DRYER WITH THE EQUIVALENT LENGTH OF THE ASSOCIATED DRYER EXHAUST VENT IN ACCORDANCE WITH WSMC SECTION 504.9.5.

CEILING CLEARANCES

LEVEL	FLOOR TO FLOOR HEIGHT		FLOOR ASSEMBLY DEPTH	CLEAR TO UNDER SIDE OF FLOOR ABOVE		CEILING HEIGHT		CEILING ASSEMBLY	CEILING SPACE
	FT	INCHES		FT	INCHES	FT	INCHES		
LEVEL 1	10'	0"	15"	8'	9.3"	8'	3"	2.5"	3.8"
						8'	0"	2.5"	6.8"
						7'	10"	2.5"	8.8"
						7'	8"	2.5"	10.8"
LEVEL 2 (VARIES)	12'	6"	28"	10'	3"	9'	6"	2.5"	6.0"
						9'	0"	2.5"	12.0"
						8'	6"	2.5"	18.0"

N

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION
AUSTIN BOYD STEELE
STATE OF WASHINGTON
21607
REGISTERED PROFESSIONAL ENGINEER

EKLUND AT GALES

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE		

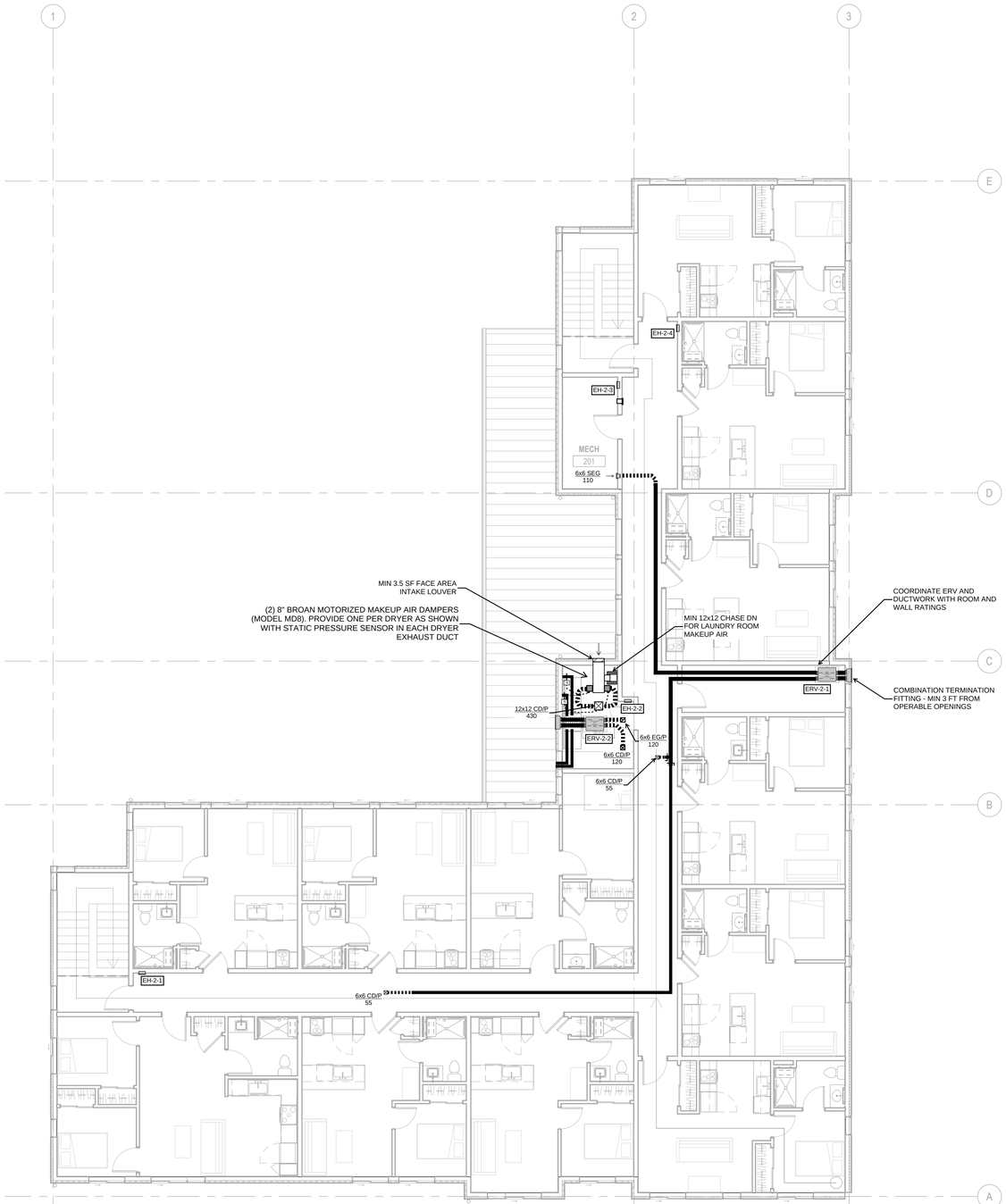
AHJ APPROVAL STAMP

MECHANICAL PLAN - LEVEL 1

SHEET #

M22.01

DATE/ TIME PRINTED: 7/8/2025 2:29:02 PM
C:\Users\nicholas\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP v23_nicholas89VG6A.rvt



1 MECHANICAL PLAN - LEVEL 2

1/8" = 1'-0"

0 4' 8' 16'

GENERAL NOTES:

1. MANUAL VOLUME DAMPERS WILL BE UTILIZED FOR BALANCING IN LIEU OF OPPOSED BLADE DAMPERS (OBD). PROVIDE CABLE OPERATED DAMPERS (COD), ELECTRONICALLY OPERATED BALANCING DAMPER (EOD), OR ACCESS PANELS FOR ALL RUNOUTS ABOVE A GYPSUM HARDLID CEILING.

2. PROVIDE FULL SIZE ACCESS PANELS FOR MECHANICAL EQUIPMENT ABOVE HARD LID CEILINGS.

GENERAL RESIDENTIAL UNIT NOTES:

1. REFER TO M22.02 FOR GENERAL RESIDENTIAL UNIT NOTES.

CEILING CLEARANCES

LEVEL	FLOOR TO FLOOR HEIGHT		FLOOR ASSEMBLY DEPTH	CLEAR TO UNDER SIDE OF FLOOR ABOVE		CEILING HEIGHT		CEILING ASSEMBLY	CEILING SPACE
	FT	INCHES		FT	INCHES	FT	INCHES		
LEVEL 1	10'	0''	15''	8'	9.3''	8'	3''	2.5''	3.8''
						8'	0''	2.5''	6.8''
						7'	10''	2.5''	8.8''
						7'	8''	2.5''	10.8''
LEVEL 2 (VARIES)	12'	6''	28''	10'	3''	9'	6''	2.5''	6.0''
						9'	0''	2.5''	12.0''
						8'	6''	2.5''	18.0''

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #24021840.00

DRAFT
NOT FOR CONSTRUCTION
AUSTIN BOYD STEELE
210
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

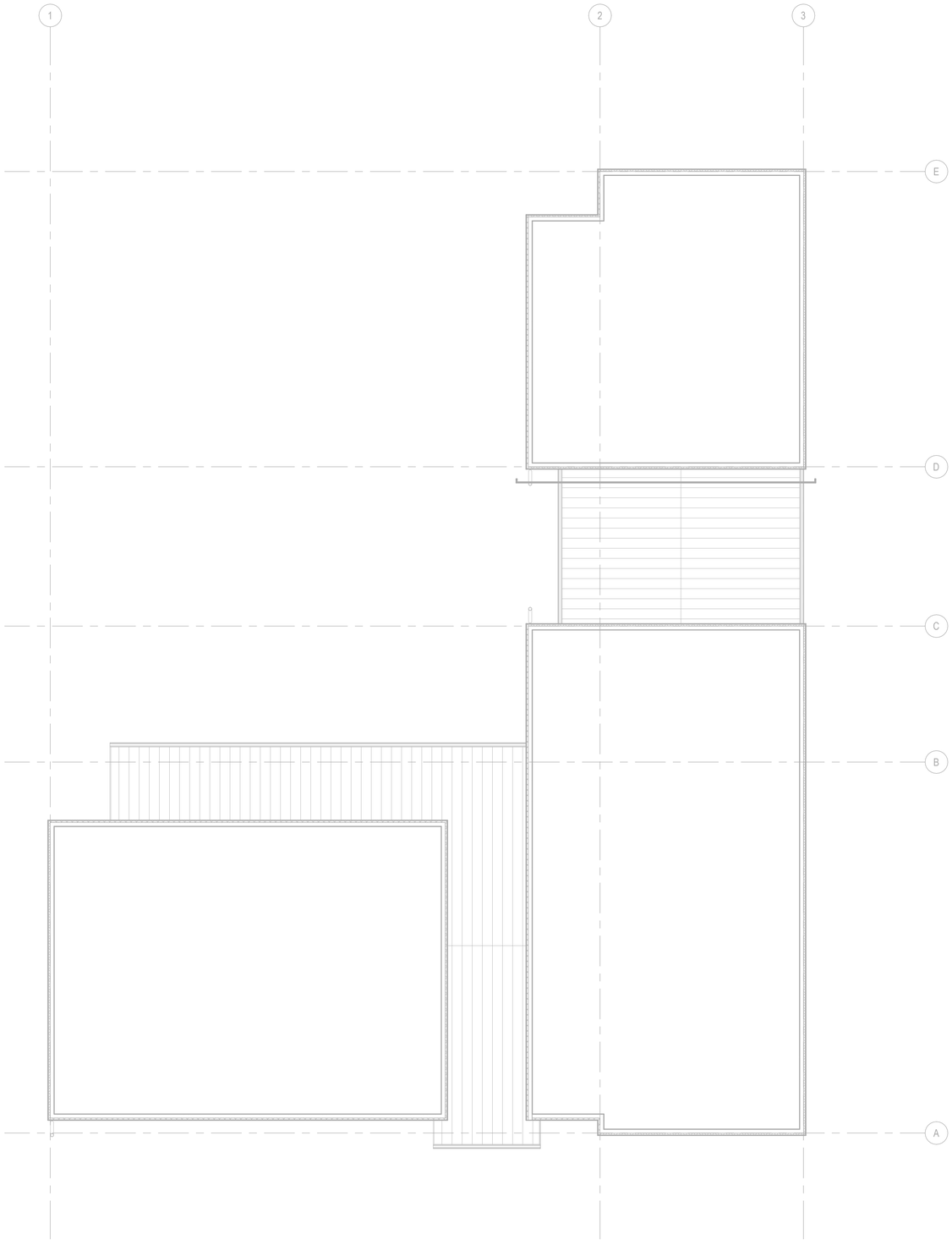
REVISION SCHEDULE		

AHJ APPROVAL STAMP

MECHANICAL PLAN - LEVEL 2

SHEET #
M22.02

DATE/ TIME PRINTED: 7/8/2025 2:29:04 PM
C:\Users\richdale\OneDrive - IMEG Corp\Documents\24021840.00 Peninsula Housing Authority MEP v23_richdale89VGBA.rvt



1 MECHANICAL PLAN - ROOF

1/8" = 1'-0"

0 4' 8' 16'

N

RICEfergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND AT GALES

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE		

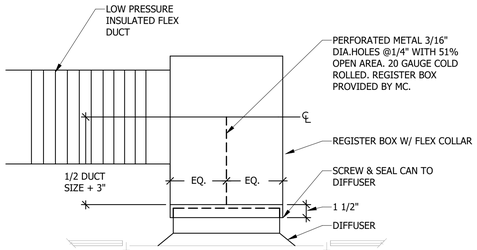
AHJ APPROVAL STAMP

MECHANICAL PLAN - ROOF

SHEET #

M25.01

DATE/ TIME PRINTED: 7/8/2025 2:29:04 PM
C:\Users\nicholas\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP-v23_nicholas89VGBA.rvt

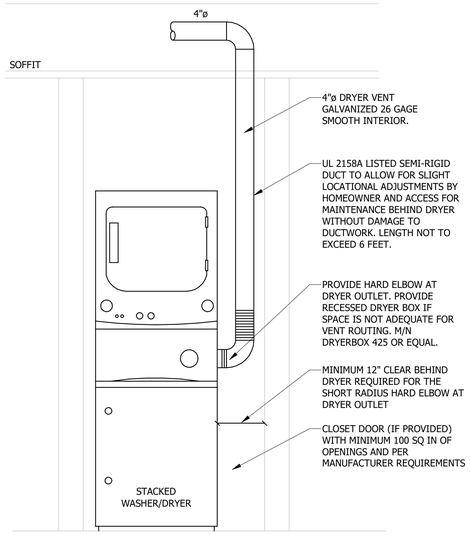


NOTES:

DIFFUSER CANS ARE BARE SHEETMETAL W/OUT LINING UNLESS NOTED OTHERWISE

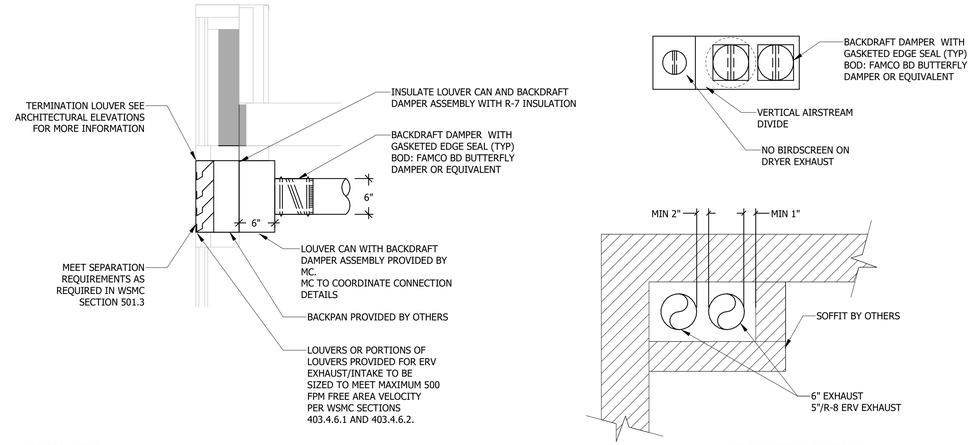
1 DIFFUSER CAN

SCALE: NOT TO SCALE



2 RESIDENTIAL DRYER EXHAUST DETAIL

SCALE: NOT TO SCALE



GENERAL NOTES:
1. MINIMUM 2" CLEARANCE BETWEEN DUCTS
2. MINIMUM 1" HORIZONTAL CLEARANCE BETWEEN DUCTS AND VERTICAL WALLS OF SOFFIT
3. NO CLEARANCE REQUIRED BETWEEN OUTER SURFACE OF DUCT INSULATION AND STRUCTURE ABOVE/BELOW
4. COORDINATE SPACE FOR FIRE PROTECTION LINES, FITTINGS AND HEADS.
5. CONTRACTOR TO COORDINATE ACTUAL FIELD CONDITIONS AND ROUTING W/ OTHER TRADES.
6. TERMINATION VENT SHROUDS BY OTHERS. SEE ARCHITECTURAL PLANS.
7. TERMINATION BDD'S AND SCREENS BY MC. (NO SCREENS ON DRYER EXHAUST).

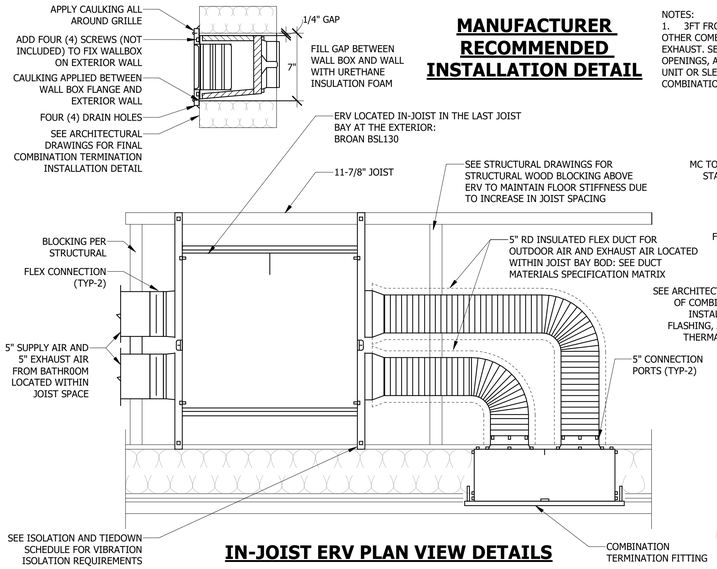
CLEAR ID SOFFIT DIMENSIONS
(1) 4" = 6"x6" SOFFIT
(1) 6" = 8"x8" SOFFIT
(1) 4" + (1) 6" = 14"x8" SOFFIT
(2) 6" = 16"x8" SOFFIT
(1) 4" + (1) 6" + (1) 5"/R-8 = 26"x9.5" SOFFIT
(2) 6" + (1) 5"/R-8 = 28"x9.5" SOFFIT

3 TERMINATION DETAIL - CURTAIN WALL INSTALLATION

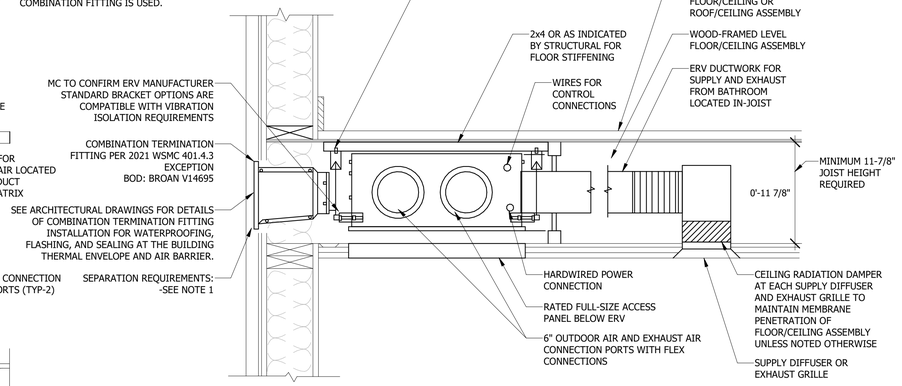
SCALE: NOT TO SCALE

MANUFACTURER RECOMMENDED INSTALLATION DETAIL

NOTES:
1. 3FT FROM OPERABLE OPENINGS, 10 FT FROM MECH AIR INTAKES, 3 FT FROM OTHER COMBINATION TERMINATION FITTINGS, 3 FT FROM DRYER AND RANGE EXHAUST. SEPERATION NOT REQUIRED BETWEEN INTAKE OPENINGS, OPERABLE OPENINGS, AND LIVING SPACE EXHAUST AIR OPENINGS OF AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT WHERE AN APPROVED FACTORY-BUILT INTAKE/EXHAUSER COMBINATION FITTING IS USED.



IN-JOIST ERV PLAN VIEW DETAILS



NOTE: CONTRACTOR TO VERIFY TOTAL COUNTS FOR STANDARD AND MIRRORED ERV MODELS PER FINAL SHOP DRAWINGS PRIOR TO ORDERING

IN-JOIST ERV SECTION VIEW DETAILS

4 IN-JOIST ERV DETAILS

SCALE: NOT TO SCALE

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P. 206.285.7100

PROJECT #24021840.00

DRAFT NOT FOR CONSTRUCTION

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @ CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE AUGUST 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

MECHANICAL DETAILS

SHEET #
M50.01

DATE/ TIME PRINTED: 7/15/2025 3:23:26 PM
C:\Users\daniel\OneDrive - IMEG Corp\Documents\24021840.00 Peninsula Housing Authority MEP v23_danielNCYJD.rvt

GENERAL

ACT	ACOUSTICAL CEILING TILE
AD	ACCESS DOOR
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AMP	AMPERE
ARCH	ARCHITECT; ARCHITECTURAL
AUTO	AUTOMATIC
AUX	AUXILIARY
BG	BELOW GRADE
BHP	BRAKE HORSE POWER
BOD	BASIS OF DESIGN
BS	BIRD SCREEN
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNITS PER HOUR
COND	CONDENSATE
C/L	CENTERLINE
CLG	CEILING
CO	CARBON MONOXIDE
CO2	CARBON DIOXIDE
DET	DETAIL
DIA	DIAMETER
DISCH	DISCHARGE
DN	DOWN
DWG	DRAWING
(E)	EXISTING
EA	EACH
EC	ELECTRICAL CONTRACTOR; END CAP
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EFF	EFFICIENCY
EWT	ENTERING WATER TEMPERATURE
EXIST	EXISTING
EXH	EXHAUST
F	FAHRENHEIT
(F)	FUTURE
FLEX	FLEXIBLE
FLG	FLANGE
FLR	FLOOR
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FP	FIRE PROTECTION
FPM	FEET PER MINUTE
FS	FIRE SERVICE (MAIN)
FT	FOOT; FEET
FURN	FURNISH
G	NATURAL GAS (LOW PRESSURE)
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
GWB	GYPSUM WALL BOARD
HL	HIGH LOOP
HP	HORSE POWER
HPDCW	HIGH PRESSURE DOMESTIC COLD WATER
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
ID	INSIDE DIAMETER/DIMENSION
IE	INVERT ELEVATION
IRR	IRRIGATION
IW	INDIRECT WASTE
LAT	LEAVING AIR TEMPERATURE
LF	LINEAR FOOT
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	1000 BRITISH THERMAL UNITS PER HOUR
MC	MECHANICAL CONTRACTOR
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
M/N	MODEL NUMBER
MPG	NATURAL GAS (MEDIUM PRESSURE)
MTD	MOUNTED
NA, N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NEG	NEGATIVE
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN; NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	PLUMBING CONTRACTOR
PD	PRESSURE DROP
PLBG	PLUMBING
POC	POINT OF CONNECTION
PRELIM	PRELIMINARY
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
QTY	QUANTITY
RAT	RETURN AIR TEMPERATURE
RET	RETURN
REQD	REQUIRED
RPM	REVOLUTIONS PER MINUTE
RWT	RETURN WATER TEMPERATURE
SAT	SUPPLY AIR TEMPERATURE
SD	STORM DRAIN
SF	SQUARE FOOT
SPEC	SPECIFICATION
SQ	SQUARE
SUPP	SUPPLY
SWT	SUPPLY WATER TEMPERATURE
TBD	TO BE DETERMINED
TI	TENANT IMPROVEMENTS
TOC	TOP OF CONCRETE
TOP	TOP OF PIPE
TOS	TOP OF STEEL
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE

PLUMBING

BOP	BOTTOM OF PIPE
CD	CONDENSATE DRAIN
CFF	CAPPED FOR FUTURE
CO	CLEANOUT
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DF	DRINKING FOUNTAIN
DS	DOWNSPOUT
DCW	DOMESTIC COLD WATER
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RECIRCULATION
DWV	DRAIN, WASTE, VENT
EWC	ELECTRICAL WATER COOLER
EWH	ELECTRICAL WATER HEATER
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FS	FLOOR SINK
GD	GARAGE DRAIN; GARAGE DRAINAGE
GI	GREASE INTERCEPTOR
GRW	GREY WATER COLLECTION
GW	GREASE WASTE
HB	HOSE BIBB
IE	INVERT ELEVATION
IN HC	INCHES WATER COLUMN
KS	KITCHEN SINK
LV, LAV	LAVATORY
MS	MOP SINK
NFHB	NON-FREEZE HOSE BIBB
NPW	NON-POTABLE WATER
ORD	OVERFLOW ROOF DRAIN
ORL	OVERFLOW RAINWATER LEADER
PD	PLANTER DRAIN; PRESSURE DROP
PERF	PERFORATED
PRV	PRESSURE REDUCING VALVE
RD	ROOF DRAIN
RH	ROOF HYDRANT
RL	RAIN WATER LEADER
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
SK	SINK
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STORAGE TANK
TMV	THERMOSTATIC MIXING VALVE
V	VENT
VTR	VENT THROUGH ROOF
UR	URINAL
W	WASTE
WC	WATER CLOSET
WCO	WALL CLEANOUT
WH	WALL HYDRANT
WSP	WET STANDPIPE

PIPING

AAV	AIR ADMITTENCE VALVE
AGA	AMERICAN GAS ASSOCIATION
AS	AIR SEPARATOR
BP	BACKFLOW PREVENTER
CD	CONDENSATE DRAIN
CDWR	CONDENSER WATER RETURN
CDWS	CONDENSER WATER SUPPLY
CHR	CHILLED WATER RETURN
CHS	CHILLED WATER SUPPLY
CHW	CHILLED WATER
CT	CONICAL TEE
FHV	FIRE HOSE VALVE
FO	FUEL OIL
FOR	FUEL OIL RETURN
FOS	FUEL OIL SUPPLY
FOV	FUEL OIL VENT
HRR	HEAT RECOVERY RETURN
HRS	HEAT RECOVERY SUPPLY
HWR	HOT WATER RETURN (HYDRONIC)
HWS	HOT WATER SUPPLY (HYDRONIC)
MAV	MANUAL AIR VENT
RLL	REFRIGERANT LIQUID LINE
RSL	REFRIGERANT SUCTION LINE

FIRE PROTECTION

BP	BACKFLOW PREVENTER
CV	CHECK VALVE
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DDCA	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
EWC	ELECTRICAL WATER COOLER
FA	FIRE ALARM
FDC	FIRE DEPARTMENT CONNECTION
FHV	FIRE HOSE VALVE
FP	FIRE PROTECTION
FSP	FIRE STANDPIPE
PIV	POST INDICATING VALVE
PRV	PRESSURE REDUCING VALVE
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
WSP	WET STANDPIPE

LINETYPE LEGEND

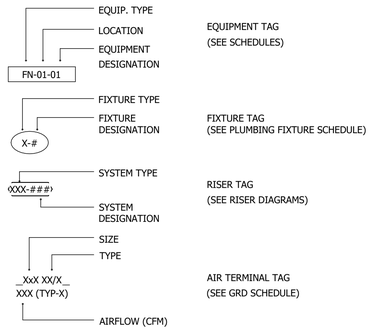
- NEW
- DEMO (E)
- EXISTING (E)
- XXXS — SUPPLY (EX. CHWS)
- XXXR — RETURN (EX. CHWR)

SCHEDULE LEGEND

SCHEDULE LINEWEIGHT LEGEND

TAG #	*TAG-X-X*	*TAG-X-X*	**TAG-X-X**
PROJECT	*EXISTING PROJECT*	*FUTURE*	**NEW PROJECT**
SAMPLE			
SAMPLE	*EXISTING EQUIPMENT*	*FUTURE EQUIPMENT*	**NEW EQUIPMENT**
-	-	-	-

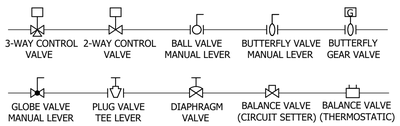
TAGS LEGEND



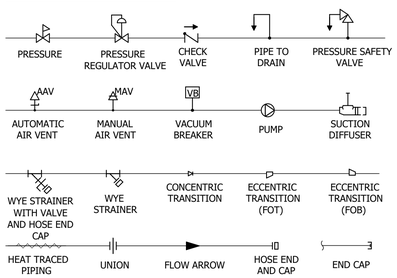
NOTES LEGEND

SHEET KEYNOTE INDICATOR SYMBOL

GENERAL VALVES



GENERAL PLUMBING



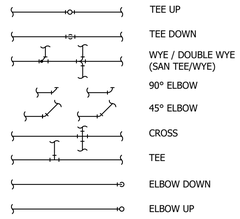
MISCELLANEOUS PLUMBING SYMBOLS

- POINT OF CONNECTION
- ACCESS PANEL
- PUMP (SEE PUMP SCHEDULE)
- EQUIPMENT CLEARANCE (NOTED BY DASHED LINE)

PIPING SYSTEMS

- DCW — DOMESTIC COLD WATER
- DHW — DOMESTIC HOT WATER
- DHWR — DOMESTIC HOT WATER RECIRC
- CD — CONDENSATE DRAIN
- FD — FOUNDATION DRAINAGE
- GD — GARAGE DRAIN
- GW — GREASE WASTE
- GRW — GREY WATER
- IRR — IRRIGATION
- LPG — LOW PRESSURE GAS
- MPG — MEDIUM PRESSURE GAS
- NG — NATURAL GAS
- NPW — NON-POTABLE WATER
- ORL — OVERFLOW RAIN LEADER
- PS — PUMPED STORM
- PW — PUMPED WASTE
- RL — RAIN LEADER
- W — SANITARY WASTE
- V — VENT
- O — OTHER
- FP — FIRE PROTECTION
- FPD — FIRE PROTECTION DRY
- FPO — FIRE PROTECTION OTHER
- FPP — FIRE PROTECTION PRE-ACTION
- FPW — FIRE PROTECTION WET

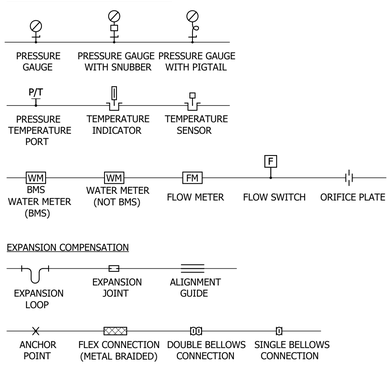
PIPE FITTINGS



PLUMBING FIXTURES

- HOSE BIB
- DRAIN, GARAGE DRAIN
- WALL CLEANOUT
- FLOOR CLEANOUT
- ROOF DRAIN
- ROOF DRAIN OVERFLOW
- FLOOR SINK
- ROOF DRAIN WITH OVERFLOW
- WATER ENTRY BOX (RESIDENTIAL WATER METER)
- WASHER BOX

INSTRUMENTATION



PROJECT ADDRESS

LOT 24 OFF E 7TH AVE @ CORNER
OF N GALES ST
PORT ANGELES, WA 98362
PARCEL#

VICINITY MAP

NOT TO SCALE

SHEET INDEX - PLUMBING

SHEET NUMBER	SHEET NAME	SHEET SCALE	100% DD 08/20/25
P0.01	**PLUMBING LEGEND & ABBREVIATIONS**	**NTS**	**X**
P0.02	**PLUMBING CALCS**	**NTS**	**X**
P0.03	**PLUMBING NOTES & MATRICES**	**NTS**	**X**
P0.04	**PLUMBING NOTES & MATRICES**	**NTS**	**X**
P0.05	**PLUMBING EQUIPMENT SCHEDULE**	**NTS**	**X**
P0.06	**PLUMBING FIXTURE SCHEDULE**	**NTS**	**X**
P11.01	**PLUMBING SITE PLAN**	**1" = 10'-0"**	**X**
P22.00	**PLUMBING PLAN - BELOW GRADE**	**1/8" = 1'-0"**	**X**
P22.01	**PLUMBING PLAN - LEVEL 1**	**1/8" = 1'-0"**	**X**
P22.02	**PLUMBING PLAN - LEVEL 2**	**1/8" = 1'-0"**	**X**
P25.01	**PLUMBING PLAN - ROOF**	**1/8" = 1'-0"**	**X**
P50.01	**PLUMBING DETAILS**	**NTS**	**X**
P50.02	**PLUMBING DETAILS**	**NTS**	**X**
P50.03	**PLUMBING DETAILS**	**NTS**	**X**
P60.01	**PLUMBING DOMESTIC WATER RISER**	**NTS**	**X**
P60.02	**PLUMBING WASTE & VENT RISER**	**NTS**	**X**
P60.03	**PLUMBING WASTE & VENT RISER**	**NTS**	**X**

CODE CYCLES USED FOR PROJECT

WSEC	2021 WASHINGTON STATE ENERGY CODE
UPC	2021 UNIFORM PLUMBING CODE AND WASHINGTON STATE AMENDMENTS
IBC	2021 INTERNATIONAL BUILDING CODE AND WASHINGTON STATE AMENDMENTS

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 2-STORY MULTIFAMILY BUILDING WITH 24 AFFORDABLE HOUSING UNITS.

