



CITY OF BLACK DIAMOND
June 1, 2023 Regular Business Meeting Agenda
Council Chambers, 25510 Lawson St.
Black Diamond, WA 98010

THIS IS OFFERED AS A HYBRID MEETING AND MAY BE ATTENDED IN PERSON AT THE ABOVE NOTED ADDRESS OR BY JOINING VIRTUAL/TELEPHONICALLY. CALL IN AND JOINING INFORMATION FOLLOWS:

Zoom link to join meeting: <https://zoom.us/j/4454477047?pwd=eGxRY3ZEeU14SVM2cGRBcUxCSjdmZz09>

(Note: You do not need a web cam to join the meeting, but you will need audio to hear the proceedings.)

Meeting ID: 445 447 7047 Password: Council

Telephone dial in options: +1 253 215 8782 US (Tacoma) +1 206 337 9723 US (Seattle) Meeting ID: 445 447 7047
Password: 426953

7:00 P.M. CALL TO ORDER, FLAG SALUTE, ROLL CALL

READING OF GUIDING PRINCIPLES:

AGENDA REVIEW AND APPROVAL:

PUBLIC COMMENTS: Persons wishing to address the City Council regarding items of new business are encouraged to do so at this time. When recognized by the Mayor, please come to the podium and clearly state your name. Please limit your comments to 3 minutes. If you desire a formal agenda placement, please contact the City Clerk at 360-851-4500. Thank you for attending.

APPOINTMENTS, ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS:

- 1) **Proclamation** – Pride Month

CONSENT AGENDA:

- 2) **Claim Checks** – June 1, 2023, Check No. 52998 through Check No. 53030 (void 52582) in the amount of \$661,242.06
- 3) **Minutes** – Work Session of May 11, 2023, and Council Meeting of May 18, 2023

PUBLIC HEARINGS:

- 4) **AB23-024** – Draft 2024-2029 Six Year Transportation Improvement Plan Mr. Hanis

UNFINISHED BUSINESS: None

NEW BUSINESS:

- 5) **AB23-25** – Resolution Authorizing Mayor to Execute a Contract with CCD Black Diamond Partners LLC for the Purchase of the Lawson Hills Fire Station Mayor Benson

DEPARTMENT REPORTS:

MAYOR'S REPORT:

COUNCIL REPORTS:

- Councilmember de Leon
- Councilmember Jones
- Councilmember Page
- Councilmember Deady
- Councilmember Douglass
- Councilmember Smith
- Councilmember Mulvihill

ATTORNEY REPORT:**PUBLIC COMMENTS:****EXECUTIVE SESSION:****ADJOURNMENT:**

CITY COUNCIL OF BLACK DIAMOND PROCLAMATION **Pride Month 2023**

Whereas, the month of June has historically been designated as Pride Month in remembrance of the Stonewall Riots and the ongoing march towards equity and justice for all people, including the LGBTQIA+ community; and

Whereas, LGBTQIA+ individuals of all ages still experience forms of discrimination, intimidation, and unequal opportunities and access; and

Whereas, the United States was founded on the principals of equal rights for all people, but the fulfillment of this promise has been long in coming for the LGBTQIA+ community, and subsequent Supreme Court rulings have affirmed that the Constitution protects LGBTQIA+ individuals from unlawful discrimination and violations of due process; and

Whereas, LGBTQIA+ individuals are more likely than others to experience difficulties with mental health, more likely to experience homelessness, and more likely to fear termination of employment or from housing due to ongoing discrimination and rejection by loved ones, employers, landlords, and others; and

Whereas, despite ongoing struggles for full community acceptance, the LGBTQIA+ community affirms a commitment to joy and celebration for living authentically in the form of Pride Month; and

Whereas, the City of Black Diamond affirms its commitment to supporting mental health and to promoting diversity, equity, and inclusion through proclamations for mental health and diversity, equity, inclusion, and belonging; and

Whereas, the LGBTQIA+ community is a celebrated and essential part of the growing Black Diamond Community; and

Whereas, while the LGBTQIA+ rights movement has achieved great progress, there is more work to be done by all of us to extend the promise of our country to every person, for all human beings are born free and equal in dignity and rights and should be free to live without fear of prejudice, discrimination, and violence.

Now, therefore, the undersigned Councilmembers of the City of Black Diamond do proclaim:

1. The month of June 2023 officially as Pride Month in the City of Black Diamond; and

2. The City of Black Diamond will continue to promote the spirit of pride throughout the year that is informed by needs and voices specific to LGBTQIA+ residents in Black Diamond; and
3. The City of Black Diamond will fly the Pride Flag at Council Chambers beginning June 2, 2023, at 10:00am for the entire month of June in celebration and recognition of the legacy, contributions, and history of LGBTQIA+ Americans, and particularly Black Diamond residents.

So proclaimed by the Black Diamond City Council, this 1st day of June 2023.

Tamie Deady

Brad Douglass

Therron Smith

Leih Mulvihill

Kristiana de Leon

Nathan Jones

Debbie Page



CERTIFICATION

Finance Committee Meeting
Council Date:

May 22, 2023
June 1, 2023

Check No.'s / EFT	Batch Name	Check / EFT Date		Amount
52998 - 52999	Early 3rd May Batch	05/19/2023 - 05/22/2023	\$	1,905.13
53000 - 53028	3rd May Batch	06/02/23	\$	648,314.62
53029	1st June 2023 Batch	06/02/23	\$	11,022.31
V 52582	May Voids	6/022/2023	\$	-\$690.33
53030			\$	\$690.33
			\$	
			\$	
			\$	
			\$	
			\$	
			\$	
			\$	
		TOTAL	\$	661,242.06

I, THE UNDERSIGNED DO HEREBY CERTIFY UNDER THE PENALTY OF PERJURY, THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED AND OR THE LABOR PERFORMED AS DESCRIBED HEREIN AND THAT THE CLAIM IS A JUST, DUE AND UNPAID OBLIGATION AGAINST THE CITY OF BLACK DIAMOND, AND THAT I AM AUTHORIZED TO AUTHENTICATE AND CERTIFY TO SAID CLAIM.

May Miller, Finance Director
May Miller, Finance Director

CAROL BENSON, MAYOR

DATE May 22, 2023

DATE _____



Register

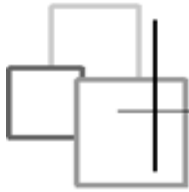
Fiscal: 2023

Deposit Period: 2023 - June, 2023 - May

Check Period: 2023 - June - 1st June Batch, 2023 - May - Early 3rd May Batch, 2023 - May - 2nd May Void Batch, 2023 - May - 3rd May 2023 Batch

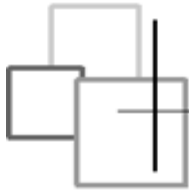
Number	Name	Print Date	Clearing Date	Amount
Columbia Bank	390562401			
Check				
<u>52998</u>	Judicial Conference Registrar	5/19/2023		\$200.00
<u>52999</u>	Xavier Mason	5/19/2023		\$1,705.13
<u>53000</u>	AHBL, Inc.	6/2/2023		\$31,438.75
<u>53001</u>	Alpine Products Inc.	6/2/2023		\$314.68
<u>53002</u>	Amazon Capital Services, Inc.	6/2/2023		\$2,257.09
<u>53003</u>	American Stormwater Institute	6/2/2023		\$23.00
<u>53004</u>	Bill's Locksmith Service Inc.	6/2/2023		\$65.95
<u>53005</u>	Black Diamond Auto Parts	6/2/2023		\$291.26
<u>53006</u>	Comcast	6/2/2023		\$24.36
<u>53007</u>	Danielle Nielsen	6/2/2023		\$160.00
<u>53008</u>	Elwalu LLC (Elephant Car Wash)	6/2/2023		\$21.76
<u>53009</u>	FP Mailing Solutions	6/2/2023		\$130.44
<u>53010</u>	H.D. Fowler Company	6/2/2023		\$7,917.43
<u>53011</u>	Home Depot Credit Service	6/2/2023		\$267.15
<u>53012</u>	Johnsons Home & Garden	6/2/2023		\$198.40
<u>53013</u>	Jose Luis Molnar	6/2/2023		\$135.72
<u>53014</u>	JPR Construction	6/2/2023		\$1,000.00
<u>53015</u>	King County Finance	6/2/2023		\$892.99
<u>53016</u>	King County Finance - I-Net	6/2/2023		\$1,490.00
<u>53017</u>	L.N. Curtis & Sons	6/2/2023		\$197.02
<u>53018</u>	Maria Moscoso	6/2/2023		\$140.00
<u>53019</u>	Mountain View Fire & Rescue	6/2/2023		\$537,645.00
<u>53020</u>	OakRidge Homes	6/2/2023		\$455.00
<u>53021</u>	Parametrix, Inc.	6/2/2023		\$2,016.25
<u>53022</u>	Pollardwater.com-West	6/2/2023		\$68.70
<u>53023</u>	Puget Sound Energy	6/2/2023		\$11,341.59
<u>53024</u>	Reano Construction & Logging Inc.	6/2/2023		\$6,087.20
<u>53025</u>	RH2 Engineering Inc.	6/2/2023		\$24,799.77
<u>53026</u>	Shope Concrete Products	6/2/2023		\$553.94
<u>53027</u>	Tawnya Parks	6/2/2023		\$224.01
<u>53028</u>	Welcome Ramp Systems, Inc	6/2/2023		\$18,157.16
<u>53029</u>	Sorci Family LLC	6/2/2023		\$11,022.31
<u>53030</u>	Bill's Locksmith Service Inc.	6/2/2023		\$690.33

Number	Name	Print Date	Clearing Date	Amount
<u>V 52582</u>	Bill's Locksmith Service Inc.	6/2/2023		(\$690.33)
		Total	Check	\$661,242.06
		Total	390562401	\$661,242.06
		Grand Total		\$661,242.06



Voucher Directory with Transaction Date

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Judicial Conference Registrar				
	52998	05192023 JCR	5/19/2023	2023 - May - Early 3rd May Batch
		Registration - Swain, Parks		
		001-000-120-512-51-49-01	CRT - Training	\$100.00
		Reg - Judge Krista White Swain		
		001-000-120-512-51-49-01	CRT - Training	\$100.00
		Reg - Tawnya Parks		
		Total 05192023 JCR		\$200.00
	Total 52998			\$200.00
	Total Judicial Conference Registrar			\$200.00
Xavier Mason				
	52999	05222023 XM	5/22/2023	2023 - May - Early 3rd May Batch
		Expense Reimbursement		
		001-000-180-518-50-41-03	CEN SVCS -hiring/Employment costs	\$1,705.13
		Travel & Lodging		
		Total 05222023 XM		\$1,705.13
	Total 52999			\$1,705.13
	Total Xavier Mason			\$1,705.13
	Vendor Count	2	Grand Total	\$1,905.13



Voucher Directory with Transaction Date

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
AHBL, Inc.				
	53000	4/30/2023	2023 - May - 3rd May 2023 Batch	
	138691			
		April 2023 Service		
		001-000-240-558-60-41-01	PLN - Prof Serv - Long Range Planning	\$10,860.00
	Total 138691			\$10,860.00
	53000	4/30/2023	2023 - May - 3rd May 2023 Batch	
	138728			
		pril 2023 Service		
		001-000-240-558-60-41-01	PLN - Prof Serv - Long Range Planning	\$20,578.75
	Total 138728			\$20,578.75
	Total 53000			\$31,438.75
Total AHBL, Inc.				\$31,438.75
Alpine Products Inc.				
	53001	5/10/2023	2023 - May - 3rd May 2023 Batch	
	TM-216190			
		GYM Project		
		310-000-002-594-18-62-05	Gym Improvements	\$57.30
		Parking Signs		
	Total TM-216190			\$57.30
	53001	5/10/2023	2023 - May - 3rd May 2023 Batch	
	TM216189			
		PW - Supplies		
		404-000-016-594-34-63-00	WTR - Loop - SR 169 - Const	\$257.38
		Construction Ahead Signs		
	Total TM216189			\$257.38
	Total 53001			\$314.68
Total Alpine Products Inc.				\$314.68

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Amazon Capital Services, Inc.				
53002	1PX4-LHY4-HF3L	5/14/2023	2023 - May - 3rd May 2023 Batch	
	PW - Supplies			
	101-000-000-542-30-31-12		PW - Clearing Acct - Supplies	\$26.62
	File Folders			
	Total 1PX4-LHY4-HF3L			\$26.62
53002	13FW-KDP7-1F6Y	5/15/2023	2023 - May - 3rd May 2023 Batch	
	PW - Supplies			
	101-000-000-542-30-31-12		PW - Clearing Acct - Supplies	\$291.28
	Strobe Lights, Header Bag,			
	Total 13FW-KDP7-1F6Y			\$291.28
53002	14PJ-7DNJ-FJXQ	5/10/2023	2023 - May - 3rd May 2023 Batch	
	CH - Supplies			
	001-000-180-518-50-31-00		CEN SVCS - Operating & Office Supplies	\$20.64
	Calendar			
	Total 14PJ-7DNJ-FJXQ			\$20.64
53002	16MD-FR7M-1W41	5/16/2023	2023 - May - 3rd May 2023 Batch	
	CH - Supplies			
	001-000-180-518-50-31-00		CEN SVCS - Operating & Office Supplies	\$60.96
	Easel Pad, Scissors			
	Total 16MD-FR7M-1W41			\$60.96
53002	16Y4-J366-CQKC	5/9/2023	2023 - May - 3rd May 2023 Batch	
	CH - Supplies			
	001-000-180-518-50-31-00		CEN SVCS - Operating & Office Supplies	\$353.06
	Storage Box, Batteries, Paper, Canned Air			
	Total 16Y4-J366-CQKC			\$353.06
53002	1CMK-1R16-6CR6	5/17/2023	2023 - May - 3rd May 2023 Batch	
	CH - Returned Supplies			
	001-000-180-518-50-31-00		CEN SVCS - Operating & Office Supplies	(\$9.40)
	Sheet Protectors			
	Total 1CMK-1R16-6CR6			(\$9.40)

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	53002	5/17/2023	2023 - May - 3rd May 2023 Batch	
	1CXP-X7JX-D7Q6			
	PW - Supplies			
	101-000-000-542-30-31-12		PW - Clearing Acct - Supplies	\$16.19
	Label tape			
	Total 1CXP-X7JX-D7Q6			\$16.19
	53002	5/11/2023	2023 - May - 3rd May 2023 Batch	
	1DDJ-N46K-1MNP			
	CH - Supplies			
	001-000-180-518-50-31-00		CEN SVCS - Operating & Office Supplies	\$69.54
	Legal Pads, Paper			
	Total 1DDJ-N46K-1MNP			\$69.54
	53002	5/19/2023	2023 - May - 3rd May 2023 Batch	
	1DTL-J7QH-LCNX			
	CRT - Supplies			
	001-000-120-512-51-31-00		CRT - Operating Supplies	\$15.06
	Telephone cord, Shoulder rest			
	Total 1DTL-J7QH-LCNX			\$15.06
	53002	5/15/2023	2023 - May - 3rd May 2023 Batch	
	1JVK-FXCR-4CRL			
	PW - Supplies			
	101-000-000-542-30-31-12		PW - Clearing Acct - Supplies	\$12.99
	Whiteboard Pens			
	Total 1JVK-FXCR-4CRL			\$12.99
	53002	5/12/2023	2023 - May - 3rd May 2023 Batch	
	1M9F-WHM3-4HXR			
	Crt - Supplies			
	001-000-120-512-51-31-00		CRT - Operating Supplies	\$18.47
	Iphone Charger			
	Total 1M9F-WHM3-4HXR			\$18.47
	53002	5/16/2023	2023 - May - 3rd May 2023 Batch	
	1NKP-TP1Q-1KTL			
	PD - VRF Supplies			
	001-000-215-521-10-31-00		PD - Marine Operating Supplies VRF Grant	\$85.87
	Anchor Lines			
	Total 1NKP-TP1Q-1KTL			\$85.87

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	53002	5/12/2023	2023 - May - 3rd May 2023 Batch	
	1PPR-RFGX-9CKY			
	IT - Supplies			
	001-000-145-518-80-35-00		IT - Minor Equipment	\$1,181.35
			Microphone Stand, Conference Camera	
	Total 1PPR-RFGX-9CKY			\$1,181.35
	53002	5/8/2023	2023 - May - 3rd May 2023 Batch	
	1Q1L-61MX-TL9T			
	Crt - Supplies			
	001-000-120-512-51-31-00		CRT - Operating Supplies	\$45.74
			Divider Tabs, Rubber Stamp, iPad charger	
	Total 1Q1L-61MX-TL9T			\$45.74
	53002	5/15/2023	2023 - May - 3rd May 2023 Batch	
	1V6H-GMHD-LP37			
	PW - Supplies			
	101-000-000-542-30-31-12		PW - Clearing Acct - Supplies	\$14.12
			Page protectors	
	Total 1V6H-GMHD-LP37			\$14.12
	53002	5/15/2023	2023 - May - 3rd May 2023 Batch	
	1WN4-H6MP-LNTL			
	CH - Supplies			
	001-000-180-518-50-31-00		CEN SVCS - Operating & Office Supplies	\$20.62
			Pens & Post-its	
	Total 1WN4-H6MP-LNTL			\$20.62
	53002	5/18/2023	2023 - May - 3rd May 2023 Batch	
	1WXW-DMYF-J67L			
	PW - Supplies			
	101-000-000-542-30-31-12		PW - Clearing Acct - Supplies	\$33.98
	Total 1WXW-DMYF-J67L			\$33.98
	Total 53002			\$2,257.09
Total Amazon Capital Services, Inc.				\$2,257.09

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
American Stormwater Institute				
	53003	5/10/2023	2023 - May - 3rd May 2023 Batch	
	211648			
		May 2023 Service		
		401-000-000-534-80-41-02	WTR - Testing and Sampling	\$23.00
	Total 211648			\$23.00
	Total 53003			\$23.00
	Total American Stormwater Institute			\$23.00
Bill's Locksmith Service Inc.				
	53004	4/30/2023	2023 - May - 3rd May 2023 Batch	
	127005			
		PD - Supplies		
		001-000-210-521-10-31-00	PD - Operating Supplies	\$65.95
		Keys		
	Total 127005			\$65.95
	Total 53004			\$65.95
	Total Bill's Locksmith Service Inc.			\$65.95
Black Diamond Auto Parts				
	53005	4/12/2023	2023 - May - 3rd May 2023 Batch	
	467200			
		PD - Veh Maint		
		001-000-210-521-10-48-01	PD - Vehicle/Eq. Mtc. & Repair	\$269.54
		Battery		
	Total 467200			\$269.54
	53005	4/12/2023	2023 - May - 3rd May 2023 Batch	
	467309			
		MDRT - Veh Maint		
		001-000-246-558-70-48-00	MDRT - Vehicle Repair & Maintenance	\$21.72
		Filter		
	Total 467309			\$21.72
	Total 53005			\$291.26
	Total Black Diamond Auto Parts			\$291.26

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number		Name Title	Amount
Comcast					
	53006		5/5/2023	2023 - May - 3rd May 2023 Batch	
		8498 34 014 0152887 05.2023			
		May 2023 Service			
		001-000-214-521-20-42-00		PD - Tele / web / DSL / Air Cards	\$12.15
				PD Cable 0152887	
		Total 8498 34 014 0152887 05.2023			\$12.15
	53006		5/3/2023	2023 - May - 3rd May 2023 Batch	
		8498 34 014 0155476 05.2023			
		May 2023 Service			
		001-000-191-525-60-31-00		EM - Supplies	\$12.21
				EM Cable 0125628	
		Total 8498 34 014 0155476 05.2023			\$12.21
	Total 53006				\$24.36
Total Comcast					\$24.36
Danielle Nielsen					
	53007		5/8/2023	2023 - May - 3rd May 2023 Batch	
		05082023 DN			
		Employee Reimbursement			
		001-000-240-558-51-43-01		COM DEV - Lodging, Meals & Mileage	\$160.00
				WSAPT Conf - Leavenworth, WA	
		Total 05082023 DN			\$160.00
	Total 53007				\$160.00
Total Danielle Nielsen					\$160.00
Elwalu LLC (Elephant Car Wash)					
	53008		4/30/2023	2023 - May - 3rd May 2023 Batch	
		1593			
		PD - Veh Maint			
		001-000-210-521-10-48-01		PD - Vehicle/Eq. Mtc. & Repair	\$21.76
				Car Wash	
		Total 1593			\$21.76
	Total 53008				\$21.76
Total Elwalu LLC (Elephant Car Wash)					\$21.76

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
FP Mailing Solutions				
	53009	5/15/2023	2023 - May - 3rd May 2023 Batch	
	RI10568695			
		5/14/2023 - 8/13/2023 Service		
		001-000-180-518-50-45-01	CEN SVCS - Postage Meter Rental & Maint.	\$130.44
	Total RI10568695			\$130.44
	Total 53009			\$130.44
	Total FP Mailing Solutions			\$130.44
H.D. Fowler Company				
	53010	5/11/2023	2023 - May - 3rd May 2023 Batch	
	I6388355			
		PW - Supplies		
		404-000-016-594-34-63-00	WTR - Loop - SR 169 - Const	\$7,917.43
		Pipe		
	Total I6388355			\$7,917.43
	Total 53010			\$7,917.43
	Total H.D. Fowler Company			\$7,917.43
Home Depot Credit Service				
	53011	5/12/2023	2023 - May - 3rd May 2023 Batch	
	0010897			
		PW - Supplies		
		101-000-000-542-30-31-12	PW - Clearing Acct - Supplies	\$44.73
		Lumber		
	Total 0010897			\$44.73
	53011	5/12/2023	2023 - May - 3rd May 2023 Batch	
	0511992			
		PW - Supplies		
		101-000-000-542-30-31-12	PW - Clearing Acct - Supplies	\$104.67
		Hose and connectors		
	Total 0511992			\$104.67
	53011	5/12/2023	2023 - May - 3rd May 2023 Batch	
	0512073			
		PW - Supplies		
		101-000-000-542-30-31-12	PW - Clearing Acct - Supplies	\$94.96
		Gloves		
	Total 0512073			\$94.96

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	53011	4/19/2023	2023 - May - 3rd May 2023 Batch	
	3523697			
		PW - Supplies		
		101-000-000-542-30-31-12	PW - Clearing Acct - Supplies	\$22.79
		Water		
	Total 3523697			\$22.79
	Total 53011			\$267.15
Total Home Depot Credit Service				\$267.15
Johnsons Home & Garden				
	53012	5/13/2023	2023 - May - 3rd May 2023 Batch	
	472305			
		PD - Supplies		
		001-000-215-521-10-48-00	PD - Repairs and Maintenance VRF Grant	\$68.87
		Cleats, Swivel Eye Snaos		
	Total 472305			\$68.87
	53012	5/16/2023	2023 - May - 3rd May 2023 Batch	
	472359			
		PW - Supplies		
		001-000-270-576-80-31-03	PRK - Operating Supplies	\$129.53
		Misc Nuts and Bolts		
	Total 472359			\$129.53
	Total 53012			\$198.40
Total Johnsons Home & Garden				\$198.40
Jose Luis Molnar				
	53013	5/10/2023	2023 - May - 3rd May 2023 Batch	
	4854			
		May 2023 Service		
		001-000-120-512-51-41-04	CRT - Interpreter	\$135.72
	Total 4854			\$135.72
	Total 53013			\$135.72
Total Jose Luis Molnar				\$135.72

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
			Account Number	Name Title	Amount
JPR Construction					
	53014		5/12/2023	2023 - May - 3rd May 2023 Batch	
		7214.0			
			Utility Refund		
			401-000-000-369-91-03-00	WTR - Hydrant Meter Deposits	\$1,000.00
			Refund Closed Account		
		Total 7214.0			\$1,000.00
	Total 53014				\$1,000.00
Total JPR Construction					\$1,000.00
King County Finance					
	53015		4/30/2023	2023 - May - 3rd May 2023 Batch	
		126174-126175			
			April 2023 Service		
			101-000-000-542-64-48-01	STRT - Traffic Signal Maintenance	\$688.49
		Total 126174-126175			\$688.49
	53015		5/1/2023	2023 - May - 3rd May 2023 Batch	
		5004364			
			April 2023 Recording Service		
			001-000-110-511-60-49-01	LEG - K. C. Filing Fees & Misc.	\$204.50
			Record - Oath of Office		
		Total 5004364			\$204.50
	Total 53015				\$892.99
Total King County Finance					\$892.99
King County Finance - I-Net					
	53016		4/30/2023	2023 - May - 3rd May 2023 Batch	
		11013576			
			April 2023 Service		
			001-000-145-518-80-42-00	IT - Telephone Costs	\$1,490.00
		Total 11013576			\$1,490.00
	Total 53016				\$1,490.00
Total King County Finance - I-Net					\$1,490.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number		Name Title	Amount
L.N. Curtis & Sons					
	53017		5/12/2023	2023 - May - 3rd May 2023 Batch	
		INV704011			
		PD - Uniform			
		001-000-210-521-10-31-04		PD - Uniforms	\$132.12
		Total INV704011			\$132.12
	53017		5/12/2023	2023 - May - 3rd May 2023 Batch	
		INV704019			
		PD - Uniform			
		001-000-210-521-10-31-04		PD - Uniforms	\$64.90
		Total INV704019			\$64.90
	Total 53017				\$197.02
Total L.N. Curtis & Sons					\$197.02
Maria Moscoso					
	53018		4/26/2023	2023 - May - 3rd May 2023 Batch	
		2300005			
		April 2023 Service			
		001-000-120-512-51-41-04		CRT - Interpreter	\$140.00
		Total 2300005			\$140.00
	Total 53018				\$140.00
Total Maria Moscoso					\$140.00
Mountain View Fire & Rescue					
	53019		5/16/2023	2023 - May - 3rd May 2023 Batch	
		23-002			
		1ST Half 2023 - Fire Service			
		001-000-530-522-10-41-00		FIRE - Fire Dist 44 Prof Serv	\$537,645.00
		Total 23-002			\$537,645.00
	Total 53019				\$537,645.00
Total Mountain View Fire & Rescue					\$537,645.00
OakRidge Homes					
	53020		5/12/2023	2023 - May - 3rd May 2023 Batch	
		5226.58			
		Utility Refund			
		401-000-000-343-40-00-01		Water Charges	\$455.00

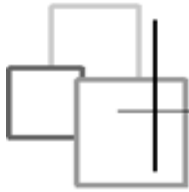
Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
		Refund Closed Account		
	Total 5226.58			\$455.00
	Total 53020			\$455.00
Total OakRidge Homes				\$455.00
Parametrix, Inc.				
	53021	5/16/2023	2023 - May - 3rd May 2023 Batch	
	44621			
	April 2023 Service			
	310-000-025-558-60-41-00		Comp Plan Update - PLN - Prof Svs	\$2,016.25
	Total 44621			\$2,016.25
	Total 53021			\$2,016.25
Total Parametrix, Inc.				\$2,016.25
Pollardwater.com-West				
	53022	5/11/2023	2023 - May - 3rd May 2023 Batch	
	0230857			
	PW - Supplies			
	407-000-000-535-80-31-01		SWR - Operating Supplies	\$68.70
	Skimmer			
	Total 0230857			\$68.70
	Total 53022			\$68.70
Total Pollardwater.com-West				\$68.70
Puget Sound Energy				
	53023	5/19/2023	2023 - May - 3rd May 2023 Batch	
	02062023 PSE			
	February 2023 Service - Invoice Lost in Mail			
	001-000-212-521-50-47-00		PD - Electric/gas	\$248.99
	220013379882: Police Storage			
	001-000-212-521-50-47-00		PD - Electric/gas	\$908.10
	200009377470: PD/CT Elec			
	001-000-254-518-20-47-00		CH - Utilities	\$114.47
	200008062016: City Hall Elec			
	001-000-254-518-20-47-00		CH - Utilities	\$178.97
	200008061844: City Hall Elec			

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
	Account Number		Title	
	001-000-254-518-20-47-00		CH - Utilities	\$219.16
	220029575798: CH - Front of Upper Floor			
	001-000-254-518-20-47-00		CH - Utilities	\$679.45
	220029758004: CH - Rear 1/2 Both Floors			
	001-000-254-518-21-47-00		MOD - Utility Expense	\$1,142.69
	220013379841: CD/PW Mod Bldgs Elec			
	001-000-270-575-30-47-00		PRK - Museum Electric/Gas	\$611.50
	220013378793: Museum			
	001-000-270-575-30-47-00		PRK - Museum Electric/Gas	\$156.08
	220031492105: Old Fire Station 99			
	001-000-270-575-51-47-00		GYM - Electricity and Gas	\$666.83
	220013379652: Gym			
	001-000-270-576-80-47-00		PRK - Electric/Gas	\$6.10
	220013379635: PW Shop-Parks 4%			
	001-000-270-576-80-47-00		PRK - Electric/Gas	\$12.80
	220013379221: Lake Sawyer Boat Launch			
	001-000-280-536-20-47-00		CEM - Electric/Gas	\$3.05
	220013379635: PW Shop-Cemetery 2%			
	101-000-000-542-63-47-01		STRT - Street Lighting	\$14.85
	220013379601: Baker St Crosswalk			
	101-000-000-542-63-47-01		STRT - Street Lighting	\$2,135.25
	220013397355: PSE Streetlights			
	101-000-000-542-63-47-01		STRT - Street Lighting	\$35.19
	220013379197: Cov Sawyer & 216th			
	101-000-000-542-63-47-01		STRT - Street Lighting	\$117.81
	220013379817: Ped Lighting Roberts			
	101-000-000-542-63-47-01		STRT - Street Lighting	\$10.22
	220024466751: 24619 Morgan St			
	101-000-000-542-63-47-01		STRT - Street Lighting	\$12.78
	220019188881: Intersection Light 24430 Morgan St			
	101-000-000-542-63-47-01		STRT - Street Lighting	\$189.96
	220014704229: Intersection Light 219th & SE 296th St			
	101-000-000-542-63-47-01		STRT - Street Lighting	\$83.57
	220024468559: Roberts Dr & Bruckners Way			
	101-000-000-542-63-47-01		STRT - Street Lighting	\$11.52
	220013379247: 216th Signal & Street Lights			
	101-000-000-543-50-47-00		PW - Electric/Gas	\$33.55
	220013379635: PW Shop-Street 22%			
	401-000-000-534-80-47-00		WTR - Electric/Gas	\$1,030.60
	220013378868: 4.3 Mil Gal Resv			
	401-000-000-534-80-47-00		WTR - Electric/Gas	\$2,406.40
	220013378835: Booster Station			

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
		Account Number	Title	
		401-000-000-534-80-47-00 220013378850: .5 Mil Gal Resv	WTR - Electric/Gas	\$37.02
		401-000-000-534-80-47-00 220013379635: PW Shop-Water 24%	WTR - Electric/Gas	\$36.59
		407-000-000-535-80-47-00 220013379643: Diamond Glen Sewer	SEW - Electric/Gas	\$38.76
		407-000-000-535-80-47-00 220013379619: Sewer Pump	SEW - Electric/Gas	\$13.06
		407-000-000-535-80-47-00 220013378819: Morganville Lift Station	SEW - Electric/Gas	\$113.07
		407-000-000-535-80-47-00 220013379635: PW Shop-Sewer 24%	SEW - Electric/Gas	\$36.60
		410-000-000-531-10-47-00 220013379635: PW Shop-Drainage 24%	STRM - Electric/Gas	\$36.60
	Total 02062023 PSE			\$11,341.59
	Total 53023			\$11,341.59
	Total Puget Sound Energy			\$11,341.59
Reano Construction & Logging Inc.				
	53024	5/17/2023	2023 - May - 3rd May 2023 Batch	
	2390			
		May 2023 Service		
		101-000-000-542-30-48-06 Tree Removal	STRT - Roadside Maint and tree removal	\$6,087.20
	Total 2390			\$6,087.20
	Total 53024			\$6,087.20
	Total Reano Construction & Logging Inc.			\$6,087.20
RH2 Engineering Inc.				
	53025	5/15/2023	2023 - May - 3rd May 2023 Batch	
	90684			
		April 2023 Service		
		404-000-020-594-34-63-00	Water Project: ARPA - 3rd Ave. Improvement	\$2,110.91
	Total 90684			\$2,110.91
	53025	5/15/2023	2023 - May - 3rd May 2023 Batch	
	90688			
		April 2023 Service		
		404-000-016-594-34-63-00	WTR - Loop - SR 169 - Const	\$3,955.49
	Total 90688			\$3,955.49

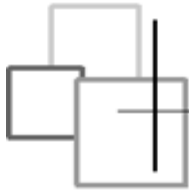
Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	53025	5/15/2023	2023 - May - 3rd May 2023 Batch	
	90689			
		April 2023 Service		
		001-000-257-558-70-41-02	MDRT - Civil Engineering	\$1,968.51
	Total 90689			\$1,968.51
	53025	5/5/2023	2023 - May - 3rd May 2023 Batch	
	90716			
		April 2023 Service		
		101-000-000-542-30-41-05	STRT - Professional Services	\$505.19
		101-000-000-542-30-41-13	STRT - Prof Serv - Eng. Civil Review	\$1,980.00
		401-000-000-534-80-41-10	WTR - Prof Serv- Civil Eng	\$505.20
		401-000-000-534-80-41-13	WTR - Prof Service-GIS	\$1,980.00
		407-000-000-535-80-41-01	SEW - Prof Srvs-GIS & other review	\$505.20
		407-000-000-535-80-41-13	SEW - Prof Service - Eng. Civil Review	\$1,980.00
		410-000-000-531-10-41-13	STRM - Prof Service - Eng. Civil Review	\$505.20
		410-000-000-531-10-41-13	STRM - Prof Service - Eng. Civil Review	\$1,980.00
	Total 90716			\$9,940.79
	53025	5/15/2023	2023 - May - 3rd May 2023 Batch	
	90717			
		April 2023 Service		
		402-000-003-594-34-63-06	Springs Water Project	\$6,824.07
	Total 90717			\$6,824.07
	Total 53025			\$24,799.77
	Total RH2 Engineering Inc.			\$24,799.77
	Shope Concrete Products			
	53026	5/8/2023	2023 - May - 3rd May 2023 Batch	
	022423			
		Gym Project		
		310-000-002-594-18-62-05	Gym Improvements	\$553.94
		Curb Stop & Stakes		
	Total 022423			\$553.94
	Total 53026			\$553.94
	Total Shope Concrete Products			\$553.94

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number		Name Title	Amount
Tawnya Parks					
	53027		5/22/2023	2023 - May - 3rd May 2023 Batch	
		01122023 TP			
				CLJ Crt Admin Academy Vancouver, WA	
				001-000-120-512-51-43-01	
				CRT - Lodging, Meals & Mileage	\$224.01
				Vancouver, WA 342 miles	
		Total 01122023 TP			\$224.01
	Total 53027				\$224.01
Total Tawnya Parks					\$224.01
Welcome Ramp Systems, Inc					
	53028		5/5/2023	2023 - May - 3rd May 2023 Batch	
		10173 WRS			
				Gym Project	
				310-000-002-594-18-62-05	
				Gym Improvements	\$18,157.16
				Gym Ramp	
		Total 10173 WRS			\$18,157.16
	Total 53028				\$18,157.16
Total Welcome Ramp Systems, Inc					\$18,157.16
	Vendor Count	29		Grand Total	\$648,314.62



Voucher Directory with Transaction Date

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Sorci Family LLC	53029	05162023 SFLLC	2023 - June - 1st June Batch	
		June 2023 Rent		
		001-000-254-518-20-45-06 City Hall Building	CH - 2023 - Bldg Rent	\$11,497.50
		001-000-254-518-20-45-06 CPI Adjustment	CH - 2023 - Bldg Rent	(\$2,463.75)
		001-000-254-518-21-45-02 Land Rental	MOD - Land Rental	\$1,988.56
		Total 05162023 SFLLC		\$11,022.31
	Total 53029			\$11,022.31
Total Sorci Family LLC				\$11,022.31
	Vendor Count	1	Grand Total	\$11,022.31



Voucher Directory with Transaction Date

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Bill's Locksmith Service Inc.				
	53030	5/17/2023	2023 - May - 2nd May Void Batch	
	R 126084			
		Reissue Lost Check		
		101-000-000-542-30-31-00	STRT - Office Supplies	\$690.33
		Padlocks		
	Total R 126084			\$690.33
	Total 53030			\$690.33
	V 52582	1/30/2023	2023 - May - 2nd May Void Batch	
	V 126084			
		Void Ck Lost in Mail		
		101-000-000-542-30-31-00	STRT - Office Supplies	(\$690.33)
	Total V 126084			(\$690.33)
	Total V 52582			(\$690.33)
Total Bill's Locksmith Service Inc.				\$0.00
	Vendor Count	1	Grand Total	\$0.00

BLACK DIAMOND CITY COUNCIL MINUTES
Work Session of May 11, 2023
Hybrid Meeting Via Zoom and In-Person
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the regular work session to order at 6:00 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Douglass, Smith, Mulvihill, de Leon, Jones, Page
Planning Commissioners Olson, Sauskojus, McCain, Morgan, Syversen (Zoom)

ABSENT: Commissioner Jensen

Staff present: Mona Davis, Community Development Director; Andrew Williamson, Ec Dev/MDRT Director; David Linehan, City Attorney; Jake Kapsandy, IT Department; and Brenda L. Martinez, City Clerk/HR Manager.

NEW BUSINESS:

1) Discussion Regarding Steps for Potential Repeal of Cannabis Retail Prohibition

Mayor Benson welcomed everyone and turned the meeting over to Councilmember Page.

Councilmember Page briefed the Council and Planning Commission on this work session item and discussion took place on the following:

Points of Discussion

- I. Preparation and Planning – Review zoning to determine appropriate locations for siting of cannabis retail.
 - Identify appropriate existing zones or potential new zoning districts
 - Zoning identification –
 - Buffer reductions? Cities can, by local ordinance, reduce the buffers to 100 feet for all of the above except schools and playgrounds
 - Caps on number? Cities can adopt numerical limits on the number of cannabis businesses allowed within city limits
- II. Implementation and Phase – Repeal BDMC Chapter 20.08 (“Prohibition on Recreational Marijuana”)
 - Keep prohibition on growing and processing?

- Retain, amend, or repeal BDMC Chapter 20.04 governing “collective gardens” to reflect current state laws governing medical cooperatives?
- Repeal of cannabis retail concurrently with, or immediately after, new land use regulations and Comp Plan update
- Creates eligibility to receive state revenue sharing on per capita basis. If a cannabis retail business locates in the city, then the city will also receive a share based on local sales. Distributions occur in quarterly installments in the year following sale.

III. Other Code Updates

- Update nuisance codes – smells, fumes, other concerns?
- Update the sign codes to comply with WAC 314-55-155 advertising restrictions for cannabis
- Update local criminal code to allow misdemeanor prosecution in city court
- Sunset provisions (any of the above could have a trial period with an expiration date)

Following discussion of the above item, Councilmember Page summarized what’s on her list to research and bring back.

- 1) Work with legal to look at zoning areas and narrowing down to what is real and what is viable
- 2) Take a look at what a 1,000-foot buffer looks like
- 3) Definitions of playground recreation center playground or child care facility, public park, public transit center, and look into what other cities have for churches
- 4) What are sales from Goobie’s Doobies
- 5) Is Buckley the same jurisdictional size as Black Diamond?

Attorney Linehan discussed the procedural process moving forward on this issue.

Councilmember Deady asked for a moment of silence in memory of Gomer Evans who passed away yesterday.

ADJOURNMENT

Councilmember Deady **moved** to adjourn the meeting; **second** Councilmember Smith. Motion **passed** with all voting in favor (7-0). The meeting ended at 7:55 p.m.

ATTEST:

Carol Benson, Mayor

Brenda L. Martinez, City Clerk

BLACK DIAMOND CITY COUNCIL MINUTES
Council Meeting of May 18, 2023
Hybrid Meeting Via Zoom and In-Person
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the regular meeting to order at 7:00 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Smith, Douglass, Mulvihill, de Leon, Jones (Councilmember Page was not present during roll call and joined the meeting at 7:22 p.m. via Zoom)

ABSENT: None

Staff present: Mona Davis, Community Development Director; Scott Hanis, Public Works Director; Jamey Kiblinger, Police Chief; David Linehan, City Attorney; Rob Reed, IS Manager; and Jake Kapsandy, IT Staff.

READING OF GUIDING PRINCIPLES

AGENDA REVIEW AND APPROVAL:

Councilmember de Leon **moved** to approve the agenda; **second** Councilmember Smith. Motion **passed** with all voting in favor (6-0).

PUBLIC COMMENTS:

Mario Sorci, Black Diamond spoke to Council.

Grazyna Prouty, Kent spoke to Council.

Jan Molinaro, Mayor of City of Enumclaw, spoke to the Council on behalf of Sounds Cities Association.

Dave Beck, Kent spoke to Council.

Nanette Stocks, Black Diamond spoke to Council.

Kristen Bryant, Bellevue spoke to Council.

APPOINTMENTS, ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS:

Oath of Office – Police Officer Anna Brandt

Mayor Benson administered the oath of office to our new police officer, Anna Brandt.

CONSENT AGENDA:

Councilmember de Leon **moved** to approve the Consent Agenda; **second** Councilmember Mulvihill. Motion **passed** with all voting in favor (6-0). The Consent Agenda was approved as follows:

- 1) **Claim Checks** – May 18, 2023, Check No. 52928 through Check No. 52997 (voids 52090, 52365) and EFTs in the amount of \$1,294,270.85
- 2) **Payroll** – April 2023, Check No. 20294 through No. 20301 and ACHs in the amount of \$481,093.41
- 3) **Minutes** –Special Meeting of April 27, 2023, and Council Meeting of May 4, 2023

PUBLIC HEARINGS: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- 4) **AB23-023** – Resolution Authorizing Agreement with King County Regarding Water Quality Monitoring on Lake Sawyer

Public Works Director Hanis reported on this item.

Councilmember Deady **moved** to adopt Resolution No. 23-1545, authorizing the Mayor to execute an agreement with King County to provide water quality monitoring, lab services, and volunteer training for Lake Sawyer through 2025; **second** Councilmember de Leon. Motion **passed** with all voting in favor (7-0).

DEPARTMENT REPORTS:

Fire – Chief Judkins updated Council on the lighting strike that hit a tree at a residence on Roberts Drive and stated that Justin Trout will be starting Monday as their new Deputy Chief. On behalf of Mountain View Fire, she presented council member Deady with a civilian hero award for her assistance last week with a medical emergency involving some bio-hazards at the antique store.

Police – Chief Kiblinger presented to Council her report and noted Coffee with a Cop is this Saturday at 10 a.m at Ten Trails and the DARE graduation is June 15th. She mentioned that three officers are attending marine training next week.

MAYOR'S REPORT:

Mayor Benson reported attending SCA Strong Mayors meeting and announced Gomer Evans' Service. She also reporting attending the South-End Mayor's meeting and Helen Bitner day at the Black Diamond Community Center, as well as the Daughters of the American Revolution meeting.

COUNCIL REPORTS:

Councilmember Mulvihill reported attending celebration for Helen Bitner, PSRC Passport Comp Plan seminar, she shared items that were discussed at the Planning and Community Services Council Committee. She noted that park benches are being installed in the pocket park at the museum, as well discussing the naming of the museum park "Gomer Evans Memorial Park" with the dedication scheduled for Miners Day on July 15th. She stated that staff has requested a grant extension for the skate park and the Disc Golf Association would like to build and maintain a course near the park at Lake Sawyer so a contract will need to be put together.

Councilmember de Leon reported being happy to hear the ways we can honor the legacy of Gomer Evans. She discussed responding to ongoing questions about wake surfing. She shared hearing from a resident that SE Lake Sawyer has speeding issues and the interest in speed bumps and referred to committees through an email. She reminded everyone that the Council retreat is this Saturday at the Black Diamond Bakery and to contact her with further questions.

Councilmember Jones reported 2,500 trout being put in Lake Sawyer and shared that fishing is a fun thing to do on Lake Sawyer. His main safety concern is to be mindful of the cool lake temperatures and to wear a life jacket. He announced that next Wednesday is the Tri-City meeting and invited people to attend.

Councilmember Page – no report.

Councilmember Deady reported attending the PIC meeting and shared the items that were discussed at the Public Safety Council Committee meeting. She attended the Community Development meeting, as well as Helen Bitner day at the Community Center. She expressed that she loved how the young gentlemen came tonight to address the Council about honoring Gomer Evans. She also discussed the flower baskets on Railroad Avenue being purchased through the Enumclaw School District PTO.

Councilmember Douglass reported having the opportunity to sit in on a DARE class, and complimented Officer Hershaw for leading this class. He shared that last Thursday was Fentanyl Awareness Event at Enumclaw High School and encouraged citizens to educate themselves on this as it could save a loved one. He also touched on the Blake decision and noted the legislature in their special session adopted the Blake fix.

Councilmember Smith reported looking forward to the Council retreat and encouraged folks to attend. He discussed opioids being strong and their addictiveness and then add fentanyl on top of that this is something we need to be aware of and education is key.

ATTORNEY REPORT: None

PUBLIC COMMENTS:

Gary Jones, Black Diamond spoke to Council.

Kristen Bryant, Bellevue spoke to Council.

Nanette Stocks, Black Diamond spoke to Council.

Lisa Winters, Black Diamond spoke to Council.

EXECUTIVE SESSION: None

ADJOURNMENT:

Councilmember Deady **moved** to adjourn the meeting; **second** Councilmember de Leon. Motion **passed** with all voting in favor (7-0). The meeting ended at 8:07 p.m.

ATTEST:

Carol Benson, Mayor

Brenda L. Martinez, City Clerk

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: Public Hearing for the 2024-2029 Six Year Transportation Improvement Program	Agenda Date: June 1, 2023 AB23-024	
	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev – Mona Davis	
	Finance – May Miller	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note): Planning for various projects		
Fund Source: Various		
Timeline: As per individual project schedules; due July 1, 2023		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Six-Year Transportation Improvement Program - Clean, TIP Redline Version		
SUMMARY STATEMENT: The City is required to update its Six Year Transportation Improvement Program (TIP) per Revised Code of Washington (RCW) 35.77.010 and file the TIP with the Washington State Department of Transportation (WSDOT). Most grant programs require projects to be on the City's Six Year TIP. The City is required by State law to update the TIP prior to July 1st of each year. Public Hearing only. Resolution anticipated for the June 15th meeting. FISCAL NOTE (Finance Department): This pending action does not bring in revenue nor does it cause expense other than advertising, printing, mailing, and staff labor costs already budgeted for.		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:		
RECOMMENDED ACTION: Public hearing only.		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
June 1, 2023		

City of Black Diamond 6 Year
Transportation Improvement Plan
2024 - 2029



SUMMARY OF PROJECTS

Recurring Programs			
Project Name	Location	Cost	Year
General Street Overlay Program	N/A	\$180,000/year; \$1,080,000 total	2024
Neighborhood Street Improvement Program	N/A	\$85,000/year; \$510,000 total	2024
General Street Improvement Program	N/A	\$40,000/year; \$240,000 total	2024
Grant Matching for Street Projects Program	N/A	\$40,000/year; \$240,000 total	2024
Capital Projects			
Project Name	Location	Cost	Year
*1. SR 169 Roundabouts	Roberts Dr./SR 169/BD Ravensdale Rd./Pipeline Rd.	\$10,000,000	2024
2. Covington Creek Bridge	224 th Ave SE, South of SE 297 th St.	\$2,293,500	2024
3. Downtown Public Parking	Railroad Ave.	\$400,000	2024
4. Rock Creek Bridge Rehab	Roberts Dr.	\$75,000	2024
5. Roberts Drive Reconstruction, City Hall to SR 169	City Hall to SR 169	\$6,085,000	2025
*6. Morgan Street & Roberts Drive Roundabout	Morgan St./Roberts Dr.	\$400,000	2025
*7. Pipeline Road	New east/west road between Lake Sawyer Rd. SE & SR 169	\$11,600,000	2025
8. Sawyer Woods Elementary Pedestrian Improvements, Ph. I	228 th Ave. SE from SE 312 th St. to SE 307 th Pl.	\$2,300,000	2026
9. SR 169 & Park Street Crossing	SR 169 & Park St.	\$160,000	2026
10. SR 169 Sidewalk, Roberts Drive to James Street	Roberts Dr. to James St.	\$750,000	2026
11. SE 288 th Street Sidewalk, Ph. I	216 th Ave. SE to 224 th Ave. SE	\$1,550,000	2027
*12. Lawson Street Sidewalk, Ph. II	6 th Ave. to Newcastle Dr.	\$600,000	2027
*13. North Connector	SR 169 in north triangle south to Pipeline Rd. and Roberts Dr.	\$4,500,000	2027

14. Arterial Paving – Multiple Locations	Lawson St. between 3 rd Ave. & Newcastle Dr.; 216 th Ave. SE between SE 288 th St. & SE 296 th St.	\$600,000	2028
15. Sawyer Woods Sidewalk, Ph. II	224 th Ave. SE from SE 307 th Pl. to SE 304 th St.	\$2,100,000	2028
*16. Lawson Street & SR 169 Intersection Improvements	Lawson St./SR 169	\$1,000,000	2028
*17. Baker Street & SR 169 Intersection	Baker St./SR 169	\$700,000	2028
18. Baker Street Sidewalk	Railroad Ave. to Lawson St.	\$700,000	2029
19. 216 th Avenue SE Pedestrian Improvements	SE 288 th St. to SE 292 nd St.	\$750,000	2029
*20. Lawson Connector/Lawson Parkway	SR 169 to Lawson St.	\$10,000,000	2029
	TOTAL	\$58,633,500	

**Funded through developer mitigation and/or transportation impact fees*

General Street Overlay Program

Projected Year: Recurring 2024-2029

Location: Streets throughout the City 5th Ave. between Lawson St. & Baker St., 232nd Ave./Pl. SE between 29615 & end of public road (SE 302nd), and 228th Ave. SE/229th Ave. SE/229th Pl. SE/SE 292nd Pl.

Distance: N/A

Type of Improvement: Use for opportunities to provide asphalt overlays on various City streets. This will allow the City to build an asphalt overlay program to address deteriorating, non-neighborhood streets throughout the City. These streets typically would not qualify for grant funding.

Estimated Cost: \$180,000/year; \$1,080,000 total

Fund Source: Local City Funds



Neighborhood Street Improvement Program

Projected Year: Recurring 2024-2029

Location: Include Morgan Creek, Diamond Glen, and Rainier View. Other neighborhoods will be added in future years, as needed

Distance: N/A

Type of Improvement: Use for opportunities to provide asphalt overlays or other roadway treatments (chip seal, seal coating) in neighborhoods. This will allow the City to build up funds to address deteriorating neighborhood streets throughout the City. These streets typically would not qualify for grant funding.

Estimated Cost: \$85,000/year; \$510,000 total

Fund Source: Local City Funds



General Street Improvement Program

Projected Year: Recurring 2024-2029

Location: N/A

Distance: N/A

Type of Improvement: Use for opportunities to leverage private funds, short overlays, chip sealing, crack sealing, patch work, addressing minor safety problems.

Estimated Cost: \$40,000/year; \$240,000 total

Fund Source: Local City Funds



Grant Matching for Street Projects Program

Projected Year: Recurring 2024-2029

Location: N/A

Distance: N/A

Type of Improvement: Use for grant applications to provide the required match.

Estimated Cost: \$40,000/year; \$240,000 total

Fund Source: Local City Funds

What is a matching grant?



A matching grant is a contingent grant awarded only if the receiving entity is able to put up (or independently raise) a sum equal to the amount provided by the granting entity.



SR 169 Roundabouts (#1)

Projected Year: 2024

Location: intersections of SR 169/Roberts Dr. and SR 169/Black Diamond-Ravensdale Rd. for one roundabout, intersection of SR 169/Pipeline Rd. for the second.

Distance: N/A

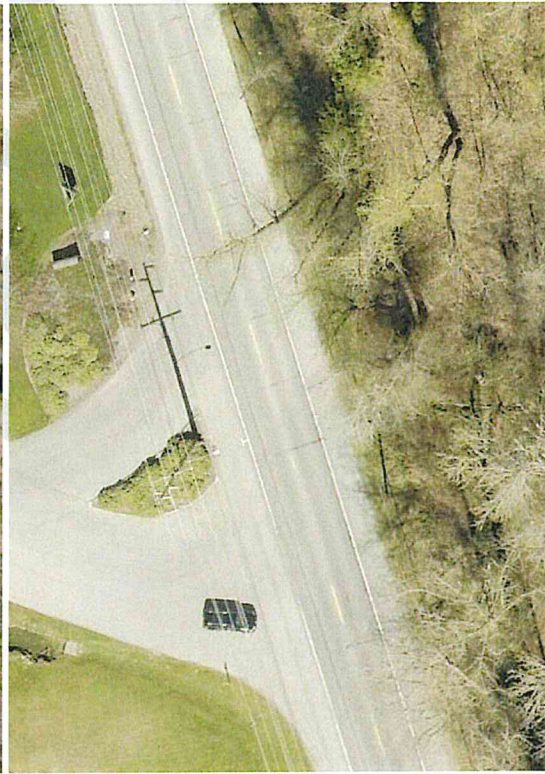
Type of Improvement: Roundabout[s] addressing the intersections of SR 169/Roberts Dr. and SR 169/Black Diamond-Ravensdale Rd.

Estimated Cost: \$10,000,000

Fund Source: Developer Mitigation, Transportation Impact Fees



Roberts Dr. & BD-Ravensdale



Pipeline Rd.

Covington Creek Bridge (#2)

Projected Year: 2024

Location: 228th Ave. SE from approximately 225' south of SE 297th St. to SE 296th St.

Distance: 0.07 miles

Type of Improvement: Replaces three failing culverts at Covington Creek with a prestressed girder bridge, along with associated grading and road improvements to match up roadways on the north and south.

Estimated Cost: \$2,293,500

Fund Source: King County Flood Control District Funds



Downtown Public Parking (#3)

Projected Year: 2024

Location: Railroad Ave. and Baker St., and nearby streets

Distance: N/A

Type of Improvement: Explore parking options for the historic downtown area of Black Diamond.

Estimated Cost: \$400,000

Fund Source: Local City Funds/Grants



Rock Creek Bridge Rehab (#4)

Projected Year: 2024

Location: Roberts Dr. Rock Creek Bridge (between 236th Ave. SE & Bruckners Way)

Distance: 20'

Type of Improvement: Sealing and painting underside of the Rock Creek Bridge.

Estimated Cost: \$75,000

Fund Source: Local City Funds



Roberts Drive Reconstruction, City Hall to SR 169 (#5)

Projected Year: 2025

Location: City Hall to SR 169

Distance: .77 miles

Type of Improvement: Widening and overlay to accommodate shared bicycle path, sidewalks on both sides of the road from Morgan Dr. to SR 169, street lighting, and stormwater improvements.

Estimated Cost: \$6,085,000

Fund Source: TIB Grant, RCO Grant, Local City Funds



Morgan Street & Roberts Drive Intersection Improvements (#6)

Projected Year: 2025

Location: Intersection of Roberts Dr. & Morgan St.

Distance: N/A

Type of Improvement: New roundabout, potentially completed as part of the Roberts Drive Reconstruction, City Hall to SR 169 project (#8)

Estimated Cost: \$400,000

Fund Source: Developer Mitigation, Transportation Impact Fees, TIB grant



Pipeline Road (#7)

Projected Year: 2025

Location: Construction of new Pipeline Rd. between Lake Sawyer Rd. & SR 169

Distance: 1.5 miles

Type of Improvement: Construction of a new roadway with pedestrian facilities between SR 169 and Lake Sawyer Rd. SE.

Estimated Cost: \$11,600,000

Fund Source: Developer Mitigation, Transportation Impact Fees



Sawyer Woods Elementary Pedestrian Improvements, Ph. I (#8)

Projected Year: 2026

Location: 228th Ave. SE from SE 312th St. to SE 307th Pl.

Distance: 0.30 miles

Type of Improvement: New sidewalk on the east side of 228th Ave. SE along with stormwater facilities, pedestrian lighting, and block walls.

Estimated Cost: \$2,300,000

Fund Source: Safe Routes to School Grant; local city funds



SR 169 & Park Street Crossing (#9)

Projected Year: 2026

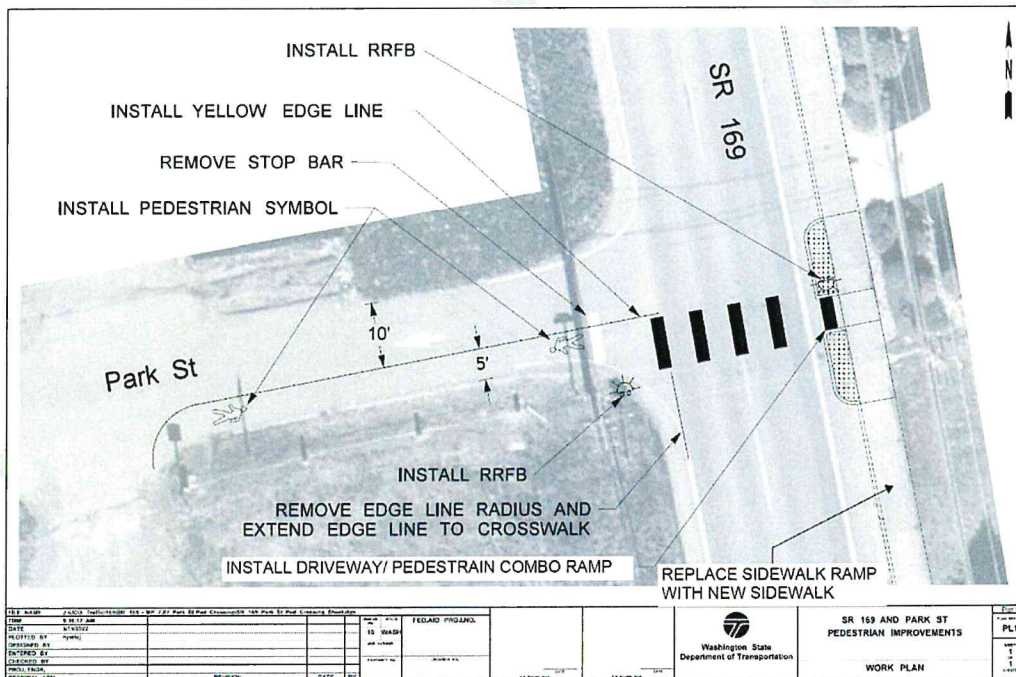
Location: SR 169 & Park St.

Distance: N/A

Type of Improvement: Crosswalk, Designated pedestrian path on Park St., and Rectangular Rapid-Flashing Beacons (RRFBs)

Estimated Cost: \$160,000

Fund Source: WSDOT Pedestrian & Bicycle Program Grant



SR 169 Sidewalk, Roberts Drive to James Street (#10)

Projected Year: 2026

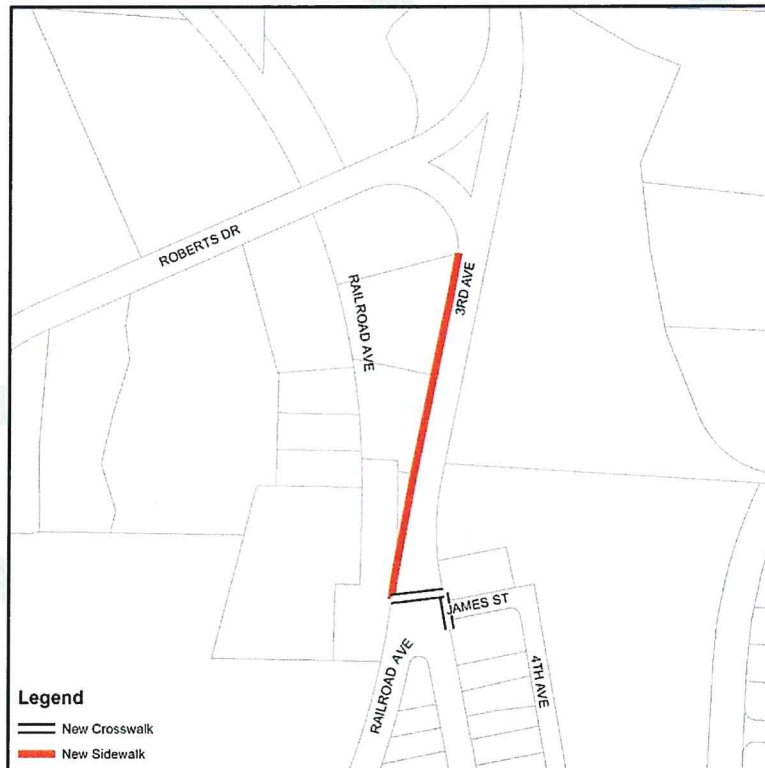
Location: SR 169 from Roberts Dr. to James St.

Distance: .20 miles

Type of Improvement: 6-foot wide sidewalk on the west side of SR 169 between the future roundabout and James St.

Estimated Cost: \$750,000

Fund Source: TIB Grant, Local City Funds



SE 288th Street Sidewalk, Ph. I (#11)

Projected Year: 2027

Location: SE 288th St. from 216th Ave. SE to 224th Ave. SE

Distance: 0.49 miles

Type of Improvement: New concrete sidewalk on the south side of the road.

Estimated Cost: \$1,550,000

Fund Source: Local City Funds



Lawson Street Sidewalk, Ph. II (#12)

Projected Year: 2027

Location: 6th Ave. to Newcastle Dr.

Distance: .19 miles

Type of Improvement: 6-foot wide sidewalk on the south side of Lawson St. along with crosswalks at 6th Ave. and Newcastle Dr.

Estimated Cost: \$600,000

Fund Source: Developer Mitigation; Grant funds



North Connector (#13)

Projected Year: 2027

Location: SR 169 connection in the north triangle south to Roberts Dr.

Distance: .25 miles

Type of Improvement: New minor arterial connection to SR 169 with potential roundabout

Estimated Cost: \$4,500,000

Fund Source: Developer Funded, Transportation Impact Fees



Arterial Paving – Multiple Locations (#14)

Projected Year: 2028

Location: Lawson St. between 3rd Ave. & Newcastle Dr., and 216th Ave. SE between SE 288th St. & SE 296th St.

Distance: 0.70 miles

Type of Improvement: Asphalt overlays on City arterial streets.

Estimated Cost: \$600,000

Fund Source: TIB Arterial Preservation Program grants (limited to streets classified as arterials)



Sawyer Woods Elementary Pedestrian Improvements, Ph. II (#15)

Projected Year: 2028

Location: 224th Ave. SE from SE 307th Pl. to SE 304th St.

Distance: 0.27 miles

Type of Improvement: New sidewalk on the east side of 224th Ave. SE along with stormwater facilities, block walls, and regrading portions of 224th to accommodate steep slopes on driveways.

Estimated Cost: \$2,100,000

Fund Source: Safe Routes to School Grant; TIB Grant; local city funds



Lawson Street & SR 169 Intersection Improvements (#16)

Projected Year: 2028

Location: Intersection of Lawson St. & SR 169

Distance: N/A

Type of Improvement: New signal to facilitate turning movements and pedestrian crossing.

Estimated Cost: \$1,000,000

Fund Source: Developer Mitigation, Transportation Impact Fees



Baker Street & SR 169 Intersection Improvements (#17)

Projected Year: 2028

Location: Intersection of Baker St. & SR 169

Distance: N/A

Type of Improvement: New signal and turn lane(s) to facilitate turning movements and pedestrian crossing

Estimated Cost: \$700,000

Fund Source: Developer Mitigation, Transportation Impact Fees



Baker Street Sidewalk (#18)

Projected Year: 2029

Location: Railroad Ave. to Lawson St.

Distance: .21 mi

Type of Improvement: Sidewalk on the south side of Baker St. between Railroad and SR 169, then on the west side of SR 169 between Baker and Lawson

Estimated Cost: \$700,000

Fund Source: Grant, Local City Funds, Developer frontage improvements



216th Avenue SE Pedestrian Improvements (#19)

Projected Year: 2029

Location: SE 288th St. to SE 292nd St.

Distance: 0.20 miles

Type of Improvement: Sidewalk, curb, gutter, stormwater, and striping to designate pedestrian facilities and preserve parking at businesses.

Estimated Cost: \$750,000

Fund Source: Local City Funds, TIB Grant



Lawson Connector/Lawson Parkway (#20)

Projected Year: 2029

Location: SR 169 to Lawson St.

Type of Improvement: New 36' wide minor arterial connection to SR 169 with pedestrian facilities, bike lanes, and street lighting.

Estimated Cost: \$10,000,000

Fund Source: Developer Funded, Transportation Impact Fees



City of Black Diamond 6 Year
Transportation Improvement Plan
2024 - 2029



SUMMARY OF PROJECTS

<u>Recurring Programs</u>			
Project Name	Location	Cost	Year
<u>General Street Overlay Program</u>	<u>N/A</u>	<u>\$180,000/year; \$1,080,000 total</u>	<u>2024</u>
<u>Neighborhood Street Improvement Program</u>	<u>N/A</u>	<u>\$85,000/year; \$510,000 total</u>	<u>2024</u>
1- General Street Improvements Program	N/A	\$3540,000/year; \$21240,000 total	202 43
2- Grant Matching for Street Projects Program	N/A	\$40,000/year; \$240,000 total	202 43
<u>Capital Projects</u>			
<u>Project Name</u>	<u>Location</u>	<u>Cost</u>	<u>Year</u>
* 41. SR 169 Roundabouts	Roberts Dr./SR 169/BD Ravensdale Rd./Pipeline Rd.	\$10,000,000	202 43
32. Covington Creek Bridge	224 th Ave SE, South of SE 297 th St.	\$2,293,500	202 43
53. Downtown Public Parking	Railroad Ave.	\$145400,000	202 43
64. Rock Creek Bridge Rehab	Roberts Dr.	\$75,000	202 43
85. Roberts Drive Reconstruction, City Hall to SR 169	City Hall to SR 169	\$4,5006,085,000	202 54
* 136. Morgan Street & Roberts Drive Roundabout	Morgan St./Roberts Dr.	\$400,000	202 56
* 197. Pipeline Road	New east/west road between Lake Sawyer Rd. SE & SR 169	\$11,600,000	202 56
98. Sawyer Woods SidewalkElementary Pedestrian Improvements, Ph. I	228 th Ave. SE from SE 312 th St. to SE 307 th Pl.	\$2,300,000	202 64
109. SR 169 & Park Street Crossing	SR 169 & Park St.	\$160,000	202 64
103. SR 169 Sidewalk, Roberts Drive to James Street	Roberts Dr. to James St.	\$750,000	202 64
2611. SE 288 th Street Sidewalk, Ph. I	216 th Ave. SE to 224 th Ave. SE	\$1,550,000	2027
* 2412. Lawson Street Sidewalk, Ph. II	6 th Ave. to Newcastle Dr.	\$600,000	202 76
* 2413. North Connector	SR 169 in north triangle south to Pipeline Rd. and Roberts Dr.	\$4,500,000	2027

14.	Arterial Paving – Multiple Locations	Lawson St. between 3rd Ave. & Newcastle Dr.; 216th Ave. SE between SE 288th St. & SE 296th St.	\$600,000	2028	
15	4. Sawyer Woods Sidewalk, Ph. II	224th Ave. SE from SE 307th Pl. to SE 304th St.	\$2,100,000	2028	5
*	16	27. Lawson Street & SR 169 Intersection Improvements	Lawson St./SR 169	\$1,000,000	2028
*	17	28. Baker Street & SR 169 Intersection	Baker St./SR 169	\$700,000	2028
18	20. Baker Street Sidewalk	Railroad Ave. to Lawson St.	\$700,000	2028	96
19	31. 216th Avenue SE Pedestrian Improvements	SE 288th St. to SE 292nd St.	\$750,000	2028	98
*	20	9. Lawson Connector/Lawson Parkway	SR 169 to Lawson St.	\$10,000,000	2028
*	30. Lawson Street/Botts Drive Intersection Improvements	Lawson St./Botts Dr.	\$500,000	2028	
				7. Morgan Creek Neighborhood Roads Preservation	Mc
				11. Lawson Street Overlay	SR
				12. 5th Avenue Overlay	Lav
				15. 232nd Avenue/Place SE Overlay	Par
				16. Downtown Pedestrian & Bicycle Link Study	Enx
				James St. to Jones Lake Rd	
				17. Diamond Glen Neighborhood Improvements	Dia
				22. 216th Avenue SE Overlay	SE
				23. Northeast Lake Sawyer Road Improvements	22
				25. Rainer View Roadway Improvements	Bal
			TOTAL	\$56,443,50058,633,500	

**Funded through ~~D~~developer mitigation and/or transportation impact fees-funded project*

General Street Overlay Program

Projected Year: Recurring 2024-2029

Location: Streets throughout the City 5th Ave. between Lawson St. & Baker St., 232nd Ave./Pl. SE between 29615 & end of public road (SE 302nd), and 228th Ave. SE/229th Ave. SE/229th Pl. SE/SE 292nd Pl.

Distance: N/A

Type of Improvement: Use for opportunities to provide asphalt overlays on various City streets. This will allow the City to build an asphalt overlay program to address deteriorating, non-neighborhood streets throughout the City. These streets typically would not qualify for grant funding.

Estimated Cost: \$180,000/year; \$1,080,000 total

Fund Source: Local City Funds



Neighborhood Street Improvement Program

Projected Year: Recurring 2024-2029

Location: Include Morgan Creek, Diamond Glen, and Rainier View. Other neighborhoods will be added in future years, as needed

Distance: N/A

Type of Improvement: Use for opportunities to provide asphalt overlays or other roadway treatments (chip seal, seal coating) in neighborhoods. This will allow the City to build up funds to address deteriorating neighborhood streets throughout the City. These streets typically would not qualify for grant funding.

Estimated Cost: \$85,000/year; \$510,000 total

Fund Source: Local City Funds



General Street Improvement Program(#1)

Projected Year: Recurring 20234-2029

Location: N/A

Distance: N/A

Type of Improvement: Use for opportunities to leverage private funds, short overlays, chip sealing, crack sealing, patch work, addressing minor safety problems.

Estimated Cost: \$3540,000/year; \$21240,000 total

Fund Source: Local City Funds



Grant Matching for Street Projects Program(#2)

Projected Year: Recurring 2024-2029

Location: N/A

Distance: N/A

Type of Improvement: Use for grant applications to provide the required match.

Estimated Cost: \$40,000/year; \$240,000 total

Fund Source: Local City Funds

What is a matching grant?



A matching grant is a contingent grant awarded only if the receiving entity is able to put up (or independently raise) a sum equal to the amount provided by the granting entity.



SR 169 Roundabouts (#14)

Projected Year: 202~~43~~

Location: intersections of SR 169/Roberts Dr. and SR 169/Black Diamond-Ravensdale Rd. for one roundabout, intersection of SR 169/Pipeline Rd. for the second.

Distance: N/A

Type of Improvement: Roundabout[s] addressing the intersections of SR 169/Roberts Dr. and SR 169/Black Diamond-Ravensdale Rd.

Estimated Cost: \$10,000,000

Fund Source: Developer Mitigation, Transportation Impact Fees



Roberts Dr. & BD-Ravensdale



Pipeline Rd.

Projected Year: 202~~4~~3

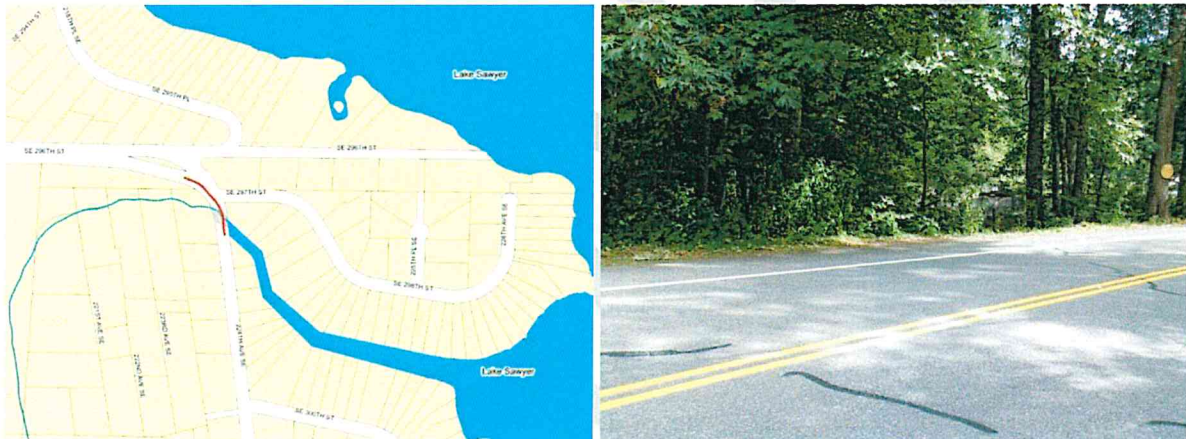
Location: 228th Ave. SE from approximately 225' south of SE 297th St. to SE 296th St.

Distance: 0.07 miles

Type of Improvement: Replaces three failing culverts at Covington Creek with a prestressed girder bridge, along with associated grading and road improvements to match up roadways on the north and south.

Estimated Cost: \$2,293,500

Fund Source: King County Flood Control District Funds



Downtown Public Parking (#~~35~~)

Projected Year: 202~~43~~

Location: Railroad Ave. and Baker St., and nearby streets

Distance: N/A

Type of Improvement: Explore parking options for the historic downtown area of Black Diamond.

Estimated Cost: \$~~145~~400,000

Fund Source: Local City Funds/Grants



Rock Creek Bridge Rehab (#46)

Projected Year: 202~~43~~

Location: Roberts Dr. Rock Creek Bridge (between 236th Ave. SE & Bruckners Way)

Distance: 20'

Type of Improvement: Sealing and painting underside of the Rock Creek Bridge.

Estimated Cost: \$75,000

Fund Source: Local City Funds



Roberts Drive Reconstruction, City Hall to SR 169 (#58)

Projected Year: 202~~5~~4

Location: City Hall to SR 169

Distance: .77 miles

Type of Improvement: Widening and overlay to accommodate shared bicycle path, sidewalks on both sides of the road from ~~library~~ Morgan Dr. to SR 169, street lighting, and stormwater improvements.

Estimated Cost: \$~~4,500~~6,085,000

Fund Source: TIB Grant, RCO Grant, Local City Funds



Morgan Street & Roberts Drive Intersection Improvements (#~~618~~)

Projected Year: 202~~5~~⁶

Location: Intersection of Roberts Dr. & Morgan St.

Distance: N/A

Type of Improvement: New roundabout, potentially completed as part of the Roberts Drive Reconstruction, City Hall to SR 169 project (#8)

Estimated Cost: \$400,000

Fund Source: Developer Mitigation, Transportation Impact Fees, TIB grant



Pipeline Road (#719)

Projected Year: 2025⁶

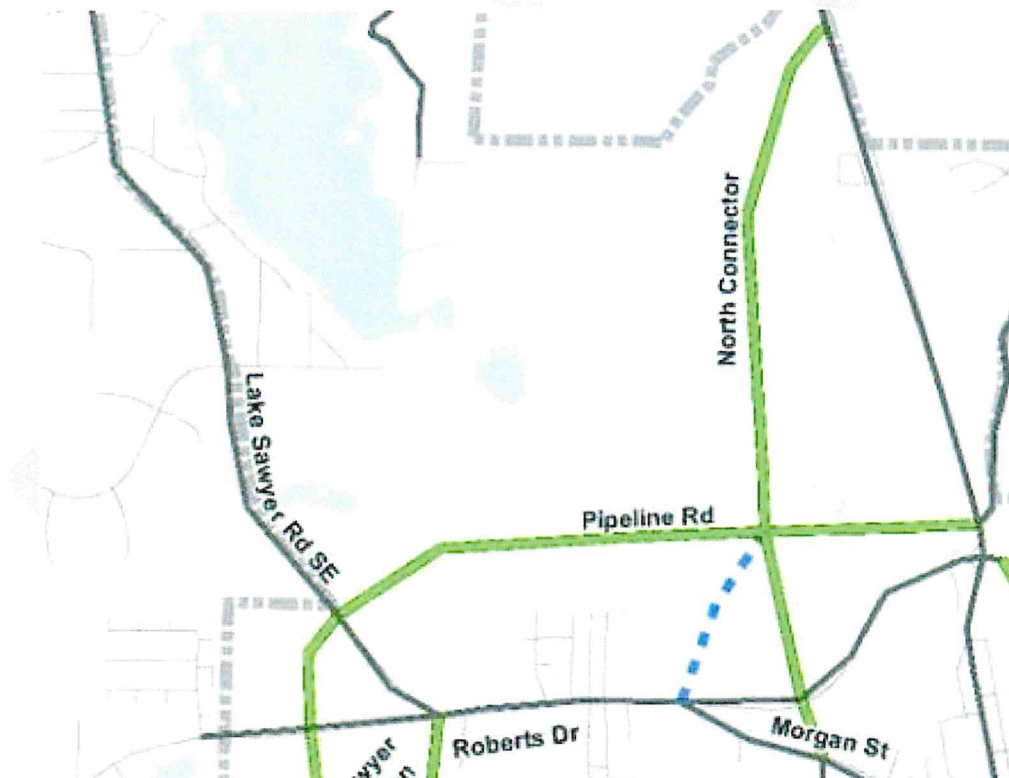
Location: Construction of new Pipeline Rd. between Lake Sawyer Rd. & SR 169

Distance: 1.5 miles

Type of Improvement: Construction of a new roadway with pedestrian facilities between SR 169 and Lake Sawyer Rd. SE.

Estimated Cost: \$11,600,000

Fund Source: Developer Mitigation, Transportation Impact Fees



Sawyer Woods Elementary Pedestrian Improvements Sidewalk, Ph. I (#89)

Projected Year: 20264

Location: 228th Ave. SE from SE 312th St. to SE 307th Pl.

Distance: 0.30 miles

Type of Improvement: New sidewalk on the east side of 228th Ave. SE along with stormwater facilities, pedestrian lighting, and block walls.

Estimated Cost: \$2,300,000

Fund Source: Safe Routes to School Grant; local city funds



SR 169 & Park Street Crossing (#910)

Projected Year: 2026

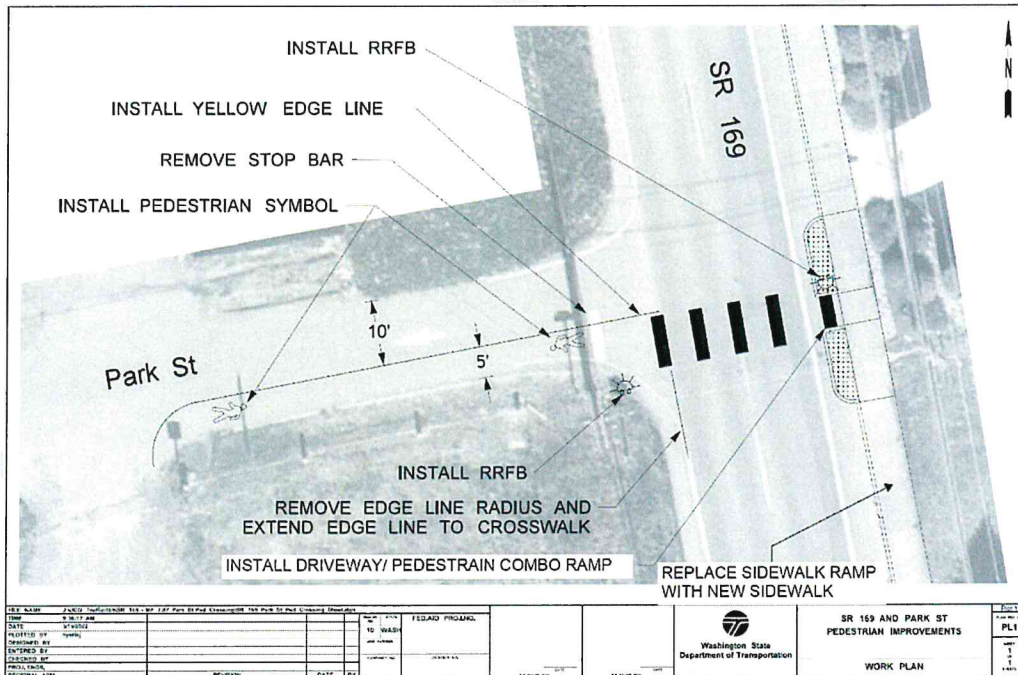
Location: SR 169 & Park St.

Distance: N/A

Type of Improvement: Crosswalk, Designated pedestrian path on Park St., and Rectangular Rapid-Flashing Beacons (RRFBs)

Estimated Cost: \$160,000

Fund Source: WSDOT Pedestrian & Bicycle Program Grant



SR 169 Sidewalk, Roberts Drive to James Street (#103)

Projected Year: 2026

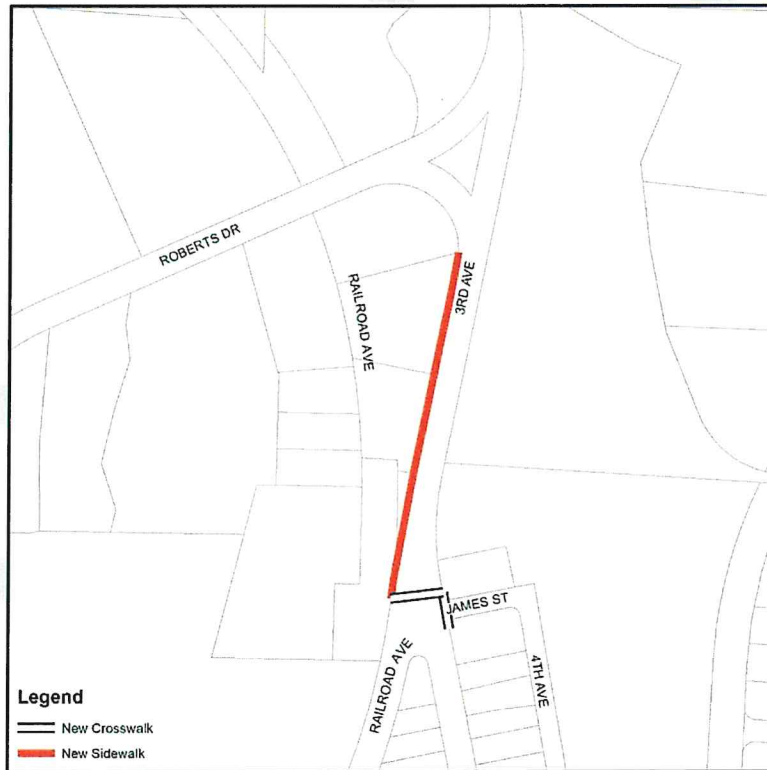
Location: SR 169 from Roberts Dr. to James St.

Distance: .20 miles

Type of Improvement: 6-foot wide sidewalk on the west side of SR 169 between the future roundabout and James St.

Estimated Cost: \$750,000

Fund Source: TIB Grant, Local City Funds



SE 288th Street Sidewalk, Ph. I (#~~1126~~)

Projected Year: 2027

Location: SE 288th St. from 216th Ave. SE to 224th Ave. SE

Distance: 0.49 miles

Type of Improvement: New concrete sidewalk on the south side of the road.

Estimated Cost: \$1,550,000

Fund Source: Local City Funds



Lawson Street Sidewalk, Ph. II (#1221)

Projected Year: 202~~7~~6

Location: 6th Ave. to Newcastle Dr.

Distance: .19 miles

Type of Improvement: 6-foot wide sidewalk on the south side of Lawson St. along with crosswalks at 6th Ave. and Newcastle Dr.

Estimated Cost: \$600,000

Fund Source: Developer Mitigation; Grant funds



North Connector (#1324)

Projected Year: 2027

Location: SR 169 connection in the north triangle south to Roberts Dr.

Distance: .25 miles

Type of Improvement: New minor arterial connection to SR 169 with potential roundabout

Estimated Cost: \$4,500,000

Fund Source: Developer Funded, Transportation Impact Fees



Arterial Paving – Multiple Locations (#14)

Projected Year: 2028

Location: Lawson St. between 3rd Ave. & Newcastle Dr., and 216th Ave. SE between SE 288th St. & SE 296th St.

Distance: 0.70 miles

Type of Improvement: Asphalt overlays on City arterial streets.

Estimated Cost: \$600,000

Fund Source: TIB Arterial Preservation Program grants (limited to streets classified as arterials)



Sawyer Woods **SidewalkElementary Pedestrian Improvements**, Ph. II (#154)

Projected Year: 20285

Location: 224th Ave. SE from SE 307th Pl. to SE 304th St.

Distance: 0.27 miles

Type of Improvement: New sidewalk on the east side of 224th Ave. SE along with stormwater facilities, block walls, and regrading portions of 224th to accommodate steep slopes on driveways.

Estimated Cost: \$2,100,000

Fund Source: Safe Routes to School Grant; TIB Grant; local city funds



Lawson Street & SR 169 Intersection Improvements (#1627)

Projected Year: 2028

Location: Intersection of Lawson St. & SR 169

Distance: N/A

Type of Improvement: New signal to facilitate turning movements and pedestrian crossing.

Estimated Cost: \$1,000,000

Fund Source: Developer Mitigation, Transportation Impact Fees



Baker Street & SR 169 Intersection Improvements (#1728)

Projected Year: 202~~8~~7

Location: Intersection of Baker St. & SR 169

Distance: N/A

Type of Improvement: New signal and turn lane(s) to facilitate turning movements and pedestrian crossing

Estimated Cost: \$700,000

Fund Source: Developer Mitigation, Transportation Impact Fees



Baker Street Sidewalk (#1820)

Projected Year: 202~~9~~6

Location: Railroad Ave. to Lawson St.

Distance: .21 mi

Type of Improvement: Sidewalk on the south side of Baker St. between Railroad and SR 169, then on the west side of SR 169 between Baker and Lawson

Estimated Cost: \$700,000

Fund Source: Grant, Local City Funds, Developer frontage improvements



216th Avenue SE Pedestrian Improvements (#~~1931~~)

Projected Year: 202~~9~~8

Location: SE 288th St. to SE 292nd St.

Distance: 0.20 miles

Type of Improvement: Sidewalk, curb, gutter, stormwater, and striping to designate pedestrian facilities and preserve parking at businesses.

Estimated Cost: \$750,000

Fund Source: Local City Funds, TIB Grant



Lawson Connector/Lawson Parkway (#209)

Projected Year: 202~~9~~⁸

Location: SR 169 to Lawson St.

Type of Improvement: New 36'-wide minor arterial connection to SR 169 with pedestrian facilities, bike lanes, and street lighting.

