EKLUND AT GALES
PENINSULA HOUSING AUTHORITY

PERMIT SET



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 EKLUND HEIGHTS V16 OF PLAT P7
RECORDS OF CLALLAM COUNTY, WASHINGTON

PARCEL NUMBER(S)
063012700070

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: 14,770 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
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LYON LANDSCAPE ARCHITECTS
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RICE fergus MILLER
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20104600
REGISTERED ARCHITECT
DEAN E. KELLY
STATE OF WASHINGTON

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

AHJ APPROVAL STAMP

PROJECT INFORMATION, VICINITY MAP, PROJECT DESIGN TEAM

SHEET #
A00.01

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	OBSCURING 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--

- 1 / A00.00 — BUILDING SECTION
- 1 / A00.00 — WALL SECTION, PARTIAL BUILDING SECTION
- 1 / A00.00 — DETAIL SECTION
- 1 / A00.00 — EXTERIOR ELEVATION
- 1 A00.00 — INTERIOR ELEVATION
- 1 / A00.00 — ENLARGED PLAN, DETAIL PLAN

--LINE STYLES--

- BUILDING SETBACK LINE
- CENTERLINE
- CLEARANCE
- ELEMENT BEYOND
- HIDDEN ELEMENT
- MATCH LINE (MATCH LINE / SEE 1 / A00.01)
- OVERHEAD ELEMENT
- PROPERTY LINE

--TAGS--

- CEILING / HEIGHT — CEILING TAG
- 100A — DOOR TAG, CASED OPENING TAG
- FIN-1 — FINISH MATERIAL TAG
- F1 — FLOOR TAG
- EQP-1 — FURNITURE, FIXTURE, EQUIPMENT TAG
- GL-1 — GLAZING TAG
- 01 — KEYNOTE
- R1 — ROOF TAG
- ROOM NAME / 100 — ROOM TAG
- S1 — STOREFRONT TAG
- 01A — WALL TAG
- W1 — WINDOW TAG

--ANNOTATIONS--

- BREAK LINE
- LEVEL 1 0'-0" — ELEVATION LEVEL
- 0 4' 8' 16' — GRAPHIC SCALE
- 1 / A — GRID LINE
- N (TRUE NORTH) — NORTH ARROW
- 1 REF — REVISION CLOUD W/ TAG
- 0" — 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

GENERAL NOTES

1. DRAWINGS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 24" X 36".
2. 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.
3. 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.

PERFORMANCE REQUIREMENTS

1. COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
2. 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.
3. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT AND OWNER FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION. SEE PROJECT SPECIFICATIONS.
4. 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.
5. 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.
6. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.
7. DO NOT SCALE DRAWINGS. THE WRITTEN DIMENSIONS GOVERN. IN THE CASE OF A CONFLICT, NOTIFY THE ARCHITECT FOR CLARIFICATION.
8. PARTITIONS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.
9. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND EQUIPMENT ITEMS AS ATTACHED, MOUNTED OR BRACED TO WALLS OR CEILINGS.
10. 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.

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C10.10	TESC DETAILS
C20.00	GRADING AND DRAINAGE PLAN
C20.10	DRAINAGE DETAILS
C30.00	UTILITY PLAN
C30.20	UTILITY PROFILES
C40.00	PAVING PLANS
C40.10	PAVING DETAILS
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A50.01	EXTERIOR DETAILS
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A51.01	EXTERIOR DETAILS
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P11.01	PLUMBING SITE PLAN
P22.00	PLUMBING PLAN - BELOW GRADE
P22.01	PLUMBING PLAN - LEVEL 1
P22.02	PLUMBING PLAN - LEVEL 2
P25.01	PLUMBING PLAN - ROOF

DRAWING INDEX

SHEET #	SHEET NAME
P50.01	PLUMBING DETAILS
P50.02	PLUMBING DETAILS
P50.03	PLUMBING DETAILS
P60.01	PLUMBING DOMESTIC WATER RISER
P60.02	PLUMBING WASTE & VENT RISER
P60.03	PLUMBING WASTE & VENT RISER
ELECTRICAL	
E0.01	ELECTRICAL LEGEND & ABBREVIATIONS
E0.10	POWER RISER
E0.11	TELCOM AND GROUNDING RISERS
E0.12	ELECTRICAL LOAD CALCULATIONS
E0.13	PANEL SCHEDULES
E0.14	PANEL SCHEDULES
E0.15	PANEL SCHEDULES
E0.20	LUMINARE SCHEDULE
E0.30	CONTROL SEQUENCE OF OPERATIONS
E0.40	WSEC 2021 ENERGY CODE FORMS
E11.01	ELECTRICAL SITE PLAN
E22.01	P & LV PLAN - LEVEL 1
E22.02	P & LV PLAN - LEVEL 2
E25.01	P & LV PLAN - ROOF
E31.01	LIGHTING SITE PLAN
E32.01	LIGHTING PLAN - LEVEL 1
E32.02	LIGHTING PLAN - LEVEL 2
E36.01	ELECTRICAL DETAILS
E46.00	ENLARGED ELECTRICAL PLANS
E46.01	ENLARGED UNIT PLANS
E46.02	ENLARGED UNIT PLANS
TOTAL NUMBER OF SHEETS: 132	

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275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
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RFMARCH.COM

20104600 REGISTERED ARCHITECT
DEAN E. KELLY
STATE OF WASHINGTON

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

AHJ APPROVAL STAMP

DRAWING INDEX, GENERAL INFORMATION

SHEET #

A00.02

A Portion of the NW 1/4 of the SE 1/4 of Section 12, Township 30 N, Range 6 E, W.M.

T.E.S.C. Notes

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).

2. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC BMPS IS THE RESPONSIBILITY OF THE APPLICANT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

3. CLEARLY FLAG THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT FOR THE DURATION OF CONSTRUCTION.

4. CONSTRUCT THE ESC BMPS SHOWN ON THIS PLAN IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS. THE ESC BMPS SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE ESC BMPS AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.

5. THE APPLICANT SHALL INSPECT THE ESC BMPS DAILY AND MAINTAIN THEM AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

6. INSPECT AND MAINTAIN THE ESC BMPS ON INACTIVE SITES A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT (I.E. A 24-HOUR STORM EVENT WITH A 10-YR OR GREATER RECURRENCE INTERVAL).

7. AT NO TIME SHALL THE SEDIMENT EXCEED 60-PERCENT OF THE SUMP DEPTH OR HAVE LESS THAN 6-INCHES OF CLEARANCE FROM THE SEDIMENT SURFACE TO THE INVERT OF THE LOWEST PIPE. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

8. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

Sanitary Sewer Construction Notes:

1. THE CITY SHALL BE GIVEN 72 HOURS NOTICE PRIOR TO SCHEDULING A DIVERSION OF FLOWS IN THE WASTEWATER SYSTEM.

2. DURING THE CONSTRUCTION OF MAINS AND SERVICES, THE CONTRACTOR SHALL CAP, PLUG, OR SECURE THE ENDS OF SUCH LINES WHENEVER THE PROJECT IS SHUT DOWN AT THE END OF THE DAY SO THAT CONTAMINATES WILL NOT ENTER THE LINES.

3. ALL LINES SHALL BE TESTED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. PRIOR TO FINAL ACCEPTANCE OF ALL INSTALLATIONS, THE CITY MAY CONDUCT AN INSPECTION OF ALL MAIN LINES BY THE USE OF TELEVISION EQUIPMENT. THE CITY MAY REQUEST A TELEVISION INSPECTION TO BE COMPLETED BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE.

4. THE CITY CONSTRUCTION INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF THE TIME THAT A TAP CONNECTION TO AN EXISTING MAIN OR A SERVICE CONNECTION TO AN EXISTING MAIN IS NEEDED SO THAT THE WASTEWATER DIVISION CREW MAY BE SCHEDULED FOR THE WORK. THE INSPECTOR SHALL BE PRESENT AT THE TIME OF THE TAP. ALL SIDE SEWER SERVICE CONNECTIONS TO EXISTING SEWER MAINS AND ALL TAPS TO EXISTING MAINS SHALL BE MADE BY CITY PERSONNEL AT THE EXPENSE OF THE CONTRACTOR, UNLESS THE CONTRACTOR IS SPECIFICALLY GRANTED PERMISSION TO PERFORM THE TAP OR SERVICE CONNECTION AT THE CONTRACTOR'S EXPENSE.

5. ALL SEWER MAINS SHALL BE HIGH VELOCITY CLEANED AND PRESSURE TESTED PRIOR TO PAVING THE STREETS IN CONFORMANCE WITH THE WSDOT/APWA SPECIFICATIONS, AT THE CONTRACTOR'S EXPENSE. HYDRANT FLUSHING OF LINES IS NOT AN ACCEPTABLE CLEANING METHOD. AN AIR TEST OF ALL LINES IS THE MINIMUM TESTING REQUIRED. TESTING OF THE MAIN MAY INCLUDE TELEVISION INSPECTION, IF DIRECTED BY THE CITY. TESTING SHALL TAKE PLACE AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED AND COMPACTION OF THE ROADWAY SUBGRADE IS COMPLETED.

6. PRIOR TO BACKFILLING, ALL SEWER LINES AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE CITY'S INSPECTOR. APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FOR CORRECTION OF ANY DEFICIENCIES AND/OR FAILURE AS DETERMINED BY SUBSEQUENT TESTING AND INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY FOR THE REQUIRED INSPECTIONS.

Datum

HORIZONTAL
- NORTH AMERICAN DATUM OF 1983, 1991 ADJUSTMENT, NAD 83(91)

VERTICAL
- NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD 88

PRIMARY BENCHMARK
CENTER OF SECTION 12, BRASS CAP IN CONCRETE MONUMENT 1-FOOT ABOVE GROUND (NOT DISTURBED)ELEV = 178.33 RECORD

SITE BENCHMARKS (TBM) AS NOTED

Civil Sheet Index:

C00.10	GENERAL NOTES
C10.00	DEMO AND TESC PLAN
C10.10	TESC DETAILS
C20.00	GRADING AND DRAINAGE PLAN
C20.10	DRAINAGE DETAILS
C30.00	UTILITY PLAN
C30.20	UTILITY PROFILES
C40.00	PAVING PLAN
C40.10	PAVING DETAILS

Legal Description

LOT 11 OF THE EKLUND SUBDIVISION AS PER PLAT THEREOF RECORDED IN BOOK 15 OF PLATS, PAGE 42, RECORDS OF CLALLAM COUNTY, WASHINGTON

SITUATED IN CLALLAM COUNTY, STATE OF WASHINGTON

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275 FIFTH STREET, SUITE 100
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(206) 343-0460 www.cplinc.com

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WA 98362

PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

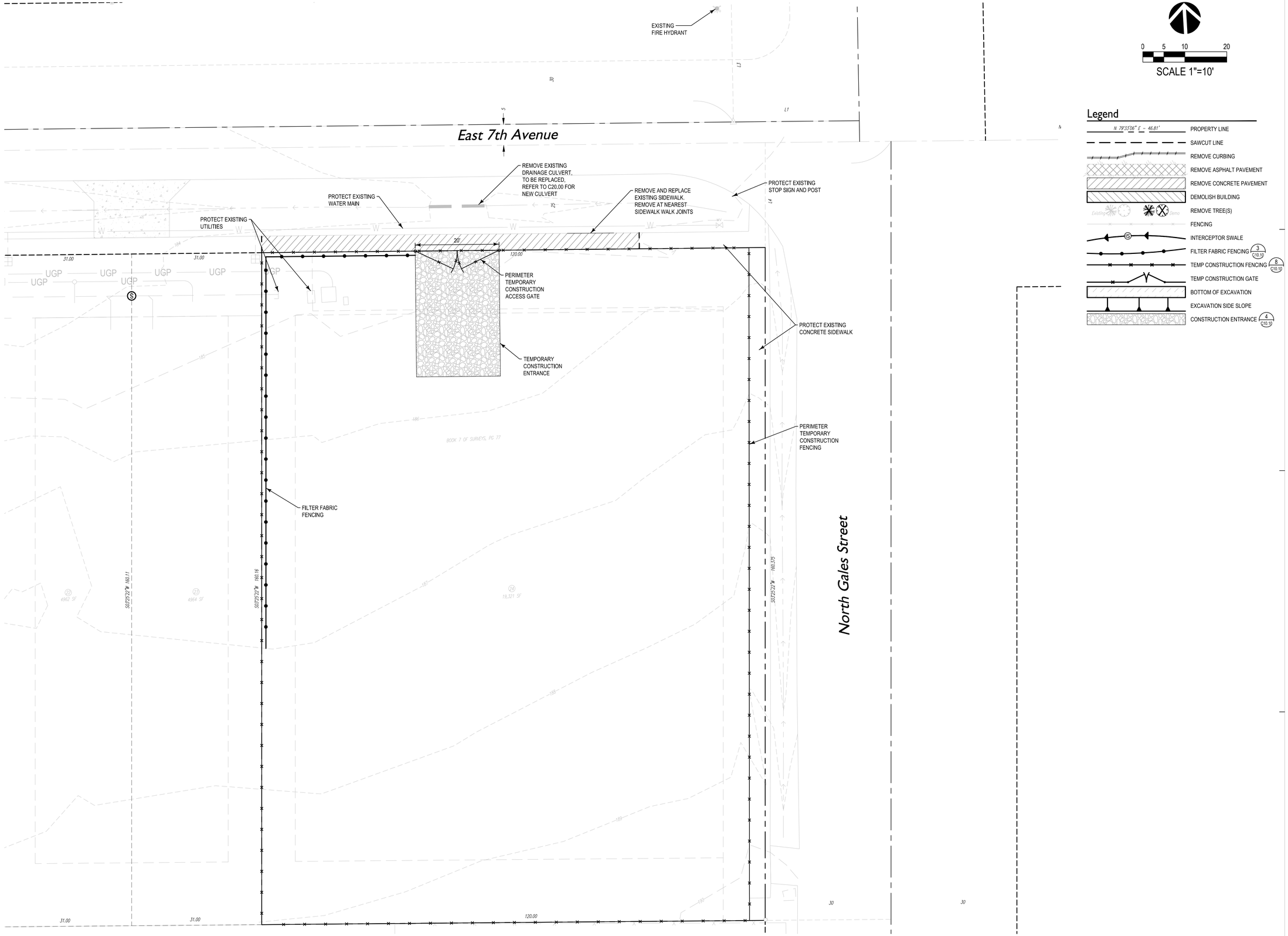
REVISION SCHEDULE

BLAIR SAMUEL BARNES STATE OF WASHINGTON 43840 REGISTERED PROFESSIONAL ENGINEER 07/27/26

GENERAL NOTES

SHEET # **C00.10**

DATE/ TIME PRINTED: 4/19/2024 11:00:21 AM
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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)
- FENCING
- INTERCEPTOR SWALE
- FILTER FABRIC FENCING (3 / C10.10)
- TEMP CONSTRUCTION FENCING (8 / C10.10)
- TEMP CONSTRUCTION GATE
- BOTTOM OF EXCAVATION
- EXCAVATION SIDE SLOPE
- CONSTRUCTION ENTRANCE (4 / C10.10)

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PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

DARIN SAMUEL BAKER — STATE OF WASHINGTON — 43840 — REGISTERED PROFESSIONAL ENGINEER — 07/27/26

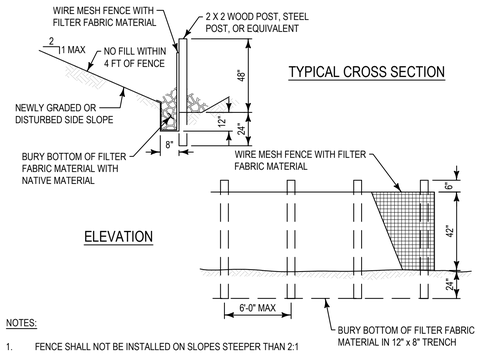
DEMO AND TESC PLAN

SHEET #
C10.00

DATE/ TIME PRINTED: 4/19/2024 11:00:21 AM
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NTS
Not Used 1

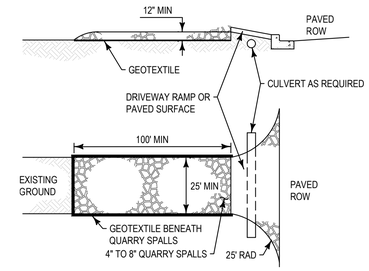
NTS
Not Used 2



NOTES:

1. FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2:1
2. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6 INCHES AT POST
3. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO WIRE FENCE
4. REMOVE SEDIMENT WHEN IT REACHES 1/3 FENCE HEIGHT

NTS
Silt Fence 3



PLAN:

NOTES:

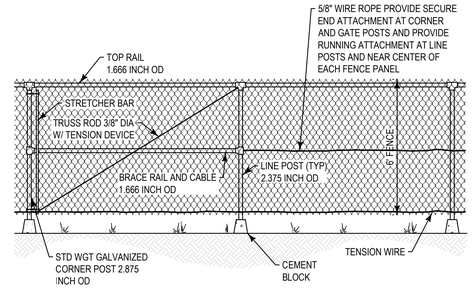
1. PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE CITY CLEARING AND GRADING INSPECTOR
2. PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE
3. PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE OR PER THE DIRECTION OF THE CITY CLEARING AND GRADING INSPECTOR

NTS
Construction Entrance 4

NTS
Not Used 5

NTS
Not Used 6

NTS
Not Used 7



NTS
Temporary Chain Link Fence 8

NTS
Not Used 9

NTS
Not Used 10

NTS
Not Used 11

NTS
Not Used 12

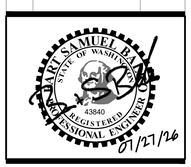
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2372 E 7TH AVENUE
PORT ANGELES, WA 98362

PROJECT # 2023093.02
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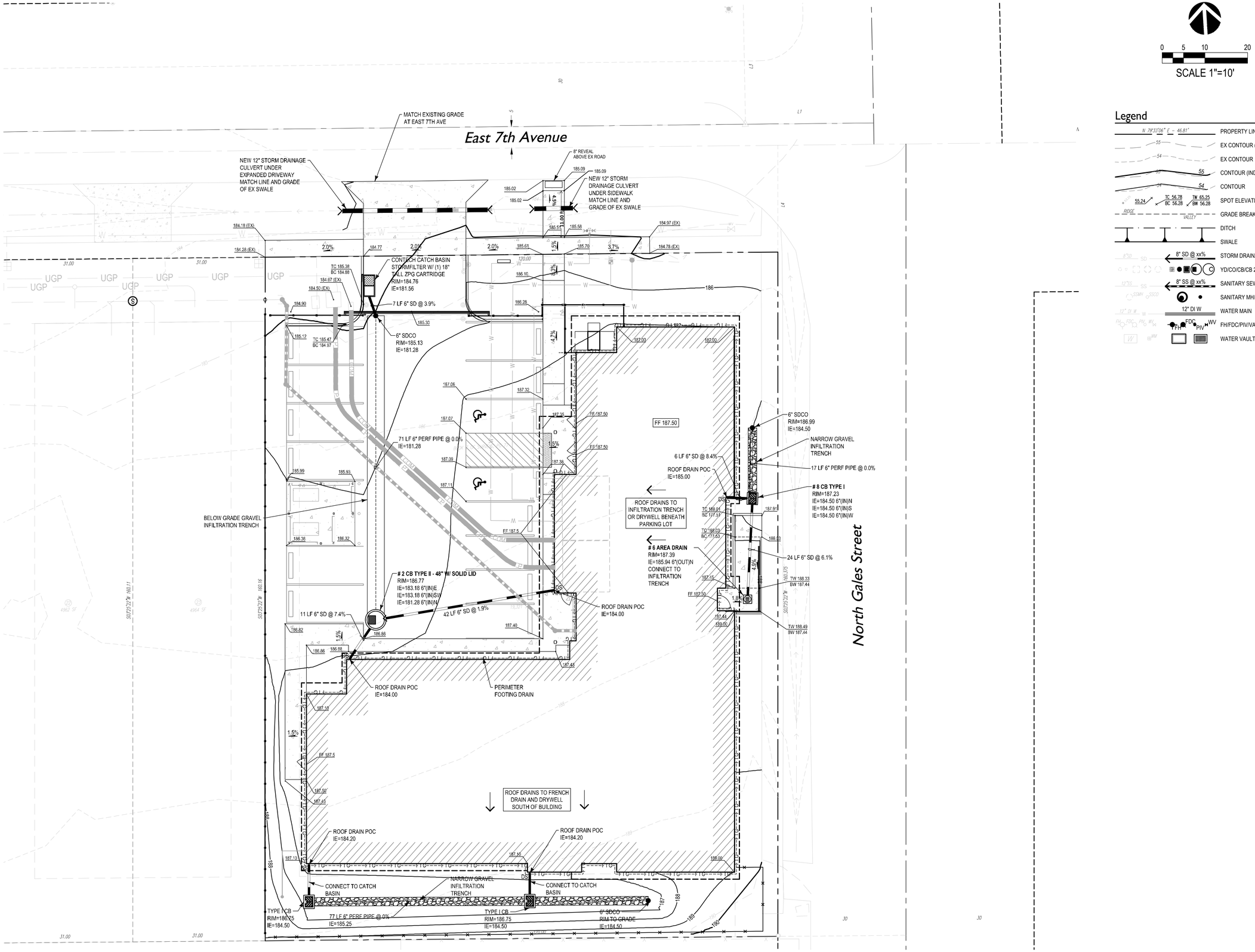
REVISION SCHEDULE



TESC DETAILS

SHEET #
C10.10

DATE/ TIME PRINTED: 4/19/2024 11:00:21 AM
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0 5 10 20

SCALE 1"=10'

Legend

- PROPERTY LINE
- EX CONTOUR (INDEX)
- EX CONTOUR
- CONTOUR (INDEX)
- CONTOUR
- SPOT ELEVATION
- GRADE BREAK
- DITCH
- SWALE
- STORM DRAINAGE PIPE
- YD/CO/CB/CB 2/MH
- SANITARY SEWER
- SANITARY MH/CO
- WATER MAIN
- FH/FDC/PIV/VALVE
- WATER VAULT/METER

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PORT ANGELES, WA 98362

PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

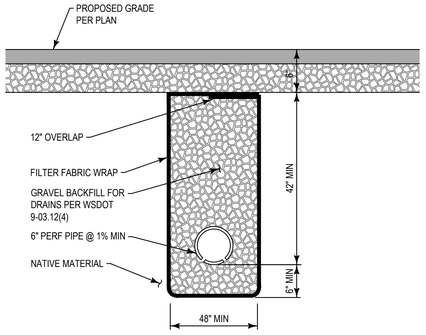
REVISION SCHEDULE

HARRY SAMUEL BAKER — STATE OF WASHINGTON — 43840 — REGISTERED PROFESSIONAL ENGINEER — 01/27/26

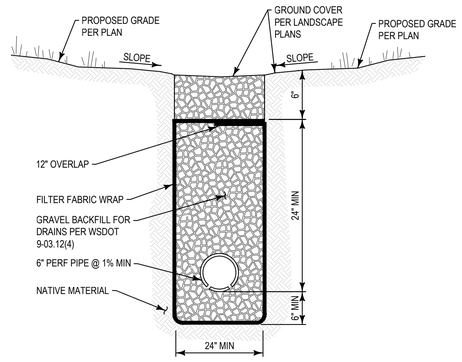
GRADING AND DRAINAGE PLAN

SHEET # **C20.00**

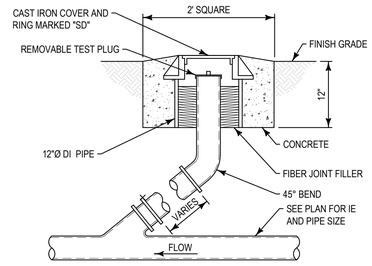
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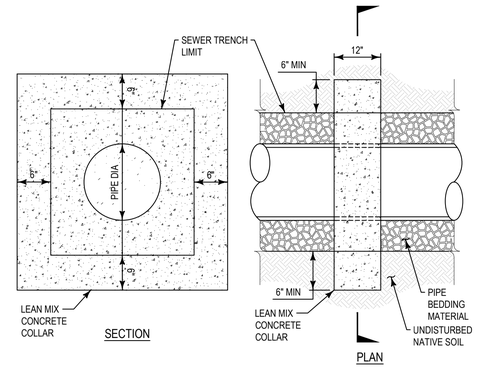
Below Grade Infiltration Trench NTS 1



Narrow Infiltration Trench Detail NTS 2



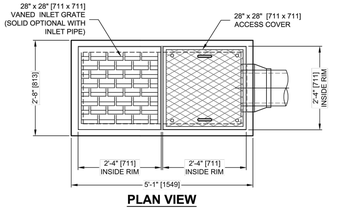
Storm Drain Cleanout NTS 3



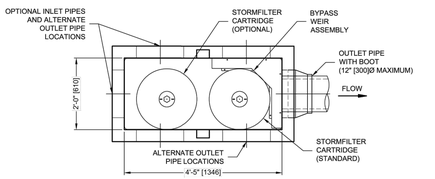
NOTES:

1. SEE SHEET C30.00 FOR ANTI-SEEP COLLAR LOCATION
2. CONCRETE COLLAR TO EXTEND 6" BEYOND SEWER TRENCH EDGE.

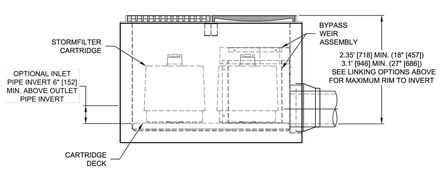
Anti-Seep Collar NTS 4



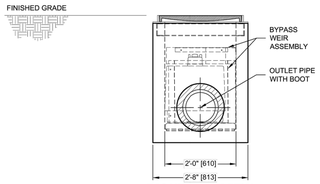
PLAN VIEW



PLAN VIEW
CASTINGS NOT SHOWN



ELEVATION VIEW



RIGHT SIDE VIEW

STORMFILTER DESIGN NOTES

- CONCRETE CATCHBASIN STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCAL APPROVALS
- PEAK CONVEYANCE CAPACITY IS 1.3 CFS
- CONCRETE CATCHBASIN STORMFILTER IS AVAILABLE WITH UP TO TWO (2), 18" [457] OR 27" [686] TALL CARTRIDGES
- UP TO 4 INDIVIDUAL UNITS MAY BE LINKED FOR AN ULTIMATE CAPACITY OF EIGHT (8) CARTRIDGES

CARTRIDGE SIZE (in. [mm])	27 [686]			18 [457]		
RECOMMENDED HYDRAULIC DROP (ft. [mm])	3.05 [930]			2.3 [701]		
SPECIFIC FLOW RATE (gpm/sf [L/s/m²])	2 [1.36]	1.67* [1.13]*	1 [0.68]	2 [1.36]	1.67* [1.13]*	1 [0.68]
CARTRIDGE FLOW RATE (gpm [L/s])	22.5 [1.4]	18.79 [1.19]	11.25 [0.71]	15 [0.95]	12.53 [0.79]	7.5 [0.47]

* 1.67 gpm/sf [1.13 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

LINKING OPTIONS SHOWN BELOW. FLEXIBLE INLET PIPE, GRATED AND SOLID COVER PLACEMENT.
CONTACT YOUR CONTECH REPRESENTATIVE FOR MORE INFORMATION

MAXIMUM RIM TO OUTLET PIPE INVERT HEIGHT IS 6.05' [1844].

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. ALTERNATE DIMENSIONS ARE MILLIMETERS [mm] UNLESS NOTED OTHERWISE.
4. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
5. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES [178]. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
7. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM [L/S]) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF [m²])
8. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 0'-2" [51] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
3. CONTRACTOR TO PROVIDE AND INSTALL PIPES. MATCH PIPE INVERTS SHOWN ON PROJECT SPECIFIC DRAWINGS.
4. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

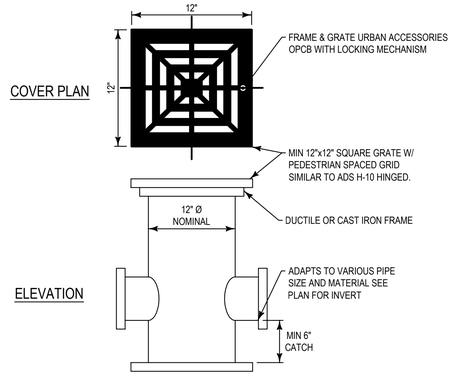
SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			SFCB-C
WATER QUALITY FLOW RATE (cfs [L/s])			0.0013
PEAK FLOW RATE (cfs [L/s])			0.1055
RETURN PERIOD OF PEAK FLOW (yrs)			100
CARTRIDGE SIZE (27, 18)			18
CARTRIDGE FLOW RATE			7.5
MEDIA TYPE (PERLITE, ZPG, PSORB)			ZPG
NUMBER OF CARTRIDGES REQUIRED			1
RIM ELEVATION			184.76
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE	181.56		6"
NOTES/SPECIAL REQUIREMENTS:			

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
11815 NE Glenn Widing Drive, Portland, OR 97220
800-548-4667 503-240-3393 800-561-1271 FAX

CONCRETE CATCHBASIN
STORMFILTER
STANDARD DETAIL

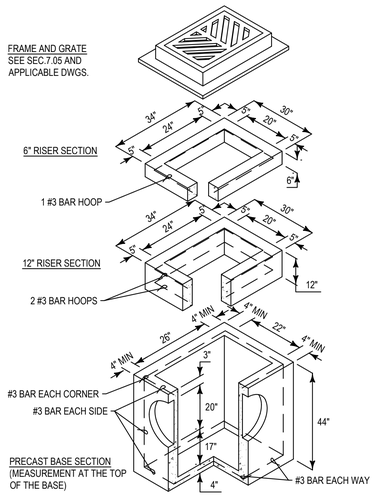
Concrete Catchbasin Stormfilter Standard Detail NTS 10



NOTE:
12" PVC DRAIN BY CARSON, ADS OR EQUIVALENT

Area Drain NTS 7

Not Used NTS 11



NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M 199) & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH THICKNESS CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAMETER PLUS CATCH BASIN WALL THICKNESS.
6. ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX DIAMETER OF 20" KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
7. THE MAX DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 5'-0".
8. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2"/FT.
9. CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
10. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
11. FOR CATCH BASINS IN PARKING LOTS REFER TO WSDOT/APWA STANDARD DWG B1-b.
12. EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2' FROM VERTICAL EDGE OF CATCH BASIN.

Type 1 Catch Basin NTS 12

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PORT ANGELES, WA 98362

PROJECT # 2023093.02
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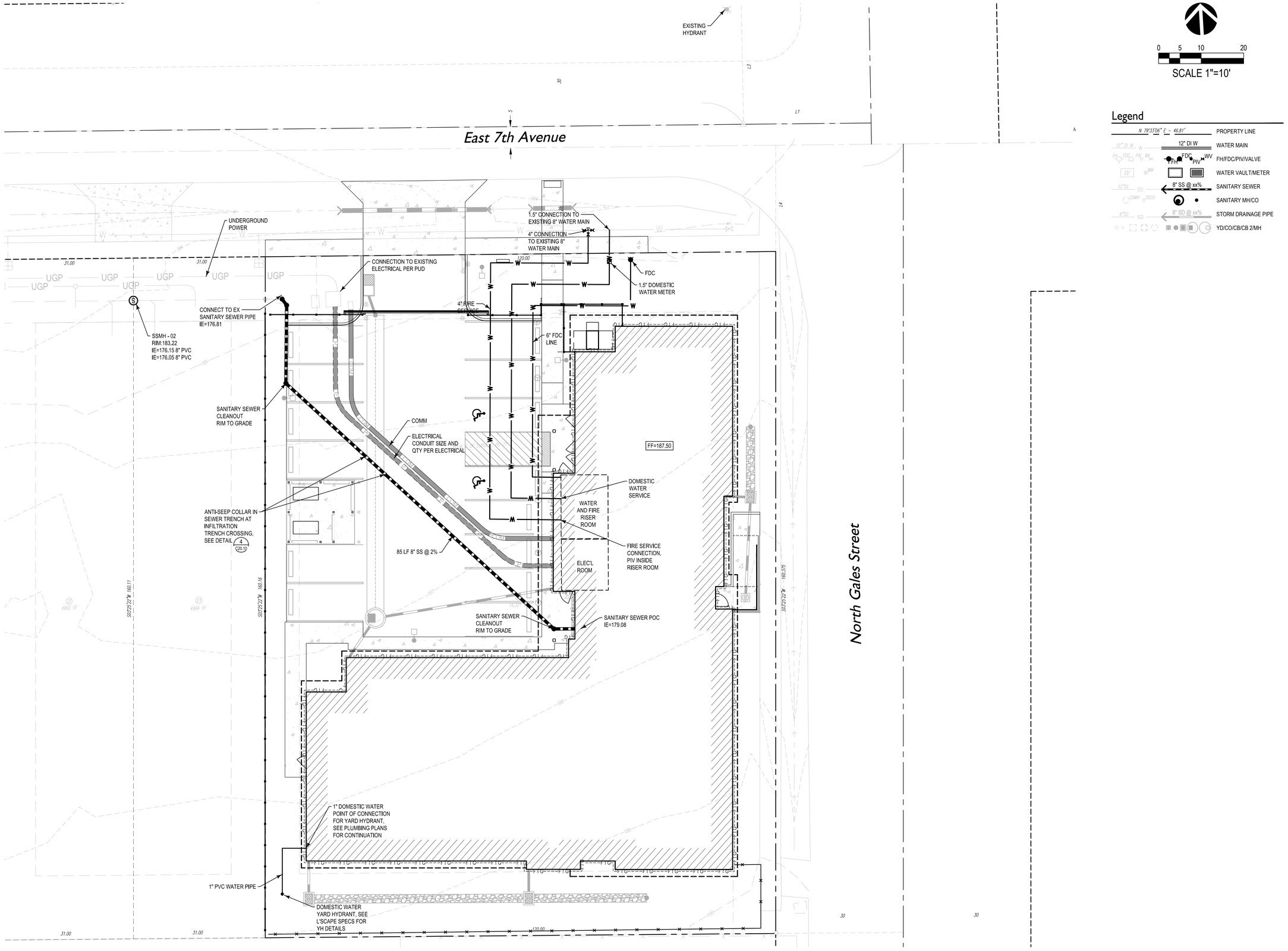
REVISION SCHEDULE

JAMES SAMUEL BAKER — STATE OF WASHINGTON — 43840 — REGISTERED PROFESSIONAL ENGINEER — 01/27/26

DRAINAGE DETAILS

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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

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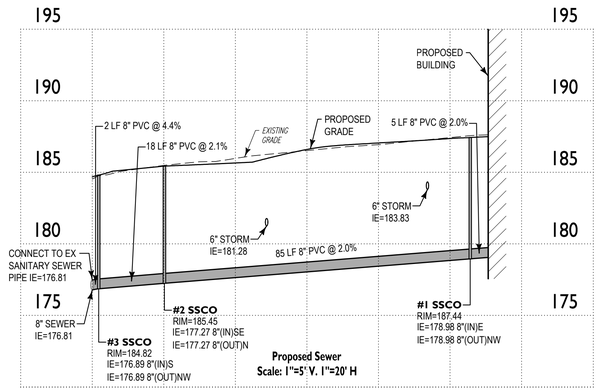
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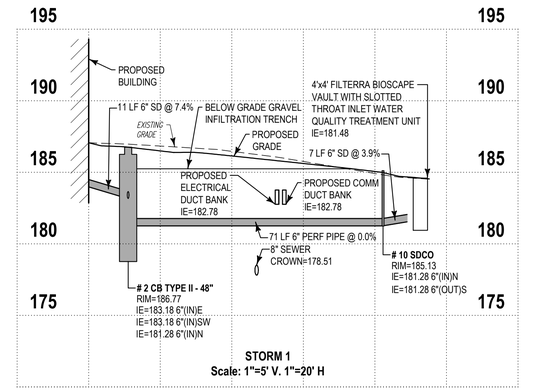
MARK SAMUEL BAKER — STATE OF WASHINGTON — 43840 — REGISTERED PROFESSIONAL ENGINEER
07/27/26

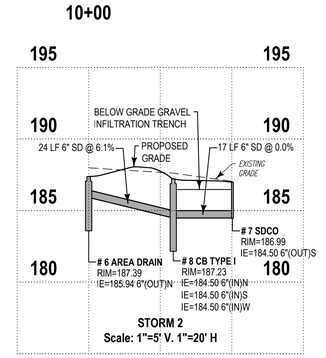
UTILITY PLAN

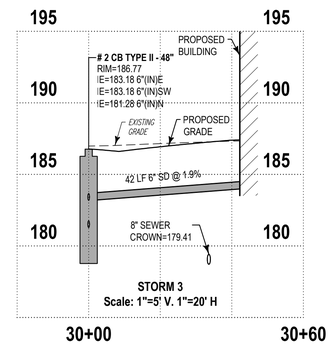
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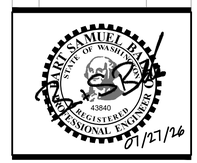
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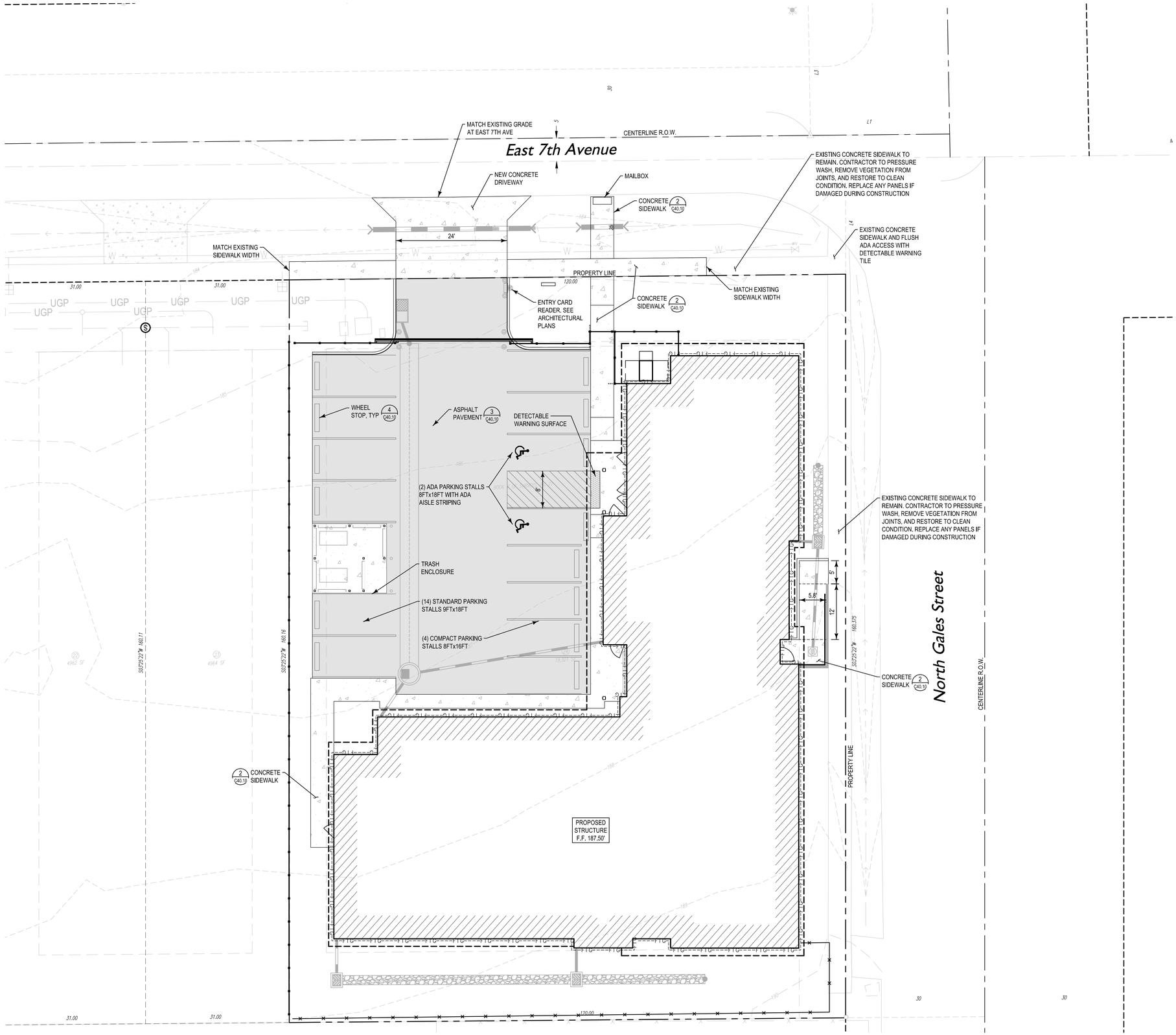
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UTILITY PROFILES

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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

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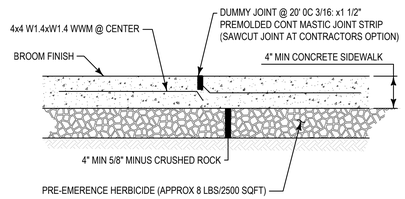
HARRIS SAMUEL BAKER — STATE OF WASHINGTON — 43840 — REGISTERED PROFESSIONAL ENGINEER — 07/27/26

PAVING PLAN

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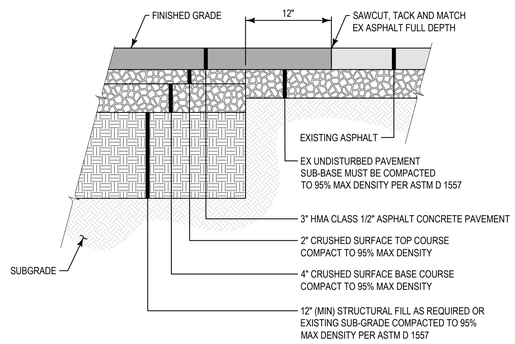
NTS
Concrete Driveway 1



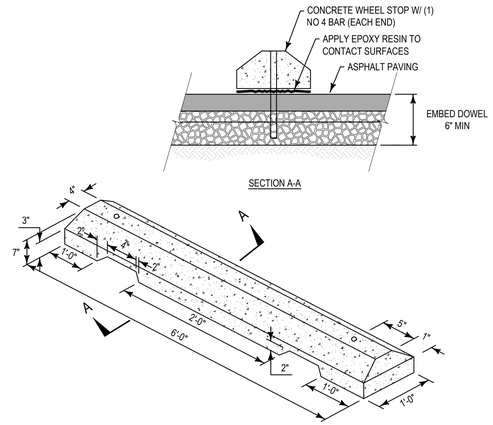
NOTE:

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



NTS
Standard Asphalt Paving Section 3



NTS
Port Style Wheel Stop 4

NTS
Not Used 5

NTS
Not Used 6

NTS
Not Used 7

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Not Used 8

NTS
Not Used 9

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Not Used 11

NTS
Not Used 12

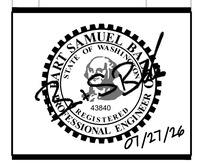
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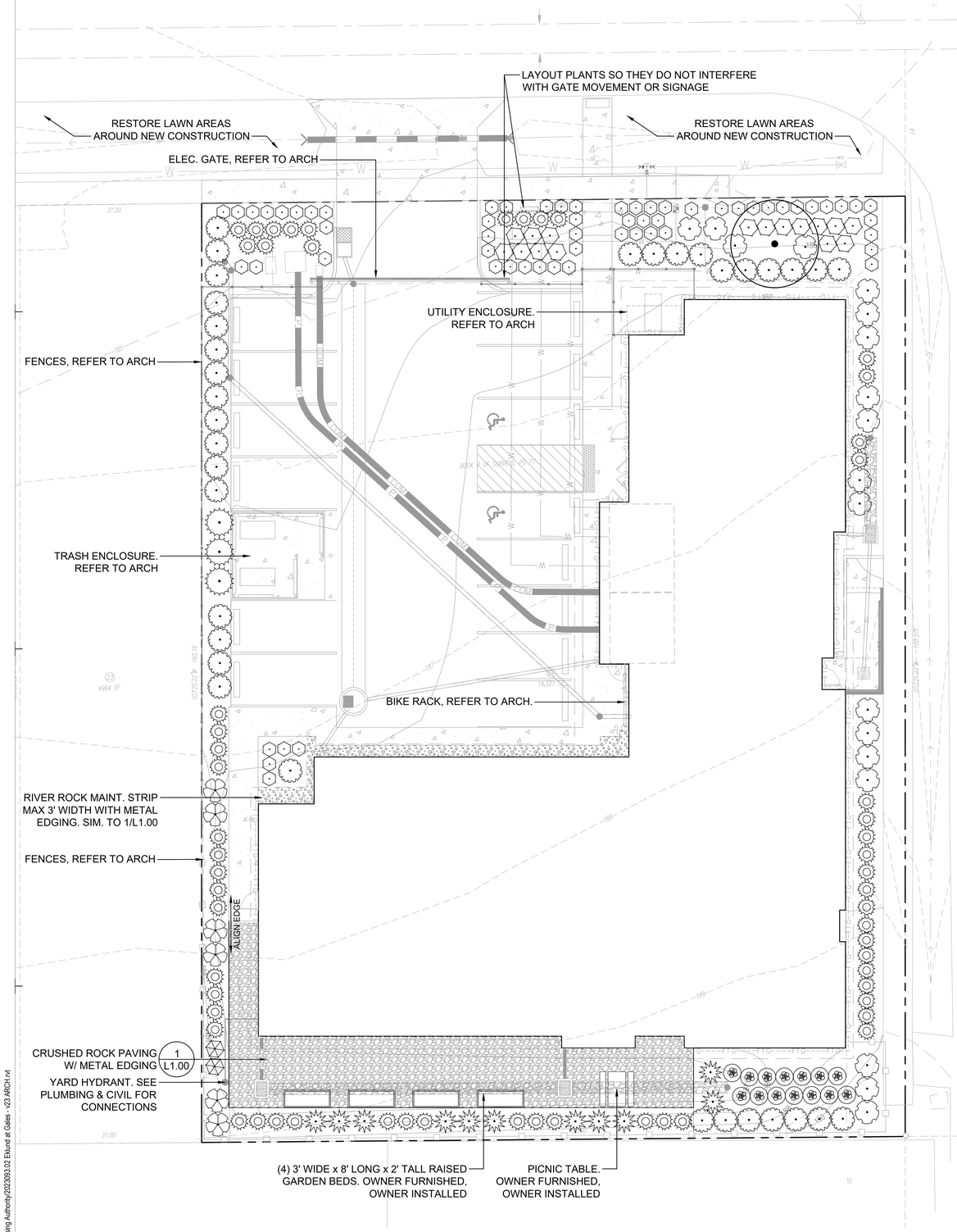
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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	NATIVE/ADAPTED	QTY
TREES					
	CORNUS X 'EDDIE'S WHITE WONDER' / EDDIE'S WHITE WONDER DOGWOOD	B & B	1.5" - 2" CAL	NATIVE HYBRID	1

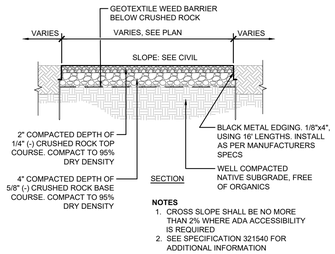
SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONT.	NATIVE/ADAPTED	QTY
SHRUBS					
	MAHONIA AQUIFOLIUM / OREGON GRAPE	2 GAL	POT	NATIVE	34
	MORELLA CALIFORNICA / CALIFORNIA WAX MYRTLE	5 GAL	POT	NATIVE	3
	PINUS MUGO VAR. PUMILIO / DWARF MUGO PINE	5 GAL	POT	ADAPTED	6
	RHODODENDRON X 'P.J.M. COMPACT' / PJM COMPACT RHODODENDRON	5 GAL	POT	ADAPTED	18
	ROSMARINUS OFFICINALIS / ROSEMARY	2 GAL	POT	ADAPTED	11
GRASSES					
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.	POT	ADAPTED	2
GROUND COVERS					
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL.	POT	NATIVE	61
	GAULTHERIA SHALLON / SALAL	1 GAL.	POT	NATIVE	14
	IRIS DOUGLASIANA / DOUGLAS IRIS	1 GAL	POT	NATIVE	16
	MAHONIA REPENS / CREEPING MAHONIA	1 GAL.	POT	NATIVE	57

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.

EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS (ESDS)

a. Native and Adapted plants are 100% of plants 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.



1 CRUSHED ROCK PAVING DETAIL
SCALE: 1" = 1'-0"

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

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MOGHAN LYON
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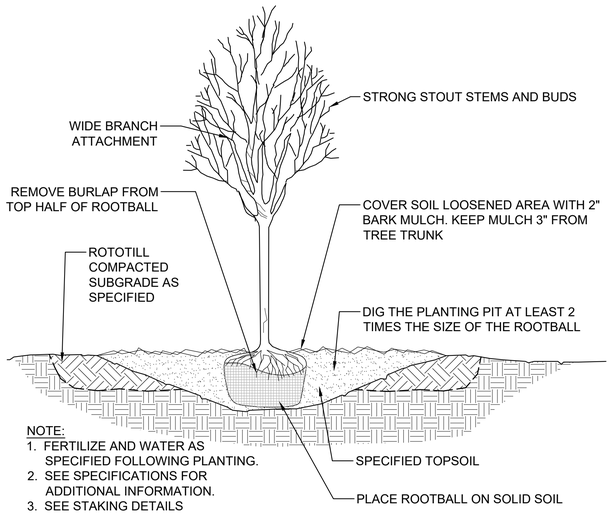
REVISION SCHEDULE		

AHJ APPROVAL STAMP

LANDSCAPE PLAN

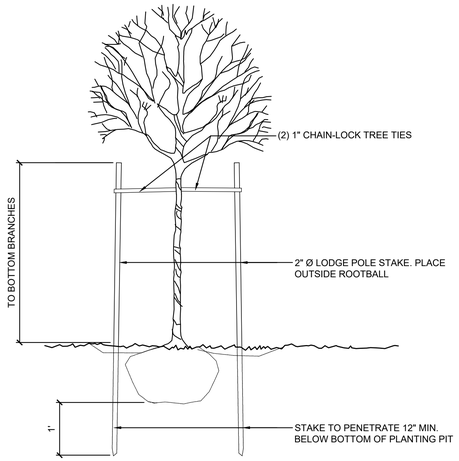
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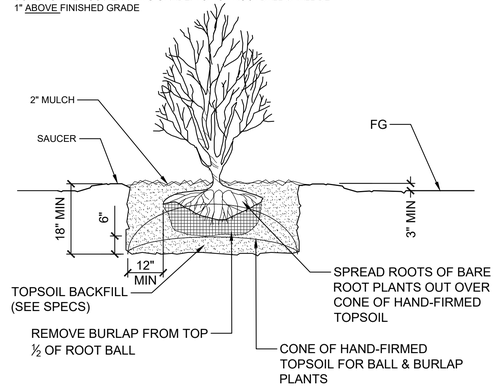
NOTE:
1. FERTILIZE AND WATER AS SPECIFIED FOLLOWING PLANTING.
2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. SEE STAKING DETAILS

1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS

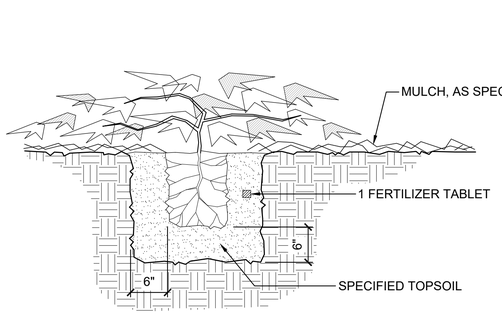


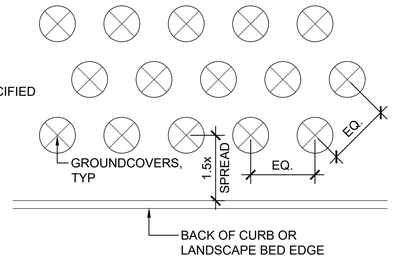
2 DECIDUOUS TREE STAKING DETAIL
SCALE: NTS

NOTES:
1. USE PLANT STARTER SOLUTION DURING PLANTING OPERATION. FEED AS SPECIFIED.
2. SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE



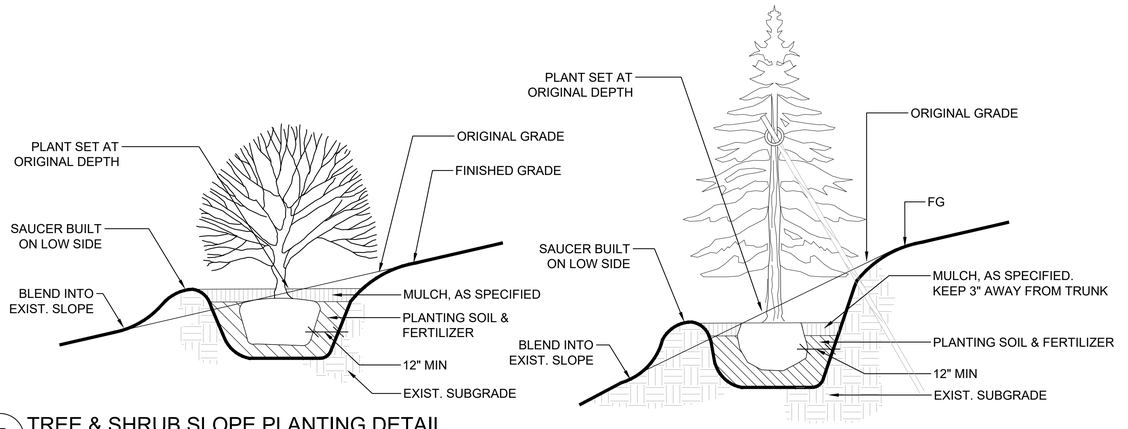
3 SHRUB PLANTING DETAIL
SCALE: NTS





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

4 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



5 TREE & SHRUB SLOPE PLANTING DETAIL
SCALE: NTS

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DETAILS

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TREES


Eddie's White Wonder Dogwood

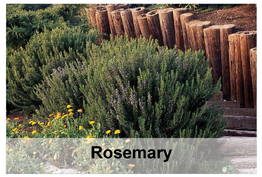
SHRUBS/PERENNIALS


Oregon Grape


California Wax Myrtle


Dwarf Mugo Pine


PJM Compact Rhododendron


Rosemary

GROUND COVERS


Beach strawberry


Salal


Douglas Iris


Creeping Mahonia


Western Sword Fern

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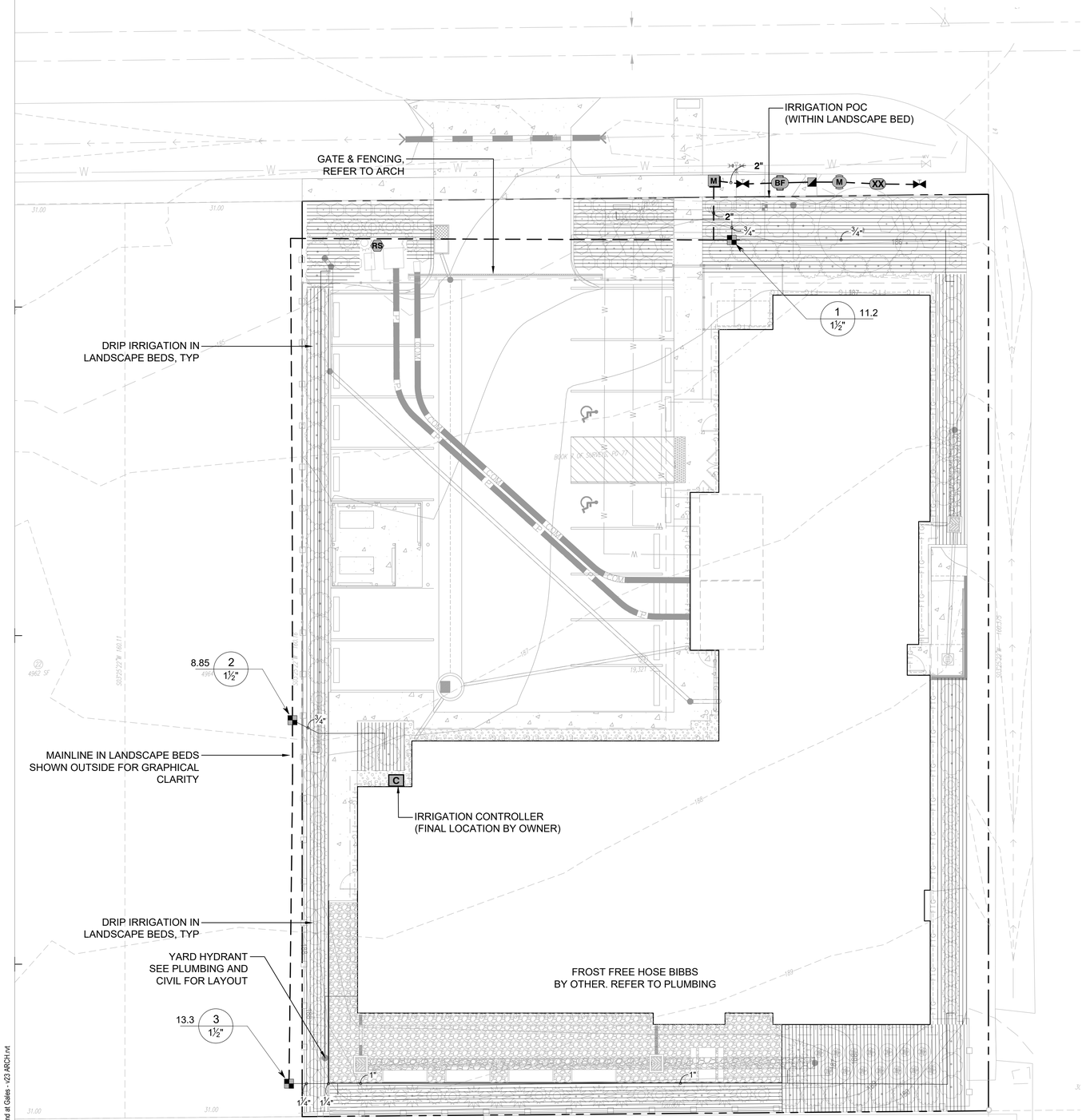
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PLANT IMAGES

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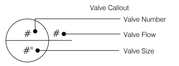
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	NETAFIM LVCZ-150HP PRE-ASSEMBLED CONTROL ZONE KITS WITH 1-1/2IN. SERIES 80 CONTROL VALVE, 1-1/2IN. DISC FILTER AND 1-1/2IN. HIGH FLOW PRESSURE REGULATOR. FLOW RANGE: 11-35 GPM. COMMERCIAL APPLICATION.
	AREA TO RECEIVE DRIPLINE NETAFIM TLDL-06-12 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SURFACE AND SUB SURFACE INSTALLATIONS. UV RESISTANT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	GATE VALVE 2" RESILIENT SEATED GATE VALVE
M	RAIN BIRD EFB-CP 2" 1IN., 1-1/4", 1-1/2IN., 2IN. BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.
BF	FEBCO 850U 2" DOUBLE CHECK BACKFLOW PREVENTION WITH UNION END BALL VALVE, 2IN..
C	RAIN BIRD ESPLXME2 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE.
RS	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.
XX	RAIN BIRD FS-200-P 2IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 10.0 GPM TO 200.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. COMPATIBLE W/ RAIN BIRD: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.
M	WATER METER 3/4"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC SCHEDULE 40



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

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PORT ANGELES, WA 98362

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IRRIGATION PLAN

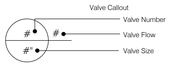
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IRRIGATION SCHEDULE

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M	WATER METER 3/4"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC SCHEDULE 40



CRITICAL ANALYSIS

Generated:	2026-07-10 16:19
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	3/4"
Flow Available	22.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	5.00 ft
Service Line Size:	4"
Length of Service Line:	20 ft
Pressure Available:	58 PSI
DESIGN ANALYSIS	
Flow Velocity:	5 Ft.sec.
Maximum Station Flow:	13.25 GPM
Flow Available at POC:	22.5 GPM
Residual Flow Available:	9.25 GPM
Critical Station:	3
Design Pressure:	10 PSI
Friction Loss:	1.09 PSI
Fittings Loss:	0.11 PSI
Elevation Loss:	0 PSI
Loss through Valve:	8.13 PSI
Pressure Req. at Critical Station:	19.3 PSI
Loss for Fittings:	0.04 PSI
Loss for Main Line:	0.36 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Loss for Water Meter:	2.79 PSI
Critical Station Pressure at POC:	22.5 PSI
Pressure Available:	58 PSI
Residual Pressure Available:	35.5 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
1	NETAFIM LVCZ-150HP	1-1/2"	AREA FOR DRIPLINE	11.23
2	NETAFIM LVCZ-150HP	1-1/2"	AREA FOR DRIPLINE	8.85
3	NETAFIM LVCZ-150HP	1-1/2"	AREA FOR DRIPLINE	13.25

GENERAL NOTES

1. THE IRRIGATION SYSTEM IS INTENDED TO BE BUILT AS A TEMPORARY IRRIGATION SYSTEM FOR COST AND MAINTENANCE PURPOSES. THE SYSTEM IS INTENDED TO BE ABLE TO BE REMOVED BY THE OWNER ONCE PLANT ESTABLISHMENT HAS OCCURRED
2. THE CONTRACTOR IS TO INSTALL AN AUTOMATIC IRRIGATION SYSTEM WITH RAINWATER SENSE CAPABILITIES, THAT WILL PROVIDE 100% COVERAGE FOR ALL LANDSCAPED AREAS.
3. REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.
4. MEET ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, AND USE/SALES TAXES APPLICABLE TO THIS PROJECT.
6. VERIFY ALL SITE INFORMATION PRIOR TO CONSTRUCTION. NOTIFY OWNER/LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FROM PREPARED IRRIGATION PLANS.
7. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES CAUSED BY INSTALLATION OF IRRIGATION SYSTEM.
8. CONTRACTOR IS TO REFER TO AND COORDINATE IRRIGATION SYSTEM INSTALLATION WITH LANDSCAPE PLANS. AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND LANDSCAPE MATERIAL, EDGING, ETC.
9. TAP LOCATION ON PLAN IS SCHEMATIC, CONTRACTOR IS TO VERIFY LOCATION AND COORDINATE WITH OWNER AND ALL OTHER DISCIPLINES.
10. CONTRACTOR IS TO PROVIDE ALL NECESSARY PIPE, VALVES, ETC. DOWNSTREAM FROM POINT OF CONNECTION NOT INSTALLED BY OTHER DISCIPLINES.
11. CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT AND NOTIFY LANDSCAPE ARCHITECT WITH VERIFICATION FIGURES. FAILURE TO NOTIFY LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY ALTERATIONS TO THE PLAN DUE TO VARIATIONS OF PRESSURE OR FLOW AT HIS/HER OWN RISK.
12. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS TO ALLOW FOR SYSTEM WINTERIZATION.
13. CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH BUILDING CONSTRUCTION AND INSTALLATION OF PAVING AND SIDEWALKS. ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. ALL MAINLINES, LATERAL LINES, DRIP LINES AND CONTROL WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. INSTALL SLEEVING AS PER DETAIL AND SPECIFICATIONS. ALL SLEEVING TO BE TWICE THE SIZE OF PIPING ROUTED THROUGH SLEEVE.
14. ALL PIPING, PVC ELECTRICAL SLEEVES, ETC. UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING EXCEPT WHERE SHOWN ON DRAWING. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL USE PVC SCHEDULE 40 PIPE FOR ALL NON-PRESSURE LATERAL LINE PIPING INSTALLED UNDER PAVED AREAS.
15. CONTRACTOR IS TO PROVIDE ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER. COORDINATE LOCATION WITH OWNER/LANDSCAPE ARCHITECT.
16. CONTRACTOR SHALL EXTEND SPARE CONTROL WIRES FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER. SEE DETAILS FOR NUMBER OF SPARE WIRES AND INSTALLATION REQ.
17. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL MALE PIPE THREADS ON ALL IRRIGATION SWING JOINT AND VALVE ASSEMBLIES.
18. ALL TRENCHES TO BE PUDDLED AND COMPACTED TO THE SAME DENSITY AS THE UNDISTURBED ADJACENT SOIL.
19. CONTRACTOR TO PERFORM IRRIGATION AUDIT FOR IRRIGATION ZONES AS PART OF FINAL IRRIGATION ACCEPTANCE.
20. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS AND WITHIN THE PROPERTY LIMITS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES. AND A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALES.
21. IF PROPOSED IRRIGATION SYSTEM IS CONNECTING TO AN EXISTING SYSTEM, CONTRACTOR IS RESPONSIBLE FOR TESTING AND VERIFYING BOTH EXISTING AND NEW IRRIGATION SYSTEMS PROVIDE 100% COVERAGE.
22. A FROST FREE HOSE BIBB SHALL BE PROVIDED BY MEP THAT IS TIED INTO THE BUILDING WATER LINE. THIS WILL NOT BE CONNECTED TO THE IRRIGATION SYSTEM.
23. CONTRACTOR TO PROVIDE COVERAGE TEST FOR APPROVAL BY OWNERS REP.
24. CONTRACTOR TO PROVIDE AS-BUILT DRAWING OF IRRIGATION SYSTEM TO OWNER AT COMPLETION.

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	NETAFIM LVCZ-150HP	AREA FOR DRIPLINE	0.96 in/h	0.22	14	157	157
2	NETAFIM LVCZ-150HP	AREA FOR DRIPLINE	0.96 in/h	0.22	14	137	137
3	NETAFIM LVCZ-150HP	AREA FOR DRIPLINE	0.97 in/h	0.22	14	186	186
		TOTALS:			42	479.8	479.8

AVERAGE WATER DEMAND IS CALCULATED FOR THE 22-WEEK IRRIGATION SEASON (MAY--OCTOBER).
ACTUAL WATER REQUIREMENTS MAY VARY BASED ON CURRENT CLIMATE AND WEATHER CONDITIONS

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IRRIGATION SCHEDULES

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EPA WaterSense

WaterSense® Water Budget Tool

The U.S. Environmental Protection Agency's (EPA's) WaterSense program developed this tool to help builders, developers, landscape designers, irrigation professionals, and other interested parties improve water efficiency through landscape and irrigation design. Using local climate data and user entries, the tool is intended to compare estimated water use for a designed landscape and irrigation system to that of one using practices typical of new construction. Generalizations and assumptions are used to simplify the tool and make it applicable nationwide. However, this tool should not be used to determine irrigation scheduling; instead, local sources of real-time weather data are more appropriate for that purpose.

Follow Steps 1 through 4 below and look for shaded cells throughout the 'Intro', 'Baseline', and 'Design Scenario' tabs, entering information according to the following key.

	Information entry is **required** in green cells.
	Information entry is **optional** in yellow cells.
	White cells **auto-populate** based on the data you enter.
	Light and dark blue cells denote table headings or cell descriptions.

Step 1. Intro: Input the zip code of the property and the size of the landscape area to auto-populate the monthly rainfall, monthly reference evapotranspiration (ETo), and growing season information on the Baseline tab. As an optional feature, you can designate a water use reduction goal that the designed landscape and irrigation system will be measured against.

Property and Landscape Information

Your Name:	
Property Name:	
Street Address/Lot Number:	
City, State:	
Zip Code (required):	98362
Landscape Area (required):	3,245 sq ft

Goal Setting

Establish your goal to see how it compares to estimated landscape water use on the Results Summary tab. Input your project goal based on a target percent reduction from baseline conditions.

	Goal
Target Percentage Reduction From the Baseline:	30%

Step 2. Baseline: This tab summarizes the theoretical irrigation requirement (TIR) baseline based on the landscape area and property location. Select an irrigation application rate or leave the default assigned by EPA. Please note: If "No Data" is shown for rainfall and ETo data for the provided zip code, input a nearby zip code instead.

Step 3. Design Scenario: Enter information about the proposed landscape and irrigation system design on this tab. For each hydrozone/landscape feature area, input the square footage, then choose the landscape/irrigation type of those areas. Combinations of plant types (e.g., cool season turf, water season turf, non-turf landscape, xeriscape) and irrigation technologies (e.g., spray irrigation, microirrigation) fall into broad categories assigned by EPA and can be selected.

Step 4. Results: Check your results and compare them to your goal.

Visit the 'Reference Equations and Data' tab to learn more about the equations and data used within this tool.

Baseline Calculations

The baseline theoretical irrigation requirement (TIR) for the location and landscape area you designated is auto-calculated below. This baseline TIR is representative of the estimated volume of irrigation that would be needed on a landscape entirely comprised of cool season turfgrass watered with spray irrigation in order to replace water lost to evapotranspiration.

Based on data from *Residential End Uses of Water, Version 2,* EPA acknowledges that system operators typically do not irrigate landscapes to their full water plant demand. Therefore, EPA applies a factor of 58 percent to the baseline TIR to account for actual anticipated irrigation water use. Although the 58 percent irrigation application rate percentage is based on residential data, EPA is using it as a default for all properties in the absence of data on commercial property application rate percentages. At your discretion, adjust this irrigation application rate percentage to account for better or localized data or intended irrigation scheduling.

Please note: If "No Data" is shown for rainfall and ETo data for the provided zip code, input a nearby zip code instead on the 'Intro' tab.

Landscape Area (sq ft):	3,245	Growing Season is from	May	to	September

	January	February	March	April	May	June	July	August	September	October	November	December	Annual
Monthly Rainfall (inches)	11.54	9.27	8.75	5.51	3.84	3.05	1.74	1.99	3.55	7.82	11.80	13.22	82.08
Effective Rainfall (inches) (a)	2.88	2.32	2.19	1.38	0.96	0.76	0.44	0.50	0.89	1.95	2.95	3.31	20.52
Monthly ETo (inches)	0.62	0.95	1.50	2.26	3.07	3.63	4.05	3.49	2.35	1.20	0.68	0.53	24.33
ModNetETo (inches) (b)	0.00	0.00	0.00	0.00	2.10	2.87	3.62	2.99	1.47	0.00	0.00	0.00	13.05
TIR Baseline (gallons/month) ©	0	0	0	0	4,796	6,538	8,248	6,812	3,340	0	0	0	29,734
Outdoor Water Use Baseline (gallons/month)	0	0	0	0	2,781	3,792	4,784	3,951	1,937	0	0	0	17,246

(a) Not all the rain that falls is available to plants, as some is lost to runoff, evaporation, and deep percolation. EPA assumes effective rainfall to be 25 percent of total rainfall as a conservative estimate to prevent underestimating the TIR in parts of the country with sustained rainfall during the growing season.
(b) ModNetETo is equal to the monthly ETo (plants' water needs) minus the effective rainfall (assumed amount of rainfall available to plants). If monthly effective rainfall exceeds the monthly ETo or if the month falls outside of the growing season for the provided location, the ModNetETo is assumed to be 0. See the 'Reference Equations & Data' tab for more information.
(c) A TIR is calculated for months that are part of the growing season when ETo exceeds effective rainfall.

			Default	Optional Override
Baseline Theoretical Irrigation Requirement (Baseline TIR) (gallons/year)	**29,734**			
Annual Outdoor Water Use Baseline (gallons/year)	**17,246**	Default Irrigation Application Rate Percentage	**58%**	

Summary of Results

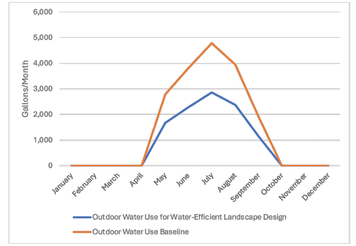
This tab summarizes the estimated outdoor water use for the baseline and design scenarios based on the landscape area, zip code, and additional information that you have provided on prior tabs. This summary outdoor water use information is provided for the estimated peak month (when the greatest volume of irrigation is likely required) and for the whole year.

If you selected a goal on the 'Intro' tab, this summary also confirms whether the goal has been achieved.

	Peak Month July (gallons/month)	Annual (gallons/year)
Outdoor Water Use Baseline	**4,784**	**17,246**
Outdoor Water Use for Water-Efficient Landscape Design	**2,861**	**10,313**
Percentage Reduction From Baseline (%)	**40.2%**	

Goal Set		Goal Status	
Target Percent Reduction From Baseline	**30%**	Goal Met?	Yes

For additional information on reducing outdoor water use, review EPA's tools and resources at www.epa.gov/watersense/outdoors



Theoretical Irrigation Requirement for Landscape/Irrigation Design (TIR_{wb})

The theoretical irrigation requirement for the project's landscape and irrigation design (TIR_{wb}) is generated based on your inputs for the area, landscape type, and irrigation equipment for each unique hydrozone or landscape feature area. This TIR_{wb} is representative of the estimated volume of water that will be consumed to irrigate the designed landscape to replace water lost to evapotranspiration.

Similar to the baseline scenario, EPA applies the same irrigation application factor (the 58% default or the percentage you entered) that was designated for the baseline to account for actual anticipated irrigation water use.

Landscape Area (square feet):	3,245
Irrigation Application Rate (percentage):	58%

Step 1. System-Wide Savings Potential: In the table below, select whether the property has installed or plans to install any type of smart irrigation control technology. Also indicate whether the irrigation system was/will be designed or audited by an irrigation professional certified by a WaterSense labeled program. The use of smart controllers and certified professionals will reduce the water applied to the entire landscape.

Irrigation Control Technology and/or Irrigation Professional	Percent Savings Potential	Input	Notes	Percent Savings Applied
Weather-Based Irrigation Controller (WBIC) or WaterSense Labeled Weather-Based Irrigation Controller Installed	15.0%	No	Each of these technologies functionally accomplish the same thing—using an indicator of weather conditions (i.e., local weather data, soil moisture, rain) to alter the irrigation schedule. Therefore, savings from these technologies are not additive. For properties that use more than one of these technologies, only the greatest water savings will be applied.	6.7%
WaterSense Labeled Soil Moisture-Based Irrigation Controller Installed	30.0%	No		
Rain Sensor Installed	6.7%	Yes		
System Designed or Audited by an Irrigation Professional Certified by a WaterSense Labeled Program	5.0%	No	If the system is designed or audited by a certified professional, the savings will be applied to the monthly water use after savings from pressure regulation (see below) and smart controllers are applied.	0.0%

Step 2. Landscape and Irrigation Design by Hydrozone or Landscape Feature Area: Enter the title or description of your landscape zone, the zone's area in square feet, and choose the type of landscape and irrigation equipment installed in that zone. The Combined Factor column will automatically populate based on the landscape and irrigation types selected, and the monthly TIR_{wb} will automatically calculate by zone and by month as well.

Please note: Monthly and annual TIR for the designed landscape/irrigation system are provided at the bottom of the table in Rows 54 and 55.

Zone ID/Description	Hydrozone or Landscape Feature Area (sq ft)	Landscape Type	Irrigation Equipment	Pressure Regulation Provided (i.e., from pressure-regulating irrigation controller, pressure-reducing sprinkler bodies, or pressure-regulating rotor bodies)	Combined Factor (K-ET)	TIR_{wb} (gal/month)											
						January	February	March	April	May	June	July	August	September	October	November	December
	3,245	Non-Turf Plants	Microirrigation	Yes	0.72	0	0	0	0	1,663	2,268	2,861	2,363	1,158	0	0	0
Total Hydrozone or Landscape Feature Area (sq ft)	3,245					Monthly TIR_{wb} (gallons/year)	0	0	0	0	1,663	2,268	2,861	2,363	1,158	0	0	0
Percentage of Landscape Area Used	100.0%					Annual TIR_{wb} (gallons/year)	10,313										

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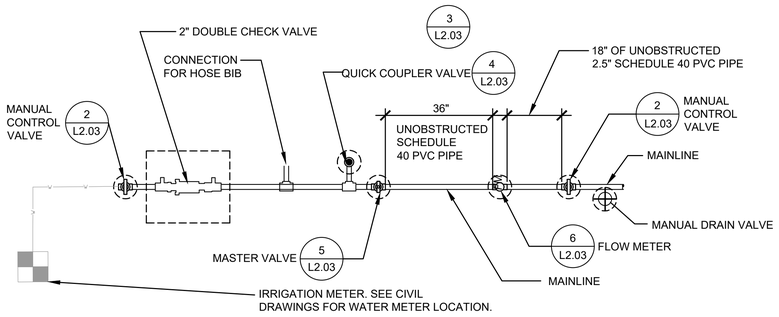
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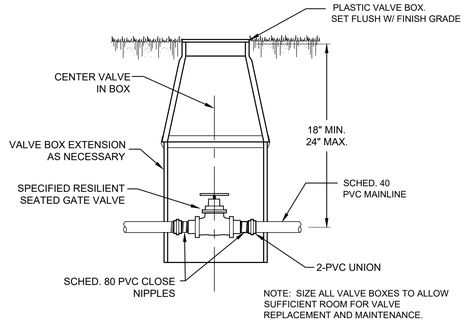
WATER BUDGET CALCULATOR

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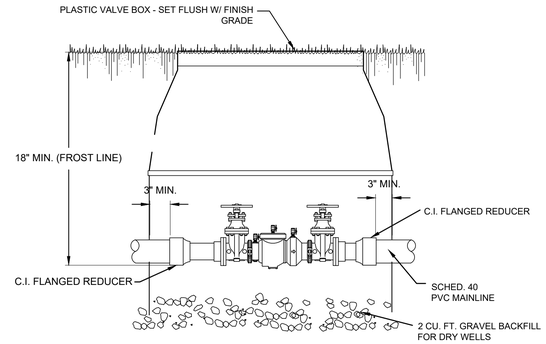
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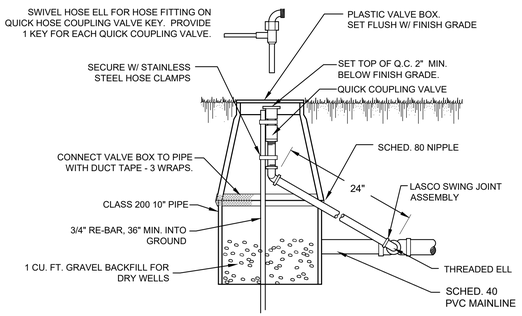
1 POINT OF CONNECTION LAYOUT
NOT TO SCALE



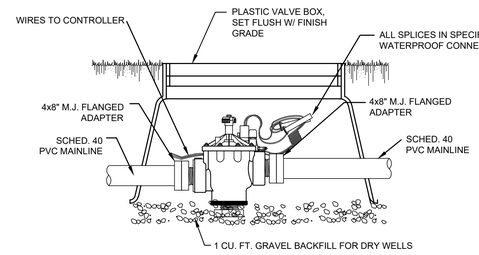
2 MANUAL CONTROL VALVE
NOT TO SCALE



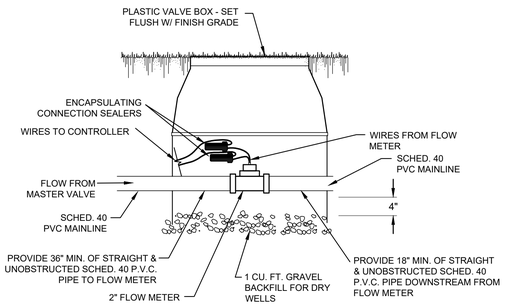
3 DOUBLE CHECK VALVE (DCV) INSTALLATION
NOT TO SCALE



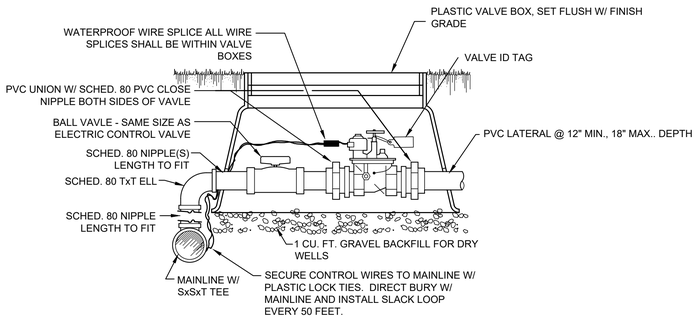
4 QUICK COUPLER VALVE (QCV)
NOT TO SCALE



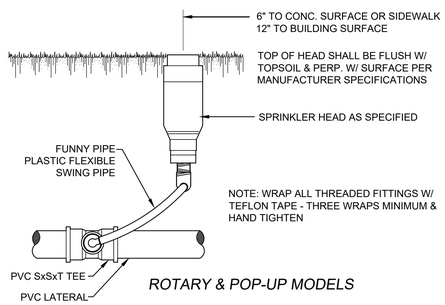
5 MASTER VALVE INSTALLATION TYP.
NOT TO SCALE



6 FLOW METER
NOT TO SCALE

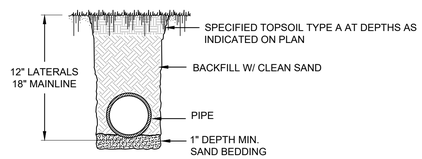


7 ELECTRIC CONTROL VALVE
NOT TO SCALE



8 SPRINKLER HEAD INSTALLATION - TYPICAL
NOT TO SCALE

NOTE: PIPE TRENCH SHALL BE NO WIDER THAN NECESSARY TO INSTALL PIPE OR EQUIPMENT



9 PIPE TRENCH
NOT TO SCALE

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PORT ANGELES, WA 98362

PROJECT # 2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

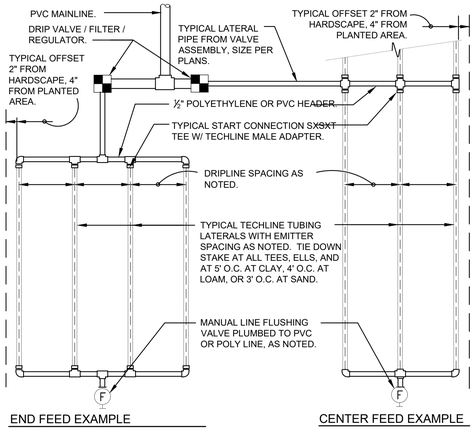
REVISION SCHEDULE		

AHJ APPROVAL STAMP

IRRIGATION DETAILS

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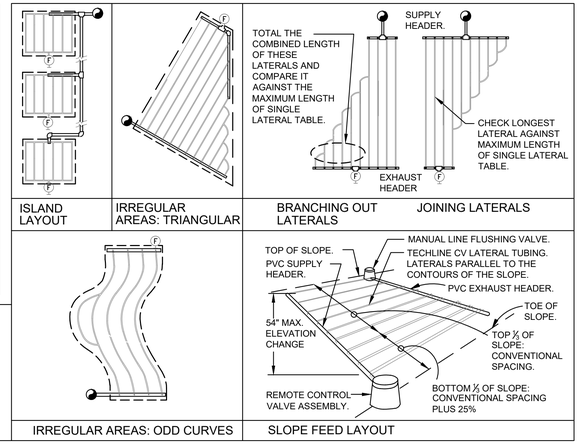
TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

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

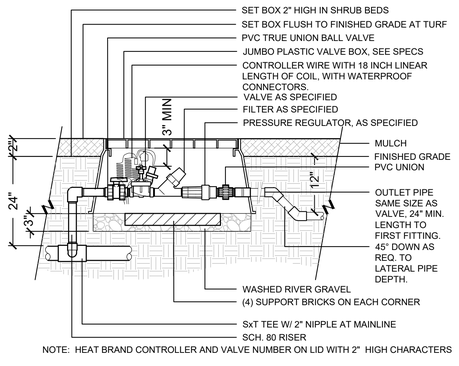
TECHLINE CV FLOW PER 100 FEET

DRIPPER SPACING	0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM
12"	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53
18"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77





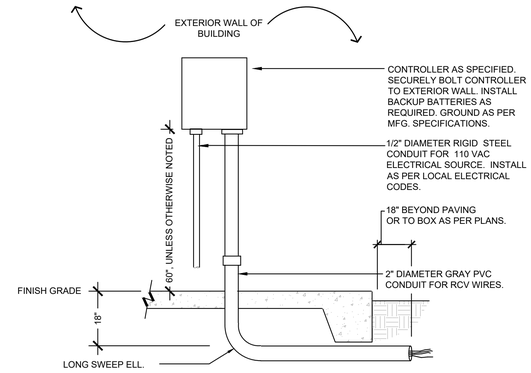
1 TYPICAL NETAFIM TECHLINE CV REQUIREMENTS



NOTE: HEAT BRAND CONTROLLER AND VALVE NUMBER ON LID WITH 2" HIGH CHARACTERS

2 1" DRIP VALVE/FILTER/REGULATOR

1" = 1'-0" DETAIL-FILE



3 EXTERIOR WALL MOUNT CONTROLLER

1" = 1'-0" P-ED-WHI-19

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NOTES - SPECIAL INSPECTIONS

NON-STRUCTURAL SPECIAL INSPECTIONS FOUND IN THE 2018 IBC AND WSEC STATEMENT OF SPECIAL INSPECTIONS FOR GENERAL TRADES, MECHANICAL, AND ELECTRICAL SYSTEMS

1. SPECIAL INSPECTIONS SHALL BE PROVIDED PER THE REQUIREMENTS OF THE IBC AND REFERENCED STANDARDS.
2. REFER TO STRUCTURAL DRAWINGS FOR SPECIAL INSPECTION REQUIREMENTS OF STRUCTURAL SYSTEMS.
3. TESTING AND SPECIAL INSPECTION REPORTS PREPARED BY THE SPECIAL INSPECTOR SHALL BE SUBMITTED TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, AND OWNER ON A DAILY BASIS WHENEVER TESTING OR SPECIAL INSPECTIONS ARE PERFORMED.