NARRATIVE OF PLUMBING SCOPE

THIS BUILDING WILL BE SERVED BY THE FOLLOWING SERVICES:
(1) 1-1/2" DOMESTIC WATER SERVICE
(1) 4" FIRE PROTECTION WATER SERVICE
(1) 6" SANITARY CONNECTION

INSPECTIONS

RECORDS OF INSPECTIONS PERFORMED BY ALL PARTIES, REPRESENTATIVES, ENGINEERS, MANUFACTURERS, CONTRACTORS, ETC. TO BE KEPT ON SITE. A COPY MUST BE PROVIDED TO PLUMBING INSPECTOR UPON REQUEST.

DISINFECTION OF POTABLE WATER SYSTEMS (609.9)

NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION. THE METHOD TO BE FOLLOWED SHALL BE THAT PRESCRIBED BY THE HEALTH AUTHORITY OR, IN CASE NO METHOD IS PRESCRIBED BY IT, THE FOLLOWING. DISINFECTION AND TESTING SHALL BE COMPLIANT WITH ALL AHJ REQUIREMENTS.

1. THE PIPE SYSTEM SHALL BE FLUSHED WITH CLEAN, POTABLE WATER UNTIL POTABLE WATER APPEARS AT THE POINTS OF THE OUTLET.
2. THE SYSTEM OR PARTS THEREOF SHALL BE FILLED WITH A WATER-CHLORINE SOLUTION CONTAINING NOT LESS THAN 50 PARTS PER MILLION OF CHLORINE, AND THE SYSTEM OR PART THEREOF SHALL BE VALVED-OFF AND ALLOWED TO STAND FOR 24 HOURS; OR, THE SYSTEM OR PART THEREOF SHALL BE FILLED WITH A WATER-CHLORINE SOLUTION CONTAINING NOT LESS THAN 200 PARTS PER MILLION OF CHLORINE AND ALLOWED TO STAND FOR 3 HOURS.
3. FOLLOWING THE ALLOWED STANDING TIME, THE SYSTEM SHALL BE FLUSHED WITH CLEAN, POTABLE WATER UNTIL THE CHLORINE RESIDUAL IN THE WATER COMING FROM THE SYSTEM DOES NOT EXCEED THE CHLORINE RESIDUAL IN THE FLUSHING WATER.
4. THE PROCEDURE SHALL BE REPEATED WHEN A STANDARD BACTERIOLOGICAL TEST FOR DRINKING WATER, PERFORMED BY A LABORATORY CERTIFIED FOR DRINKING WATER IN WASHINGTON STATE, SHOWS UNSATISFACTORY RESULTS INDICATING THAT CONTAMINATION PERSISTS IN THE SYSTEM.

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

AUSTIN BOYD — STATE OF WASHINGTON — 24000 — REGISTERED PROFESSIONAL ENGINEER

DRAFT — NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE August 22, 2025

REVISION SCHEDULE		

AHJ APPROVAL STAMP

PLUMBING LEGEND & ABBREVIATIONS

SHEET #

P0.01

DATE/ TIME PRINTED: 8/20/2025 4:47:20 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP-22_brandonhM67NH.rvt

Project Plumbing Load & Utility Coordination Matrix

Residential - Appendix M

Fixture	*Number of Fixtures*	*Probability of Use (%)*	*Actual Fixture Flow Rate*			*DFU/ Fixture (CHAPTER 7)*	*Total Res DFU (CHAPTER 7)*
Bathtub (no shower)	0	1	5.5			2.0	0
Bidet	0	1	2			2.0	0
Combination Bathtub/ Shower	24	5.5	5.5			2.0	48
Faucet, Lavatory	24	2	1.5			1.0	24
Shower - per head (no tub)	0	4.5	2			2.0	0
Water Closet, 1.28 GPF Tank	24	1	3			3.0	72
Dishwasher	0	0.5	1.3			2.0	0
Faucet, Kitchen Sink	24	2	2.2			2.0	48
Clothes Washer	0	5.5	3.5			3.0	0
Faucet, Laundry	0	2	2			2.0	0
Faucet, Bar Sink	0	2	1.5			1.0	0
Other							0
Other							0
Other							0
RESIDENTIAL TOTAL	**From App M Calcculator**		**17.5**	**GPM**			**192.0**

NON-RESIDENTIAL

	# of Fixtures	*WSFU/UNIT (CHAPTER 6)*	*Total WSFU (CHAPTER 6)*			*DFU/ UNIT (CHAPTER 7)*	*Total DFU (CHAPTER 7)*
Trash Room							
Floor Drain (Emergency)	2	0.0	0			0.0	0.0
HoseBibb	1	2.5	3			0.0	0.0
Laundry Room							
Clothes Washer	4	5.0	20			3.0	12.0
Floor Drain (Emergency)	2	0.0	0			0.0	0.0
Janitor Closet							
Mop Sk	2	3.0	6			3.0	6.0
Floor Drain (Emergency)	2	0.0	0			0.0	0.0
Non-Residential Total			**28.5**				**18.0**

	Total WSFU	**Total DFU (CHAPTER 7)**
BUILDING TOTALS:	**28.5**	**210.0**

Residential - Flush Valves or Flush Tanks? Tank

Total Domestic Water GPM: **17.5**

Total Non-Residential Drainage Fixture Units: **18**

Building Total Drainage Fixture Units: **210**

Commercial - Flush Valves or Flush Tanks? Tank

Total Non-Residential Domestic WSFU: 28.5

Total Non-Residential Domestic GPM: **19.0** **Obtained by converting WSFU to GPM per Appendix A.**

Irrigation GPM **5.0**

Building Total Domestic Water GPM: **41.5**

Domestic Water Utility Coordination

Domestic Water Service Size	**1"**
Domestic Water Meter Size	**1"**
Domestic Water Main Size (Within Bldg)	**1.5"**

Sanitary Sewer Utility Coordination

Pipe slope within garage **1/4"per ft**

Total DFU **210**

Sanitary Sewer Size (if 1 POC) **4"** 210 DFU Served

Total Estimated SS Flowrate **37 GPM** MINIMUM OF ASPE TABLE OR 90% OF SUPPLY

1 SS CONNECTIONS

Sewer Drain Size (#1 Coordinated with Civil) **6"** 210 DFU Served

Connection Location & Size	Civil POC	MH Rim Elevation/ Downstream	MH Rim Elevation Upstream	Lowest floor - Fixture Elevation	Floor above the Lowest floor (Level 1): Fixture Elevation	BW Valves Req'd?
Connection #1	**179.08'**	**TBD**	**TBD**	**TBD**	**TBD**	**NO**

Notes:
1: Domestic Water Supply Fixture Unit values based upon Appendix C, Table C4.1, and Appendix A, Table A2.1, Uniform Plumbing Code
2: Drainage Fixture Unit values based upon Ch 7, Table 702.1, Uniform Plumbing Code
3: Number of Bathroom Assumptions: 07/15/25 Architectural Plans

Domestic Water Service Pressure

	Pressure/ Distance (ft)	FULL FLOW Pressure (PSI)	Available Remaining Pressure (full flow)	
Static Pressure available in street (psi)		**60**		Nearby project, hydrant test dated 10/30/2013
WAC Elevation in ft:	0			WAC Elevation
Service Entry Elevation in ft:	0			Water Entry Rm = xxx'
Water Entry Losses (psig):				
Pressure Loss/Gain Due to Elevation from Main to Bldg P.O.C. (psig):	0 ft	0.0	60.0	No change
Pressure Loss Due to Friction from Main to Bldg P.O.C. (psig):		2.1	57.9	Based upon approx. 75 L.F. of 1.5" @ 36.5 GPM
Pressure Loss thru Water Meter (psig):		2	55.9	
Loss thru Backflow Preventer (psig):		14	41.9	1.5" Watts LF009 @ 36.5 GPM
Recommended Design Pressure Reduction (Safety Factor):		10	31.9	
Pressure Reducing Valve:		0	31.9	**PRV Not Required**
Minimum Pressure Required at Top of System (psig):				
Type of Furthest Fixture Assumed:	SH			<SH (35psi), Irr (50psi), WC (40psi)>
Pressure Required at Furthest Fixture:		35	-3.1	2021 UPC 608.1,2 - 15psi min, 80 psi max at fixture
				~30-35 psi required for performance at low flow
Elevation Change in pressure:				
Location of Assumed Furthest Fixture:	Level 2			
Top Elevation in ft:	16.25 ft			7 feet above L2 floor
Service Entry Elevation in ft:	0 ft			Elevation on WAC
Total Change in feet:	16.25 ft			
Total Change in psig:		7.0	-10.2	
Piping Pressure Loss - Friction Loss in Building:				
Total length of pipe - vertical:	16.25 ft			Based on change in elevation from Water Entry to L2 Ceiling
Total length of pipe - horizontal:	150 ft			Dist. from assumed Water Entry rm to most remote fixture
Total length of pipe:	166.25 ft			
Add for fittings: 35%	58 ft			
Total Equivalent Length	224 ft			
Average Friction Loss (psig/100ft):	2.5			
Total friction loss (psig)		5.6	-15.8	
Difference between Required and Available		**-15.8**		
Booster Pump Required (Yes/No)		**YES**		

Fire Water Service Pressure

Evaluation of Water Pressure on Project:

Constants:

Pressure conversion:	2.31	ft/psig
Estimated Building Flow...	288	gpm

Flow rate based off of sprinkler calc sheet

	Pressure (ft)	**Pressure (psi)**	**Available Remaining Pressure**	
Static Pressure available in street (psi)		**60**		Nearby Project, hydrant test dated 10/30/2013
				Notes:
Water Entry Losses (psig):				
Pressure loss from hydrant to meter (psig):		5	55.0	
Pressure Loss thru Water Meter (psig):		2	53.0	
Loss thru backflow preventer (psig):		4	49.0	
Safety Factor:		10	39.0	Greater of 10% or 10 psig
Elevation of WAC	0			
Elevation of Water entry to building	0			Water Entry Room
Pressure difference	0	0.0	39.0	
Minimum Pressure Required at Top of System (psig):				
Type of Furthest Fixture Assumed:	Sprink Head			
Pressure Required at Furthest Fixture:		13	26.0	Calculated for 5.6K sprinkler spaced @ 130 SF Ordinary 1
Elevation Change in pressure:				
Location of Assumed Furthest Fixture:	Rooftop			
Top Elevation in ft:	20			Assumed Elevation Change to L2 Ceiling
Service Entry Elevation in ft:	0			Water Entry Room Floor
Total Change in feet:	20			
Total Change in psig:		8.7	17.3	
Piping Pressure Loss - Friction Loss in Building:				
Total length of pipe - vertical:	20			Based on Elevation Difference
Total length of pipe - horizontal:	150			Approximate Length 1/2 of Building (rounded up)
Total length of pipe:	170.0			
Add for fittings:	85.0			Assume 50%
Total Equivalent Length	255.0			
Average Friction Loss (psig/100ft):	2.5			
Total friction loss (psig)		6.4	11.0	
Difference between Required and Available		**11.0**		
Booster Pump Required (Yes/No)		**NO**		

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION
AUSTIN BOYD
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE August 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

PLUMBING CALCS

SHEET #

P0.02

DATE/ TIME PRINTED: 8/20/2025 4:47:21 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP v23_brandonhM57NH.rvt

PLUMBING MATERIALS SPECIFICATION MATRIX

SERVICE ID	SERVICE DESCRIPTION	DESIGN PRESSURE (PSIG)	SIZE	MATERIAL	JOINTS	LOCATION FOR USE	INSULATION (R-VALUES PER 2021 WSEC)	REMARKS
DOMESTIC WATER - BELOW GRADE								
DCW	DOMESTIC COLD WATER UNDERGROUND	125	2" AND SMALLER	HIGH DENSITY POLYETHYLENE (HDPE)	SOLVENT WELD	NO RESTRICTION		
				SOLID WALL SCH 80 PVC SCH 80 CPVC	SOLVENT WELD	NO RESTRICTION		
				PEX TUBING ASTM F876 ASTM F877	PIPE INSERT & EXPANSION COLLAR ASTM F1807, ASTM F1960	RIGID: NO RESTRICTION FLEXIBLE: UNIT RUNOUTS ONLY PLENUM RATED PEX REQUIRED WHERE INSTALLED IN MECHANICAL PLENUMS		
		125	2-1/2" AND LARGER	CLASS 52 DUCTILE IRON, CEMENT LINED	MECHANICAL JOINTS	NO RESTRICTION		INSTALL WITH POLYETHYLENE JACKET
				316L STAINLESS STEEL ASTM A269 ASTM A312	BUTTWELD	NO RESTRICTION		
DOMESTIC WATER - ABOVE GRADE								
DCW, DHW, DHWC	DOMESTIC COLD WATER, DOMESTIC HOT WATER, DOMESTIC HOT WATER RECIRC	125	2" AND SMALLER	COPPER TUBING TYPE L	SOLDERED, 95-5 SOLDER, LEAD-FREE	NO RESTRICTION	CW-NON PLASTIC ONLY, 1/2" MINIMUM HW- ALL EXCEPT NOT REQUIRED IN RESIDENCE HWC-ALL	
					PRESS-FIT			
				PEX TUBING ASTM F876 ASTM F877	PIPE INSERT & EXPANSION COLLAR ASTM F1807, ASTM F1960	RIGID: NO RESTRICTION FLEXIBLE: UNIT RUNOUTS ONLY PLENUM RATED PEX REQUIRED WHERE INSTALLED IN MECHANICAL PLENUMS		
			2-1/2" AND LARGER	COPPER TUBING TYPE L	GROOVED, PRESS FITTINGS	NO RESTRICTION		
				PEX TUBING ASTM F876 ASTM F877	PIPE INSERT & EXPANSION COLLAR ASTM F1807, ASTM F1960	RIGID: NO RESTRICTION		
				316L STAINLESS STEEL ASTM A269 ASTM A312	GROOVED, PRESS FITTINGS OR BUTTWELD	NO RESTRICTION		
		250	ALL	COPPER TUBING TYPE L	GROOVED, PRESS FITTINGS	NO RESTRICTION		
				316L STAINLESS STEEL ASTM A269 ASTM A312	GROOVED, PRESS FITTINGS OR BUTTWELD	NO RESTRICTION		
SANITARY WASTE & VENT - ABOVE GRADE								
W	SANITARY WASTE	5	ALL	CAST IRON NO HUB	NHCI FITTINGS	NO RESTRICTION	REQUIRED	NOTE 17, 18
				SOLID WALL SCH 40 PVC	SOLVENT WELD	IN RES. UNIT ONLY NOT IN PLENUM AREAS NOT FOR USE WHERE DISCHARGE EXCEEDS 140°F NOT IN COMMON AREAS		
V	SANITARY VENT	5	ALL	CAST IRON NO HUB	NHCI FITTINGS	NO RESTRICTION		
				SCH 40 PVC SCH 40 ABS	SOLVENT WELD	NOT ALLOWED IN PLENUMS		
PW	PUMPED WASTE	125	ALL	SCH 40 GALVANIZED STEEL	THREADED	ABOVE GRADE ONLY		INSTALL WITH POLYETHYLENE JACKET
				SCH 80 CPVC	SOLVENT WELD	NO RESTRICTION		
SANITARY WASTE & VENT - BELOW GRADE								
W	SANITARY WASTE	5	ALL	CAST IRON NO HUB	NHCI FITTINGS	NO RESTRICTION	NONE	NOTE 14, 16
				SOLID WALL SCH 40 PVC	SOLVENT WELD	NO RESTRICTION NOT FOR USE WHERE DISCHARGE EXCEEDS 140°F		
V	SANITARY VENT	5	ALL	CAST IRON NO HUB	NHCI FITTINGS	NO RESTRICTION		
				SCH 40 PVC SCH 40 ABS	SOLVENT WELD	NO RESTRICTION		
PW	PUMPED WASTE	125	ALL	SCH 40 GALVANIZED STEEL	THREADED	ABOVE GRADE ONLY		INSTALL WITH POLYETHYLENE JACKET
				SCH 80 CPVC	SOLVENT WELD	NO RESTRICTION		

REMARKS

1) PER SECTION 604.13 OF THE 2021 UPC WITH WASHINGTON AMENDMENTS, COPPER OR STAINLESS STEEL FLEXIBLE CONNECTORS SHALL NOT EXCEED 24" IN LENGTH AND PEX TUBING SHALL NOT BE INSTALLED WITHIN THE FIRST 18 INCHES OF PIPING CONNECTED TO A WATER HEATER.
2) PC TO ISOLATE ALL WATER SUPPLY PIPES RUNNING INSIDE APARTMENT BUILDING USING HOLDRITE SILENCER SYSTEM CLAMPS.
3) ALL DOMESTIC SUPPLY PIPING LOCATED WITHIN APARTMENTS BE SIZED AT NO MORE THAN 5 FT/SEC.
4) ALL WASTE PIPES ARE TO BE ISOLATED FROM BUILDING STRUCTURE USING A CLOSED-CELL NEOPRENE SLEEVE.
5) EXPANSION COMPENSATION IS REQUIRED FOR ALL PIPING PER 2021 UPC, SECTION 312.2. PARTICULAR ATTENTION IS TO BE PAID TO ALL PLASTIC PIPING.
6) CAST IRON OR PLENUM-RATED CPVC PIPE IS REQUIRED IN ALL RETURN AIR PLENUMS. PVC & ABS ARE NOT ALLOWED.
7) CEILING CAVITIES SURROUNDING WASTE PIPES OR ROOF DRAIN LINES ARE TO BE FILLED WITH BATT INSULATION.
8) FLOOR PENETRATIONS ARE TO BE PACKED WITH ROCK WOOL OR FIBERGLASS INSULATION AND SEALED WITH A RESILIENT FIRE CAULK. PIPING SHALL BE PREVENTED FROM MAKING RIGID CONTACT WITH THE STRUCTURE AT THESE PENETRATIONS.
9) INSULATE ALL METALLIC COLD WATER LINES WITH 1/2" FIBERGLASS WRAP OR EQUIVALENT.
10) PIPE SHALL BE INSULATED PER WASHINGTON STATE ENERGY CODE 2021 REQUIREMENTS EXCEPT WHERE NOTED OTHERWISE.
11) ALL PLASTIC WASTE PIPING (INCLUDING P-TRAPS) LOCATED ABOVE RESIDENTIAL LIVING ROOMS, KITCHENS, AND BEDROOMS SHALL BE WRAPPED WITH PLUMBING LAGGING MATERIAL SUCH AS SOUNDSEAL B10 QFA-3.
12) ALL BURIED PLASTIC PIPING INCLUDING PVC AND CPVC SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321 AND ASTM F 1668 STANDARDS.
13)PLANS MUST BE DESIGNED BY AN ENGINEER LICENSED TO PRACTICE IN THE STATE OF WASHINGTON. PIPING SHALL NOT BE INSTALLED UNTIL APPROVED BY THE CODE OFFICIAL.
14) CAST IRON WASTE & RAINLEADER PIPING: PROVIDE HEAVY DUTY NO-HUB COUPLINGS FOR ANY BELOW-GRADE (BURIED) PIPING, VERTICAL SANITARY AND RAINLEADER RISERS, AND ANY PIPING INSTALLED IN THE CEILING OF SHELL AND CORE RETAIL SPACES. STANDARD DUTY COUPLINGS MAY BE USED IN OTHER LOCATIONS.
15) STAINLESS STEEL FABRICATED FITTINGS ARE NOT ALLOWED. PROVIDE MOLDED MANUFACTERED FITTINGS WITH LEAD FREE/NSF 61/NSF 372 LISTING.
16) SOLVENT CEMENT JOINTS TO BE IN ACCORDANCE WITH SECTION 705.5.2 OF THE 2021 UNIFORM PLUMBING CODE (UPC) AND ASTM F656 FOR PRIMER AND ASTM D2564 FOR SOLVENT CEMENTS.
17) PROVIDE HEAVY-DUTY NO-HUB COUPLINGS FOR ANY CAST IRON INSTALLATION THAT IS BELOW GRADE (BURIED), VERTICAL SANITARY WASTE RISERS, AND PIPING INSTALLED OVER SHELL AND CORE RETAIL SPACES. STANDARD DUTY NH COUPLINGS MAY BE USED IN OTHER LOCATIONS.
18) PVC PIPING IS ALLOWED FOR WASTE PIPING RUNOUTS TO FIXTURES IN RESIDENTIAL UNITS WHERE PIPING IS ENTIRELY LOCATED WITHIN THE SAME UNIT AS THE FIXTURE SERVED. THIS INCLUDES PIPING WITHIN CABINETS, OR WITHIN INTERIOR WALLS. PIPING THAT CROSSES INTO THE CEILING OF ADJACENT UNIT OR LOCATED IN SHARED DEMISING WALLS SHALL BE CAST IRON OR REQUIRES MITIGATION PER ACOUSTICAL CONSULTANT.

MINIMUM PIPE INSULATION THICKNESS (2021 WSEC TABLE C403.10.3)

FLUID OPERATING TEMPERATURE RANGE AND USAGE (DEGREES F)			NOMINAL PIPE OR TUBE SIZE (INCHES)			
	CONDUCTIVITY BTU . IN/(h.ft2.F)2	MEAN RATING TEMPERATURE (DEGREES F)	LESS THAN 1	1 TO 1-1/2	1-1/2 TO 4	4 TO 8
141-200 (REMARK 1)	0.25 - 0.29	125	1.5 (2.5)	1.5 (2.5)	2 (3)	2 (3)
105 - 140 (REMARK 1)	0.21 - 0.28	100	1 (2)	1 (2)	1.5 (2.5)	1.5 (2.5)
40 - 60	0.21 - 0.27	75	0.5	0.5	1	1
LESS THAN 40	0.20 - 0.26	75	0.5	1	1	1

REMARKS:
1) PER C404.7.3.1, FOR HEATED WATER CIRCULATION SYSTEMS, BOTH SUPPLY AND RETURN PIPE INSULATION SHALL BE AT A MINIMUM 1.0 INCH THICKER THAN THAT REQUIRED BY TABLE C403.10.3.
   A) EXCEPTION: WHERE PIPING IS CENTERED WITHIN A WALL, CEILING, OR FLOOR FRAMING CAVITY WITH A DEPTH AT LEAST 4 INCHES GREATER THAN THE DIAMETER OF THE PIPE AND THAT IS COMPLETELY FILLED WITH BATT OR BLOWN-IN INSULATION, ADDITIONAL PIPE INSULATION IS NOT REQUIRED.

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100
PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION
AUSTIN BOYD
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE August 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

PLUMBING NOTES & MATRICES

SHEET #
P0.03

DATE/ TIME PRINTED: 8/20/2025 4:47:22 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP v23_brandonh467NH.rvt

PLUMBING - ISOLATION & TIEDOWN SCHEDULE - EQUIPMENT & PIPING

TAG#	EQUIPMENT TYPE	GENERIC EQUIPMENT TYPE DESCRIPTION	ACCESSED FROM LEVEL	SUPPORTED FROM LEVEL	MOUNTING LOCATION	DETAIL REFERENCE	ATTACHMENT TYPE (REMARK 4)	EXTERNAL ISOLATION DESCRIPTION	EXTERNAL ISOLATION TYPE (REMARK 5)	PIPING FLEX CONNECTION TYPE (REMARK 7)	CONCRETE LEVELING / HK PAD (REMARK 6)	CONCRETE LEVELING / HK PAD TYPE (REMARK 6)	SEISMIC TIEDOWN CALCULATIONS BY (REMARKS 1,2,3,4)	REMARKS
-	-	-	-	-	-		-	-		-	-	-	-	-
AWHP-X-X	**DOMESTIC AIR-TO-WATER HEAT PUMP**	**AIR-TO-WATER HEAT PUMP**	**SEE PLANS**	**SEE PLANS**	**FLOOR**		**BY PC**	**CAPTIVE, NEOPRENE**	**D**	**B**	**BY OTHERS**	**A**	**BY PC**	**1,2,3,4,5,11**
EWH-X-X	**WATER HEATER**	**DHW**	**SEE PLANS**	**SEE PLANS**	**FLOOR**		**BY PC**	**NA**	**NA**	**NA**	**BY OTHERS**	**A**	**BY PC**	**1,2,3,4,5,10,11**
ST-X-X	**STORAGE TANK**	**STORAGE TANK**	**SEE PLANS**	**SEE PLANS**	**FLOOR**		**BY PC**	**NA**	**NA**	**NA**	**BY OTHERS**	**A**	**BY PC**	**1,2,3,4,5,10,11**
ET-R-X	**EXPANSION TANK, MAIN**	**DHW**	**SEE PLANS**	**SEE PLANS**	**FLOOR**		**BY PC**	**NA**	**NA**	**NA**	**BY OTHERS**	**A**	**BY PC**	**1,2,3,4,5,11**
HT-X-X	**HYDROPNEUMATIC TANK**	**DHW**	**SEE PLANS**	**SEE PLANS**	**FLOOR**		**BY PC**	**NA**	**NA**	**NA**	**BY OTHERS**	**A**	**BY PC**	**1,2,3,4,5,11**
-	-	-	-	-	-		-	-		-	-	-	-	-
CP-X-X	**DHW CIRC PUMP, FLOOR-FLOOR**	**DHWC**	**SEE PLANS**	**SEE PLANS**	**HUNG**		**BY PC**	**NA**	**NA**	**NA**	**NA**	**NA**	**BY PC**	**1,2,3,4,5,8**
-	-	-	-	-	-		-	-		-	-		-	-
DBP-1-1	**PUMP**	**DOMESTIC BOOSTER**	**SEE PLANS**	**SEE PLANS**	**FLOOR**		**BY PC**	**NEOPRENE**	**A**	**B**	**BY OTHERS**	**A**	**BY PC**	**1,2,3,4,5,8,11**
PIPING	**HUNG**	**3" & SMALLER**	**SEE PLANS**	**SEE PLANS**	**HUNG**		**BY PC**	**NEOPRENE HANGER**	**H**	**NA**	**NA**	**NA**	**BY PC**	**1,2,3,4,5,8,9**
PIPING	**HUNG**	**4" & LARGER**	**SEE PLANS**	**SEE PLANS**	**HUNG**		**BY PC**	**NEOPRENE HANGER**	**H**	**NA**	**NA**	**NA**	**BY PC**	**1,2,3,4,5,8,9**
PIPING	**FLOOR**	**3" & SMALLER**	**SEE PLANS**	**SEE PLANS**	**FLOOR**		**BY PC**	**NEOPRENE HANGER**	**H**	**NA**	**NA**	**NA**	**BY PC**	**1,2,3,4,5,8,9**
PIPING	**FLOOR**	**4" & LARGER**	**SEE PLANS**	**SEE PLANS**	**FLOOR**		**BY PC**	**NEOPRENE HANGER**	**H**	**NA**	**NA**	**NA**	**BY PC**	**1,2,3,4,5,8,9**
-	-	-	-	-	-		-	-		-			-	-

REMARKS:

1: SEE INDIVIDUAL EQUIPMENT SCHEDULES FOR UNIT SIZE AND WEIGHT. SEE PLUMBING PLANVIEW DRAWINGS FOR EQUIPMENT LOCATIONS.

2:PC TO PROVIDE WASHINGTON STATE STAMPED SEISMIC TIEDOWN CALCULATIONS PER 2021 INTERNATIONAL BUILDING AND MECHANICAL CODES WITH WASHINGTON STATE AMENDMENTS. ALL AREAS OF THE BUILDING ARE CONSIDERED CATEGORY III PER 2021 IBC WITH WASHINGTON STATE AMENDMENTS TABLE 1604.5 AND REQUIRE A SEISMIC FACTOR OF 1.25. ALL EQUIPMENT TO BE CONNECTED PER ASCE 7 AS REFERENCED BY IBC.