Estimated Cost: \$10,000,000

Fund Source: Developer Funded, Transportation Impact Fees



Lawson Street/Botts Drive Intersection Improvements (#30)

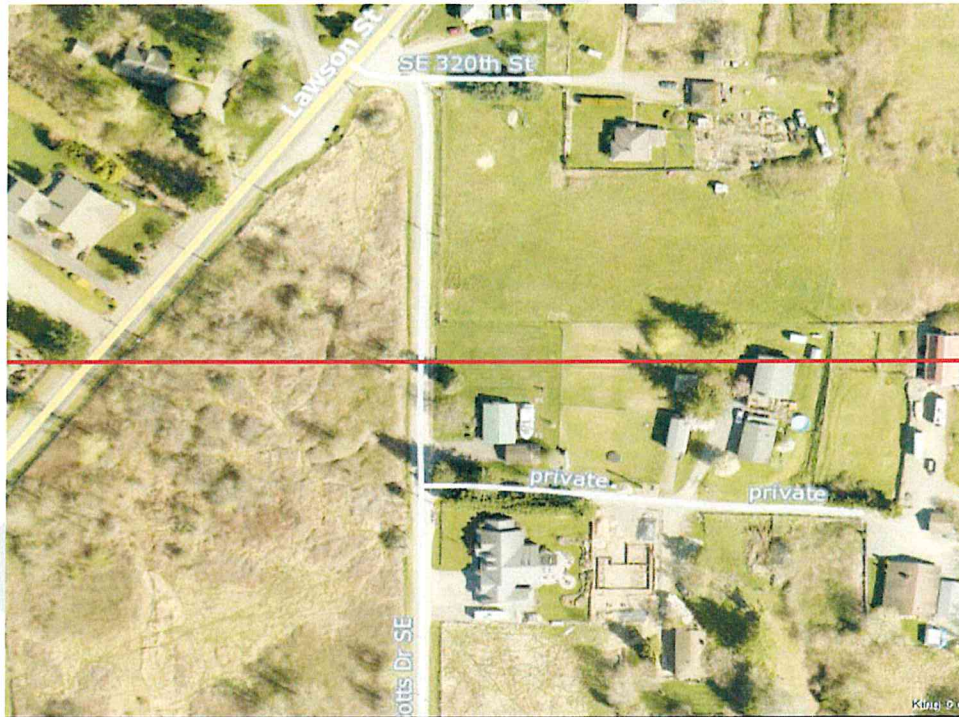
Projected Year: 2028

Location: Intersection of Lawson St. & Botts Dr.

Type of Improvement: Intersection controls for new intersection, including stop controls.

Estimated Cost: \$500,000

Fund Source: Grant Funds/Developer Mitigation



Morgan Creek Neighborhood Roads Preservation (#7)

Projected Year: 2023

Location: Morgan Creek neighborhood streets off of the Black Diamond-Ravensdale Rd.

Distance: 1.19 miles

Type of Improvement: Seal Coat, chip seal, or crack seal

Estimated Cost: \$75,000

Fund Source: Local City Funds



Lawson Street Overlay (#11)

Projected Year: 2024

Location: SR 169 to Newcastle Dr

Distance: .19 miles

Type of Improvement: Surface grinding, select panel replacement, shoulder widening, asphalt overlay.

Estimated Cost: \$300,000

Fund Source: Local City Funds



5th Avenue Overlay (#12)

Projected Year: 2024

Location: Lawson St. to Baker St

Distance: 0.15 miles

Type of Improvement: Overlay and potential widening of 5th Ave. from Lawson St. to Baker St.

Estimated Cost: \$ 150,000

Fund Source: Local City Funds



232nd Avenue/Place SE Overlay (#15)

Projected Year: 2025

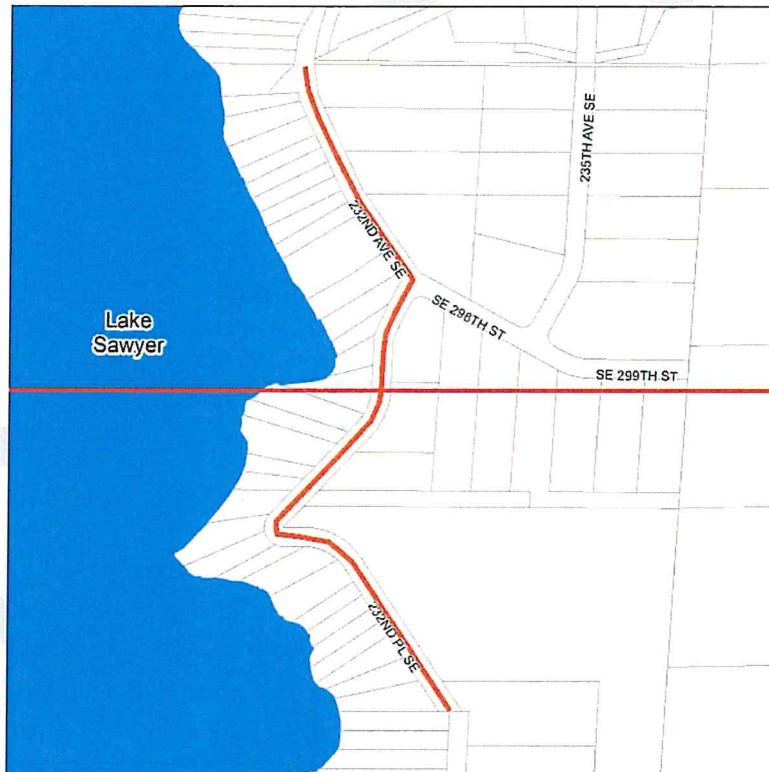
Location: Pavement change at 29615 to End of Public Road (302nd)

Distance: .44 miles

Type of Improvement: Asphalt patching and overlay

Estimated Cost: \$200,000

Fund Source: Local City Funds



Downtown Pedestrian & Bicycle Link Study (#16)

Projected Year: 2025

Location: James St. to Jones Lake Rd.

Distance: 0.88 miles

Type of Improvement: Study to identify best routes for pedestrians to bypass SR 169 through the downtown area

Estimated Cost: \$30,000

Fund Source: Grant/Local City Funds



~~Diamond Glen Neighborhood Improvements (#17)~~

~~Projected Year: 2025~~

~~Location: Diamond Glen neighborhood off of SR 169~~

~~Distance: .25 miles~~

~~Type of Improvement: Patching, crack sealing, and overlay~~

~~Estimated Cost: \$150,000~~

~~Fund Source: Local City Funds~~



216th Avenue SE Overlay (#22)

Projected Year: 2026

Location: SE 288th St. to SE 296th St.

Distance: 0.50 miles

Type of Improvement: Patch and overlay

Estimated Cost: \$165,000

Fund Source: Local City Funds



Northeast Lake Sawyer Roadway Improvements (#23)

Projected Year: 2026

Location: 228th Ave SE/229th Ave. SE/229th Pl. SE/SE 292nd Pl.

Distance: .62 mi

Type of Improvement: Grind and overlay

Estimated Cost: \$200,000

Fund Source: Local City Funds



Rainier View Roadway Improvements (#25)

Projected Year: 2027

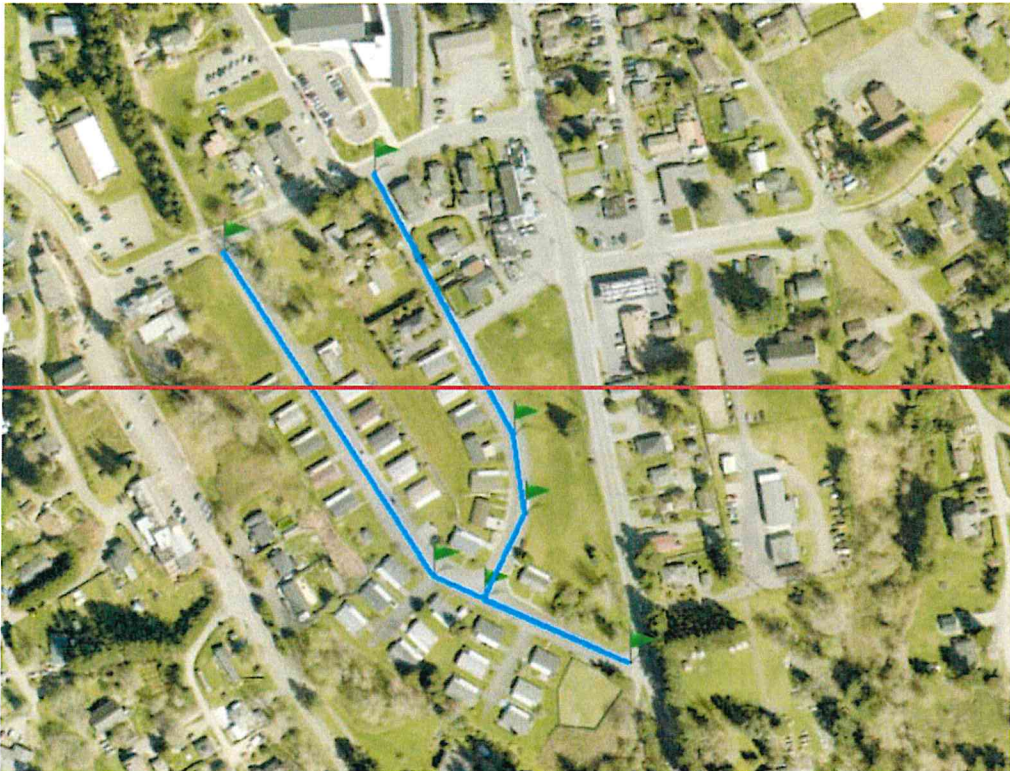
Location: Baker St to SR 169 (1st Ave. & 2nd Ave.)

Distance: .41 miles

Type of Improvement: Patch and overlay in the Rainier View Senior Housing Neighborhood

Estimated Cost: \$200,000

Fund Source: CDBG Grant; Developer Mitigation; Local City Funds



CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: Resolution approving a contract for the purchase of the Lawson Hills Fire Station	Agenda Date: June 1, 2023 AB23-025	
	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev – Mona Davis	
	Finance – May Miller	
	MDRT/Ec Dev – Andy Williamson	X
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note):	Public Works – Scott Hanis	
Fund Source: Fire Impact Fees	Court – Tawnya Parks	
Timeline:		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Resolution 23-1546, Real Estate Purchase and Agreement		
SUMMARY STATEMENT: Pursuant to the Lawson Hills MPD Development Agreement and The Villages MPD Development Agreement, the Master Developer is obligated to mitigate for impacts to the City's fire protection level of service throughout the MPDs by providing land for, and the construction of, a new two-bay fire station. In exchange for providing a new fire station, the Master Developer will receive credit for the fair market value of the land and costs of the fire station improvements, with such credit to be applied against existing and future fire impact fees on construction within the MPDs. The City Council previously approved the Lawson Hills site for construction of the new fire station (per Resolution 19-1299) and the value of the impact fee credit to be given for the value of the dedicated land. In December 2022, the City's Hearing Examiner affirmed Staff's administrative approval of the site plan for the new fire station. In addition to the approved site plan, City Staff and the Fire Chief have worked extensively with the Master Developer on an approved design and specifications for construction of the fire station and related improvements, with civil engineering and building permits now ready to be issued. MDRT Director Williamson, City Attorney Linehan, and Mayor Benson have now completed negotiations of a Purchase and Sale Agreement for the Lawson Hills Fire Station. Council approval of the Purchase and Sale Agreement is requested via Resolution. The general framework of the agreement has two main phases. The first phase will occur with execution of the agreement and issuance of the building permit. This will trigger the City's obligation to pay Oakpointe the appraised value (\$510,000) of the land on which Oakpointe will construct the fire station. This payment will be a mix of collected fire impact fees and impact free credits, subject to Oakpointe's execution and recording of a deed of trust that will protect the City's interest in the land during construction.		

The second phase will occur upon the completion of construction and acceptance of the improvements by the City. This is the point at which closing will occur. At closing, Oakpointe will convey the land and the improvements to the City, and the City will pay Oakpointe the cost of all improvements with a mix of collected fire impact fees and impact fee credits. Exhibit C to the agreement includes construction drawings and specifications for the new Lawson Hills fire station and establishes what Oakpointe is required to deliver for the City's inspection and approval prior to closing. Upon successful closing, the City will take possession and ownership of the Fire Station, including the land and the improvements constructed thereon.

FISCAL NOTE (Finance Department): The Master Developer will be paid from collected fire impact fees and credits against future fire impact fees on construction within the MPDs. The land value is established at \$510,000. The value of the improvements will be determined based on actual costs of construction pursuant to the approved design. In no event will the value of the impact fee credits exceed the total value of the land and the cost of improvements for the Fire Station.

COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:

Attachments: MOTION to adopt Resolution No. 23-1546, authorizing the Mayor to execute a contract with CCD Black Diamond Partners LLC for the purchase of the Lawson Hills Fire Station.

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
June 1, 2023		

RESOLUTION NO. 23-1546

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BLACK DIAMOND, WASHINGTON, APPROVING A
CONTRACT FOR THE PURCHASE OF THE LAWSON
HILLS FIRE STATION.**

WHEREAS, the City of Black Diamond and the predecessor in interest to CCD Black Diamond Partners LLC (n/k/a "Oakpointe") are parties to The Lawson Hills MPD Development Agreement dated December 12, 2011 ("Lawson Hills DA");

WHEREAS, under the Lawson Hills DA, Oakpointe is obligated to dedicate land to the City to be used for a fire station under the terms and conditions described therein; and

WHEREAS, the City and Oakpointe are also parties to The Villages MPD Development Agreement dated December 12, 2011 ("Villages DA"), under which Oakpointe is obligated to build and convey to the City a satellite fire station under the terms and conditions described therein; and

WHEREAS, the City Council has previously approved the location of the Lawson Hills Fire Station pursuant to Resolution No. 19-1299; and

WHEREAS, pursuant to Resolution No. 19-1299, the City Council has previously determined the fair market value of the credit to which Oakpointe will be entitled for conveying the land to the City to be used for a fire station, based on an appraisal performed by MAI-certified appraiser Greg Goodman; and

WHEREAS, Oakpointe has received site-plan approval for the construction of the Lawson Hills Fire Station on the Council-approved site, and that site-plan approval was affirmed by the City's Hearing Examiner by decision dated December 29, 2022; and

WHEREAS, Oakpointe has worked closely with City staff, the Fire Chief, and the City's consultants to complete the design and specifications for construction of the Lawson Hills Fire Station and all utilities and other improvements related thereto, such that the City is ready to issue a building permit and other authorizations for Oakpointe to commence construction; and

WHEREAS, the Real Estate Purchase and Sale Agreement attached hereto as Attachment 1 contains the terms by which Oakpointe agrees to sell, and the City agrees to buy, the Lawson Hills Fire Station, including the approved real property and all improvements to be located thereon, with final closing to occur upon completion of the improvements and acceptance thereof by the City; and

WHEREAS, Attachment 1 hereto includes engineering drawings containing the approved design and detailed specifications for construction of the Lawson Hills Fire Station and related improvements on the approved site; and

WHEREAS, the City Council finds that approval of the agreement attached hereto as Attachment 1 is in the best interest of the City because it will improve the level of service for fire protection and emergency medical services in the City and because it meets the requirements of the Lawson Hills DA and section 13(D) of the Villages DA for the Master Developer to provide the City with land for, and construction of, a new fire station;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council hereby authorizes the Mayor to execute a contract with CCD Black Diamond Partners LLC for the purchase of the Lawson Hills Fire Station, in substantially the form attached hereto as Attachment 1.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 1st DAY OF JUNE, 2023.

CITY OF BLACK DIAMOND

Carol Benson, Mayor

Attest:

Brenda Martinez, City Clerk

REAL ESTATE PURCHASE AND SALE AGREEMENT

This Real Estate Purchase and Sale Agreement ("Agreement") is entered between the **CITY OF BLACK DIAMOND**, a Washington municipal corporation ("City" or "Buyer"), whose address is 24301 Roberts Drive, Black Diamond, Washington 98010, and **CCD BLACK DIAMOND PARTNERS LLC**, a Delaware limited liability company ("Oakpointe" or "Seller"), whose address is 3025 112th Ave NE, Ste 100, Bellevue, Washington 98004, for the sale and purchase of certain real property and structures located thereon. The City and Oakpointe collectively are referred to in this Agreement as the "Parties."

RECITALS

A. Buyer and Seller's predecessor-in-interest are parties to that certain The Lawson Hills MPD Development Agreement dated December 12, 2011 recorded under King County Recorder No. 20120130000640 (the "Lawson Hills Agreement"), pursuant to which Seller is obligated under Section 13.4 to dedicate land for one (1) satellite fire station to Buyer as further described and based on the conditions set forth therein. Buyer and Seller's predecessor-in-interest are also parties to that certain The Villages MPD Development Agreement dated December 12, 2011, recorded under King County Recorder No. 20120130000655 (the "Villages Agreement"), pursuant to which Seller is obligated under Section 13.4(D) to provide one (1) satellite fire station to Buyer as further described and based on the conditions set forth therein.

B. Seller desires to sell and City desires to buy the Property (defined in Paragraph 1, below) on the terms and conditions set forth herein. Before consummating the sale, Seller intends to construct on the Property certain improvements intended to be used as a fire station (the "Improvements").

Now therefore, the Parties agree to the following covenants, terms, and conditions.

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

COVENANTS, TERMS, AND CONDITIONS

1. PROPERTY. The Property, which Buyer agrees to buy and Seller agrees to sell, is a .82 acre portion of King County Tax Parcel Number 132106-9022, approximately 35,719 square feet in size and located at 322xx Botts Drive, Black Diamond, Washington, including all Improvements to be constructed thereon (the "Property"). The land component of the Property is legally described in **Exhibit "A"** and depicted in **Exhibit "B,"** (the "Land") and Seller intends to construct the Improvements described in **Exhibit "C,"** each of which is attached hereto and incorporated herein by this reference. Together, the Land and the Improvements make up the Property to be conveyed under this Agreement.

- (a) Improvements. Prior to Closing, Seller shall install and complete the Improvements as described on attached **Exhibit "C"** in a lien-free, good and workmanlike manner, and in compliance with all conditions and requirements of the City and all other governmental agencies with regulatory jurisdiction over the Property. The Parties acknowledge and agree that any minor modifications to the Improvements described in Exhibit "C" must be approved by Seller's architect in writing as materially or functionally equivalent in quality and performance; whereas, all other changes to Exhibit "C" must be approved in advance by Buyer within ten (10) business days of written notice from Seller. As used in this Subsection, "minor modifications" means any change to the materials and/or equipment specified in the plans attached as Exhibit C if the intended performance or functionality can be achieved to an equivalent or better degree with a substitute product or material that costs no greater than five percent more than the originally specified product or material.
- (b) Building Permit and Inspection Fees. The Parties acknowledge and agree that the City shall not charge building permit fees or inspection fees for the Improvements.
- (c) Third Party Contact Review. The Parties acknowledge and agree that Buyer shall have an opportunity to review and comment on the contracts that

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

Seller proposes to enter into with a third-party architect and general contractor to construct the Improvements. Said contracts shall be deemed approved by Buyer if comments are not provided to Seller by Buyer within ten (10) business days of receipt by Buyer. Seller shall cooperate with Buyer to incorporate Buyer's written comments on said contracts to the extent commercially reasonable. Seller agrees that third-party contracts for construction of the Improvements shall require payment of prevailing wages for the trades and workers involved.

2. ESCROW AGENT. The closing of the sale of the Property ("Closing") shall be conducted through Fidelity National Title Insurance Company with Loren Jenkins acting as the escrow officer (the "Escrow Agent").

3. PURCHASE PRICE. The purchase price for the Property (the "Purchase Price") shall be (a) Five Hundred Ten Thousand and NO/100 Dollars (\$510,000.00), representing the previously agreed value of the land component of the Property (per City Council Resolution No. 19-1299, adopted on May 2, 2019) (the "Land Price"), plus (b) the value of the Improvements to be constructed on the Land, as measured by Seller's costs to construct the Improvements (the "Improvements Price"), payable as follows:

a. the Land Price, which shall be due within ten (10) business days following the City's issuance of a building permit for the Improvements (the "Building Permit") subject to the Seller's execution and recording of a deed of trust encumbering the Property for the benefit of the City in the amount of the Land Price and substantially in the form set forth in Exhibit D to the MPD Funding Agreement dated December 15, 2011, a copy of which is included as Exhibit N to the Villages Agreement and Lawson Hills Agreement; and

b. the Improvements Price, which shall be due at Closing.

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

Payments by the City for the Land Price and the Improvements Price shall be made in a combination of cash and a fire impact fee credit certificate in amounts to be determined by mutual agreement of Buyer and Seller.

The costs used in calculating the Improvements Price comprise, without mark-up for Seller's overhead, administration, management, or the like, Seller's actual, out-of-pocket costs for engineering, design, survey, and construction of the Improvements located on the Property, inclusive of any fees or charges imposed or collected by any governmental agencies with regulatory jurisdiction over the Property . No less than fifteen (15) business days before the Buyer tenders final payment to the Seller for the Improvements Price, Seller shall submit to Buyer documentation showing the itemized amount of all costs used in calculating the Improvements Price due. In the event that there is a dispute as to any of the costs reflected in the itemized statement, Buyer and Seller shall resolve any disputed amounts prior to Closing. The due date for Closing shall be tolled until the dispute is resolved. If, in each Parties' reasonable discretion, the Parties are unable to resolve the dispute regarding the Improvements Price, then both Buyer and Seller shall have the rights, and follow the dispute resolution procedure, set forth in Section 24 of the MPD Funding Agreement dated December 15, 2011 as set forth in Exhibit N to the Villages Agreement and the Lawson Hills Agreement.

4. CONTINGENCIES. This Agreement is contingent upon the contingencies provided for throughout this Agreement. Should any of the contingencies not be met prior to Closing through no fault of the Party whose duty to perform depends on the occurrence of the contingency, then this Agreement shall terminate and neither Buyer nor Seller will have any further rights, duties, or obligations hereunder.

5. CONVEYANCE AND CONDITION OF TITLE. The title to the Property shall be conveyed by Seller to Buyer at Closing by Warranty Deed, free and clear of all liens, encumbrances or defects except those described in _____ of [Title Report], **Exhibit "D"** attached hereto and

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

incorporated herein by this reference. All other special exceptions therein are to be removed from the Property on or before Closing. General exclusions and exceptions common to the area and not materially affecting the value of or unduly interfering with Buyer's reasonable use of the Property are allowed. All monetary encumbrances and special exceptions listed in **Exhibit "D,"** other than those specifically noted above, are to be removed from the Property on or before Closing.

6. TITLE INSURANCE. At Closing, Buyer shall cause Fidelity National Title Insurance Company, who is also serving as Escrow Agent, to issue standard coverage owner's policy of title insurance to Buyer in an amount equal to the total purchase price of the Property. For purposes of this Agreement, the following are not considered encumbrances or defects: rights reserved in federal patents or state deeds, building or use restrictions consistent with current zoning, and utility and road easements of record. If title cannot be made so insurable prior to Closing, unless Buyer elects to waive such defects or encumbrances, this Agreement shall terminate.

7. CLOSING COSTS AND PRO-RATIONS. The escrow fee, and Excise Tax, if applicable, shall be paid by Seller, except for those fees which are expressly limited by Federal Regulation. Buyer shall pay all recording costs, title insurance premium, and the costs of any survey. Taxes for the current year, rents, interest, water, sewer and other utility charges, if any, shall be paid by Seller, and prorated as of the day of Closing, unless otherwise agreed.

8. CLOSING OF THE SALE.

- (a) Upon substantial completion of the construction of the Improvements, Seller shall notify buyer in writing of such substantial completion (the "Substantial Completion Notice").
- (b) Within ten (10) business days, Buyer shall, in the company of a representative of Seller and at a mutually agreeable time, inspect the Property and the Improvements. Within five (5) business

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

days following such inspection, Buyer shall provide a written notice to Seller of any punchlist items with respect to the Improvements that Buyer requires Seller to complete prior to Closing. Seller shall complete such punchlist items within thirty (30) days following such notice, and shall notify Buyer of such completion (the "Punchlist Completion Notice").

- (c) WITH THE UNDERSTANDING THAT TIME IS OF THE ESSENCE FOR THIS AGREEMENT, this sale shall be closed no later than the earlier of (i) ten (10) days after the Punchlist Completion Notice or (ii) sixty (60) days after the Substantial Completion Notice, unless said Closing date is extended in writing by mutual agreement of the parties. The Closing date shall also be the termination date of this Agreement. When notified, the Buyer and Seller will deposit, without delay, in escrow with Escrow Agent, all instruments and monies required to complete the transaction in accordance with this Agreement.

9. CASUALTY LOSS; INSURANCE. If, prior to Closing, improvements on the Property are destroyed or materially damaged by fire or other casualty, this Agreement, at option of the Buyer, shall become null and void. Until Closing, all risk of loss or damage to the Property remains with Seller.

10. POSSESSION. Buyer shall be entitled to possession on Closing.

11. SELLER'S REPRESENTATIONS. Seller represents:

- (a) that Seller will maintain the Property in present or better condition until time of agreed possession;
- (b) that Seller has no knowledge of notice from any governmental agency of any violation of laws relating to the Property except: _____
- (c) that if the Property is currently leased, Seller will provide copies of each and every lease to Buyer within one working day upon request.

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

These representations shall survive the Closing for a period of one (1) year. Buyer's remedies for Seller's breach of these representations shall be as provided for in The Villages MPD Development Agreement or the Lawson Hills MPD Development Agreement, as applicable.

12. SELLER'S ENVIRONMENTAL REPRESENTATIONS. Seller represents that, to the best of Seller's knowledge, Seller is not aware of the existence of, nor has Seller caused or allowed to be caused, any environmental condition (including, without limitation, a spill, discharge, or contamination) that existed as of and/or prior to Closing or any act or omission occurring prior to Closing during Seller's ownership of the Property, the result of which may require remedial action pursuant to any federal, state, or local law, or that may be the basis for the assertion of any third party claims, including claims of governmental entities. This provision shall survive Closing for a period of one (1) year and be in addition to Seller's liability for breach of a representation or warranty as may be set forth herein.

13. SELLER'S ENVIRONMENTAL INDEMNITIES: Seller agrees to defend, indemnify, and hold harmless the Buyer, against and in respect of, any and all damages, claims, losses, liabilities, judgments, demands, fees, obligations, assessments, and expenses and costs, including, without limitation, reasonable legal, accounting, consulting, engineering, and other expenses which may be imposed upon or incurred by Buyer, or asserted against Buyer, by any other party or parties (including, without limitation, a governmental entity), arising out of or in connection with any environmental condition known by Seller to be existing as of and/or prior to Closing, including the exposure of any person to any such environmental condition, regardless of whether such environmental condition or exposure resulted from activities of Seller or Seller's predecessors in interest. This indemnity survives Closing for a period of one (1) year and is in addition to Seller's liability for breach of any other representation or warranty as may be set forth herein.

14. CONDITION OF PROPERTY; ASSIGNMENT OF WARRANTIES:

*Buyer's Initials*_____

*Seller's Initials*_____

*Seller's Initials*_____

- (a) Except as to the Improvements, at Closing Seller shall convey the property AS-IS, WHERE-IS with all faults. Buyer acknowledges that, except as expressly provided in this Agreement (including Exhibits), Seller makes no warranty of any kind (including without limitation fitness for a particular purpose) regarding the Property. Buyer acknowledges that it will have inspected the Land and the Improvements prior to Closing, and will accept the Improvements with their then-current condition.
- (b) At Closing, Seller shall assign to Buyer all materials and labor warranties it has received in relation to the Improvements. Buyer agrees that after Closing such warranties shall be Buyer's sole recourse for any faults or defects in the Improvements, and that Seller shall have no liability to Buyer except as expressly provided in Sections 12 and 13 above.

15. RCW 64.06 Disclosures Waived. Buyer hereby waives receipt of a seller disclosure statement required under RCW 64.06 for transactions involving the sale of commercial real estate except for disclosures regarding the land and the section entitled "Environmental." Seller's disclosure statement shall not be considered a part of this Agreement.

16. DEFAULT AND ATTORNEY'S FEES.

- (a) Buyer's Default. If Buyer defaults hereunder, Seller may pursue all rights and remedies available under the terms of Section 24 of the MPD Funding Agreement dated December 15, 2011 as set forth in Exhibit N to the Villages Agreement and the Lawson Hills Agreement..
- (b) Seller's Default. If Seller defaults hereunder, Buyer may pursue all rights and remedies available under the terms of Section 24 of the MPD Funding Agreement dated December 15, 2011 as set forth in Exhibit N to the Villages Agreement and the Lawson Hills Agreement..

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

- (c) Attorney's Fees and Costs. In the event of litigation to enforce any of the terms or provisions herein, the prevailing Party is entitled to recover its reasonable costs and attorney's fees from the other Party.

17. NOTICE TO SELLER. This form contains provisions for an agreement for the purchase and sale of real estate. Buyer makes no warranty or representation of any kind that this form, or any of its provisions, is intended to meet the factual and legal requirements of a particular transaction, or that it accurately reflects the laws of the State of Washington at the time Seller enters into the Agreement. THIS AGREEMENT HAS SIGNIFICANT LEGAL AND FINANCIAL CONSEQUENCES. SELLER IS ADVISED TO SEEK INDEPENDENT LEGAL AND FINANCIAL COUNSEL REGARDING THESE CONSEQUENCES.

18. NON-MERGER. The terms, conditions, and provisions of this Agreement shall not be deemed merged into the deed, and shall survive the Closing and continue in full force and effect, except as expressly provided herein.

19. NOTICES. All notices required or permitted to be given hereunder shall be in writing and shall be personally served or sent U.S. certified mail, return receipt requested, or by email addressed as set forth below:

- (a) All notices to be given to Buyer shall be addressed as follows:

City of Black Diamond
Attn: Andy Williamson, MDRT Director
P.O. Box 599
Black Diamond, WA 98010
awilliamson@blackdiamondwa.gov

- (b) All notices to be given to Seller shall be addressed as follows:

CCD Black Diamond Partners LLC
c/o Oakpointe
Attn: Brian Ross
3025 112th Ave NE, Ste 100
Bellevue, WA 98004
bross@oakpointe.com

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

- (c) All notices to be given to Escrow Agent shall be addressed as follows:

Fidelity Title Insurance Company
 Attn: Loren Jenkins
 600 University Street, Suite 2424
 Seattle, WA 98101
Loren.Jenkins@fnf.com

Either Party to this Agreement may, by written notice to the other, designate such other address for the giving of notices as necessary. All notices shall be deemed given on the day such notice is personally served, or on the date of the email transmission, or on the third day following the day such notice is mailed in accordance with this section.

20. ENTIRE AGREEMENT. This Agreement, including all incorporated exhibits and other documents referenced herein, constitutes the full understanding between Seller and Buyer. There have been no verbal or other agreements that modify this Agreement. This Agreement may not be altered, amended, changed, waived, terminated or modified in any respect or particular unless the same is in writing and signed by the parties.

21. BINDING EFFECT AND SURVIVAL. This Agreement is binding upon the Parties hereto and their respective heirs, successors and assigns; and the terms, conditions and provisions of this Agreement survive the Closing of this transaction.

22. DATE OF MUTUAL ACCEPTANCE. For the purposes of this Agreement, the date of mutual acceptance of this Agreement is the last date on which the Parties have executed this Agreement as indicated below.

23. FURTHER ASSURANCE. At and after Closing, each party hereto shall execute and deliver such additional documents and take all such further action as may be necessary or desirable to consummate and make effective, in the most expeditious manner practicable, the transactions contemplated by this Agreement.

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

24. COUNTERPARTS. This Agreement may be executed in counterparts and by electronic mail or facsimile copy, and each of which shall be deemed an original, but which when taken together shall constitute one and the same instrument.

25. NO THIRD-PARTY BENEFICIARIES. This Agreement is made and entered into for the sole protection and benefit of the parties hereto and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

ACKNOWLEDGED AND AGREED TO BY:

BUYER: CITY OF BLACK DIAMOND Name: Carol Benson Title: Mayor Dated: _____	SELLER: CCD BLACK DIAMOND PARTNERS LLC Name: _____ Title: _____ Dated: _____
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Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL 2 CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO PLN 19-0028
RECORDING NO 20190619900008 (BEING A PORTION OF NW QTR NW QTR STR 13-21-
06)

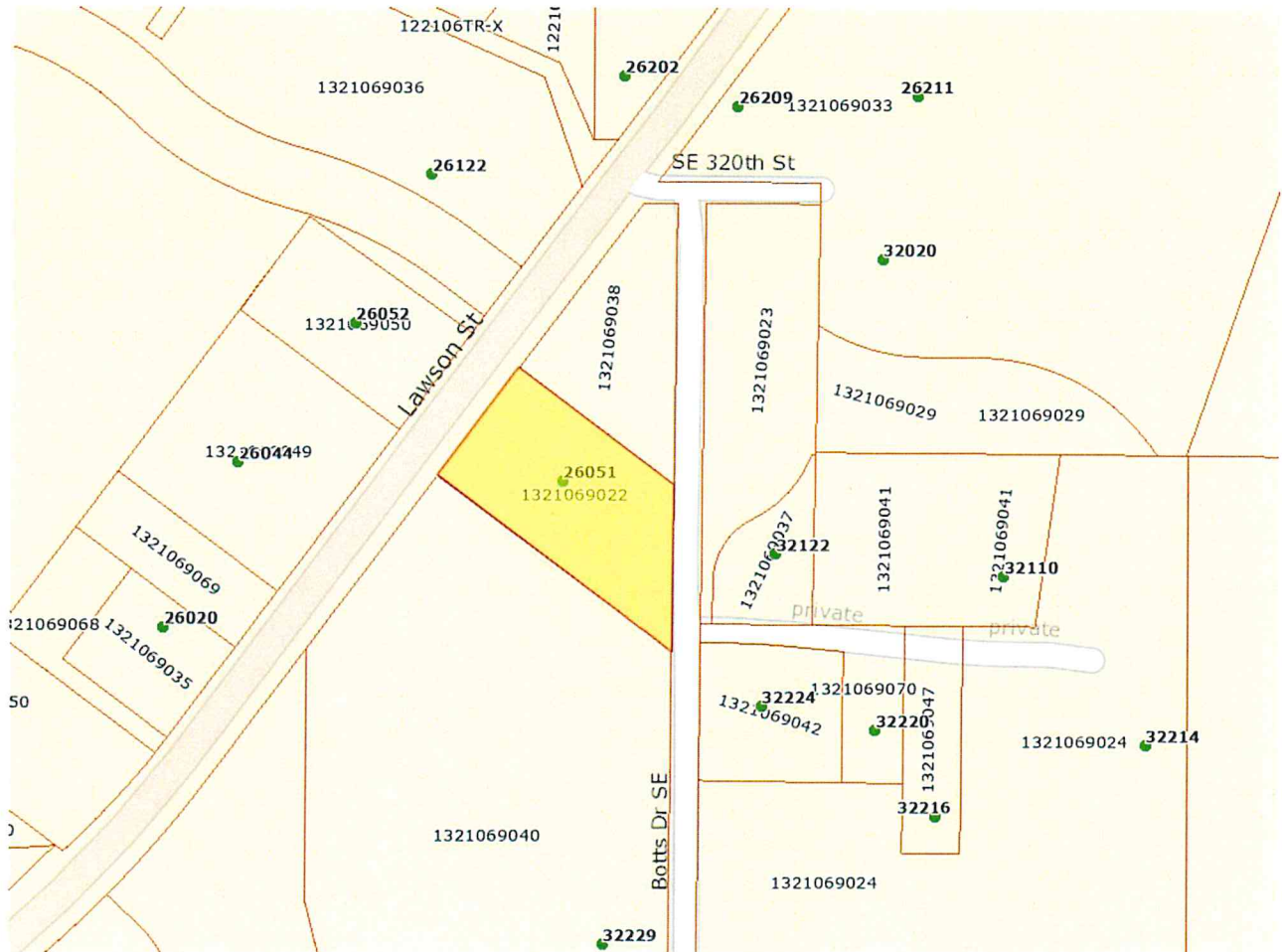
Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

EXHIBIT "B"

DEPICTION OF PROPERTY



Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

EXHIBIT "C"

IMPROVEMENTS

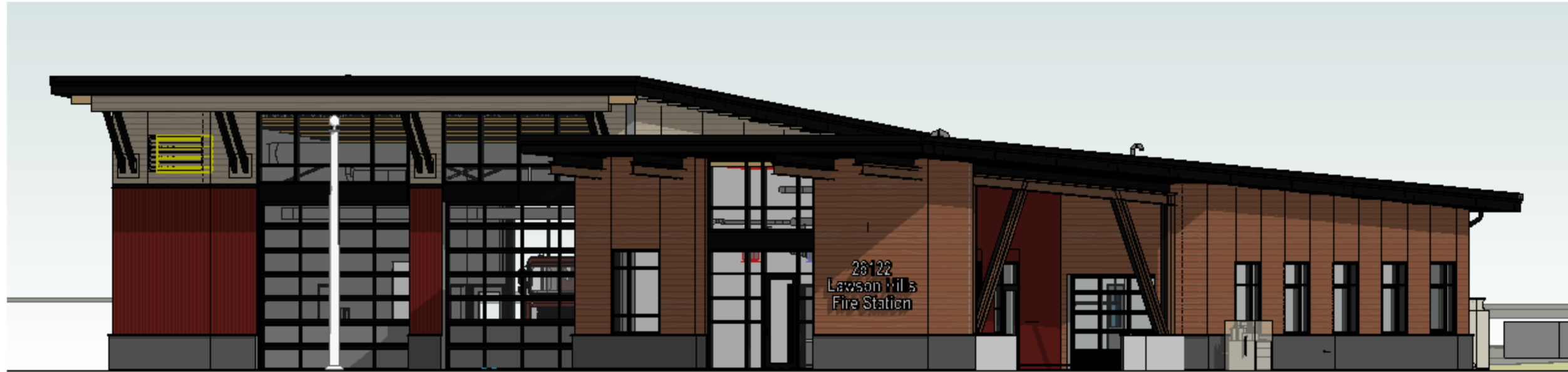
[see attached]

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

PERMIT SET



DRAWING INDEX	
SHEET #	SHEET NAME
1. GENERAL	
A00.01	COVER SHEET
A00.02	GENERAL INFORMATION
A00.03	CODE INFORMATION & LIFE SAFETY PLAN
A00.04	AIR BARRIER, ENERGY CODE THERMAL ENVELOPE SURFACE AREAS
A00.05	SPECIAL INSPECTIONS, ACCESSIBILITY DETAILS
A02.01	ASSEMBLY TYPES
CIVIL & LANDSCAPE "SEPARATE SUBMITTALS"	
ARCHITECTURAL	
A10.01	ARCHITECTURAL SITE PLAN
A10.02	ARCHITECTURAL SITE DETAILS
A20.01	LEVEL 1- SLAB PLAN
A21.11	LEVEL 1- FLOOR PLAN DIMENSIONS
A21.12	LEVEL 1- FLOOR PLAN ANNOTATIONS
A21.14	ROOF PLAN
A22.01	REFLECTED CEILING PLAN - LEVEL 1
A23.01	ENLARGED FLOOR PLANS, INTERIOR PLAN DETAILS
A31.01	EXTERIOR ELEVATIONS
A33.01	BUILDING SECTIONS
A34.01	WALL SECTIONS
A34.02	WALL SECTIONS
A34.03	WALL SECTIONS
A35.01	EXTERIOR DETAILS TYPICAL
A35.11	EXTERIOR DETAILS
A35.12	EXTERIOR DETAILS
A35.13	EXTERIOR ROOF DETAILS
A50.01	EXTERIOR STOREFRONT & WINDOWS TYPES
A50.02	STOREFRONT & WINDOWS DETAILS
A51.01	INTERIOR RELITES
A51.01	DOOR SCHEDULE, DOOR & FRAME TYPES
A60.02	EXTERIOR DOOR DETAILS
W70.01	INTERIOR ELEVATIONS
W70.02	INTERIOR ELEVATIONS
W71.01	INTERIOR DETAILS
W71.02	CASEWORK DETAILS
A72.01	ROOM FINISH SCHEDULE, LEGEND & PLAN

STRUCTURAL	
S00.01	GENERAL STRUCTURAL NOTES AND SHEET INDEX
S00.02	GENERAL STRUCTURAL NOTES
S00.03	SPECIAL INSPECTION SCHEDULES
S00.04	SPECIAL INSPECTION SCHEDULES
S00.05	ABBREVIATIONS AND SYMBOLS
S21.01	FOUNDATION AND FIRST FLOOR PLAN
S21.02	ROOF FRAMING PLAN
S30.01	ELEVATIONS
S30.02	ELEVATIONS
S40.02	SECTIONS AND DETAILS
S50.01	TYPICAL CONCRETE DETAILS
S50.02	TYPICAL CONCRETE DETAILS
S50.03	FOUNDATION DETAILS
S50.04	FOUNDATION DETAILS
S50.10	SHEAR WALL SCHEDULE AND DETAILS
S50.11	HOLDOWN SCHEDULE AND DETAILS
S50.12	TYPICAL WOOD DETAILS
S50.13	ROOF FRAMING DETAILS
S50.14	ROOF FRAMING DETAILS
S50.15	TYPICAL STEEL DETAILS

MECHANICAL	
M00.01	MECHANICAL COVER SHEET
M00.02	NOTES
M00.03	SCHEDULES
M00.04	SCHEDULES
M21.01	FLOOR PLAN
M21.11	ROOF PLAN
M21.12	CEILING PLAN
M21.13	SECTIONS
M31.01	DETAILS
M31.02	DETAILS
M31.03	DETAILS
M31.04	DETAILS
M31.05	DETAILS

PLUMBING	
P00.01	PLUMBING COVER SHEET
P00.02	SCHEDULES
P00.03	SCHEDULES
P00.04	Unnamed
P21.00	FOUNDATION PLAN
P21.01	FLOOR PLAN - LEVEL 1
P21.11	ROOF PLAN
P31.01	DETAILS
P31.02	DETAILS
P31.03	DETAILS
P31.04	DETAILS
P31.05	DETAILS

ELECTRICAL	
E00.01	ELECTRICAL COVER SHEET
E00.02	NOTES
E00.03	SINGLE-LINE DIAGRAM
E00.04	SCHEDULES & LOAD CALCULATIONS
E10.01	ELECTRICAL SITE PLAN
E21.01	FLOOR PLAN - LEVEL 1 POWER PLAN
E21.02	FLOOR PLAN - LEVEL 1 MECHANICAL AND PLUMBING EQUIP CONNECTIONS
E21.11	ROOF PLAN POWER PLAN
E30.01	LUMINAIRE SCHEDULE & ENERGY CODE FORMS
E31.01	FLOOR PLAN - LEVEL 1 LIGHTING PLAN
E41.01	FLOOR PLAN - LEVEL 1 PRELIMINARY SYSTEMS PLAN
E61.01	DETAILS
NUMBER OF SHEETS: 90	

PROJECT ADDRESS 26122 LAWSON STREET
BLACK DIAMOND, WA 98010

PARCEL NUMBER	PARCEL TPN 132106-9022
LEGAL DESCRIPTION	SEE CIVIL DRAWINGS
PROJECT TYPE	NEW ONE STORY FIRE STATION BUILDING
CONSTRUCTION TYPE	TYPE VB
PROJECT SCOPE	CONSTRUCTION OF A 4,932 SF FIRE STATION WITH TWO VEHICLE BAYS FOR FIRE & EMERGENCY APPARATUS AND LIVING QUARTERS FOR ON-CALL STAFF THAT INCLUDES FOUR SLEEP ROOMS.
DEFERRED SUBMITTALS	FIRE SPRINKLER, MECHANICAL AND PLUMBING
RELATED PERMITS	CITY OF BLACK DIAMOND, WA

A. SITE AREA IN SQUARE FEET AND ACRES : SEE CIVIL DRAWINGS
 B. SITE DATA SUMMARY:
 I. NUMBER OF DWELLING UNITS (IF APPLICABLE): NOT APPLICABLE
 II. TOTAL BUILDING FOOTPRINT: SEE SHEET A00.04 AIR BARRIER, ENERGY CODE THERMAL ENVELOPE SURFACE AREAS
 III. TOTAL SITE AREA: SEE CIVIL DRAWINGS
 IV. PERCENTAGE OF IMPERVIOUS SURFACE (BUILDING FOOTPRINT, WALKS, DECKS, DRIVEWAYS/PARKING) : SEE CIVIL DRAWINGS
 V. BUILDING HEIGHT FROM AVERAGE FINISHED GRADE: 25'0" MAX
 VI. TOTAL PARKING: NUMBER OF STANDARD-COMPACT-CHARGE- STANDARD: 12 ADOS: 1
 VII. REQ'D PARKING LOT LANDSCAPE INFO: TOTAL PARKING LOT AREA AND AREA OF PARKING LOT LANDSCAPE : SEE LANDSCAPE DRAWINGS
 C. BUILDING CODE DATA:
 I. TYPE OF CONSTRUCTION (LIST IF SPRINKLED OR NON-SPRINKLED) SEE SHEET A00.03 CODE INFORMATION & LIFE SAFETY PLAN
 II. FIRE SPRINKLER TYPE: WET AUTOMATIC SPRINKLER SYSTEM
 III. OCCUPANCY GROUP(S): SEE SHEETS A00.03 CODE INFORMATION & LIFE SAFETY PLAN
 IV. OCCUPANT LOADS: SEE SHEETS A00.03 CODE INFORMATION & LIFE SAFETY PLAN
 V. NUMBER OF STORIES : 1
 VI. BUILDING HEIGHT SEE SHEET A00.04 AIR BARRIER, ENERGY CODE THERMAL ENVELOPE SURFACE AREAS
 VII. ALLOWABLE FLOOR AREA: SEE SHEETS A00.03 CODE INFORMATION & LIFE SAFETY PLAN
 VIII. ALLOWABLE FLOOR AREA: SEE SHEET A00.04 AIR BARRIER, ENERGY CODE THERMAL ENVELOPE SURFACE AREAS
 IX. MIXED USE RATIOS: NOT APPLICABLE

RICEfergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZUALS

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

22020863

REGISTERED
ARCHITECT

Gunnar R. Gladics

GUNNAR R. GLADICS
STATE OF WASHINGTON

CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

PROJECT TEAM

OWNER
CCD BLACK DIAMOND PARTNERS LLC,
3025 112th AVENUE NE, SUITE 100
BELLEVUE, WA 98004
PETER BAKER, PROJECT MANAGER
(206) 818-5029
pbaker@montlakenw.com

ARCHITECT
RICE FERGUS MILLER
275 5TH ST., SUITE 100
BREMERTON, WA 98337

DAVE FERGUS, PARTNER
(360) 377-8773
HOWARD STRUVE, PROJECT MANAGER
(360) 377-8773
HSTRUVE@RFMARCH.COM

CIVIL
DAVID EVANS AND ASSOCIATES, INC.
1620 MARINE VIEW DRIVE #200
EVERETT, WA. 98201

JOHN SMITH, VICE PRESIDENT
(425) 308-4596
Jns@deainc.com

STRUCTURAL

REID MIDDLETON, INC.
728 134TH STREET, SW
EVERETT, WA 98204
KATY BRAWNER
(425) 741-3800
KBRAWNER@REIDMIDDLETON.COM

MECHANICAL & PLUMBING

SIDER + BYERS
192 NICKERSON, SUITE 300
SEATTLE, WA 98109
JAMES WHIGHAM
(206) 285-2966
JAMES@SIDERBYERS.COM

ELECTRICAL

SIDER + BYERS
192 NICKERSON, SUITE 300
SEATTLE, WA 98109
GEORGINNA LUCAS
(206) 285-2966
GEORGINNA@SIDERBYERS.COM

[illegible]

COVER SHEET

SHEET #

A00.01

CITY OF BLACK DIAMOND, ZONING CODE AND MUNICIPAL CODE
WASHINGTON STATE AMENDMENTS
2015 WASHINGTON STATE ENERGY CODE (WSEC)
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL FIRE CODE (IFC)
2015 UNIFORM PLUMBING CODE (UPC)
2015 INTERNATIONAL FUEL GAS CODE (IFGC)
2020 NATIONAL ELECTRICAL CODE (NEC)
2009 ICC A117.1 ACCESSIBILITY STANDARD

CHAPTER 3

USE AND OCCUPANCY CLASSIFICATION

CHAPTER 4

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

406.4.6 MIXED OCCUPANCY SEPARATION

PARKING GARAGES SHALL BE SEPARATED FROM OTHER OCCUPANCIES IN ACCORDANCE WITH SECTION 508.1

420.2 SEPARATION WALLS

WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

MAX HEIGHT OF APPARATUS BUILDING: 29' 5"
MAX HEIGHT OF BUILDING CREW QUARTERS: 21' 2"

OCCUPANCY CLASSIFICATION	SPRINKLER	CONSTRUCTION TYPE	STORIES
B	S(NFPA13)	VB	3
R-2	S(NFPA13)	VB	4
S-2	S(NFPA13)	VB	3

508.2.4 SEPARATION OF OCCUPANCIES EXCEPTION 2
GROUP R-2 DWELLING UNITS AND SLEEPING UNITS SHALL BE SEPARATED FROM OTHER DWELLING OR SLEEPING UNITS AND FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF 420.

CHAPTER 6

TYPES OF CONSTRUCTION

CHAPTER 7

FIRE AND SMOKE PROTECTION FEATURES

CHAPTER 9

FIRE PROTECTION SYSTEMS

CHAPTER 10

MEANS OF EGRESS

VV			IBC 2015 TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT				OCCUPANT LOAD
NUMBER	NAME	AREA	OCCUPANCY CLASSIFICATION	FUNCTION OF SPACE	LOAD FACTOR	GROSS/ NET	
110	HALL	49 SF	R-2	ACCESSORY USE	300 SF	NET	1
111	ELECT / IT	121 SF	R-2	ACCESSORY USE	300 SF	NET	1
112	FITNESS	154 SF	R-2	ACCESSORY USE	300 SF	NET	1
113	RR & SHOWER	74 SF	R-2	ACCESSORY USE	300 SF	NET	1
114	RR & SHOWER	81 SF	R-2	ACCESSORY USE	300 SF	NET	1
115	LAUNDRY	86 SF	R-2	ACCESSORY USE	300 SF	NET	1
116	CORRIDOR	179 SF	R-2	ACCESSORY USE	300 SF	NET	1
117	ALCOVE 1	41 SF	R-2	ACCESSORY USE	300 SF	NET	1
125	PATIO	428 SF	R-2	ACCESSORY USE	300 SF	NET	2
ACCESSORY USE		1,213 SF					10
100	LOBBY	87 SF	B	BUSINESS AREAS	100 SF	GROSS	1
101	PUBLIC RR ADA	62 SF	B	BUSINESS AREAS	100 SF	GROSS	1
102	OFFICE	93 SF	B	BUSINESS AREAS	100 SF	GROSS	1
103	WORK AREA	214 SF	B	BUSINESS AREAS	100 SF	GROSS	3
BUSINESS AREAS		456 SF					6
104	APP BAY	1,847 SF	S-2	PARKING GARAGES	200 SF	GROSS	10
105	SHOP	93 SF	S-2	PARKING GARAGES	200 SF	GROSS	1
106	BUNKER GEAR	152 SF	S-2	PARKING GARAGES	200 SF	GROSS	1
107	DECON	87 SF	S-2	PARKING GARAGES	200 SF	GROSS	1
108	RR	44 SF	S-2	PARKING GARAGES	200 SF	GROSS	1
PARKING GARAGES		2,222 SF					14
109	DAYROOM DINING KITCHEN	595 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
118	SR-1	71 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
119	ALCOVE 2	42 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
120	SR-2	71 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
121	ALCOVE 3	42 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
122	SR-3	71 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
123	ALCOVE 4	40 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
124	SR-4	71 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
RESIDENTIAL		1,003 SF					10
TOTAL		4,894 SF					40

TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

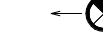
OCCUPANCY R-2, OCCUPANT LOAD: 10
WC: 1 PER 10 OCCUPANTS = 10 / 10 = 1
LAV: 1 PER 10 OCCUPANTS = 10 / 10 = 1
SHOWER: 1 PER 8 OCCUPANTS = 10 / 8 = 1.25
DF: 1 PER 100 OCCUPANTS = 10 / 100 = 0.10

2902.1.1 FIXTURE CALCULATIONS
FOR CALCULATIONS INVOLVING MULTIPLE
OCCUPANCIES, SUCH FRACTIONAL NUMBERS FOR
EACH OCCUPANCY SHALL FIRST BE SUMMED AND THEN
ROUNDED UP TO THE NEXT WHOLE NUMBER.

PROVIDED, BUILDING TOTAL
WATER CLOSETS: 4
LAVATORIES: 4
SHOWERS: 2
DRINKING FOUNTAINS: 1
SERVICE SINKS: 1

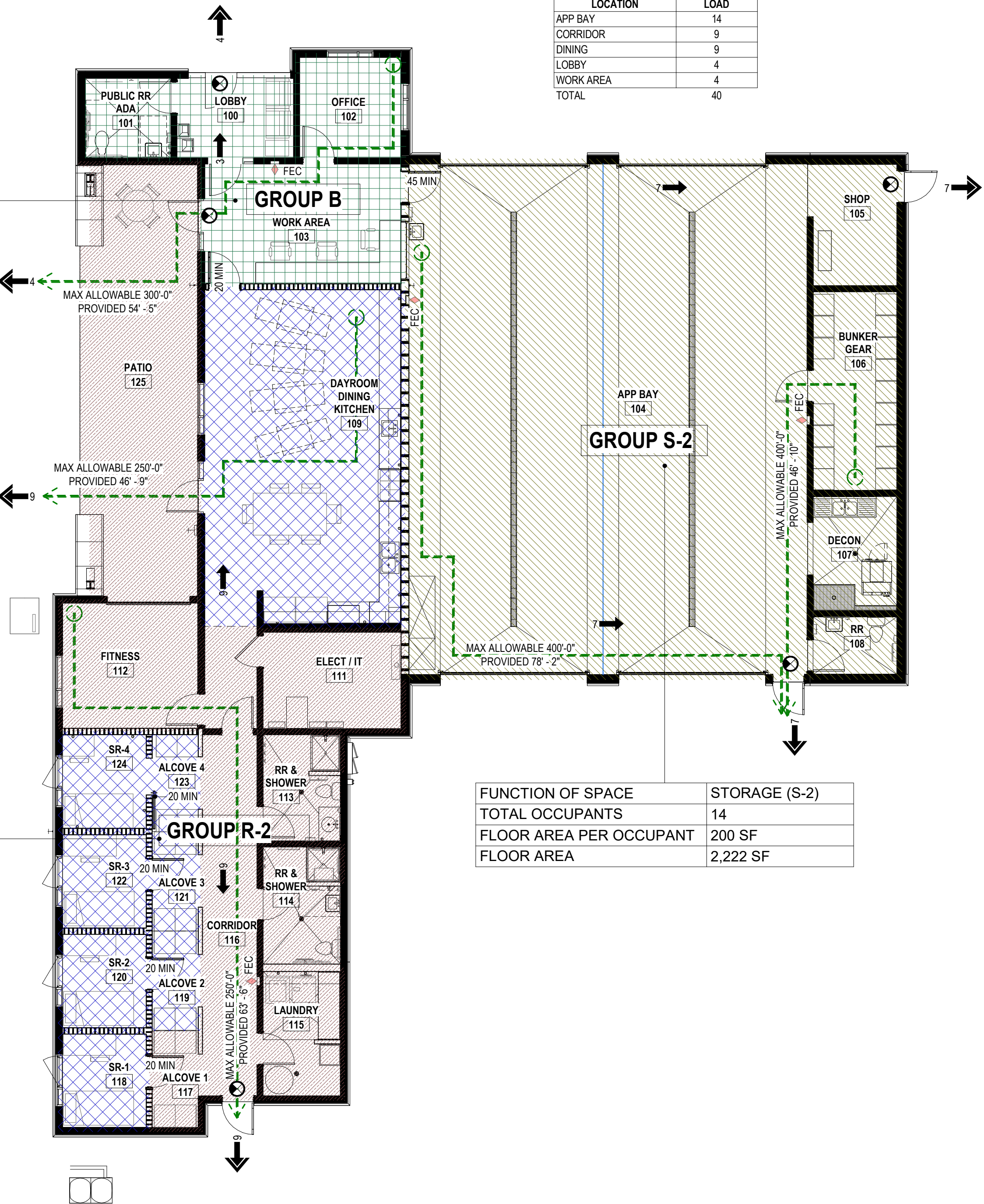
FUNCTION OF SPACE	RESIDENTIAL (R-2)
TOTAL OCCUPANTS	10
FLOOR AREA PER OCCUPANT	200 SF
FLOOR AREA	2,216 SF

2. PROVIDE MEANS OF EGRESS ILLUMINATION PER 2015 IBC 1008.

	ROOM TAG W/ OCCUPANT LOAD COUNT		EXIT SIGN
	DOOR FIRE RATING		FIRE EXTINGUISHER
	MEANS OF EGRESS CAPACITY		PATH OF EGRESS
	FIRE PARTITION, 1 HOUR		EXIT ACCESS OCCUPANT LOAD
	FIRE BARRIER, 1-HOUR		EXIT DISCHARGE OCCUPANT LOAD

 ACCESSORY USE
 BUSINESS AREAS
 PARKING GARAGES
 RESIDENTIAL

FUNCTION OF SPACE	STORAGE (S-2)
TOTAL OCCUPANTS	14
FLOOR AREA PER OCCUPANT	200 SF
FLOOR AREA	2,222 SF



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LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

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CODE INFORMATION & LIFE SAFETY PLAN

- A CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE. THE AIR BARRIERS SHALL BE PERMITTED TO BE LOCATED ON THE INSIDE OR OUTSIDE OF THE BUILDING ENVELOPE, LOCATES WITHIN THE ASSEMBLIES COMPOSING THE ENVELOPE, OR ANY COMBINATION THEREOF. THE AIR BARRIER SHALL COMPLY WITH SECTIONS C402.5.1.1 AND C4.2.5.2

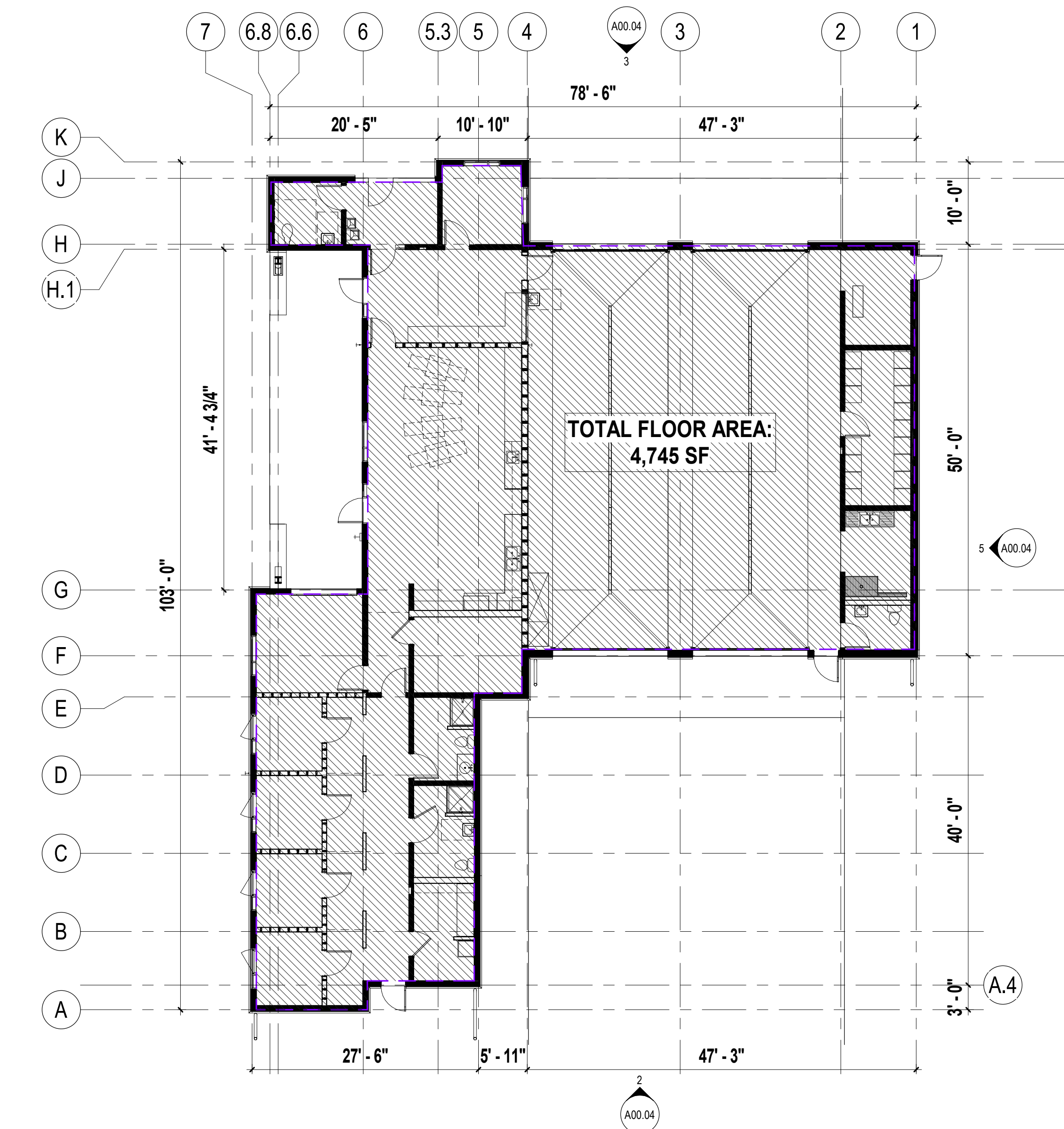
C4.2.5.1.1 AIR BARRIER CONSTRUCTION. THE CONTINUE AIR BARRIER SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING:

- 1. THE AIR BARRIER SHALL BE CONTINUOUS FOR ALL THERMAL ENVELOPE OF THE BUILDING AND PENETRATIONS THROUGH THE JOINTS AND ASSEMBLIES.
- 2. AIR BARRIER JOINTS, 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 THE AIR BARRIER'S RESISTANCE TO AIR AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION.
- 3. PENETRATIONS OF THE AIR BARRIER SHALL BE CAULKED, GASKETED AND OTHERWISE SEALED IN MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. SEALING SHALL ALLOW FOR EXPANSION AND CONTRACTION OF THE BUILDING, VIBRATION OF JOINTS AND SEAMS ASSOCIATED WITH PENETRATIONS SHALL BE SEALED IN THE SAME MANNER 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.
- 4. SEALING OF CONCEALED FIRE SPRINKLERS, WHERE REQUIRED, SHALL BE IN THE MANNER THAT IS RECOMMENDED BY THE MANUFACTURE. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL Voids BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.
- 5. RECESSED LIGHTING FIXTURES SHALL COMPLIED WITH SECTION C4.2.5.8. WHERE SIMILAR OBJECTS ARE INSTALLED WHICH PENETRATE THE AIR BARRIER, PROVISIONS SHALL BE MADE TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER.

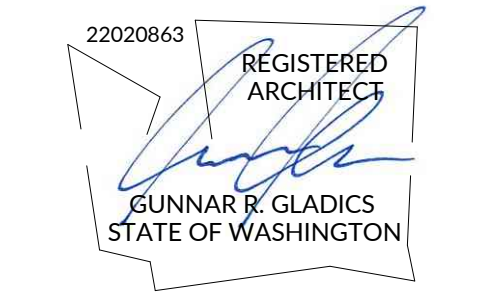
CONSTRUCTION DOCUMENTS SHALL INCLUDE A DIAGRAM SHOWING THE BUILDING'S PRESSURE BOUNDARY IN PLAN(S) AND SECTION(S) AND A CALCULATION OF THE AREA OF THE PRESSURE BOUNDARY TO BE CONSIDERED IN THE TEST.

C405.1.2 BUILDING TEST SHALL COMPLY WITH SECTION 402.5.1 THRU C402.5.8

VERTICAL SURFACES		HORIZONTAL SURFACES	
	6,585 SF	FLOOR AREA	4,745 SF
		TOTAL	4,745 SF



 $\frac{3}{32}'' = 1'-0''$

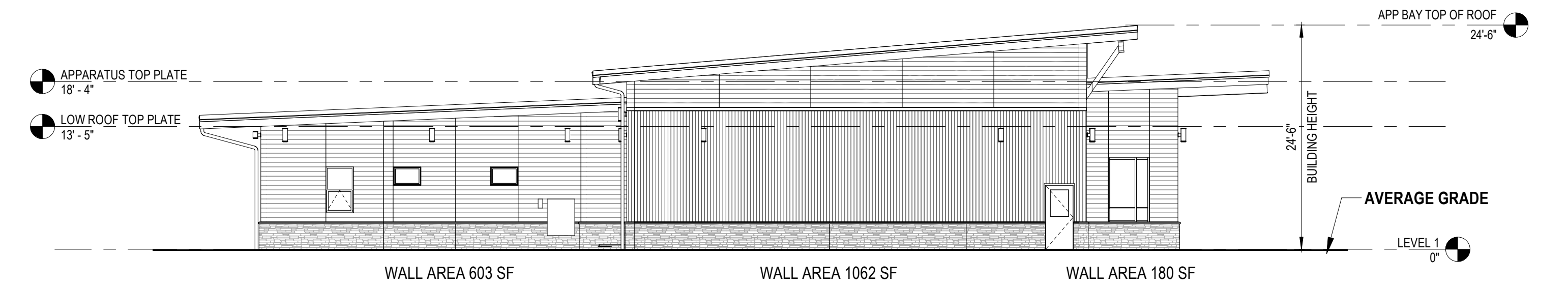


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26122 LAWSON STREET
BLACK DIAMOND, WA 98010

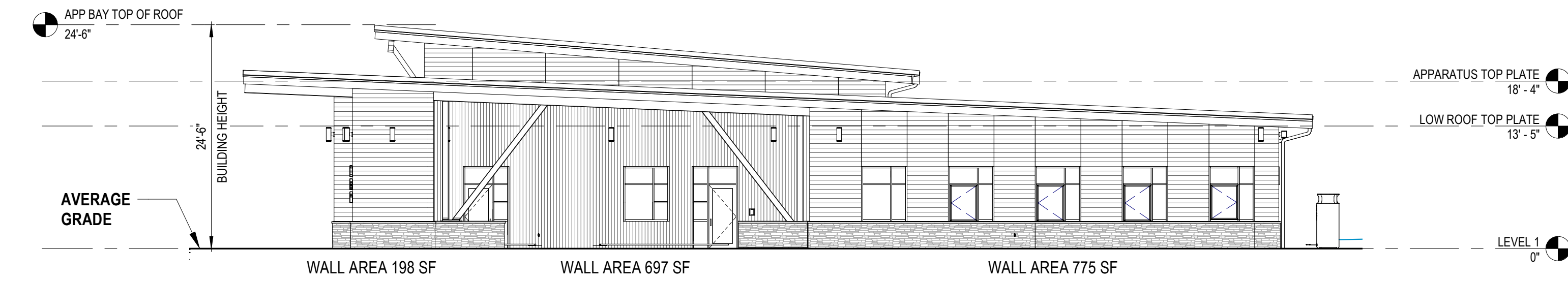
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AIR BARRIER, ENERGY
CODE THERMAL
ENVELOPE SURFACE
AREAS

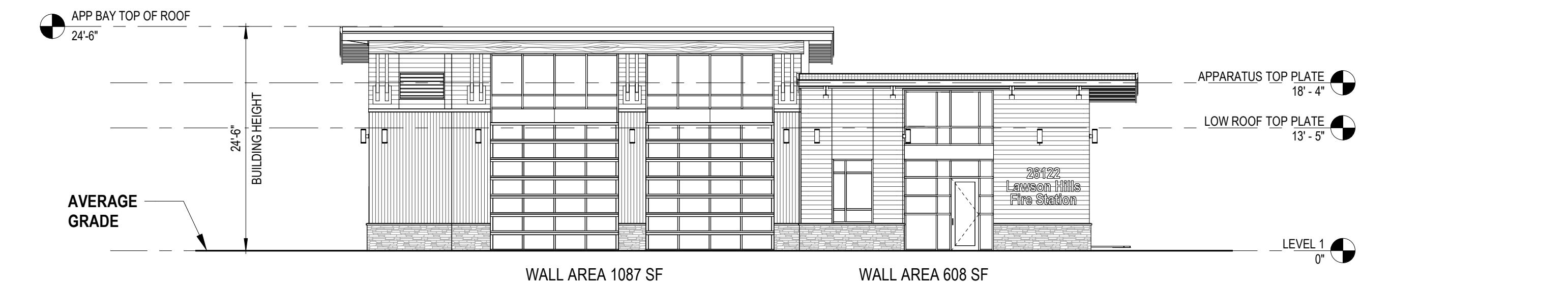
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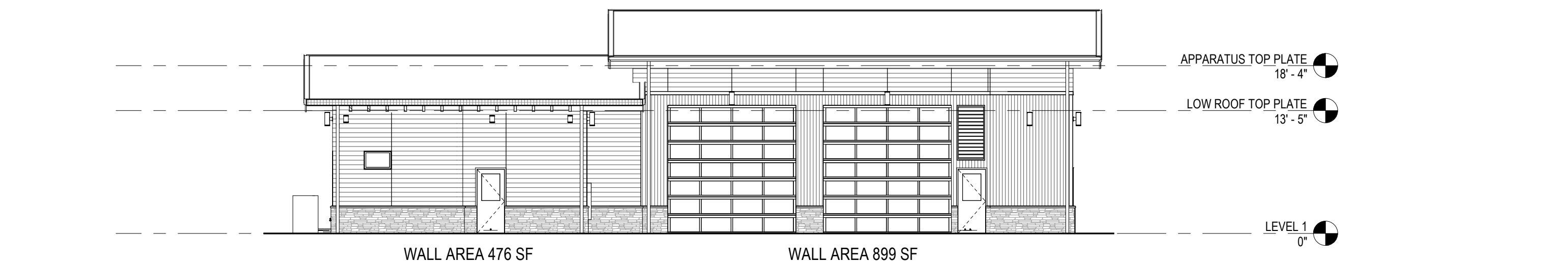
3/32" = 1'-0"



4 $3/32" = 1'-0"$ 0 8' 16' 24'



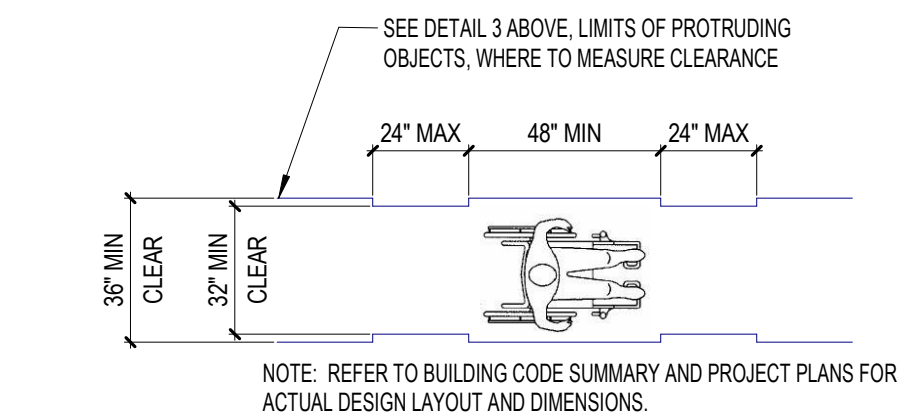
3/32" = 1'-0"



2 $3/32" = 1'-0"$ 0 8' 16' 24'

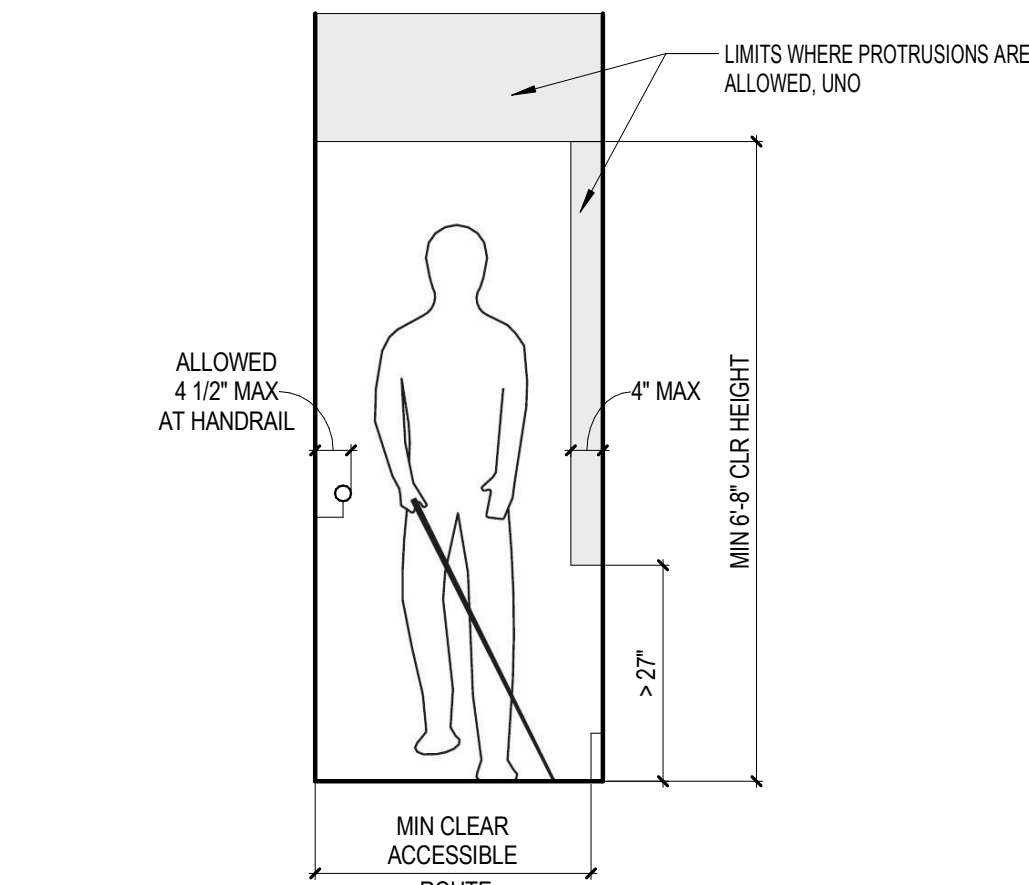
DESIGN NOTE: THIS PROJECT IS IN (SEISMIC ZONE D AND RISK CATEGORY IV). REFER TO GENERAL STRUCTURAL NOTES.

SPECIAL INSPECTIONS								
APPLICABLE TO THIS PROJECT	SYSTEM	REFERENCE 2015 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
No	EXTERIOR CLADDING AND VENEER	1705.12.5	ERECTION AND FASTENING	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE D, E OR F. EXCEPTIONS (REFERENCE 1705.11.5): 1. SYSTEMS <30 FEET ABOVE GRADE OR WALKING SURFACE. 2. CLADDING OR VENEER <5 PSF.	VARIOUS
No	EXTERIOR NON-LOAD BEARING PARTITIONS	1705.12.5	ERECTION AND FASTENING	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE D, E OR F. EXCEPTIONS (REFERENCE 1705.11.5): 1. SYSTEMS <30 FEET ABOVE GRADE OR WALKING SURFACE.	VARIOUS
No	INTERIOR VENEER	1705.12.5	ERECTION AND FASTENING	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE D, E OR F. EXCEPTIONS (REFERENCE 1705.11.5): 1. SYSTEMS <30 FEET ABOVE GRADE OR WALKING SURFACE. 2. VENEER <5 PSF.	VARIOUS
No	INTERIOR NON-LOAD BEARING PARTITIONS	1705.12.5	ERECTION AND FASTENING	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE D, E OR F. EXCEPTIONS (REFERENCE 1705.11.5): 1. SYSTEMS <30 FEET ABOVE GRADE OR WALKING SURFACE. 2. INTERIOR NON-LOAD BEARING WALLS <15 PSF.	VARIOUS
No	EIFS SYSTEMS	1705.16	INSTALLATION	NO	NO	YES	EXCEPTIONS (REFERENCE 1705.15): 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	1705.16.1	INSTALLATION	NO	NO	YES	REQUIRED FOR WATER-RESISTIVE BARRIER COATINGS COMPLY WITH ASTM E 2570 WHEN INSTALLED OVER A SHEATHING SUBSTRATE.	07-09
No	SPRAYED FIRE-RESISTANT MATERIALS	1705.14	INSTALLATION	NO	YES	YES	1. SURFACE PREPARATION INSPECTED PRIOR TO APPLICATION (1705.14.2). 2. INSPECTION AND TESTING AFTER ALL OTHER SYSTEM ROUGH-IN COMPLETED (1705.14). 3. CONDITION OF SUBSTRATES (1705.14.1(1)). 4. MEASURE THICKNESS (1705.14.1(2)). 5. DENSITY TESTING (1705.14.1(3)). 6. BOND STRENGTH TESTING (1705.14.1(4)). 7. CONDITION OF FINISHED APPLICATION (1705.14.1(5)).	07
No	MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS	1705.15	INSPECTION	NO	YES	YES	INSPECTION PER AWCI 12-B	07-09
YES	FIRE-RESISTANT PENETRATIONS AND JOINTS	1705.17	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	GLAZING IN CURTAINWALLS AND STOREFRONT	ASCE 7-10 11.A.1.3.9 (3)	ERECTION	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE D, E OR F. EXCEPTIONS (REFERENCE ASCE 7-10 SECTION 11.A.1.3.9 (3)): 1. SYSTEMS <30 FEET ABOVE GRADE OR WALKING SURFACE.	08
No	INTERIOR GLAZED PARTITION	ASCE 7-10 11.A.1.3.9 (3)	ERECTION	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE D, E OR F. EXCEPTIONS (REFERENCE ASCE 7-10 SECTION 11.A.1.3.9 (3)): 1. SYSTEMS <30 FEET ABOVE GRADE OR WALKING SURFACE.	08
YES	SUSPENDED CEILING GRIDS	ASCE 7-10 11.A.1.3.9 (2)	INSTALLATION	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE D, E OR F.	09
No	ACCESS FLOORING	1705.12.5.1	ANCHORAGE	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE D, E OR F.	10
No	STORAGE RACKS	1705.12.7	ANCHORAGE	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE D, E OR F FOR STORAGE RACKS GREATER THAN 8 FT IN HEIGHT.	10, 12
No	SEISMIC ISOLATION SYSTEMS AND ENERGY DISSIPATION DEVICES	1705.12.8	FABRICATION AND INSTALLATION	NO	NO	YES	APPLICABLE FOR SEISMIC ZONE B, C, D, E OR F.	13
No	VIBRATION ISOLATION SYSTEMS	1705.12.6(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	1705.12.6(3)	INSTALLATION AND ANCHORAGE	NO	NO	YES	SEISMIC ZONE C, D, E OR F.	22,23,40-48
No	DUCTWORK CARRYING HAZARDOUS MATERIALS	1705.12.6(4)	INSTALLATION AND ANCHORAGE	NO	NO	YES	SEISMIC ZONE C, D, E OR F.	23, 40-48
No	SMOKE CONTROL SYSTEMS	1705.18	INSTALLATION AND TESTING	NO	YES	NO	1. PRIOR TO CONCEALMENT: DUCTWORK LEAKAGE TESTING AND RECORD DEVICE LOCATIONS 1705.18 (1) 2. PRIOR TO OCCUPANCY: PRESSURE, FLOW, DETECTION AND CONTROL TESTING 1705.18 (2)	21, 23, 25, 27, 28
YES	ELECTRICAL EQUIPMENT FOR EMERGENCY OR STANDBY POWER SYSTEMS	1705.12.6(1)	ANCHORAGE	NO	NO	YES	SEISMIC ZONE C, D, E OR F.	26, 48
YES	ELECTRICAL EQUIPMENT	1705.12.8(2)	ANCHORAGE	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 - C402.5.8 FOR REQUIREMENTS; IF TEST FAILS, FOLLOW UP WITH VISUAL INSPECTION, SEAL LEAKS TO THE EXTENT PRACTICAL AND SUBMIT REPORT OF CORRECTIVE ACTION.	SEE AIR BARRIER SHEET

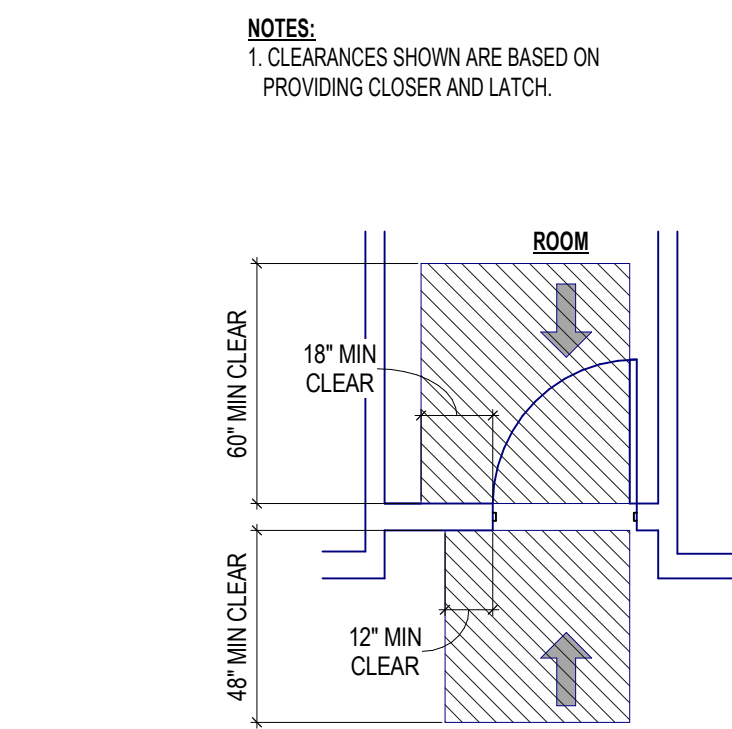


- NOTES:**
1. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS:
 - a. WALKING SURFACES (SEE BELOW)
 - b. DOORS AND DOORWAYS (404)
 - c. RAMPS (405)
 - d. CURB RAMPS (406)
 - e. ELEVATOR (407)
 2. WALKING SURFACES (403):
 - a. MAXIMUM RUNNING SLOPE SHALL BE 1:20.
 - b. MAXIMUM CROSS SLOPE SHALL BE 1:48
 - c. MAXIMUM CROSS SLOPE SHALL BE 1:48
 - d. CHANGES IN LEVEL (303)
 - * GREATER THAN 1/4" BUT NOT MORE THAN 1/2" SHALL BE BEVELED WITH MAX 1:2 SLOPE.
 - * GREATER THAN 1/2" SHALL FOLLOW REQUIREMENTS FOR A RAMP PER 405.
 3. SEE DETAIL 3 FOR LIMITS OF PROTRUDING OBJECTS.