DESIGN NOTE: *THIS PROJECT IS IN (SEISMIC ZONE D AND RISK CATEGORY II). REFER TO GENERAL STRUCTURAL NOTES.*

SPECIAL INSPECTIONS AND TESTS

APPLICABLE TO PROJECT (Y/N)	SYSTEM	REFERENCE 2021 IBC, UNO	VERIFICATION AND INSPECTION	INSPECTION METHODS			NOTES AND EXCEPTIONS	TYPICAL DIVISIONS
				CONTINUOUS	TESTING	PERIODIC		
YES	WIND OR SEISMIC-RESISTING COMPONENTS	1704.4	CONTRACTORS STATEMENT OF RESPONSIBILITY FOR SPECIAL INSPECTION	NO	NO	YES	REQUIRED FOR EACH CONTRACTOR RESPONSIBLE FOR CONSTRUCTION OF WIND OR SEISMIC-RESISTING SYSTEMS OR COMPONENTS.	VARIOUS
YES	EXTERIOR CLADDING AND VENEER	1705.13.5	ERECTION AND FASTENING	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE D, E OR F. EXCEPTIONS (REFERENCE 1705.13.5): 1. SYSTEMS <30 FEET ABOVE GRADE OR WALKING SURFACE. 2. CLADDING OR VENEER <5 PSF.	VARIOUS
YES	EXTERIOR NON-LOAD BEARING PARTITIONS	1705.13.5	ERECTION AND FASTENING	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE D, E OR F. EXCEPTIONS (REFERENCE 1705.13.5): 1. SYSTEMS <30 FEET ABOVE GRADE OR WALKING SURFACE.	VARIOUS
NO	INTERIOR VENEER	1705.13.5	ERECTION AND FASTENING	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE D, E OR F. EXCEPTIONS (REFERENCE 1705.13.5): 1. SYSTEMS <30 FEET ABOVE GRADE OR WALKING SURFACE. 2. VENEER <5 PSF.	VARIOUS
YES	INTERIOR NON-LOAD BEARING PARTITIONS	1705.13.5	ERECTION AND FASTENING	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE D, E OR F. EXCEPTIONS (REFERENCE 1705.13.5): 1. SYSTEMS <30 FEET ABOVE GRADE OR WALKING SURFACE. 2. INTERIOR NON-LOAD BEARING WALLS <15 PSF.	VARIOUS
NO	MASS TIMBER CONSTRUCTION	1705.5.3	INSPECTION, ERECTION AND FASTENING	NO	NO	YES	REQUIRED IN CONSTRUCTION TYPES IV-A, IV-B AND IV-C.INSPECTION OF ANCHORAGE AND CONNECTIONS OF MASS TIMBER TO TIMBER DEEP FOUNDATION SYSTEMS. 2. INSPECT ERECTION AND SEQUENCE. VERIFY USE OF PROPER INSTALLATION EQUIPMENT. VERIFY USE OF PREDRILLED HOLES WHERE REQUIRED. INSPECT SCREWS, INCLUDING DIAMETER, LENGTH, HEAD TYPE, SPACING, INSTALLATION ANGLE, AND DEPTH. ADHESIVE ANCHORS NOT DEFINED IN 3.2. BOLTED CONNECTIONS. CONCEALED CONNECTIONS.	06
NO	MASS TIMBER CONSTRUCTION	1705.5.3	INSPECTION, ERECTION AND FASTENING	YES	NO	NO	REQUIRED IN CONTRUCTION TYPES IV-A, IV-B AND IV-C. ADHESIVE ANCHORS INSTALLED IN HORIZONTAL OR UPWARDLY INCLINDED ORIENTATION TO RESIST SUSTAINED TENSION LOADS (1705.5.3 (3.2))	06
NO	EIFS SYSTEMS	1705.17	INSTALLATION	NO	NO	YES	EXCEPTIONS (REFERENCE 1705.17): 1. EIFS SYSTEMS OVER WRB WITH DRAINAGE TO EXTERIOR. 2. EIFS SYSTEMS OVER MASONRY OR CONCRETE.	07
NO	WATER-RESISTIVE BARRIER COATING IN EIFS SYSTEMS	1705.17.1	INSTALLATION	NO	NO	YES	REQUIRED FOR WATER-RESISTIVE BARRIER COATINGS COMPLY WITH ASTM E2570 WHEN INSTALLED OVER A SHEATHING SUBSTRATE.	07-09
NO	SPRAYED FIRE-RESISTANT MATERIALS	1705.15	INSTALLATION	NO	YES	YES	1. SURFACE PREPARATION INSPECTED PRIOR TO APPLICATION (1705.15.2). 2. INSPECTION AND TESTING AFTER ALL OTHER SYSTEM ROUGH-IN COMPLETED (1705.15). 3. CONDITION OF SUBSTRATES (1705.15.1(1)). 4. MEASURE THICKNESS (1705.15.1(2)). 5. DENSITY TESTING (1705.15.1(3)) 6. BOND STRENGTH TESTING (1705.15.1(4)). 7. CONDITION OF FINISHED APPLICATION (1705.15.1(5))	07
NO	MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS	1705.16	INSPECTION	NO	YES	YES	INSPECTION PER AWCI 12-B. VISUAL INSPECTION AFTER ALL OTHER SYSTEM ROUGH-IN COMPLETED AND PRIOR TO CONCEALMENT OF ELECTRICAL, SPRINKLER, MECHANICAL AND PLUMBING SYSTEMS	07-09
YES	FIRE-RESISTANT PENETRATIONS AND JOINTS	1705.18	INSPECTION	NO	NO	YES	REQUIRED FOR: 1. HIGH-RISE CONSTRUCTION (REFERENCE SECTION 403) 2. BUILDINGS OF RISK CATEGORY III OR IV PER TABLE 1604.5	07
NO	ACCESS FLOORING	1705.13.5.1	ANCHORAGE	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE D, E OR F.	10
NO	STORAGE RACKS	1705.13.7	ANCHORAGE	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE D, E OR F FOR STORAGE RACKS 8 FT OR GREATER IN HEIGHT. SEE TABLE 1705.13.7	10, 12
YES	SEISMIC ISOLATION SYSTEMS AND ENERGY DISSIPATION DEVICES	1705.13.8	FABRICATION AND INSTALLATION	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE B, C, D, E OR F.	13
YES	VIBRATION ISOLATION SYSTEMS	1705.13.6(5)	INSTALLATION AND ANCHORAGE	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE C, D, E OR F	VARIOUS
NO	PIPING SYSTEMS AND MECHANICAL UNITS CARRYING HAZARDOUS MATERIALS	1705.13.6(3)	INSTALLATION AND ANCHORAGE	NO	NO	YES	SEISMIC ZONE C, D, E OR F.	22,23,40-48
NO	DUCTWORK CARRYING HAZARDOUS MATERIALS	1705.13.6(4)	INSTALLATION AND ANCHORAGE	NO	NO	YES	SEISMIC ZONE C, D, E OR F.	23, 40-48
NO	SMOKE CONTROL SYSTEMS	1705.19	INSTALLATION AND TESTING	NO	YES	NO	1. PRIOR TO CONCEALMENT: DUCTWORK LEAKAGE TESTING AND RECORD DEVICE LOCATIONS (1705.19.1 (1)). 2. PRIOR TO OCCUPANCY: PRESSURE, FLOW, DETECTION AND CONTROL TESTING (1705.19.1 (2))	21, 23, 25, 27, 28
YES	ELECTRICAL EQUIPMENT FOR EMERGENCY OR STANDBY POWER SYSTEMS	1705.13.6(1)	ANCHORAGE	NO	NO	YES	SEISMIC ZONE C, D, E OR F.	26, 48
YES	ELECTRICAL EQUIPMENT	1705.13.6(2)	ACNHORAGE	NO	NO	YES	SEISMIC ZONE E AND F	25, 26, 27 28
YES	BUILDING ENVELOPE AIR BARRIER	WSEC C402.5.1.2	AIR LEAKAGE RATE	NO	YES AT BLDG COMPLETION	NO	SEE C402.5.1.2.1 - C402.5.1.2.3 FOR REQUIREMENTS; IF TEST FAILS, FOLLOW WITH VISUAL INSPECTION;. SEAL LEAKS TO THE EXTENT PRACTICAL AND SUBMIT REPORT OF CORRECTIVE ACTION.	SEE AIR BARRIER SHEET

ENERGY CODE SUMMARY

CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY
SEE ASSEMBLY TYPES FOR PROPOSED R-VALUE
SEE AIR BARRIER SHEET FOR PROPOSED U-FACTOR AND SHGC

C402.4 MAXIMUM AREA
BUILDING FENESTRATION AREA SHALL NOT EXCEED 30% OF BUILDING ABOVE-GRADE WALL AREA
SEE AIR BARRIER SHEET FOR PROPOSED FENESTRATION AREA

Eklund at Gales

Thermal Envelope Assembly U-Factor Calculations - Component Performance Method

Opaque Constructions:

Roof Assemblies:

Main Roof Assembly (R1/A03.01)			Source
R-49 batt in standard wood framing	U =	0.021	ASHRAE 90.1-2019 Table A2.4.3

Wall Assemblies:

Typical 2x6 Wood Wall, Std. Framing (63B/A03.01)		R-Value	Source
2x6 wood stud with R-21 batt + 1" XPS w/ Z-girts			
Airfilm, exterior surfaces		0.17	2021 WSEC Table A101.5
5/8" GWB	1	0.56	2021 WSEC Table A101.5
2x6 Wood Stud w/ R-21 Batt		16.13	2021 WSEC TABLE A103.3.1(5)
5/8" GWB	1	0.56	2021 WSEC Table A101.5
R-5 (1" XPS) w/ Z-girts		3	Manf. Data
Airfilm, interior vertical surfaces		0.68	2021 WSEC Table A101.5
	Total R-Value =	21.20	
	U =	0.047	

Stem Wall at SE Corner (2/A33.01 and A51.02)		R-Value	Source
Concrete Stem Wall + 1" Rigid XPS			
Airfilm, exterior surfaces		0.17	2021 WSEC Table A101.5
6" Concrete wall (R-0.0625/in)	6	0.375	2021 WSEC Table A101.5
R-5 (1" XPS) w/ Z-girts		3	Manf. Data
5/8" GWB		0.56	2021 WSEC Table A101.5
Airfilm, interior vertical surfaces		0.68	2021 WSEC Table A101.5
	Total R-Value =	4.89	
	U =	0.205	

Slab on Grade Assemblies:

Insulated Slab on Grade (8/A50.01)			Source
R-10 (2" XPS), 24" Vertical Slab on Grade	F =	0.540	2021 WSEC Table A106.1

Opaque Door Assemblies:

Flush Metal Door		R-Value	Source
Foam Insulated Steel Slab, Steel Frame	U =	0.370	2012 WSEC A107.1(1)

Glazing Assemblies:

Metal Framed Glazed Entrance Doors			Source
Kawneer AA425 Doors	U =	0.590	NFRC RPT#: A8255.01-116-45
	Solar Heat Gain Coefficient =	0.380	

Fixed Vinyl Windows			Source
Typical performance Vinyl Fixed Glazing, U-0.27	U =	0.270	CPD#: VPI-A-20-01487-00001
	Solar Heat Gain Coefficient =	0.180	

Sliding Vinyl Windows			Source
Typical performance Vinyl Sliding Glazing, U-0.28	U =	0.280	CPD#: VPI-A-20-01487-00001
	Solar Heat Gain Coefficient =	0.230	

TABLE C402.4 BUILDING ENVELOPE FENESTRATION MAX U-FACTOR, SHGC REQUIREMENTS

CLIMATE ZONE	5 AND MARINE 4
U-FACTOR FOR CLASS AW WINDOWS RATED IN ACCORDANCE WITH AAMA/CSA 101/I.S.2/A440, VERTICAL CURTAIN WALLS AND SITE-BUILT FENESTRATION PRODUCTS	
FIXED U-FACTOR	U-0.34
OPERABLE U-FACTOR	U-0.36
ENTRANCE DOORS	
U-FACTOR	U-0.60
U-FACTOR FOR ALL OTHER VERTICAL FENESTRATION	
FIXED U-FACTOR	U-0.26
OPERABLE OR MULLED WINDOWS WITH FIXED AND OPERABLE SECTIONS U-FACTOR	U-0.28
SHGC FOR ALL VERTICAL FENESTRATION	
PF < 0.2	0.38
0.2 < PF < 0.5	0.46
PF > 0.5	0.61
SKYLIGHTS	
U-FACTOR	U-0.50
SHGC	0.35

BUILDING CODE SUMMARY, CONTINUED

ALLOWABLE BUILDING AREA (TABLE 506.2)
ALLOWABLE AREA SHALL BE DETERMINED PER THE APPLICABLE SECTIONS OF 506.2.1 THROUGH 506.2.4 AND 506.3.

TABLE 506.2 ALLOWABLE AREA FACTOR (SF)

OCCUPANCY CLASSIFICATION	SPRINKLER	TYPE VB	PROPOSED AREA
R-2	S13R	7,000	7,240

506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDING
THE ALLOWABLE AREA OF THE BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-2:
Aa = [At + (NS x If)] x Sa
Aa = ALLOWABLE AREA
At = ALLOWABLE AREA PER TABLE 506.2
NS = ALLOWABLE AREA PER TABLE 506.2 FOR NONSPRINKLERED BUILDING (REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED)
If = AREA FACTOR INCREASE DUE TO FRONTAGE AS CALCULATED IN 506.3.3
Sa = ACTUAL NUMBER OF STORIES ABOVE GRADE, NOT TO EXCEED 3.
NO INDIVIDUAL STORY SHALL EXCEED Aa USING Sa = 1.

FRONTAGE INCREASE: A = 7000 + (7000 x 0.33) = 9,310 SF PER STORY
TOTAL ALLOWABLE BUILDING AREA: 18,620 SF
PROPOSED BUILDING AREA: 14,770 SF
SEE SITE PLAN FOR MORE INFO

509 INCIDENTAL USES
APPLICABLE INCIDENTAL USES PER TABLE 509.1. REQUIRE EITHER 1-HOUR OR AUTOMATIC SPRINKLER SYSTEM.

TABLE 509 INCIDENTAL USES

ROOM OR AREA	SEPARATION AND/OR PROTECTION	PROVIDED PROTECTION
LAUNDRY ROOMS OVER 100 SQUARE FEET	1 HOUR OR PROVIDE AUTOMATIC SPRINKLER SYSTEM	

DESIGN NOTE: *THE BUILDING IS FULLY SPRINKLERED PER NFPA 13R.*

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

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENT (HOURS)

BUILDING ELEMENT	TYPE VB
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS, EXTERIOR	0
BEARING WALLS, INTERIOR	0
NONBEARING WALLS AND PARTITIONS, EXTERIOR	SEE TABLE 705.5
NONBEARING WALLS AND PARTITIONS, INTERIOR	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0

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

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS (TABLE 705.5)
10 ≤ X < 30 FT, TYPE VB, GROUP R-2: 0 HOURS
X ≥ 30 FT, TYPE VB, GROUP R-2: 0 HOURS

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (TABLE 803.13)
SEE SPECIFICATIONS FOR FINISH CLASSIFICATION

TABLE 803.13 INTERIOR FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED		
	INTERIOR EXIT STAIRWAYS, RAMPS, PASSAGEWAYS	CORRIDORS, EXIT ENCLOSURES	ROOMS, ENCLOSED SPACES
R-2	C	C	C

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)
10063.3 EGRESS BASED ON OCCUPANT LOAD
EACH STORY AND OCCUPIED ROOF SHALL HAVE THE MINIMUM NUMBER OF SEPARATE AND DISTINCT EXITS, OR ACCESS TO EXITS, PER TABLE 1006.3.3.

DESIGN NOTE: *FOR OCCUPANT LOAD PER STORY OF 1-500, MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY IS 2. SEE FIRE AND LIFE SAFETY PLAN.*

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

EXIT ACCESS TRAVEL DISTANCE (SECTION 1017.2)
GROUP R-2 WITH SPRINKLER SYSTEM: 250 FT

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

CHAPTER 11 - ACCESSIBILITY

TABLE 1106.2 ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES	PROVIDED SPACES
1-25	1	2

IN GROUPS R-2 OCCUPANCIES WITH TYPE A OR TYPE B DWELLING/SLEEPING UNITS, AT LEAST TWO PERCENT, BUT NO LESS THAN ONE SHALL BE ACCESSIBLE. WHERE AT LEAST 1 STALL IS PROVIDED PER DWELLING/SLEEPING UNIT, AT LEAST 1 ACCESSIBLE PARKING SHALL BE PROVIDED FOR EACH ACCESSIBLE OR TYPE A UNIT.

15 STALLS PROVIDED X 2% = 1
HOWEVER, 2 TYPE A UNITS ARE PROVIDED = 2 ACCESSIBLE STALLS REQUIRED.

DESIGN NOTE: *2 ACCESSIBLE STALLS PROVIDED. SEE SITE PLAN ON SHEET A11.01*

1106.6 VAN SPACES
2 ACCESSIBLE STALLS / 6 = 1 ACCESSIBLE VAN STALL REQUIRED

DESIGN NOTE: *1 VAN STALL PROVIDED. SEE SITE PLAN ON SHEET A11.01*

1108 DWELLING UNITS AND SLEEPING UNITS
1108.6.2 GROUP R-2
IN GROUP R-2 WITH GREATER THAN 10 DWELLING UNITS, 5% SHALL BE TYPE A ALL OTHER UNITS SHALL BE TYPE B.

DESIGN NOTE: *24 UNITS PROVIDED X 5% = 2 TYPE A UNITS REQUIRED AND PROVIDED.*

CHAPTER 29: PLUMBING SYSTEMS

TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

CLASSIFICATION	WATER CLOSETS		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS
	FEMALE	MALE	FEMALE	MALE		
R-2	1 PER DU		1 PER DU		1 PER DU	1 PER FIRST 150
TOTAL REQUIRED	24	24	24	24	24	1
TOTAL PROVIDED	24	24	24	24	24	1

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 AND 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
14 STALLS (2 ACCESSIBLE)
SEE SITE PLAN FOR MORE INFO

BUILDING CODE SUMMARY

BUILDING USE
RESIDENTIAL APARTMENTS

CHAPTER 3: OCCUPANCY CLASSIFICATION
R-2
S-2, ACCESSORY USE

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY

420 GROUPS I-1, R-1, R-2, R-3 AND R-4
FIRE PARTITIONS PER 708 AND HORIZONTAL SEPARATION PER 711 REQUIRED BETWEEN DWELLING UNITS AND OTHER OCCUPANCIES.

DESIGN NOTE: *GROUP R-2 DWELLING UNITS SEPARATED VERTICALLY & HORIZONTALLY BY 1-HR ASSEMBLIES. SEE LIFE SAFETY PLANS.*

420.5 AUTOMATIC SPRINKLER SYSTEM
REQUIRED IN GROUP R PER 903.2.8. QUICK RESPONSE SPRINKLERS REQUIRED PER 903.3.2.

DESIGN NOTE: *BUILDING WILL BE FULLY SPRINKLERED PER* S13R

429.2 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

TABLE 429.2 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

OCCUPANCY	NUMBER OF EV CHARGING STATIONS (EV-S)	NUMBER OF EV-READY PARKING SPACES (EV-R)	NUMBER OF EV-CAPABLE PARKING SPACES (EV-C)
R	10% X (40) STALLS	25% X (40) STALLS	10% X (40) STALLS
TOTAL REQUIRED	2	4	2

DESIGN NOTE: *24 NEW STALLS PROVIDED. REFER TO PARKING SUMMARY ON SITE PLAN FOR EV INFRASTRUCTURE PROVIDED.*

429.4 ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE FOR ACCESSIBLE PARKING SPACES
THE FOLLOWING ACCESSIBLE EV ARE REQUIRED:
- 10% OF ACCESSIBLE SPACES SHALL BE EV CHARGING STATIONS (EV-S ACCESSIBLE)
- 10% OF ACCESSIBLE SPACES SHALL BE EV-READY (EV-R ACCESSIBLE).
- MINIMUM ONE OF EACH SHOULD BE PROVIDED.

DESIGN NOTE: *THERE ARE 2 NEW STALLS PROVIDED IN THE PROJECT. THE FOLLOWING ARE REQUIRED.*
EV-S ADA = 2 X 10% = 1
EV-R ADA = 2 X 10% = 1

ALLOWABLE BUILDING HEIGHT (TABLE 504.3)
GROUP R-2, TYPE VB WITH NFPA 13R SPRINKLER SYSTEM: 60 FT
PROPOSED BUILDING HEIGHT: 27'-11"
SEE BUILDING ELEVATIONS AND/OR SECTIONS FOR MORE INFO

TABLE 504.3 ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE (FT)

OCCUPANCY CLASSIFICATION	SPRINKLER	TYPE VB	PROPOSED HEIGHT
R-2	S13R	60 FT	27'-11"

ALLOWABLE NUMBER OF STORIES (TABLE 504.4)
GROUP R-2, TYPE VB WITH NFPA 13R SPRINKLER SYSTEM: 3 STORIES
PROPOSED NUMBER OF STORIES: 2
SEE BUILDING ELEVATIONS AND/OR SECTIONS FOR MORE INFO

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SPRINKLER	TYPE VB	PROPOSED NUMBER OF STORIES
R-2	S13R	3	2

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

20104600 REGISTERED ARCHITECT DEAN E. KELLY STATE OF WASHINGTON

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

AHJ APPROVAL STAMP

CODE SUMMARY

SHEET #
A00.03

WASHINGTON STATE ENERGY CODE GENERAL NOTES

- PROJECT IS GOVERENED BY THE COMMERCIAL PROVISIONS OF THE 2021 WSEC BECAUSE THE R-2 DWELLING UNITS ARE ACCESSED FROM AN INTERNAL CORRIDOR AND NOT DIRECTLY FROM THE EXTERIOR.
- PROJECT IS COMPLYING WITH THE 2021 WSEC UTILIZING THE PRESCRIPTIVE PATH, AS DESCRIBED IN 2021 WSEC C401.2, OPTION 1: COMPONENT PERFORMANCE ALTERNATIVE SECTION C402.1.5.
- PROJECT SHALL MEET THE AIR LEAKAGE REQUIREMENTS OF 2021 WSEC SECTION C402.5, INCLUDING THE WHOLE BUILDING ENVELOPE AIR LEAKAGE TESTING AND REPORTING AS DESCRIBED IN 2021 WSEC SECTION C402.5.1.2. BUILDING ENVELOPE AIR LEAKAGE SHALL NOT EXCEED 0.25 CFM/SF AT 0.3 INCHES WATER GAUGE. IF THE TESTED RATE EXCEEDS 0.25 CFM/SF, CORRECTIVE ACTIONS MUST BE MADE AND TESTED AGAIN. REPEATED CORRECTIVE ACTION MEASURES WILL BE TAKEN UNTIL THE REQUIRED AIR LEAKAGE RATING IS ACHIEVED. A TEST ABOVE 0.25 CFM/SF WILL NOT BE ACCEPTED.
- THE PRIMARY HEATING SOURCE FOR PROJECT WILL BE ELECTRIC RESISTANCE HEAT. THE PROJECT WILL MEET THE REQUIREMENTS OF SECTION C403.1.4 EXCEPTION 1: 'LOW HEATING CAPACITY' WHICH ALLOWS ELECTRIC RESISTANCE HEATING IN AREAS OTHER THAN DWELLING UNITS AS LONG AS THEY MEET THE SIZING REQUIREMENTS OF THAT SECTION. DWELLING UNIT SPACES SHALL ALSO MEET THE REQUIREMENTS OF SECTION C403.1.4 EXCEPTION 2 THAT ALLOWS THE INSTALLATION OF ELECTRIC RESISTANCE HEATERS AS LONG AS THEY MEET THE SIZING REQUIREMENTS OF THAT SECTION. THIS IS DOCUMENTED IN THE MECHANICAL AND ELECTRICAL PERMIT SUBMITTALS.
- ALL GROUP R-2 DWELLING AND SLEEPING UNITS SHALL MEET THE ENERGY RECOVERY VENTILATION REQUIREMENTS OF 2021 WSEC SECTION C403.3.6 AND SHALL BE SERVED BY A BALANCED VENTILATION SYSTEM WITH HEAT RECOVERY SYSTEM WITH MINIMUM 60 PERCENT SENSIBLE RECOVERY EFFECTIVENESS PROVIDING OUTDOOR AIR DIRECTLY TO ALL HABITABLE SPACE. THE VENTILATION SYSTEM SHALL ALLOW FOR THE DESIGN FLOW RATES TO BE TESTED AND VERIFIED AT EACH HABITABLE SPACE AS PART OF THE COMMISSIONING PROCESS IN ACCORDANCE WITH SECTION 2021 WSEC SECTION C408.2.2. THIS IS DOCUMENTED IN THE MECHANICAL PERMIT SUBMITTAL.
- THE PROJECT SHALL MEET THE REQUIREMENTS OF C404.2.1 BY INSTALLING AN AIR SOURCE HEAT PUMP THAT MEETS AT LEAST 50% OF THE SERVICE HOT WATER LOAD AT 40° F AND 25% OF THE LOAD AT 24° F. THIS IS DOCUMENTED IN THE PLUMBING PERMIT SUBMITTAL.
- THE DWELLING UNITS IN THE PROJECT SHALL COMPLY WITH THE DOMESTIC HOT WATER METER REQUIREMENTS OF 2021 WSEC SECTION C404.9. DETAILS SHOWN ON PLUMBING PERMIT SET.
- THE DWELLING UNITS IN THE PROJECT SHALL COMPLY WITH THE SEPARATE ELECTRICAL METERING REQUIREMENTS OF 2021 WSEC SECTION C405.7. DETAILS SHOWN IN ELECTRICAL PERMIT SET.
- THIS PROJECT WILL COMPLY WITH C406.3 LOAD MANAGEMENT BY INCORPORATING C406.3.6 SERVICE HOT WATER ENERGY STORAGE.
- PROJECT SHALL MEET THE COMMISSIONING REQUIREMENTS OF 2021 WSEC SECTION C408, INCLUDING A PLAN, REPORT, AND FUNCTIONAL TESTING OF THE MECHANICAL SYSTEMS, ELECTRICAL, LIGHTING, AND ENERGY METERING.
- THE BUILDING IS LESS THAN 25,000 SQUARE FEET AND, THUS ADDITIONAL METERING AND DATA PROCUREMENT SYSTEMS PRESCRIBED IN 2021 WSEC SECTION C409 ARE NOT REQUIRED.
- THE NFRC LABEL CERTIFICATES FOR SITE FABRICATED FENESTRATION ARE REQUIRED TO BE AVAILABLE TO THE INSPECTORS ON SITE BEFORE ANY PORTION OF THE FENESTRATION ASSEMBLY IS INSTALLED.
- A C411.1 ONSITE RENEWABLE ENERGY SYSTEM SHALL BE INSTALLED PER THE REQUIREMENTS OF THAT SECTION OF NOT LESS THAN 0.5 WATTS PER SQUARE FOOT OF CONDITIONED SPACE. THE FULL PV DESIGN WILL BE DOCUMENTED IN ELECTRICAL PERMIT SUBMITTAL.
- C411.3 COMPLIANCE SOLAR READINESS REQUIREMENT WILL BE SHOWN ON THE ARCH ROOF PLAN. THE OFFICIAL SOLAR READY ZONE WILL BE DOCUMENTED IN ELECTRICAL PERMIT SUBMITTAL.
- CLOSE OUT DOCUMENTATION SHALL INCLUDE ENVELOPE RECORD CONSTRUCTION DOCUMENTATION, APPLICABLE CALCULATIONS, WSEC ENVELOPE COMPLIANCE REPORTS AND NFRC RATING CERTICATES
- THE PROJECT IS PURSING ESDS ACCREDITATION. IN ADDITION TO THE ENERGY CODE REQUIREMENT FOR C406 CREDITS, POINTS IN THE ESDS SUSTAINABILITY PROTOCOL CAN BE EARNED BY ACHIEVING MORE C406 CREDITS THAN IS REQUIRED FOR BASIC ENERGY CODE COMPLIANCE.
- THE PROJECT DESIGN ACHIEVES APPROXIMATELY 86 MORE C406 CREDITS THAN WHAT IS NECESSARY TO MEET CODE, WHICH PUTS THE PROJECT ON TRACK TO ACHIEVE 10 ESDS POINTS.
- CALCULATIONS FOR THE C406 CREDITS REQUIRED AND ACHIEVED ARE FOUND BELOW AS WELL AS ESDS POINTS ACHIEVED:

REQUIRED C406 POINTS				
OCCUPANCY TYPE	PROJECT SQUARE FOOTAGE	% OF FLOOR AREA	C406.2 ENERGY POINT TARGET	C406.3 LOAD POINT TARGET
GROUP R-2 MULTI-FAMILY RESIDENTIAL	15,060	100%	41	15

	C406 CREDITS BY OCCUPANCY TYPE
C406 MEASURES SELECTED	DWELLING (GROUP R-2 MULTI-FAMILY RESIDENTIAL)
C406.2.8 SERVICE HOT WATER DISTRIBUTION RIGHT SIZING	42
C406.2.6.3 FOR HEAT PUMP WATER HEATING	54
C406.2.2.6 FOR HIGH PERFORMANCE DOAS	31
CREDITS ACHIEVED BY OCCUPANCY	127
TOTAL BUILDING AREA	15,060
COMPLIES WITH 2021 WSEC C406 REQUIREMENTS	COMPLIES
C406 CREDITS BEYOND WHAT IS REQUIRED (41 CREDITS)	86
EQUIVALENT ESDS POINTS	10

ENVELOPE COMPLIANCE SUMMARY

2021 WSEC Compliance Forms for Commercial Buildings including Group R2, R3 & R4 over 3 stories and all R1 — Administered by: ©2026 NEEA, All rights reserved

Project & Applicant Information	Project Title	Eklund at Gales - 2021 WSEC	For Building Department Use: Date: Jul 21, 2026
	Project Address	727 East 8th Street Port Angeles, WA 98362	
	Applicant Name	Adita Nelson	
	Applicant Phone	360-362-1865	
	Applicant Email	Anelson@rfmarch.com	

For questions about this report, contact WSEC Commercial Technical Support at 360-539-5300 or via email at com.techsupport@waenergycodes.com

General Occupancy	Mixed Occupancy - Commercial + Group R building 3 stories or less	General Building Use Type(s)	Multifamily/Residential	Building Cond. Floor Area	15,060	
Project Scope	New Building	Space Conditioning Categories	Fully Conditioned	Project Cond. Floor Area	15,060	
				Floors Above Grade	2	
				Compliance Method	General Prescriptive	
Envelope Project Description	PHA Eklund Heights is a new-build commercial housing project. It is 2-stories above grade, and is 15,060 SF with R-2 Dwelling Units (that are not accessed directly from the exterior). This building is located in Port Angeles Washington, and the primary use type is residential.					

Envelope Compliance Scope and Method	Scope	Space Conditioning Category	Compliance Method	WWR/SSR per Category	UA Calculation Adjustment	Fenestration Alternates	Compliance Verification
	New Building	Fully Conditioned	Component performance	18.61% / %	None selected	No alternates selected	COMPLIES

Additional Energy Efficiency (AEC) Measures Included	No envelope or miscellaneous additional energy efficiency measures included in project	Load Management (LDM) Measures Included	No envelope or miscellaneous load management measures included in project
Air Barrier Testing	Standard building thermal envelope test	Air Barrier Comments	

Project Title	Eklund at Gales - 2021 WSEC	Date	Jul 21, 2026
Scope & Space Conditioning	NEW BUILDING - FULLY CONDITIONED	Compliance Verification	COMPLIES
Window-to-wall Ratio	18.61%	Skylight-to-roof-ratio	%
Vertical Fenestration Alternate	No alternates selected		

Opaque Envelope Assemblies

Roof/Ceiling	Location in Documents	Assembly ID	Assembly Location	Insulation R-Values: Cavity	Continuous (% penetration)	2nd Layer (MB Roof)	U-Factor	Net Area (SF)
Attic and other	A03.01	Roof R1	Exterior	R-49	R-0 (< 0.04%)		U-0.021	7,621
	U-Factor Source: WSEC Appendix A Default			U-Factor Source Description: ASHRAE 90.1-2019 Table A2.4.3				
	Roof Framing Type: Standard			Roof Framing Depth (Inches):				
	Roof Framing Spacing (OC):			Roof Framing Material: Wood-framed				
	Ceiling/Attic Venting: Vented							

Walls	Location in Documents	Assembly ID	Assembly Location	Cavity	Continuous (% penetration)	Insulated Wall Furring	U-Factor	Net Area (SF)
Wood-framed and other - Commercial	See A03.01 Assembly Types	Exterior Wood Wall	Exterior	R-21	R-5 (< 0.04%)		U-0.047	6,617
	Energy Code Edition: 2021 WSEC			Which code target does wall comply with?: Wall Assembly U-factor				
	U-Factor Source: Other U-Factor Source			U-Factor Source Description: See Custom Calculation, WSEC Table A101.5				
	Wall Framing Type: Standard			Framing Depth: 2x6				
	Other Framing Depth:			Framing Spacing (OC):				
Mass (precast concrete) - Commercial	See 2/A33.01 and A51.02	Stem Wall	Exterior & above grade	R-5 (< 0.04%)	No		U-0.205	85
	Energy Code Edition: 2021 WSEC			Does assembly include insulated interior wall furring?: No				
	Other Framing Depth:			Framing Spacing (OC):				
	U-Factor Source: Other U-Factor Source			U-Factor Source Description: See Custom Calculation				

Slab-on-grade Floors	Location in Documents	Assembly ID	Assembly Location	Slab Edge	Under Slab		F-Factor	Perimeter Length (SF)
Unheated slab	See 8/A50.01	Slab on Grade	At grade level	R-10	R-0		F-0.54	321
	Slab Insulation Method: 2 ft vertical (from top of slab downward)			F-Factor Source: WSEC Appendix A Default				
	F-Factor Source Description: WSEC Table A106.1							

Fenestration & Opaque Door Assemblies

Opaque Doors	Location in Documents	Assembly ID	Assembly Location	Insulation R-Values: Door Insulation			U-Factor	Rough Opening (SF)
Swinging	See door schedule	Opaque Door	Exterior				U-0.370	47
	What percentage of this opaque door is glazing?: 50% or less			U-Factor Source: WSEC Appendix A Default				
	U-Factor Source Description: WSEC A107.1(1)			Is this a public entrance door?:				

Vertical Fenestration	Location in Documents	Assembly ID	Assembly Location		Shading (PF)	Fenestration SHGC	Fenestration U-Factor	Rough Opening (SF)
Fixed - All other types	See Arch Glazing Sheets	Fixed Vinyl Glazing	Exterior		PF < 0.2	SHGC-0.18	U-0.27	440
	U-Factor & SHGC Source: NFRC Rating			U-Factor Source Description: CPD#: VPI-A-20-01487-00001				
Operable - All other types	See Arch Glazing Sheets	Sliding Vinyl Windows	Exterior		PF < 0.2	SHGC-0.23	U-0.28	984
	U-Factor & SHGC Source: NFRC Rating			U-Factor Source Description: CPD#: VPI-A-20-01487-00001				

Glazed Doors	Location in Documents	Assembly ID	Assembly Location		Shading (PF)	Fenestration SHGC	Fenestration U-Factor	Rough Opening (SF)
Swinging entrance door	See Arch Door Schedule and Glazing Schedule	Glazed Swing Door	Exterior		PF < 0.2	SHGC-0.230	U-0.59	119
	U-Factor & SHGC Source: NFRC Rating			U-Factor Source Description: CPD#: VPI-A-20-01487-00001				
	Is this a public entrance door?: Yes			Door enclosed within a vestibule?: Yes				

Project Title	Eklund at Gales - 2021 WSEC	Date	Jul 21, 2026

U x A Calculation — NEW BUILDING - FULLY CONDITIONED — COMPLIES

Opaque Envelope Assemblies		PROPOSED			TARGET		
Roof/Ceiling	Assembly ID	Roof/Ceiling Assembly U-Factor	Net Area (SF)	U x A	Roof/Ceiling Assembly U-Factor	Net Area (SF)	U x A
Attic and other	Roof R1	0.021	7,621.4	160.0	0.021	7,621.4 (1)	160.0
Walls	**Assembly ID**	**Wall Assembly U-factor**	**Net Area (SF)**	**U x A**	**Wall Assembly U-factor**	**Net Area (SF)**	**U x A**
Wood-framed and other - Commercial	Exterior Wood Wall	0.047	6,617.3	311.0	0.051	6,617.3 (1)	337.5
Mass (precast concrete) - Commercial	Stem Wall	0.205	85.0	17.4	0.104	85.0 (1)	8.8
Slab on Grade Floors		PROPOSED			TARGET		
Slab-on-grade Floors	**Assembly ID**	**F-Factor**	**Perimeter Length (LF)**	**U x A**	**F-Factor**	**Perimeter Length (LF)**	**U x A**
Unheated slab	Slab on Grade	0.54	320.7	173.2	0.54	320.7 (1)	173.2
Fenestration Assemblies		PROPOSED			TARGET		
Opaque Doors	**Assembly ID**	**Door Assembly U-Factor**	**Assembly Rough Opening (SF)**	**U x A**	**Door Assembly U-Factor**	**Assembly Rough Opening (SF)**	**U x A**
Swinging	Opaque Door	0.370	46.6	17.2	0.37	46.6 (1)	17.2
Vertical Fenestration	**Assembly ID**	**Fenestration U-Factor**	**Assembly Rough Opening (SF)**	**U x A**	**Fenestration U-Factor**	**Assembly Rough Opening (SF)**	**U x A**
Fixed - All other types	Fixed Vinyl Glazing	0.27	439.6	118.7	0.26	439.6 (1)	114.3
Operable - All other types	Sliding Vinyl Windows	0.28	984.0	275.5	0.28	984.0 (1)	275.5
Glazed Doors	**Assembly ID**	**Glazed Door U-Factor**	**Assembly Rough Opening (SF)**	**U x A**	**Glazed Door U-Factor**	**Assembly Rough Opening (SF)**	**U x A**
Swinging entrance door	Glazed Swing Door	0.59	119.2	70.3	0.60	119.2 (1)	71.5

	Proposed Area	Proposed UxA	Target Area	Target UxA
Project Totals	16,234	1,143	16,234	1,158

Project Title	Eklund at Gales - 2021 WSEC	Date	Jul 21, 2026

SHGC x A Calculation — NEW BUILDING - FULLY CONDITIONED — COMPLIES

Fenestration Assemblies			PROPOSED			TARGET		
Glazed Doors	Assembly ID	PF	Glazed Door SHGC	Assembly Rough Opening (SF)	SHGC x A	Glazed Door SHGC	Assembly Rough Opening (SF)	SHGC x A
Swinging entrance door	Glazed Swing Door	PF < 0.2	0.230	119.2	27.4	0.33	119.2 (1)	39.3
Vertical Fenestration	**Assembly ID**	**PF**	**Fenestration SHGC**	**Assembly Rough Opening (SF)**	**SHGC x A**	**Fenestration SHGC**	**Assembly Rough Opening (SF)**	**SHGC x A**
Fixed - All other types	Fixed Vinyl Glazing	PF < 0.2	0.18	439.6	79.1	0.38	439.6 (1)	167.0
Operable - All other types	Sliding Vinyl Windows	PF < 0.2	0.23	984.0	226.3	0.33	984.0 (1)	324.7

	Proposed Area	Proposed SHGC x A	Target Area	Target SHGC x A
Project Totals	1,543	333	1,543	531

Building Envelope Requirements List, pg 1 of 14

2021 WSEC Requirements for Commercial Buildings including Group R2, R3 & R4 over 3 stories & all R1 -- Administered by ©2026 NEEA, All rights reserved
The following information is necessary to check a building permit application for compliance with the building envelope requirements in the Washington State Energy Code, Commercial Provisions.
For questions about this report, contact WSEC Commercial Technical Support at 360-539-5300 or via email at com.techsupport@waenergycodes.com

Project:
Eklund at Gales - 2021 WSEC
727 East 8th Street
Port Angeles, WA 98362

Date: 2026-07-08

Applies	Code Section	Component	Compliance Information Required In Permit Documentation	Location in Documents	Building Department Notes
SCOPE					
	C103	Construction documents - General	For a tenant space (first build-out) project, indicate if there is no envelope scope included in the project.		
	C103	Construction documents - General	For an alteration project, indicate if there is no envelope scope included in the project.		
	C402.1.1.1	Low energy spaces	Identify low energy enclosed spaces on plans; include calculations if applicable that demonstrate eligibility for envelope provisions exemption.		
	C402.1.1.2	Semi-heated spaces	Identify semi-heated spaces on plans, include mechanical heating system type and capacity calculations that demonstrate eligibility for wall insulation exemption.		
	C402.1.1.3	Greenhouse spaces	Identify greenhouse spaces on plans; include vertical fenestration and glazed roof / skylight assembly information and mechanical heating system type if applicable, that demonstrates eligibility for envelope provisions exemption.		
	C402.1.2	Equipment buildings	Provide building sf area, average wall and roof U-factor, installed electric equipment power (W/sf); mechanical equipment type and capacity (btuh/*sf) and heating setpoint restriction (≤ 50i¿½F) to demonstrate eligibility for envelope provisions exempt		
NA	C402.1.2.1	Standalone elevator hoistways	Identify elevator hoistway on plans and indicate it does not serve or open into conditioned or semi-heated space; indicate dedicated HVAC system includes heating and cooling setpoints restrictions (≤ 40i¿½F and ≥ 95i¿½F, respectively) to demonstrate		
	C410.3	Walk-in cooler and freezer spaces	Identify locations and floor area of each walk-in cooler and freezer space on plans; including site assembled, site constructed and prefabricated units.		
			Identify locations and floor sf area of warehouse cooler and freezer spaces on plans.		
NA	C101.4.1	Mixed residential & commercial building	Identify spaces with different occupancy requirements on plans.	All Residential	
NA	C502.1	Building additions	Indicate whether the building addition complies as a stand-alone project or if the addition and the existing building is combined into a single building to demonsrate compliance.		

Building Envelope Requirements List, pg 2 of 14

2021 WSEC Requirements for Commercial Buildings including Group R2, R3 & R4 over 3 stories & all R1 -- Administered by ©2026 NEEA, All rights reserved
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	C505.2	Change in space conditioning alterations	Identify on plans existing unconditioned spaces changing to semi-heated or conditioned space, and existing semi-heated spaces changing to conditioned space; provide load calculations per Section C501.2.2 for new and existing to remain (if applicable) mech		
NA	C505.1	Change in space conditioning alterations	Indicate whether the area under-going a change in space conditioning complies as a stand-alone project or if the alteration area is combined with all existing equivalent space conditioning areas in the building to demonstrate compliance.		
	C505.3	Change in occupancy alterations	Identify on plans existing F, S and U-occupancy spaces undergoing a change in occupancy and final occupancy type.		
			Identify on plans existing Group R spaces permitted prior to July 1, 2002 that are undergoing a change to a commercial occupancy.		
			Identify on plans existing commercial (non-Group R) occupancy spaces undergoing a change to a Group R occupancy.		
NA	C505.1	Change in occupancy alterations	Indicate whether the area under-going a change in occupancy complies as a stand-alone project or if the alteration area is combined with all existing equivalent occupancy areas in the building (as defined per Section C505.3) to demonsrate compliance.		
ENVELOPE ASSEMBLIES					
YES	C103.6.3	Thermal envelope compliance path	Indicate envelope thermal performance compliance path taken (prescriptive or component performance) and provide corresponding WSEC envelope compliance reports in project documentation	See '2021 WSEC General Notes' on Code Summary, Energy Calculations, and Air Barrier Sheets	
			If complying prescriptively, demonstrate that each opaque envelope assembly complies via either the minimum prescriptive R-value per Table C402.1.3 or the maximum prescriptive U-factor/F-factor per Table C402.1.4; include U-factor/F-factor source in compl		
YES			If complying via component performance, demonstrate that the Proposed Total UxA is equal to or less than the Allowable Total UxA; also demonstrate that the Proposed Total SHGCxA is equal to or less than the Allowable SHGCxA.	See Energy Calculation Sheets - 'Envelope Compliance Summary Form'	
			If complying via total building performance, provide a list of all proposed envelope component types, areas and U-values in energy model documentation.		

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20104600 REGISTERED ARCHITECT
DEAN E. KELLY
STATE OF WASHINGTON

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

AHJ APPROVAL STAMP

ENERGY CALCULATIONS

SHEET #
A00.04

Building Envelope Requirements List, pg 3 of 14

2021 WSEC Requirements for Commercial Buildings including Group R2, R3 & R4 over 3 stories & all R1 -- Administered by ©2026 NEEA, All rights reserved
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YES	C303.1.1	General insulation installation	Indicate installation methods, thicknesses, densities and clearances to achieve the intended R-value of all insulation materials	Spec Documents	
YES			Where two or more layers of rigid insulation will be used, indicate that edge joints between layers are staggered, or exception taken.	Spec Documents	
YES	C303.1.1 C303.1.2	Insulation identification	For insulation materials that are provided with a manufacturer's R-value identification mark, indicate that the insulation shall be installed such that the mark is readily observable during inspection.	Spec Documents	
YES	C303.1.1 C303.1.2	Insulation identification	For insulation materials that are not installed with an R-value identification mark, indicate that an insulation certificate per Section C303.1.1 shall be provided immediately after installation in a conspicuous location in the building so it is readily a	Spec Documents	
YES	C303.1.3 C402.4.3	Fenestration product rating	Indicate fenestration products shall be labeled with NFRC U-factor, SHGC, VT and leakage rating, if fenestration products do not have an NFRC rating, indicate applicable Chapter 3 default values.	See Glazing/Window Schedule, Code Summary and Energy Calculations Sheets	
YES	C103.2 C402.2.1	Roof assembly insulation	Indicate R-value(s) of cavity and / or continuous insulation on roof sections and WSEC envelope compliance reports	See Arch A03.01 - Assembly types	
NA			Where insulation thickness varies by greater than 1 inch, provide area weighted average U-factor calculation	See Arch A03.01 - Assembly types and Energy Calculations Sheets	
YES			Indicate framing materials and framing depths on roof sections.	See Arch A03.01 - Assembly types and Building Sections	
YES			For ceilings below vented attics and vaulted ceilings, indicate framing method (standard or advanced) per Section A102.2.	See Arch A03.01 - Assembly types and Energy Calculations Sheets	
NA			For roof assemblies with insulation entirely above deck that is tapered, indicate effective U-factors of tapered insulation per Section A102.2.6; include roof configuration and slope, maximum R-value at peak and minimum R-value at low point for all roof s		
NA			For metal building roofs, indicate R-values for thermal spacers and each insulation layer, and liner system (LS) method.		
	C402.2.1.3	Skylight curb insulation	Indicate skylight curb insulation R-value on roof section, if not included in skylight NFRC rating.		
NA	C402.2.1.4	Rooftop HVAC equipment curbs	Indicate rooftop HVAC equipment curb insulation R-value on roof section.		

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YES	C103.2 C402.2.2 C402.2.5	Above/below grade wall assembly insulation	Indicate R-value(s) of cavity and / or continuous insulation on wall sections and WSEC envelope compliance reports	See Arch A03.01 - Assembly types, Building Sections, Code Summary and Energy Calculations Sheets	
YES			For mass walls, indicate material density category, wall thickness, weight and heat capacity.	See Arch A03.01 - Assembly types, Code Summary, and Energy Calculations Sheets	
NA			For integral insulated ASTM C90 concrete masonry walls eligible for wall insulation exception, indicate loose-fill core insulation material and percentage of cores filled including grouted cores, bond beams, vertical fills, headers and any other grouted c		
YES			For wall assemblies that include wall furring, indicate the framing materials and framing depths on wall sections.	See Arch A03.01 - Assembly types, Building Sections, Code Summary, and Energy Calculations Sheets	
NA			For exposed exterior basement / crawlspace walls, indicate method of protection of insulation.		
YES			For wood-framed wall assemblies, indicate on plans the framing depth and method (standard, intermediate or advanced) per Section A103.2.	See Arch A03.01 - Assembly types, Building Sections, Code Summary, and Energy Calculations Sheets	
NA	C103.2 C402.2.2 C402.2.5	Above grade wall assembly insulation	For steel-framed and metal building wall assemblies, indicate framing depth on plans.		
NA	C402.1.4.3 Table C402.1.4 Foot	Thermal resistance of mechanical equipment penetrations	Where mechanical systems include through-wall penetrations, indicate penetration locations on plans and provide calculation of the total percent sf area of mechanical penetrations		
NA	C402.1.4.3 Table C402.1.4 Foot	Thermal resistance of mechanical equipment penetrations	If total sf area of through-wall penetrations exceeds 1% of the above grade wall area, the proposed wall assembly U-factor shall be calculated by area-weighting the proposed wall assembly type U-factor with a default U-factor of U-0.50 for the mechanical		
YES	Table C402.1.3 Footnote h Tabl	Peripheral edges of intermediate concrete floors¡½	Indicate that the total sf area of the peripheral edges of intermediate concrete floors (slab thickness multiplied by perimeter length) is accounted for as a separate above grade mass wall assembly for prescriptive or component performance compliance: ref	See Arch Building Sections, Code Summary, and Energy Calculations Sheets	

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YES	C103.2 C402.4.4	Opaque doors	For solid opaque doors and doors with ≤ 50% integral glazed area, indicate rated U-factor for swinging (per NFRC-100) and non-swinging doors on wall sections or in door schedules, and WSEC envelope compliance reports.	See Arch Door Schedule, Code Summary, and Energy Calculations Sheets	
NA	C103.2 C402.4.4	Garage doors	Indicate rated U-factor for opaque sectional, roll-up, tilt-up, metal coiling and sliding garage doors on wall sections or in door schedules, and WSEC envelope compliance reports.		
NA	C103.2 C303.1.3 C402.4.4 Tabl	Garage doors	For garage doors with ≤ 50% integral glazed area, indicate glazing configuration (single or multiple row), percentage of glazed area and rated U-factor (per NFRC 100, ANSI/DASMA 105 or eligibility for exception) on wall sections or in door schedules, an		
	C103.2 C402.2.3	Floor assembly (over outdoor or unconditioned space) insulation	Indicate R-value(s) of cavity and/or continuous insulation on floor sections and WSEC envelope compliance reports		
			For floor joists, indicate framing material and framing depth on floor sections.		
			For mass floors, indicate material density category, floor thickness, weight and heat capacity.		
NA	C402.2.8	Above-grade exterior concrete slabs	Indicate on plans the locations of all decks, balconies and other above-grade concrete slabs that penetrate the building thermal envelope; indicate the total sf area (slab thickness multiplied by the perimeter length) is accounted for as a separate above		
NA	C402.2.8	Above-grade exterior concrete slabs	For prescriptive compliance, indicate a minimum R-10 thermal break at all above-grade exterior concrete slab locations (or applicable exception); for component performance compliance, indicate code target U-factor for a mass wall and proposed U-factor as		
YES			Indicate R-value of continuous insulation on wall section or foundation detail and WSEC envelope compliance reports	See 3/A60.01, Arch Building Sections, Code Summary, and Energy Calculations Sheets 'U-Factor Calculations'	
YES			Indicate method of protection of exposed exterior slab edge insulation	See 3/A60.01, Arch Building Sections, Code Summary, and Energy Calculations Sheets 'U-Factor Calculations'	

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YES			For un-heated slab-on-grade floors, to comply prescriptively indicate insulation extends down vertically and / or horizontally the required distance from top of slab; for component performance provide effective F-factor.	See 3/A60.01, Arch Building Sections, Code Summary, and Energy Calculations Sheets 'U-Factor Calculations'	
NA			For heated slab-on-grade floors, to comply prescriptively indicate insulation extends down vertically from top of slab and then horizontally under the entire slab; for component performance provide effective F-factor for a heated slab.		
NA			Indicate on plans the locations and configuration of all mass transfer deck slabs; indicate the total sf area (slab thickness multiplied by the length of the edge condition) is accounted for as a separate above grade wall assembly; indicate compliance is		
NA	C402.2.6	Radiant heating system panels insulation	Indicate on plans the insulation R-value behind radiant panels, U-bend/headers and bottom surface of radiantly heated floors (other than heated slab-on-grade).		
	C402.4 C303.1.3	Vertical fenestration assembly performance factors	Indicate U-factors, SHGC and VT values in fenestration schedules and WSEC envelope compliance reports		
			Indicate if an area-weighted U-factor is used for multiple fenestration types within the same fenestration category per Table C402.4; provide area-weighted U-factor calculation		
			Indicate if U-factor, SHGC and VT values are NFRC or default; if default then specify frame type, glazing layers, gap width, low-e coatings, gas-fill.		
	C402.4.3.3	Dynamic glazing performance factors	Indicate U-factors, variable SHGCs and VT values for dynamic glazing products in fenestration schedules and WSEC envelope compliance reports; indicate automatic controls that modulate solar gain in multiple steps; dynamic glazing cannot be area-weighted w		
	C402.4.3	Permanent shading projection factor (PF)	For vertical fenestration shaded by building element overhangs or permanent external shading devices, provide projection factor calculations per Equation 4-6 for each fixed and operable vertical fenestration type with similar permanent shading geometry.		
	C402.2.9	Vertical fenestration intersection with opaque walls¡½	For vertical fenestration intersection with opaque walls, indicate in wall sections that the exterior glazing layer and thermal break are aligned laterally within 2-inches of the CI layer.		

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	C402.2.9	Vertical fenestration intersection with opaque walls¡½	"For vertical fenestration that is inset from the exterior face of the opaque wall rough opening, indicate in wall sections that the exposed exterior portion of the rough opening is covered with a material with an R-value of at least R-3 (insulation, 1-1/		
YES	C402.4.1 C502.2.1	Vertical fenestration maximum area	For window-to-wall ratio (WWR) calculation, provide total net sf area of all above grade wall assemblies and total rough opening sf area of all vertical fenestration assemblies in the building; each space conditioning category in the building shall be cal	See Glazing Schedule, Code Summary, and Energy Calculations Sheets 'Envelope Compliance Summary'	
	C402.4.1 C502.2.1	Vertical fenestration maximum area	If WWR exceeds the prescriptive maximum allowed, indicate alternate compliance method applied (component performance calculation with target area adjustment, vertical fenestration high performance prescriptive alternate, or both).		
NA	C402.1.5	Vertical fenestration maximum area	If component performance with target area adjustment (TAA) will be used to account for vertical fenestration area in excess of the prescriptive maximum allowed; include TAA calculation in WSEC envelope compliance reports.		
	C402.4.1.1 C402.4.1.1.1 C502.	Vertical fenestration prescriptive alternate - Optimized daylighting	Provide calculations that demonstrate at least 50% of the total conditioned floor area is within a daylight zone; demonstrate compliance for each space conditioning category in the building separately		
			Indicate in project plans that all lighting fixtures located within daylight zones shall be provided with daylight responsive controls per Section C405.2.4.1		
			Indicate that the visible transmittance (VT) of all vertical fenestration in the building is at least 1.1 times the required SHGC per Table C402.4 or no less than VT-0.50, whichever is greater.		
	C402.4.1.1 C402.4.1.1.2 C502.	Vertical fenestration prescriptive alternate - High performance fenestration	Indicate high performance U-factors and SHGC values in fenestration schedules and WSEC envelope compliance reports		
			Indicate if an area-weighted U-factor is used for multiple high performance fenestration elements within the same fenestration category per Table C402.4; provide area-weighted U-factor calculation.		

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	C402.4 C303.1.3	Skylight (horizontal fenestration) assembly performance factors	Indicate U-factors, SHGC and VT values in fenestration schedules and WSEC envelope compliance reports; indicate if values are NFRC or default		
	C402.4.3.4	Skylight (horizontal fenestration) assembly performance factors	Indicate if an area-weighted U-factor is used for multiple skylight types; provide area-weighted U-factor calculation.		
	C402.4.1 C502.2.2	Skylight maximum area	For skylight-to-roof ratio (SRR) calculation, provide total net sf area of roof and total rough opening sf area of all skylight assemblies in the building; each space conditioning category in the building shall be calculated separately; include SRR in WSE		
	C402.4.1 C402.1.5 C502.2.2	Skylight maximum area	If SRR exceeds the prescriptive maximum allowed, indicate compliance method applied is component performance calculation with target area adjustment.		
	C402.1.5	Wall / vertical fenestration and roof / skylight target area adjustment	If target area adjustment (TAA) will be used to account for vertical fenestration and/or skylight area in excess of the prescriptive maximum allowed, include TAA calculations in WSEC envelope compliance reports.		
	C402.4.2	Single story spaces requiring skylights	Provide list of enclosed, single story spaces located directly under a roof that exceed 2,500 sf floor area and have a ceiling height ≥ 15 ft for at least 75% of the ceiling area within the space; for each space identify the space use, floor area, floo		
			For each space required to comply with the skylight provision, provide calculations for percentage of conditioned floor area located within a toplit daylight zone (minimum is 50%); if exception is taken for spaces where the total floor area minus the side		
			Indicate compliance method applied to each space (minimum ratio of skylight area to toplit daylight zone area is ≥ 3%, OR minimum skylight effective aperture is ≥ 1% per Equation C4-5); provide compliance method calculations for each space		
			Indicate haze factor of skylight glazing material or diffuser.		
	C410.2	Walk-in and warehouse cooler and freezer envelope	Indicate insulation R-values for cooler and freezer wall and ceiling assemblies in plans and WSEC envelope compliance reports		
			Indicate cooler and freezer door insulation R-values in plans and WSEC envelope compliance reports; indicate method of minimizing air infiltration (strip doors, curtains, spring-hinged doors, etc); provide automatic door closure (or note exception taken)		

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PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

AHJ APPROVAL STAMP

ENERGY CALCULATIONS

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			For transparent reach-in doors and fixed windows, indicate number of glass panes (double or triple pane); indicate whether the interstitial spaces between panes is filled with inert gas or if panes are heat-reflective treated glass.		
ENVELOPE ASSEMBLIES - ADDITIONAL ENERGY EFFICIENCY MEASURE					
NA	C406.2.12	Enhanced thermal envelope performance	To comply with this additional efficiency measure, indicate thermal envelope compliance is via component performance; provide WSEC envelope compliance reports that demonstrate Proposed Total UxA is 15% lower than the Allowable (Code Target) Total UxA.		
ENVELOPE ASSEMBLIES - LOAD MANAGEMENT MEASURES					
NA	C406.3.3	Automated shading	To comply with this additional efficiency measure, provide calculations that demonstrate window-to-wall ratio (WWR) on south & west facing exposures exceed 20%; indicate method of shading (movable exterior shading or dynamic glazing) on plans for all sunl		
NA	C406.3.3	Automated shading	Indicate automatic controls are connected to a central DDC system having digital input capable of being activated by an external utility signal; where utility real-time demand or pricing program exists, indicate system configured to utilize this signal; o		
NA	C406.3.7	Building thermal mass	To comply with this additional efficiency measure, indicate building includes mass wall and floor assemblies with indoor facing mass surfaces that communicate directly with the conditioned indoor air (wall board and hard surface flooring are permitted wit		
NA	C406.3.7	Building thermal mass	Indicate HVAC systems serving areas with building thermal mass are configured with summer mode night flush sequence control of air economizers to pre-cool the building during unoccupied periods		
NA	C406.3.7	Building thermal mass	Indicate automatic controls are connected to a central DDC system having digital input capable of being activated by an external utility signal; where utility real-time demand or pricing program exists, indicate system configured to utilize this signal; o		
AIR BARRIER & AIR LEAKAGE TEST					
YES	C402.5.1.1	Air barrier construction and sealing	Identify location and provide diagram of continuous air barrier in plans and sections	A01.01 - Air Barrier and Building Science Reports	

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YES			Provide details for all joints, transitions in materials, penetrations in air barrier and note method of sealing (caulked, gasketed, or other approved method)	Building Science Reports and Specs	
NA	C402.5.5 C402.5.1.1	Rooms containing fuel burning space conditioning appliances	For room(s) located within the conditioned space that contain non-direct vent fuel-burning appliances that require outdoor air for combustion, indicate method of isolation from the conditioned space; include sealing of walls, floor and ceiling of room, do		
NA			Indicate walls, floor and ceiling of the room envelope are insulated to the same level required for an exterior envelope; indicate combustion air ductwork that passes through conditioned space is provided with at minimum R-16 insulation.		
NA	C402.5.6	Doors and access openings to shafts, chutes, stairways and elevator lobbies	Indicate locations of all doors and access openings to shafts, chutes, stairways and elevator lobbies on plans		
YES			Indicate method of sealing of these openings (gasketing, weatherstripping, other sealing method); or exception taken.	Building Science Reports and Specs	
NA	C402.5.7	Outdoor air intakes, exhaust and relief openings	Indicate locations of all stairway enclosure, elevator shaft and building pressurization relief openings, outside air intakes and exhaust openings on plans		
NA			Indicate in air barrier documentation and mechanical plans that all relief, outside air intake and exhaust openings shall be provided with dampers in accordance with Mechanical Section C403.7.8.		
NA	C402.5.10	Recessed lighting in building envelope	Indicate method of sealing between light fixture housing and wall or ceiling		
NA			Indicate in air barrier documentation and lighting fixture schedules that all recessed lighting fixtures shall be IC rated and have an air leakage rating not greater than 2 cfm per ASTM E283 test.		
NA	C402.5.8	Loading dock seals	Indicate weather seal at cargo and loading dock doors.		
YES	C402.5.9	Vestibules	Indicate locations and dimensions of vestibules for building entrances; also indicate vestibule information for exit-only doors in buildings where separate doors for entering and exiting are provided	See Arch Floorplans A22.01-A22.02	
NA			Indicate locations of all building entrances and exit-only doors provided with an air curtain in lieu of a vestibule; indicate air curtain performance complies with requirements per C402.5.9 Exception 7		

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NA			Indicate exception and criteria utilized for all building entrances and exit-only doors that do not have a vestibule or air curtain		
NA			For unconditioned vestibules, indicate which vestibule envelope assembly (interior or exterior) complies with the thermal envelope performance requirements for a conditioned space.		
YES	C103.2 C402.5.1.2C 402.5.1.2.1	Building enclosure air leakage test	Indicate in project documents that building enclosure air leakage testing is required for WSEC compliance	See Code Summary and Energy Calculations Sheets - '2021 WSEC General Notes'	
YES			Provide area calculations that account for all six sides of the air barrier boundaries	Building Science Reports and Specs	
YES			For commercial buildings, indicate that building enclosure air leakage testing shall be performed per ASTM C779 (or equivalent method approved by the code official) and the target leakage rate is 0.25 cfm/ft2 (1.5 L/s*m2) at 0.3 in. wg (75 Pa)	See Code Summary and Energy Calculations Sheets - '2021 WSEC General Notes'	
YES			For a commercial or Group R occupancy area weighted test, indicate that tested portions of the building shall include all spaces directly under the roof, all spaces that have a building entrance, exposed floor, loading dock or are below grade plane, and representative above-grade areas that total ≥ 25% of the building total above-grade wall area; indicate in project documents that the weighted average air leakage rate of the building thermal envelope shall not exceed 0.25 cfm/ft2 (1.27 L/s*m2) when measured at a pressure differential of 0.3 in. wg (75 Pa).	See Code Summary and Energy Calculations Sheets - '2021 WSEC General Notes'	
NA			For a Group R occupancy building where dwelling units, sleeping units or other condition spaces are accessed directly from the outdoors, indicate that each testing unit, or a representative sampling of units, shall be tested separately via an un-guarded blower door test; indicate in project documents that the weighted average air leakage rate of all testing units combined shall not exceed 0.25 cfm/ft2 (1.27 L/s*m2) when measured at a pressure differential of 0.2 in. wg (50 Pa).		
YES			If the building is mixed residential / commercial and three stories or less above grade plane, indicate which building enclosure air leakage test procedure will be used for the Group R-2 / R-3 areas (Section R402.4.1.2 or C402.5.1.2); if per R402.4.1.2, i	See Code Summary, and Energy Calculations Sheets - '2021 WSEC General Notes'	

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YES			Include the following requirements in project documents: (1) Submit building enclosure air leakage test reports to jurisdiction and owner; (2) If initial test result exceeds 0.25 cfm/ft2 (1.5 L/s*m2), indicate that inspection and all practical corrective	Building Science Reports	
AIR LEAKAGE TEST - ADDITIONAL ENERGY EFFICIENCY MEASURES					
NA	C406.9	Reduced air infiltration	To comply with additional efficiency credit, indicate in project documents that the building enclosure air leakage test results shall not exceed 0.17 cfm/ft2 at 0.3 in. wg (75 Pa); all documentation requirements per C103.2 and C402.5.1.2 apply		
NA	C406.2.13 C406.2.13.2	Enhanced reduced air leakage	To comply with this additional efficiency measure, indicate in project documents that the measured air leakage rate of the building thermal envelope for the total conditioned floor area of the whole building or fully isolated building addition or tenant space, shall not exceed 0.0825 cfm/ft2 (0.419 L/s*m2) when measured at a pressure differential of 0.3 in. wg (75 Pa); all documentation requirements per C103.2 and C402.5.1.2 apply.		
ELEVATORS - ADDITIONAL ENERGY EFFICIENCY MEASURE					
NA	C406.2.18	Efficient elevator equipment	For buildings ≥ 3 stories above grade, to comply with this additional efficiency measure identify on plans which floors are served by elevators that are rated ISO 25745-2 Energy Efficiency Class A; if not all floors are served by this elevator class, p		
KITCHEN & LAUNDRY - ADDITIONAL ENERGY EFFICIENCY MEASURES					
NA	C406.2.14	ENERGY STAR commercial kitchen equipment(i.)½	Indicate building area that this additional efficiency measure is being applied to is Group A-2 or other occupancy where the primary business requires the use of commercial kitchen equipment; include kitchen equipment schedule on plans; indicate project i		
NA	C406.2.15	ENERGY STAR kitchen appliances serving Group R-1 & R-2	For Group R-1 & R-2 occupancies, to comply with this additional efficiency measure indicate ≥ 90% of all residential dishwashers, refrigerators and freezers specified are ENERGY STAR Most Efficient qualified models; include kitchen equipment schedule o		
NA	C406.2.16	ENERGY STAR in-unit laundry appliances serving Group R-2	For Group R-2 occupancies, to comply with this additional efficiency measure indicate ≥ 90% of all in-unit residential clothes washers and dryers specified are ENERGY STAR Most Efficient qualified models; include laundry equipment schedule on plans; if		

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NA	C406.2.17	ENERGY STAR heat pump clothes dryers serving Group R-1 & R-2	For Group R-1 & R-2 occupancies, to comply with this additional efficiency measure indicate ≥ 90% of all clothes dryers specified are ENERGY STAR qualified heat pump dryers; includes dryers located in-unit and within central multi-family use laundry ro		
ENVELOPE ALTERATIONS					
	C503.1	Roof alteration - insulation	For a roof alteration where existing ceiling cavities are exposed, indicate cavities are insulated to full depth at a minimum nominal value of R-3.0 per inch.		
			For a roof covering replacement where insulation is installed entirely above the roof deck, or the existing roof contains no insulation, indicate insulation complies with requirements for new construction per Tables C402.1.3 or C402.1.4.		
	C503.1	Wall and floor alteration - insulation	For a wall or floor alteration (floor over outdoor or unconditioned space) where existing envelope cavities are exposed, indicate cavities are insulated to full depth at a minimum nominal value of R-3.0 per inch.		
	C503.3.2	Addition of vertical fenestration	Where the addition of new vertical fenestration results in a window-to-wall ratio (WWR) exceeding the prescriptive maximum allowed per C402.4.1, demonstrate method of compliance (prescriptive vertical fenestration alternate, component performance with tar		
	C503.3.3	Addition of skylights	Where the addition of new skylights results in a skylight-to-roof ratio (SRR) exceeding the prescriptive maximum allowed per C402.4.1, demonstrate method of compliance (component performance compliance with target area adjustment for the alteration area a		
	C103.2 C103.6.3 C505.1 C505.4	Change in space conditioning or occupancy envelope compliance path	For areas under-going a change in space conditioning or occupancy, indicate envelope thermal performance compliance path applied to the building alteration area (prescriptive compliance or component performance with 110% target UxA allowance); provide cor		
	C103.2 C103.6.3 C505.1 C505.4	Change in space conditioning or occupancy envelope compliance path	If complying via total building performance with 110% allowance, provide a list of all proposed envelope component types, areas and U-values in energy model documentation.		
PROJECT CLOSE OUT					
YES	C103.6	Documentation and submittal requirements	Indicate in plans that project close out documentation is required including envelope record construction documents, applicable calculations, WSEC envelope compliance reports, and fenestration NFRC rating certificates.	See Code Summary, and Energy Calculations Sheets - '2021 WSEC General Notes'	

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2021 WSEC Requirements for Commercial Buildings including Group R2, R3 & R4 over 3 stories & all R1 -- Administered by ©2026 NEEA, All rights reserved
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For questions about this report, contact WSEC Commercial Technical Support at 360-539-5300 or via email at com.techsupport@waenergycodes.com

YES	C401.4	Thermal envelope certificate	Indicate in plans that a thermal envelope certificate is required at project close out; indicate that information on this certificate shall include the rated R-values of all opaque assembly insulation, U-factors & SHGCs for all fenestration assemblies and	See Code Summary, and Energy Calculations Sheets - '2021 WSEC General Notes'
If "no" is selected for any question, provide explanation.				

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20104600 REGISTERED ARCHITECT
DEAN E. KELLY
STATE OF WASHINGTON

EKLUND AND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

AHJ APPROVAL STAMP

ENERGY CALCULATIONS

SHEET #
A00.06

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	
100	ENTRY	78 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
103	PLUMBING	200 SF	R-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	GROSS	1
104	ELECTRICAL	131 SF	R-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	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	479 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	85 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
110	JANITOR	14 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
111	TYPE A 2-BDRM	618 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	452 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
115	1-BDRM	440 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
116	1-BDRM	440 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
117	1-BDRM	446 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
118	1-BDRM	446 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
119	CORNER 1-BDRM	461 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
120	HALL	993 SF	R-2	RESIDENTIAL	200 SF	GROSS	5
LEVEL 1		7318 SF					49

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	
202	MECH	110 SF	R-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	GROSS	1
205	LAUNDRY	119 SF	R-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	GROSS	1
206	1-BDRM	479 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
207	1-BDRM	434 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
208	1-BDRM	434 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
209	WEST STAIR	162 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
211	2-BDRM	618 SF	R-2	RESIDENTIAL	200 SF	GROSS	4
212	1-BDRM	434 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
213	1-BDRM	453 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
214	CORNER 1-BDRM	458 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
215	1-BDRM	446 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
216	1-BDRM	446 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
217	1-BDRM	446 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
218	1-BDRM	446 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
219	CORNER 1-BDRM	461 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
221	STORAGE	110 SF	R-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	GROSS	1
201	NORTH STAIR	170 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
220	HALL	884 SF	R-2	RESIDENTIAL	200 SF	GROSS	5
LEVEL 2		7107 SF					47
TOTAL		14425 SF					96

GROSS BUILDING AREA

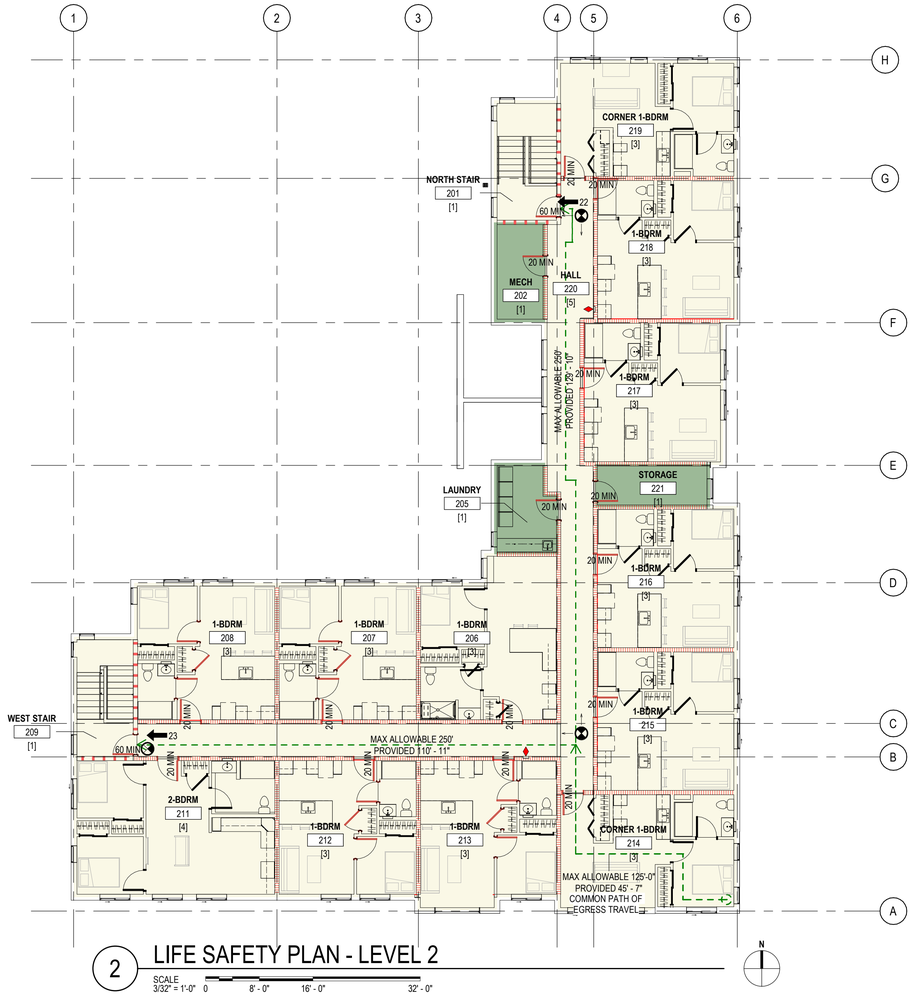
LEVEL	OCCUPANCY CLASSIFICATION	AREA
LEVEL 1	RESIDENTIAL R-2	7,520 SF
LEVEL 2	RESIDENTIAL R-2	7,220 SF
BUILDING TOTAL		14,750 SF

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.

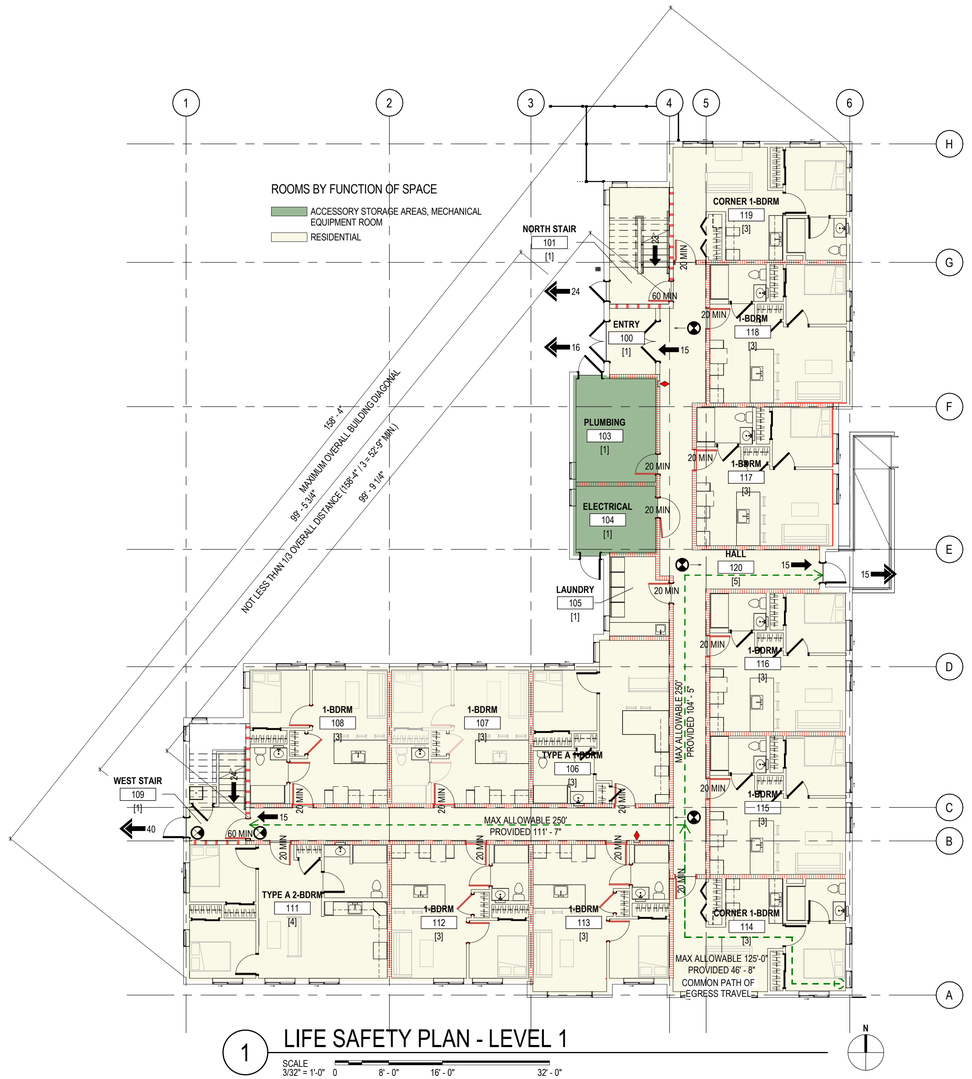
ROOM NAME
100 [1] — ROOM TAG / OCCUPANT LOAD
45 MIN — FIRE RATED DOOR / RATING
00.00" / 00.00" — MEANS OF EGRESS CAPACITY / WIDTH PROVIDED / WIDTH REQUIRED
FP 1 HR — FIRE PARTITION, 1-HOUR
FB 1 HR — FIRE BARRIER, 1-HOUR

EXIT SIGN
FIRE EXTINGUISHER
COMMON PATH OF EGRESS
EXIT ACCESS
123 — EXIT ACCESS OCCUPANT LOAD
123 — EXIT DISCHARGE OCCUPANT LOAD



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"

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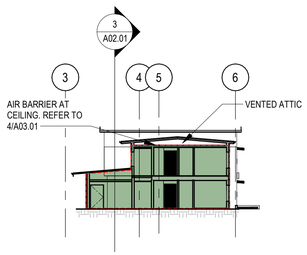
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AHJ APPROVAL STAMP

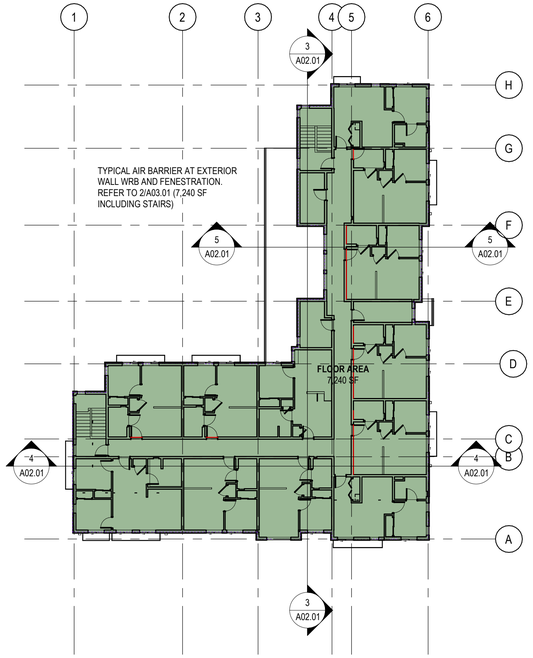
LIFE SAFETY PLANS

SHEET #
A01.01



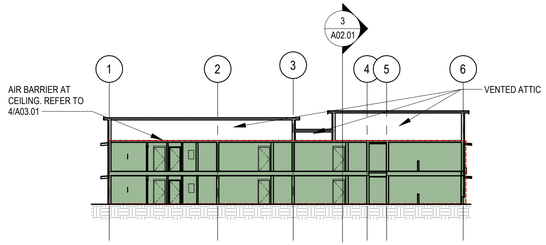
5 AIR BARRIER - CROSS SECTION

1" = 20'-0"



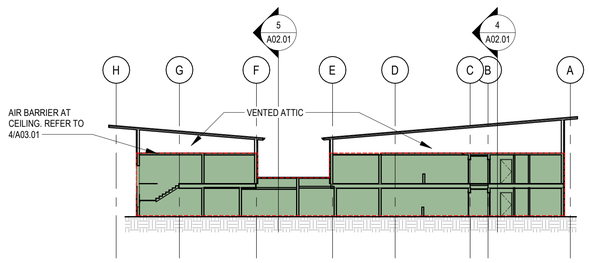
2 AIR BARRIER PLAN - LEVEL 2

1" = 20'-0"



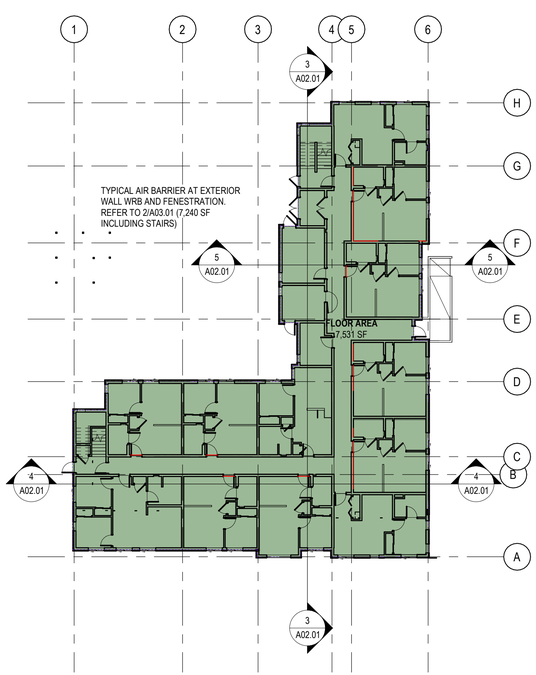
4 AIR BARRIER - CROSS SECTION

1" = 20'-0"



3 AIR BARRIER SECTION - LONGITUDINAL

1" = 20'-0"



1 AIR BARRIER PLAN - LEVEL 1

1" = 20'-0"

2021 WA STATE ENERGY CODE (WSEC)

A CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE. THE CONTINUOUS AIR BARRIERS SHALL BE LOCATED ON THE INSIDE OR OUTSIDE OF THE BUILDING THERMAL ENVELOPE, LOCATED WITHIN THE ASSEMBLIES COMPOSING THE BUILDING THERMAL ENVELOPE, OR ANY COMBINATION THEREOF. THE AIR BARRIER SHALL COMPLY WITH SECTIONS C402.5.1.1 AND C402.5.1.2. SEE OUTLINE AND SHADED AREA OF BUILDING THERMAL ENVELOPE IN THE FLOOR PLANS AND BUILDING SECTIONS BELOW. THE CONTINUOUS AIR BARRIER SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING:

1. THE AIR BARRIER SHALL BE CONTINUOUS FOR ALL THERMAL ENVELOPE ASSEMBLIES AND ACROSS THE JOINTS AND ASSEMBLIES.
2. AIR BARRIER JOINTS AND SEAMS SHALL BE SEALED, INCLUDING SEALING TRANSITIONS IN PLACES AND CHANGES IN MATERIALS. THE JOINTS AND SEALS SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE, LOOSEN OR OTHERWISE IMPAIR ITS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION.
3. PENETRATIONS OF THE AIR BARRIER SHALL BE CAULKED, GASKETED OR OTHERWISE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. SEALING SHALL ALLOW FOR EXPANSION, CONTRACTION AND MECHANICAL VIBRATION. JOINTS AND SEAMS ASSOCIATED WITH PENETRATIONS SHALL BE SEALED IN THE SAME MANNER OR TAPED. SEALING MATERIALS SHALL BE SECURELY INSTALLED AROUND THE PENETRATIONS SO AS NOT TO DISLODGE, LOOSEN OR OTHERWISE IMPAIR THE PENETRATIONS' ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT, AND MECHANICAL VENTILATION. SEALING OF CONCEALED FIRE SPRINKLERS, WHERE REQUIRED, SHALL BE IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.
4. WHERE RECESSED LIGHTING FIXTURES PENETRATE THE AIR BARRIER, THEY SHALL BE ALL OF THE FOLLOWING PER WSEC C402.5.10:
   a. IC RATED
   b. LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT MORE THAN 2.0 CFM WHEN TESTED PER ASTM E 283 AT A 1.57 PSF PRESSURE DIFFERENTIAL
   c. SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING COVERING.
5. CONSTRUCTION DOCUMENTS SHALL CONTAIN A DIAGRAM SHOWING THE BUILDING'S PRESSURE BOUNDARY IN PLAN(S) AND SECTION(S) AND A CALCULATION OF THE AREA OF THE PRESSURE BOUNDARY TO BE CONSIDERED IN THE TEST.
6. BUILDING THERMAL ENVELOPE TESTING. THE BUILDING THERMAL ENVELOPE SHALL BE TESTED IN ACCORDANCE WITH ASTM E779, ANSI/RESNET/ICC 380, ASTM E3158 OR ASTM E1827 OR AN EQUIVALENT METHOD APPROVED BY THE CODE OFFICIAL. THE MEASURED AIR LEAKAGE SHALL NOT EXCEED 0.25 CFM/FT2 (1.27 L/S × M2) OF THE BUILDING THERMAL ENVELOPE AREA AT A PRESSURE DIFFERENTIAL OF 0.3 INCH WATER GAUGE (75 PA). ALTERNATIVELY, PORTIONS OF THE BUILDING SHALL BE TESTED AND THE MEASURED AIR LEAKAGES SHALL BE AREA WEIGHTED BY THE SURFACE AREAS OF THE 2021 WASHINGTON STATE ENERGY CODE CE-47 BUILDING ENVELOPE IN EACH PORTION. THE WEIGHTED AVERAGE TEST RESULTS SHALL NOT EXCEED THE WHOLE BUILDING LEAKAGE LIMIT. IN THE ALTERNATIVE APPROACH, THE FOLLOWING PORTIONS OF THE BUILDING SHALL BE TESTED:
   1. THE ENTIRE ENVELOPE AREA OF ALL STORIES THAT HAVE ANY SPACES DIRECTLY UNDER A ROOF.
   2. THE ENTIRE ENVELOPE AREA OF ALL STORIES THAT HAVE A BUILDING ENTRANCE, EXPOSED FLOOR, OR LOADING DOCK, OR ARE BELOW GRADE.
   3. REPRESENTATIVE ABOVE-GRADE SECTIONS OF THE BUILDING TOTALING AT LEAST 25 PERCENT OF THE WALL AREA ENCLOSING THE REMAINING CONDITIONED SPACE.
   4. TEST SHALL BE ACCOMPLISHED USING EITHER: A) BOTH PRESSURIZATION AND DEPRESSURIZATION, OR BY PRESSURIZATION ALONE, BUT NOT DEPRESSURIZATION ALONE. THE TEST RESULTS SHALL BE PLOTTED AGAINST THE CORRECT P FOR PRESSURIZATION IN ACCORDANCE WITH SECTION 9.4 OF ASTM E779. WHERE THE MEASURED AIR LEAKAGE RATE EXCEEDS 0.25 CFM/FT2 (2.0 L/S X M2) CORRECTIVE ACTION SHALL BE TAKEN TO SEAL LEAKS IN THE AIR BARRIER. POST-CORRECTIVE ACTION TESTING AND REPEATED CORRECTIVE ACTION MEASURES WILL BE TAKEN UNTIL THE REQUIRED AIR LEAKAGE RATING IS ACHIEVED. FINAL PASSING OF THE AIR LEAKAGE TEST RESULTS SHALL BE SUBMITTED TO THE CODE OFFICIAL.
7. BUILDING TEST FOR MIXED-USE BUILDINGS. WHERE A BUILDING IS THREE OR FEWER STORIES ABOVE GRADE PLANE AND CONTAINS BOTH COMMERCIAL AND RESIDENTIAL USES, THE AIR BARRIER OF THE R-2 AND R-3 OCCUPANCY AREAS OF THE BUILDING IS PERMITTED TO BE SEPARATELY TESTED ACCORDING TO SECTION R402.4.1.2. ALTERNATIVELY, IT IS PERMISSIBLE TO TEST THE AIR BARRIER OF THE ENTIRE BUILDING ACCORDING TO SECTION C402.5.3, PROVIDED THAT THE TESTED AIR LEAKAGE RATE DOES NOT EXCEED THE RATE SPECIFIED IN SECTION C402.5.3.
8. ROOMS CONTAINING FUEL-BURNING APPLIANCES SHALL COMPLY WITH WSEC C402.5.5. EXCEPTION: FIREPLACES AND STOVES COMPLYING WITH SECTION 901 THROUGH 905 OF THE INTERNATIONAL MECHANICAL CODE, AND SECTION 2111.13 OF THE INTERNATIONAL BUILDING CODE.
9. DOORS AND ACCESS OPENINGS FROM CONDITIONED SPACE TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES SHALL BE GASKETED, WEATHERSTRIPPED OR SEALED. EXCEPTIONS:
   a. DOOR OPENINGS REQUIRED TO COMPLY WITH FIRE-RESISTANT JOINT SYSTEMS, PER IBC 716
   b. DOORS AND DOOR OPENINGS REQUIRED TO COMPLY WITH UL 1784 PER IBC.
10. STAIRWAY ENCLOSURES, ELEVATOR SHAFT VENTS AND OTHER OUTDOOR AIR INTAKES AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE PROVIDED WITH DAMPERS IN ACCORDANCE WITH WSEC SECTION C403.7.8.
11. MATERIALS QUALIFY AS AN AIR BARRIER WHEN THEY HAVE A MAXIMUM AIR PERMEABILITY NO GREATER THAN 0.004 CFM/FT^2 UNDER A PRESSURE DIFFERENTIAL OF 0.3 INCHES WATER GAUGE WHEN TESTED IN ACCORDANCE WITH ASTM E 2178. THE FOLLOWING COMPLY WITH THIS REQUIREMENT PROVIDED JOINTS ARE SEALED AND MATERIALS INSTALLED AS AIR BARRIERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS:
    a. PLYWOOD WITH MINIMUM 3/8" THICKNESS
    b. ORIENTED STRAND BOARD WITH MINIMUM 3/8" THICKNESS
    c. EXTRUDED POLYSTYRENE INSULATION BOARD WITH MINIMUM 1/2" THICKNESS
    d. FOIL-BACKED POLYISOCYANURATE INSULATION BOARD WITH MINIMUM 1/2" THICKNESS
    e. CLOSED CELL SPRAY FOAM WITH MINIMUM 1.5 PCF AND MINIMUM 1.5" THICKNESS
    f. OPEN CELL SPRAY FOAM WITH DENSITY BETWEEN 0.4 AND 1.5 PCF AND MINIMUM 4.5" THICKNESS
    g. EXTERIOR OR INTERIOR GYPSUM BOARD WITH MINIMUM 1/2" THICKNESS
    h. CEMENT BOARD WITH MINIMUM 1/2" THICKNESS
    i. BUILT-UP ROOFING MEMBRANE
    j. MODIFIED BITUMINOUS ROOF MEMBRANE
    k. FULLY ADHERED SINGLE-PLY ROOF MEMBRANE
    l. A PORTLAND CEMENT/SAND PARGE, OR GYPSUM PLASTER WITH MINIMUM 5/8" THICKNESS
    m. CAST-IN-PLACE AND PRECAST CONCRETE
    n. FULLY GROUTED CONCRETE BLOCK MASONRY
    o. SHEET STEEL OR ALUMINUM

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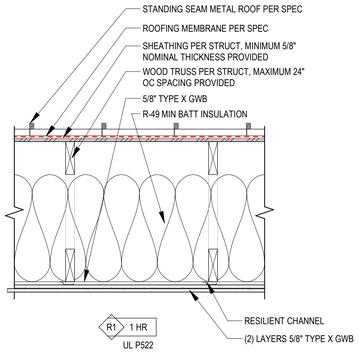
REVISION SCHEDULE

AHJ APPROVAL STAMP

AIR BARRIER

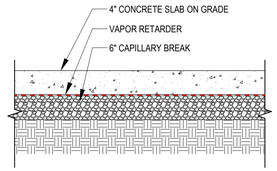
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R1 | 1 HR

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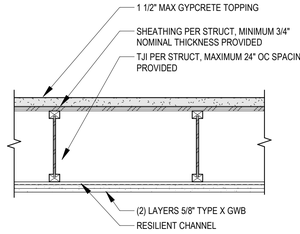


SLAB ON GRADE

F1 | - | -

NON-RATED

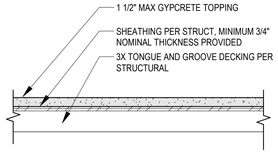
NOTE: SEE WALL SECTION FOR PERIMETER SLAB INSULATION



TYP RESIDENTIAL

F3 | 1 HR | 55

GA FC 5050



TYP AT CORRIDORS

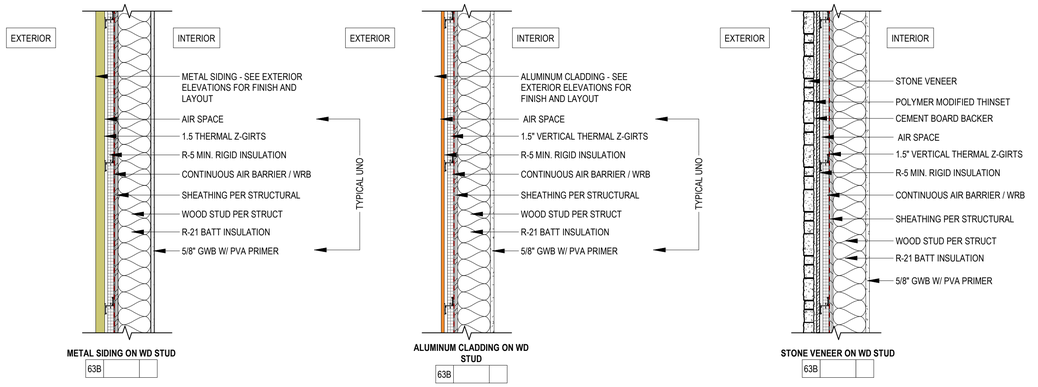
F4 | 1 HR | 55

4 ROOF-CEILING TYPES

1" = 1'-0"

3 FLOOR-CEILING TYPES

1" = 1'-0"



METAL SIDING ON WD STUD

63B

ALUMINUM CLADDING ON WD STUD

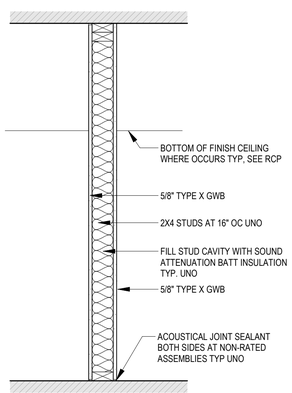
63B

STONE VENEER ON WD STUD

63B

2 EXTERIOR WALLS

1" = 1'-0"



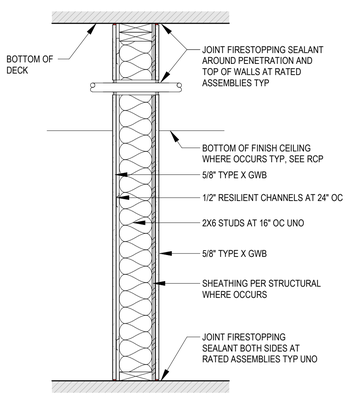
TYP INTERIOR PARTITION

71A | - | -

NON-RATED

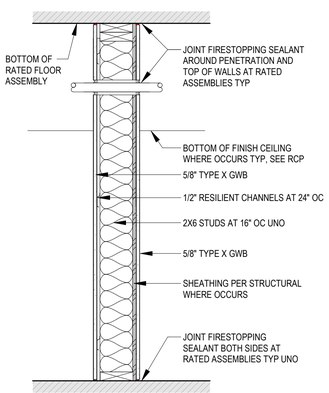
71B | 2X6 STUDS

71C | 2X8 STUDS



72B | FB 1 HR | 50

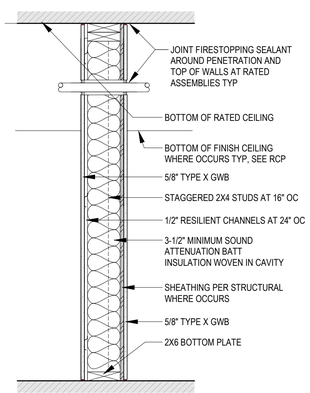
IBC 14-1.3



CORRIDOR

73B | FP 1 HR | 50

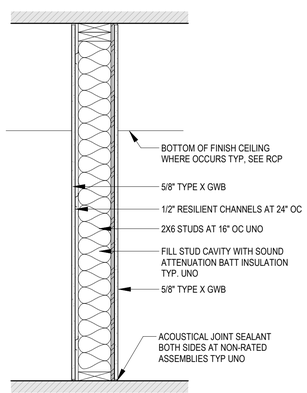
GA WP 3371



TYP DEMISING

76B | FP 1 HR | 50

GA WP 3371



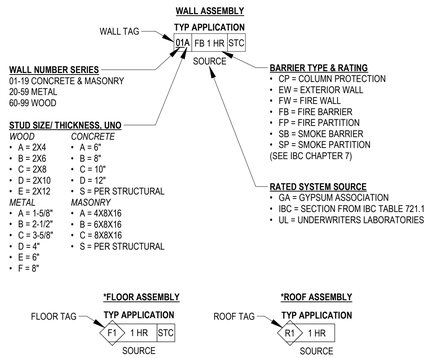
78B | - | -

NON-RATED

1 PARTITION WALLS

1" = 1'-0"

NOTES & LEGEND - ASSEMBLY TYPES



*SEE WALL ASSEMBLY LEGEND FOR SIMILAR CALLOUTS

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.