3: PC TO VERIFY WITH FIELD DETAILER AND/OR INSTALLER INSTALLATION DETAIL (TO VERIFY UNIT ATTACHMENT TYPE TO STRUCTURE) PRIOR TO ISOLATION VENDOR PERFORMING SEISMIC TIEDOWN CALCULATIONS AND PRIOR TO SEISMIC TIEDOWN PACKAGE BEING SUBMITTED FOR TEAM REVIEW. ALL TIEDOWN LOCATIONS AND DETAILS TO BE SUBMITTED TO AND APPROVED BY THE PROJECT

STRUCTURAL ENGINEER. PC SHALL CONTRACT WITH THE STRUCTURAL ENGINEER FOR THIS SUPPORT WORK.

4: EXTERNAL ISOLATION BY PC/PC BASED ON EQUIPMENT TYPE. BASIS OF DESIGN FOR ISOLATOR PRODUCTS (PC MAY PROPOSE ON ALTERNATE MANUFACTURERS FOR TEAM REVIEW). ALL SPRINGS TO BE SEISMICALLY RESTRAINED:

- A: WAFFLE PAD - MASON M/N SUPER W WITH MINIMUM 0.15" STATIC DEFLECTION (NOTE: ALL EQUIPMENT MOUNTED ON WAFFLE PAD TO HAVE NEOPRENE WASHER GROMMETS AT TIEDOWN BOLTS)
- B: 1" OR 2" DEF SPRING - FLOOR MOUNTED - MASON M/N SLR
- C: 1" OR 2" DEF SPRING - HUNG - MASON M/N 30N
- D: 0.15" OR 0.30" DEF NEOPRENE - FLOOR MOUNTED - MASON M/N BRA OR RBA WITH 0.30" DEF NEOPRENE
- E: NEOPRENE - HUNG - MASON M/N HD WITH MINIMUM 0.15" STATIC DEFLECTION
- F: PUMP INERTIA BASE WITH 2" SPRING - MASON M/N BMK (INERTIA BASE WEIGHT TO BE APPROXIMATELY TWO TIME THE EQUIPMENT WEIGHT)
- G: 2" DEF SPRING CURB - MICROMETL M/N 0403
- H: SEE ACOUSTICAL SPECIFICATION FOR DETAILS. PIPING FROM EQUIPMENT BELOW IS REQUIRED TO BE ISOLATED FOR 50 FEET OR UP TO THE FIRST PIPING SHAFT.

5: ALL HOUSEKEEPING PADS TO BE STRUCTURALLY ATTACHED TO BUILDING CONCRETE SLAB BY OTHERS. DESIGN OF ATTACHMENT TO CONCRETE SLAB BY STRUCTURAL ENGINEER. PC TO COORDINATE FINAL SIZE AND LOCATION OF EQUIPMENT PADS IN FIELD SHOP DRAWINGS.

- A: 4" CONCRETE LEVELING PAD BY OTHERS.
- B: 6" CONCRETE LEVELING CURB BY OTHERS.

6: PIPING FLEX CONNECTION BY PC. BASIS OF DESIGN FOR ISOLATOR PRODUCTS (PC MAY PROPOSE ON ALTERNATE MANUFACTURERS FOR TEAM REVIEW).

- A: NEOPRENE PIPE FLEXIBLE CONNECTIONS - SINGLE BELLOW - MASON M/N SFEJ (2" AND LARGER) OR MASON M/N SFU (AT 3/4" TO 2")
- B: VICTAULIC TYPE 77 - INTALL 3 FLEXIBLE COUPLING ARRANGMENT PER MANUFACTURER RECOMMENDATIONS
- C: BRAIDED STAINLESS STEEL HOSE - MASON M/N MN
- D: BRAIDED BRONZE HOSE - MASON M/N CPSB-NSF

7: REFER TO SPECIFICATION SECTION 23 05 48 AND 09 80 00 FOR ADDITIONAL VIBRATION ISOLATION REQUIREMENTS

8: REFER TO 2021 UPC TABLE 313.6 FOR MINIMUM HANGER ROD SIZES AND TABLE 313.3 FOR MINIMUM HANGER AND SUPPORT INTERVALS FOR SPECIFIC MATERIALS.

10. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION PER UPC 507.2.

11. EQUIPMENT SHALL BE FURNISHED EITHER WITH LOAD-DISTRIBUTING BASES OR WITH AN APPROVED NUMBER OF SUPPORTS TO PREVENT DAMAGE TO EITHER THE BUILDING STRUCTURE OR THE APPLIANCE AND THE EQUIPMENT PER UPC 507.3.

12. SPECIAL INSPECTION REQUIRED OF TIE DOWN REQUIRED.

DATE/ TIME PRINTED: 8/20/2025 4:47:23 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\24021840.00 Peninsula Housing Authority MEP r23_brandonhMEPNH.rvt

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION
AUSTIN BOYD
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE August 22, 2025

REVISION SCHEDULE		

AHJ APPROVAL STAMP

PLUMBING NOTES & MATRICES

SHEET #
P0.04

PLUMBING AND FIRE PROTECTION EQUIPMENT COORDINATION LIST

GENERAL EQUIPMENT INFORMATION						EQUIPMENT INFO		SIZING DATA																		REMARKS
EQUIP. NO.	EQ. QTY.	PROV BY	DESCRIPTION	AREA SERVED	LOCATION	MAKE BASIS	MODEL BASIS	GPM		FT HD		EQ. EFF.	MBH INPUT/ OUTPUT	REQUIREMENTS PER UNIT BHP	HP	kW	MCA	VOLTS	PH	DISC.	STARTER MAN.	STARTER MAG.	VFD	T-STAT	WALL SWITCH	EMERG. POWER	STDBY POWER	SEE REMARKS BELOW FOR FURTHER INFORMATION
PLUMBING EQUIPMENT																												
AIR-TO-WATER HEAT PUMPS																												
AWHP-1-1	**1**	**PC**	**AIR TO WATER HEAT PUMP**	**DHW**	**LEVEL 1**	**TRANSOM**	**HWV105**	**3**	**GPM**		**ft.**			**-**	**-**	**13.3**	**58.4**	**230**	**3**	**EC**		**EC**						
ELECTRIC WATER HEATERS							-																					
EWH-1-1	**1**	**PC**	**ELECTRIC WATER HEATER**	**ZONE REHEAT**	**LEVEL 1**	**AO SMITH**	**DRE-80**	**80**	**GAL**							**18.0**	**50.0**	**208**	**1**	**EC**								
PUMPS							-																					
DBP-1-1	**1**	**PC**	**DOMESTIC BOOSTER PUMP (DUPLEX)**	**WHOLE BUILDING**	**LEVEL 1**	**FLOWTHERM**	**FMV 2.1-1LH**	**42**	**GPM**	**20**	**ft.**	**0.70**		-	**1**		**9.9**	**208**	**3**	**EC**			**PC**					
CP-1-1	**1**	**PC**	**RECIRCULATION PUMP**	**DHWR**	**LEVEL 1**	**BELL & GOSSETT**	**PL-36B**	**8**	**GPM**	**20**	**ft.**	**0.50**		-	**1/6**			**230**	**3**	**EC**								
MIXING VALVES																												
TMV-1-1	**1**	**PC**	**ELECTRONIC MIXING VALVE**	**DHW**	**LEVEL 1**	**LEONARD**	**PNV-125-LF-M**	**21**	**GPM**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**120**	**1**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**PROVIDE WITH TEST CONNECTION. TWIN PARALLEL HIGH-LOW SYSTEM.**
BACKFLOW PREVENTERS																												
RP-1-1	**1**	**PC**	**REDUCED PRESSURE BACKFLOW PREVENTER**	**DOM WATER**	**LEVEL 1**	**WATTS**	**LF009-QT**	**37**	**GPM**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1-1/2"**
RP-1-2	**1**	**PC**	**REDUCED PRESSURE BACKFLOW PREVENTER**	**DOM WATER**	**LEVEL 1**	**WATTS**	**LF009-QT**	**37**	**GPM**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1-1/2"**
RP-1-3	**1**	**PC**	**REDUCED PRESSURE BACKFLOW PREVENTER**	**IRRIGATION**	**LEVEL 1**	**WATTS**	**009 RPBP**	**5**	**GPM**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1"**
TANKS																												
ET-1-1	**1**	**PC**	**EXPANSION TANK**	**DHW**	**LEVEL 1**	**AMTROL**	**ST-12-C**	**6**	**GAL**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
ST-1-1	**1**	**PC**	**DOMESTIC HOT WATER STORAGE TANK**	**DHW**	**LEVEL 1**	**NILES**	**S-36-072**	**318**	**GAL**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
HT-1-1	**1**	**PC**	**HYDRO-PNEUMATIC TANK**	**DOM WATER**	**LEVEL 1**	**WESSELS**	**FXA-300**	**79**	**GAL**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**SIZE PER DOMESTIC BOOSTER PUMP MANUFACTURER RECOMMENDATION**
HEAT TRACE																												
HEAT TRACE	**-**	**PC**	**HEAT TRACE**	**PER PLANS**	**PER PLANS**		**THERMON**			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**120**	**1**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**5 W/FT, PROVIDED & INSTALLED BY PC, WIRED BY EC**
DHW METERING SYSTEM REPEATERS																												
MRPT	**-**	**OW...**	**DOMESTIC WATER SYSTEM REPEATERS**	**1/FLOOR**	**ELECTRICAL ROOM**		**TBD**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**120**	**1**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
TRAP PRIMERS & SEALS							-			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
TRAP PRIMER	**-**	**PC**	**ELECTRONIC TRAP PRIMER**	**PER PLANS**	**PER PLANS**		**ZURN**			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**120**	**1**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
MOISTURE SENSORS																												
MOISTURE SENSORS	**-**	**PC**	**ELECTRICAL ROOM DOUBLE CONTAINMENT**	**PER PLANS**	**PER PLANS**		**PER SPECS**			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**120**	**1**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**WIRING TO BE COORDINATED. IF STROBE - WIRING BY EC. IF BMS - WIRING BY CC.**

REMARKS (CORRESPOND TO EQUIPMENT ABOVE BY TYPE):

GENERAL ELECTRICAL COORDINATION INFORMATION:

E.C. TO PROVIDE ALL POWER WIRING AND DISCONNECTS (U.N.O.), SINGLE POINT POWER CONNECTION (U.N.O.) (THIS NOTE APPLIES TO ALL EQUIPMENT IN THE LIST ABOVE)
AUTOMATIC MOTOR STARTER WITH HOA SWITCH SHALL BE PROVIDED AND INSTALLED BY E.C., COIL CIRCUIT POWERED BY E.C., COIL VOLTAGE TO BE 120V.
MANUAL STARTER W/OVERLOAD PROTECTION SHALL BE PROVIDED AND INSTALLED BY E.C.
E.C. TO PROVIDE (X) 120V/1ø POWER CIRCUITS AT EACH MECHANICAL ROOM AND EACH ROOFTOP WELL FOR THE CONTROLS CONTRACTOR. ALL 120V/1ø CONVENIENCE OUTLETS FOR SERVICING MECHANICAL EQUIPMENT, AS REQUIRED BY CODE (WITHIN 25'), ARE BY E.C.

MISC. POWER CIRCUITS:

E.C. PROVIDE ALL 120V/1ø WIRING TO 24V TRANSFORMERS PROVIDED BY C.C. DISCONNECTS AS REQUIRED ARE BY E.C.

VARIABLE FREQUENCY DRIVE NOTES (VFD):

ALL VFD'S ARE PROVIDED BY P.C. AND FIELD MOUNTED & WIRED BY EC.
VFD'S MAY BE PROVIDED WITH FUSED DISCONNECTS BY P.C. FOR SD MECHANICAL BUDGET THE P.C. IS TO ASSUME THAT DISCONNECTS ARE PROVIDED BY E.C.

EMERGENCY POWER:

PLUMBING EQUIPMENT ON EMERGENCY POWER (SEE LIST ABOVE):
E.C. SHALL PROVIDE AND INSTALL PRIMARY AND SECONDARY POWER. EQUIPMENT SHALL BE CONTROLLED BY THE FIRE ALARM PANEL DURING ALARM MODE, AND BY BUILDING AUTOMATION SYSTEM DURING NORMAL MODE. EMERGENCY OPERATION CONTROL WIRING SHALL BE PROVIDED AND INSTALLED BY E.C.
AUTOMATIC STARTER SHALL SHALL MEET INTERNATIONAL BUILDING CODE SECTION 909 REQUIREMENTS.

STANDBY BACKUP POWER:

NON LIFE SAFTEY BACKUP POWER. NONE ASSUMED.

DATE/ TIME PRINTED: 8/20/2025 4:47:24 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\24021840.00 Peninsula Housing Authority MEP v23_brandonh4GTNH.rvt

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #24021840.00

DRAFT
NOT FOR CONSTRUCTION
AUSTIN BOYNTON
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE August 22, 2025

REVISION SCHEDULE		

AHJ APPROVAL STAMP

PLUMBING EQUIPMENT SCHEDULE

SHEET #
P0.05

PLUMBING FIXTURE SCHEDULE

ITEM	DESCRIPTION	MODEL	CONNECT...								BASIS OF DESIGN (SEE LEGEND BELOW)	FIXTURE FLOW RATES	
			DCW (RUNOUT)	DCW (FIXT CONN)	DHW (RUNOUT)	DHW (FIXT CONN)	W	V	RL	ORL		CODE FLOW	FIXTURE FLOW
WC-1	**FLOOR MOUNTED WATER CLOSET (TYPICAL UNITS)**										1		
	FIXTURE:	2 PIECE ROUND FRONT TOILET, WHITE	1/2	3/8	-		3	2	-	-		1.28 GPF	1.28 GPF
	SEAT:	ROUND FRONT TOILET SEAT, WHITE											
	FLUSH VALVE:	FLUSH TANK											
	ACCESSORIES:	1/4 TURN BRASS STOP W/METAL BRAIDED SUPPLY											
WC-2	**FLOOR MOUNTED WATER CLOSET (ADA UNITS)**										1		
	FIXTURE:	COMFORT HT ELONGATED, WHITE	1/2	3/8	-		3	2	-	-		1.28 GPF	1.28 GPF
	SEAT:	ELONGATED TOILET SEAT, WHITE											
	FLUSH VALVE:	FLUSH TANK											
	ACCESSORIES:	1/4 TURN BRASS STOP W/METAL BRAIDED SUPPLY											
L-1	**COUNTER TOP LAVATORY (RESIDENCES)**										1		
	FIXTURE:	OVAL SELF RIMMING 17"x20"	-		-		1 1/2	1 1/2	-	-		-	-
	FAUCET:	SINGLE CONTROL CENTERSET, POLISHED CHROME	1/2	3/8	1/2	1/2						0.8 - 1.2 GPM	1.2 GPM
	TRAP:	DEARBORN BRASS P9704AB											
	SUPPLIES:	1/4 TURN BRASS STOP W/METAL BRAIDED SUPPLY											
SH-1	**SHOWER**										1		
	FIXTURE:	SHOWER PAN WITH COLLAPSIBLE WATER DAM	1/2	1/2	1/2	1/2	1 1/2	-	-				
	SURROUND:	PROVIDED											
	VALVE TRIM:	METAL LEVER HANDLE, CHROME, BRASS TUB FILLER, SHOWERHEAD, ARM AND FLANGE.										1.8 GPM	1.8 GPM
	MIXING VALVE:	TUB AND SHOWER VALVE MIP AND SWEAT WITH STOPS											
	DRAIN:	AB&A DRAIN AND OVERFLOW KIT - MODEL #1260-CP											
	NOTES:	PROVIDE WITH INTEGRAL REINFORCEMENT FOR FUTURE ADA GRAB BARS. CONTRACTOR TO DETERMINE RIGHT/LEFT DRAIN LOCATIONS											
S-1	**KITCHEN SINK (SINGLE COMPARTMENT)**										1		
	FIXTURE:	STAINLESS STEEL DROP-IN SINGLE BOWL	1/2	3/8	1/2	1/2	1 1/2	1 1/2	-	-		-	-
	FAUCET:	SINGLE HOLE PULL-DOWN FAUCET, POLISHED CHROME										1.8 GPM	1.8 GPM
	DRAIN:	DRAIN WITH STRAINER AND P-TRAP											
	GARBAGE DISPOSER:	N/A											
	TRAP:	DEARBORN BRASS P9704AB											
	SUPPLIES:	1/4 TURN BRASS STOP W/METAL BRAIDED SUPPLY											
WB-1	**WASHING MACHINE WALL BOX**										1		
	WALL BOX:	LSP PRODUCTS GROUP OB-217 PLASTIC WASHING MACHINE OUTLET BOX WITH WATER HAMMER ARRESTOR UTILIZE FIRE RATED BOX MODELS WHEN INSTALLING IN RATED WALLS. UTILIZE SEPARATE DRAIN ONLY BOX WHEN REQUIRED DUE TO RISER LOCATIONS AND / OR WALL THICKNESS.	1/2	1/2	1/2	1/2	2	-	-	-		-	-
MS-1	**MOP SINK**										2	-	
	FIXTURE:	MUSTEE DURASTONE # 63M ONE-PIECE RESIN MOLDED CONSTRUCTION 24x24x10	1/2	1/2	1/2	1/2	2	1 1/2	-	-		N/A	2.0 GPM
	FAUCET:	SYMMONS SYMMETRIX SERVICE SINK FAUCET MODEL S-2490-CHKS											
	ACCESSORIES:	HOSE & HOSE BRACKET, MOP BRACKET, BUMPER GUARD, FLAT STAINLESS STEEL STRAINER, STAINLESS STEEL WALL GUARD											
	NOTES:	FAUCET TO BE COMPLETE WITH INTEGRAL CHECK STEMS TO PREVENT THERMAL CROSS OVER BETWEEN HOT AND SUPPLY INPUTS											
MISCELLANEOUS PLUMBING FIXTURES													
FD-1	**FLOOR DRAIN - FINISHED AREA (1ST FLOOR FOR SOG, WOOD FRAME WITH 1-1/2 GYPCRETE FOR 2ND FLOOR)**										2		
	FIXTURE:	ZURN Z-415 WITH TYPE "B" 5" DIAMETER POLISHED NICKEL-BRONZE STRAINER	-	-	-	-	2	2	-	-		N-A	-
	NOTES:	PROVIDE TRAP PRIMER WATER CONNECTION.											
FD-2	**FLOOR DRAIN - MECHANICAL ROOM W/ FUNNEL TYPE STRAINER**										2		
	FIXTURE:	ZURN Z-415 WITH TYPE "I" 5" DIAMETER POLISHED NICKEL-BRONZE STRAINER	-	-	-	-	4	2	-	-		N-A	-
	NOTES:	PROVIDE TRAP PRIMER WATER CONNECTION.											
FS-1	**FLOOR SINK - SANI-FLOR RECEPTOR**								2				
	FIXTURE:	12 x 12 x 8 CAST IRON BODY W/ SQUARE GRATE, PORCELAIN ENAMAL INTERIOR AND TOP, ANTI SPLASH INTERIOR BOTTON DOME STAINER	-	-	-	3"	-	-		N-A	-	N-A	-
	NOTES:	PROVIDE TRAP PRIMER WATER CONNECTION.											
HD-1	**HUB DRAIN - FIRE SPRINKLER TEST DRAIN**										2		
	FIXTURE:	FIELD FABRICATED 8" FUNNEL WITH 6" DRAIN OUTLET	-	-	-	-	6	4	-	-		N-A	-
	NOTES:	PROVIDE TRAP PRIMER WATER CONNECTION.											
HD-2	**HUB DRAIN - FINISHED AREA**								`		2		
	FIXTURE:	ZURN Z-211-S HUB DRAIN	-	-	-	-	2	2	-	-		N-A	-
	NOTES:	PROVIDE TRAP PRIMER WATER CONNECTION.											
HB-1	**HOSE BIBB - FREEZELESS WALL HYDRANT**										2		
	FIXTURE:	WOODFORD B65 WALL HYDRANT, FREEZELESS, W/INTEGRAL VACUUM BREAKER	3/4	3/4	-	-	-	-	-	-		N-A	-
	NOTES:	LOOSE TEE KEY, CHROME FINISH, BOX & DOOR. SEE NOTE 3											
TP-1	**TRAP PRIMER - LAVATORY/SINK TAIL PIECE TRAP PRIMER**										2		
	FIXTURE:	PPP TAILPIECE TRAP PRIMER MODEL LTP-500	1/2		-	-	-	-	-	-		N-A	-
	NOTES:	USE ONLY IF WITHIN 8 FEET OF LAV/SINK NEARBY											
TP-2	**TRAP PRIMER - FLOW ACTIVED WITH MULTIPORT DISTRIBUTION**										2		
	FIXTURE:	PPP PRIME PRO - FLOW-ACTIVATED TRAP PRIMER. PROVIDE DISTRIBUTION UNIT (PPP MI-DU) AS REQUIRED. PLUG UNUSED PORTS	1/2		-	-	-	-	-	-		N-A	-
	NOTES:	PLUG UNUSED TRAP PRIMER OUTLETS AS NECESSARY.											
TP-3	**TRAP PRIMER - ELECTRONIC TRAP PRIMER WITH DISTRIBUTION MANIFOLD**										2		
	FIXTURE:	PPP INC - MINIPRIME MODEL MP-500	3/4		-	-	-	-	-	-		N-A	-
	NOTES:	PROVIDE WITH UNION CONNECTION, AND DISTRIBUTION UNIT (PPP MI-DU) AS...											
	ELECTRICAL...	120V, 1PH											
WCO	**WALL CLEAN OUT**										2		
	FIXTURE:	JAY R SMITH 4472	-		-		-	-	-	-		N-A	-
FCO	**FLOOR CLEAN OUT**										2		
	FIXTURE:	JAY R SMITH 4020 - NICKEL BRONZE	-		-		-	-	-	-		N-A	-
WHA	**WATER HAMMER ARRESTOR**										2		
	FIXTURE:	JAY R SMITH SERIES 5000 BELLOWS TYPE WATER HAMMER ARRESTOR - SIZED ...	-		-		-	-	-	-		N-A	-

NOTES - APPLIES TO ALL FIXTURES:
1. SEE PLANS FOR CONNECTION SIZE.
2. ADA COMPLIANCE REVIEW AND VERIFICATION IS BY THE PROJECT'S DESIGNATED ADA CONSULTANT (OTHERS).
3. HOSE BIBBS AND WALL HYDRANTS TO BE MOUNTED AT 24" ABOVE FINISHED FLOOR OR FINISHED GRADE UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO VERIFY DRAIN COMPATIBILITY WITH CONSTRUCTION TYPE PRIOR TO INSTALLATION OR PROCUREMENT. ALTERNATE DRAINS OF EQUIVALENT QUALITY, FINSH AND FUNCTION MAY BE SUBMITTED FOR APPROVAL IF DEEMED NECESSARY.
5. PROVIDE HEAT TRACING AND INSULATION ON HOSE BIBS AND SUPPLY PIPING TO HOSE BIBS IN UN-HEATED AREAS (TYP).
6. EACH FIXTURE LOCATED WITHIN A RESIDENTIAL UNIT IS TO BE PROVIDED WITH AN INDIVIDUAL PEX RUNOUT FROM THE MANIFOLD TO TO THE FIXTURE. SIZE AS INDICATED BY "(RUNOUT)" ABOVE.
   "(FIXTURE CONNECTION)" SIZING INDICATES PIPE SIZE FROM ANGLE STOP TO THE WATER OUTLET
7. PUBLIC AND COMMON AREA LAVATORY FAUCETS PURCHASED AFTER DECEMBER 31, 2020 SHALL HAVE FLOWRATES NOT TO EXCEED 0.5 GPM AT 60 PSI
8. RESIDENTIAL LAVATORY FAUCETS PURCHASED AFTER DECEMBER 31, 2020 SHALL HAVE A MAXIMUM FLOWRATE OF 1.2 GPM AT 60 PSI, AND A MINIMUM FLOWRATE OF 0.8 GPM AT 20 PSI.
9. SHOWERHEADS PURCHASED AFTER DECEMBER 31, 2020 SHALL HAVE A MAXIMUM FLOWRATE OF 1.8 GPM AT 80 PSI.

BASIS OF DESIGN LEGEND:
1 = FIXTURE SELECTION TO BE PROVIDED BY ARCHITECT.
2 = FIXTURE SELECTION BASED UPON KNOWN COMPLIANCE WITH INDUSTRY STANDARDS AND PROJECT REQUIREMENTS. ARCHITECT TO VERIFY ACCEPTABILITY.

DATE/ TIME PRINTED: 8/20/2025 4:47:26 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\24021840.00 Peninsula Housing Authority MEP v23_brandonh467NH.rvt

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #24021840.00

DRAFT
NOT FOR CONSTRUCTION
AUSTIN BOARD OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @ CORNER OF N GALES ST
PORT ANGELES, WA 98362

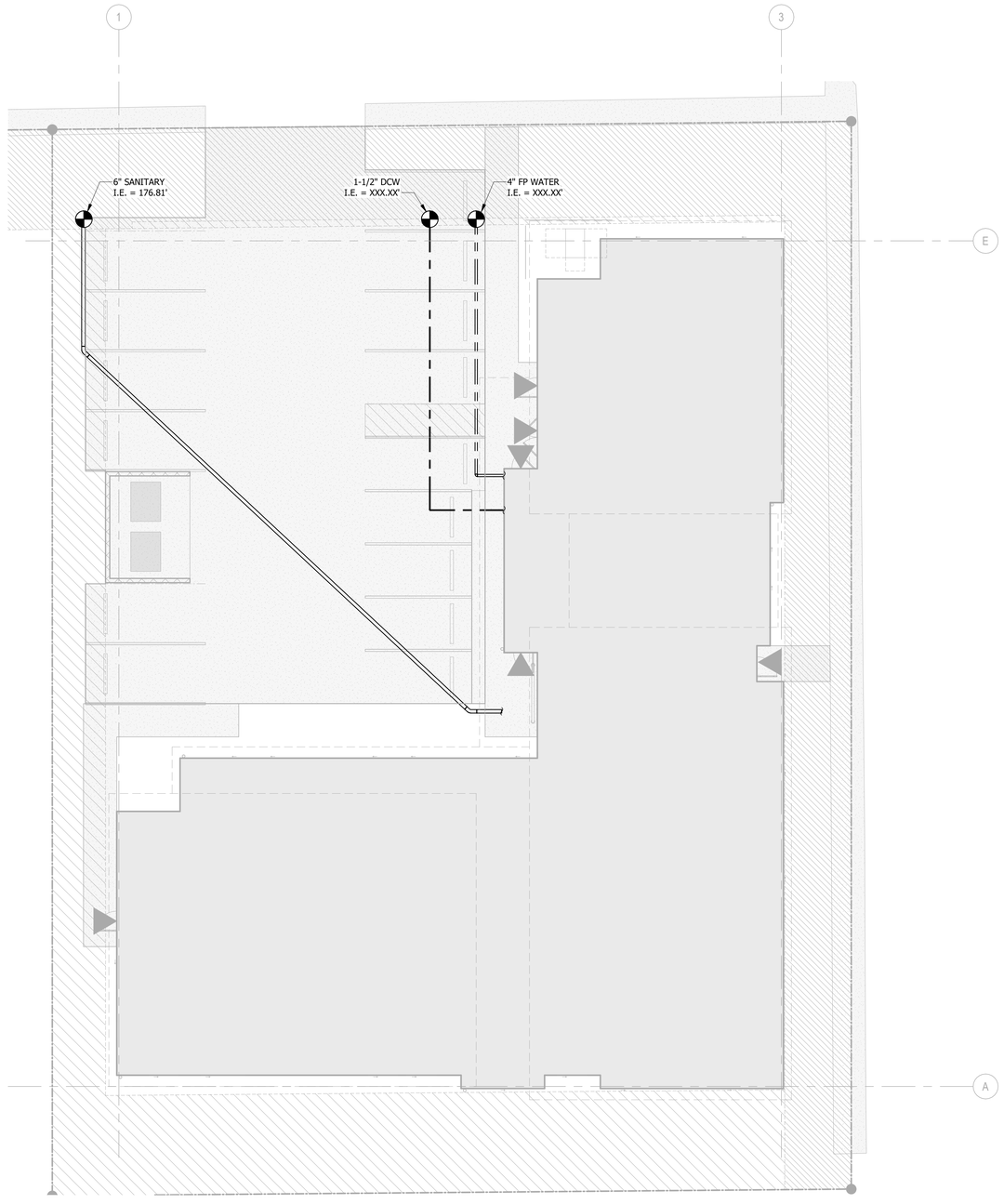
PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE August 22, 2025

REVISION SCHEDULE		

AHJ APPROVAL STAMP

PLUMBING FIXTURE SCHEDULE

SHEET #
P0.06



1 PLUMBING SITE PLAN

SCALE
1" = 10' - 0" 0 5' - 0" 10' - 0" 20' - 0"

N

RICEfergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE August 22, 2025

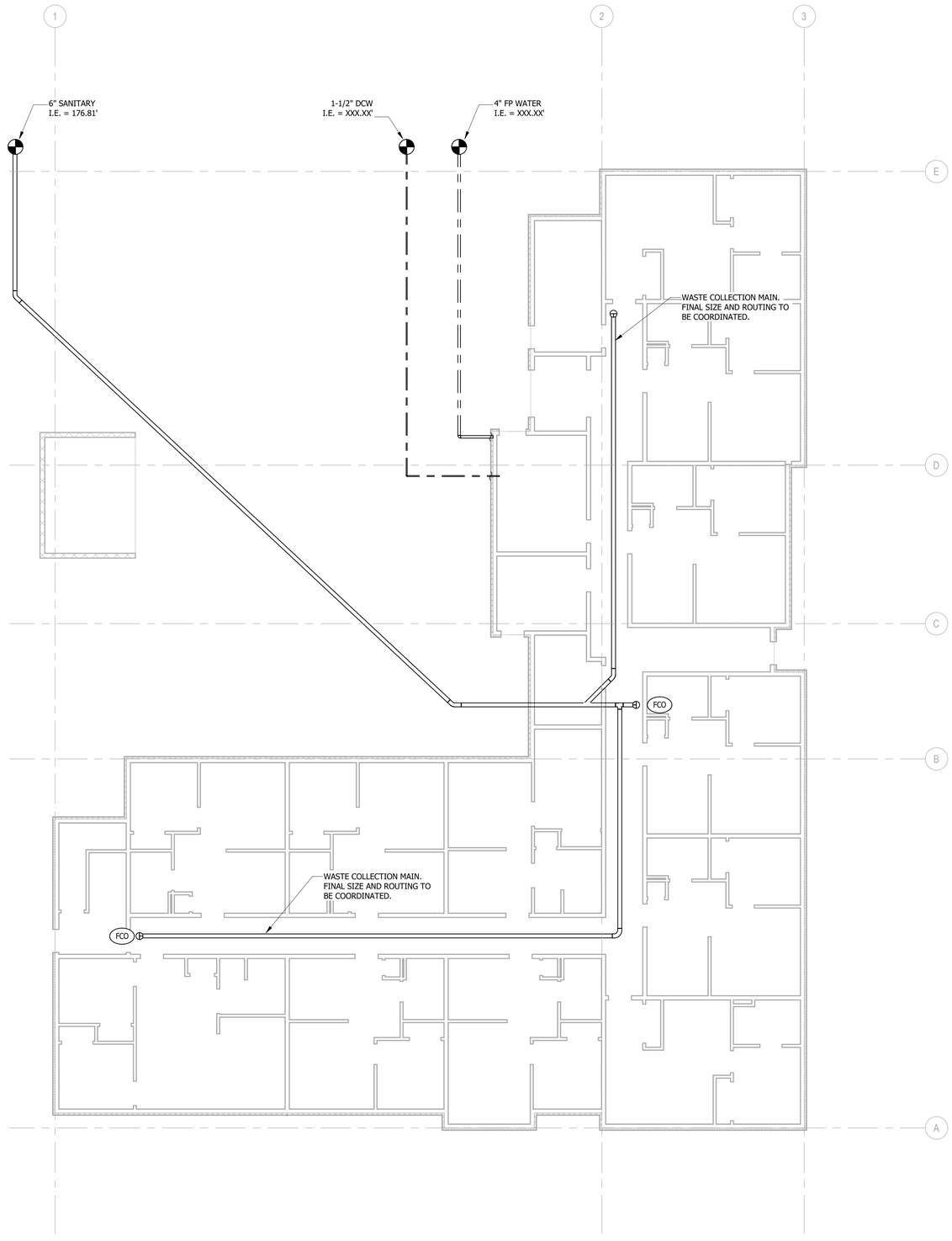
REVISION SCHEDULE		

AHJ APPROVAL STAMP

PLUMBING SITE PLAN

SHEET #
P11.01

DATE/ TIME PRINTED: 8/20/2025 4:47:29 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP -23_brandonh67NH.rvt



1 PLUMBING PLAN - BELOW GRADE

1/8" = 1'-0"

GENERAL SHEET NOTES

A. INSTALL WASTE AND RAINWATER PIPING AS HIGH AS POSSIBLE IN ALL SPACES

B. IMEG DRAWINGS DEFINE THE DESIGN INTENT AND PROJECT SCOPE. THE PC IS RESPONSIBLE FOR DETERMINING FINAL PIPE ROUTING AND FINAL COORDINATION WITH ALL TRADES, STRUCTURAL DRAWINGS, AND THE CEILING HEIGHTS SHOWN IN THE ARCHITECTURAL PLANS. IMEG'S DRAWINGS ARE NOT INTENDED TO BE USED AS INSTALLATION DRAWINGS. THE CONTRACTOR WILL PRODUCE COORDINATED SHOP DRAWINGS WHICH WILL BE SUBMITTED FOR DESIGN TEAM REVIEW PRIOR TO CONSTRUCTION.