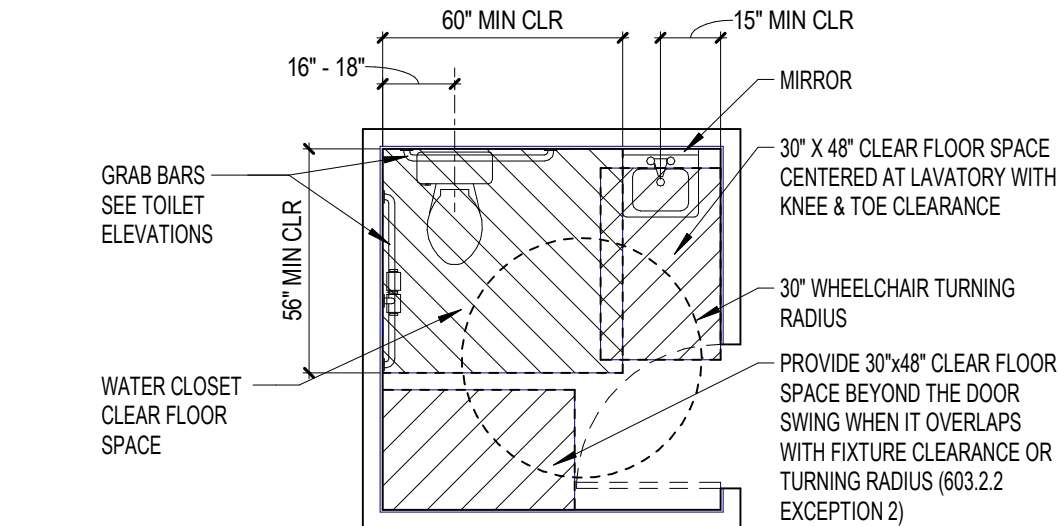
17 ACCESSIBLE ROUTE OF TRAVEL



13 LIMITS OF PROTRUDING OBJECTS

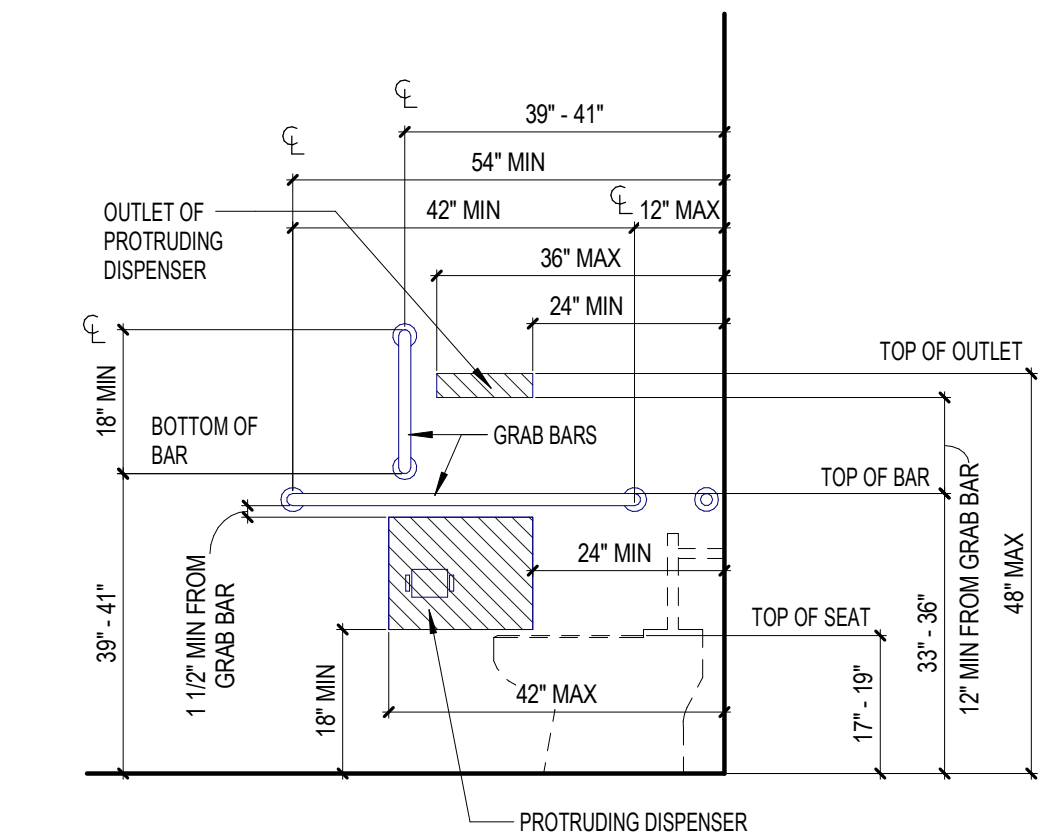


12 MANEUVERING CLEARANCE
1/4" = 1'-0"



- NOTES:**
1. THIS PLAN IS PROVIDED TO SHOW MINIMUM REQUIRED ACCESSIBILITY CLEARANCES. REFER TO PROJECT FLOOR PLANS FOR ACTUAL LAYOUT.
 2. CLEARANCE AROUND WATER CLOSET IS PERMITTED TO OVERLAP WITH THE WATER CLOSET, GRAB BARS, DISPENSERS, RECEPTACLES, COAT HOOKS, SHELVES, ACCESSIBLE TOILETS, CLEAR FLOOR SPACE AT OTHER FIXTURES AND THE TURNING RADIUS. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE WITHIN THE REQUIRED WATER CLOSET CLEARANCE. (604.3.3)
 3. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL BE MOUNTED ON THE OPEN SIDE. SEE ELEVATIONS (604.6)
 4. COAT HOOKS PROVIDED WITHIN TOILET ROOMS SHALL BE LOCATED FAR FROM THE ACCESSIBLE MOUNTING HEIGHT REACH RANGES. (603.4)
 5. SHELVES PROVIDED WITHIN TOILET ROOMS SHALL BE 40" - 48" AFF (603.4)
 6. DIAPER CHANGING TABLES SHALL BE LOCATED PER THE ACCESSIBLE MOUNTING HEIGHT REACH RANGES, WITH WORK SURFACE AT 34" MAX AFF. (603.3)

11 ACCESSIBLE TOILET PLAN
1/4" = 1'-0"



10 ACCESSIBLE TOILET SIDE ELEVATION
1/2" = 1'-0"

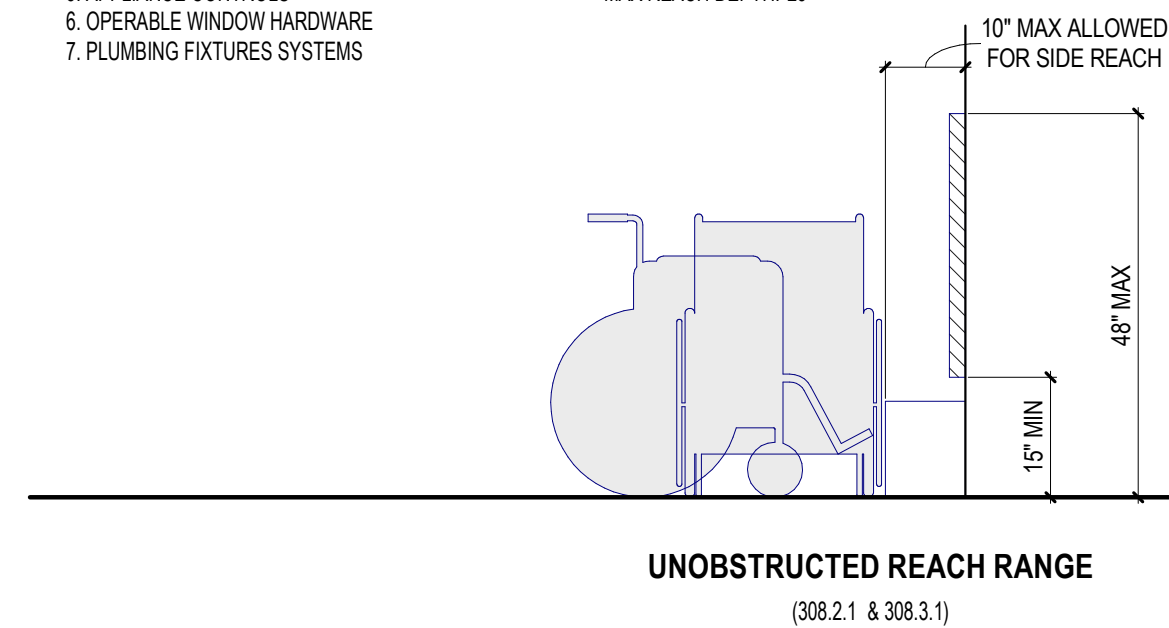
- REACH RANGE DIMENSIONS APPLIES TO:
1. LIGHT CONTROLS
 2. ELECTRICAL PANELBOARD, SWITCHES & RECEPTACLES
 3. ENVIRONMENTAL CONTROLS
 4. USER CONTROLS FOR SECURITY OR INTERCOM
 5. APPLIANCE CONTROLS
 6. OPERABLE WINDOW HARDWARE
 7. PLUMBING FIXTURES SYSTEMS

FORWARD REACH:
UNOBSTRUCTED: 15" - 48"
OBSTRUCTED REACH WHERE THE CLEAR FLOOR OR GROUND SPACE EXTENDS BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION:

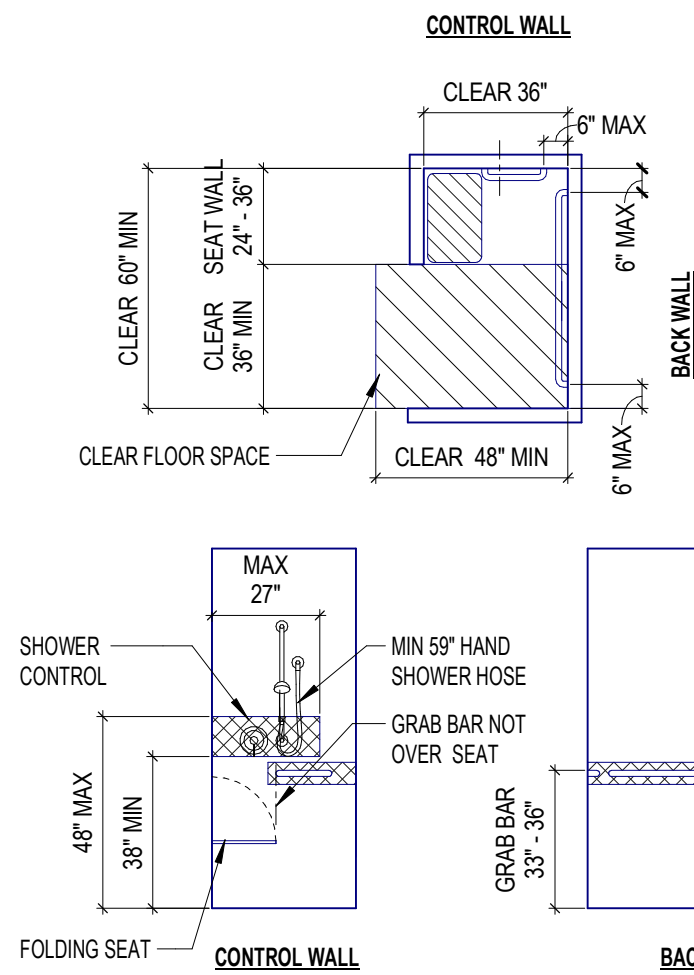
- REACH DEPTH 20" MAX: 48" MAX HEIGHT
- REACH DEPTH >20" TO 25": 44" MAX HEIGHT
- MAX REACH DEPTH: 25"

SIDE REACH (PARALLEL APPROACH):
UNOBSTRUCTED: 15" - 48"
OBSTRUCTED REACH OVER OBJECT AT 34" HIGH MAX:

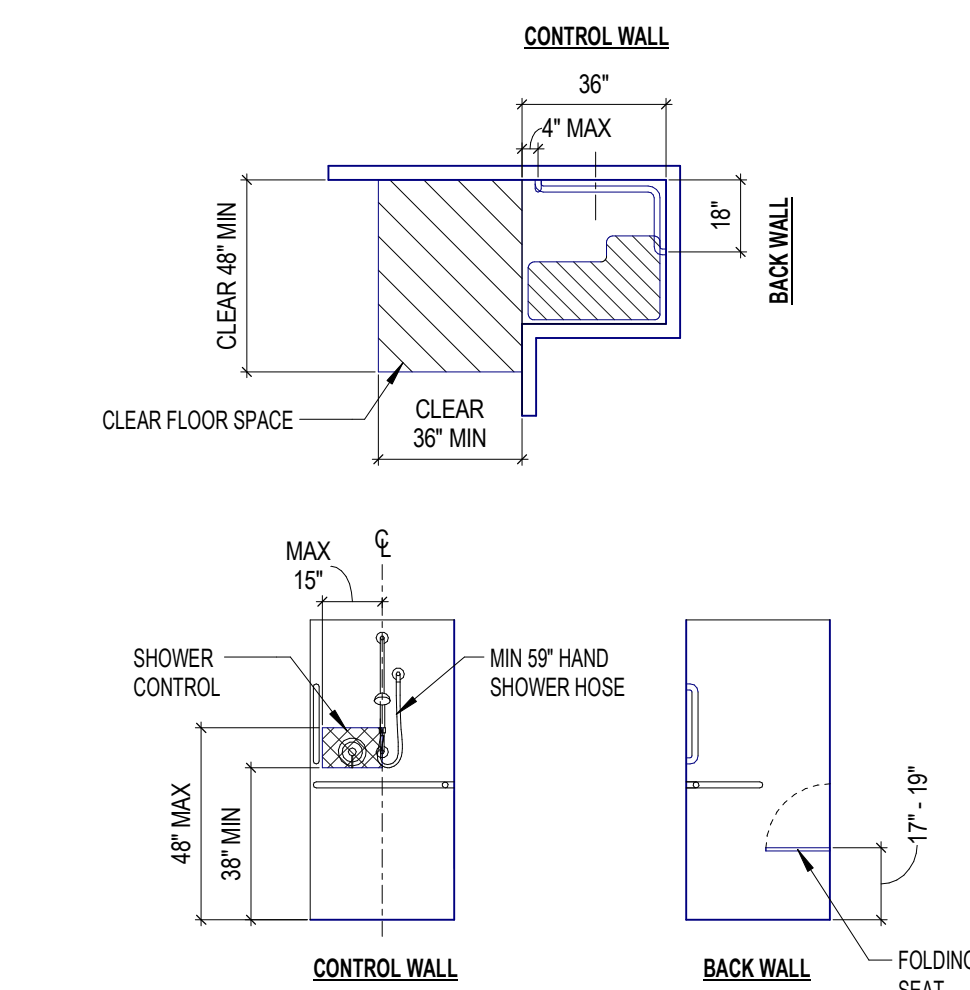
- REACH DEPTH 10" MAX: 48" MAX HEIGHT
- REACH DEPTH >10" TO 24": 46" MAX HEIGHT
- MAX REACH DEPTH: 24"



9 ACCESSIBLE MOUNTING HEIGHTS



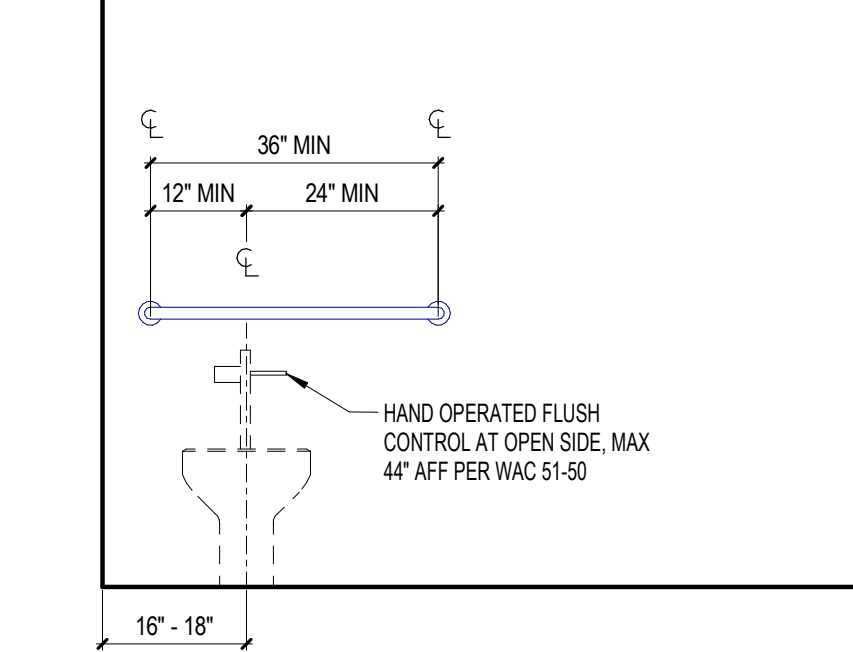
8) ALTERNATE ROLL-IN-TYPE SHOWER
1/4" = 1'-0"



7 TRANSFER SHOWER
1/4" = 1'-0"

TYPICAL GRAB BAR NOTE

GRAB BARS SHALL HAVE 1 1/4" - 2" OUTSIDE DIAMETER WITH MIN 1 1/2" CLEAR SPACE BEHIND. PROVIDE BACKING AT GRAB BARS TO ACCEPT UP TO 250 LBS OF VERTICAL OR HORIZONTAL FORCE APPLIED AT ANY POINT ON THE GRAB BAR, FASTENING, MOUNTING DEVICE OR SUPPORTING STRUCTURE.

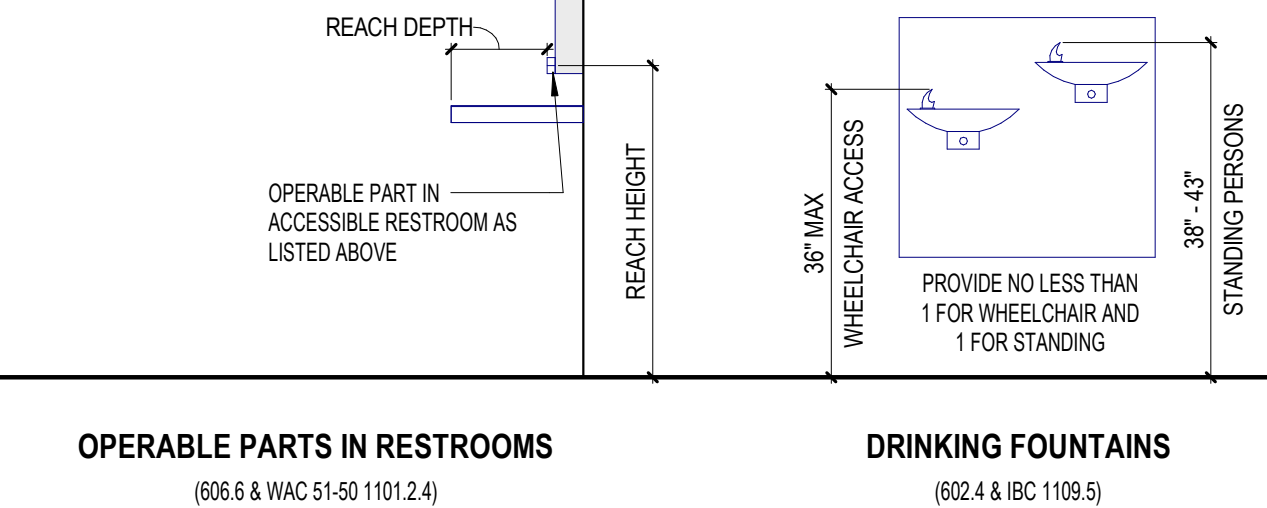


6) ACCESSIBLE TOILET FRONT ELEVATION
1/2" = 1'-0"

OPERABLE PARTS

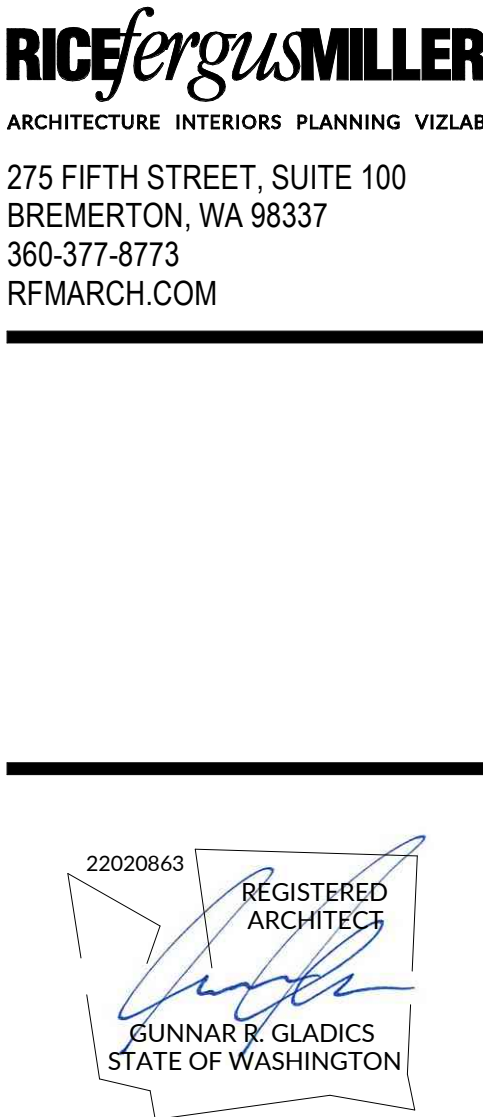
OPERABLE PARTS IN ACCESSIBLE RESTROOMS:
PER WAC 51-50 1101.2.4
THE FOLLOWING OPERABLE PARTS SHALL COMPLY WITH A117.1 TABLE 603.6:
1. DRYING EQUIPMENT
2. TOWEL OR CLEANSING PRODUCT DISPENSERS
3. DISPOSAL FIXTURES

MAX REACH DEPTH	.5"	2"	5"	6"	9"	11"
MAX REACH HEIGHT	48"	46"	42"	40"	36"	34"



GENERAL NOTES

1. ACCESSIBILITY REQUIREMENTS ARE BASED ON THE FOLLOWING CODE EDITIONS:
 - * 2009 ICC A117.1
 - * 2015 IBC
 - * 2015 WAC 51-50
2. ALL INFORMATION ON THIS SHEET ARE GENERIC REQUIREMENTS. REFER TO PROJECT FLOOR PLANS AND INTERIOR ELEVATIONS FOR ACTUAL DESIGN LAYOUT AND DIMENSIONS.
3. ALL DIMENSIONS SHOWN ARE CLEAR TO FINISH, UNLESS OTHERWISE NOTED.
4. INSTALL ALL COMPONENTS PER THE DIMENSIONS ON THIS SHEET, UNLESS OTHERWISE SHOWN ELSEWHERE.
5. REFER TO CIVIL DRAWINGS FOR SITE AND PARKING RELATED ACCESSIBILITY REQUIREMENTS.
6. ALL ACCESSIBLE TOILET COMPARTMENT DOORS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WHEN LOCATED AT THE END OR 34" WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
7. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN A 5 POUND FORCE. FLUSH VALVE CONTROLS FOR URINALS HAVE SIMILAR REQUIREMENTS IN REGARDS TO MOUNTED HEIGHT AND OPERATION FORCE.
8. THE STRUCTURAL STRENGTH OF FASTENERS AND MOUNTING DEVICES FOR GRAB BARS, SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS IN ANY DIRECTION AT ANY POINT.
9. WATER CONTROLS SHALL MEET THE FOLLOWING REQUIREMENTS:
 1. CONTROLS SHALL BE OF A SINGLE LEVER DESIGN, OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
 2. CONTROLS SHALL REQUIRE A MAXIMUM FORCE TO OPERATE NOT IN EXCESS OF 5 POUNDS.
 3. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.



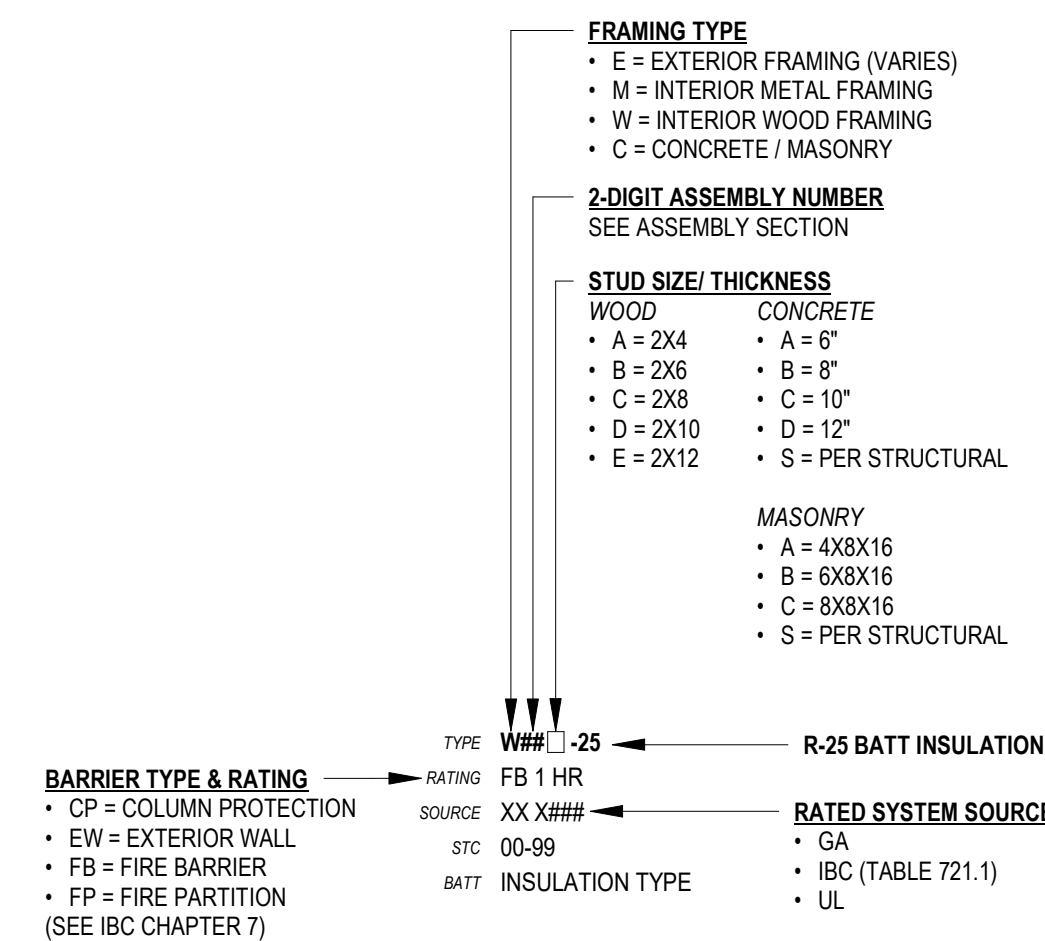
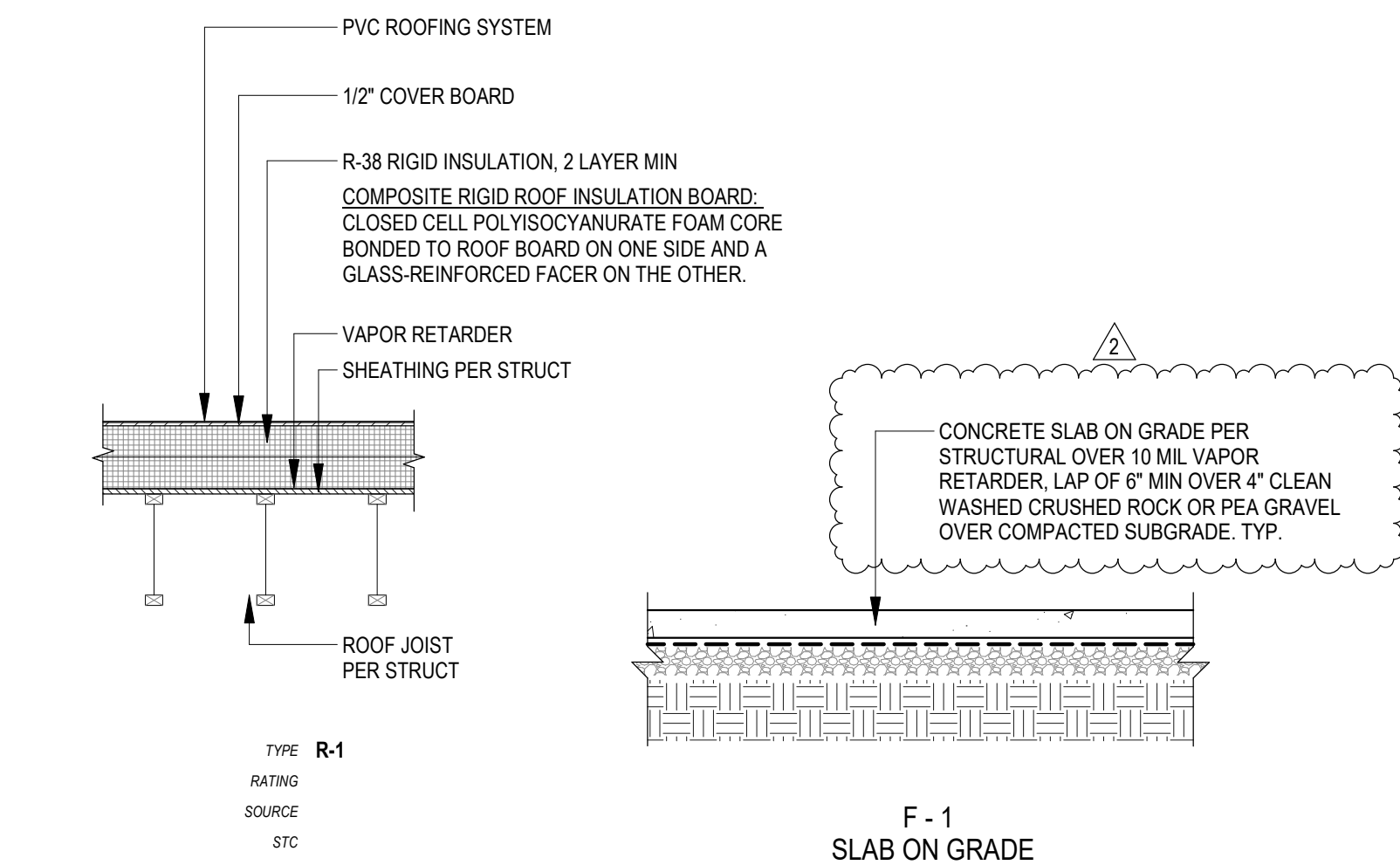
CCD BLACK DIAMOND PARTNERS, LLC
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[illegible]

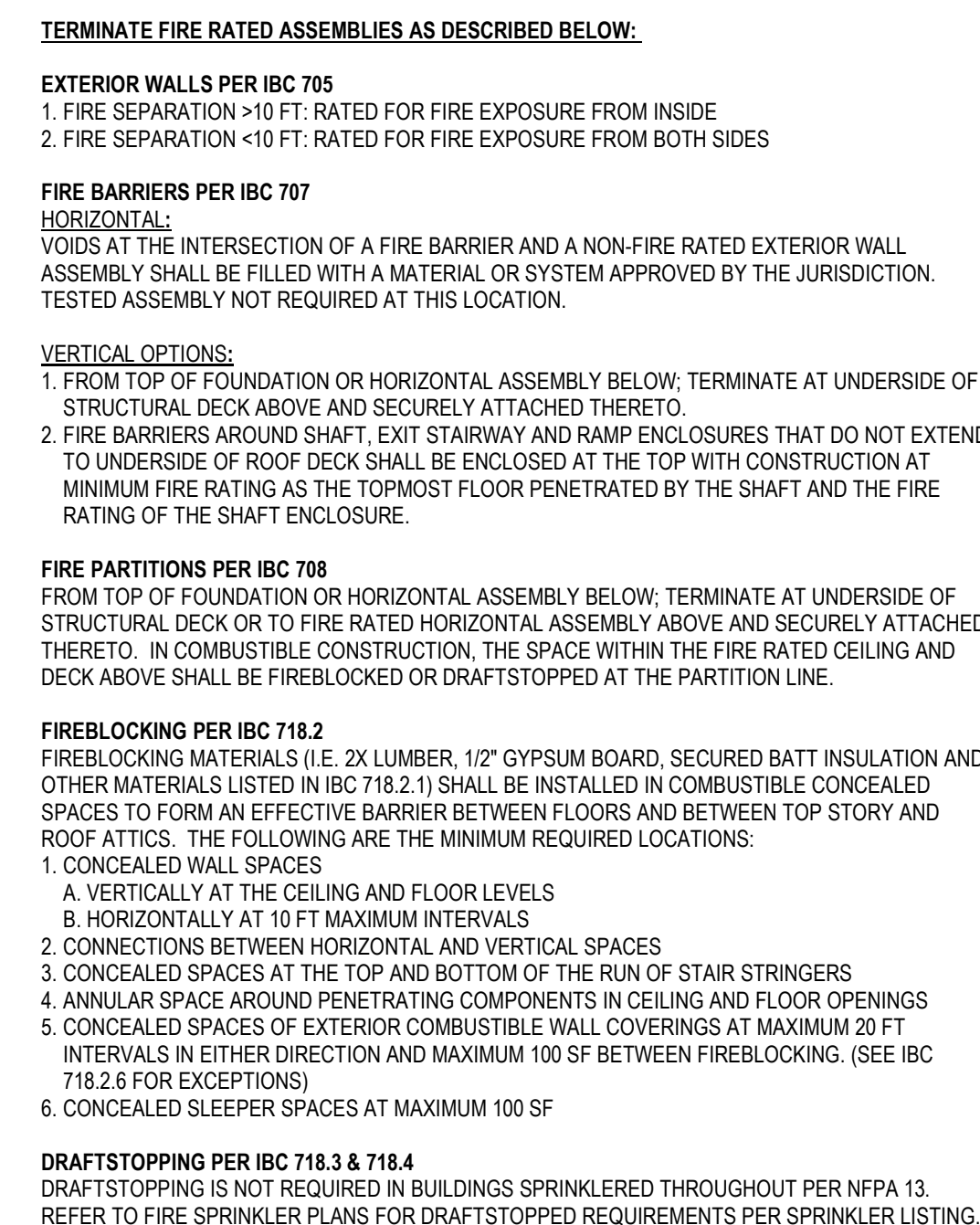
SPECIAL
INSPECTIONS,
ACCESSIBILITY
DETAILS

SHEET #

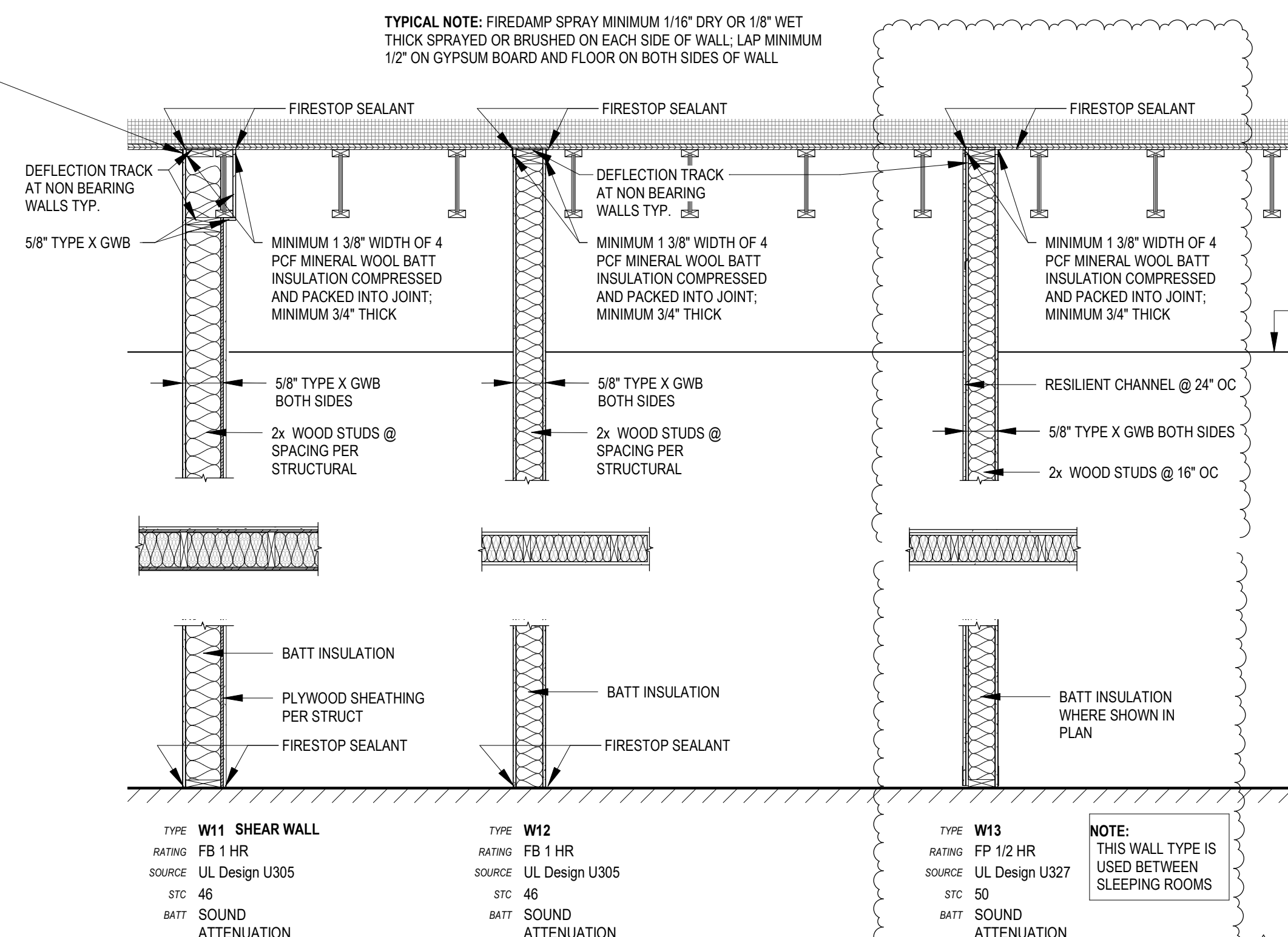
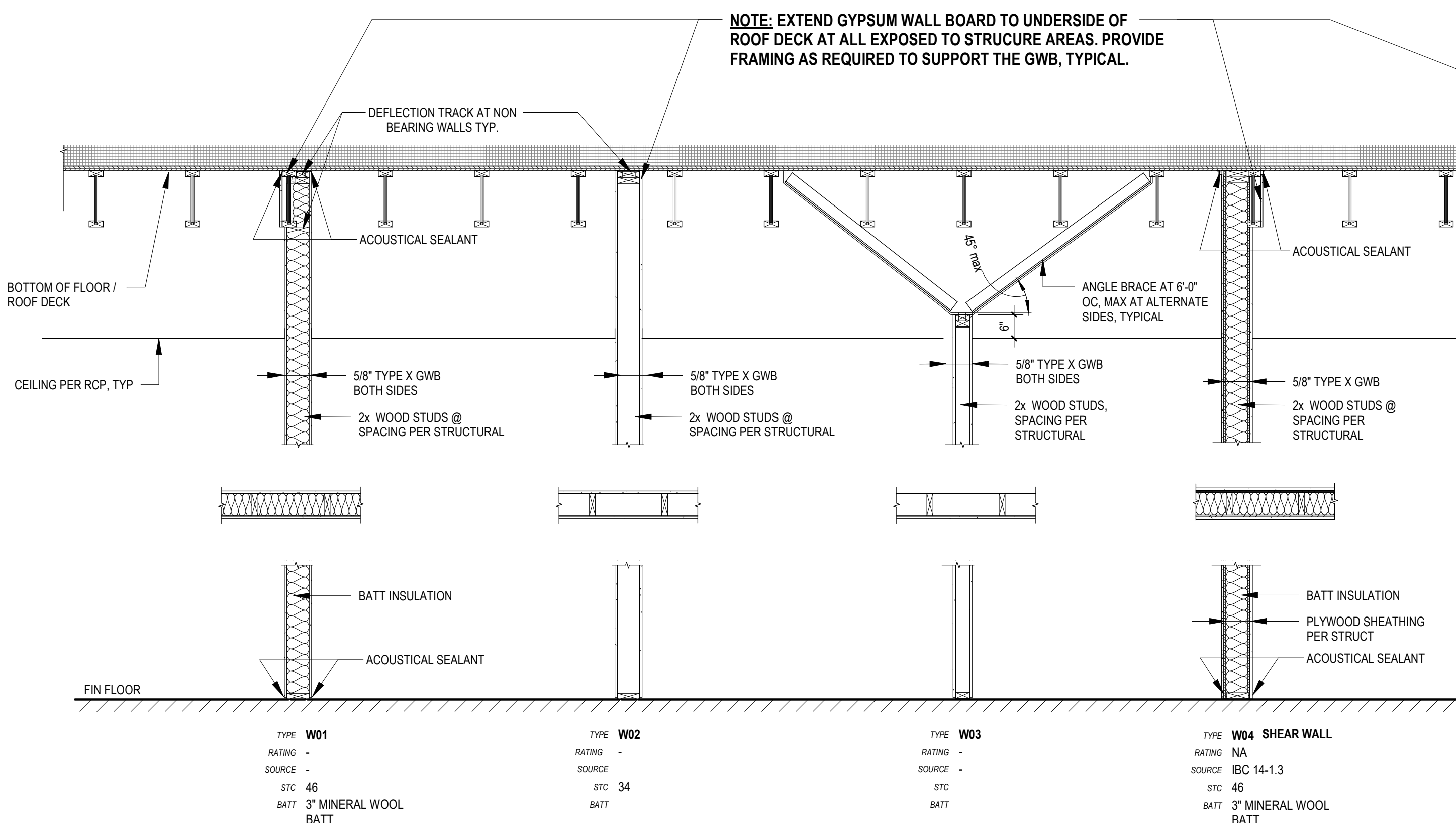
A00.05



FLOOR TYPES

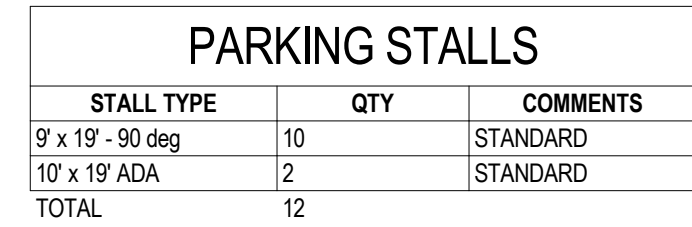


INTERIOR PARTITION TYPES - RATED



2/24/2023 2:01:05 PM

Autodesk Docs://Oakpointe Lawson Hills FS/2018135.01 Oakpointe Lawson Hills FS - 2022.rvt



KEY NOTES - SITE PLAN	
Note Number	Note Description
1	GAS METER
2	HEAT PUMP ON CONCRETE PAD. SIZE PAD PER MANUFACTURER'S REQ'TS.
3	GENERATOR
4	CONCRETE PAD PER STRUCTURAL
5	POLE LIGHT PER ELECTRICAL
6	TRANSFORMER
7	CT CAN & HOUSE METER
8	ENCLOSED DUMPSTER ENCLOSURE
9	DOUBLE CHECK DETECTOR VAULT
10	FUTURE APPARATUS BAY ADDITION
11	DOMESTIC & IRRIGATION METER
12	HYDRANT
13	OIL/WATER SEPARATOR
14	STORMWATER DETENTION/ WET VAULT
15	STORM VAULT ACCESS HATCH
16	FLAGPOLE W / LUMINAIRES
17	MODULAR WETLAND BIOFILTRATION SYSTEM
18	EXISTING UTILITY POWER POLE TO BE RELOCATED PER ELECTRICAL
19	BOLLARDS @ 3'-0" O.C.
20	CATCH BASIN PER CIVIL

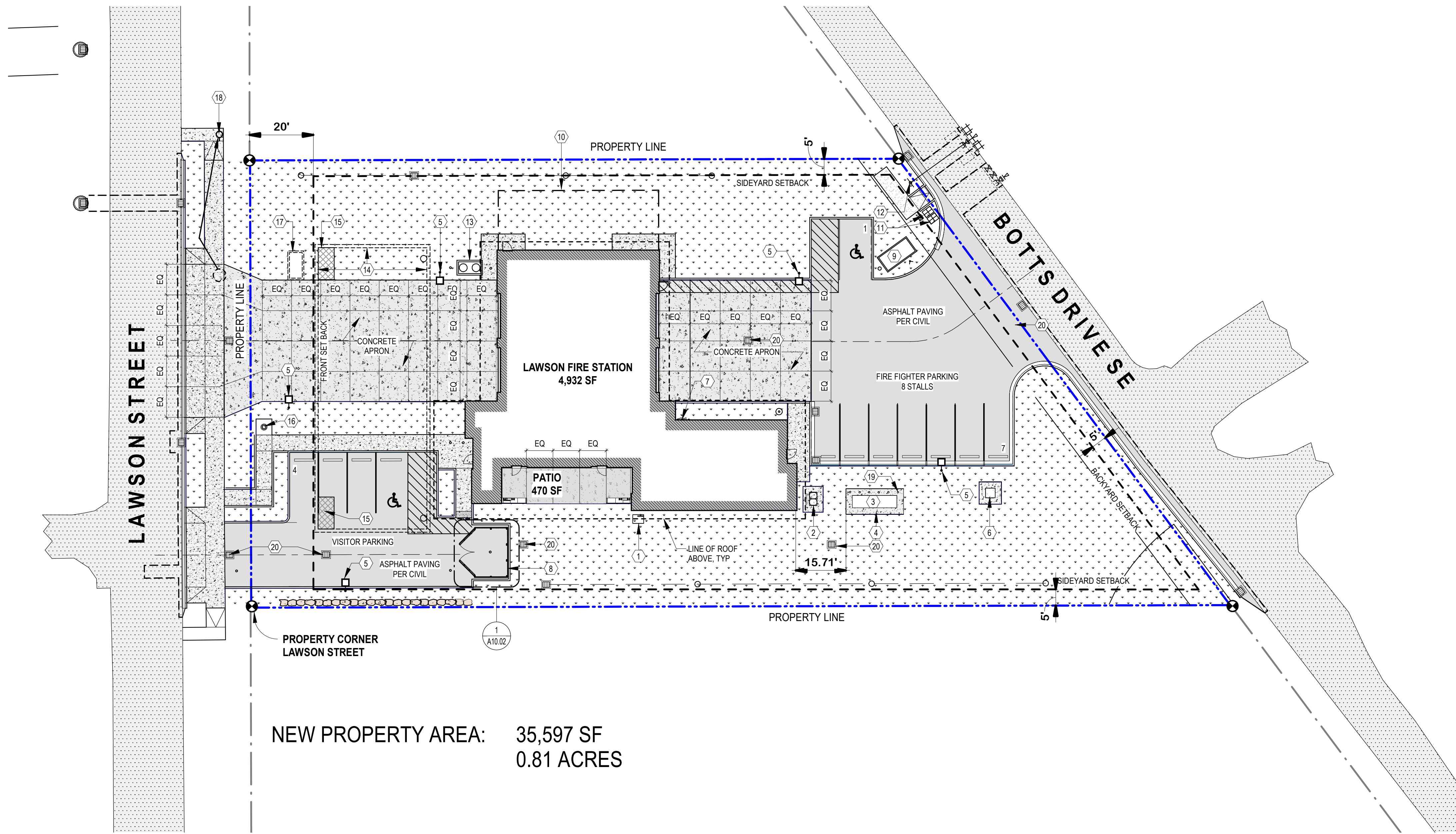
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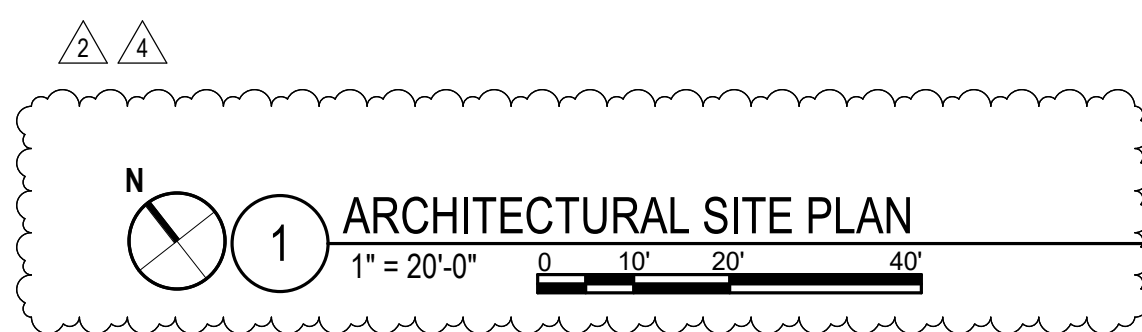
ARCHITECTURAL SITE PLAN

SHEET #

A10.01



NEW PROPERTY AREA: 35,597 SF
0.81 ACRES



[illegible]

SHEET #

2
1/2" = 1'-0"

0' 1' 2' 4'

1'-0" 12'-0" 10'-0" 1'-0"

1'-0" 5'-0" 15'-0" 5'-0" 1'-0"

5'-0" 5'-0"

2
A10.02

GALV HSS 4X4X1/4 POST

REINFORCED CONCRETE PAVEMENT - SEE CIVIL FOR REINFORCING

5'-0" LONG x 6" WIDE CONCRETE WHEEL STOP, SECURE TO SLAB PER WHEEL STOP MANUFACTURER

CONCRETE CURB, SEE CIVIL

3
A10.02

N

1

TRASH ENCLOSURE - ENLARGED PLAN

1/4" = 1'-0"

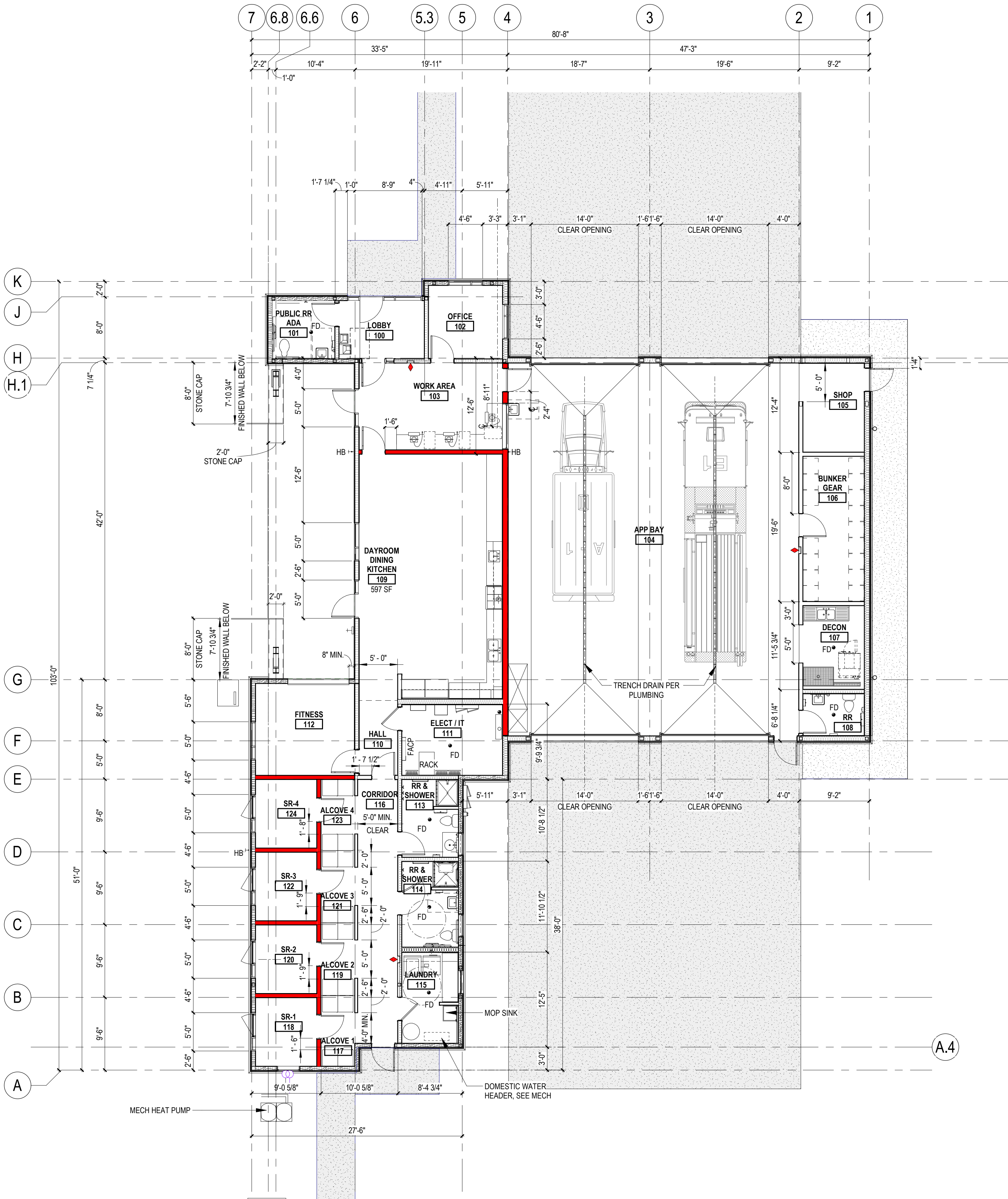
0' 2' 4' 8'



[illegible]

A20.01

BIM 360://Oakpointe Lawson Hills FS/2018135.01 Oakpointe Lawson Hills FS - 2019.rvt



#	NOTE DESCRIPTION
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A21.11

[illegible]

SHEET #

A21.12

1. ALL DIMENSIONS ARE TO FACE OF STUDS AND/OR FACE OF CONCRETE WALLS UNLESS NOTED OTHERWISE
2. DIMENSIONS SHOWN AS $\frac{X'-X''}{}$ ARE TO FINISH FACE OF WALLS
3. DIMENSIONS INDICATED AS "MIN" OR "CLEAR" ARE FROM NEAREST FINISH SURFACE INCLUDING TRIM
4. FOR WALL, FLOOR AND ROOF ASSEMBLIES, SEE SHEETS A01.01
5. FOR WINDOW SCHEDULE AND DETAILS, SEE SHEET A50.01
6. FOR DOOR SCHEDULE AND DETAILS, SEE SHEET A60.01
7. ALL FINISHED DOOR OPENING ARE LOCATED 6" FROM ADJACENT WALL UNLESS NOTED OTHERWISE
8. FOR FINISH SCHEDULE AND FINISH LEGEND, SEE SHEET A72.01
9. PROVIDE CONCEALED 2X WOOD BLOCKING FOR SURFACE-MOUNTED COMPONENTS ON WOOD-FRAMED WALLS

Figure 1 illustrates various wall and door window details. The top diagram shows a typical wall and door window. Below it, a wall with insulation is shown. The next diagram shows a shear wall to the underside of a floor or roof above. This is followed by a shear wall to the underside of a floor or roof above with insulation. The next diagram shows a rated interior partition per - I -. The next diagram shows a fire extinguisher cabinet. The final diagram shows a roof edge above.

ROOM NAME TYPICAL ROOM TAG

ROOM NUMBER

DOOR TAG

DOOR NUMBER

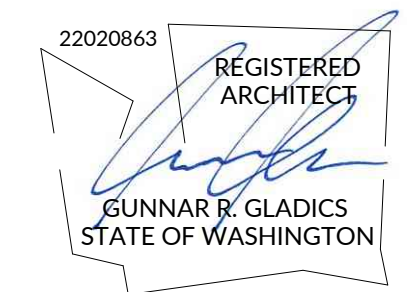
5'-0" CIRCULAR
TURNING AREA

30" X 48" CLEAR
FLOOR SPACE

1 OPERABLE WINDOW AT SLEEPING ROOM, TYPICAL
2 7'-0"x8'-0" ROLL UP DOOR
3 GAS METER
4 SHUTOFF FOR BBQ
5 MECH HEAT PUMP
6 FURNITURE BY OTHERS, TYP
7 TRENCH DRAIN PER PLUMBING
8 STAINLESS STEEL SINK WITH DRAINAGE BOARDS
9 EXTRACTOR
10 LINEAR FLOOR DRAIN PER PLUMBING
11 FLOOR GRATE WITH DRAIN BELOW
12 MOP SINK
13 SERVER RACK
14 FIRE SPRINKLER RISER

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 **LEVEL 1 - FLOOR PLAN ANNOTATIONS**
1/8" = 1'-0" 0 4' 8' 16'

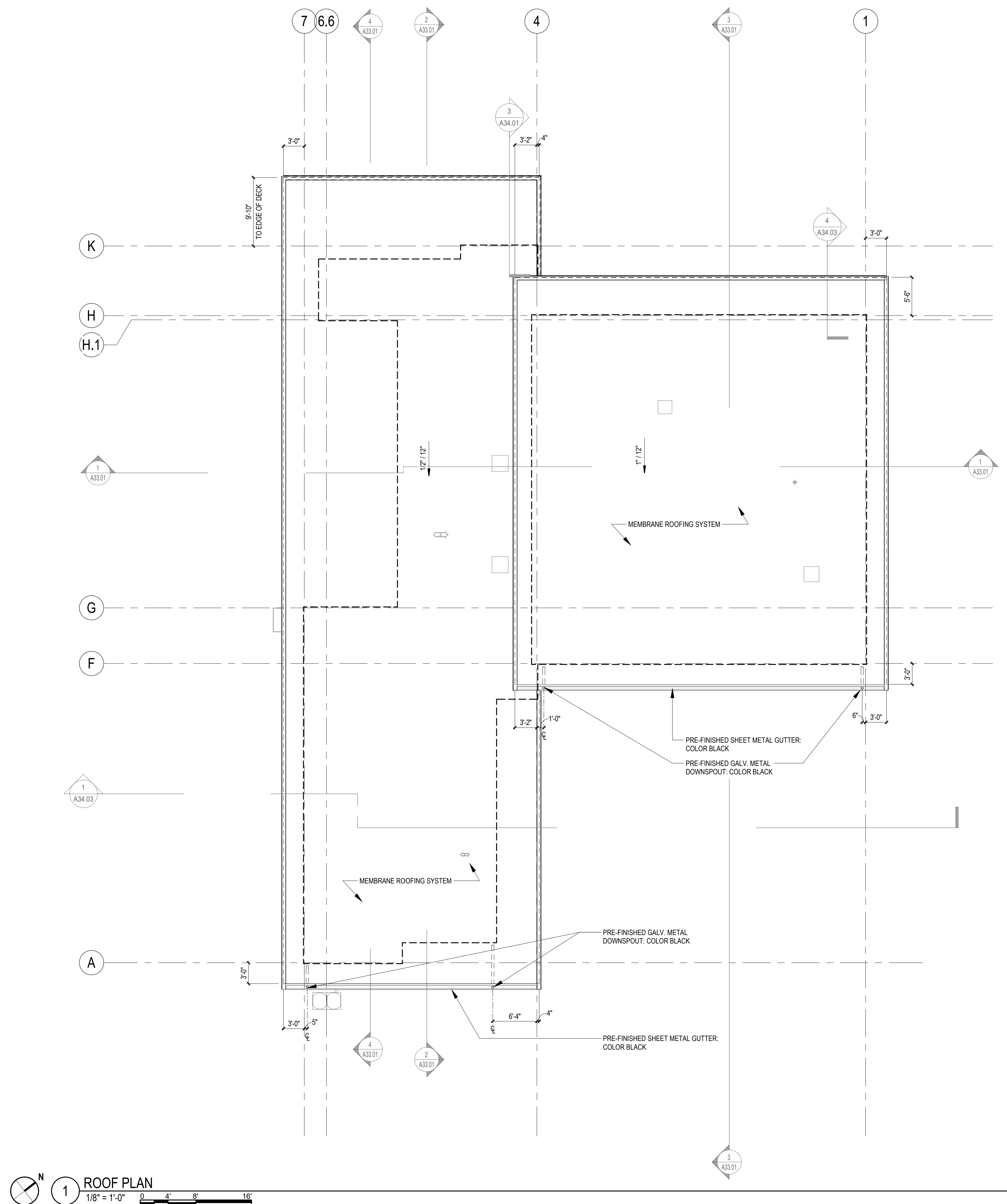


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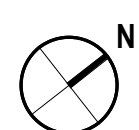
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A21.14



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A22.01

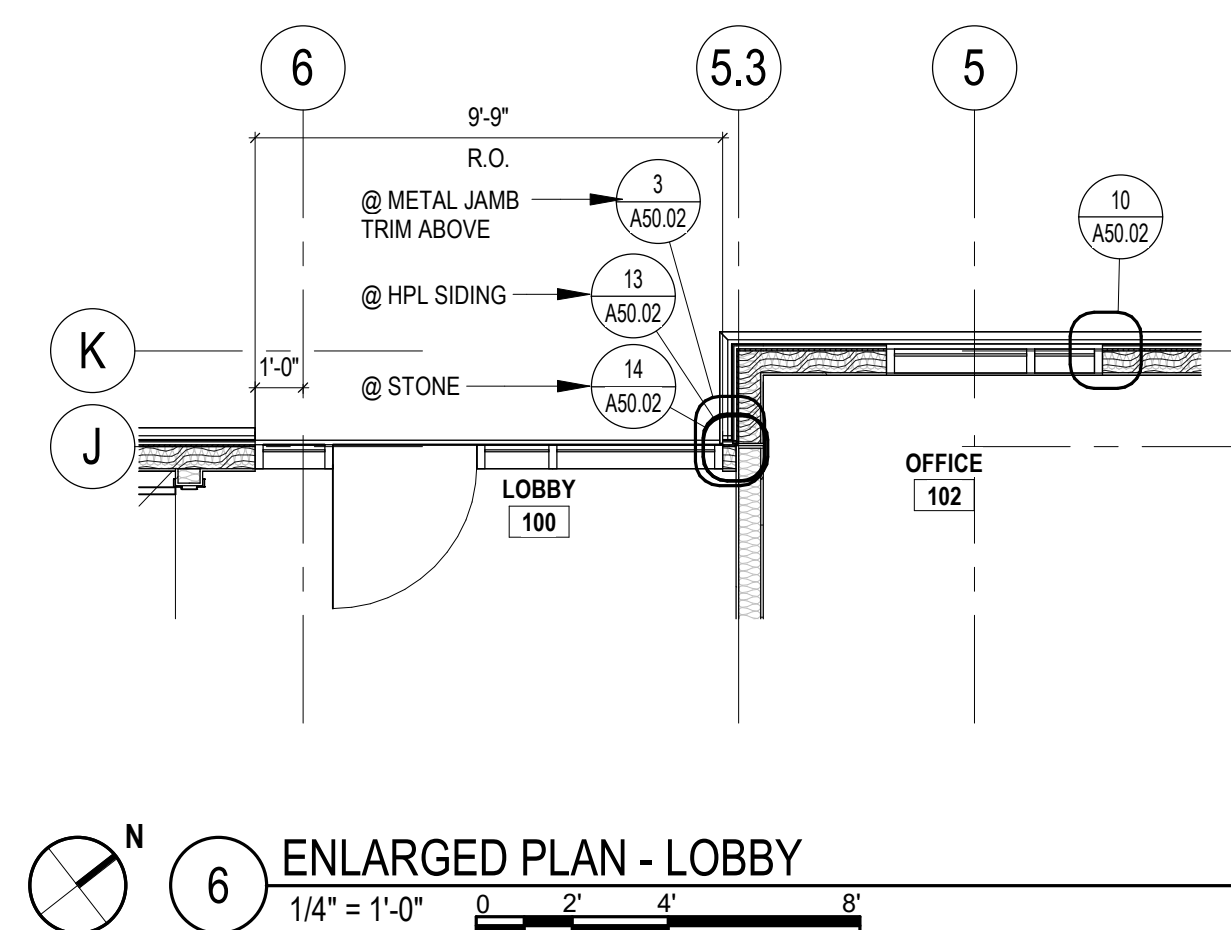
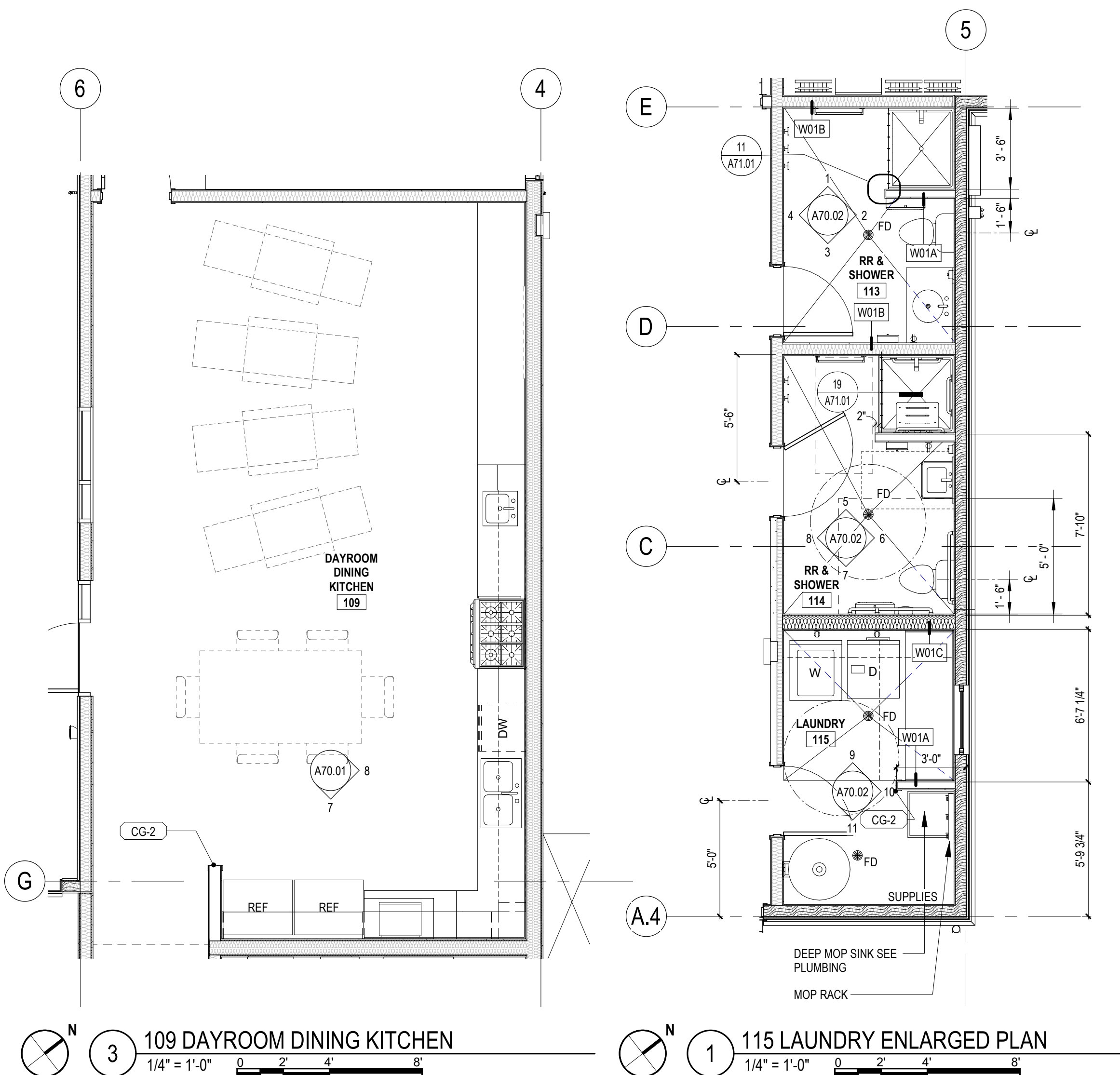


1/8" = 1'-0" 0 4' 8' 16'

[illegible]

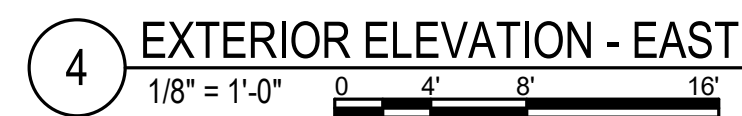
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A23.01



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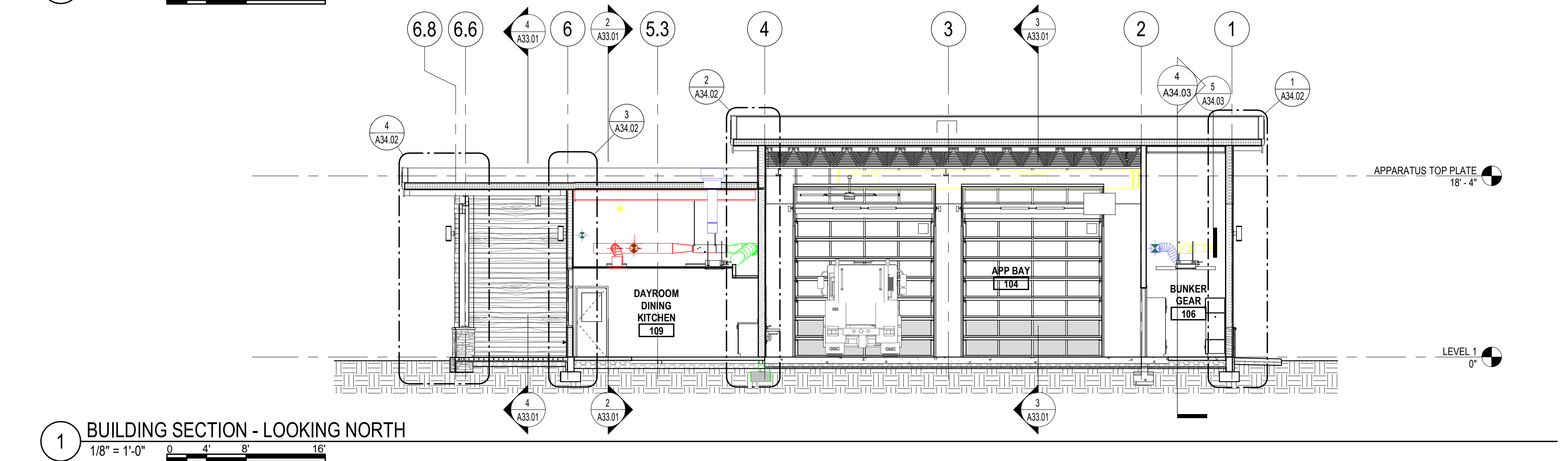
A 31 01



[illegible]

SHEET #

1. REFERENCE <ASSEMBLIES SERIES SHEETS> FOR ASSEMBLY TYPES AND CONSTRUCTION.



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ERMIT SET

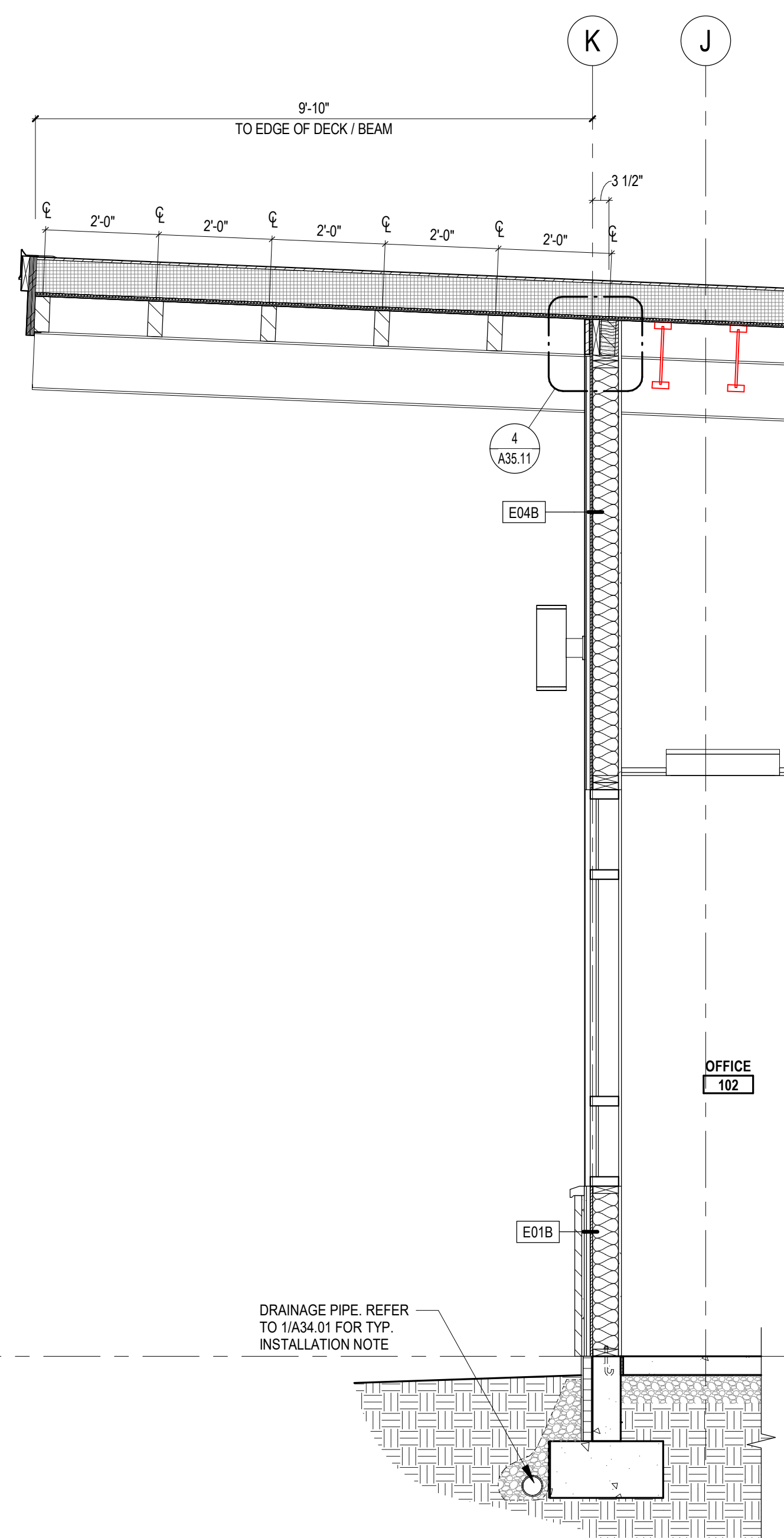
VISION SCHEDULE

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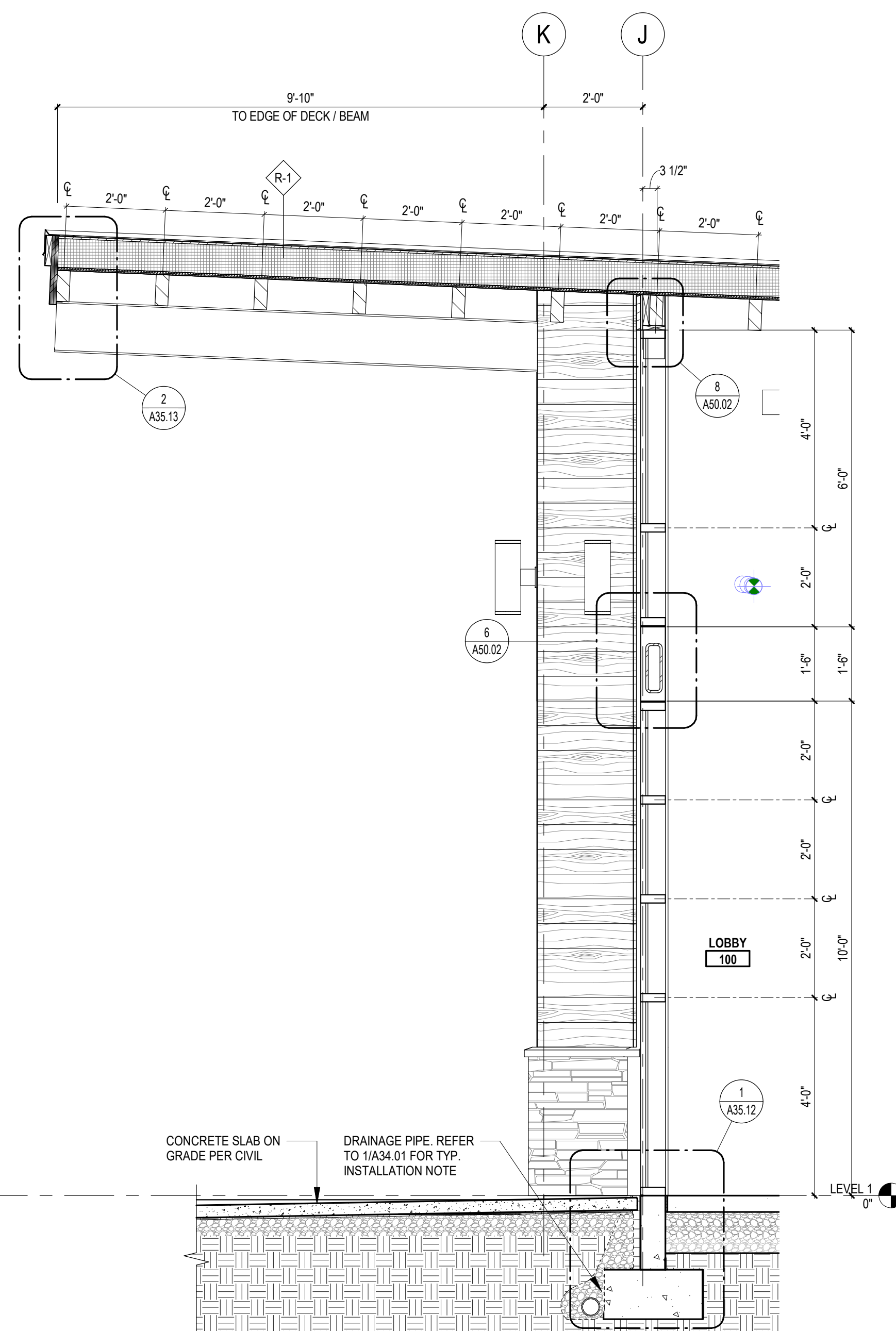
WALL SECTIONS

SHEET #

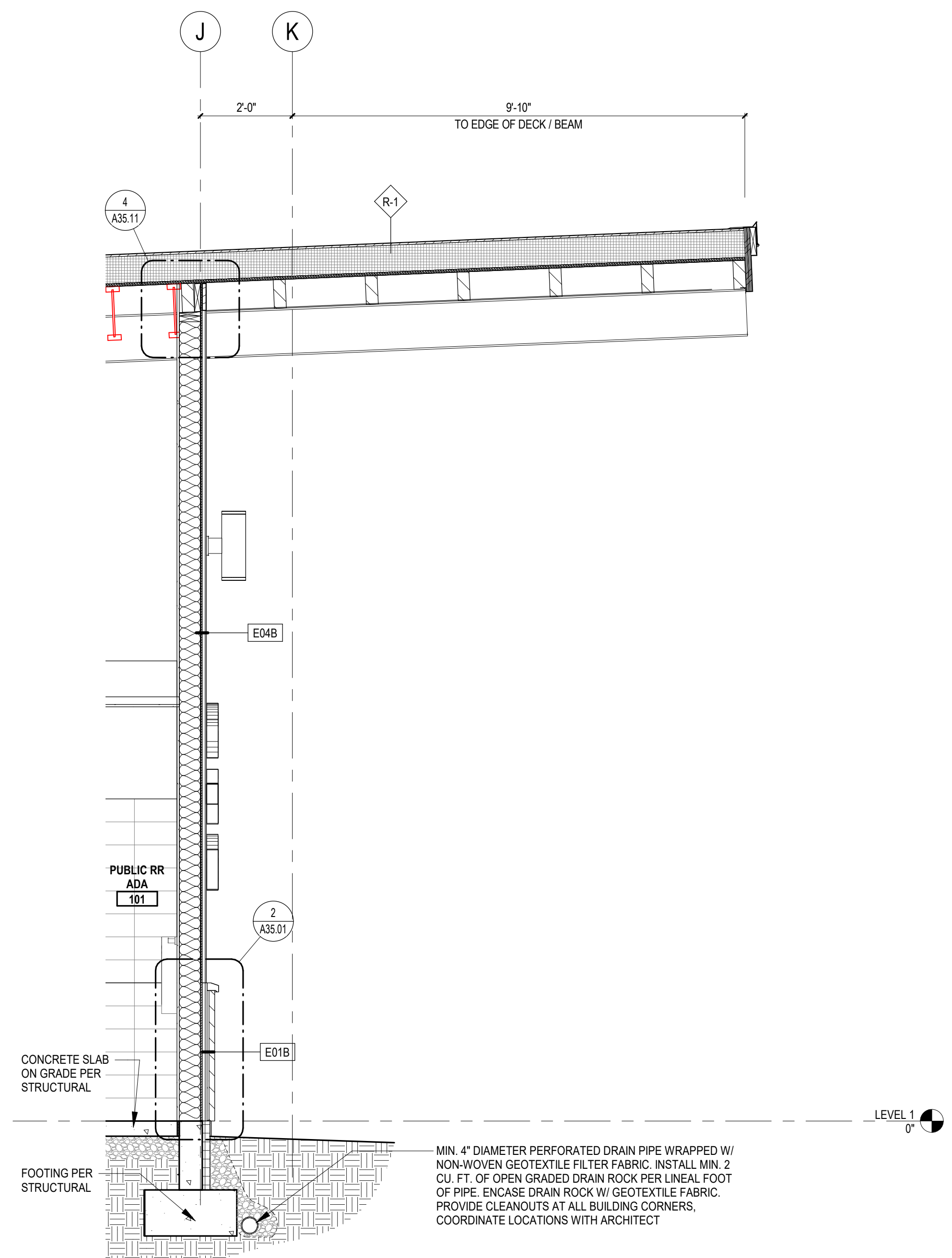
A34.01



3 WALL SECTION ALONG GRID "K" LOOKING EAST 1
1/2" = 1'-0" 0 1' 2' 4'



2 WALL SECTION ALONG GRID "J" LOOKING EAST
1/2" = 1'-0" 0 1' 2' 4'



1 WALL SECTION ALONG GRID "J" LOOKING WEST

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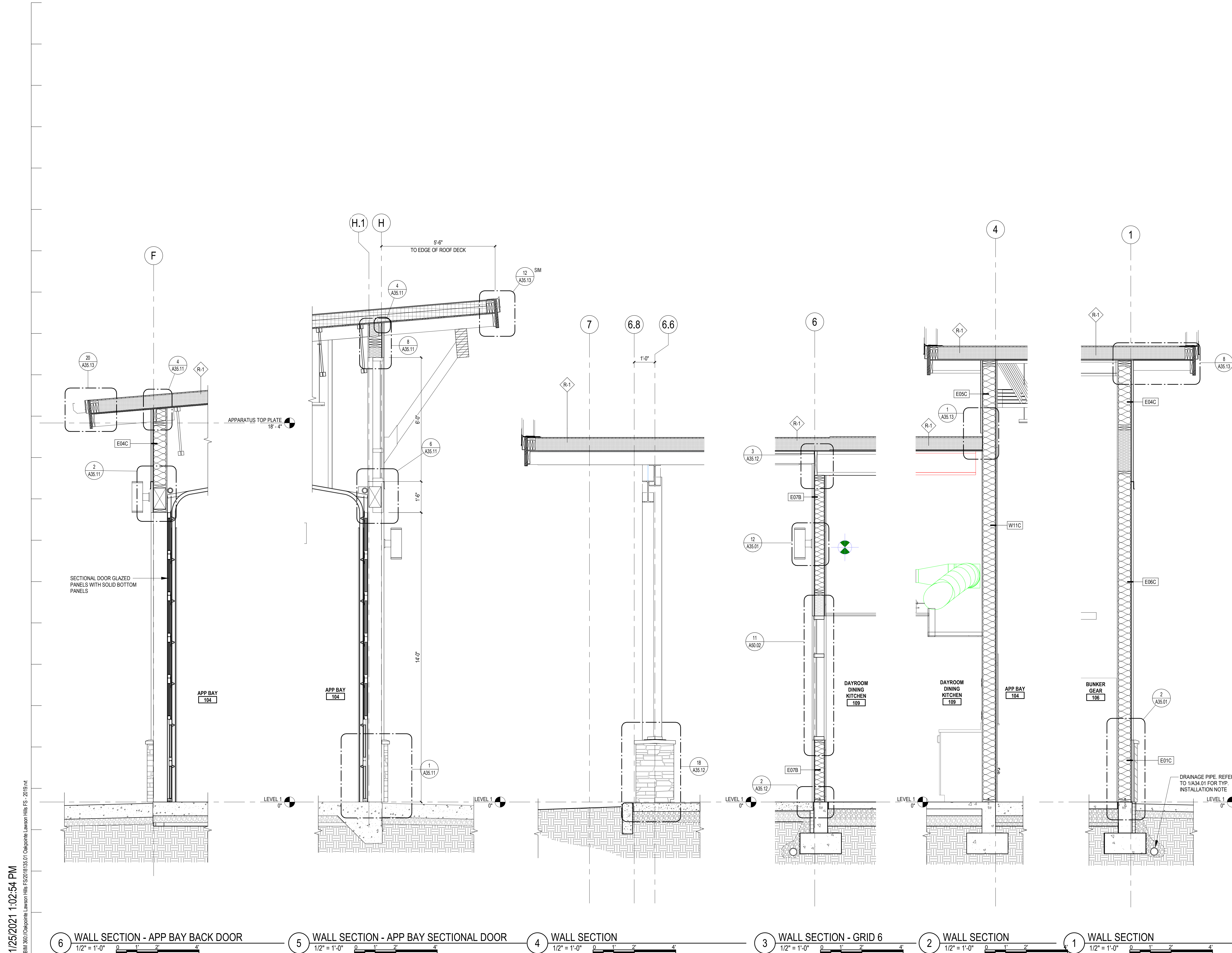
ISSUE DATE JANUARY 27, 2021

REVISION SCHEDULE

WALL SECTIONS

SHEET #

A34.02



[illegible]