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PROJECT # 2023093.02

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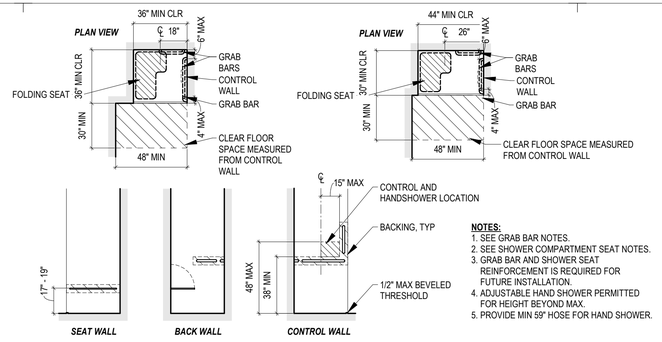
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ASSEMBLY TYPES

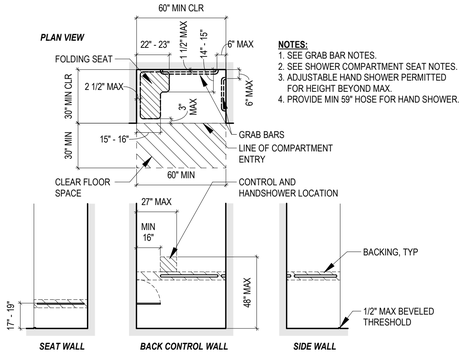
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A03.01



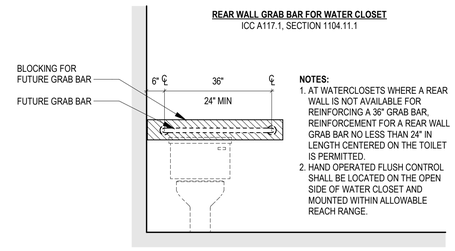
NOTES:
1. SEE GRAB BAR NOTES.
2. SEE SHOWER COMPARTMENT SEAT NOTES.
3. GRAB BAR AND SHOWER SEAT REINFORCEMENT IS REQUIRED FOR FUTURE INSTALLATION.
4. ADJUSTABLE HAND SHOWER PERMITTED FOR HEIGHT BEYOND MAX.
5. PROVIDE MIN 59" HOSE FOR HAND SHOWER.

12 TRANSFER TYPE SHOWER - TYPE B
1/4" = 1'-0"



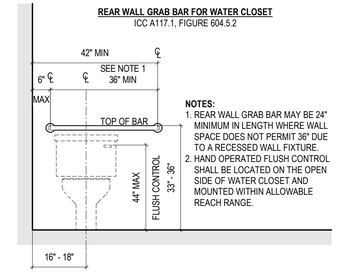
NOTES:
1. SEE GRAB BAR NOTES.
2. SEE SHOWER COMPARTMENT SEAT NOTES.
3. ADJUSTABLE HAND SHOWER PERMITTED FOR HEIGHT BEYOND MAX.
4. PROVIDE MIN 59" HOSE FOR HAND SHOWER.

11 STANDARD ROLL-IN TYPE SHOWER - TYPE A



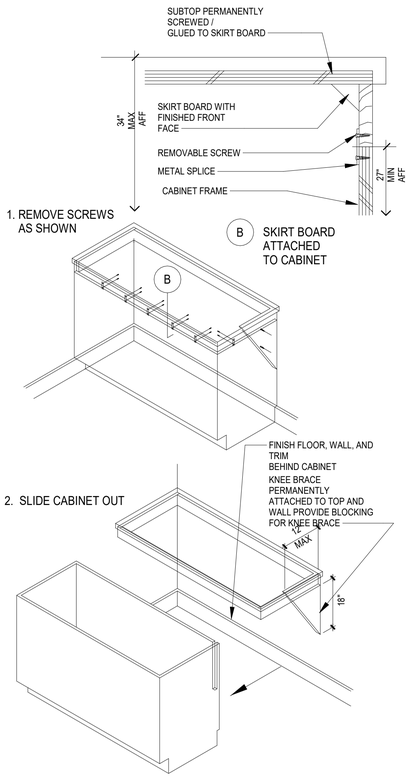
NOTES:
1. AT WATERCLOSETS WHERE A REAR WALL IS NOT AVAILABLE FOR REINFORCING A 36" GRAB BAR, REINFORCEMENT FOR A REAR WALL GRAB BAR NO LESS THAN 24" IN LENGTH CENTERED ON THE TOILET IS PERMITTED.
2. HAND OPERATED FLUSH CONTROL SHALL BE LOCATED ON THE OPEN SIDE OF WATER CLOSET AND MOUNTED WITHIN ALLOWABLE REACH RANGE.

7 TYPE B WATER CLOSET REAR WALL
1/2" = 1'-0"



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 TYPE A WATER CLOSET REAR WALL
1/2" = 1'-0"

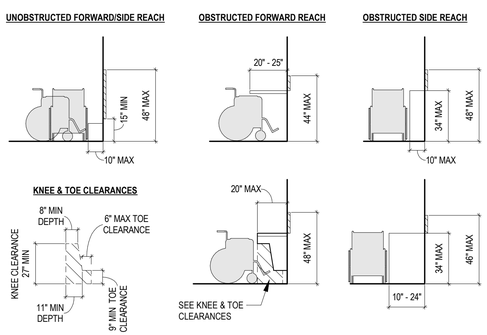


13 ACCESSIBLE REMOVABLE BASE CABINET
1/4" = 1'-0"

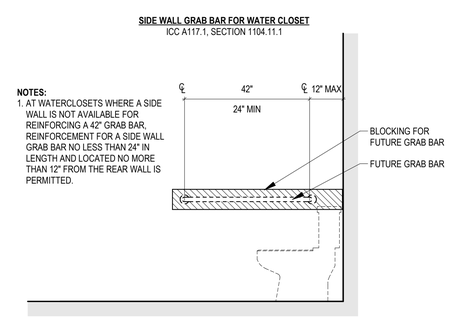
NOTES:
THE FOLLOWING SHALL BE MOUNTED WITHIN AN ACCESSIBLE REACH RANGE PER ICC A117.1, 308:

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.

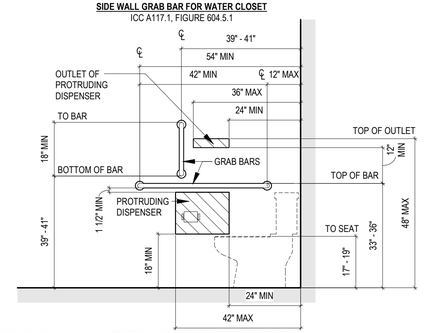


9 MOUNTING HEIGHTS & OPERABLE PARTS
1/4" = 1'-0"



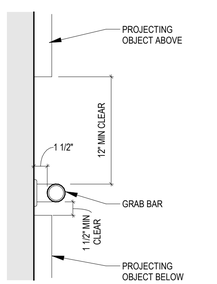
NOTES:
1. AT WATERCLOSETS WHERE A SIDE WALL IS NOT AVAILABLE FOR REINFORCING A 42" GRAB BAR, REINFORCEMENT FOR A SIDE WALL GRAB BAR NO LESS THAN 24" IN LENGTH AND LOCATED NO MORE THAN 12" FROM THE REAR WALL IS PERMITTED.

6 TYPE B WATER CLOSET SIDE WALL
1/2" = 1'-0"



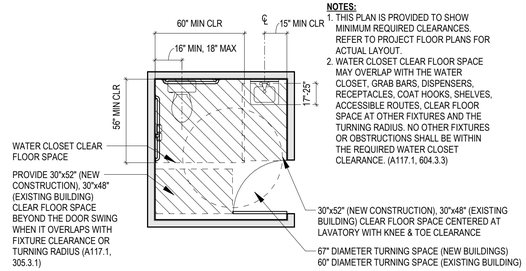
2 TYPE A WATER CLOSET SIDE WALL
1/2" = 1'-0"

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.

5 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

NOTES - ACCESIBILITY DETAILS

1. ACCESSIBILITY REQUIREMENTS ARE BASED ON THE FOLLOWING CODE EDITIONS:
   - 2017 ICC A117.1
   - 2021 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.

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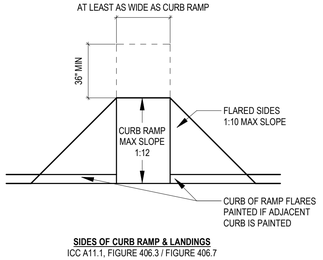
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ACCESSIBILITY GUIDELINES - BUILDING ELEMENTS

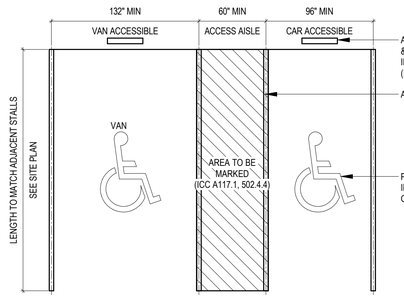
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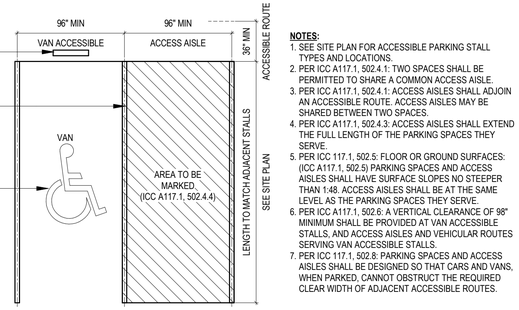
SIDES OF CURB RAMP & LANDINGS
ICC A11.1, FIGURE 406.3 / FIGURE 406.7

NOTES:
1. **406.1 GENERAL:** CURB RAMPS ALONG ACCESSIBLE ROUTES SHALL COMPLY WITH SECTIONS 406, 405.2, 405.3 AND 405.10.
2. **406.2 COUNTER SLOPE:** COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.
3. **406.3 SIDES OF CURB RAMPS:** WHERE PROVIDED, CURB RAMP FLARES SHALL COMPLY WITH SECTION 406.3.
4. **406.3.1 SLOPES:** FLARES SHALL NOT BE STEEPER THAN 1:10.
5. **406.3.2 MARKING:** IF CURBS ADJACENT TO THE RAMP FLARES ARE PAINTED, THE PAINTED SURFACE SHALL EXTEND ALONG THE FLARED PORTION OF THE CURB.
6. **406.4 WIDTH:** CURB RAMPS SHALL BE 36" MINIMUM IN WIDTH, EXCLUSIVE OF FLARED SIDES.
7. **406.5 FLOOR SURFACE:** FLOOR SURFACES OF CURB RAMPS SHALL COMPLY WITH SECTION 302.
8. **406.6 LOCATION:** CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
9. **406.7 LANDINGS:** LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE 36" MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING.
10. **406.8 OBSTRUCTIONS:** CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
11. **406.9 HANDRAILS:** HANDRAILS SHALL NOT BE REQUIRED ON CURB RAMPS.

8 ACCESSIBLE CURB RAMPS & LANDINGS



PARKING SPACE ACCESS AISLE
ICC A11.1, FIGURE 502.4



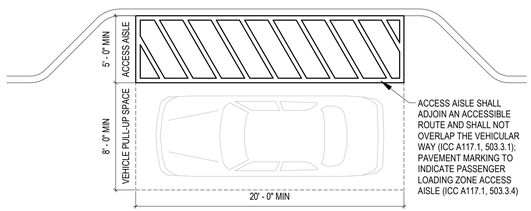
ACCESS AISLE CONNECTED TO AN ACCESSIBLE ROUTE
ICC A11.1, FIGURE 502.4.1(a)

NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE PARKING STALL TYPES AND LOCATIONS.
2. PER ICC A117.1, 502.4.1: TWO SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE.
3. PER ICC A117.1, 502.4.1: ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. ACCESS AISLES MAY BE SHARED BETWEEN TWO SPACES.
4. PER ICC A117.1, 502.4.3: ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACES THEY SERVE.
5. PER ICC 117.1, 502.5: FLOOR OR GROUND SURFACES: (ICC A117.1, 502.5) PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NO STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
6. PER ICC A117.1, 502.6: A VERTICAL CLEARANCE OF 98" MINIMUM SHALL BE PROVIDED AT VAN ACCESSIBLE STALLS, AND ACCESS AISLES AND VEHICULAR ROUTES SERVING VAN ACCESSIBLE STALLS.
7. PER ICC 117.1, 502.8: PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.

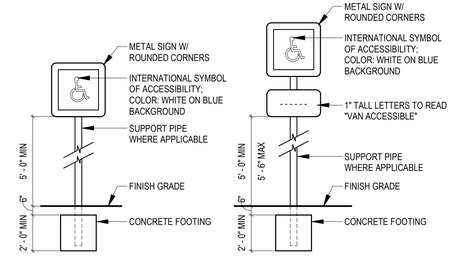
7 PARKING STALLS

PASSENGER LOADING ZONES
ICC A11.1, SECTION 503

NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE PASSENGER LOADING ZONE LOCATIONS.
2. **503.4 FLOOR SURFACES:** VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL HAVE SLOPES NO STEEPER THAN 1:48. ACCESS AISLES SHALL BE THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE.
3. **503.5 VERTICAL CLEARANCE:** A VERTICAL CLEARANCE OF 114" MINIMUM SHALL BE PROVIDED AT VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM, VEHICULAR ROUTES FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE, AND A VEHICULAR ROUTE FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SERVING VEHICLE PULL-UP SPACES.



6 PASSENGER LOADING ZONES

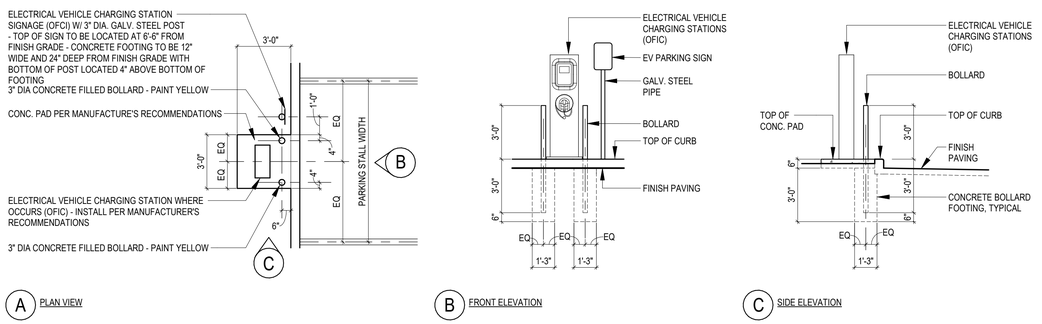


CAR ACCESSIBLE STALL **VAN ACCESSIBLE STALL**

NOTE: CENTER SIGNS ON EACH REQUIRED ACCESSIBLE STALL OR ZONE

ACCESSIBLE STALL IDENTIFICATION
ICC A11.1, SECTION 502.7

2 PARKING STALL SIGNAGE



A PLAN VIEW

B FRONT ELEVATION

C SIDE ELEVATION

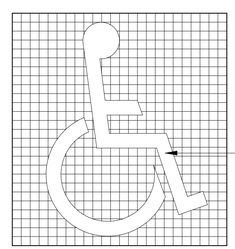
13 ELECTRICAL VEHICLE (EV) CHARGE STATION

1/4" = 1'-0"



NOTES:
1. SIGN TO BE MOUNTED 5'-0" AFF.
2. SIGN MAY BE POST OR WALL MOUNTED.
3. SIGN TO BE LOCATED AT FRONT END OF EACH ACCESSIBLE STALL.

5 PARKING SIGN



INTERNATIONAL SYMBOL OF ACCESSIBILITY
(ICC A117.1, 703.6.3.1)

COLOR: WHITE FIGURE ON BLUE
BACKGROUND PER FEDERAL STANDARDS

1 ACCESSIBILITY SYMBOL

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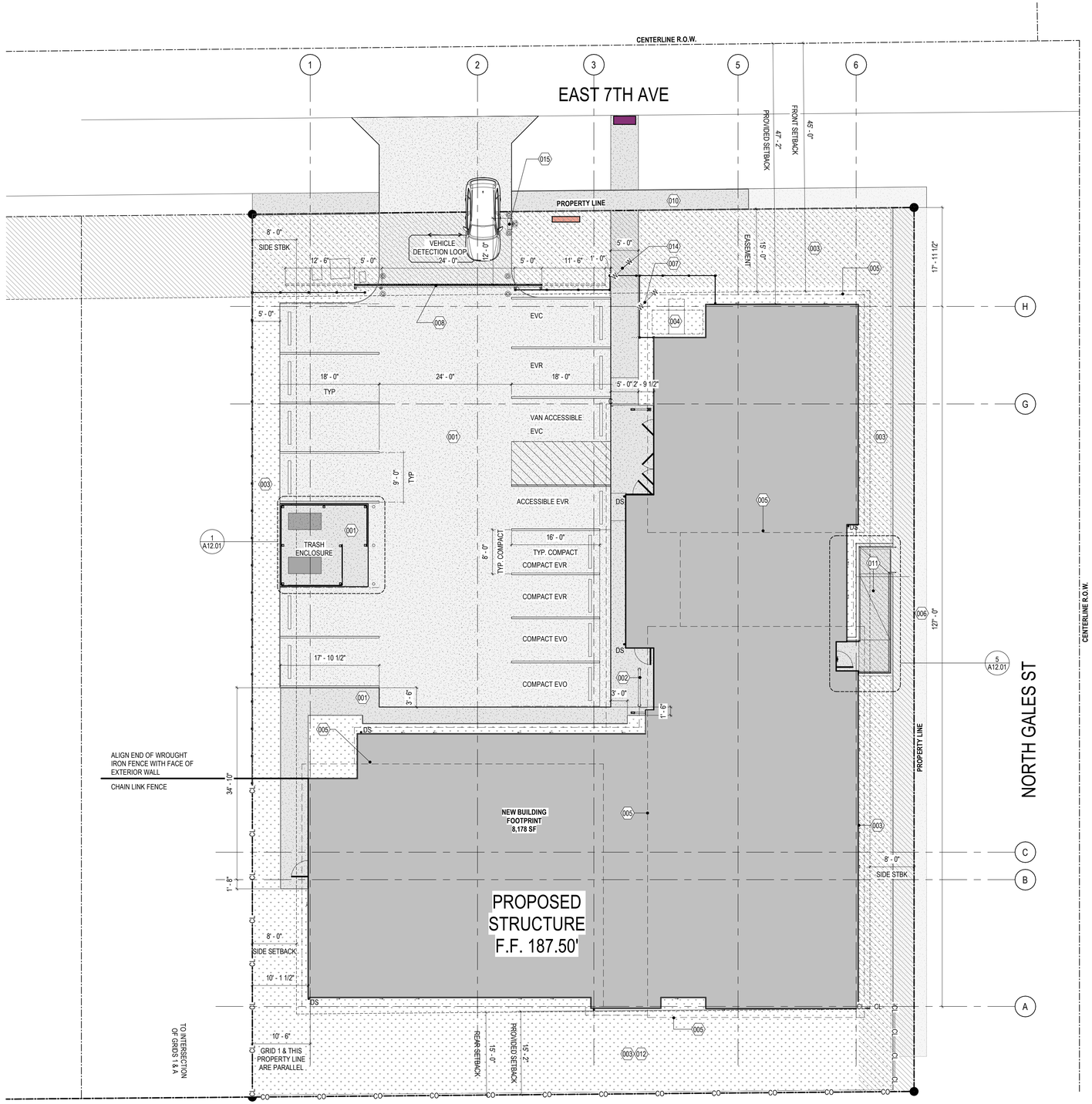
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ACCESSIBILITY
GUIDELINES - SITE

SHEET #
A04.02



1 SITE PLAN
1" = 10'-0"

NOTES & LEGEND - SITE PLAN

1. REFERENCE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
2. FIELD VERIFY LENGTH OF ALL THREE FENCE TYPES. FOLLOW ARCHITECTURAL DRAWINGS FOR LAYOUT.

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

KEYNOTES

KEYNOTE	NOTES
001	CONCRETE PAVING
002	BICYCLE RACK (MIN. 4)
003	LANDSCAPED AREA - SEE LANDSCAPE DRAWINGS
004	AIR-TO-WATER-HEAT-PUMP
005	ROOF OVERHANG
006	EXISTING SIDEWALK
007	EQUIPMENT GATE
008	ENTRY GATE - CARD READER ACCESS
010	EXTENT OF NEW SIDEWALK - SEE CIVIL DRAWINGS
011	NEW RAMP - SEE CIVIL
012	PICNIC TABLE AND RAISED GARDEN BEDS - LOCATION PER LANDSCAPE DRAWINGS
014	PEDESTRIAN GATE
015	CARD READER

PARKING COUNT:

STANDARD PARKING STALLS --	8
COMPACT PARKING STALLS --	4
ACCESSIBLE PARKING STALLS --	2
TOTAL STALLS --	14

UNIT COUNT:

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

ELECTRIC VEHICLE NOTES:

(8 REQUIRED ELECTRIC VEHICLE 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)

SEE CODE SUMMARY SHEET A00.03 FOR MORE INFORMATION

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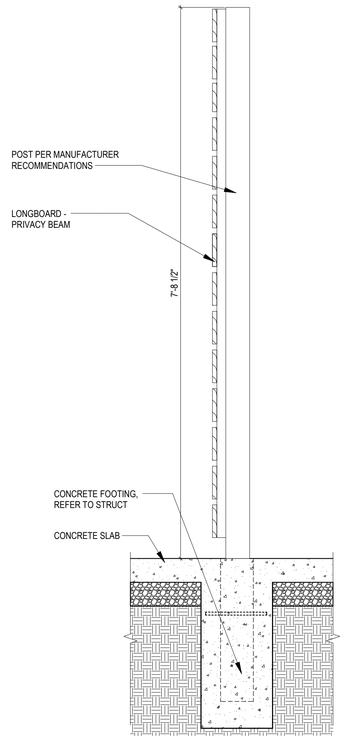
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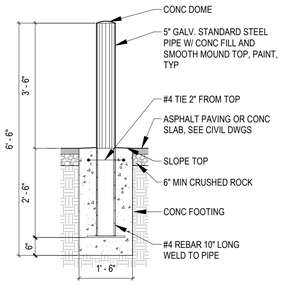
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SITE PLAN

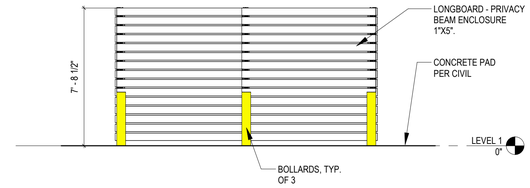
SHEET #
A11.01



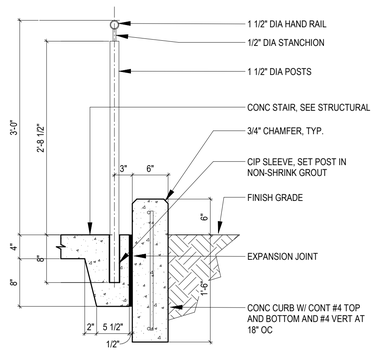
7 TRASH ENCLOSURE SECTION
1" = 1'-0"



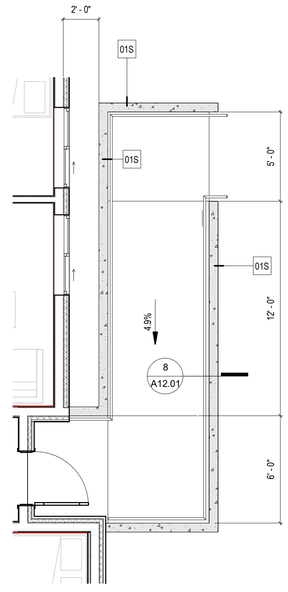
4 PIPE BOLLARD
1/2" = 1'-0"



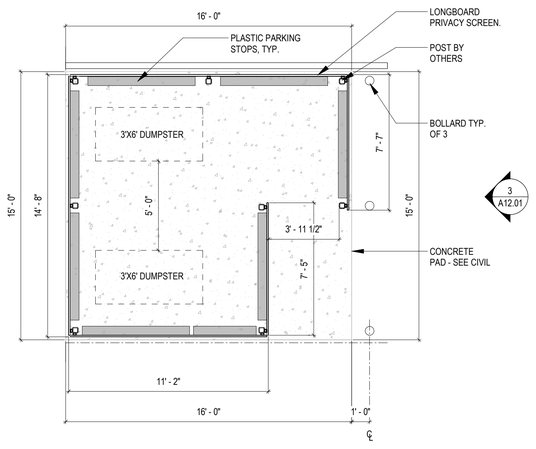
3 TRASH ENCLOSURE - GATE ENTRY
1/4" = 1'-0"



8 SITE STAIR - RAILING SECTION
1" = 1'-0"



5 SITE RAMP - PLAN
1/4" = 1'-0"



1 TRASH ENCLOSURE - PLAN
1/4" = 1'-0"

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20104600 REGISTERED ARCHITECT
DEAN E. KELLY
STATE OF WASHINGTON

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

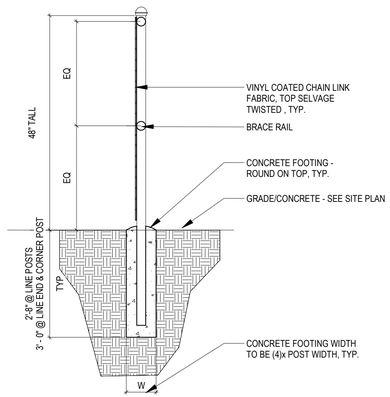
PROJECT # 2023093.02
PERMIT SET
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REVISION SCHEDULE

AHJ APPROVAL STAMP

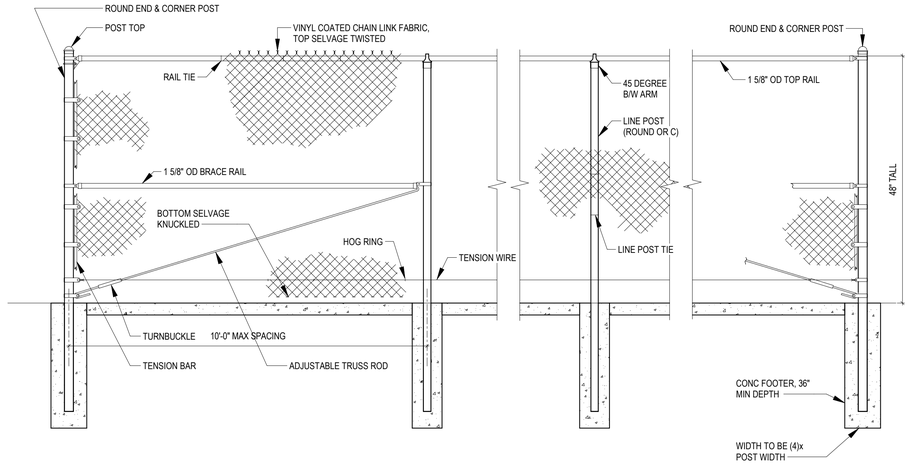
SITE DETAILS

SHEET #
A12.01



3 CHAIN LINK FENCE - TYP SECTION

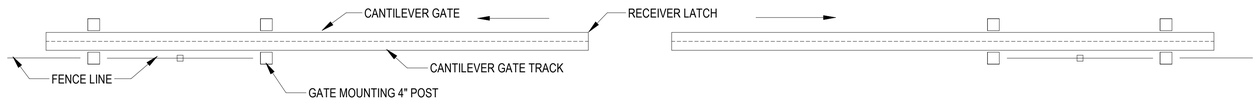
1/2" = 1'-0"



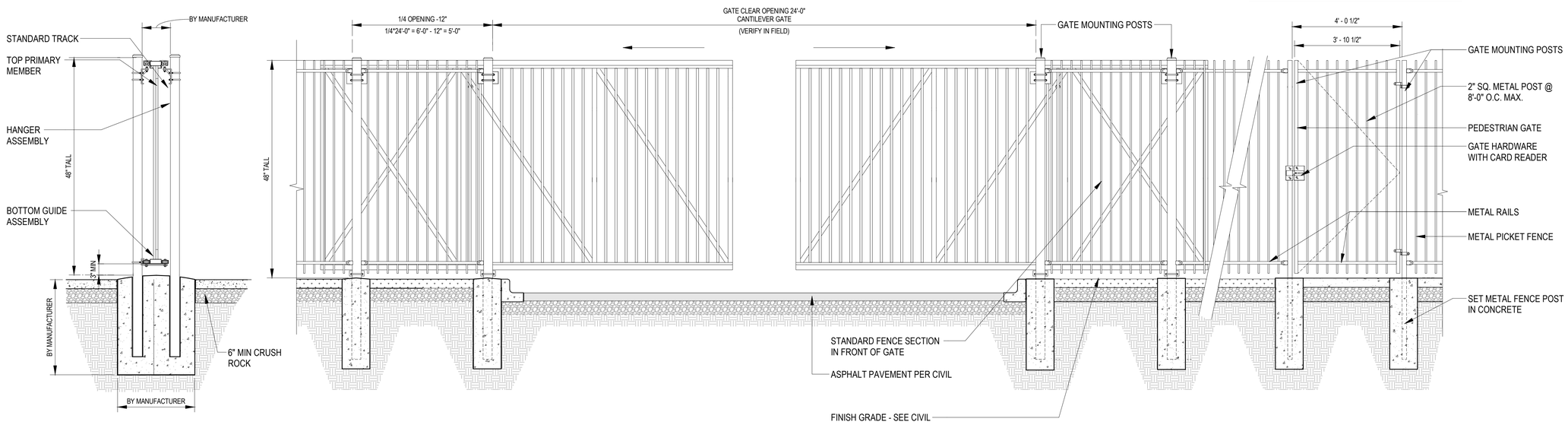
2 TYPICAL CHAIN LINK FENCE ELEVATION

1/2" = 1'-0"

CANTILEVER DOUBLE SLIDE GATE - PLAN



(SEE SITE PLAN FOR LOCATION AND CONFIGURATION)



CANTILEVER SLIDE GATE - SECTION

CANTILEVER SLIDE GATE - ELEVATION

PEDESTRIAN GATE - ELEVATION

1 ORNAMENTAL METAL FENCE WITH CANTILEVER DOUBLE SLIDING GATE

1/2" = 1'-0"

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SITE DETAILS

SHEET #

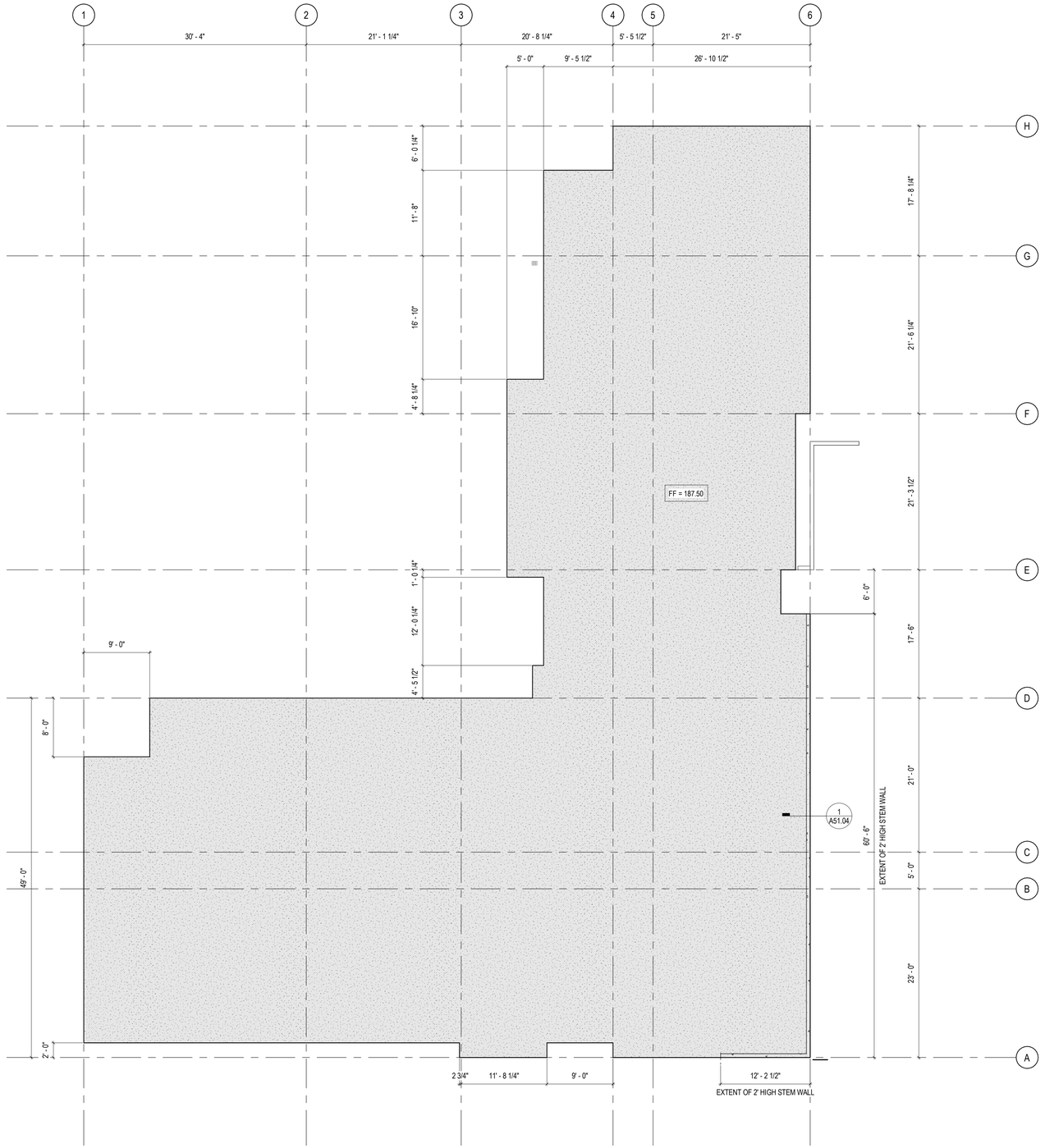
A12.02

NOTES & LEGEND - SLAB PLAN

1. REFER TO STRUCTURAL FOR COLUMNS, SUPPORT BEAMS AND SLAB THICKNESSES.

SLAB

CONCRETE WALLS, COLUMNS



1 SLAB PLAN - LEVEL 1

1/8" = 1'-0"

N

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SLAB PLAN - LEVEL 1

SHEET #

A21.01



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.
4. SEE ENLARGED OVERHANG PLANS ON SHEET A29.01.

ROOF OVERHANG

DRINKING FOUNTAIN

5'-7" DIAMETER TURNING SPACE

CLEAR FLOOR SPACE
30" X 52" UNO

KEYNOTES

KEYNOTE	NOTES
201	OUTLINE OF ROOF OVERHANG ABOVE

1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

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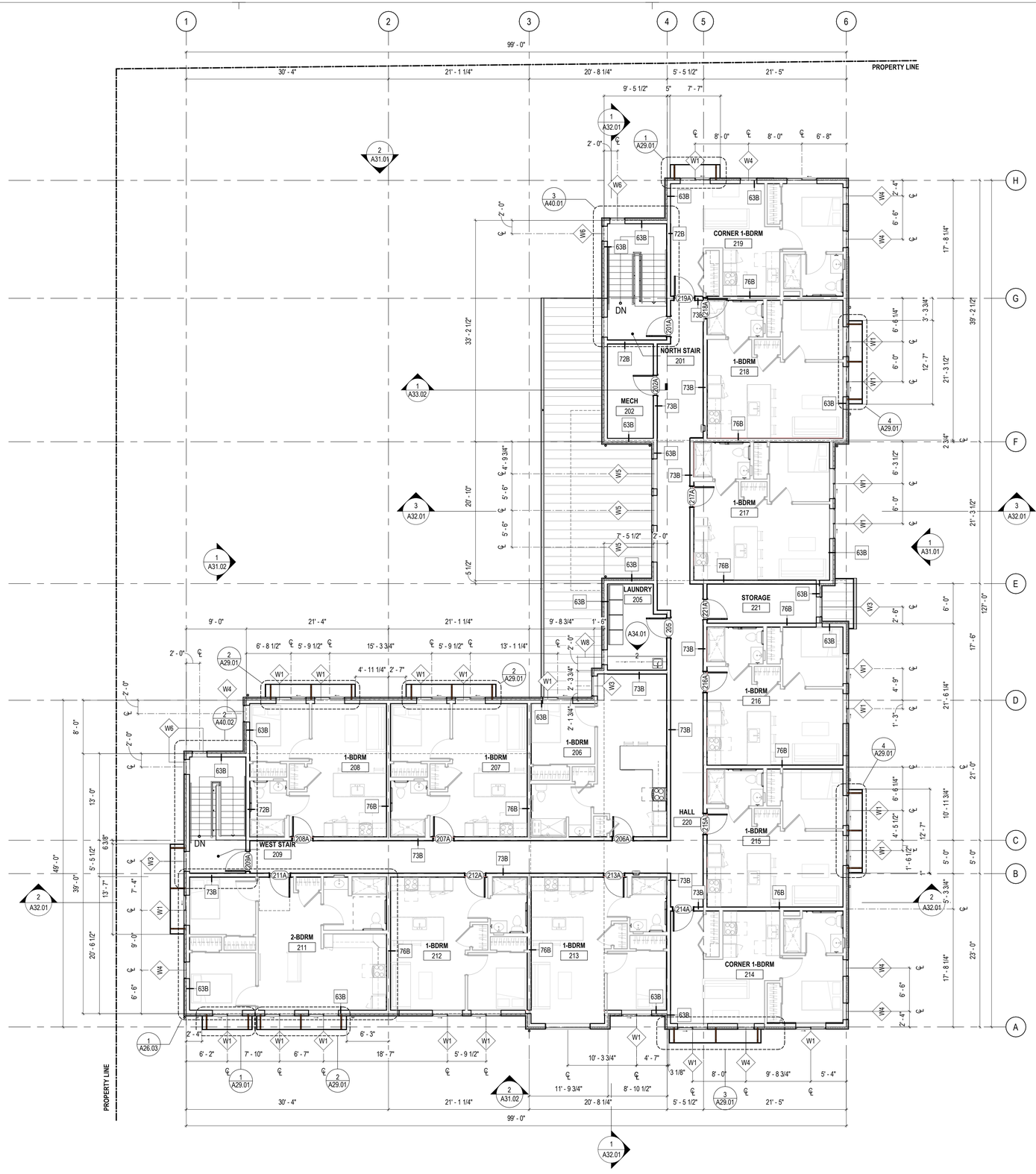
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REVISION SCHEDULE

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FLOOR PLAN - LEVEL 1

SHEET #
A22.01



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.
4. SEE ENLARGED OVERHANG PLANS ON SHEET A29.01.

ROOF OVERHANG

5'-7" DIAMETER TURNING SPACE

DRINKING FOUNTAIN

CLEAR FLOOR SPACE
30" X 52" UNO

1 FLOOR PLAN - LEVEL 2

1/8" = 1'-0"

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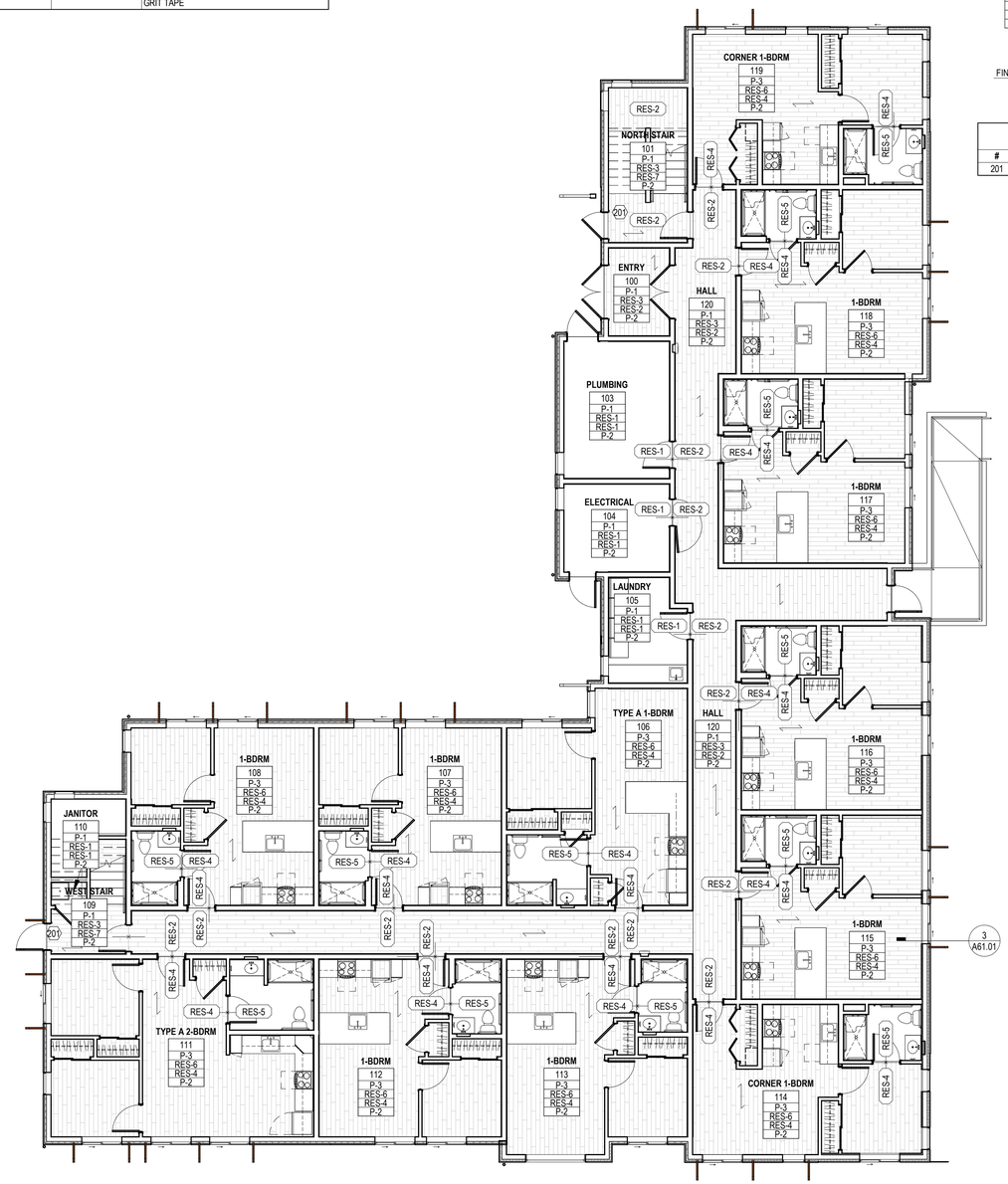
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FLOOR PLAN - LEVEL 2

SHEET #
A22.02

INTERIOR FINISH SCHEDULE

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

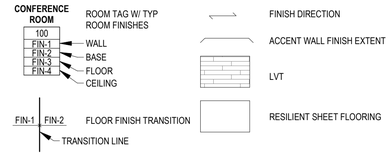


1 FINISH PLAN - LEVEL 1

1/8" = 1'-0"

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.

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PORT ANGELES, WAS 98362

PROJECT # 2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

AHJ APPROVAL STAMP

FINISH PLAN - LEVEL 1, FINISH SCHEDULES

SHEET #

A23.01

INTERIOR FINISH SCHEDULE

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

KEY NOTES - FINISH PLAN

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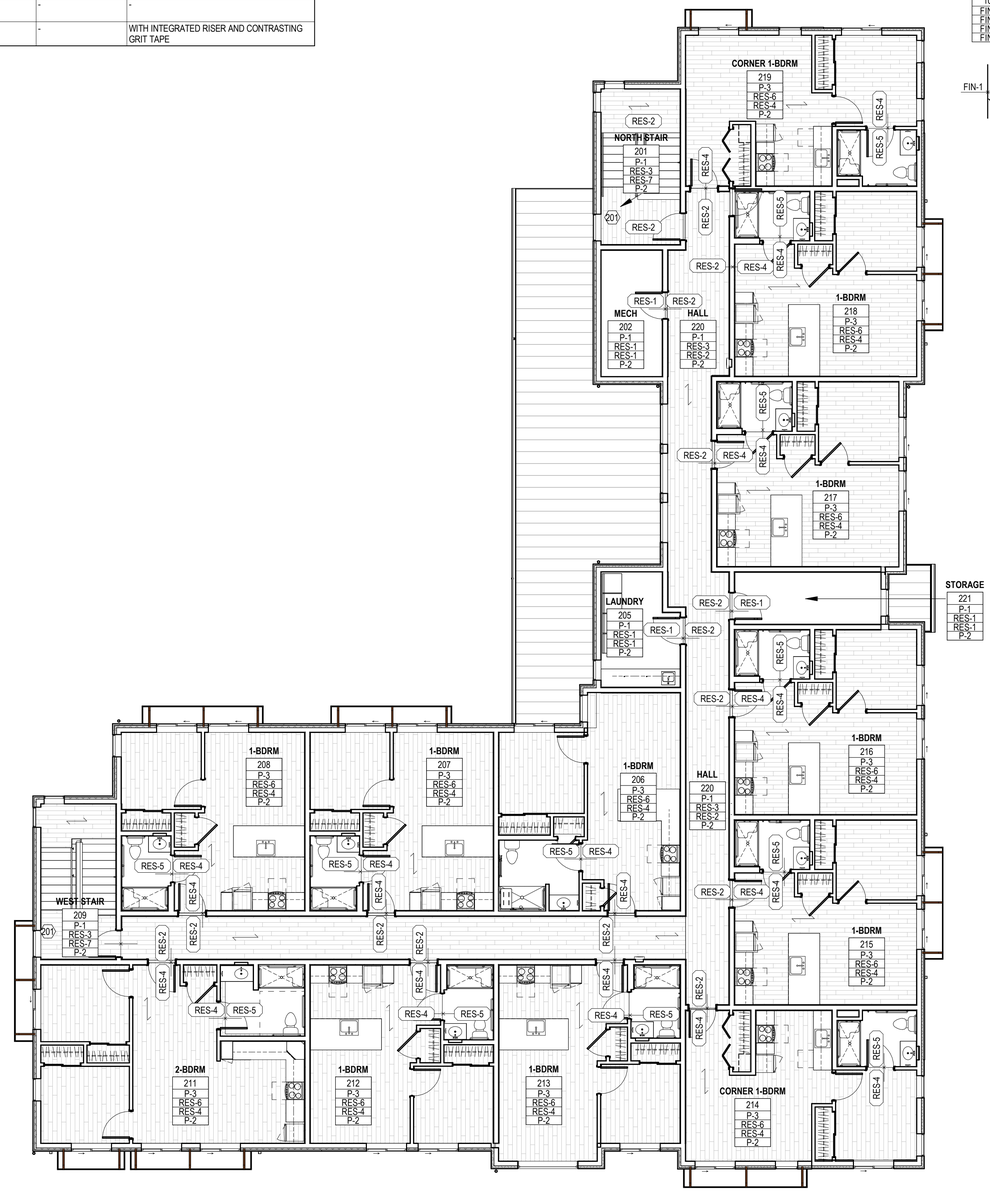
NOTES & LEGEND - FINISH PLAN

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CONFERENCE ROOM
100
FIN-1 WALL
FIN-2 BASE
FIN-3 FLOOR
FIN-4 CEILING
ROOM TAG W/ TYP ROOM FINISHES

FIN-1 FIN-2 FLOOR FINISH TRANSITION
TRANSITION LINE

FINISH DIRECTION
ACCENT WALL FINISH EXTENT
LVT
RESILIENT SHEET FLOORING



1 FINISH PLAN - LEVEL 2
1/8" = 1'-0"

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AHJ APPROVAL STAMP

FINISH PLAN - LEVEL 2, FINISH SCHEDULES

SHEET #
A23.02

KEY NOTES - RCP

#	NOTE DESCRIPTION

NOTES & LEGEND - REFLECTED CEILING PLAN

1. ARCHITECTURAL RCP PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO MEP DRAWINGS FOR DETAILED SCOPE OF SYSTEMS.
2. CEILING FIXTURES ARE CENTERED IN CEILING TILE OR CENTERED IN ROOM, UNO.
3. DIMENSIONS IN CEILING PLANS ARE TO FACE OF FINISH, UNO.
4. GRAPHIC REPRESENTATION OF LIGHTING TYPES MAY BE NOT TO SCALE.

CEILING

- ACT 2X2
- OPEN TO STRUCTURE
- EXTERIOR ROOF DECKING

MEP

- RECESSED DOWNLIGHT
- PENDANT LINEAR
- PENDANT ROUND
- SURFACE MOUNT LINEAR
- SURFACE WALL LINEAR
- SURFACE MOUNT ROUND
- SURFACE MOUNT STRIP
- UNDER CABINET
- EXTERIOR LIGHTING
- SEE MECHANICAL, SIZES MAY VARY



1 REFLECTED CEILING PLAN - LEVEL 1

1/8" = 1'-0"

N

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REVISION SCHEDULE

AHJ APPROVAL STAMP

REFLECTED CEILING PLAN - LEVEL 1

SHEET #
A24.01

KEY NOTES - RCP

#	NOTE DESCRIPTION

NOTES & LEGEND - REFLECTED CEILING PLAN

1. ARCHITECTURAL RCP PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO MEP DRAWINGS FOR DETAILED SCOPE OF SYSTEMS.
2. CEILING FIXTURES ARE CENTERED IN CEILING TILE OR CENTERED IN ROOM, UNO.
3. DIMENSIONS IN CEILING PLANS ARE TO FACE OF FINISH, UNO.
4. GRAPHIC REPRESENTATION OF LIGHTING TYPES MAY BE NOT TO SCALE.

CEILING

- ACT 2X2
- OPEN TO STRUCTURE
- EXTERIOR ROOF DECKING

MEP

- RECESSED DOWNLIGHT
- PENDANT LINEAR
- PENDANT ROUND
- SURFACE MOUNT LINEAR
- SURFACE WALL LINEAR
- SURFACE MOUNT ROUND
- SURFACE MOUNT STRIP
- UNDER CABINET
- EXTERIOR LIGHTING
- SEE MECHANICAL, SIZES MAY VARY



1 REFLECTED CEILING PLAN - LEVEL 2

1/8" = 1'-0"

N

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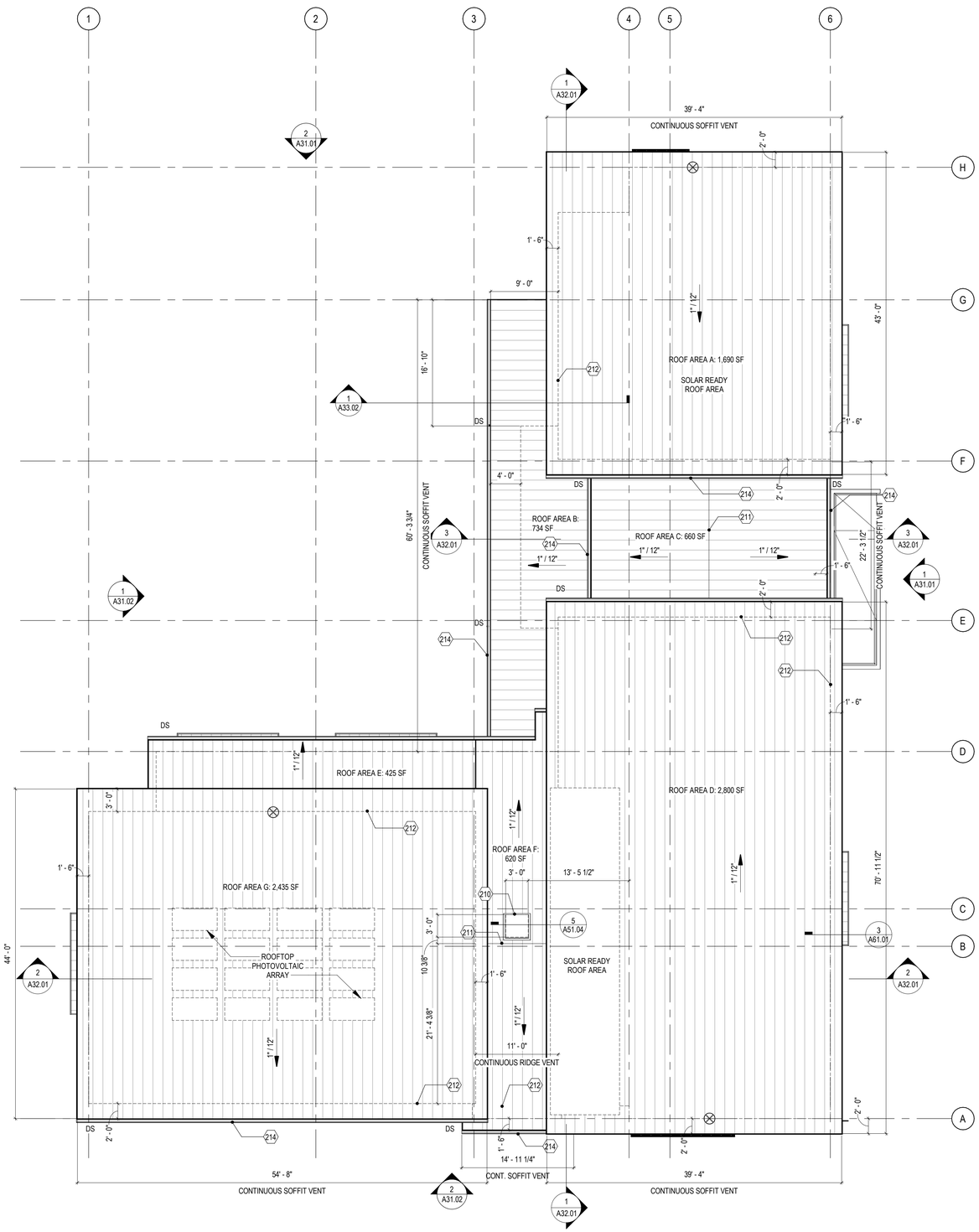
REVISION SCHEDULE			

AHU APPROVAL STAMP

REFLECTED CEILING PLAN - LEVEL 2

SHEET #

A24.02



1 ROOF PLAN

1/8" = 1'-0"

0 4' 8' 16'

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
210	ROOF ACCESS HATCH PER SPEC
211	CONTINUOUS RIDGE VENT TO MATCH METAL ROOFING
212	FACE OF WALL BELOW
214	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.

PLEASE NOTE THERE ARE TWO PRODUCT SPECIFIED FOR SOFFIT MATERIAL (SEE EXTERIOR FINISH SCHEDULE ON SHEET A31.01 AND A31.02 FOR MORE INFORMATION):

1. FLUSH PANEL - 12" VENTED PANEL
2. PRESTIGE SERIES - 1 1/2" X 12" PANEL WITH 13.8% PERFORATION AT ROOF **'AREA D'** ONLY. THIS IS NECESSARY TO MEET VENTING CALCULATION.

ROOF AREA A: EXCEPTION

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

PROVIDED:
LOW SIDE: 39' X 11.23 SQ IN/FL= 437.97 SQUARE INCHES
HIGH SIDE: 39' X 11.23 SQ IN/FL= 437.97 SQUARE INCHES
TOTAL PROVIDED VENTING: 875.94

ROOF AREA B:

REQUIRED:
734 SF / 300 = 2.45 SF VENTING REQ'D.
2.45 x 144 = 352.8 SQUARE INCHES VENTING REQ'D

PROVIDED:
LOW SIDE: 59' X 11.23 SQ IN/FL = 662.57 SQUARE INCHES
HIGH SIDE (WALL VENT): 45 X 6.75 SQ IN/FL = 303.75 SQUARE INCHES
TOTAL PROVIDED VENTING: 966.32 SQUARE INCHES

ROOF AREA C:

REQUIRED:
660 SF / 300 = 2.2 SF VENTING REQ'D.
2.2 X 144 = 316.8 SQUARE INCHES VENTING REQ'D

PROVIDED:
LOW SIDE: 20' X 11.23 SQ IN/FL = 224.6 SQUARE INCHES
LOW SIDE: 20' X 11.23 SQ IN/FL = 224.6 SQUARE INCHES
HIGH SIDE(RIDGE): 20' X 17 SQ IN/FL = 340 SQUARE INCHES
TOTAL PROVIDED VENTING: 649.2 SQUARE INCHES

ROOF AREA D: EXCEPTION

REQUIRED:
2,800 SF / 300 = 9.33 SF VENTING REQ'D.
9.33 x 144 = 1,344 SQUARE INCHES VENTING REQ'D

PROVIDED:
LOW SIDE: 39' X 17.3 SQ IN/FL (MIN) = 674.7 SQUARE INCHES
HIGH SIDE: 39' X 17.3 SQ IN/FL(MIN) = 674.7 SQUARE INCHES

TOTAL PROVIDED VENTING: 1,349 SQUARE INCHES

ROOF AREA E:

REQUIRED:
425 SF / 300 = 1.42 SF VENTING REQ'D.
1.42 x 144 = 204.48 SQUARE INCHES VENTING REQ'D

PROVIDED:
LOW SIDE: 40' X 11.23 SQ IN/FL = 449.2 SQUARE INCHES
HIGH SIDE (ROOF TO WALL): 40' X 6.75 SQ IN/FL = 270 SQUARE INCHES
TOTAL PROVIDED VENTING: 719.2 SQUARE INCHES

ROOF AREA F:

REQUIRED:
620 SF / 300 = 2.06 SF VENTING REQ'D.
2.06 x 144 = 296.64 SQUARE INCHES VENTING REQ'D

PROVIDED:
LOW SIDE: 10' X 11.23 SQ IN/FL = 112.3 SQUARE INCHES
LOW SIDE: 10' X 11.23 SQ IN/FL = 112.3 SQUARE INCHES
HIGH SIDE (RIDGE): 11' X 10 SQ IN/FL = 110 SQUARE INCHES
TOTAL PROVIDED VENTING: 334.6 SQUARE INCHES

ROOF AREA G: EXCEPTION

REQUIRED:
2,435 SF / 300 = 8.12SF VENTING REQ'D.
8.12 x 144 = 1,169.28 SQUARE INCHES VENTING REQ'D

PROVIDED:
LOW SIDE: 55' X 11.23 SQ IN/FL= 617.65 SQUARE INCHES
HIGH SIDE: 55' X 11.23 SQ IN/FL= 617.65 SQUARE INCHES
TOTAL PROVIDED VENTING: 1,235.3 SQUARE INCHES

N

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20104600 REGISTERED ARCHITECT
DEAN E. KELLY
STATE OF WASHINGTON

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE			

AHJ APPROVAL STAMP

ROOF PLAN

SHEET #
A25.01

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 - 5.5 " deep
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	FF1088W	SUMMIT	10.1 Cu. Ft. Top-Freezer Refrigerator	White	
Range	REX2421WRT	SUMMIT	ENERGY STAR® 24" Electric Free-Standing Front-Control Electric Range	White	
Dishwasher	DW242WADA	SUMMIT	ENERGY STAR® 24" Top Control	White	
Range Hood	GLA1243WW	BROAN	ENERGY STAR 24" RANGE HOOD	White	Can be installed fro ADA compliance with the purchase od model HAWSK3 low voltage wiring and wall switch.
Refrigerator (Type A Units Only)	GBE17HYR	GE	ENERGY STAR®17.7 Cu. Ft. Bottom Freezer Refrigerator Counter Depth	White	

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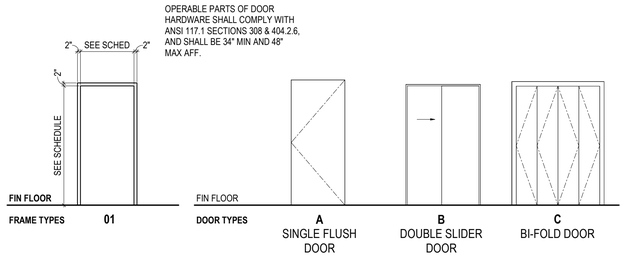
REVISION SCHEDULE		

AHJ APPROVAL STAMP

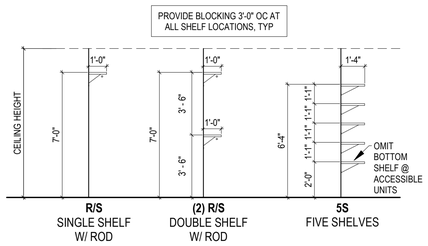
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SHEET #
A26.00

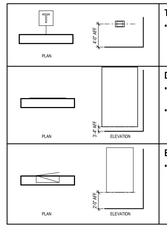
UNIT - DOOR & FRAME TYPES



UNIT - TYPICAL SHELVING TYPES & MOUNTING HEIGHTS



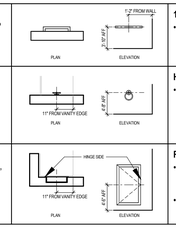
UNIT - SYMBOLS LEGEND & MOUNTING HEIGHTS



THERMOSTAT
- MOUNTED 48" AFF FROM CENTERLINE, TYP UNO.

DECORATIVE MIRROR
- MOUNT 3'-4" AFF FROM BOTTOM OF REFLECTIVE SURFACE, TYP UNO.
- DECORATIVE WOOD-FRAMED MIRRORS TO MATCH CABINETS, TYP UNO.

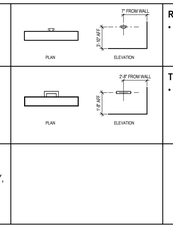
ELECTRICAL PANEL -
- MOUNT 2'-0" AFF FROM BOTTOM OF PANEL, TYP UNO.



18" TOWEL BAR
- MOUNT 3'-10" AFF FROM CENTERLINE AND 1'-2" AWAY FROM EDGE OF SHOWER ENCLOSURE WALL FROM CENTERLINE, TYP UNO.

HAND TOWEL RING
- MOUNT 3'-8" AFF FROM CENTERLINE AND 11" AWAY FROM EDGE OF VANITY, TYP UNO.

RECESSED MEDICINE CABINET -
- MOUNT 4'-6" AFF FROM CENTERLINE AND 11" AWAY FROM EDGE OF VANITY, TYP UNO.
- INSTALL WITH HINGE SIDE ON INSIDE CORNER OF THE WALL.



ROBE HOOK
- MOUNT 3'-10" AFF FROM CENTERLINE AND 7" AWAY FROM WALL WALL EDGE FROM CENTERLINE, TYP UNO.

TOILET PAPER HOLDER
- MOUNT 1'-8" AFF FROM CENTERLINE AND 2'-8" AWAY FROM FACE OF TOILET WALL FROM CENTERLINE, TYP UNO.

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.
11.

NOTES & LEGEND - REFLECTED CEILING PLAN

1. ARCHITECTURAL RCP PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO MEP DRAWINGS FOR DETAILED SCOPE OF SYSTEMS.
2. CEILING FIXTURES ARE CENTERED IN CEILING TILE OR CENTERED IN ROOM, UNO.
3. DIMENSIONS IN CEILING PLANS ARE TO FACE OF FINISH, UNO.
4. GRAPHIC REPRESENTATION OF LIGHTING TYPES MAY BE NOT TO SCALE.

CEILING

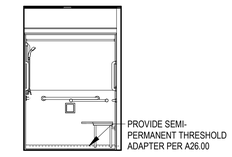


MEP

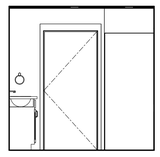


DOOR SCHEDULE - 1-BDRM

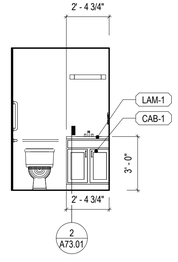
DOOR #	ROOM NAME	DOOR INFORMATION							FRAME INFORMATION			FIRE RATING	HARDWARE GROUP	COMMENTS
		TYPE	MATERIAL	FINISH	GLAZING	HEIGHT	WIDTH	THICKNESS	FRAME TYPE	MATERIAL	FINISH			
117B	1-BDRM	A	WD	P-5	N/A	6' - 8"	3' - 0"	1 3/4"	01	WD	P-5		U-2.0	
117C	1-BDRM	A	WD	P-5	N/A	6' - 8"	3' - 0"	1 3/4"	01	WD	P-5		U-3.0	
117D	1-BDRM	A	WD	P-5	N/A	6' - 8"	3' - 0"	1 3/4"	01	WD	P-5		U-2.0	
117E	1-BDRM	B	WD	P-5	N/A	6' - 8"	4' - 0"	1 3/8"	01	WD	P-5		U-5.0	



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



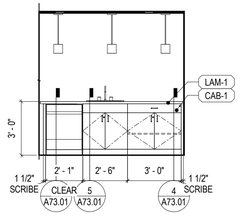
7 TYPICAL UNIT BATHROOM - SOUTH
1/4" = 1'-0"



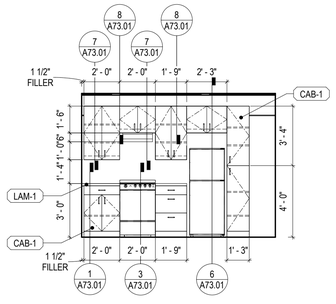
6 TYPICAL UNIT BATHROOM - EAST
1/4" = 1'-0"



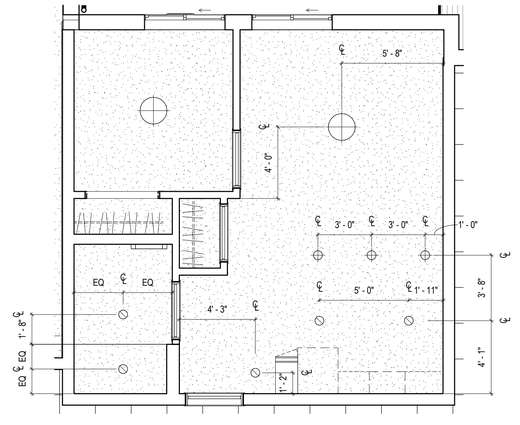
5 TYPICAL UNIT BATHROOM - NORTH
1/4" = 1'-0"



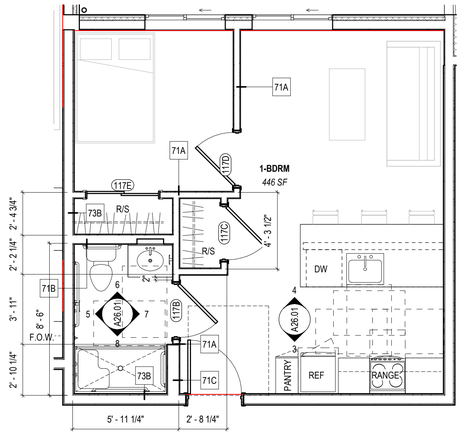
4 TYPICAL UNIT KITCHEN - EAST
1/4" = 1'-0"



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



2 TYP. UNIT RCP
1/4" = 1'-0"



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

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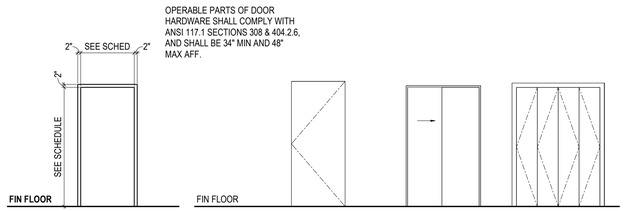
REVISION SCHEDULE

AHJ APPROVAL STAMP

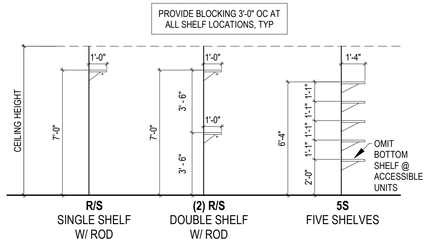
TYPICAL 1-BEDROOM UNIT PLANS - ICC A117.1 TYPE B

SHEET #
A26.01

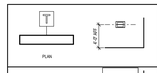
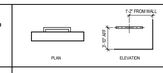
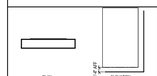
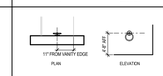
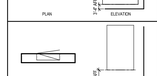
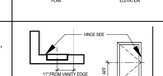
UNIT - DOOR & FRAME TYPES

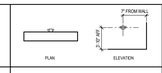
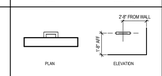


UNIT - TYPICAL SHELVING TYPES & MOUNTING HEIGHTS



UNIT - SYMBOLS LEGEND & MOUNTING HEIGHTS

	**THERMOSTAT** • MOUNTED 48" AFF FROM CENTERLINE, TYP UNO.		**18" TOWEL BAR** • MOUNT 3'-10" AFF FROM CENTERLINE AND 1'-2" AWAY FROM EDGE OF SHOWER ENCLOSURE WALL FROM CENTERLINE, TYP UNO.
	**DECORATIVE MIRROR** • MOUNT 3'-4" AFF FROM BOTTOM OF REFLECTIVE SURFACE, TYP UNO. • DECORATIVE WOOD-FRAMED MIRRORS TO MATCH CABINETS, TYP UNO.		**HAND TOWEL RING** • MOUNT 3'-8" AFF FROM CENTERLINE AND 11" AWAY FROM EDGE OF VANITY, TYP UNO.
	**ELECTRICAL PANEL -** • MOUNT 2'-0" AFF FROM BOTTOM OF PANEL, TYP UNO.		**RECESSED MEDICINE CABINET -** • MOUNT 4'-6" AFF FROM CENTERLINE AND 11" AWAY FROM EDGE OF VANITY, TYP UNO. • INSTALL WITH HINGE SIDE ON INSIDE CORNER OF THE WALL.

	**ROBE HOOK** • MOUNT 3'-10" AFF FROM CENTERLINE AND 7" AWAY FROM WALL WALL EDGE FROM CENTERLINE, TYP UNO.		
	**TOILET PAPER HOLDER** • MOUNT 1'-8" AFF FROM CENTERLINE AND 2'-8" AWAY FROM FACE OF TOILET WALL FROM CENTERLINE, TYP UNO.		

DOOR SCHEDULE - 1-BDRM CORNER

DOOR	ROOM	DOOR INFORMATION							FRAME INFORMATION			FIRE	HARDWARE	
#	NAME	TYPE	MATERIAL	FINISH	GLAZING	HEIGHT	WIDTH	THICKNESS	FRAME TYPE	MATERIAL	FINISH	RATING	GROUP	COMMENTS
119B	CORNER 1-BDRM	C	WD	P-5	N/A	6' - 8"	5' - 10"	1 1/2"	01	WD	P-5		U-4.0	
119C	CORNER 1-BDRM	A	WD	P-5	N/A	6' - 8"	3' - 0"	1 3/4"	01	WD	P-5		U-2.0	
119D	CORNER 1-BDRM	A	WD	P-5	N/A	6' - 8"	3' - 0"	1 3/4"	01	WD	P-5		U-2.0	
119E	CORNER 1-BDRM	B	WD	P-5	N/A	6' - 8"	5' - 0"	1 3/8"	01	WD	P-5		U-5.0	

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.
11.

NOTES & LEGEND - REFLECTED CEILING PLAN

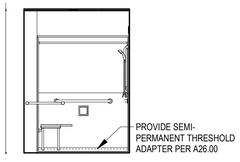
1. ARCHITECTURAL RCP PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO MEP DRAWINGS FOR DETAILED SCOPE OF SYSTEMS.
2. CEILING FIXTURES ARE CENTERED IN CEILING TILE OR CENTERED IN ROOM, UNO.
3. DIMENSIONS IN CEILING PLANS ARE TO FACE OF FINISH, UNO.
4. GRAPHIC REPRESENTATION OF LIGHTING TYPES MAY BE NOT TO SCALE.

CEILING

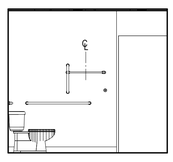
- ACT 2X2
- OPEN TO STRUCTURE
- EXTERIOR ROOF DECKING

MEP

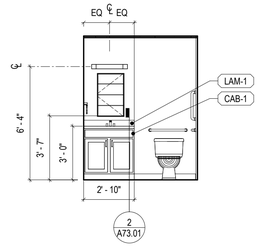
- RECESSED DOWNLIGHT
- PENDANT LINEAR
- PENDANT ROUND
- SURFACE MOUNT LINEAR
- SURFACE WALL LINEAR
- SURFACE MOUNT ROUND
- SURFACE MOUNT STRIP
- UNDER CABINET
- EXTERIOR LIGHTING
- SEE MECHANICAL, SIZES MAY VARY



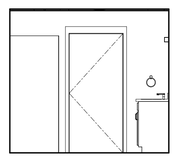
8 CORNER UNIT BATHROOM - WEST
1/4" = 1'-0"



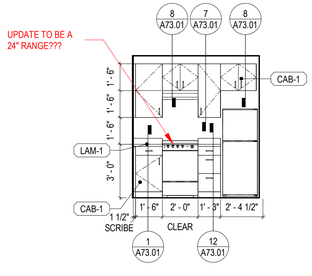
7 CORNER UNIT BATHROOM - SOUTH
1/4" = 1'-0"



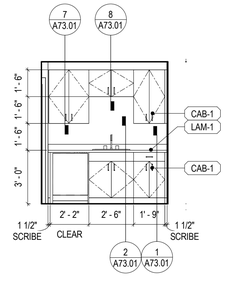
6 CORNER UNIT BATHROOM - EAST
1/4" = 1'-0"



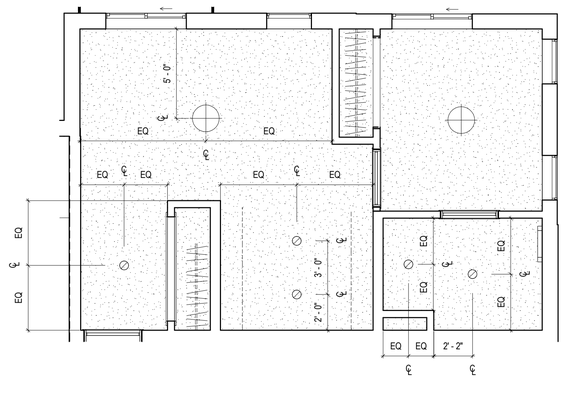
5 CORNER UNIT BATHROOM - NORTH
1/4" = 1'-0"



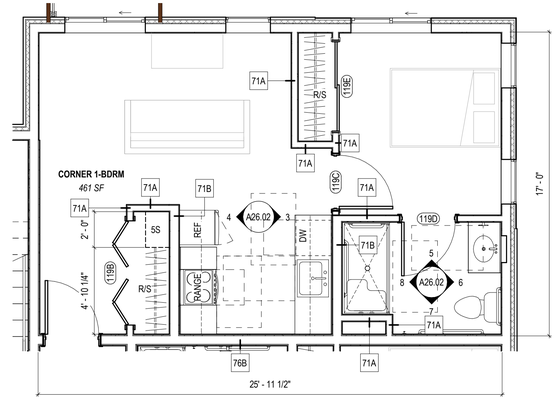
4 CORNER UNIT KITCHEN - WEST
1/4" = 1'-0"



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



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



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

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STATE OF WASHINGTON

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

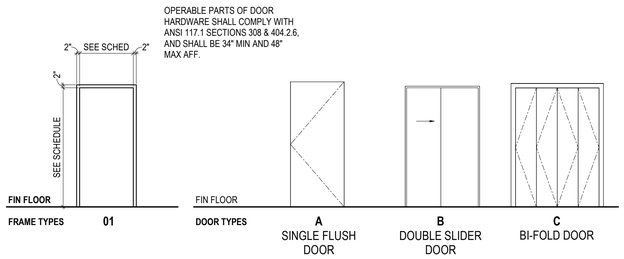
REVISION SCHEDULE		

AHJ APPROVAL STAMP

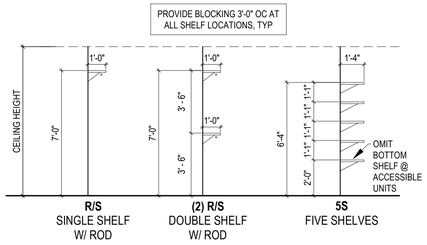
CORNER 1-BEDROOM UNIT PLANS - ICC A117.1 TYPE B

SHEET #
A26.02

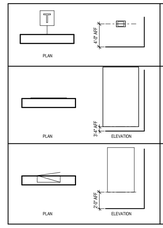
UNIT - DOOR & FRAME TYPES



UNIT - TYPICAL SHELVING TYPES & MOUNTING HEIGHTS



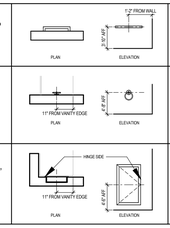
UNIT - SYMBOLS LEGEND & MOUNTING HEIGHTS



THERMOSTAT
- MOUNTED 48" AFF FROM CENTERLINE, TYP UNO.

DECORATIVE MIRROR
- MOUNT 3'-4" AFF FROM BOTTOM OF REFLECTIVE SURFACE, TYP UNO.
- DECORATIVE WOOD-FRAMED MIRRORS TO MATCH CABINETS, TYP UNO.

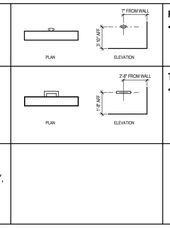
ELECTRICAL PANEL -
- MOUNT 2'-0" AFF FROM BOTTOM OF PANEL, TYP UNO.



18" TOWEL BAR
- MOUNT 3'-10" AFF FROM CENTERLINE AND 1'-2" AWAY FROM EDGE OF SHOWER ENCLOSURE WALL FROM CENTERLINE, TYP UNO.

HAND TOWEL RING
- MOUNT 3'-8" AFF FROM CENTERLINE AND 11" AWAY FROM EDGE OF VANITY, TYP UNO.

RECESSED MEDICINE CABINET -
- MOUNT 4'-6" AFF FROM CENTERLINE AND 11" AWAY FROM EDGE OF VANITY, TYP UNO.
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- MOUNT 3'-10" AFF FROM CENTERLINE AND 7" AWAY FROM WALL WALL EDGE FROM CENTERLINE, TYP UNO.

TOILET PAPER HOLDER
- MOUNT 1'-8" AFF FROM CENTERLINE AND 2'-8" AWAY FROM FACE OF TOILET WALL FROM CENTERLINE, TYP UNO.

DOOR SCHEDULE - ACCESSIBLE 2-BDRM

DOOR	ROOM	DOOR INFORMATION							FRAME INFORMATION			FIRE	HARDWARE	
#	NAME	TYPE	MATERIAL	FINISH	GLAZING	HEIGHT	WIDTH	THICKNESS	FRAME TYPE	MATERIAL	FINISH	RATING	GROUP	COMMENTS
111B	TYPE A 2-BDRM	A	WD	P-5	N/A	6' - 8"	3' - 0"	1 3/4"	01	WD	P-5		U-3.0	
111C	TYPE A 2-BDRM	A	WD	P-5	N/A	6' - 8"	3' - 0"	1 3/4"	01	WD	P-5		U-2.0	
111D	TYPE A 2-BDRM	A	WD	P-5	N/A	6' - 8"	3' - 0"	1 3/4"	01	WD	P-5		U-2.0	
111E	TYPE A 2-BDRM	B	WD	P-5	N/A	6' - 8"	4' - 0"	1 3/8"	01	WD	P-5		U-5.0	
111F	TYPE A 2-BDRM	A	WD	P-5	N/A	6' - 8"	3' - 0"	1 3/4"	01	WD	P-5		U-2.0	
111G	TYPE A 2-BDRM	B	WD	P-5	N/A	6' - 8"	4' - 0"	1 3/8"	01	WD	P-5		U-5.0	

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.

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.
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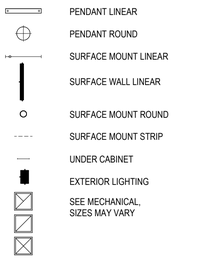
NOTES & LEGEND - REFLECTED CEILING PLAN

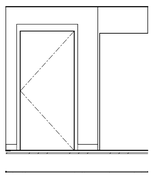
1. ARCHITECTURAL RCP PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO MEP DRAWINGS FOR DETAILED SCOPE OF SYSTEMS.
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3. DIMENSIONS IN CEILING PLANS ARE TO FACE OF FINISH, UNO.
4. GRAPHIC REPRESENTATION OF LIGHTING TYPES MAY BE NOT TO SCALE.

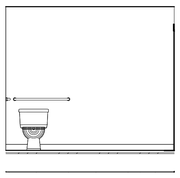
CEILING

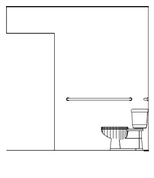


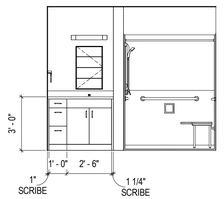
MEP









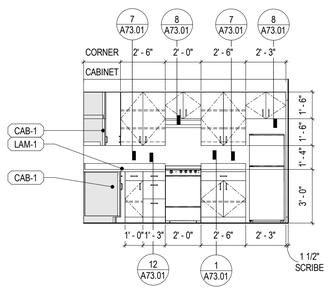


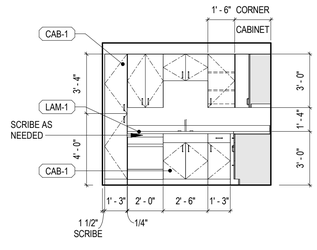
8 TYPE B 2-BED BATHROOM - WEST
1/4" = 1'-0"

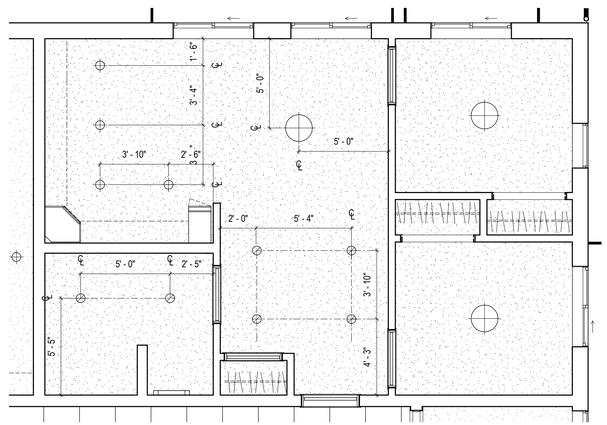
7 TYPE B 2-BED BATHROOM - SOUTH
1/4" = 1'-0"

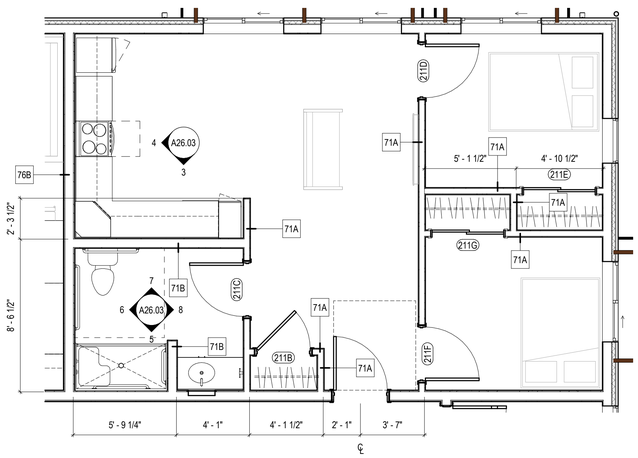
6 TYPE B 2-BED BATHROOM - EAST
1/4" = 1'-0"

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









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

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

2 TYPE B 2-BEDROOM RCP
1/4" = 1'-0"

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

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DEAN E. KELLY
STATE OF WASHINGTON

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

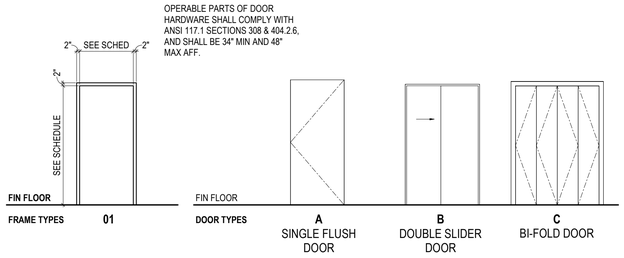
REVISION SCHEDULE

AHJ APPROVAL STAMP

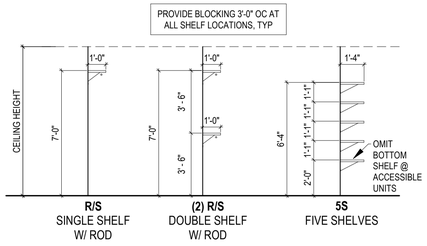
2-BEDROOM UNIT
PLANS - ICC A117.1
TYPE B

SHEET #
A26.03

UNIT - DOOR & FRAME TYPES



UNIT - TYPICAL SHELVING TYPES & MOUNTING HEIGHTS



UNIT - SYMBOLS LEGEND & MOUNTING HEIGHTS

THERMOSTAT • MOUNTED 48" AFF FROM CENTERLINE, TYP UNO.	**18" TOWEL BAR** • MOUNT 3'-10" AFF FROM CENTERLINE AND 1'-2" AWAY FROM EDGE OF SHOWER ENCLOSURE WALL FROM CENTERLINE, TYP UNO.	**ROBE HOOK** • MOUNT 3'-10" AFF FROM CENTERLINE AND 7" AWAY FROM WALL WALL EDGE FROM CENTERLINE, TYP UNO.
DECORATIVE MIRROR • MOUNT 3'-4" AFF FROM BOTTOM OF REFLECTIVE SURFACE, TYP UNO. • DECORATIVE WOOD-FRAMED MIRRORS TO MATCH CABINETS, TYP UNO.	**HAND TOWEL RING** • MOUNT 3'-8" AFF FROM CENTERLINE AND 11" AWAY FROM EDGE OF VANITY, TYP UNO.	**TOILET PAPER HOLDER** • MOUNT 1'-8" AFF FROM CENTERLINE AND 2'-8" AWAY FROM FACE OF TOILET WALL FROM CENTERLINE, TYP UNO.
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DOOR SCHEDULE - ACCESSIBLE 2-BDRM

DOOR	ROOM	DOOR INFORMATION							FRAME INFORMATION			FIRE	HARDWARE	
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111C	TYPE A 2-BDRM	A	WD	P-5	N/A	6' - 8"	3' - 0"	1 3/4"	01	WD	P-5		U-2.0	
111D	TYPE A 2-BDRM	A	WD	P-5	N/A	6' - 8"	3' - 0"	1 3/4"	01	WD	P-5		U-2.0	
111E	TYPE A 2-BDRM	B	WD	P-5	N/A	6' - 8"	4' - 0"	1 3/8"	01	WD	P-5		U-5.0	
111F	TYPE A 2-BDRM	A	WD	P-5	N/A	6' - 8"	3' - 0"	1 3/4"	01	WD	P-5		U-2.0	
111G	TYPE A 2-BDRM	B	WD	P-5	N/A	6' - 8"	4' - 0"	1 3/8"	01	WD	P-5		U-5.0	

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.

NOTES & LEGEND - UNIT PLANS

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NOTES & LEGEND - REFLECTED CEILING PLAN

1. ARCHITECTURAL RCP PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO MEP DRAWINGS FOR DETAILED SCOPE OF SYSTEMS.
2. CEILING FIXTURES ARE CENTERED IN CEILING TILE OR CENTERED IN ROOM, UNO.
3. DIMENSIONS IN CEILING PLANS ARE TO FACE OF FINISH, UNO.
4. GRAPHIC REPRESENTATION OF LIGHTING TYPES MAY BE NOT TO SCALE.