C. INSTALL WASTE & VENT PIPING PER UPC REQUIREMENTS FOR EXPANSION AND CONTRACTION.

D. DO NOT INSTALL PIPING WITHIN 24" OF END OF STRUCTURAL SHEAR WALLS.

E. PROVIDE IMPACT PROTECTION FOR PLUMBING PIPING SUBJECT TO DAMAGE FROM VEHICLE TRAFFIC (TYP.)

F. CLEANOUTS SHALL BE PROVIDED FOR 2021 UPC SECTION 707.4 WHICH SHALL INCLUDE, BUT IS NOT LIMITED TO: BUILDING DRAINS AND BRANCHES, RUNS LONGER THAN 100', ALL SINKS, ALL URINALS, ALL HORIZONTAL FIXTURE BRANCH LINES LONGER THAN 5', AND AT ALL AGGRAGATE CHANGES IN DIRECTION EXCEEDING 135O. CONTRACTOR SHALL COORDINATE WITH AHJ TO ENSURE ALL REQUIRED CLEANOUTS HAVE BEEN PROVIDED. FINAL CLEANOUT LOCATIONS ARE TO BE INDICATED ON THE SHOP DRAWINGS FOR IMEG REVIEWER.

SHEET KEYNOTES KEYED NOTES

1. SHUT-OFF VALVES ABOVE CORRIDOR CEILING. PLUMBING CONTRACTOR TO PROVIDE 18"x18" ACCESS PANELS. PANELS TO BE PROVIDED AND INSTALLED BY GC. SHUT-OFF VALVES TO BE GROUPED SO AS TO MINIMUZ ACCESS PANEL QUANTITY.

2. PROPOSED LOCATION OF DCW & DHW RESIDENTIAL UNIT DISTRIBUTION MANIFOLD, SHUT-OFFS AND DHW METER. LOCATE CENTRALLY WITHIN UNIT IN ORDER TO MINIMIZE WAIT TIME AND WATER USEAGE. MANIFOLDS REQUIRE 18"X18" ACCESS PANEL (1/UNIT) AND A 6" THICK WALL. REFER TO PLUMBING DETAILS. FINAL LOCATION TO BE DETERMINED DURING UNIT COORDINATION EFFORTS.

3. WASHING MACHINE OUTLET BOX WITH WATER HAMMER ARRESTOR, AND INDIRECT SEWER CONNECTION. REFER TO PLUMBING DETAILS. LOCATE ON SIDE OF WASHING MACHINE. WALL THICKNESS TO BE A MINIMUM OF 6". FINAL LOCATION TO BE DETERMINED DURING UNIT COORDINATION EFFORTS

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE August 22, 2025

REVISION SCHEDULE		

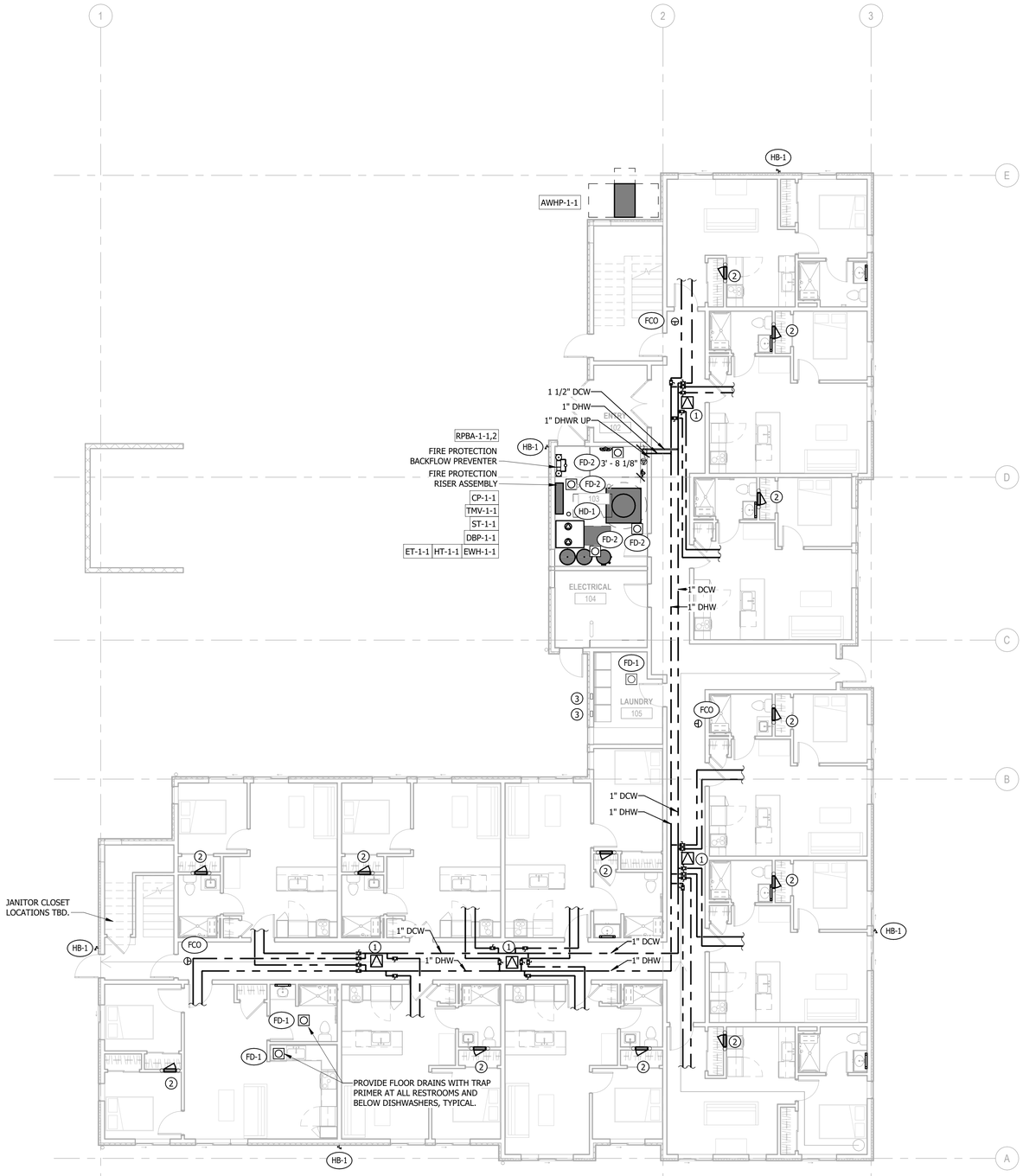
AHJ APPROVAL STAMP

PLUMBING PLAN - BELOW GRADE

SHEET #

P22.00

DATE/ TIME PRINTED: 8/20/2025 4:47:30 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP v23_brandonh67NH.rvt



GENERAL SHEET NOTES

A. INSTALL WASTE AND RAINWATER PIPING AS HIGH AS POSSIBLE IN ALL SPACES

B. IMEG DRAWINGS DEFINE THE DESIGN INTENT AND PROJECT SCOPE. THE PC IS RESPONSIBLE FOR DETERMINING FINAL PIPE ROUTING AND FINAL COORDINATION WITH ALL TRADES, STRUCTURAL DRAWINGS, AND THE CEILING HEIGHTS SHOWN IN THE ARCHITECTURAL PLANS. IMEG'S DRAWINGS ARE NOT INTENDED TO BE USED AS INSTALLATION DRAWINGS. THE CONTRACTOR WILL PRODUCE COORDINATED SHOP DRAWINGS WHICH WILL BE SUBMITTED FOR DESIGN TEAM REVIEW PRIOR TO CONSTRUCTION.

C. INSTALL WASTE & VENT PIPING PER UPC REQUIREMENTS FOR EXPANSION AND CONTRACTION.

D. DO NOT INSTALL PIPING WITHIN 24" OF END OF STRUCTURAL SHEAR WALLS.

E. PROVIDE IMPACT PROTECTION FOR PLUMBING PIPING SUBJECT TO DAMAGE FROM VEHICLE TRAFFIC (TYP.)

F. CLEANOUTS SHALL BE PROVIDED FOR 2021 UPC SECTION 707.4 WHICH SHALL INCLUDE, BUT IS NOT LIMITED TO: BUILDING DRAINS AND BRANCHES, RUNS LONGER THAN 100', ALL SINKS, ALL URINALS, ALL HORIZONTAL FIXTURE BRANCH LINES LONGER THAN 5', AND AT ALL AGGRAGATE CHANGES IN DIRECTION EXCEEDING 135O. CONTRACTOR SHALL COORDINATE WITH AHJ TO ENSURE ALL REQUIRED CLEANOUTS HAVE BEEN PROVIDED. FINAL CLEANOUT LOCATIONS ARE TO BE INDICATED ON THE SHOP DRAWINGS FOR IMEG REVIEWER.

KEYED NOTES

1. SHUT-OFF VALVES ABOVE CORRIDOR CEILING. PLUMBING CONTRACTOR TO PROVIDE 18"x18" ACCESS PANELS. PANELS TO BE PROVIDED AND INSTALLED BY GC. SHUT-OFF VALVES TO BE GROUPED SO AS TO MINIMUZ ACCESS PANEL QUANTITY.

2. PROPOSED LOCATION OF DCW & DHW RESIDENTIAL UNIT DISTRIBUTION MANIFOLD, SHUT-OFFS AND DHW METER. LOCATE CENTRALLY WITHIN UNIT IN ORDER TO MINIMIZE WAIT TIME AND WATER USEAGE. MANIFOLDS REQUIRE 18"X18" ACCESS PANEL (1/UNIT) AND A 6" THICK WALL. REFER TO PLUMBING DETAILS. FINAL LOCATION TO BE DETERMINED DURING UNIT COORDINATION EFFORTS.

3. WASHING MACHINE OUTLET BOX WITH WATER HAMMER ARRESTOR, AND INDIRECT SEWER CONNECTION. REFER TO PLUMBING DETAILS. LOCATE ON SIDE OF WASHING MACHINE. WALL THICKNESS TO BE A MINIMUM OF 6". FINAL LOCATION TO BE DETERMINED DURING UNIT COORDINATION EFFORTS

1 PLUMBING PLAN - LEVEL 1
1/8" = 1'-0"

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240021840.00

DRAFT
NOT FOR CONSTRUCTION
AUSTIN BOYD STATE OF WASHINGTON LICENSED PROFESSIONAL ENGINEER

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE August 22, 2025

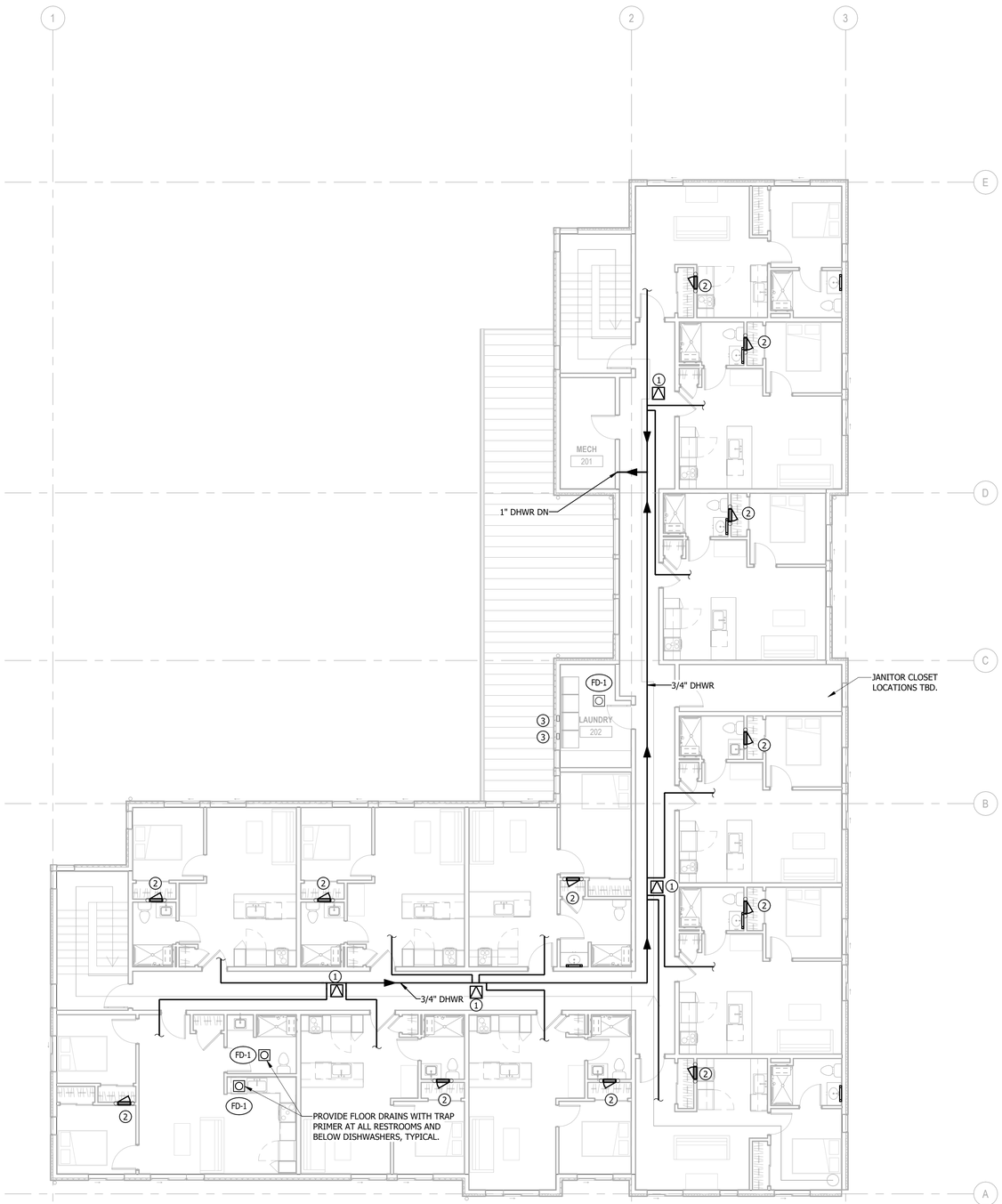
REVISION SCHEDULE

AHJ APPROVAL STAMP

PLUMBING PLAN - LEVEL 1

SHEET #
P22.01

DATE/ TIME PRINTED: 8/20/2025 4:47:32 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\240218#0.00 Peninsula Housing Authority MEP r23_brandonh67NH.rvt



1 PLUMBING PLAN - LEVEL 2

1/8" = 1'-0"

GENERAL SHEET NOTES

A. INSTALL WASTE AND RAINWATER PIPING AS HIGH AS POSSIBLE IN ALL SPACES

B. IMEG DRAWINGS DEFINE THE DESIGN INTENT AND PROJECT SCOPE. THE PC IS RESPONSIBLE FOR DETERMINING FINAL PIPE ROUTING AND FINAL COORDINATION WITH ALL TRADES, STRUCTURAL DRAWINGS, AND THE CEILING HEIGHTS SHOWN IN THE ARCHITECTURAL PLANS. IMEG'S DRAWINGS ARE NOT INTENDED TO BE USED AS INSTALLATION DRAWINGS. THE CONTRACTOR WILL PRODUCE COORDINATED SHOP DRAWINGS WHICH WILL BE SUBMITTED FOR DESIGN TEAM REVIEW PRIOR TO CONSTRUCTION.

C. INSTALL WASTE & VENT PIPING PER UPC REQUIREMENTS FOR EXPANSION AND CONTRACTION.

D. DO NOT INSTALL PIPING WITHIN 24" OF END OF STRUCTURAL SHEAR WALLS.

E. PROVIDE IMPACT PROTECTION FOR PLUMBING PIPING SUBJECT TO DAMAGE FROM VEHICLE TRAFFIC (TYP.)

F. CLEANOUTS SHALL BE PROVIDED FOR 2021 UPC SECTION 707.4 WHICH SHALL INCLUDE, BUT IS NOT LIMITED TO: BUILDING DRAINS AND BRANCHES, RUNS LONGER THAN 100', ALL SINKS, ALL URINALS, ALL HORIZONTAL FIXTURE BRANCH LINES LONGER THAN 5', AND AT ALL AGGRAGATE CHANGES IN DIRECTION EXCEEDING 135O. CONTRACTOR SHALL COORDINATE WITH AHJ TO ENSURE ALL REQUIRED CLEANOUTS HAVE BEEN PROVIDED. FINAL CLEANOUT LOCATIONS ARE TO BE INDICATED ON THE SHOP DRAWINGS FOR IMEG REVIEWER.

KEYED NOTES

1. SHUT-OFF VALVES ABOVE CORRIDOR CEILING. PLUMBING CONTRACTOR TO PROVIDE 18"x18" ACCESS PANELS. PANELS TO BE PROVIDED AND INSTALLED BY GC. SHUT-OFF VALVES TO BE GROUPED SO AS TO MINIMUZ ACCESS PANEL QUANTITY.

2. PROPOSED LOCATION OF DCW & DHW RESIDENTIAL UNIT DISTRIBUTION MANIFOLD, SHUT-OFFS AND DHW METER. LOCATE CENTRALLY WITHIN UNIT IN ORDER TO MINIMIZE WAIT TIME AND WATER USEAGE. MANIFOLDS REQUIRE 18"X18" ACCESS PANEL (1/UNIT) AND A 6" THICK WALL. REFER TO PLUMBING DETAILS. FINAL LOCATION TO BE DETERMINED DURING UNIT COORDINATION EFFORTS.

3. WASHING MACHINE OUTLET BOX WITH WATER HAMMER ARRESTOR, AND INDIRECT SEWER CONNECTION. REFER TO PLUMBING DETAILS. LOCATE ON SIDE OF WASHING MACHINE. WALL THICKNESS TO BE A MINIMUM OF 6". FINAL LOCATION TO BE DETERMINED DURING UNIT COORDINATION EFFORTS

RICEfergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE August 22, 2025

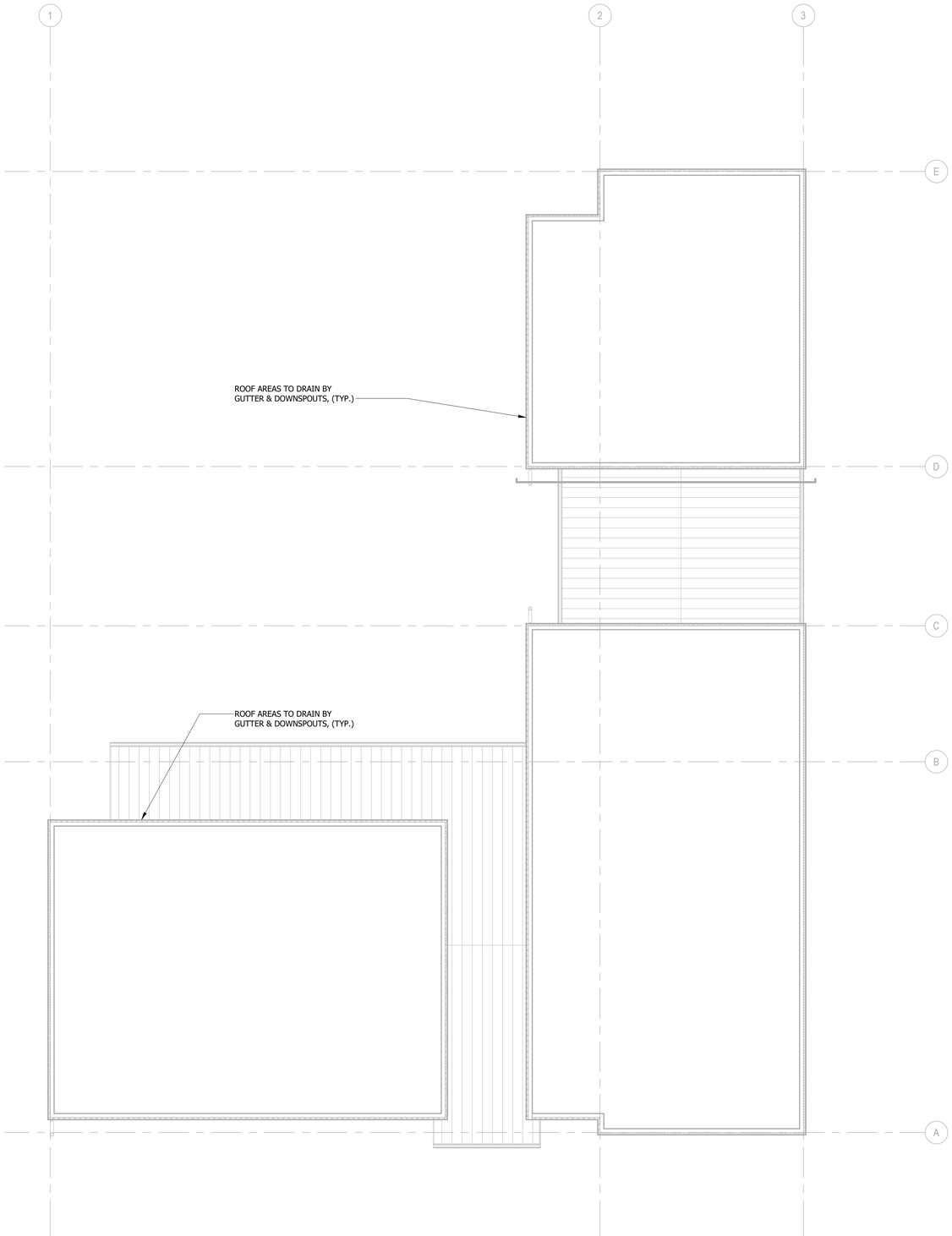
REVISION SCHEDULE

AHJ APPROVAL STAMP

PLUMBING PLAN - LEVEL 2

SHEET #
P22.02

DATE/ TIME PRINTED: 8/20/2025 4:47:34 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP v23_brandonh6ThH.rvt



1 PLUMBING PLAN - ROOF
1/8" = 1'-0"

GENERAL SHEET NOTES

A. INSTALL WASTE AND RAINWATER PIPING AS HIGH AS POSSIBLE IN ALL SPACES

B. IMEG DRAWINGS DEFINE THE DESIGN INTENT AND PROJECT SCOPE. THE PC IS RESPONSIBLE FOR DETERMINING FINAL PIPE ROUTING AND FINAL COORDINATION WITH ALL TRADES, STRUCTURAL DRAWINGS, AND THE CEILING HEIGHTS SHOWN IN THE ARCHITECTURAL PLANS. IMEG'S DRAWINGS ARE NOT INTENDED TO BE USED AS INSTALLATION DRAWINGS. THE CONTRACTOR WILL PRODUCE COORDINATED SHOP DRAWINGS WHICH WILL BE SUBMITTED FOR DESIGN TEAM REVIEW PRIOR TO CONSTRUCTION.

C. INSTALL WASTE & VENT PIPING PER UPC REQUIREMENTS FOR EXPANSION AND CONTRACTION.

D. DO NOT INSTALL PIPING WITHIN 24" OF END OF STRUCTURAL SHEAR WALLS.

E. PROVIDE IMPACT PROTECTION FOR PLUMBING PIPING SUBJECT TO DAMAGE FROM VEHICLE TRAFFIC (TYP.)

F. CLEANOUTS SHALL BE PROVIDED FOR 2021 UPC SECTION 707.4 WHICH SHALL INCLUDE, BUT IS NOT LIMITED TO: BUILDING DRAINS AND BRANCHES, RUNS LONGER THAN 100', ALL SINKS, ALL URINALS, ALL HORIZONTAL FIXTURE BRANCH LINES LONGER THAN 5', AND AT ALL AGGRAGATE CHANGES IN DIRECTION EXCEEDING 135O. CONTRACTOR SHALL COORDINATE WITH AHJ TO ENSURE ALL REQUIRED CLEANOUTS HAVE BEEN PROVIDED. FINAL CLEANOUT LOCATIONS ARE TO BE INDICATED ON THE SHOP DRAWINGS FOR IMEG REVIEWER.

SHEET KEYNOTES KEYED NOTES

1. SHUT-OFF VALVES ABOVE CORRIDOR CEILING. PLUMBING CONTRACTOR TO PROVIDE 18"x18" ACCESS PANELS. PANELS TO BE PROVIDED AND INSTALLED BY GC. SHUT-OFF VALVES TO BE GROUPED SO AS TO MINIMUZ ACCESS PANEL QUANTITY.

2. PROPOSED LOCATION OF DCW & DHW RESIDENTIAL UNIT DISTRIBUTION MANIFOLD, SHUT-OFFS AND DHW METER. LOCATE CENTRALLY WITHIN UNIT IN ORDER TO MINIMIZE WAIT TIME AND WATER USEAGE. MANIFOLDS REQUIRE 18"X18" ACCESS PANEL (1/UNIT) AND A 6" THICK WALL. REFER TO PLUMBING DETAILS. FINAL LOCATION TO BE DETERMINED DURING UNIT COORDINATION EFFORTS.