SHEET #

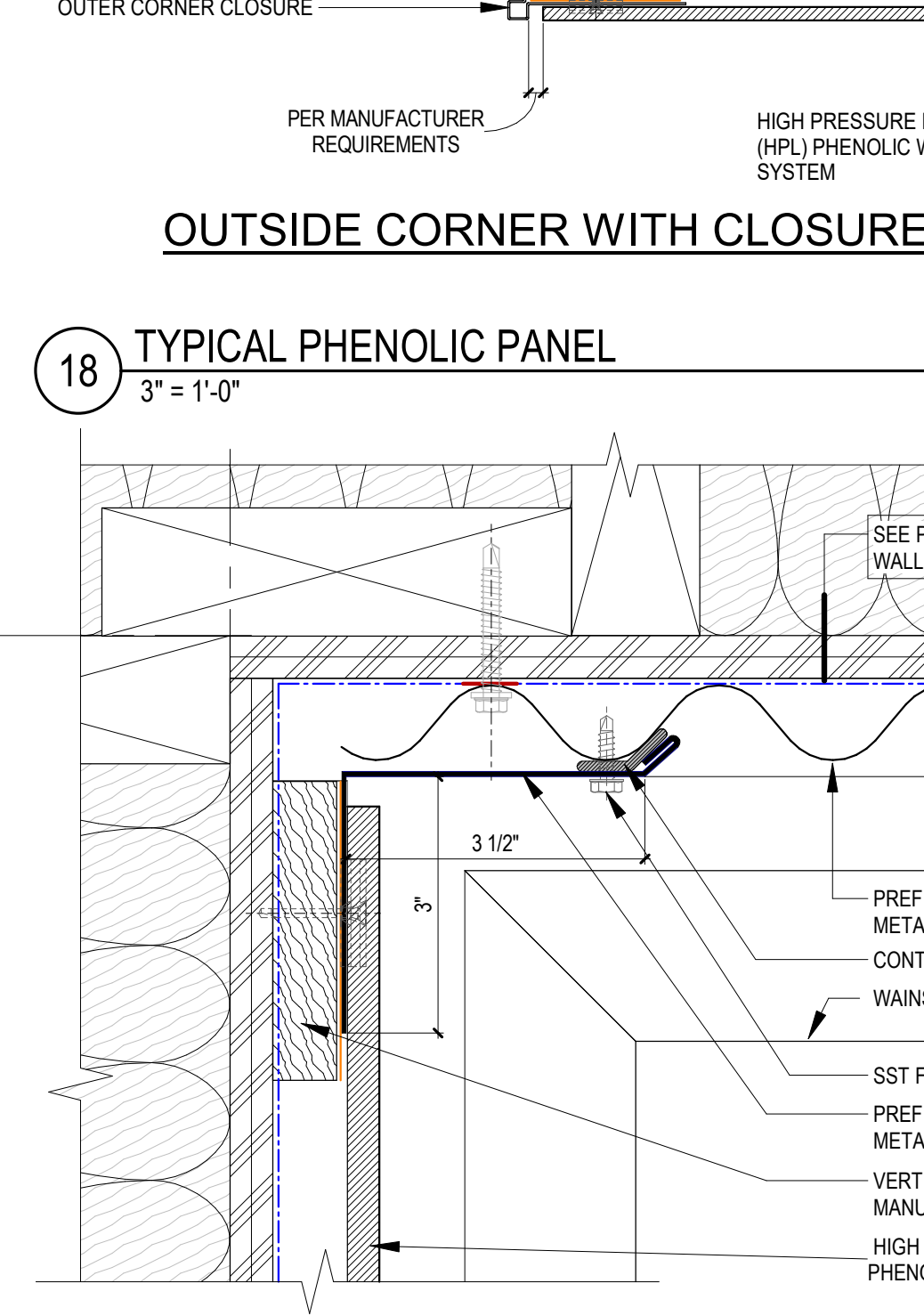
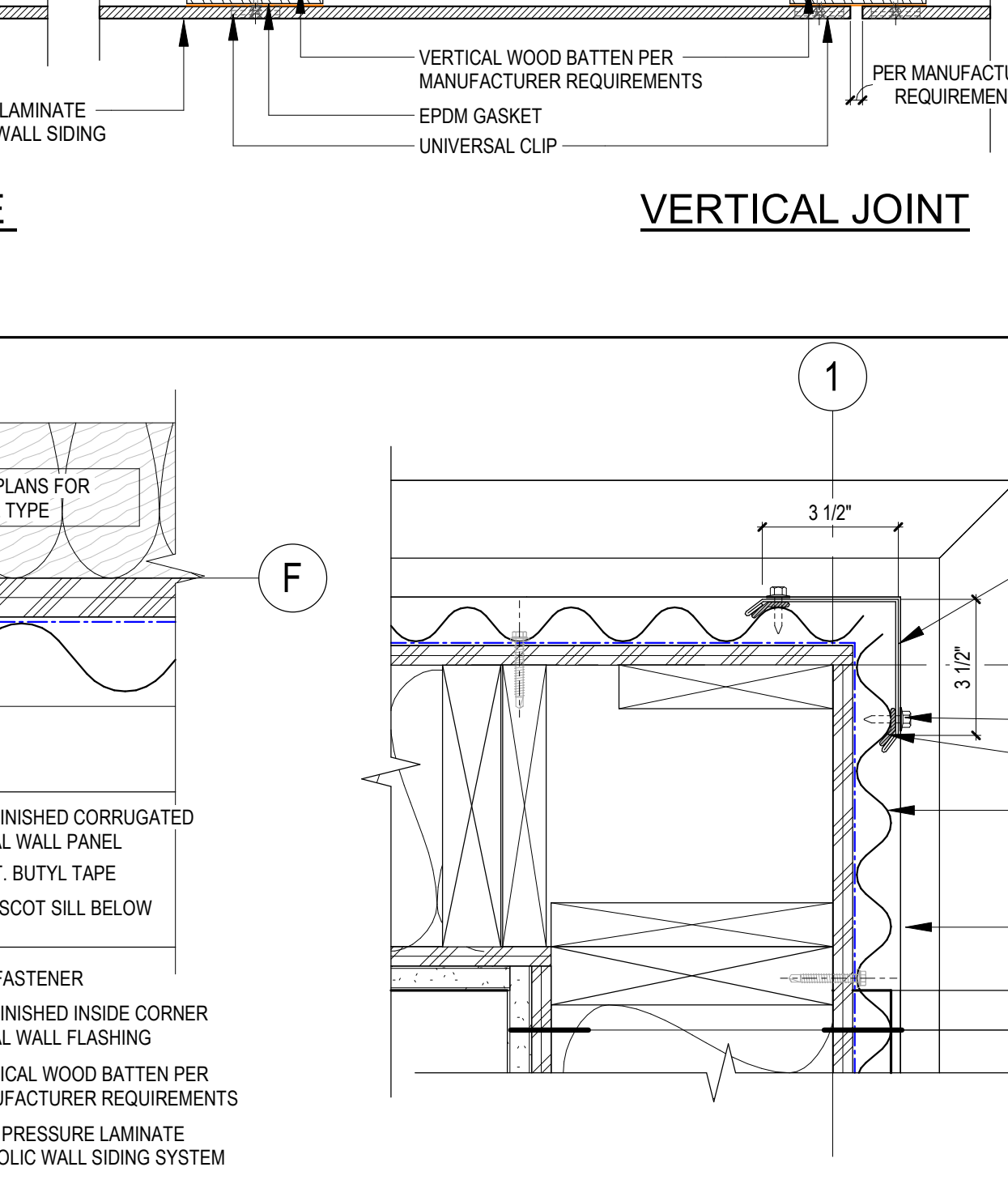
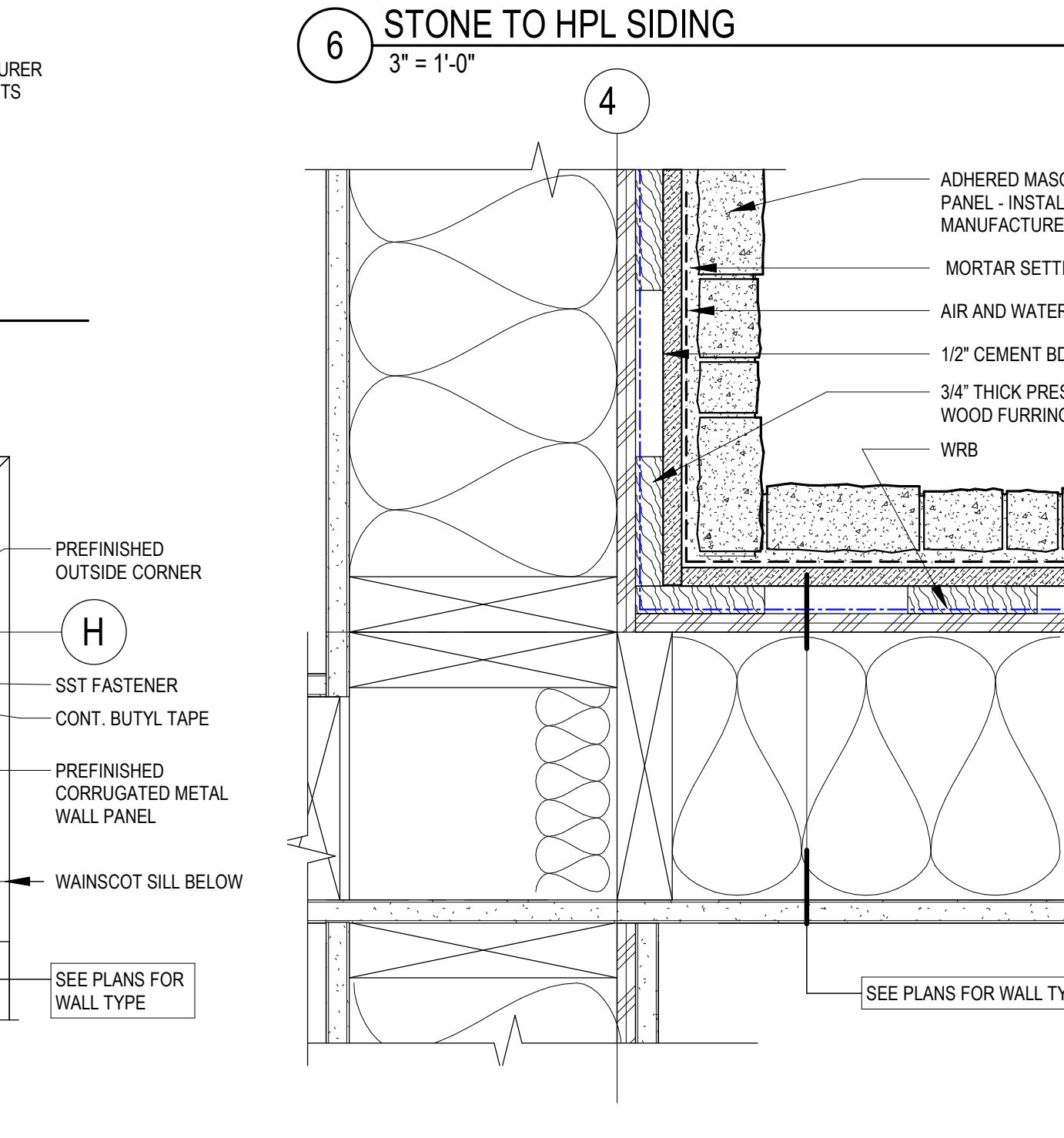
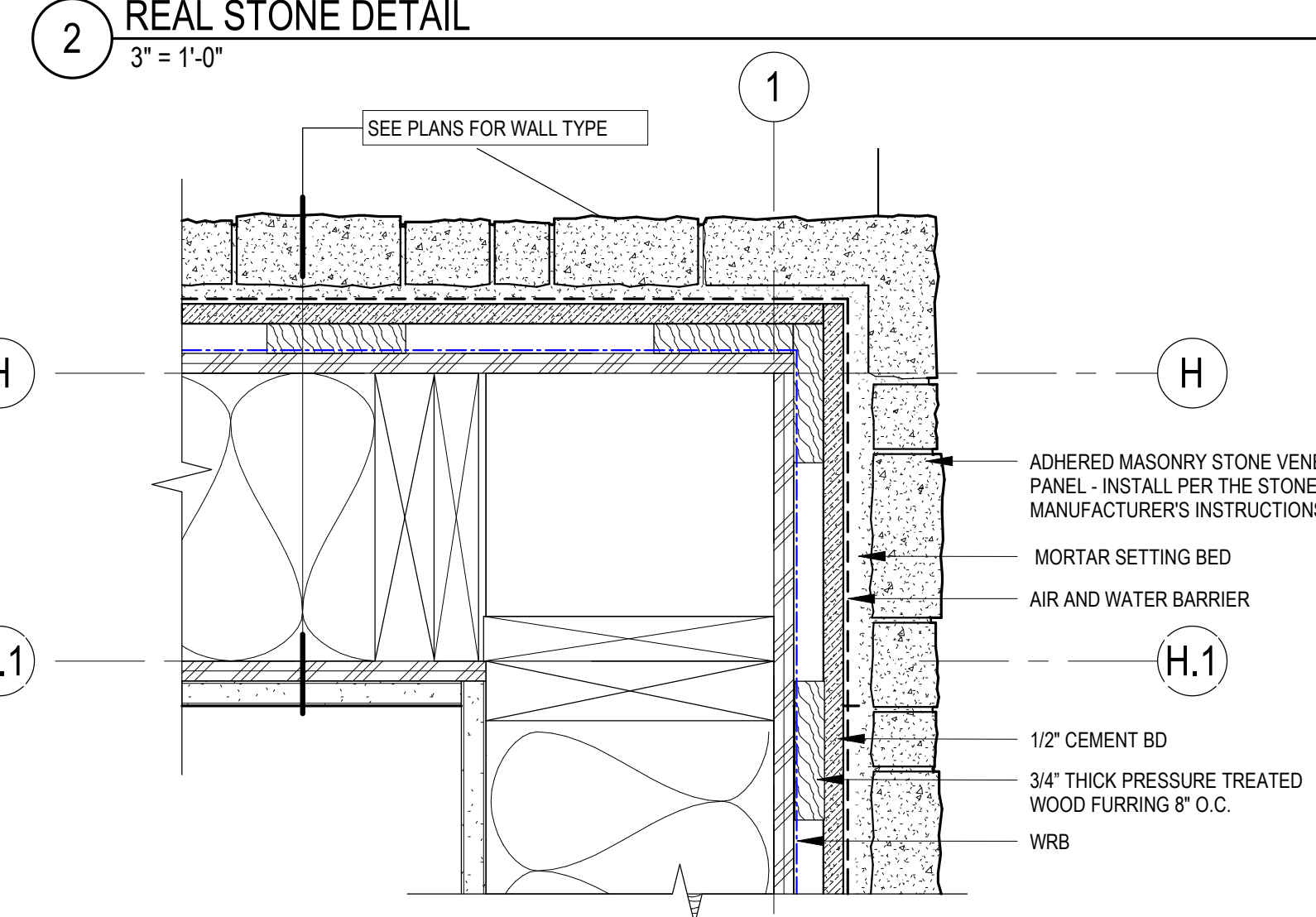
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ISSUE DATE JANUARY 27, 2021

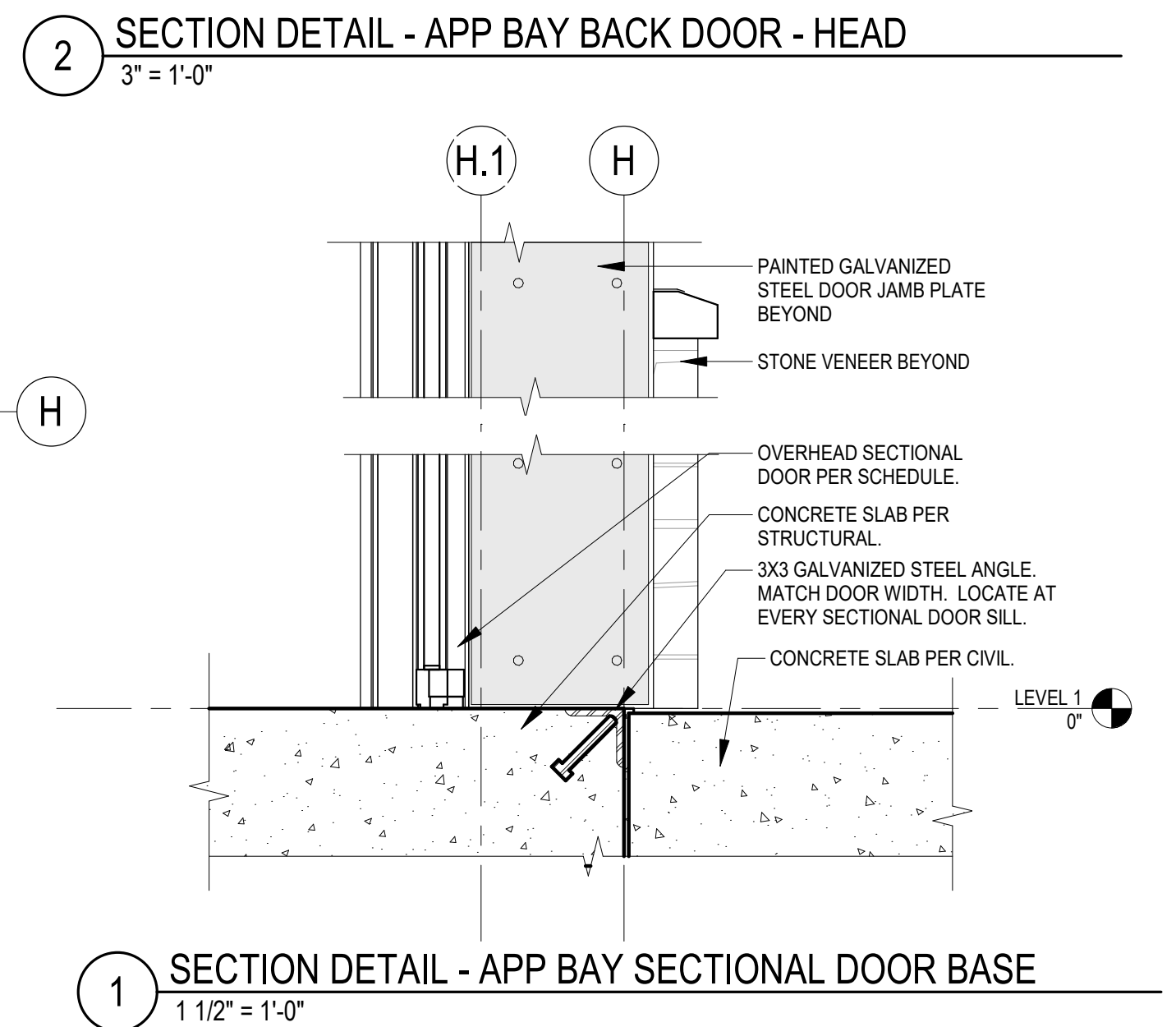
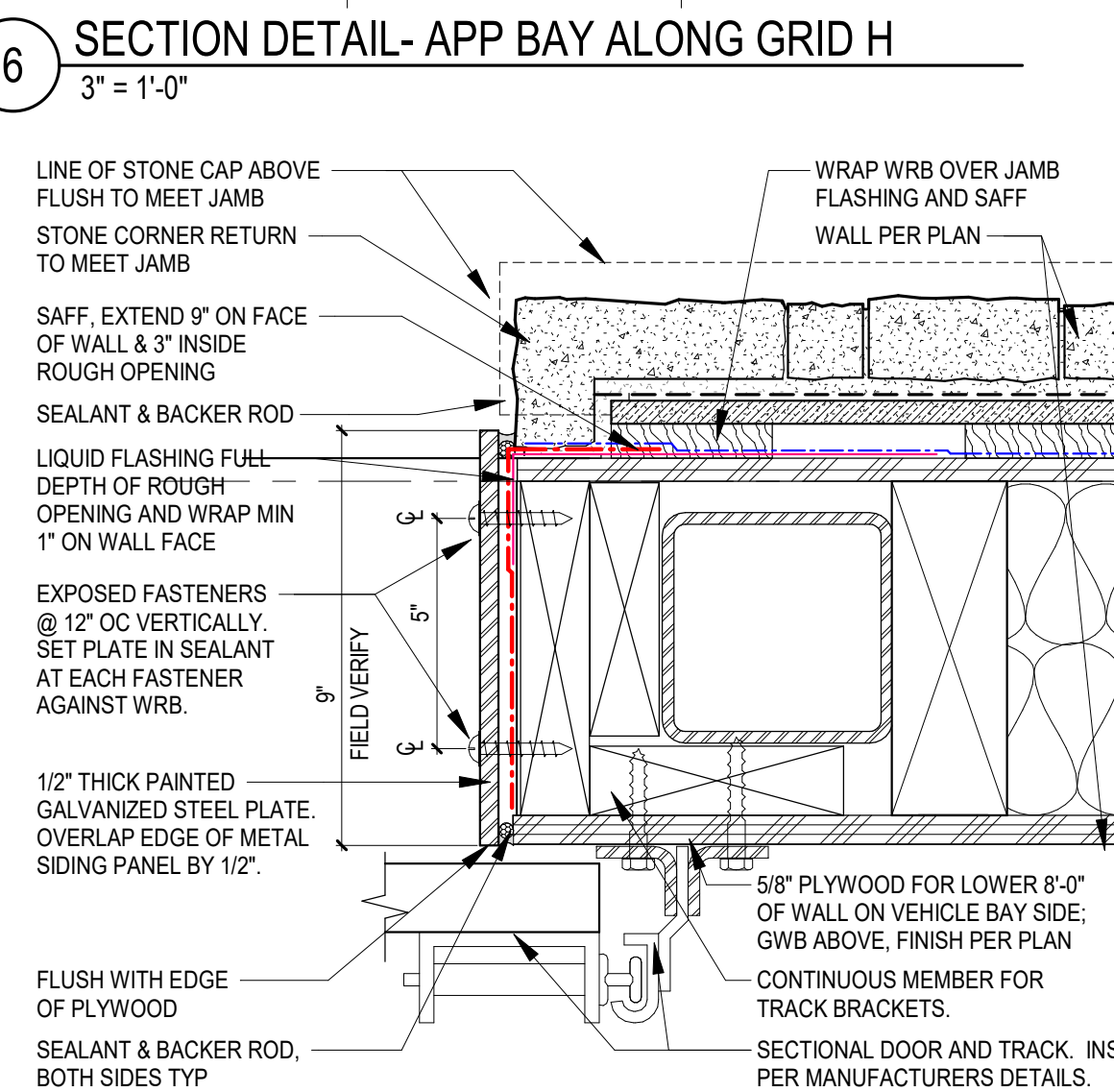
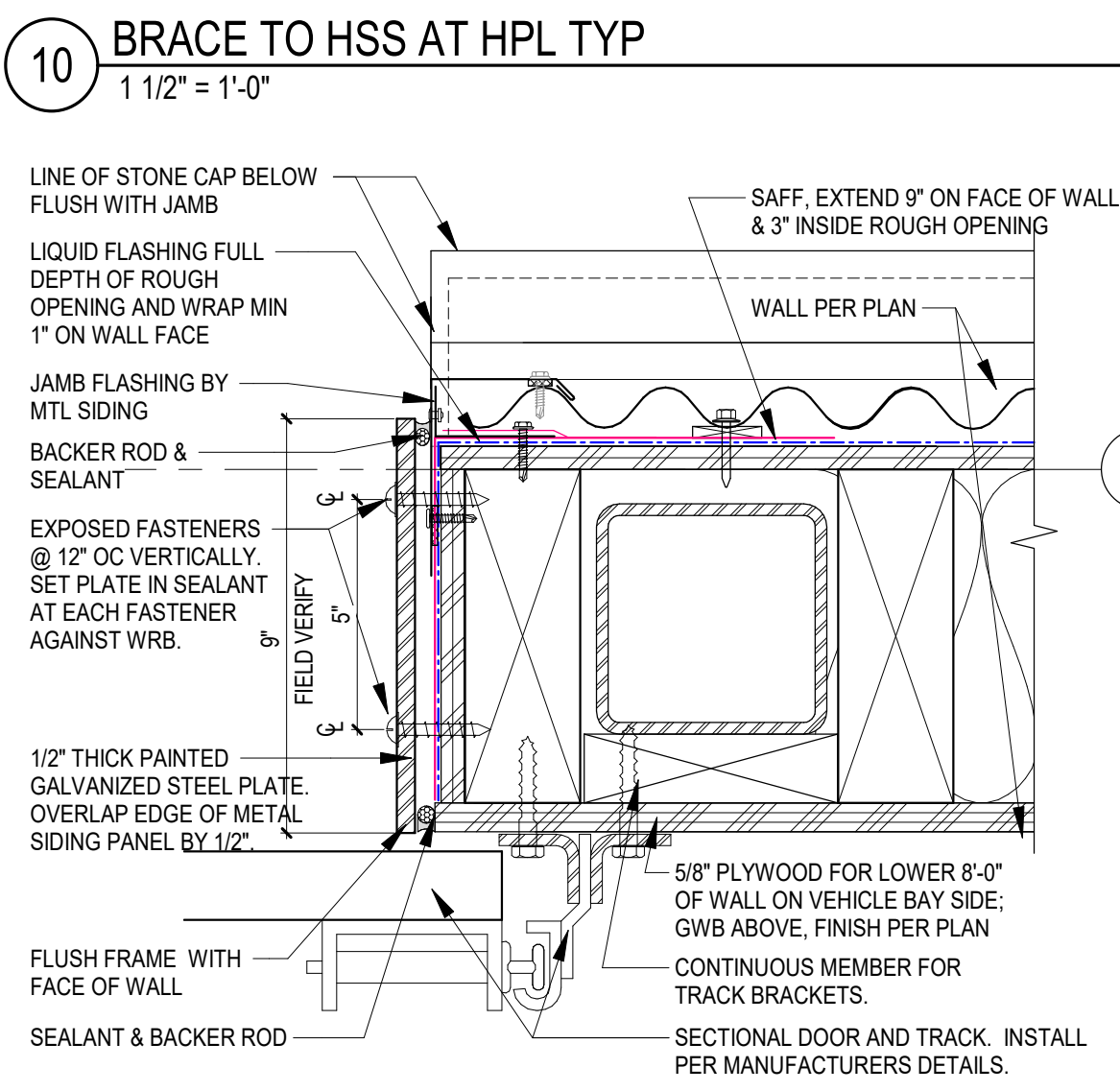
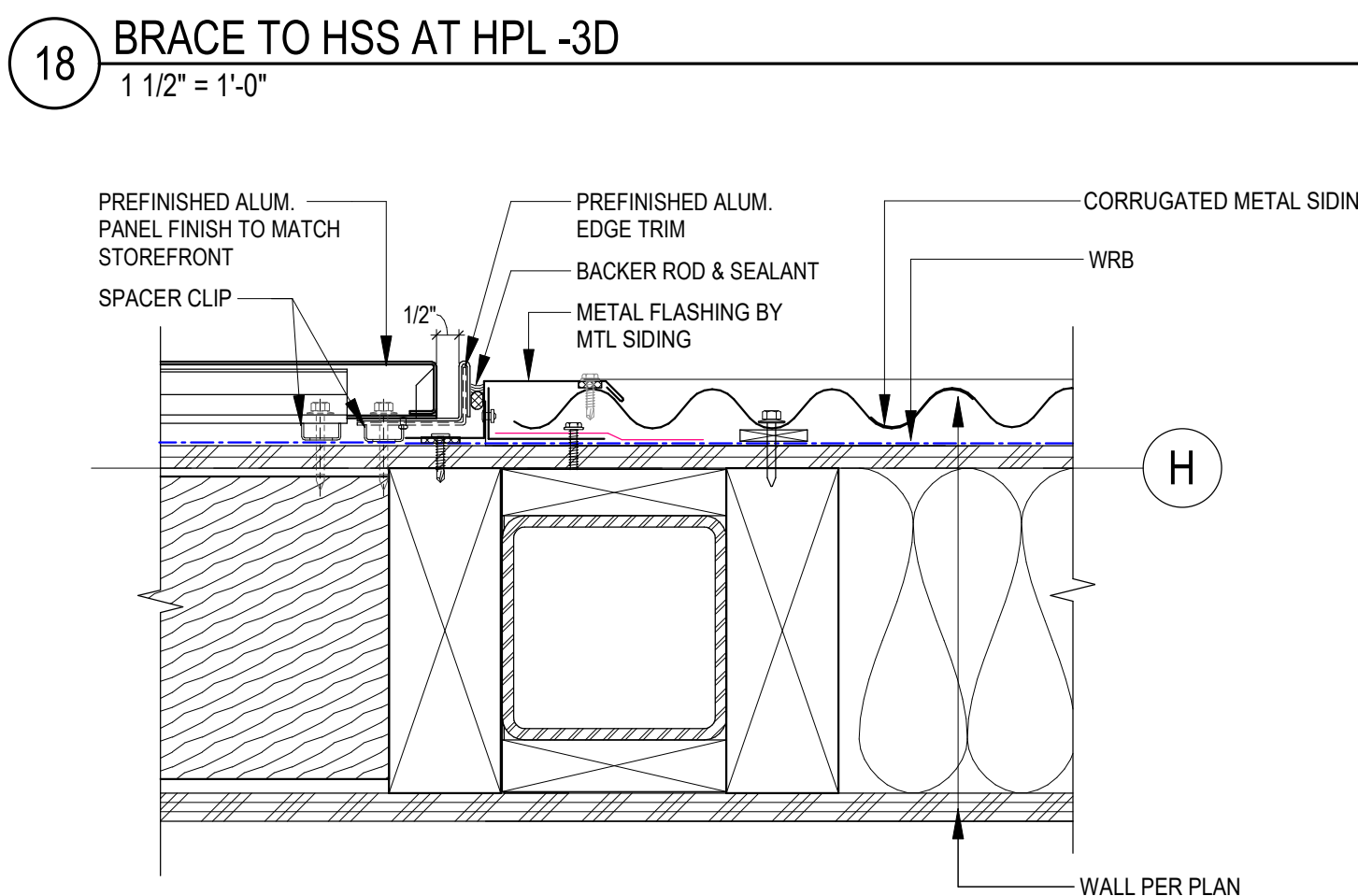
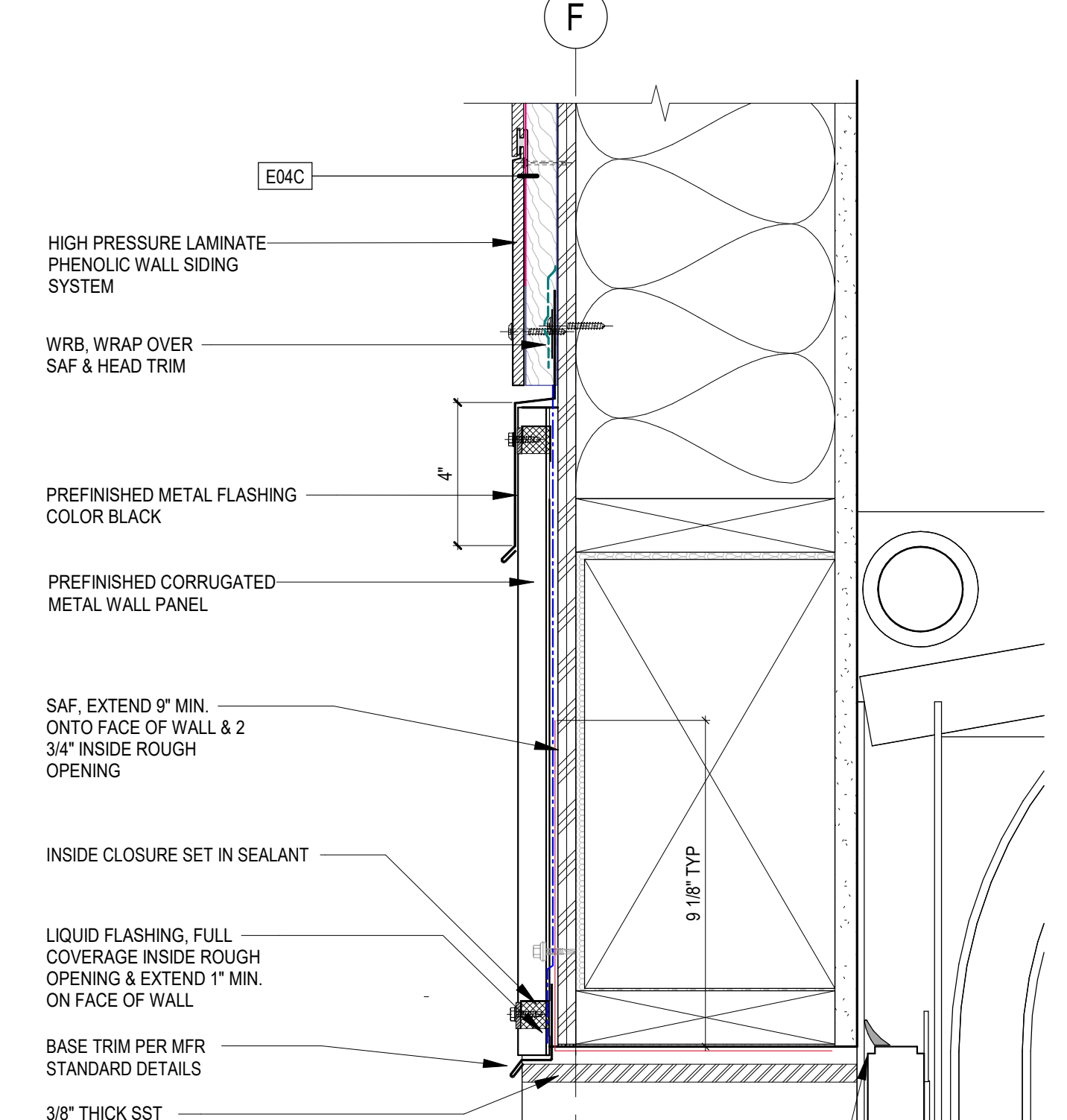
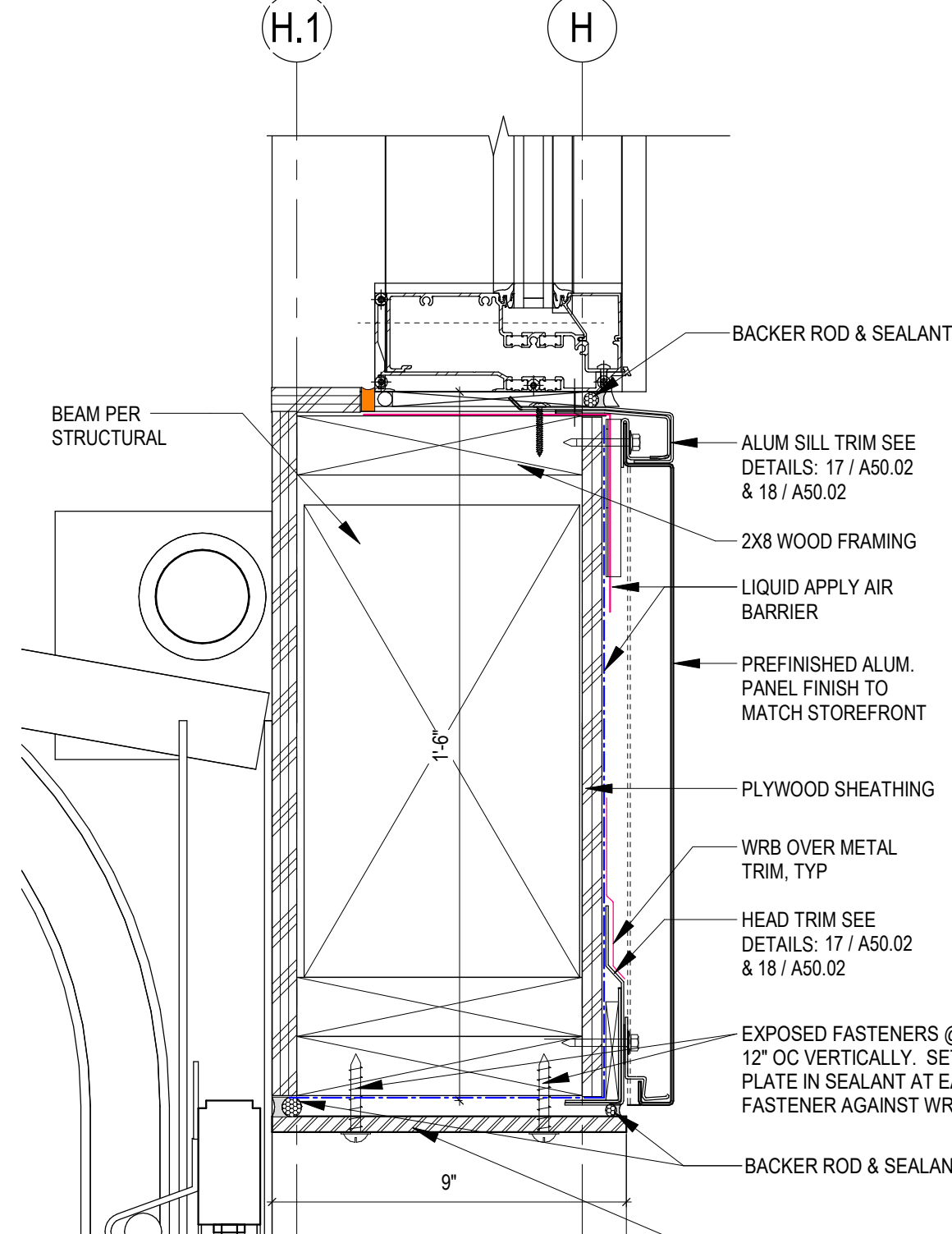
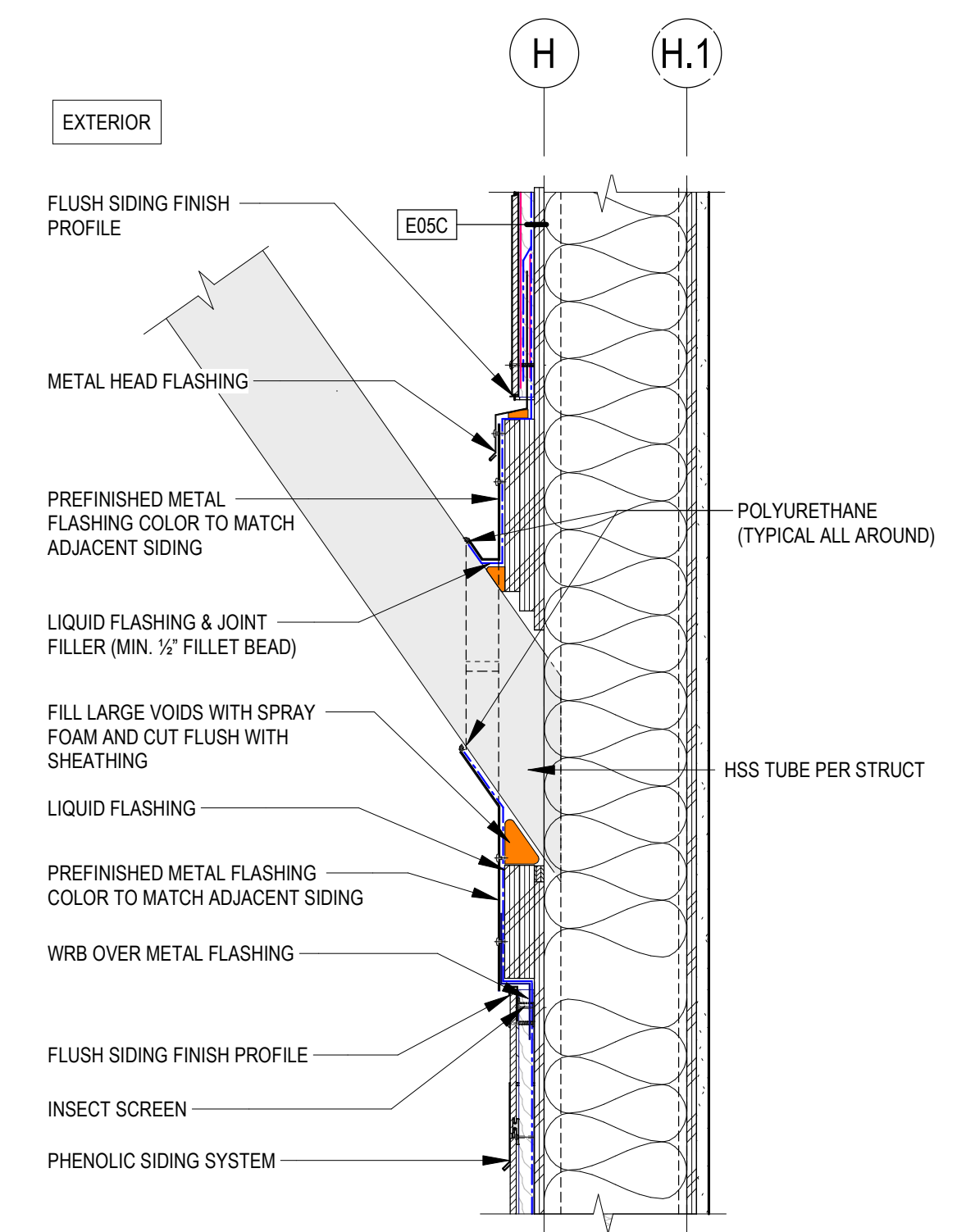
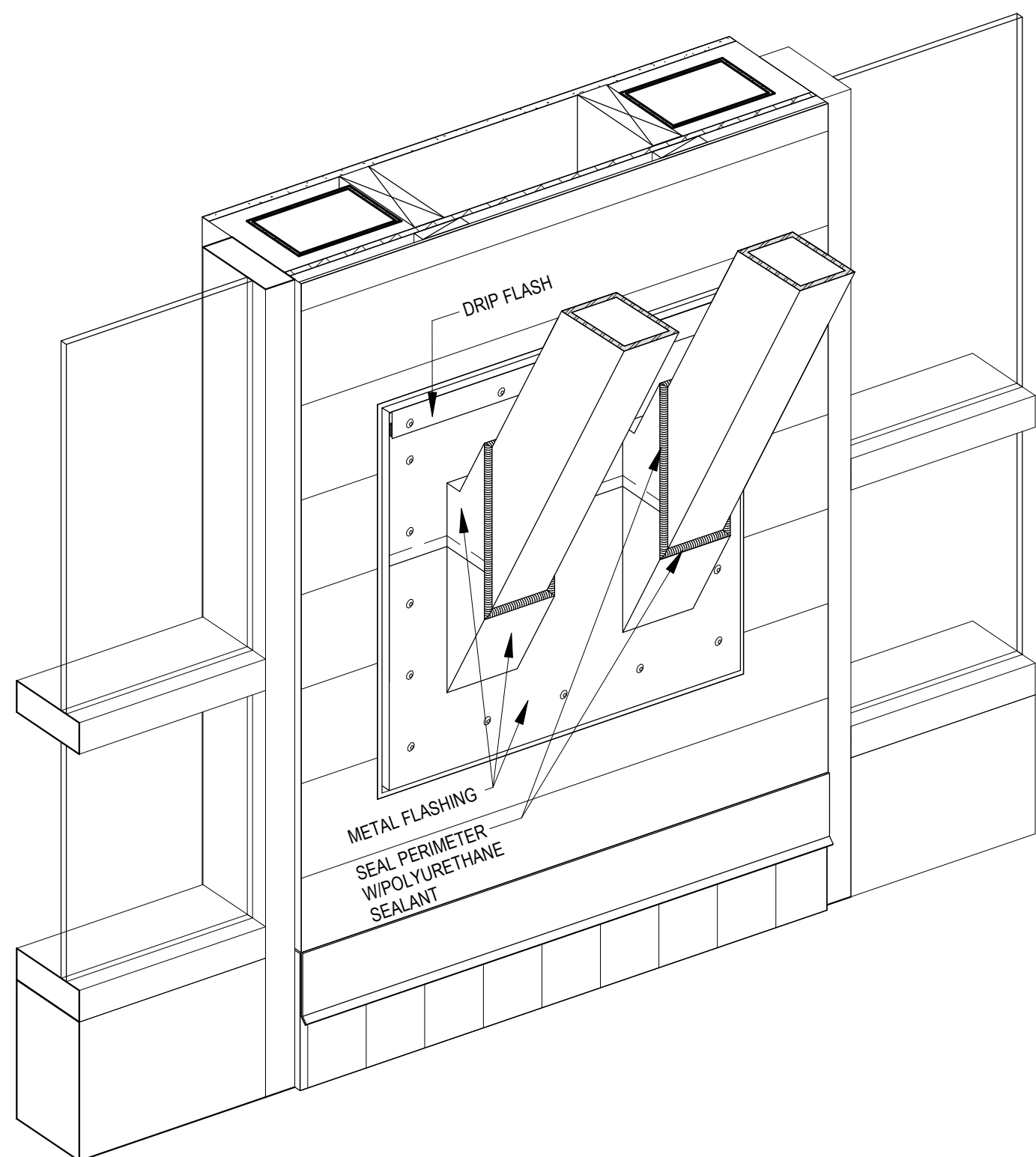
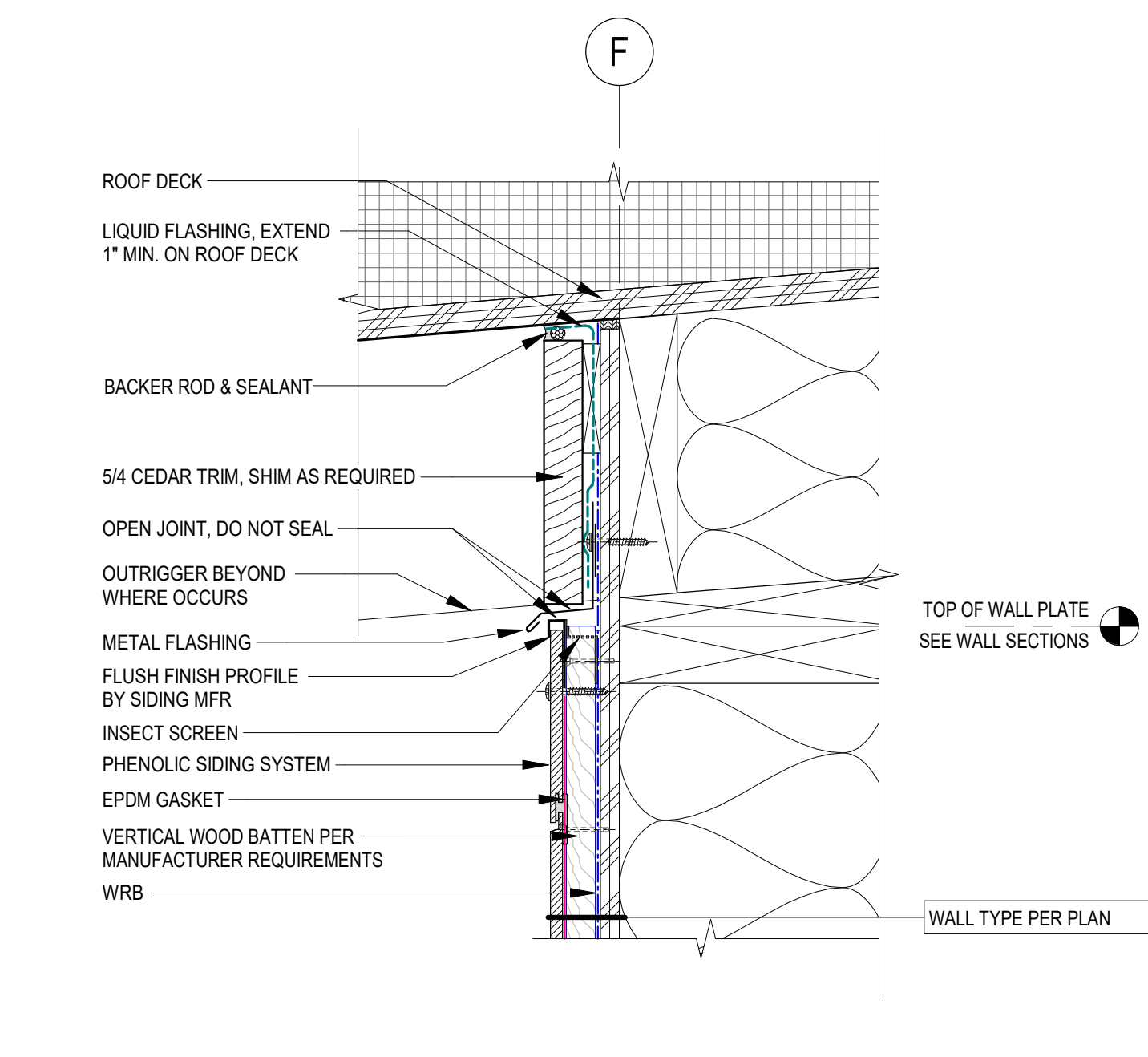
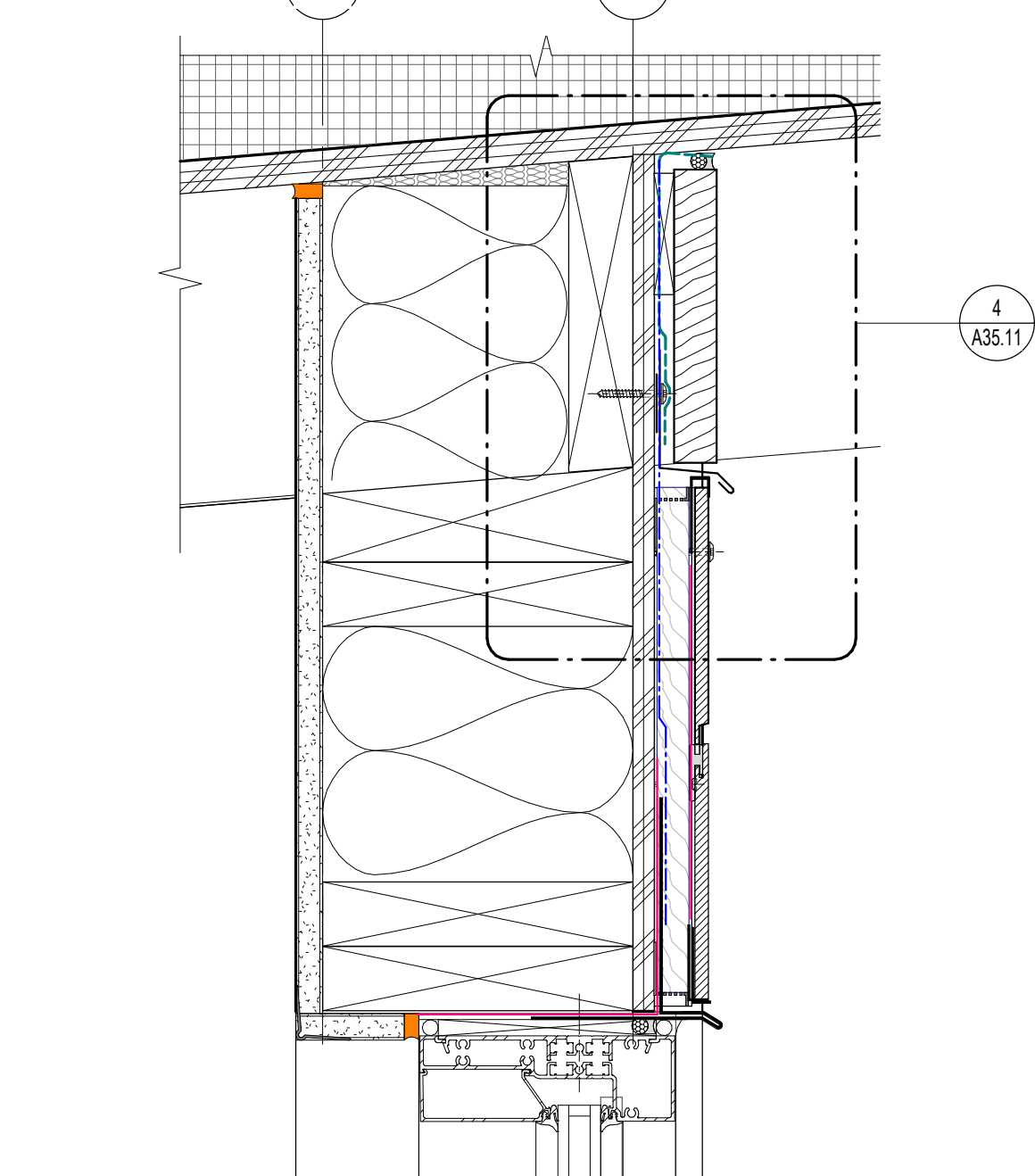
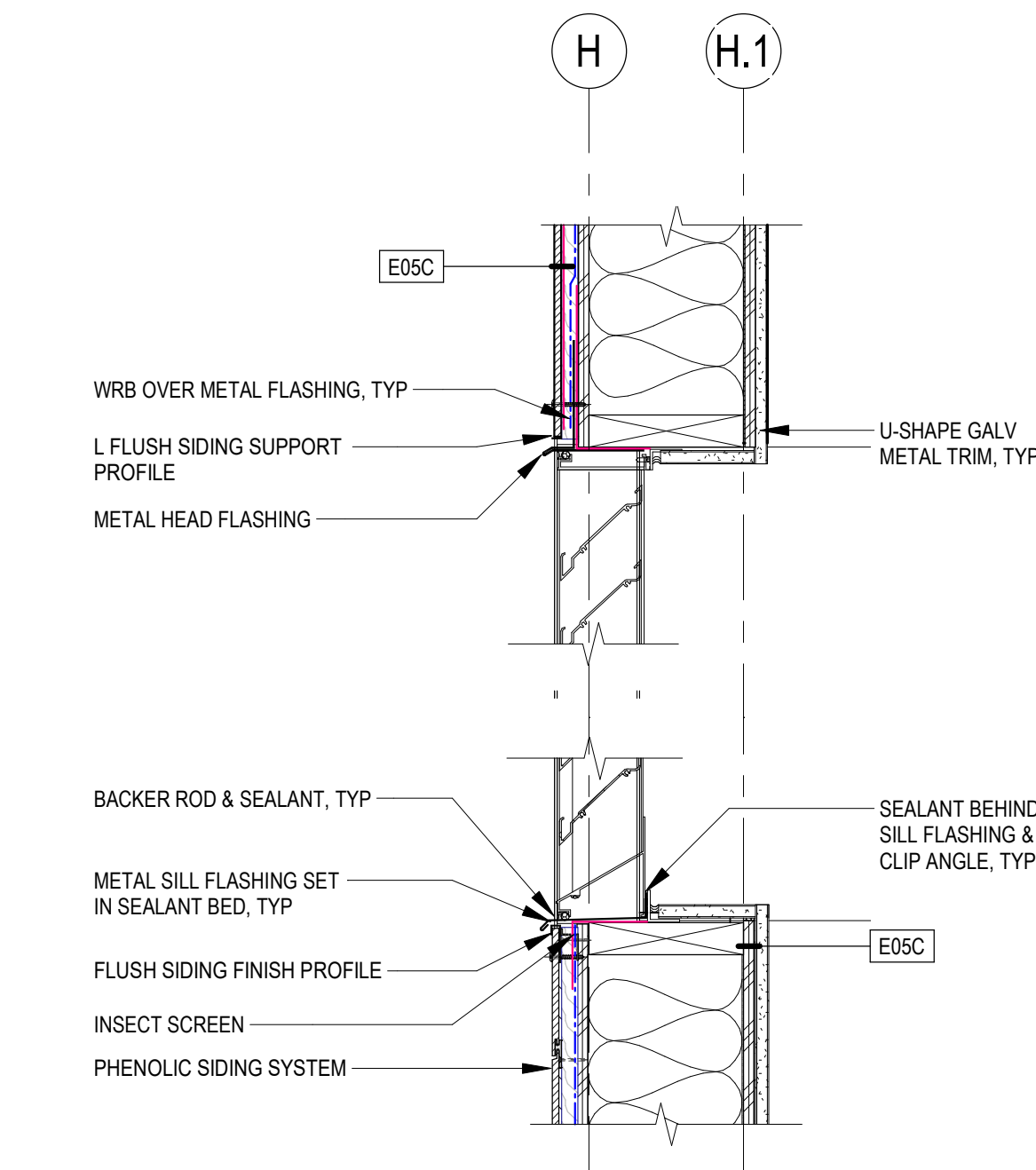
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

EXTERIOR DETAILS

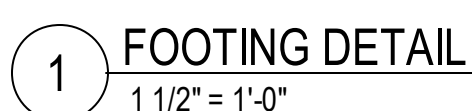
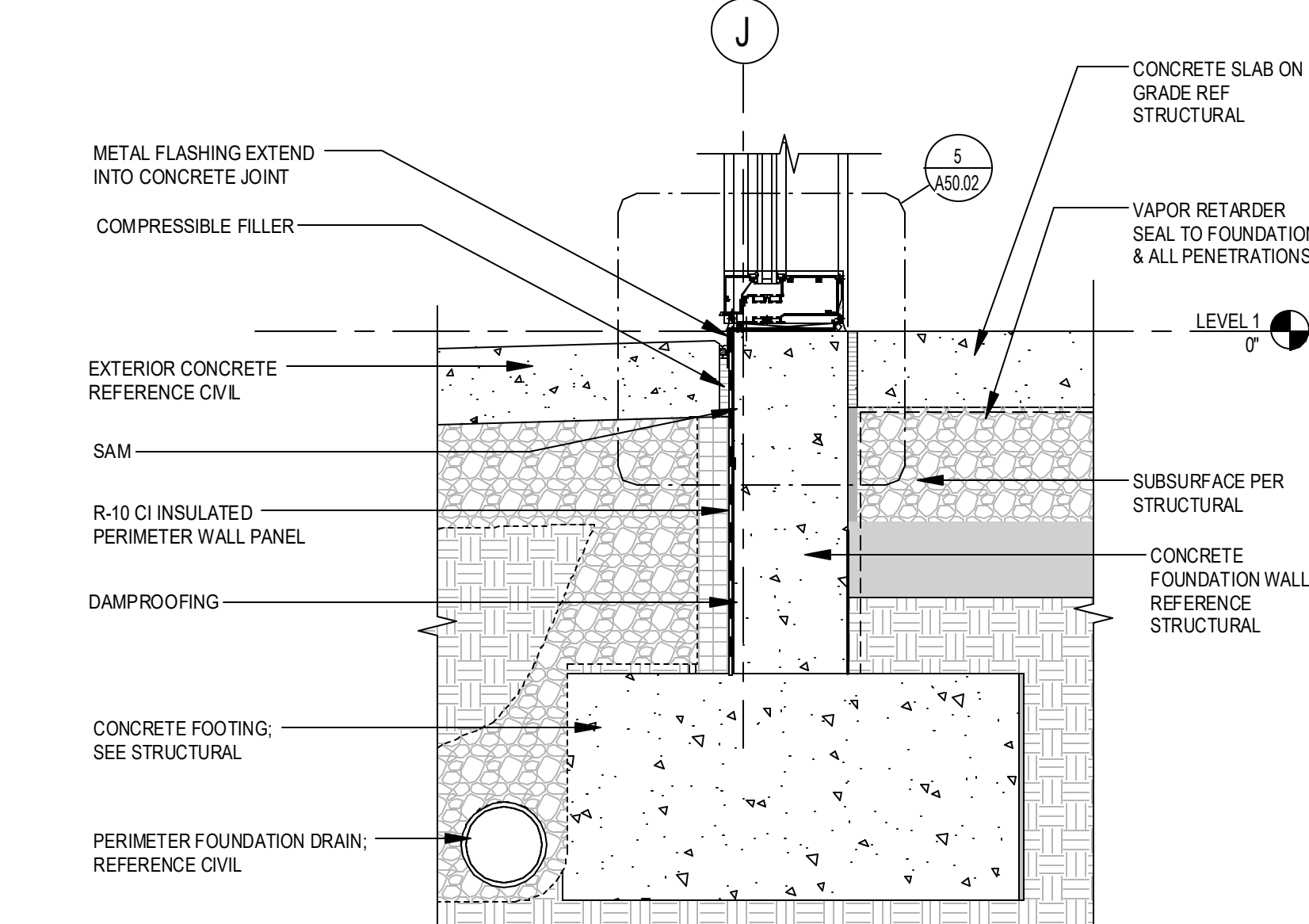
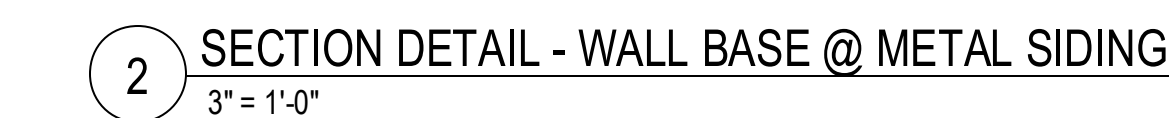
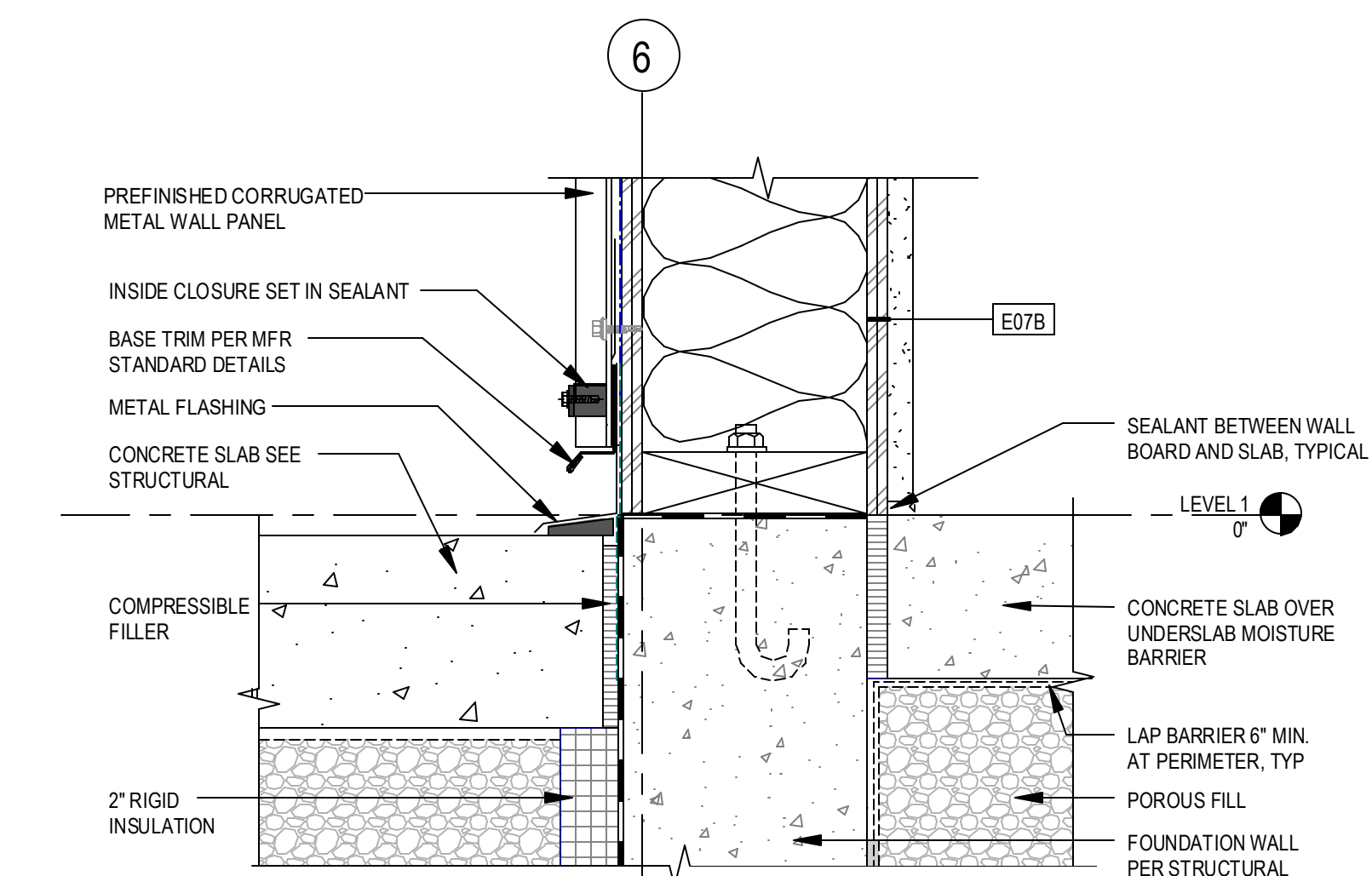
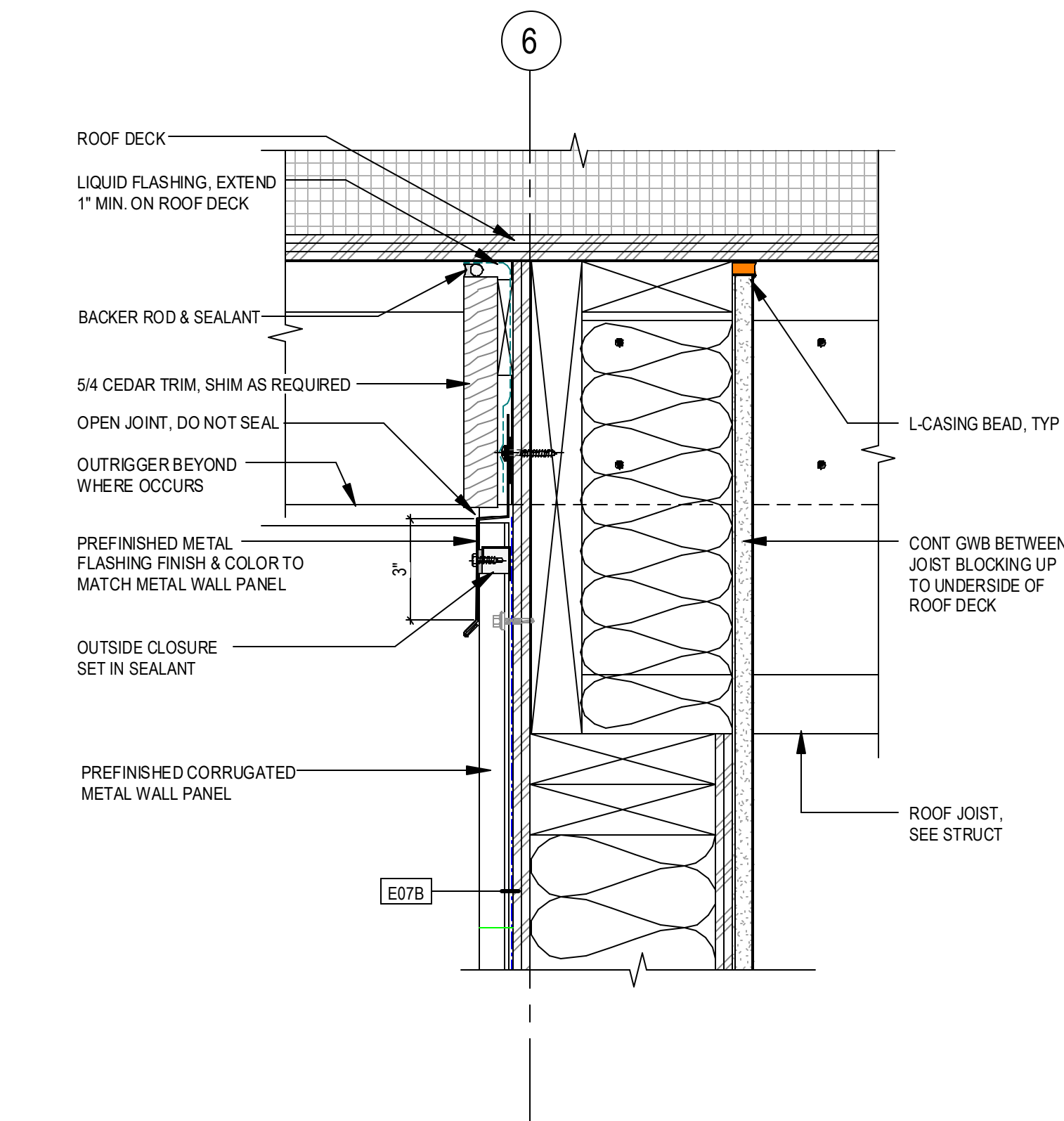
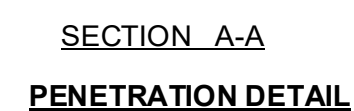
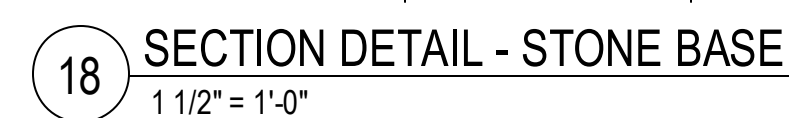
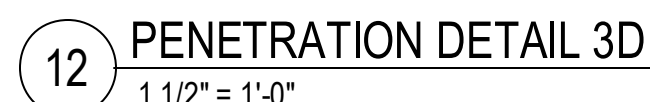
SHEET #

A35.11



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A35.12



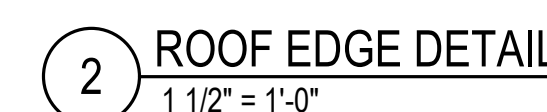
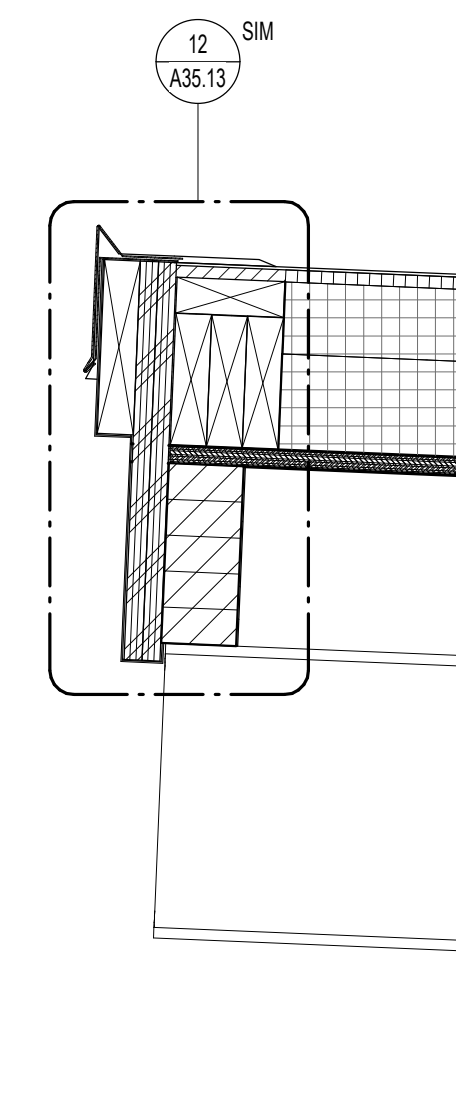
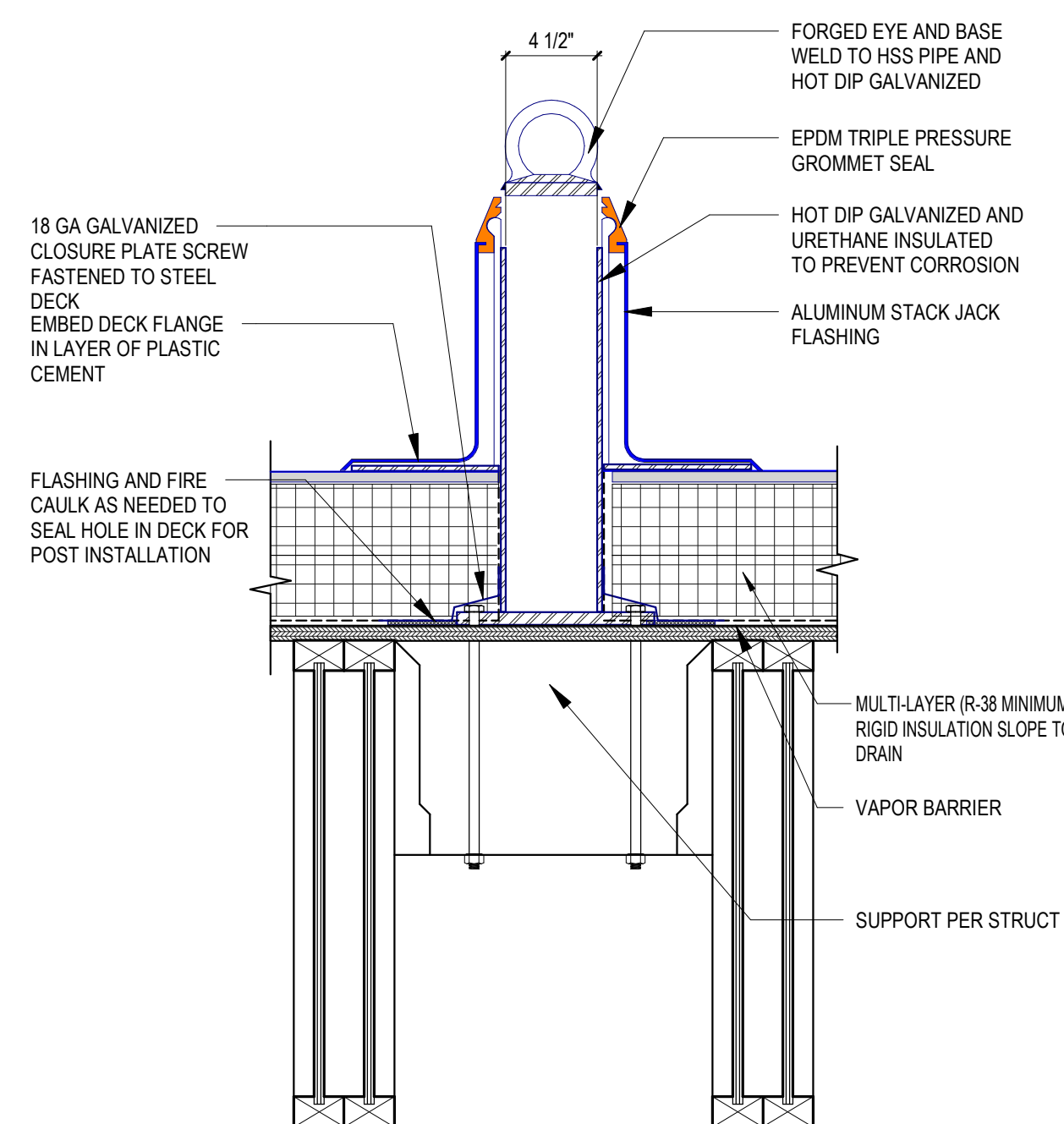
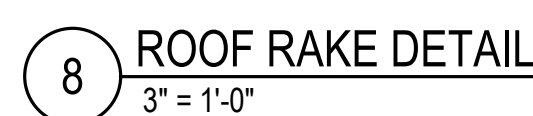
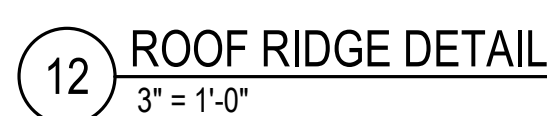
CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

[illegible]

EXTERIOR ROOF DETAILS

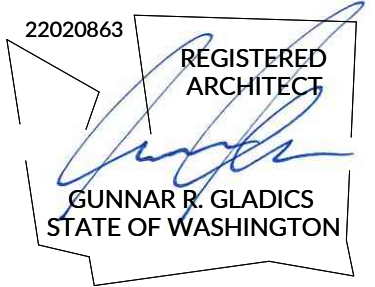
SHEET #

A35.13

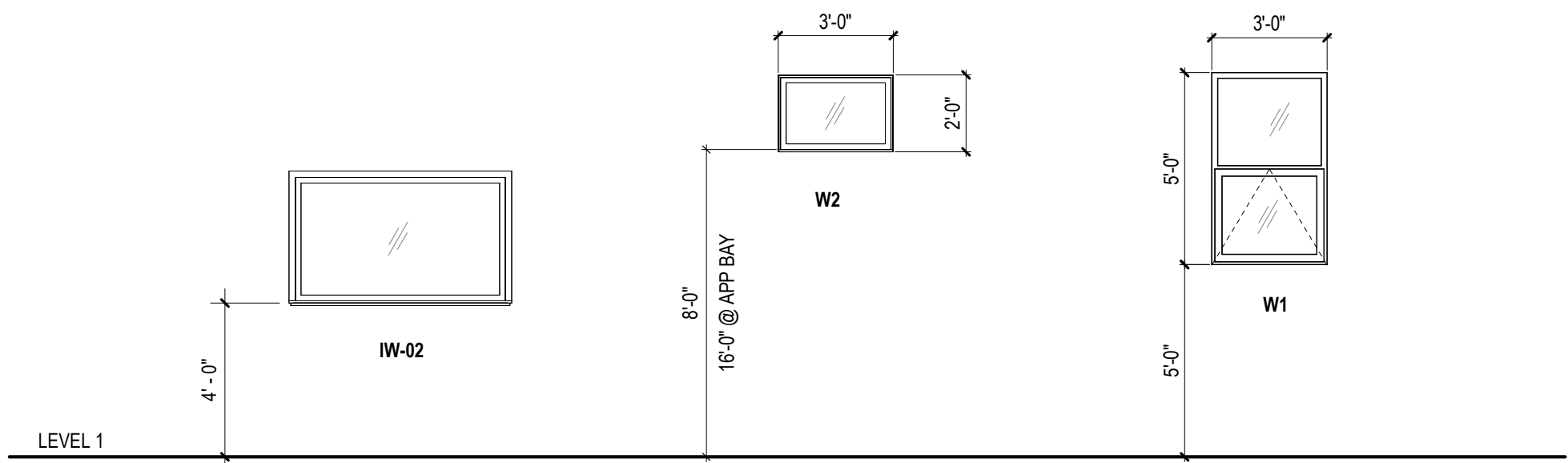
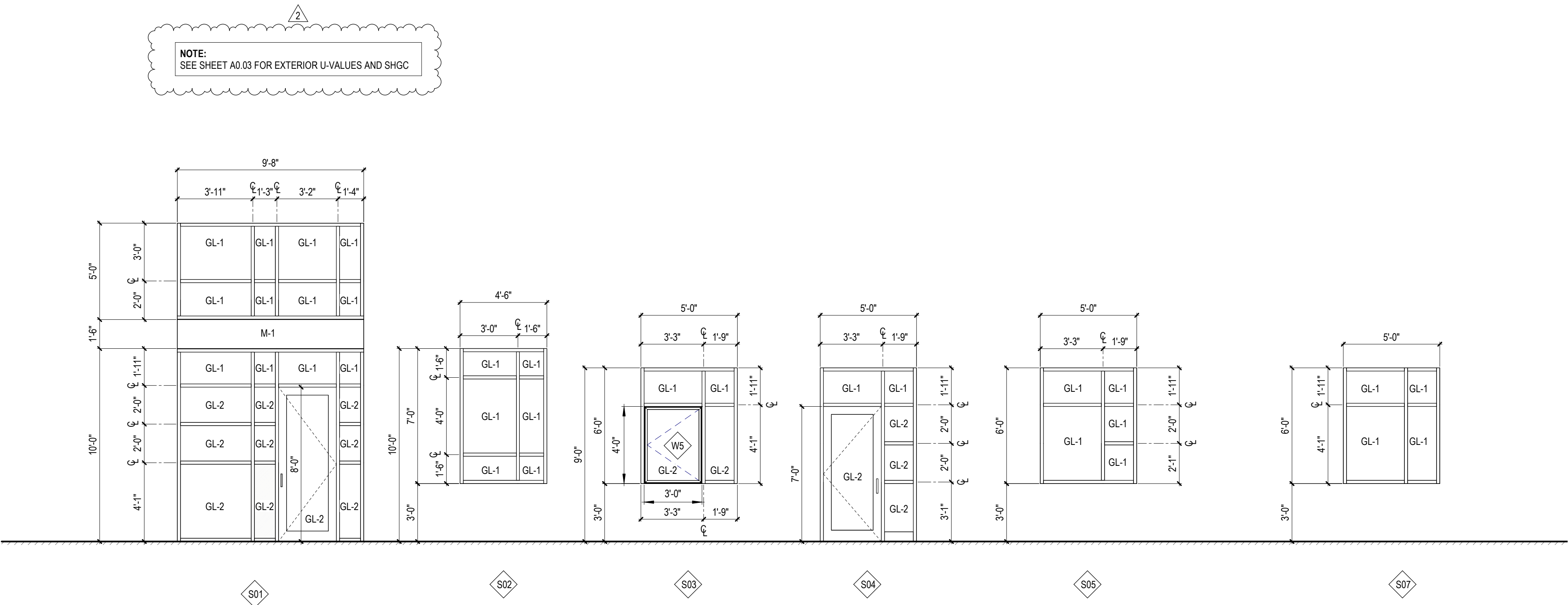


EXTERIOR STOREFRONT SCHEDULE		
#	Type	DESCRIPTION
S01	S01-ENTRY STOREFRONT	
S02	S02-TYPICAL STOREFRONT WINDOW	
S03	S03-TYPICAL SR WINDOW	
S04	S04-TYPICAL STOREFRONT WITH DOOR	
S05	S05 - STOREFRONT W/O DOOR	
S06	S06 - STOREFRONT ABOVE APP BAY DOOR	
S07	S07-FIXED WINDOW AT FITNESS	

GL-1	SEALED INSULATING GLAZING UNITS, LOW-E
GL-2	SEALED INSULATING SAFETY GLAZING UNITS, LOW-E
GL-3	SEALED INSULATING OBSCURED GLAZING UNITS
GL-4	SINGLE SAFETY GLAZING, FIRE-RATED
GL-5	SINGLE SAFETY GLAZING, NON-FIRE-RATED
M-1	PREFINISHED ALUM. PANEL FINISH TO MATCH STOREFRONT INSTALL BETWEEN STOREFRONT FRAMING.

$$1/4'' = 1' - 0''$$


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BLACK DIAMOND, WA 98010


$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$
[illegible]

EXTERIOR STOREFRONT & WINDOWS TYPES

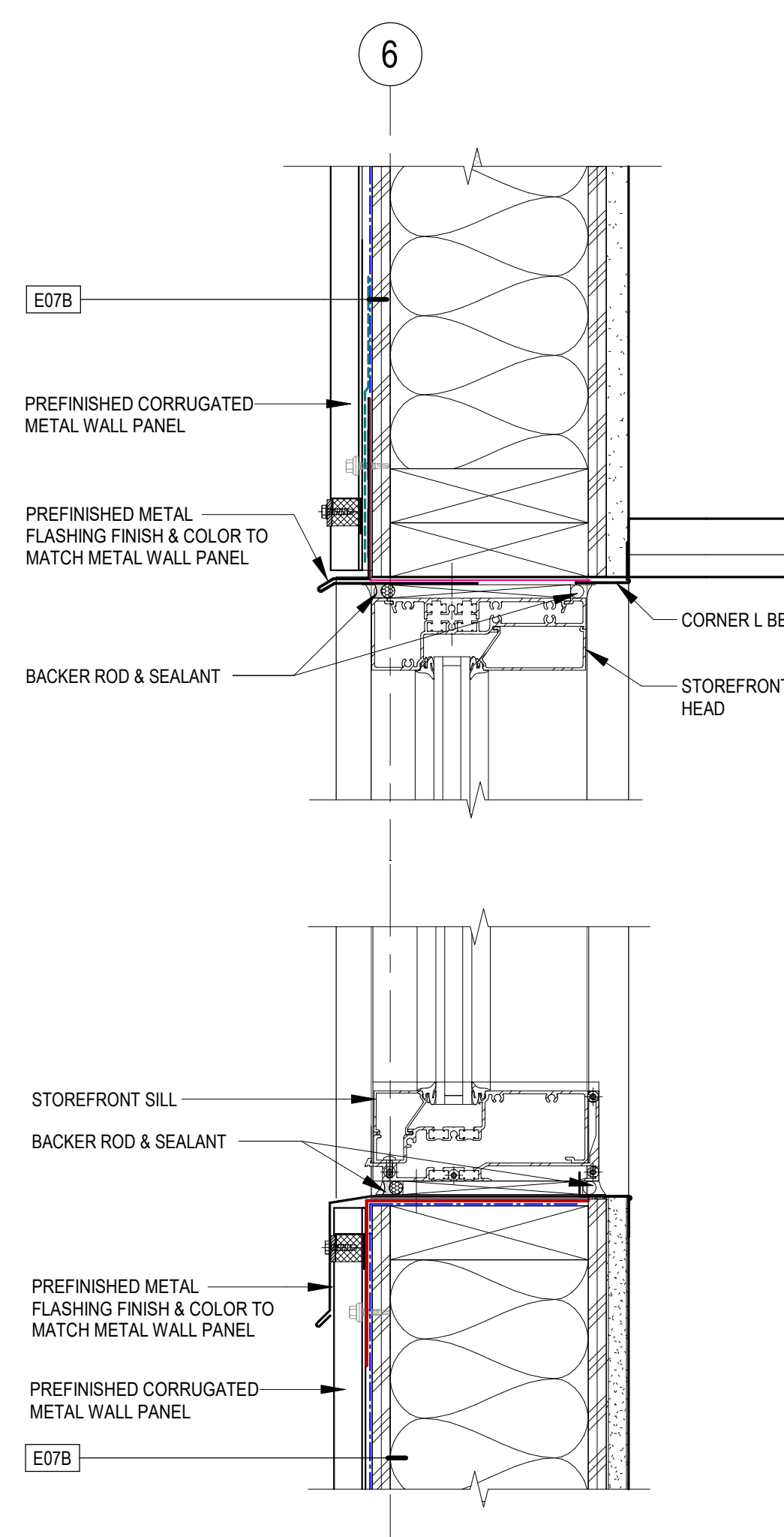
SHEET #

A50.01

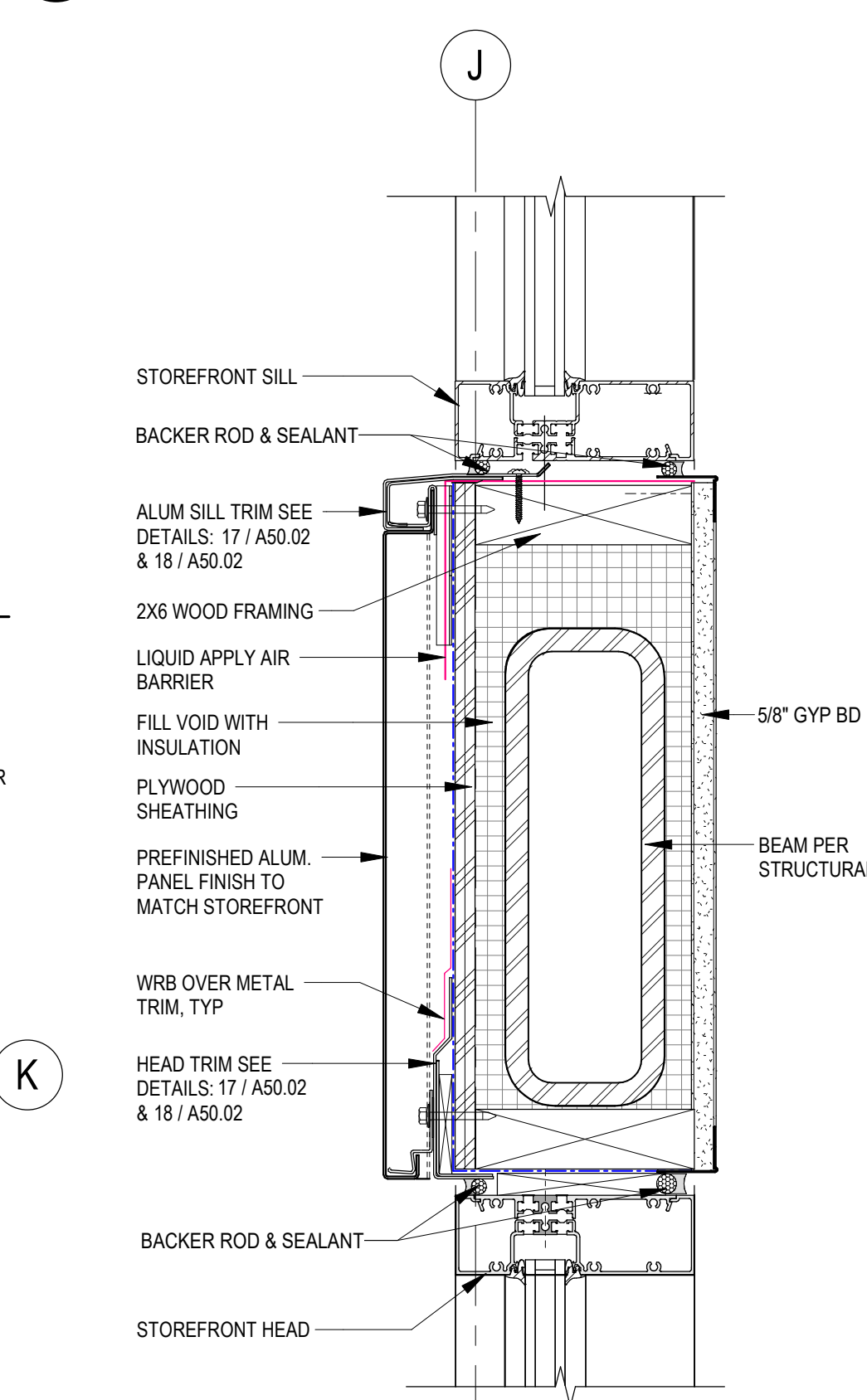
CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
 26122 LAWSON STREET
 BLACK DIAMOND, WA 98010

SHEET #

A50.02



3 METAL PANEL CORNER TRANSITION DETAIL
3" = 1'-0"



7

E04B

HPL COMPOSITE SIDING PANEL

INSECT SCREEN

METAL CLOSURE FLASHING BY PANEL MFR

PREFINISHED METAL FLASHING FINISH & COLOR TO MATCH METAL WALL PANEL

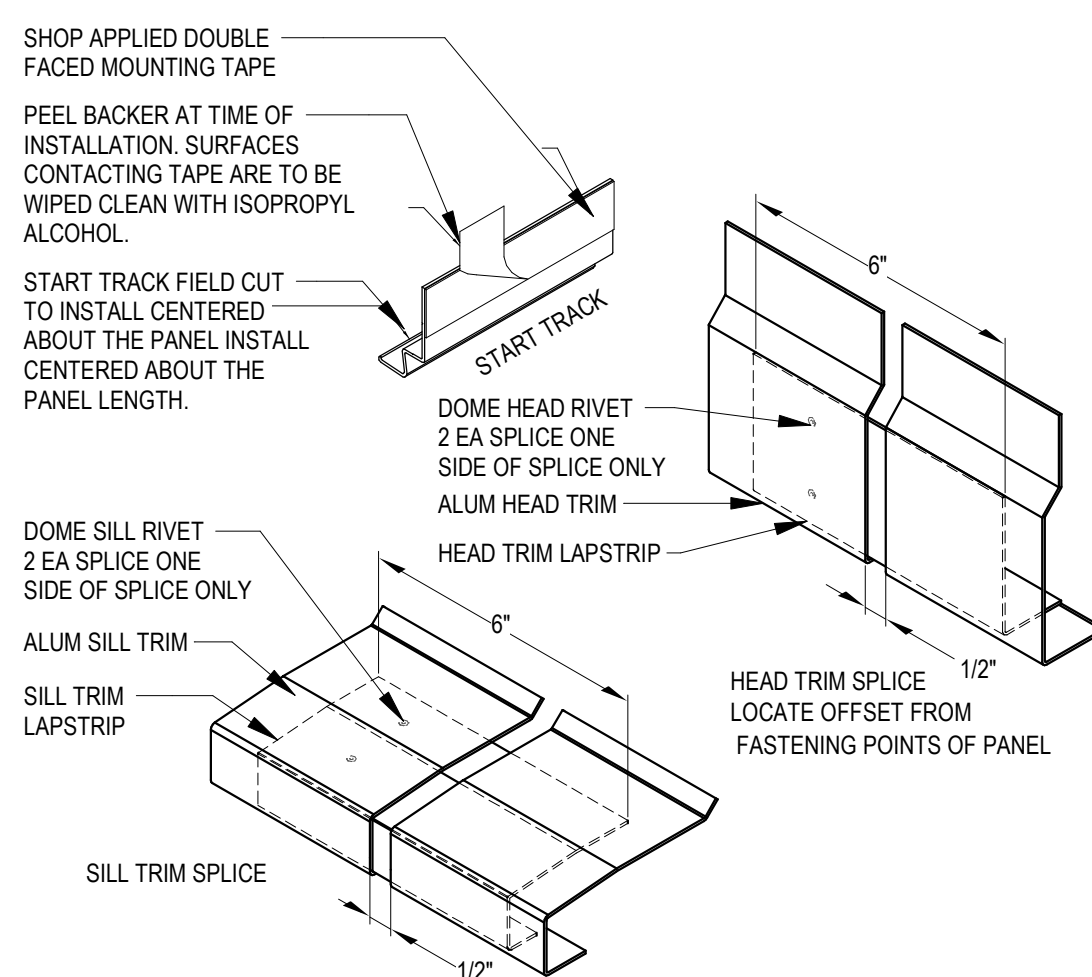
BACKER ROD & SEALANT

STOREFRONT HEAD

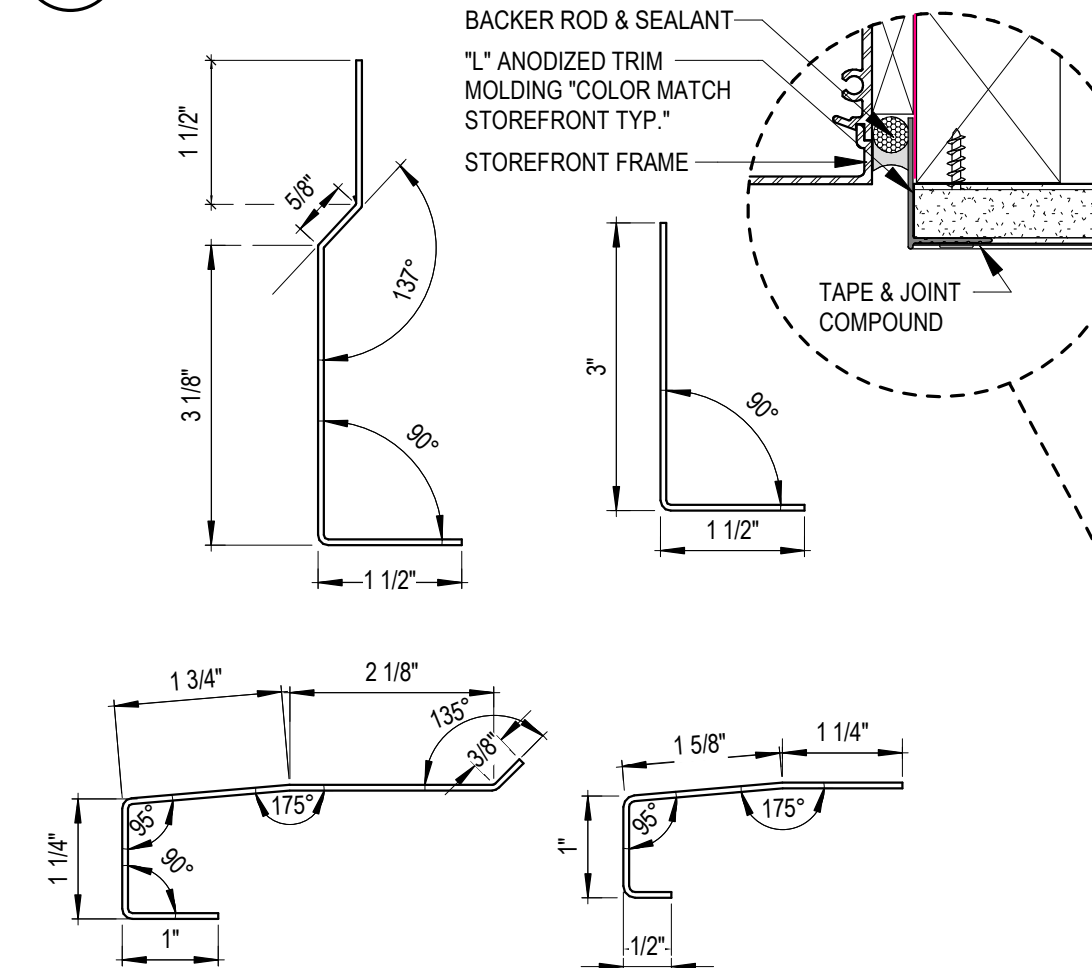
OPERABLE ALUM WINDOW

This technical drawing illustrates the assembly of a storefront wall and an operable aluminum window. The top section shows a cross-section of the storefront wall, which includes an insect screen, a metal closure flashing, and a prefinished metal flashing. The wall is constructed with HPL composite siding panels and a backer rod and sealant. The bottom section shows a cross-section of an operable aluminum window, which is integrated into the storefront wall. The window is shown in a closed position, with the operable aluminum window frame and the storefront head visible. The drawing includes various dimensions and labels for the components, such as 'E04B', 'HPL COMPOSITE SIDING PANEL', 'INSECT SCREEN', 'METAL CLOSURE FLASHING BY PANEL MFR', 'PREFINISHED METAL FLASHING FINISH & COLOR TO MATCH METAL WALL PANEL', 'BACKER ROD & SEALANT', 'STOREFRONT HEAD', and 'OPERABLE ALUM WINDOW'. A vertical line with the number '7' at the top indicates a specific section or detail.