CEILING

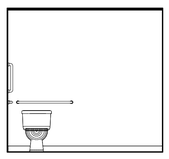
- ACT 2X2
- OPEN TO STRUCTURE
- EXTERIOR ROOF DECKING

MEP

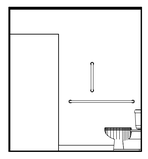
- RECESSED DOWNLIGHT
- PENDANT LINEAR
- PENDANT ROUND
- SURFACE MOUNT LINEAR
- SURFACE WALL LINEAR
- SURFACE MOUNT ROUND
- SURFACE MOUNT STRIP
- UNDER CABINET
- EXTERIOR LIGHTING
- SEE MECHANICAL, SIZES MAY VARY



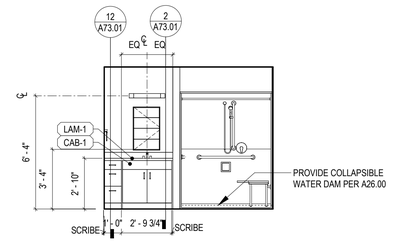
8 TYPE A 2-BED BATHROOM - WEST
1/4" = 1'-0"



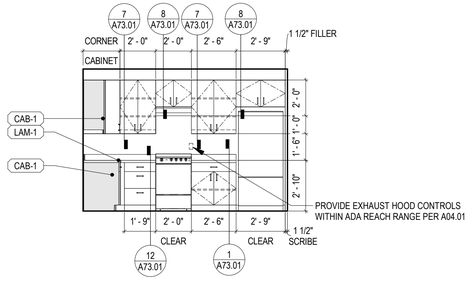
7 TYPE A 2-BED BATHROOM - SOUTH
1/4" = 1'-0"



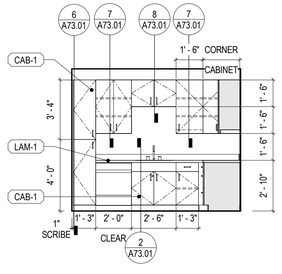
6 TYPE A 2-BED BATHROOM - EAST
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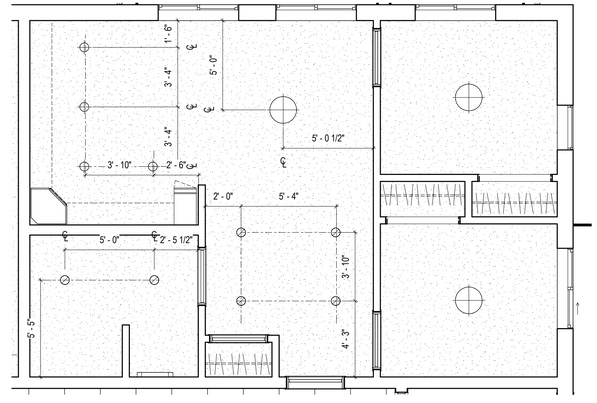
5 TYPE A 2-BED BATHROOM - NORTH
1/4" = 1'-0"



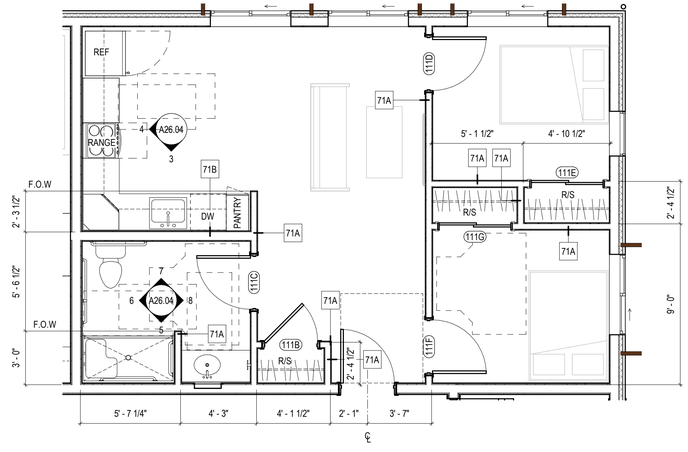
4 TYPE A 2-BED KITCHEN - EAST
1/4" = 1'-0"



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



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



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

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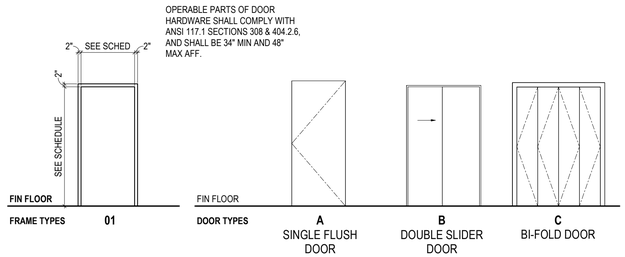
REVISION SCHEDULE

AHJ APPROVAL STAMP

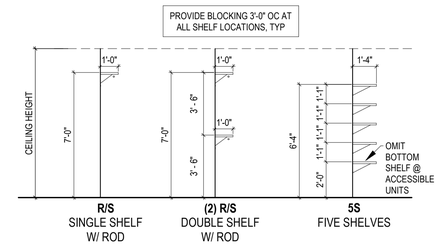
2-BEDROOM UNIT
PLANS - ICC A117.1
TYPE A

SHEET #
A26.04

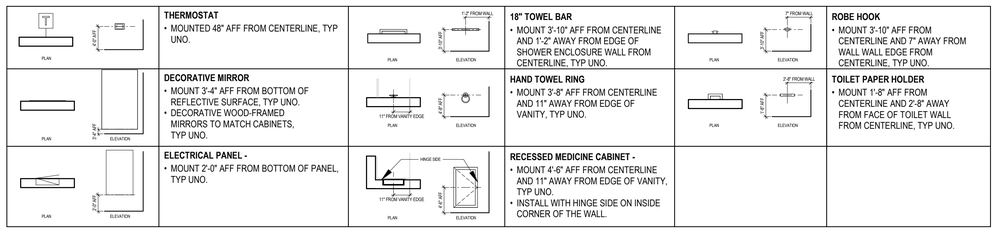
UNIT - DOOR & FRAME TYPES



UNIT - TYPICAL SHELVING TYPES & MOUNTING HEIGHTS



UNIT - SYMBOLS LEGEND & MOUNTING HEIGHTS



	THERMOSTAT • MOUNTED 48" AFF FROM CENTERLINE, TYP UNO.		**18" TOWEL BAR** • MOUNT 3'-10" AFF FROM CENTERLINE AND 1'-2" AWAY FROM EDGE OF SHOWER ENCLOSURE WALL FROM CENTERLINE, TYP UNO.		**ROBE HOOK** • MOUNT 3'-10" AFF FROM CENTERLINE AND 7" AWAY FROM WALL WALL EDGE FROM CENTERLINE, TYP UNO.
	DECORATIVE MIRROR • MOUNT 3'-4" AFF FROM BOTTOM OF REFLECTIVE SURFACE, TYP UNO. • DECORATIVE WOOD-FRAMED MIRRORS TO MATCH CABINETS, TYP UNO.		**HAND TOWEL RING** • MOUNT 3'-8" AFF FROM CENTERLINE AND 11" AWAY FROM EDGE OF VANITY, TYP UNO.		**TOILET PAPER HOLDER** • MOUNT 1'-8" AFF FROM CENTERLINE AND 2'-8" AWAY FROM FACE OF TOILET WALL FROM CENTERLINE, TYP UNO.
	ELECTRICAL PANEL - • MOUNT 2'-0" AFF FROM BOTTOM OF PANEL, TYP UNO.		**RECESSED MEDICINE CABINET -** • MOUNT 4'-6" AFF FROM CENTERLINE AND 11" AWAY FROM EDGE OF VANITY, TYP UNO. • INSTALL WITH HINGE SIDE ON INSIDE CORNER OF THE WALL.		

DOOR SCHEDULE - ACCESSIBLE 1-BDRM

DOOR #	ROOM NAME	DOOR INFORMATION							FRAME INFORMATION			FIRE RATING	HARDWARE GROUP	COMMENTS
		TYPE	MATERIAL	FINISH	GLAZING	HEIGHT	WIDTH	THICKNESS	FRAME TYPE	MATERIAL	FINISH			
106B	TYPE A 1-BDRM	A	WD	P-5	N/A	6' - 8"	2' - 0"	1 3/4"	01	WD	P-5		U-3.0	
106D	TYPE A 1-BDRM	A	WD	P-5	N/A	6' - 8"	2' - 0"	1 3/4"	01	WD	P-5		U-3.0	
106E	TYPE A 1-BDRM	A	WD	P-5	N/A	6' - 8"	3' - 0"	1 3/4"	01	WD	P-5		U-2.0	
106F	TYPE A 1-BDRM	B	WD	P-5	N/A	6' - 8"	5' - 0"	1 3/8"	01	WD	P-5		U-5.0	
160C	TYPE A 1-BDRM	A	WD	P-5	N/A	6' - 8"	3' - 0"	1 3/4"	01	WD	P-5		U-2.0	

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.

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.
11.

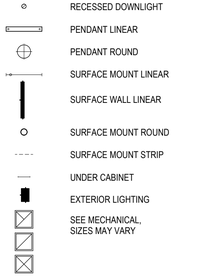
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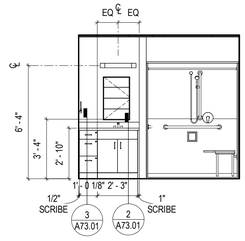


MEP

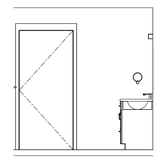




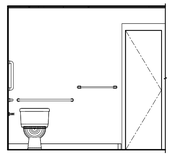
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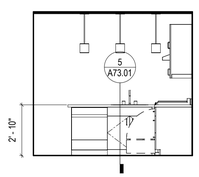
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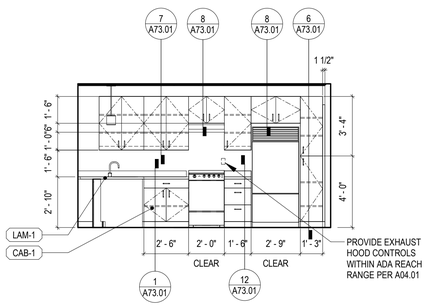
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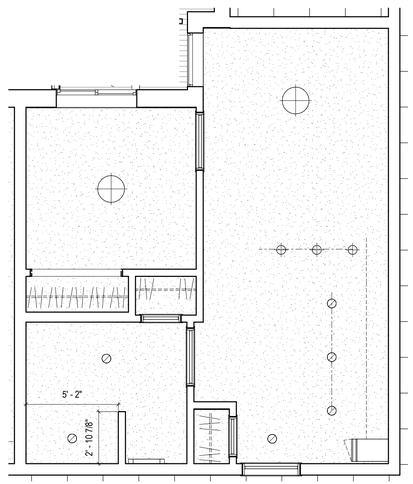
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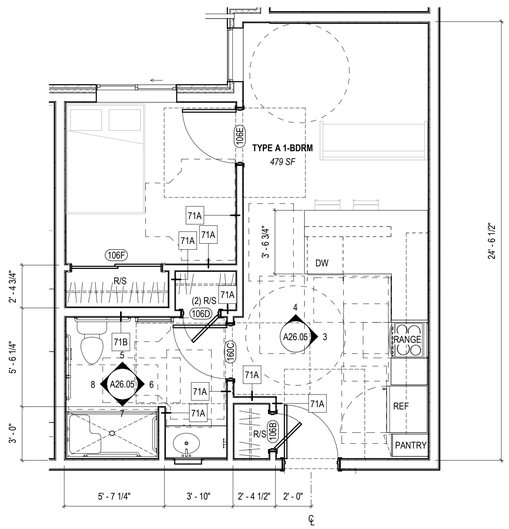
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1/4" = 1'-0"



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



1 TYPE A 1-BEDROOM UNIT
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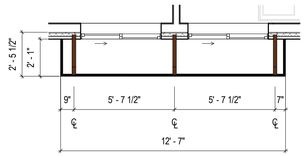
PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

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

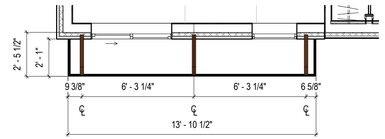
SHEET #
A26.05



NOTE: OVERHANGS HAVE BEEN IDENTIFIED AND LOCATIONS DIMENSIONED ON FLOOR PLANS. SEE DETAILS 3 & 4/A51.01

4 ENARGED PLAN - OVERHANG 4

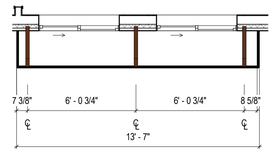
1/4" = 1'-0"



NOTE: OVERHANGS HAVE BEEN IDENTIFIED AND LOCATIONS DIMENSIONED ON FLOOR PLANS. SEE DETAILS 3 & 4/A51.01

3 ENLARGED PLAN - OVERHANG 3

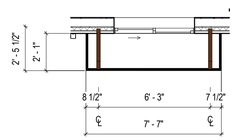
1/4" = 1'-0"



NOTE: OVERHANGS HAVE BEEN IDENTIFIED AND LOCATIONS DIMENSIONED ON FLOOR PLANS. SEE DETAILS 3 & 4/A51.01

2 ENLARGED PLAN - OVERHANG 2

1/4" = 1'-0"



NOTE: OVERHANGS HAVE BEEN IDENTIFIED AND LOCATIONS DIMENSIONED ON FLOOR PLANS. SEE DETAILS 3 & 4/A51.01

1 ENLARGED PLAN - OVERHANG 1

1/4" = 1'-0"

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REVISION SCHEDULE

AHJ APPROVAL STAMP

ENLARGED OVERHANG PLANS

SHEET #
A29.01

EXTERIOR FINISH SCHEDULE

TAG	SPEC #	MATERIAL	MANUFACTURER	PRODUCT	FINISH	CODE	CONTACT	NOTES
ALUM-1	07 46 16	ALUMINUM SIDING	LONGBOARD	TOUNGUE & GROOVE PLANKS - 6" V-GROOVE PLANK	COLOR: WOODGRAIN - DARK CHERRY	-	ZACH PESZNECKER	VERTICAL INSTALL
ALUM-2	07 46 16	ALUMINUM SIDING	LONGBOARD	PANELBOARD - 6" SMOOTH PLANK	COLOR: ONYX BLACK	-	ZACH PESZNECKER	HORIZONTAL INSTALL
INSUL-1		COCNRETE FACED INSULATION	-	-	-	-	-	-
MTL-1	07 42 13	BOX RIB METAL SIDING	AEP SPAN	BOX RIB	COLOR: COOL DARK BRONZE INSTALL: HORIZONTAL	-	JIM MORELAND	-
MTL-2	07 42 13	BOX RIB METAL SIDING	AEP SPAN	BOX RIB	COLOR: COOL SIERRA TAN INSTALL: VERTICAL	-	JIM MORELAND	-
MTL-3	07 42 13	METAL SOFFIT	AEP SPAN	FLUSH PANEL - 12" VENTED WITH 1 RIB	COLOR: MATTE BLACK	-	JIM MORELAND	FOR USE AT SOFFITS
MTL-4	07 42 13	METAL ROOF	AEP SPAN	SPAN-LOK	COLOR: AEP SPAN MATTE BLACK	-	JIM MORELAND	STANDING SEAM ROOFING
MTL-5	07 42 13	OUTSIDE CORNER TRIM	AEP SPAN		COLOR:	-	JIM MORELAND	-
MTL-6	07 42 13	INSIDE CORNER TRIM	AEP SPAN		COLOR:	-	JIM MORELAND	-
MTL-7	07 42 13	JAMB TRIM	AEP SPAN		COLOR:	-	JIM MORELAND	-
MTL-8	07 42 13	METAL SOFFIT	AEP SPAN	PRESTIGE SERIES - 1 1/2" X 12"	COLOR: MATTE BLACK	-	JIM MORELAND	FOR USE AT ROOF D - PERFORATION 13.8%
P-5	09 91 00	EXTERIOR PAINT	-	-	-	-	-	-
STO-1	07 40 00	STONE VENEER	NORSTONE	XL ROCK PANELS STONE VENEER	COLOR: OCHRE	-	-	-

NOTES & LEGEND - EXTERIOR ELEVATION

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

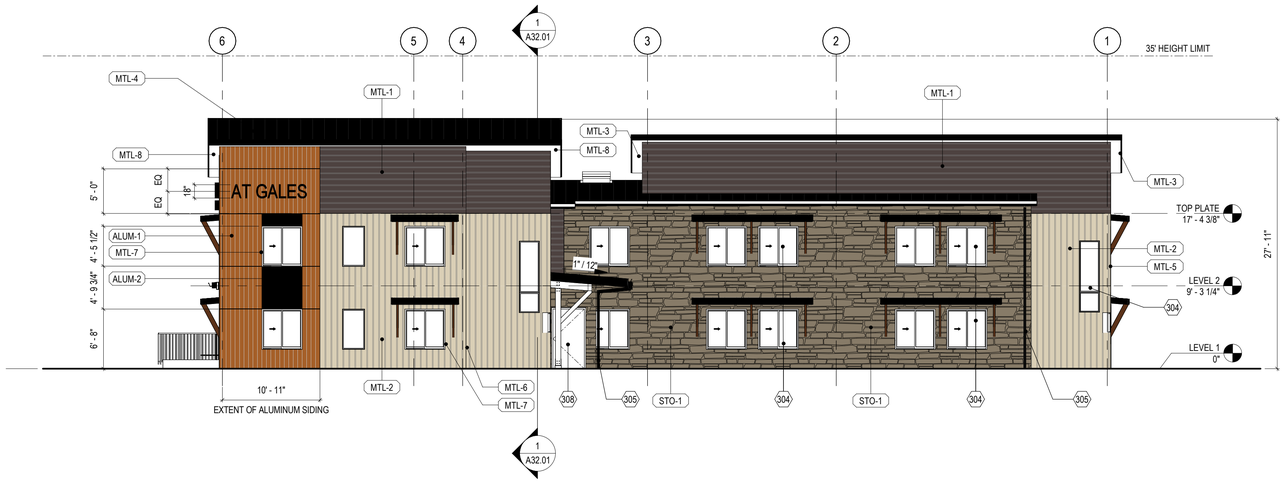
HORIZONTAL SIDING

VERTICAL SIDING

WOOD PANEL

KEYNOTES

KEYNOTE	NOTES
301	SIGNAGE, TBD
302	METAL FLASHING TRIM - COLOR TO MATCH MTL-5
303	REVEALS - COLOR TO MATCH ALUM-1
304	VINYL WINDOW - COLOR: WHITE
305	DOWNSPOUT - COLOR TO MATCH MTL-5
307	EXTERIOR LIGHTING
308	DOOR COLOR TO MATCH SIDING COLOR



2 NORTH ELEVATION

1/8" = 1'-0"



1 EAST ELEVATION

1/8" = 1'-0"

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EXTERIOR ELEVATIONS

SHEET #
A31.01

EXTERIOR FINISH SCHEDULE

TAG	SPEC #	MATERIAL	MANUFACTURER	PRODUCT	FINISH	CODE	CONTACT	NOTES
ALUM-1	07 46 16	ALUMINUM SIDING	LONGBOARD	TOUNGUE & GROOVE PLANKS - 6" V-GROOVE PLANK	COLOR: WOODGRAIN - DARK CHERRY	-	ZACH PESZNECKER	VERTICAL INSTALL
ALUM-2	07 46 16	ALUMINUM SIDING	LONGBOARD	PANELBOARD - 6" SMOOTH PLANK	COLOR: ONYX BLACK	-	ZACH PESZNECKER	HORIZONTAL INSTALL
INSUL-1		COCNRETE FACED INSULATION	-	-	-	-	-	-
MTL-1	07 42 13	BOX RIB METAL SIDING	AEP SPAN	BOX RIB	COLOR: COOL DARK BRONZE INSTALL: HORIZONTAL	-	JIM MORELAND	-
MTL-2	07 42 13	BOX RIB METAL SIDING	AEP SPAN	BOX RIB	COLOR: COOL SIERRA TAN INSTALL: VERTICAL	-	JIM MORELAND	-
MTL-3	07 42 13	METAL SOFFIT	AEP SPAN	FLUSH PANEL - 12" VENTED WITH 1 RIB	COLOR: MATTE BLACK	-	JIM MORELAND	FOR USE AT SOFFITS
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P-5	09 91 00	EXTERIOR PAINT	-	-	-	-	-	-
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NOTES & LEGEND - EXTERIOR ELEVATION

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HORIZONTAL SIDING

VERTICAL SIDING

WOOD PANEL

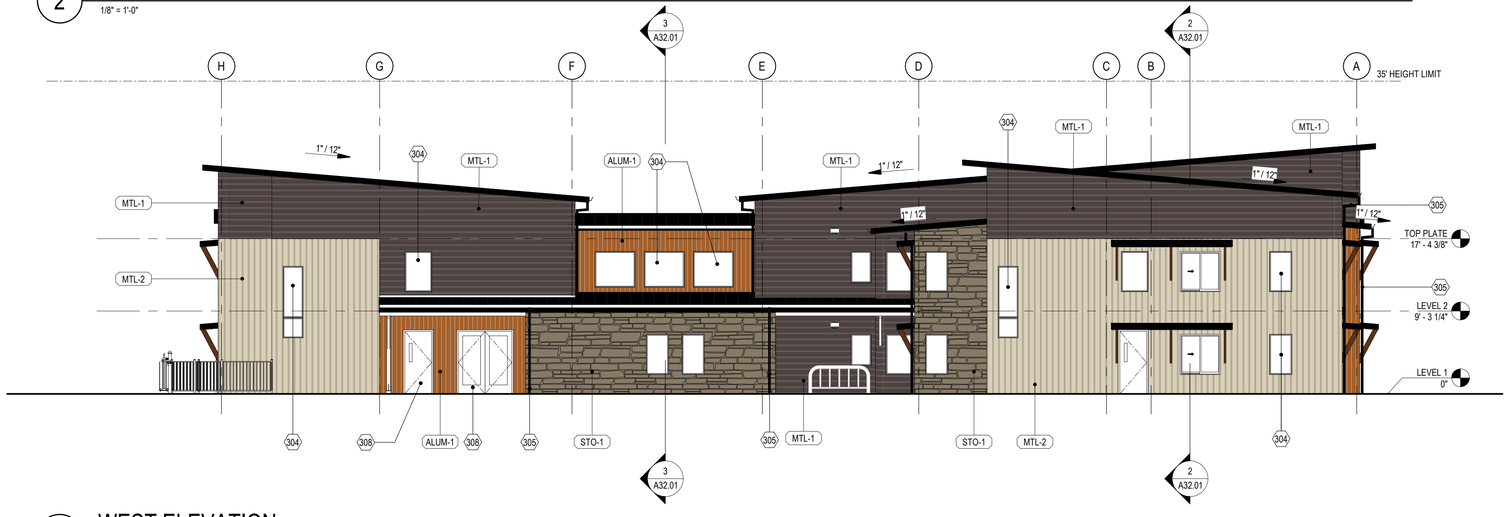
KEYNOTES

KEYNOTE	NOTES
301	SIGNAGE, TBD
302	METAL FLASHING TRIM - COLOR TO MATCH MTL-5
303	REVEALS - COLOR TO MATCH ALUM-1
304	VINYL WINDOW - COLOR: WHITE
305	DOWNSPOUT - COLOR TO MATCH MTL-5
306	ROOF ACCESS HATCH PER SPEC
307	EXTERIOR LIGHTING
308	DOOR COLOR TO MATCH SIDING COLOR



2 SOUTH ELEVATION

1/8" = 1'-0"



1 WEST ELEVATION

1/8" = 1'-0"

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360-377-8773
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20104600
REGISTERED ARCHITECT
DEAN E. KELLY
STATE OF WASHINGTON

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

AHJ APPROVAL STAMP

EXTERIOR ELEVATIONS

SHEET #

A31.02



1 NW PERSPECTIVE



2 SE PERSPECTIVE

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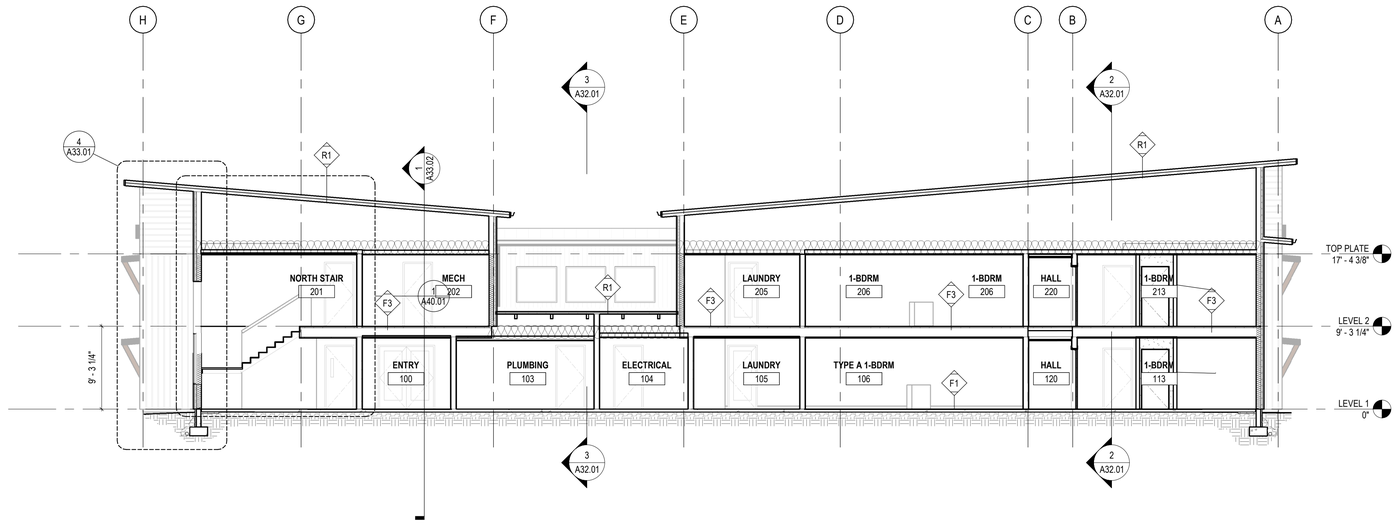
AHJ APPROVAL STAMP

EXTERIOR PERSPECTIVES

SHEET #
A31.03

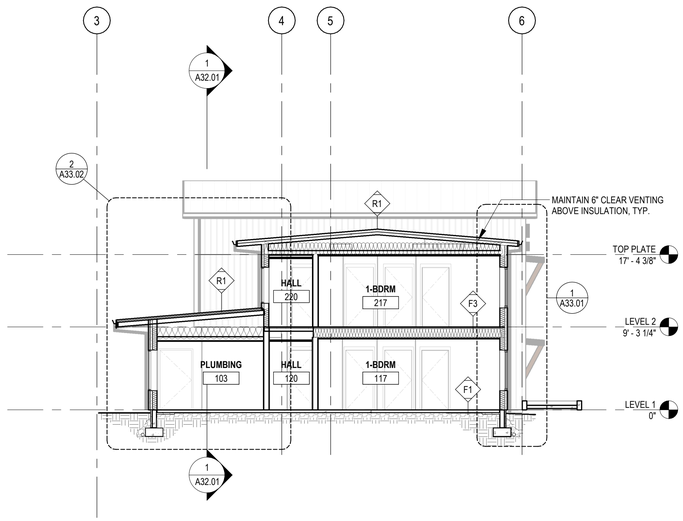
NOTES & LEGEND - SECTIONS

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



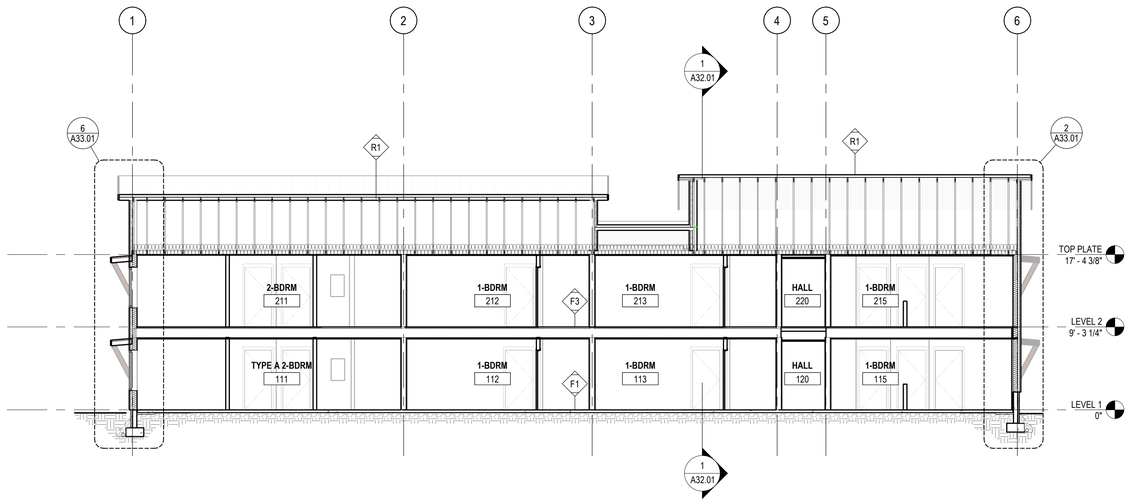
1 NORTH/SOUTH SECTION

1/8" = 1'-0"



3 INTERMEDIATE BUILDING SECTION

1/8" = 1'-0"



2 EAST/WEST SECTION

1/8" = 1'-0"

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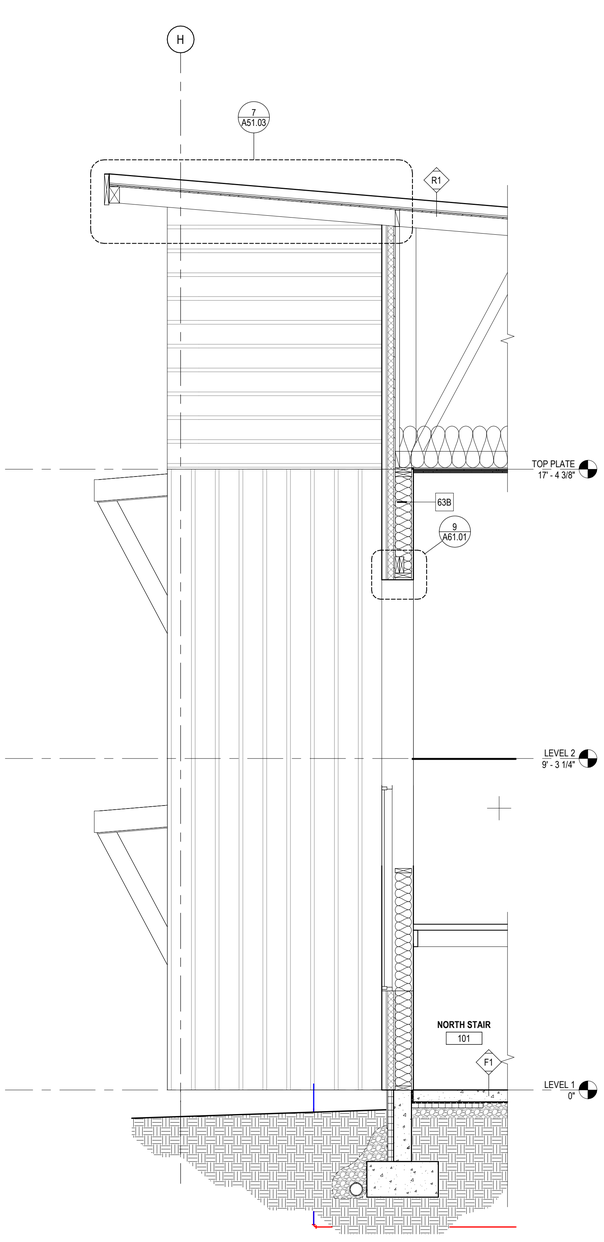
AHJ APPROVAL STAMP

BUILDING SECTIONS

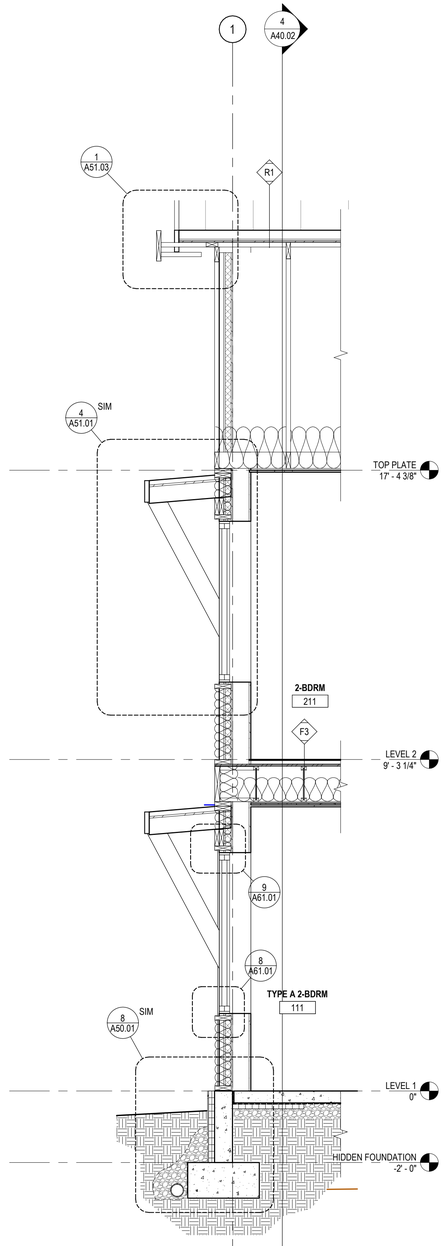
SHEET #
A32.01

NOTES & LEGEND - SECTIONS

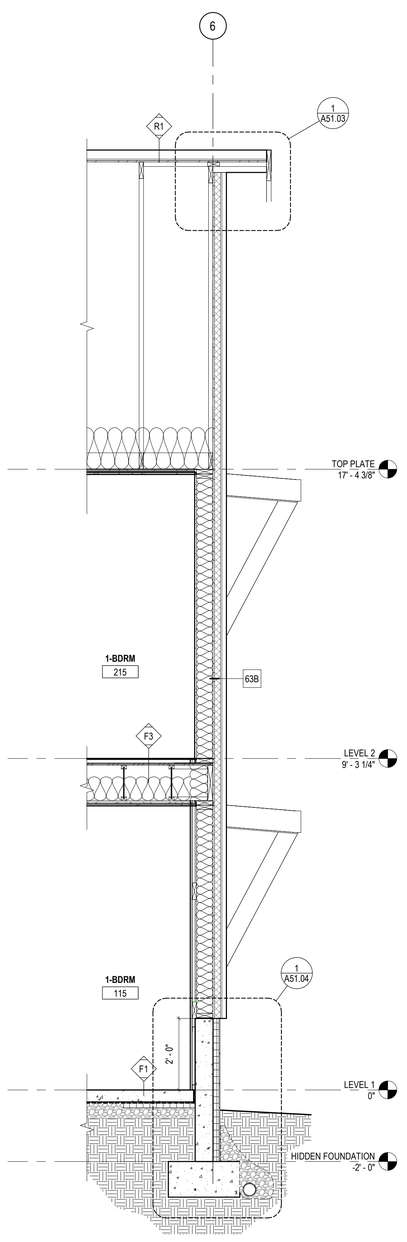
1. REFERENCE SHEET A03.01 FOR ASSEMBLY TYPES AND CONSTRUCTION.



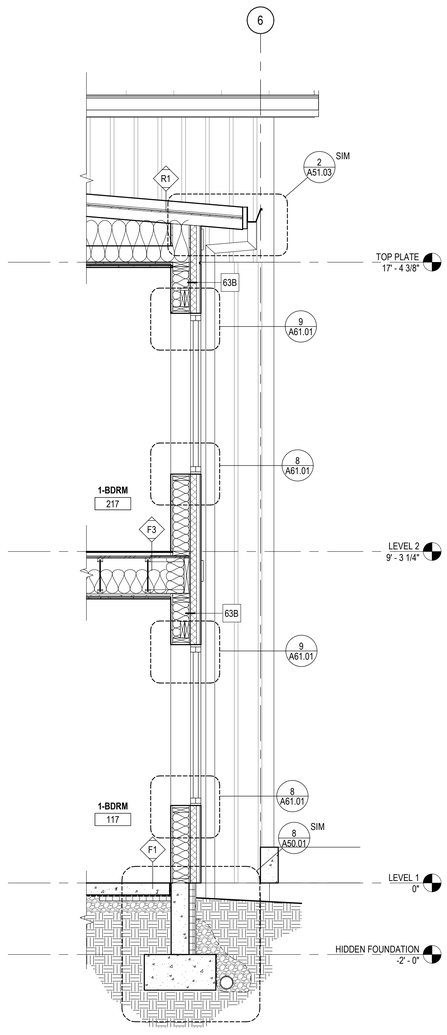
4 STAIR WALL SECTION
1/2" = 1'-0"



6 GABLE END WALL SECTION1
1/2" = 1'-0"



2 GABLE END WALL SECTION
1/2" = 1'-0"



1 WALL SECTION
1/2" = 1'-0"

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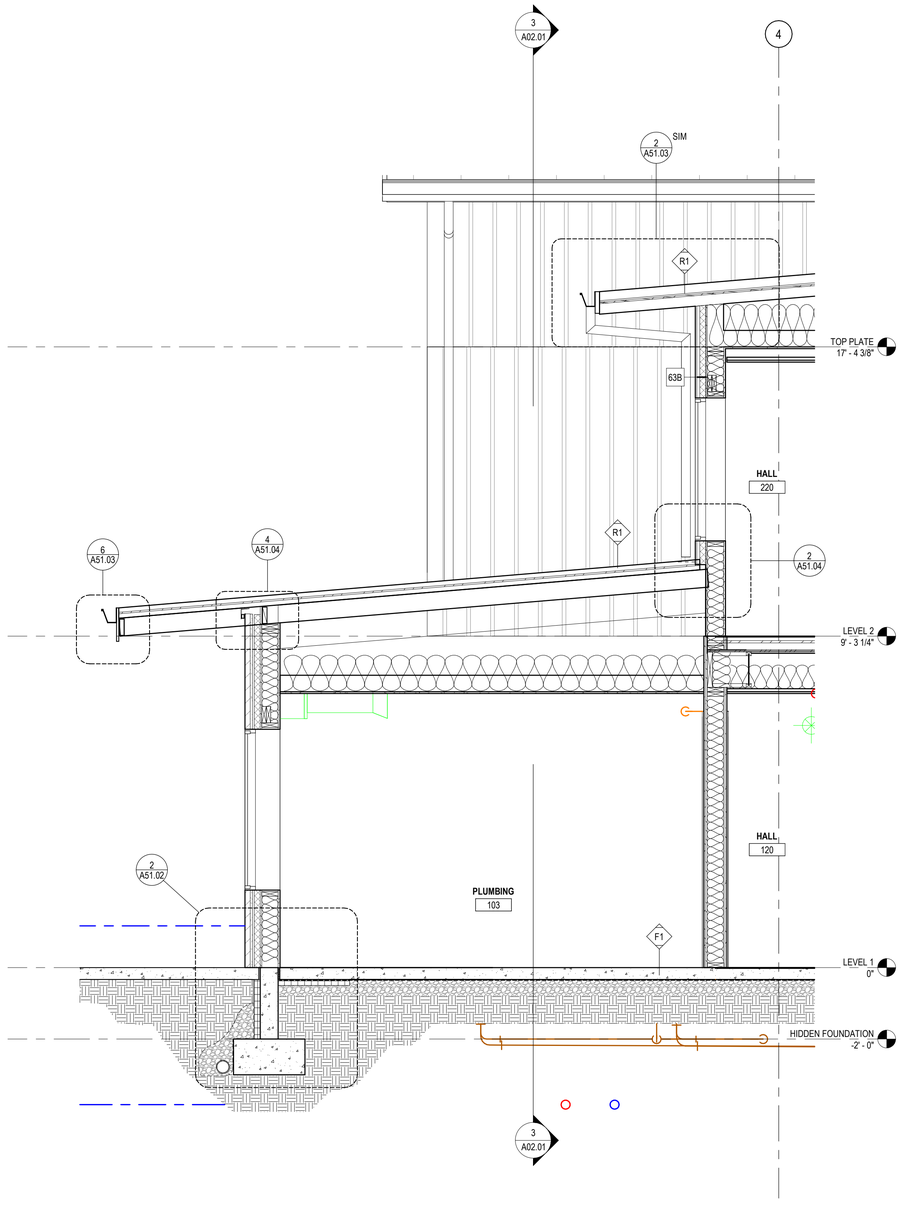
PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

AHJ APPROVAL STAMP

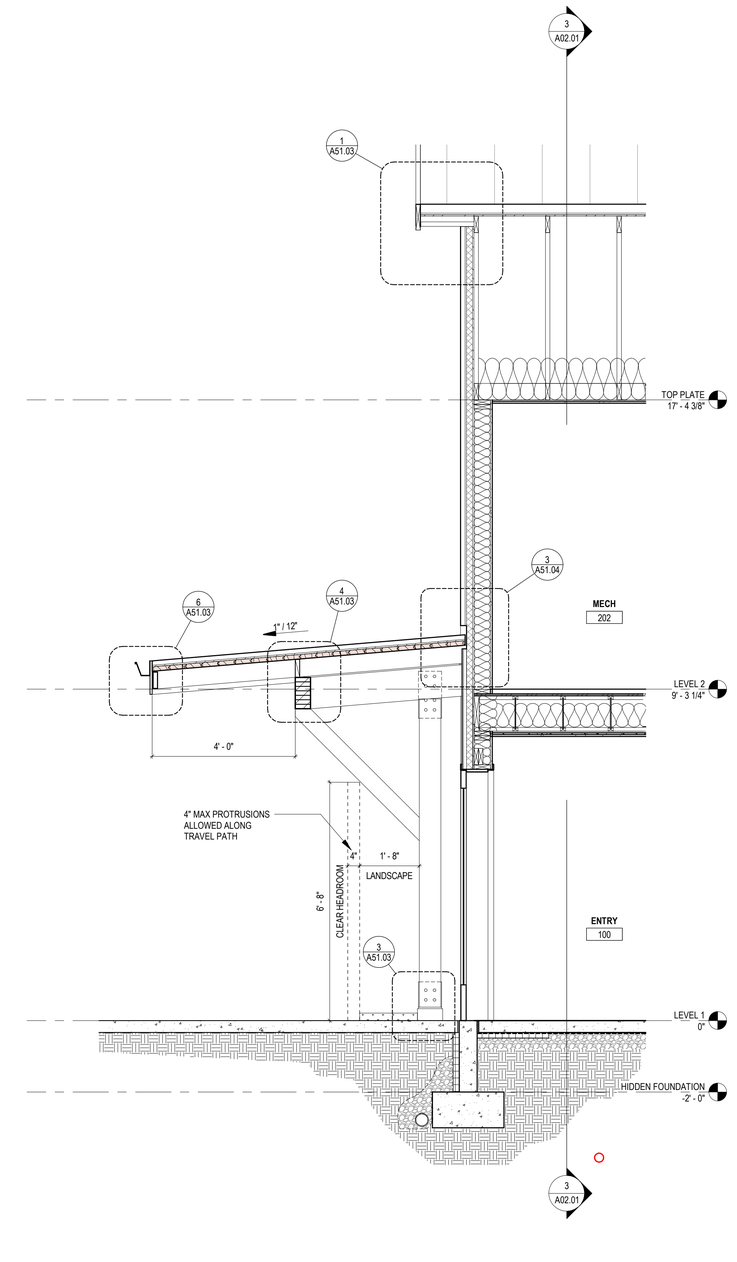
WALL SECTIONS

SHEET #
A33.01



2 LOW ROOF WALL CONNECTION

1/2" = 1'-0"



1 WALL SECTION @ CANOPY

1/2" = 1'-0"

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EKLUND AND AT GALES

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2372 E 7TH AVENUE
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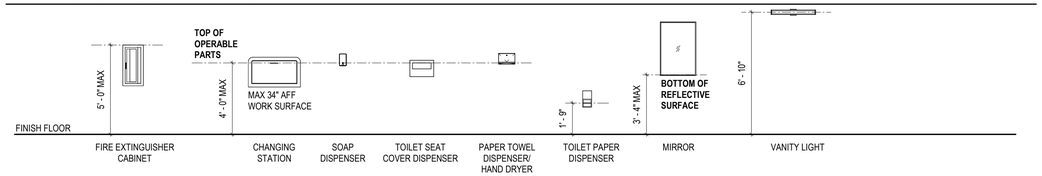
AHJ APPROVAL STAMP

WALL SECTIONS

SHEET #

A33.02

TYPICAL MOUNTING HEIGHTS

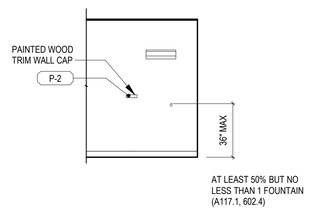


KEY NOTES - INTERIOR ELEVATIONS

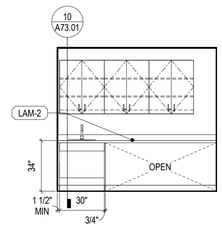
#	NOTE DESCRIPTION

NOTES & LEGEND - INTERIOR ELEVATIONS

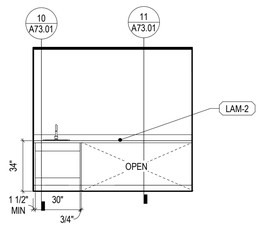
1. REFERENCE FINISH PLAN OR FINISH SCHEDULE FOR TYPICAL ROOM FINISHES NOT SHOWN.
2. REFERENCE TYPICAL MOUNTING HEIGHTS UNLESS MOUNTING HEIGHT IS NOTED OTHERWISE.
3. GRAPHIC REPRESENTATION OF MATERIALS AND/OR FIXTURES MAY NOT BE TO SCALE.



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"

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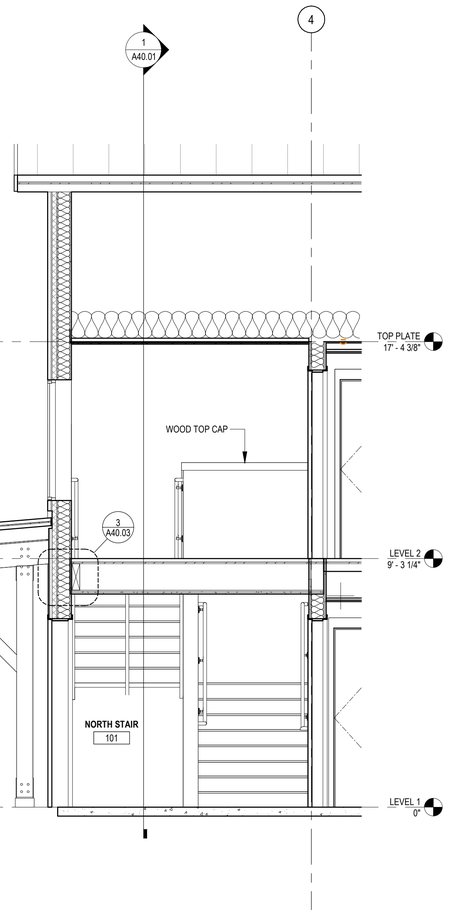
PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

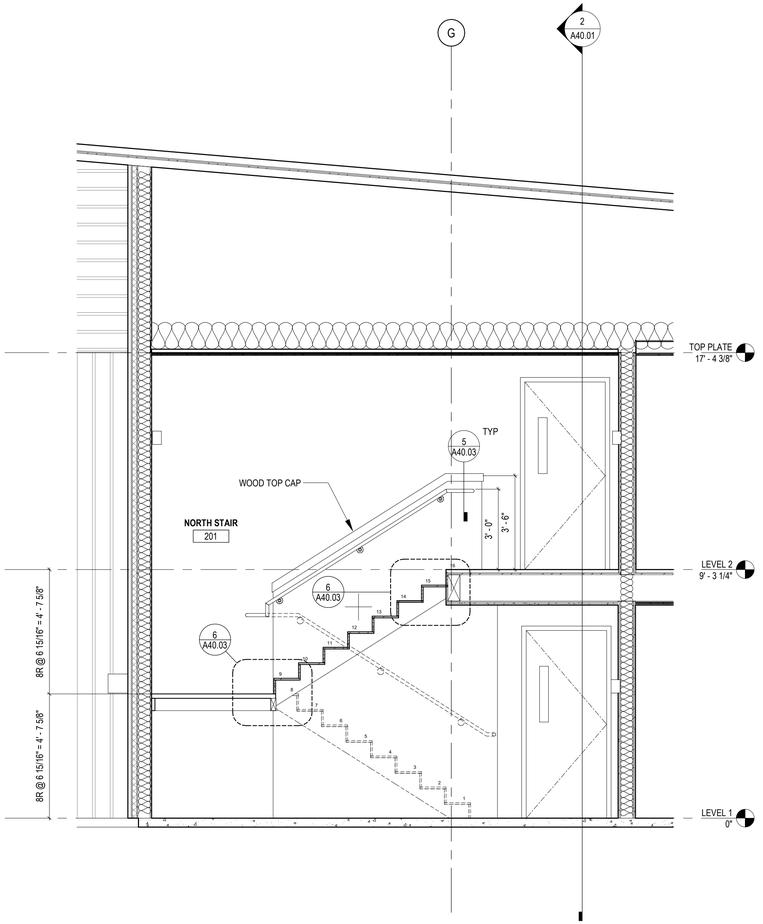
AHJ APPROVAL STAMP

INTERIOR ELEVATIONS

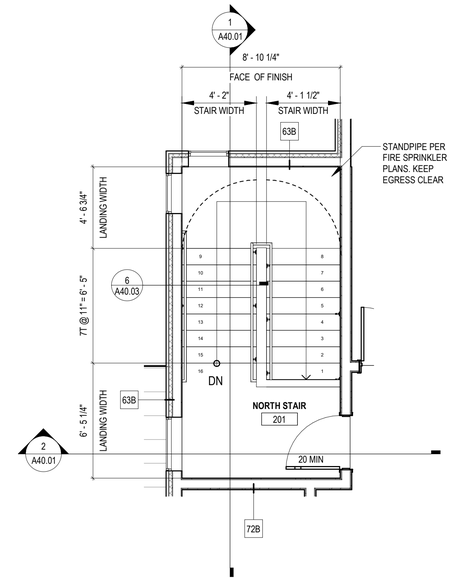
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A34.01



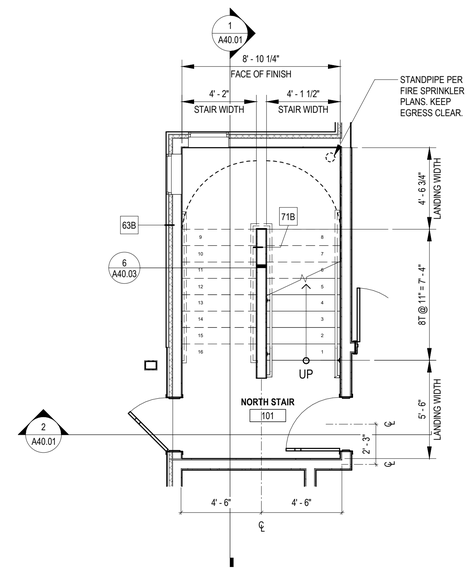
2 NORTH STAIR - LONGITUDINAL WALL SECTION
3/8" = 1'-0"



1 NORTH STAIR - TRANSVERSE SECTION
3/8" = 1'-0"



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



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

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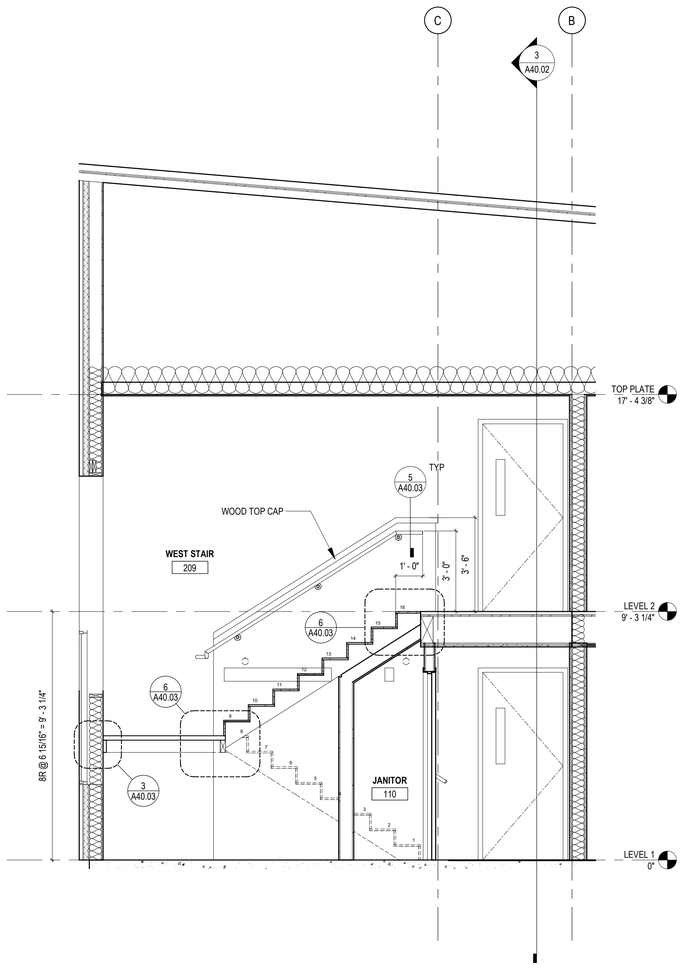
PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

AHU APPROVAL STAMP

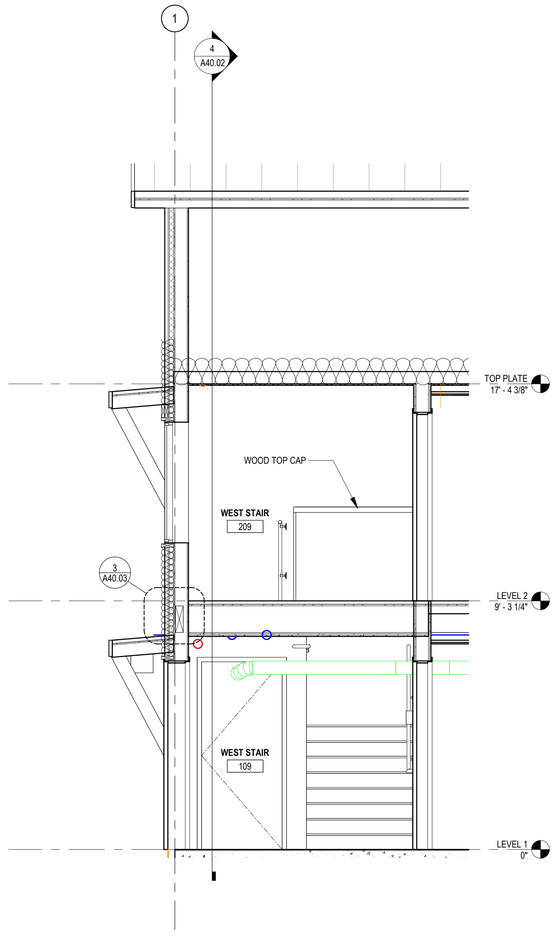
STAIR PLANS & DETAILS

SHEET #
A40.01



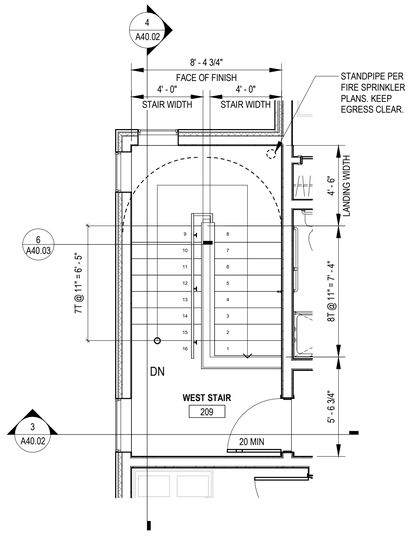
4 WEST STAIR - LONGITUDINAL WALL SECTION

3/8" = 1'-0"



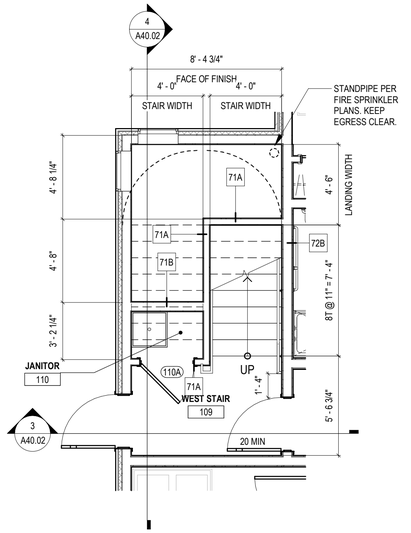
3 WEST STAIR - TRANSVERSE SECTION

3/8" = 1'-0"



2 WEST STAIR - LEVEL 2 - ENLARGED PLAN

1/4" = 1'-0"



1 WEST STAIR - LEVEL 1 - ENLARGED PLAN

1/4" = 1'-0"

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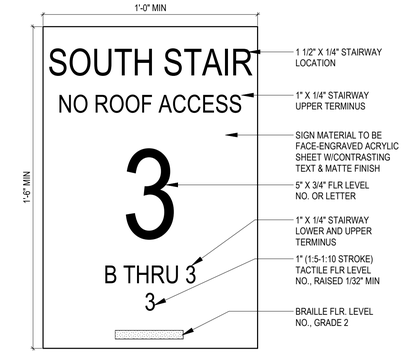
REVISION SCHEDULE

AHJ APPROVAL STAMP

STAIR PLANS & DETAILS

SHEET #

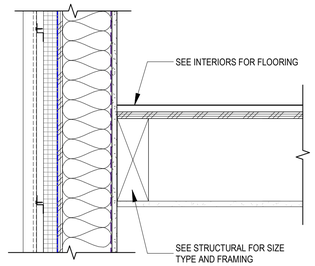
A40.02



REQUIREMENTS PER IBC 1023.9 AND ICC A117.1
TEXT SHOWN FOR EXAMPLE ONLY, REVISE FOR ACTUAL LOCATIONS

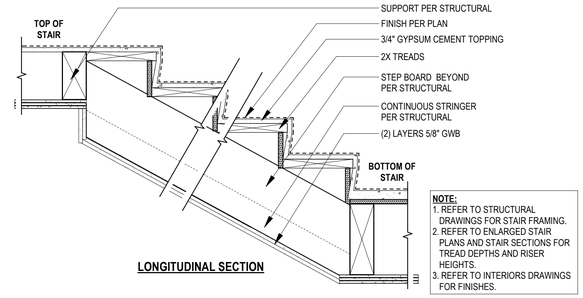
4 TYP STAIR NUMBERING SIGN

3" = 1'-0"



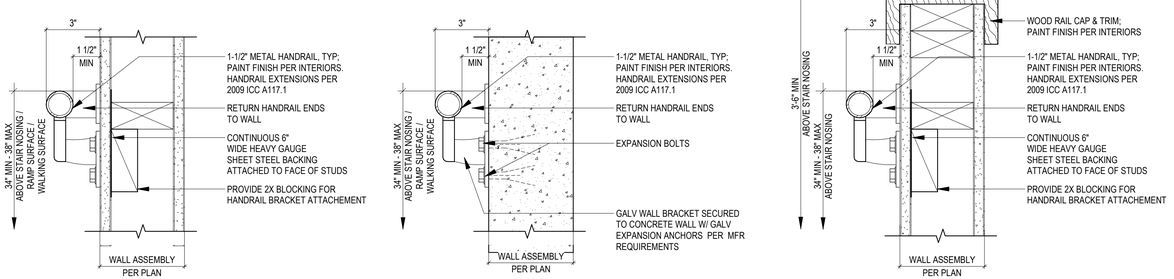
3 STAIR LANDING @ EXTERIOR WALL

1 1/2" = 1'-0"



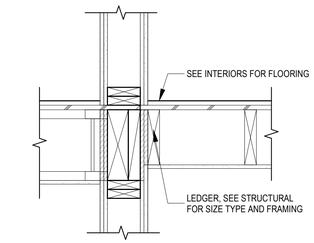
6 TYP WOOD STAIR SECTIONS

1" = 1'-0"



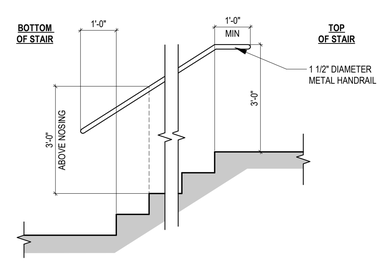
5 TYP HANDRAIL DETAILS

3" = 1'-0"



2 STAIR LANDING @ FRAMED FLOOR

1" = 1'-0"



1 TYP HANDRAIL ELEVATION

1/2" = 1'-0"

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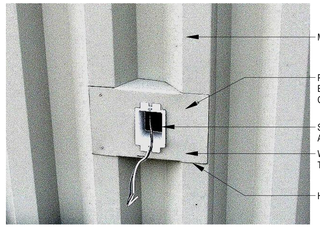
PROJECT # 2023093.02
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VERTICAL CIRCULATION DETAILS

SHEET #
A40.03



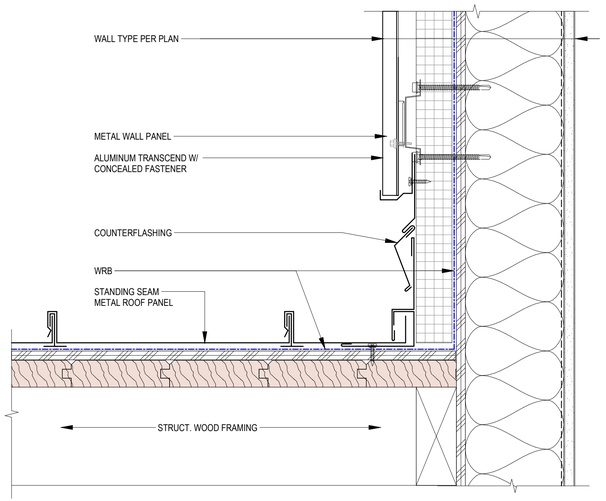
PRE-FINISH METAL BACKING DETAIL



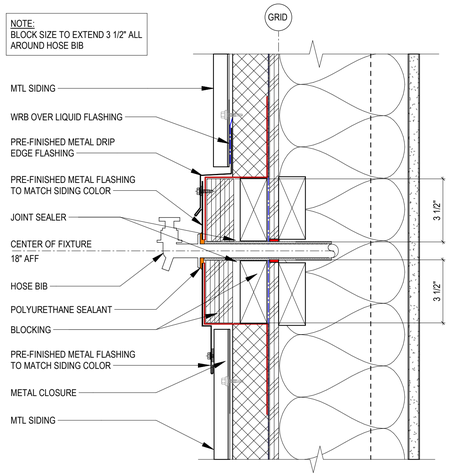
METAL BACKING @ LIGHT FIXTURE



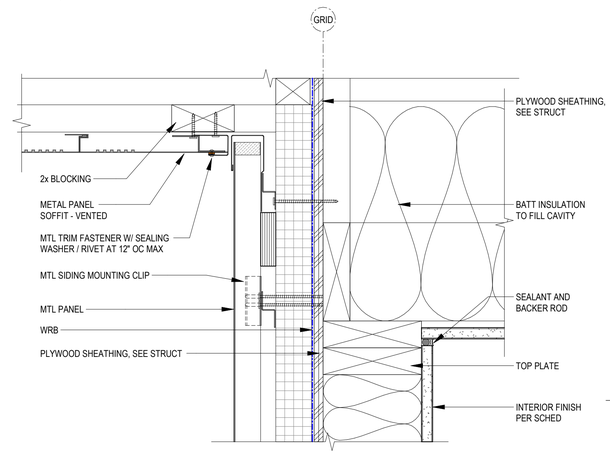
METAL TRIM DETAILS



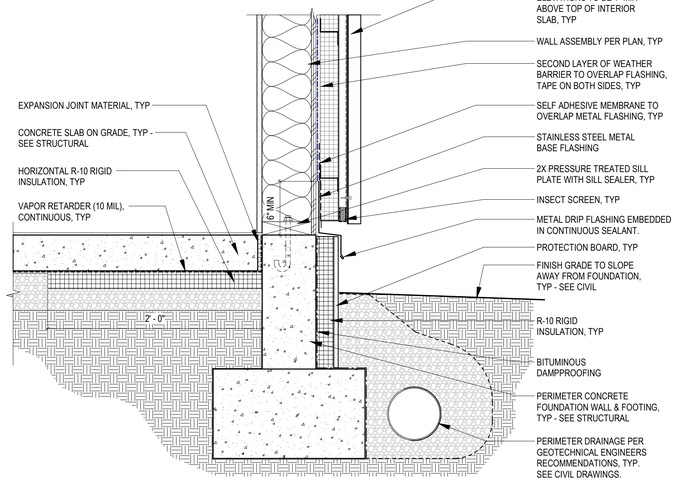
9 DETAIL - CANOPY @ WALL ASSEMBLY
3" = 1'-0"



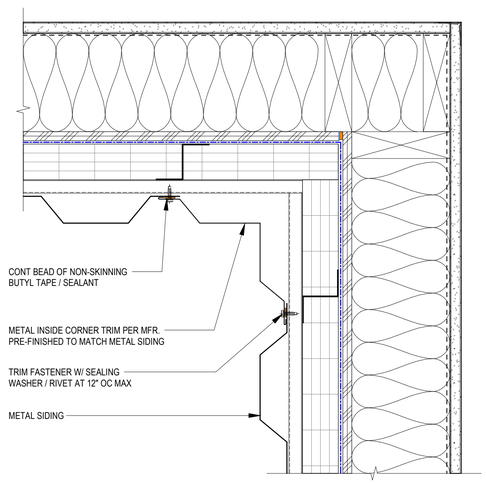
6 HOSE BIB AT METAL
3" = 1'-0"



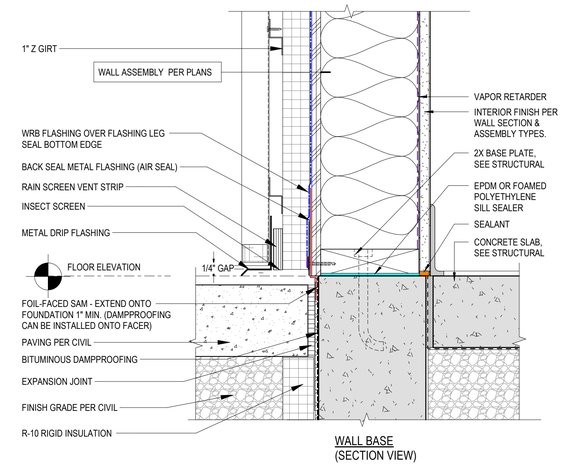
3 METAL PANEL CLADDING @ MTL SOFFIT
3" = 1'-0"



8 TYPICAL FOOTING @ GRADE
1 1/2" = 1'-0"

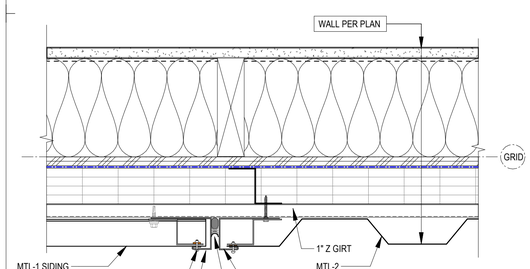


5 INSIDE CORNER METAL TO METAL
3" = 1'-0"

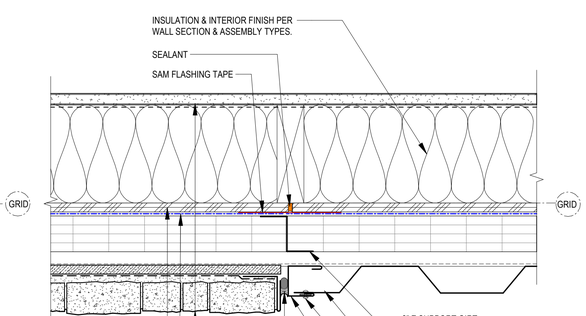


WALL BASE
(SECTION VIEW)

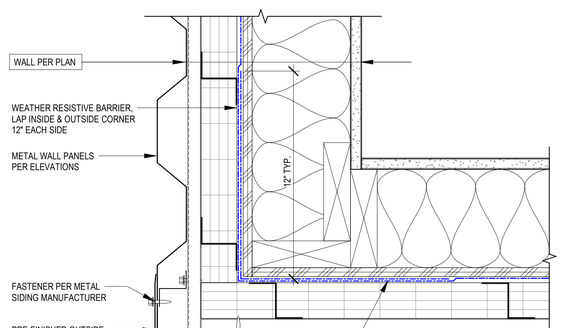
2 METAL SIDING SILL AT PAVING
3" = 1'-0"



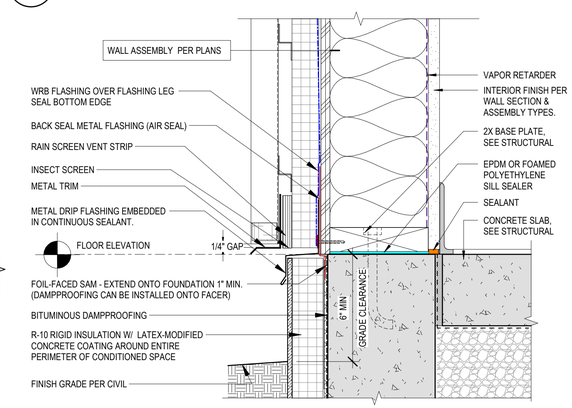
10 TRANSITION MTL-1 TO MTL-2
3" = 1'-0"



7 TRANSITION METAL TO STONE
3" = 1'-0"



4 PLAN DETAIL METAL SIDING @ FRAMED WALL
3" = 1'-0"



WALL BASE
(SECTION VIEW)

1 METAL SIDING SILL AT GRADE
3" = 1'-0"

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DEAN E. KELLY
STATE OF WASHINGTON

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

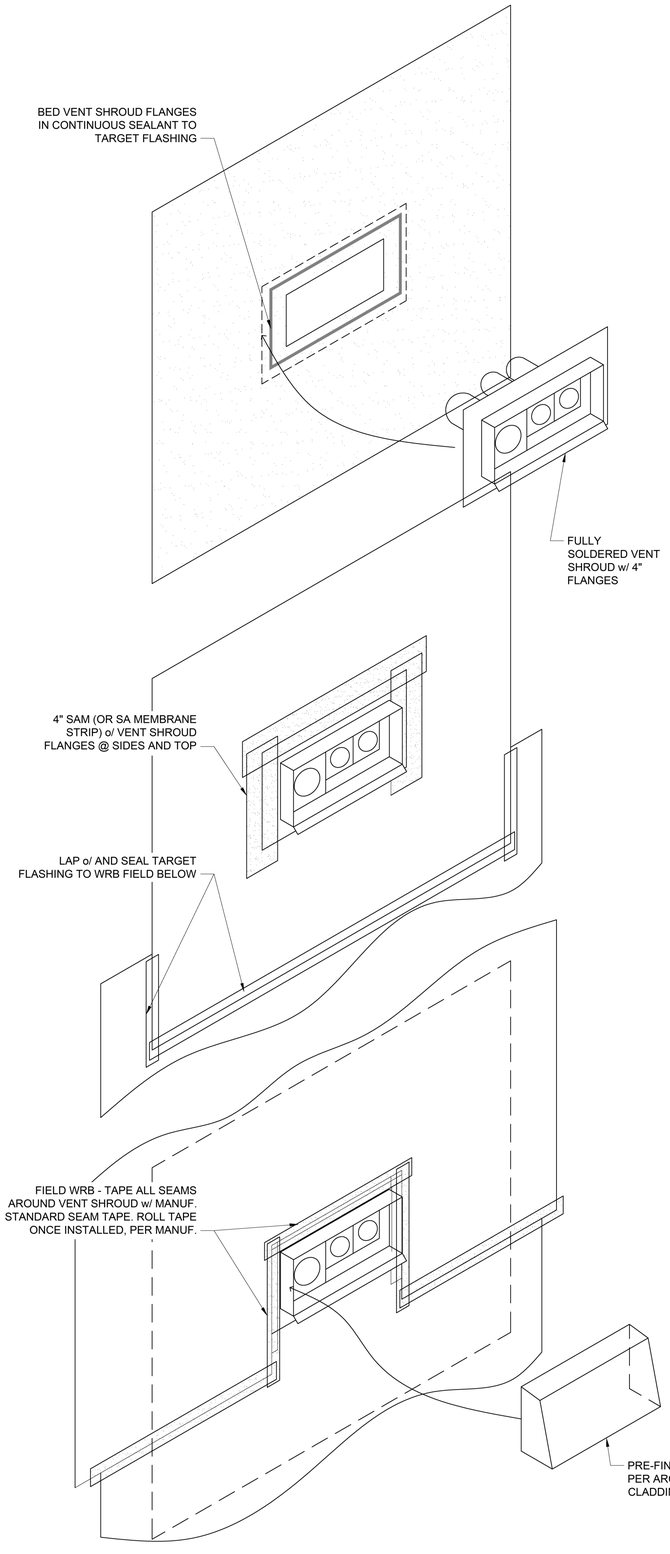
PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

AHJ APPROVAL STAMP

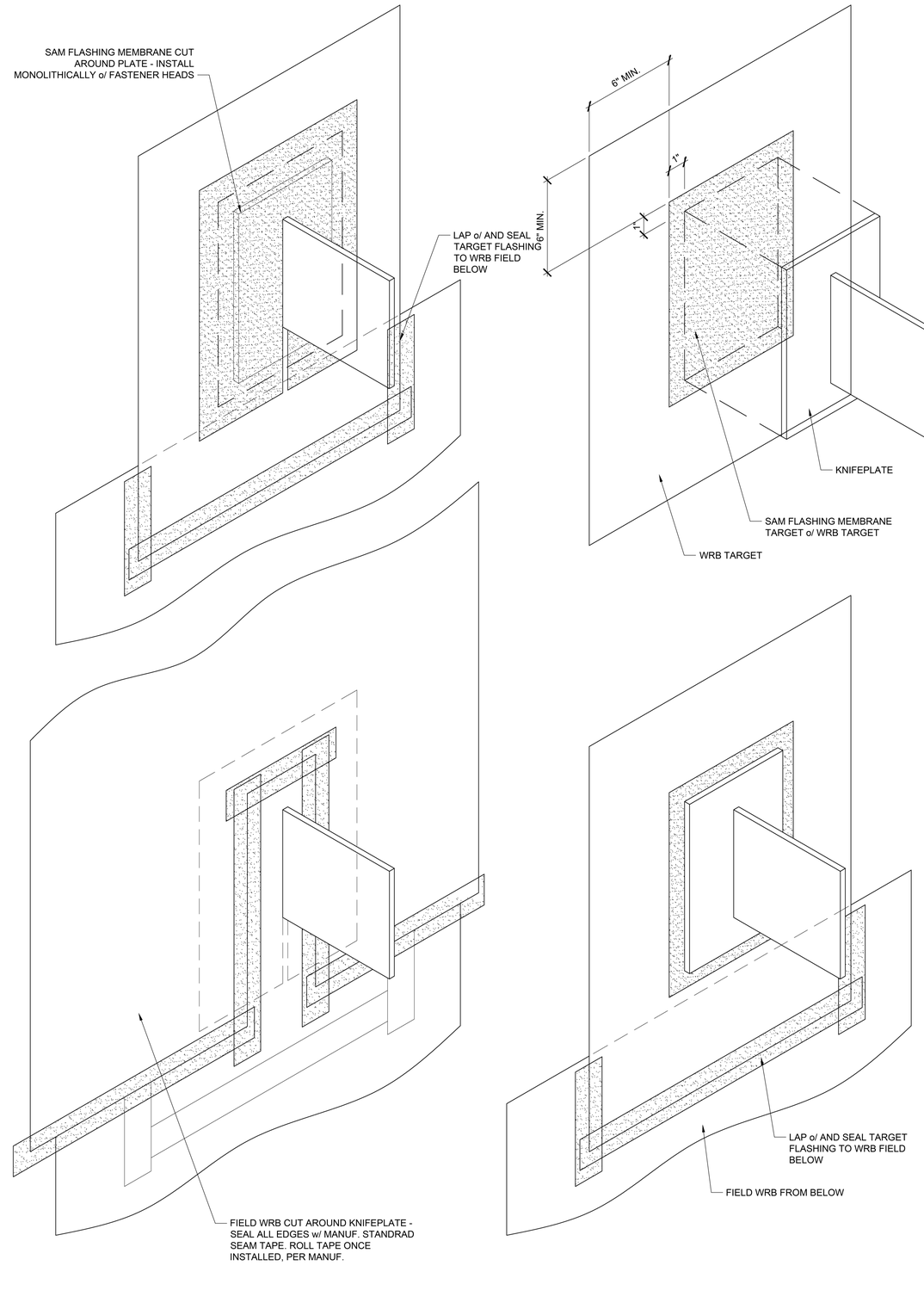
EXTERIOR DETAILS

SHEET #
A50.01



2 EXHAUST VENT FLASHING SEQUENCE

3" = 1'-0"



1 KNIFE PLATE FLASHING SEQUENCE

3" = 1'-0"

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PERMIT SET

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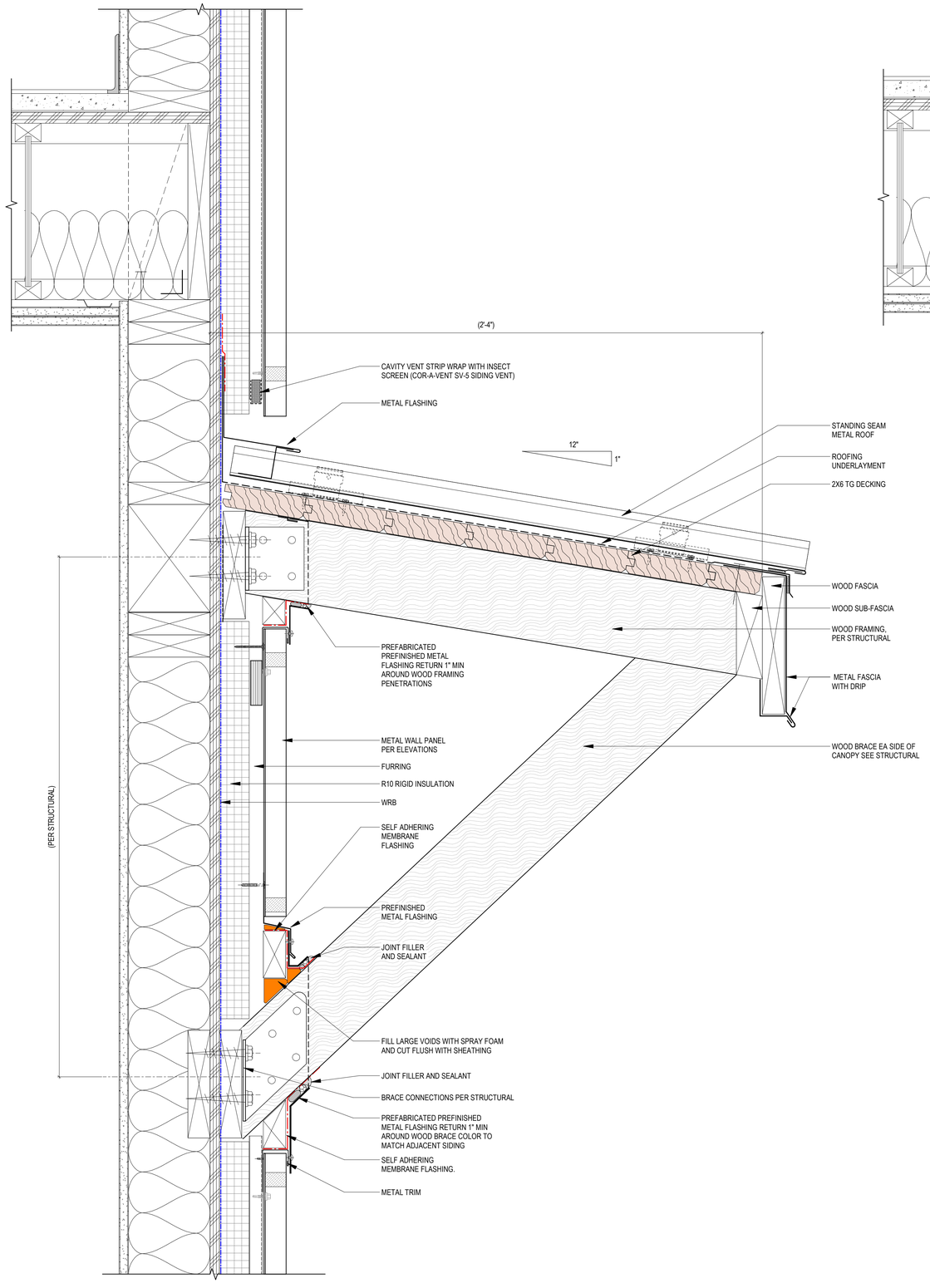
REVISION SCHEDULE

AHJ APPROVAL STAMP

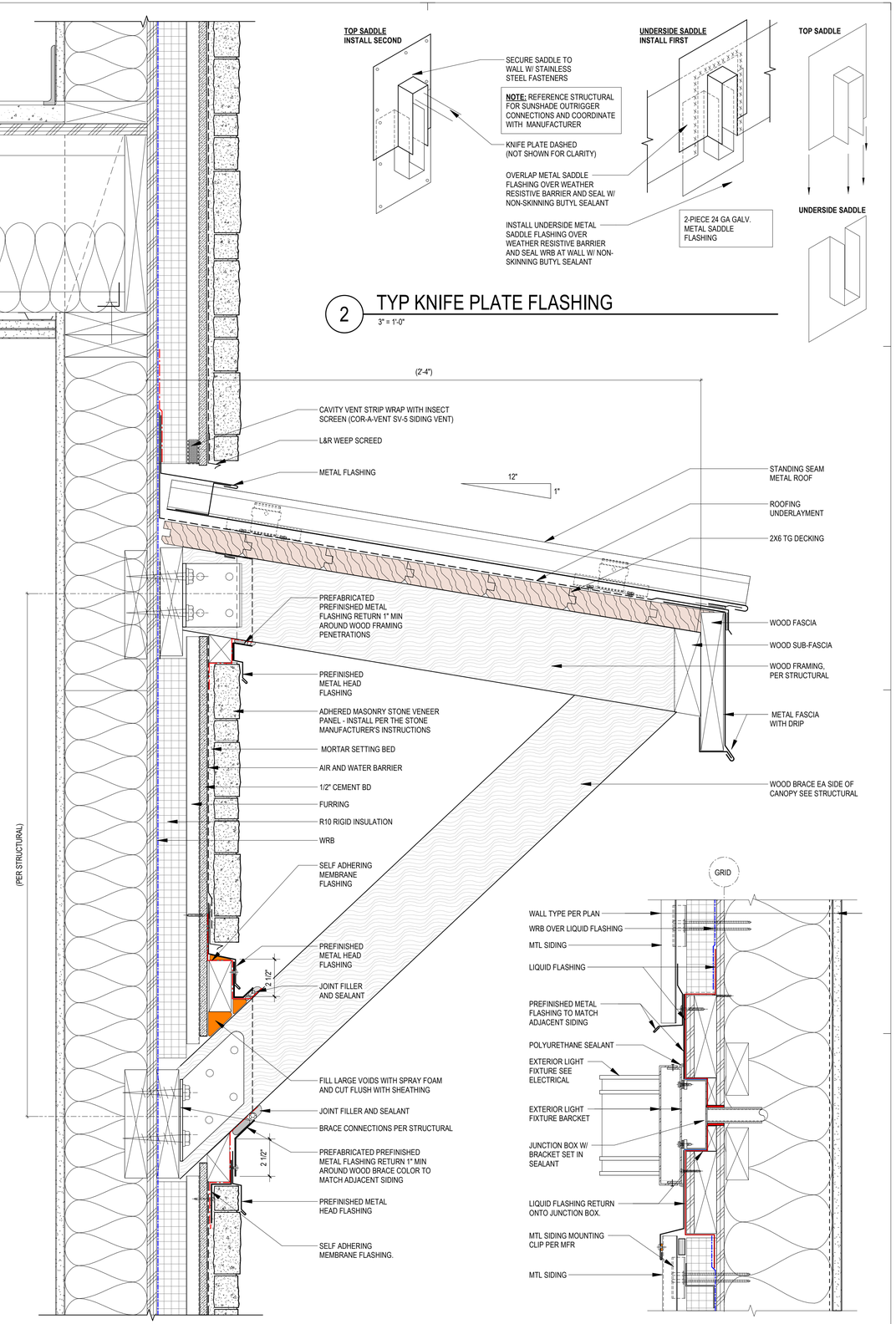
EXTERIOR DETAILS

SHEET #

A50.02



4 SECTION DETAIL - OVERHANG DETAIL
3" = 1'-0"



3 SECTION DETAIL - OVERHANG DETAIL
3" = 1'-0"

2 TYP KNIFE PLATE FLASHING
3" = 1'-0"

1 SECTION - LIGHT FIXTURE @ MTL PANEL
3" = 1'-0"

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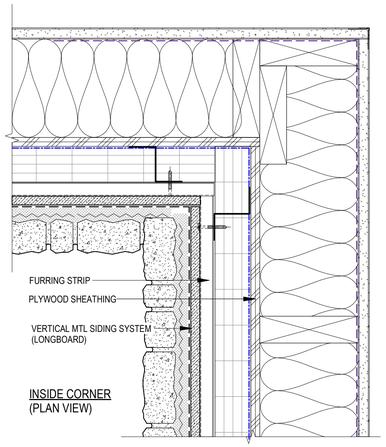
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REVISION SCHEDULE

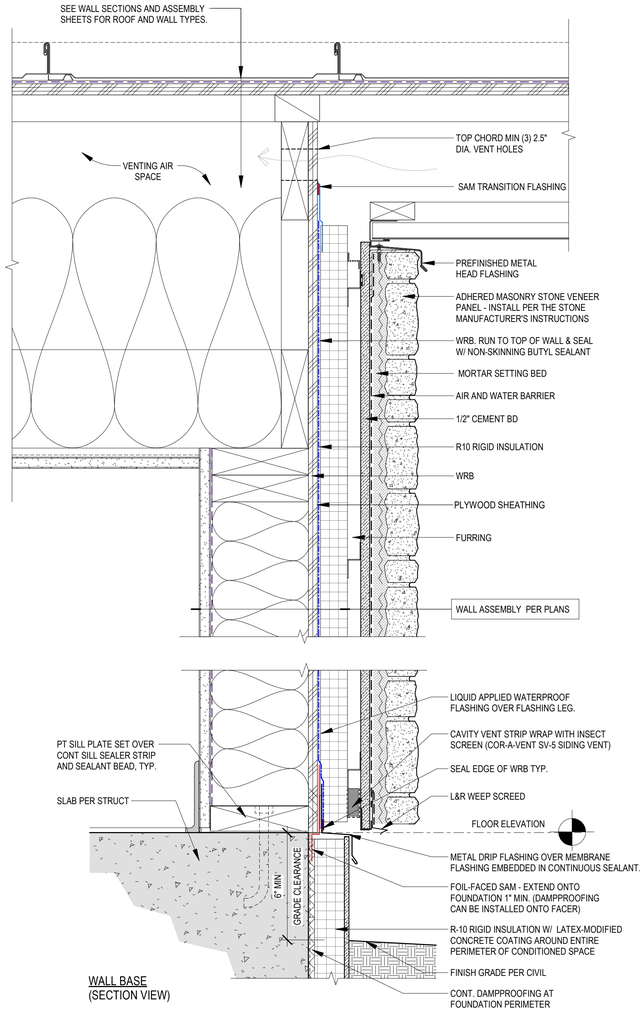
AHJ APPROVAL STAMP

EXTERIOR DETAILS

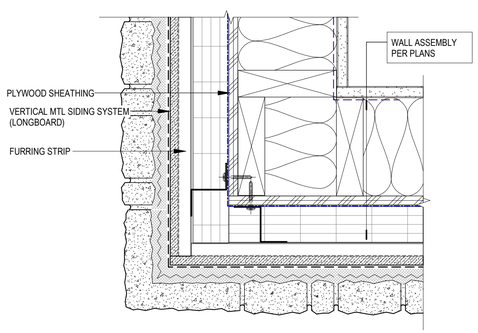
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A51.01



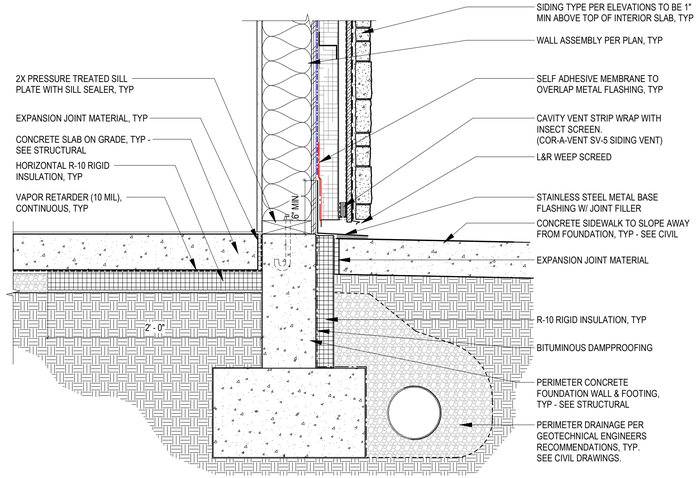
INSIDE CORNER
(PLAN VIEW)