3. WASHING MACHINE OUTLET BOX WITH WATER HAMMER ARRESTOR, AND INDIRECT SEWER CONNECTION. REFER TO PLUMBING DETAILS. LOCATE ON SIDE OF WASHING MACHINE. WALL THICKNESS TO BE A MINIMUM OF 6". FINAL LOCATION TO BE DETERMINED DURING UNIT COORDINATION EFFORTS

RICEfergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #24021840.00

DRAFT
NOT FOR CONSTRUCTION
AUSTIN BOYD
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE August 22, 2025

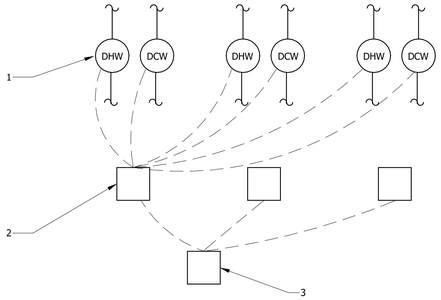
REVISION SCHEDULE		

AHJ APPROVAL STAMP

PLUMBING PLAN - ROOF

SHEET #
P25.01

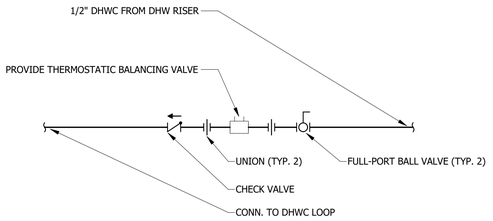
DATE/ TIME PRINTED: 8/20/2025 4:47:35 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\24021840.00 Peninsula Housing Authority MEP -23_brandonhk67NH.rvt



NOTES:
1. METER W/BATTERY POWERED TRANSMITTER
2. REPEATERS ONE PER 30 RESIDENCES 120V/1ø CONNECTION REQ'D
3. DATA CONCENTRATOR 120V/ø CONNECTION REQUIRED
   REQUIRES COMPATIBLE DATA CONNECTION FOR BILLING COMPANY ACCESSIBILITY
   1 PER BUILDING (2000 TRANSMITTERS MAX)
4. P.C. TO PROVIDE METERS AND BASES. OWNER TO PROVIDE TRANSMITTERS AND REPEATERS. INSTALLATION IS BY CONTRACTORS

1 RESIDENTIAL WATER SUB-METERING SYSTEM ARCHITECTURE

SCALE: NOT TO SCALE

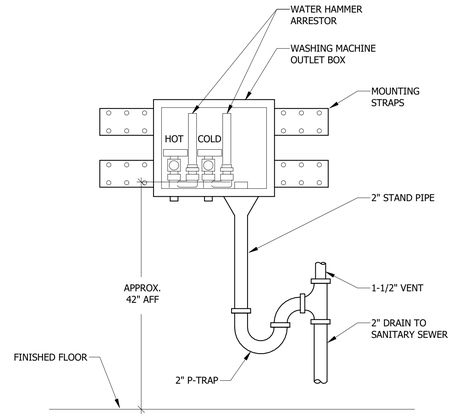


DHW RECIRCULATION BALANCING NOTES:

1. PC TO VERIFY FLOW CARTRIDGES ARE CLEAN PRIOR TO BALANCING. TAB CONTRACTOR TO VERIFY PRESSURE DROP IS BETWEEN MINIMUM AND MAXIMUM BALANCING VALVE CARTRIDGE SETTING.
2. AFTER DHW PLANT MIXING VALVE HAS BEEN SETUP TAB CONTRACTOR TO VERIFY DHW RECIRCULATION TEMPERATURE VIA P/T PORTS ON BALANCING VALVE.

2 DOM. HOT WATER RECIRC. BALANCE VALVE DETAIL

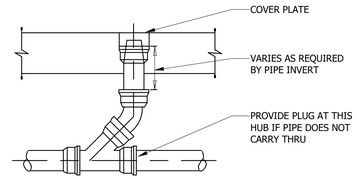
SCALE: NOT TO SCALE



NOTES:
1. PROVIDE OATEY BRAND ELIMINATOR STYLE WASHING MACHINE OUTLET BOX OR EQUIVALENT.
2. PROVIDE FIRE RATED CONSTRUCTION WHEN INSTALLED IN A RATED WALL.

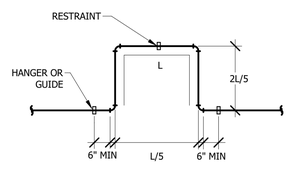
3 WASHING MACHINE OUTLET BOX INSTALLATION

SCALE: NOT TO SCALE

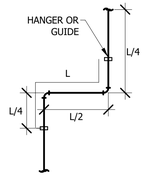


4 CLEAN OUT AND PLUGGED RISER

SCALE: NOT TO SCALE



LOOP



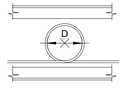
OFFSET

EXPANSION LOOP FORMULA

$$L = \sqrt{\frac{3\,E\,D\,(\Delta L)}{2S}}$$

WHERE:
L = LOOP LENGTH (in.)
E = MODULUS OF ELASTICITY AT MAXIMUM TEMPERATURE (PSI) (TABLE 1)
S = WORKING STRESS AT MAXIMUM TEMPERATURE (PSI) (TABLE 1)
D = OUTSIDE DIAMETER OF PIPE (IN.)
ΔL = CHANGE IN LENGTH DUE TO CHANGE IN TEMPERATURE (IN.)

GENERAL PIPING EXPANSION LOOP DESIGN



½" PIPE: D = 12" MIN

¾" PEX: D = 16" MIN

PEX EXPANSION LOOP (SMALL DIAMETER)

NOTES:
1. P.C. TO DESIGN AND PROVIDE ACCOMMODATIONS FOR BUILDING THERMAL EXPANSION AND CONTRACTION. UTILIZE EXPANSION LOOPS OR OFFSETS WHEREVER FEASIBLE IN LIEU OF BELLOWS TYPE EXPANSION DEVICES.
2. EXPANSION LOOP DESIGN AND CALCULATIONS SHALL BE PERFORMED AND SUBMITTED BY THE CONTRACTOR BASED ON COORDINATED SHOP DRAWING PIPE ROUTING AND LENGTHS.
3. EXPANSION LOOPS SHALL BE DESIGNED IN ACCORDANCE WITH 2012 UPC, ALL PIPING MANUFACTURER RECOMMENDATIONS, AND BEST INDUSTRY PRACTICES.

5 PEX PIPING EXPANSION INSTALLATION GUIDELINES

SCALE: NOT TO SCALE

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION
AUSTIN BOYD
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE August 22, 2025

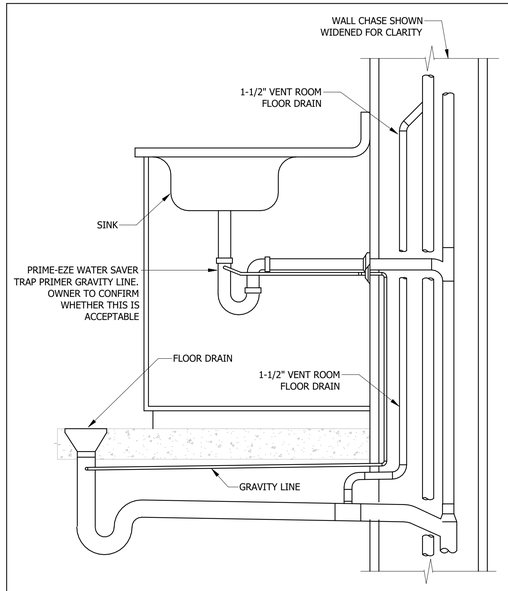
REVISION SCHEDULE		

AHJ APPROVAL STAMP

PLUMBING DETAILS

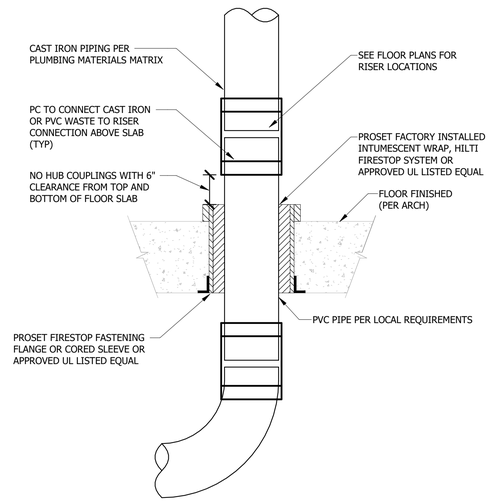
SHEET #
P50.01

DATE/ TIME PRINTED: 8/20/2025 4:47:36 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP v23_brandonhM57NH.rvt



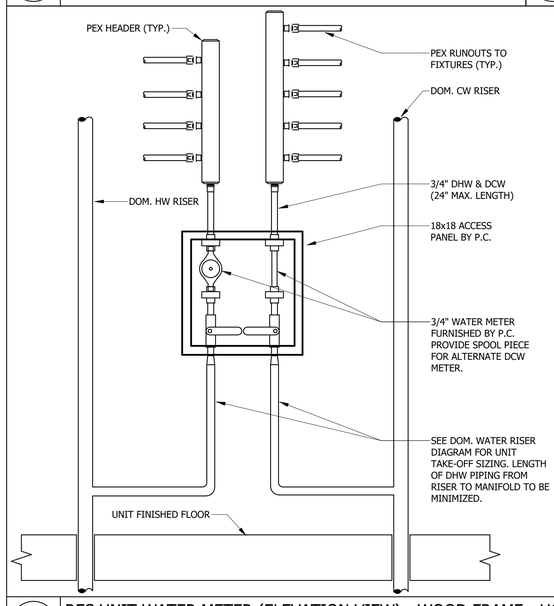
1 FLOOR DRAIN W/WATER SAVER TRAP PRIMER

SCALE: NOT TO SCALE



2 PIPE SLEEVE THRU FLOORS

SCALE: NOT TO SCALE



ALL PLUMBING RISERS TO BE LOCATED IN MINIMUM 6" WALL

PROJECT CRITERIA

- MAX WATER VOLUME ALLOWED PER 2021 WSEC 404.3.2 FOR HOT WATER RUNOUTS = 0.5 GALLONS
- PEX RUNOUTS TO FIXTURES TO BE MINIMIZED TO IMPROVE DHW WAIT TIME

PEX PIPE SIZE	FIXTURE GPM	GALLONS BETWEEN RISER AND MANIFOLD	GALLONS BETWEEN PEX MANIFOLD AND FIXTURE	ALLOWABLE TOTAL PIPE LENGTH DOWNSTREAM OF MANIFOLD
1/2"	1.50 gpm	0.11 gal	0.39 gal	39 ft
1/2"	1.75 gpm	0.11 gal	0.39 gal	39 ft
1/2"	2.00 gpm	0.11 gal	0.39 gal	39 ft
1/2"	2.50 gpm	0.11 gal	0.39 gal	39 ft

NOTE: VOLUME BETWEEN RECIRCULATED RISER AND PEX MANIFOLD IS BASED ON 4'-0" TOTAL LENGTH OF 3/4" PIPE.

3 RES.UNIT WATER METER (ELEVATION VIEW) - WOOD FRAME - HOT METER ONLY

SCALE: NOT TO SCALE

RICEfergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE August 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

PLUMBING DETAILS

SHEET #

P50.02

DATE/ TIME PRINTED: 8/20/2025 4:47:36 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP v23_brandonh467NH.rvt

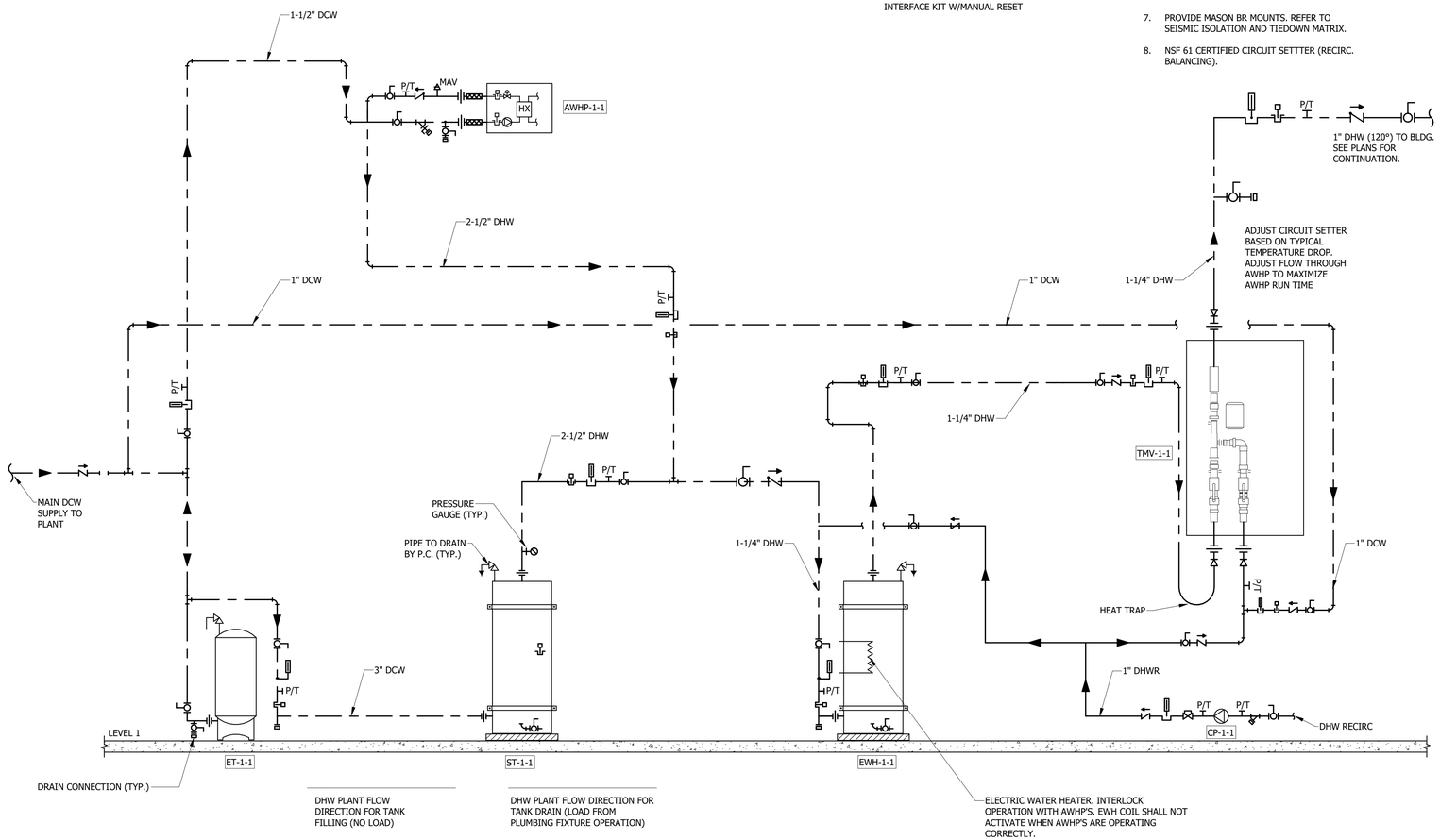
GENERAL NOTES

SUPPLIED SAFETY DEVICES TO INCLUDE THE FOLLOWING:

- HEAT EXCHANGER RELIEF VALVE
- INLET & OUTLET TEMPERATURE SENSOR
- FLOW SWITCH
- HIGH TEMPERATURE LIMIT WITH MANUAL RESET
- PRESSURE AND TEMPERATURE GAUGE
- SYSTEM/PIPE SENSOR
- INDIRECT SENSOR
- U.L. 353 COMPLIANT LOW WATER CUT-OFF INTERFACE KIT W/MANUAL RESET

KEYED NOTES

1. ASME PRESSURE & TEMPERATURE RELIEF VALVE, ROUTE FULL SIZE TO INDIRECT DRAIN.
2. THREADED HOSE END CONNECTION W/CAP FOR TEST & DRAIN DOWN.
3. NSF 61 APPROVED MANUAL BALANCE VALVE.
4. TEMPERATURE GAUGE TO BE PROVIDED AT OUTLET OF MIXING VALVE (BY MANUFACTURER OR FIELD INSTALLED).
5. TEMPERATURE GAUGE (0-200°F RANGE)
6. INSTALL A MINIMUM OF 12 DIAMETER OF INSTALL A MINIMUM OF 12 DIAMETER OF AND CHECK VALVES.
7. PROVIDE MASON BR MOUNTS. REFER TO SEISMIC ISOLATION AND TIEDOWN MATRIX.
8. NSF 61 CERTIFIED CIRCUIT SETTTER (RECIRC. BALANCING).



1 CENTRAL AWHP PLANT WITH ELECTRIC SWING TANK

SCALE: NOT TO SCALE

RICEfergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
AUSTIN BOYD
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE August 22, 2025

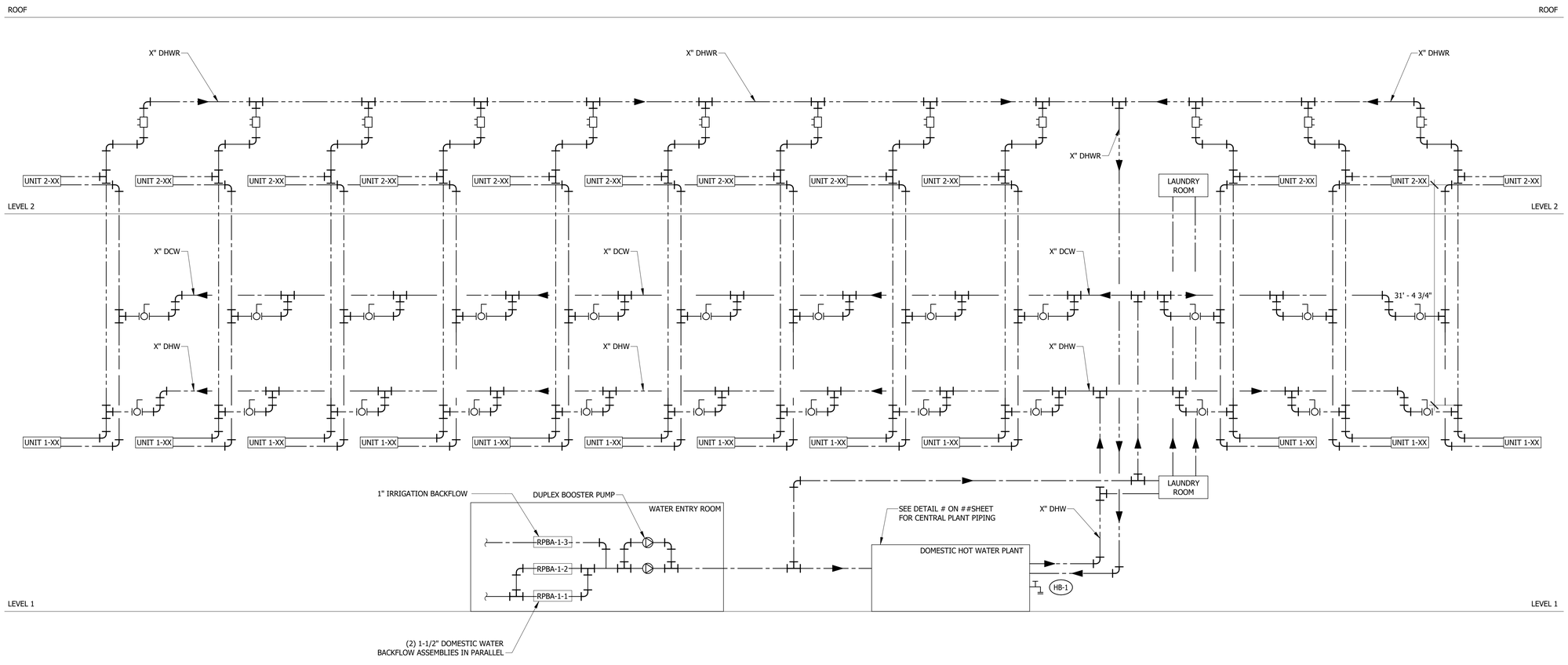
REVISION SCHEDULE		

AHJ APPROVAL STAMP

PLUMBING DETAILS

SHEET #
P50.03

DATE/ TIME PRINTED: 8/20/2025 4:47:37 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP v23_brandonh467NH.rvt



RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240021840.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE August 22, 2025

REVISION SCHEDULE		

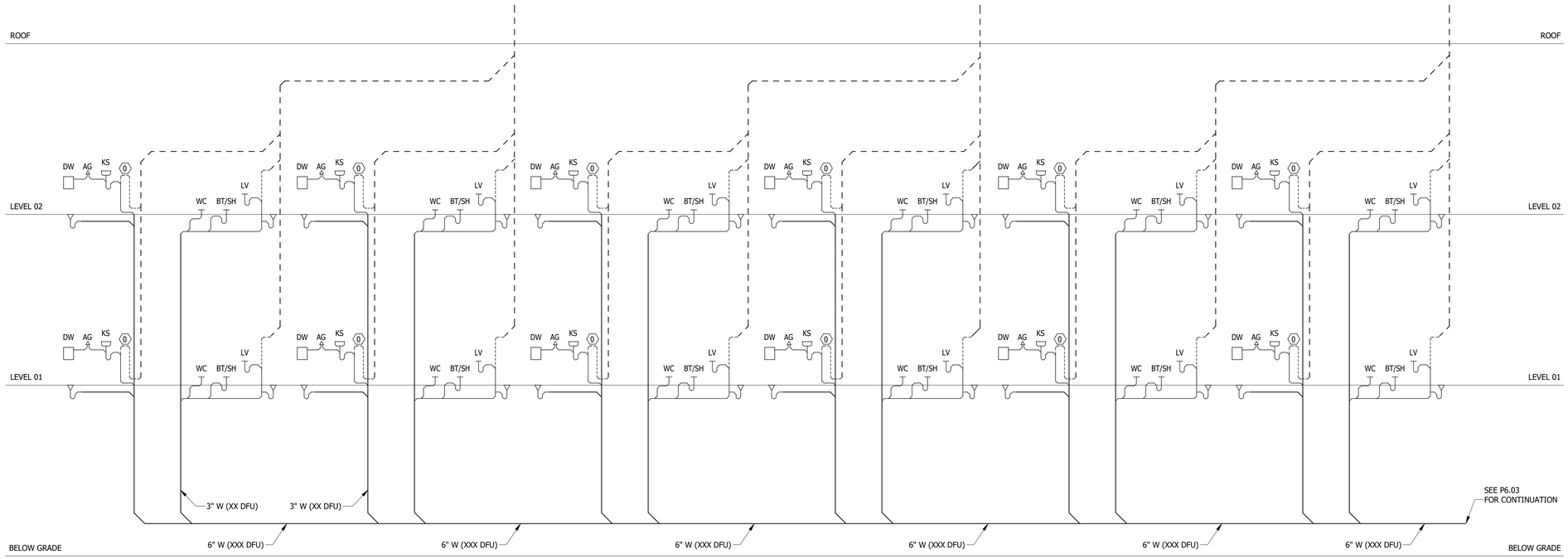
AHJ APPROVAL STAMP

PLUMBING DOMESTIC WATER RISER

SHEET #

P60.01

DATE/ TIME PRINTED: 8/20/2025 4:47:38 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\240021840.00 Peninsula Housing Authority MEP v23_brandonhM57NH.rvt



RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #24021840.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE August 22, 2025

REVISION SCHEDULE

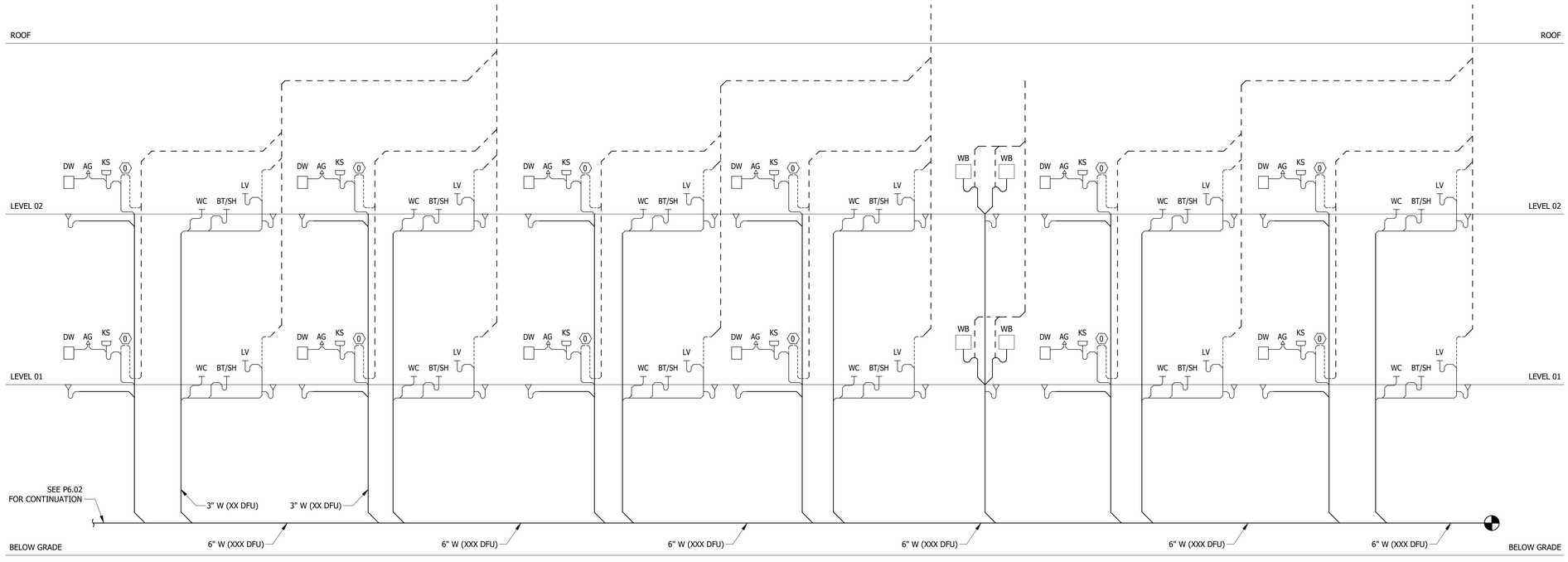
AHJ APPROVAL STAMP

PLUMBING WASTE & VENT RISER

SHEET #

P60.02

DATE/ TIME PRINTED: 8/20/2025 4:47:38 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\24021840.00 Peninsula Housing Authority MEP r23_brandonhMEPNH.rvt



RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P. 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE August 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

PLUMBING WASTE & VENT RISER

SHEET #

P60.03

DATE/ TIME PRINTED: 8/20/2025 4:47:39 PM
C:\Users\brandonh\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP r23_brandonhM67NH.rvt

ABBREVIATIONS

A	AMPERE
AC	ABOVE COUNTER, ALTERNATING CURRENT
AF	AMP FUSE; AMP FRAME
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITIES HAVING JURISDICTION
AIC	AMPERE INTERRUPTING CURRENT
AL	ALUMINUM
AS	AMP SWITCH
AT	AMP TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO VISUAL
C	CONDUIT; DEGREES CELSIUS
CAT	CATEGORY
CCTV	CLOSED CIRCUIT TELEVISION
CU	COPPER
DWG	DRAWING
(E)	EXISTING
EC	ELECTRICAL CONTRACTOR, END CAP
EF	EXHAUST FAN
ELEC	ELECTRICAL
EPO	EMERGENCY POWER OFF
EQ,EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OWNER
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FOIO	FURNISHED BY OWNER INSTALLED BY OWNER
FSD	FIRE SMOKE DAMPER
FT	FOOT; FEET
G, GND	GROUND
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HP	HORSE POWER
IBC	INTERNATIONAL BUILDING CODE
JB	JUNCTION BOX
kVA	KILOVOLT AMPERE
KW	KILOWATT
KCMIL	THOUSAND CIRCULAR MILS
LCP	LIGHTING CONTROL PANEL
LTG	LIGHTING
LF	LINEAL FOOT
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MDP	MAIN DISTRIBUTION PANEL
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MSB	MAIN SWITCHBOARD
MTD	MOUNTED
N	NEUTRAL
(N)	NEW
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NL	NIGHT LIGHT
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHEAD LINE
OS	OCCUPANCY SENSOR
PIV	POST INDICATOR VALVE
QTY	QUANTITY
REV	REVISION
SCL	SEATTLE CITY LIGHT
SF	SQUARE FOOT, SUPPLY FAN
SMR	SURFACE METAL RACEWAY
SPD	SURGE PROTECTOR DEVICE
(TVSS)	(TRANSIENT VOLTAGE SURGE SUPPRESSOR)
SPEC	SPECIFICATION
TBB	TELECOMMUNICATIONS BACKBOARD
TBD	TO BE DETERMINED
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
V	VOLTS
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE
W	WATT; WIRE
WP	WEATHERPROOF
XFMR	TRANSFORMER
Y	WYE

FIRE ALARM

CLG MTD	WALL MTD	
N/A	F	MANUAL PULL STATION
N/A	H	FIRE ALARM HORN
L	L	FIRE ALARM STROBE
S	S	FIRE ALARM SPEAKER
F	F	FIRE ALARM HORN/STROBE
FS	FS	FIRE ALARM SPEAKER/STROBE
	FARA	FIRE ALARM REMOTE ANNUNCIATOR
	FACP	FIRE ALARM CONTROL PANEL
	S	FIRE ALARM SMOKE DETECTOR
	S D	FIRE ALARM SMOKE DUCT DETECTOR
	S 120V	RESIDENTIAL COMBINATION SMOKE ALARM/ CO DETECTOR
		FIRE ALARM HEAT DETECTOR
	SD	COMBINATION SMOKE/FIRE DAMPER
	KB	FIRE KNOCK BOX
	TS	TAMPER SWITCH
	FL	FLOW SWITCH
	V	VALVE
	M	MAGNETIC DOOR HOLD OPEN
	AS	ALARM SWITCH
	PS	PRESSURE SWITCH

ANNOTATION

XXX-XX-XX — EQUIPMENT TAG

1 — FLAG NOTE

X / X.X — DETAIL / PLAN IDENTIFIER

— REVISION CALLOUT

XXX — FEEDER TAG

FEEDER DESIGNATIONS

( ) 2"C, 3"1/0, 1#2 GND

- GROUND CONDUCTOR QTY & SIZE
- PHASE CONDUCTOR QTY & SIZE
- CONDUIT SIZE
- QTY RUNS

EXISTING CONSTRUCTION

EXISTING	DEMO	NEW	DESCRIPTION
			DUPLEX RECEPTACLE

SCHEMATIC / ONE LINE

480V P / 208Y/120V S / SIZED PER CODE — TRANSFORMER: VOLTAGES AS NOTED

M — CURRENT TRANSFORMER W/METER ENCLOSURE (METER PROVIDED BY UTILITY UNO)

DM — EMBEDDED DIGITAL METER PROVIDED BY CONTRACTOR

400AF / 400AT — CIRCUIT BREAKER (3 POLE UON); FRAME SIZE; TRIP SIZE

400AF 400AT — ENCLOSED CIRCUIT BREAKER (3 POLE UON)

EXOTHERMIC WELD

GROUND CONNECTION

50A — FUSE, SIZE AS INDICATED

60A — SWITCH, SIZE AS INDICATED

GF — GROUND FAULT

ST — SHUNT TRIP

TRANSFER SWITCH

GROUND ROD

GROUNDING

GROUND PIGTAIL

WELDED GROUND CONNECTION

GROUND ROD

WIRING

CONDUIT, EXPOSED OR CONCEALED

CONDUIT (UNDERGROUND)

CONDUIT OR CABLE DOWN

CONDUIT OR CABLE UP

CABLE CAPPED

CONDUIT CONTINUATION/ BREAK

HOME RUN

- INDICATES PHASE CONDUCTORS
- INDICATES NEUTRAL
- INDICATES GROUND
- INDICATES ISOLATED GROUND

DATA / COMMUNICATION

DATA OUTLET W/ (1) CAT-6 CABLE.