19 WINDOW AND ROUGHT OPENING FLASHING SEQUENCE - PROSOCO
3" = 1'-0"

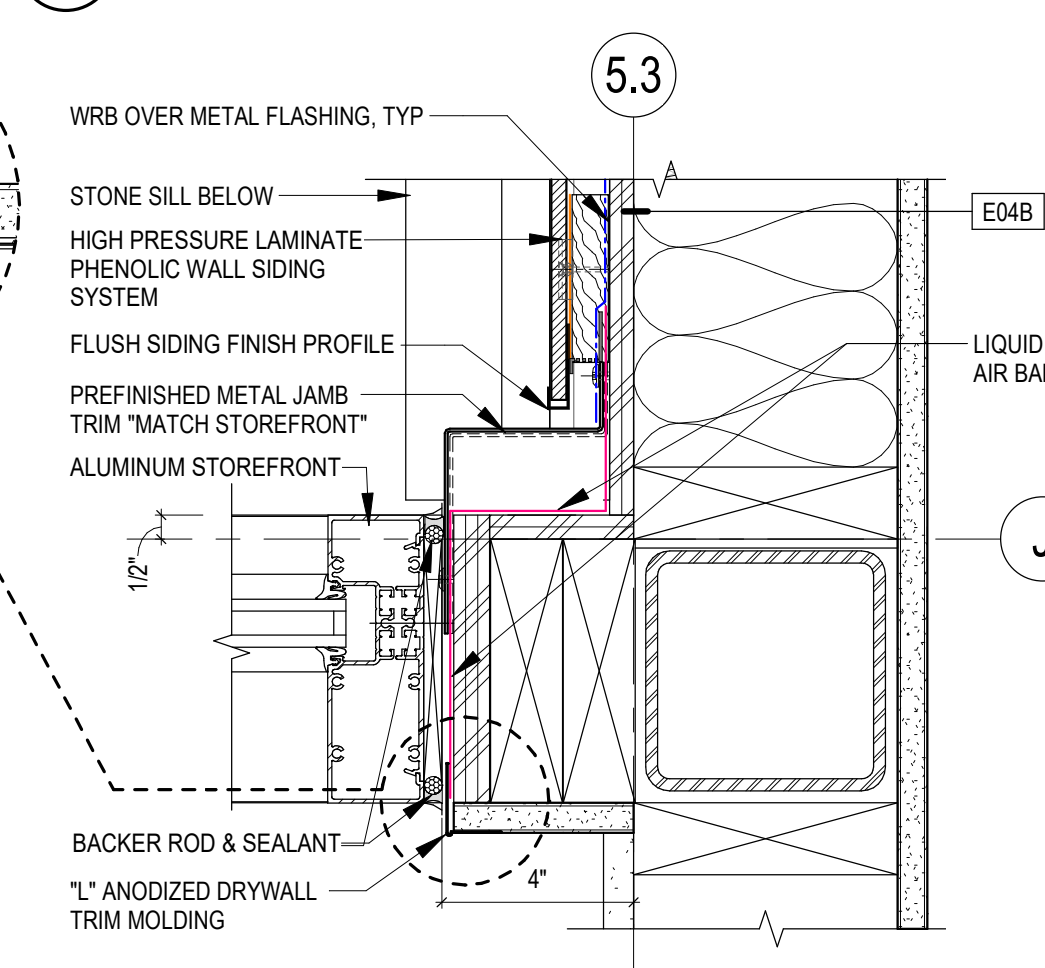


18 BRAKE METAL WALL PANEL HEAD /JAMB
3" = 1'-0"



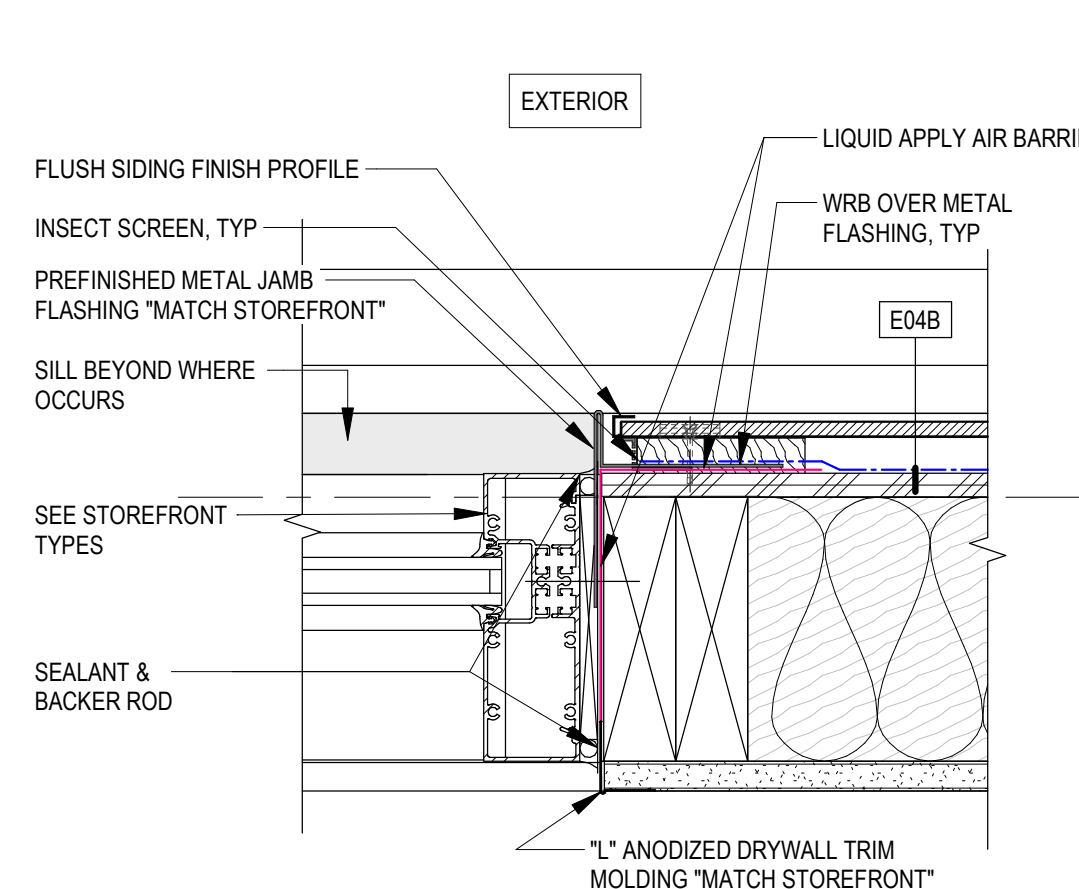
17 METAL PANEL TRIM
6" = 1'-0"

14 PLAN DETAIL - STOREFRONT JAMB @ STONE
3" = 1'-0"

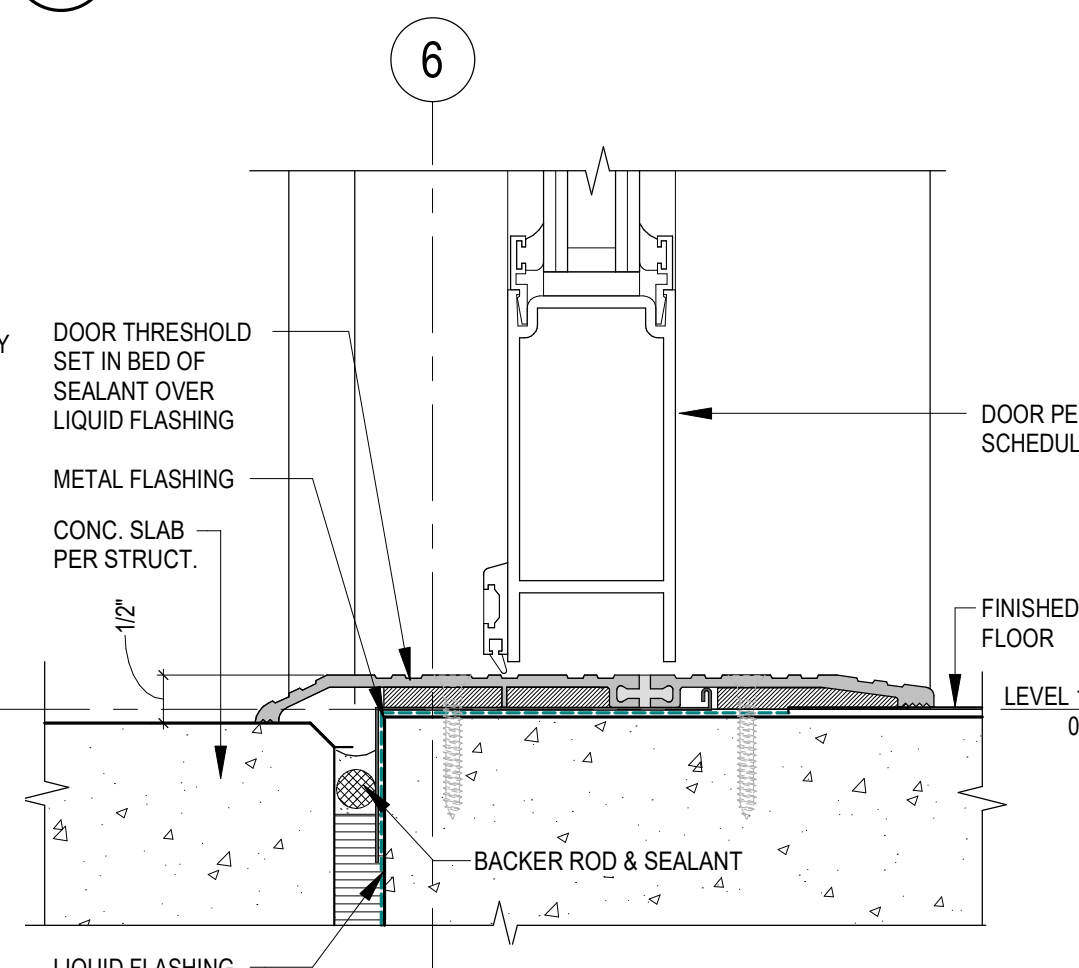


13 PLAN DETAIL - STOREFRONT JAMB @ SIDING
3" = 1'-0"

11 STOREFRONT HEAD-SILL @ METAL SIDING
3" = 1'-0"

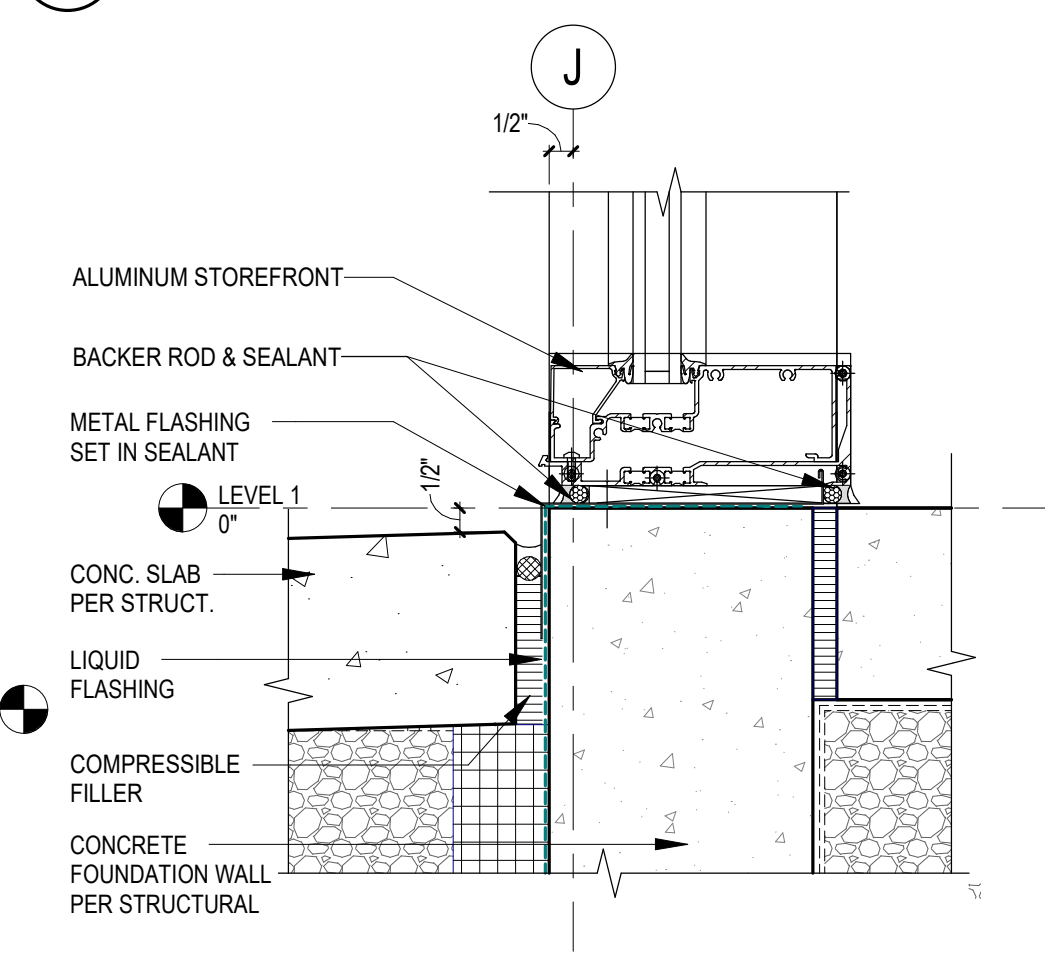


10 PLAN DETAIL - STOREFRONT JAMB @ HPL
3" = 1'-0"



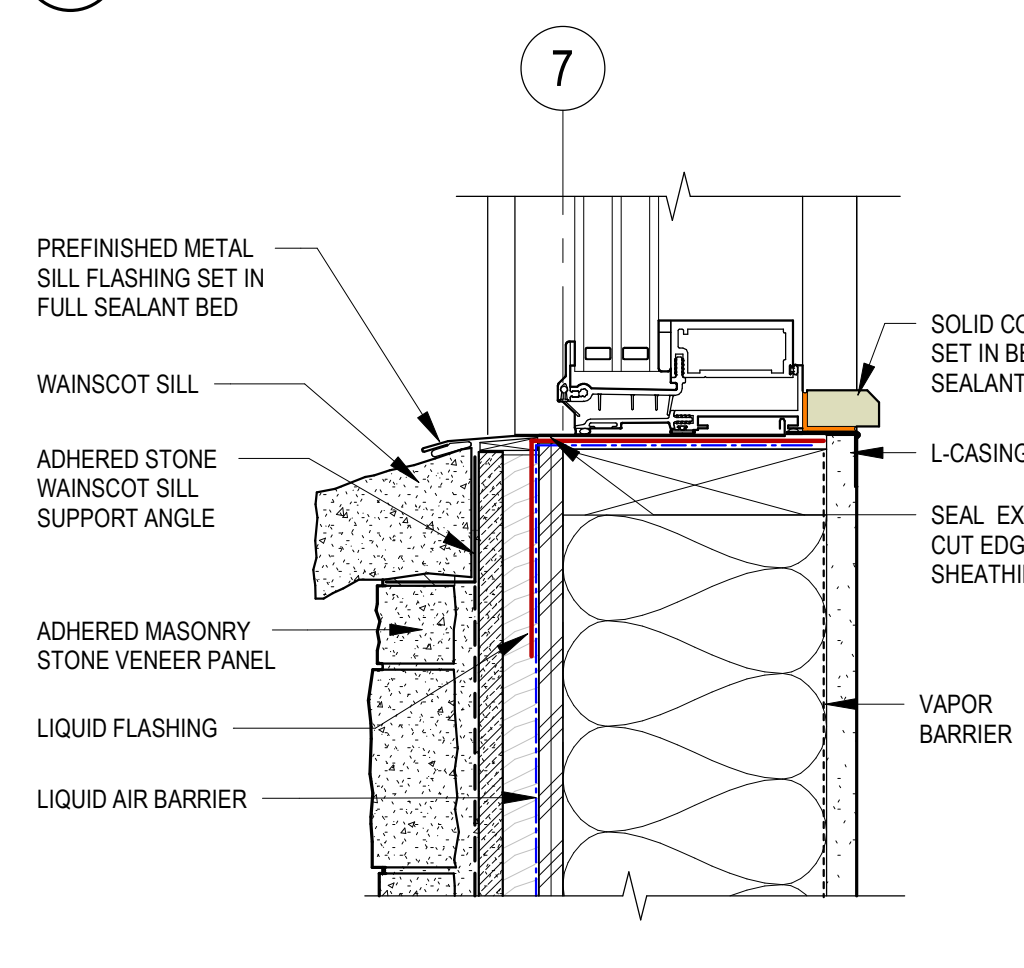
9 EXTERIOR DOOR THRESHOLD DETAIL
6" = 1'-0"

6 STOREFRONT DETAIL - A
3" = 1'-0"



5 SECTION DETAIL - STOREFRONT SILL
3" = 1'-0"

2 STOREFRONT WINDOW DEAD DETAIL
3" = 1'-0"



1 STOREFRONT WINDOW SILL DETAIL
3" = 1'-0"

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BIM 360://Oakpointe Lawson Hills FS/2018135.01 Oakpointe Lawson Hills FS - 2019.rvt

DOOR SCHEDULE																	
ROOM					DOOR INFORMATION					FRAME INFORMATION					FIRE RATING	HARDWARE GROUP	COMMENTS
DOOR #	NUMBER	NAME	TYPE	MATERIAL	FINISH	GLAZING	HEIGHT	WIDTH	THICKNESS	TYPE	MATERIAL	FINISH					
100	100	LOBBY	B1	ALUM		GL-2	7'-11"	3'-0"	1 3/4"	STOREFRONT				01			
101	101	PUBLIC RR ADA	A1	WD	HPL-1	N/A	7'-0"	3'-0"	1 3/4"	01	HM	P-2					
102	102	OFFICE	A1	WD	HPL-1	N/A	7'-0"	3'-0"	1 3/4"	01	HM	P-2					
103A	103	WORK AREA	B1	WD	HPL-1	GL-2	7'-0"	3'-0"	1 3/4"	03	HM	P-2					
103B	103	WORK AREA	C1	WD	P-2	GL-4	7'-0"	3'-0"	1 3/4"	01	HM	P-2		45 MIN			
103C	103	WORK AREA	B1	ALUM	08 Openings - Aluminum - Black Anodized	GL-2	7'-0"	3'-0"	1 3/4"	STOREFRONT	ALUM	08 Openings - Aluminum - Black Anodized					
104A	104	APP BAY	E1	ALUM	08 Openings - Aluminum - Black Anodized	GL-2	14'-0"	14'-0"		SECTIONAL							
104B	104	APP BAY	E1	ALUM	08 Openings - Aluminum - Black Anodized	GL-2	14'-0"	14'-0"		SECTIONAL							
104C	104	APP BAY	E1	ALUM	08 Openings - Aluminum - Black Anodized	GL-2	14'-0"	14'-0"		SECTIONAL							
104D	104	APP BAY	E1	ALUM	08 Openings - Aluminum - Black Anodized	GL-2	14'-0"	14'-0"		SECTIONAL							
104E	104	APP BAY	C1	HM	08 Openings - Aluminum - Black Anodized	GL-2	7'-0"	3'-0"	1 3/4"	01	HM	Metal - Metal Era - Matte Black					
105	105	SHOP	C1	HM	P-2	GL-2	7'-0"	3'-0"	1 3/4"	01	HM	P-2					
106	106	BUNKER GEAR	A1	HM	P-2	N/A	7'-0"	3'-0"	1 3/4"	01	HM	P-2					
108	108	RR	A1	HM	P-2	N/A	7'-0"	3'-0"	1 3/4"	01	HM	P-2					
109A	109	DAYROOM DINING KITCHEN	C1	HM	HPL-1	GL-4	7'-0"	3'-0"	1 3/4"	01	HM	P-2		20 MIN			
109B	109	DAYROOM DINING KITCHEN	B1	ALUM	08 Openings - Aluminum - Black Anodized	GL-2	7'-0"	3'-0"	1 3/4"	STOREFRONT	ALUM	08 Openings - Aluminum - Black Anodized					
111	111	ELECT / IT	A1	WD	P-2	N/A	7'-0"	3'-0"	1 3/4"	01	HM	P-2					
112A	112	FITNESS	C1	WD	HPL-1	GL-4	7'-0"	3'-0"	1 3/4"	01	HM	P-2					
112B	112	FITNESS	F1	ALUM	08 Openings - Aluminum - Black Anodized	GL-2	8'-0"	8'-0"	2"	SECTIONAL				as Specified			
113	113	RR & SHOWER	A1	WD	HPL-1	N/A	7'-0"	3'-0"	1 3/4"	01	HM	P-2					
114	116	CORRIDOR	A1	WD	HPL-1	N/A	7'-0"	3'-0"	1 3/4"	01	HM	P-2					
115	115	LAUNDRY	A1	WD	HPL-1	N/A	7'-0"	3'-0"	1 3/4"	01	HM	P-2					
116A	116	CORRIDOR	C1	WD	HPL-1	GL-4	7'-0"	3'-0"	1 3/4"	01	HM	P-2					
116B	116	CORRIDOR	C1	HM	Metal - Paint Finish - Dark Gray, Matte	GL-2	7'-0"	3'-0"	1 3/4"	01	HM	Metal - Metal Era - Matte Black					
118	118	SR-1	A1	WD	HPL-1	N/A	7'-0"	3'-0"	1 3/4"	01	HM	P-2		20 MIN			
120	120	SR-2	A1	WD	HPL-1	N/A	7'-0"	3'-0"	1 3/4"	01	HM	P-2		20 MIN			
122	122	SB-3	A1	WD	HPL-1	N/A	7'-0"	3'-0"	1 3/4"	01	HM	P-2		20 MIN			
124	124	SR-4	D1	WD	HPL-1	N/A	7'-0 5/8"	3'-7 1/4"	1 3/4"	BY MFR	BY MFR	P-2		20 MIN			

GL-1	SEALED INSULATING GLAZING UNITS, LOW-E
GL-2	SEALED INSULATING SAFETY GLAZING UNITS, LOW-E
GL-3	SEALED INSULATING OBSCURED GLAZING UNITS
GL-4	SINGLE SAFETY GLAZING, FIRE-RATED
GL-5	SINGLE SAFETY GLAZING, NON-FIRE-RATED
M-1	PREFINISHED ALUM. PANEL FINISH TO MATCH STOREFRONT INSTALL BETWEEN STOREFRONT FRAMING.

NOTE:
SEE SHEET A0.03 FOR EXTERIOR U-VALUES AND SHGC

DOOR & FRAME TYPES

4 TYP HM DOOR/SIDELITE JAMB DETAIL
3" = 1'-0"

3 TYP HM SIDELITE SILL DETAIL
3" = 1'-0"

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

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

WALL DIMENSION PER ASSEMBLY

2X6 LUMBER BACKING FOR TRACK SUPPORT BETWEEN WALL STUD. GWB TO BE SECURED TO FRAMING. FACE OF BACKING MUST BE FLUSH WITH FACE OF STUDS TO AVOID WALL DAMAGE.

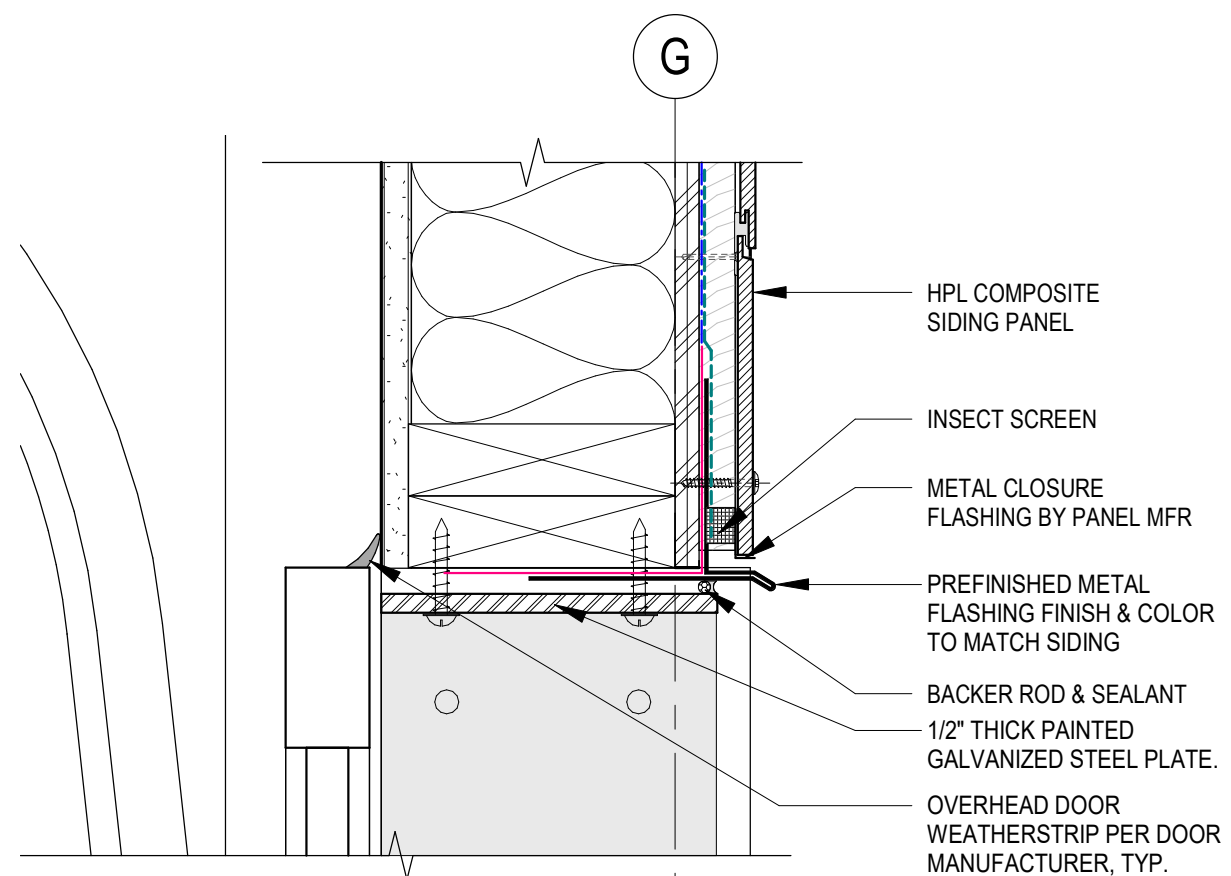
1/2"

DOOR HEADER, STRUCTURAL DESIGN AND DETAILING BY THE CONTRACTOR.

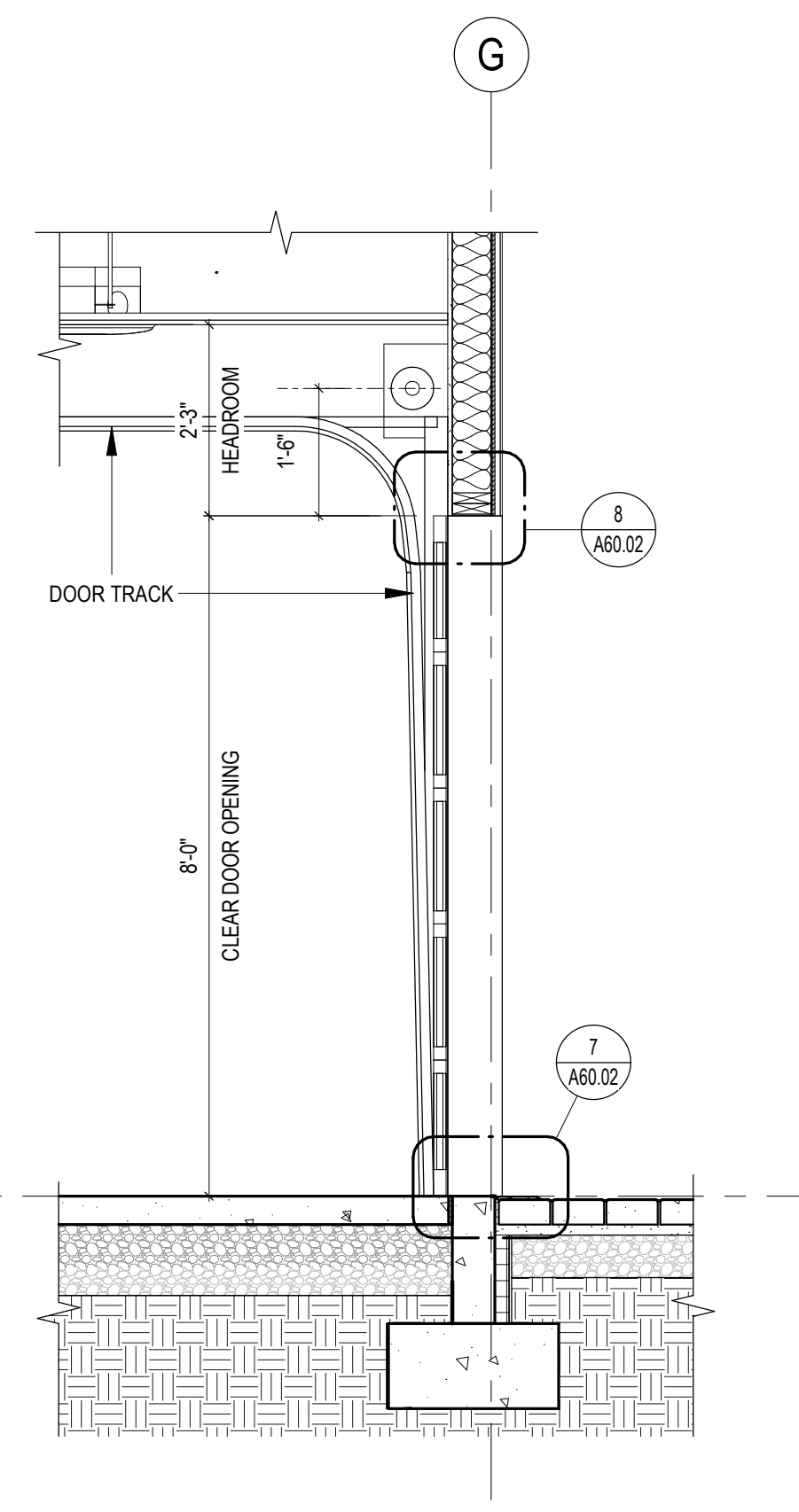
HOLLOW METAL FRAME

DOOR AS SCHEDULED

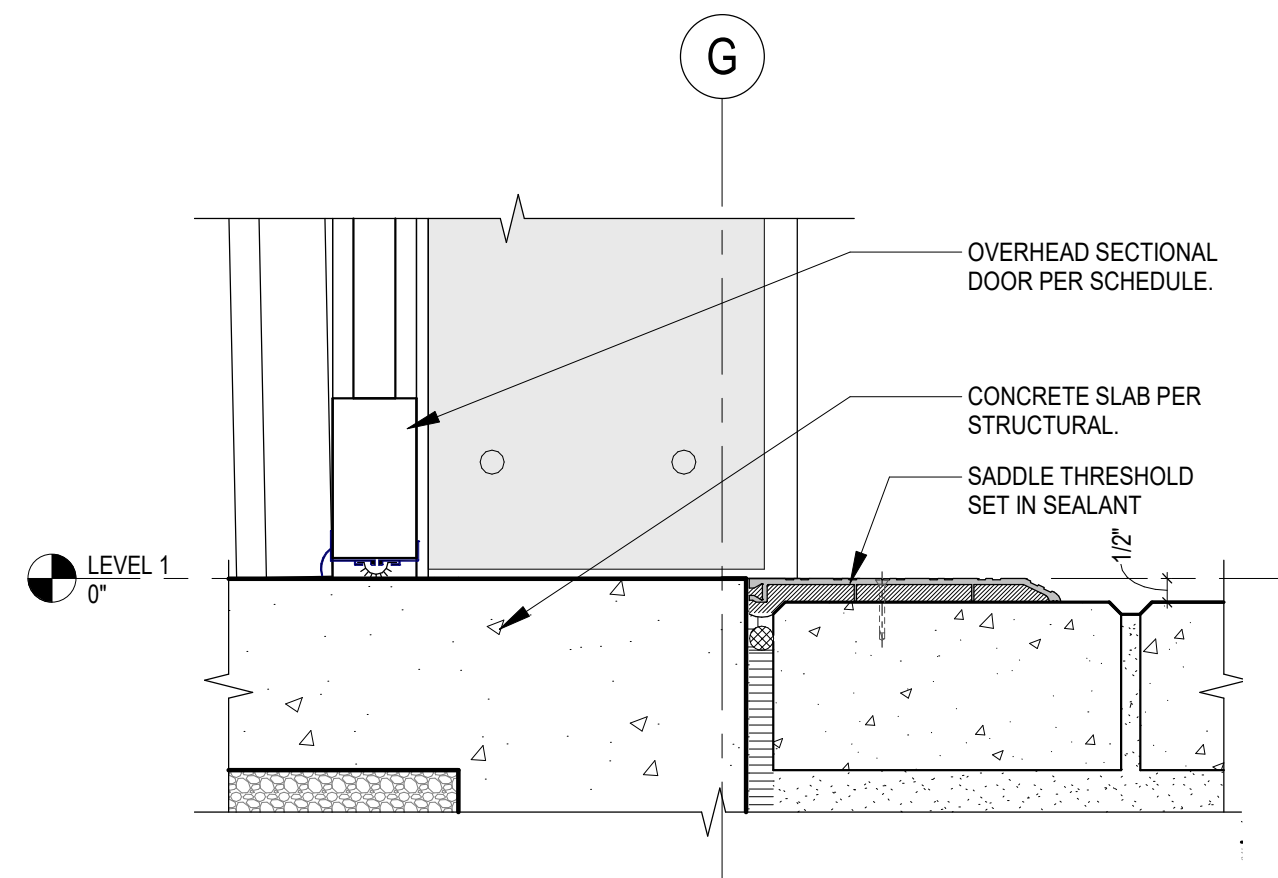
5/8"



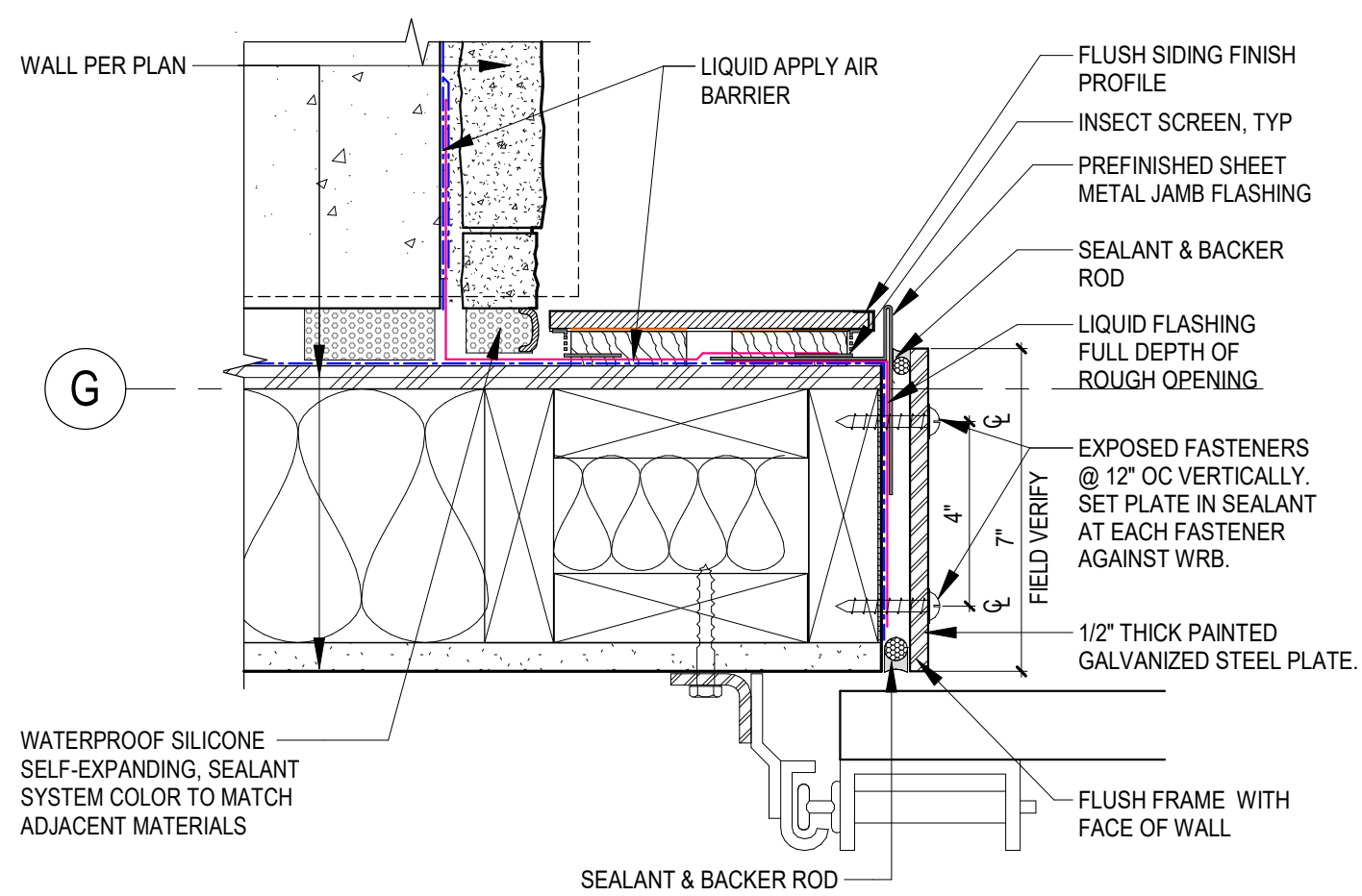
8 SECTION DETAIL - SECTIONAL DOOR HEAD
3" = 1'-0"



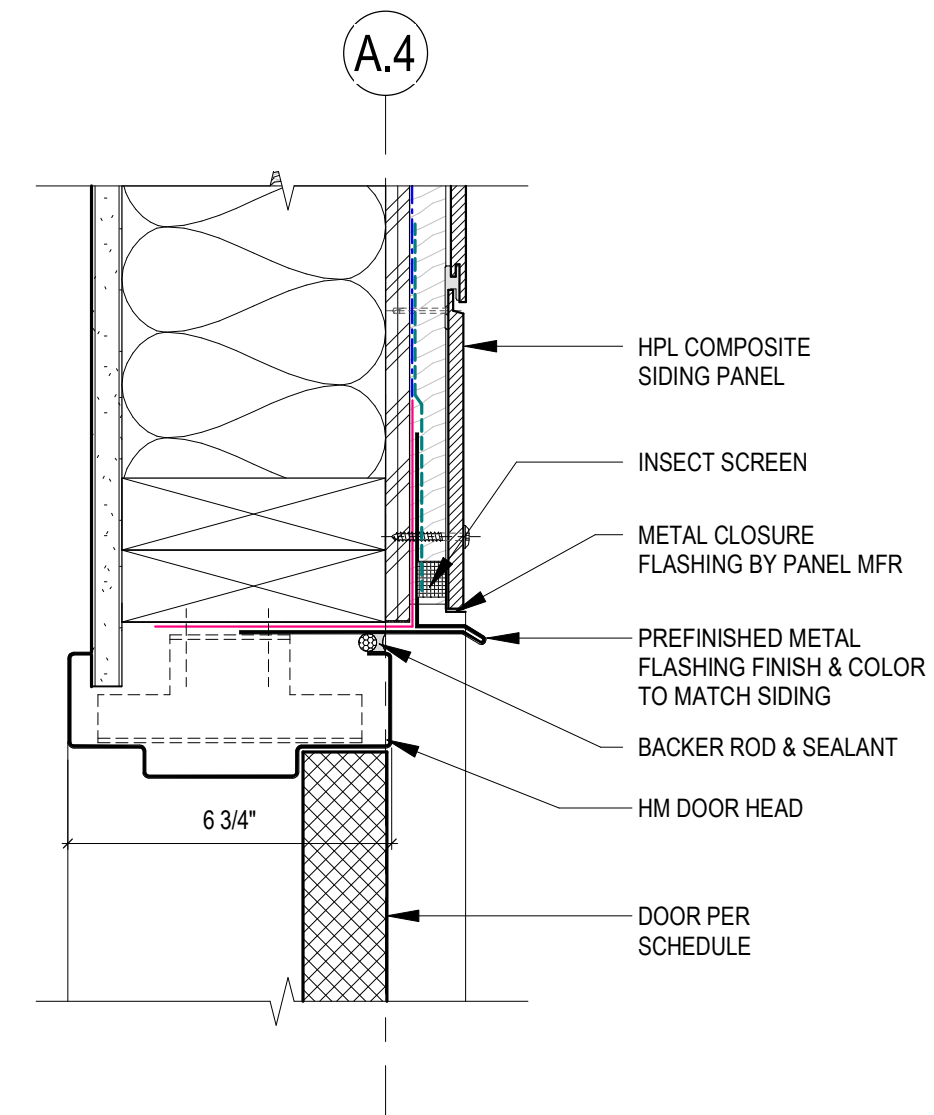
3 SECTION @ OVERHEAD SECTIONAL DOOR
1/2" = 1'-0"



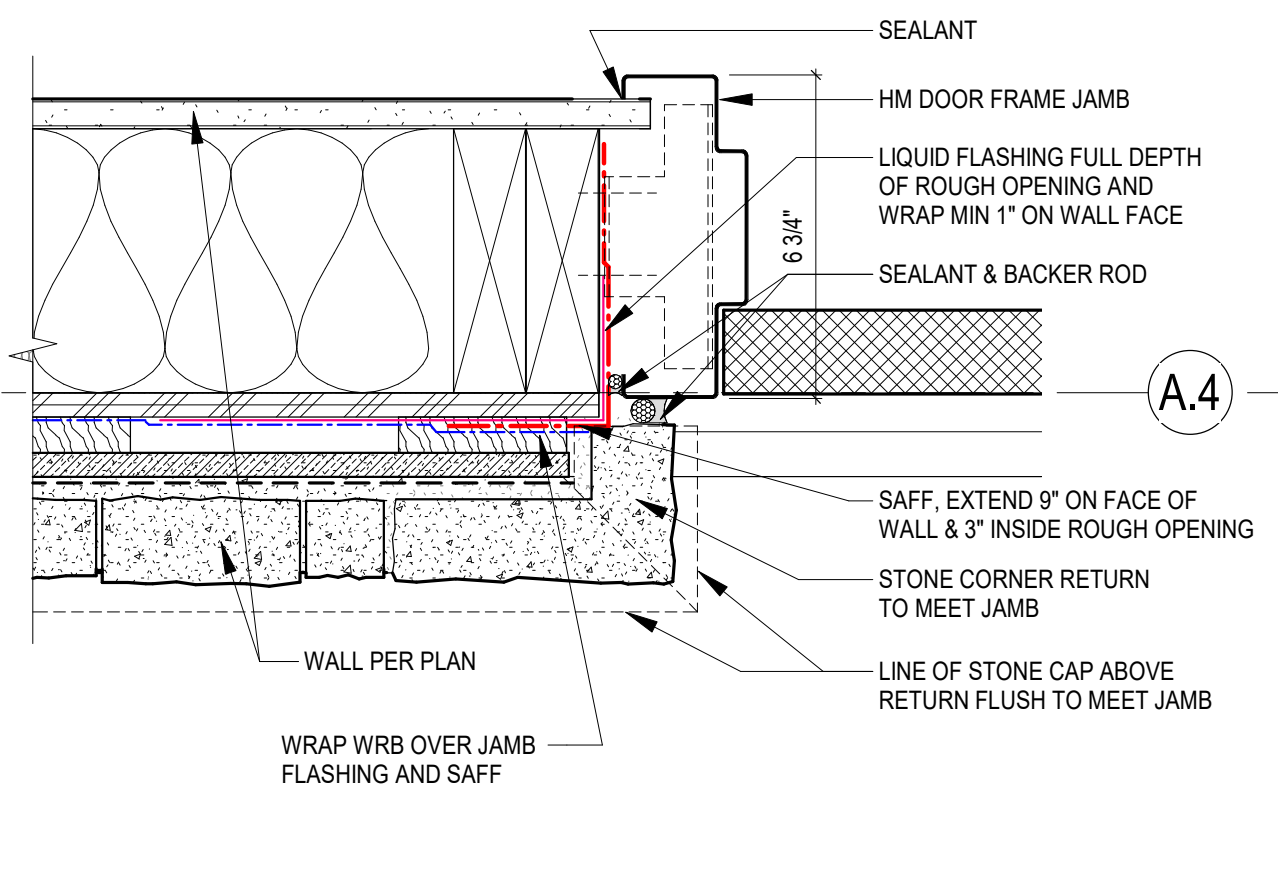
7 SECTION DETAIL - SECTIONAL DOOR SILL
3" = 1'-0"



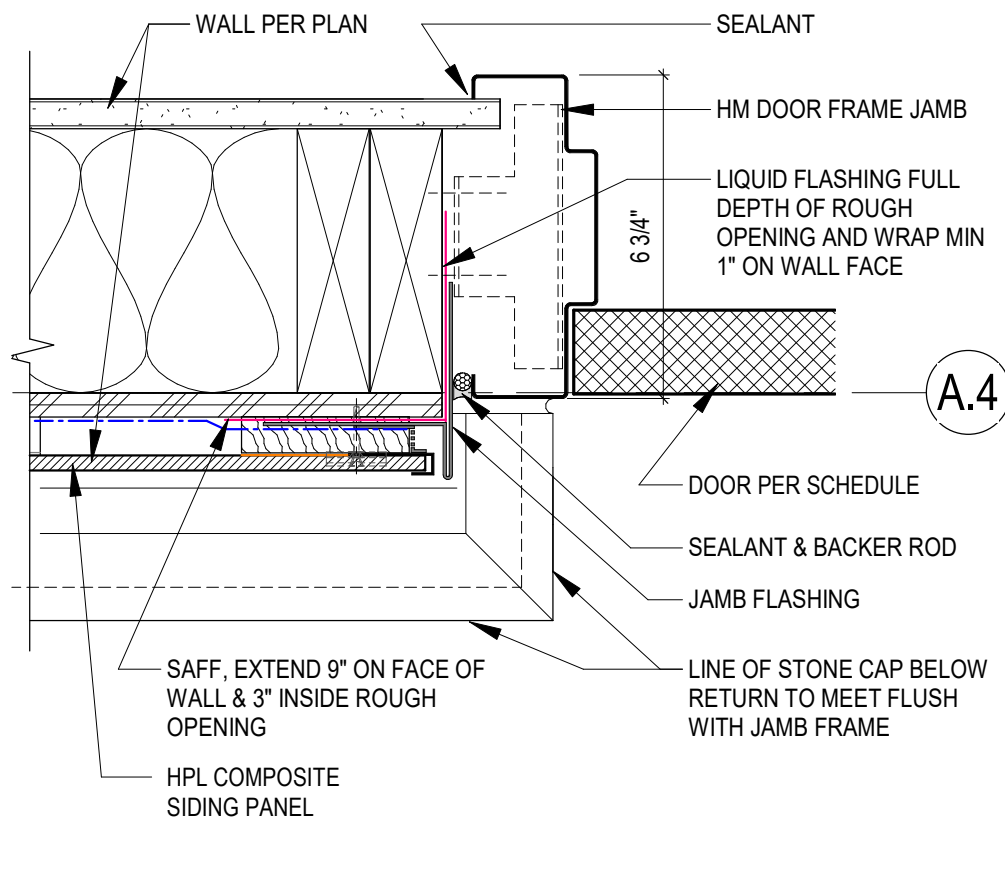
6 PLAN DETAIL - SECTIONAL DOOR JAMB
3" = 1'-0"



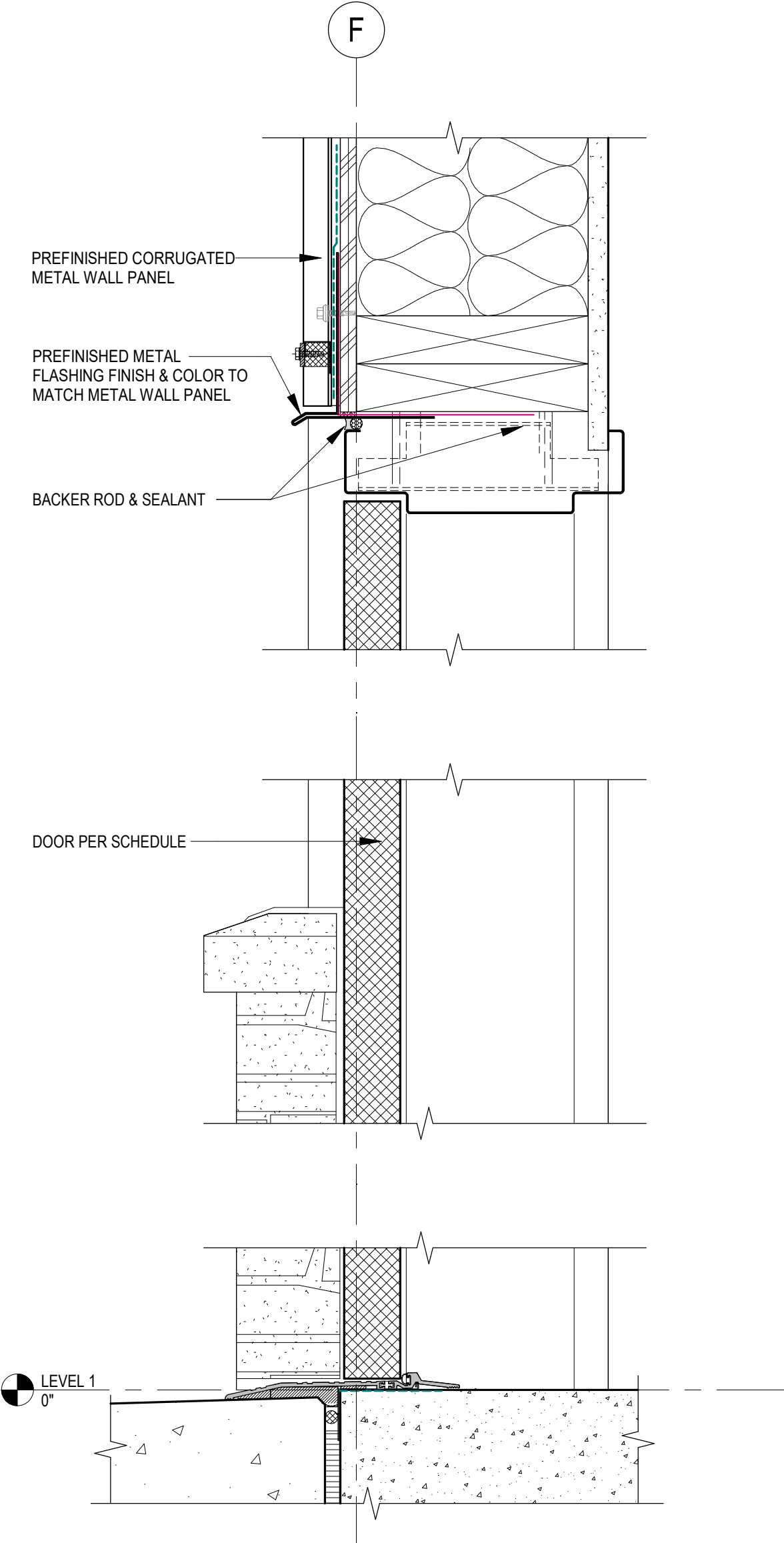
2 EXTERIOR DOOR HEAD DETAIL @ HPL SIDING
3" = 1'-0"



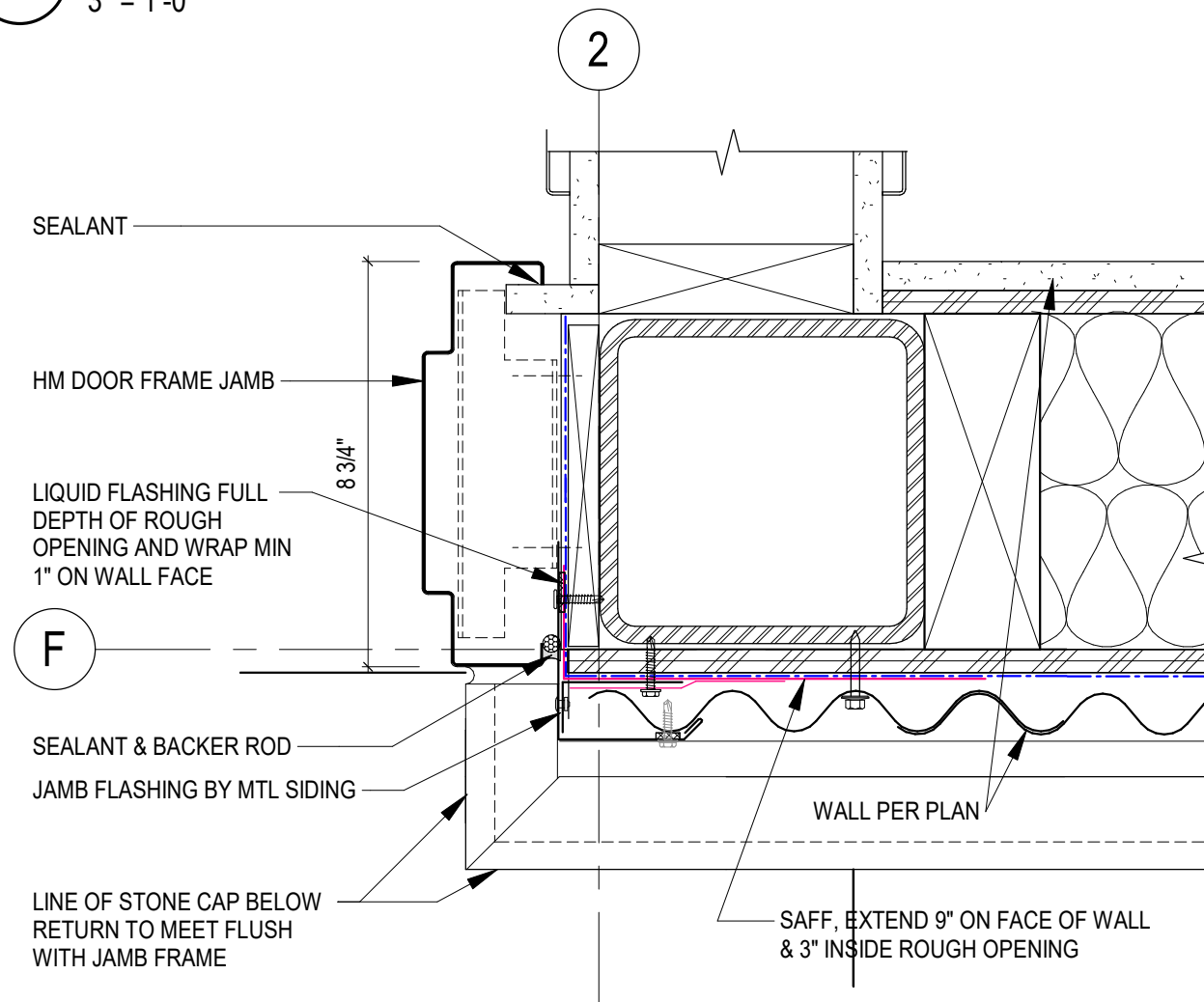
5 DOOR JAMB @ STONE BASE
3" = 1'-0"



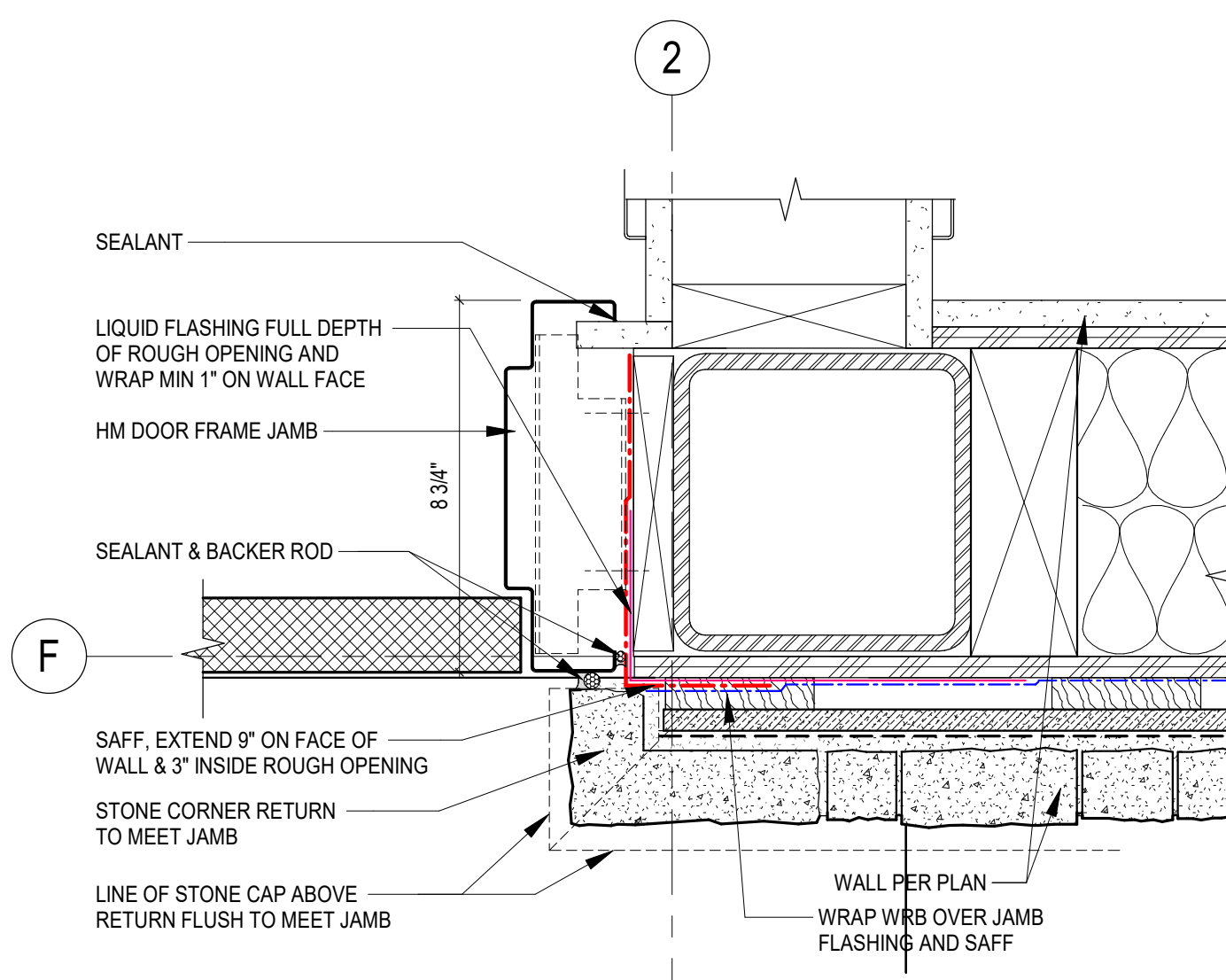
1 DOOR JAMB @ HPL SIDING
3" = 1'-0"



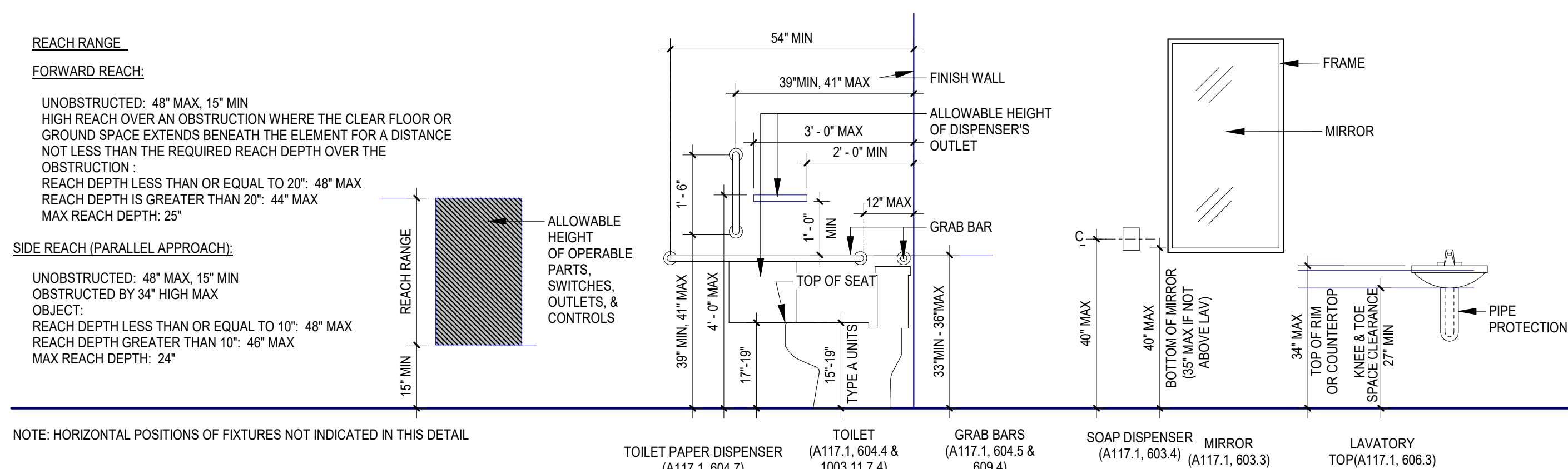
18 DOOR HEAD DETAIL @ METAL SIDING
3" = 1'-0"



17 APP BAY SECTIONAL DOOR JAMB DETAIL
3" = 1'-0"



13 DOOR JAMB @ STONE DETAIL
3" = 1'-0"

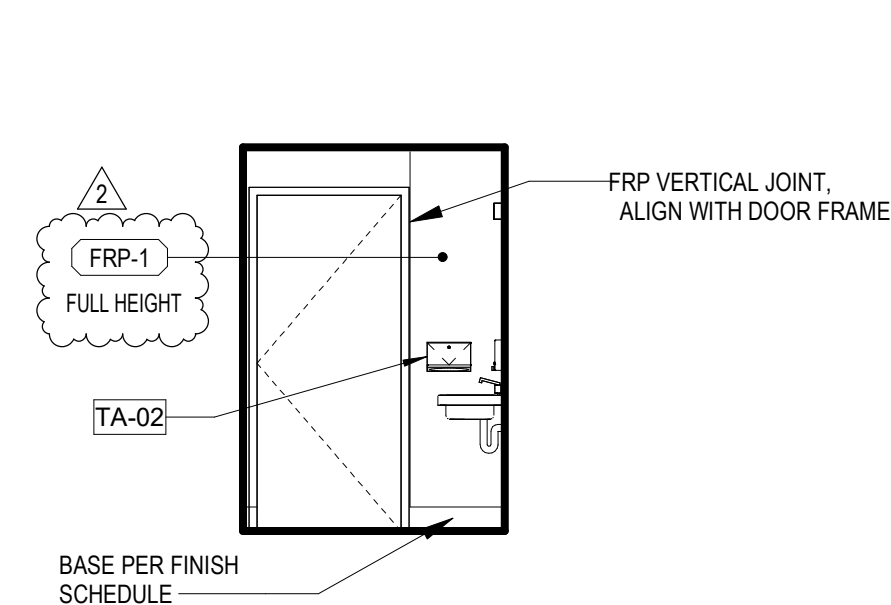
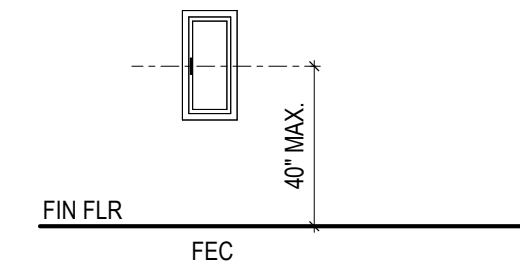


ADA ACCESSIBILITY MOUNTING HEIGHTS

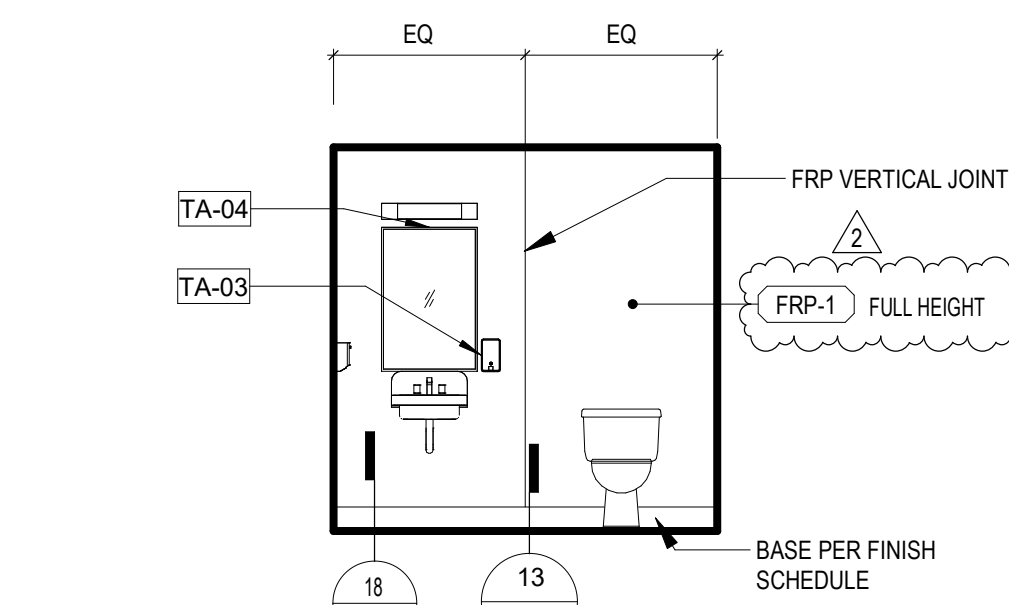


1. REFERENCE FINISH PLAN OR FINISH SCHEDULE FOR TYPICAL ROOM FINISHES NOT SHOWN IN INTERIOR ELEVATIONS.
2. GRAPHIC REPRESENTATION OF MATERIALS AND/OR FIXTURES MAY NOT BE TO SCALE

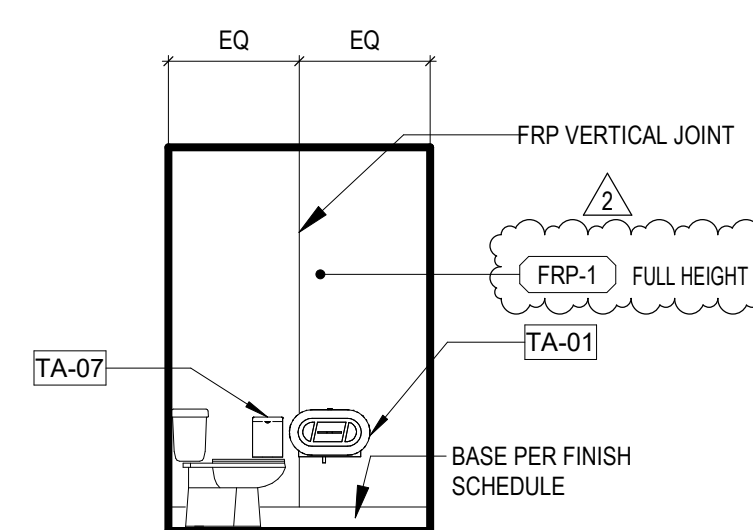
COMMERCIAL TOILET ACCESSORIES				
EQUIP #	Description	MANUFACTURER	MODEL	NOTES
TA-01	TOILET PAPER DISPENSER	GEORGIA-PACIFIC PROFESSIONAL		REFER TO SPECIFICATIONS
TA-02	PAPER TOWEL DISPENSER	-		OWNER-FURNISHED, OWNER-INSTALLED
TA-03	SOAP DISPENSER	-		OWNER-FURNISHED, OWNER-INSTALLED
TA-04	24"x36" MIRROR	BOBRICK WASHROOM EQUIPMENT, INC.		REFER TO SPECIFICATIONS
TA-05	TOILET SEAT COVER DISPENSER	BOBRICK WASHROOM EQUIPMENT, INC.	B-221	REFER TO SPECIFICATIONS
TA-06	GRAB BAR	BOBRICK WASHROOM EQUIPMENT, INC.		REFER TO SPECIFICATIONS
TA-07	SANITARY NAPKIN DISPOSAL	BOBRICK WASHROOM EQUIPMENT, INC.	B-270	REFER TO SPECIFICATIONS
TA-08	SHOWER CURTAIN ROD	BOBRICK WASHROOM EQUIPMENT, INC.	B-6047x48	REFER TO SPECIFICATIONS
TA-09	VINYL SHOWER CURTAIN	BOBRICK WASHROOM EQUIPMENT, INC.	B-204-3	REFER TO SPECIFICATIONS
TA-10	FOLDING SHOWER/DRESSING AREA SEAT	BOBRICK WASHROOM EQUIPMENT, INC.		REFER TO SPECIFICATIONS
TA-11	ACCESSORY BAR	BOBRICK WASHROOM EQUIPMENT, INC.	B-6737	REFER TO SPECIFICATIONS
TA-12	SURFACE MOUNTED DOUBLE ROBE HOOK	BOBRICK WASHROOM EQUIPMENT, INC.	B-672	REFER TO SPECIFICATIONS
TA-13	CHANGING STATION	KOALA CARE		REFER TO SPECIFICATIONS



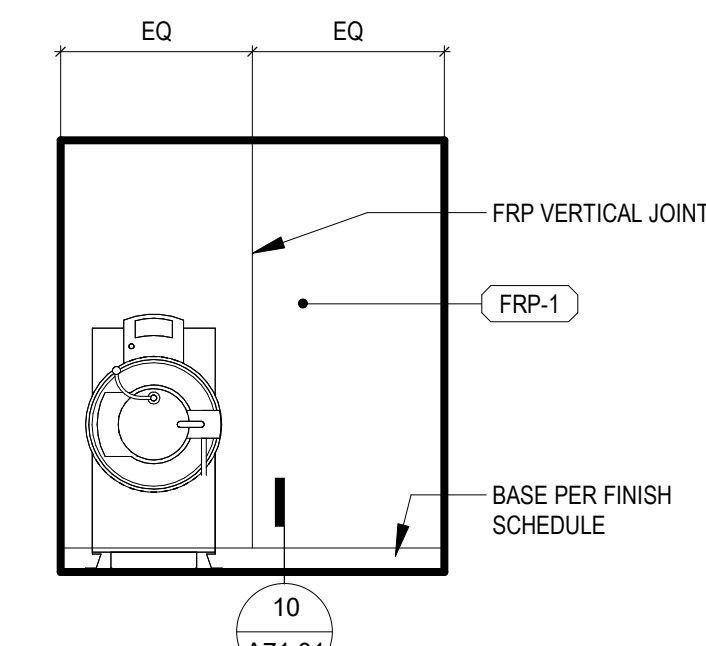
13 108 RR - WEST ELEV
1/4" = 1'-0" 0 2' 4' 8'



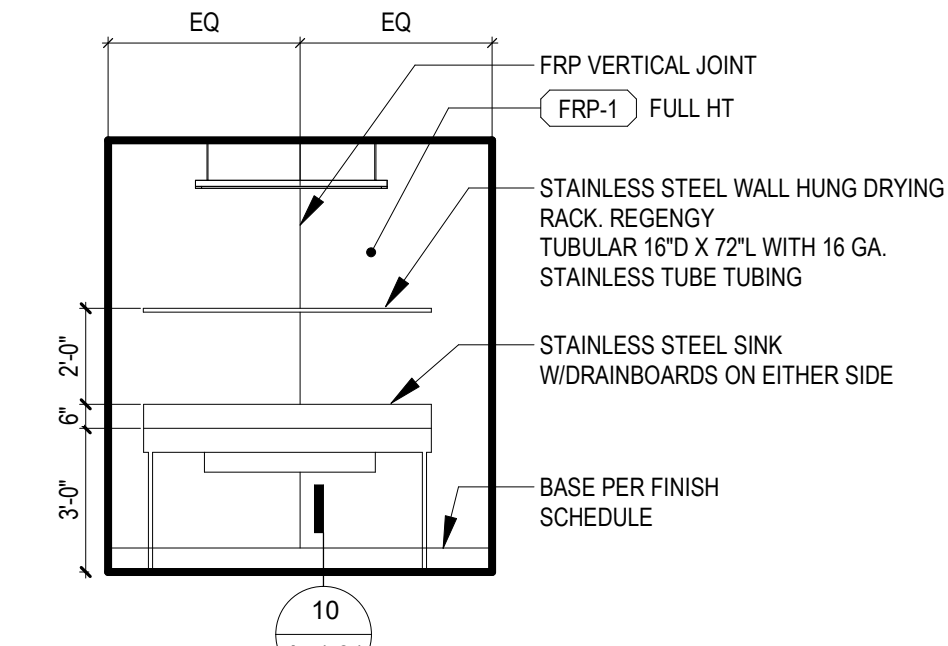
12 108 RR - NORTH ELEV
1/4" = 1'-0" 



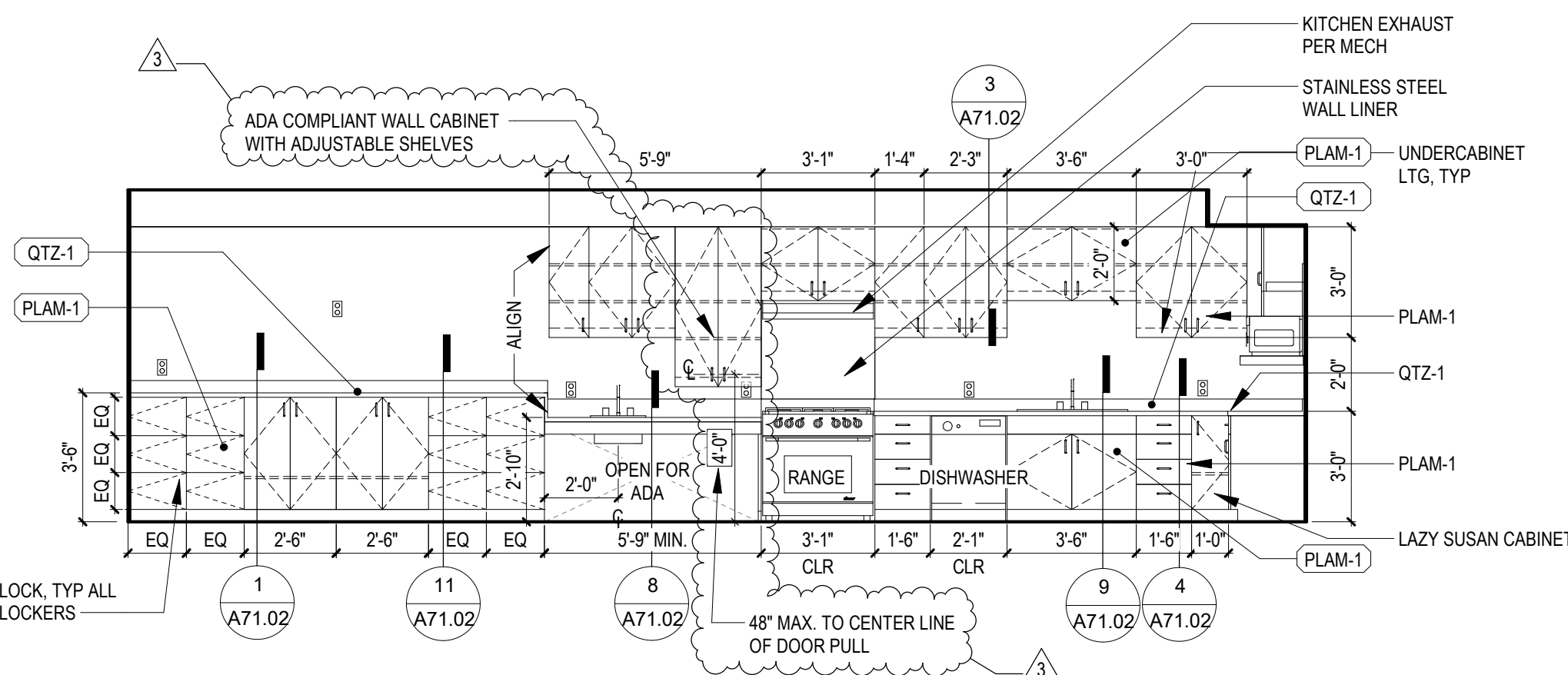
11 108 RR - EAST ELEV
1/4" = 1'-0"



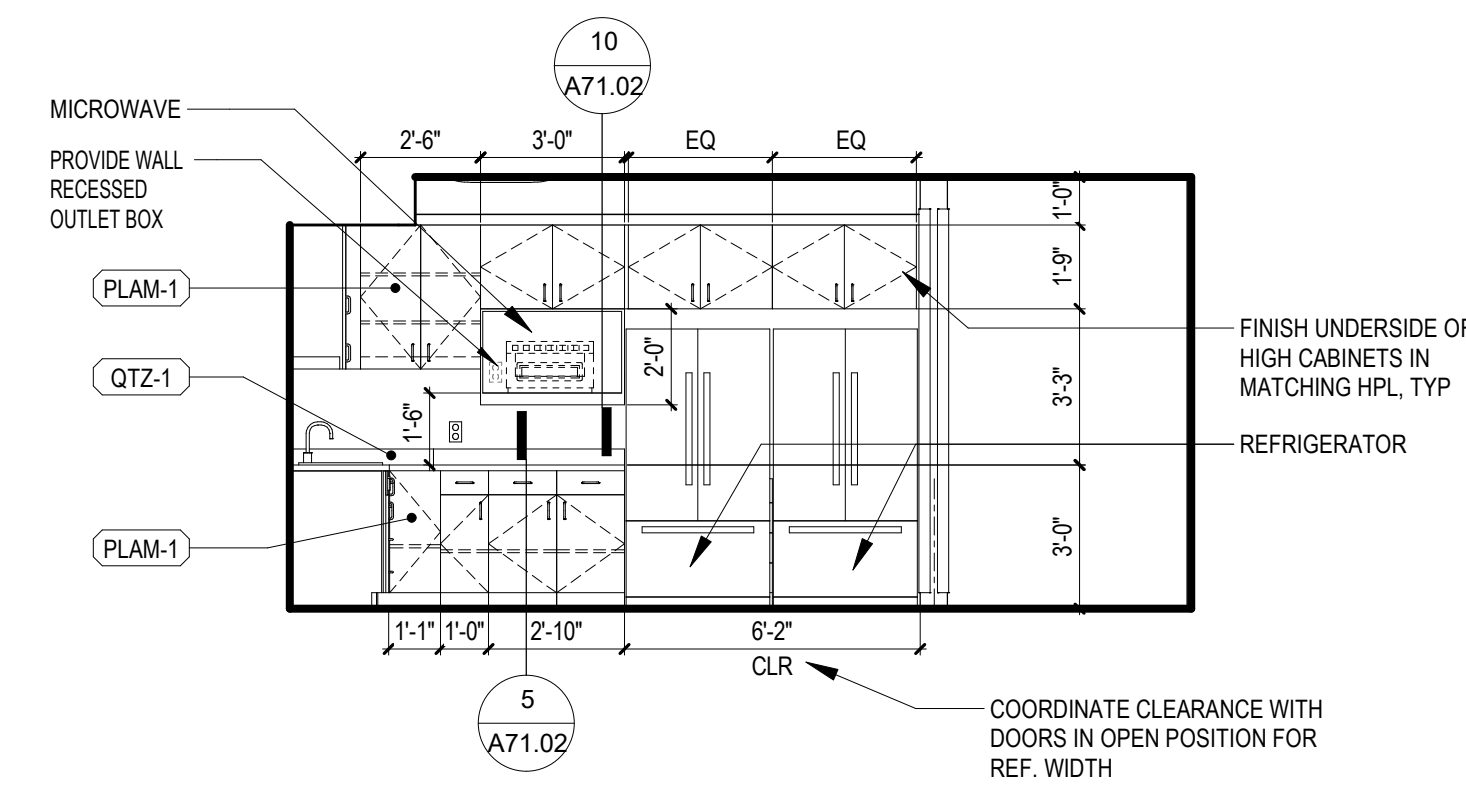
10 107 DECON - SOUTH ELEV
1/4" = 1'-0" 0 2' 4' 8'



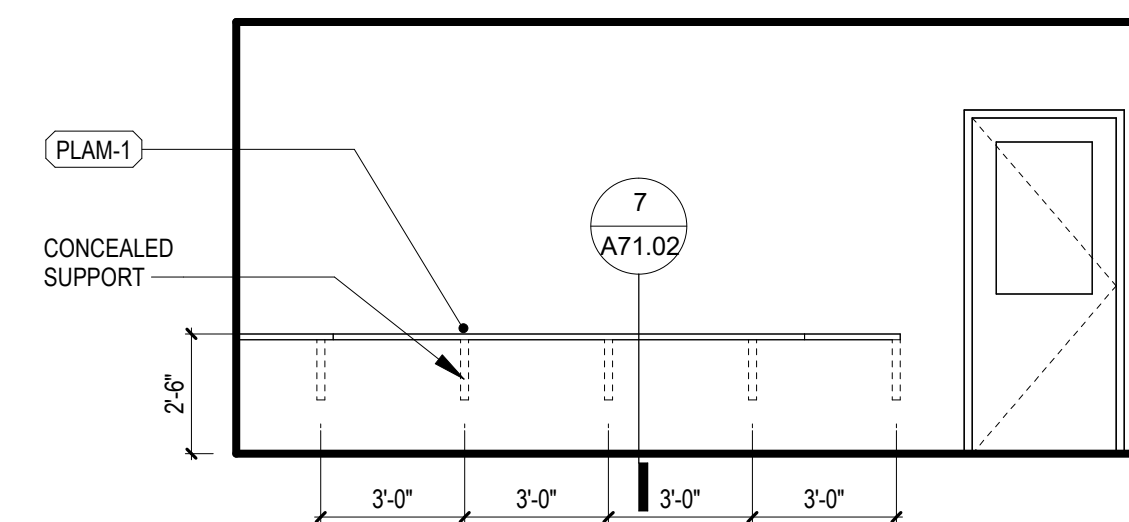
9 107 DECON - NORTH ELEV
1/4" = 1'-0" 



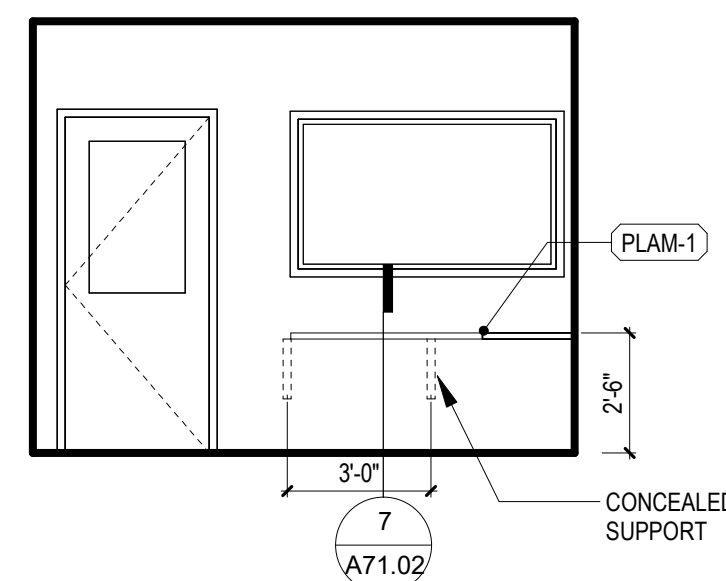
8 109 - KITCHEN EAST ELEVATION
1/4" = 1'-0" 0 2' 4' 8'