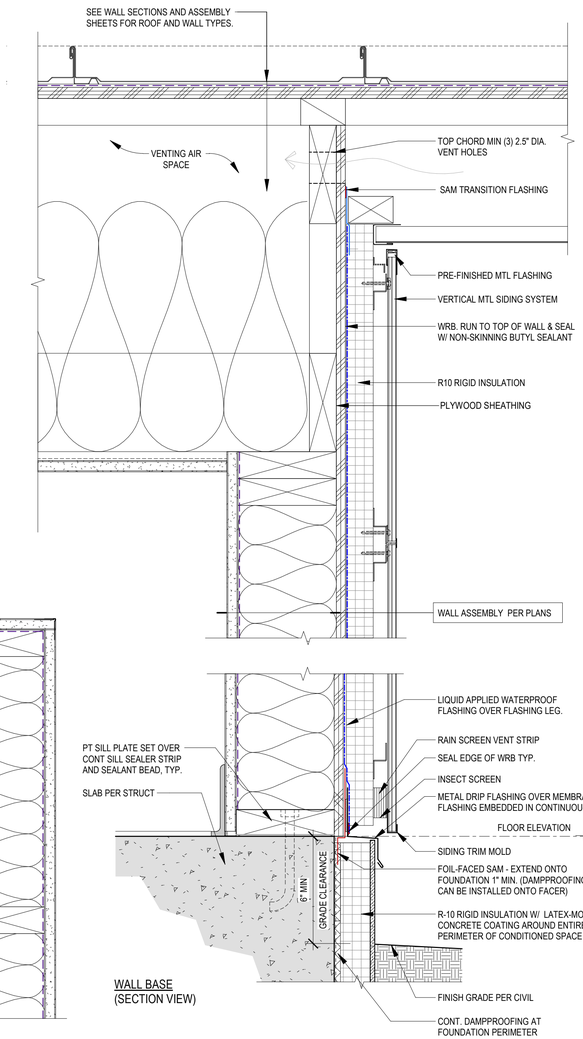


WALL BASE
(SECTION VIEW)

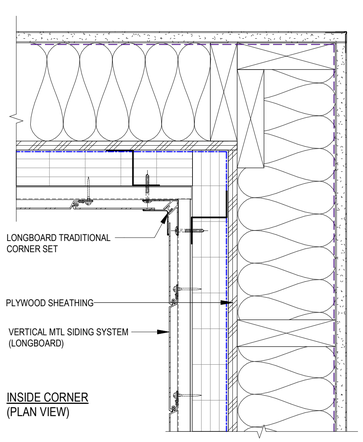


OUTSIDE CORNER
(PLAN VIEW)

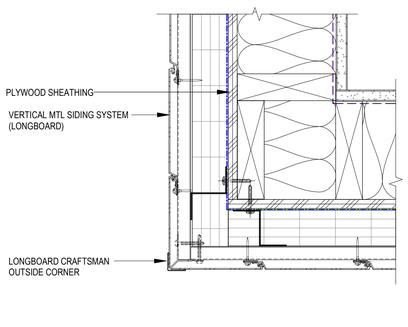




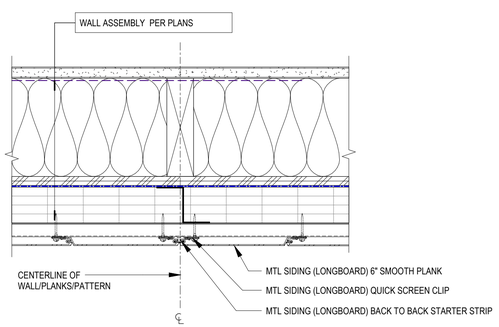
WALL BASE
(SECTION VIEW)



INSIDE CORNER
(PLAN VIEW)



OUTSIDE CORNER
(PLAN VIEW)



VERTICAL JOINT
(PLAN VIEW)

3 TYPICAL STONE DETAILS
3" = 1'-0"

2 TYPICAL FOOTING @ SIDEWALK
1 1/2" = 1'-0"

1 TYPICAL WOOD PANEL SYSTEM
3" = 1'-0"

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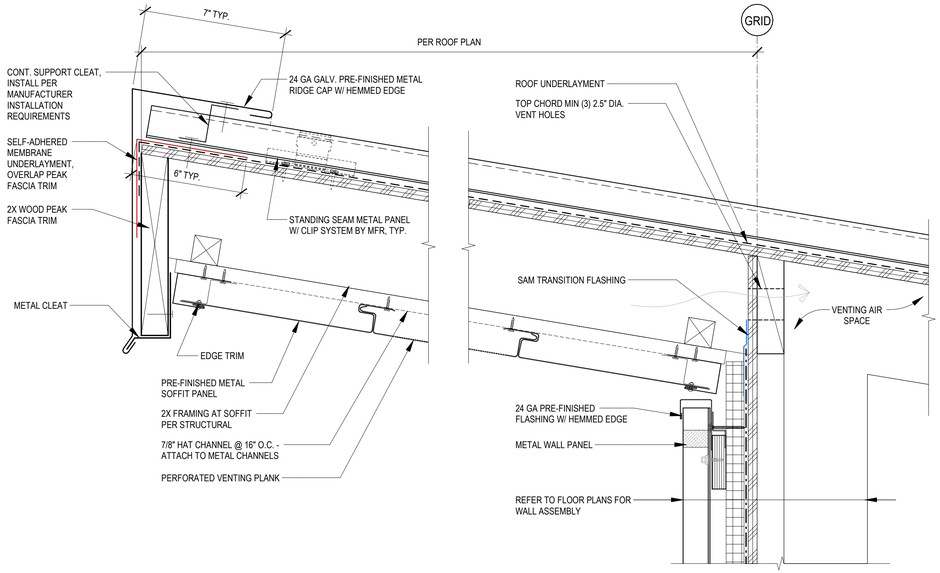
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REVISION SCHEDULE		

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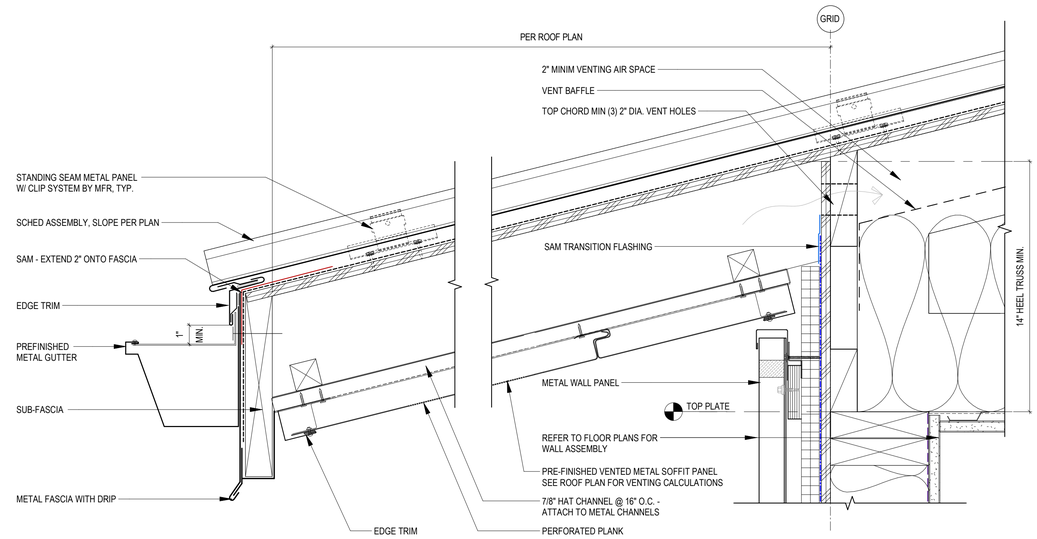
EXTERIOR DETAILS

SHEET #
A51.02



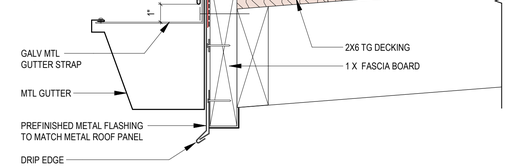
7 TYP. PEAK @ MTL ROOF

3" = 1'-0"



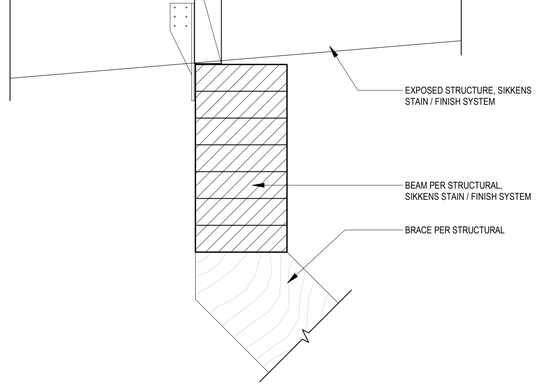
2 METAL SOFFIT DETAIL @ ROOF EAVE

3" = 1'-0"



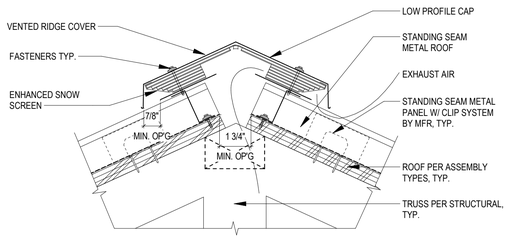
6 ENTRY CANOPY GUTTER DETAIL

3" = 1'-0"



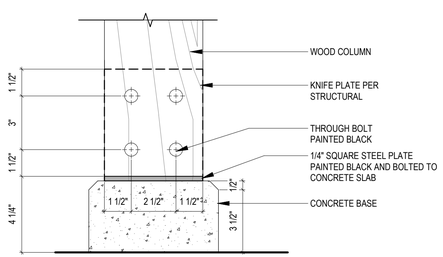
4 ENTRY CANOPY COLUMN @ SOFFIT

3" = 1'-0"



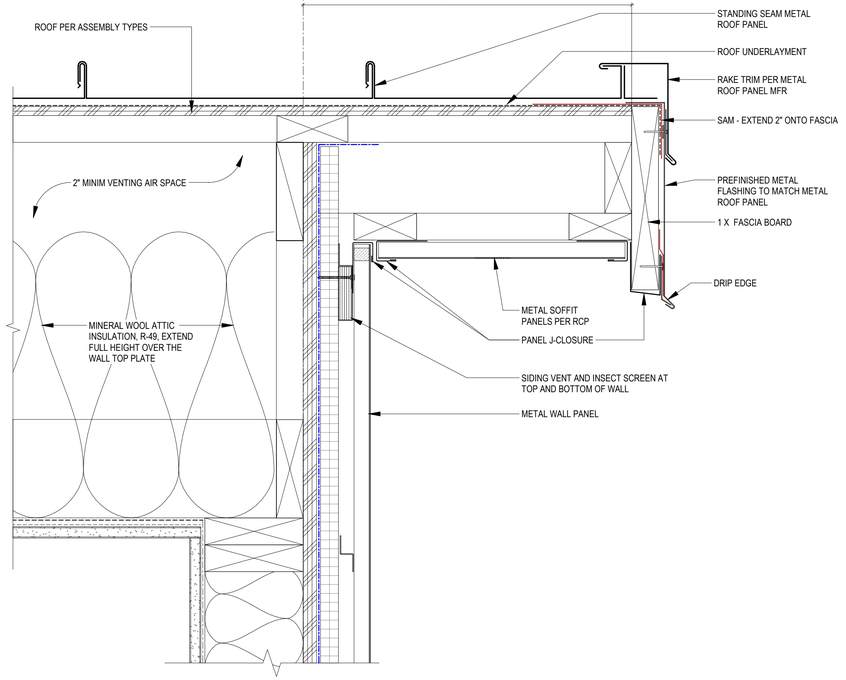
5 RIDGE VENT

3" = 1'-0"



3 WOOD COLUMN BASE

3" = 1'-0"



1 SECTION - ROOF RAKE @ VENTED ATTIC

3" = 1'-0"

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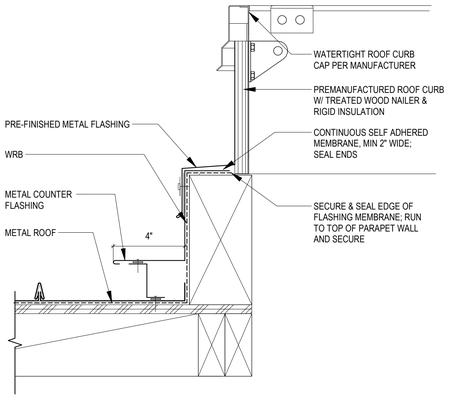
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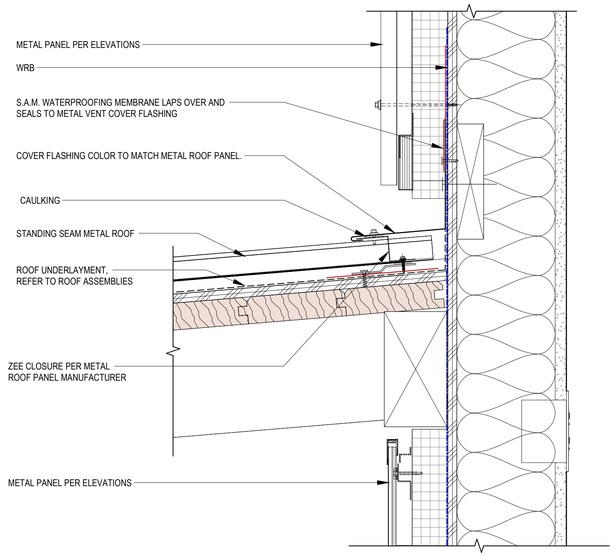
EXTERIOR DETAILS

SHEET #
A51.03



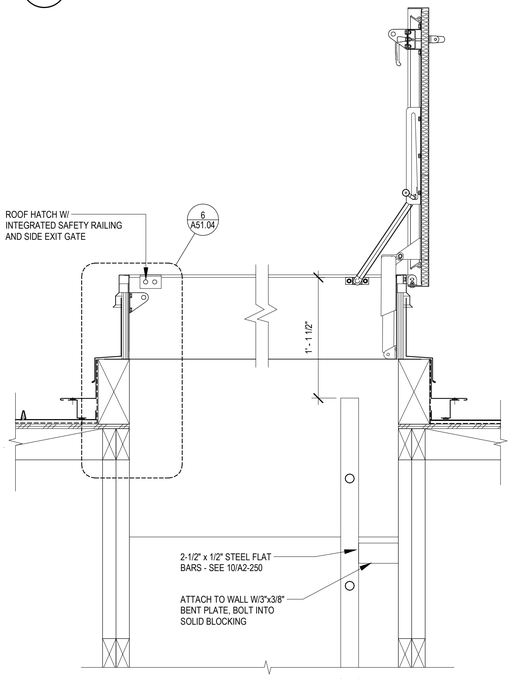
6 ROOF HATCH PENETRATION

3" = 1'-0"



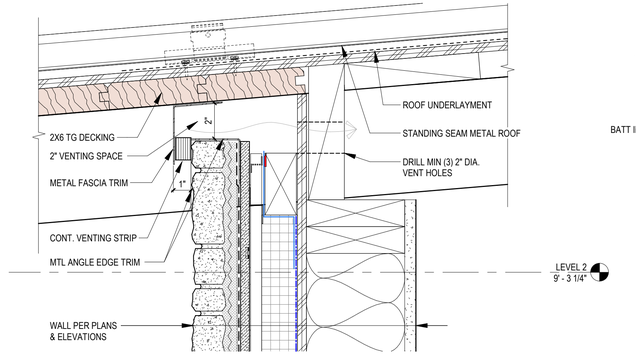
3 SECTION DETAIL @ CANOPY / WALL

3" = 1'-0"



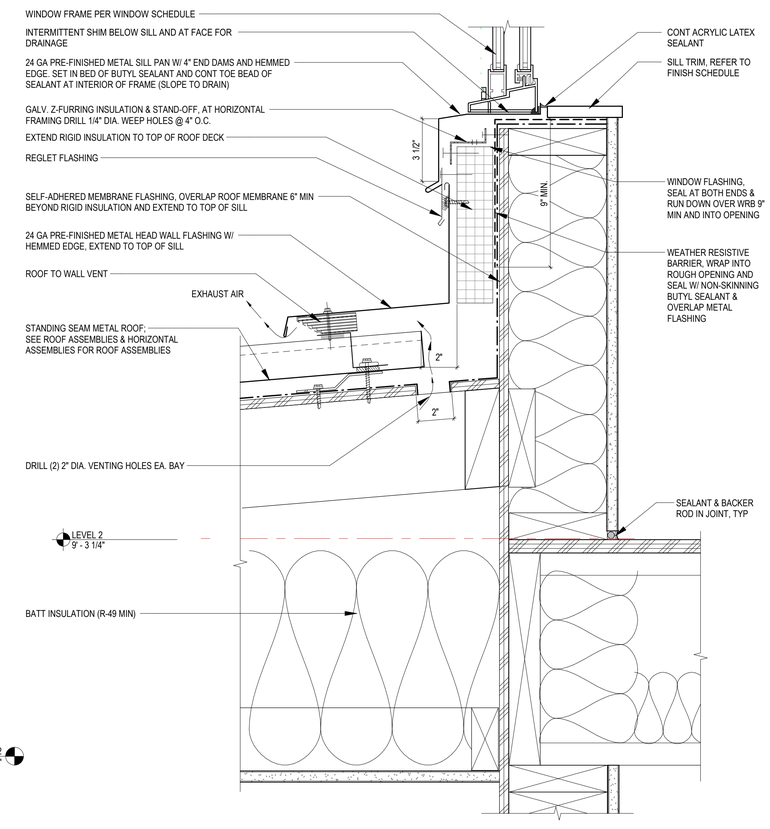
5 ROOF - ROOF ACCESS HATCH

1 1/2" = 1'-0"



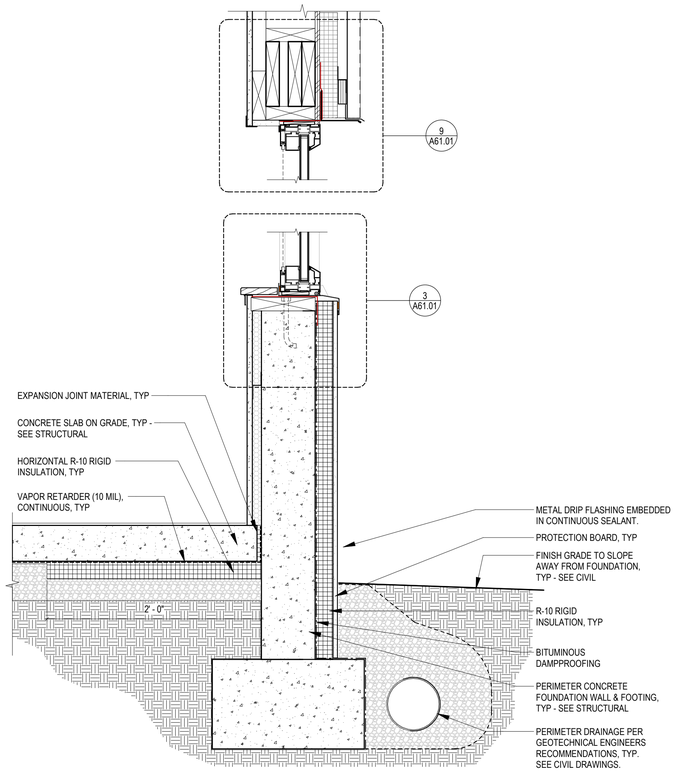
4 LOW ROOF WALL CONNECTION - VENT

3" = 1'-0"



2 WINDOW SILL @ FRAMED ROOF

3" = 1'-0"



1 TYPICAL FOOTING @ STEM WALL

1 1/2" = 1'-0"

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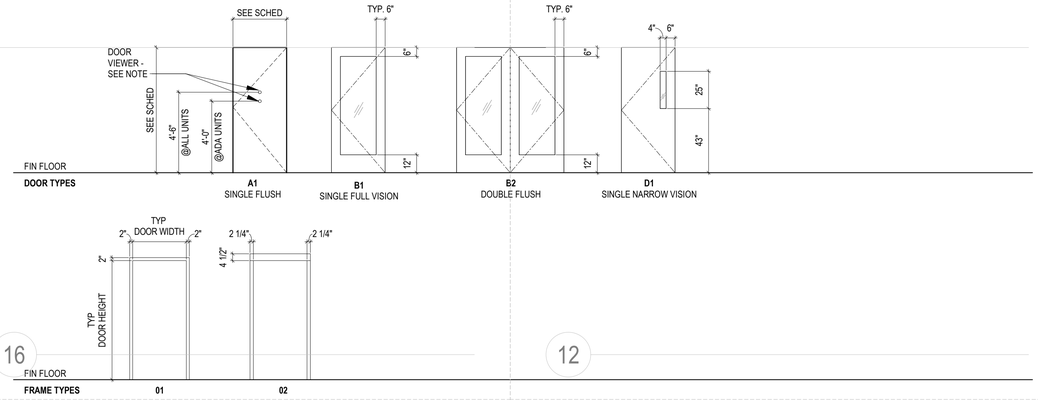
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EXTERIOR DETAILS

SHEET #
A51.04



16 12

DOOR & FRAME TYPES

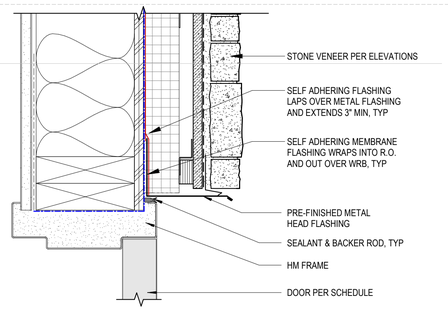
DOOR SCHEDULE - SHARED

DOOR #	ROOM NAME	DOOR INFORMATION							FRAME INFORMATION			FIRE RATING	HARDWARE GROUP	COMMENTS
		TYPE	MATERIAL	FINISH	GLAZING	HEIGHT	WIDTH	THICKNESS	FRAME TYPE	MATERIAL	FINISH			
100A	ENTRY	B2	HM	P-1	CLEAR - TEMPERED	7' - 0"	6' - 0"	1 3/4"	01	HM	P-1		1	
100B	ENTRY	B2	HM	P-1	CLEAR - TEMPERED	7' - 0"	6' - 0"	1 3/4"	01	HM	P-1		6	
101A	NORTH STAIR	D1	HM	P-1	N/A	7' - 0"	3' - 0"	1 3/4"	01	HM	P-1		3	
101B	NORTH STAIR	D1	HM	P-1	N/A	7' - 0"	3' - 0"	1 3/4"	01	HM	P-1	60 MIN	7	
103A	PLUMBING	A1	HM	P-1	N/A	6' - 8"	3' - 6"	1 3/4"	01	HM	P-1		4	
103B	PLUMBING	A1	HM	P-1	N/A	7' - 0"	3' - 0"	1 3/4"	01	HM	P-1	20 MIN	8	
104A	ELECTRICAL	A1	HM	P-1	N/A	7' - 0"	3' - 0"	1 3/4"	01	HM	P-1		2	
104B	ELECTRICAL	A1	HM	P-1	N/A	7' - 0"	3' - 0"	1 3/4"	01	HM	P-1	20 MIN	5	
105A	LAUNDRY	B1	HM	P-1	CLEAR - TEMPERED	7' - 0"	3' - 0"	1 3/4"	01	HM	P-1	20 MIN	8	
106A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
107A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
108A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
109A	WEST STAIR	D1	HM	P-1	N/A	7' - 0"	3' - 0"	1 3/4"	01	HM	P-1		3	
109B	WEST STAIR	D1	HM	P-1	N/A	7' - 0"	3' - 0"	1 3/4"	01	HM	P-1	60 MIN	7	
110A	WEST STAIR	A1	HM	P-1	N/A	7' - 0"	3' - 0"	1 3/4"	01	HM	P-1		7	
111A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
112A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
113A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
114A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
115A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
116A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
117A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
119A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
120A	HALL	B1	HM	P-1	N/A	7' - 0"	3' - 0"	1 3/4"	01	HM	P-1		3	
201A	NORTH STAIR	D1	HM	P-1	N/A	7' - 0"	3' - 0"	1 3/4"	01	HM	P-1	60 MIN	7	
202A	MECH	A1	HM	P-1	N/A	7' - 0"	3' - 0"	1 3/4"	01	HM	P-1	20 MIN	8	
205	LAUNDRY	B1	HM	P-1	CLEAR - TEMPERED	7' - 0"	3' - 0"	1 3/4"	01	HM	P-1	20 MIN	8	
206A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
207A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
208A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
209A	WEST STAIR	D1	HM	P-1	N/A	7' - 0"	3' - 0"	1 3/4"	01	HM	P-1	60 MIN	7	
211A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
212A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
213A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
214A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
215A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
216A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
217A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
218A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
219A	HALL	A1	FG	WHITE	N/A	6' - 8"	3' - 0"	1 3/4"	01	FG	WHITE	20 MIN	U-1	
221A	STORAGE	D1	HM	P-1	N/A	7' - 0"	3' - 0"	1 3/4"	01	HM	P-1	20 MIN	8	

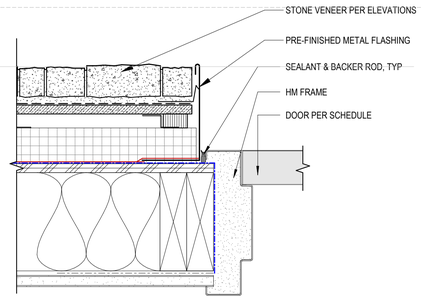
14 10

13 9

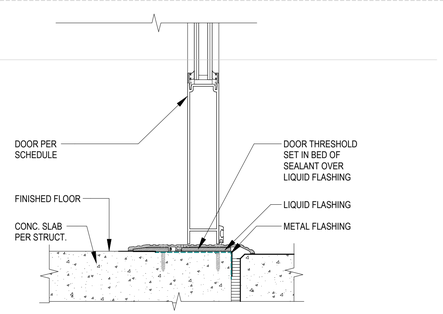
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7 EXT - HM DOOR HEAD @ STONE VENEER
3" = 1'-0"

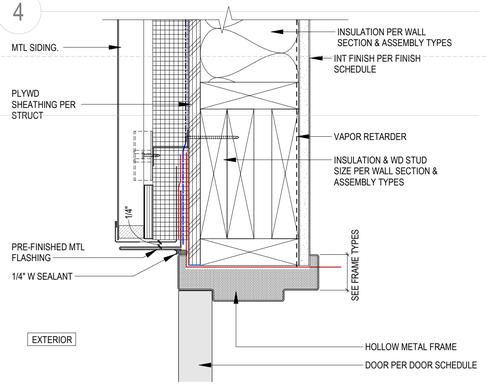


6 EXT - HM DOOR JAMB @ STONE VENEER
3" = 1'-0"

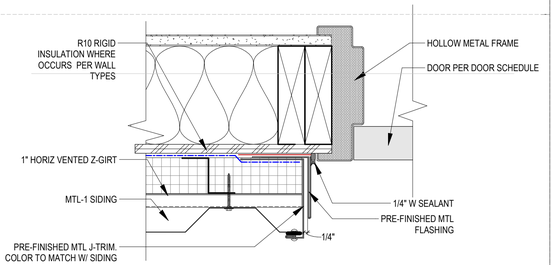


5 EXTERIOR DOOR THRESHOLD DETAIL
3" = 1'-0"

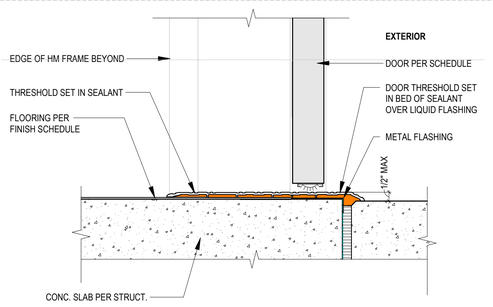
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3 EXT HM DOOR HEAD @ MTL SIDING
3" = 1'-0"



2 HM FRAME - JAMB DETAIL @ MTL SIDING
3" = 1'-0"



1 EXTERIOR HM DOOR THRESHOLD DETAIL
3" = 1'-0"

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2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

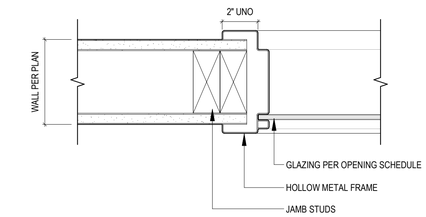
PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

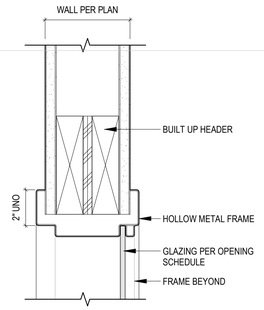
AHJ APPROVAL STAMP

DOOR SCHEDULE, DOOR & FRAME TYPES, DOOR DETAILS

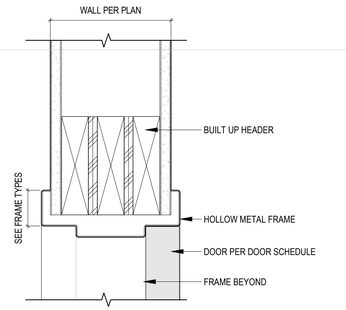
SHEET #
A60.01



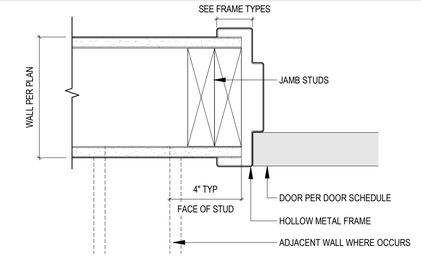
4 HM RELITE JAMB
3" = 1'-0"



3 HM RELITE HEAD
3" = 1'-0"



2 HM DOOR HEAD
3" = 1'-0"



1 HM DOOR JAMB
3" = 1'-0"

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AHJ APPROVAL STAMP

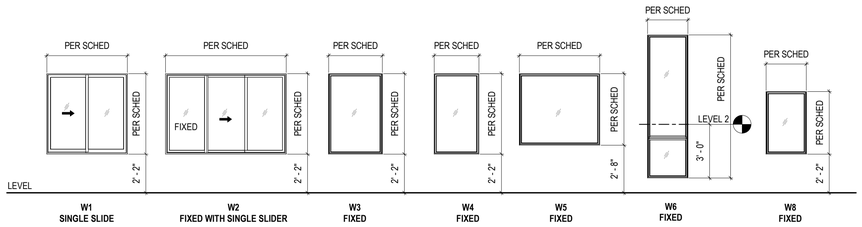
INTERIOR DOOR DETAILS

SHEET #
A60.02

WINDOW SCHEDULE

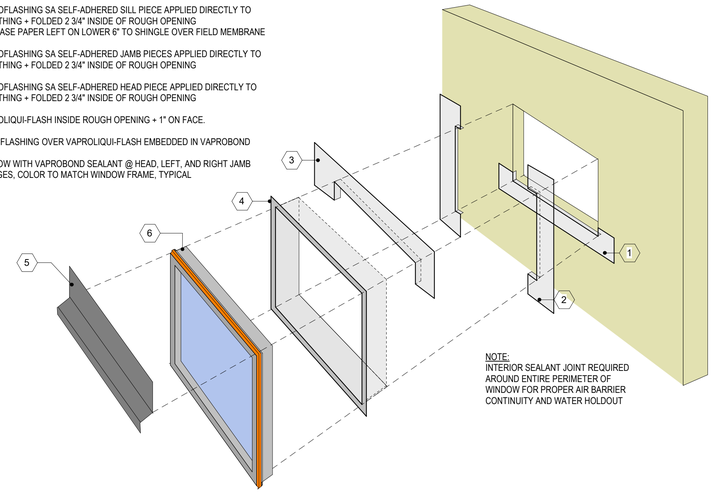
MARK	WIDTH	HEIGHT	GLAZING	COMMENTS
W1	4' - 6"	4' - 6"		
W2	6' - 9"	4' - 6"		
W3	3' - 0"	4' - 6"		
W4	2' - 6"	4' - 6"		
W5	4' - 6"	4' - 0"		
W6	2' - 3"	8' - 0"	TEMPERED	
W8	2' - 3"	3' - 6"		

WINDOW TYPES

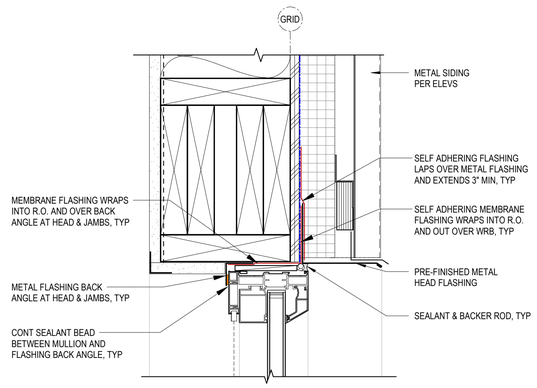


WINDOW FLASHING SEQUENCING

1. VAPROFLASHING SA SELF-ADHERED SILL PIECE APPLIED DIRECTLY TO SHEATHING + FOLDED 2 3/4" INSIDE OF ROUGH OPENING *RELEASE PAPER LEFT ON LOWER 6" TO SHINGLE OVER FIELD MEMBRANE
2. VAPROFLASHING SA SELF-ADHERED JAMB PIECES APPLIED DIRECTLY TO SHEATHING + FOLDED 2 3/4" INSIDE OF ROUGH OPENING
3. VAPROFLASHING SA SELF-ADHERED HEAD PIECE APPLIED DIRECTLY TO SHEATHING + FOLDED 2 3/4" INSIDE OF ROUGH OPENING
4. VAPROLIQUI-FLASH INSIDE ROUGH OPENING + 1" ON FACE.
5. HEAD FLASHING OVER VAPROLIQUI-FLASH EMBEDDED IN VAPROBOND
6. WINDOW WITH VAPROBOND SEALANT @ HEAD, LEFT, AND RIGHT JAMB FLANGES, COLOR TO MATCH WINDOW FRAME, TYPICAL

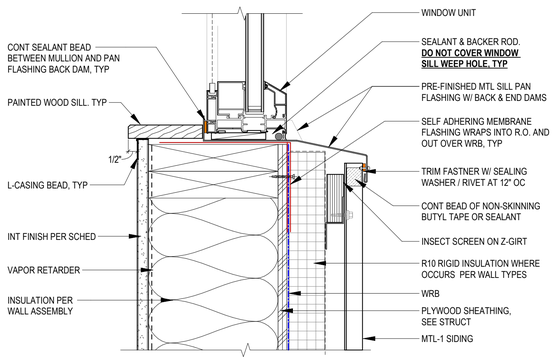


NOTE:
INTERIOR SEALANT JOINT REQUIRED AROUND ENTIRE PERIMETER OF WINDOW FOR PROPER AIR BARRIER CONTINUITY AND WATER HOLDOUT



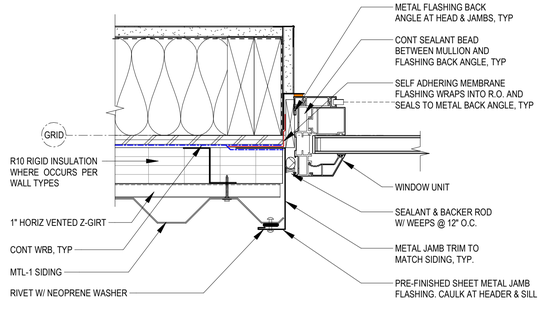
9 WINDOW HEAD SECTION - METAL PANEL

3" = 1'-0"



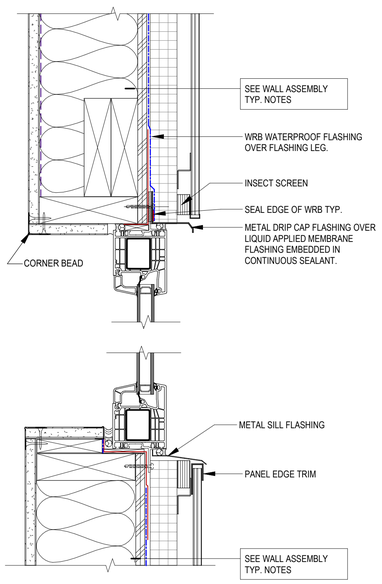
8 WINDOW SILL SECTION - METAL PANEL

3" = 1'-0"

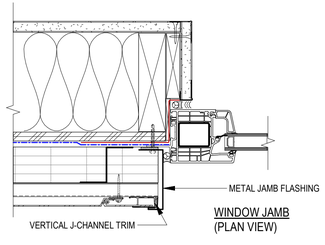


7 PLAN DETAIL - WINDOW JAMB @ METAL SIDING

3" = 1'-0"



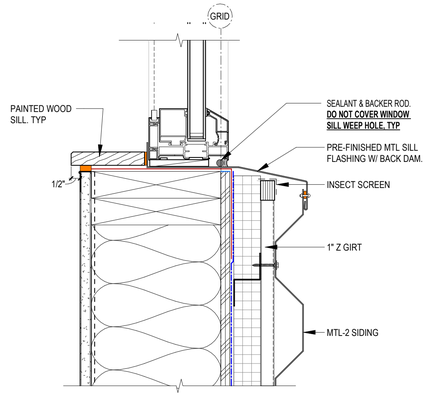
WINDOW HEAD / SILL
(SECTION VIEW)



WINDOW JAMB
(PLAN VIEW)

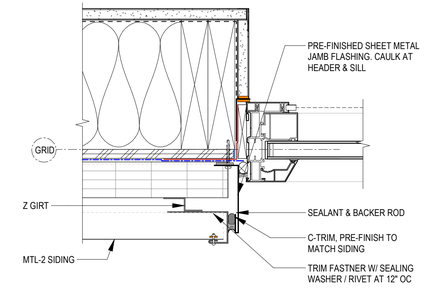
6 ALUMINUM SIDING WINDOW DETAILS

3" = 1'-0"



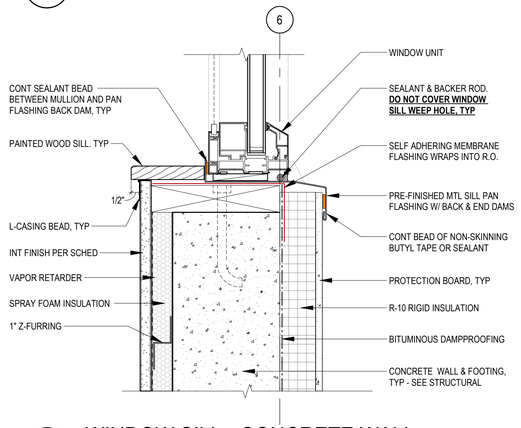
5 SILL DETAIL - MTL-2

3" = 1'-0"



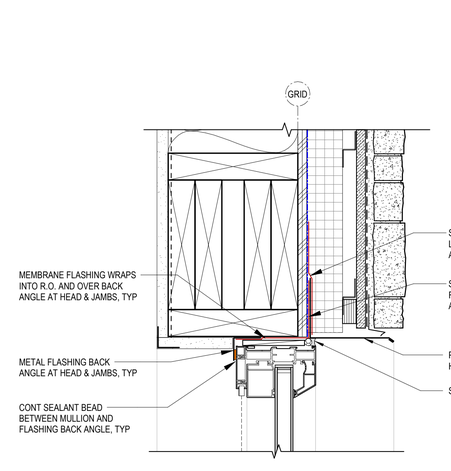
4 JAMB DETAIL - MTL-2

3" = 1'-0"



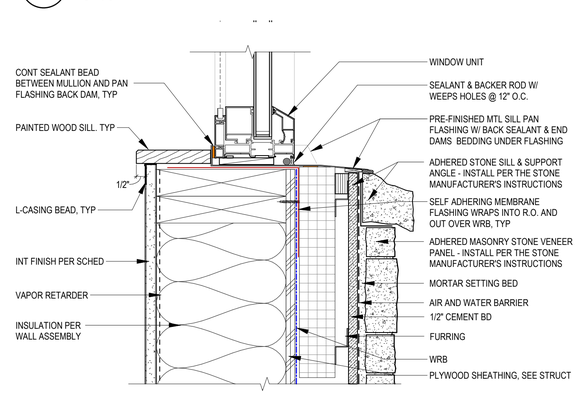
3 WINDOW SILL - CONCRETE WALL

3" = 1'-0"



2 WINDOW HEAD SECTION - STONE

3" = 1'-0"



1 WINDOW SILL SECTION - STONE

3" = 1'-0"

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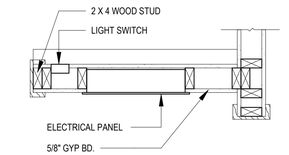
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REVISION SCHEDULE

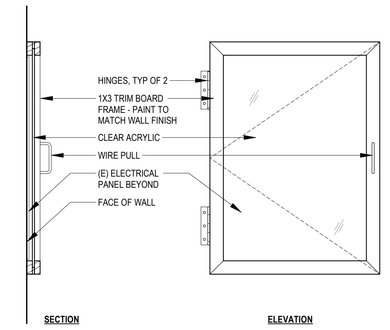
AHJ APPROVAL STAMP

WINDOW SCHEDULE, WINDOW TYPES, WINDOW DETAILS

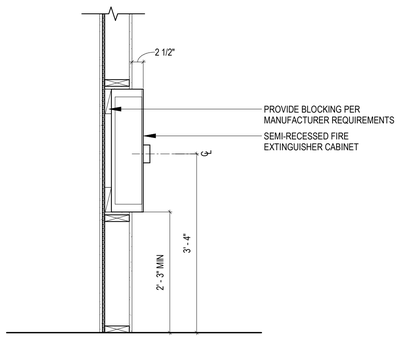
SHEET #
A61.01



3 ELECTRICAL PANEL WALL
1" = 1'-0"



2 ELECTRICAL PANEL SHIELD
1 1/2" = 1'-0"



1 SEMI-RECESSED FIRE EXTINGUISHER CABINET
3/4" = 1'-0"

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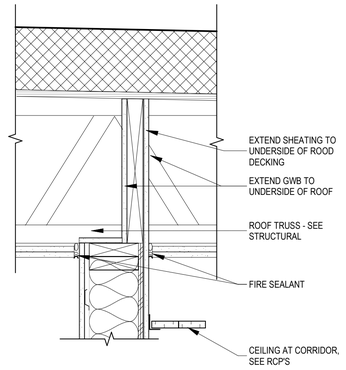
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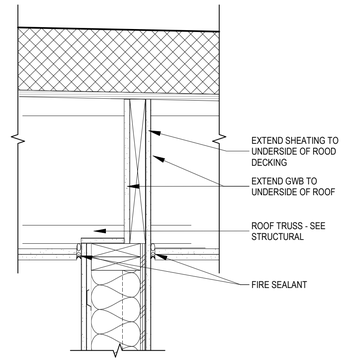
AHJ APPROVAL STAMP

INTERIOR DETAILS

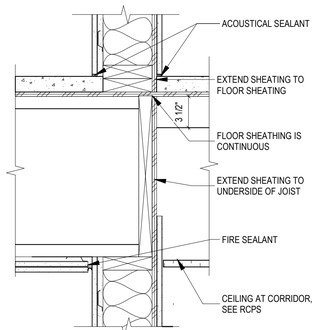
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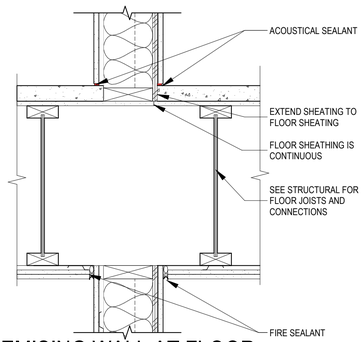
8 CORRIDOR WALL @ ROOF
1 1/2" = 1'-0"



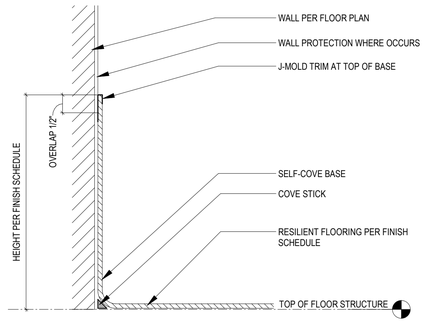
5 DEMISING WALL @ ROOF
1 1/2" = 1'-0"



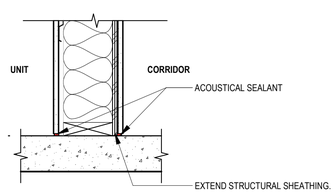
7 CORRIDOR WALL AT LEVEL 1 FLOOR
1 1/2" = 1'-0"



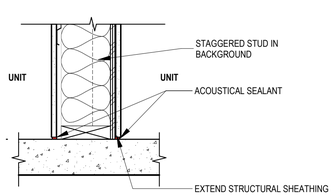
4 DEMISING WALL AT FLOOR
1 1/2" = 1'-0"



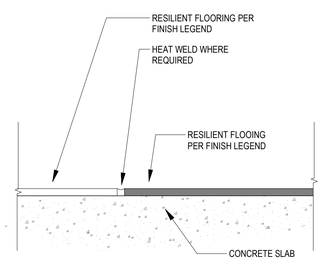
2 RESILIENT COVE BASE
6" = 1'-0"



6 CORRIDOR WALL AT SLAB
1 1/2" = 1'-0"



3 DEMISING WALL AT SLAB
1 1/2" = 1'-0"



NOTE: CENTER TRANSITION UNDER DOOR, UNO

1 FLOORING TRANSITION - RESILIENT TO RESILIENT
12" = 1'-0"

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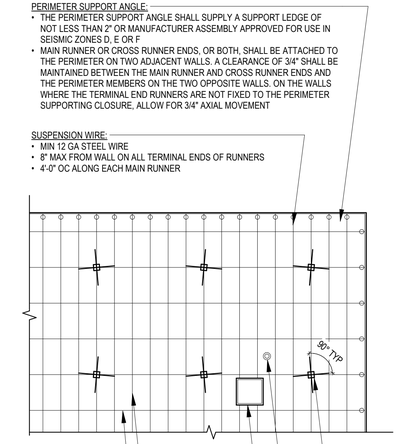
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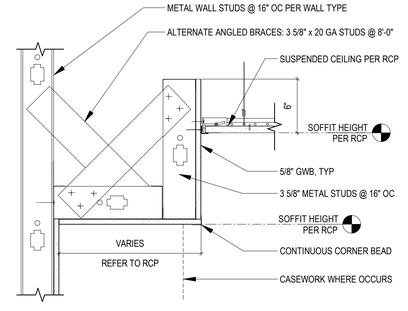
AHJ APPROVAL STAMP

INTERIOR SECTION DETAILS

SHEET #
A71.01

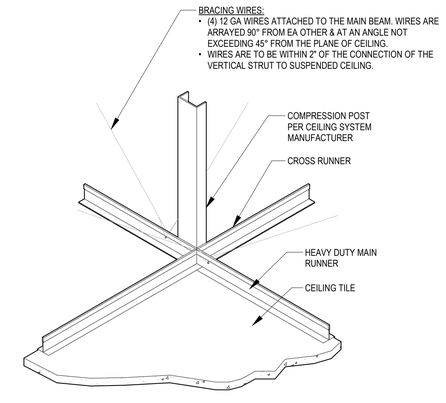


PLAN DIAGRAM

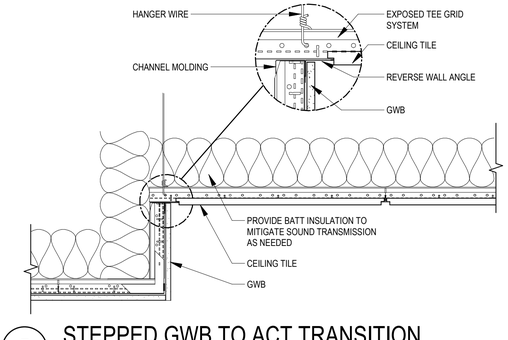


6 GWB SOFFIT TO ACT CEILING

1 1/2" = 1'-0"



LATERAL FORCE BRACING DIAGRAM



5 STEPPED GWB TO ACT TRANSITION

1 1/2" = 1'-0"

NOTES:
1. SUSPENDED CEILING SYSTEM INSTALLATION SHALL BE INSTALLED PER IBC 2018 SECTIONS 803.13 AND 808, ASCE 7-10, AND ASTM E580.
2. THIS DETAIL APPLIES TO SEISMIC DESIGN CATEGORIES D, E, AND F.
3. SPREADER (SPACER) BARS OR OTHER MEANS APPROVED BY THE LOCAL BUILDING DEPT. SHALL BE USED TO PREVENT ENDS OF MAIN BEAMS AT PERIMETER WALLS FROM SPREADING OPEN DURING A SEISMIC EVENT. PERIMETER WIRES SHALL NOT BE USED IN LIEU OF SPREADER BARS.
4. FOR CEILING AREAS EXCEEDING 2,500 SF, A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 SF, EACH WITH A RATIO OF THE LONG TO SHORT DIMENSION LESS THAN OR EQUAL TO 4, SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES THAT DEMONSTRATE CEILING PENETRATIONS AND CLOSURE ANGLES OR CHANNELS PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ANTICIPATED LATERAL DISPLACEMENT. EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES OR CHANNELS IN ACCORDANCE WITH THE PERIMETER SUPPORT ANGLE DESCRIBED ABOVE AND HORIZONTAL RESTRAINTS OR BRACING.
5. CHANGES IN CEILING PLANE ELEVATION SHALL HAVE INDEPENDENT POSITIVE BRACING.
6. PARTITIONS THAT ARE TIED TO THE CEILING AND ALL PARTITIONS GREATER THAN 6 FEET IN HEIGHT SHALL BE LATERALLY BRACED TO THE STRUCTURE. SUCH BRACING SHALL BE INDEPENDENT OF ANY CEILING LATERAL FORCE BRACING.
7. POWER ACTUATED FASTENERS IN CONCRETE OR STEEL SHALL NOT BE USED FOR SUSTAINED TENSION LOADS OR FOR BRACE APPLICATIONS IN SEISMIC DESIGN CATEGORIES D, E, OR F UNLESS APPROVED FOR SEISMIC LOADING. POWER ACTUATED FASTENERS IN MASONRY ARE NOT PERMITTED UNLESS APPROVED FOR SEISMIC LOADING.
   A. EXCEPTIONS:
      a. POWER ACTUATED FASTENERS IN CONCRETE USED FOR SUPPORT OF ACOUSTICAL TILE OR LAY-IN PANEL SUSPENDED CEILING APPLICATIONS AND DISTRIBUTED SYSTEMS WHERE THE SERVICE LOAD ON ANY INDIVIDUAL FASTENER DOES NOT EXCEED 90 LB (400N).
      b. POWER ACTUATED FASTENERS IN STEEL WHERE THE SERVICE LOAD ON ANY INDIVIDUAL FASTENER DOES NOT EXCEED 250 LB (1,112N).

1 ACT - SEISMIC BRACING DETAIL

NOT TO SCALE

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20104600 REGISTERED ARCHITECT
DEAN E. KELLY
STATE OF WASHINGTON

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

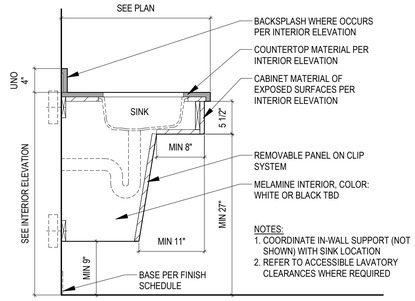
PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

AHJ APPROVAL STAMP

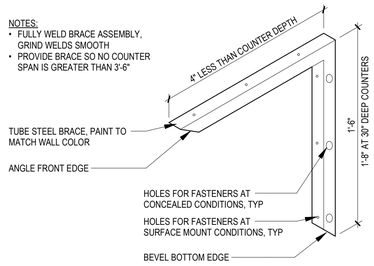
CEILING DETAILS

SHEET #
A72.01



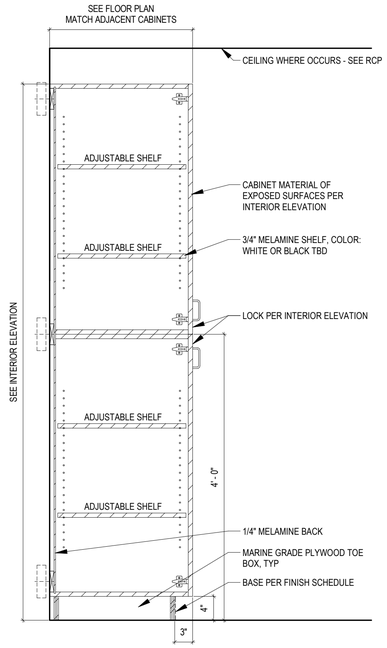
10 SINK APRON ENCLOSED

1" = 1'-0"



9 COUNTERTOP SUPPORT

NTS

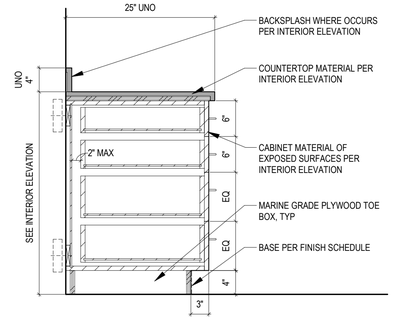


6 TALL CABINET

1" = 1'-0"

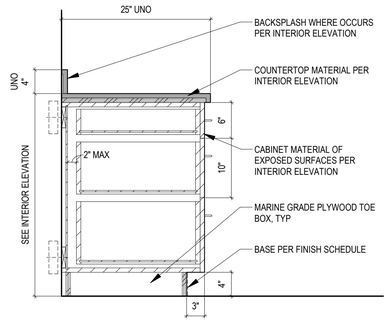
CASEWORK GENERAL NOTES

1. SEE INTERIOR ELEVATIONS FOR COUNTERTOP AND CABINET MATERIAL FINISHES.
2. SEE INTERIOR ELEVATIONS FOR DOOR AND/ OR DRAWER LOCK LOCATIONS.
3. BACKSPLASH MATERIAL TO MATCH COUNTERTOP MATERIAL UNO.
4. INSTALL FLOORING BEFORE CASEWORK.
5. SCRIBE COUNTERTOPS AND CABINETS TO WALL SURFACES.
6. PROVIDE MARINE GRADE PLYWOOD TOE BOX UNO.
7. PROVIDE 120° CONCEALED HINGES AT DOORS UNO.
8. PROVIDE FULL EXTENSION GLIDES AT DRAWERS UNO.
9. PROVIDE 96 MM WIRE PULLS AT DOORS AND DRAWERS UNO.
10. PROVIDE IN-WALL BLOCKING BEHIND CABINETS.
11. PROVIDE CONCEALED COUNTERTOP SUPPORT BRACKETS UNO.
12.



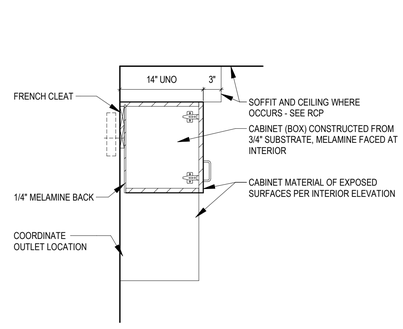
3 BASE CABINET 4-DRAWER

1" = 1'-0"



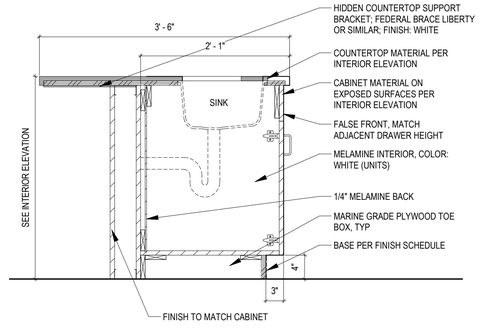
12 BASE CABINET 3-DRAWER

1" = 1'-0"



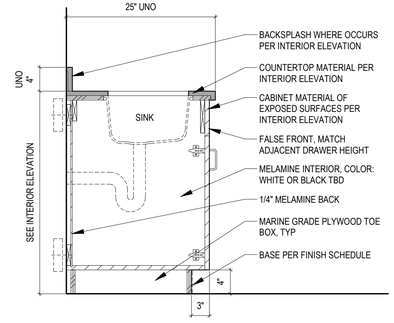
8 UPPER CABINET - SHORT

1" = 1'-0"



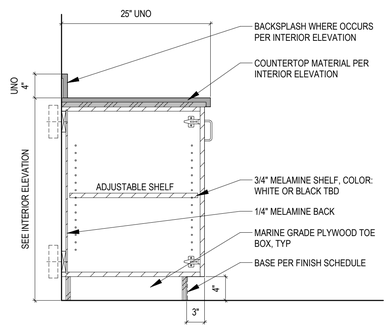
5 BASE CABINET SINK - ISLAND

1" = 1'-0"



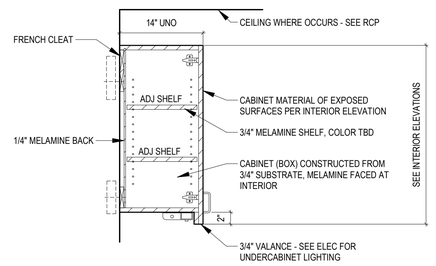
2 BASE CABINET SINK

1" = 1'-0"



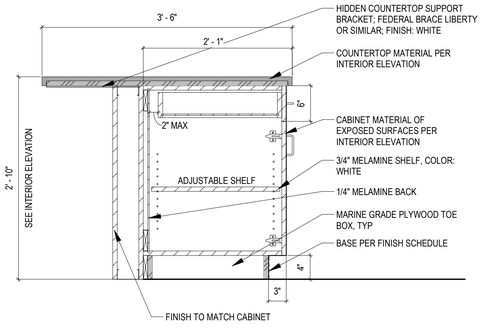
11 BASE CABINET WITH ADJUSTABLE SHELF

1" = 1'-0"



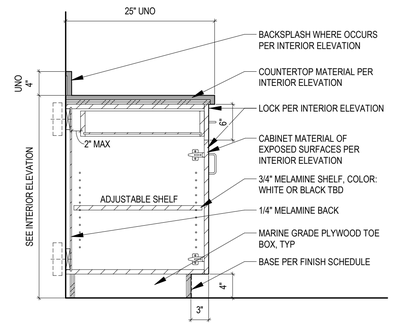
7 UPPER CABINET

1" = 1'-0"



4 BASE CABINET 1-DRAWER - ISLAND

1" = 1'-0"



1 BASE CABINET 1-DRAWER

1" = 1'-0"

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PORT ANGELES, WAS 98362

PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

AHJ APPROVAL STAMP

CASEWORK DETAILS

SHEET #
A73.01

Eklund at Gales

727 EAST 8TH ST., PORT ANGELES, WA 98362



SHEET INDEX	
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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
S66.03	WOOD ROOF FRAMING DETAILS
S66.04	WOOD SHEAR WALL DETAILS
S66.05	STRAP AND HOLDOWN DETAILS
S66.06	CANOPY DETAILS

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CHRISTOPHER M. PAUL — STATE OF WASHINGTON — 25015 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER
07/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
727 EAST 8TH ST.,
PORT ANGELES, WA 98362

PROJECT # S25-020

PERMIT SET

ISSUE DATE JULY 27, 2026

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, 2021 EDITION.

3. ALL TYPICAL DETAILS AND NOTES SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT 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 BROUGHT TO THE ATTENTION OF 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 REPRESENT 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
ROOF	20 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	= 1.598g
S_1	= 0.612g
S_{DS}	= 1.279g
S_{D1}	= 0.694g
SITE CLASS	= D
RISK CATEGORY	= II
SEISMIC IMPORTANCE FACTOR, I_E	= 1.0
SEISMIC DESIGN CATEGORY	= D
WOOD:	
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	= 3.0
SEISMIC BASE SHEAR	= 119 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)	= 110 MPH
RISK CATEGORY	= II
EXPOSURE TYPE	= C
INTERNAL PRESSURE COEFFICIENT	= ± 0.18
TOPOGRAPHIC FACTOR, K_{ZT}	= 1.0
COMPONENTS AND CLADDING DESIGN PRESSURES:	= SEE LOADING DIAGRAMS THIS SHEET

SNOW LOADS:

MINIMUM DESIGN SNOW LOAD	= 25 PSF
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	= 12 PSF
SNOW DRIFT LOADING	= SEE ROOF FRAMING PLANS

SHOP DRAWINGS AND SUBMITTALS

14. CONTRACTOR SHALL REVIEW AND STAMP THE SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING TO ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW. CONTRACTOR SHALL ALLOW TWO WEEKS FOR REVIEW BY THE STRUCTURAL ENGINEER AND ACCOUNT FOR ADDITIONAL TIME NEEDED FOR CORRECTIONS AND/OR RESUBMITTALS. STRUCTURAL ENGINEER WILL REVIEW SHOP DRAWINGS AND SUBMITTALS FOR GENERAL CONFORMANCE OF THE DESIGN INTENT INDICATED ON THE DRAWINGS. DEFERRED SUBMITTALS WILL BE REVIEWED FOR THEIR RESPECTIVE COMPONENTS AND LOADS IMPOSED ON PRIMARY STRUCTURE. REVIEW FOR DIMENSIONS AND QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND WILL RECEIVE ONLY CURSORY REVIEW BY THE STRUCTURAL ENGINEER.

CORRECTIONS OR COMMENTS MADE ON SHOP DRAWINGS AND SUBMITTALS DOES NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH THE GENERAL REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. RESUBMITTALS SHALL BE CLOUDED AND DATED FOR ALL CHANGES TO THE SUBMITTAL. REVIEW AND APPROVAL STAMP WILL BE LIMITED TO ONLY THE CLOUDED PORTIONS OF THE RESUBMITTAL.

SUBSTITUTIONS

15. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED IN WRITING PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS. REQUESTS SHALL BE ACCOMPANIED WITH ENGINEERING DATA DEMONSTRATING EQUIVALENT OR GREATER LOAD CAPACITIES. BASIC CONSTRUCTION ADMINISTRATION SERVICES DOES NOT INCLUDE REVIEW OF SUBSTITUTION REQUESTS THAT REQUIRE REDESIGN NOR EXCESSIVE REVIEW. IN SUCH CASES, REVIEWS AND APPROVALS WILL NOT BE PERFORMED UNTIL AUTHORIZATION BY THE OWNER OR ARCHITECT.

SUBMITTALS

16. SHOP DRAWINGS AND MATERIAL SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR THE ITEMS LISTED. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWINGS, SUBMITTALS, AND THE STRUCTURAL DRAWINGS AFTER THE REVIEW PERIOD, THE STRUCTURAL DRAWINGS GOVERN.

CONCRETE MIX DESIGNS
CONCRETE CONSTRUCTION CONTROL JOINT PLANS AND ELEVATIONS
CONCRETE ACCESSORIES MATERIAL SPECIFICATION, SIZE, AND LOCATION
REINFORCING BAR SHOP DRAWINGS AND PLACING PLANS (MILL CERTIFICATIONS SHALL BE AVAILABLE UPON REQUEST)
GLUED LAMINATED MEMBERS (CERTIFICATES SHALL BE AVAILABLE UPON REQUEST)
ENGINEERED WOOD BEAMS (CERTIFICATES SHALL BE AVAILABLE UPON REQUEST)
DEFERRED STRUCTURAL COMPONENTS LISTED BELOW

DEFERRED SUBMITTALS

17. 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:

EXTERIOR WALL SYSTEM SUPPORT
PLYWOOD WEB JOISTS
PRE-FABRICATED CONNECTOR PLATE WOOD TRUSSES
ELEVATOR GUIDE RAIL SYSTEMS
HANDRAILS, GUARDS, GRAB BARS, AND WALL MOUNTED SHOWER SEATS
MARQUEES AND CANOPIES, UNLESS INDICATED ON STRUCTURAL DRAWINGS
FALL-RESTRAINT SYSTEMS
PHOTOVOLTAIC PANEL SYSTEMS AND ANCHORAGE TO STRUCTURE
MEP SYSTEMS SUPPORT AND ANCHORAGE TO STRUCTURE

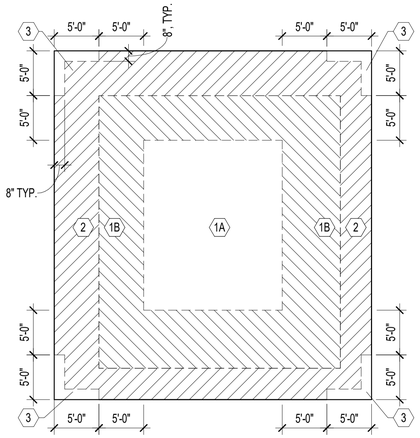
SUBMITTALS SHALL INCLUDE DETAILS OF CONNECTIONS TO PRIMARY STRUCTURE WITH INDICATED MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED. CONNECTIONS SHALL NOT INDUCE TORSIONAL LOADING ON PRIMARY STRUCTURE UNLESS AUTHORIZED BY THE STRUCTURAL ENGINEER.

COMPONENTS AND CLADDING DESIGN PRESSURES

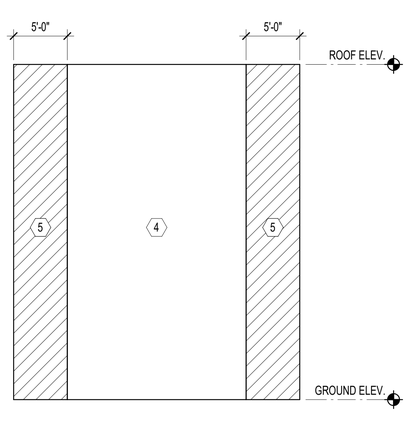
DESIGN WIND PRESSURE - GABLED ROOF						
TRIB. AREA FT²	ROOF				WALLS	
	ZONE 1A (PSF)	ZONE 1B (PSF)	ZONE 2 (PSF)	ZONE 3 (PSF)	ZONE 4 (PSF)	ZONE 5 (PSF)
10	16.0/-25.2	16.0/-43.8	16.0/-57.8	16.0/-78.8	25.2/-27.3	25.2/-33.6
50	16.0/-25.2	16.0/-37.1	16.0/-49.2	16.0/-61.5	22.6/-24.7	22.6/-28.4
100	16.0/-25.2	16.0/-34.2	16.0/-45.4	16.0/-54.1	21.5/-23.6	21.5/-26.1

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.

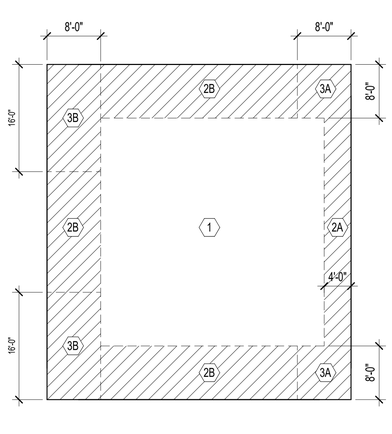
DESIGN WIND PRESSURE - MONOSLOPE ROOF							
TRIB. AREA FT²	ROOF					WALLS	
	ZONE 1 (PSF)	ZONE 2A (PSF)	ZONE 2B (PSF)	ZONE 3A (PSF)	ZONE 3B (PSF)	ZONE 4 (PSF)	ZONE 5 (PSF)
10	16.0/-30.9	16.0/-35.7	16.0/-42.9	16.0/-47.8	16.0/-67.0	26.0/-28.2	26.0/-34.7
50	16.0/-30.9	16.0/-34.0	16.0/-41.2	16.0/-37.6	16.0/-50.2	23.4/-25.5	23.4/-29.4
100	16.0/-30.9	16.0/-33.3	16.0/-40.5	16.0/-33.3	16.0/-42.9	22.2/-24.4	26.0/-27.1



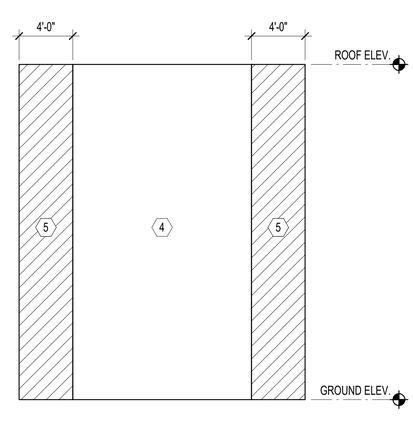
GABLED ROOF PLAN
COMPONENTS AND CLADDING DESIGN WIND PRESSURE



GABLED ROOF WALL ELEVATION
COMPONENTS AND CLADDING DESIGN WIND PRESSURE



MONOSLOPE ROOF PLAN
COMPONENTS AND CLADDING DESIGN WIND PRESSURE



MONOSLOPE ROOF WALL ELEVATION
COMPONENTS AND CLADDING DESIGN WIND PRESSURE

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CHRISTOPHER M. PAUL — STATE OF WASHINGTON — 25018 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER
07/24/2026

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PROJECT # S25-020
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

AHJ APPROVAL STAMP

GENERAL STRUCTURAL NOTES

SHEET #
S11.00

STRUCTURAL SPECIAL INSPECTIONS

18. 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:

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

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
HIGH LOAD DIAPHRAGMS	PERIODIC, INCLUDING WOOD STRUCTURAL PANEL SHEATHING THICKNESSES AND GRADES, NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES, NAIL DIAMETERS, AND LENGTHS, THE NUMBER OF FASTENER LINES, AND THE SPACING BETWEEN FASTENERS	1705.5.1
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 318-19, SECTION 17.8

GEOTECHNICAL REQUIREMENTS		
SOIL COMPACTION	CONTINUOUS	1705.6

SPECIAL INSPECTIONS

19. 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)
SUSPENDED CEILINGS	ASCE 7-16, SECTION 13.5.6 & 13.5.6.2.2	PER IBC SECTION 110 AS REQUIRED
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)

20. 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 COMMENCEMENT OF WORK IN ACCORDANCE WITH IBC SECTION 1704.4. CONTRACTOR SHALL ACKNOWLEDGE THE SPECIAL REQUIREMENTS CONTAINED IN THE SCHEDULE OF SPECIAL INSPECTIONS.

21. 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

22. DESIGN OF THE FOUNDATION SYSTEM IS BASED UPON THE PRESUMPTIVE VALUES LISTED IN IBC TABLE 1806.2 AND MUST BE VERIFIED BY A GEOTECHNICAL INSPECTOR OR BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER.

23. FOOTINGS SHALL BEAR ON FIRM, COMPACTED SOILS. FOOTING DESIGN BASED ON AN ALLOWABLE SOIL PRESSURE OF 2,000 PSF WITH A 1/3 ALLOWABLE INCREASE FOR SEISMIC LOADS. LATERAL EARTH PRESSURES FOR THIS PROJECT ARE 55 PCF/ 35 PCF FOR BOTH RESTRAINED AND UNRESTRAINED WALLS, RESPECTIVELY. BOTTOM OF FOOTINGS SHALL BE A MINIMUM OF 18" BELOW LOWEST ADJACENT FINISHED FLOOR. FOOTINGS SHALL BE PLACED AND EXCAVATED 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.

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

25. 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.

26. 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 PROCURE DESIGNS AND PERMITS FOR INSTALLATION OF SUCH BRACING.

ANCHORAGE

27. 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	3-7/8"
5/8"Ø	5-1/8"
3/4"Ø	5-3/4"
KWIK BOLT TZ2 (ICC-ESR #4266) BY HILTI	
3/8"Ø	3"
1/2"Ø	3-3/4"
5/8"Ø	4-1/2"
3/4"Ø	5-1/2"

ANCHORAGE

28. 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.

29. 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 318-19 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

30. 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.

31. 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, AND BASEMENT 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

32. 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.

33. 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 COARSE AGGREGATE, WATER, ADMIXTURES, WATER-CEMENT RATIO, SLUMP, CONCRETE YIELD, AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318.

34. CONCRETE MAY BE PLACED BY THE "SHOTCRETE" METHOD WHERE APPROVED BY THE STRUCTURAL ENGINEER, CONTRACTOR SHALL OBTAIN ALL APPROVALS, TESTS, AND INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT. ALL SHOTCRETE WORKMANSHIP, MATERIALS, PROPORTIONS, AND PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 506.2 AND IBC SECTION 1908. EXPOSED WALLS SHALL MEET THE FINISH REQUIREMENTS SET FORTH BY THE ARCHITECT.

35. 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. LONGITUDINAL REINFORCEMENT IN ALL COLUMNS, STRUT MEMBERS, PILES, COUPLING BEAMS, AND VERTICAL REINFORCEMENT IN SHEAR WALLS SHALL COMPLY WITH ASTM A706. 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 8/ 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. HEADED STUD RAILS AT CONCRETE COLUMNS SHALL MEET THE REQUIREMENTS OF ASTM A 1044.

36. 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"

37. 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.

38. 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.

39. 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 OF 6,000 PSI AT 28 DAYS.

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07/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
727 EAST 8TH ST.,
PORT ANGELES, WA 98362

PROJECT # S25-020
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

AHJ APPROVAL STAMP

GENERAL STRUCTURAL NOTES

SHEET #
S11.01

WOOD CONSTRUCTION

40. 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. 2 MINIMUM BASIC DESIGN STRESS, Fc = 1350 PSI, Fb = 900 PSI Fv = 180 PSI, E = 1600 KSI

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

41. 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.

SIMPLE-SPAN BEAMS:	DOUGLAS FIR COMBINATION 24F-V4 Fb = 2400 PSI, Fv = 230 PSI, E = 1600 KSI
MULTI-SPAN AND CANTILEVERED BEAMS:	DOUGLAS FIR COMBINATION 24F-V8 Fb = 2400 PSI, Fv = 240 PSI, E = 1800 KSI
COLUMNS:	DOUGLAS FIR COMBINATION 2 (GRADE L2) Fc = 1950 PSI (4 OR MORE LAMINATIONS), OR Fc = 1600 PSI (2-3 LAMINATIONS)

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 = 525 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 = 425 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.

42. 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.

43. ALL PRESSURE-TREATED (PT) 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 44 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.

44. 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-2026. 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.

45. 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 2021 NDS SECTION 12.1.4, AND INSTALLATION OF BOLTS SHALL CONFORM TO 2021 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-2021 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
8d	0.131" x 2 1/2"
10d	0.148" x 3"
16d	0.162" x 3 1/2"
16d (SINKER)	0.148" x 3 1/4"
30d (WHERE NOTED)	0.207" x 4 1/2"

46. 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. PANELS AND ATTACHMENTS SHALL BE INSPECTED BY THE BUILDING OFFICIAL PRIOR TO COVER.

47. 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	10 PSF (UNINHABITABLE ATTICS WITHOUT STORAGE)
TOP CHORD DEAD LOAD	15 PSF
BOTTOM CHORD DEAD LOAD	10 PSF
WIND UPLIFT (TOP CHORD)	PER DESIGN CRITERIA

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.

48. 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 DETAILED 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	30/20 PSF (TYPICAL FLOORS/ROOFS)

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.

49. TONGUE AND GROOVE DECKING: SHALL BE MANUFACTURED IN CONFORMANCE WITH NDS AND AWC WCD NO. 2 FOR TONGUE AND GROOVE ROOF DECKING. DECKING MEMBERS SHALL BE TOENAILED AT EACH SUPPORT WITH ONE 40d NAIL AND FACE NAILED WITH ONE 60d NAIL. COURSES SHALL BE SPIKED TO EACH OTHER WITH 8" SPIKES AT INTERVALS NOT TO EXCEED 30" THROUGH PREDRILLED EDGE HOLES, AND WITH ONE SPIKE AT A DISTANCE NOT EXCEEDING 10" FROM THE END OF EACH PIECE. LAYUPS SHALL BE EITHER A SIMPLE SPAN BETWEEN TWO SUPPORTS OR TWO SPAN CONTINUOUS WITH END JOINTS OCCURRING IN LINE ON EVERY OTHER SUPPORT.

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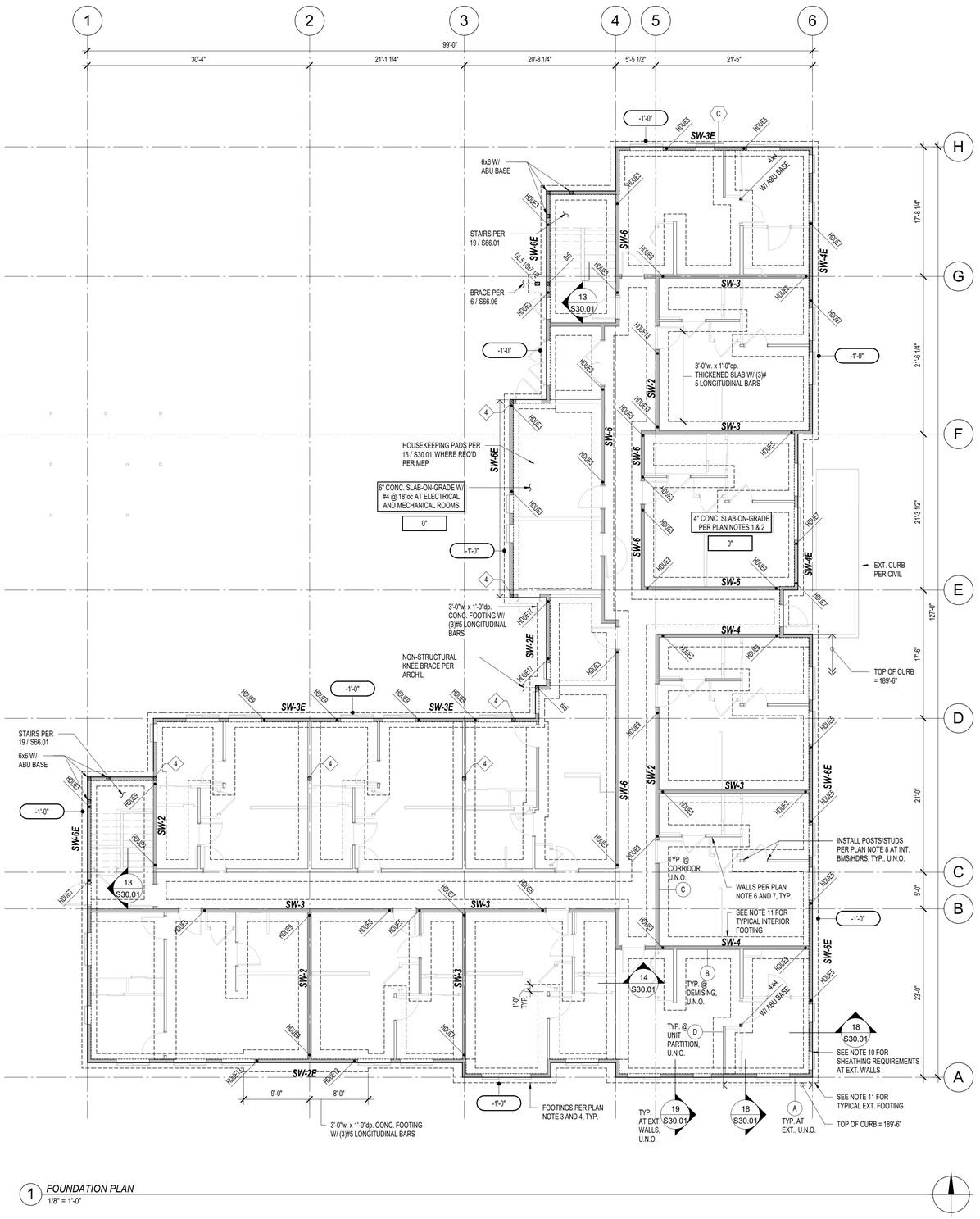
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GENERAL STRUCTURAL NOTES

SHEET #
S11.02



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

FOUNDATION PLAN NOTES

1. SLAB ELEVATIONS ARE PER PLANS AND ARCHITECTURAL PLANS. SLAB-ON-GRADE SHALL BE 4" THICK WITH #4 @ 18"oc, 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 9/ S30.00 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 17/ S30.01.
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 5/ S30.00, TYP.
6. STUD WALLS SHALL BE FRAMED USING DOUGLAS-FIR GRADE 2x STUDS @ 16"oc., U.N.O. SEE STUD WALL SCHEDULE ON THIS SHEET. SEE GENERAL STRUCTURAL NOTES FOR TYPICAL WALL FRAMING NOTES. SEE DETAIL 17/ S66.04 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 PENETRATIONS PER 13/ S66.00, TYPICAL. 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, TYPICAL.
8. POSTS OR JAMB STUDS AT ENDS OF SUPPORTING BEAMS OR BELOW POSTS SHALL BE THE GREATER OF THE NUMBER OF STUDS NEEDED FOR FULL BEARING, MULTI-STUD SCHEDULE, OR (2)STUDS MINIMUM. NAIL STUDS TOGETHER PER THE GENERAL STRUCTURAL NOTES.
9. AT SHEATHED WALLS, CONTRACTOR SHALL EXTEND SHEATHING TO ACHIEVE FULL COVERAGE OF ENTIRE WALL TO AVOID CONFLICTS BETWEEN VARYING STRUCTURAL SHEATHING AND GYPSUM WALL BOARD THICKNESSES.
10. ALL EXTERIOR SHEAR WALLS SHALL BE CONSTRUCTED AS SW-6 PER TYPICAL SHEAR WALL SCHEDULE, UNLESS NOTED OTHERWISE.
11. TYPICAL EXTERIOR FOOTING SHALL BE 2'-0" WIDE x 1'-0" DEEP CONCRETE FOOTING WITH (3) #5 LONGITUDINAL BOTTOM BARS, UNLESS NOTED OTHERWISE. TYPICAL INTERIOR FOOTING SHALL BE A 2'-0" WIDE x 1'-0" DEEP THICKENED SLAB WITH (3) #5 LONGITUDINAL BARS, UNLESS NOTED OTHERWISE.

LATERAL FORCE RESISTING SYSTEM LEGEND

- EXTENTS OF SHEAR WALL SHEATHING PER PLAN NOTE 9
- *SW-x* SHEAR WALL TYPE 'X' PER 17/ S66.04
- (X) HORIZONTAL STRAP PER SCHEDULE AND 18/ S66.05
- HDUEx HOLDOWN TYPE 'x' PER 8/ S30.01 AND 19/ S30.01

LEGEND

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

STUD WALL TYPE SCHEDULE

MARK	(A)	(B)	(C)	(D)
LEVEL 2	2x6 @ 16"oc	2x4 STAGGERED @ 8"oc ON 2x6 PL	2x6 @ 16"oc	2x4 @ 16"oc
LEVEL 1	2x6 @ 16"oc	2x4 STAGGERED @ 8"oc ON 2x6 PL	2x6 @ 16"oc	2x4 @ 16"oc

NOTES:
1. SEE PLAN NOTES FOR UNSCHEDULED WALLS.
2. WHERE STAGGERED STUDS ARE NOTED, SEE 18/ S66.00

STRAP SCHEDULE

MARK	STRAP
(A)	CMSTC16
(B)	CS14
(C)	CS18
(D)	CMST12

NOTES:
1. WHERE STRAPS OCCUR AT EXTERIOR WALLS, SEE 5/ S66.05 AND 18/ S66.05
2. WHERE STRAPS OCCUR AT FLOOR FRAMING, SEE 8/ S66.05 AND 17/ S66.05

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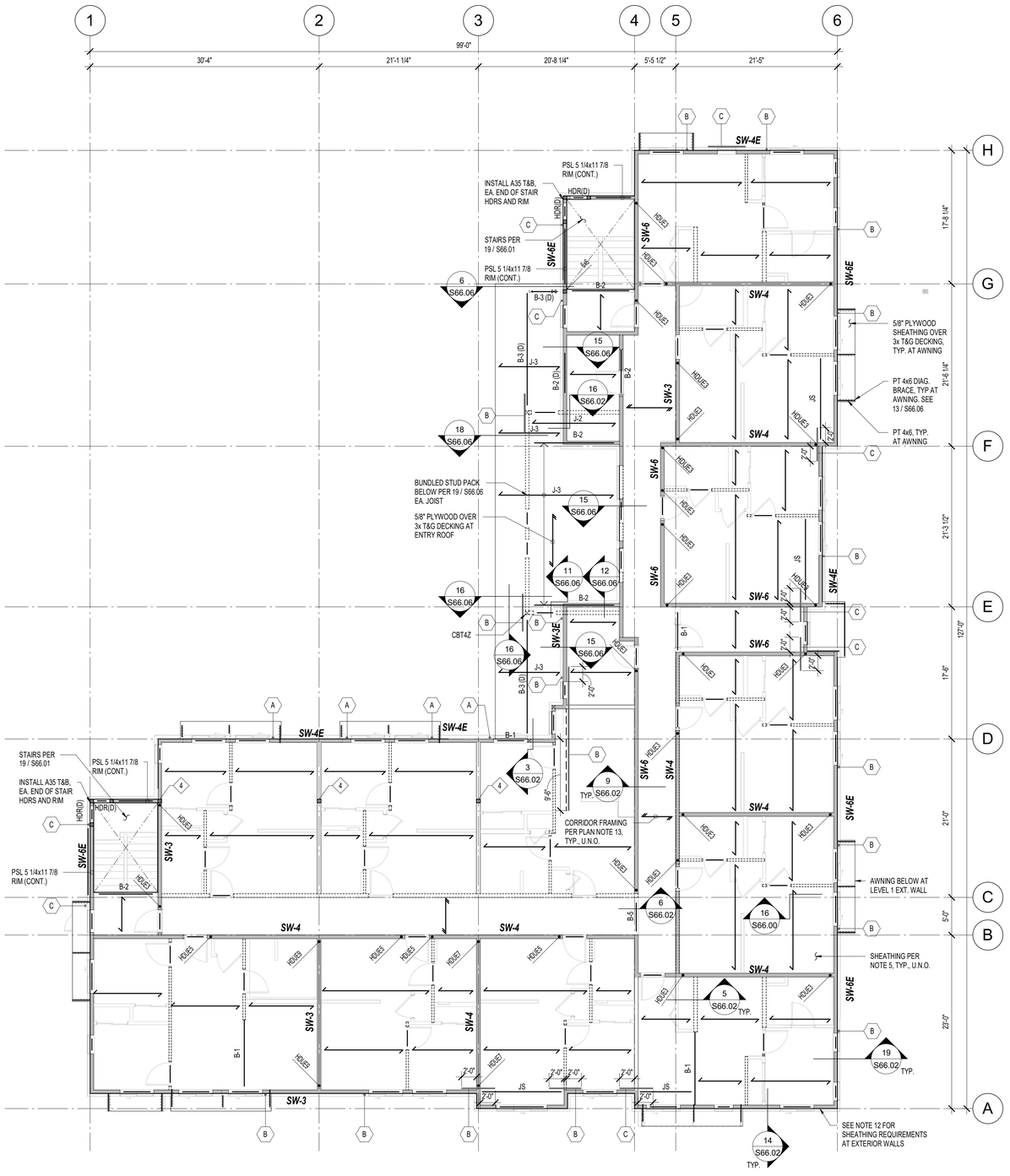
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FOUNDATION PLAN

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, UNLESS NOTED OTHERWISE. SEE GENERAL STRUCTURAL NOTES FOR TYPICAL WALL FRAMING NOTES. SEE DETAIL 17/ S66.04 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., TYPICAL. 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, TYPICAL.
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 MINIMUM. NAIL STUDS TOGETHER PER THE GENERAL STRUCTURAL NOTES.
4. 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 WITH 10d @ 6" ON CENTER. NAIL SHEATHING IN PANEL FIELD TO ALL STRUTS, STRUT BLOCKING, AND INTERIOR SHEAR WALLS BELOW WITH 10d @ 3" oc, STAGGERED. NAIL SHEATHING AT ALL INTERMEDIATE SUPPORTS WITH 10d @ 10"oc GLUE SHEATHING AT ALL SUPPORTS WITH ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.
5. 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 WITH 10d @ 10"oc NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES AND BLOCKING, WITH 10d @ 4"oc NAIL SHEATHING IN PANEL FIELD TO ALL STRUTS, STRUT BLOCKING, AND INTERIOR SHEAR WALLS BELOW WITH (2)ROWS OF 10d @ 3"oc (STAGGERED ROWS).
6. FLOOR JOISTS SHALL BE TYPE "J-1" PER SCHEDULE THIS SHEET, TYP. UNLESS NOTED OTHERWISE. JOIST HANGERS SHALL BE 'ITS' SERIES, UNLESS NOTED OTHERWISE.
7. BEAMS OVER INTERIOR OPENINGS SHALL BE (2)2x8 (EXTERIOR OPENINGS SHALL BE (2)2x10) AND DROPPED BELOW STUD WALL TOP PLATES PER 8/ S66.02., UNLESS NOTED OTHERWISE.
8. 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, UNLESS NOTED OTHERWISE ALL HANGERS SHALL BE SIZED TO MATCH NOMINAL DEPTHS OF SUPPORTED MEMBERS, TYPICAL.
9. REFER TO THE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS WHERE FASTENERS AND CONNECTORS ARE IN CONTACT WITH PRESSURE-TREATED WOOD MEMBERS.
10. RIM BOARD AT 2-HR RATED SHAFT WALLS AND SHALL BE PER 17/ S66.00, UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL FOR LOCATIONS.
11. AT SHEATHED WALLS, CONTRACTOR SHALL EXTEND SHEATHING TO ACHIEVE FULL COVERAGE OF ENTIRE WALL TO AVOID CONFLICTS BETWEEN VARYING STRUCTURAL SHEATHING AND GYPSUM WALL BOARD THICKNESSES.
12. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED AS SW-6 PER TYPICAL SHEAR WALL SCHEDULE, UNLESS NOTED OTHERWISE.
13. CORRIDOR FRAMING SHALL BE 3/4" PLYWOOD SHEATHING PER PLAN NOTE 4 OVER 3x TONGUE AND GROOVE DECKING. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.