WALL PHONE OUTLET, MOUNT AT +48", W/(1) CAT 6 CABLE

BROADBAND COAX OUTLET W/ (1) RG-6 CABLE

CAMERA

CR — CARD READER

D — INTERCOM STATION - FOR RESCUE ASSISTANCE. CONNECT TO HEAD-END SYSTEM WITH CAT5E CABLE.

COMMUNICATIONS BACKBOARD BACKBOARD LENGTH AS INDICATED

RR — RADIO READER; CONFIRM REQUIREMENTS WITH SECURITY VENDOR

SB — SMART BOX (APARTMENT DISTRIBUTION FRAME) WITH RECEPTACLE

OUTLET MOUNTING HEIGHTS

SPECIAL OUTLET HEIGHTS ARE SHOWN ON THE ELECTRICAL DRAWINGS OR ON THE ARCHITECTURAL DRAWINGS. IF SPECIAL OUTLET HEIGHTS ARE NOT SHOWN OR REQUIRED, LOCATE OUTLETS AS NOTED BELOW. OUTLET HEIGHTS ARE MEASURED FROM THE CENTERLINE OF THE OUTLET TO THE FINISHED FLOOR, UNO.

RECEPTACLES	+18 INCHES VERTICAL
LIGHT SWITCHES	+48 INCHES VERTICAL
PANEL BOARDS	+4 FEET TO THE HIGHEST CIRCUIT BREAKER OR PANEL
ADA PANEL BOARDS	+4 FEET TO THE HIGHEST CIRCUIT BREAKER OR PANEL
TELECOM OUTLET-DESK	+18 INCHES VERTICAL
TELECOM OUTLET-WALL	+18 INCHES VERTICAL
MANUAL STATION	+40 INCHES VERTICAL
FIRE ALARM CONTROL PANEL	+6 FEET TO TOP
FIRE ALARM VISUAL ALARM LIGHT	+80 INCHES OR 6 INCHES BELOW CEILING, WHICHEVER IS LOWER
FIRE ALARM SPEAKER HORN, CHIME	+80 INCHES OR 6 INCHES BELOW CEILING, WHICHEVER IS LOWER

POWER (P&LV)

RECEPTACLE OUTLET:
SUBSCRIPT NUMBER INDICATES PANEL CIRCUIT NUMBER
SUBSCRIPT LETTER INDICATES:
WP-WEATHER PROOF

DUPLEX RECEPTACLE

GFCI DUPLEX RECEPTACLE

FOURPLEX RECEPTACLE

GFCI FOURPLEX RECEPTACLE

DUPLEX RECEPTACLE - HALF SWITCH

CEILING DUPLEX RECEPTACLE

ABOVE COUNTER DUPLEX RECEPTACLE

ABOVE COUNTER FOURPLEX RECEPTACLE

DUPLEX RECEPTACLE ON EMERGENCY CIRCUIT

QUADPLEX RECEPTACLE ON EMERGENCY CIRCUIT

F — POKE-THRU, DEVICES AS INDICATED
F - FLUSH MOUNTED

FB — FLOOR BOX, DEVICES AS INDICATED

P P 2 — POWER POLE

EQUIPMENT CONNECTION

30A — SPECIAL PURPOSE RECEPTACLE, DEVICE RATING AS SHOWN

J — J-BOX

30A — NON-FUSED DISCONNECT SIZE AS INDICATED

40/60 — FUSED DISCONNECT
AMP FUSE SIZE (40 AF)
AMP SWITCH SIZE (60 AS)

MOTOR STARTER

COMBINATION MOTOR STARTER - DISCONNECT SWITCH

SHUNT TRIP CIRCUIT BREAKER

MOTOR CONNECTION

MOTOR CONNECTION - 3 PHASE

POWER (P&LV) CON'T

480Y/277V ELECTRICAL PANEL

208Y/120V ELECTRICAL PANEL

RESIDENTIAL PANEL

ECP — PANEL, TYPE AS NOTED
ECP - ELEVATOR CONTROL PANEL
LCP - LIGHTING CONTROL PANEL

SURFACE MOUNTED RACEWAY WITH DEVICE AS SHOWN, OR WITH SPACING INDICATED

DC — DOOR CONTACT

LIGHTING

$a — WALL SWITCH - SUBSCRIPT INDICATES:
3 = 3-WAY
4 = 4-WAY
LV = LOW-VOLTAGE
NS = NIGHT SETBACK
a = LOWER CASE LETTERS INDICATES SWITCHING GROUP DESIGNATION
T = TIMER
OS = OCCUPANCY SENSOR

a — DIMMER SWITCH

DS — DAYLIGHT SENSOR

OS — OCCUPANCY SENSOR, CEILING MOUNTED

OS — OCCUPANCY SENSOR, WALL MOUNTED

F1 / 6a, b — LIGHT FIXTURE, SIZES VARY. REFER TO FIXTURE TYPE.
TYPICAL ALL FIXTURES:
ADJACENT NUMBER INDICATES CIRCUIT GROUPING
LOWER CASE LETTER INDICATES SWITCHING GROUP

FIXTURE ON EMERGENCY CIRCUIT
SIZE VARIES, REFER TO FIXTURE TYPE.

WALL-MOUNTED FIXTURE
SIZE VARIES, REFER TO FIXTURE TYPE.

WALL MOUNTED FIXTURE ON EMERGENCY CIRCUIT.
SIZE VARIES, REFER TO FIXTURE TYPE.

STRIP FIXTURE
SIZE VARIES, REFER TO FIXTURE TYPE.

STRIP FIXTURE ON EMERGENCY CIRCUIT
SIZE VARIES, REFER TO FIXTURE TYPE.

RECESSED DOWNLIGHT FIXTURE

RECESSED WALL WASH/ADJUSTABLE FIXTURE

DOWNLIGHT ON EMERGENCY CIRCUIT

STEP LIGHTS

TRACK LIGHTING, LENGTH AS INDICATED

PENDANT LIGHT

FAA — FAA OBSTRUCTION LIGHT

FAA — FAA OBSTRUCTION LIGHT - DOUBLE

WALL SCONCE

ILLUMINATED EXIT SIGN - FACES & DIRECTION OF ALL ARROWS AS SHOWN, WHERE INDICATED

TROFFER

SURFACE DOWNLIGHT

SURFACE WALL WASH/ADJUSTABLE DOWNLIGHT

LINEAR PENDANT

LINEAR WALL WASH

PROJECT ADDRESS

LOT 24 OFF E 7TH AVE @ CORNER
OF N GALES ST
PORT ANGELES, WA 98362
PARCEL#

VICINITY MAP

NOT TO SCALE

SHEET INDEX - ELECTRICAL

SHEET NUMBER	SHEET NAME	SHEET SCALE	100% DD 08/20/25
E0.01	**ELECTRICAL LEGEND & ABBREVIATIONS**	**NTS**	**X**
E0.10	**NORMAL POWER RISER**	**NTS**	**X**
E0.11	**TELECOM AND GROUNDING RISERS**	**NTS**	**X**
E0.20	**LUMINAIRE SCHEDULE**	**NTS**	**X**
E0.30	**CONTROL SEQUENCE OF OPERATIONS**	**NTS**	**X**
E11.01	**ELECTRICAL SITE PLAN**	**1" = 10'-0"**	**X**
E22.01	**P&LV PLAN - LEVEL 1**	**1/8" = 1'-0"**	**X**
E22.02	**P&LV PLAN - LEVEL 2**	**1/8" = 1'-0"**	**X**
E25.01	**P&LV PLAN - ROOF**	**1/8" = 1'-0"**	**X**
E31.01	**LIGHTING SITE PLAN**	**1" = 10'-0"**	**X**
E32.01	**LIGHTING PLAN - LEVEL 1**	**1/8" = 1'-0"**	**X**
E32.02	**LIGHTING PLAN - LEVEL 2**	**1/8" = 1'-0"**	**X**
E35.01	**LIGHTING PLAN - ROOF**	**1/8" = 1'-0"**	**X**
E46.00	**ENLARGED ELECTRICAL PLANS**	**NTS**	**X**
E46.01	**ENLARGED UNIT PLANS**	**NTS**	**X**
E46.02	**ENLARGED UNIT PLANS**	**NTS**	**X**

MISCELLANEOUS

K — KEY PAD

PUSH BUTTON DOOR OPERATOR

EPO — EMERGENCY POWER OFF SWITCH

CLOCK

DH — DOOR HOLDER - CLOSER

DR — DOOR RELEASE

EQUIPMENT AS NOTED

T — THERMOSTAT

DD — DESTINATION DISPATCH

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4

PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE August 22, 2025

REVISION SCHEDULE		

AHJ APPROVAL STAMP

ELECTRICAL LEGEND & ABBREVIATIONS

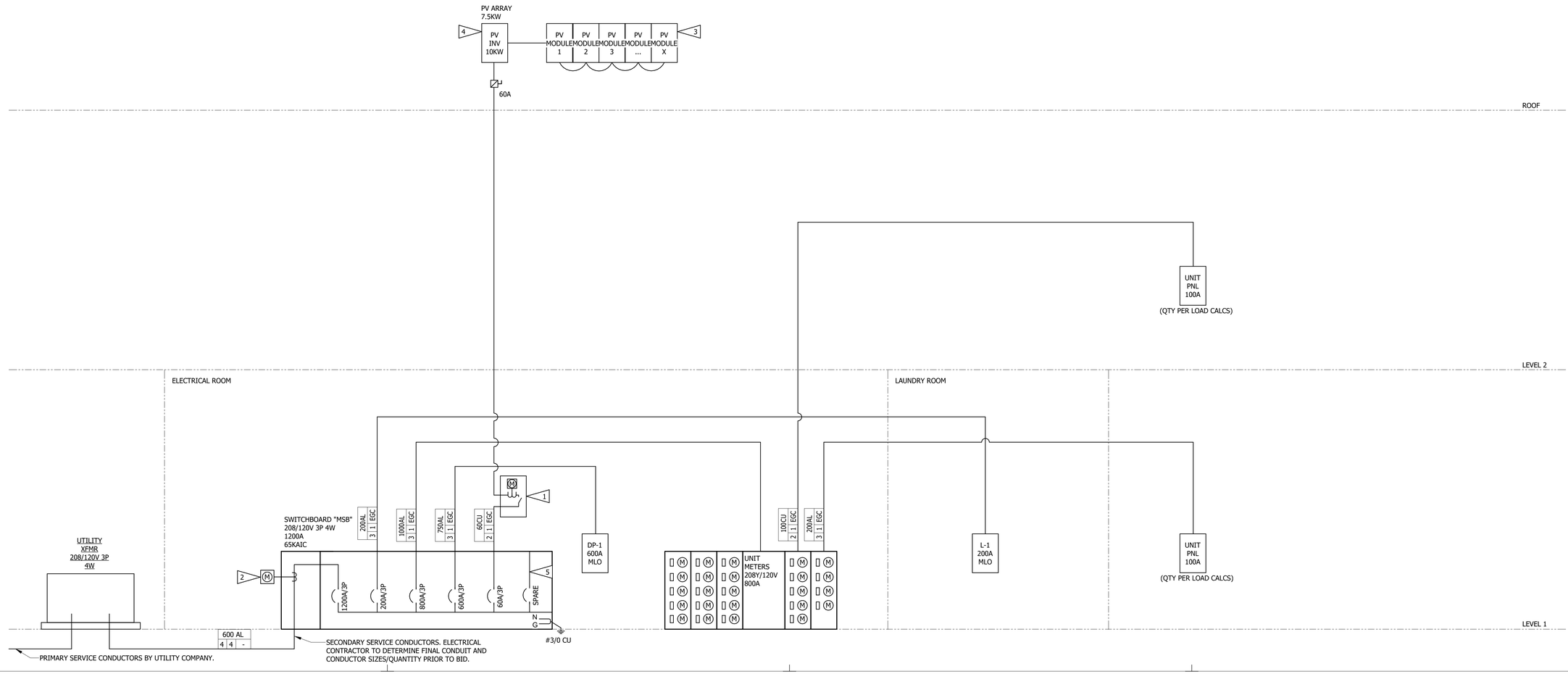
SHEET #

E0.01

DATE/ TIME PRINTED: 8/20/2025 3:32:37 PM
C:\Users\nicholas\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP-r23_nicholas89\GBA.rvt

	FEEDER SCHEDULE (CU)					FEEDER SCHEDULE (AL)				
TAG	NO. OF RACE WAYS	CONDUIT SIZE	CONDUCTORS	EGC (GND)	BJ (GND)	NO. OF RACE WAYS	CONDUIT SIZE	CONDUCTORS	EGC	BJ
20	1	1/2"	#12	#12	#12					
30	1	1/2"	#10	#10	#10					
40	1	3/4"	#8	#10	#8					
50	1	1"	#6	#10	#8					
60	1	1-1/4"	#4	#10	#8					
70	1	1-1/4"	#4	#8	#8					
80	1	1-1/4"	#3	#8	#8					
90	1	1-1/4"	#2	#8	#8					
100	1	1-1/2"	#1	#8	#6	1	2"	#1/0	#6	#6
110	1	1-1/2"	#1	#6	#6	1	2"	#1/0	#4	#6
125	1	1-1/2"	#1	#6	#6	1	2"	#2/0	#4	#4
150	1	2"	#1/0	#6	#6	1	2"	#3/0	#4	#4
175	1	2"	#2/0	#6	#4	1	2-1/2"	#4/0	#4	#2
200	1	2"	#3/0	#6	#4	1	2-1/2"	250kcmil	#4	#2
225	1	2-1/2"	#4/0	#4	#2	1	3"	300kcmil	#2	#1/0
250	1	2-1/2"	250kcmil	#4	#2	1	3"	350kcmil	#2	#1/0
300	1	3"	350kcmil	#4	#2	1	3-1/2"	500kcmil	#2	#1/0
350	1	3-1/2"	500kcmil	#3	#1/0	2	2-1/2"	#4/0	#1	#2
400	2	2"	#3/0	#3	#2	2	2-1/2"	250kcmil	#1	#2
450	2	2-1/2"	#4/0	#2	#2	2	3"	300kcmil	#1/0	#1/0
500	2	2-1/2"	250kcmil	#2	#2	2	3"	350kcmil	#1/0	#1/0
600	2	3"	350kcmil	#1	#1/0	2	3-1/2"	500kcmil	#2/0	#1/0
700	2	3-1/2"	500kcmil	#1/0	#1/0	3	3"	350kcmil	#3/0	#1/0
800	3	3"	300kcmil	#1/0	#2	3	3"	400kcmil	#3/0	#1/0
1000	3	3"	400kcmil	#2/0	#1/0	3	3-1/2"	600kcmil	#4/0	#3/0
1200	4	3"	350kcmil	#3/0	#1/0	4	3-1/2"	500kcmil	250kcmil	#1/0
1600	5	3"	400kcmil	#4/0	#1/0	5	4"	600kcmil	350kcmil	#3/0
2000	5	4"	600kcmil	250kcmil	#2/0	6	4"	600kcmil	400kcmil	#3/0
2500	6	4"	600kcmil	350kcmil	#2/0	8	4"	600kcmil	600kcmil	#3/0
3000	8	3-1/2"	500kcmil	400kcmil	#1/0	9	4"	600kcmil	600kcmil	#3/0
4000	10	4"	600kcmil	500kcmil	#2/0	12	4"	600kcmil	600kcmil	#3/0
5000	12	4"	600kcmil	600kcmil	#2/0	15	4"	600kcmil	600kcmil	#3/0
6000	15	4"	600kcmil	600kcmil	#2/0	18	4"	600kcmil	600kcmil	#3/0

Notes:
1. Conductors are THHN, THWN, or THWN-2
2. Equipment Grounding Conductor (EGC) is sized using Table 250.122
3. Bonding Jumper (BJ) is sized using Table 250.102(C)(1)
4. Conduit is sized using Flexible Metal Conduit at 60% fill



SHEET KEYNOTES

1. PROVIDE PUD UTILITY PRODUCTION METER TO MEASURE ENERGY OUTPUT (IN KWH) OF PV SYSTEM.
2. PROVIDE UTILITY METER.
3. EC TO INSTALL PV SYSTEM CAPABLE OF 7.5KW OF GENERATION. PROVIDE (16) SILFAB SIL-490 HN PV MODULES, OR APPROVED EQUIVALENT. COORDINATE MOUNTING LOCATION WITH ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO BID.
4. DETERMINE FINAL MANUFACTURER/MODEL WITH OWNER PRIOR TO BID AND INSTALLATION. RAPID SHUTDOWN IN ACCORDANCE WITH NEC 690.7.
5. RESERVED FOR FUTURE PV.

RICEfergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100
PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE August 22, 2025

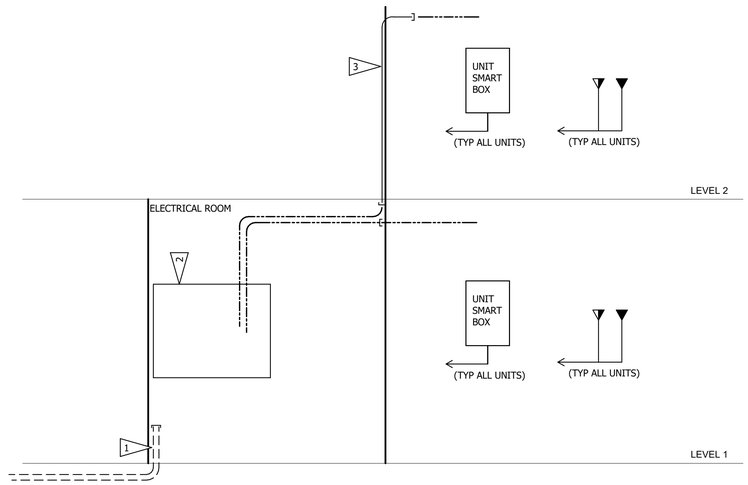
REVISION SCHEDULE

AHJ APPROVAL STAMP

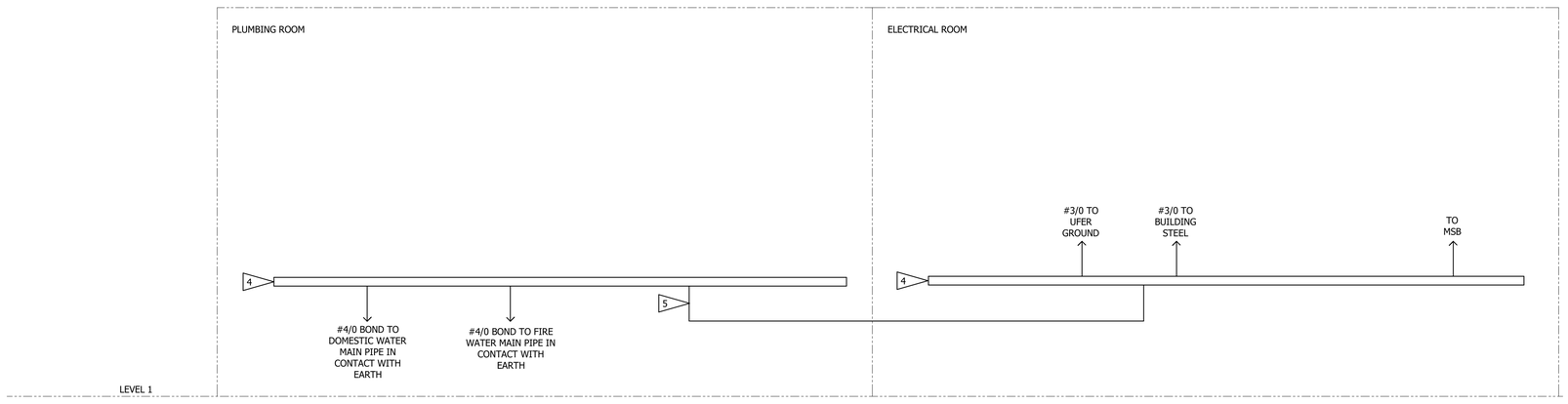
NORMAL POWER RISER

SHEET #
E0.10

DATE/ TIME PRINTED: 8/20/2025 3:32:42 PM
C:\Users\nicholas\OneDrive - IMEG Corp\Documents\24021840.00 Peninsula Housing Authority MEP-r23_nicholas89\Q6A.rvt



1 TELECOM RISER



2 GROUNDING RISER

SHEET KEYNOTES

1. TELECOM UTILITY FEED.
2. TELEPHONE BACKBOARD.
3. RACEWAY TO SECOND FLOOR TO BE INSTALLED IN WALL. CONTRACTOR TO COORDINATE WITH ARCHITECT TO DETERMINE FINAL RACEWAY LOCATION.
4. GROUND BAR. REFER TO ENLARGED FLOOR PLANS FOR GROUND BAR LOCATIONS. REFER TO SPECIFICATIONS FOR GROUND BAR SIZE.
5. #4/0 BARE COPPER GROUND.

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE August 22, 2025

REVISION SCHEDULE		

AHJ APPROVAL STAMP

TELECOM AND GROUNDING RISERS

SHEET #
E0.11

DATE/ TIME PRINTED: 8/20/2025 3:32:47 PM
C:\Users\nicholas\OneDrive - IMEG Corp\Documents\240218400 Peninsula Housing Authority MEP r23_nicholasBV.rvt

General Notes:
1. EMERGENCY EGRESS LIGHTING TO BE WIRED TO GENERATOR UNLESS OTHERWISE NOTED. PROVIDE UL924 BYPASS RELAYS AS REQUIRED TO ALLOW NORMAL AND EMERGENCY POWER LIGHTING TO BE CONTROLLED UNDER SINGLE ZONE AND EMERGENCY LIGHTING TO AUTOMATICALLY RAISE TO 100% POWER DURING POWER LOSS.
2. ALL LUMINAIRE FINISHES TO BE VERIFIED BY OWNER/ARCHITECT/INTERIOR DESIGNER.
3. CONTRACTOR TO SIZE REMOTE POWER SUPPLIES/WIRE GAUGE AS REQUIRED.
4. CONTRACTOR TO LOCATE REMOTE POWER SUPPLIES PER MANUFACTURER RECOMMENDED DISTANCES TO MINIMIZE VOLTAGE DROP.
5. HARDWIRED UNIT LUMINAIRES MUST MEET WSEC EFFICACY REQUIREMENTS OF 40 LUMENS PER WATT. REMOVABLE LAMPS MUST MEET WSEC EFFICACY REQUIREMENTS OF 65 LUMENS PER WATT.
6. CCT = CORRELATED COLOR TEMPERATURE (MEASURED IN KELVIN, K)...

TYPE	DESCRIPTION	LOCATION	FINISH	MANUFACTURER	PRODUCT NO.	LAMP, CCT, CRI	LUMENS (DELIVERED)	WATTS	VOLTAGE	DRIVER	DIMMING	NOTES
EXTERIOR LIGHTING												
E1	16"-0" POLE MOUTED AREA LIGHT WITH BACKLIGHT CONTROL OPTIC AND HOUSE SIDE SHIELD	PARKING	DARK GRAY	GAARDCO	P20-P-A03-830-BLC-HIS-AR1-UNV-010V-DLEA-DG	LED, 3000K 80 CRI	3345 LM	31W	UNV 120-277VAC	INTEGRAL	0-10V	
E2	EXTERIOR MOUNTED WALL PACK	FAÇADE PATHWAYS FAÇADE BOH	DARK BRONZE	LITHONIA	WST LED-P1-VW-MVOLT-DMG-DDBXD	LED, 3000K 80 CRI	1548 LM	12W	UNV 120-277VAC	INTEGRAL	0-10V	
E3	3" DIAMETER RECESSED WET LOCATION LISTED DOWNLIGHT WITH FROSTED LENS	EXTERIOR SOFFIT	BRONZE	LIGHTHEADED	TRIM: E3RF-T-F-06-00]-B80-40-8010-P-UNV HOUSING: R3P-F-R-T	LED, 3000K 80 CRI	975 LM	9W	UNV 120-277VAC	INTEGRAL	0-10V	
E4	33" TALL BOLLARDS	EXTERIOR ENTRY PATHWAY	IRON GRAY	PIL	INDEX+-33-180-9-3K-AN-96-UNV-0-10V	LED, 3000K 80 CRI	1025 LM	9W	UNV 120-277VAC	INTEGRAL	0-10V	
BACK OF HOUSE LIGHTING												
F1	4'-0" WALL MOUNTED LED STAIRWELL LIGHT W/INTEGRAL OCCUPANCY SENSOR	STAIRWELLS	STANDARD WHITE	METALUX	4SWLED-32SL-LW-UNV-[EMERGENCY OPTIONS]-L830-CD1-[INTEGRAL SENSOR]	LED, 3000K 80 CRI	3217 LM	29W	UNV 120-277VAC	INTEGRAL	0-10V	1. CONFIRM INTEGRAL OCCUPANCY SENSOR OPERATES IN COMPLIANCE WITH LIGHTING CONTROL SEQUENCE OF OPERATIONS REQUIREMENTS.
F2	4'-0" LINEAR STRIPLIGHT	BOH	STANDARD WHITE	METALUX	4SNX-41SL-LW-UNV-L830-CD-1	LED, 3000K 80 CRI	3771 LM	26W	UNV 120-277VAC	INTEGRAL	0-10V	1. PROVIDE WITH 36IN HANGER CHAIN AT LOCATIONS WHERE LUMINAIRE SUSPENSION IS REQUIRED TO ACCOMMODATE MEP EQUIPMENT. LOCATIONS TO BE FIELD COORDINATED BY EC
COMMON AREA ARCHITECTURAL LIGHTING												
D1	21" DIAMETER FLUSH MOUNTED DOWNLIGHT	ENTRY VESTIBULE	WEATHERED GREY/LINEN WHITE	AFX	APF1932-LAJUDWG-LW	LED, 3000K 90 CRI	2444 LM	42W	UNV 120-277VAC	INTEGRAL	0-10V	
COMMON AREA DECORATIVE LIGHTING												
L1	3" DIAMETER RECESSED DOWNLIGHT WITH FROSTED LENS	CORRIDORS	WHITE	LIGHTHEADED	TRIM: E3RF-T-F-01-00-B80-40-9008-P-UNV HOUSING: R3P-[CEILING]-R-T	LED, 3000K 90 CRI	825 LM	9W	UNV 120-277VAC	INTEGRAL	0-10V	
L2	14" DIAMETER EDGELESS SURFACE MOUNTED DOWNLIGHT	LAUNDRY	MATTE WHITE	COOPER	SMX14-RL-SF-010-[TRIM]	LED, 3000K 94 CRI	2310 LM	26W	UNV 120-277VAC	INTEGRAL	0-10V	
UNIT LIGHTING												
U1	4" DIAMETER EDGELESS SURFACE MOUNTED WET LOCATION RATED DOWNLIGHT WITH NON-CONDUCTIVE TRIM	CORRIDOR KITCHEN SHOWER BATHROOM	SATIN NICKEL	COOPER	SMX4-RL-SF-SD2W-SN	LED, 3000K 94 CRI	1135 LM	12W	120VAC	INTEGRAL	TRIAC	1. 95 LM/W
U2	14" DIAMETER EDGELESS SURFACE MOUNTED DOWNLIGHT	LIVING ROOM BEDROOM	SATIN NICKEL	COOPER	SMX14-RL-SF-SD2W-SN	LED, 3000K 94 CRI	2300 LM	27W	120VAC	INTEGRAL	TRIAC	1. 85 LM/W
U3	SURFACE MOUNTED TAPE LIGHT	UNDERCAB	SILVER	KELVIX	006-I-[LENGTH]-DL-30K-FRR-CP-SV-ULV + [DRIVER]	LED, 3000K 90 CRI	200 LM/FT	2W/FT	120VAC	REMOTE	TRIAC	1. 100 LM/W
U4	VANITY	BATHROOM	SATIN NICKEL	OXYGEN	3-357-24	LED, 3000K 90 CRI	1258 LM	14W	120VAC	INTEGRAL	TRIAC	1. 90 LM/W
U5	SMALL PENDANT	KITCHEN ISLAND	WHITE	ALORA	LD3-PD08W14-30-50-WH	LED, 3000K 90 CRI	1296 LM	14W	120VAC	INTEGRAL	TRIAC	1. 93 LM/W
EXIT LIGHTING												
X2	EDGE-LIT LED EXIT SIGN	FRONT OF HOUSE AREAS	CLEAR (SINGLE) MIRROR (DOUBLE) LETTERS STANDARD PER ARCHITECT	ISOLITE	UEL-EM-[COLOR]-1C2M-MTEBR	LED	N/A	3W	UNV 120-277VAC	INTEGRAL	N/A	1. PROVIDE EMERGENCY BATTERY BACK-UP. 2. SPECIFICATION INCLUDES UNIVERSAL FACE PLATES FOR BOTH SINGLE AND DOUBLE FACE.