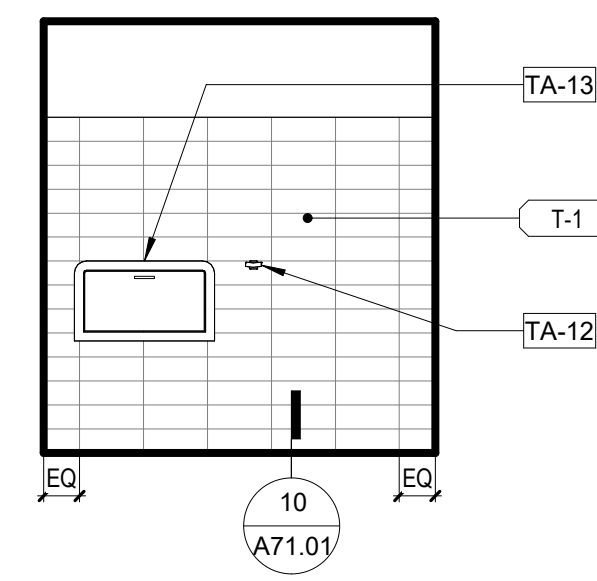
7 109 - KITCHEN SOUTH ELEVATION
1/4" = 1'-0"



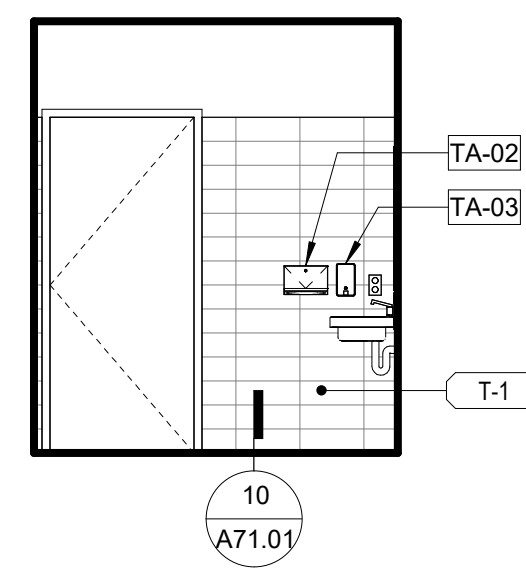
6 103 WORK AREA - SOUTH ELEV
1/4" = 1'-0" 



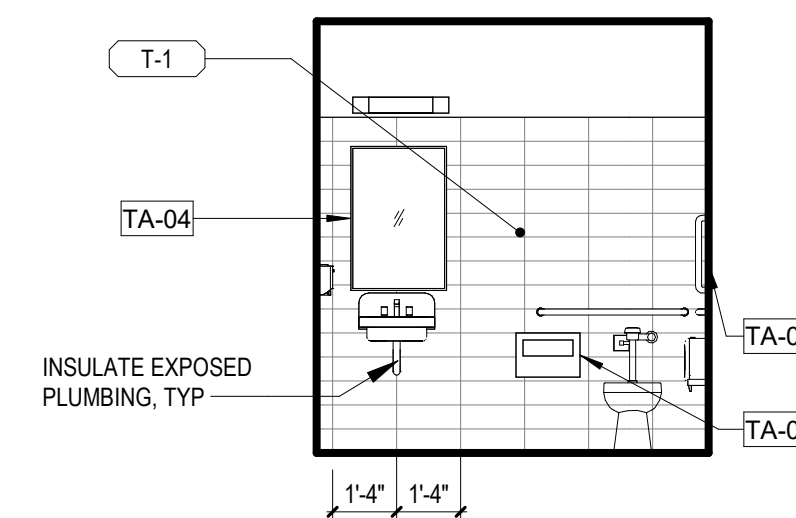
5 103 WORK AREA - EAST ELEV



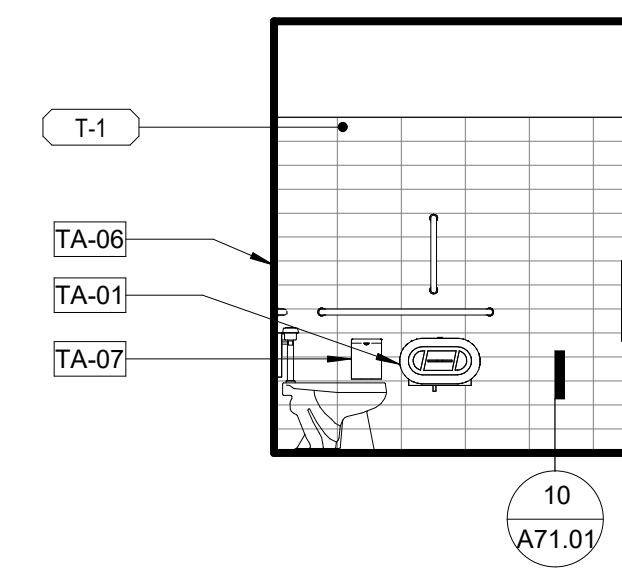
4 101 PUBLIC RR - NORTH ELEV



3 101 PUBLIC RR - EAST ELEV
1/4" = 1'-0" 0 2' 4' 8'



2 101 PUBLIC RR - SOUTH ELEV
1/4" = 1'-0" 0 2' 4' 8'

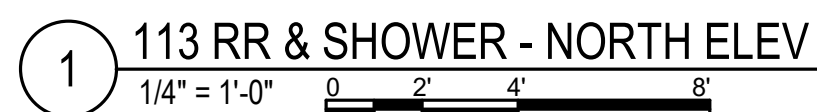
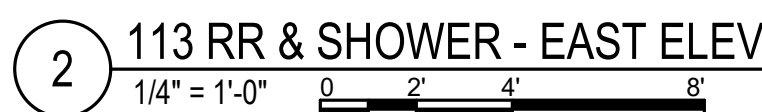
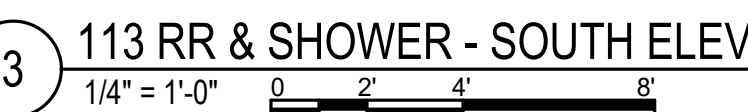
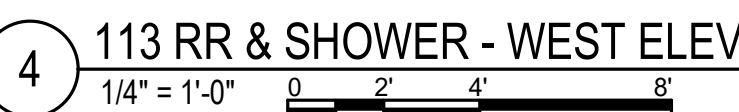
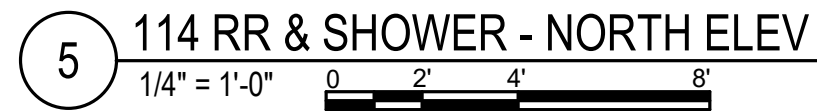
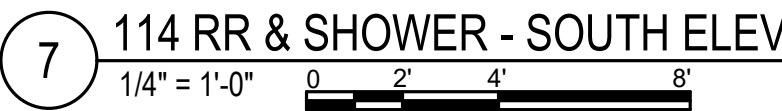
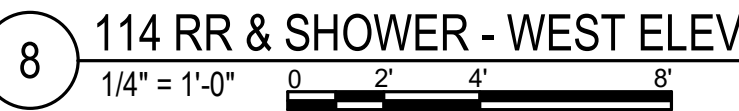
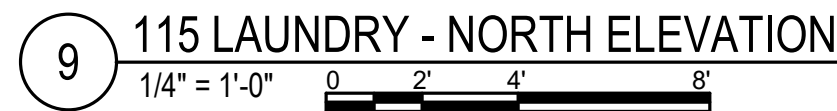
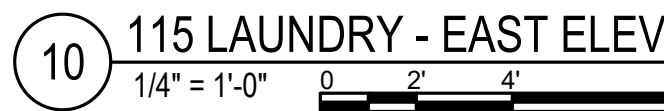
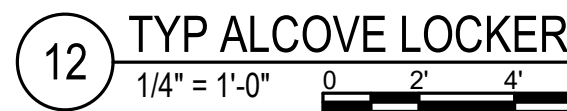
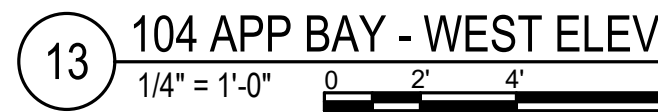


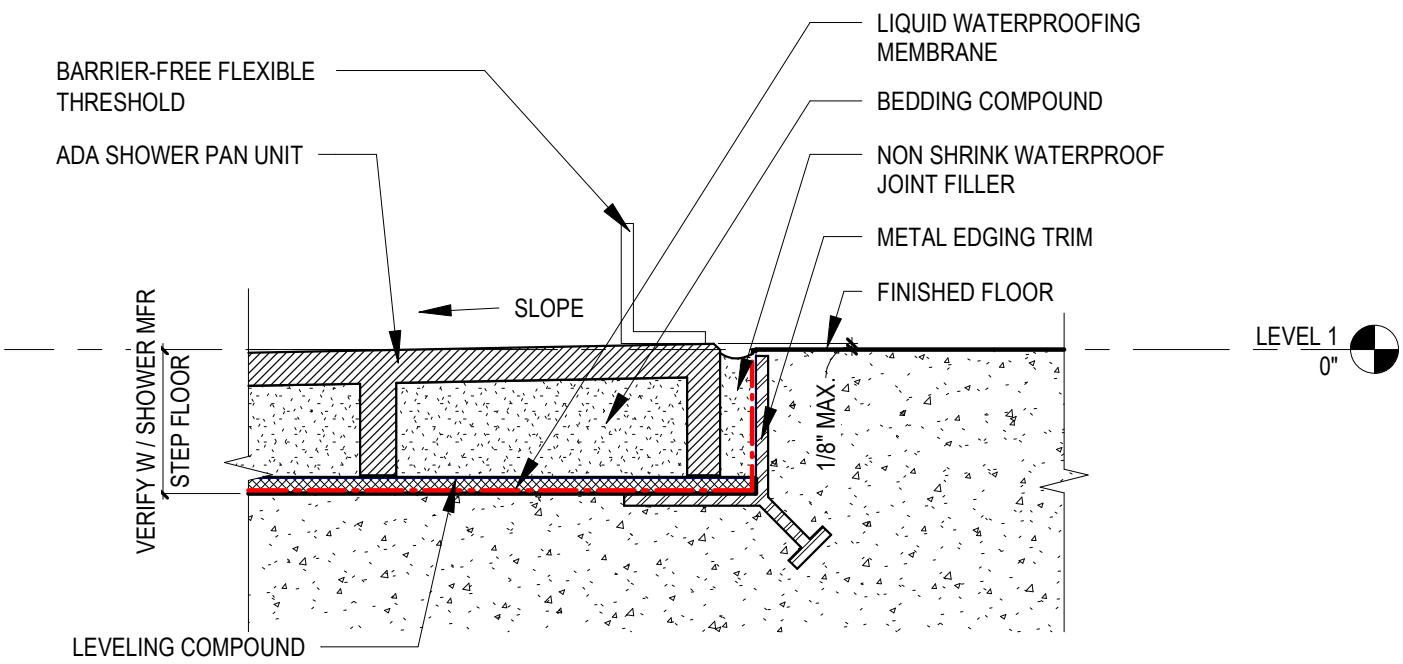
1 101 PUBLIC RR - WEST ELEV
1/4" = 1'-0" 0 2' 4' 8'

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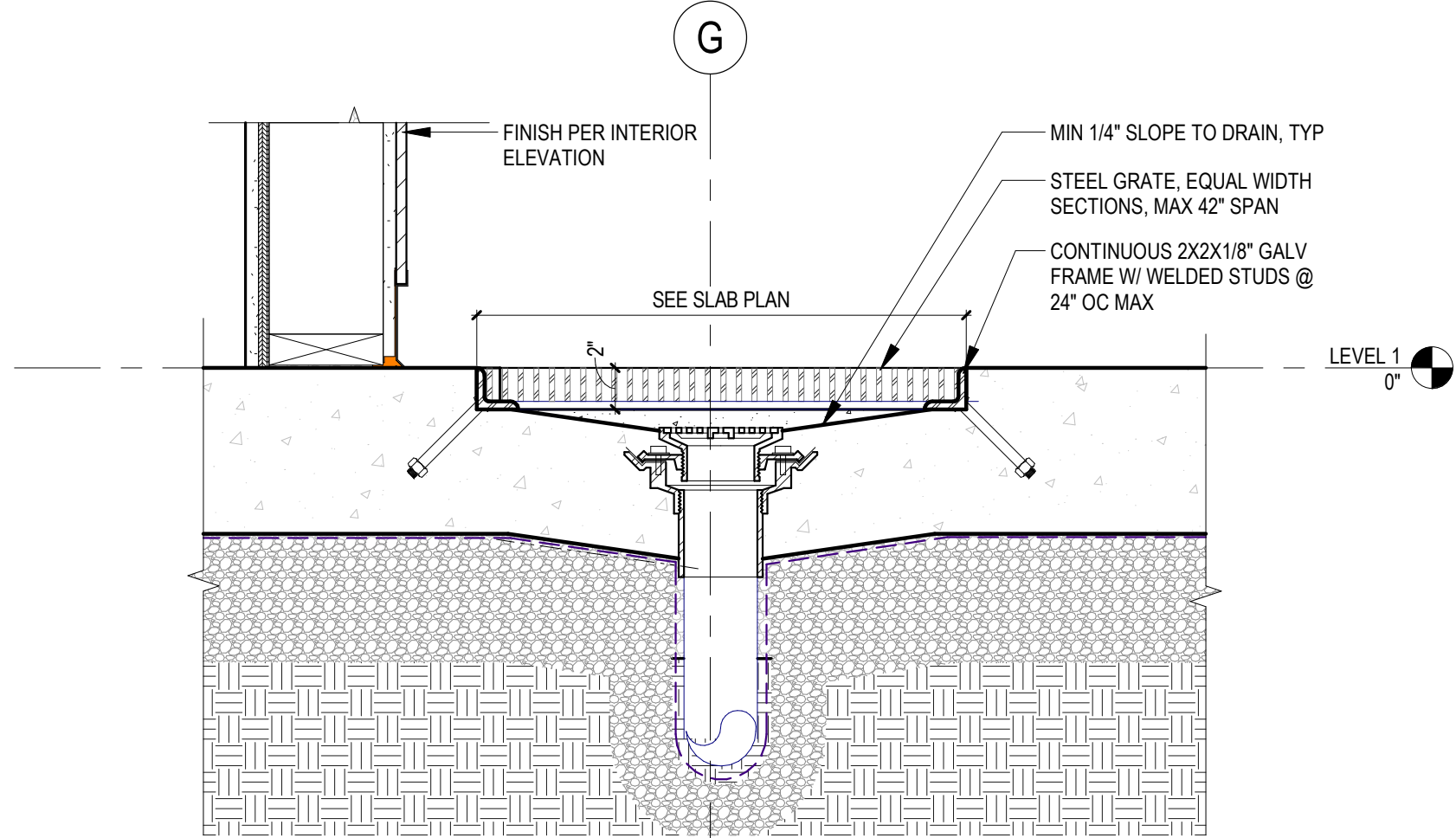
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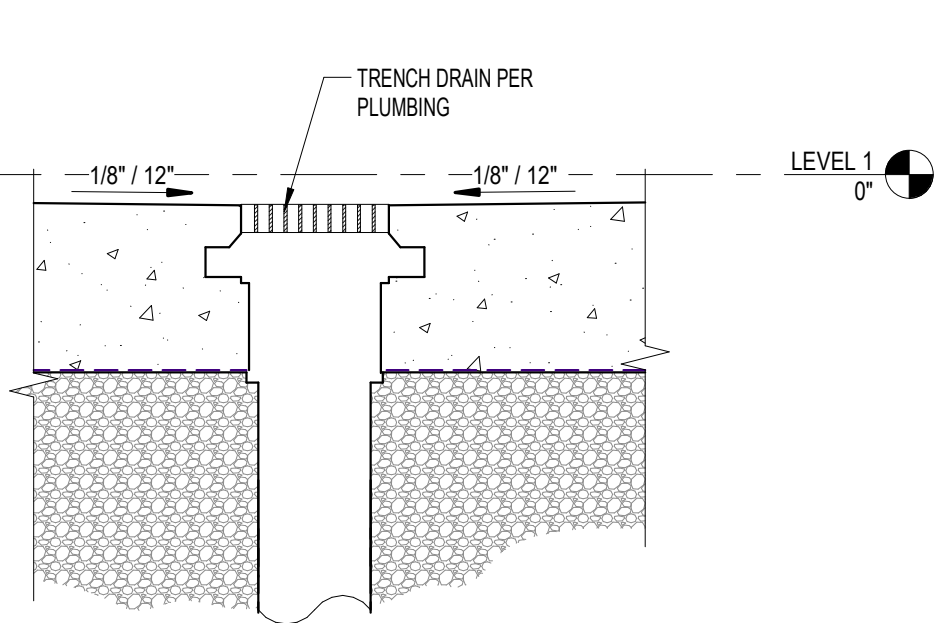




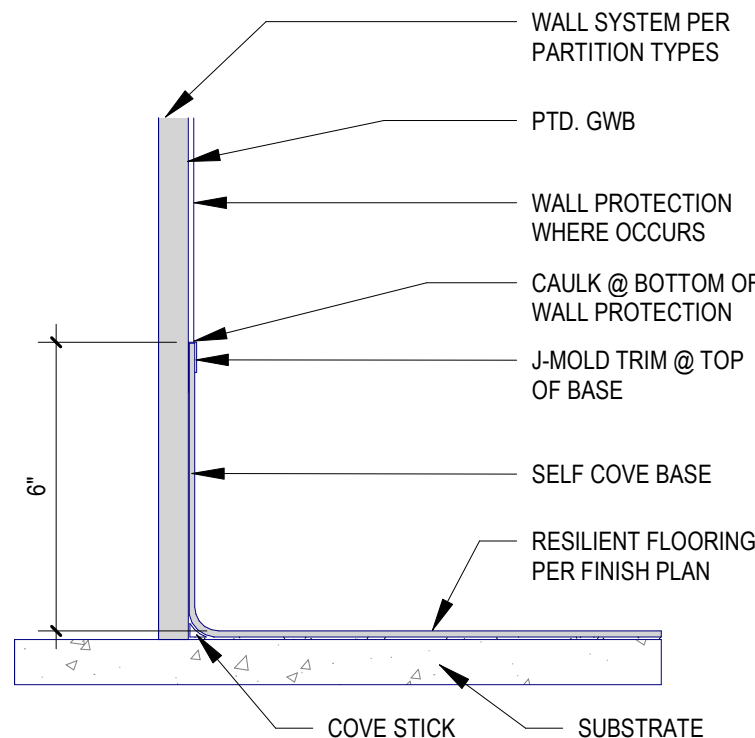
19 ADA SHOWER RAMP DETAIL FLOOR RECESS
6" = 1'-0"



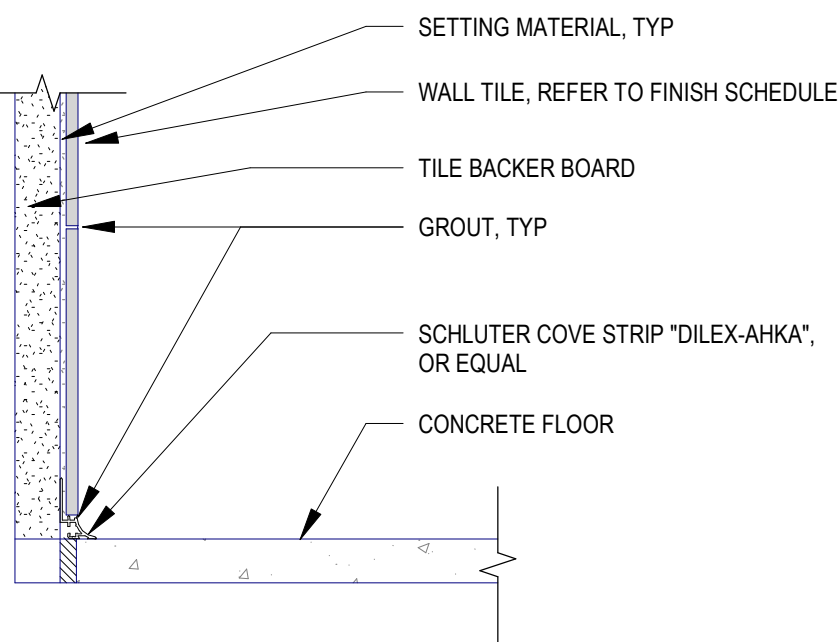
18 RECESSED SLAB/ METAL GRATE AT DRAIN
1 1/2" = 1'-0"



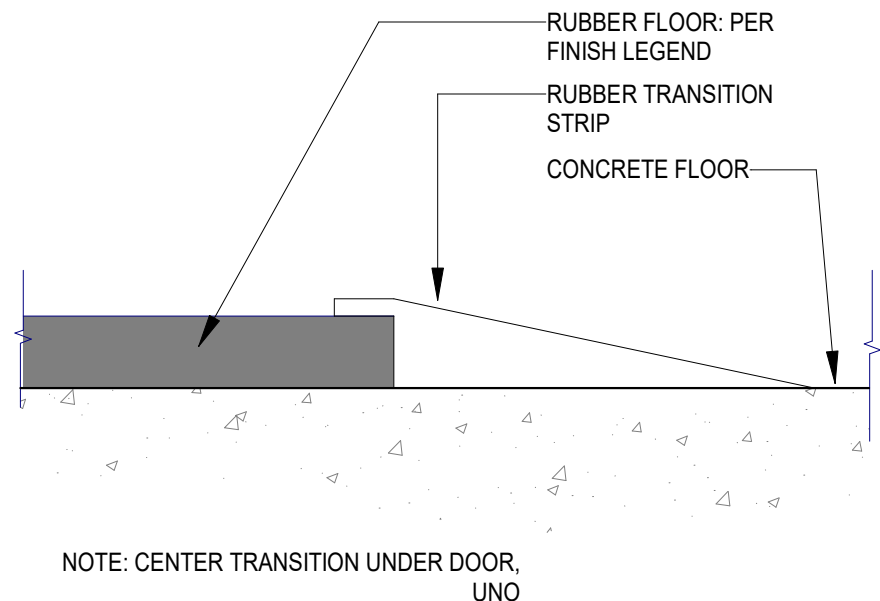
17 TYP TRENCH DRAIN - APP BAY
1 1/2" = 1'-0"



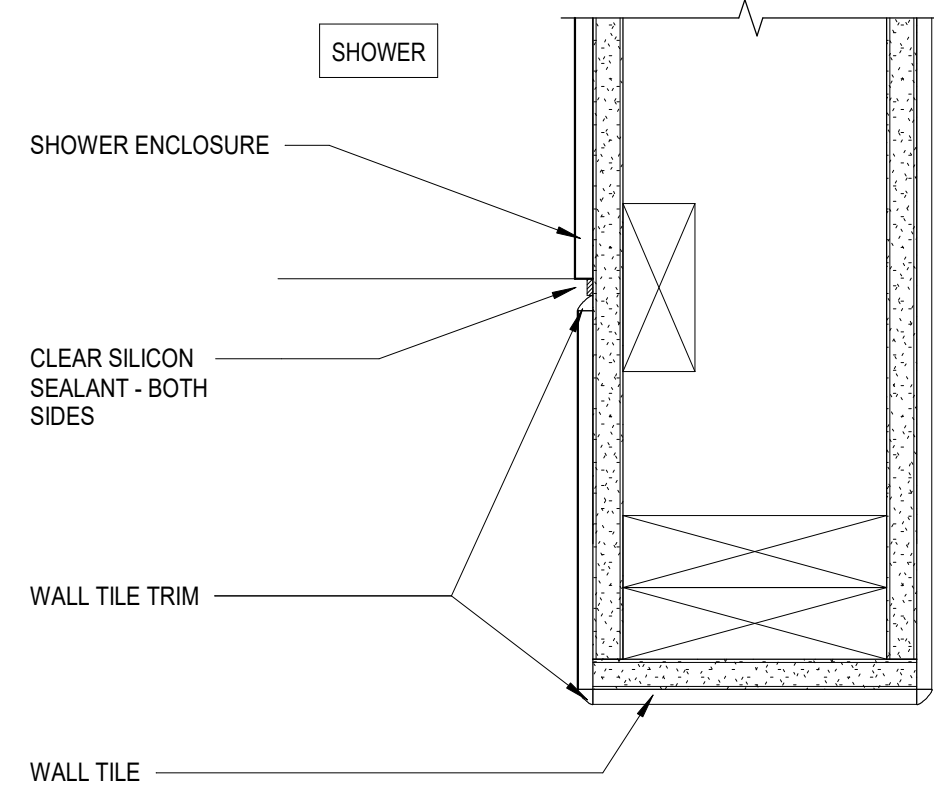
13 SELF-COVE BASE DETAIL
3" = 1'-0"



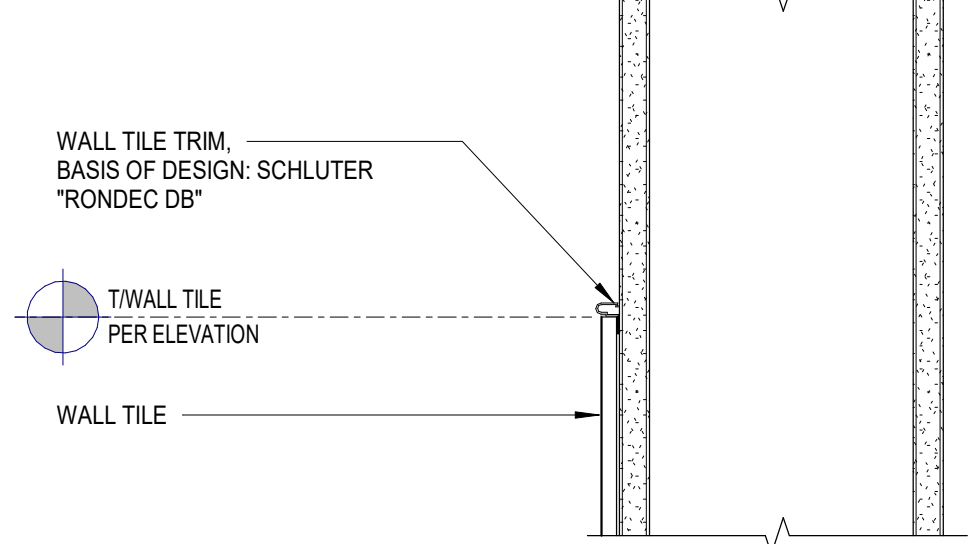
10 METAL COVE BASE DETAIL
3" = 1'-0"



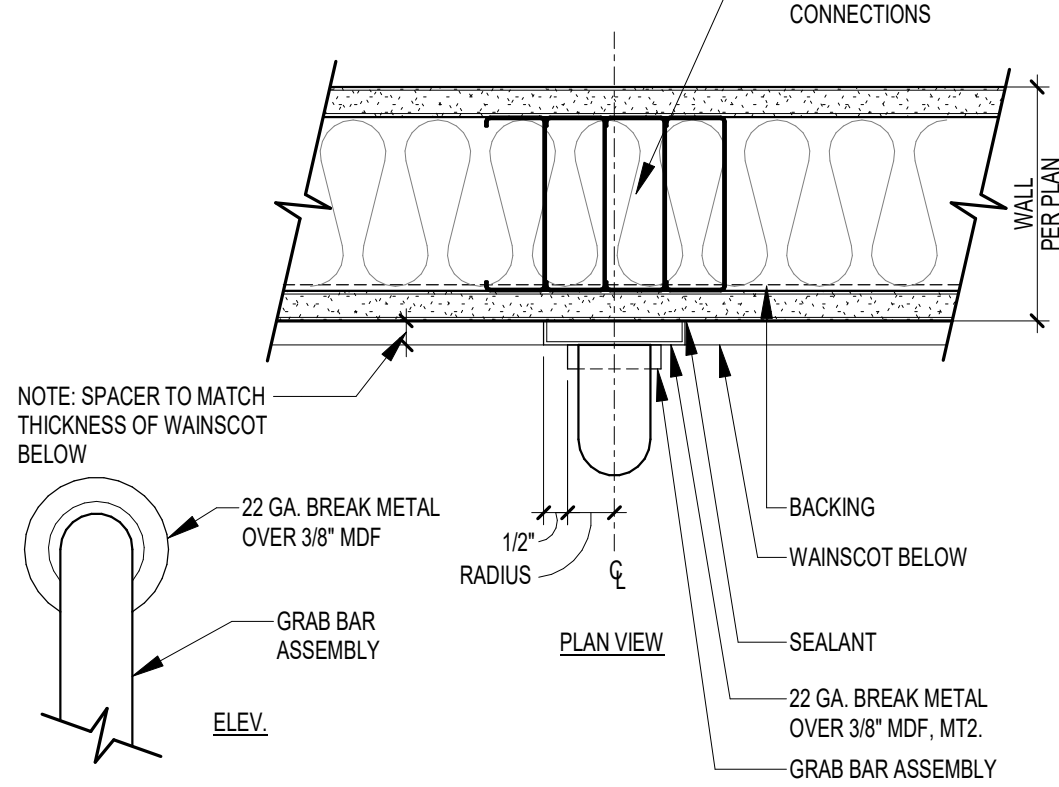
9 RUBBER/CONC TRANSITION
12" = 1'-0"



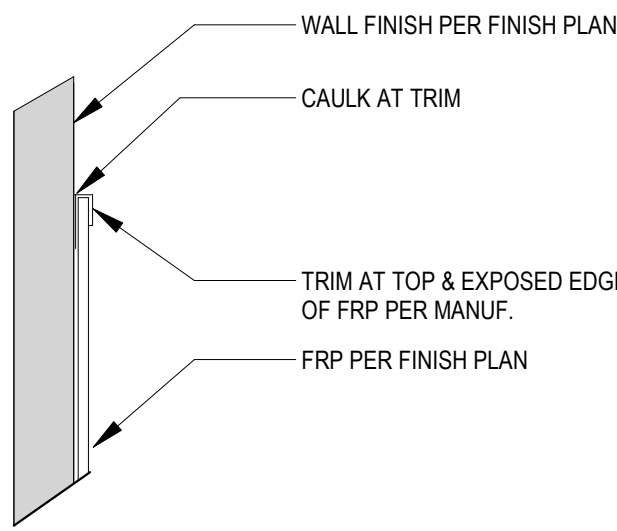
11 SHOWER JAMB DETAIL
3" = 1'-0"



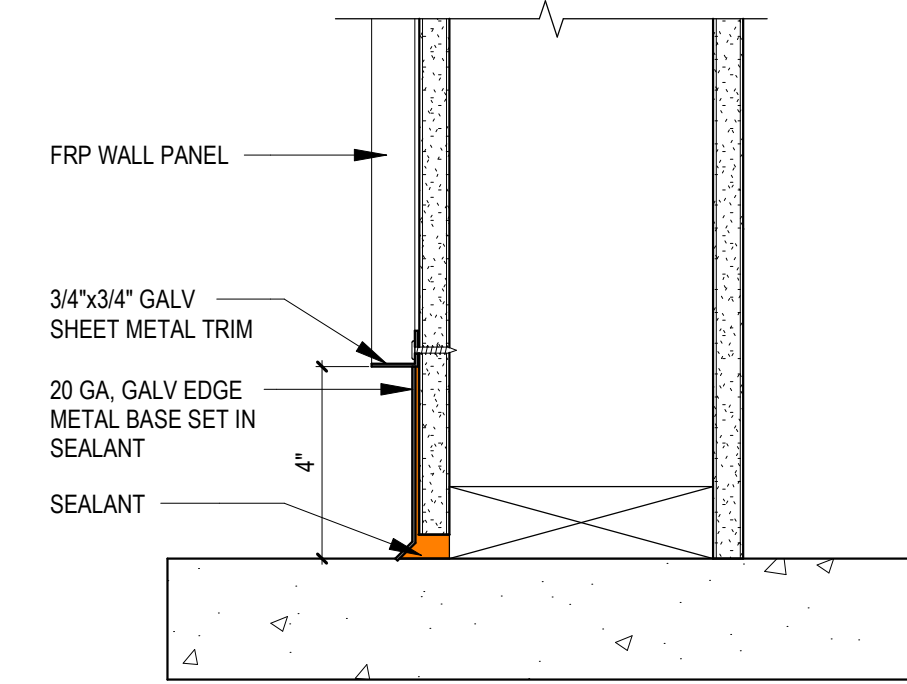
12 TILE TRIM DETAIL
3" = 1'-0"



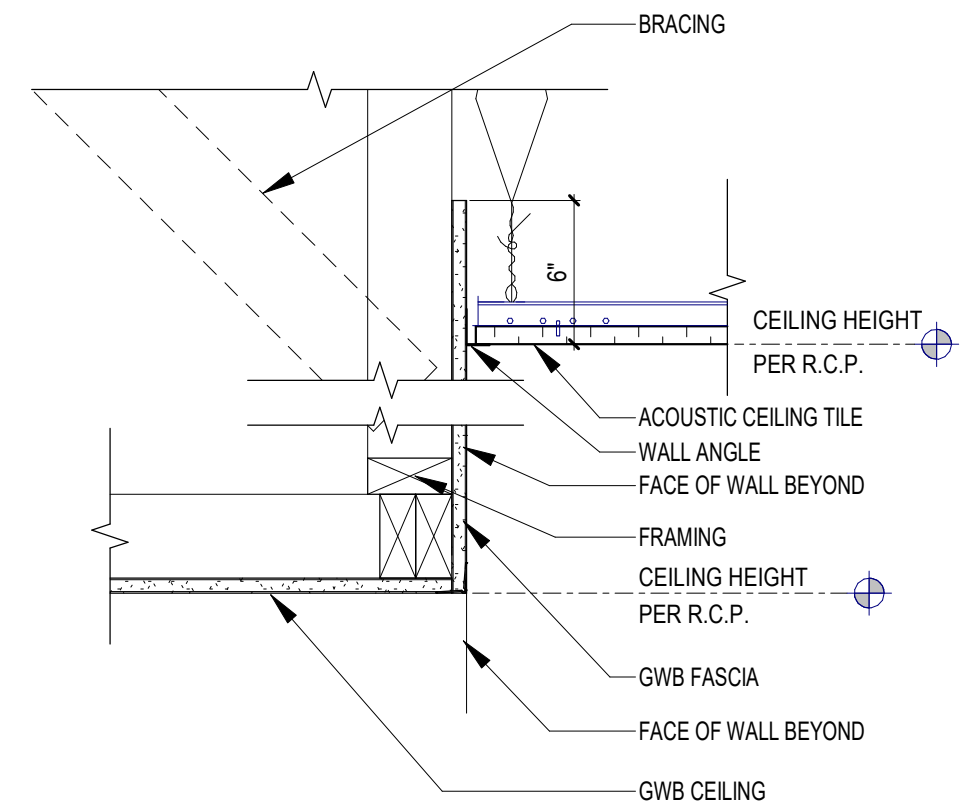
8 TYP. GRAB BAR DETAIL
3" = 1'-0"



7 FRP TRIM DETAIL
6" = 1'-0"



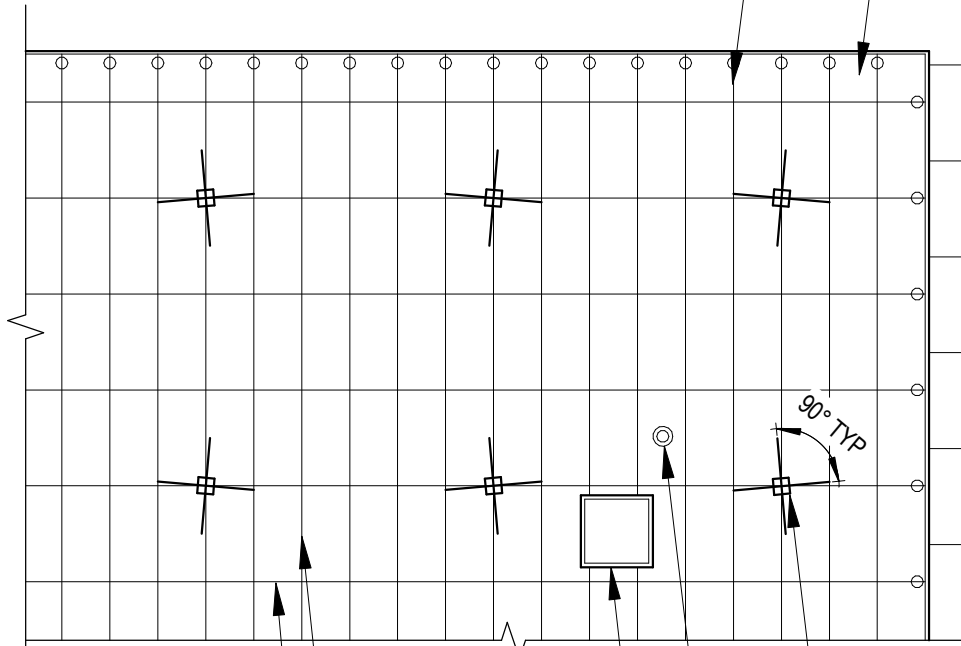
6 FRP BASE DETAIL
3" = 1'-0"



5 TYP GWB SOFFIT ACT
1 1/2" = 1'-0"

- PERIMETER SUPPORT ANGLE:**
- THE PERIMETER SUPPORT ANGLE SHALL SUPPLY A SUPPORT LEDGE OF NOT LESS THAN 2" OR MANUFACTURER ASSEMBLY APPROVED FOR USE IN SEISMIC ZONES D, E OR F
 - MAIN RUNNER OR CROSS RUNNER ENDS, OR BOTH, SHALL BE ATTACHED TO THE PERIMETER ON TWO ADJACENT WALLS. A CLEARANCE OF 3/4" SHALL BE MAINTAINED BETWEEN THE MAIN RUNNER AND CROSS RUNNER ENDS AND THE PERIMETER MEMBERS ON THE TWO OPPOSITE WALLS. ON THE WALLS WHERE THE TERMINAL END RUNNERS ARE NOT FIXED TO THE PERIMETER SUPPORTING CLOSURE, ALLOW FOR 3/4" AXIAL MOVEMENT

- SUSPENSION WIRE:**
- MIN 12 GA STEEL WIRE
 - 8" MAX FROM WALL ON ALL TERMINAL ENDS OF RUNNERS
 - 4'-0" OC ALONG EACH MAIN RUNNER



MAIN RUNNER,
SPACING VARIES, TYP

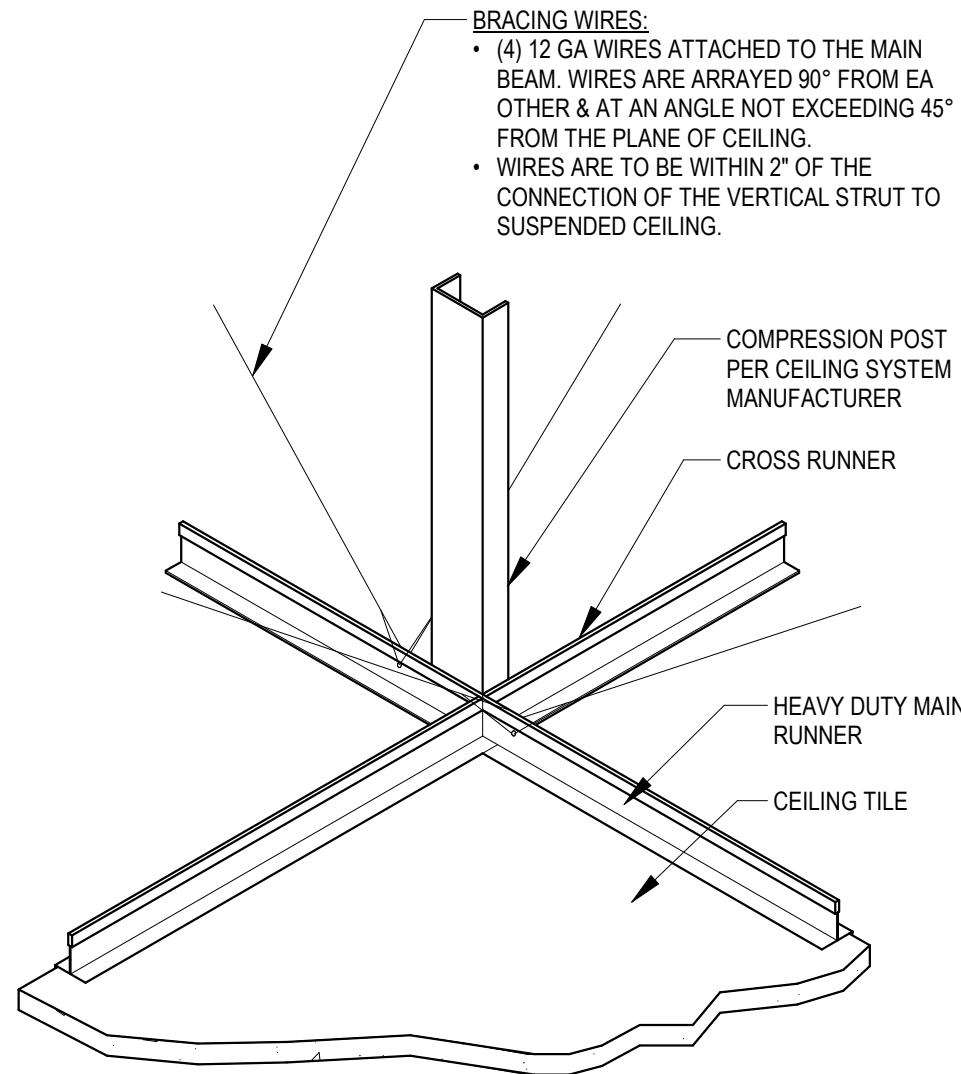
CROSS RUNNER,
SPACING VARIES, TYP

PLAN DIAGRAM

ALL CEILING PENETRATIONS (COLUMNS ETC.) AND INDEPENDENTLY SUPPORTED FIXTURES OR SERVICES SHALL BE CONSIDERED AS PERIMETER CLOSURES THAT ALSO MUST ALLOW THE REQUIRED CLEARANCES BY USING SUITABLE CLOSURE DETAIL.

SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2" OVERSIZE RING, SLEEVE OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS.

- HORIZONTAL RESTRAINT POINT (SEE DIAGRAM BELOW):**
- COMPRESSION POST AND BRACING WIRES
 - 12'-0" OC IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6'-0" FROM EACH WALL



LATERAL FORCE BRACING DIAGRAM

- NOTES:**
1. SUSPENDED CEILING SYSTEM INSTALLATION SHALL BE INSTALLED PER IBC 2015 (IBC 808 AND IBC 1604.10), 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 (1,12N).

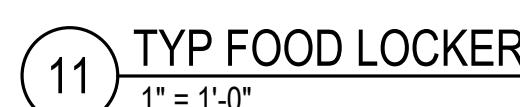
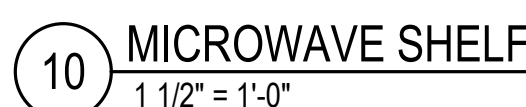
1 ACT - SEISMIC BRACING DETAIL
NOT TO SCALE

NO.	DESCRIPTION	DATE

[illegible]

A71.02

1. PRE-FABRICATED MODULAR CASEWORK LOCATIONS AND DIMENSIONS TO BE FIELD-VERIFIED PRIOR TO INSTALLATION.
2. ALL BASE CABINETS = 24" DEPTH TO FACE OF BOX (UNO).
3. ALL UPPER CABINETS = 14" DEPTH TO FACE OF BOX (UNO).
4. ALL COUNTERTOPS = 25 1/4" DEPTH FROM FINISH FACE OF WALL (UNO).
5. ALL FULL-HT. CABINETS = SEE FLOOR PLANS FOR DEPTH.
6. ALL OUTSIDE CORNERS OF COUNTERTOPS TO HAVE 1/4" RADIUS (UNO).
7. REFER TO INTERIOR FINISH LEGEND FOR FINISHES WHERE NOTED IN ELEVATIONS.
8. PROVIDE FINISHED ENDS AT ALL EXPOSED CASEWORK SURFACES (UNO).
9. ALIGN FACE OF UPPER CABINET WITH EDGE OF COUNTER BELOW AT EDGE CONDITION.
10. REFER TO EQUIPMENT PLAN AND EQUIPMENT SCHEDULE (IF PROVIDED) FOR EQUIPMENT INFO. PROVIDE BACKING AS REQUIRED AND COORDINATE FINAL LOCATION WITH OWNER PRIOR TO COVER.
11. ALL BACKSPASHES TO BE FINISHED SAME AS COUNTERTOP (UNO).
12. ALL TO BE ELECTRICAL AND MECHANICAL EQUIPMENT TO BE FIELD-VERIFIED FOR SYSTEMS NOT SHOWN.
13. DIMENSIONS FOR MOUNTING HEIGHTS ARE TO CENTER OF BOX AND TYPICAL (UNO).
14. ALL CONDITIONS ILLUSTRATED BELOW ARE TYPICAL (UNO).
15. ALL SHELVES AND DIVIDERS ARE ADJUSTABLE (UNO).
16. WHITE MELAMINE AT ALL INTERIOR CASEWORK BOXES, SHELVING AND DRAWERS (UNO).
17. FIELD-VERIFY DIMENSIONS OF CASEWORK PRIOR TO FABRICATION. CONTACT ARCHITECT IF ANY DISCREPANCIES ARE FOUND BETWEEN DRAWINGS AND FIELD CONDITIONS.
18. ALL EXPOSED PLUMBING TO BE INSULATED.
19. WHERE A 3/4" SINK COUNTER HEIGHT IS SPECIFIED, THE 3/4" DIMENSION IS TO THE TOP OF THE COUNTER OR THE TOP OF THE SINK RIM, WHICHEVER IS HIGHER.



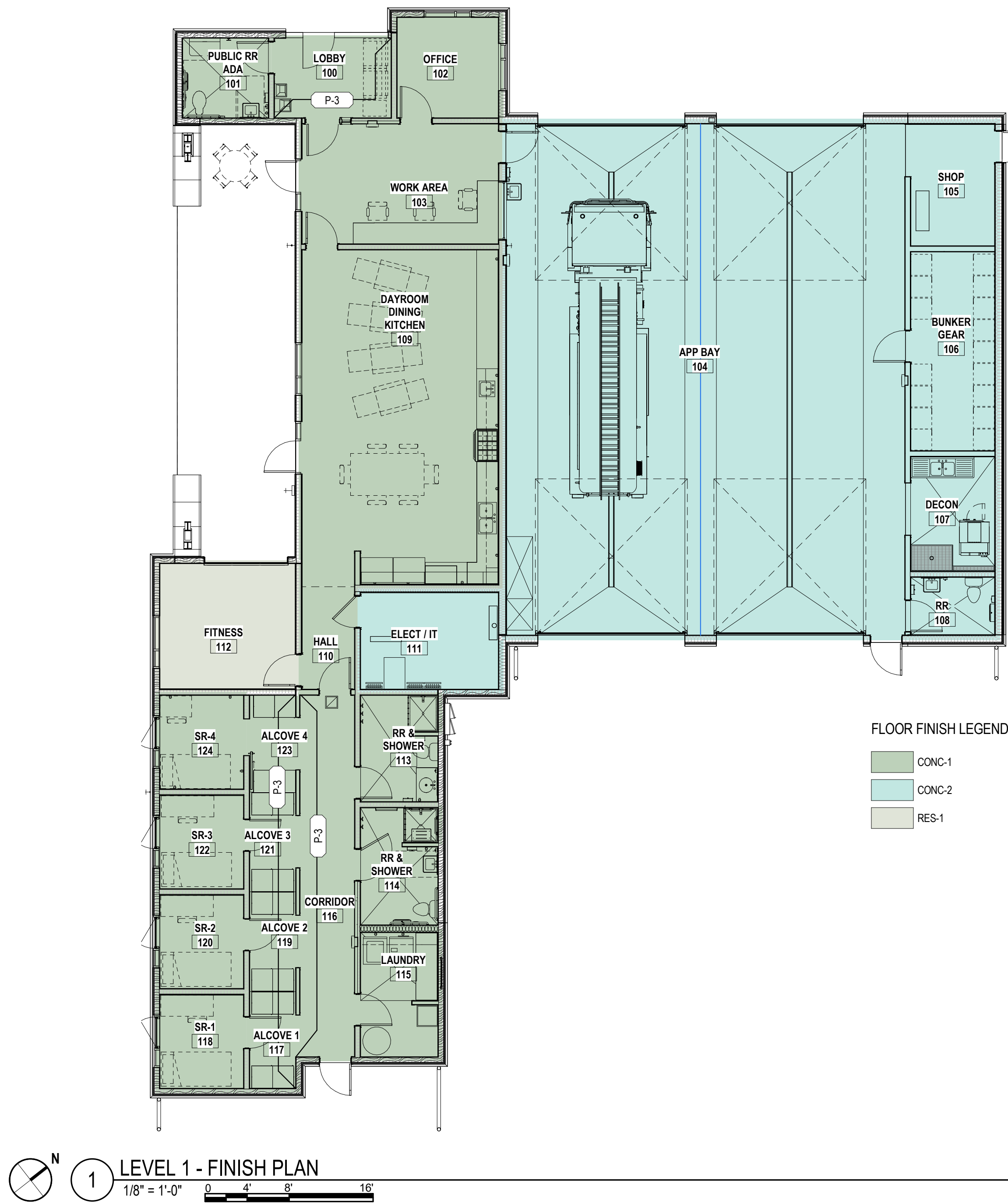
CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

SHEET # 10

ROOM INFORMATION		TYP FINISH INFORMATION, UNO				NOTES
NUMBER	NAME	WALL	BASE	FLOOR	CEILING	
100	LOBBY	P-1/P-3	WB-1	CONC-1	OTS	NOTE 1: SEE FINISH PLAN FOR PAINT DISTRIBUTION SEE FINISH PLAN FOR PAINT DISTRIBUTION
101	PUBLIC RR ADA	P-1/T-1	T-1	CONC-1	GWB	
102	OFFICE	P-1	WB-1	CONC-1	ACT-1	
103	WORK AREA	P-1	WB-1	CONC-1	ACT-1	NOTE 1: SEE ELEVATIONS FOR FRP DISTRIBUTION
104	APP BAY	P-1/FRP-1	MTL	CONC-2	OTS	
105	SHOP	P-1	WB-1	CONC-2	ACT-2	
106	BUNKER GEAR	P-1/FRP-1	WB-1	CONC-2	ACT-2	FULL HEIGHT FRP
107	DECON	P-1/FRP-1	MTL	CONC-2	GWB	SEE ELEVATIONS FOR FRP DISTRIBUTION
108	RR	FRP-1	WB-1	CONC-2	GWB	
109	DAYROOM DINING KITCHEN	P-1	WB-1	CONC-1	ACT-2/GWB	
110	HALL	P-1	WB-1	CONC-1	ACT-2	
111	ELECT / IT	P-1	WB-1	CONC-2	OTS	
112	FITNESS	P-1	WB-1	RES-1	ACT-1	
113	RR & SHOWER	P-1/T-1	-	CONC-1	GWB	SEE ELEVATIONS FOR PAINT DISTRIBUTION
114	RR & SHOWER	P-1/T-1	-	CONC-1	GWB	SEE ELEVATIONS FOR PAINT DISTRIBUTION
115	LAUNDRY	P-1	WB-1	CONC-1	ACT-2	
116	CORRIDOR	P-1/P-3	WB-1	CONC-1	ACT-2	
117	ALCOVE 1	P-1/P-3	WB-1	CONC-1	ACT-2/GWB	SEE FINISH PLAN FOR PAINT DISTRIBUTION
118	SR-1	P-1	WB-1	CONC-1	ACT-1	
119	ALCOVE 2	P-1/P-3	WB-1	CONC-1	ACT-2/GWB	SEE FINISH PLAN FOR PAINT DISTRIBUTION
120	SR-2	P-1	WB-1	CONC-1	ACT-1	
121	ALCOVE 3	P-1/P-3	WB-1	CONC-1	ACT-2/GWB	SEE FINISH PLAN FOR PAINT DISTRIBUTION
122	SR-3	P-1	WB-1	CONC-1	ACT-1	
123	ALCOVE 4	P-1/P-3	WB-1	CONC-1	ACT-2/GWB	SEE FINISH PLAN FOR PAINT DISTRIBUTION
124	SR-4	P-1	WB-1	CONC-1	ACT-1	
125	PATIO					

2. INSTALL MOLD RESISTANT GWB IN ALL RESTROOMS AND DECON.

TAG	SPEC #	MATERIAL	PRODUCT	NOTES
CORNER GUARD				
CG-2	10 26 00	CORNER GUARD	SURFACE MOUNT END WALL PROTECTOR, 2" WINGS	-
CG-3	10 26 00	CORNER GUARD	SURFACE MOUNT CORNER GUARD, 2" WINGS	-
CG-4	10 26 00	CORNER GUARD	SURFACE MOUNT END WALL PROTECTOR	-
FIBER REINFORCED PLASTIC WALL PANEL				
FRP-1	06 83 16	FRP WALL PANEL	PANOLAM FRP, .060"; COLOR: SILVER TEXTURED	-
FLOORING				
CONC -1	-	POLISHED CONCRETE FLOOR	-	-
CONC -2	-	CAST IN PLACE, TROWELED CONCRETE	-	-
PAINT				
P-1	09 91 23	INTERIOR PAINT, FIELD	SHERWIN WILLIAMS 7566 WESTINGHOUSE WHITE	EGGSHELL
P-2	09 91 23	INTERIOR PAINT, TRIM	SHERWIN WILLIAMS 6142 MACADAMIA	SEMI-GLOSS; DOOR TRIM, METAL DOORS
P-3	09 91 23	INTERIOR PAINT, ACCENT	SHERWIN WILLIAMS 7586 STOLEN KISS	EGGSHELL
PLASTIC LAMINATE				
PLAM-1	VARIOUS	HIGH PRESSURE LAMINATE	FORMICA 7747-58 PENCIL WOOD, MATTE	RUN PATTERN VERTICALLY, UNO
PLAM-2	VARIOUS	HIGH PRESSURE LAMINATE	NEVAMAR WE2700T MEDITATION ELM, TEXTURED	RUN PATTERN VERTICALLY, UNO
RESILIENT				
RES-1	09 65 16	RUBBER FLOOR TILE	MANNINGTON-RESET TILE; COLOR: RED TONES	4" COVE BASE, UNO
RES-2	09 65 13	VINYL SHEET FLOORING	ALTRO-CANTATA; COLOR: TRUE GRIT AFP282001	-
SIMULATED STONE				
QTZ-1	12 36 61	QUARTZ COUNTERTOP	WILSONART Q1002 NIWA	EASED EDGE
QTZ-2	12 36 61	QUARTZ COUNTERTOP	CAMBRIA-CARRICK	EASED EDGE
TILE				
T-1	09 30 13	WALL TILE	DALTILE-ANNAPOLIS AP10 SAIL MATTE, 6"X16"	GROUT: EPOXY



SPECIAL INSPECTION SCHEDULES

SEE EARTHQUAKE DESIGN DATA SECTION OF THE GENERAL STRUCTURAL NOTES ON SHEET S00.01 FOR SEISMIC-FORCE RESISTING-SYSTEMS. SEISMIC-FORCE-RESISTING SYSTEMS (INCLUDING DRAG STRUTS AND CHORDS) ARE SUBJECT TO SPECIAL INSPECTION IN ACCORDANCE WITH THE FOLLOWING SEISMIC AND NON-SEISMIC TABLES. STRUCTURAL SYSTEMS NOT PART OF THE SEISMIC-FORCE-RESISTING SYSTEM NEED ONLY BE INSPECTED IN ACCORDANCE WITH NON-SEISMIC TABLES.

STRUCTURAL STEEL SPECIAL INSPECTION

SPECIAL INSPECTION FOR STRUCTURAL STEEL SHALL BE ACCORDANCE WITH AISC 341, AISC 360, AND THE FOLLOWING INFORMATION.

TASK	- INDICATES WHETHER TO OBSERVE OR PERFORM (OR BOTH) THE INSPECTION TASK.
DOC	- THE INSPECTOR SHALL PREPARE REPORTS INDICATING THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
O	- THESE FUNCTIONS ON A RANDOM, DAILY BASIS, OPERATIONS NEED NOT BE DELAYED PENDING INSPECTIONS. FREQUENCY OF OBSERVATIONS SHALL BE ADEQUATE TO CONFIRM THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE APPLICABLE DOCUMENTS.
P	- PERFORM, FOR EACH JOINT OR MEMBER PRIOR TO THE FINAL ACCEPTANCE OF THE ITEM.
QC	- TASKS INDICATED AS "QC" SHALL BE EXECUTED BY THE FABRICATOR AND ERECTOR IN ACCORDANCE WITH AISC 360 CHAPTER N.
QA	- TASKS INDICATED AS "QA" SHALL BE EXECUTED BY THE SPECIAL INSPECTOR IN ACCORDANCE WITH AISC 360 CHAPTER N.

WELDING

INSPECTION TASKS PRIOR TO WELDING			REFERENCED STANDARD	IBC REFERENCE
INSPECTION TASKS PRIOR TO WELDING	QC	QA	AISC 360 CH. N AND AWS D1.1	1705.2.1
WELDING PROCEDURE SPECIFICATIONS (WPSS) AVAILABLE	P	P		
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	P	P		
MATERIAL IDENTIFICATION (TYPE / GRADE)	O	O		
WELDER IDENTIFICATION SYSTEM ¹	O	O		
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY), JOINT PREPARATION, DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL), CLEANLINESS (CONDITION OF STEEL SURFACES), TACKING (TACK WELD QUALITY AND LOCATION), BACKING TYPE AND FIT (IF APPLICABLE)	O	O		
CONFIGURATION AND FINISH OF ACCESS HOLES	O	O		
FIT-UP OF FILLET WELDS, DIMENSIONS (ALIGNMENT, GAPS AT ROOT), CLEANLINESS (CONDITION OF STEEL SURFACES), TACKING (TACK WELD QUALITY AND LOCATION)	O	O		
CHECK WELDING EQUIPMENT	O	-		
INSPECTION TASKS DURING WELDING			REFERENCED STANDARD	IBC REFERENCE
INSPECTION TASKS DURING WELDING	QC	QA	AISC 360 CH. N AND AWS D1.1	1705.2.1
USE OF QUALIFIED WELDERS	O	O		
CONTROL AND HANDLING OF WELDING CONSUMABLES, PACKAGING, EXPOSURE CONTROL	O	O		
NO WELDING OVER CRACKED TACK WELDS	O	O		
ENVIRONMENTAL CONDITIONS, WIND SPEED WITHIN LIMITS, PRECIPITATION AND TEMPERATURE	O	O		
WPS FOLLOWED, SETTINGS ON WELDING EQUIPMENT, TRAVEL SPEED, SELECTED WELDING MATERIALS, SHIELDING GAS TYPE / FLOW RATE, PREHEAT APPLIED, INTERPASS TEMPERATURE MAINTAINED (MINIMUM / MAXIMUM), PROPER POSITION (F, V, H, OH)	O	O		
WELDING TECHNIQUES, INTERPASS AND FINAL CLEANING, EACH PASS WITHIN PROFILE LIMITATIONS, EACH PASS MEETS QUALITY REQUIREMENTS	O	O		
INSPECTION TASKS AFTER WELDING			REFERENCED STANDARD	IBC REFERENCE
INSPECTION TASKS AFTER WELDING	QC	QA	AISC 360 CH. N AND AWS D1.1	1705.2.1
WELDS CLEANED	O	O		
SIZE, LENGTH AND LOCATION OF WELDS	P	P		
WELDS MEET VISUAL ACCEPTANCE CRITERIA, CRACK PROHIBITION, WELD / BASE-METAL FUSION, CRATER CROSS SECTION, WELD PROFILES, WELD SIZE, UNDERCUT, POROSITY	P	P		
ARC STRIKES	P	P		
k-AREA ²	P	P		
BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	P	P		
REPAIR ACTIVITIES	P	P		
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	P	P		

² WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, VISUALLY INSPECT THE WEB K-AREA FOR CRACKS WITHIN 3 INCHES OF WELD.

BOLTING

INSPECTION TASKS PRIOR TO BOLTING			REFERENCED STANDARD	IBC REFERENCE
INSPECTION TASKS PRIOR TO BOLTING	QC	QA	AISC 360 CH. N	1705.2.1
MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	O	P		
FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS	O	O		
PROPER FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)	O	O		
PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	O	O		
CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	O	O		
PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED	P	O		
PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS	O	O		
INSPECTION TASKS DURING BOLTING			REFERENCED STANDARD	IBC REFERENCE
INSPECTION TASKS DURING BOLTING	QC	QA	AISC 360 CH. N	1705.2.1
FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED	O	O		
JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION	O	O		
FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	O	O		
FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES	O	O		
INSPECTION TASKS AFTER BOLTING			REFERENCED STANDARD	IBC REFERENCE
INSPECTION TASKS AFTER BOLTING	QC	QA	AISC 360 CH. N	1705.2.1
DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	P	P		

SPECIAL INSPECTION OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD ¹	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS AND PLACEMENT	-	X	ACI 318: CH. 20, 25.2, 25.3, 26.6.1 - 26.6.3	1908.4
2. REINFORCING BAR WELDING:				
a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706	-	X	AWS D1.4 ACI 318: 26.6.4	-
b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"	-	X		
c. INSPECT ALL OTHER WELDS	X	-		
3. INSPECT ANCHORS CAST IN CONCRETE	-	X	ACI 318: 17.8.2	-
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS ²				
a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X	-	ACI 318: 17.8.2.4	-
b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4a	-	X	ACI 318: 17.8.2	-
5. VERIFY USE OF REQUIRED DESIGN MIX	-	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X	-	ASTM C 172 ASTM C 31 ACI 318: 26.4, 26.12	-
7. INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	-	ACI 318: 26.5	-
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	-	X	ACI 318: 26.5.3-26.5.5	-
9. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS	-	X	ACI 318: 26.11.2	-
10. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	-	X	ACI 318: 26.11.1.2 ²	-

1. WHERE APPLICABLE, SEE ALSO IBC SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED

2. SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF WORK.

SEISMIC REQUIREMENTS FOR WOOD CONSTRUCTION

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
1. FIELD GLUING OF SEISMIC ELEMENTS	X		AF AND PA SDPWS - 2015	1705.12.2
2. NAILING BOLTING, ANCHORING AND FASTENING OF WOOD SHEAR WALLS, WOOD DIAPHRAGM, COLLECTORS / DRAG STRUTS, BRACES, SHEAR PANELS AND HOLDDOWNS		X	AF AND PA SDPWS - 2015	1705.12.2

REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	REFERENCE STANDARD	IBC REFERENCE
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	-	X	-	1705.6
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	-	X	-	1705.6
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	-	X	-	1705.6
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X	-	-	1705.6
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	-	X	-	1705.6



SPECIAL INSPECTION SCHEDULES

NON-STRUCTURAL COMPONENTS SEISMIC REQUIREMENTS FOR NONSTRUCTURAL COMPONENTS

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCED
1. DESIGNATED SEISMIC SYSTEM				
a. VERIFY THE LABEL, ANCHORAGE AND MOUNTING CONFORMS TO THE CERTIFICATE OF COMPLIANCE		X	ASCE 7 SECTION 13.2	1705.12.4
2. ARCHITECTURAL COMPONENTS				
a. ERECTION AND FASTENING OF b. EXTERIOR CLADDING ^{1,2}		X	-	1705.12.5
b. ERECTION AND FASTENING OF INTERIOR ³ AND EXTERIOR NON-BEARING WALLS ^{1,2}		X	-	1705.12.5
c. ERECTION AND FASTENING OF INTERIOR AND EXTERIOR VENEER ^{1,2}		X	-	1705.12.5
d. ANCHORAGE OF ACCESS FLOORS		X	-	1705.12.5.1
3. PLUMBING, MECHANICAL AND ELECTRICAL COMPONENTS				
a. ANCHORAGE OF ELECTRICAL EQUIPMENT FOR EMERGENCY AND STANDBY POWER SYSTEMS		X	-	1705.12.6
b. ANCHORAGE OF OTHER ELECTRICAL EQUIPMENT		X	-	1705.12.6
c. INSTALLATION AND ANCHORAGE OF PIPING SYSTEM DESIGNED TO CARRY HAZARDOUS MATERIALS AND THERE ASSOCIATED MECHANICAL UNITS		X	-	1705.12.6
d. INSTALLATION AND ANCHORAGE OF DUCTWORK DESIGNED TO CARRY HAZARDOUS MATERIALS		X	-	1705.12.6
e. INSTALLATION AND ANCHORAGE OF VIBRATION ISOLATION SYSTEM WHERE THE NOMINAL CLEARANCE BETWEEN THE EQUIPMENT SUPPORT FRAME AND RESTRAIN IS 1/4 INCH OR LESS		X	-	1705.12.6
4. STORAGE RACK				
a. ANCHORAGE OF STORAGE RACKS 8 FEET OR GREATER IN HEIGHT		X	-	1705.12.7

¹ SPECIAL INSPECTION IS NOT REQUIRED FOR EXTERIOR CLADDING, INTERIOR AND EXTERIOR NONBEARING WALLS AND INTERIOR AND EXTERIOR VENEER 30 FEET OR LESS IN HEIGHT ABOVE GRADE [OR A WALKING SURFACE].

² SPECIAL INSPECTION IS NOT REQUIRED FOR EXTERIOR CLADDING AND INTERIOR AND EXTERIOR VENEER WEIGHING 5 PSF OR LESS. SPECIAL INSPECTION IS NOT REQUIRED FOR INTERIOR NON-BEARING WALLS WEIGHING 15 PSF OR LE

TESTS

CONCRETE

- a. VERIFICATION OF SPECIFIED CONCRETE COMPRESSIVE STRENGTH, f'_c , IN ACCORDANCE WITH ACI 318-14 SECTION 26.12.
- b. VERIFICATION OF SPECIFIED AIR CONTENT, SLUMP, AND TEMPERATURE IN ACCORDANCE WITH ACI 318-14 SECTION 26.12 AT TIMES FRESH CONCRETE IS SAMPLED.
- c. VERIFICATION OF SPECIFIED SHOTCRETE COMPRESSIVE STRENGTH, f'_c , IN ACCORDANCE WITH IBC 1908.10 AT LEAST ONCE PER SHIFT, BUT NOT LESS THAN 50 CUBIC YARDS OF SHOTCRETE.

GEOTECHNICAL

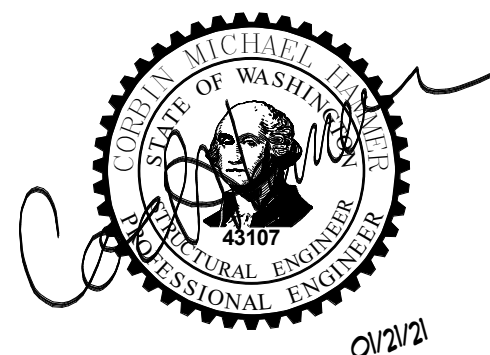
- a. VERIFICATION OF SPECIFIED FILL CLASSIFICATION MOISTURE CONTENT, AND DENSITY IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.



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



728 134th Street SW, Suite 200
Everett, Washington 98204
Ph: 425.741.3800
www.reidmiddleton.com
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LAWSON STREET
BLACK DIAMOND, WA 98371

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SPECIAL INSPECTION SCHEDULES

SHEET #

S00.04

ABBREVIATIONS

&	AND	d	PENNYWEIGHT (NAILS)	GA	GAGE, GAUGE	MATL	MATERIAL	SCHED	SCHEDULE
@	AT	(d)	DROPPED BEAM	GALV	GALVANIZED	MAX	MAXIMUM	SECT	SECTION
AB	ANCHOR BOLT	DB	DIVIDER BEAM	GB, GR BM	GRADE BEAM	MB	MACHINE BOLT	SHT	SHEET
ABV	ABOVE	D-B	DESIGN-BUILD	GEN	GENERAL	MECH	MECHANICAL	SHTHG	SHEATHING
ACI	AMERICAN CONCRETE INSTITUTE	DBA	DEFORMED BAR ANCHOR	GL, GLU LAM	GLUE LAMINATED WOOD	MF	MOMENT FRAME	SIM	SIMILAR
ADDL	ADDITIONAL	DBL	DOUBLE	GLB	GLUE LAMINATED BEAM	MFR	MANUFACTURER	SJI	STEEL JOIST INSTITUTE
ADJ	ADJACENT, ADJUSTABLE	DEG, °	DEGREE	GRD	GIRDER	MIN	MINIMUM	SOG	SLAB ON GRADE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	DEMO	DEMOLISH, DEMOLITION	GRND	GROUND	MISC	MISCELLANEOUS	SPC	SPACE, SPACED, SPACING
AISI	AMERICAN IRON AND STEEL INSTITUTE	DET	DETAIL	GSN	GENERAL STRUCTURAL NOTES	MPH	MILES PER HOUR	SPEC	SPECIFICATION
ALT	ALTERNATE	DETS	DETAILS			MTL	METAL	SPRT	SUPPORT
ANCH	ANCHOR	DF	DOUGLAS FIR					SQ	SQUARE
APA	AMERICAN PLYWOOD ASSOCIATION	DIA	DIAMETER	HD	HOLDOWN			SST	STAINLESS STEEL
APPROX	APPROXIMATE	DIAG	DIAGONAL	HDR	HEADER	NF	NEAR FACE	SSH	SHORT SLOTTED HOLE
AR	ANCHOR ROD	DIAPH	DIAPHRAGM	HGR	HANGER	NIC	NOT IN CONTRACT	STAG	STAGGER, STAGGERED
ARCH	ARCHITECT, ARCHITECTURAL	DICA	DRILLED-IN CONCRETE ANCHOR	HK	HOOK	NLG	NAILING	STD	STANDARD
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	DIM	DIMENSION	HORIZ	HORIZONTAL	NOM	NOMINAL	STIFF	STIFFENER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	DIST	DISTANCE	HPT	HIGH POINT	NO, #	NUMBER	STIR	STIRRUP
AWS	AMERICAN WELDING SOCIETY	DL	DEAD LOAD	HSB	HIGH STRENGTH BOLT	N-S	NORTH-SOUTH	STL	STEEL
		DN	DOWN	HSS	HOLLOW STRUCTURAL SECTION	NS	NEAR SIDE	STRUCT	STRUCTURAL
		DO	DITTO	HT	HEIGHT	NTS	NOT TO SCALE	SW	SHEAR WALL
		DP	DEEP					SWS	SHEAR WALL SCHEDULE
B/	BOTTOM OF	DS	DRAG STRUT					SYMM	SYMMETRICAL, SYMMETRY
BAL	BALANCE	DWG	DRAWING	IBC	INTERNATIONAL BUILDING CODE	OC	ON CENTER		
BC	BOTTOM CHORD	DWL	DOWEL	ID	INSIDE DIAMETER	OD	OUTSIDE DIAMETER		
BF	BRACED FRAME	DWLS	DOWELS	I.F.	INSIDE FACE	O.F.	OUTSIDE FACE	T/	TOP OF
BLDG	BUILDING			IJ	ISOLATION JOINT	OPNG	OPENING	T&B	TOP AND BOTTOM
BLKG	BLOCKING			IN, "	INCH	OPP	OPPOSITE	T&G	TONGUE AND GROOVE
BM	BEAM			INCL	INCLUDE	OSB	ORIENTED STRAND LUMBER	TBD	TO BE DETERMINED
BMS	BEAMS	(E), EXIST	EXISTING	INFO	INFORMATION	OSH	OVERSIZED HOLE	TC	TOP CHORD
BOF	BOTTOM OF FOOTING	EA	EACH, EPOXY (ADHESIVE) ANCHOR	INT	INTERIOR	OWJ	OPEN WEB JOIST	TEMP	TEMPERATURE
BOT	BOTTOM	EE	EACH END					THK	THICK, THICKNESS
BP, B PL	BASE PLATE	EF	EACH FACE					THP	TENDON HIGH POINT
BRG	BEARING	EJ	EXPANSION JOINT	JST	JOIST	PA	POWDER ACTUATED	THRU	THROUGH
BTWN	BETWEEN	EL	ELEVATION	JSTS	JOISTS	PCC	PRECAST CONCRETE	TOC	TOP OF CONCRETE
BU	BUILT-UP	ELEC	ELECTRICAL	JT	JOINT	PCF	POUNDS PER CUBIC FOOT	TOF	TOP OF FOOTING
		ELEV	ELEVATOR			PEN	PENETRATION	TOS	TOP OF STEEL
		EMBED	EMBEDMENT			PERP	PERPENDICULAR	TOW	TOP OF WALL
C	CAMBER, CHANNEL	ENGR	ENGINEER	K	KIP (1,000 LB)	PLCS	PLATES	TR	THREADED ROD
CA	CONCRETE (EXPANSION) ANCHOR	EQ	EQUAL	KSF	KIPS PER SQUARE FOOT	PLF	POUNDS PER LINEAR FOOT	TRANS	TRANSVERSE
CANTIL	CANTILEVER	EQUIP	EQUIPMENT	KSI	KIPS PER SQUARE INCH	PLWD	PLYWOOD	TYP	TYPICAL
CAP	CAPACITY	ES	EACH SIDE			PNL	PANEL	TWS	THREADED WELDED STUD
CC	CENTER-TO-CENTER	ETC	ET CETERA	L	LENGTH, ANGLE	PP, PJP	PARTIAL JOINT PENETRATION		
CDF	CONTROL DENSITY FILL	E-W	EAST-WEST	LB, #	POUND	PRCST	PRECAST	UNO	UNLESS NOTED OTHERWISE
CG	CENTER OF GRAVITY	EW	EACH WAY	LEV	LEVEL	PREFAB	PREFABRICATED		
CIP	CAST-IN-PLACE	EXP	EXPANSION	LF	LINEAL FOOT	PS	PRESTRESSED CONCRETE		
CJ	CONTROL JOINT, CONSTRUCTION JOINT	EXT	EXTERIOR	LL	LIVE LOAD	PSF	POUNDS PER SQUARE FOOT	VERT	VERTICAL
CJP, CP	COMPLETE JOINT PENETRATION	EXT GR	EXTERIOR GRADE	LLB	LONG LEGS BACK TO BACK	PSI	POUNDS PER SQUARE INCH		
CL	CENTERLINE			LLH	LONG LEG HORIZONTAL	PSL	PARALLEL STRAND LUMBER		
CLR	CLEAR			LLV	LONG LEG VERTICAL	P-T	POINT, PRESSURE TREATED	W/	WITH
CMU	CONCRETE MASONRY UNIT	FB	FLUSH BEAM	LOC	LOCATION, LOCATE	PT	POST-TENSIONED	W	WIDTH, WIDE FLANGE
COL	COLUMN	FD	FLOOR DRAIN	LOCS	LOCATIONS	PVC	POLYVINYL CHLORIDE	WF	WIDE FLANGE
COLS	COLUMNS	FDM	FOUNDATION	LONGIT	LONGITUDINAL			WD	WOOD
CONC	CONCRETE	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	LP	LOW POINT			WHS	WELDED HEADED STUD
CONN	CONNECTION	FF	FINISH FLOOR	LPT	LOW POINT			WIJ	WOOD I-JOIST
CONST	CONSTRUCTION	FIN	FINISH	LSH	LONG SLOTTED HOLE	R, RAD	RADIUS	W/O	WITHOUT
CONT	CONTINUE, CONTINUOUS	FLR	FLOOR	LSL	LAMINATED STRAND LUMBER	REBAR	ROOF DRAIN	WP	WORK POINT
CONTR	CONTRACTOR	FLG	FLANGE	LVL	LAMINATED VENEER LUMBER	REF	REFERENCE	WT	WEIGHT
COORD	COORDINATE	FOS	FACE OF STUD			REINF	REINFORCE, REINFORCING	WWR	WELDED WIRE REINFORCEMENT
CRSI	CONCRETE REINFORCED STEEL INSTITUTE	FS	FAR SIDE			REM	REMAINDER		
CTR	CENTER, CENTERED	FT, '	FEET			REQD	REQUIRED		
CU YD	CUBIC YARD	FTG	FOOTING			RM BD	RIM BOARD		
		FTGS	FOOTINGS			RTN	RETURN		

SYMBOLS

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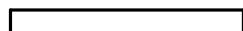
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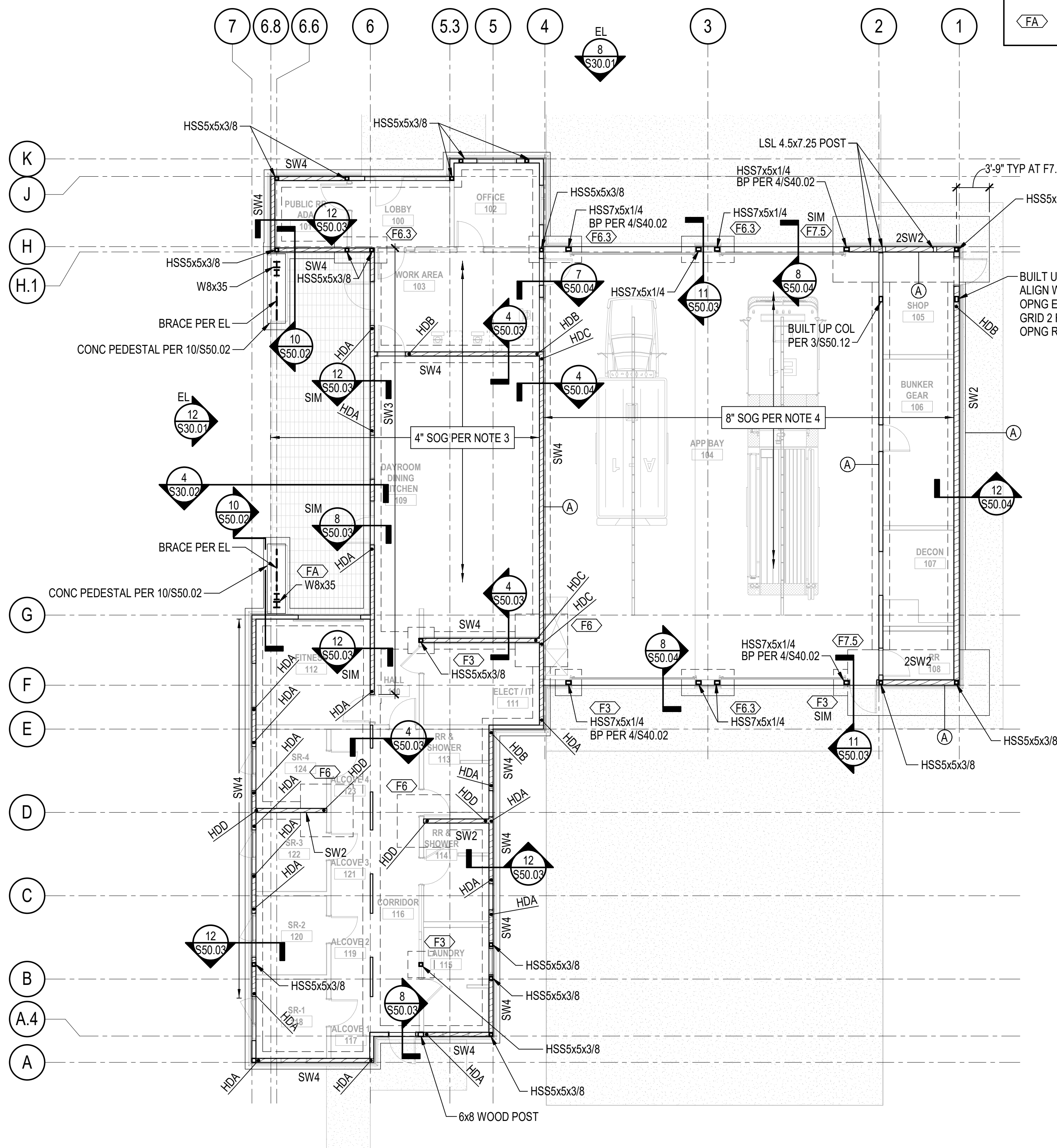
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S21.01

FOOTING SCHEDULE						
MARK	WIDTH	LENGTH	DEPTH	TOP REINFORCING	BOTTOM REINFORCING	REMARKS
F3	3'-0"	3'-0"	2'-0"	-	#5 @ 12" EW	-
F6	6'-0"	6'-0"	2'-0"	#6 @ 12" EW	#6 @ 12" OC	-
F6.3	3'-0"	6'-0"	2'-0"	-	#6 @ 12" EW	-
F7.5	7'-6"	PER PLAN	4'-0"	#6 @ 12" EW	#6 @ 12" OC	-
F10	3'-0"	11'-0"	2'-6"	#6 @ 12"EW	#6 @ 12" EW	AT SIM CONDITION LENGTH IS EXTEND
FA	3'-6"	PER PLAN	1'-6"	-	#6 @ 12" OC EW	SEE 10/S50.02 FOR ADDITIONL INFORMATION

1. SEE \$00.01 THROUGH \$00.02 FOR GENERAL STRUCTURAL NOTES.
2. SEE \$00.05 FOR ABBREVIATIONS AND SYMBOLS.
3. SLAB-ON-GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH #4 @ 12" OC EACH WAY LOCATED AT MID DEPTH OF THE SLAB.
4. VEHICLE BAY SLAB-ON-GRADE (SHOWN SHADED) SHALL BE 8" THICK CONCRETE REINFORCED WITH #5 @ 12" EACH WAY AT MID-DEPTH OF THE SLAB. LAP REINFORCING PER 12/\$50.01. INSTALL MOISTURE BARRIER BELOW THE SLAB AT INTERIOR SPACES OVER FREE DRAINING GRANULAR FILL PER THE GEOTECHNICAL REPORT.
5. TOPS OF ALL EXTERIOR FOOTING SHALL BE AT ELEVATION -1'-6" TYPICAL. TOPS OF ALL INTERIOR FOOTING SHALL BE AT -0'-10" TYPICAL UNO. CONTRACTOR SHALL COORDINATE WITH FINAL GRADES AND MAINTAIN MINIMUM DEPTH OF FOOTING SHOWN ON THE DRAWINGS.
6. STUD WALLS SHALL BE 2x6 @ 16" OC UNO. WHERE EXTERIOR AND INTERIOR WALL HEIGHT EXCEEDS 16'-0" PROVIDE 1 1/2 x 7 1/4 LVL STUDS @ 12" OC. SEE ARCHITECTURAL FOR WALL TYPES. SEE 20/\$50.10 FOR SPECIAL STUD REQUIREMENTS AT HEAVILY NAILED SHEAR WALLS.
7. WHERE SHEAR WALLS INTERSECT, SEE 8/\$50.10 FOR REQUIREMENTS.
8. POSTS OR JAMB STUDS SUPPORTING BEAMS ABOVE SHALL BE (2) STUDS, UNO.
9. AT PLYWOOD SHEAR WALLS, CONTRACTOR SHALL EXTEND SHEATHING TO ACHIEVE FULL COVERAGE OF ENTIRE WALL TO AVOID CONFLICTS BETWEEN VARYING PLYWOOD AND GWB THICKNESS.
10. SEE ARCHITECTURAL FOR SLAB DEPRESSIONS AND SLOPE REQUIREMENTS. SEE 12/\$50.02. PROVIDE CONSTRUCTION JOINTS PER 4/\$50.02 AND 8/\$50.02.
11. POSTS OR STUDS BY HOLDOWN SHALL BE PER 20/\$50.11 UNLESS LARGER SIZE IS NOTED ON PLANS.
12. ALL EXTERIOR WALLS SHALL BE SHEATHED AND CONSTRUCTED PER SW6 OF 20/\$50.10 UNO.

LEGEND	
	FOOTING MARK PER FOOTING SCHEDULE
	TOP OF FOOTING ELEVATION
	WOOD POST OR COLUMN THIS LEVEL
	SHEAR WALL THIS LEVEL PER SCHEDULE 20/S50.10
	STRUCTURAL WOOD WALL THIS LEVEL
	STUD WALL TYPE PER SCHEDULE
	MULTI-STUD POST WITH " X " STUDS
	HOLDOWN PER SCHEDULE 20/S50.11, TYPICAL HOLDOWN BY SIMPSON STRONG-TIE WITH 5/8" DIA THREADED ROD EMBEDDED INTO BASEMENT WALL BELOW
	FOOTING ELEVATION STEP
	HIGH [H] AND LOW [L]



FOUNDATION AND FIRST FLOOR PLAN $\frac{1}{8"} = 1'-0"$ 

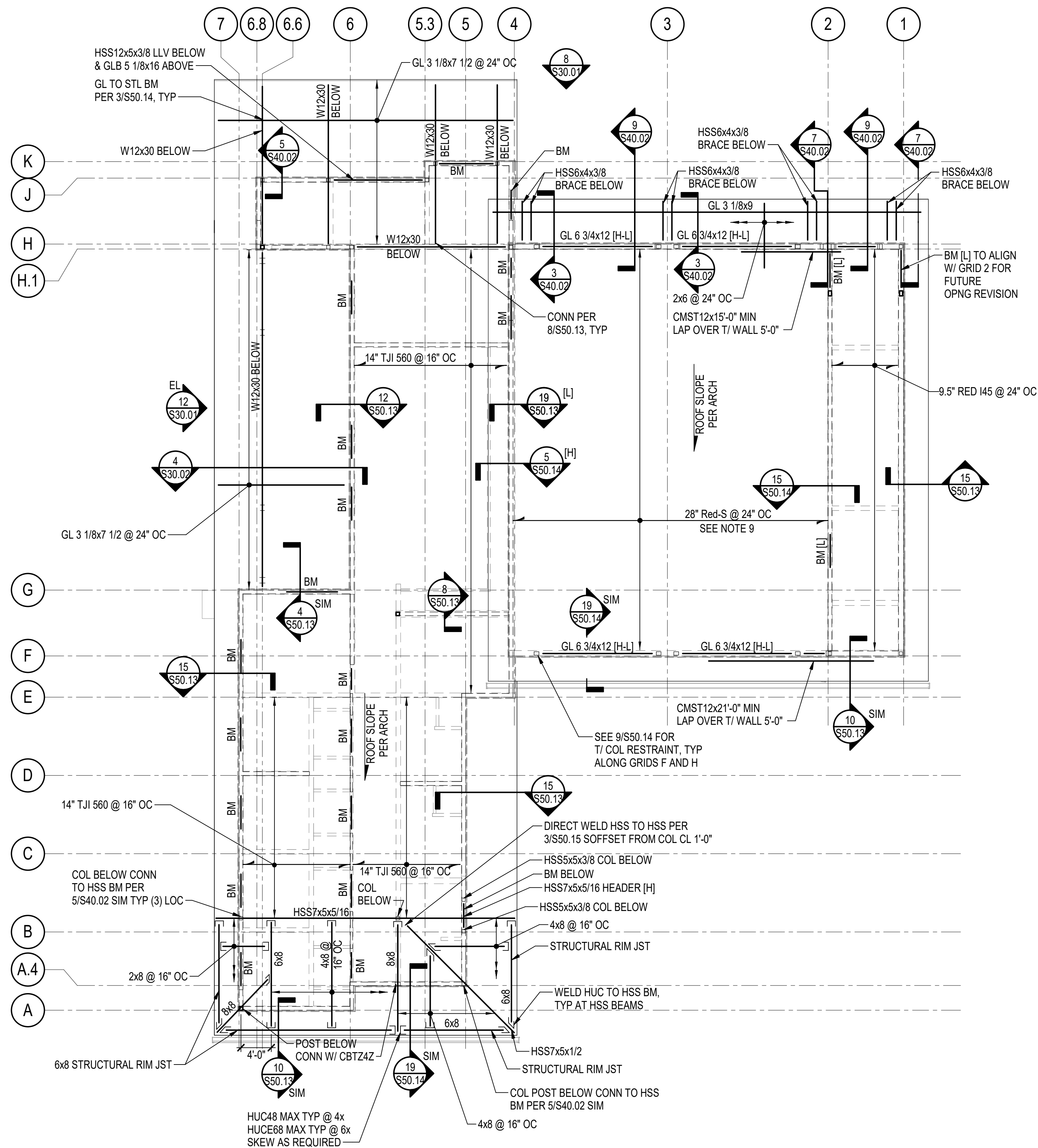


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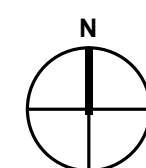
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ROOF FRAMING PLAN

S21.02



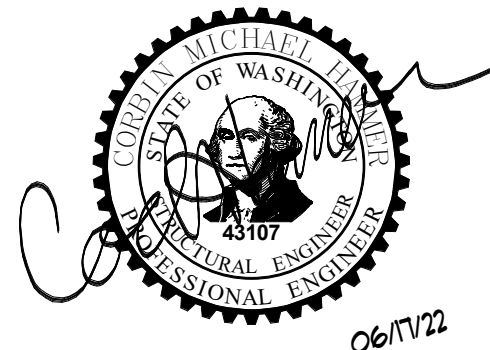
ROOF FRAMING PLAN
1/8" = 1'-0"



1. SEE S00.01 THROUGH S00.02 FOR GENERAL STRUCTURAL NOTES.
2. SEE S00.05 FOR ABBREVIATIONS AND SYMBOLS.
3. ROOF SHEATHING SHALL BE 3/4" SHEATHING (SPAN RATING 48/24). LAY PANELS WITH STRENGTH AXIS (FACE GRAIN) PERPENDICULAR TO SUPPORTS AND CONTINUOUS OVER A MINIMUM OF (2) SPANS. STAGGER END JOINTS A MINIMUM OF 1 SUPPORT SPACING. USE MINIMUM 4'-0" x 8'-0" SHEETS EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING WHERE THE MINIMUM PANEL DIMENSION IS 24". NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, STRUTS, BLOCKING AND SHEAR WALLS BELOW WITH 10d @ 6" OC. NAIL SHEATHING IN PANEL FIELD TO ALL STRUTS, STRUT BLOCKING AND INTERIOR SHEAR WALLS BELOW WITH 10d @ 3" OC. NAIL SHEATHING AT ALL INTERMEDIATE SUPPORTS WITH 10d @ 12" OC. ALL PANEL EDGES SHALL BE BLOCKED.
4. SEE S21.01 FOR WOOD STUD SHEAR WALL LOCATIONS.
5. ROOF JOISTS SHALL BE AS SHOWN ON PLAN AND JOIST SCHEDULE.
6. POST OR JAMB STUDS SUPPORTING BEAMS SHALL BE (2) STUDS, UNO.
7. INSTALL HU HANGERS AT ALL FLUSH WOOD BEAM TO WOOD BEAM CONNECTIONS AND ALL FLUSH SKEWED FRAMING CONNECTION, UNO. INSTALL HUC HANGERS AT ALL FLUSH WOOD BEAM TO CONTINUOUS POST CONNECTION, UNO. HANGERS SHALL BE SIZED TO MATCH NOMINAL DEPTH OF SUPPORTED MEMBERS, UNO.
8. BEAMS OVER DOORS AND WINDOWS SHALL BE PER LEGEND AND DROPPED BELOW STUD WALL TOP PLATE PER S50.12 AND S550.12, UNO.
9. WALL STUDS SHALL ALIGN WITH THE BEARING POINT OF EACH 28" RED-S ADD STUDS AS NEEDED.
10. SEE SHEET S50.14 FOR BLOCKING AT ROOF ANCHORS AND FOR MECHANICAL UNIT SUPPORT.