LATERAL FORCE RESISTING SYSTEM LEGEND

- EXTENTS OF SHEAR WALL SHEATHING PER PLAN NOTE 12
- STRUT — FRAMING MEMBER NAILED AS STRUT PER PLAN NOTE 4
- *SW-x* — SHEAR WALL TYPE 'x' THIS LEVEL PER 17/ S66.04
- (x) — STRAP PER SCHEDULE THIS SHEET. SEE 8/ S66.05 AND 17/ S66.05
- (x) — VERTICAL STRAP PER SCHEDULE AND 5/ S66.05
- 3x6 FLAT STRUT BLKG. UNDER STRAP BELOW SHEATHING
- HDUEx — HOLDOWN THIS LEVEL PER 10/ S66.05
- CORRIDOR FRAMING PER PLAN NOTE 13

LEGEND

- SPAN DIRECTION OF FRAMING MEMBERS (SEE PLAN NOTE 6)
- 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.	HU

BEAM SCHEDULE

MARK	TYPE
B-1	PSL 3 1/2x11 7/8
B-2	PSL 5 1/4x11 7/8
B-3	GL 5 1/8x10 1/2
B-4	GL 5 1/8x18 (24F-V8)
B-5	LSL (1.3E) 3 1/2x5 1/2

STRAP SCHEDULE

MARK	STRAP
A	CMSTC16
B	CS14
C	CS18
D	CMST12

NOTES:
1. WHERE STRAPS OCCUR AT EXTERIOR WALLS, SEE 5/ S66.05 AND 18/ S66.05
2. WHERE STRAPS OCCUR AT FLOOR FRAMING, SEE 8/ S66.05 AND 17/ S66.05

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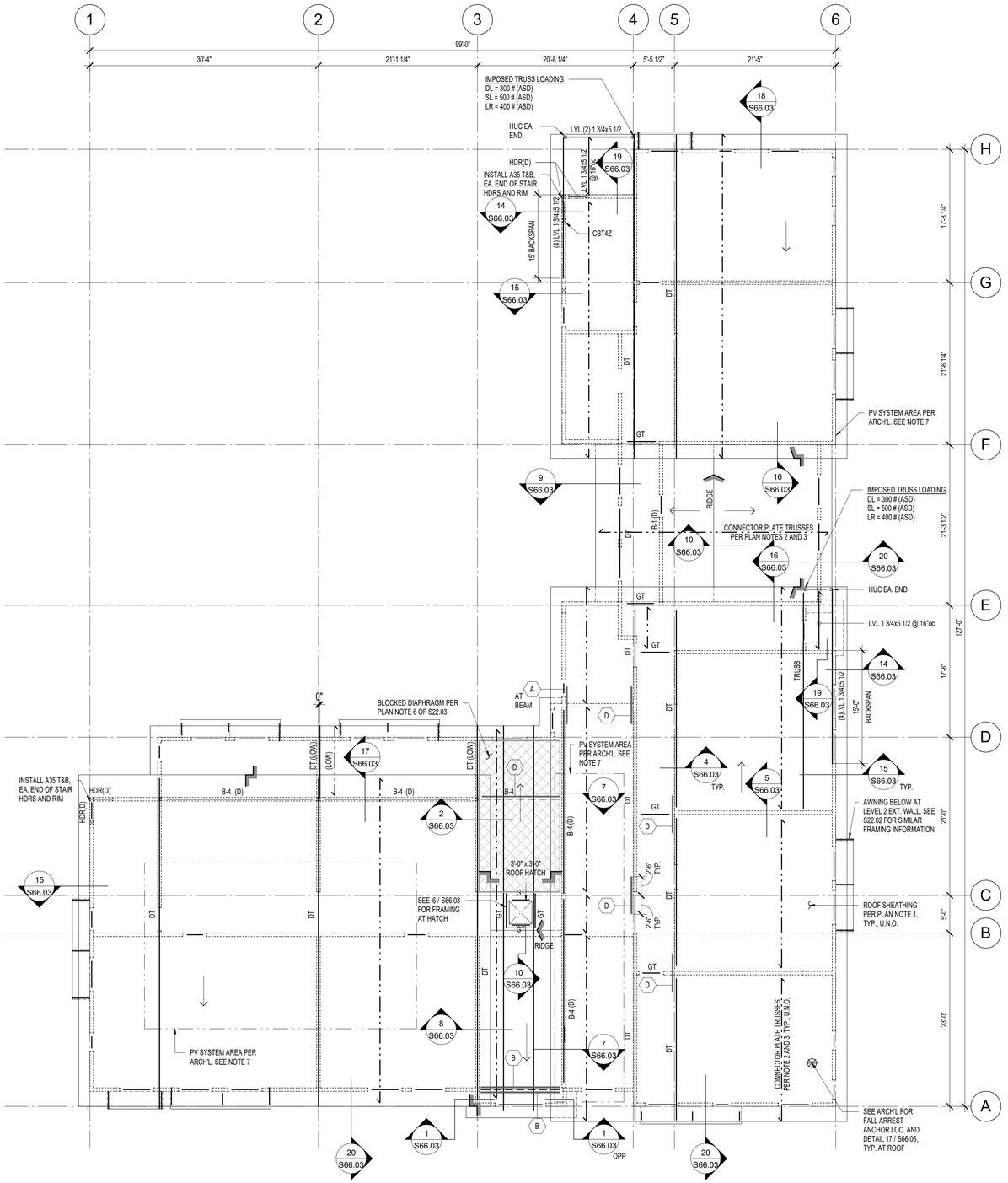
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FLOOR FRAMING PLAN - LEVEL 2

SHEET #
S22.02



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

ROOF FRAMING PLAN NOTES

1. ROOF SYSTEM SHALL CONSIST OF 5/8" PLYWOOD (PANEL SPAN RATING 32/16). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, STRUTS, BLOCKING, AND SHEAR WALLS BELOW WITH 10d @ 6" ON CENTER. NAIL SHEATHING AT ALL INTERMEDIATE SUPPORTS WITH 10d @ 12" ON CENTER, UNLESS NOTED OTHERWISE INSTALL PANEL EDGE CLIPS PER GENERAL STRUCTURAL NOTES AT ALL UNFRAMED, UNBLOCKED PANEL EDGES.
2. ROOF FRAMING SHALL BE CONNECTOR PLATE TRUSSES @ 24" ON CENTER. 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/ S66.03, UNLESS NOTED OTHERWISE.
5. INSTALL HU (MAX) HANGERS AT ALL FLUSH WOOD BEAM-TO-WOOD BEAM CONNECTIONS AND ALL FLUSH SKEWED FRAMING CONNECTIONS, UNLESS NOTED OTHERWISE HU HANGERS SHALL BE SIZED TO MATCH NOMINAL DEPTH OF SUPPORTED MEMBERS, UNLESS NOTED OTHERWISE SEE PLANS/DETAILS WHERE CONCEALED FLANGES ARE REQUIRED.
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 WITH 10d @ 10" ON CENTER NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES AND BLOCKING, WITH 10d @ 4" ON CENTER NAIL SHEATHING IN PANEL FIELD TO ALL STRUTS, STRUT BLOCKING, AND INTERIOR SHEAR WALLS BELOW WITH (2)ROWS OF 10d @ 3" ON CENTER (STAGGERED ROWS).
7. AT AREAS NOTED FOR PV SYSTEMS, TRUSS MANUFACTURER SHALL DESIGN FOR A MAX SUPERIMPOSED WEIGHT OF 10 POUNDS PER SQUARE FOOT. PV SYSTEM MANUFACTURER SHALL COORDINATE CONNECTION TO STRUCTURE WITH TRUSS MANUFACTURER.

BEAM SCHEDULE	
MARK	***TYPE***
B-1	PSL 3 1/2x11 7/8
B-2	PSL 5 1/4x11 7/8
B-3	GL 5 1/8x10 1/2
B-4	GL 5 1/8x18 (24F-V8)

STRAP SCHEDULE	
MARK	STRAP
A	CMSTC16
B	CS14
C	CS18
D	CMST12

NOTES:
1. WHERE STRAPS OCCUR AT EXTERIOR WALLS, SEE 5/ S66.05
2. WHERE STRAPS OCCUR AT FLOOR FRAMING, SEE 8/ S66.05 AND 17/ S66.05

LEGEND

- STRUCTURAL WALL BELOW THIS LEVEL
- POST BELOW
- ROOF TRUSS (SEE PLAN NOTES 2 AND 3)
- 3x6 FLAT STRUT BLKG. UNDER STRAP BELOW SHEATHING
- BLOCKED DIAPHRAGM PER PLAN NOTE 6
- GL GLULAM
- DT DRAG TRUSS
- GT GIRDER TRUSS

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07/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
727 EAST 8TH ST.,
PORT ANGELES, WA 98362

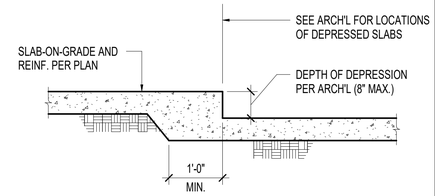
PROJECT # S25-020
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

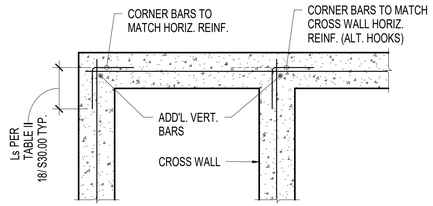
AHJ APPROVAL STAMP

ROOF FRAMING PLAN

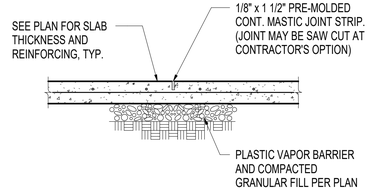
SHEET #
S22.03



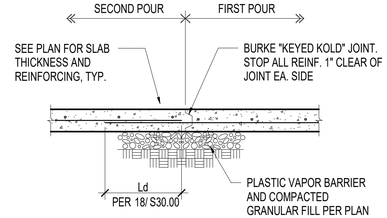
5 *SLAB STEP*
3/4" = 1'-0" [1006]



PLAN
SINGLE CURTAIN



CONTROL JOINT

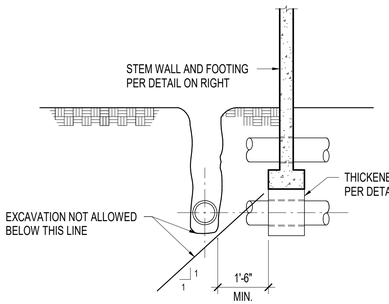


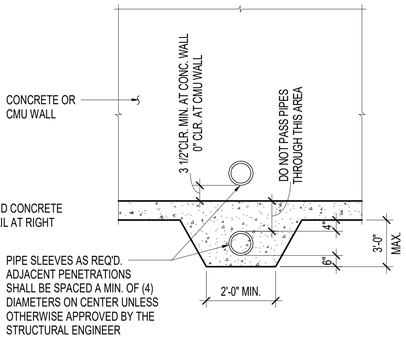
CONSTRUCTION JOINT

REINFORCEMENT

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

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





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]

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TYPICAL CONCRETE DETAILS

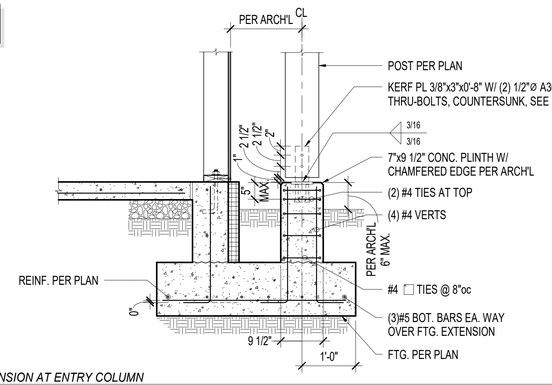
SHEET #
S30.00

HOLDOWN SCHEDULE (f'c = 4000 psi)					
HDU	(A) MINIMUM WOOD THICKNESS	(B) ANCHORAGE DIAMETER	(C) EMBED	(D) MINIMUM DISTANCE FROM FOOTING END	(E) MINIMUM OFFSET LENGTH
HDUE3	3"	5/8"	9"	8"	5"
HDUE5	3"	5/8"	9"	8"	5"
HDUE7	3"	5/8"	9"	8"	5"
HDUE9	4 1/2"	7/8"	9"	12"	7"
HDUE13	5 1/2"	1"	9"	16"	8"
HDUE17	5 1/2"	1"	9"	16"	8"

HDU HOLDOWN SCHEDULE NOTES:
1. INSTALL HOLDOWNS PER MANUFACTURER'S INSTRUCTIONS.
2. ANCHORS SHALL BE CAST-IN-PLACE INSTALLATION. POST-INSTALLED ANCHORS ARE NOT PERMITTED WITHOUT PRIOR APPROVAL OF ENGINEER OF RECORD.
3. ANCHORAGE SHALL BE LOCATED A MINIMUM 1'-0" DISTANCE AWAY FROM THE END OF CONCRETE FOOTING.

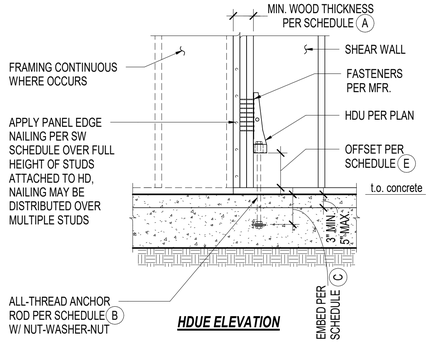
8 *HOLDOWN SCHEDULE*
3/4" = 1'-0" [9053]

FOR SIM. CALLOUTS SEE DETAIL 19/ S30.01

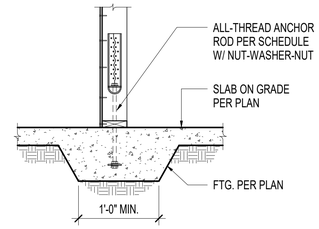


NOTE:
ALL PLATES AND BOLTS TO BE HOT-DIPPED GALVANIZED FINISH.

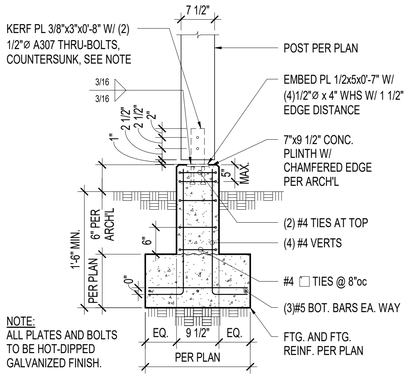
4 *FOOTING EXTENSION AT ENTRY COLUMN*
3/4" = 1'-0" [9300]



HDUE ELEVATION

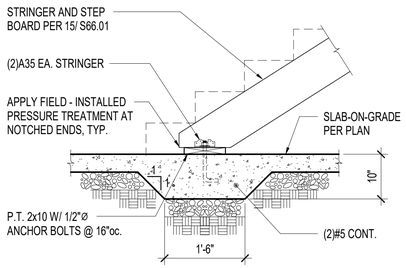


SECTION OF HDUE

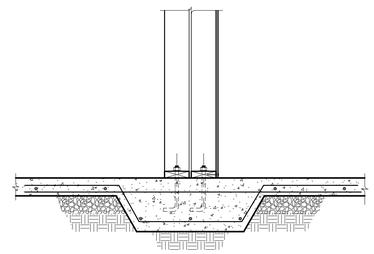


NOTE:
ALL PLATES AND BOLTS TO BE HOT-DIPPED GALVANIZED FINISH.

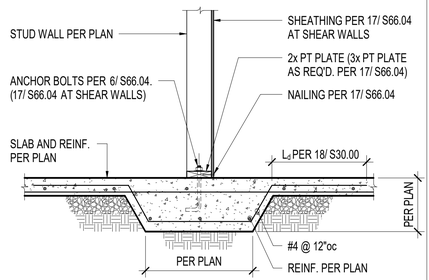
12 *TYPICAL PLINTH FOOTING*
3/4" = 1'-0" [9006]



13 *THICKENED SLAB AT STAIRS*
3/4" = 1'-0" [1006]

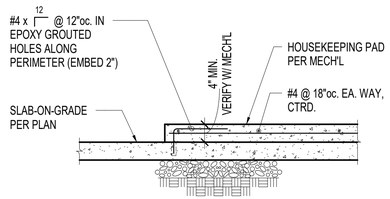


DOUBLE WALL

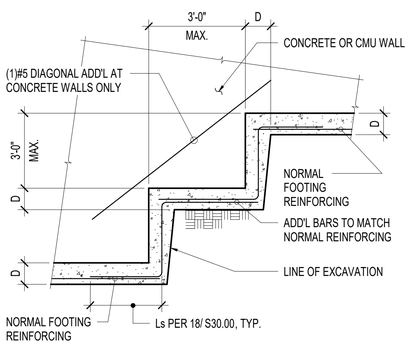


SINGLE WALL

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

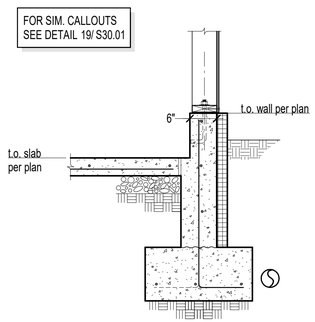


16 *HOUSEKEEPING PAD*
3/4" = 1'-0" [1098]

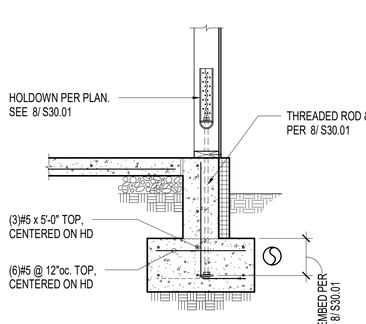


17 *FOOTING STEP*
3/4" = 1'-0" [1010]

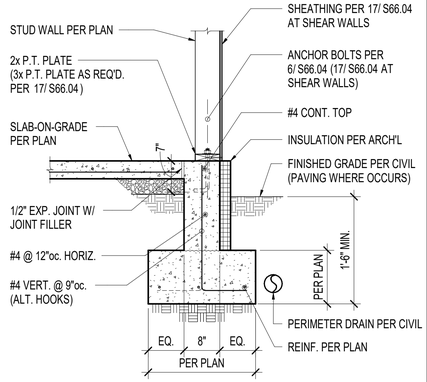
FOR SIM. CALLOUTS SEE DETAIL 19/ S30.01



18 *EXTENDED STEM WALL CURB AT EXTERIOR WALL*
3/4" = 1'-0" [9007]



AT HOLDOWNS



19 *TYPICAL T-SHAPED FOOTING AT EXTERIOR WALL*
3/4" = 1'-0" [1128M]

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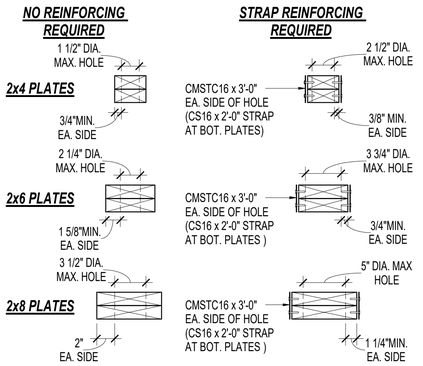
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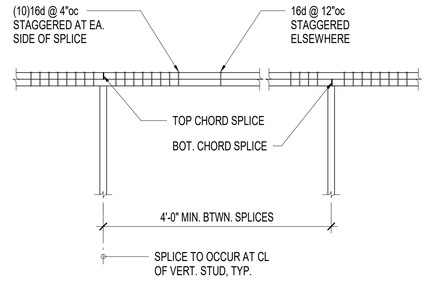
AHJ APPROVAL STAMP

FOUNDATION DETAILS

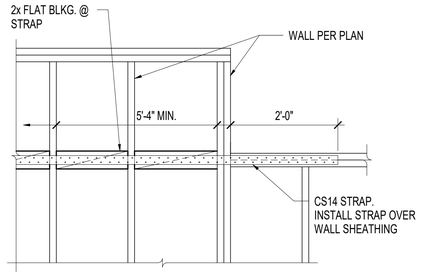
SHEET #
S30.01



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

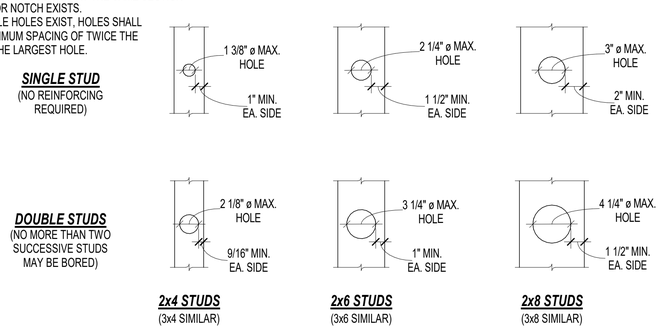


5 *ALLOWABLE SPLICE DISTANCE*
3/4" = 1'-0" [2000]



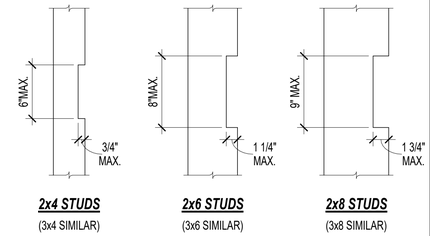
7 *TYP. STRAPPING AT OFFSET DBL. TOP PLATE ELEVATION*
3/4" = 1'-0" [2004M]

NOTES:
1. HOLES SHALL NOT BE LOCATED AT THE SAME SECTION WHERE A CUT OR NOTCH EXISTS.
2. WHERE MULTIPLE HOLES EXIST, HOLES SHALL MAINTAIN A MINIMUM SPACING OF TWICE THE DIAMETER OF THE LARGEST HOLE.

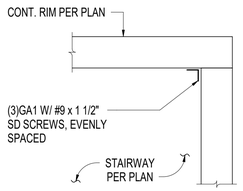


8 *ALLOWABLE HOLES IN STUDS*
1 1/2" = 1'-0" [2002]

NOTES:
1. NOTCHES SHALL NOT OCCUR IN MORE THAN (2) SUCCESSIVE STUDS.
2. SEE 8/ S66.00 FOR SPACING REQUIREMENTS BETWEEN HOLES.

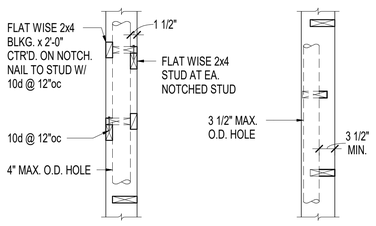


10 *ALLOWABLE NOTCHES IN STUDS*
1 1/2" = 1'-0" [2003]



PLAN

12 *RIM TO RIM CONNECTION AT CORNER*
3/4" = 1'-0" [6021]

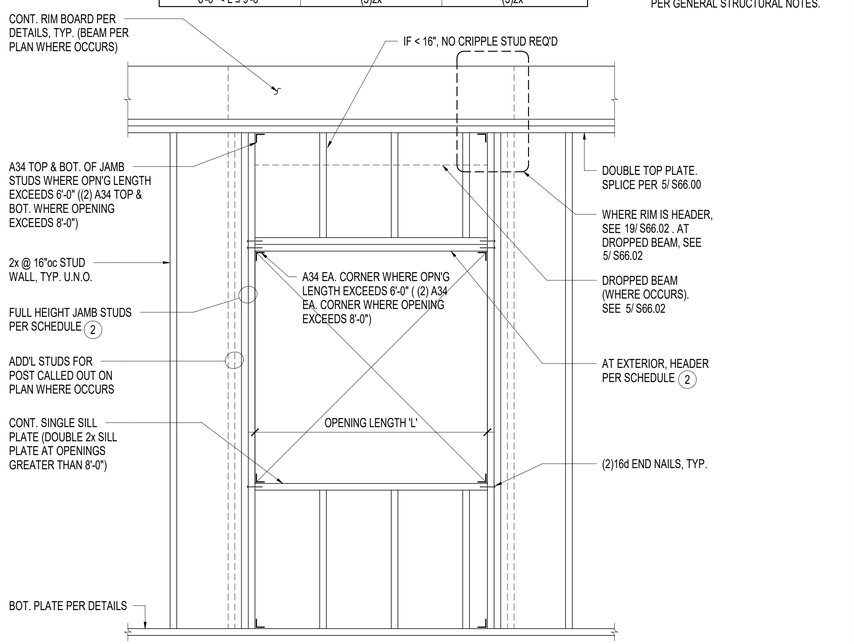


NOTES:
1. NO MORE THAN (2) CONSECUTIVE STUDS MAX.
2. DO NOT DRILL OR NOTCH BUILT-UP POSTS OR HOLDOWN STUDS.

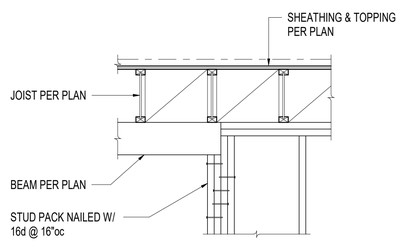
13 *ALLOWABLE PLUMBING IN STAGGERED STUD FRAMING*
3/4" = 1'-0" [2041]

HEADER & JAMB STUD SCHEDULE		
OPENING LENGTH 'L'	WIND HEADER SIZE (1)(2)	JAMB STUD SIZE (1)(2)
L < 6'-0"	(2)2x	(2)2x
6'-0" < L ≤ 9'-0"	(3)2x	(3)2x

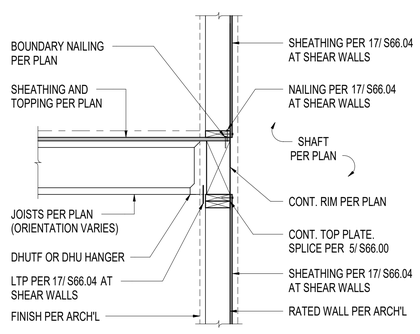
NOTES:
1. HEADER AND JAMB WIDTHS SHALL MATCH STUD WIDTHS OF THE WALL.
2. NAIL TOGETHER BUILT-UP MEMBERS PER GENERAL STRUCTURAL NOTES.



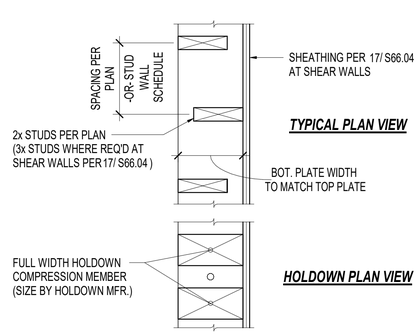
19 *WALL FRAMING AT WINDOW*
3/4" = 1'-0" [2042]



16 *BEAM TO DOUBLE TOP PLATE*
3/4" = 1'-0" [6022]



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



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

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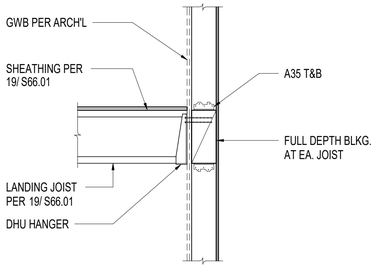
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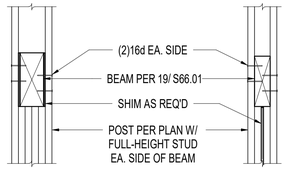
AHJ APPROVAL STAMP

TYPICAL WOOD DETAILS

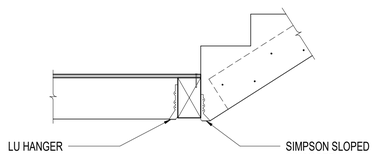
SHEET #
S66.00



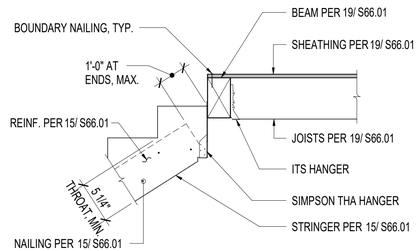
9 *LANDING JOISTS TO WALL CONNECTION*
3/4" = 1'-0" [9023]



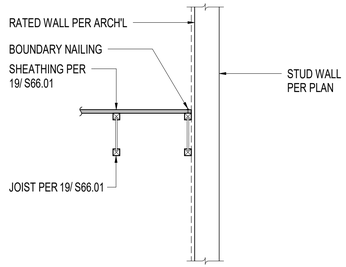
10 *BEAM POCKET INTO WALL*
3/4" = 1'-0" [2008]



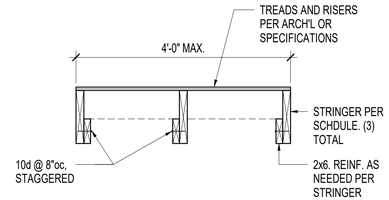
STRINGER TO LOWER LANDING (OFFSET TREAD)



STRINGER TO UPPER LANDING (OFFSET TREAD)



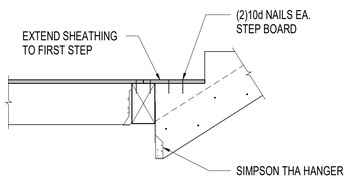
14 *LANDING JOISTS AT RATED STUD WALL*
3/4" = 1'-0" [2014]



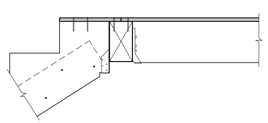
STRINGER SCHEDULE	
LSL 1 3/4"x11 7/8" (1.5E) STRINGER	MAXIMUM ALLOWABLE HORIZONTAL SPAN LENGTH
UNREINFORCED	10'-0"
REINFORCED	10'-10"

NOTE:
CONTACT ENGINEER FOR DIRECTION IF EXCEEDED

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

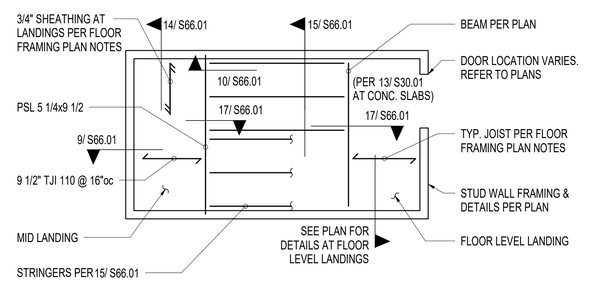


STRINGER TO LOWER LANDING (FLUSH TREAD)



STRINGER TO UPPER LANDING (FLUSH TREAD)

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



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

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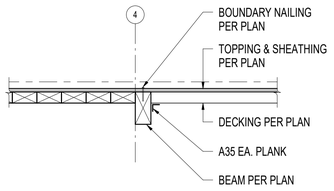
PROJECT # S25-020
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

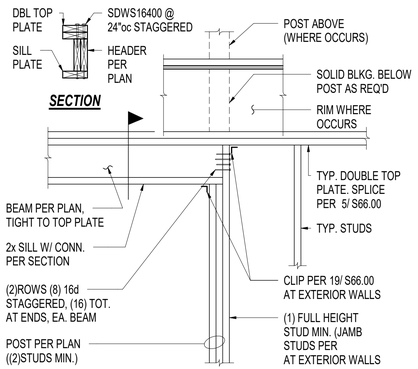
AHJ APPROVAL STAMP

WOOD STAIR DETAILS

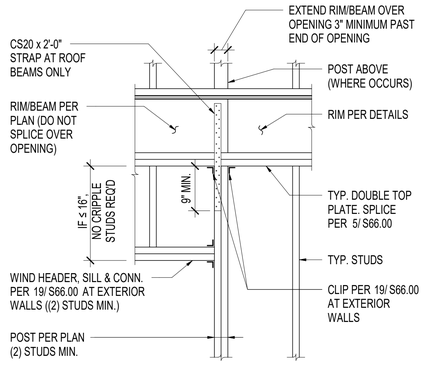
SHEET #
S66.01



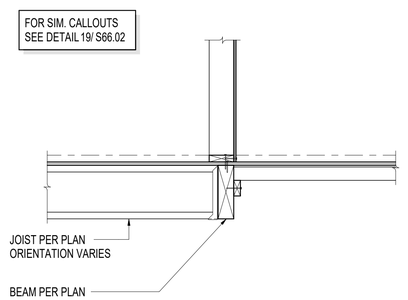
6 *DECKING TO CORRIDOR BEAM CONNECTION*
3/4" = 1'-0" [9019]



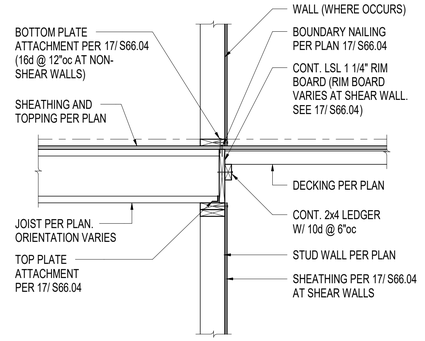
7 *CONOPY BEAM TO WALL FRAMING*
3/4" = 1'-0" [2004]

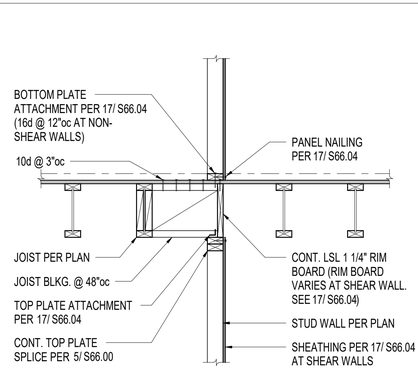


8 *WINDOW HEADER CONNECTION AT RIM*
3/4" = 1'-0" [2005]

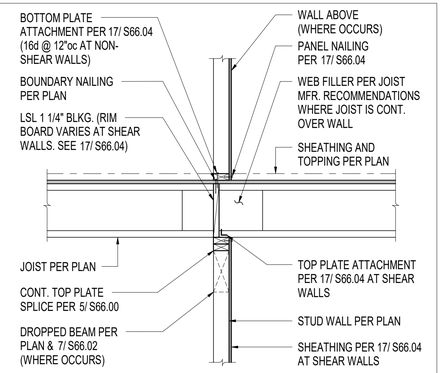


9 *CORRIDOR FRAMING*
3/4" = 1'-0" [2007,IM]

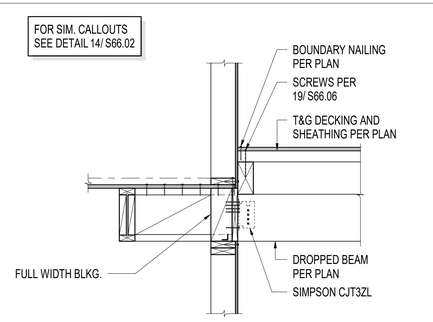




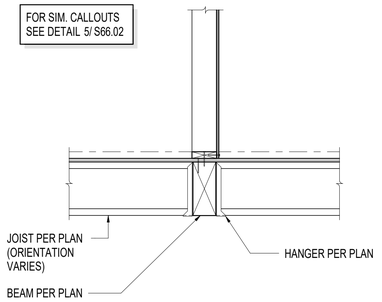
4 *INTERIOR STRUCTURAL WALL FRAMING (JOIST PARALLEL)*
3/4" = 1'-0" [2024,I]



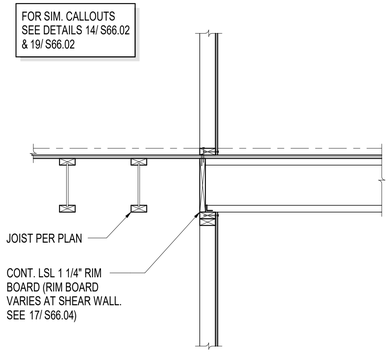
5 *INTERIOR BEARING WALL FRAMING*
3/4" = 1'-0" [2025,I]



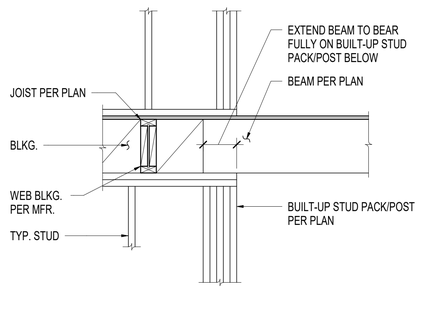
3 *CANOPY BEAM TO WALL FRAMING*
3/4" = 1'-0" [9018]



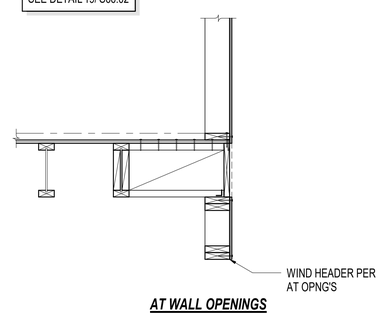
11 *DETAIL*
3/4" = 1'-0" [2023,I]



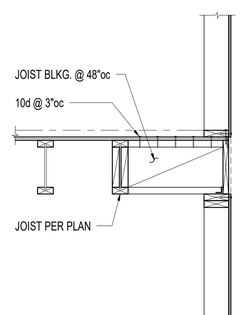
BEARING WALL FLOOR FRAMING (JOISTS PARALLEL AND PERPENDICULAR)
12 3/4" = 1'-0" [2028,I]

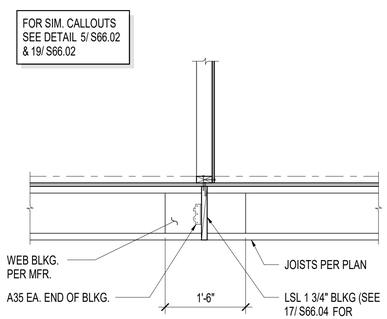


13 *FLUSH BEAM TO WALL (PARALLEL)*
3/4" = 1'-0" [1119]

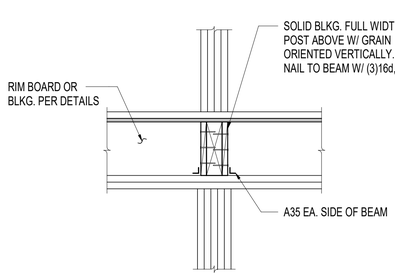


14 *EXTERIOR STRUCTURAL WALL FRAMING (JOIST PARALLEL)*
3/4" = 1'-0" [2029,I]

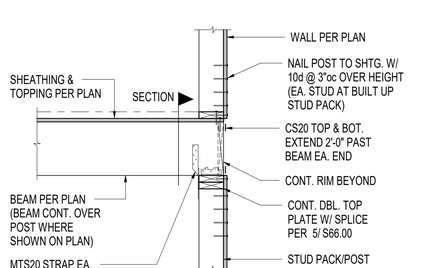


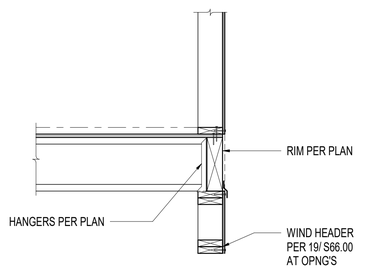


16 *WALL BEARING ON JOISTS*
3/4" = 1'-0" [2077]

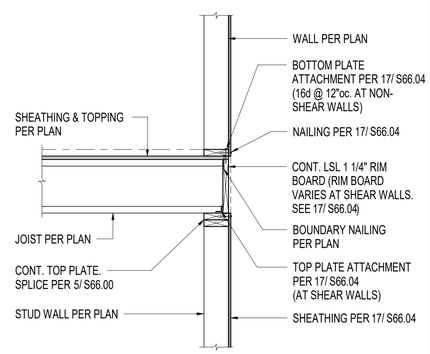


17 *BEAM CONNECTION AT PERPENDICULAR WALL*
3/4" = 1'-0" [2006]





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



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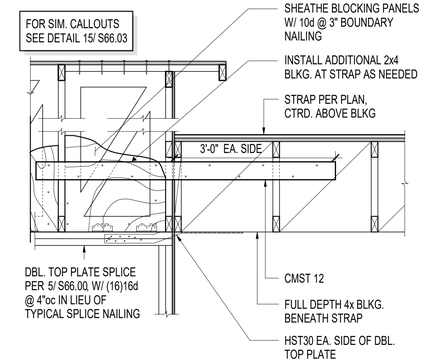
PROJECT # S25-020
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

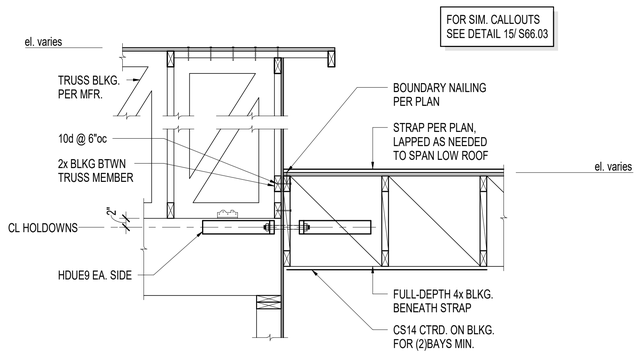
AHJ APPROVAL STAMP

WOOD FLOOR FRAMING DETAILS

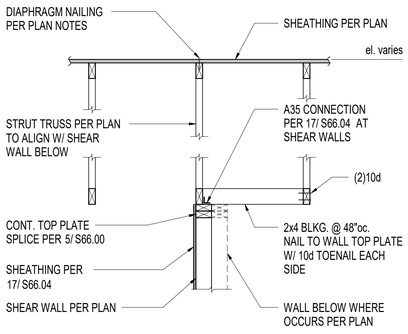
SHEET #
S66.02



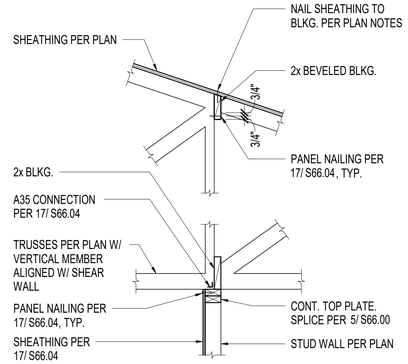
1 *ROOF TRUSS STEP W/ WALL - PARALLEL*
3/4" = 1'-0" [9095]



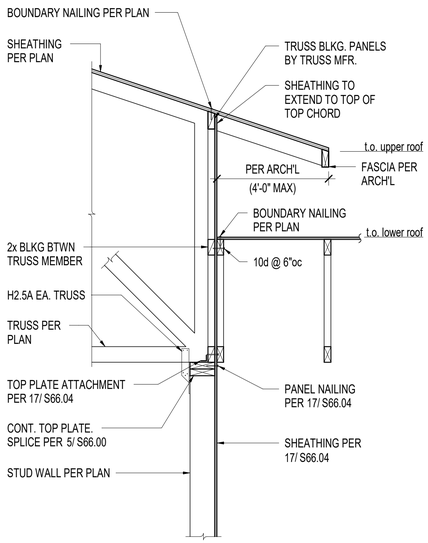
2 *ROOF TRUSS STEP AT STEP W/ BEAM - PERPENDICULAR*
3/4" = 1'-0" [9008]



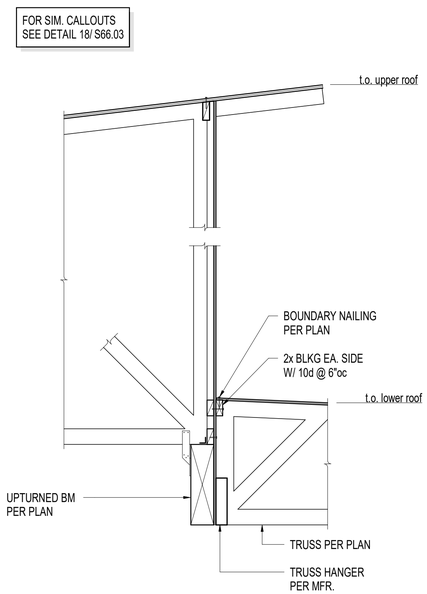
4 *ROOF DRAG TRUSS - PARALLEL TO WALL*
3/4" = 1'-0" [2052]



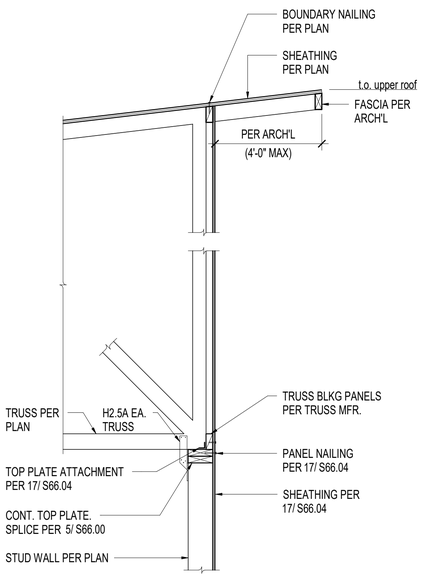
5 *ROOF TRUSS BEARING ON INTERIOR SHEAR WALL*
3/4" = 1'-0" [2053A]



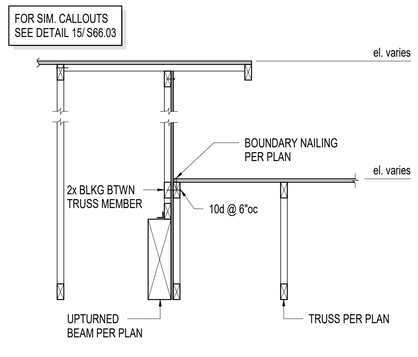
16 *ROOF TRUSS AT STEP*
3/4" = 1'-0" [9012]



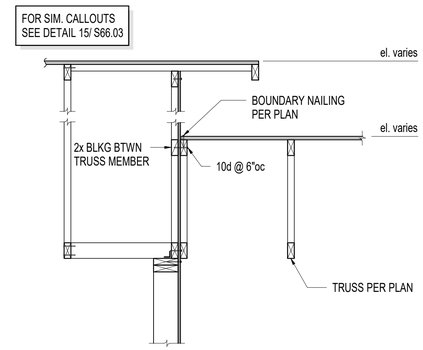
17 *ROOF TRUSS TO WOOD BEAM*
3/4" = 1'-0" [9013]



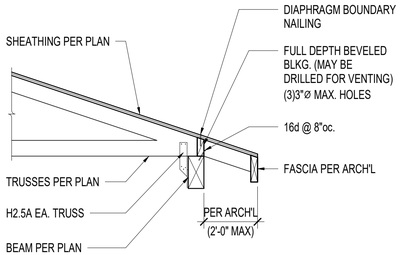
18 *ROOF TRUSS TO EXTERIOR WALL - PERPENDICULAR*
3/4" = 1'-0" [9014]



7 *ROOF TRUSS AT STEP W/ BEAM - PARALLEL*
3/4" = 1'-0" [9009]

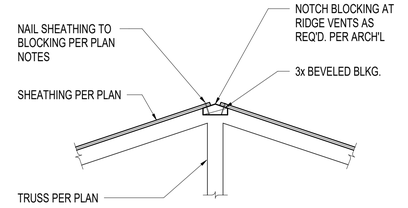


8 *ROOF TRUSS AT STEP - PARALLEL*
3/4" = 1'-0" [9010]

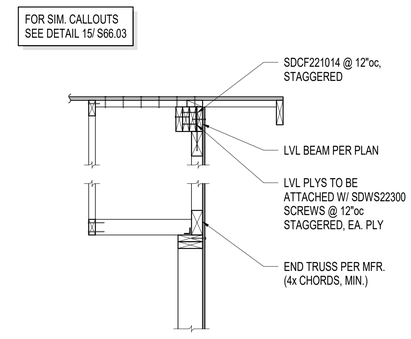


NOTE:
TRUSS PROFILE MAY VARY.

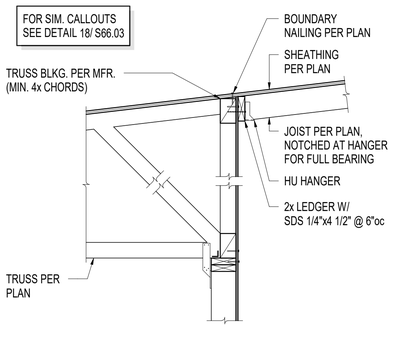
9 *ROOF TRUSS BEARING ON EXTERIOR BEAM*
3/4" = 1'-0" [2048]



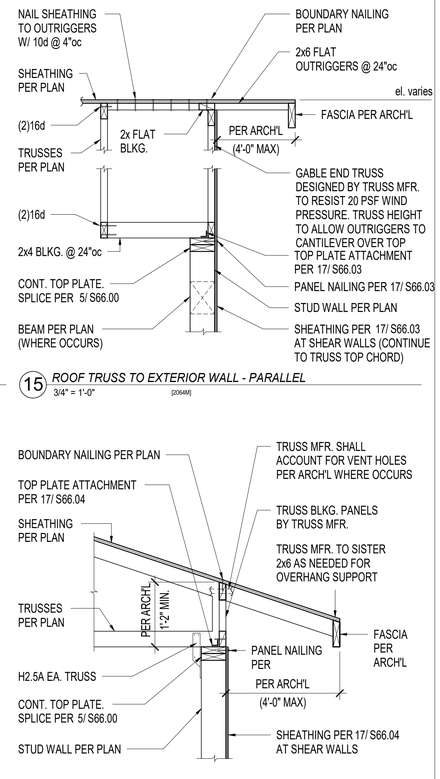
10 *ROOF RIDGE*
3/4" = 1'-0" [2054]



14 *ROOF OVERHANG FRAMING*
3/4" = 1'-0" [9011]



19 *ROOF JOIST TO EXTERIOR WALL AT NORTHWEST CORNER*
3/4" = 1'-0" [9094]



15 *ROOF TRUSS TO EXTERIOR WALL - PARALLEL*
3/4" = 1'-0" [2064M]

20 *ROOF TRUSS TO EXTERIOR WALL - PERPENDICULAR*
3/4" = 1'-0" [2047]

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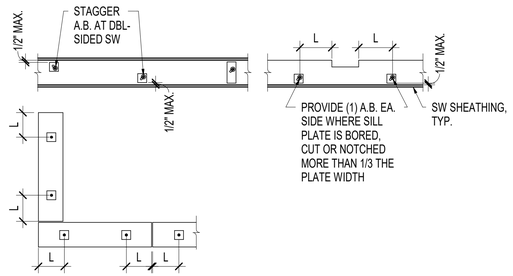
AHJ APPROVAL STAMP

WOOD ROOF FRAMING DETAILS

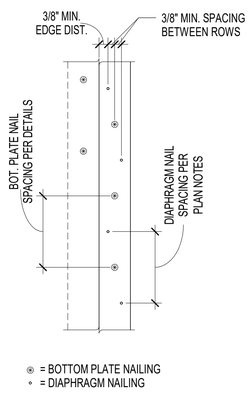
SHEET #
S66.03

PLATE WASHER SCHEDULE		
WALL SIZE	PLATE WASHER SIZE	ALT. SIMPSON BPS (NOTE 6)
2x4	3x3x0.25	BPS 5/8-3
2x6	3x4.5x0.25	BPS 5/8-6

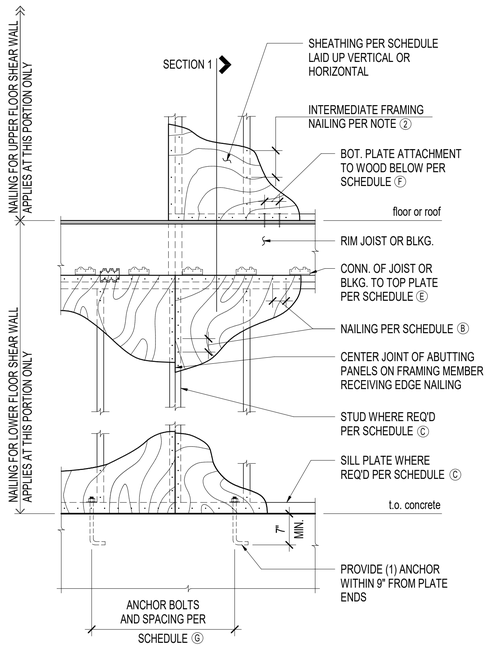
NOTES:
1. L = 6" MIN., 12" MAX.
2. 5/8"Ø A.B. @ 4'-0"oc W/ MIN. 7" EMBED. TYP., U.N.O. SEE 17/ S66.04 FOR ADDITIONAL SPACING REQUIREMENTS AT SHEAR WALLS.
3. SILL PLATES TO BE PRESSURE TREATED, REFER TO GENERAL NOTES FOR GALV. REQUIREMENTS FOR CONNECTORS AND FASTENERS.
4. HOLES IN SILL PLATES SHALL BE A MIN. 1/32" TO MAX 1/16" LARGER THAN BOLT Ø.
5. HOLES, CUTS AND NOTCHES IN TREATED SILL PLATES SHALL BE COATED W/ FIELD-APPLIED PT LIQUID.
6. BPS BEARING PLATES W/ SLOTTED HOLES SHALL BE PLACED W/ STANDARD CUT WASHER & NUT.



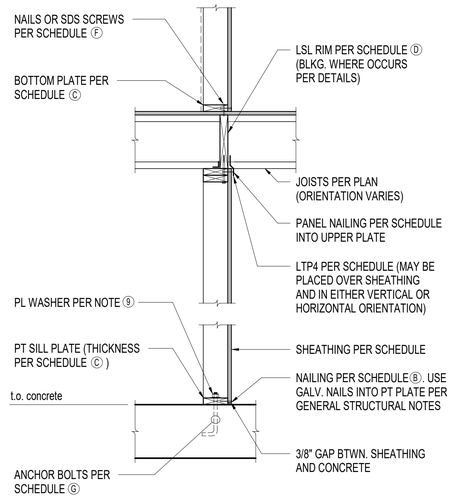
6 *PLAN VIEW - TYPICAL ANCHOR BOLT INSTALLATION*
3/4" = 1'-0" [9028]



PLAN
SCALE: 3"=1'-0"



ELEVATION

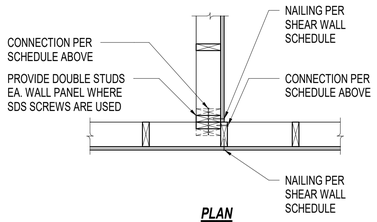


SECTION 1

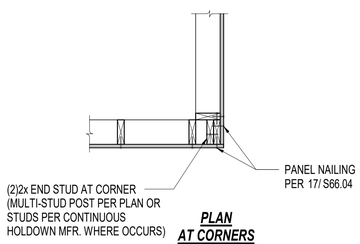
TYPICAL SHEAR WALL NAILING CONVENTION

MARK	Ⓐ SHEATHING ②	PANEL NAILING	Ⓑ NAILING SPACING ②	Ⓒ THICKNESS OF STUD OR BLKG. AT ABUTTING PANEL EDGES, AND THICKNESS OF BOTTOM/SILL PLATE ③	Ⓓ MINIMUM LSL RIM THICKNESS (BASED ON SHEAR WALL BELOW RIM) ④	Ⓔ CONNECTION OF JOIST OR BLKG. TO TOP PLATE (BASED ON SHEAR WALL BELOW RIM) ⑧	Ⓕ BOTTOM PLATE ATTACHMENT ⑧ 16d (0.148"x3 1/4") NAILS ⑤	Ⓕ BOTTOM PLATE ATTACHMENT ⑧ 0.220"ø x 5" SDWS SCREWS ⑤	Ⓖ ANCHOR BOLTING TO CONCRETE ⑨ ⑩ 5/8"Ø	ASD CAPACITY (PLF)	LRFD CAPACITY (PLF)
SW6	7/16"	8d (0.131"x2 1/2")	6"oc	2x	1-3/4"	A35 CLIPS @ 18" oc OR LTP4 CLIPS @ 19" oc	4"oc	15"oc	40"oc	260	365
SW4	7/16"		4"oc	3x	1-3/4"	A35 CLIPS @ 14" oc OR LTP4 CLIPS @ 10" oc	3"oc	10"oc	38"oc	380	533
SW3	7/16"		3"oc	3x	3-1/2"	A35 CLIPS @ 10" oc OR LTP4 CLIPS @ 8" oc	(2) ROWS @ 4"oc	8"oc	29"oc	490	685
SW2	7/16"		2"oc	3x	3-1/2"	A35 CLIPS @ 8" oc OR LTP4 CLIPS @ 5" oc	(2) ROWS @ 3"oc	5"oc	23"oc	640	895
SW6E	1/2"	10d (0.148"x3")	6"oc	2x	1-3/4"	A35 CLIPS @ 22" oc OR LTP4 CLIPS @ 23" oc	5"oc	19"oc	48"oc	310	435
SW4E	1/2"		4"oc	3x	1-3/4"	A35 CLIPS @ 15" oc OR LTP4 CLIPS @ 13" oc	4"oc	13"oc	47"oc	460	645
SW3E	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	600	840
SW2E	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	770	1078

SHEAR WALL CONNECTION SCHEDULE	
SHEAR WALL TYPE	CONNECTION
W6	16d @ 3" (OR) SDS 1/4"Ø x 6" @ 10"
W4	(2) ROWS 16d @ 4" (OR) SDS 1/4"Ø x 6" @ 6"
W3	(2) ROWS 16d @ 4" (OR) SDS 1/4"Ø x 6" @ 4"
W2	SDS 1/4"Ø x 6" @ 4"



PLAN AT INTERSECTIONS



PLAN AT CORNERS

16 *PANEL NAILING AT CORNERS*
3/4" = 1'-0" [2102]

SHEAR WALL SCHEDULE NOTES:

1. SHEATHING SHALL CONSIST OF 7/16" OSB 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 COLUMN 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 6/ S66.04 .

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

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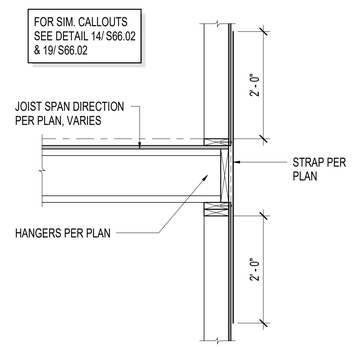
PROJECT # S25-020
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

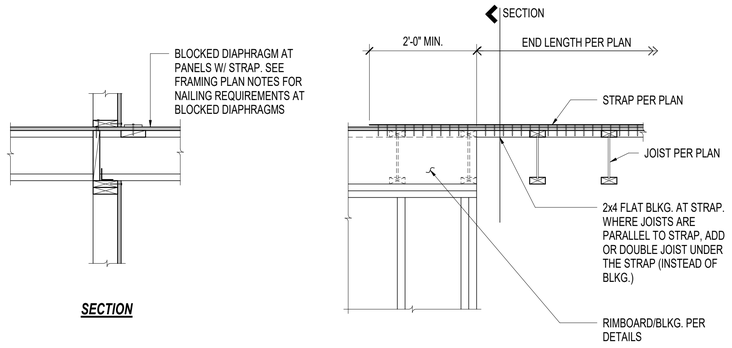
AHJ APPROVAL STAMP

WOOD SHEAR WALL DETAILS

SHEET #
S66.04

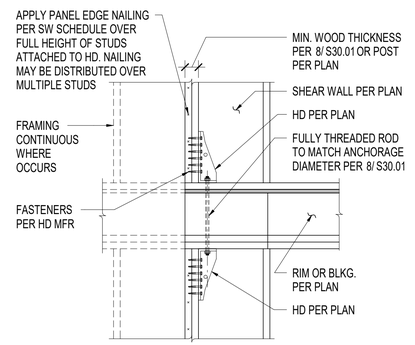


5 *VERTICAL STRAPPING AT LEVEL 2*
3/4" = 1'-0" [9093]

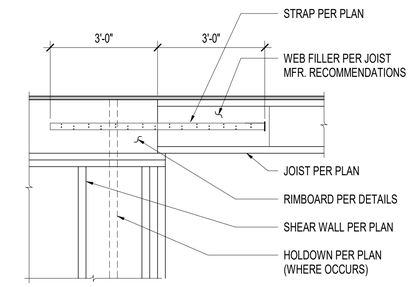


SECTION

8 *STRAPPING TO SHEAR WALL (JOISTS PERPENDICULAR)*
3/4" = 1'-0" [2096M]

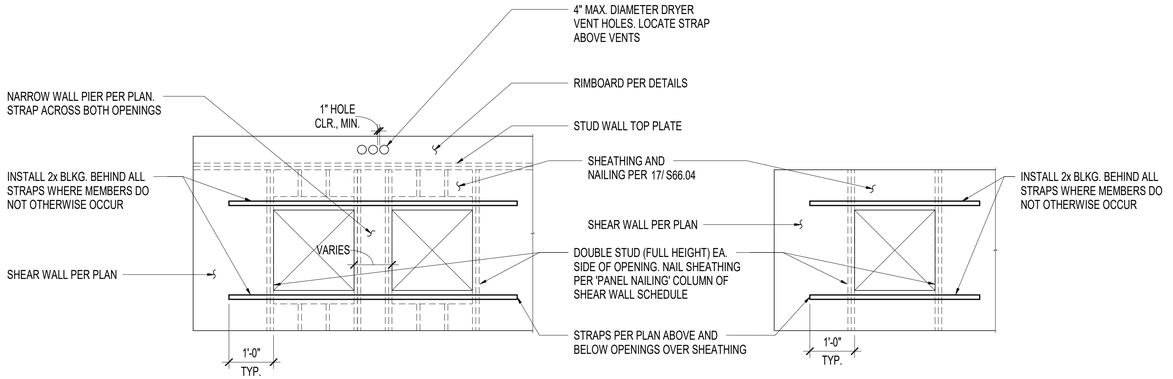


10 *HOLDOWN AT WOOD WALL*
3/4" = 1'-0" [9092]



NOTE:
TYP. AT JOIST TO SHEAR WALL CONNECTION

17 *STRAPPING TO SHEAR WALL (JOISTS PARALLEL)*
3/4" = 1'-0" [2110M]



MULTIPLE OPENINGS
(2 OR 3 OPENINGS DEPENDING ON LOCATION)

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

TYPICAL OPENING

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

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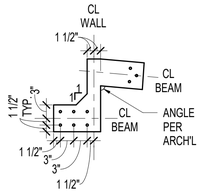
PROJECT # S25-020
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REVISION SCHEDULE		

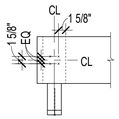
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STRAP AND HOLDOWN DETAILS

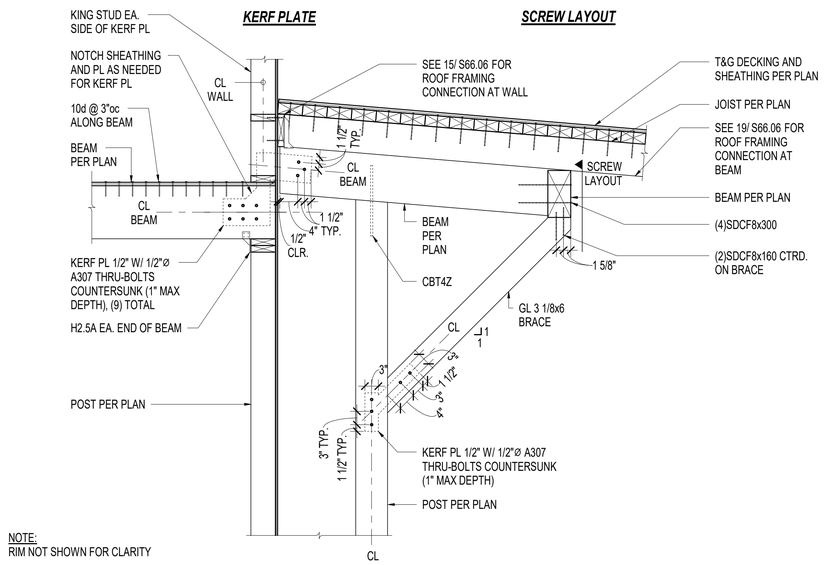
SHEET #
S66.05



KERF PLATE

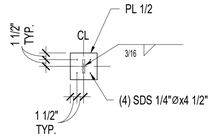


SCREW LAYOUT

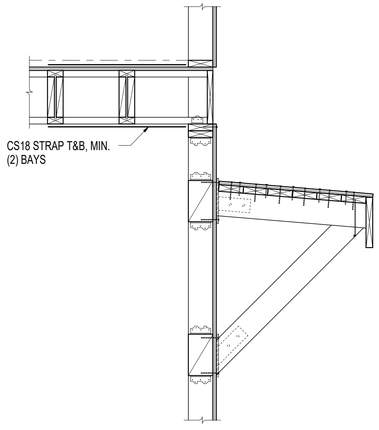


NOTE:
RIM NOT SHOWN FOR CLARITY

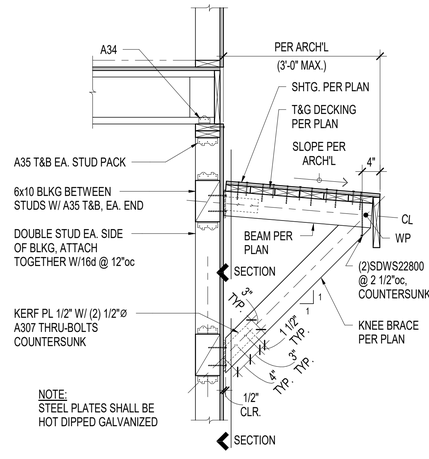
FOR SIM. CALLOUTS,
SEE DETAILS 14/ S66.02
& 19/ S66.02



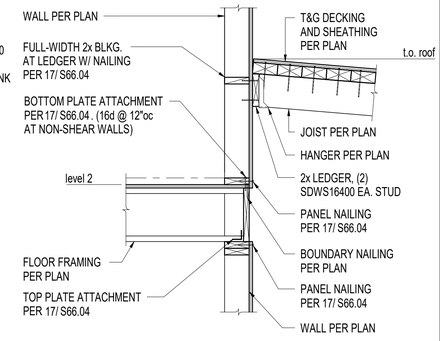
SECTION



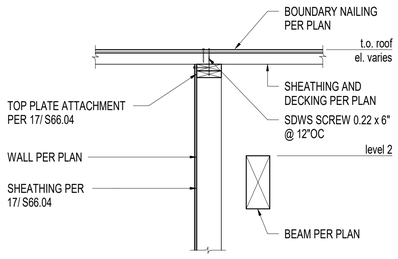
FLOOR JOISTS PARALLEL



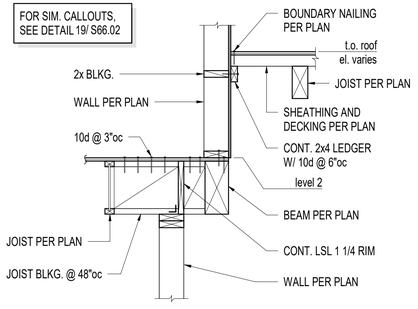
FLOOR JOISTS PERPENDICULAR



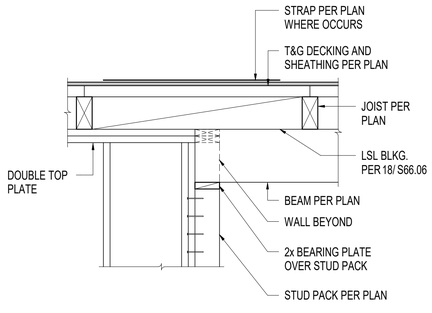
6 *TOP OF ENTRY COLUMN TO EXTERIOR WALL*
3/4" = 1'-0" [9097]



FOR SIM. CALLOUTS,
SEE DETAIL 19/ S66.02

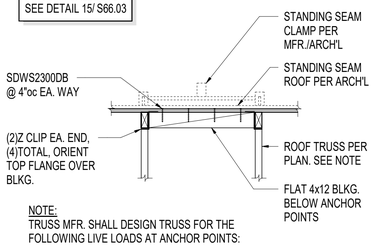


11 *DETAIL*
3/4" = 1'-0" [9016]



12 *DETAIL*
3/4" = 1'-0" [9015]

FOR SIM. CALLOUTS
SEE DETAIL 15/ S66.03

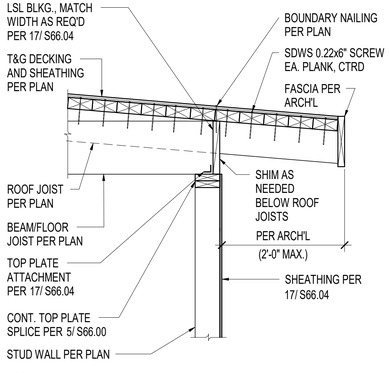


NOTE:
TRUSS MFR. SHALL DESIGN TRUSS FOR THE
FOLLOWING LIVE LOADS AT ANCHOR POINTS:

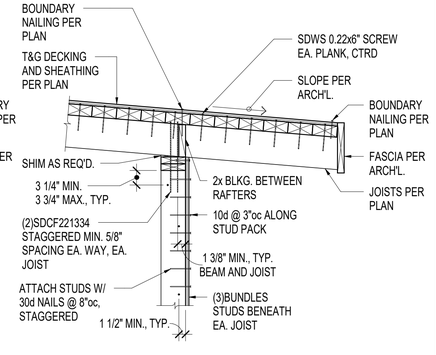
VERTICAL	1200 LBS	(ASD)
HORIZONTAL	3100 LBS	(ASD)

LOADS OCCUR IN EITHER DIRECTION

13 *KNEE BRACE AT TYPICAL AWNING*
3/4" = 1'-0" [9056]



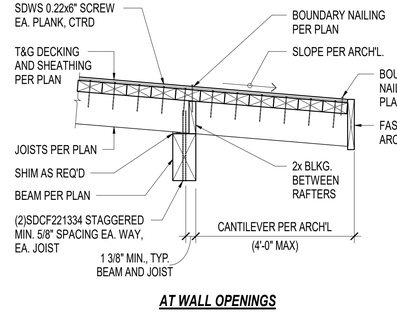
15 *ENTRY ROOF TO EXTERIOR WALL*
3/4" = 1'-0" [9055]



16 *GLULAM BEAM TO DOUBLE TOP PLATE*
3/4" = 1'-0" [9017]

17 *ROOFTOP FALL ARREST SUPPORT*
3/4" = 1'-0" [9096]

18 *ROOF/FLOOR FRAMING AT EXTERIOR WALL*
3/4" = 1'-0" [9057]



AT WALL OPENINGS

19 *ENTRY ROOF FRAMING*
3/4" = 1'-0" [9054]

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PROJECT # S25-020
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

AHJ APPROVAL STAMP

CANOPY DETAILS

SHEET #
S66.06

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

EQUIP. TYPE
LOCATION
EQUIPMENT DESIGNATION
FN-01-01
EQUIPMENT TAG (SEE SCHEDULES)

FIXTURE TYPE
FIXTURE DESIGNATION
X-#
FIXTURE TAG (SEE PLUMBING FIXTURE SCHEDULE)

X
#
SYSTEM TYPE
SYSTEM DESIGNATION
RISER TAG (SEE RISER DIAGRAMS)

SIZE
TYPE
XxX XX/X
XXX (TYP-X)
AIRFLOW (CFM)
AIR TERMINAL TAG (SEE GRD SCHEDULE)

#
#
INST. TYPE
INSTRUMENT DESIGNATION
INSTRUMENTATION TAG

NOTES LEGEND

X
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

24Ø — 24" ROUND ID SHEET METAL DUCT

24x24 — 24"x24" ID RECTANGULAR SHEET METAL DUCT

28X12/2" SL — 28"x12" ID RECTANGULAR SHEET METAL DUCT WITH 2" SOUND LINING (OD OF DUCT IS 32"X16")

12x12/DB — INDICATES 12" x 12" I.D. DUCTBOARD

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

12Ø 12Ø — FLEXIBLE ROUND DUCT

38x24/OV — 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

SA — SUPPLY AIR AIRFLOW DIRECTION
RA — RETURN AIR AIRFLOW DIRECTION
EA — EXHAUST AIR AIRFLOW DIRECTION
TA — TRANSFER AIR AIRFLOW DIRECTION
OA — OUTDOOR AIR AIRFLOW DIRECTION

CONTROLS INSTRUMENTATION LEGEND

T — THERMOSTAT
S — TEMP SENSOR (BMS)
H — HUMIDITY SENSOR
NO_2 — NITROGEN DIOXIDE SENSOR
CO_2 — CARBON DIOXIDE SENSOR
CO — CARBON MONOXIDE SENSOR
TH — TEMP/HUMIDITY SENSOR
THCO2 — TEMP/HUMIDITY/CARBON DIOXIDE SENSOR
L — VISUAL ALARM LIGHT
$ — SWITCH
SPD — SPEED CONTROLLER
EMERGENCY SHUTDOWN SWITCH

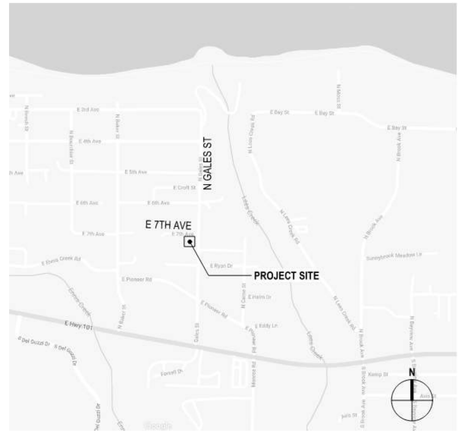
MISCELLANEOUS HVAC SYMBOLS

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)
X% — SLOPE SYMBOL

PROJECT ADDRESS

2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PARCEL#



VICINITY MAP
NOT TO SCALE

SHEET INDEX - MECHANICAL

SHEET NUMBER	SHEET NAME	SHEET SCALE	PERMIT SET 07/10/26
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 SCHEDULES**	**NTS**	**X**
M0.06	**MECHANICAL SPECIFICATIONS**	**NTS**	**X**
M0.07	**MECHANICAL BASIS OF DESIGN**	**NTS**	**X**
M0.08	**MECHANICAL CALCULATIONS**	**NTS**	**X**
M0.09	**MECHANICAL CALCULATIONS**	**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**

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PROJECT #24021840.00

JUSTIN BONNER — STATE OF WASHINGTON — 21017423 — REGISTERED PROFESSIONAL ENGINEER

7/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

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AHJ APPROVAL STAMP

MECHANICAL LEGENDS & ABBREVIATIONS

SHEET #

M0.01

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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.

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DUCT MATERIALS

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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 T3D 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 T3D BORDER TYPE 1	SUPPLY	GWB CEILING	WHITE	STEEL	USE SHEETMETAL CAN W/PERF DIVIDE
	LS-#SL-W(IN)-ACTIVE L(FT)-TOTAL L(FT)-OOX"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)-OOX"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 CSRE-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-WE-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.

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PROJECT #24021840.00

JUSTIN BONNER — STATE OF WASHINGTON — 21017423 — REGISTERED PROFESSIONAL ENGINEER

7/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02

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GRD AND DUCTWORK ACCESSORIES

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MOTORIZED DAMPER SCHEDULE

TAG #	SYSTEM SERVED	EQUIPMENT SERVED	LOCATION	MAKE	MODEL	VELOCITY (HIGH/ LOW)	BLADE CONFIG.	DAMPER WIDTH (6)	DAMPER HEIGHT (6)	DUCT SHAPE (5)	AIRFLOW (CFM)	RESULTANT VELOCITY (FPM)	MOUNTING (VERT./ HORIZ.)	FAIL POSITION	END SWITCH?	VOLTAGE/ PHASE	EMERGENCY POWER	STANDBY POWER	CONTROL BY	REMARKS
MD-1-1	LAUNDRY MAKEUP AIR	DRYERS	LAUNDRY 105	BROAN	MD8	LOW	VERTICAL	8		RO	215	616	VERTICAL	CLOSE	NO	24/1	NO	NO	BY MC	1,2,3,4,5,6,7,8
MD-1-2	LAUNDRY MAKEUP AIR	DRYERS	LAUNDRY 105	BROAN	MD8	LOW	VERTICAL	8		RO	215	616	VERTICAL	CLOSE	NO	24/1	NO	NO	BY MC	1,2,3,4,5,6,7,8
MD-2-1	LAUNDRY MAKEUP AIR	DRYERS	LAUNDRY 205	GREENHECK	VCD-23	LOW	OPPOSED BLADES	28	18	RE	860	246	VERTICAL	CLOSE	NO	120/1	NO	NO	BY MC	1,2,3,4,5,6,7
MD-2-2	LAUNDRY MAKEUP AIR	DRYERS	LAUNDRY 205	BROAN	MD8	LOW	VERTICAL	8		RO	215	616	VERTICAL	CLOSE	NO	24/1	NO	NO	BY MC	1,2,3,4,5,6,7,8
MD-2-3	LAUNDRY MAKEUP AIR	DRYERS	LAUNDRY 205	BROAN	MD8	LOW	VERTICAL	8		RO	215	616	VERTICAL	CLOSE	NO	24/1	NO	NO	BY MC	1,2,3,4,5,6,7,8

REMARKS:

1: MOTORIZED DAMPER TO BE CONTROLLED PER WSBC SECTION 3016.5.8.4 BY EC. - "DAMPER SHALL FAIL OPEN (NORMALLY CLOSED). DAMPER SHALL REMAIN CLOSED UNLESS POWER FAILS OR IF THEY ARE ACTIVATED BY FIRE ALARM OR APPROVED SMOKE DETECTION SYSTEM."

2: 120/1 POWER TO BE PROVIDED BY E.C. (EITHER DIRECTLY TO THE DAMPER OR TO THE CONTROL SYSTEM 24V TRANSFORMER)

3: DAMPER TO BE PROVIDED WITH END SWITCH BY M.C. DAMPER AND ASSOCIATED EQUIPMENT SHALL BE INTERLOCKED VIA A HARDWIRE SWITCH.

4: RO=ROUND, RE=RECTANGULAR, OR FO=FLAT OVAL.

5: APPROXIMATE DAMPER SIZE SHOWN. MC TO VERIFY ACTUAL SIZE PRIOR TO ORDERING DAMPER.

6: PARTS & LABOR WARRANTY FOR 1 YEAR FROM SUBSTANTIAL COMPLETION. FREIGHT FOB JOBSITE. SHIPPING INSTRUCTIONS - SHRINK WRAP AND COVER ALL OPENINGS. PROVIDE ELECTRONIC SUBMITTALS AND INSTALL/O&M MANUALS.

7: DAMPERS ARE LEAKAGE CLASS 1A UNLESS NOTED OTHERWISE

8: PROVIDE ONE PER DRYER AS SHOWN WITH STATIC PRESSURE SENSOR IN EACH DRYER EXHAUST DUCT.

ELECTRIC DUCT HEATER SCHEDULE

TAG #	EDH-1-1	EDH-2-1
BASIS OF DESIGN		
MANUFACTURER	GREENHECK	GREENHECK
MODEL	IDHE	IDHE
DESIGN DATA		
UNIT TYPE	DUCT HEATER	DUCT HEATER
LOCATION	PLUMBING 103	LAUNDRY 105 & LAUNDRY 205
QUANTITY	1	1
ASSOCIATED UNIT	FN-1-1	DRYERS
ELECTRICAL DATA		
UNIT PROVIDED BY	BY M.C.	BY M.C.
INSTALLED AND WIRED BY	INSTALLED BY M.C. / WIRED BY E.C.	INSTALLED BY M.C. / WIRED BY E.C.
ELECTRIC COIL KW	1.3 KW	5.0 KW
NOMINAL AIRFLOW (CFM)	200 CFM	860 CFM
ENTERING AIR TEMPERATURE (°F)	28.0 °F	28.0 °F
LEAVING AIR TEMPERATURE (°F)	45 °F	45 °F
UNIT VOLTAGE/PHASE	208/1	208/1
EMERGENCY POWER	NO	NO
STANDBY POWER	NO	NO
CONTROL DATA		
STEPS OF CONTROL	1	1
SENSOR LOCATION	DUCT	DUCT
CONTROL	INTERLOCKED WITH FN-1-1	INTERLOCKED WITH DRYERS
DISCONNECT	BY E.C.	BY E.C.
MISC DATA		
ELEMENT TYPE	OPEN COIL	OPEN COIL
FAN INTERLOCK RELAY	YES	YES
AIRFLOW SWITCH	YES	YES
CONTACTOR TYPE	SCR	SCR
SLIP IN OR FLANGE	SLIP IN	SLIP IN
PHYSICAL DIMENSIONS		
COLLAR SIZE (INCHES X INCHES)	-	-
WIDTH (INCHES)	12	28
HEIGHT (INCHES)	12	18
LENGTH (INCHES)	14	14
MISC DATA		
PARTS AND LABOR WARRANTY FROM PROJECT SUBSTANTIAL COMPLETION DATE	YES	YES
REMARKS	1	1

REMARKS:

1. ELECTRIC RESISTANCE IN COMPLIANCE WITH 2021 WSEC SECTION C403.1.4 EXCEPTION 15. CONTROL TO LAT OF 45 DEGF.

ELECTRIC HEATER SCHEDULE

TAG #	EH-1-1	EH-1-2	EH-1-3	EH-1-4	EH-1-5	EH-2-1	EH-2-2	EH-2-3	EH-RES-A	EH-RES-B	EH-RES-C
BASIS OF DESIGN											
MANUFACTURER	KING	KING	KING	KING	KING	KING	KING	KING	KING	KING	KING
MODEL	PAW1215	PAW1215	PAW1215	PAW1215	PAW1215	PAW1215	PAW1215	PAW1215	PAW1215	KCV	KCV
DESIGN DATA											
UNIT TYPE	WALL	WALL	WALL	WALL	WALL	WALL	WALL	WALL	WALL	COVE	COVE
LOCATION	LEVEL 1	LEVEL 1	LEVEL 1	LEVEL 1	LEVEL 1	LEVEL 2	LEVEL 2	LEVEL 2	LEVELS 1 & 2	LEVELS 1 & 2	LEVELS 1 & 2
AREA SERVED	WEST STAIR	JANITOR 110	L1 CORRIDOR	L1 CORRIDOR	NORTH STAIR	L2 CORRIDOR	MECHANICAL 201	L2 CORRIDOR	DWELLING UNITS	DWELLING UNITS	DWELLING UNITS
QUANTITY	1	1	1	1	1	1	1	1	4	42	8
AREA SF	247	-	451	451	313	403	-	403	-	-	-
ALLOWABLE HEAT CAPACITY (2.5 WATTS/SF) IN COMPLIANCE WITH 2021 SEC C403.1.4 EXCEPTION 1 (KW)	0.62	-	1.13	1.13	0.78	1.01	-	1.01	-	-	-
FUNCTION (FREEZE PROTECTION, TEMP.)	FREEZE PROTECTION	FREEZE PROTECTION	FREEZE PROTECTION	FREEZE PROTECTION	FREEZE PROTECTION	FREEZE PROTECTION	FREEZE PROTECTION	FREEZE PROTECTION	HEAT	HEAT	HEAT
ELECTRICAL DATA											
UNIT PROVIDED BY	BY M.C.	BY M.C.	BY M.C.	BY M.C.	BY M.C.	BY M.C.	BY M.C.	BY M.C.	BY M.C.	BY M.C.	BY M.C.
INSTALLED AND WIRED BY	BY E.C.	BY E.C.	BY E.C.	BY E.C.	BY E.C.	BY E.C.	BY E.C.	BY E.C.	BY E.C.	BY E.C.	BY E.C.
ELECTRIC COIL KW	0.50	0.5	1.0	1.0	0.50	1.0	0.5	1.0	0.25	0.42	0.94
UNIT VOLTAGE/PHASE	120/1	120/1	120/1	120/1	120/1	120/1	120/1	120/1	120/1	120/1	120/1
EMERGENCY POWER	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
STANDBY POWER	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
CONTROL DATA											
STEPS OF CONTROL	1	1	1	1	1	1	1	1	1	1	1
UNIT MOUNTED T-STAT	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO
REMOTE MOUNTED T-STAT	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES
DISCONNECT	BY E.C.	BY E.C.	BY E.C.	BY E.C.	BY E.C.	BY E.C.	BY E.C.	BY E.C.	BY E.C.	BY E.C.	BY E.C.
PHYSICAL DIMENSIONS											
LENGTH x WIDTH x HEIGHT (INCHES)	14x5x8	14x5x8	14x5x8	14x5x8	14x5x8	14x5x8	14x5x8	14x5x8	14x5x8	34x4x5	83x4x5
SURFACE MOUNT	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	NO
RECESS MOUNT	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES
MOUNTING BRACKET (WALL, CEILING)	WALL	WALL	WALL	WALL	WALL	WALL	WALL	WALL	WALL	WALL	WALL
WEIGHT	25	25	25	25	25	25	25	25	25	25	25
MISC DATA											
PARTS AND LABOR WARRANTY FROM PROJECT SUBSTANTIAL COMPLETION DATE	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
SHIPPING INSTRUCTIONS - SHRINK WRAP & COVER ALL OPENINGS	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
REMARKS	1	1, 4	1	1	1	1	1, 4	1	1	1, 2, 3	1,2

REMARKS:

1: SEE DIVISION 26 SPECIFICATIONS FOR HEATERS AND CONTROL THERMOSTAT DETAILS

2: WHERE HEATER IS LOCATED IN A BEDROOM, PROVIDE LINE VOLTAGE 7 DAY PROGRAMABLE THERMOSTAT PER 2021 WSEC SECTION C403.4 REQUIREMENTS. THERMOSTAT INSTALLED BY EC.

3: WHERE HEATER IS LOCATED IN A LIVING ROOM, PROVIDE LINE VOLTAGE 7 DAY PROGRAMABLE THERMOSTAT PER 2021 WSEC SECTION C403.4.9. THERMOSTAT INSTALLED BY EC.

4: ELECTRIC RESISTANCE IN COMPLIANCE WITH 2021 WSEC SECTION C403.1.4 EXCEPTION 15 FOR FREEZE PROTECTION.