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE August 22, 2025

REVISION SCHEDULE		

AHJ APPROVAL STAMP

LUMINAIRE SCHEDULE

SHEET #
E0.20

DATE/ TIME PRINTED: 8/20/2025 3:32:48 PM
C:\Users\nicholasf\OneDrive - IMEG Corp\Documents\240218400 Peninsula Housing Authority MEP v23_nicholasfV3GAA.rvt

LIGHTING CONTROL SEQUENCE OF OPERATIONS

GENERAL NOTES

1. ELECTRICAL CONTRACTOR AND SELECTED LIGHTING CONTROL MANUFACTURER TO PROVIDE SHOP DRAWINGS AND WIRING DIAGRAMS BASED ON LIGHTING CONTROL SEQUENCE OF OPERATIONS SCHEDULE. SHOP DRAWINGS SHALL INCLUDE RECOMMENDED QUANTITIES AND LOCATIONS FOR SENSORS, RELAYS, PANELS, SWITCHES, AND OTHER EQUIPMENT REQUIRED TO ACHIEVE CONTROL FUNCTIONS DESCRIBED IN SEQUENCE SCHEDULE. MANUFACTURER RECOMMENDATIONS SHALL SUPERSEDE SENSOR QUANTITIES AND LOCATIONS ILLUSTRATED ON LIGHTING PLANS.

2. LUMINAIRES IN PRIMARY AND SECONDARY DAYLIGHT ZONES TO AUTOMATICALLY DIM FROM 100% POWER TO 15% POWER (MAXIMUM DIMMING THRESHOLD) WHEN PHOTOCELL DETECTS ADEQUATE DAYLIGHT AS DESCRIBED BELOW. BASELINE DESIGNED LIGHT LEVELS SHALL BE DETERMINED BY RECORDING ILLUMINANCE LEVELS WITH ALL LIGHTS ON AT 100% POWER, WITH NO CONTRIBUTING DAYLIGHTING. AUTOMATIC DAYLIGHT DIMMING SHALL OCCUR WHEN LIGHT LEVELS MEET OR EXCEED BASELINE DESIGN LEVELS. DAYLIGHT ZONES ARE NOT REQUIRED FOR AREAS WITH FEWER THAN (2) LUMINAIRES WITHIN THE COMBINED PRIMARY/SECONDARY DAYLIGHT ZONES OR WHERE THE TOTAL LPD IS LESS THAN 35% OF THE ALLOWED LPD.

3. ALL INTELLIGENT CONTROLS SHALL BE DIGITAL AND MAY BE TIED TO A NETWORK BACKBONE AS NOTED IN SEQUENCE SCHEDULE. STANDALONE LIGHTING CONTROLS MAY BE LOW VOLTAGE OR LINE VOLTAGE (AS REQUIRED PER FUNCTIONS IN SCHEDULE) AND ARE NOT TIED TO A NETWORK BACKBONE.

4. ALL LIGHTING CONTROL DEVICES SHALL BE COMPATIBLE WITH TYPES OF DIMMING NOTED IN APPROVED LIGHTING PRODUCT SUBMITTAL PACKAGE. LIGHTING PRODUCT SUBMITTAL SHALL BE APPROVED BY LIGHTING DESIGNER, ARCHITECT /INTERIOR DESIGNER, AND OWNER.

5. PROVIDE UL924 BYPASS RELAY DEVICES WITH INTEGRAL FIRE ALARM INTERFACE FOR EMERGENCY EGRESS LIGHTING CONTROL AT ALL AREAS REQUIRING EGRESS LIGHTING. COORDINATE FIRE ALARM SYSTEM MONITORING REQUIREMENTS AND CONNECTIONS WITH THE FIRE ALARM CONTRACTOR PRIOR TO ROUGH IN. ALL DESIGNATED EMERGENCY EGRESS LIGHTING WITH MANUAL OR AUTOMATIC CONTROLS TO ALLOW ILLUMINATION TO RAISE TO FULL OUTPUT DURING A POWER LOSS EVENT.

6. LIGHTING CONTROL PROGRAMMING AND OWNER TRAINING FOR CONTROL SYSTEM SHOULD BE INCLUDED IN CONTRACTOR BASE BID AND NOT BE INCLUDED AS A CHANGE ORDER.

7. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING TO REVIEW LIGHTING CONTROL SHOP DRAWINGS WITH THE MANUFACTURER AGENT (INCLUDING DESIGNER /ENGINEER AS NEEDED) PRIOR TO PRODUCT RELEASE.

SPACE TYPE	CONTROL TYPE	TOPOLOGY	CONTROL SWITCH	LIGHTING CONTROL ZONES	NOTES
STAIRWELLS	DIMMING OCCUPANCY SENSOR	STANDALONE CONTROL; NON-NETWORKED.	N/A	INDIVIDUAL OCCUPANCY SENSOR FOR EACH LUMINAIRE	OCCUPANCY SENSOR CONTROL AUTOMATICALLY DIMS LUMINAIRES TO 50% POWER WHEN SENSOR DETECTS INACTIVITY FOR GREATER THAN 20 MINUTES, AND AUTOMATICALLY RAISES LUMINAIRE TO 100% POWER WHEN SENSOR DETECTS OCCUPANCY. PROVIDE DIMMING OCCUPANCY SENSOR INTEGRAL TO EACH LUMINAIRE. NO MANUAL OVERRIDE CONTROLS PROVIDED PER C405.2.
STORAGE ROOMS (SMALL)	VACANCY SENSOR	STANDALONE CONTROL; NON-NETWORKED.	ON/OFF	ALL LUMINAIRES WITHIN SPACE TO BE CONTROLLED AS A SINGLE ZONE.	VACANCY SENSOR CONTROL WITH MANUAL ON AND AUTO OFF AFTER 20 MINUTES OF VACANCY, OR MANUAL OFF. PROVIDE MANUAL SWITCH ADJACENT TO ROOM ENTRY.
ELECTRICAL & MECHANICAL ROOMS	N/A	STANDALONE CONTROL; NON-NETWORKED.	ON/OFF	ALL LUMINAIRES WITHIN SPACE TO BE CONTROLLED AS A SINGLE ZONE.	PROVIDE MANUAL OVERRIDE SWITCH ADJACENT TO ROOM ENTRY. FOR OCCUPANT SAFETY, NO AUTOMATIC CONTROLS WILL BE PROVIDED IN UTILITY SPACES.
TYPICAL RESIDENTIAL CORRIDORS	N/A	STANDALONE CONTROL; NON-NETWORKED.	DIMMING	ALL LUMINAIRES WITHIN SPACE TO BE CONTROLLED AS A SINGLE ZONE.	PROVIDE MANUAL DIMMING CONTROL OF SELECT CORRIDOR LUMINAIRES AS NOTED. LOCATE SWITCH IN ROOM TO BE DETERMINED BY ARCHITECT AT EACH FLOOR LEVEL. LABEL DIMMING SWITCH "CORRIDOR LGTS." DIMMING LEVEL TO BE SET BY LIGHTING DESIGNER AT FINAL PUNCH WALK. ALL LUMINAIRES TO REMAIN ON 24 HOURS FOR SAFETY AND SECURITY OF RESIDENTS IN A CONTINUOUSLY ACCESSIBLE SPACE.
ENTRY VESTIBULE	ASTRONOMICAL TIME-CLOCK DAYLIGHT SENSOR	INTELLIGENT CONTROL. NETWORKED WITHIN LOBBY; TIED TO BUILDING LIGHTING HEAD END.	DIMMING	ALL LUMINAIRES WITHIN SPACE TO BE CONTROLLED AS A SINGLE ZONE.	PROVIDE ASTRONOMICAL TIME CLOCK FOR AUTOMATIC DAYTIME AND NIGHTTIME SCENES. LUMINAIRES TO REMAIN ON FOR SAFETY AND SECURITY OF RESIDENTS IN A 24 HOUR OPEN SPACE. PROVIDE MANUAL DIMMING CONTROL OF SELECT CORRIDOR LUMINAIRES AS NOTED. LOCATE SWITCH IN ROOM TO BE DETERMINED BY ARCHITECT AT EACH FLOOR LEVEL. LABEL DIMMING SWITCH "ENTRY VESTIBULE LGTS." DIMMING LEVEL TO BE SET BY LIGHTING DESIGNER AT FINAL PUNCH WALK. DAYLIGHT SENSOR CONTROLS AUTOMATICALLY DIM LUMINAIRES IN RESPONSE TO AVAILABLE DAYLIGHT. (REFER TO GENERAL NOTE #2 ABOVE)
EXTERIOR LIGHTING	ASTRONOMICAL TIME-CLOCK EXTERIOR PHOTOCELL	INTELLIGENT CONTROL. NETWORKED FOR ALL EXTERIOR LIGHTING, TIED TO BUILDING LIGHTING HEAD END.	DIMMING ACUITY FRESCO TOUCH SCREEN (OR EQUAL)	ALL EXTERIOR LIGHTING TO BE DIMMABLE. ASSUME (1) DIMMING ZONE PER LUMINAIRE TYPE ALL EXTERIOR LIGHTING TO BE PROVIDED WITH MASTER ON/OFF MANUAL OVERRIDE SWITCH VIA DIGITAL TOUCH SCREEN (ACUITY FRESCO OR EQUAL).	ASTRONOMICAL TIME CLOCK AND PHOTOCELL FOR AUTOMATIC EXTERIOR LIGHTING CONTROL. SET TIME CLOCK TO THE FOLLOWING. 30 MIN AFTER SUNRISE: TRIGGER EXTERIOR LIGHTING OFF SCENE. 30 MIN BEFORE SUNSET: TRIGGER EXTERIOR LIGHTING ON SCENE. ALL EXTERIOR LIGHTING TO REMAIN ON AS NOTED ABOVE, BUT DIM TO 50% POWER BETWEEN MIDNIGHT AND 6AM PER CODE ALLOWANCE FOR 24 HOUR ACCESSIBLE SPACE. LOCATE EXTERIOR PHOTOCELL ON ROOF. SELECTED LIGHTING CONTROL MANUFACTURER TO CONFIRM OPTIMAL SENSOR LOCATION. PHOTOCELL TO OVERRIDE TIME CLOCK SETTINGS WHEN MINIMAL DAYLIGHT IS DETECTED DURING DARK WEATHER PATTERNS. PROVIDE DIGITAL TOUCH SCREEN WITH MANUAL ON/OFF OVERRIDE CONTROL OF ALL EXTERIOR LIGHTING, AND DIMMING CONTROL OF SELECT EXTERIOR LIGHTING ZONES. LOCATION TOUCH SCREEN IN LEVEL 1 ELECTRICAL ROOM. LABEL EXTERIOR MASTER OVERRIDE AND LABEL DIMMING ZONES AS NOTED IN "LIGHTING CONTROL ZONE" COLUMN. UNIT PATIO LIGHTING TO BE MANUALLY CONTROLLED WITH ON/OFF SWITCH FROM WITHIN EACH UNIT.

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE August 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

CONTROL SEQUENCE OF OPERATIONS

SHEET #
E0.30

DATE/ TIME PRINTED: 8/20/2025 3:32:48 PM
C:\Users\nicholas\OneDrive - IMEG Corp\Documents\240218400 Peninsula Housing Authority MEP v23_nicholasBV.rvt

SHEET KEYNOTES

1. PROPOSED LOCATION OF COMMUNICATIONS SERVICE PEDESTAL AND VEHICLE GATE OPERATOR. CONTRACTOR TO DETERMINE FINAL LOCATION AND CONDUIT ROUTING FROM PEDESTAL TO TELEPHONE BOARD PRIOR TO BID AND INSTALLATION.

1 ELETRICAL SITE PLAN

SCALE
1" = 10' - 0" 0 5' - 0" 10' - 0" 20' - 0"

N

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT #	2023093.02
	DESIGN DEVELOPMENT
ISSUE DATE	August 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

ELECTRICAL SITE PLAN

SHEET #
E11.01

DATE/ TIME PRINTED: 8/20/2025 3:32:53 PM
C:\Users\nicholas\OneDrive - IMEG Corp\Documents\240218400 Peninsula Housing Authority MEP v23_nicholasBV.rvt

GENERAL SHEET NOTES

A. PROVIDE CONDUIT AND WIRE OR MC CABLE FOR CIRCUITING SHOWN OR IMPLIED, (3) #12 AWG, UNLESS OTHERWISE NOTED.

B. FIRE ALARM DEVICES SHOWN FOR DESIGN INTENT ONLY. FINAL FIRE ALARM DESIGN BY DESIGN BUILD SUBCONTRACTOR.

C. REFER TO MEP COORDINATION SCHEDULE FOR WIRING REQUIREMENTS AND ADDITIONAL INFORMATION ON MECHANICAL EQUIPMENT.

D. PROVIDE CONTROLLED RECEPTACLES AS REQUIRED PER SEATTLE ENERGY CODE.

SHEET KEYNOTES

1 P&LV PLAN - LEVEL 1

1/8" = 1'-0"

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT #	2023093.02
	DESIGN DEVELOPMENT
ISSUE DATE	August 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

P&LV PLAN - LEVEL 1

SHEET #
E22.01

DATE/ TIME PRINTED: 8/20/2025 3:32:55 PM
C:\Users\nicholas\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP-123_nicholas9VQ6A.rvt

GENERAL SHEET NOTES

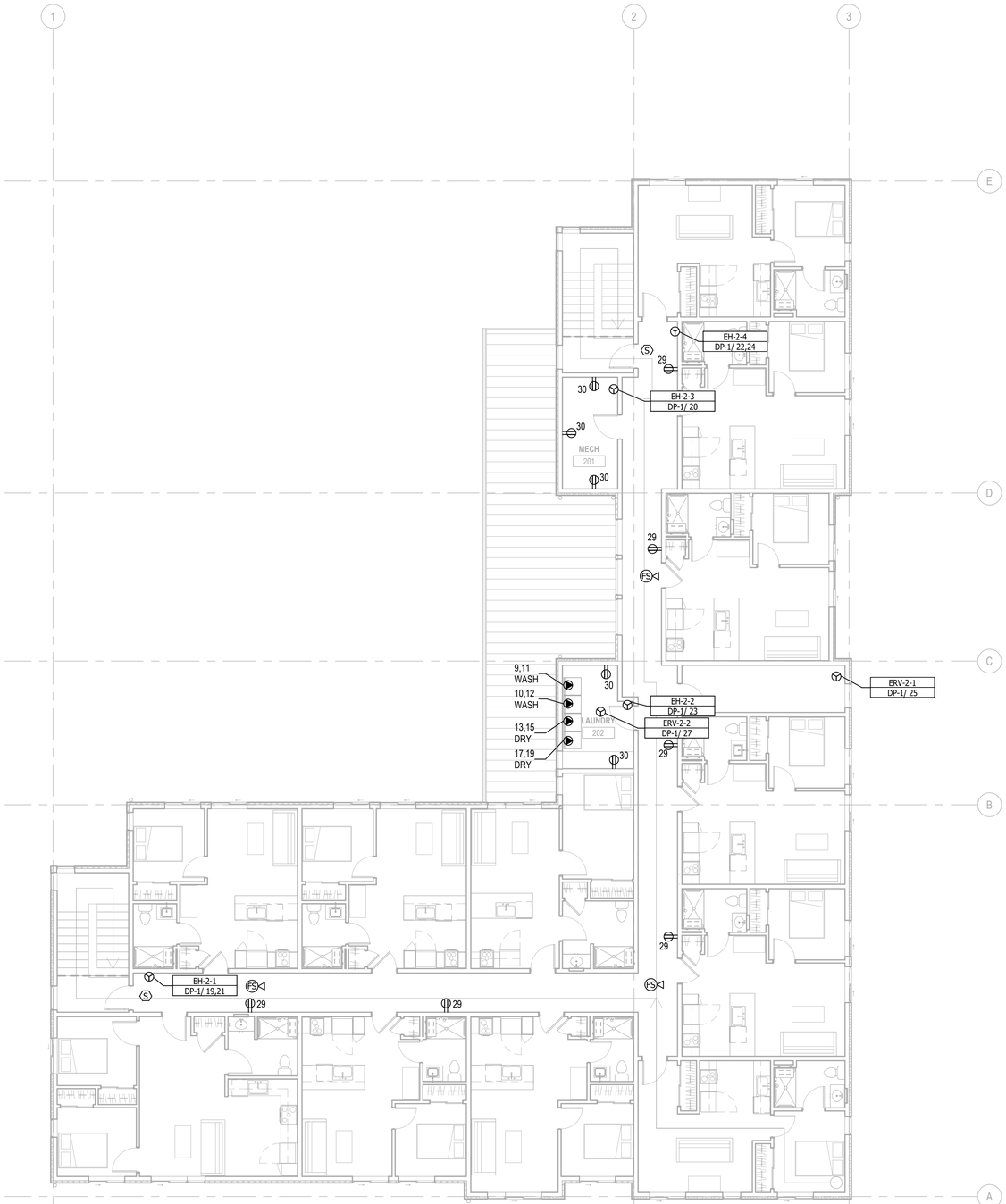
A. PROVIDE CONDUIT AND WIRE OR MC CABLE FOR CIRCUITING SHOWN OR IMPLIED, (3) #12 AWG, UNLESS OTHERWISE NOTED.

B. FIRE ALARM DEVICES SHOWN FOR DESIGN INTENT ONLY. FINAL FIRE ALARM DESIGN BY DESIGN BUILD SUBCONTRACTOR.

C. REFER TO MEP COORDINATION SCHEDULE FOR WIRING REQUIREMENTS AND ADDITIONAL INFORMATION ON MECHANICAL EQUIPMENT.

D. PROVIDE CONTROLLED RECEPTACLES AS REQUIRED PER SEATTLE ENERGY CODE.

SHEET KEYNOTES



1 P&LV PLAN - LEVEL 2

1/8" = 1'-0"

0 4' 8' 16'

N

RICEfergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE August 22, 2025

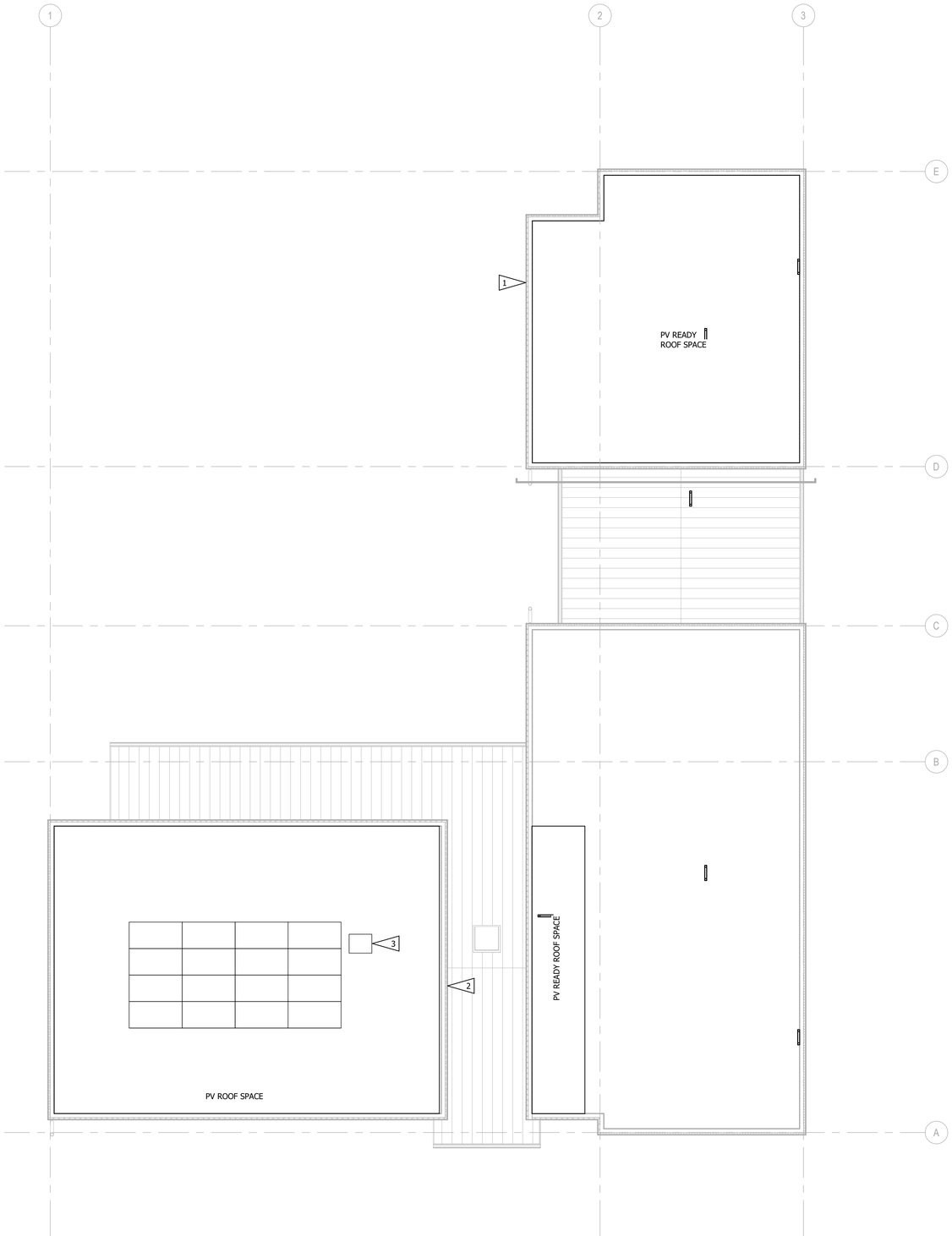
REVISION SCHEDULE		

AHJ APPROVAL STAMP

P&LV PLAN - LEVEL 2

SHEET #
E22.02

DATE/ TIME PRINTED: 8/20/2025 3:32:57 PM
C:\Users\rnicholas\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP v23_rnicholas95VG6A.rvt



1 P&LV PLAN - ROOF
1/8" = 1'-0"

GENERAL SHEET NOTES

KEYNOTES

1. SPACE RESERVED FOR FUTURE INSTALLATION.
2. EC TO INSTALL PV SYSTEM CAPABLE OF 7.5KW OF GENERATION. PROVIDE (16) SILFAB SIL-490 HN PV MODULES, OR APPROVED EQUIVALENT. COORDINATE MOUNTING LOCATION WITH ARCHITECT AND STRUCTURAL ENGINEER. ESTIMATED 4,841 SQ FT SPACE REQUIRED FOR RECOMMENDED PANELS. PV MODULE LAYOUT SHOW ON PLAN IS PROPOSED, CONTRACTOR TO DETERMINE FINAL LAYOUT WITH PV INSTALLER PRIOR TO BID.
3. PROPOSED LOCATION FOR PV INVERTER.

RICEfergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @ CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE August 22, 2025

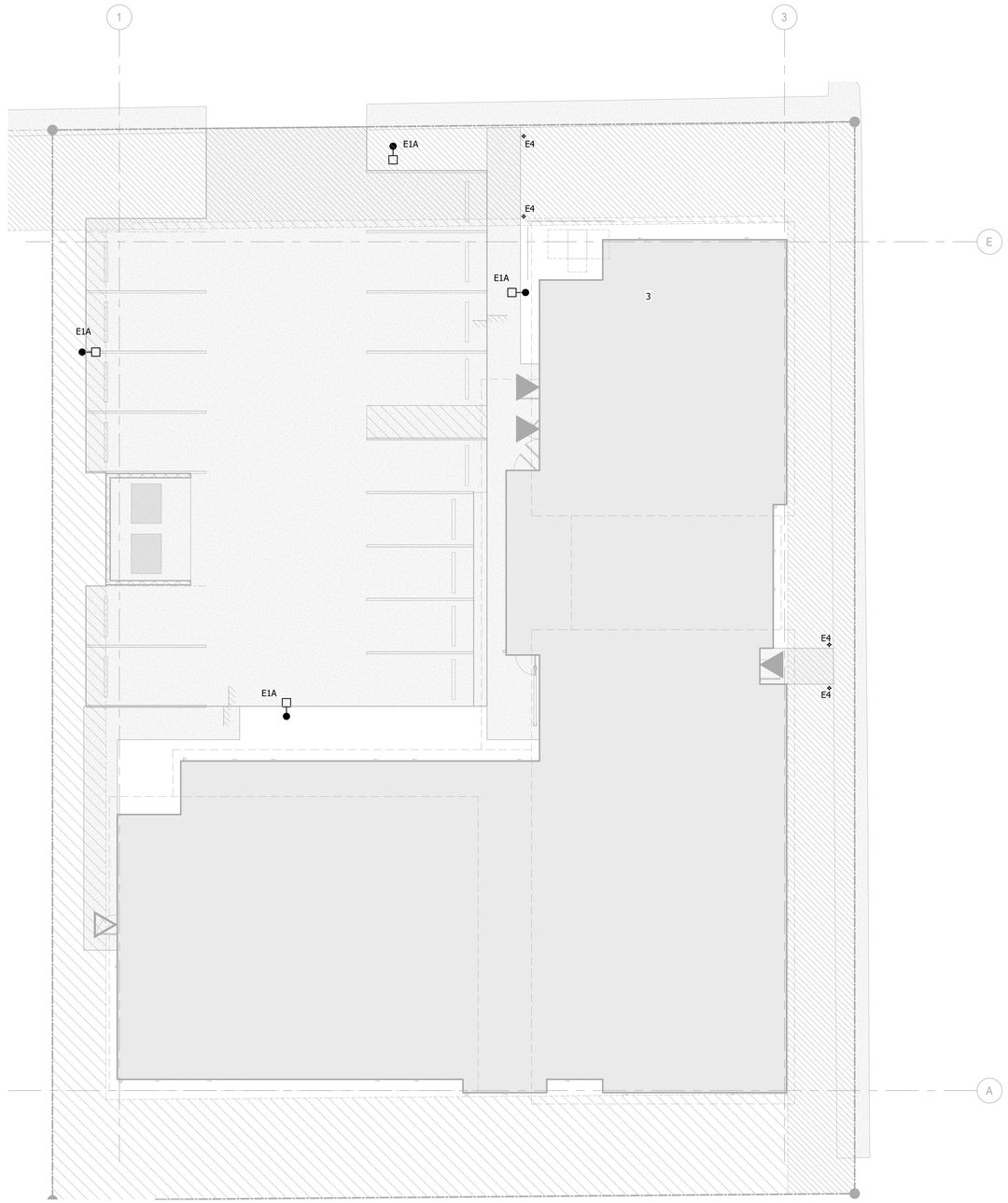
REVISION SCHEDULE

AHJ APPROVAL STAMP

P&LV PLAN - ROOF

SHEET #
E25.01

DATE/ TIME PRINTED: 8/20/2025 3:32:58 PM
C:\Users\rinotdal\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP v23_rinotdal89VGbA.rvt



1 LIGHTING SITE PLAN

SCALE
1" = 10' - 0"
0 5' - 0" 10' - 0" 20' - 0"

N

DATE/ TIME PRINTED: 8/20/2025 3:33:01 PM
C:\Users\nrobdale\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP v23_nrobdale8VrG6A.rvt

RICEfergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

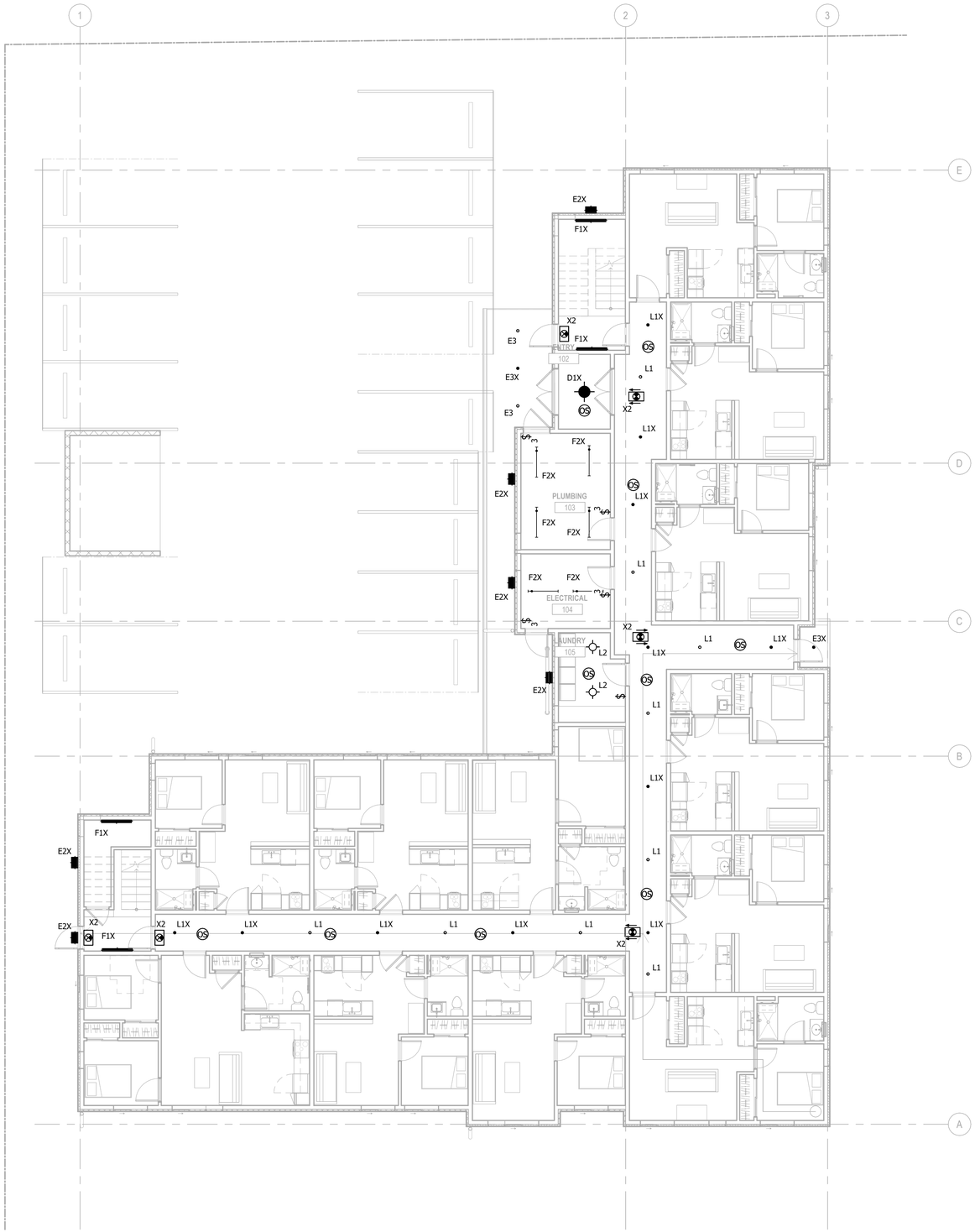
PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE August 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

LIGHTING SITE PLAN

SHEET #
E31.01



1 LIGHTING PLAN - LEVEL 1

1/8" = 1'-0"

GENERAL SHEET NOTES

A. LIGHTING DRAWINGS AND SCHEDULES TO BE REVIEWED IN CONJUNCTION WITH LUMINAIRE CUT SHEET PACKAGE ADDENDUM / DIVISION 26 SPECIFICATIONS.
B. REFER TO SHEET EX.XX FOR LUMINAIRE SCHEDULE.
C. REFER TO SHEET EX.XX FOR LIGHTING CONTROL SEQUENCE OF OPERATIONS.
D. EGRESS LIGHTING, INDICATED BY "X" DESIGNATION, TO BE CIRCUITED TO GENERATOR/INVERTER. PROVIDE UL924 BYPASS RELAYS TO ALLOW NORMAL AND EMERGENCY POWER LIGHTING TO BE CONTROLLED TOGETHER AND RAISE TO FULL OUTPUT DURING POWER LOSS EVENT.
E. FINAL LUMINAIRE SELECTIONS AND QUANTITIES TO COMPLY WITH C406.3 PROJECT TARGETS FOR REDUCED LPD.
F. REFER TO ARCHITECTURAL AND INTERIOR DRAWINGS FOR LUMINAIRE MOUNTING DETAILS. INQUIRIES REGARDING LUMINAIRE LOCATIONS AND MOUNTING DETAILS SHALL BE SUBMITTED TO THE LIGHTING DESIGNER AND ARCHITECT PRIOR TO PROCUREMENT.
G. MOUNTING HEIGHTS ARE GIVEN TO BOTTOM OF LUMINAIRE, U.O.N.
H. REFER TO ARCHITECTURAL LIFE SAFETY PLANS FOR EXIT SIGN LOCATIONS; FINAL LOCATIONS TO BE DOCUMENTED FOR GMP/IFC. EXIT SIGN DISTANCES NOT TO EXCEED 100LF PER IBC REQUIREMENTS.