LEGEND

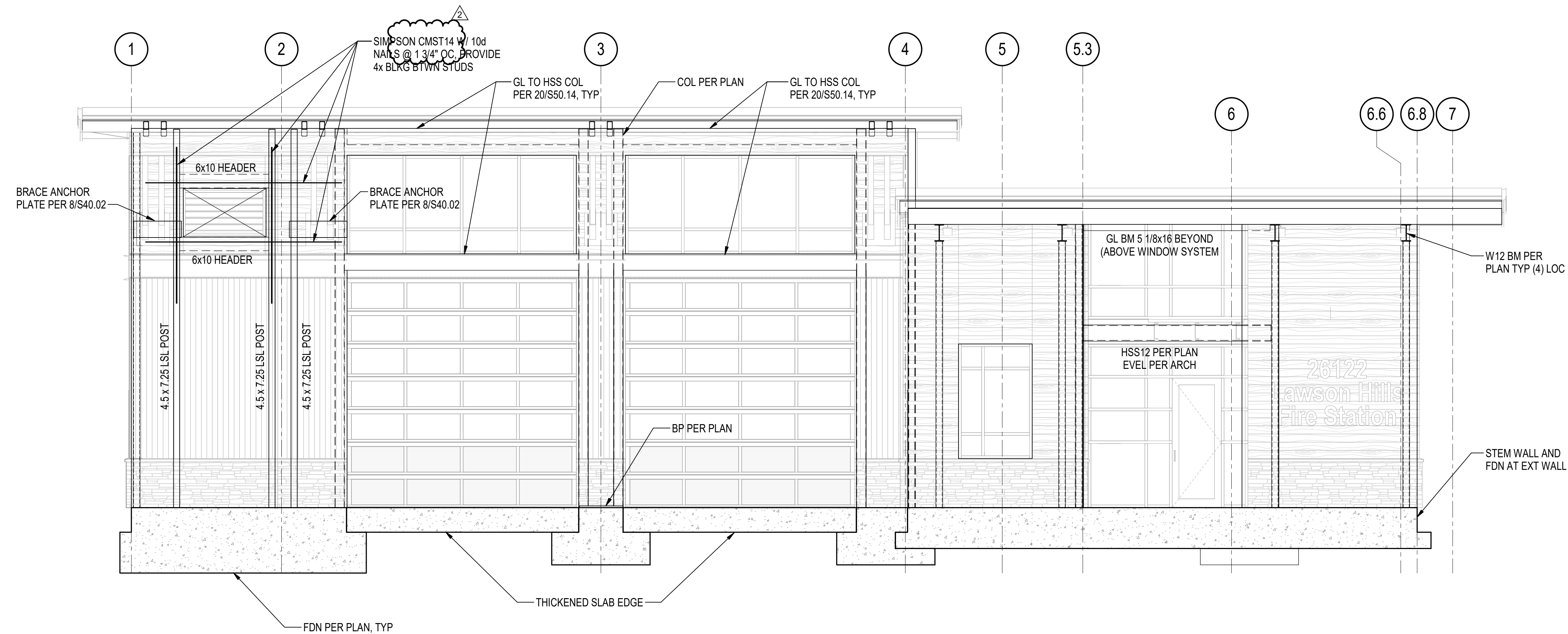
- | | |
|---|---|
|  | WOOD POST BELOW |
|  | WALL BELOW THIS LEVEL |
|  | SPAN DIRECTION OF FRAMING MEMBERS |
|  | ROOF SLOPE |
|  | 6x12 HEADER, TYP PROVIDE 7.25x11.875
LVL HEADER IN 7.25x WALLS |



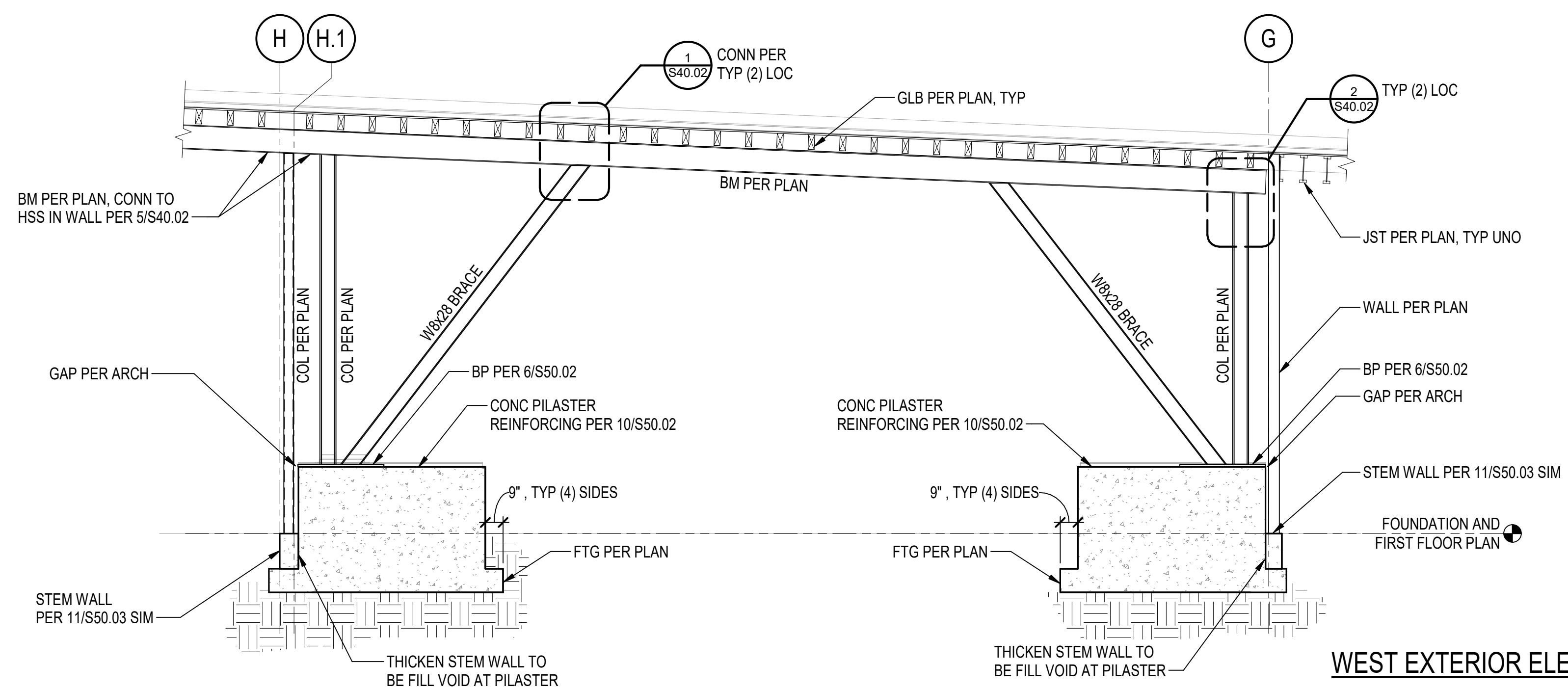
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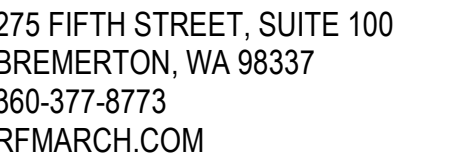
S30.01



NORTH EXTERIOR ELEVATION 8
1/4" = 1'-0"



WEST EXTERIOR ELEVATION 12
1/4" = 1'-0"



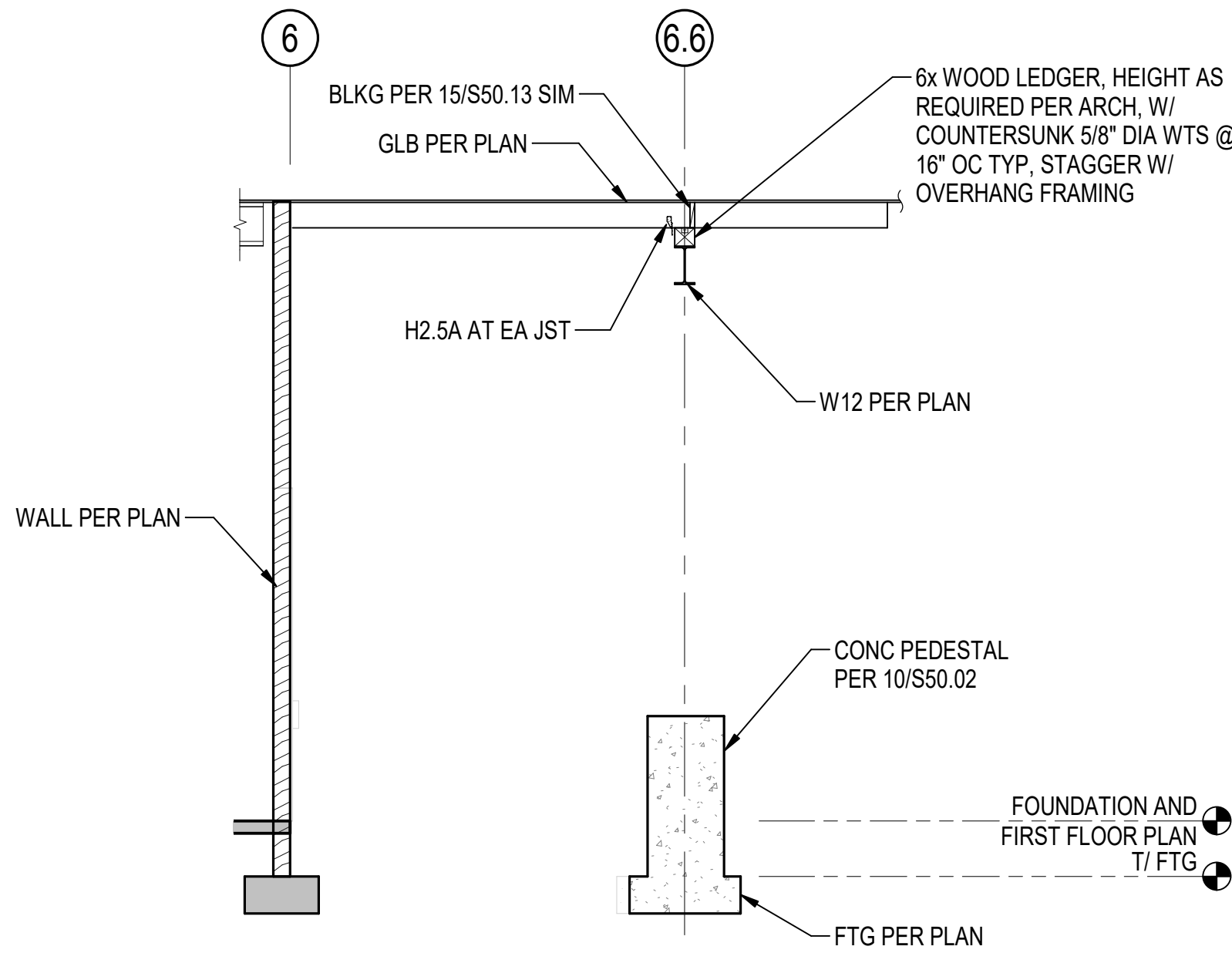
728 134th Street SW, Suite 200
Everett, Washington 98204
Ph: 425.741.3800
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LAWSON STREET
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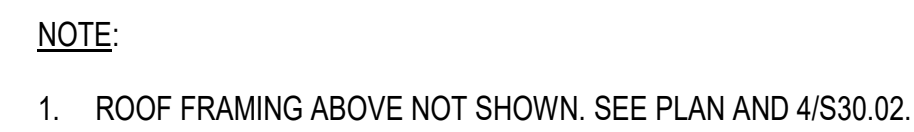
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ELEVATIONS

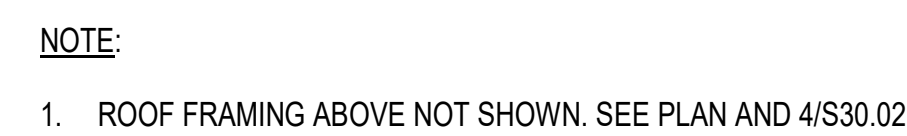
SHEET #
S30.02



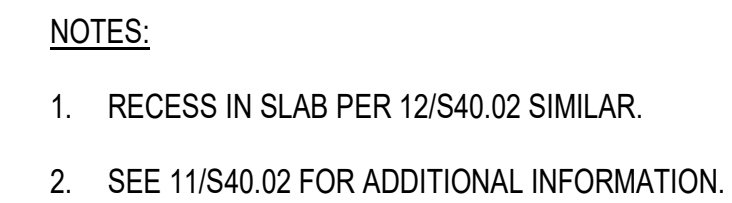
SECTION AT PATIO **4**
1/4" = 1'-0"



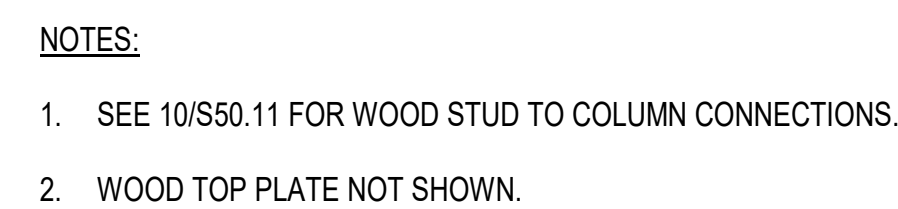
WIDE FLANGE BRACE TO BEAM CONNECTION 1



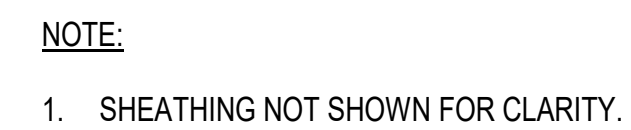
WIDE FLANGE COLUMN TO BEAM CONNECTION $\frac{3}{4}" = 1'-0"$ 2



APPARATUS BAY COLUMN BASE PLATE 4
1 1/2" = 1'-0"



HSS COLUMN TO BEAM UNDERSIDE 5
1 1/2" = 1'-0"



ANCHOR PLATE ELEVATION 8
3/4" = 1'-0"



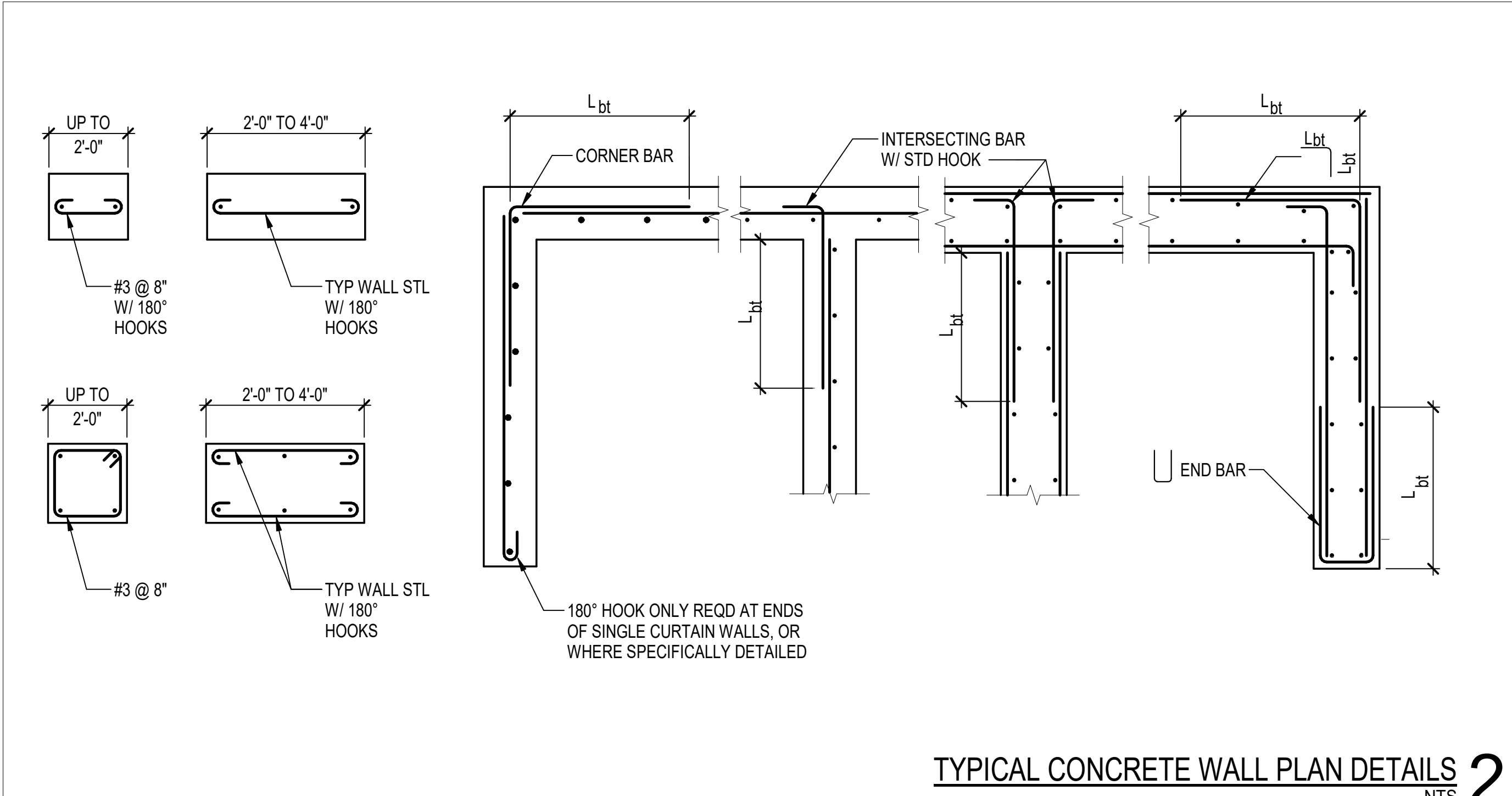
APP BAY BRACE SECTION AT GLB 10
1" = 1'-0"



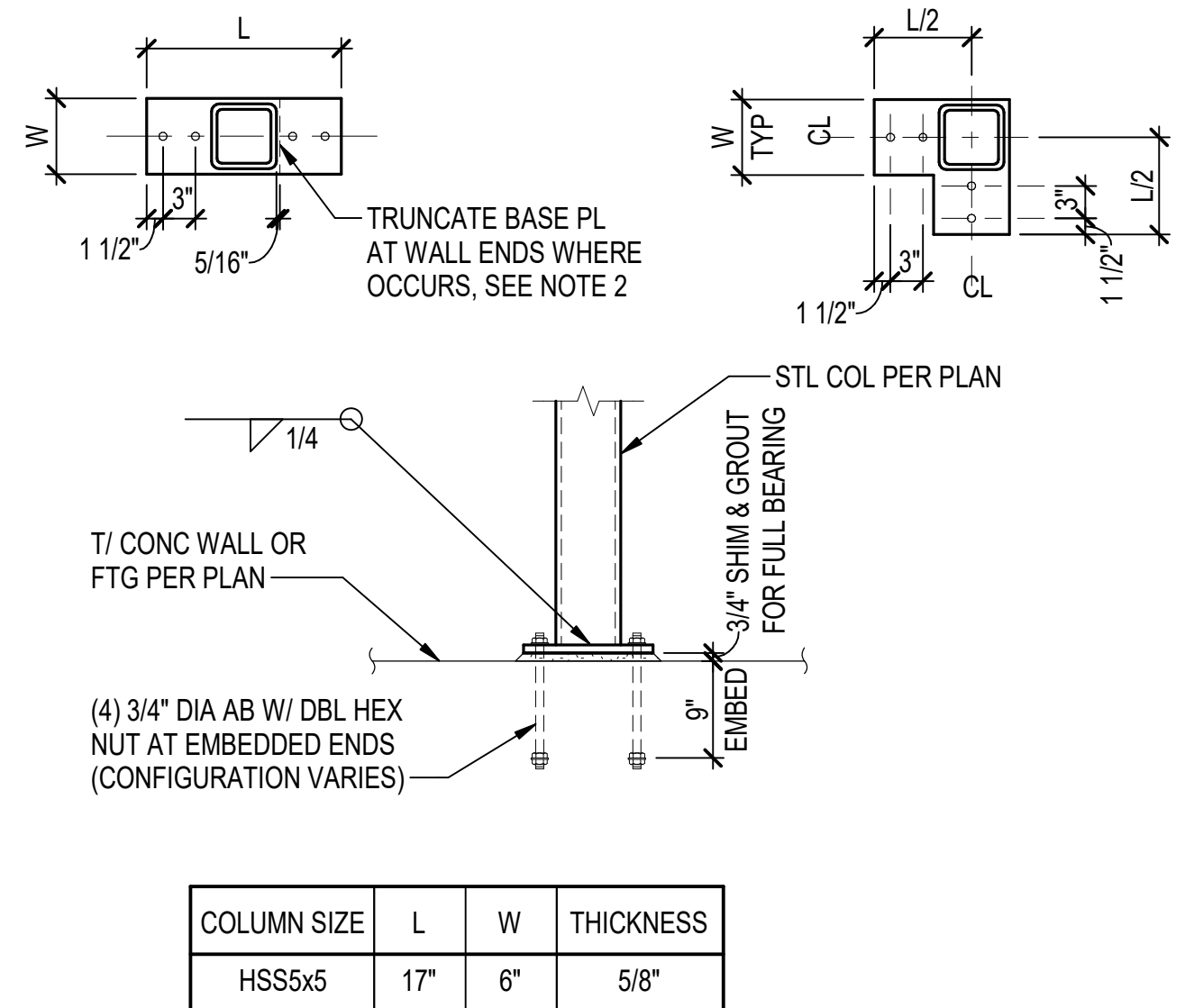


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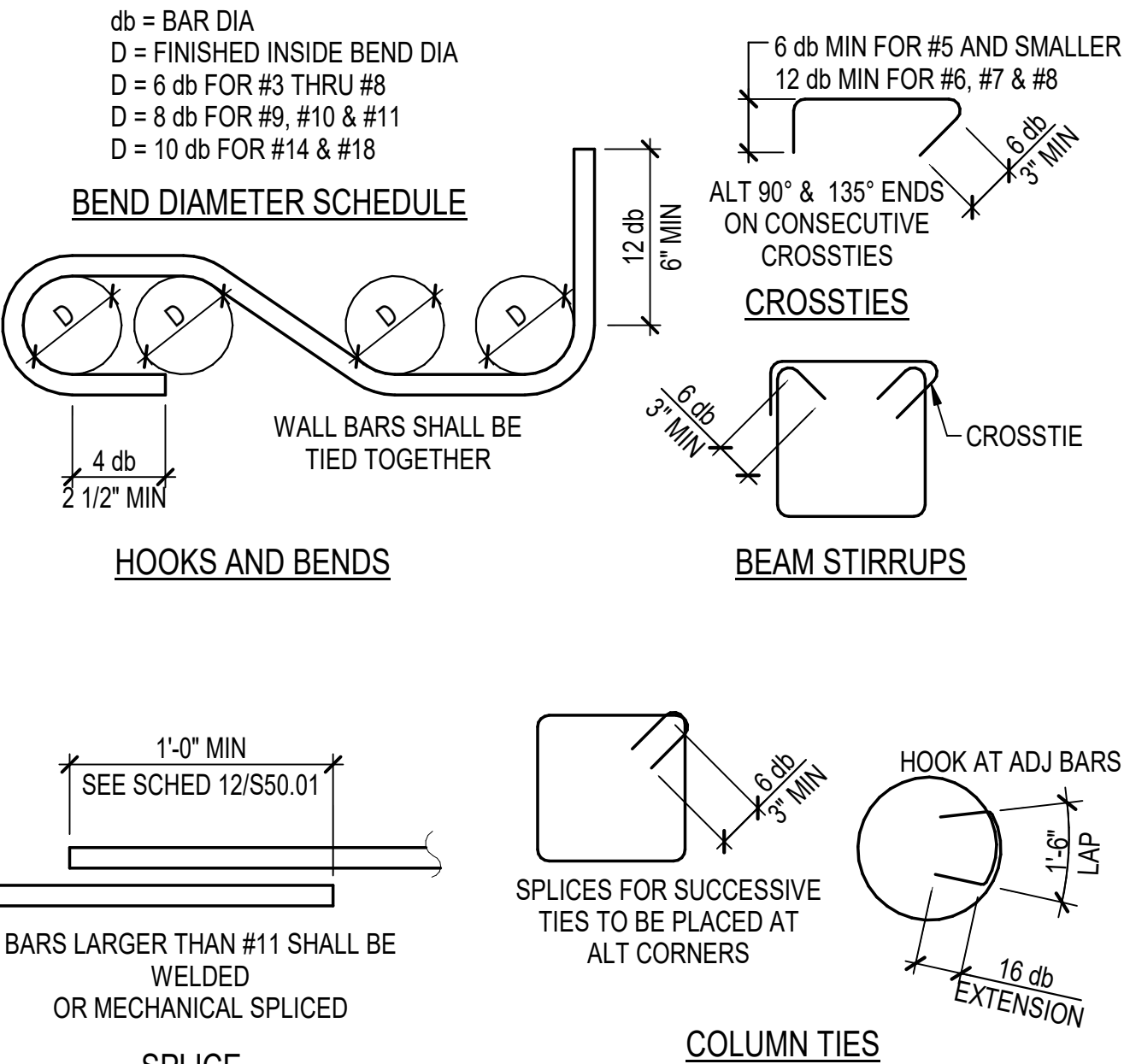
PROJECT #	262019.084
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BASE PLATE SCHEDULE									
MARK	PLATE						ANCHOR RODS		
	LENGTH L (IN)	WIDTH W (IN)	THICK T (IN)	GRADE (KSI)	WELD A (IN)	WELD B (IN)	DIAMETER DIA (IN)	EMBED E (IN)	GRADE (KSI)
BP-A1	24	14	1/2	50	5/16	5/16	3/4	16	36
-	-	-	-	-	-	-	-	-	-



COLUMN SIZE	L	W	THICKNESS
HSS5x5	17"	6"	5/8"



BASE PLATE SCHEDULE									
MARK	PLATE						ANCHOR RODS		
	LENGTH L (IN)	WIDTH W (IN)	THICK T (IN)	GRADE (KSI)	WELD A (IN)	WELD B (IN)	DIAMETER DIA (IN)	EMBED E (IN)	GRADE (KSI)
BP-A1	24	14	1/2	50	5/16	5/16	3/4	16	36
-	-	-	-	-	-	-	-	-	-

I MINIMUM STRAIGHT DEVELOPMENT LENGTH (L _d)		
f _c = 4,000 to 5,000 PSI		
BAR SIZE	TOP BARS	OTHER BARS
# 3	19"	15"
# 4	25"	19"
# 5	31"	24"
# 6	37"	29"
# 7	54"	42"
# 8	62"	48"
# 9	70"	54"
# 10	79"	61"
# 11	87"	67"

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%.

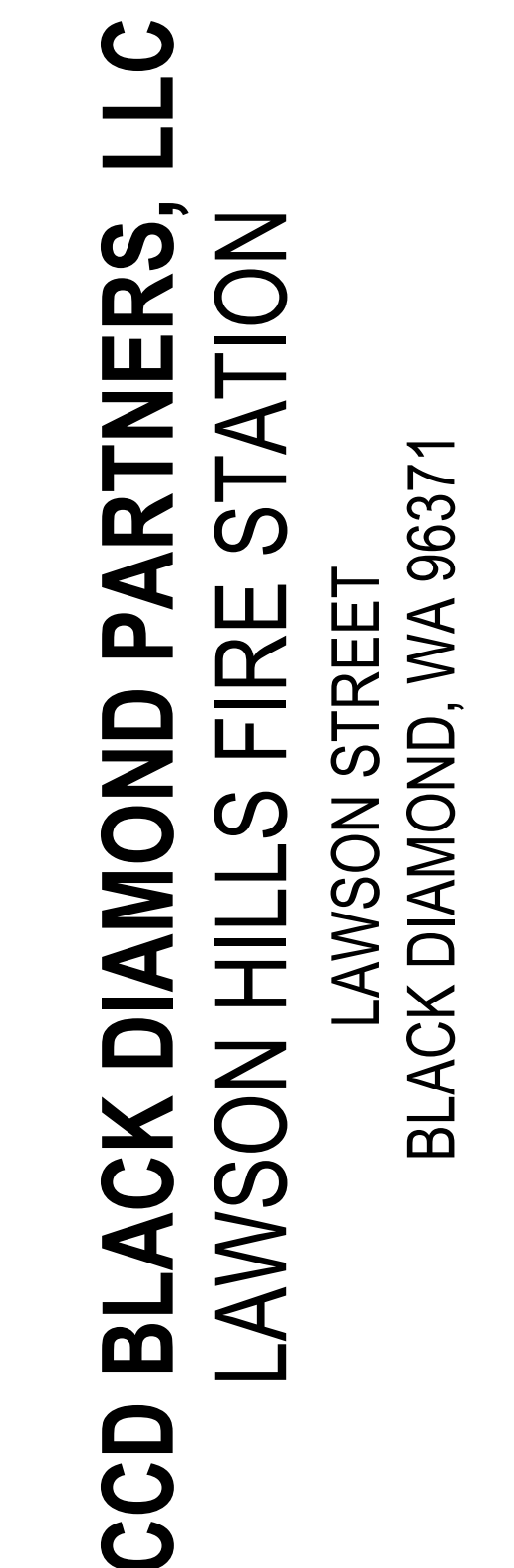
II MINIMUM LAP SPICE LENGTHS (L _b) (CLASS B)		
f _c = 4,000 to 5,000 PSI		
BAR SIZE	TOP BARS	OTHER BARS
# 3	25"	19"
# 4	33"	25"
# 5	40"	31"
# 6	48"	37"
# 7	71"	54"
# 8	81"	62"
# 9	91"	70"
# 10	103"	79"
# 11	114"	87"

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%.

III MINIMUM EMBEDMENT LENGTHS (L _{dh}) FOR STANDARD END HOOKS	
A. FOR GENERAL USES:	
BAR SIZE	f _c = 4,000 to 5,000 PSI
# 3	6"
# 4	7"
# 5	9"
# 6	10"
# 7	12"
# 8	14"
# 9	15"
# 10	17"
# 11	19"

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



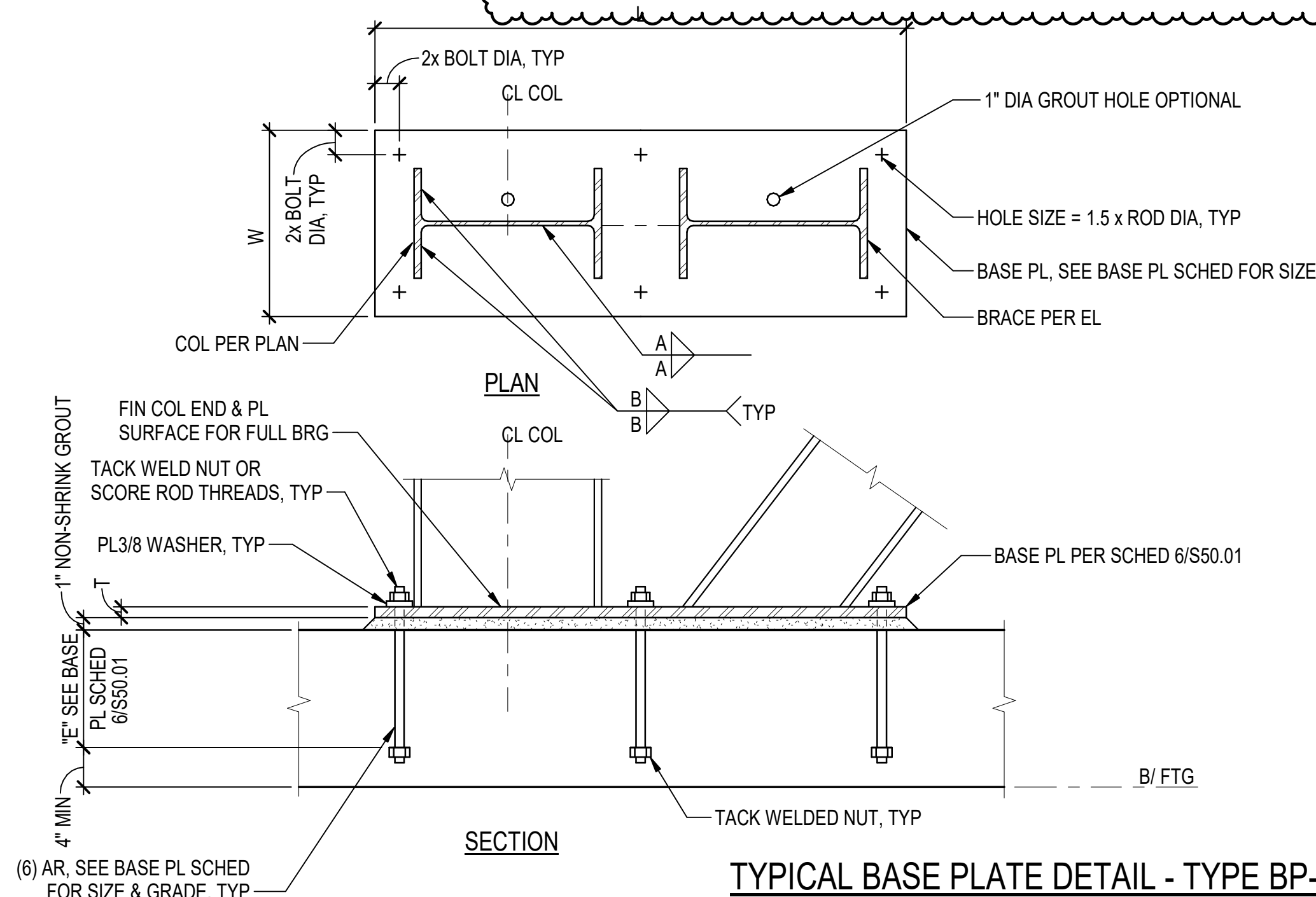
EXTRACTOR PAD 2
NTS



TYPICAL SLAB ON GRADE JOINT DETAILS 4
NTS

NOTES:

1. CONSTRUCTION JOINT MAY BE USED AT ANY CONTROL JOINT SHOWN ON PLANS AT CONTRACTORS OPTION.
2. REFER TO PLANS FOR SLAB THICKNESS AND REINFORCING.
3. CONTROL JOINTS TO BE SPACED AT 15'-0" ON CENTER MAXIMUM, EACH WAY. RATIO OF DISTANCE BETWEEN CONTROL JOINTS IN EACH DIRECTION FOR A SLAB PANEL SHALL NOT EXCEED 1.5. CONSTRUCTION JOINTS PER THIS DETAIL SHALL BE CONSIDERED AS CONTROL JOINTS FOR CONTROL JOINT SPACING REQUIREMENTS.



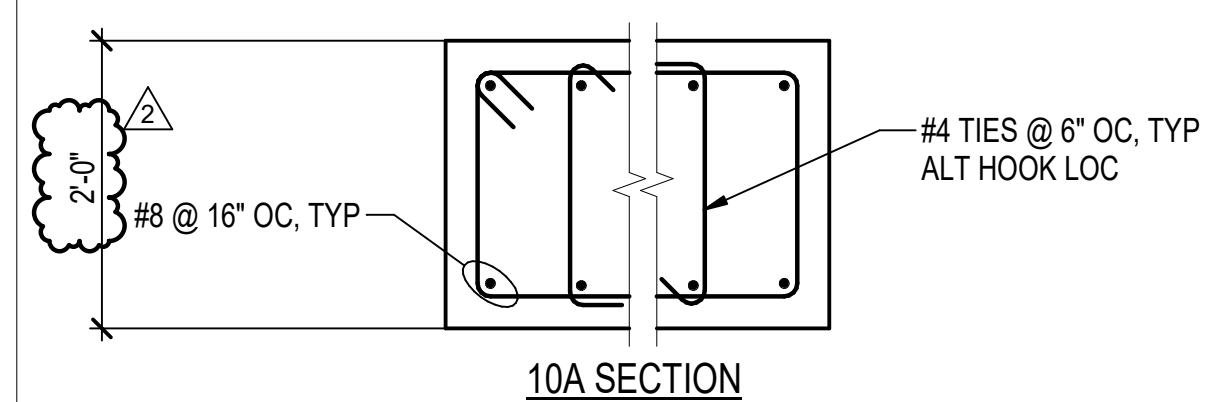
TYPICAL BASE PLATE DETAIL - TYPE BP-A **6**
NTS



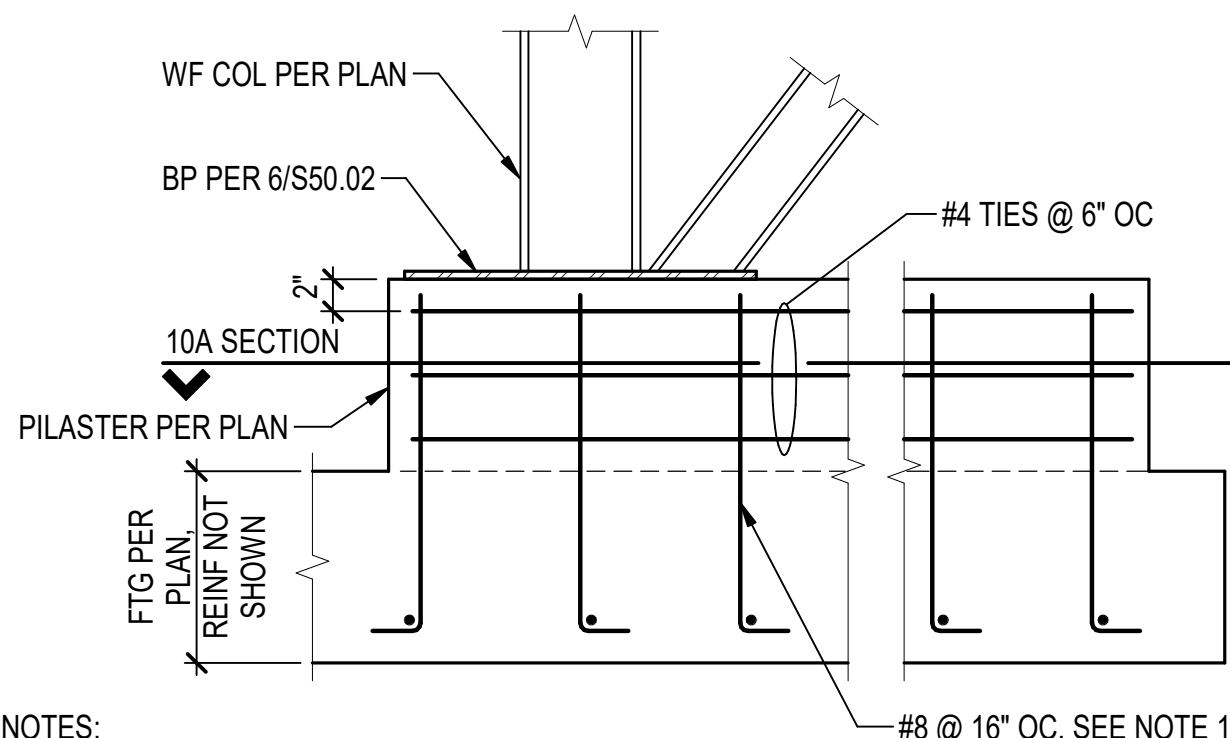
NOTES:

1. CONSTRUCTION JOINT MAY BE USED AT ANY CONTROL JOINT SHOWN ON PLANS AT CONTRACTORS OPTION.
2. REFER TO PLANS FOR SLAB THICKNESS AND REINFORCING.
3. CONTROL JOINTS TO BE SPACED AT 20'-0" ON CENTER MAXIMUM, EACH WAY. RATIO OF DISTANCE BETWEEN CONTROL JOINTS IN EACH DIRECTION FOR A SLAB PANEL SHALL NOT EXCEED 1.5. CONSTRUCTION JOINTS PER THIS DETAIL SHALL BE CONSIDERED AS CONTROL JOINTS FOR CONTROL JOINT SPACING REQUIREMENTS.

APPARATUS BAY SLAB ON GRADE JOINT DETAILS 8
NTS



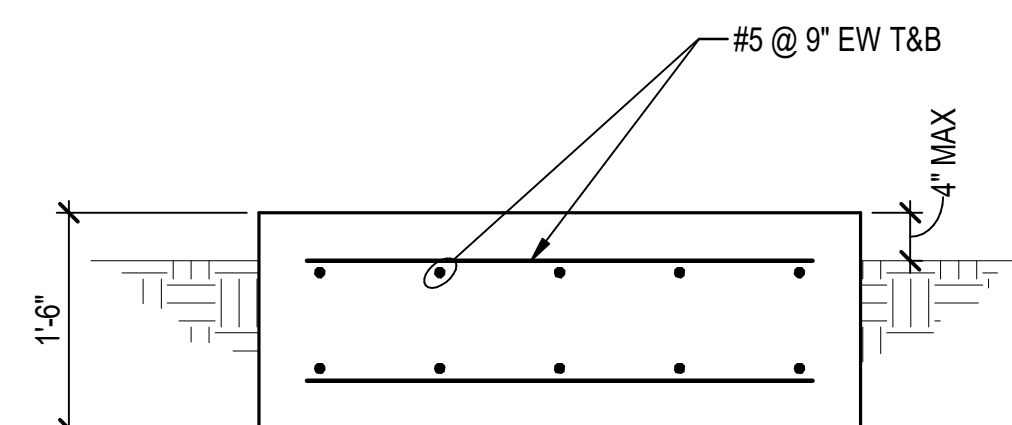
10A SECTION



NOTES:

1. NUMBER OF #8 BARS VARIES. REFERENCE ARCHITECT FOR REQUIRED LENGTH OF PILASTER.
2. CROSSTIES SHALL HAVE A 135° HOOK AT ONE END AND A 90° HOOK AT THE OTHER END.

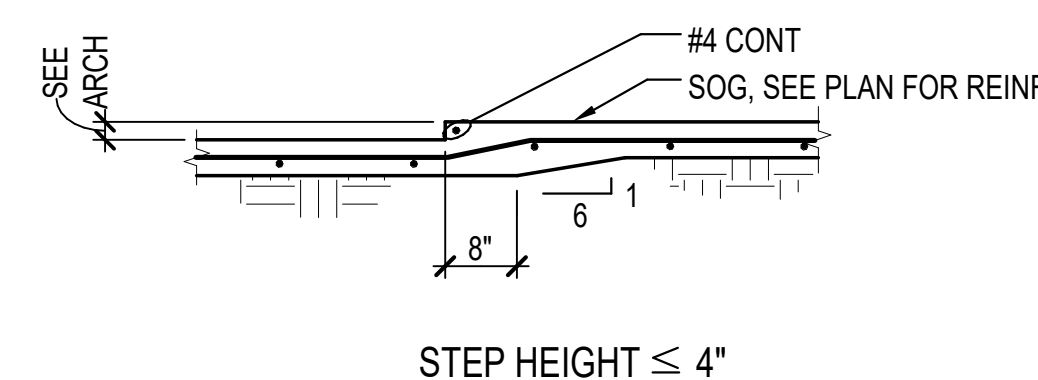
PILASTER DETAIL 10



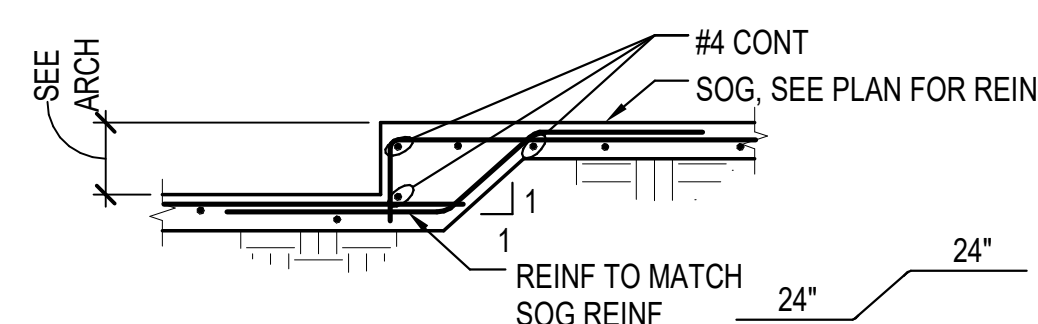
NOTES:

1. LOCATION AND SIZE PER MECHANICAL AND CIVIL.
2. GENERATOR ANCHORS SHALL BE DEFERRED SUBMITTAL

GENERATOR PAD 11
NTS



STEP HEIGHT $\leq 4'$

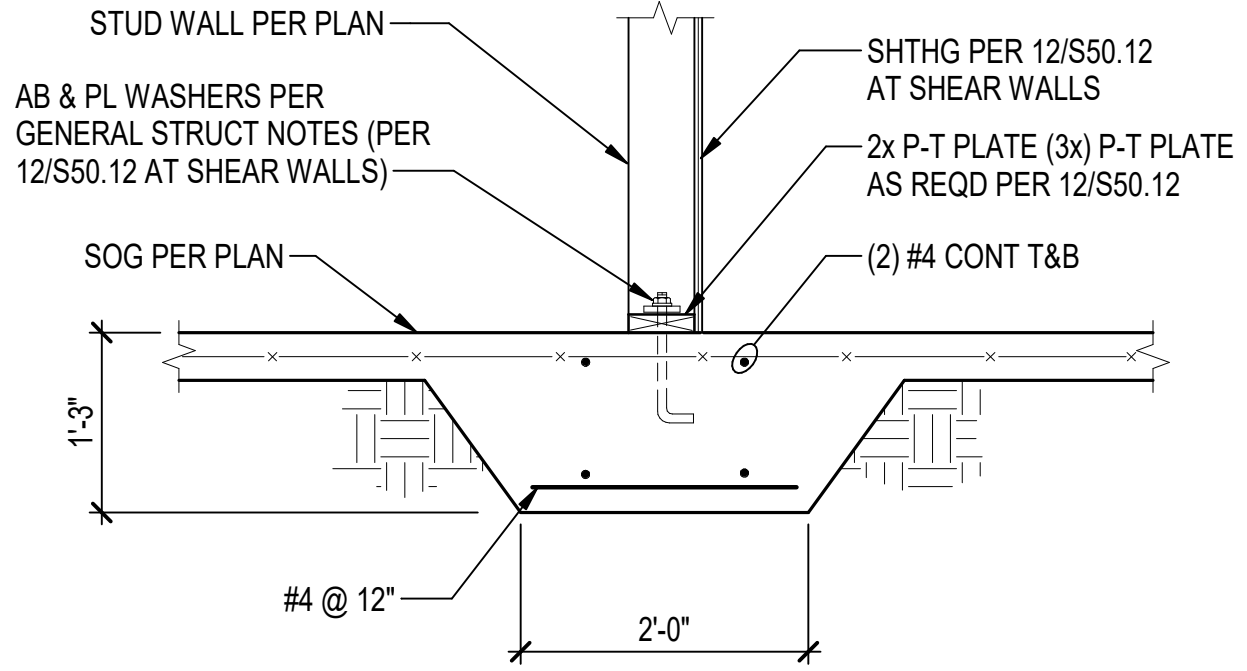


4" ≤ STEP HEIGHT ≤ 1'-0"

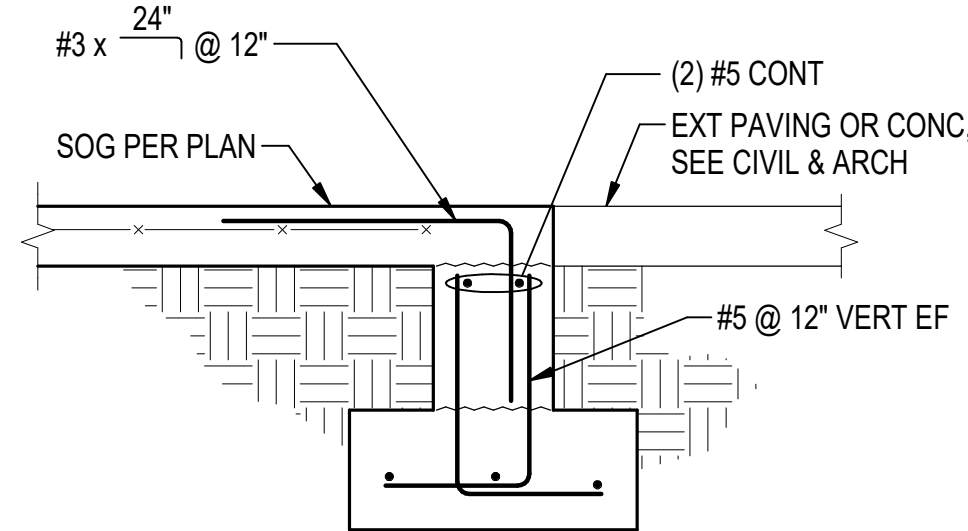
TYPICAL SLAB ON GRADE STEP DETAILS 12



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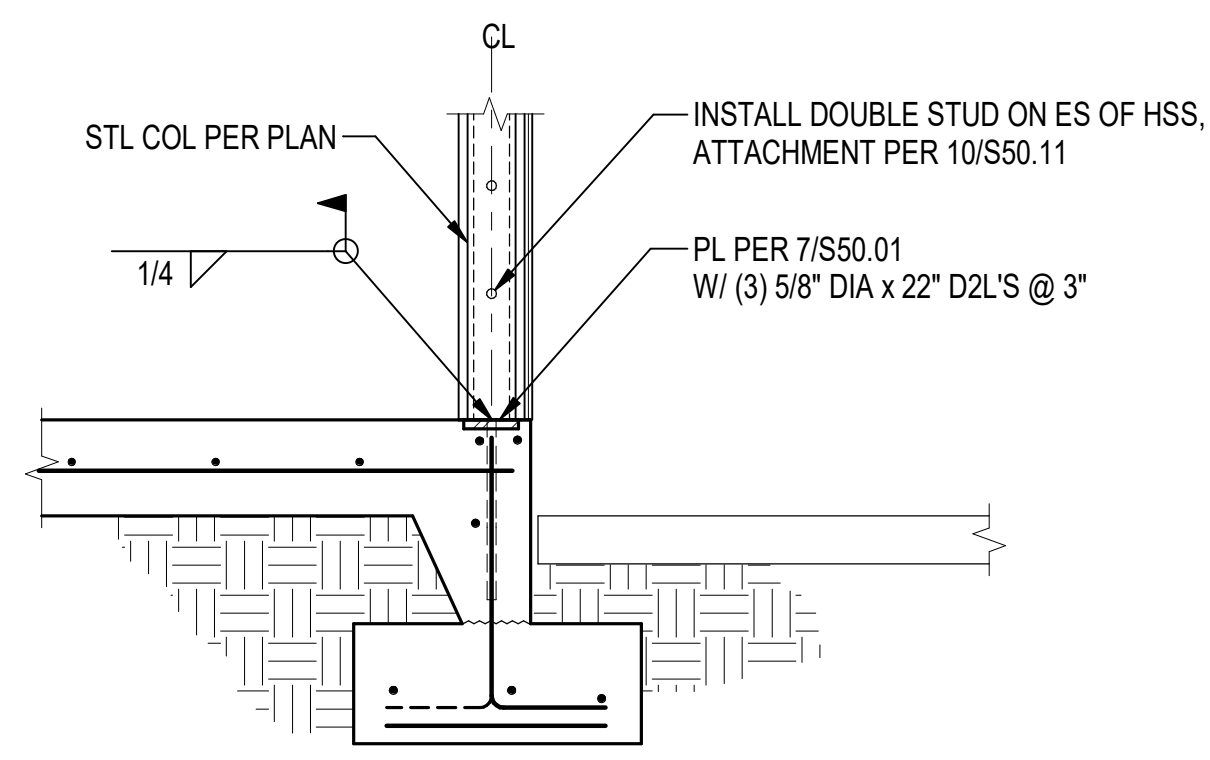


TYPICAL INTERIOR FOOTING 4
3/4" = 1'-0"



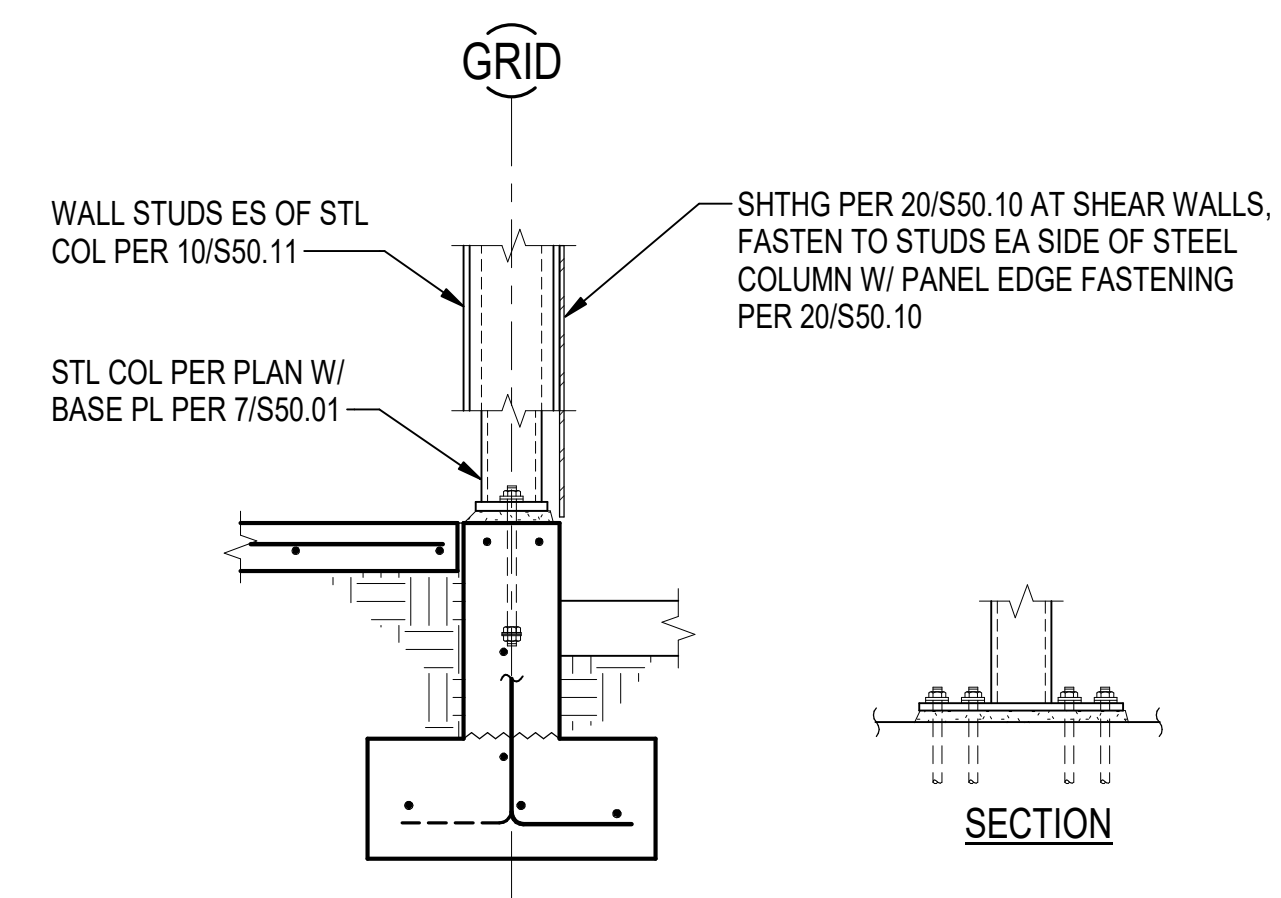
- NOTES:**
- 1. SEE 12/S50.03 FOR CALL-OUTS IN COMMON.
 - 2. REFER TO ARCHITECTURAL FOR ADDITIONAL INFORMATION.
 - 3. AT SIMILAR CONDITION SOG CONTINUES IN LIEU OF PAVING.

FOOTING AT DOORWAYS 8
3/4" = 1'-0"



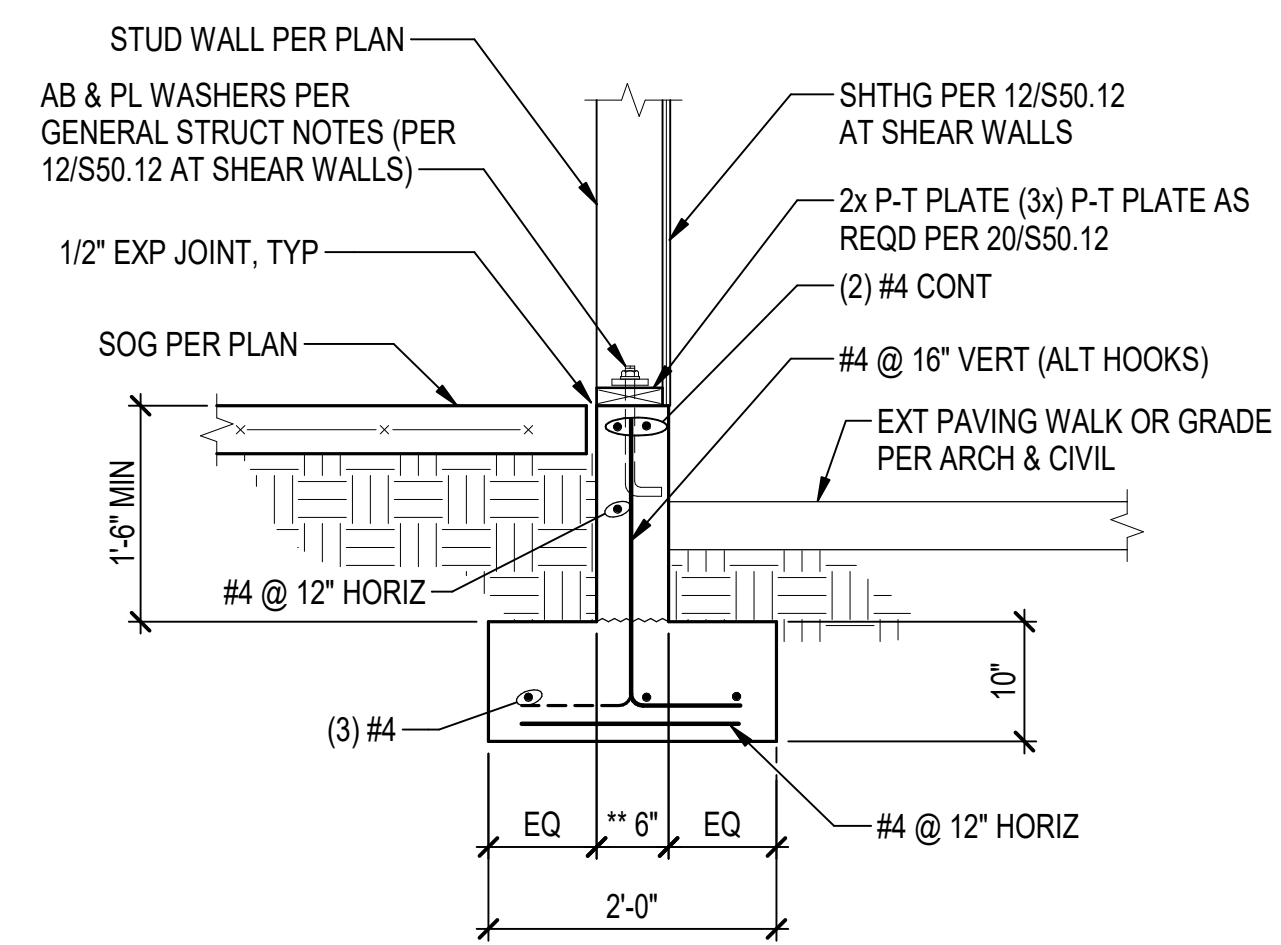
- NOTE:**
- 1. SEE 12/S50.03 FOR ADDITIONAL INFORMATION NOT SHOWN.

FOOTING WITH STEEL COLUMN 10
3/4" = 1'-0"



- NOTE:**
- 1. SEE 12/S50.03 FOR ADDITIONAL INFORMATION NOT SHOWN.

EXTERIOR STEM WALL AT STEEL COLUMN 11
3/4" = 1'-0"



- NOTES:**
- 1. ** STEM WALL SHALL BE 9" THICK AT 2x8 WALLS.
 - 2. AT SIMILAR CONDITION SOG CONTINUES IN LIEU OF PAVING.

TYPICAL EXTERIOR FOOTING 12
3/4" = 1'-0"

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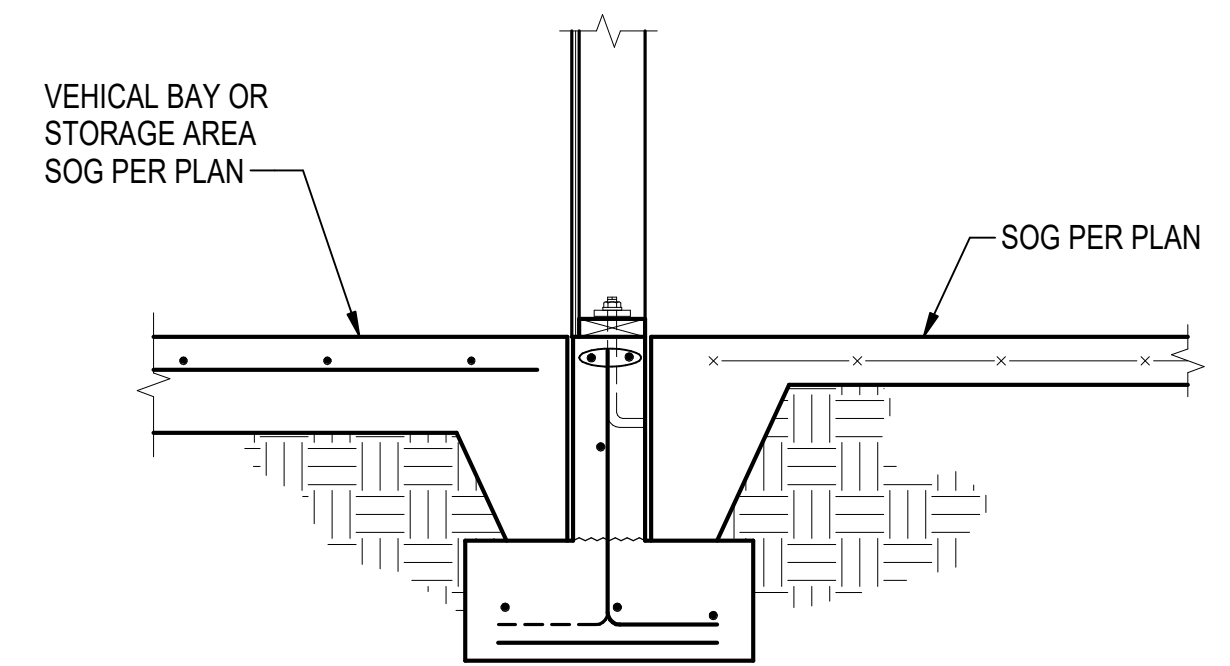
FOUNDATION DETAILS



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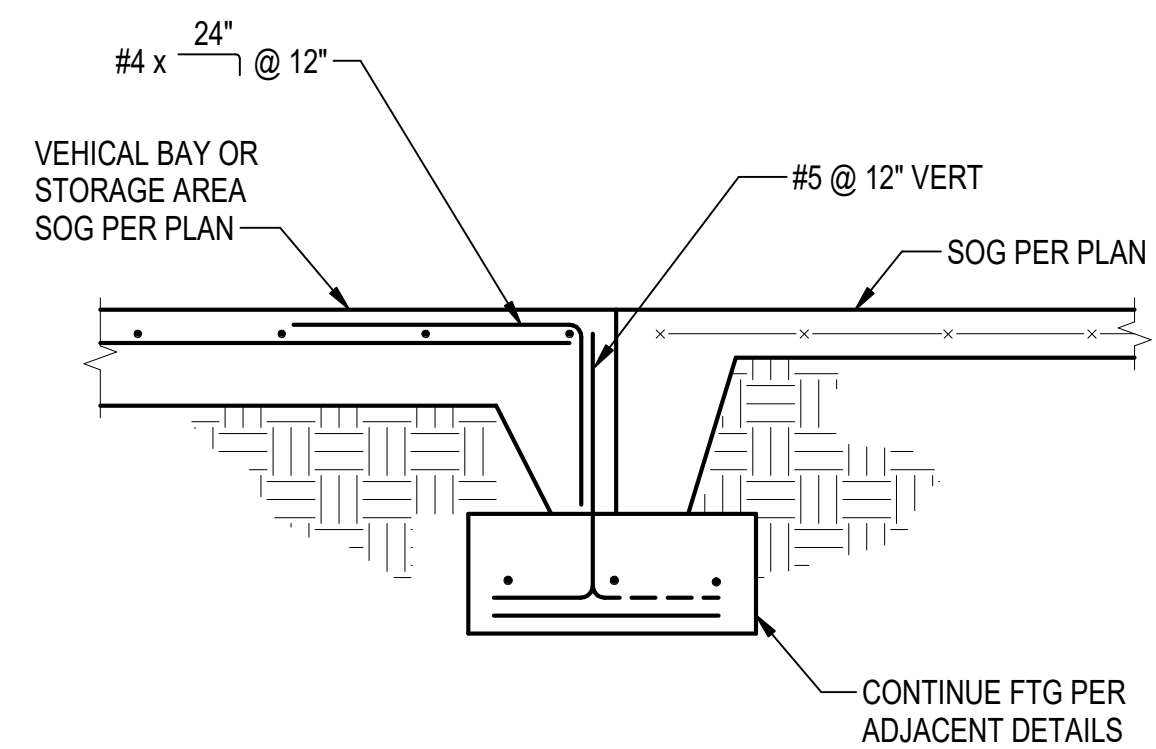
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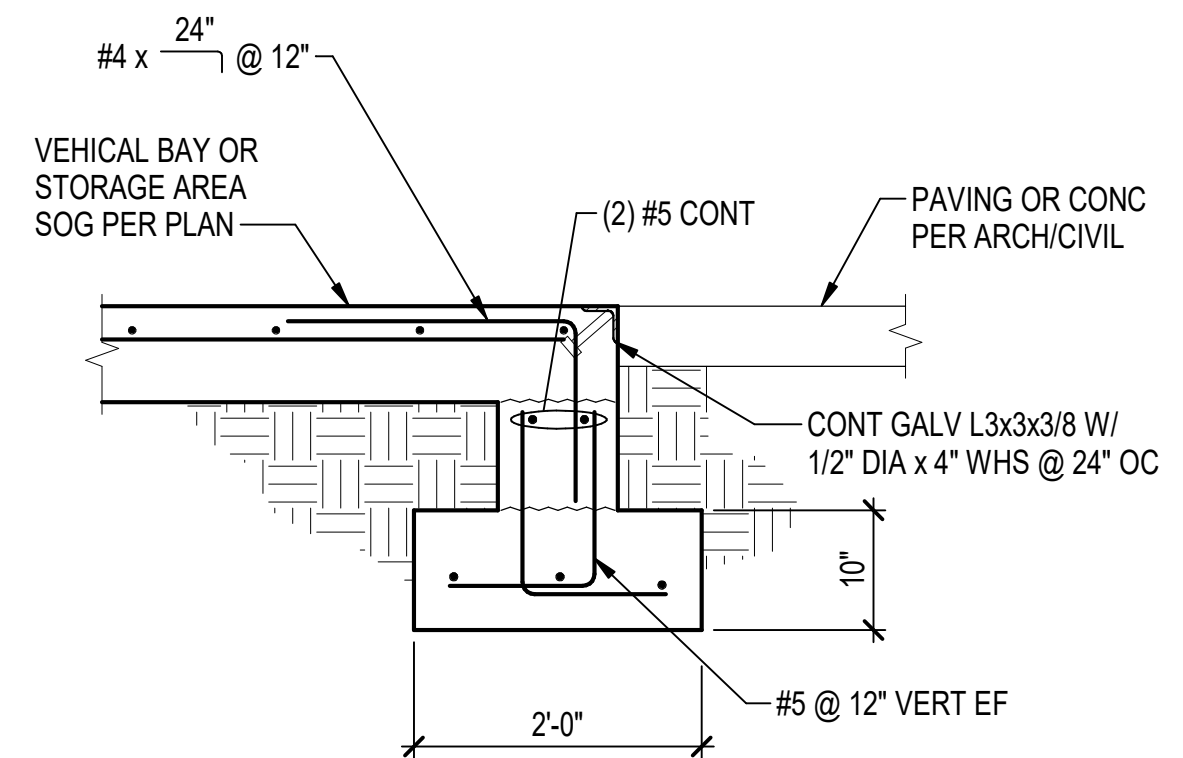


1. FOR ADDITIONAL INFORMATION NOT SHOWN SEE 12/S50.03.

INTERIOR FOOTING AT APP BAY $\frac{3}{4}" = 1'-0"$ **4**

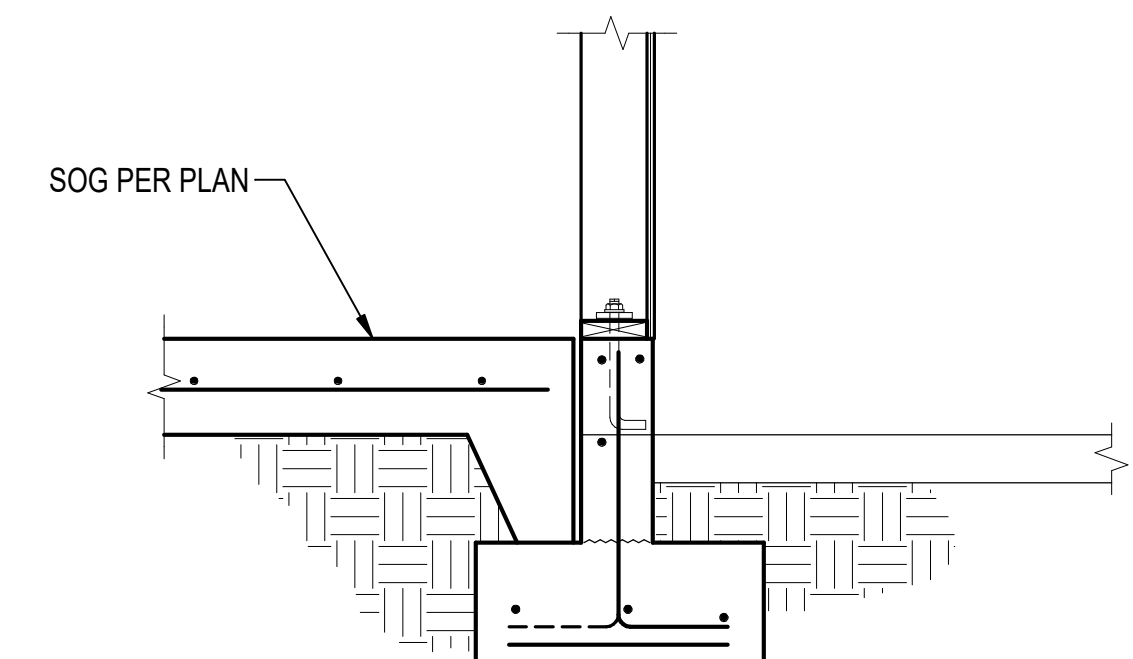


FOOTING AT SOG THICKNESS CHANGE $\frac{3}{4}" = 1'-0"$ 7



1. SLAB EDGE SHALL BE LOCATED AT INSIDE FACE OF WALL. COORDINATE LOCATION WITH THE ARCHITECT.
2. REFERENCE ARCHITECT FOR ADDITIONAL INFORMATION.

FOOTING AT APPARATUS BAY DOOR OPENINGS $\frac{3}{4}" = 1'-0"$ 8



1. SEE 12/S50.03 FOR ADDITIONAL INFORMATION NOT SHOWN.

EXTERIOR FOOTING DETAIL 12

Diagram illustrating the connection between a panel and a wall. The panel edge is labeled "PANEL EDGE NLG PER SW SCHED". The wall face is labeled "FACE NLG PER SW SCHED". The connection is labeled "3x STUD".

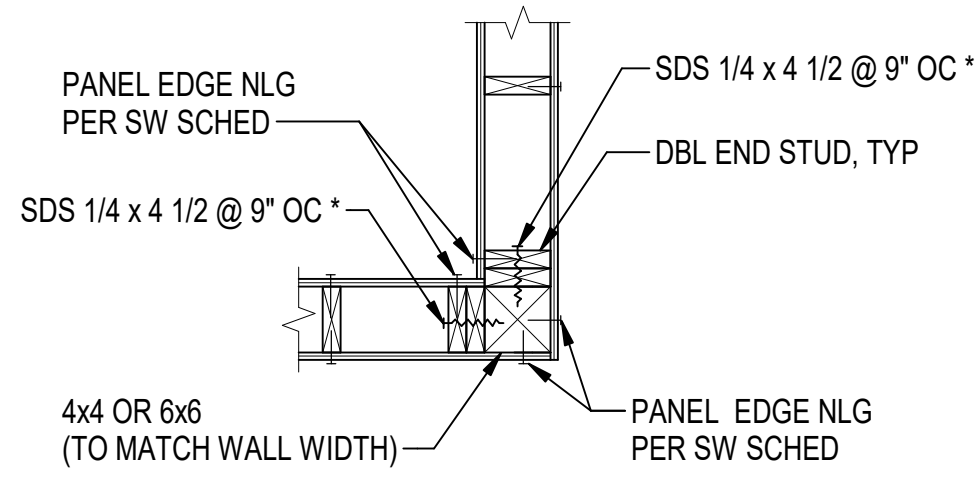
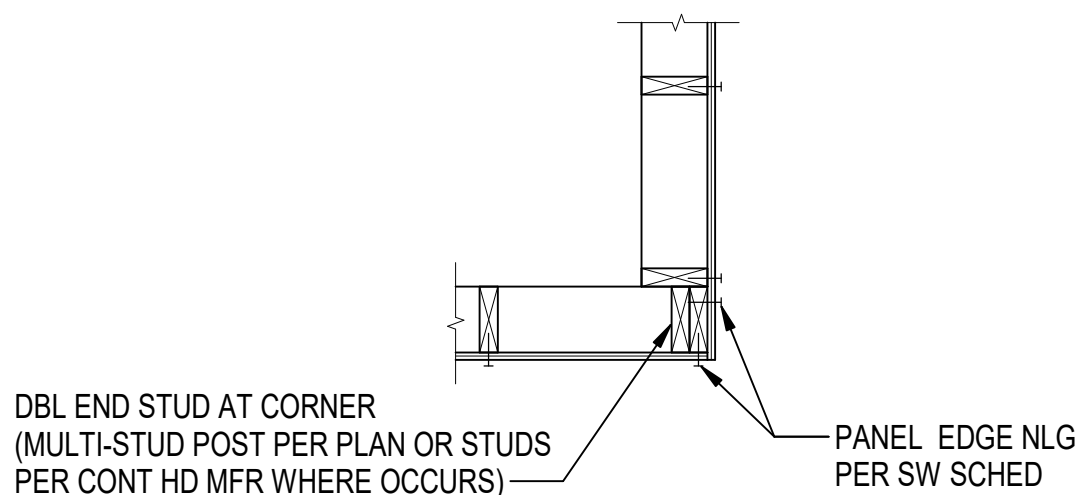
Diagram illustrating the reinforcement details for a wall and floor slab intersection. The labels and their corresponding components are:

- PANEL EDGE NLG PER SW SCHED
- SDS 1/4 x 4 1/2 @ 9" OC *
- PANEL EDGE NLG PER SW SCHED
- (2) ROWS OF PANEL EDGE NLG PER SW SCHED
- 4x OR 4x6 TO MATCH WALL WIDTH
- SHTHG SHALL BE CONT THRU SW INTERSECTION

SHEAR WALL PER PLAN

NON-SHEAR WALL

SHTG SHALL BE CONT THRU WALL INTERSECTION

STRAPS AT WINDOW OPENINGS IN SHEAR WALLS
NTSLLS 5
NTS

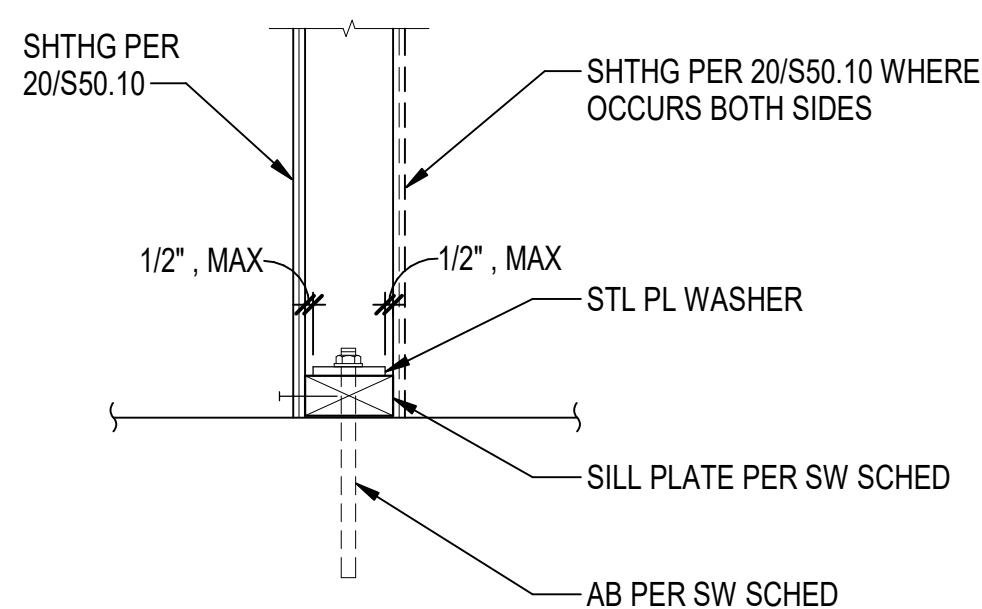
1. * ASTERISKED ITEMS SHALL BE INSPECTED PRIOR TO
INSTALLATION OF 2ND LAYER OF PLYWOOD / OSB SHEATHING.

AIL 8
NTS

SHEAR WALL SCHEDULE										
WALL MARK	WALL SHEATHING	PANEL EDGE NAILING	FRAMING AT ADJ PANEL EDGES	(2) 2x FRAMING NAILING	BOTTOM PLATE NAILING	ALT BOTTOM PLATE CONNECTION TO FRAMING BELOW	TOP PLATE CONNECTION	FDN STILL PLATE	ANCHOR BOLTING OF SILL PLATE TO CONCRETE	ALLOWABLE SHEAR (PLF)
	NOTES #1, #10, #11	NOTES #2, #8	NOTES #4, #5	NOTES #5, #8	NOTES #3, #8, #9	NOTE #3, #9	A35 OR LTP4	NOTE #7, #8	NOTE #6	NOTE #8
SW6	15/32" (1) SIDE	0.148 x 3 @ 6" OC	2x	-	0.148 x 3 1/4 @ 6" OC	1/4" x 5" SDS SCREWS @ 18" OC	@ 2'-3" OC	2x	5/8" DIA @ 48" OC or 3/4" DIA @ 48" OC	310
SW4	15/32" (1) SIDE	0.148 x 3 @ 4" OC	2x	-	0.148 x 3 1/4 @ 4 1/2" OC	1/4" x 5" SDS SCREWS @ 14" OC	@ 1'-8" OC	2x	5/8" DIA @ 30" OC or 3/4" DIA @ 40" OC	350
SW3	15/32" (1) SIDE	0.148 x 3 @ 3" OC	3x ((2) 2x)	0.148 x 3 1/4 @ 3 1/2" OC	0.148 x 3 1/4 @ 3 1/2" OC	1/4" x 5" SDS SCREWS @ 10" OC	@ 1'-2" OC	2x	5/8" DIA @ 24" OC or 3/4" DIA @ 32" OC	600
2SW4	15/32" (2) SIDES	0.148 x 3 @ 4" OC	3x ((2) 2x)	(2) ROWS 0.148 x 3 1/4 @ 4" OC	(2) ROWS 0.148 x 3 1/4 @ 4" OC	1/4" x 5" SDS SCREWS @ 7" OC	@ 16" OC EACH SIDE	2x (3x)	5/8" DIA @ 16" OC or 3/4" DIA @ 20" OC (5/8" DIA @ 18" OC or 3/4" DIA @ 24" OC)	920
2SW3	15/32" (2) SIDES	0.148 x 3 @ 3" OC	3x ((2) 2x)	(2) ROWS 0.148 x 3 1/4 @ 3 1/2" OC	(2) ROWS 0.148 x 3 1/4 @ 3 1/2" OC	1/4" x 5" SDS SCREWS @ 6" OC	@ 14" OC EACH SIDE	2x (3x)	5/8" DIA @ 12" OC or 3/4" DIA @ 16" OC (5/8" DIA @ 16" OC or 3/4" DIA @ 20" OC)	1,200
2SW2	15/32" (2) SIDES	0.148 x 3 @ 2" OC	3x ((2) 2x)	(2) ROWS 1/4" x 5" SDS SCREWS @ 8" OC	(2) ROWS 1/4" x 5" SDS SCREWS @ 8" OC	-	@ 10" OC EACH SIDE	2x (3x)	5/8" DIA @ 9" OC or 3/4" DIA @ 12" OC (5/8" DIA @ 12" OC or 3/4" DIA @ 16" OC)	1,540

1. WALL SHEATHING SHALL BE APA RATED ORIENTED STRAND BOARD (OSB) OR CDX PLYWOOD , EXPOSURE 1 , AND HAVE A PANEL SPAN RATING OF 24/16. WALL PANELS MAY BE INSTALLED VERTICALLY OR HORIZONTALLY.
2. THE SPECIFIED PANEL EDGE NAILING IS REQUIRED AT ALL PANEL EDGES AND ENDS. INSTALL 2x SOLID BLOCKING AT ALL UNFRAMED PANEL EDGES AND ENDS WITH MINIMUM 2x SOLID BLOCKING. UNO (SEE NOTES 4 AND 5 FOR 3x REQUIREMENTS). SPACE NAILS MINIMUM 3/8" FROM EDGES AND ENDS OF WALL PANELS, WALL STUDS, TOP AND BOTTOM PLATES, AND BLOCKING. NAIL INTERMEDIATE FRAMING MEMBERS WITH PANEL NAILING @ 12" OC. WHERE SHEATHING IS 7/16" THICK AND STUD SPACING IS 24" OC, NAIL SHEATHING TO INTERMEDIATE FRAMING WITH PANEL NAILS @ 6" OC.
3. BOTTOM PLATE NAILING SHALL PENETRATE INTO RIMBOARD OR BLOCKING BELOW, WHERE OCCURS. SINGLE ROWS OF NAILING SHALL BE CENTERED IN THE BLOCKING OR RIMBOARD BELOW. WHERE MULTIPLE ROWS OF NAILING IS REQUIRED, OFFSET ROWS AT LEAST 1 1/2" AND STAGGER NAILS AND MAINTAIN 1/2" MINIMUM FROM EDGES. WHERE MULTIPLE ROWS OF NAILS ARE SPECIFIED, BLOCKING OR RIM BOARD BELOW SHALL BE 3 1/2" WIDE MINIMUM.
4. INSTALL 3x WALL STUDS AT ADJOINING VERTICAL PANEL EDGES AND 3x SOLID BLOCKING AT ADJOINING HORIZONTAL EDGES. STAGGER PANEL EDGE NAILING 1/2" AND MAINTAIN SUFFICIENT EDGE DISTANCE TO AVOID SPLITTING OF WOOD.
5. (2) 2x WALL STUDS AND BLOCKING ARE PERMITTED TO BE SUBSTITUTED FOR RESPECTIVE 3x FRAMING AT ADJOINING PANEL EDGES WHERE SPECIFIED. FASTEN (2) 2x FRAMING TOGETHER WITH 0.148" DIA x 3 1/4" NAILS AT THE SPECIFIED SPACING. WHERE MULTIPLE ROWS OF NAILS ARE SPECIFIED, SPACE ROWS 1 1/2" APART AND STAGGER. MAINTAIN SUFFICIENT EDGE DISTANCE TO AVOID SPLITTING OF WOOD.
6. AT SILL PLATES, EMBED ANCHOR RODS A MINIMUM OF 7" INTO CONCRETE. SEE DETAILS. INSTALL STEEL PLATE WASHER BETWEEN THE SILL PLATE AND NUT AT EACH ANCHOR ROD. LOCATE PLATE WASHER SUCH THAT EDGE OF PLATE WASHER IS 1/2" MAX AWAY FROM EACH EDGE OF SILL PLATE RECEIVING PANEL EDGE NAILING FROM SHEAR WALL SHEATHING. SEE ENLARGED DETAIL OF 16/S30.10. HOLE IN PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A MAXIMUM WIDTH 3/16" > BOLT DIAMETER AND MAXIMUM LENGTH OF 1 3/4". PROVIDED STANDARD CUT WASHER INSTALLED BETWEEN PLATE WASHER AND NUT.
7. TOP PLATE CONNECTORS IDENTIFIED AS "A35", AND "LTP4" ARE MANUFACTURED BY SIMPSON STRONG-TIE. WHERE CONNECTORS ARE SPECIFIED ON BOTH SIDES, CONNECTORS SHALL BE STAGGERED TO AVOID INTERFERENCE. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION AND FOR ADDITIONAL REQUIREMENTS WHEN CONNECTORS ARE IN CONTACT WITH PRESERVATIVE TREATED.
8. SHEAR WALL CAPACITIES ARE BASED ON THE USE OF GALVANIZED BOX OR POWER DRIVEN NAILS OF THE DIAMETER AND LENGTH INDICATED. NAILS PENETRATING INTO PRESSURE-TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED NAILS PER GENERAL STRUCTURAL NOTES.
9. SDS SCREWS ARE MANUFACTURED BY SIMPSON STRONG-TIE WHERE MULTIPLE ROWS OF SDS SCREWS ARE SPECIFIED, SPACE ROWS 1 1/2" APART AND STAGGER. MAINTAIN SUFFICIENT EDGE DISTANCE.
10. WHERE WALL SHEATHING PANELS ARE APPLIED ON EACH SIDE OF WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. WHERE WALL SHEATHING PANELS ARE APPLIED ON EACH SIDE OF WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.