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ENERGY RECOVERY VENTILATOR SCHEDULE

BASIS OF DESIGN					
MANUFACTURER	BROAN	BROAN	BROAN	BROAN	BROAN
MODEL	BLP150E75NS-HW	BLP150E75NS-HW	BLP150E75NS-HW	BLP150E75NS-HW	BLP150E75NS-HW
TAG	ERV-1-1	ERV-1-2	ERV-2-1	ERV-2-2	ERV-RES-H
QUANTITY	1	1	1	1	24
DESIGN DATA					
LOCATION	INDOOR	INDOOR	INDOOR	INDOOR	INDOOR
AREA SERVED	L1 CORRIDOR	L1 LAUNDRY	L2 CORRIDOR	L2 LAUNDRY	DWELLING UNIT
ENERGY RECOVERY TYPE	RECOVERY CORE	RECOVERY CORE	RECOVERY CORE	RECOVERY CORE	RECOVERY CORE
ERV DESIGN SELECTION SUPPLY AIRFLOW	110 CFM	120 CFM	110 CFM	120 CFM	VARIES, SEE RESIDENTIAL VENT CALC
ERV TAB SUPPLY AIRFLOW (REMARKS 5, 8)	110 CFM	120 CFM	110 CFM	120 CFM	VARIES, SEE RESIDENTIAL VENT CALC
ERV DESIGN SELECTION EXHAUST AIRFLOW	110 CFM	120 CFM	110 CFM	120 CFM	VARIES, SEE RESIDENTIAL VENT CALC
ERV TAB EXHAUST AIRFLOW (REMARK 7)	110 CFM	120 CFM	110 CFM	120 CFM	VARIES, SEE RESIDENTIAL VENT CALC
ESP FOR SA & EA (EACH)	0.4 E.S.P.	0.4 E.S.P.	0.4 E.S.P.	0.4 E.S.P.	0.4 E.S.P.
SUMMER ENTERING AIR TEMP	75 °F	75 °F	75 °F	75 °F	75 °F
WINTER ENTERING AIR TEMP	28 °F	28 °F	28 °F	28 °F	28 °F
MINIMUM WINTER SENSIBLE HEAT RECOVERY EFFECTIVENESS (%) REQUIRED PER 2021 WSEC C403.3.5.1 & C403.3.6	>60%	>60%	>60%	>60%	>60%
ACTUAL WINTER SENSIBLE HEAT RECOVERY EFFECTIVENESS	80.0%	80.0%	80.0%	80.0%	80.0%
MAXIMUM ALLOWABLE W/CFM PER 2021 WSEC C403.3.5.2 OR TABLE C403.8.4	0.8W/CFM	0.8W/CFM	0.8W/CFM	0.8W/CFM	0.8W/CFM
ACTUAL W/CFM	0.50 W/CFM	0.50 W/CFM	0.50 W/CFM	0.50 W/CFM	0.50 W/CFM
ELECTRICAL DATA					
UNIT PROVIDED AND INSTALLED BY	MC	MC	MC	MC	MC
DISCONNECT PROVIDED AND INSTALLED BY	EC	EC	EC	EC	EC
FAN QUANTITY	2	2	2	2	2
DRIVE TYPE	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT
FAN MOTOR HORSEPOWER OR KW (SUPPLY/EXHAUST)	-	-	-	-	-
MOTOR TYPE (REMARK 8)	EC	EC	EC	EC	EC
UNIT VOLTAGE/PHASE	120/1 HARDWIRED	120/1 HARDWIRED	120/1 HARDWIRED	120/1 HARDWIRED	120/1 HARDWIRED
UNIT MCA	2.4 MCA	2.4 MCA	2.4 MCA	2.4 MCA	2.4 MCA
UNIT MOP	15 MOP	15 MOP	15 MOP	15 MOP	15 MOP
EMERGENCY POWER	NO	NO	NO	NO	NO
STANDBY POWER	NO	NO	NO	NO	NO
SPECIFICATION DATA					
FILTER QUANTITY	2	2	2	2	2
MINIMUM FILTER MERV RATING	REFER TO FILTER MATRIX	REFER TO FILTER MATRIX	REFER TO FILTER MATRIX	REFER TO FILTER MATRIX	REFER TO FILTER MATRIX
MOTORIZED ISOLATION DAMPER (OA/EA)	REMARK 10	REMARK 10	REMARK 10	REMARK 10	REMARK 10
VERTICAL OR HORIZONTAL DISCHARGE ORIENTATION	HORIZONTAL	HORIZONTAL	HORIZONTAL	HORIZONTAL	HORIZONTAL
PHYSICAL DIMENSIONS					
LENGTH x WIDTH x HEIGHT (INCHES)	29x21x10	29x21x10	29x21x10	29x21x10	29x21x10
ISOLATION	SEE ISOLATION MATRIX	SEE ISOLATION MATRIX	SEE ISOLATION MATRIX	SEE ISOLATION MATRIX	SEE ISOLATION MATRIX
WEIGHT	50 LBS	50 LBS	50 LBS	50 LBS	50 LBS
MISC DATA					
PARTS AND LABOR WARRANTY FROM PROJECT SUBSTANTIAL COMPLETION DATE	1 YEAR	1 YEAR	1 YEAR	1 YEAR	1 YEAR
FREIGHT	FOB JOBSITE	FOB JOBSITE	FOB JOBSITE	FOB JOBSITE	FOB JOBSITE
SHIPPING INSTRUCTIONS - SHRINK WRAP & COVER ALL OPENINGS	YES	YES	YES	YES	YES
REMARKS:	1, 2, 3, 4, 5, 6, 7	1, 2, 3, 4, 5, 6, 7	1, 2, 3, 4, 5, 6, 7	1, 2, 3, 4, 5, 6, 7	1, 2, 3, 4, 5, 6, 7

REMARKS:
1. AIRSIDE ECONOMIZER AND ERV HX BYPASS NOT REQUIRED PER 2021 WSEC C403.5 EXCEPTION 10.
2. FAN POWER AND ERV EFFECTIVENESS IS MORE EFFICIENT AT LOWER THAN DESIGN AIRFLOWS LISTED IN THE SCHEDULE.
3. SEE RESIDENTIAL VENTILATION CALCULATION FOR SUM OF SUPPLY AIR. EXHAUST VALUE MATCHES SUPPLY VALUE FOR BALANCED ERV.
4. PROVIDE WITH STANDALONE CONTROLLER TO CONTROL ERV OPERATION. CONTROLLER TO BE HUMIDITY SENSOR (BOD: BROAN VTDEHUMW) LOCATED IN BATHROOM THAT IS EXHAUSTED BY THE ERV.
5. SEE SPECIFICATION SECTION 23 05 93 FOR DETAILS ON TESTING, ADJUSTING, AND BALANCING ERV SUPPLY AND EXHAUST/RELIEF AIRFLOWS.
6. EC MOTOR REQUIRED PER 2021 WSEC SECTION 405.8.
7. SHUTOFF DAMPER NOT REQUIRED FOR SYSTEMS WITH CONTINUOUS OPERATION IN GROUP R OCCUPANCIES PER 2021 WSEC C403.7.8.1.2.2

FAN SCHEDULE

TAG #	FN-1-1
BASIS OF DESIGN	
MANUFACTURER	GREENHECK
MODEL	SQ-98-VG
DESIGN DATA	
AREA SERVED	WATER ENTRY
EXHAUST / SUPPLY / RELIEF	TRANSFER
QUANTITY OF FANS	1
FAN PROVIDED BY	BY MC
FAN TYPE / SIZE DETAILS	
FAN TYPE	INLINE
DESIGN CFM / SELECTED CFM (NOTE 3)	200 CFM
DESIGN E.S.P. / SELECTED ESP (NOTE 3)	0.5"
DESIGN FAN RPM / SELECTED FAN RPM (NOTE 3)	1203 RPM
FAN EFFICACY REQUIRED (CFM/W)	
DESIGN BHP / SELECTED BHP (NOTE 3)	0.06
MOTOR HP	0.25
OR MOTOR WATTS	-
VOLTAGE/PHASE	120/1
MOTOR EFFICIENCY	CODE MIN
MOTOR RPM	1725 RPM
AIR TEMPERATURE - NORMAL OPERATION	70 °F
SMOKE CONTROL CFM	NA
AIR TEMPERATURE - SMOKE CONTROL OPERATION	NA
MOTOR VFD RATED (INVERTER DUTY)	NO
MOTOR TYPE (ODP/TEFC/EXPLOSION PROOF/OTHER)	TENV
ELECTRICAL DATA	
DISCONNECT	EC
MANUAL STARTER (PROVIDED & INSTALLED BY EC)	NO
MAGNETIC STARTER (PROVIDED & INSTALLED BY EC)	NO
VFD (PROVIDED BY M.C. & INSTALLED BY EC)	NO
VFD MANUFACTURER	-
VFD MODEL	NA
VFD FUSED DISCONNECT BY (E.C. / FACTORY)	NA
VFD MOUNTED AND WIRED BY TO MOTORS	NA
VFD BYPASS	NA
VFD INPUT LINE REACTOR	NA
VFD OUTPUT L.C. FILTER	NA
VFD BMS INTERFACE CARD	NA
120/1 SERVICE OUTLET WITHIN 25 FEET	BY EC
EMERGENCY POWER	NO
STANDBY POWER	NO
SMOKE DETECTOR (REMARK 1)	NO
CONTROL DATA	
TYPE OF CONTROL (BMS, TIMECLOCK,...)	T-STAT
MOTORIZED DAMPER CONTROL	NO
PART OF SMOKE CONTROL SYSTEM	NO
LINE VOLTAGE T-STAT (EC PROVIDE, EC INSTALL)	NO
LINE VOLTAGE T-STAT (MC PROVIDE, EC INSTALL)	YES
FAN SPEED CONTROLLER (MC PROVIDE INSTALL ON FAN)	YES
VARIGREEN FACTORY MOTOR CONTROL TYPE	NA
BACKDRAFT DAMPER IN FAN	NA
BACKDRAFT DAMPER/MOTORIZED DAMPER	
CO/NO2 SENSOR	NA
EC TO INSTALL 120V PRESSURE SWITCH (BY MC)	NA
SPECIFICATION DATA	
DIRECT DRIVE/BELT DRIVE	DIRECT DRIVE
FACTORY CURB	NA
FACTORY CURB (WITH ACCESS PANEL)	NA
SITE BUILT CURB OR SLEEPERS BY OTHERS	NA
BASE	NA
WALL HOUSING	NA
FAN MOUNTING LOCATION (INDOOR, OUTDOOR, ETC.)	INDOOR
VERTICAL OR HORIZONTAL DISCHARGE ORIENTATION	HORIZONTAL
MOUTING CONFIGURATION (HUNG, CURB, FLOOR, ETC.)	HUNG
FLEX CONNECTOR	YES
THRUST RESTRAINT	NO
GREASE EXH. UL 705/762	NO
SPECIAL TEMPERATURE RATING	NO
MOTOR SERVICE FACTOR	1.5
SPECIAL COATINGS	NO
OSHA APPROVED MOTOR COVER	NA
SPARK RESISTANT	NO
BELT GUARD / MOTOR COVER / INSPECTION DOOR	NA
PHYSICAL DATA	
OVERALL HEIGHT	15"
OVERALL WIDTH	15"
OVERALL LENGTH	23"
TOTAL WEIGHT (LESS SITE BUILT CURB)	60 LBS
MISC. DETAILS	
PARTS AND LABOR WARRANTY FROM PROJECT SUBSTANTIAL COMPLETION DATE	YES
REMARKS	
	1

REMARKS:
1. WHERE SUBMITTED FAN VARIES FROM SCHEDULE, MC TO MEET REQUIREMENTS OF THE ACOUSTICAL REPORT.

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7/24/2026

EKLUND AT GALES
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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)

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JUSTIN BONNER
STATE OF WASHINGTON
21017423
REGISTERED
PROFESSIONAL ENGINEER
7/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

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MECHANICAL SPECIFICATIONS

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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	AUSTIN BONNES		
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	2023 NATIONAL ELECTRICAL CODE	WAC 296-46B	EFFECTIVE APRIL 1, 2024
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			
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

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PROJECT #24021840.00

AUSTIN BONNES — STATE OF WASHINGTON — 22017423 — REGISTERED PROFESSIONAL ENGINEER

7/24/2026

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2372 E 7TH AVENUE
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PROJECT # 2023093.02

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ISSUE DATE JULY 27, 2026

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CONSTANT VOLUME SYSTEM VENT CALCULATIONS

			VENTILATION RATE CALCULATION														EXHAUST RATES PER 2021 WSMC					
FLOOR	ROOM NAME	SQUARE FOOTAGE	OCCUPANCY CLASSIFICATION	LOOKUP OA (CFM / SF)	LOOKUP OA (CFM / PERSON)	ALTERNATE OA (CFM)	LOOKUP OCC. DENSITY (#/1000 SF)	DEFAULT OCC. QTY	ACTUAL OCC. QTY	USE MAX OCC.	OCC. QTY USED	USE MAX OA CFM	Zone Air Distribution Effectiveness (Ez)	Ra*Az (CFM)	Rp*Pz (CFM)	CALC OA MIN (CFM)	LOOKUP EXH (CFM / SF OR CFM / QTY)	ITEM QUANTITY COUNT	EXHAUST (CFM)	ALT EXHAUST (CFM)	USE ALT CFM	TOTAL EXHAUST (CFM)
1	JANITOR 110	62	Storage-Janitor/trash/recycling							NO		-	0.8				1		62		NO	65
1	LEVEL 1 CORRIDOR	907	Res-Corridor	0.06	-		-	-		NO		-	0.8	54.4		70	-				NO	
1	LAUNDRY 105	101	HotelDorm-LaundryCentral	0.12	5.0		10	2.0		NO	2.0	-	0.8	12.1	10.0	30	-				NO	
2	LEVEL 2 CORRIDOR	802	Res-Corridor	0.06	-		-	-		NO		-	0.8	48.1		65	-				NO	
2	LAUNDRY 205	101	HotelDorm-LaundryCentral	0.12	5.0		10	2.0		NO	2.0	-	0.8	12.1	10.0	30	-				NO	
-	TOTAL	1,973						4.0			4					195			62			65

DRYER EXHAUST DUCT LENGTH CALCULATIONS

UNIT TEMPLATE ROOM	NUMBER OF UNITS	DRYER MANUFACTURER/ MODEL	EXHAUST DUCT DIAMETER	DRYER EXHAUST CONFIG.	VERTICAL DISTANCE	HORIZONTAL DISTANCE	TOTAL LINEAR DUCT LENGTH	QTY. SHORT RADIUS 45° ADJUST. ELBOWS	Equiv Length	QTY. SHORT RADIUS 90° ADJUST. ELBOWS	Equiv Length	QTY. 4" LONG RADIUS 90° R/D=1.5	ELBOWS: TOTAL EQUIV. LENGTH	TOTAL EQUIV. LENGTH	MFG. MAX EQUIVALENT LENGTH (BASED ON ELBOW COUNT)	ADD'L ALLOWABLE EQUIV LENGTH	BOOSTER FAN REQUIRED?	QTY. OF BOOSTER FANS
LAUNDRY 105 DRYER 1	1	GE MODEL GFV55ESSNWW	4"	REAR	5.0'	16.75	21.8'	0	0	5	50	0	0	71.8'	145.00	73.3'	NO	0
LAUNDRY 105 DRYER 2	1	GE MODEL GFV55ESSNWW	4"	REAR	5.0'	20.25	25.3'	0	0	5	50	0	0	75.3'	145.00	69.8'	NO	0
LAUNDRY 205 DRYER 1	1	GE MODEL GFV55ESSNWW	4"	REAR	5.0'	16.75	21.8'	0	0	5	50	0	0	71.8'	145.00	73.3'	NO	0
LAUNDRY 205 DRYER 2	1	GE MODEL GFV55ESSNWW	4"	REAR	5.0'	20.25	25.3'	0	0	5	50	0	0	75.3'	145.00	69.8'	NO	0
TOTAL =	4																BOOSTER FAN REQUIRED=	0

NOTES:

RECOMMEND BOOSTER FAN/LONG VENT DRYER IF ADDITIONAL ALLOWABLE EQUIV LENGTH IS LESS THAN 10'

RESIDENTIAL VENT CALCULATION

UNIT	AVERAGE GROSS SQUARE FOOTAGE	2021 WSMC CRITERIA					
		NUMBER OF BEDROOMS	NUMBER OF OCCUPANTS	CODE CRITERIA VENTILATION - TABLE 403.4.2 (CFM)	VENTILATION QUALITY ADJUSTMENT TABLE 403.4.3		
					SYSTEM TYPE		ADJUSTED AIRFLOW (CFM)
UNIT 106	457	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 107	414	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 108	410	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 111	604	2	3	35	BALANCED	NOT DISTRIBUTED	45
UNIT 112	416	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 113	431	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 114	430	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 115	431	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 116	432	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 117	428	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 118	432	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 119	432	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 206	457	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 207	414	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 208	410	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 211	604	2	3	35	BALANCED	NOT DISTRIBUTED	45
UNIT 212	416	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 213	431	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 214	430	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 215	431	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 216	432	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 217	428	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 218	432	1	2	30	BALANCED	NOT DISTRIBUTED	40
UNIT 219	432	1	2	30	BALANCED	NOT DISTRIBUTED	40

REMARKS:
1. SEE MECHANICAL EQUIPMENT SCHEDULES FOR RESIDENTIAL ENERGY RECOVERY VENTILATORS (ERVs).
2. ALL GROUP R2 OCCUPANCIES SHALL BE BALANCED PER WSMC 403.4.3.
3. "NOT DISTRIBUTED" WSMC 403.4.3 INTERPRETATION IS "ONLY APPLIED TO THE RESIDENTIAL UNIT WHOLE HOUSE VENTILATION AIRFLOWS WHEN INTERMITTENT LOCAL EXHAUST THAT IS NOT PART OF THE UNIT WHOLE HOUSE VENTILATION SYSTEM IS PROVIDED IN ONE OR MORE OF THE BATHROOMS OR KITCHEN OF THE RESIDENTIAL UNIT."

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PROJECT #240218 40.00

JUSTIN BONNER — STATE OF WASHINGTON — 21017423 — REGISTERED PROFESSIONAL ENGINEER

7/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

AHJ APPROVAL STAMP

MECHANICAL CALCULATIONS

SHEET #

M0.08

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ELECTRIC HEATING CALCULATIONS

UNIT TYPE	UNIT NUMBER(S)	ROOM	FLOOR AREA	TOTAL RES FLOOR AREA	GROSS WALL SF	WIN SF	OPAQUE DOOR	ROOF EXP.	FLOOR EXP.	SLAB ON GRADE	CON-DUCTIVE HEAT LOSS	OUTSIDE DOOR?	DOOR INFIL.	KITCHEN	OA REQUIRED	CALCULATED HEAT LOAD PER ROOM (kW)	CALCULATED HEAT LOAD PER ROOM (kW)	HEATER SIZE ALLOWANCE (kW)	HEATER TAG	WSEC C403.1.4 EXCEPTION USED
RESIDENTIAL UNIT TYPE																				
1 BEDROOM																				
TYPE A 1-BDRM	**106**	**LIVING**	88 SF	449 SF	28.0 SF	11.5 SF	0 SF	NO	YES	4.94 LF	0.09 kW	NO	0 CFM	YES	20 CFM	0.23 kW	0.27 kW	0.75 kW	EH-RES-B	2.1
		BED 1	361 SF		63.0 SF	15.9 SF	0 SF	NO	YES	9.86 LF	0.22 kW	NO	0 CFM	NO	20 CFM	0.27 kW	0.31 kW	0.75 kW	EH-RES-B	2.1
1-BDRM	**107**	**LIVING**	311 SF	404 SF	72.1 SF	15.9 SF	0 SF	NO	YES	11 LF	0.21 kW	NO	0 CFM	YES	20 CFM	0.35 kW	0.40 kW	0.75 kW	EH-RES-B	2.1
		BED 1	93 SF		54.7 SF	15.9 SF	0 SF	NO	YES	8.82 LF	0.14 kW	NO	0 CFM	NO	20 CFM	0.19 kW	0.21 kW	0.75 kW	EH-RES-B	2.1
1-BDRM	**108**	**LIVING**	312 SF	405 SF	73.2 SF	15.9 SF	0 SF	NO	YES	11.13 LF	0.21 kW	NO	0 CFM	YES	20 CFM	0.35 kW	0.40 kW	0.75 kW	EH-RES-B	2.1
		BED 1	93 SF		107.1 SF	24.4 SF	0 SF	NO	YES	16.44 LF	0.21 kW	NO	0 CFM	NO	20 CFM	0.26 kW	0.30 kW	1.00 kW	EH-RES-C	2.2
1-BDRM	**112**	**LIVING**	313 SF	407 SF	74.6 SF	15.9 SF	0 SF	NO	YES	11.31 LF	0.22 kW	NO	0 CFM	YES	20 CFM	0.35 kW	0.40 kW	0.75 kW	EH-RES-B	2.1
		BED 1	94 SF		732.5 SF	15.9 SF	0 SF	NO	YES	93.55 LF	0.67 kW	NO	0 CFM	NO	20 CFM	0.72 kW	0.83 kW	0.75 kW	EH-RES-B	2.1
1-BDRM	**113**	**LIVING**	327 SF	424 SF	87.9 SF	24.4 SF	0 SF	NO	YES	14.04 LF	0.26 kW	NO	0 CFM	YES	20 CFM	0.40 kW	0.46 kW	0.75 kW	EH-RES-B	2.1
		BED 1	97 SF		57.0 SF	15.9 SF	0 SF	NO	YES	9.11 LF	0.14 kW	NO	0 CFM	NO	20 CFM	0.19 kW	0.22 kW	0.75 kW	EH-RES-B	2.1
CORNER 1-BDRM	**114**	**LIVING**	260 SF	419 SF	101.9 SF	24.4 SF	0 SF	NO	YES	15.79 LF	0.26 kW	NO	0 CFM	YES	20 CFM	0.39 kW	0.45 kW	0.75 kW	EH-RES-B	2.1
		BED 1	106 SF		138.6 SF	32.9 SF	0 SF	NO	YES	21.44 LF	0.27 kW	NO	0 CFM	NO	20 CFM	0.33 kW	0.37 kW	1.00 kW	EH-RES-C	2.2
		BATH	53 SF		15.7 SF	32.9 SF	0 SF	NO	YES	6.08 LF	0.16 kW	NO	0 CFM	NO	20 CFM	0.21 kW	0.24 kW	0.25 kW	EH-RES-A	2.3
1-BDRM	**115**	**LIVING**	321 SF	420 SF	77.8 SF	15.9 SF	0 SF	NO	YES	11.71 LF	0.22 kW	NO	0 CFM	YES	20 CFM	0.36 kW	0.41 kW	0.75 kW	EH-RES-B	2.1
		BED 1	99 SF		56.0 SF	15.9 SF	0 SF	NO	YES	8.98 LF	0.14 kW	NO	0 CFM	NO	20 CFM	0.19 kW	0.22 kW	0.75 kW	EH-RES-B	2.1
1-BDRM	**116**	**LIVING**	323 SF	422 SF	78.2 SF	15.9 SF	0 SF	NO	YES	11.76 LF	0.22 kW	NO	0 CFM	YES	20 CFM	0.36 kW	0.41 kW	0.75 kW	EH-RES-B	2.1
		BED 1	99 SF		94.8 SF	15.9 SF	0 SF	NO	YES	13.83 LF	0.17 kW	NO	0 CFM	NO	20 CFM	0.22 kW	0.25 kW	0.75 kW	EH-RES-B	2.1
1-BDRM	**117**	**LIVING**	324 SF	424 SF	90.1 SF	15.9 SF	0 SF	NO	YES	13.25 LF	0.23 kW	NO	0 CFM	YES	20 CFM	0.37 kW	0.42 kW	0.75 kW	EH-RES-B	2.1
		BED 1	100 SF		57.0 SF	15.9 SF	0 SF	NO	YES	9.11 LF	0.14 kW	NO	0 CFM	NO	20 CFM	0.19 kW	0.22 kW	0.75 kW	EH-RES-B	2.1
1-BDRM	**118**	**LIVING**	323 SF	421 SF	90.8 SF	15.9 SF	0 SF	NO	YES	13.33 LF	0.23 kW	NO	0 CFM	YES	20 CFM	0.37 kW	0.42 kW	0.75 kW	EH-RES-B	2.1
		BED 1	99 SF		56.5 SF	15.9 SF	0 SF	NO	YES	9.05 LF	0.14 kW	NO	0 CFM	NO	20 CFM	0.19 kW	0.22 kW	0.75 kW	EH-RES-B	2.1
CORNER 1-BDRM	**119**	**LIVING**	261 SF	418 SF	143.1 SF	15.9 SF	0 SF	NO	YES	19.87 LF	0.25 kW	NO	0 CFM	YES	20 CFM	0.39 kW	0.45 kW	0.75 kW	EH-RES-B	2.1
		BED 1	105 SF		138.3 SF	32.9 SF	0 SF	NO	YES	21.4 LF	0.27 kW	NO	0 CFM	NO	20 CFM	0.33 kW	0.37 kW	1.00 kW	EH-RES-C	2.2
		BATH	52 SF		14.2 SF	32.9 SF	0 SF	NO	YES	5.89 LF	0.16 kW	NO	0 CFM	NO	20 CFM	0.21 kW	0.24 kW	0.25 kW	EH-RES-A	2.3
1-BDRM	**206**	**LIVING**	339 SF	452 SF	36.5 SF	11.5 SF	0 SF	YES	NO	0 LF	0.14 kW	NO	0 CFM	YES	20 CFM	0.27 kW	0.31 kW	0.75 kW	EH-RES-B	2.1
		BED 1	113 SF		56.1 SF	15.9 SF	0 SF	YES	NO	0 LF	0.08 kW	NO	0 CFM	NO	20 CFM	0.13 kW	0.15 kW	0.75 kW	EH-RES-B	2.1
1-BDRM	**207**	**LIVING**	312 SF	406 SF	74.5 SF	15.9 SF	0 SF	YES	NO	0 LF	0.13 kW	NO	0 CFM	YES	20 CFM	0.26 kW	0.30 kW	0.75 kW	EH-RES-B	2.1
		BED 1	94 SF		56.9 SF	15.9 SF	0 SF	YES	NO	0 LF	0.08 kW	NO	0 CFM	NO	20 CFM	0.13 kW	0.14 kW	0.75 kW	EH-RES-B	2.1
1-BDRM	**208**	**LIVING**	311 SF	405 SF	74.5 SF	15.9 SF	0 SF	YES	NO	0 LF	0.13 kW	NO	0 CFM	YES	20 CFM	0.26 kW	0.30 kW	0.75 kW	EH-RES-B	2.1
		BED 1	94 SF		114.8 SF	24.4 SF	0 SF	YES	NO	0 LF	0.10 kW	NO	0 CFM	NO	20 CFM	0.15 kW	0.18 kW	1.00 kW	EH-RES-C	2.2
1-BDRM	**212**	**LIVING**	312 SF	406 SF	74.5 SF	15.9 SF	0 SF	YES	NO	0 LF	0.13 kW	NO	0 CFM	YES	20 CFM	0.26 kW	0.30 kW	0.75 kW	EH-RES-B	2.1
		BED 1	94 SF		54.5 SF	15.9 SF	0 SF	YES	NO	0 LF	0.08 kW	NO	0 CFM	NO	20 CFM	0.13 kW	0.14 kW	0.75 kW	EH-RES-B	2.1
1-BDRM	**213**	**LIVING**	327 SF	424 SF	91.6 SF	24.4 SF	0 SF	YES	NO	0 LF	0.16 kW	NO	0 CFM	YES	20 CFM	0.30 kW	0.34 kW	0.75 kW	EH-RES-B	2.1
		BED 1	97 SF		56.9 SF	15.9 SF	0 SF	YES	NO	0 LF	0.08 kW	NO	0 CFM	NO	20 CFM	0.13 kW	0.15 kW	0.75 kW	EH-RES-B	2.1
CORNER 1-BDRM	**214**	**LIVING**	260 SF	418 SF	101.2 SF	24.4 SF	0 SF	YES	NO	0 LF	0.14 kW	NO	0 CFM	YES	20 CFM	0.28 kW	0.32 kW	0.75 kW	EH-RES-B	2.1
		BED 1	105 SF		143.1 SF	32.9 SF	0 SF	YES	NO	0 LF	0.13 kW	NO	0 CFM	NO	20 CFM	0.18 kW	0.21 kW	1.00 kW	EH-RES-C	2.2
		BATH	53 SF		14.3 SF	32.9 SF	0 SF	YES	NO	0 LF	0.12 kW	NO	0 CFM	NO	20 CFM	0.17 kW	0.20 kW	0.25 kW	EH-RES-A	2.3
1-BDRM	**215**	**LIVING**	324 SF	423 SF	78.5 SF	15.9 SF	0 SF	YES	NO	0 LF	0.13 kW	NO	0 CFM	YES	20 CFM	0.27 kW	0.31 kW	0.75 kW	EH-RES-B	2.1
		BED 1	100 SF		55.3 SF	15.9 SF	0 SF	YES	NO	0 LF	0.08 kW	NO	0 CFM	NO	20 CFM	0.13 kW	0.15 kW	0.75 kW	EH-RES-B	2.1
1-BDRM	**216**	**LIVING**	321 SF	419 SF	77.7 SF	15.9 SF	0 SF	YES	NO	0 LF	0.13 kW	NO	0 CFM	YES	20 CFM	0.27 kW	0.31 kW	0.75 kW	EH-RES-B	2.1
		BED 1	98 SF		91.3 SF	15.9 SF	0 SF	YES	NO	0 LF	0.08 kW	NO	0 CFM	NO	20 CFM	0.13 kW	0.15 kW	0.75 kW	EH-RES-B	2.1
1-BDRM	**217**	**LIVING**	325 SF	423 SF	89.7 SF	15.9 SF	0 SF	YES	NO	0 LF	0.13 kW	NO	0 CFM	YES	20 CFM	0.27 kW	0.31 kW	0.75 kW	EH-RES-B	2.1
		BED 1	99 SF		56.1 SF	15.9 SF	0 SF	YES	NO	0 LF	0.08 kW	NO	0 CFM	NO	20 CFM	0.13 kW	0.15 kW	0.75 kW	EH-RES-B	2.1
1-BDRM	**218**	**LIVING**	322 SF	420 SF	76.9 SF	15.9 SF	0 SF	YES	NO	0 LF	0.13 kW	NO	0 CFM	YES	20 CFM	0.27 kW	0.31 kW	0.75 kW	EH-RES-B	2.1
		BED 1	98 SF		55.3 SF	15.9 SF	0 SF	YES	NO	0 LF	0.08 kW	NO	0 CFM	NO	20 CFM	0.13 kW	0.15 kW	0.75 kW	EH-RES-B	2.1
CORNER 1-BDRM	**219**	**LIVING**	260 SF	417 SF	140.9 SF	15.9 SF	0 SF	YES	NO	0 LF	0.12 kW	NO	0 CFM	YES	20 CFM	0.25 kW	0.29 kW	0.75 kW	EH-RES-B	2.1
		BED 1	105 SF		138.3 SF	32.9 SF	0 SF	YES	NO	0 LF	0.13 kW	NO	0 CFM	NO	20 CFM	0.18 kW	0.21 kW	1.00 kW	EH-RES-C	2.2
		BATH	52 SF		15.1 SF	32.9 SF	0 SF	YES	NO	0 LF	0.12 kW	NO	0 CFM	NO	20 CFM	0.17 kW	0.20 kW	0.25 kW	EH-RES-A	2.3
2 BEDROOM																				
TYPE A 2-BDRM	**111**	**LIVING**	397 SF	592 SF	134.0 SF	24.4 SF	0 SF	NO	YES	19.8 LF	0.32 kW	NO	0 CFM	YES	20 CFM	0.46 kW	0.53 kW	0.75 kW	EH-RES-B	2.1
		BED 1	98 SF		8.7 SF	15.9 SF	0 SF	NO	YES	20.84 LF	0.21 kW	NO	0 CFM	NO	20 CFM	0.26 kW	0.30 kW	1.00 kW	EH-RES-C	2.2
		BED 2	97 SF		20.8 SF	24.4 SF	0 SF	NO	YES	8.7 LF	0.16 kW	NO	0 CFM	NO	20 CFM	0.21 kW	0.25 kW	0.75 kW	EH-RES-B	2.1
2-BEDRM	**211**	**LIVING**	398 SF	593 SF	134.0 SF	24.4 SF	0 SF	YES	YES	19.8 LF	0.42 kW	NO	0 CFM	YES	20 CFM	0.56 kW	0.64 kW	0.75 kW	EH-RES-B	2.1
		BED 1	99 SF		152.9 SF	15.9 SF	0 SF	YES	YES	21.1 LF	0.24 kW	NO	0 CFM	NO	20 CFM	0.29 kW	0.33 kW	1.00 kW	EH-RES-C	2.2
		BED 2	96 SF		45.2 SF	24.4 SF	0 SF	YES	YES	8.7 LF	0.19 kW	NO	0 CFM	NO	20 CFM	0.24 kW	0.27 kW	0.75 kW	EH-RES-B	2.1

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PROJECT #24021840.00

JUSTIN BONNER — STATE OF WASHINGTON — 21017423 — REGISTERED PROFESSIONAL ENGINEER

7/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

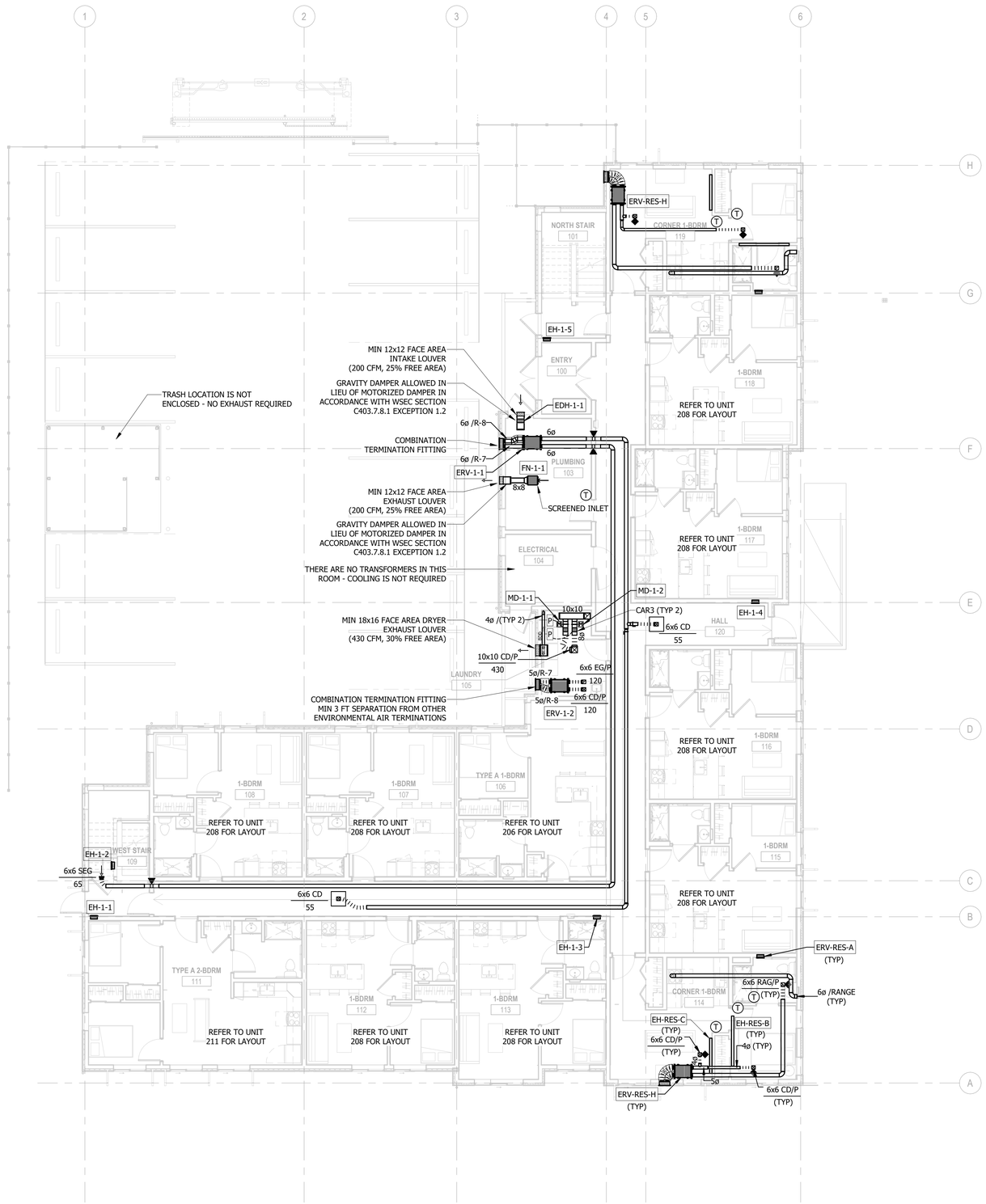
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MECHANICAL CALCULATIONS

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GENERAL SHEET NOTES

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

B. PROVIDE FULL SIZE ACCESS PANELS BENEATH ENERGY RECOVERY VENTILATORS (TYP).

C. THERMOSTATS IN COMMON AREA ACCESSIBLE TO RESIDENTS SHALL BE PROVIDED WITH LOCKABLE, BREATHABLE, CLEAR PLASTIC ENCLOSURE.

D. REFER TO RESIDENTIAL HEATER CALCULATION FOR HEATER TAGS FOR EACH DWELLING UNIT.

E. REFER TO THE VENTILATION SCHEDULE ON SHEET M0.08 FOR RESIDENTIAL UNIT VENTILATION CFM.

1 MECHANICAL PLAN - LEVEL 1
1/8" = 1'-0"

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JUSTIN BONNER
STATE OF WASHINGTON
21017423
REGISTERED
PROFESSIONAL ENGINEER
7/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

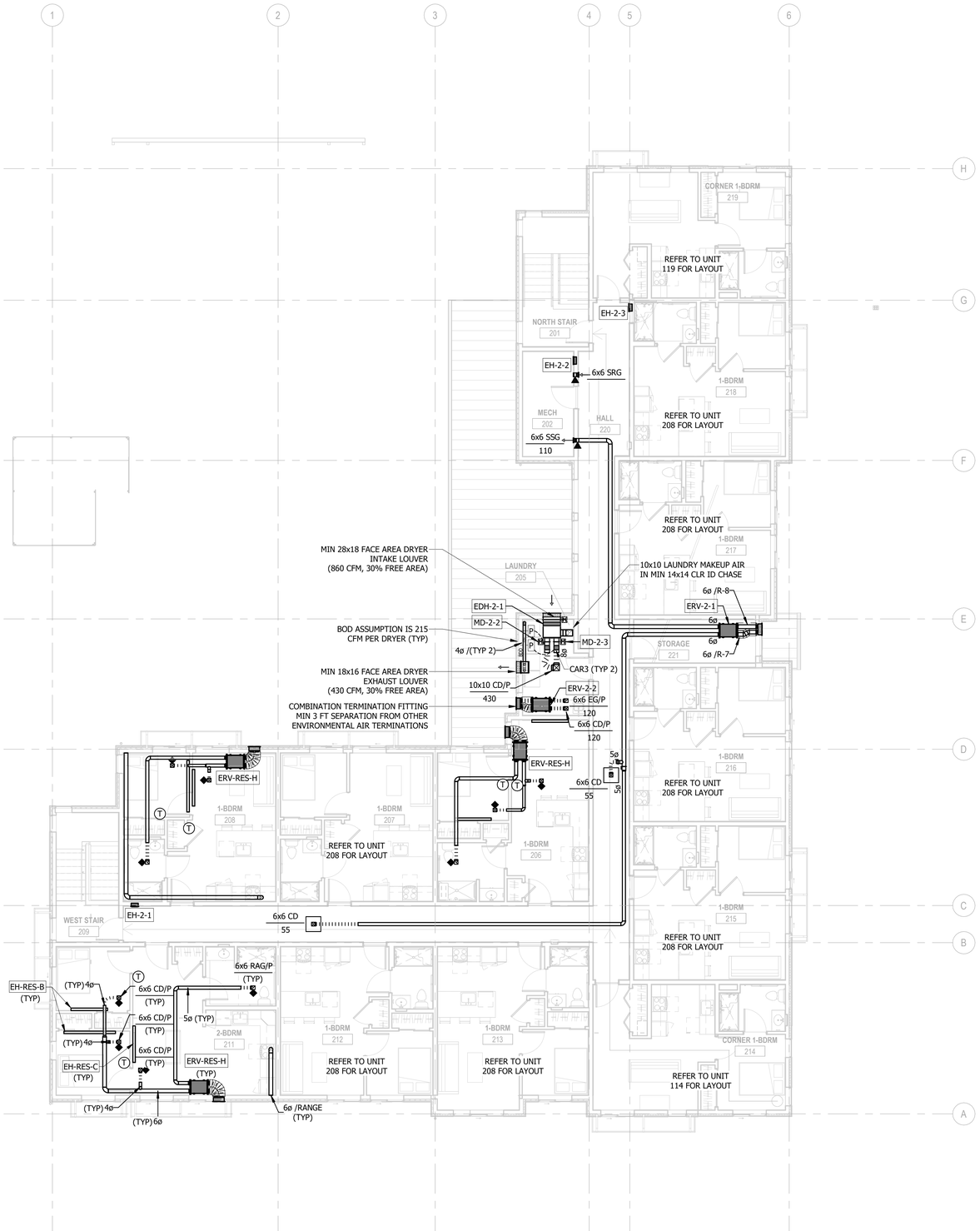
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MECHANICAL PLAN - LEVEL 1

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GENERAL SHEET NOTES

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

B. PROVIDE FULL SIZE ACCESS PANELS BENEATH ENERGY RECOVERY VENTILATORS (TYP).

C. THERMOSTATS IN COMMON AREA ACCESSIBLE TO RESIDENTS SHALL BE PROVIDED WITH LOCKABLE, BREATHABLE, CLEAR PLASTIC ENCLOSURE.

D. ERVS FOR LEVEL 2 ARE LOCATED IN THE ATTIC BELOW THE ROOF INSULATION TO INCLUDE THE ERVS WITHIN THE THERMAL ENVELOPE.

E. REFER TO RESIDENTIAL HEATER CALCULATION FOR HEATER TAGS FOR EACH DWELLING UNIT.

F. REFER TO THE VENTILATION SCHEDULE ON SHEET M0.08 FOR RESIDENTIAL UNIT VENTILATION CFM.

GENERAL RESIDENTIAL NOTES

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

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

C. RESIDENTIAL ERV:
   a. SUPPLY AND RETURN DUCTWORK TO BE ROUTED IN JOISTS.
   b. INSULATED INTAKE AND EXHAUST DUCTWORK TO BE LOCATED IN LAST JOIST BAY.
   c. RADIATION DAMPERS ARE REQUIRED AT ALL CEILING MEMBRANE PENETRATIONS.
   d. FULL SIZE RATED ACCESS PANEL BELOW ERV, MINIMUM 36X24
   e. BALANCING SHALL BE DONE ON A TOTAL AIRFLOW PER UNIT BASIS AND NOT AT INDIVIDUAL OUTLETS.
   f. IN-UNIT ERV TO HAVE HARDWIRED POWER CONNECTION.
   g. ALL RESIDENTIAL ERV SUPPLY DUCTWORK TO HAVE MINIMUM 5 FT OF INSULATED FLEX DUCT AT ALL CONNECTIONS TO DIFFUSERS. ALL ERV EXHAUST DUCTWORK TO HAVE MINIMUM 3 FT OF INSULATED DUCT TO ALL GRILLES.
   h. RESIDENTIAL DUCT SIZING:
      - SUPPLY AND BATHROOM EXHAUST DUCTWORK: 5"Ø U.N.O.
      - OUTDOOR AIR INTAKE DUCTWORK: 5"Ø/R-7 U.N.O.
      - EXHAUST DUCTWORK TO EXTERIOR: 5"Ø/R-8 U.N.O.
   i. RESIDENTIAL GRILLES AND DIFFUSERS:
      - SUPPLY GRILLE: 6X6 SSG (TYP)
      - SUPPLY DIFFUSER: 6X6 CD/P (TYP)
      - EXHAUST GRILLE: 6X6 EG/P (TYP)
   j. COMBINATION TERMINATION FITTING:
      - BOD: REERSOMATIC DVS100, ALT: BROAN V14695
      - MIN 3 FT FROM ENVIRONMENTAL EXHAUST PER WSMC SECTION 401.4.3
      - MIN 3 FT FROM OTHER COMBINATION TERMINATION FITTINGS PER WSMC SECTION 401.4.3

D. REFER TO RESIDENTIAL HEATER CALC FOR HEATER SIZING AND TAGS.

E. RESIDENTIAL ENVIRONMENTAL EXHAUST:
   a. RANGE EXHAUST TO BE ROUTED IN-SOFFIT

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

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

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

1 MECHANICAL PLAN - LEVEL 2
1/8" = 1'-0"

RICE fergus MILLER
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P. 206.285.7100
PROJECT #240021840.00

JUSTIN BONNER
STATE OF WASHINGTON
21017423
REGISTERED
PROFESSIONAL ENGINEER
7/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

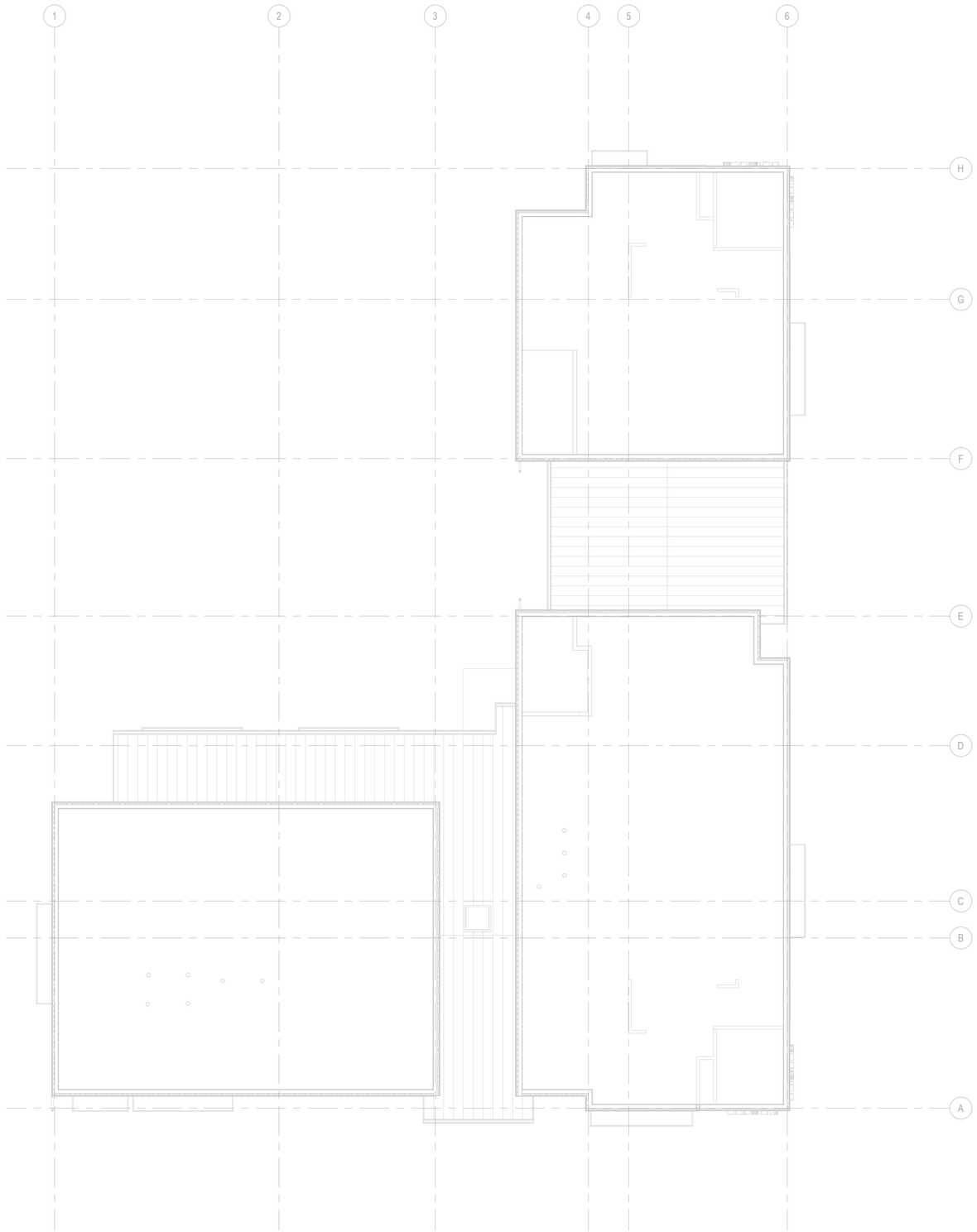
REVISION SCHEDULE

AHJ APPROVAL STAMP

MECHANICAL PLAN - LEVEL 2

SHEET #
M22.02

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GENERAL SHEET NOTES

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

B. PROVIDE FULL SIZE ACCESS PANELS BENEATH ENERGY RECOVERY VENTILATORS (TYP).

C. THERMOSTATS IN COMMON AREA ACCESSIBLE TO RESIDENTS SHALL BE PROVIDED WITH LOCKABLE, BREATHABLE, CLEAR PLASTIC ENCLOSURE.

D. REFER TO RESIDENTIAL HEATER CALCULATION FOR HEATER TAGS FOR EACH DWELLING UNIT.

E. REFER TO THE VENTILATION SCHEDULE ON SHEET M0.08 FOR RESIDENTIAL UNIT VENTILATION CFM.

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

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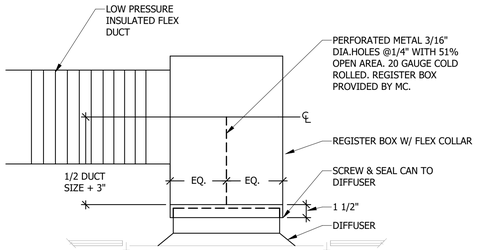
REVISION SCHEDULE

AHJ APPROVAL STAMP

MECHANICAL PLAN - ROOF

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M25.01

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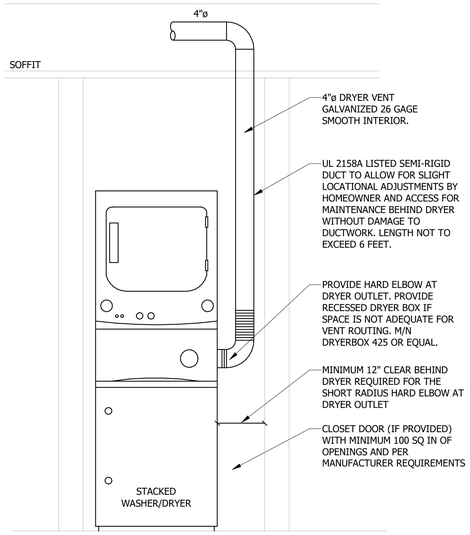


NOTES:

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

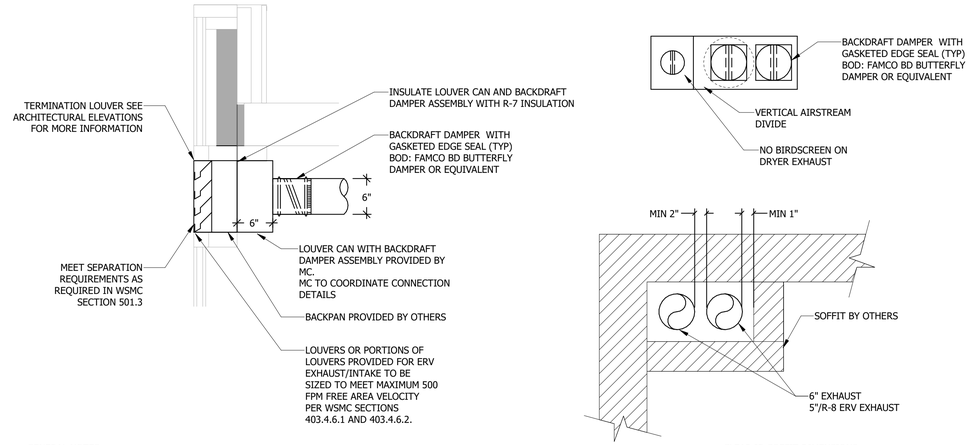
1 DIFFUSER CAN

SCALE: NOT TO SCALE



2 RESIDENTIAL DRYER EXHAUST DETAIL

SCALE: NOT TO SCALE



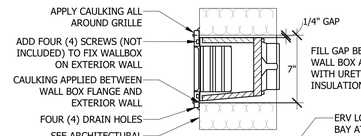
GENERAL NOTES:
1. MINIMUM 2" CLEARANCE BETWEEN DUCTS
2. MINIMUM 1" HORIZONTAL CLEARANCE BETWEEN DUCTS AND VERTICAL WALLS OF SOFFIT
3. NO CLEARANCE REQUIRED BETWEEN OUTER SURFACE OF DUCT INSULATION AND STRUCTURE ABOVE/BELOW
4. COORDINATE SPACE FOR FIRE PROTECTION LINES, FITTINGS AND HEADS.
5. CONTRACTOR 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).

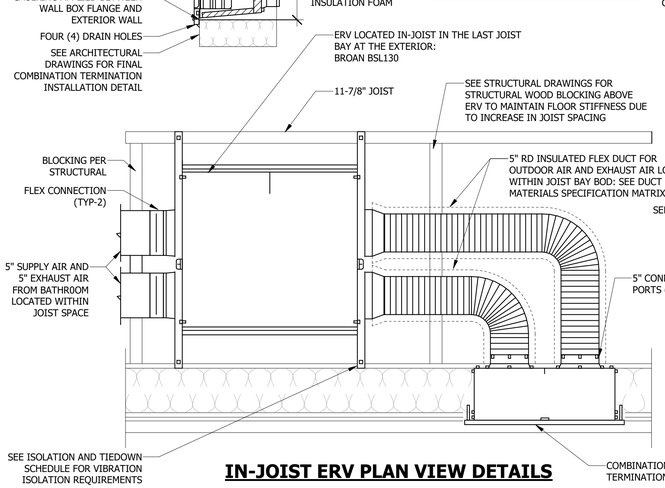
CLEAR ID SOFFIT DIMENSIONS
(1) 4" = 6"x6" SOFFIT
(1) 6" = 8"x8" SOFFIT
(1) 4" + (1) 6" = 14"x8" SOFFIT
(2) 6" = 16"x8" SOFFIT
(1) 4" + (1) 6" + (1) 5"/R-8 = 26"x9.5" SOFFIT
(2) 6" + (1) 5"/R-8 = 28"x9.5" SOFFIT

3 TERMINATION DETAIL - CURTAIN WALL INSTALLATION

SCALE: NOT TO SCALE

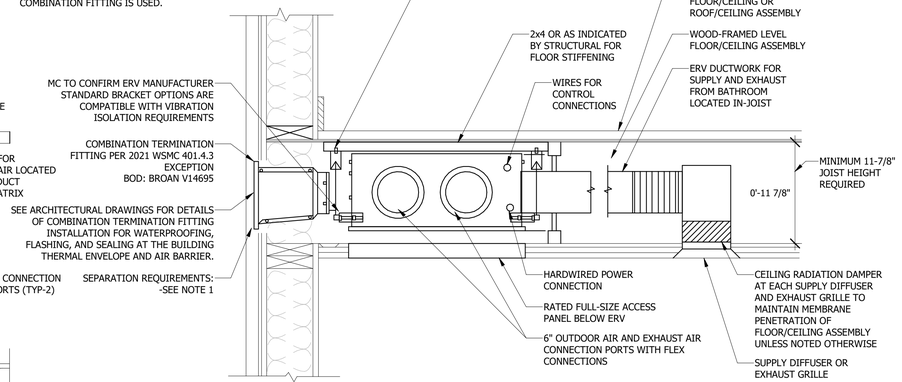
MANUFACTURER RECOMMENDED INSTALLATION DETAIL





IN-JOIST ERV PLAN VIEW DETAILS

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.



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

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MECHANICAL DETAILS

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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

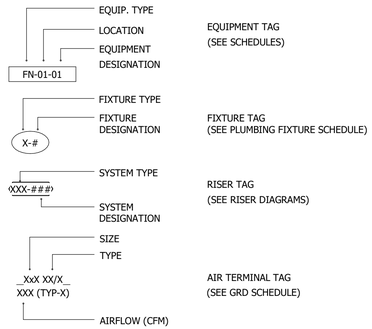
- NEW
- DEMO (E)
- EXISTING (E)
- XXXS — SUPPLY (EX. CHWS)
- XXXR — RETURN (EX. CHWR)

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**
-	-	-	-

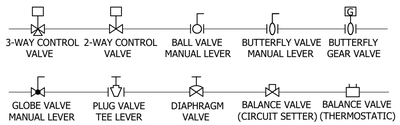
TAGS LEGEND



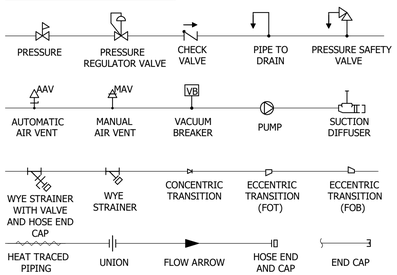
NOTES LEGEND



GENERAL VALVES



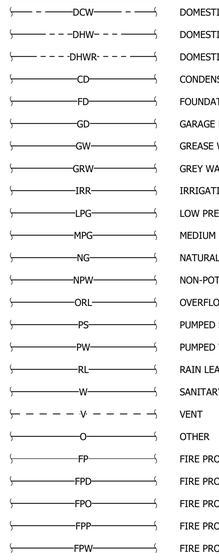
GENERAL PLUMBING



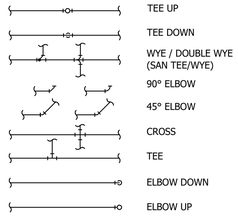
MISCELLANEOUS PLUMBING SYMBOLS



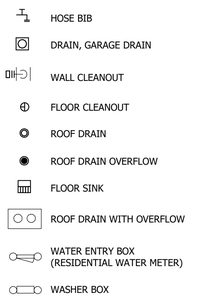
PIPING SYSTEMS



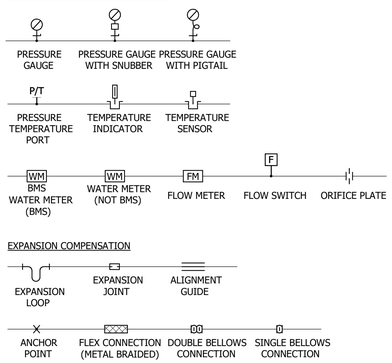
PIPE FITTINGS



PLUMBING FIXTURES



INSTRUMENTATION



PROJECT ADDRESS

2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PARCEL#



VICINITY MAP
NOT TO SCALE

SHEET INDEX - PLUMBING

SHEET NUMBER	SHEET NAME	SHEET SCALE	PERMIT SET 07/10/26
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.

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7/24/2026

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PROJECT # 2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

AHJ APPROVAL STAMP

PLUMBING LEGEND & ABBREVIATIONS

SHEET #

P0.01

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Project Plumbing Load & Utility Coordination Matrix

Residential - Appendix M

Fixture	Number of Fixtures	Probablility 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	24	0.5	1.3			0.0	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	2.5			0.0	0.0
Laundry Room							
Clothes Washer	4	5.0	20			3.0	12.0
Laundry Sink	2	1.5	3			2.0	4.0
Floor Drain (Emergency)	2	0.0	0			0.0	0.0
Janitor Closet							
Mop Sk	1	3.0	3			3.0	3.0
Floor Drain (Emergency)	2	0.0	0			0.0	0.0
Non-Residential Total			**28.5**				**19.0**

	Total WSFU	Total DFU (CHAPTER 7)
BUILDING TOTALS:	**28.5**	**211.0**

Residential - Flush Valves or Flush Tanks? Tank

Total Domestic Water GPM: **17.5**

Total Non-Residential Drainage Fixture Units: **19**

Building Total Drainage Fixture Units: **211**

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.**

Building Total Domestic Water GPM: **36.5**

Domestic Water Utility Coordination

Domestic Water Service Size	**1.5"**
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	**211**		
Sanitary Sewer Size (if 1 POC)	**4"**	211	DFU Served
Total Estimated SS Flowrate	**33 GPM**	MINIMUM OF ASPE TABLE OR 90% OF SUPPLY	
	1	SS CONNECTIONS	
Sewer Drain Size (#1 Coordinated with Civil)	**6"**	259	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)	FULL FLOW 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 Rate	288	gpm

	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**		
Use		**-7**		~5% safety factor.
Brake Horsepower Calculation	70%	**-2**	HP	% efficiency - 70% standard - Use for Backcheck. Schedule based on selection tables

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7/24/2026

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PROJECT # 2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

AHJ APPROVAL STAMP

PLUMBING CALCS

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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.

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PERMIT SET
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PLUMBING NOTES & MATRICES

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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.

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PROJECT #24021840.00



7/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

AHJ APPROVAL STAMP

PLUMBING NOTES & MATRICES

SHEET #
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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 EACH INPUT/ OUTPUT	REQUIREMENTS PER UNIT						DISC.	STARTER		VFD	T-STAT	WALL SWITCH	EMERG. POWER	STDBY POWER	SEE REMARKS BELOW FOR FURTHER INFORMATION
														BHP	HP	kW	MCA	VOLTS	PH		MAN.	MAG.					
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							WEIGHT = 1000 LBS
PUMPS							-																				
DBP-1-1	1	PC	DOMESTIC BOOSTER PUMP (DUPLEX)	WHOLE BUILDING	LEVEL 1	FLOWTHERM	FMV 2.1-1LH	42	GPM	25	ft.	0.70		-	1		9.9	208	3	EC			PC				WEIGHT = 670 LBS
CP-1-1	1	PC	RECIRCULATION PUMP	DHWR	LEVEL 1	BELL & GOSSETT	ECOCIRC XL 36-45	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"
TANKS																											
ET-1-1	1	PC	EXPANSION TANK	DHW	LEVEL 1	AMTROL	ST-42VC-DD	23	GAL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	WEIGHT = 260 LBS
ST-1-1	1	PC	DOMESTIC HOT WATER STORAGE TANK	DHW	LEVEL 1	NILES	S-36-072	318	GAL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	WEIGHT = 3300 LBS
HT-1-1	1	PC	HYDRO-PNEUMATIC TANK	DOM WATER	LEVEL 1	WESSELS	FXA-300	79	GAL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SIZE PER DOMESTIC BOOSTER PUMP MANUFACTURER RECOMMENDATION. WEIGHT = 900 LBS
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.

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PLUMBING FIXTURE SCHEDULE

ITEM	DESCRIPTION	MODEL	CONNECTION (SEE NOTE #6)								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 (STANDARD AND 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:	1-PIECE 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, SHOWERHEAD, ARM AND FLANGE.										1.8 GPM	1.8 GPM
	MIXING VALVE:	TUB AND SHOWER VALVE MIP AND SWEAT WITH STOPS											
	DRAIN:	CHROME PLATED FLOOR DRAIN.											
	NOTES:	PROVIDE WITH INTEGRAL REINFORCEMENT FOR FUTURE ADA GRAB BARS. CONTRACTOR TO DETERMINE RIGHT/LEFT DRAIN LOCATIONS											
SH-2	**SHOWER (RESIDENTIAL TYPE 'A' UNITS)**												
	FIXTURE:	1-PIECE SHOWER PAN WITH COLLAPSIBLE WATER DAM	1/2	1/2	1/2	1/2	2	1-1/2	-	-		-	-
	VALVE TRIM:	CHROME PLATED SHOWER VALVE LESS SHOWER HEAD, METAL LEVER HANDLE									1		
	MIXING VALVE:	TUB AND SHOWER VALVE MIP AND SWEAT WITH STOPS									1		
	HAND SHOWER:	ADA COMPLIANT HAND SHOWER W/69" SPIRAL METAL HOSE AND ADJUSTABLE GRAB BAR MOUNT. SHOWER TO INCLUDE NON-POSITIVE SHUTOFF									1, 2	1.8 GPM	1.8 GPM
	DOOR:	SEE ARCHITECTURAL DRAWINGS											
	WALL BAR:	INCLUDED W/HAND SHOWER											
	DRAIN:	CHROME PLATED FLOOR DRAIN.											
	NOTES:	SEE ARCHITECTURAL DRAWINGS FOR ACCESSORIES. MOUNT TO MEET ADA AND LOCAL CODES											
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-1a	**FLOOR DRAIN - FINISHED AREA - 1ST FLOOR FOR SOG**										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-1b	**FLOOR DRAIN - FINISHED AREA - 2ND FLOOR WOOD FRAME WITH 1-1/2 GYPCRETE**										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.

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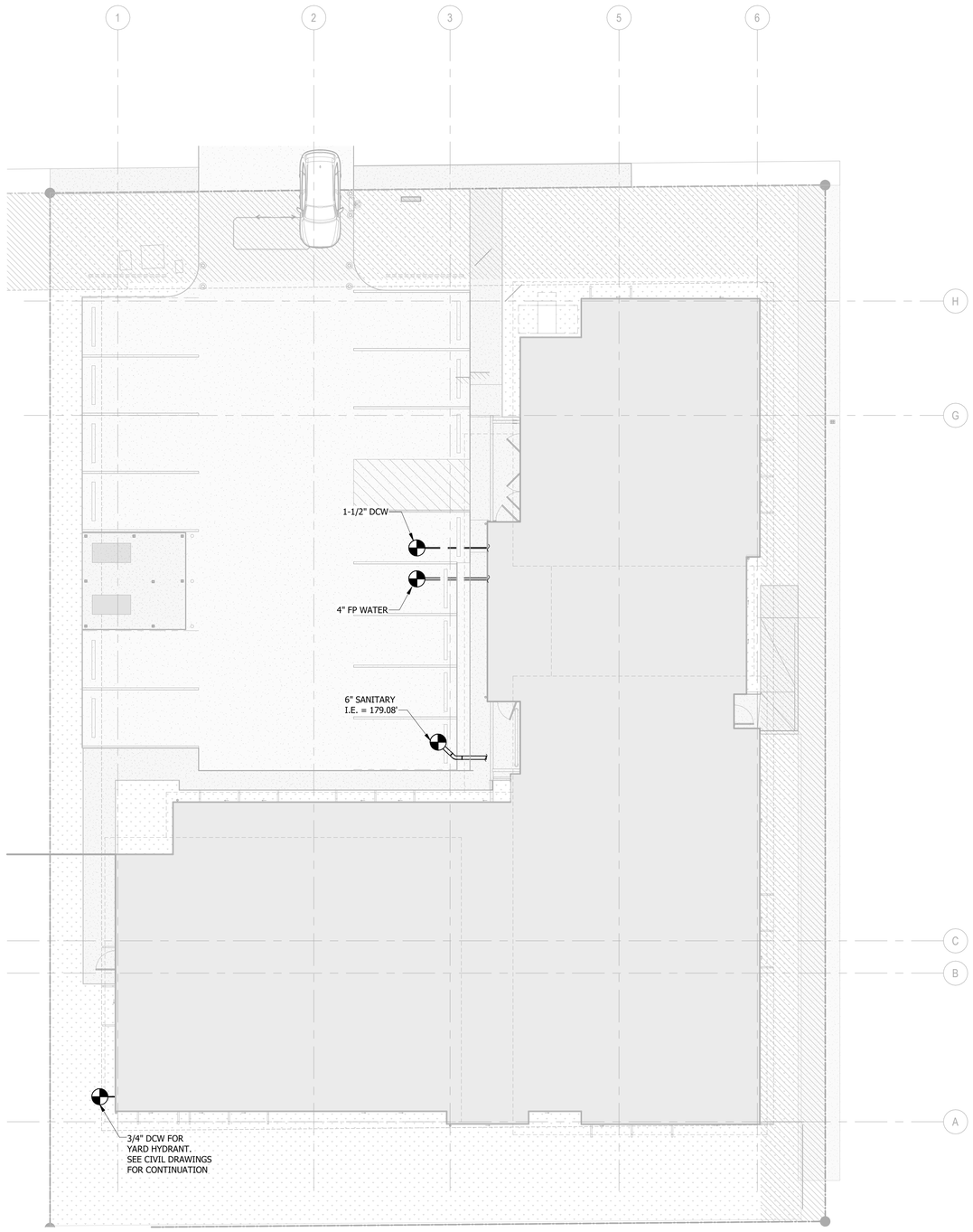
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1 PLUMBING SITE PLAN

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

N

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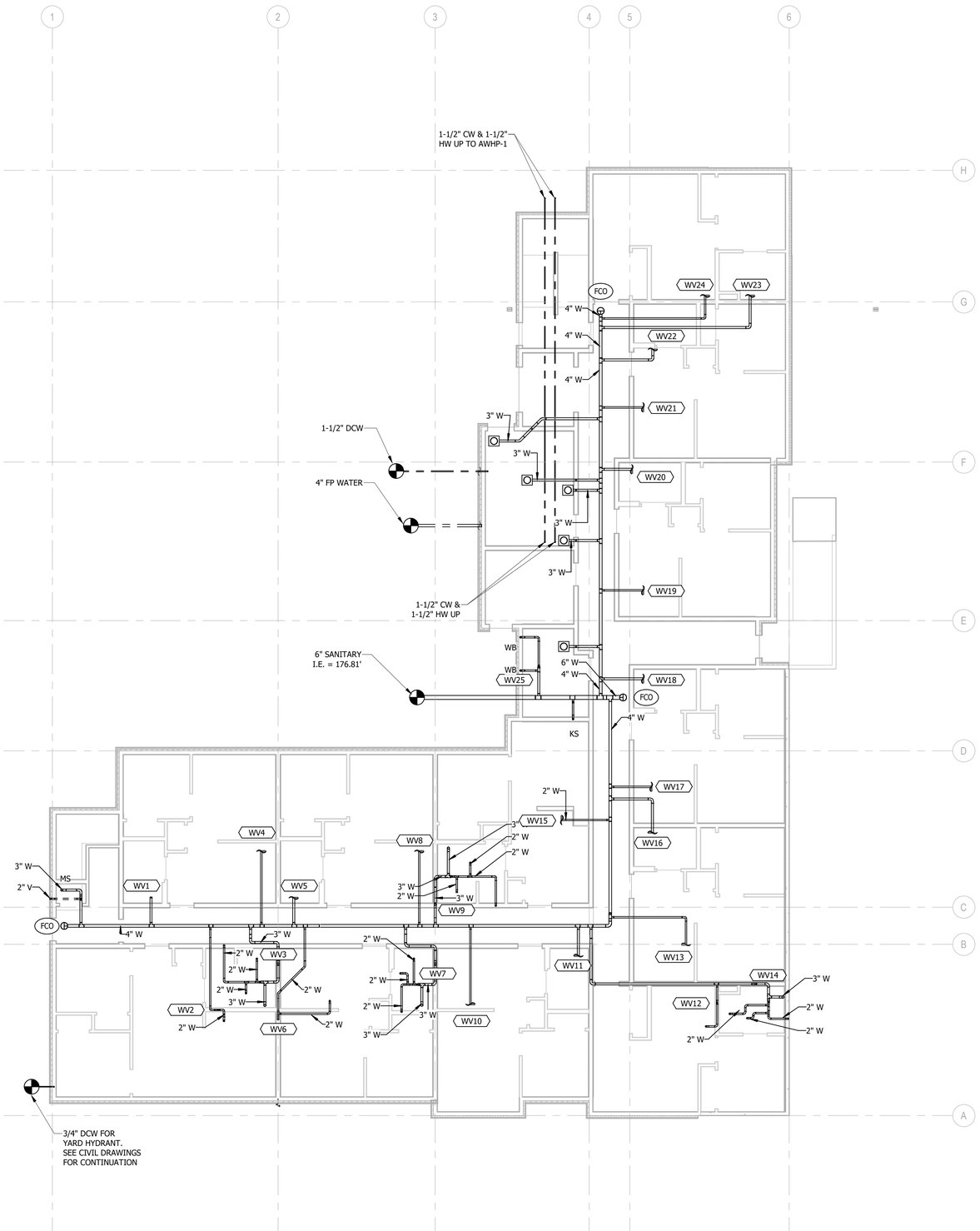
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1 PLUMBING PLAN - BELOW GRADE

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.

KEYED NOTES

1. 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.

2. 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

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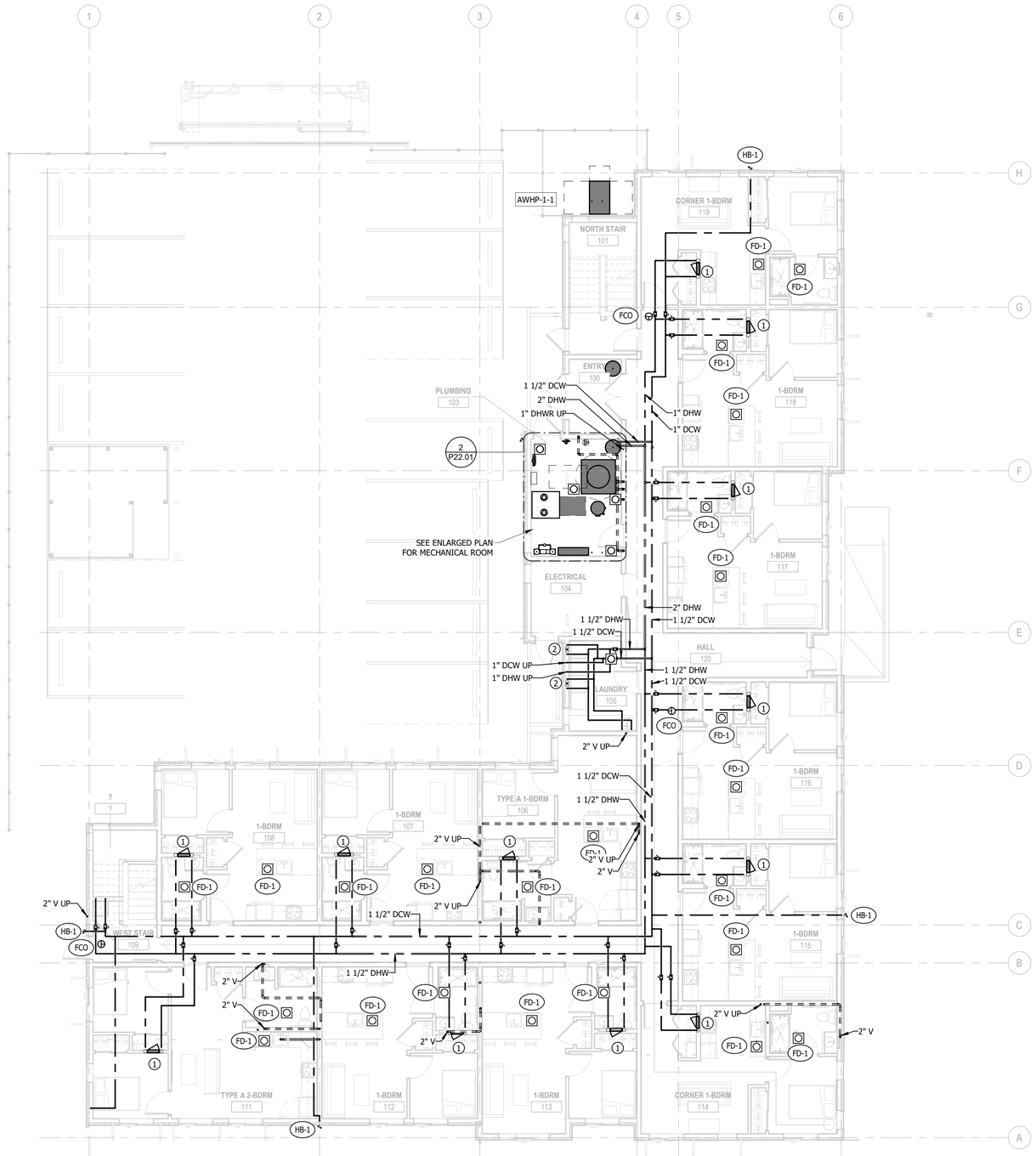
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PLUMBING PLAN - BELOW GRADE

SHEET #

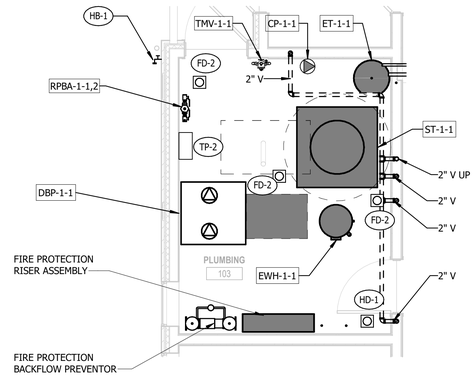
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1 PLUMBING PLAN - LEVEL 1

1/8" = 1'-0"



2 ENLARGED PLUMBING PLAN - LEVEL 1 - MECH ROOM

1/4" = 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. 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.

2. 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

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PROJECT #240021840.00

JUSTIN BONNER — STATE OF WASHINGTON — 21017423 — REGISTERED PROFESSIONAL ENGINEER

7/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT #	2023093.02
	PERMIT SET
ISSUE DATE	JULY 27, 2026

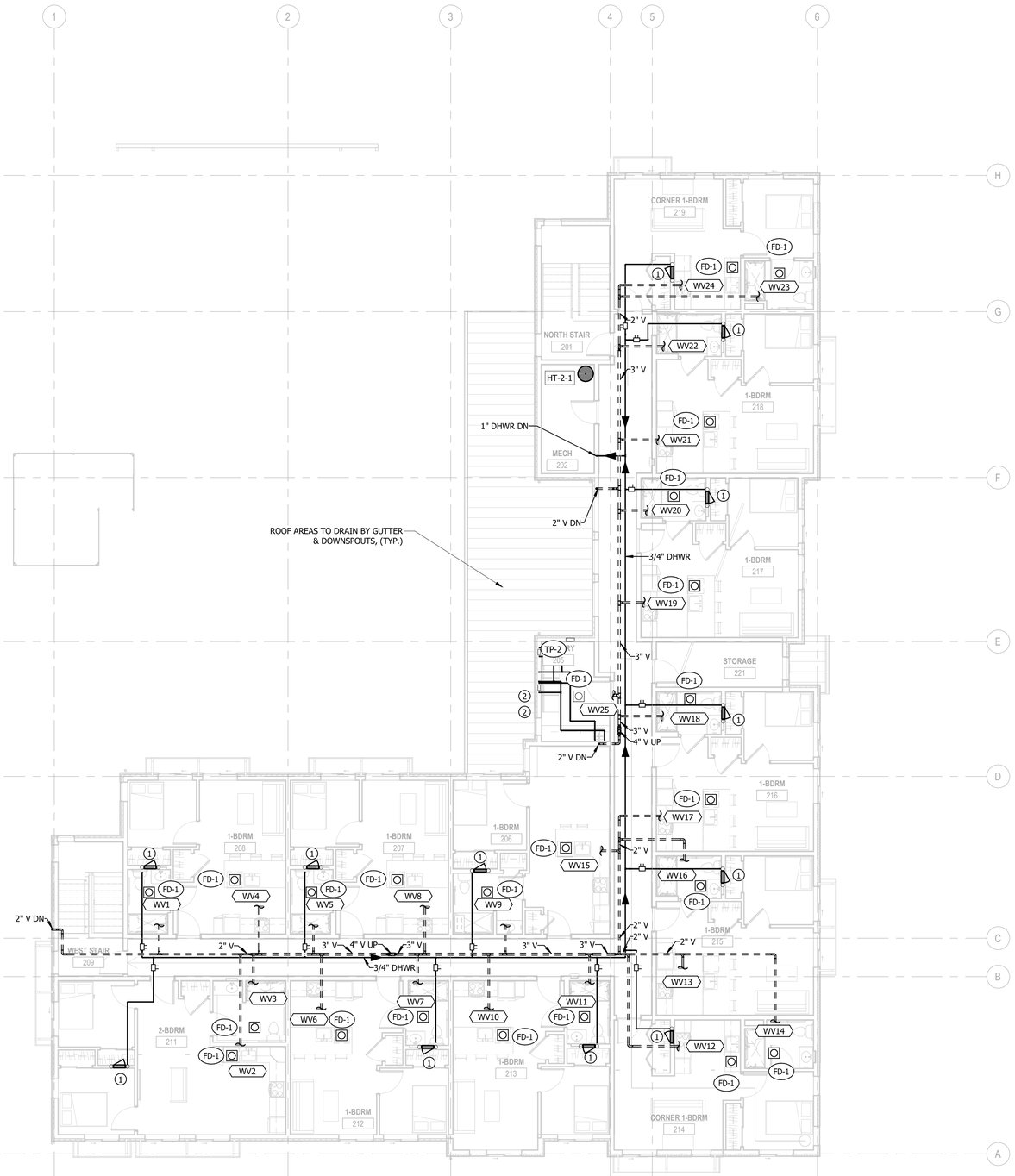
REVISION SCHEDULE

AHJ APPROVAL STAMP

PLUMBING PLAN - LEVEL 1

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P22.01

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1 PLUMBING PLAN - LEVEL 2

1/8" = 1'-0"

GENERAL SHEET NOTES

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PLUMBING PLAN - LEVEL 2

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1 PLUMBING PLAN - ROOF

1/8" = 1'-0"

0 4' 8' 16'

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7/24/2026

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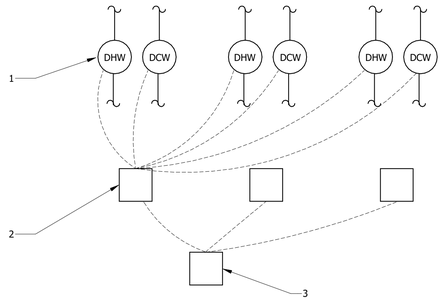
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PLUMBING PLAN - ROOF

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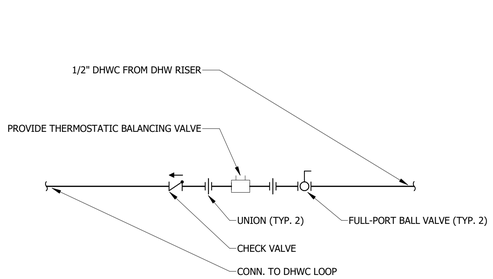


NOTES:

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

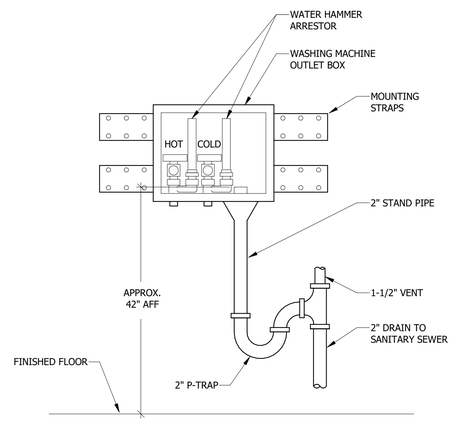


DHW RECIRCULATION BALANCING NOTES:

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

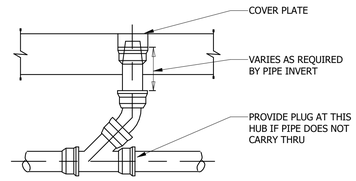


NOTES:

1. PROVIDE OATEY BRAND ELIMINATOR STYLE WASHING MACHINE OUTLET BOX OR EQUIVALENT.
2. PROVIDE FIRE RATED CONSTRUCTION WHEN INSTALLED IN A RATED WALL.

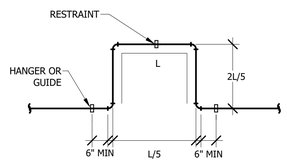
3 WASHING MACHINE OUTLET BOX INSTALLATION

SCALE: NOT TO SCALE

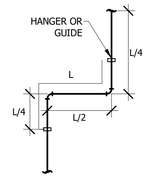


4 CLEAN OUT AND PLUGGED RISER

SCALE: NOT TO SCALE



LOOP



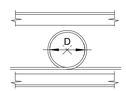
OFFSET

EXPANSION LOOP FORMULA

$$L=\sqrt{\frac{3\,ED\,(\Delta L)}{2S}}$$

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

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PROJECT #240021840.00

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7/24/2026

EKLUND AT GALES
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2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02

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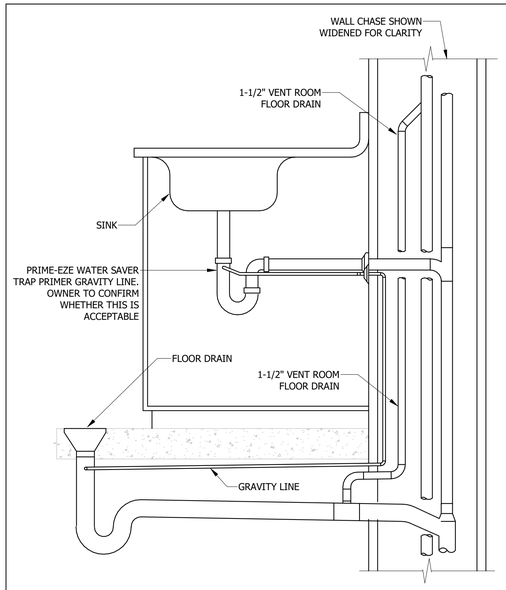
AHJ APPROVAL STAMP

PLUMBING DETAILS

SHEET #

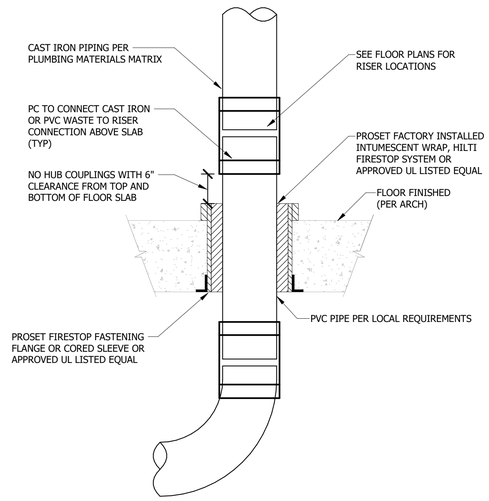
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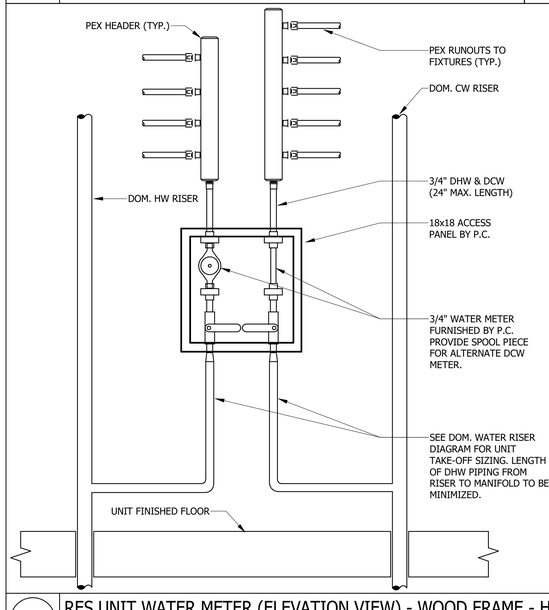
1 FLOOR DRAIN W/WATER SAVER TRAP PRIMER

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

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AHJ APPROVAL STAMP

PLUMBING DETAILS

SHEET #

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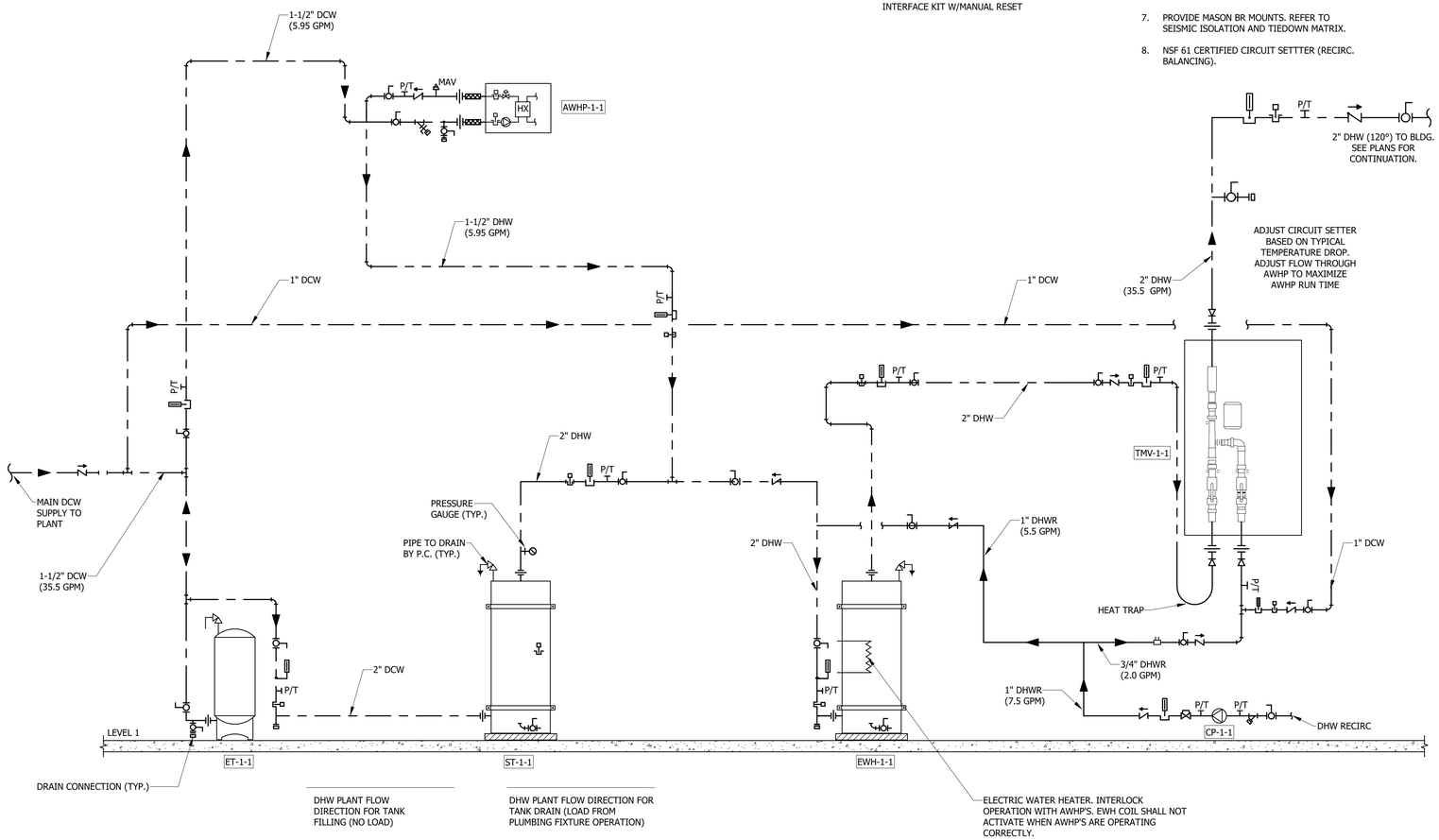
GENERAL NOTES

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

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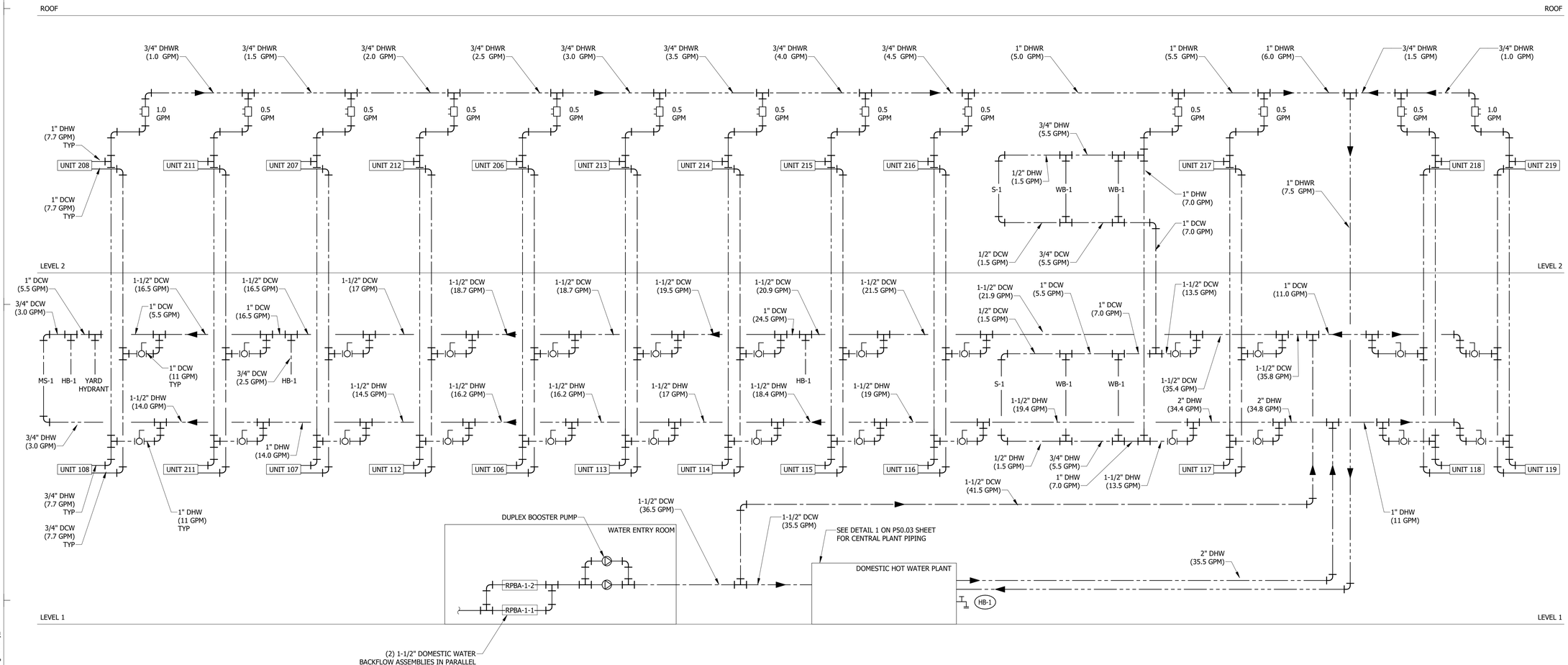
REVISION SCHEDULE

AHJ APPROVAL STAMP

PLUMBING DETAILS

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P50.03

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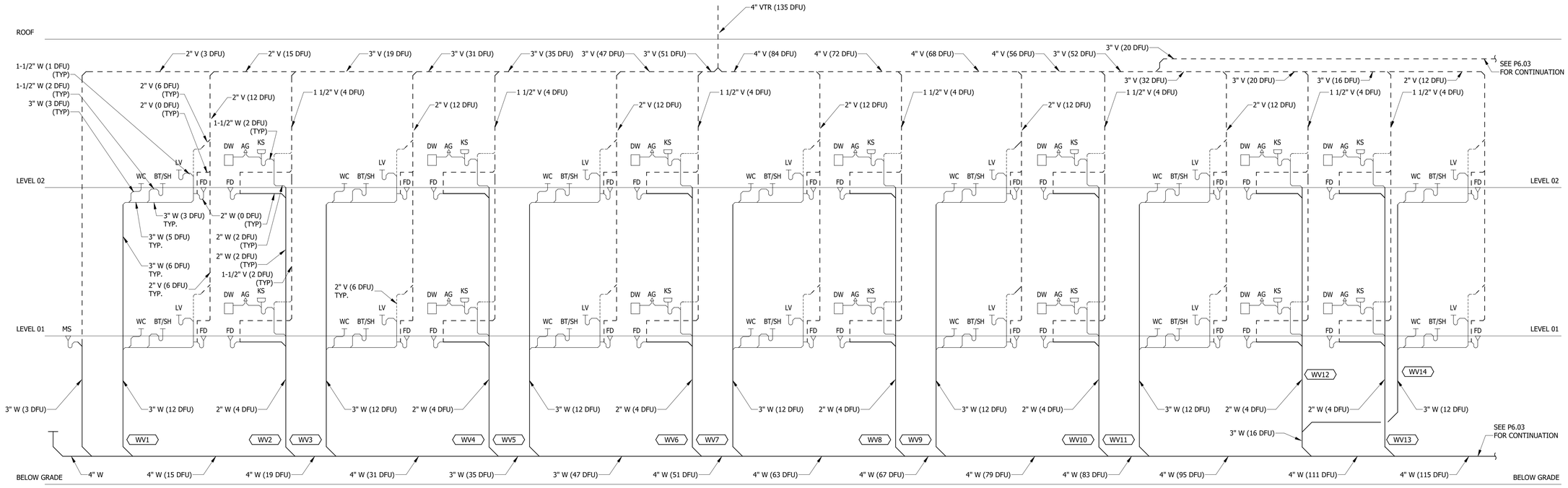
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PLUMBING DOMESTIC WATER RISER

SHEET #

P60.01



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JUSTIN BONNER
STATE OF WASHINGTON
21017423
REGISTERED PROFESSIONAL ENGINEER
7/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT #	2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

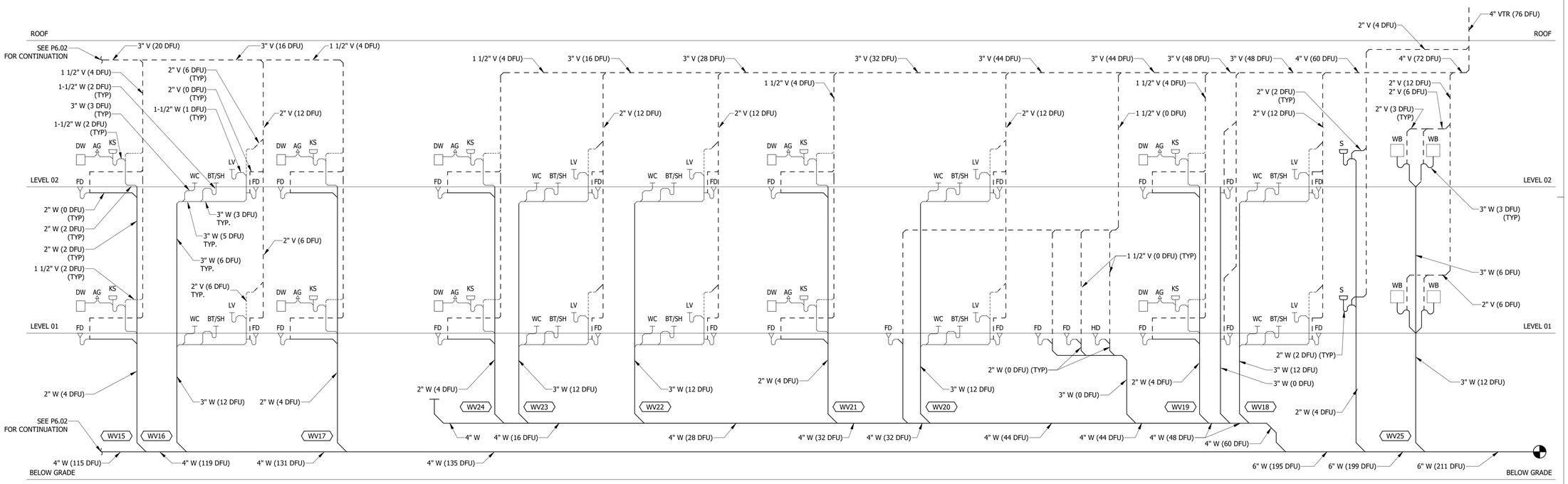
REVISION SCHEDULE

AHJ APPROVAL STAMP

PLUMBING WASTE & VENT RISER

SHEET #

P60.02



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7/24/2026

EKLUND AT GALES
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2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02
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PLUMBING WASTE & VENT RISER

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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
EVC	EV CAPABLE STALLS
EVO	EV STALLS WITH OPERABLE FAST CHARGERS
EVR	EV READY STALLS
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

- 480Y 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
- PP 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
- 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

2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PARCEL#



VICINITY MAP

NOT TO SCALE

SHEET INDEX - ELECTRICAL

SHEET NUMBER	SHEET NAME	SHEET SCALE	PERMIT SET 07/10/26
E0.01	**ELECTRICAL LEGEND & ABBREVIATIONS**	**NTS**	**X**
E0.10	**POWER RISER**	**NTS**	**X**
E0.11	**TELECOM AND GROUNDING RISERS**	**NTS**	**X**
E0.12	**ELECTRICAL LOAD CALCULATIONS**	**NTS**	**X**
E0.13	**PANEL SCHEDULES**	**NTS**	**X**
E0.14	**PANEL SCHEDULES**	**NTS**	**X**
E0.15	**PANEL SCHEDULES**	**NTS**	**X**
E0.20	**LUMINAIRE SCHEDULE**	**NTS**	**X**
E0.30	**CONTROL SEQUENCE OF OPERATIONS**	**NTS**	**X**
E0.40	**WSEC 2021 ENERGY CODE FORMS**	**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**
E36.01	**ELECTRICAL DETAILS**	**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

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PROJECT #240218400.00

NICHOLAS P. RICH — STATE OF WASHINGTON — 27894 — REGISTERED PROFESSIONAL ENGINEER — 07/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

AHJ APPROVAL STAMP

ELECTRICAL LEGEND & ABBREVIATIONS

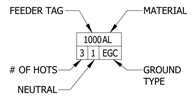
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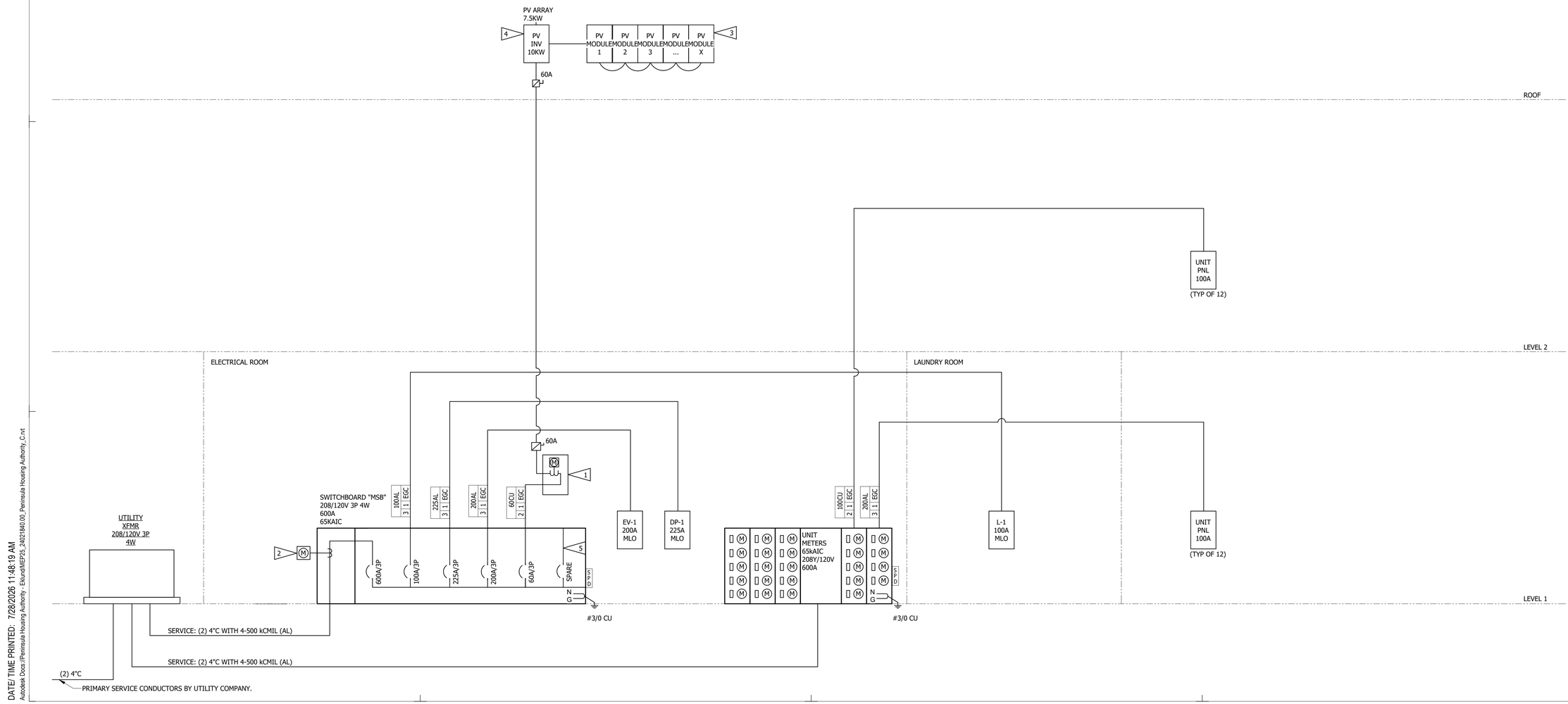
	FEEDER SCHEDULE (CU)					FEEDER SCHEDULE (AL)				
TAG	NO. OF RACE WAYS	CONDUIT SIZE	CONDUCTORS	EGC (GND)	BJ (GND)	NO. OF RACE WAYS	CONDUIT SIZE	CONDUCTORS	EGC	BJ
20	1	1/2"	#12	#12	#12					
30	1	1/2"	#10	#10	#10					
40	1	3/4"	#8	#10	#8					
50	1	1"	#6	#10	#8					
60	1	1-1/4"	#4	#10	#8					
70	1	1-1/4"	#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

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 CITY OF PORT ANGELES - LIGHT OPERATIONS UTILITY PRODUCTION METER TO MEASURE ENERGY OUTPUT (IN KWH) OF PV SYSTEM.
2. PROVIDE UTILITY METER.
3. PROVIDE 3 PHASE 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.