SHEET KEYNOTES

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240021840.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT #	2023093.02
DESIGN DEVELOPMENT	
ISSUE DATE	August 22, 2025

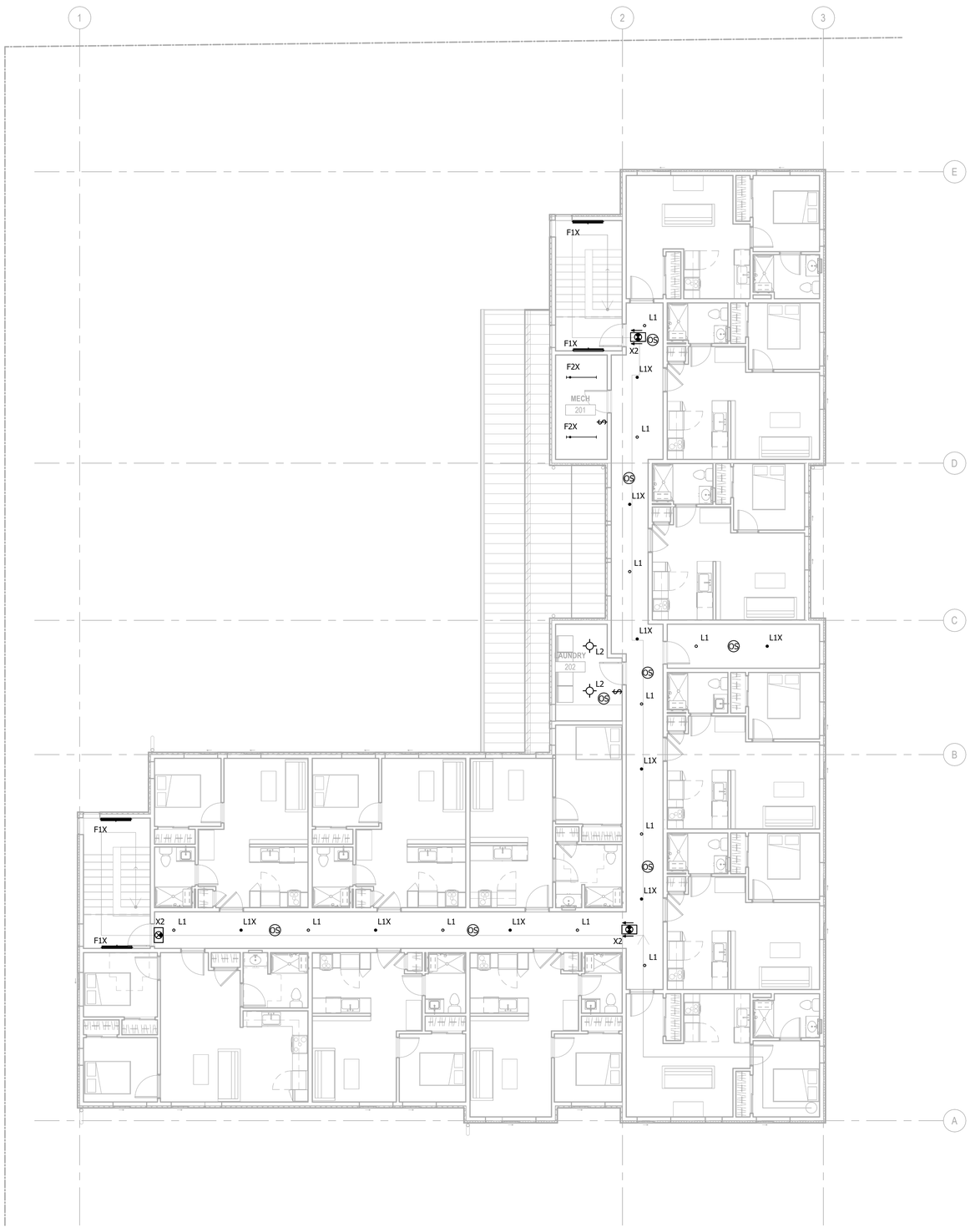
REVISION SCHEDULE

AHJ APPROVAL STAMP

LIGHTING PLAN - LEVEL 1

SHEET #
E32.01

DATE/ TIME PRINTED: 8/20/2025 3:33:04 PM
C:\Users\nicholas\OneDrive - IMEG Corp\Documents\240021840.00 Peninsula Housing Authority MEP v23_nicholas89VQ6A.rvt



1 LIGHTING PLAN - LEVEL 2

1/8" = 1'-0"

0 4' 8' 16'

GENERAL SHEET NOTES

A. LIGHTING DRAWINGS AND SCHEDULES TO BE REVIEWED IN CONJUNCTION WITH LUMINAIRE CUT SHEET PACKAGE ADDENDUM / DIVISION 26 SPECIFICATIONS.
B. REFER TO SHEET EX.XX FOR LUMINAIRE SCHEDULE.
C. REFER TO SHEET EX.XX FOR LIGHTING CONTROL SEQUENCE OF OPERATIONS.
D. EGRESS LIGHTING, INDICATED BY "X" DESIGNATION, TO BE CIRCUITED TO GENERATOR/INVERTER. PROVIDE UL924 BYPASS RELAYS TO ALLOW NORMAL AND EMERGENCY POWER LIGHTING TO BE CONTROLLED TOGETHER AND RAISE TO FULL OUTPUT DURING POWER LOSS EVENT.
E. FINAL LUMINAIRE SELECTIONS AND QUANTITIES TO COMPLY WITH C406.3 PROJECT TARGETS FOR REDUCED LPD.
F. REFER TO ARCHITECTURAL AND INTERIOR DRAWINGS FOR LUMINAIRE MOUNTING DETAILS. INQUIRIES REGARDING LUMINAIRE LOCATIONS AND MOUNTING DETAILS SHALL BE SUBMITTED TO THE LIGHTING DESIGNER AND ARCHITECT PRIOR TO PROCUREMENT.
G. MOUNTING HEIGHTS ARE GIVEN TO BOTTOM OF LUMINAIRE, U.O.N.
H. REFER TO ARCHITECTURAL LIFE SAFETY PLANS FOR EXIT SIGN LOCATIONS; FINAL LOCATIONS TO BE DOCUMENTED FOR GMP/IFC. EXIT SIGN DISTANCES NOT TO EXCEED 100LF PER IBC REQUIREMENTS.

SHEET KEYNOTES

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240021840.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY

LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE August 22, 2025

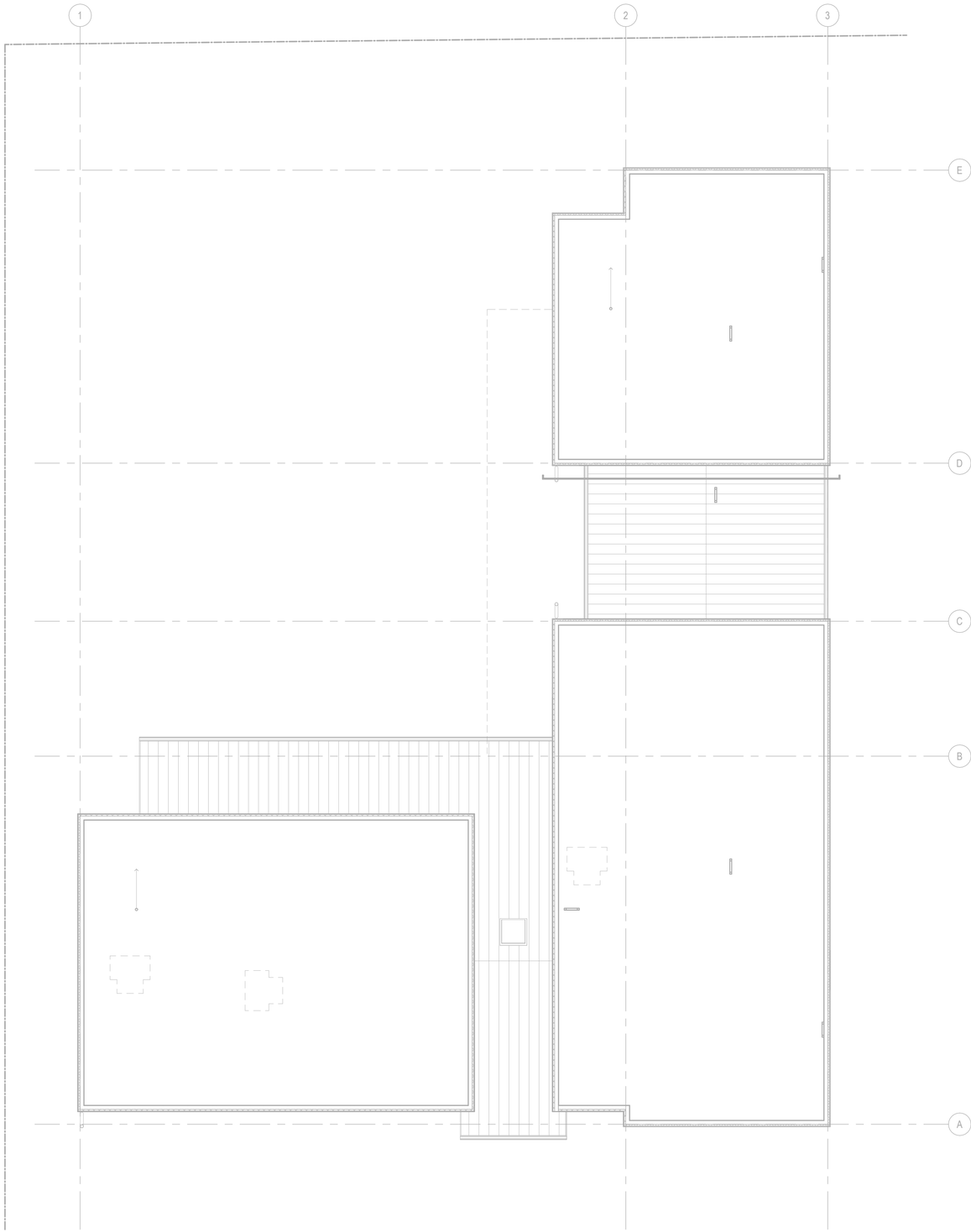
REVISION SCHEDULE		

AHJ APPROVAL STAMP

LIGHTING PLAN - LEVEL 2

SHEET #
E32.02

DATE/ TIME PRINTED: 8/20/2025 3:33:07 PM
C:\Users\nicholas\OneDrive - IMEG Corp\Documents\240021840.00 Peninsula Housing Authority MEP-v23_nicholasBWQ6A.rvt



1 LIGHTING PLAN - ROOF
1/8" = 1'-0"

GENERAL SHEET NOTES

A. LIGHTING DRAWINGS AND SCHEDULES TO BE REVIEWED IN CONJUNCTION WITH LUMINAIRE CUT SHEET PACKAGE ADDENDUM / DIVISION 26 SPECIFICATIONS.
B. REFER TO SHEET EX.XX FOR LUMINAIRE SCHEDULE.
C. REFER TO SHEET EX.XX FOR LIGHTING CONTROL SEQUENCE OF OPERATIONS.
D. EGRESS LIGHTING, INDICATED BY "X" DESIGNATION, TO BE CIRCUITED TO GENERATOR/INVERTER. PROVIDE UL924 BYPASS RELAYS TO ALLOW NORMAL AND EMERGENCY POWER LIGHTING TO BE CONTROLLED TOGETHER AND RAISE TO FULL OUTPUT DURING POWER LOSS EVENT.
E. FINAL LUMINAIRE SELECTIONS AND QUANTITIES TO COMPLY WITH C406.3 PROJECT TARGETS FOR REDUCED LPD.
F. REFER TO ARCHITECTURAL AND INTERIOR DRAWINGS FOR LUMINAIRE MOUNTING DETAILS. INQUIRIES REGARDING LUMINAIRE LOCATIONS AND MOUNTING DETAILS SHALL BE SUBMITTED TO THE LIGHTING DESIGNER AND ARCHITECT PRIOR TO PROCUREMENT.
G. MOUNTING HEIGHTS ARE GIVEN TO BOTTOM OF LUMINAIRE, U.O.N.
H. REFER TO ARCHITECTURAL LIFE SAFETY PLANS FOR EXIT SIGN LOCATIONS; FINAL LOCATIONS TO BE DOCUMENTED FOR GMP/IFC. EXIT SIGN DISTANCES NOT TO EXCEED 100LF PER IBC REQUIREMENTS.

SHEET KEYNOTES

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @ CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE August 22, 2025

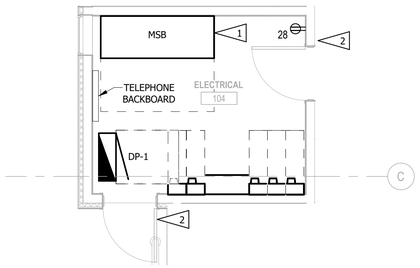
REVISION SCHEDULE		

AHJ APPROVAL STAMP

LIGHTING PLAN - ROOF

SHEET #
E35.01

DATE/ TIME PRINTED: 8/20/2025 3:33:08 PM
C:\Users\rinotdal\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP v23_rinotdal89VGGA.rvt



1 P&LV ENLARGED PLAN - ELECTRICAL ROOM (L1)

1/4" = 1'-0"

0 2' 4' 8'

N

SHEET KEYNOTES

1. LENGTH OF MAIN SWITCHBOARD NOT TO EXCEED 8' 6".
2. DOORS NEED TO BE LISTED FOR PANIC HARDWARE.

RICE fergus MILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02

DESIGN DEVELOPMENT

ISSUE DATE August 22, 2025

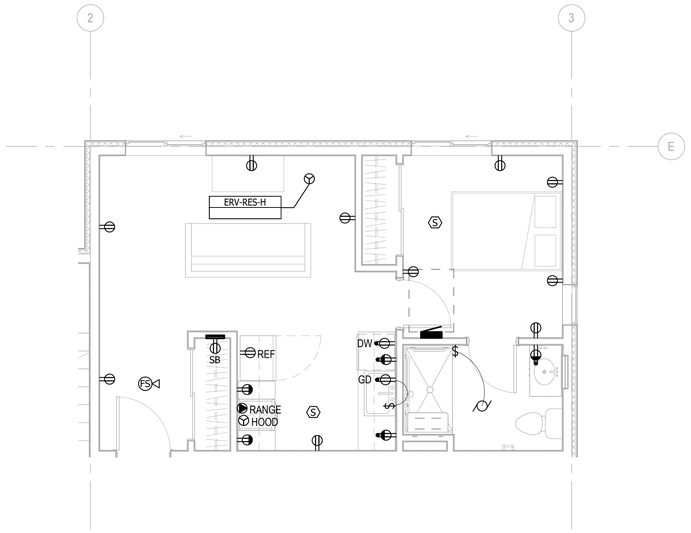
REVISION SCHEDULE		

AHJ APPROVAL STAMP

ENLARGED
ELECTRICAL PLANS

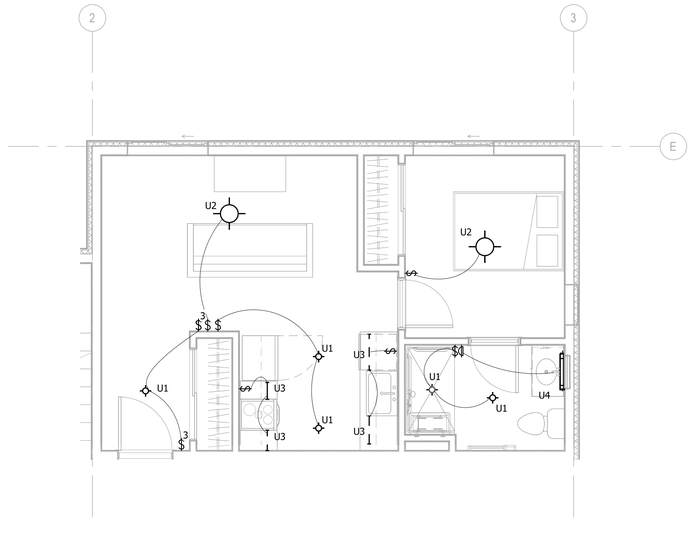
SHEET #
E46.00

DATE/ TIME PRINTED: 8/20/2025 3:33:09 PM
C:\Users\richdale\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP v23_richdale8V.IGA.rvt



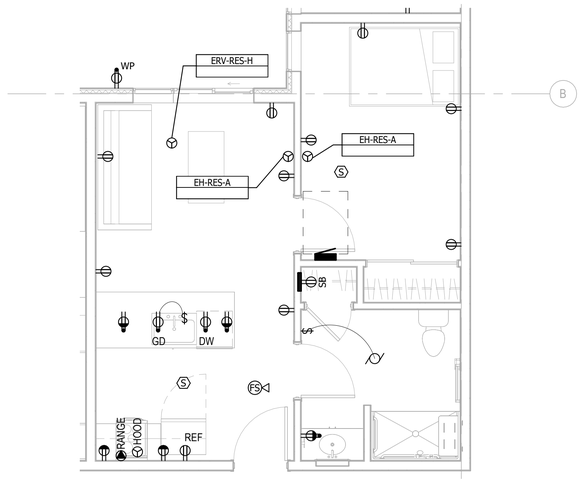
1 P&LV PLAN - CORNER UNIT

1/4" = 1'-0"



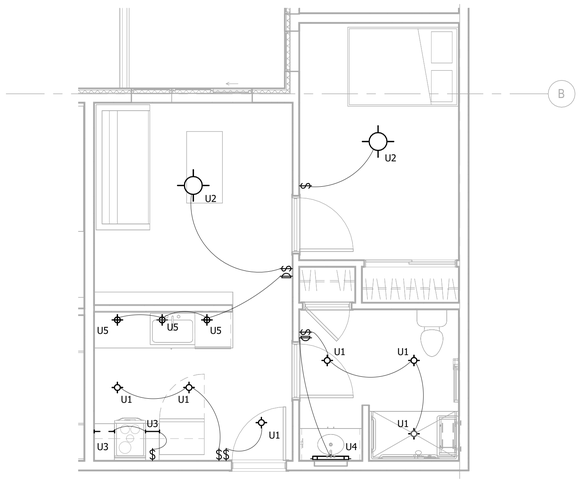
2 LIGHTING PLAN - CORNER UNIT

1/4" = 1'-0"



3 P&LV PLAN - ACCESSIBLE 1-BEDROOM UNIT

1/4" = 1'-0"



4 LIGHTING PLAN - ACCESSIBLE 1-BEDROOM UNIT

1/4" = 1'-0"

GENERAL SHEET NOTES

A. REFER TO SHEET EX.XX FOR LUMINAIRE SCHEDULE.
B. A MINIMUM OF 95% OF IN-UNIT LIGHTING TO BE HIGH EFFICACY PER SEC C406.3 REQUIREMENTS / PROJECT ENERGY TARGETS.
C. PROVIDE SEPARATE SWITCH FOR MANUAL CONTROL OF FAN LIGHT SEPARATE FROM FAN MOTOR.
D. FINAL QUANTITY/LOCATIONS OF DIMMER SWITCHES TO BE CONFIRMED BY ARCHITECT/OWNER FOR IFC.EXIT SIGN LOCATIONS TO BE PROVIDED POST-DD.
E. REFER TO ARCHITECTURAL / ID PLANS FOR LUMINAIRE DIMENSIONED LOCATIONS.

 # SHEET KEYNOTES

RICEfergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240021840.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE August 22, 2025

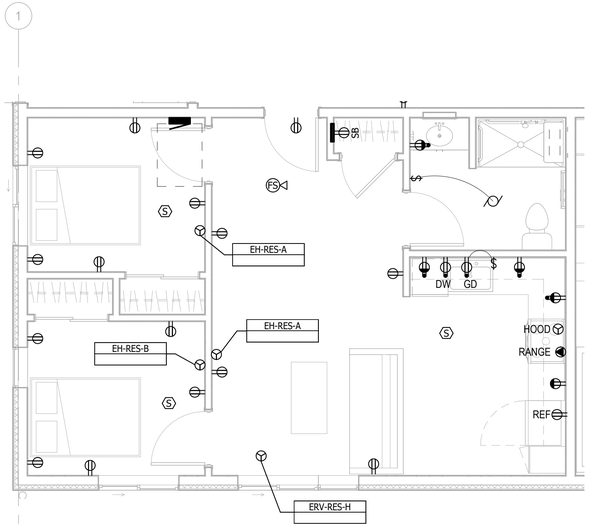
REVISION SCHEDULE		

AHJ APPROVAL STAMP

ENLARGED UNIT PLANS

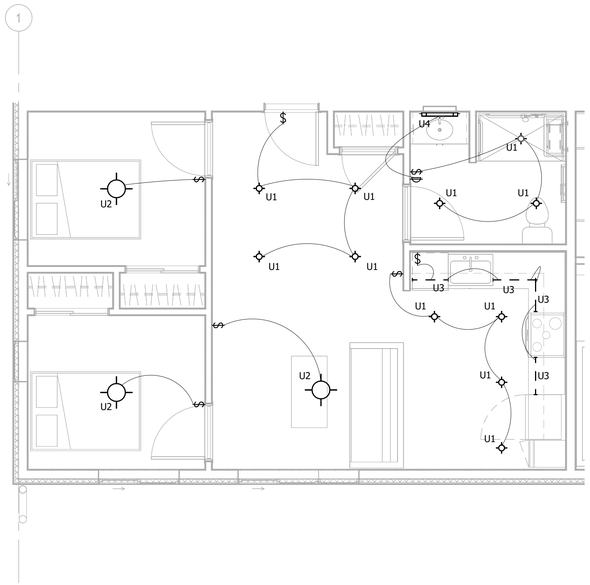
SHEET #
E46.01

DATE/ TIME PRINTED: 8/20/2025 3:33:10 PM
C:\Users\richdale\OneDrive - IMEG Corp\Documents\240218 40.00 Peninsula Housing Authority MEP v23_richdale8VGAA.rvt



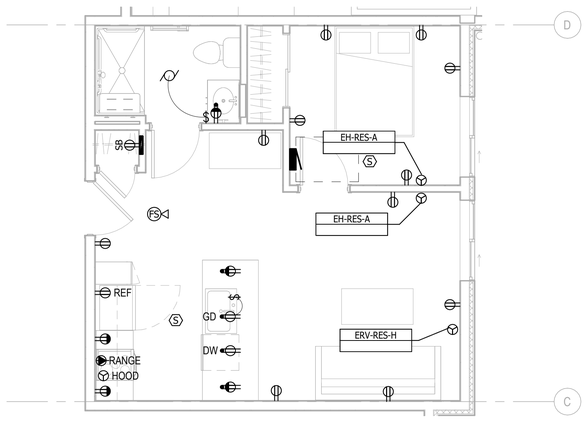
1 P&LV PLAN - ACCESSIBLE 2-BEDROOM UNIT

1/4" = 1'-0"



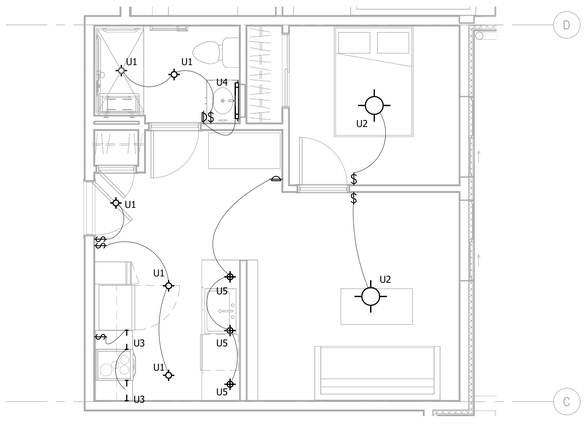
2 LIGHTING PLAN - ACCESSIBLE 2-BEDROOM UNIT

1/4" = 1'-0"



3 P&LV PLAN - TYP. FLOOR PLAN

1/4" = 1'-0"



4 LIGHTING PLAN - TYP. FLOOR PLAN

1/4" = 1'-0"

GENERAL SHEET NOTES

A. REFER TO SHEET EX.XX FOR LUMINAIRE SCHEDULE.
B. A MINIMUM OF 95% OF IN-UNIT LIGHTING TO BE HIGH EFFICACY PER SEC C406.3 REQUIREMENTS / PROJECT ENERGY TARGETS.
C. PROVIDE SEPARATE SWITCH FOR MANUAL CONTROL OF FAN LIGHT SEPARATE FROM FAN MOTOR.
D. FINAL QUANTITY/LOCATIONS OF DIMMER SWITCHES TO BE CONFIRMED BY ARCHITECT/OWNER FOR IFC.EXIT SIGN LOCATIONS TO BE PROVIDED POST-DD.
E. REFER TO ARCHITECTURAL / ID PLANS FOR LUMINAIRE DIMENSIONED LOCATIONS.

SHEET KEYNOTES

RICEfergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

IMEG
www.imegcorp.com
1721 8TH AVE. N.
SEATTLE, WA 98109
P: 206.285.7100

PROJECT #240218400.00

DRAFT
NOT FOR CONSTRUCTION

EKLUND HEIGHTS PHASE 4
PENINSULA HOUSING AUTHORITY
LOT 24 OFF E 7TH AVE @
CORNER OF N GALES ST
PORT ANGELES, WA 98362

PROJECT # 2023093.02
DESIGN DEVELOPMENT
ISSUE DATE August 22, 2025

REVISION SCHEDULE

AHJ APPROVAL STAMP

ENLARGED UNIT PLANS

SHEET #
E46.02

DATE/ TIME PRINTED: 8/20/2025 3:33:12 PM
C:\Users\nicholasf\OneDrive - IMEG Corp\Documents\240218400.00 Peninsula Housing Authority MEP v23_nicholasf@VGAA.rvt