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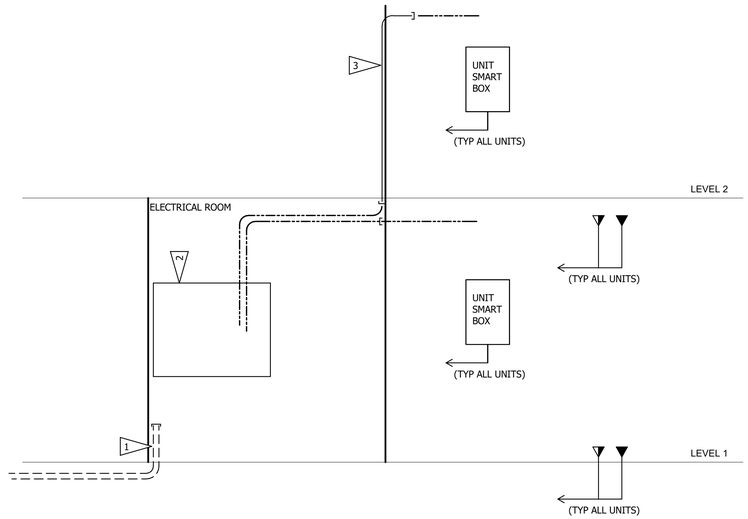
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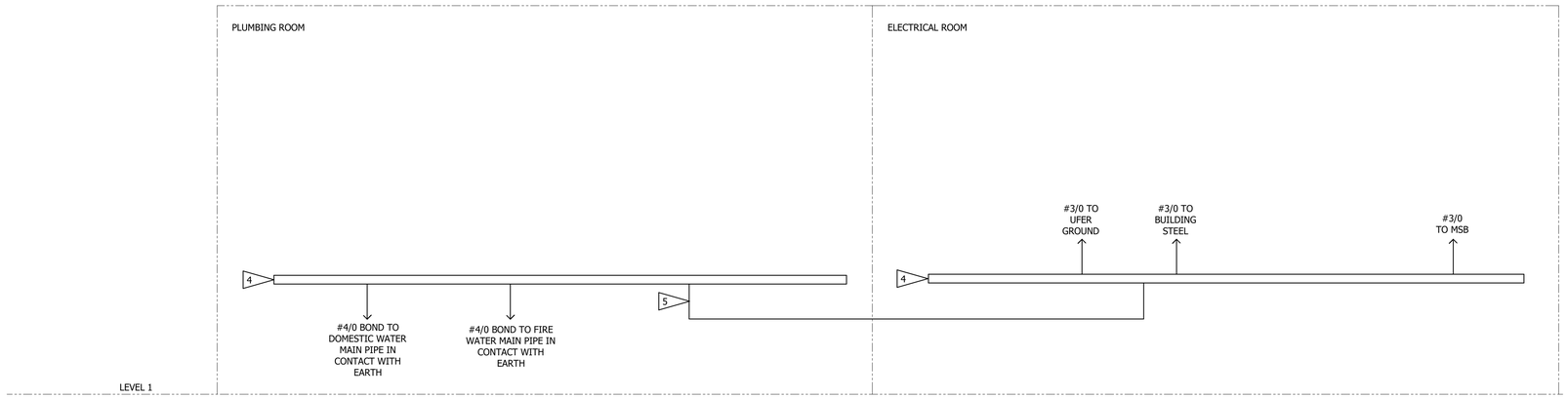
POWER RISER

SHEET #
E0.10

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1 TELECOM RISER



2 GROUNDING RISER

SHEET KEYNOTES

1. TELECOM UTILITY FEED. CONDUIT SIZES AND AMOUNTS TO BE COORDINATED WITH UTILITY COMPANY.
2. TELEPHONE BACKBOARD.
3. 2 - 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.

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TELECOM AND GROUNDING RISERS

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E0.11

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Building Load Analysis

SERVICE	Demand (kVA)	Amps @208V	Service Amps
Residential Service	**170.2**	**473**	**600**
Residential Units	170.2	473	
House Service	**142.7**	**396**	**600**
Lighting and Receptacles	10.6	29	
Mechanical and Plumbing	52.8	147	
Laundry	26.0	72	
Electric Vehicle Charging Stations	45.8	127	
PV	7.5	21	
Building Total	**312.9**	**869**	**1200**

WASHINGTON STATE - ELECTRIC VEHICLE CHARGING CAPACITY	
TOTAL PARKING SPACES:	15 SPACES
LEVEL-2, 32A, 208V, 1PH EVC - 40A DEMAND	8.32 KVA
10% OF STALLS INSTALLED	2 STALLS
TOTAL LOAD OF 10%	17 KVA
25% EV-READY OF STALLS	4 STALLS
25% EV-R - 16A, 208V - ALMS	13 KVA
10% EV-CAPABLE OF STALLS	2 STALLS
10% EV-CAP - 16A, 208V - ALMS	7 KVA
TOTAL DEMAND LOAD:	**37 KVA**
CONTINUOUS LOAD AT 125%:	**46 KVA**
AMPS AT 208V:	**128 A**

Automatic Load Management System (ALMS) may be used to adjust the maximum electrical capacity required for the EV-Ready and EV-Capable parking spaces.

ELECTRICAL BASIS OF DESIGN — PHA EKLUND

BOD CRITERIA	BOD INPUT	SOURCE	ADDITIONAL SOURCE INFO (DATE, MEETING, E-MAIL, ETC)
IMEG PROJECT CONTACTS			
ELECTRICAL EOR	NICK RICH		
ELECTRICAL LEAD ENGINEER	KATHERINE SCHULTZ		
BUILDING & ELECTRICAL CODE NOTES			
ENERGY CODE NOTES FOR ELECTRICAL POWER SYSTEMS			
ELECTRICAL POWER SYSTEM SELECTION OWNER CRITERIA NOTES			
COMMUNITY LAUNDRY ROOMS	ALL WASHER AND DRYERS ARE LOCATED IN COMMUNITY LAUNDRY ROOMS. EACH LAUNDRY ROOM HAS TWO WASHERS AND TWO DRYERS.		
ELECTRICAL VEHICLE (EV) CHARGING OWNER DESIGN CRITERIA			
ELECTRICAL RENEWABLE ENERGY OWNER & DESIGN CRITERIA			
ON-SITE PV			
SOLAR READINESS			
ELECTRICAL POWER UTILITY SERVICE APPLICATION STATUS NOTES			
ELECTRICAL POWER DESIGN INFORMATION			
UTILITY TRANSFORMER VOLTAGE AND SIZING	208/120V 3PH SECONDARY		
HVAC EQUIPMENT PREFERRED VOLTAGE/PHASE	208/1 FOR LARGE EQUIPMENT		
PLUMBING EQUIPMENT PREFERRED VOLTAGE/PHASE	208/3 FOR LARGE EQUIPMENT		
COMMUNICATION SERVICE PROVIDE APPLICATION STATUS NOTES			
UTILITY & CONTACT			
UTILITY SERVICE APPLICATION REQUEST SENT			
UTILITY SERVICE LETTER RECEIVED FROM SERVICE PROVIDER			
ELECTRICAL LOW VOLTAGE: COMMUNICATIONS OWNER 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		

RESIDENTIAL UNIT NORTH										METER STACK SIZING			
Line No.	Level	Unit Number	SF	Heater Load (SW/SF)	3W/SF (kW)	Appliance + Req Ckt	Total NEC Load (kW)	Amps (Demand)	Unit Panel/ Meter Stack/ Dist Swbd Sizing	TOTAL KVA	DIVERSITY	NEC KVA	UNIT QUANTITY
METER CENTER								**472.56A**	**800A**	**486.42**	**0.35**	**170.25**	**24**
1	1	106	479	2.40	1.44	16.56	15.60	74.99	100A				
2	1	107	434	2.17	1.30	16.56	15.31	73.62	100A				
3	1	108	434	2.17	1.30	16.56	15.31	73.62	100A				
4	1	111	629	3.15	1.89	16.56	16.53	79.46	100A				
5	1	112	434	2.17	1.30	16.56	15.31	73.62	100A				
6	1	113	453	2.27	1.36	16.56	15.44	74.21	100A				
7	1	114	461	2.30	1.38	16.56	15.47	74.40	100A				
8	1	115	446	2.23	1.34	16.56	15.39	73.98	100A				
9	1	116	446	2.23	1.34	16.56	15.39	73.98	100A				
10	1	117	446	2.23	1.34	16.56	15.39	73.98	100A				
11	1	118	446	2.23	1.34	16.56	15.39	73.98	100A				
12	1	119	461	2.30	1.38	16.56	15.47	74.40	100A				
13	2	206	479	2.40	1.44	16.56	15.60	74.99	100A				
14	2	207	434	2.17	1.30	16.56	15.31	73.62	100A				
15	2	208	434	2.17	1.30	16.56	15.31	73.62	100A				
16	2	211	629	3.15	1.89	16.56	16.53	79.46	100A				
17	2	212	434	2.17	1.30	16.56	15.31	73.62	100A				
18	2	213	453	2.27	1.36	16.56	15.44	74.21	100A				
19	2	214	450	2.25	1.35	16.56	15.41	74.10	100A				
20	2	215	450	2.25	1.35	16.56	15.41	74.10	100A				
21	2	216	450	2.25	1.35	16.56	15.41	74.10	100A				
22	2	217	450	2.25	1.35	16.56	15.41	74.10	100A				
23	2	218	450	2.25	1.35	16.56	15.41	74.10	100A				
24	2	219	450	2.25	1.35	16.56	15.41	74.10	100A				

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	2023 NATIONAL ELECTRICAL CODE	WAC 296-46B	EFFECTIVE APRIL 1, 2024
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			
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

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PROJECT #24021840.00

NICHOLAS P. RICH — STATE OF WASHINGTON — 27894 — REGISTERED PROFESSIONAL ENGINEER
07/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

AHJ APPROVAL STAMP

ELECTRICAL LOAD CALCULATIONS

SHEET #
E0.12

DATE/ TIME PRINTED: 7/28/2026 11:48:26 AM
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SWITCHBOARD: MSB

LOCATION: ELECTRICAL 104
SUPPLY FROM: UTILITY
MOUNTING: PAD
ENCLOSURE: TYPE 1

VOLTS: 120/208 Wye
PHASE: 3
WIRES: 4

A.I.C. RATING 65KAIC
MAINS TYPE MCB
MAINS RATING 600A
MCB RATING 600A

CKT	CIRCUIT DESCRIPTION	# OF POLES	FRAME SIZE	TRIP RATING	LOAD	REMARKS
1	L-1	3	100 A	100 A	26.000 kVA	
2	EV-1	3	200 A	200 A	33.280 kVA	
3	DP-1	3	225 A	225 A	54.995 kVA	
4	PV ARRAY	1	60 A	60 A	0.000 kVA	
5	SPARE	1	60 A	60 A	0.000 kVA	FUTURE PV
6						
7						
8						
9						
10						
11						
12						

TOTAL CONN. LOAD: 114.275 kVA
TOTAL AMPS: 317 A

LOAD SUMMARY	LOAD TYPE	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL SUMMARY
LIGHTING	L	2.277 kVA	125.00%	2.846 kVA	
MOTOR	M	1.536 kVA	100.00%	1.536 kVA	**TOTAL CONNECTED LOAD:** 114.275 kVA
RECEPTACLE	R	31.680 kVA	65.78%	20.840 kVA	**TOTAL ESTIMATED DEMAND:** 112.324 kVA
EQUIPMENT	E	15.752 kVA	100.00%	15.752 kVA	**TOTAL CONNECTED AMPS:** 317 A
HEATING	H	29.750 kVA	100.00%	29.750 kVA	**TOTAL ESTIMATED DEMAND:** 312 A
ELEVATOR	VT	0.000 kVA	0.00%	0.000 kVA	
ELECTRIC VEHICLE CHARGING	Electrical Vehicle...	33.280 kVA	125.00%	41.600 kVA	

NOTES:

PANEL: L-1

LOCATION: LAUNDRY 105
SUPPLY FROM: MSB
MOUNTING: Surface
ENCLOSURE: Type 1

VOLTS: 120/208 Wye
PHASES: 3
WIRES: 4

A.I.C.
MAINS TYPE: MLO
BUSS RATING: 100 A
MCB RATING: 100 A

CKT	NOTE	CIRCUIT DESCRIPTION	TYPE	TRIP	POLES	A		B		C		POLES	TRIP	TYPE	CIRCUIT DESCRIPTION	NOTE	CKT
1		LEVEL 1 - WASHER	R	20 A	2	0.75	2.50					2	20 A	R	LEVEL 1 - DRYER		2
3								0.75	2.50								4
5		LEVEL 1 - WASHER	R	20 A	2					0.75	2.50	2	20 A	R	LEVEL 1 - DRYER		6
7						0.75	2.50										8
9		LEVEL 2 - WASHER	R	20 A	2			0.75	0.75			2	20 A	R	LEVEL 2 - WASHER		10
11										0.75	0.75						12
13		LEVEL 2 - DRYER	R	20 A	2	2.50	0.00					1	20 A	--	SPARE		14
15								2.50	0.00			1	20 A	--	SPARE		16
17		LEVEL 2 - DRYER	R	20 A	2					2.50	0.00	1	20 A	--	SPARE		18
19						2.50	0.00					1	20 A	--	SPARE		20

TOTAL LOAD: 11.50 kVA | 7.25 kVA | 7.25 kVA
TOTAL AMPS: 96 A | 60 A | 60 A

LOAD SUMMARY	LOAD TYPE	CONNECTED LOAD	DEMAND FACTOR	DEMAND	PANEL TOTALS
LIGHTING	L	0.000 kVA	0.00%	0.000 kVA	
MOTOR	M	0.000 kVA	0.00%	0.000 kVA	**TOTAL CONNECTED LOAD:** 26.00 kVA
RECEPTACLE	R	26.000 kVA	69.23%	18.000 kVA	**TOTAL DEMAND LOAD:** 18.00 kVA
CONTINUOUS (HEATING/EQUIPMENT)	E	0.000 kVA	0.00%	0.000 kVA	**TOTAL CONNECTED AMPS:** 72 A
MISC (EQUIPMENT/OTHER)	Other	0.000 kVA	0.00%	0.000 kVA	**TOTAL ESTIMATED DEMAND:** 50 A
KITCHEN	K	0.000 kVA	0.00%	0.000 kVA	
ELECTRIC VEHICLE CHARGING	Electrical Vehicle...	0.000 kVA	0.00%	0.000 kVA	

NOTES:

PANEL: EV-1

LOCATION: ELECTRICAL 104
SUPPLY FROM: MSB
MOUNTING: Surface
ENCLOSURE: Type 1

VOLTS: 120/208 Wye
PHASES: 3
WIRES: 4

A.I.C.
MAINS TYPE:
BUSS RATING: 200 A
MCB RATING: 200 A

CKT	NOTE	CIRCUIT DESCRIPTION	TYPE	TRIP	POLES	A		B		C		POLES	TRIP	TYPE	CIRCUIT DESCRIPTION	NOTE	CKT
1		EVC	EV	40 A	2	3.33	3.33					2	40 A	EV	EVR		2
3								3.33	3.33								4
5		EVR	EV	40 A	2					3.33	3.33	2	40 A	EV	EVR		6
7						3.33	3.33										8
9		EVO	EV	40 A	2			3.33	0.00			2	20 A	--	SPARE		10
11										3.33	0.00						12
13		SPACE	--	--	1	--	--					1	--	--	SPACE		14
15		SPACE	--	--	1			--	--			1	--	--	SPACE		16
17		SPACE	--	--	1					--	--	1	--	--	SPACE		18
19		SPACE	--	--	1	--	--					1	--	--	SPACE		20

TOTAL LOAD: 13.31 kVA | 9.98 kVA | 9.98 kVA
TOTAL AMPS: 111 A | 83 A | 83 A

LOAD SUMMARY	LOAD TYPE	CONNECTED LOAD	DEMAND FACTOR	DEMAND	PANEL TOTALS
LIGHTING	L	0.000 kVA	0.00%	0.000 kVA	
MOTOR	M	0.000 kVA	0.00%	0.000 kVA	**TOTAL CONNECTED LOAD:** 33.28 kVA
RECEPTACLE	R	0.000 kVA	0.00%	0.000 kVA	**TOTAL DEMAND LOAD:** 41.60 kVA
CONTINUOUS (HEATING/EQUIPMENT)	E	0.000 kVA	0.00%	0.000 kVA	**TOTAL CONNECTED AMPS:** 92 A
MISC (EQUIPMENT/OTHER)	Other	0.000 kVA	0.00%	0.000 kVA	**TOTAL ESTIMATED DEMAND:** 115 A
KITCHEN	K	0.000 kVA	0.00%	0.000 kVA	
ELECTRIC VEHICLE CHARGING	Electrical Vehicle...	33.280 kVA	125.00%	41.600 kVA	

NOTES:

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PROJECT #24021840.00

NICHOLAS P. RICH · STATE OF WASHINGTON · 27894 · REGISTERED PROFESSIONAL ENGINEER
07/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

AHJ APPROVAL STAMP

PANEL SCHEDULES

SHEET #
E0.13

PANEL: DP-1
LOCATION: ELECTRICAL 104
SUPPLY FROM: MSB
MOUNTING: Surface
ENCLOSURE: Type 1

VOLTS: 120/208 Wye
PHASES: 3
WIRES: 4

A.I.C.
MAINS TYPE: MLO
BUSS RATING: 100 A
MCB RATING: 225 A

CKT	NOTE	CIRCUIT DESCRIPTION	TYPE	TRIP	POLES	A		B		C		POLES	TRIP	TYPE	CIRCUIT DESCRIPTION	NOTE	CKT
1		EWH-1-1	H	50 A	2	9.00	4.43					3	60 A	E	AWHP-1-1		2
3								9.00	4.43								4
5										0.07	4.43						6
7		CP-1-1	M	20 A	3	0.07	0.34					3	20 A	M	DBP-1-1		8
9								0.07	0.34								10
11		EDH-1-1	E	20 A	2					0.65	0.34						12
13						0.65	1.00					1	20 A	H	EH-1-4		14
15		EH-1-1	H	20 A	1			0.50	0.50			1	20 A	H	EH-1-5		16
17		EH-1-2	H	20 A	1					0.50	0.29	1	20 A	E	ERV-1-1		18
19		EH-1-3	H	20 A	1	1.00	0.29					1	20 A	E	ERV-1-2		20
21		TMV-1-1	R	20 A	1			0.18	0.27			1	20 A	M	FN-1-1		22
23		LVL 1 TECHNICAL ROOMS REC	R	20 A	1					1.08	1.08	1	20 A	R	LVL 1 CORRIDOR REC		24
25		EDH-2-1	H	20 A	2	2.50	1.00					1	20 A	H	EH-2-2		26
27								2.50	1.00			1	20 A	H	EH-2-3		28
29		EH-2-1	H	20 A	1					1.00	1.08	1	20 A	R	LVL 2 COORDIOR REC		30
31		ERV-2-1	E	20 A	1	0.29	0.72					1	20 A	R	LVL 2 TECHNICAL ROOMS REC		32
33		ERV-2-2	E	20 A	1			0.29	0.18			1	20 A	R	MOISTURE SENSOR		34
35		DHW METERING	R	20 A	1					0.18	0.25	1	20 A	H	MD-2-1		36
37		ENTRY/STAIRWELL LIGHTING		20 A	1	0.14	0.03					1	20 A		EXTERIOR LIGHTING		38
39		LVL 1 CORRIDOR LIGHTING		20 A	1			0.15	0.10			1	20 A		LVL 1 CORRIDOR LIGHTING		40
41		MECH/LAUNDRY ROOMS		20 A	1					0.21	0.15	1	20 A		STAIRWELL/EXTERIOR LIGHTING		42
43		LVL 2 COORIDOR/LAUNDRY LIGHTING		20 A	1	0.17	0.18					1	20 A	R	ACCESS CONTROL PANEL		44
45		LVL 2 CORRIDOR LIGHTING		20 A	1			0.18	0.01			1	20 A	M	LVL 1 TRAP PRIMER		46
47		SITE POLE LIGHTING		20 A	1					0.16	0.01	1	20 A	M	LVL 2 TRAP PRIMER		48
49		MONUMENT SIGN		20 A	1	1.00	1.00					1	20 A	R	BUILDING SIGNAGE		50
51		SPARE	--	20 A	1			0.00	0.00			1	20 A	--	SPARE		52
53		SPARE	--	20 A	1					0.00	0.00	1	20 A	--	SPARE		54
					TOTAL LOAD:	23.81 kVA		19.71 kVA		11.48 kVA							
					TOTAL AMPS:	209 A		175 A		96 A							

LOAD SUMMARY	LOAD TYPE	CONNECTED LOAD	DEMAND FACTOR	DEMAND	PANEL TOTALS
LIGHTING	L	2.277 kVA	125.00%	2.846 kVA	
MOTOR	M	1.536 kVA	100.00%	1.536 kVA	**TOTAL CONNECTED LOAD:** 55.00 kVA
RECEPTACLE	R	5.680 kVA	100.00%	5.680 kVA	**TOTAL DEMAND LOAD:** 55.56 kVA
CONTINUOUS (HEATING/EQUIPMENT)	E	15.752 kVA	100.00%	15.752 kVA	**TOTAL CONNECTED AMPS:** 153 A
MISC (EQUIPMENT/OTHER)	Other	0.000 kVA	0.00%	0.000 kVA	**TOTAL ESTIMATED DEMAND:** 154 A
KITCHEN	K	0.000 kVA	0.00%	0.000 kVA	
ELECTRIC VEHICLE CHARGING	Electrical Vehicle...	0.000 kVA	0.00%	0.000 kVA	

NOTES:

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PROJECT #24021840.00

NICHOLAS P. RICH
STATE OF WASHINGTON
27894
REGISTERED
PROFESSIONAL ENGINEER
07/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

AHJ APPROVAL STAMP

PANEL SCHEDULES

SHEET #
E0.14

PANEL: 2-A
LOCATION: TYPE A 2-BDRM 111
SUPPLY FROM: MC-1
MOUNTING: Surface
ENCLOSURE: Type 1

VOLTS: 120/208 Wye
PHASES: 3
WIRES: 4

A.I.C.
MAINS TYPE: MCB
BUSS RATING: 100 A
MCB RATING: 100 A

CKT	NOTE	CIRCUIT DESCRIPTION	TYPE	TRIP	POLES	A		B		C		POLES	TRIP	TYPE	CIRCUIT DESCRIPTION	NOTE	CKT
1	2	BEDROOM LIGHTS	L	20 A	1	0.05	0.07					1	20 A	L	KITCHEN LIGHTS	2	2
3	2	BEDROOM RECEPTACLES	R	20 A	1			1.80	0.36			1	20 A	R	KITCHEN	3	4
5		BED 1 HEATER	E	20 A	1					0.42	0.36	1	20 A	R	KITCHEN	3	6
7		BED 2 HEATER	E	20 A	1	0.94	0.18					1	20 A	K	REFRIGERATOR	2	8
9	2	ENTRY/LR LIGHTS	L	20 A	1			0.08	1.66			1	20 A	R	DISPOSAL	3	10
11	2	LR RECEPTACLES	R	20 A	1					1.08	0.20	1	20 A	K	HOOD	2	12
13		LR HEATER	E	20 A	1	0.42	1.20					1	20 A	K	DISHWASHER	3	14
15		ERV-RES	Other	20 A	1			0.29	4.16			2	50 A	K	RANGE	4	16
17	2	BATHROOM LIGHTS	L	20 A	1					0.05	4.16						18
19	3	BATHROOM	Motor; R	20 A	1	0.18											20
					TOTAL LOAD:	3.05 kVA		8.34 kVA		6.27 kVA							
					TOTAL AMPS:	25 A		74 A		56 A							

LOAD SUMMARY	LOAD TYPE	CONNECTED LOAD	DEMAND FACTOR	DEMAND	PANEL TOTALS
LIGHTING	L	0.253 kVA	125.00%	0.316 kVA	
MOTOR	M	0.000 kVA	0.00%	0.000 kVA	**TOTAL CONNECTED LOAD:** 17.66 kVA
RECEPTACLE	R	5.440 kVA	100.00%	5.440 kVA	**TOTAL DEMAND LOAD:** 15.74 kVA
CONTINUOUS (HEATING/EQUIPMENT)	E	1.780 kVA	100.00%	1.780 kVA	**TOTAL CONNECTED AMPS:** 49 A
MISC (EQUIPMENT/OTHER)	Other	0.288 kVA	100.00%	0.288 kVA	**TOTAL ESTIMATED DEMAND:** 44 A
KITCHEN	K	9.900 kVA	80.00%	7.920 kVA	
ELECTRICAL VEHICLE CHARGING	Electrical Vehicle...	0.000 kVA	0.00%	0.000 kVA	
APPLIANCE CIRCUIT					

NOTES:
1. TYPICAL OF FLOOR PLAN
2. AFCI
3. AFCI/GFCI COMBO
4. GFCI

PANEL: 1-A
LOCATION: TYPE A 1-BDRM 106
SUPPLY FROM: MC-1
MOUNTING: Surface
ENCLOSURE: Type 1

VOLTS: 120/208 Wye
PHASES: 3
WIRES: 4

A.I.C.
MAINS TYPE: MCB
BUSS RATING: 100 A
MCB RATING: 100 A

CKT	NOTE	CIRCUIT DESCRIPTION	TYPE	TRIP	POLES	A		B		C		POLES	TRIP	TYPE	CIRCUIT DESCRIPTION	NOTE	CKT
1	2	LR RECEPTACLES	R	20 A	1	0.90	0.06					1	20 A	L	KITCHEN LIGHTS	2	2
3	2	KITCHEN RECEPTACLES	K	20 A	1			1.50	0.07			1	20 A	L	LR/BREAK BAR LIGHTS	2	4
5		LR HEATER	E	20 A	1					0.42	1.50	1	20 A	K	KITCHEN RECEPTACLES	3	6
7		ERV-R	E	20 A	1	0.29	0.20					1	20 A	K	HOOD	2	8
9	2	BED LIGHTS	L	20 A	1			0.03	0.18			1	20 A	K	REFRIGERATOR	2	10
11	2	BEDROOM RECEPTACLES	R	20 A	1					0.90	1.20	1	20 A	K	DISHWASHER	3	12
13		BEDROOM HEATER	E	20 A	1	0.00	1.66					1	20 A	K	DISPOSAL	3	14
15	3	BATHROOM	Other;...	20 A	1			0.63	4.16			2	50 A	K	RANGE	4	16
17	2	BATH LIGHTS	L	20 A	1					0.04	4.16						18
19																	20
					TOTAL LOAD:	3.11 kVA		6.57 kVA		8.22 kVA							
					TOTAL AMPS:	26 A		59 A		73 A							

LOAD SUMMARY	LOAD TYPE	CONNECTED LOAD	DEMAND FACTOR	DEMAND	PANEL TOTALS
LIGHTING	L	0.191 kVA	125.00%	0.239 kVA	
MOTOR	M	0.000 kVA	0.00%	0.000 kVA	**TOTAL CONNECTED LOAD:** 17.89 kVA
RECEPTACLE	R	2.160 kVA	100.00%	2.160 kVA	**TOTAL DEMAND LOAD:** 12.91 kVA
CONTINUOUS (HEATING/EQUIPMENT)	E	0.708 kVA	100.00%	0.708 kVA	**TOTAL CONNECTED AMPS:** 50 A
MISC (EQUIPMENT/OTHER)	Other	0.000 kVA	0.00%	0.000 kVA	**TOTAL ESTIMATED DEMAND:** 36 A
KITCHEN	K	14.560 kVA	65.00%	9.464 kVA	
ELECTRICAL VEHICLE CHARGING	Electrical Vehicle...	0.000 kVA	0.00%	0.000 kVA	
APPLIANCE CIRCUIT					

NOTES:
1. TYPICAL OF FLOOR PLAN
2. AFCI
3. AFCI/GFCI COMBO
4. GFCI

PANEL: 1-B
LOCATION: 1-BDRM 117
SUPPLY FROM: MC-1
MOUNTING: Surface
ENCLOSURE: Type 1

VOLTS: 120/208 Wye
PHASES: 3
WIRES: 4

A.I.C.
MAINS TYPE: MCB
BUSS RATING: 100 A
MCB RATING: 100 A

CKT	NOTE	CIRCUIT DESCRIPTION	TYPE	TRIP	POLES	A		B		C		POLES	TRIP	TYPE	CIRCUIT DESCRIPTION	NOTE	CKT
1	2	BEDROOM LIGHTS	L	20 A	1	0.03	0.08					1	20 A	L	ENTRY/KITCHEN LIGHTS	2	2
3	2	BEDROOM RECEPTACLES	R	20 A	1			0.90	1.50			1	20 A	K	KITCHEN	3	4
5		BEDROOM HEATER	E	20 A	1					0.42	1.50	1	20 A	K; E	KITCHEN	3	6
7	2	LR LIGHTS	L	20 A	1	0.03	0.20					1	20 A	K	HOOD	2	8
9	2	LR RECEPTACLES	R	20 A	1			0.90	1.20			1	20 A	K	DISHWASHER	3	10
11		LR HEATER	E	20 A	1					0.42	1.66	1	20 A	K	DISPOSAL	3	12
13		ERV-RES	E	20 A	1	0.29	0.18					1	20 A	K	REFRIGERATOR	2	14
15	2	BATHROOM LIGHTS	L	20 A	1			0.04	4.16			2	50 A	K	RANGE	4	16
17	3	BATHROOM	Motor; R	20 A	1					0.45	4.16						18
19																	20
					TOTAL LOAD:	0.81 kVA		8.70 kVA		8.61 kVA							
					TOTAL AMPS:	7 A		82 A		82 A							

LOAD SUMMARY	LOAD TYPE	CONNECTED LOAD	DEMAND FACTOR	DEMAND	PANEL TOTALS
LIGHTING	L	0.177 kVA	125.00%	0.221 kVA	
MOTOR	M	0.000 kVA	0.00%	0.000 kVA	**TOTAL CONNECTED LOAD:** 18.12 kVA
RECEPTACLE	R	1.980 kVA	100.00%	1.980 kVA	**TOTAL DEMAND LOAD:** 13.31 kVA
CONTINUOUS (HEATING/EQUIPMENT)	E	1.628 kVA	100.00%	1.628 kVA	**TOTAL CONNECTED AMPS:** 50 A
MISC (EQUIPMENT/OTHER)	Other	0.000 kVA	0.00%	0.000 kVA	**TOTAL ESTIMATED DEMAND:** 37 A
KITCHEN	K	14.060 kVA	65.00%	9.139 kVA	
ELECTRICAL VEHICLE CHARGING	Electrical Vehicle...	0.000 kVA	0.00%	0.000 kVA	
APPLIANCE CIRCUIT					

NOTES:
1. TYPICAL OF FLOOR PLAN
2. AFCI
3. AFCI/GFCI COMBO
4. GFCI

PANEL: 1-C
LOCATION: CORNER 1-BDRM 119
SUPPLY FROM: MC-1
MOUNTING: Surface
ENCLOSURE: Type 1

VOLTS: 120/208 Wye
PHASES: 3
WIRES: 4

A.I.C.
MAINS TYPE: MCB
BUSS RATING: 100 A
MCB RATING: 100 A

CKT	NOTE	CIRCUIT DESCRIPTION	TYPE	TRIP	POLES	A		B		C		POLES	TRIP	TYPE	CIRCUIT DESCRIPTION	NOTE	CKT
1	2	ENTRY/LR LIGHTS	L	20 A	1	0.04	0.04					1	20 A	L	KITCHEN LIGHTS	2	2
3	2	LR RECEPTACLES	R	20 A	1			0.90	0.54			1	20 A	K; R	KIT RECEPTACLES	3	4
5		LR HEATER	E	20 A	1					0.42	0.36	1	20 A	K	KIT RECEPTACLES	3	6
7		BEDROOM HEATER	E	20 A	1	0.94	0.18					1	20 A	K	GARBAGE DISPOSAL	3	8
9		ERV-R	Other	20 A	1			0.29	0.18			1	20 A	K	DISHWASHER	3	10
11	2	BEDROOM LIGHTS	L	20 A	1					0.03	0.18	1	20 A	K	REFRIGERATOR	2	12
13	2	BEDROOM RECEPTACLES	R	20 A	1	0.90	0.18					1	20 A	K	KIT HOOD	2	14
15	3	BATHROOM	Other;...	20 A	1			0.45	4.16			2	50 A	Appliance - Dwelli...	RANGE	4	16
17		BATH HEATER	E	20 A	1					0.25	4.16						18
19	2	BATHROOM LIGHTS	L	20 A	1	0.04											20
					TOTAL LOAD:	2.32 kVA		6.52 kVA		5.40 kVA							
					TOTAL AMPS:	19 A		58 A		49 A							

LOAD SUMMARY	LOAD TYPE	CONNECTED LOAD	DEMAND FACTOR	DEMAND	PANEL TOTALS
LIGHTING	L	0.142 kVA	125.00%	0.178 kVA	
MOTOR	M	0.000 kVA	0.00%	0.000 kVA	**TOTAL CONNECTED LOAD:** 14.23 kVA
RECEPTACLE	R	2.160 kVA	100.00%	2.160 kVA	**TOTAL DEMAND LOAD:** 13.83 kVA
CONTINUOUS (HEATING/EQUIPMENT)	E	1.610 kVA	100.00%	1.610 kVA	**TOTAL CONNECTED AMPS:** 40 A
MISC (EQUIPMENT/OTHER)	Other	0.288 kVA	100.00%	0.288 kVA	**TOTAL ESTIMATED DEMAND:** 38 A
KITCHEN	K	1.440 kVA	65.00%	0.936 kVA	
ELECTRICAL VEHICLE CHARGING	Electrical Vehicle...	0.000 kVA	0.00%	0.000 kVA	
APPLIANCE CIRCUIT					

NOTES:
1. TYPICAL OF FLOOR PLAN
2. AFCI
3. AFCI/GFCI COMBO
4. GFCI

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PROJECT #240218400.00

NICHOLAS P. RICH — STATE OF WASHINGTON — 27894 — REGISTERED PROFESSIONAL ENGINEER
07/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

AHJ APPROVAL STAMP

PANEL SCHEDULES

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LUMINAIRE SCHEDULE

General Notes:
1. EMERGENCY EGRESS LIGHTING TO BE BATTERY BACKED. 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)
7. CRI = COLOR RENDERING INDEX (HIGHER NUMBER IS BETTER RENDERING)

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-D LEA-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-B70-30-8010-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
F2.2	2'-0" LINEAR STRIPLIGHT	BOH	STANDARD WHITE	METALUX	2ST1L1040R	LED, 4000K 80 CRI	1200 LM	11W	UNV 120-277VAC	INTEGRAL	0-10V	
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 SOFTENING LENS	CORRIDORS	WHITE	LIGHTHEADED	TRIM: E3RF-T-F-01-00-B70-30-9008-P-UNV-SL HOUSING: R3P-[CEILING]-R-T	LED, 3000K 90 CRI	778 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.

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PROJECT #240218400.00

NICHOLAS P. RICH
STATE OF WASHINGTON
27894
REGISTERED
PROFESSIONAL ENGINEER
07/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02
PERMIT SET
ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

AHJ APPROVAL STAMP

LUMINAIRE SCHEDULE

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LIGHTING...

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...	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	DIMMING OCCUPANCY SENSOR	STANDALONE CONTROL; NON-NETWORKED.	N/A	ALL LUMINAIRES WITHIN SPACE TO BE CONTROLLED AS A SINGLE ZONE.	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. ALL LUMINAIRES TO REMAIN ON 24 HOURS FOR SAFETY AND SECURITY OF RESIDENTS IN A CONTINUOUSLY ACCESSIBLE SPACE.
ENTRY VESTIBULE	ASTRONOMICAL TIME-CLOCK	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.
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.

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EKLUND AT GALES
PENINSULA HOUSING AUTHORITY
2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

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CONTROL SEQUENCE OF OPERATIONS

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LIGHTING COMPLIANCE SUMMARY

2021 WSEC Compliance Forms for Commercial Buildings including Group R2, R3 & R4 over 3 stories and all R1

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Project & Applicant Information	**Project Title**	Eklund Heights Phase 4 - 2021 WSEC	For Building Department Use:	**Date: May 15, 2026**
	Project Address	Lot 24 off E 7th Ave @ corner of N Gales St Port Angeles, WA 98362		
	Applicant Name	Katie Schultz		
	Applicant Phone	206-285-7106		
	Applicant Email	katherine.e.schultz@imegcorp.com		

For questions about this report, contact WSEC Commercial Technical Support at 360-539-5300 or via email at com.techsupport@waenergycodes.com

General Occupancy	All Group R - R2, R3 & R4 over 3 stories and all R1		**General Building Use Type**		Multifamily/Residential	**Building Cond. Floor Area**	18,620
General Project Types	New Building	**New Building or Addition Lighting Scope**	Interior Lighting Exterior Lighting	**Alteration Lighting Scope**		**Project Cond. Floor Area**	18,620
						Floors Above Grade	3
						Compliance Method	General Prescriptive
Lighting Project Description							

Lighting Compliance Scope and Method	**Project Type**	**Interior / Exterior** (Interior includes both interior & parking)	**Luminaire Replacement Scope**	**Compliance Method**	**LPA Calculation Adjustment**	**Compliance Verification**
	New Building	Interior Lighting		Space by space	Reduced lighting power density option - 20%	**COMPLIES**
	New Building	Exterior Lighting			Not applicable to exterior	**COMPLIES**
Additional Energy Efficiency (AEC) Measures Included	Reduced lighting power density - 20% lower than LPA		**Load Management (LDM) Measures Included**		No lighting or electrical load management measures included in project	

Project Title	**Eklund Heights Phase 4 - 2021 WSEC**	**Date**	**May 15, 2026**
Lighting Power Calculation	**NEW BUILDING - INTERIOR LIGHTING**	**Compliance Verification**	**COMPLIES**
Compliance Method	**Space by space**	**LPA Calculation Adjustment**	**LPA x 0.8**

Interior Lighting Power Allowance - Space by Space

General Space Type	Specific Space Type	Gross Interior Area (SF)	LPA (Watts/SF)	Total Watts Allowed (SF x LPA x 0.8)	Total Proposed Watts (LPD + Display LPD)	Compliance Status
Corridors	General	1,966	0.41	806		
Electrical/mechanical	General	439	0.43	189		
Laundry/washing area	General	230	0.53	122		
Stairwell	General stairwell	362	0.49	177		
Storage room	General	109	0.38	41		
Storage room	50-100 sf	71	0.38	27		
			Proposed Total LPD		**870**	
	Totals		**Calculation Adjustment Applied - LPA x 0.8**	**1,090**	**870**	**COMPLIES**

Proposed Lighting Power Density

Fixture Type	Fixture ID	Quantity of Fixtures (#F)	Watts or Wattage Limit per Fixture (WpF)	Total Linear Feet (LF)	Watts per Linear Foot (WpLF)	Total Watts Proposed (#F x WpF) or (LF x WpLF)
Individual Fixtures						
Decorative	D1	1	42			42
Horizontal surface-mount	L2	4	26			104
Horizontal surface-mount	F1	6	29			174
Horizontal surface-mount	F2	8	26			208
Recessed downlight	L1	38	9			342
					Proposed Total LPD	**870**

Project Title	**Eklund Heights Phase 4 - 2021 WSEC**	**Date**	**May 15, 2026**
Proposed Fixtures Details	**NEW BUILDING - INTERIOR LIGHTING**		

Fixture Type/Application	Fixture ID	Location in Documents	Lamp Type	New or Existing-to-Remain
Individual Fixtures				
Decorative	D1	E30 Series	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?:
	Do these fixtures require specific application lighting controls?:			
Horizontal surface-mount	L2	E30 Series	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?:
	Do these fixtures require specific application lighting controls?:			
Horizontal surface-mount	F1	E30 Series	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?:
	Do these fixtures require specific application lighting controls?:			
Horizontal surface-mount	F2	E30 Series	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?:
	Do these fixtures require specific application lighting controls?:			
Recessed downlight	L1	E30 Series	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?:
	Do these fixtures require specific application lighting controls?:			

Project Title	**Eklund Heights Phase 4 - 2021 WSEC**	**Date**	**May 15, 2026**
Lighting Power Calculation	**NEW BUILDING - EXTERIOR LIGHTING**	**Compliance Verification**	**COMPLIES**
Exterior Lighting Zone	**ZONE 2**	**Base Site Allowance**	**280**

Exterior Lighting Power Allowance

Exterior Surface	Surface Sub-Type	Surface Area (SF)	LPA (Watts/SF)	Linear Feet (LF)	LPA (Watts/LF)	Total Watts Allowed (LPA x SF) or (LPA x LF)	Total Proposed Watts	Compliance Status
Building grounds	Landscaping	58	0.025			2		
Building grounds	Walkways < 10 feet wide	234	0.07			16		
Building entrances and exits	Entry canopies	478	0.126			60		
Building entrances and exits	Pedestrian entrances & exits			3	9.8	29		
Uncovered parking areas and drives		4,645	0.026			121		
					Base Site Allowance	280		
					Totals	508	268	COMPLIES

Proposed Exterior Lighting Power Density

Fixture Type	Fixture ID	Exterior Surface Type	Quantity of Fixtures (#F)	Watts or Wattage Limit per Fixture (WpF)	Total Linear Feet (LF)	Watts per Linear Foot (WpLF)	Total Watts Proposed (#F x WpF) or (LF x WpLF)
Individual Fixtures							
Bollards	E4	Building grounds - Walkways < 10 feet wide	4	9			36
Canopy	E3	Building entrances and exits - Entry canopies	4	9			36
Pole-mounted	E1A	Uncovered parking areas and drives -	4	31			124
Wall-mounted	E2	Building grounds - Walkways < 10 feet wide	1	12			12
Wall-mounted	E2	Building grounds - Landscaping	1	12			12
Wall-mounted	E2	Building entrances and exits - Entry canopies	3	12			36
Wall-mounted	E2	Building entrances and exits - Pedestrian entrances & exits	1	12			12
						Proposed Total LPD	**268**

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PROJECT #240218400.00

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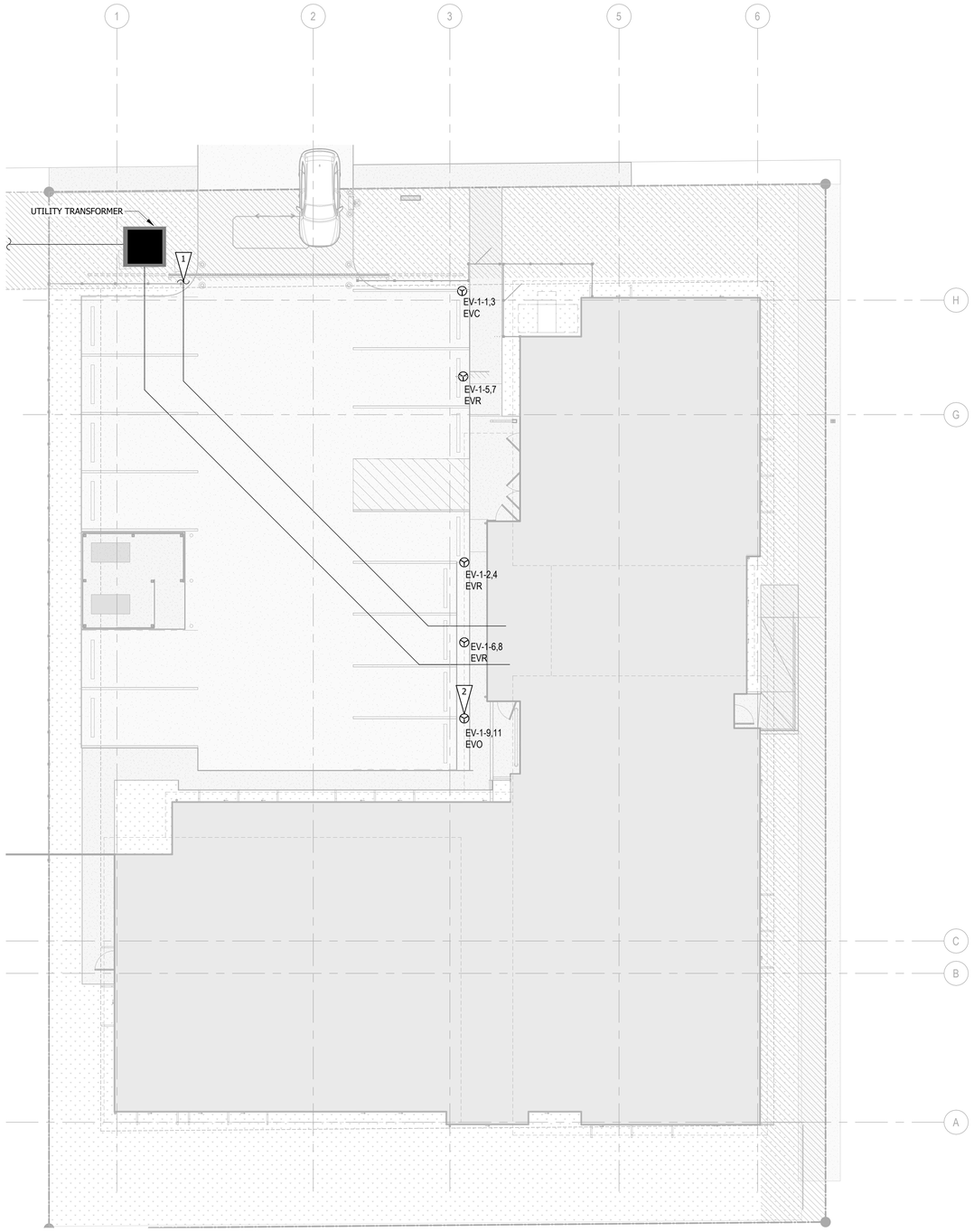
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WSEC 2021 ENERGY CODE FORMS

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SHEET KEYNOTES

1 COMMUNICATIONS SERVICE PEDESTAL AND VEHICLE GATE OPERATOR. FINAL LOCATION, CONDUIT SIZING AND ROUTING FROM PEDESTAL TO TELEPHONE BOARD TO BE COORDINATED WITH UTILITY.

2 DUAL HEAD EV CHARGER TO BE INSTALLED AT THIS LOCATION.

1 ELETRICAL SITE PLAN

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

N

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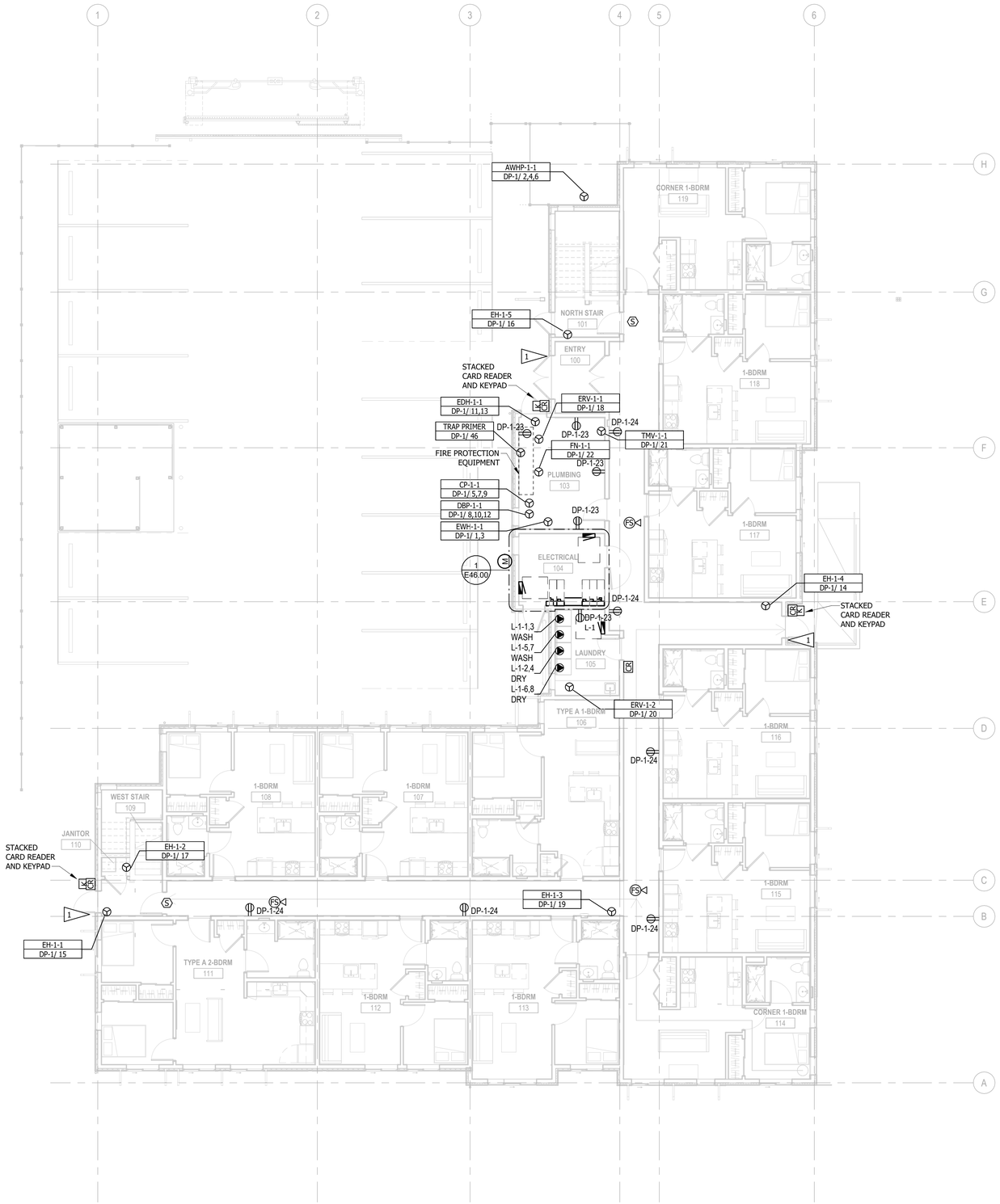
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ELECTRICAL SITE PLAN

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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. DOOR TO BE ON TIMED ALARM.

1 P&LV PLAN - LEVEL 1
1/8" = 1'-0"

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P&LV PLAN - LEVEL 1

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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.

1 P&LV PLAN - LEVEL 2
1/8" = 1'-0"

N

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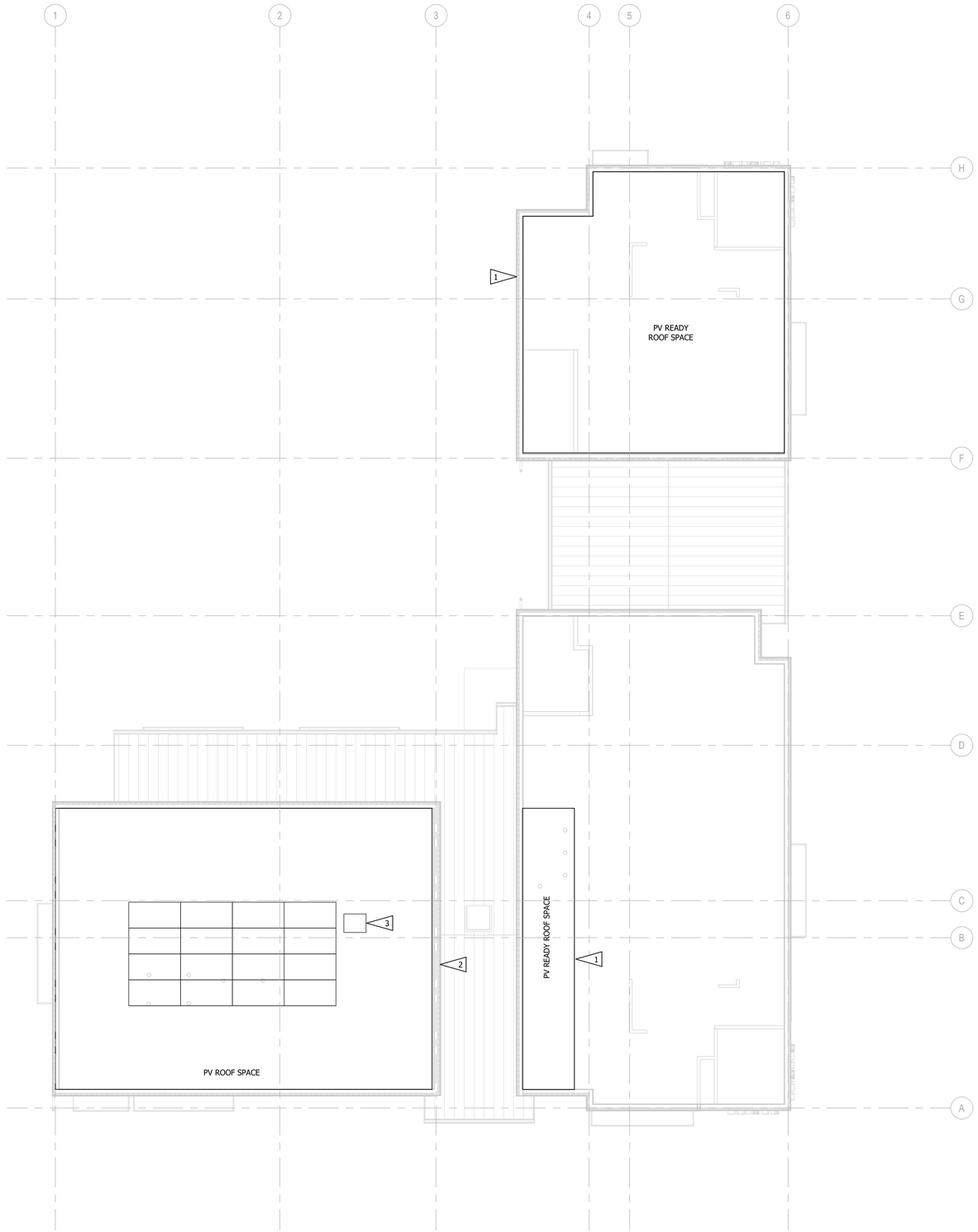
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P&LV PLAN - LEVEL 2

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KEYNOTES

1. SPACE RESERVED FOR FUTURE INSTALLATION. PROVIDE 2" CONDUIT SLEEVE WITH WEATHER HEAD FOR FUTURE USE.
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.

1 P&LV PLAN - ROOF
1/8" = 1'-0"

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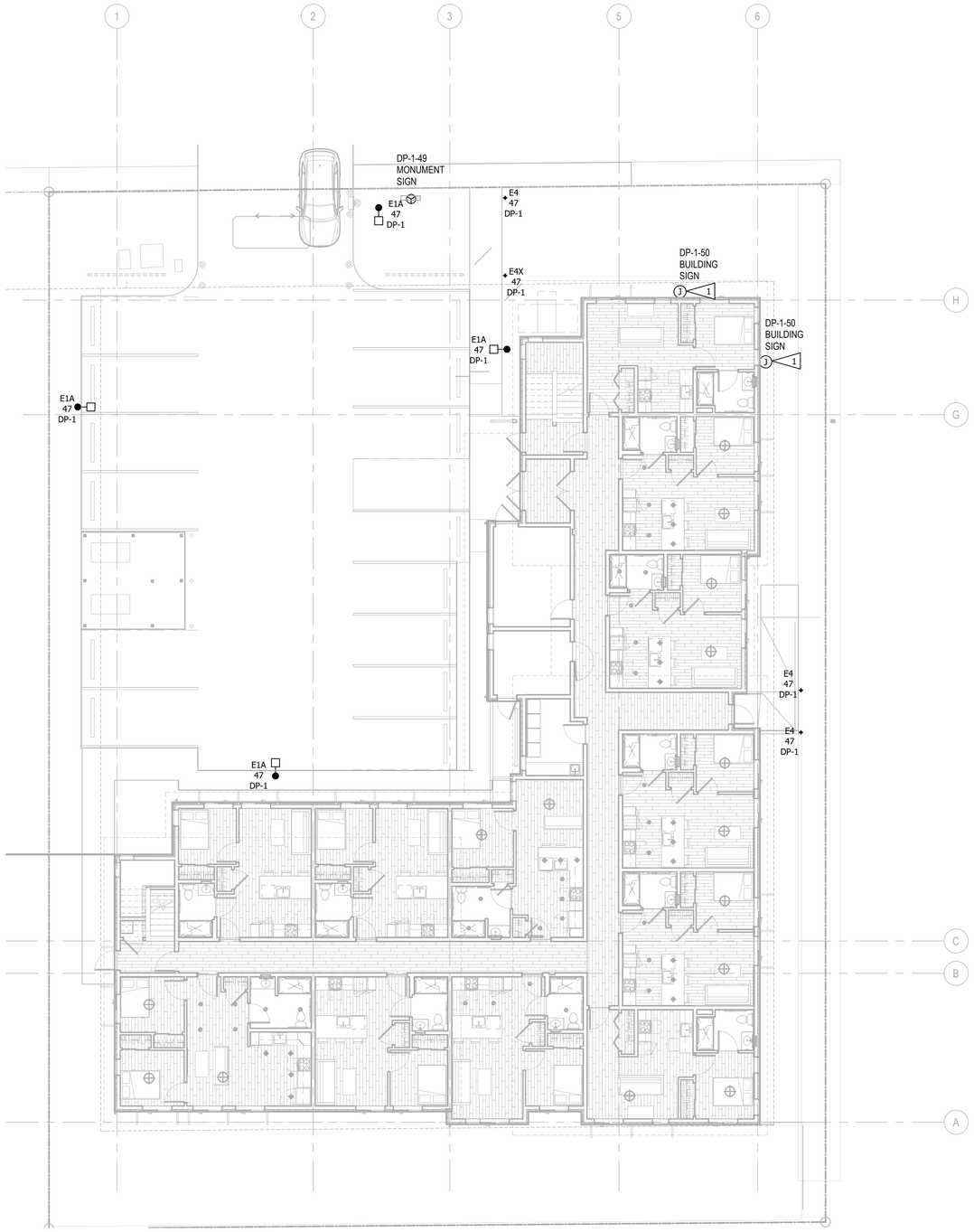
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P&LV PLAN - ROOF

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SHEET KEYNOTES

1 PROVIDE 120V CIRCUIT FOR BUILDING SIGNS. FINAL LOCATIONS AND ELEVATIONS TO BE COORDINATED WITH THE OWNER.

1 LIGHTING SITE PLAN

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

N

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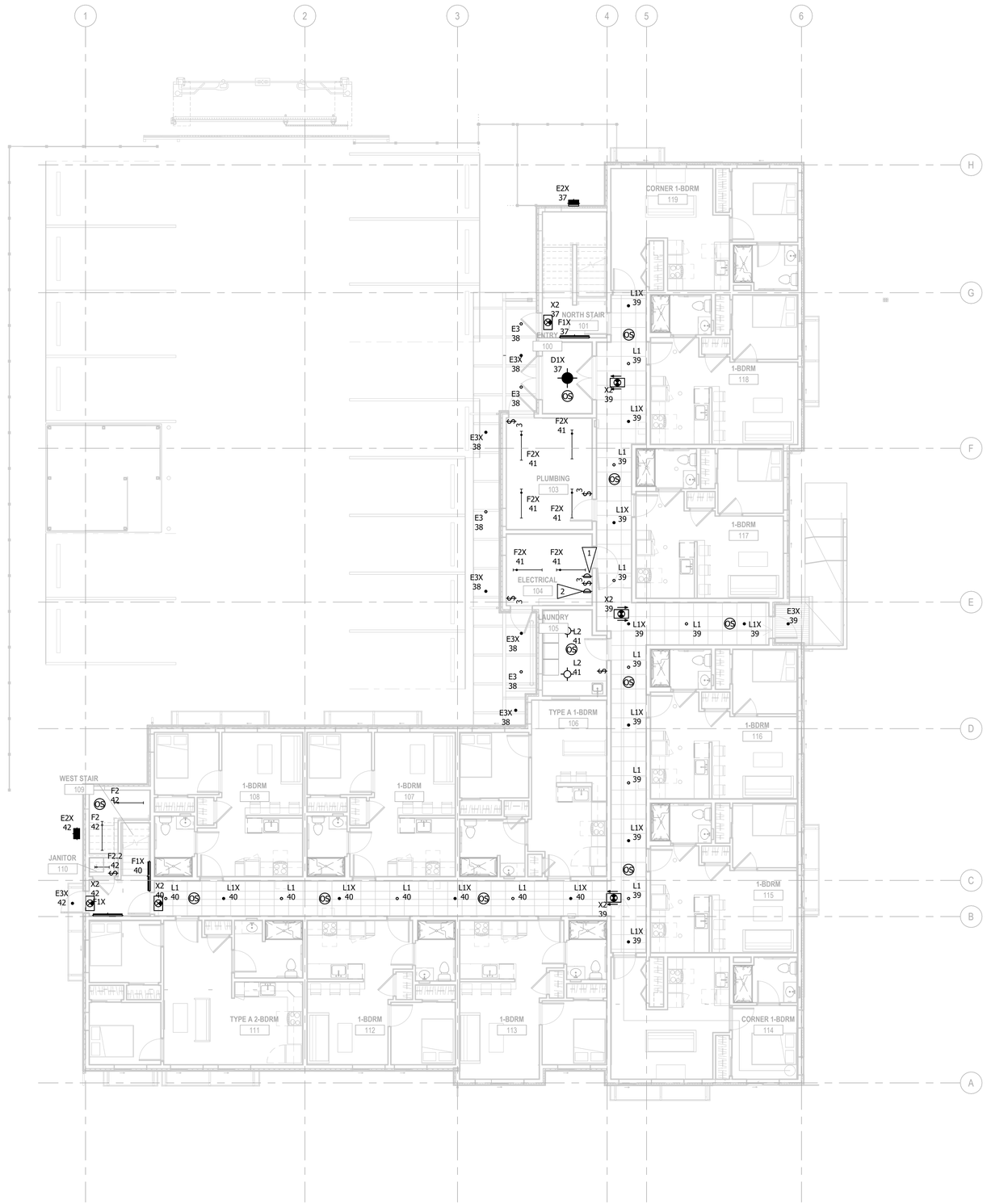
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LIGHTING SITE PLAN

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1 LIGHTING PLAN - LEVEL 1

1/8" = 1'-0"

0 4' 8' 16'

N

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 E0.20 FOR LUMINAIRE SCHEDULE.
C. REFER TO SHEET E0.30 FOR LIGHTING CONTROL SEQUENCE OF OPERATIONS.
D. EGRESS LIGHTING, INDICATED BY "X" DESIGNATION, TO BE PROVIDED WITH UL924 BATTERY BACKUP. LIGHTING TO BE RAISED 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

1 PROVIDE OVERRIDE DIMMER SWITCH FOR CORRIDOR LIGHTING.
2 PROVIDE OVERRIDE DIMMER SWITCH FOR CORRIDOR LIGHTING.

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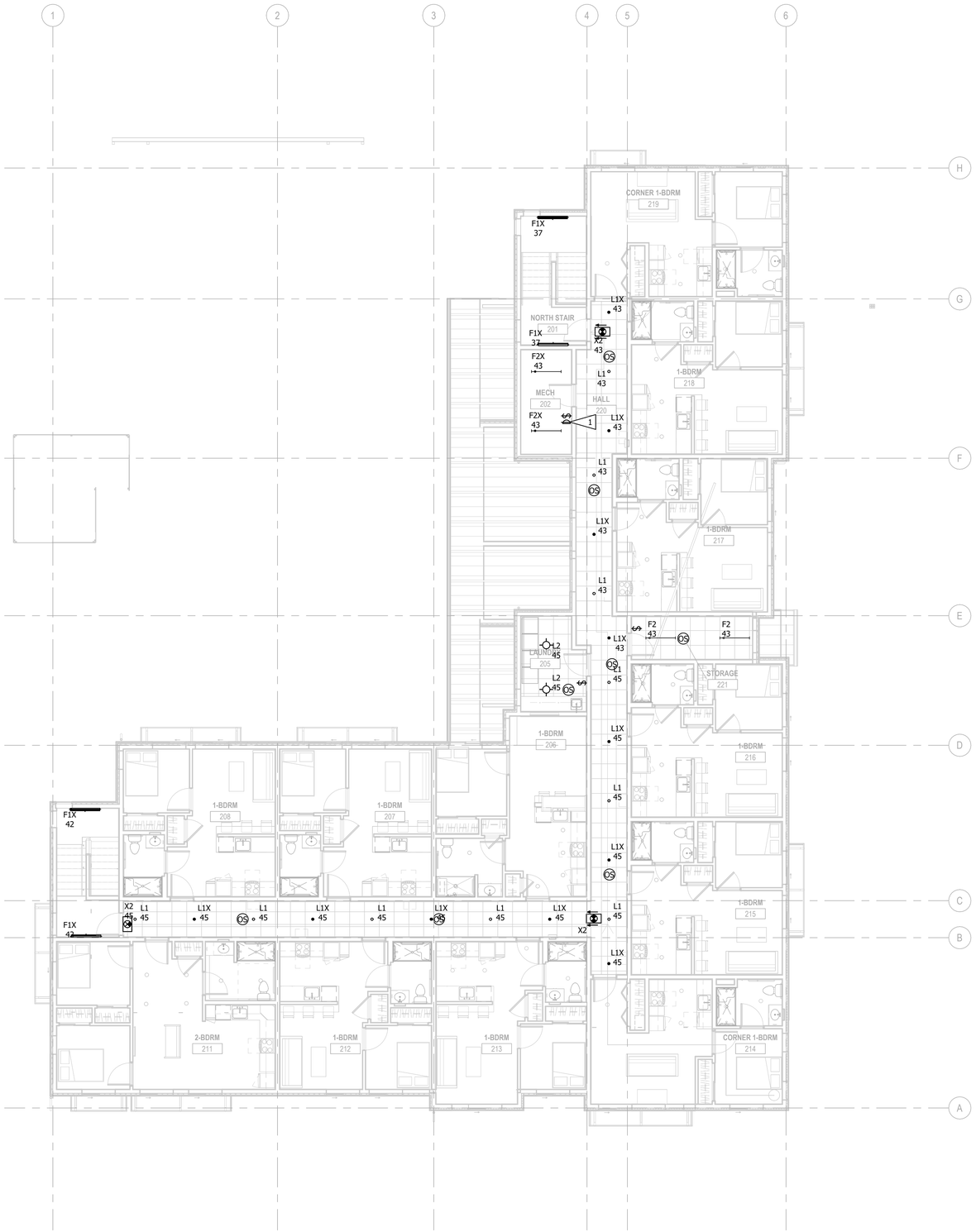
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LIGHTING PLAN - LEVEL 1

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1 LIGHTING PLAN - LEVEL 2

1/8" = 1'-0"

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B. REFER TO SHEET E0.20 FOR LUMINAIRE SCHEDULE.
C. REFER TO SHEET E0.30 FOR LIGHTING CONTROL SEQUENCE OF OPERATIONS.
D. EGRESS LIGHTING, INDICATED BY "X" DESIGNATION, TO BE PROVIDED WITH UL924 BATTERY BACKUP. LIGHTING TO BE RAISED 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

1 PROVIDE OVERRIDE DIMMER SWITCH FOR CORRIDOR LIGHTING.

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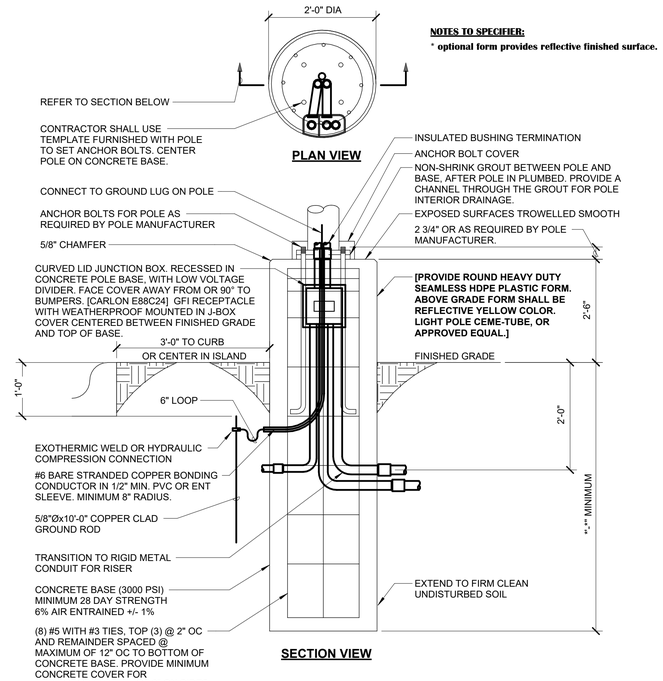
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LIGHTING PLAN - LEVEL 2

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NOTES TO SPECIFIER:

* **optional form provides reflective finished surface.**

EXTENDED POLE BASE DETAIL W/JUNCTION BOX

② 12" = 1'-0"

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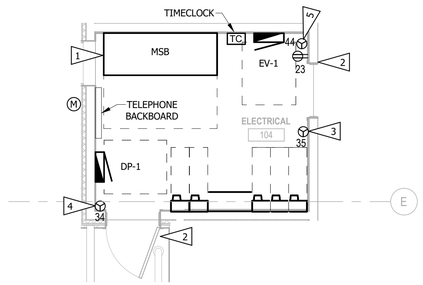
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ELECTRICAL DETAILS

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1 P&LV ENLARGED PLAN - ELECTRICAL ROOM (L1)

1/4" = 1'-0"

N

SHEET KEYNOTES

1. LENGTH OF MAIN SWITCHBOARD NOT TO EXCEED 8' 6".
2. CONTRACTOR TO PROVIDE DOORS LISTED FOR PANIC HARDWARE.
3. PROVIDE 120V CIRCUIT FOR DHW METERING SYSTEM REPEATER. LOCATION TO BE COORDINATED BETWEEN ELECTRICAL AND PLUMBING CONTRACTORS.
4. PROVIDE 120V CIRCUIT FOR MOISTURE SENSOR. LOCATION TO BE COORDINATED BETWEEN ELECTRICAL AND PLUMBING CONTRACTORS.
5. PROVIDE 120V CIRCUIT FOR ACCESS CONTROL PANEL. LOCATION TO BE COORDINATED WITH OWNER.

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PROJECT #240218400.00

NICHOLAS P. RICH
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REGISTERED
PROFESSIONAL ENGINEER
07/24/2026

EKLUND AT GALES
PENINSULA HOUSING AUTHORITY

2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

REVISION SCHEDULE		

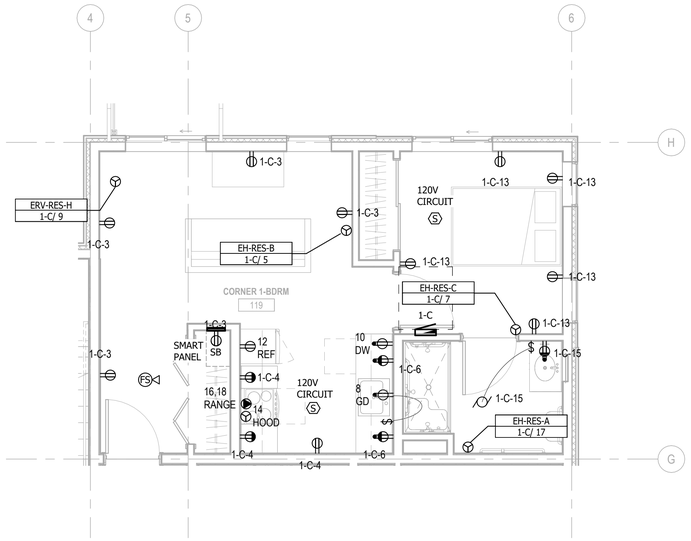
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ENLARGED
ELECTRICAL PLANS

SHEET #

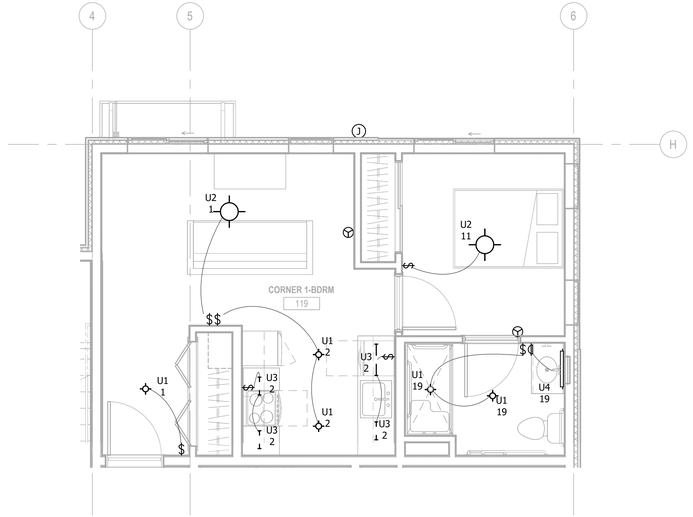
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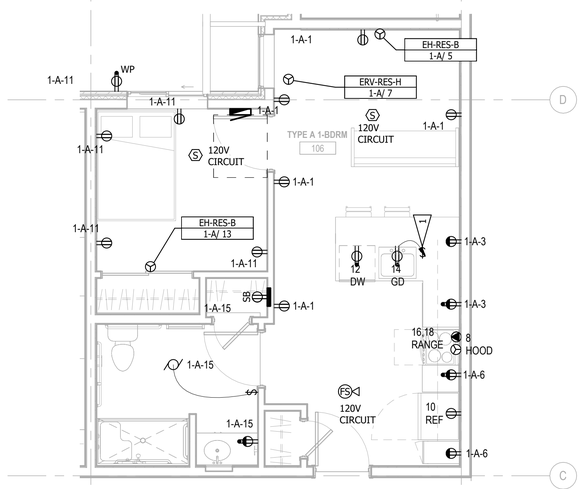
1 P&LV PLAN - CORNER UNIT

1/4" = 1'-0"



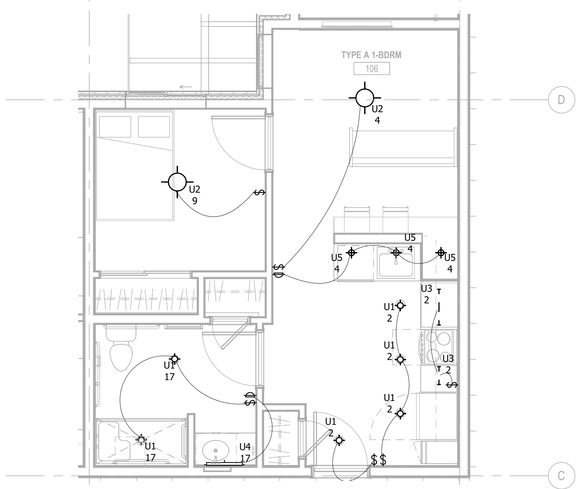
2 LIGHTING PLAN - CORNER UNIT

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 E0.20 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

1 PROVIDE AND INSTALL AIR BUTTON SWITCH FOR ALL GARBAGE DISPOSALS LOCATED ON KITCHEN ISLANDS.

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PROJECT #240021840.00

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EKLUND AT GALES

PENINSULA HOUSING AUTHORITY

2372 E 7TH AVENUE
PORT ANGELES, WAS 98362

PROJECT # 2023093.02

PERMIT SET

ISSUE DATE JULY 27, 2026

REVISION SCHEDULE

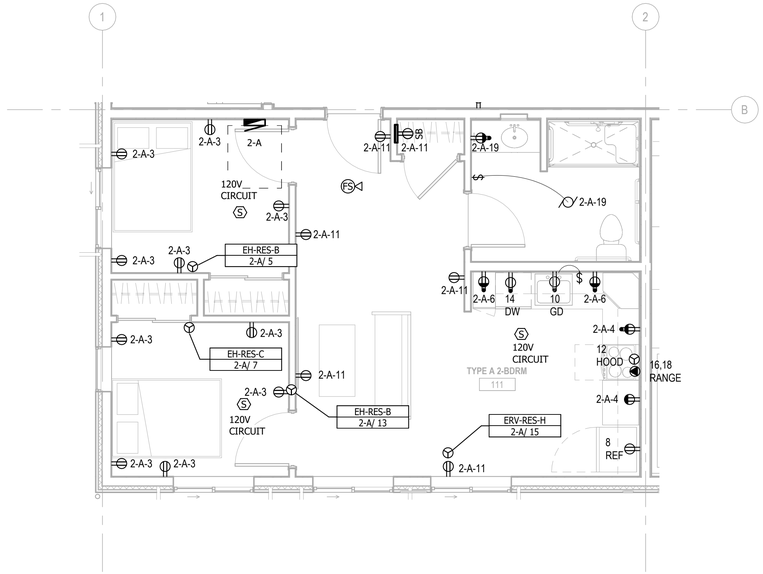
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ENLARGED UNIT PLANS

SHEET #

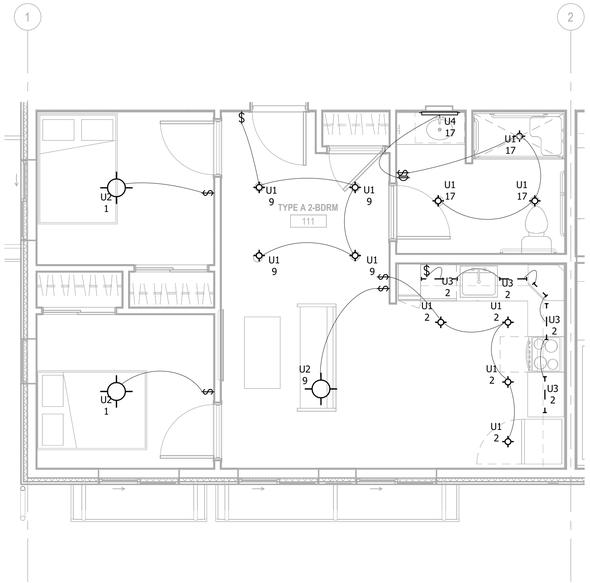
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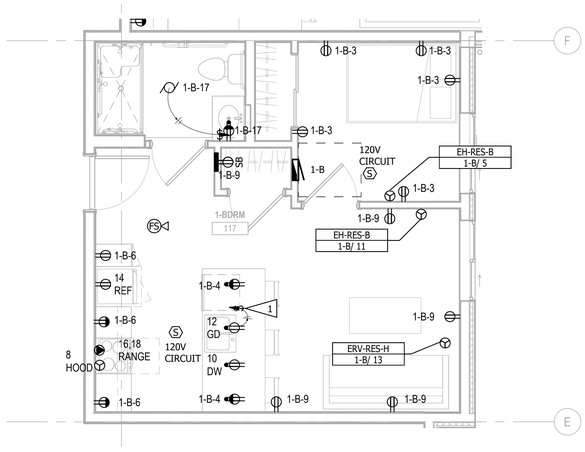
1 P&LV PLAN - ACCESSIBLE 2-BEDROOM UNIT

1/4" = 1'-0"



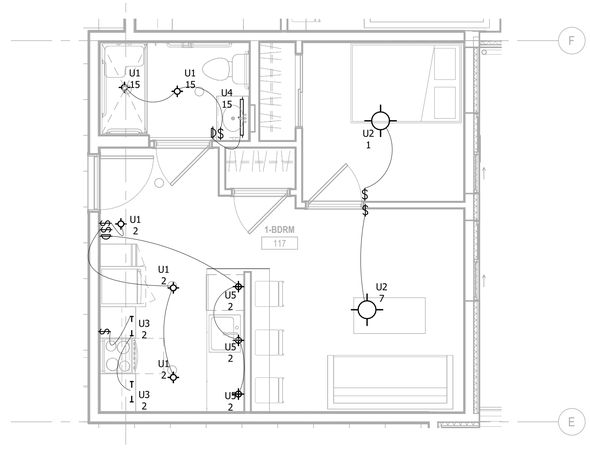
2 LIGHTING PLAN - ACCESSIBLE 2-BEDROOM UNIT

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"

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PROJECT #240218 40.00

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07/24/2026

EKLUND AT GALES

PENINSULA HOUSING AUTHORITY

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