SHEAR WALL SILL PLATE CONDITION	STL PL WASHER SIZE, SEE NOTE
2x4, 2x6 W/ SHTHG ON ONE SIDE ONLY	3x3x0.229
2x6 W/ SHTHG EACH SIDE, 2x8 W/ SHTHG ON ONE SIDE ONLY	3x4 1/2" x 0.229
2x8 W/ SHTHG EACH SIDE	3x6 1/4" x 0.375

RS
NTS 16

Technical drawing of a wall assembly cross-section. The drawing shows a vertical wall section with various components and their connections. Key components and labels include:

- PLYWD OR OSB SHTG LAID UP VERT OR HORIZ**: Plywood or OSB sheathing laid up vertically or horizontally.
- INTERMEDIATE FRAMING NLG**: Intermediate framing nail.
- FLOOR OR ROOF**: The horizontal surface below the wall.
- FACE, NLG TO WOOD BELOW**: Face of the nail leg to the wood below.
- LTP CONN AT FLUSH CONDITIONS**: Lap transition connection at flush conditions.
- PANEL EDGE NLG**: Panel edge nail.
- CTR JT OF ABUTTING PANELS ON FRAMING MEMBER RECEIVING EDGE NLG**: Center joint of abutting panels on the framing member receiving edge nail.
- 3x OR (2) 2x STUD PER SCHED**: Three or two 2x studs per schedule.
- AB W/ PL**: Abutting with plate.
- WASHER & SPACING PER SCHED, SEE 16/S50.10**: Washer and spacing per schedule, see 16/S50.10.
- T/ CONC**: Top of concrete.
- MIN**: Minimum dimension.

The drawing includes a list of items on the right side, numbered 1 through 6, corresponding to the components shown in the cross-section.

ARCHITECTURE INTERIORS PLANNING VIZLAB



CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
LAWSON STREET
BLACK DIAMOND, WA 96371

PROJECT # 262019.084

ISSUE DATE JANUARY 21, 2021

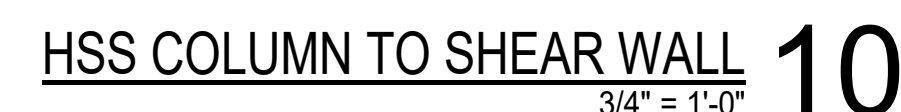
REVISION SCHEDULE

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SHEET #

RULE 20

\$50.10



NOTES:

1. "SDS2.5" IS 1/4" DIA x 2 1/2" STRONG-DRIVE WOOD SCREW (MODEL SDS25212), MANUFACTURED BY SIMPSON STRONG-TIE.
2. SIZES LISTED IN THE SCHEDULE ARE FOR THE NOMINAL THICKNESS OF WOOD POST PERPENDICULAR TO THE HOLDOWN. WIDTH OF THE POST IS THE SAME AS THE WIDTH OF THE WALL IN WHICH THE HOLDOWN IS LOCATED.
3. FASTEN TOGETHER 2x MEMBERS OF POST AT THE SPECIFIED SPACING. "12d" NAIL IS 0.148" DIA x 3 1/4" AT (3) 2x POSTS, FASTEN SECOND TO FIRST STUD AND THIRD TO SECOND STUD AT THE SPECIFIED SPACING.
4. "AB" IS A STRAIGHT, HEX-HEADED, CARBON STEEL ANCHOR BOLT COMPLYING WITH ASTM F1554, GRADE 36, CLASS 2A. UNLESS NOTED OTHERWISE IN TABLE.
5. INSTALL A CARBON STEEL HEX NUT COMPLYING WITH ASTM A 563 F 1554, GRADE 36.
6. NAIL PLYWOOD OR OSB SHEATHING TO HOLDOWN STUDS OR POST WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED. AT SOLID HOLDOWN POSTS, NAIL SHEATHING WITH (2) ROWS OF PANEL EDGE NAILING.
7. FOR SIMPSON SB INSTALL TO PROVIDE A MINIMUM OF 4 1/4 INCH MINIMUM DISTANCE TO CORNER OF END WALL. (MAY NEED TO INSTALL ADDITIONAL POSTS).

WOOD STUD TO WALL PLATE 1

TYPICAL OPENING IN EXTERIOR WALL ³_{NTS}

TYPICAL HEADER DETAIL 4
NTS

TOP PLATE SPLICE DETAIL **5**
NTS

HOLES ALLOWED THRU STUDS ⁹_{NTS}

ALLOWABLE NOTCHES IN STUDS NTS 10

HSS COLUMN TO TOP PLATE NTS 13

ALLOWABLE HOLES THRU TOP PLATES NTS 15

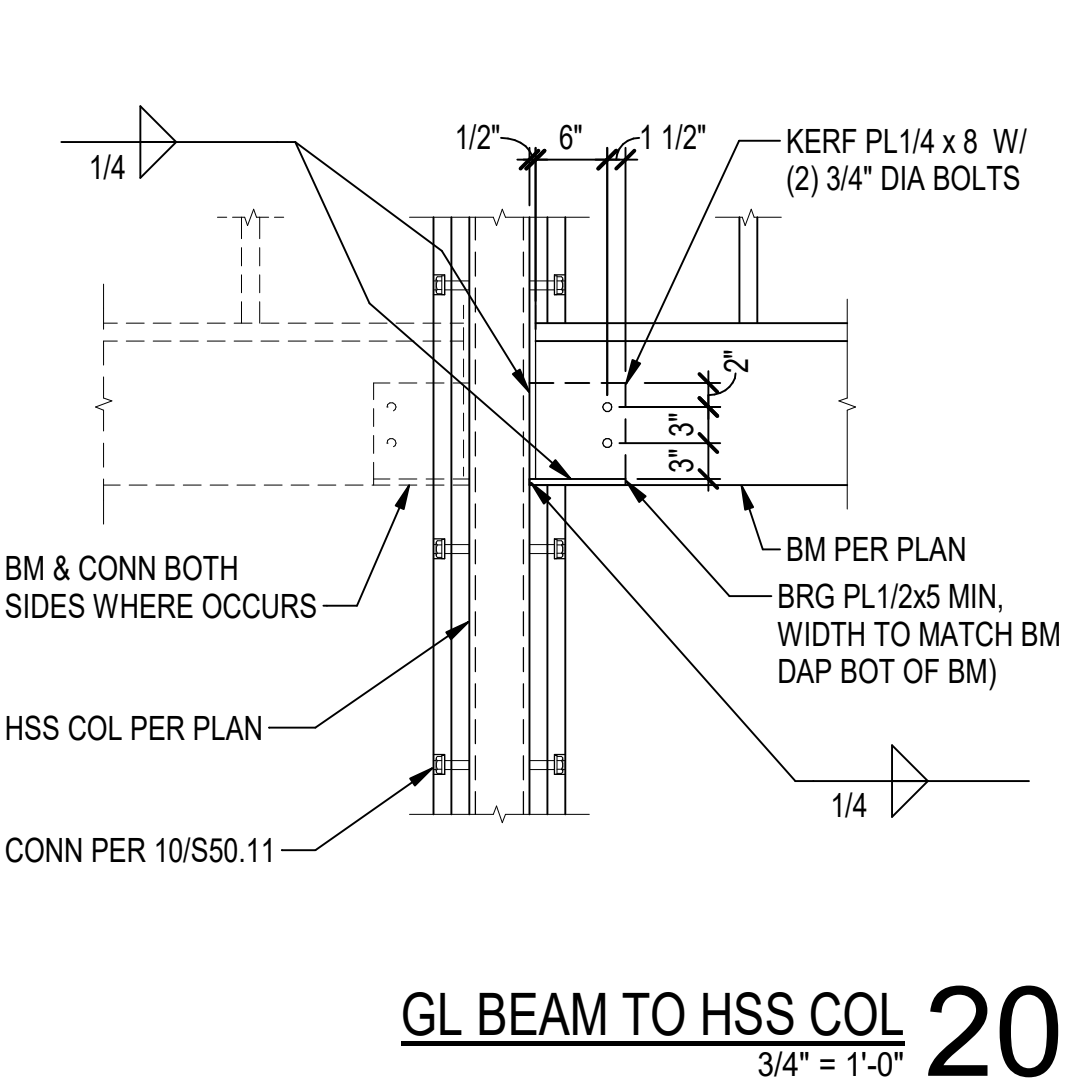
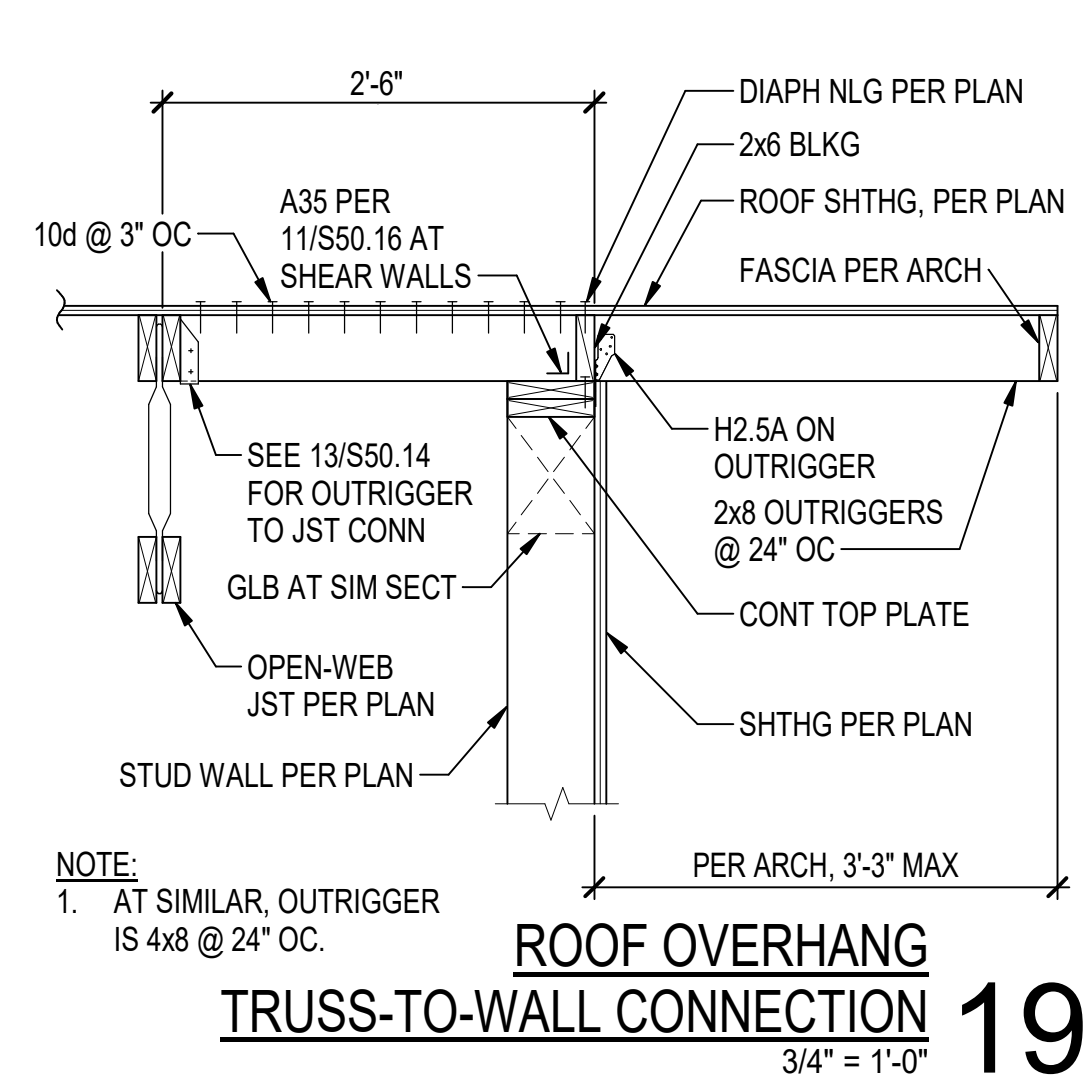
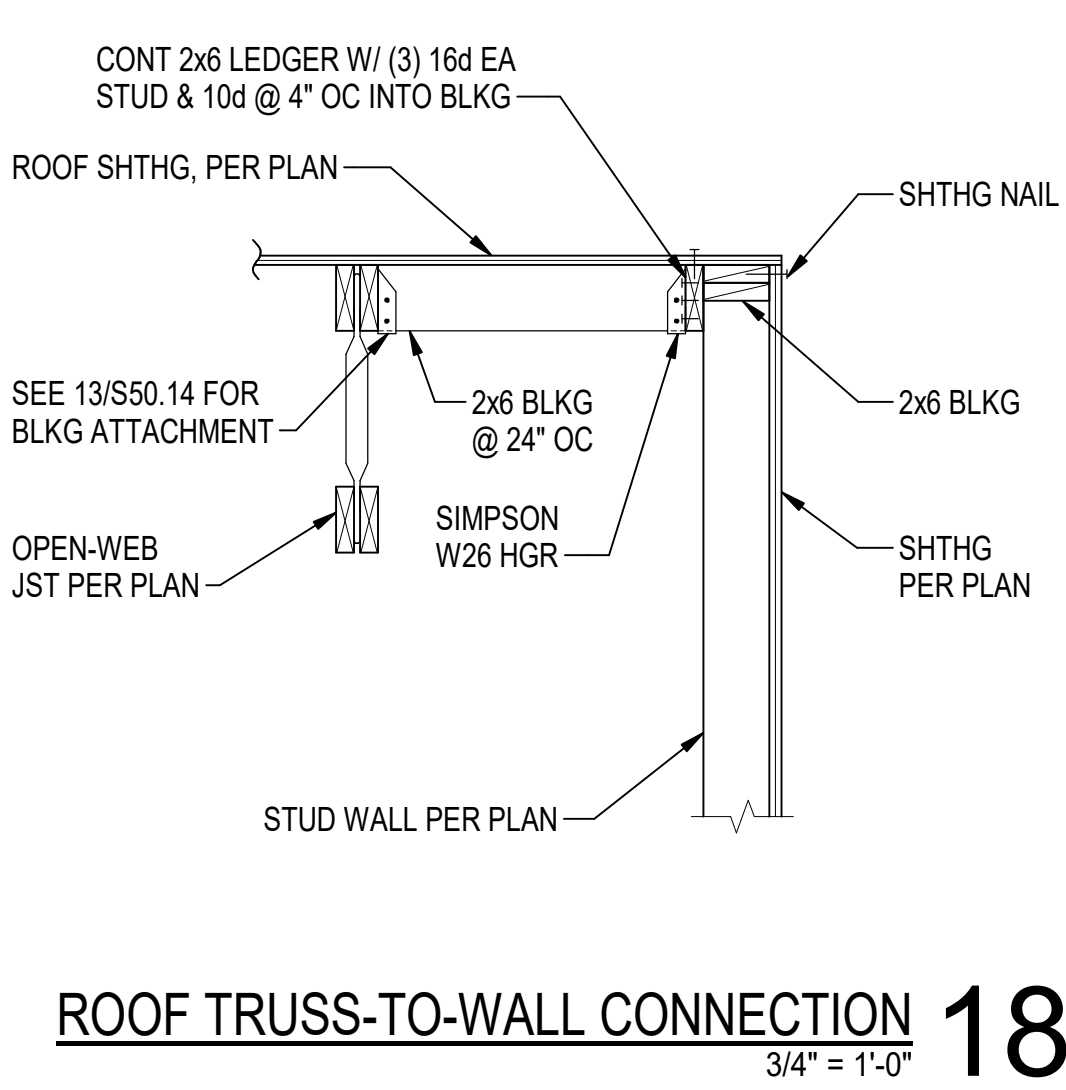
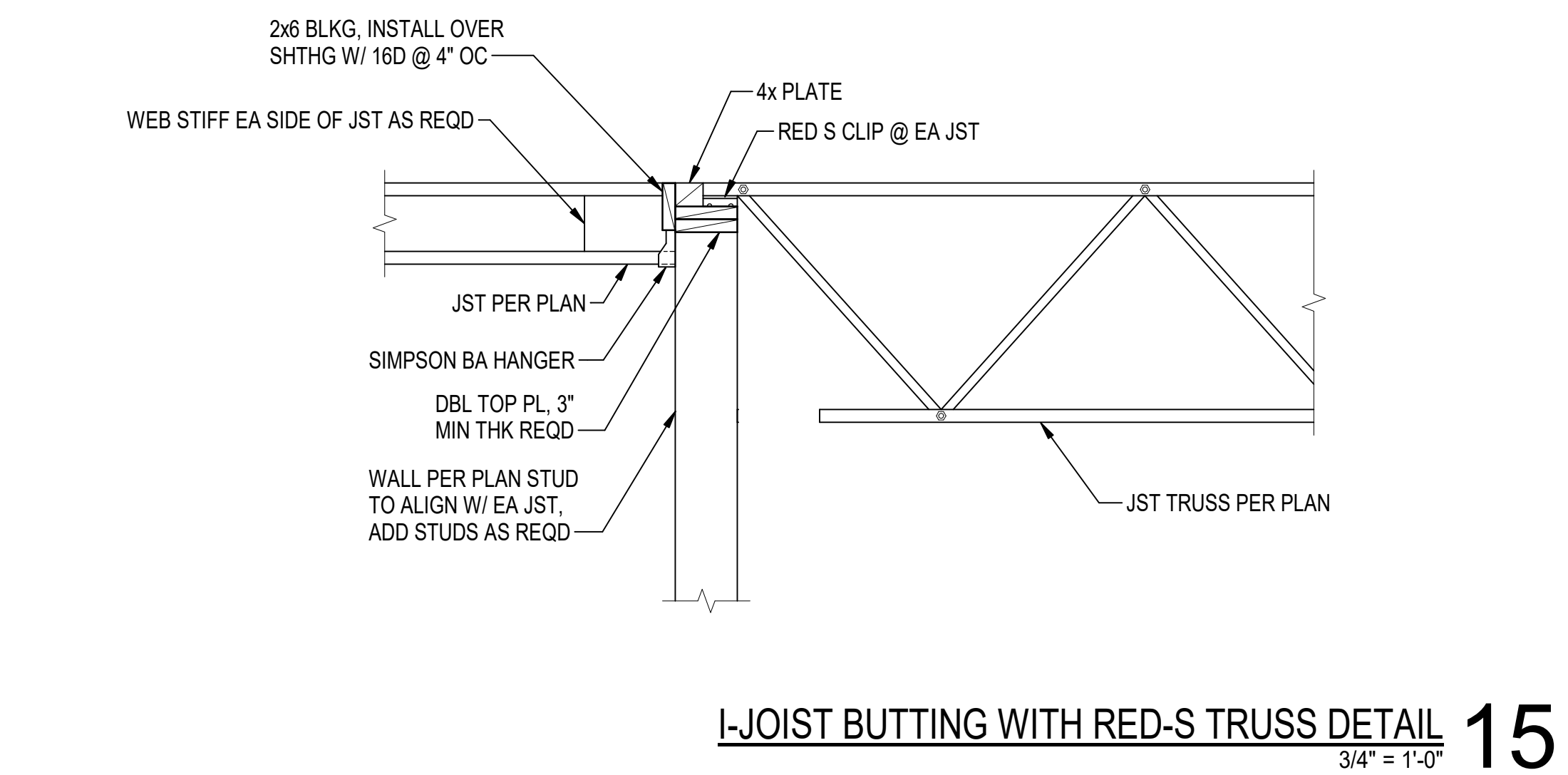
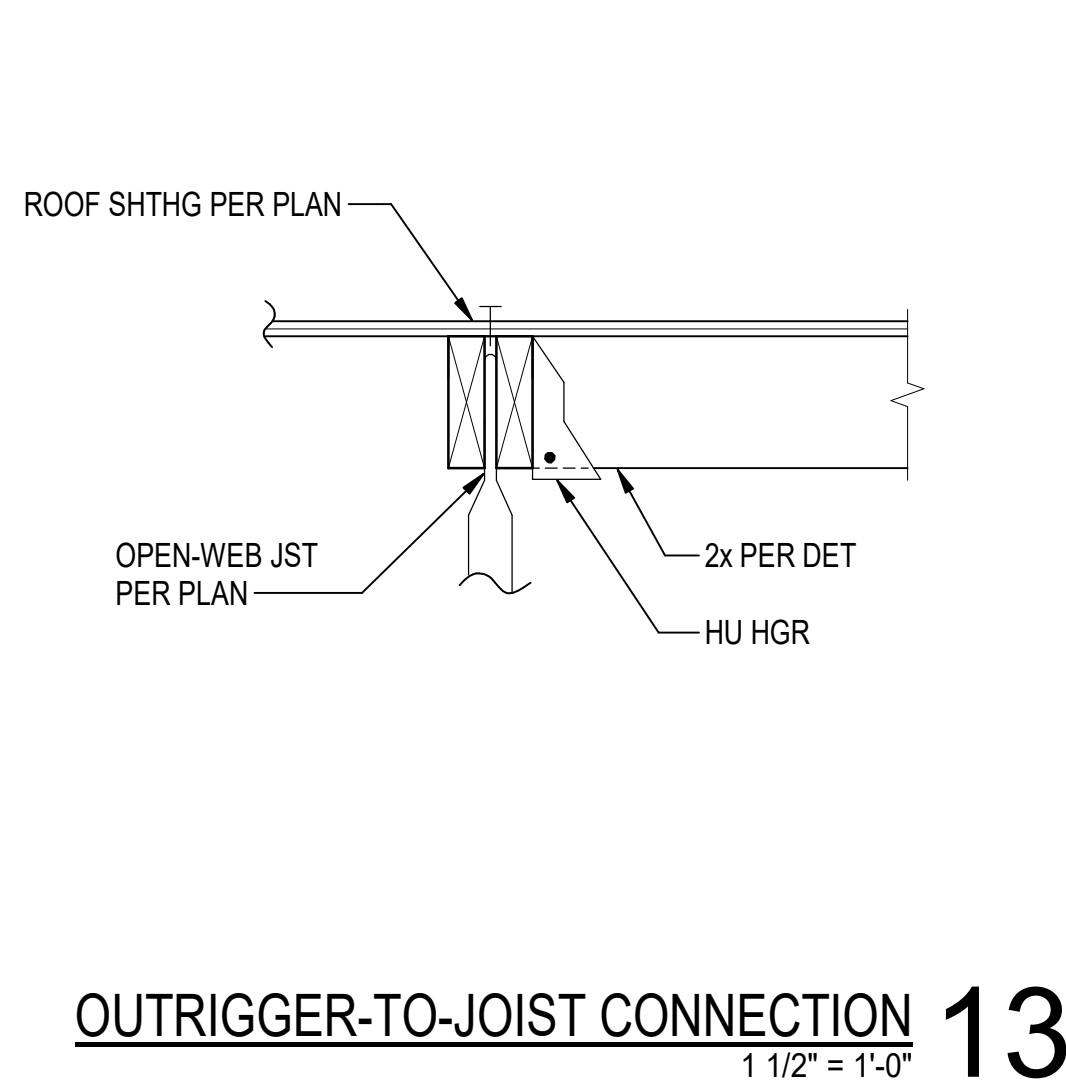
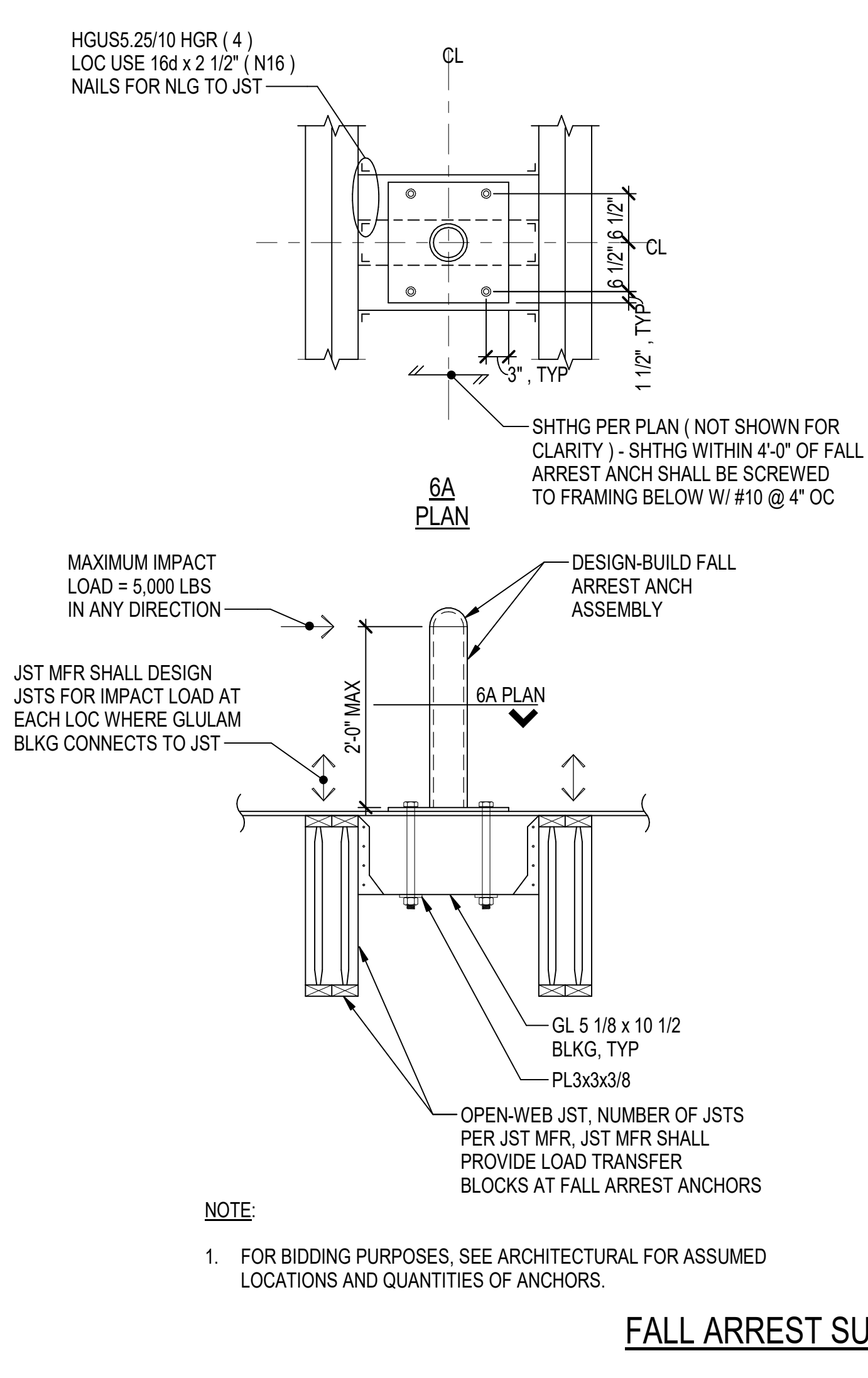
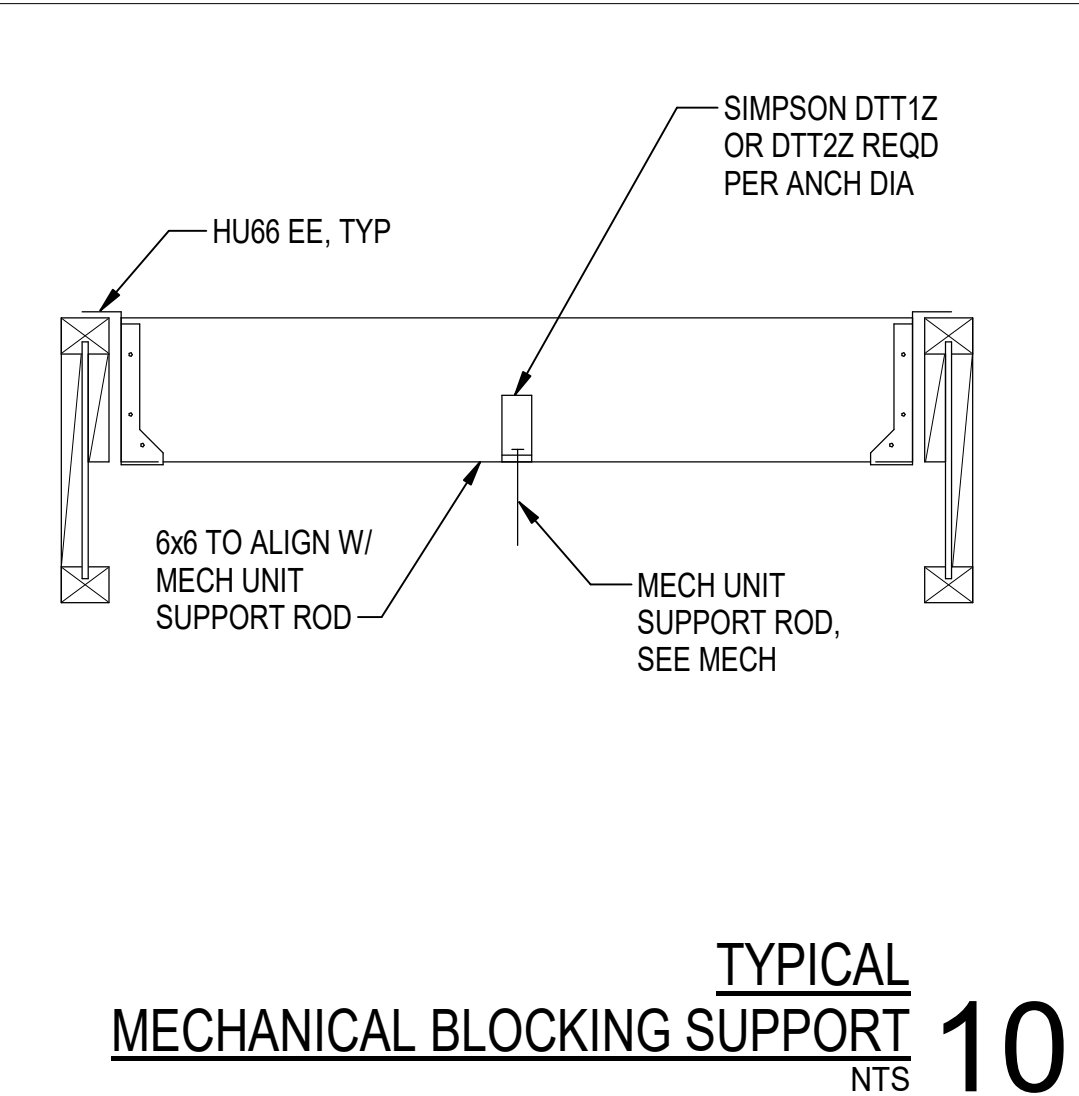
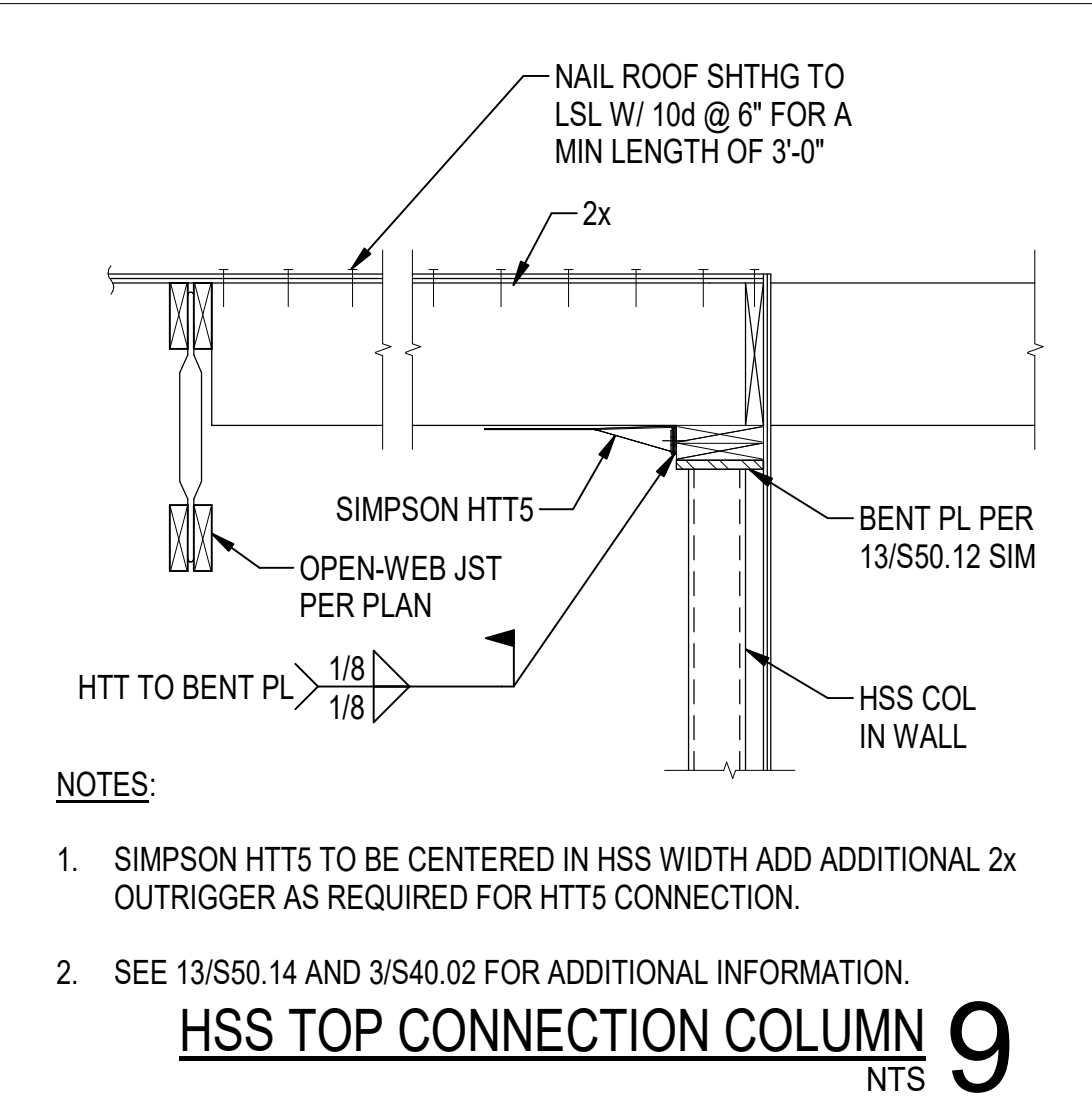
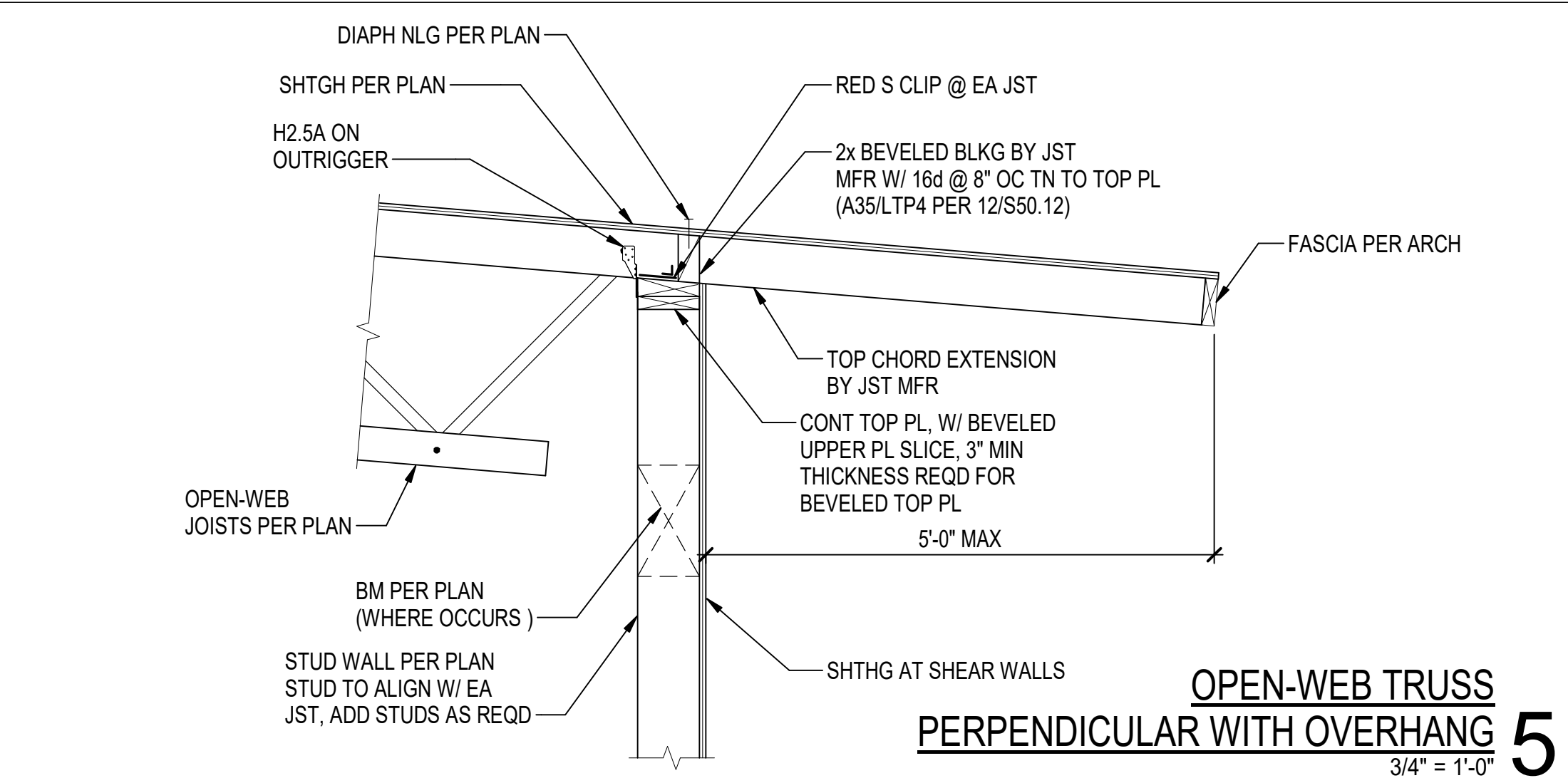
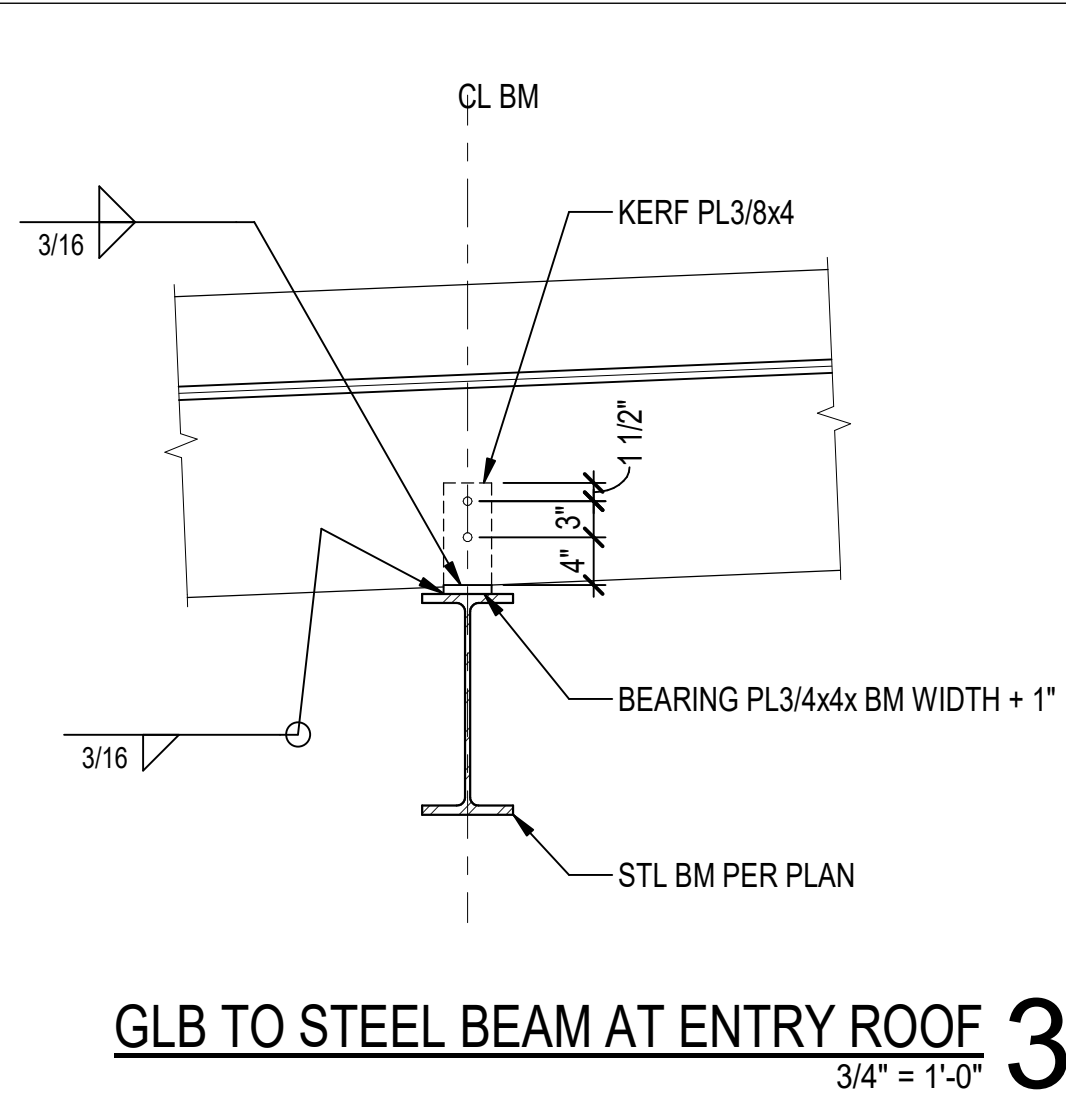
BEAM-TO-POST CONNECTION 19
NTSBEAM-TO-POST CONNECTION 20
NTS

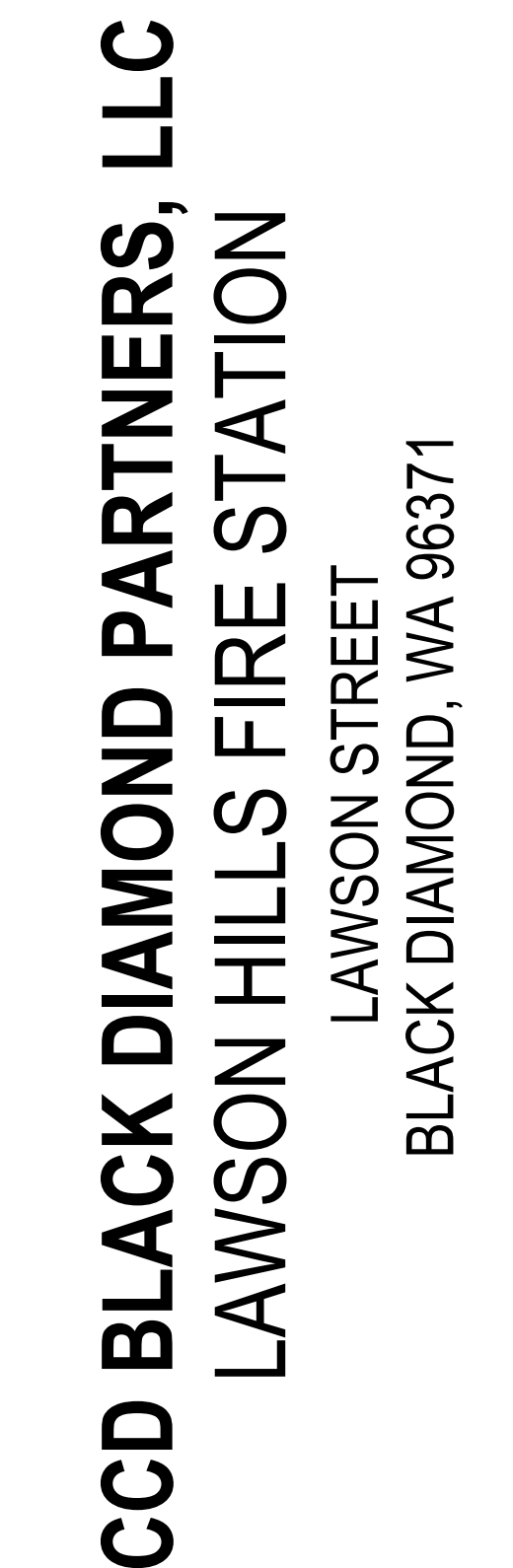


CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
LAWSON STREET
BLACK DIAMOND, WA 96371

PROJECT #	262019.084
PERMIT SET	
ISSUE DATE	JANUARY 21, 2021
REVISION SCHEDULE	

ROOF FRAMING DETAILS

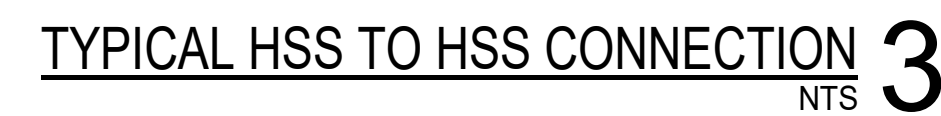


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TYPICAL STEEL DETAILS

SHEET #

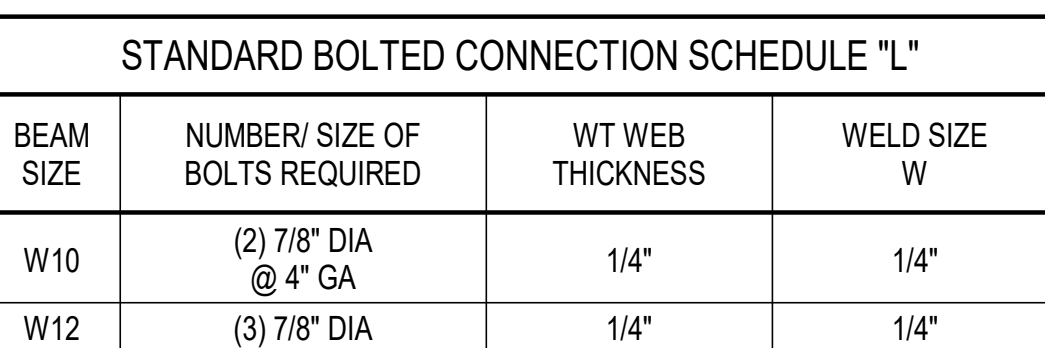
S50.15



EXTENDED PLATE CONNECTION SCHEDULE "F"				
BEAM SIZE	NUMBER & SIZE OF BOLTS REQUIRED	CONNECTION PLATE THICKNESS	TOP AND BOTTOM PLATE SIZE	WELD SIZE W
W10	(2) 7/8" DIA @ 4" GA	5/16"	3/8"	1/4"
W12	(3) 7/8" DIA	5/16"	1/2"	1/4"

NOTE:

1. A 3/4" GAP MAY BE USED AS AN OPTION FOR COLUMNS WITH bf = 14" OR GREATER

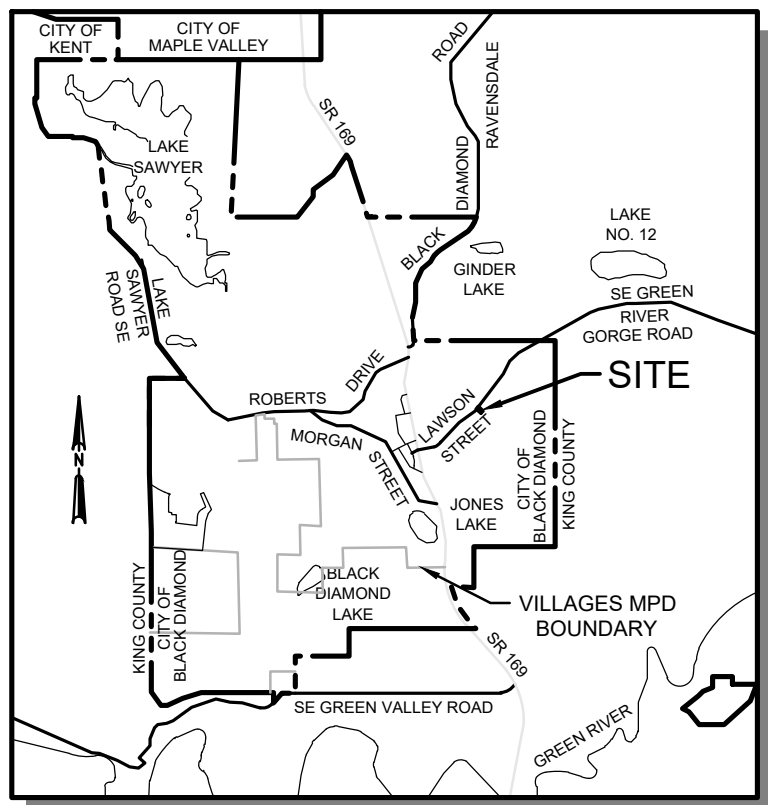


BEAM TO HSS
COLUMN KNIFE PLATE CONNECTION DETAIL 12
NTS

12

LAWSON HILLS FIRE STATION

FINAL ENGINEERING PLANS



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

OWNER / APPLICANT	CCD BLACK DIAMOND PARTNERS LLC, 3025 112TH AVE NE, SUITE 100 BELLEVUE, WA 98004 CONTACT: JUSTIN WORTMAN PHONE: (425) 898-2100
PROJECT MANAGER:	MONTLAKE ASSOCIATES 3025 112TH AVE NE, SUITE 100 SEATTLE, WA 98004 CONTACT: PETER BAKER PHONE: (206) 818-5029
ARCHITECT:	RICE FERGUS MILLER 1275 FIFTH STREET, SUITE 100 BREMERTON, WA 98337 CONTACT: HOWARD STRUVE PHONE: (360) 377-8773
ENGINEER / SURVEYOR:	DAVID EVANS AND ASSOCIATES, INC. 20300 WOODINVILLE SNOHOMISH RD NE, SUITE A WOODINVILLE, WA 98072 CONTACT: BEAU J. WILLERT, PE PHONE: (425) 415-2000
GEOTECHNICAL ENGINEER:	ASSOCIATED EARTH SCIENCES, INC. 911 5TH AVE NE, SUITE 130 KIRKLAND, WA 98033 CONTACT: CARRIE MOZINGO, L.G., L.E.G., P.E. PHONE: (425) 827-7701
STRUCTURAL ENGINEER:	SWENSON SAY FAGET 2124 THIRD AVE, SUITE 100 SEATTLE, WA 98121 CONTACT: RYAN ANDERSON, PE PHONE: (206) 956-3722
WETLAND CONSULTANT:	WETLAND RESOURCES, INC. 9505 19TH AVE SE, SUITE 106 EVERETT, WA 98208 CONTACT: JEFF MALLAHAN PHONE: (425) 337-3045

EARTHWORK QUANTITIES

CUT = 1,816 CY
FILL = 886 CY
TOTAL NET (CUT) = ±930 CY

NOTE: THIS ESTIMATE WAS PREPARED BY DAVID EVANS AND ASSOCIATES, INC., USING THE EXISTING AND FINISHED GRADES PROVIDED IN THESE PLANS. THIS IS AN ESTIMATE ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION COST ESTIMATES OR BIDDING PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR REVIEWING ALL AVAILABLE GEOTECHNICAL INFORMATION AND GENERATING THEIR OWN SET OF EARTHWORK ASSUMPTIONS AND QUANTITIES.

LEGEND

PROPOSED FEATURES

--- BOUNDARY	CURB RAMP
--- RIGHT-OF-WAY	
--- GUTTER, FLOW, & CURB LINE	PROPOSED GRAVEL
--- CENTER LINE	PROPOSED ASPHALT PAVEMENT
--- EASEMENT	PROPOSED SIDEWALK
--- SPLIT RAIL FENCE	PROPOSED CONCRETE
--- EDGE OF WETLAND	
--- BUFFER LINE	

PROPOSED GRADING

---425---	5' PROPOSED CONTOURS
---424---	1' PROPOSED CONTOURS
---ROCKERY---	ROCKERY (FILL)

PROPOSED STORM DRAINAGE

---SD---	STORM DRAIN PIPE	---CATCH BASIN---
---STORM SERVICE---	PIPE FLOW	---INTAKE OR OUTFALL---
• STORM CLEANOUT		
• YARD DRAIN		
---LINEAR TRENCH DRAIN---		

PROPOSED SANITARY SEWER

---SS---	SEWER SERVICE	---PIPE FLOW---
		• SEWER CLEANOUT

PROPOSED WATER

---WATER SERVICE---	• FIRE HYDRANT
---SINGLE WATER METER---	• FIRE DEPT CONNECTION (FDC)
---SINGLE WATER METER W/ BACKFLOW PREVENTER---	• POST INDICATOR VALVE (PIV)
	• GATE VALVE
	• TEE
	• BEND
	• CONCRETE BLOCKING

EXISTING FEATURES

---RIGHT-OF-WAY---	---EXISTING GUY ANCHOR---
---425---5' EXISTING MAJOR CONTOUR	---EXISTING POWER VAULT---
---424---1' EXISTING MINOR CONTOUR	---EXISTING TELEPHONE VAULT---
---SD---	---EXISTING STREET LIGHT---
---OHP---	---EXISTING SIGN---
---TEL---	---EXISTING GRAVEL---
---SS---	---EXISTING CONCRETE---
---G---	---EXISTING ASPHALT---
---EXISTING CATCH BASIN---	---EXISTING FENCE---
---EXISTING WATER METER---	
---EXISTING FIRE HYDRANT---	
---EXISTING GATE VALVE---	
---EXISTING POWER POLE---	
---EXISTING MONUMENT---	

PARCEL NUMBER

PARCEL D TPN 1321069022

LEGAL DESCRIPTION

LEGAL DESCRIPTION FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NO. 20001100-SC, REVISION 2, DATED DECEMBER 7, 2020, AT 8:00 AM.

TPN 1321069022:
PARCEL 2, CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN 19-0028 RECORDED UNDER RECORDING NUMBER 20190619900008, RECORDS OF KING COUNTY, WASHINGTON.

HORIZONTAL DATUM

WASHINGTON NORTH ZONE NAD 83/91
HELD A BEARING OF NORTH 36°41'51" WEST FROM KING COUNTY SURVEY CONTROL POINT #7537 TO CONTROL POINT #7535

VERTICAL DATUM

NAVD 88. ORIGINAL BENCHMARK - WGS SURVEY DATA WAREHOUSE, SURVEY CONTROL POINT DESIGNATION "Z253", DATABASE POINT ID #43270. BENCHMARK IS A USC & GS BRASS DISK, STAMPED "CGS Z 253 1944", SET IN A DRILL HOLE IN THE CONCRETE BASE OF A RAILROAD OVERPASS PIER, LOCATED ALONG THE BURLINGTON-NORTHERN RAILROAD LINE, APPROXIMATELY 1/4 MILE SOUTH OF THE INTERSECTION OF SE 280TH STREET AND STATE HIGHWAY 169. THE RAILROAD OVERPASS PIER IS 3 RAILS NORTHWEST OF STATE HIGHWAY 169 AND THE BRASS DISK IS APPROXIMATELY 5.9 FEET HIGHER THAN THE RAILROAD TRACK.
ELEVATION = 568.227 FEET

CONTRACTOR SHALL POTHOLE THE EX. 8" WATER ALONG LAWSON STREET PROJECT FRONTAGE PRIOR TO CONSTRUCTION TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION. IF POTHOLING REVEALS A CHANGE IN HORIZONTAL AND/OR VERTICAL ALIGNMENT FROM THESE PLANS, THE CONTRACTOR SHALL PROVIDE SURVEYED POTHOLING INFORMATION TO THE ENGINEER FOR A DESIGN CHANGE. DESIGN CHANGE SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NO NET PHOSPHORUS INCREASE IS THE DESIGN STANDARD AND MUST BE ACCOMPLISHED ON-SITE, WITHIN THE MODULAR WETLAND, UNLESS AN ALTERNATIVE APPROACH IS APPROVED BY THE CITY.

INTERIOR TRUCK PARKING AREA MUST DRAIN TO THE SEWER SYSTEM.

ONSITE TRUCK WASHING THAT USES PHOSPHORUS-LADEN SOAP IS PROHIBITED. ALL WASHING SHALL BE COMPLETED OFFSITE AT THE CITY OF BLACK DIAMOND PUBLIC WORKS WASH FACILITY.

SHEET INDEX

- 1 - COVER SHEET
- 2 - GENERAL NOTES
- 3 - TESC PLAN
- 4 - TESC DETAILS
- 5 - GRADING AND STORM DRAINAGE PLAN
- 6 - FINE GRADING PLAN
- 7 - FINE GRADING PLAN
- 8 - STORM DRAINAGE PROFILES
- 9 - FRONTAGE IMPROVEMENT PLAN - LAWSON STREET
- 10 - FRONTAGE IMPROVEMENT PLAN - BOTTS DRIVE
- 11 - STORMWATER VAULT PLAN
- 12 - SEWER AND WATER PLAN AND SEWER PROFILE
- 13 - PROJECT DETAILS
- 14 - PROJECT DETAILS
- 15 - PROJECT DETAILS
- 16 - PROJECT DETAILS
- 17 - PROJECT DETAILS

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-445-5555 NOT LESS THAN TWO FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. EXISTING UTILITIES TO BE LOCATED, PROTECTED, AND REPAIRED IN ACCORDANCE WITH RCW 19.122.

PUB21-0049

Approved for MDRT review (by Oakpointe) **4/13/2023** Date

CITY OF BLACK DIAMOND

This plan is approved for construction when all signature lines are completed

Andy Williamson - MDRT + Economic Dev. Director Date

MDRT Planner Date

MDRT Civil Engineer Date

NOTE: This approval is NOT A GUARANTEE OR WARRANTY by the City regarding the accuracy of the plans, the design engineering decisions, or the ultimate function or performance of the infrastructure proposed, and should not be relied upon as such. This approval only represents the opinion of City staff that this set of plans appears to meet City requirements, engineering principles, and are substantially complete. PLEASE ALSO NOTE: If errors, discrepancies or lack of compliance of these plans with City code requirements are discovered after permitting, the applicant may be required to make changes during the construction process to bring the project into compliance, at applicant's sole expense.



DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

LAWSON HILLS FIRE STATION
FINAL ENGINEERING PLANS

OKAPOINTE COMMUNITIES
COVER SHEET

WASHINGTON

CITY OF BLACK DIAMOND,

DATE: 2/3/2023	BY: JCK
NO. 1	REVISION
2	PER CITY COMMENTS 3/8/23
3	PER CITY COMMENTS 4/11/23



CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OKPCBBDP6004

SHEET NO.

A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.

CONTRACTOR'S OBLIGATIONS:

- 1) THE WORK UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS, WHICH IN AGGREGATE CONTROL THE WORK USING THE FOLLOWING PRECEDENCE, WHERE CONFLICTS OCCUR, ITEMS HIGHER ON THE LIST PREVAIL OVER ITEMS LOWER ON THE LIST.
 - a. DIRECTION GIVEN BY THE PUBLIC WORKS DIRECTOR
 - b. FIELD DIRECTIVES AND FIELD CHANGES
 - c. THESE PLANS AND SPECIFICATIONS
 - d. CITY CODES AND STANDARDS
 - e. STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (WSDOT/APWA, LATEST EDITION)
- 2) A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT.
- 4) ANY WORK WITHIN THE RIGHT-OF-WAY MUST PROCEED IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. TEMPORARY TRAFFIC STOPPAGE IS NOT ALLOWED (EVEN FOR DELIVERIES) UNLESS AN APPROVED TRAFFIC CONTROL PLAN HAS BEEN SUBMITTED AND APPROVED.
- 5) THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS, AND MAY NOT BE ACCURATE OR NOT INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING WHICH POTENTIAL UTILITY CONFLICTS MIGHT AFFECT THE DESIGN OR PROGRESS OF THE WORK AND POTHOLE THOSE POTENTIAL UTILITY CONFLICTS IN ADVANCE OF THE WORK. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONTACT ALL UTILITY OWNERS AND THE ONE-CALL LOCATE SERVICE TO CONFIRM UTILITY LOCATIONS AND HAVE THEM FIELD LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT OR RELOCATE (AS REQUIRED) EXISTING CONFLICTING UTILITIES AS DIRECTED BY THE CITY.
- 6) THE CONTRACTOR SHALL PROVIDE TEMPORARY CUT SLOPES AND TEMPORARY SHORING AS NECESSARY FOR THE CONSTRUCTION AS SHOWN. ALL SHORING DESIGNS OVER 4 FEET HIGH MUST BE STAMPED BY A WASHINGTON STATE P.E. THE STABILITY OF ALL TEMPORARY SLOPES AND SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF CRITICAL AREAS AND THEIR BUFFERS. IN THE EVENT AREAS ARE DISTURBED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR FULL RESTORATION AND MITIGATION AS DIRECTED BY THE CITY.
- 8) A COPY OF THE SURFACE WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE ON-SITE AT ALL TIMES.
- 9) AS BUILT PLANS ARE REQUIRED PRIOR TO ACCEPTANCE OF THE WORK BY THE CITY, CONTRACTORS SHALL MAINTAIN ACCURATE FIELD RECORDS OF ALL IMPROVEMENTS INCLUDING REDLINES, PHOTOGRAPHS AND FIELD NOTES. THESE MUST BE AVAILABLE FOR PERIODIC REVIEW BY THE CITY AND WORK MAY BE STOPPED IF ACCURATE RECORDS ARE NOT BEING MAINTAINED. CONTRACTORS SHALL OBTAIN AND MAINTAIN THE SERVICES OF A PROFESSIONAL ENGINEER AND A PROFESSIONAL SURVEYOR TO PREPARE AND CERTIFY (STAMP AND SIGN) THE AS-BUILT PLANS AS FOLLOWS:
 - a. AS-BUILT CONDITIONS AND CONFIGURATION SHALL BE SUBMITTED ON CLEAN MYLARS IN THE SAME FORMAT AS THE DESIGN PLANS. ALL FIELD REVISIONS AND DEVIATIONS SHALL BE SHOWN ON THE AS-BUILT MYLARS (NO CROSS-OUTS, NO OVER-TYPES).
 - b. AS-BUILT MYLARS MUST BE SUBMITTED PRIOR TO ACCEPTANCE OF THE WORK BY THE CITY, AND PRIOR TO RELEASE OF BONDS.
 - c. EVERY AS-BUILT MYLAR SHALL HAVE THE FOLLOWING NOTE THAT IS SIGNED AND SEALED BY THE ENGINEER AND SURVEYOR: "I, _____ (THE ENGINEER OR SURVEYOR OF RECORD) HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THESE RECORD DRAWINGS ACCURATELY REFLECTS THE AS-BUILT CONDITION AS OF _____ (DATE) AND MEETS THE INTENT OF THE DESIGN."
- 10) CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL AGENCY SAFETY STANDARDS

SPECIAL CONDITIONS:

THE FOLLOWING SPECIAL CONDITIONS APPLY TO THIS WORK

- 1) ASSOCIATED EARTH SCIENCES, INC. HAS PREPARED A DETAILED GEOTECHNICAL REPORT FOR SITE DEVELOPMENT. ALL WORK MUST BE IN COMPLIANCE WITH THE SITE SPECIFIC GEOTECHNICAL REPORT.
- 2) AN NPDES PERMIT HAS BEEN ISSUED FOR THIS WORK. A COPY OF THE PERMIT MUST BE ON SITE AT ALL TIMES AND ALL WORK SHALL COMPLY WITH THE NPDES PERMIT.
- 3) ALL WORK SHALL BE IN ACCORDANCE WITH THE NOISE CONTROL AND ABATEMENT PROCEDURES IN THE DEVELOPMENT AGREEMENT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE NOISE CONTROL HOTLINE (APPROVED BY THE CITY ON 7-18-2013)
- 4) ALL WORK SHALL BE IN COMPLIANCE WITH THE WETLAND BUFFER AND VEGETATION MANAGEMENT PLAN (BDMC 19.10.230).
- 5) ALL WORK SHALL COMPLY WITH THE CONDITIONS IN THE CLEARING AND GRADING PERMIT.
- 6) ALL CLEARING AND GRADING SHALL COMPLY WITH BDMC 15.28.
- 7) CONSTRUCTION HOURS ARE: 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY AND SATURDAY 9:00 AM TO 5:00 PM. NO WORK IS ALLOWED ON SUNDAYS AND CITY HOLIDAYS.
- 8) ALL TRUCK TRAFFIC LARGER THAN SINGLE UNIT (SU) TRUCKS, INCLUDING FILL AND DELIVERIES THAT USE CITY STREETS, ARE LIMITED TO 7:00 AM TO 3:30 PM, MONDAY THROUGH FRIDAY ONLY.
- 9) ALL CONTRACTORS SHALL HAVE A CITY OF BLACK DIAMOND LICENSE.

INFRASTRUCTURE INVENTORY

ITEM	QUANTITY
WATER MAIN (EXCL. FIRE SERVICE)	0 LF
6" FIRE SERVICE	130 LF
6" SEWER SERVICE	209 LF
6" SEWER CLEANOUTS	1 EA
6" WYE	1 EA
4" STORM PIPE	153 LF
6" STORM PIPE	700 LF
8" STORM PIPE	93 LF
12" STORM PIPE	613 LF
18" STORM PIPE	278 LF
STORM CATCH BASINS	19 EA
ASPHALT PAVEMENT	925 SY
CONCRETE PAVEMENT	845 SY

NOTE: THESE QUANTITIES ARE APPROXIMATE AND NOT INTENDED FOR CONTRACTOR TO BASE BID ON. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES REQUIRED PER PLANS.

GRADING AND EARTHWORK:

- 1) ALL OFF-SITE ROADWAYS MUST BE KEPT CLEAN AND FREE OF SEDIMENT DIRT, MUD AND DEBRIS.
- 2) ALL BUILDING AND PAVEMENT AREAS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.
- 3) A LICENSED GEOTECHNICAL ENGINEER SHALL SUPERVISE ALL FILLS. CONSTRUCTION RECORDS OF SOIL ACTIVITIES AND COMPACTION TESTING SHALL BE TRANSMITTED TO THE CITY AND OWNER ON A WEEKLY BASIS. ALL TESTS SHALL INCLUDE A MAP SHOWING THE TESTING LOCATION.
- 4) EACH CONTRACTOR SHALL BE REQUIRED TO PROVIDE A CERTIFIED "EROSION CONTROL SUPERVISOR" (ECS) THAT MUST BE ON-SITE WHENEVER EARTHWORK OR OTHER ACTIVITY THAT MIGHT RESULT IN TURBID RUNOFF IS BEING PERFORMED. THE ECS SHALL MAKE PERIODIC (AT LEAST DAILY) CHECKS OF THE APPLICABLE EROSION CONTROL SYSTEMS AND PERFORM REPAIRS AND UPGRADES IMMEDIATELY AS NEEDED. FAILURE TO MAINTAIN EFFECTIVE TESC MEASURES OR PROVIDE A CERTIFIED ECS SHALL RESULT IN WORK STOPPAGE.
- 5) THE CITY SHALL PROVIDE PERIODIC INSPECTIONS BY A "CITY CERTIFIED EROSION CONTROL SUPERVISOR" (CECS), DIRECTIVES PROVIDED BY THE CECS, TO THE EXTENT THEY CONFLICT WITH THE ECS, SHALL PREVAIL. THE CONTRACTOR SHALL IMPLEMENT ALL REVISIONS AND ADDITIONS REQUESTED BY THE CECS AS SOON AS POSSIBLE.
- 6) SAMPLES OF PROPOSED IMPORTED SOILS, INCLUDING TOPSOIL, SHALL BE SUBMITTED AND APPROVED BY THE GEOTECHNICAL ENGINEER AND OWNER PRIOR TO BEING BROUGHT ON-SITE.

EROSION CONTROL GENERAL NOTES:

- 1) APPROVAL OF THE EROSION/SEEDMENTATION 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, ETC.).
- 2) THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADE OF THE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- 3) THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE MARKED CLEARING LIMITS SHALL BE PERMITTED. THE MARKING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF THE CONSTRUCTION.
- 4) THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED 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 AND UTILITY STANDARDS.
- 5) THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- 6) THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- 7) THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
- 8) AT NO TIME SHALL MORE THAN 1" OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN THE SUMP OF A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTEAM SYSTEM.
- 9) STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED 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.

CONSTRUCTION SEQUENCE:

- 1) THE CONSTRUCTION SEQUENCE SHALL GENERALLY BE AS FOLLOWS:
 - a. SUBMIT BLACK DIAMOND BUSINESS LICENSE AND PROOF OF INSURANCE TO THE MDRT
 - b. OBTAIN APPROVAL FROM THE CITY FOR ALL NECESSARY PERMITS AND AUTHORIZATIONS. DELIVER APPROVED MYLAR PLANS TO THE CITY MDRT.
 - c. SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE
 - d. COMPLY WITH ALL DIRECTIVES, IDENTIFIED DURING THE PRECONSTRUCTION CONFERENCE, NECESSARY PRIOR TO SITE MOBILIZATION.
 - e. SUBMIT CONSTRUCTION BONDS AS REQUIRED BY BDMC
 - f. COMMENCE AND COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE IN BDMC 15.28 INCLUDING THE FOLLOWING SPECIAL ACTIVITIES: 1) POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR AT SITE FRONTAGE. 2) MAINTAIN EXISTING CONSTRUCTION ENTRANCE AND PERMITTER FACILITIES. 3) INSTALL WITH PHASE 1A-SCHEDULE A CLEARING, GRADING AND TESC PLANS. 3) PROTECT BIORETENTION CELLS AND INFILTRATION AREAS FROM SEDIMENTATION AT ALL TIMES UNTIL SITE IS STABILIZED AND CONSTRUCTION IS COMPLETE.
- 2) AFTER ALL WORK IS COMPLETE SCHEDULE AND REQUEST A PUNCHLIST INSPECTION FROM THE MDRT.
- 3) DELIVER DRAFT AS-BUILT PLANS FOR REVIEW BY THE MDRT
- 4) COMPLETE ALL PUNCHLIST ITEMS AND FINAL TESTING.
- 5) RECEIVE CERTIFICATION FROM THE CITY THAT ALL WORK IS COMPLETE AND THE AS-BUILT PLANS ARE ACCEPTABLE.
- 6) PROVIDE APPLICABLE AND REQUIRED MAINTENANCE BONDS.
- 7) DEMOBILIZE AND PROVIDE FINAL SITE CLEANUP.
- 8) REQUEST RELEASE OF CONSTRUCTION BONDS.

STREET GENERAL NOTES:

- 1) ALL WORKMANSHIP AND MATERIALS WILL BE IN ACCORDANCE WITH THESE PLANS, THE DEVELOPMENT AGREEMENT, AND CURRENT CITY OF BLACK DIAMOND STANDARDS AND THE MOST CURRENT EDITION OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
- 2) THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH U.S. DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO DISRUPTION OF ANY TRAFFIC, TRAFFIC CONTROL PLANS WILL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK WILL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE. WORK SHALL CEASE WHEN TRAFFIC CONTROL FAILS TO MEET MINIMUM REQUIREMENTS.
- 3) ALL CURB, CURB AND GUTTER, STREET GRASSES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT WILL BE STAKED BY A LICENSED ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
- 4) WHERE NEW ASPHALT JOINS EXISTING, THE EXISTING ASPHALT WILL BE CUT TO A NEAT VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE CSS-1 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE NEW ASPHALT WILL BE FEATHERED BACK OVER EXISTING ASPHALT TO PROVIDE FOR A SEAL AT THE SAW CUT LOCATION AND THE JOINT SEALED WITH GRADE AR-4000W PAVING ASPHALT. A SAND BLANKET SHALL BE APPLIED TO THE SURFACE TO MINIMIZE "TRACKING" OF SAME.
- 5) ALL LOCAL ACCESS STREETS SHALL REQUIRE SAWCUT AND SEALING OF ALL JOINTS.
- 6) ALL ARTERIALS AND COLLECTORS SHALL REQUIRE TAPERED GRINDING/INLAY FOR ALL JOINTS.
- 7) COMPACTION OF SUBGRADE, ROCK, AND ASPHALT WILL BE IN ACCORDANCE WITH THE WSDOT STANDARDS SPECIFICATIONS.
- 8) FORM AND SUBGRADE INSPECTION BY THE CITY IS REQUIRED BEFORE POURING CONCRETE. A MINIMUM TWENTY-FOUR HOURS NOTICE IS REQUIRED TO BE PROVIDED TO THE CITY FOR FORM INSPECTION.
- 9) TESTING AND SAMPLING FREQUENCIES WILL BE AS DESCRIBED IN SECTION 3.3.12.

STORM DRAINAGE GENERAL NOTES:

- 1) ALL WORK SHALL CONFORM TO CITY OF BLACK DIAMOND STANDARDS, THE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON BY THE DEPARTMENT OF ECOLOGY, AND THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
- 2) TEMPORARY EROSION/WATER POLLUTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH THE STORMWATER MANUAL FOR WESTERN WASHINGTON BY THE DEPARTMENT OF ECOLOGY AND AS FOLLOWS:
 - a. ALL PERMANENT STORAGE AND RETENTION/DETENTION AREAS USED AS PART OF THE TEMPORARY EROSION CONTROL AND WATER POLLUTION CONTROL ACTIVITY AND CONVEYANCE SYSTEM SHALL BE CLEANED OF ALL SILTS, SAND, AND OTHER MATERIALS FOLLOWING COMPLETION OF CONSTRUCTION AND THE PERMANENT FACILITIES SHALL THEN BE COMPLETED.
- 3) COMPLIANCE WITH ALL OTHER PERMITS AND OTHER REQUIREMENTS BY THE CITY OF BLACK DIAMOND AND/OR OTHER GOVERNING AUTHORITIES SHALL BE REQUIRED.
- 4) A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION.
- 5) ALL STORM MAINS AND RETENTION/DETENTION AREAS SHALL BE STAKED FOR GRADE AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK, AND CURRENTLY LICENSED IN THE STATE OF WASHINGTON TO DO SO.
- 6) STORM DRAIN PIPE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - a. POLYVINYL CHLORIDE: PVC PIPE SHALL CONFORM TO ASTM D 3034, SDR 35 OR ASTM F 789 WITH JOINTS AND RUBBER GASKETS CONFORMING TO ASTM D3212 AND ASTM F4777.
 - b. PLAIN CONCRETE: PLAIN CONCRETE PIPE PER WSDOT STANDARD SPECIFICATIONS.
 - c. REINFORCED CONCRETE: REINFORCED CONCRETE PIPE PER WSDOT STANDARD SPECIFICATIONS.
 - d. DUCTILE IRON: DUCTILE IRON PIPE SHALL CONFORM TO AWWA C151 CLASS 50 AND HAVE A CEMENT MORTAR LINING CONFORMING TO AWWA C104. ALL PIPES SHALL BE JOINED USING NON-RESTRAINED JOINTS WHICH SHALL BE RUBBER GASKETS, PUSH ON TYPE OR MECHANICAL JOINT, CONFORMING TO AWWA.
 - e. POLYETHYLENE PE SMOOTH WALL PIPE PER ADVANCED DRAINAGE SYSTEMS (ADS) N-12 (BELL AND SPIGOT), OR CITY APPROVED EQUAL, CONSTRUCTED PER WSDOT STANDARD SPECIFICATIONS.
- 7) SPECIAL STRUCTURES, OIL/WATER SEPARATOR AND OUTLET CONTROLS SHALL BE INSTALLED PER PLANS AND MANUFACTURERS RECOMMENDATIONS.
- 8) ALL DISTURBED AREAS SHALL RECEIVE PERMANENT EROSION CONTROL IN THE FORM OF VEGETATION ESTABLISHMENT SUCH AS GRASS SEEDING OR HYDROSEEDING. A MEANS SHALL BE ESTABLISHED TO PROTECT THE PERMANENT STORM DRAIN SYSTEM PRIOR TO ESTABLISHMENT OF THE PERMANENT EROSION CONTROL MEASURES. THIS METHOD SHALL BE INCLUDED IN THE SOIL EROSION AND WATER POLLUTION/FLOOD CONTROL PLANS.
- 9) PROVIDE TRAFFIC CONTROL PLAN(S) AS REQUIRED IN ACCORDANCE WITH THE MUTCD.
- 10) CALL UNDERGROUND LOCATED LINE 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
- 11) ALL STORM WATER PIPES SHALL BE PRESSURE TESTED BETWEEN CATCH BASINS AND TV INSPECTED.

SANITARY SEWER GENERAL NOTES:

- 1) ALL WORK SHALL CONFORM TO CITY OF BLACK DIAMOND STANDARDS.
- 2) SANITARY SEWER PIPE SHALL BE PVC CONFORMING TO ASTM D3034, SDR 35 OR DUCTILE IRON PIPE (CLASS 52), PROVIDED THE DUCTILE IRON PIPE IS LINED WITH EPOXY, POLYURETHANE, OR SEWERCOAT, WHERE REQUIRED BY THE CITY ENGINEER. BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
- 3) ALL LATERAL SEWERS SHALL BE 6" DIAMETER PIPE AT A MINIMUM 2% SLOPE.
- 4) LATERAL SEWER STATIONS ARE REFERENCED FROM NEAREST DOWNSTEAM MANHOLE.
- 5) ALL LATERAL SEWER STUBS SHALL BE CAPPED WITH A WATER TIGHT PLUG. PLUG LOCATION SHALL BE MARKED WITH A 2" X 4" PRESSURE TREATED WOOD STAKE, MINIMUM 12' LONG, WITH ONE END BURIED AT DEPTH OF THE PLUG INVERT AND EXTENDING AT LEAST 3" VERTICALLY OUT OF THE GROUND. THE PORTION OF STAKE ABOVE GROUND SHALL BE PAINTED WHITE AND MARKED WITH THE WORD "SEWER" AND THE DEPTH FROM PIPE INVERT TO GROUND SURFACE. CONNECT PIPE TO STAKE WITH A 14-GAUGE WIRE AT OR ABOVE FINISHED GROUND LEVEL.
- 6) THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- 7) ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BLACK DIAMOND. SIDE SEWER PIPELINES SHALL BE INSPECTED BY THE CITY AND THE TEST WITNESSED BY THE CITY PRIOR TO BACKFILLING THE TRENCH. IF ANY WORK IS BACKFILLED OR COVERED WITHOUT APPROVAL OR CONSENT OF THE CITY, IT MUST BE UNCOVERED FOR INSPECTION.
- 8) ALL TRENCHES SHALL BE COMPACTED AND PAVEMENT INSTALLED PRIOR TO FINAL TESTING AND TV & VIDEO INSPECTION OF SEWER LINES FOR ACCEPTANCE.
- 9) LATERAL SEWERS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED.
- 10) TOPS OF MANHOLES WITHIN PUBLIC RIGHTS-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.
- 11) CONTRACTOR SHALL INSTALL AT ALL CONNECTIONS TO EXISTING DOWNSTEAM MANHOLES, PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING THE EXISTING SANITARY SEWER SYSTEM. PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BLACK DIAMOND.
- 12) SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THESE STANDARDS.
- 13) CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER LINES UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLANS.
- 14) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 15) THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. CARE SHALL BE TAKEN TO CONTROL FUGITIVE DUST. FLUSHING OF STREETS SHALL NOT BE PERMITTED.
- 16) BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH THESE STANDARDS AND THE DEPARTMENT OF ECOLOGY REQUIREMENTS.
- 17) AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5'.
- 18) WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 PAST EACH SIDE OF THE TRENCH AS SHOWN ON THE CITY STANDARD DETAILS. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF) FROM BOTTOM OF TRENCH TO BOTTOM OF THE AC MAIN.
- 19) CALL 1-800-424-5555 48 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATIONS.

WATER GENERAL NOTES:

- 1) ALL WORK SHALL CONFORM TO CITY OF BLACK DIAMOND CITY ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
- 2) ALL PIPES SHALL BE CEMENT LINED, DUCTILE IRON CLASS 52 UNLESS OTHERWISE SHOWN.
- 3) ALL PIPE AND FITTINGS NOT TO BE DISINFECTED IN PLACE SHALL BE SWABBED WITH 1% AVAILABLE CHLORINE SOLUTION PRIOR TO INSTALLATION.
- 4) THE NEW WATER MAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED, AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED.
- 5) AFTER DISINFECTING THE WATERMAIN, CHLORINATED WATER SHALL BE DISPOSED OF IN A MANNER THAT DOES NO PHYSICAL OR ENVIRONMENTAL DAMAGE TO PROPERTY, STREAMS, STORM SEWERS OR ANY WATERWAYS.
- 6) THE NEW WATERMAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED, AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED.
- 7) THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- 8) DEFLECT THE WATERMAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN 3' MINIMUM COVER AND 12" MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SPECIFIED.
- 9) THE WATERMAIN SHALL BE INSTALLED ONLY AFTER THE ROADWAY SUBGRADE IS BACKFILLED, GRADED AND COMPACTED IN CUT AND FILL AREAS.
- 10) TRENCH BACKFILL OF 5/8" MINUS GRAVEL AND SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THESE STANDARDS (SEE TRENCH RESTORATION DETAIL).
- 11) ALL FITTINGS SHALL BE BLOCKED PER STANDARD DETAIL UNLESS OTHERWISE SPECIFIED.
- 12) WHEN WORKING WITH ASBESTOS CEMENT PIPE, THE CONTRACTOR IS REQUIRED TO MAINTAIN WORKERS' EXPOSURE TO ASBESTOS MATERIAL AS PRESCRIBED IN WAC 296-62-07705. ALL ASBESTOS CEMENT PIPE FROM CUT-INS OR TIE-INS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE WAC'S.
- 13) CALL 1-800-424-5555 A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATIONS.
- 14) UNIFORM PLUMBING CODE REQUIRES THE INSTALLATION OF PRIVATELY OWNED AND OPERATED PRESSURE REDUCING VALVES WHERE THE OPERATING PRESSURE EXCEEDS 80 PSI.
- 15) THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS. CARE SHALL BE TAKEN TO CONTROL FUGITIVE DUST IN CONFORMANCE WITH STATE STANDARDS. FLUSHING OF STREETS SHALL NOT BE PERMITTED.
- 16) BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH THESE STANDARDS AND THE DEPARTMENT OF ECOLOGY REQUIREMENTS.
- 17) WHERE NEW UTILITY LINES CROSS BELOW AN EXISTING AC MAIN, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF) FROM BOTTOM OF TRENCH TO BOTTOM OF AC MAIN. IF THE AC MAIN APPEARS TO BE DAMAGED OR AT RISK OF FAILURE, THE CITY WILL REQUIRE SECTION REPLACEMENT ACCORDING TO THE STANDARD DETAILS FOR "TYPICAL AC WATERMAIN CROSSING REPLACEMENT DETAIL."
- 18) AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
- 19) WHERE THE WATERMAIN CROSSES ABOVE OR BELOW SANITARY SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED FOR MAXIMUM JOINT SEPARATION. ENCASEMENT MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER.
- 20) AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5'.
- 21) ALL NEW BUILDINGS AND RESIDENCES SHALL INCLUDE IN THEIR WATER SERVICE A SUITABLE SHUT OFF CHECK VALVE AND PRESSURE REDUCING VALVE. SHUT OFF SHALL BE ACCESSIBLY LOCATED ON THE CUSTOMER SIDE OF THE METER SETTER. SEE CUSTOMER SERVICE DETAIL.
- 22) CONTRACTOR SHALL ALLOW FOR POSTAL DELIVERY ACCESS TO ALL RESIDENCES DURING PROJECT CONSTRUCTION. CONTRACTOR SHALL PROVIDE AND MAINTAIN MAIL BOXES AND PAPER BOXES DURING CONSTRUCTION.
- 23) CONTRACTOR SHALL ALLOW AND PROVIDE FOR EMERGENCY VEHICLE ACCESS TO ALL PROPERTIES DURING CONSTRUCTION.
- 24) BETWEEN THE TIME THAT A FIRE HYDRANT IS INSTALLED AND THE COMPLETED FACILITY IS PLACED IN OPERATION, THE FIRE HYDRANT SHALL AT ALL TIMES BE WRAPPED IN BURLAP, OR COVERED IN SOME OTHER SUITABLE MANNER TO CLEARLY INDICATE THAT THE FIRE HYDRANT IS NOT IN SERVICE.

BMP TS 13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH PER THE 2014 DOE MANUAL SHALL BE APPLIED TO ALL PROPOSED PERVIOUS SURFACES.

STANDARD DETAILS
A BINDER CONTAINING THE CITY OF BLACK DIAMOND STANDARD DETAILS IS AVAILABLE AT CITY HALL.



Know what's below.
Call before you dig.

CAUTION
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PUB21-0049

Approved for MDRT review (by Oakpointe)

CITY OF BLACK DIAMOND
This plan is approved for construction when all signature lines are completed

Andy Williamson - MDRT + Economic Dev. Director Date
MDRT Planner Date
MDRT Civil Engineer Date

NOTE: This approval is NOT A GUARANTEE OR WARRANTY by the City regarding the accuracy of the plans, the design engineering decisions, or the ultimate function or performance of the infrastructure proposed, and should not be relied upon as such. This approval only represents the opinion of City staff that this set of plans appears to meet City requirements, engineering principles, and are substantially complete. PLEASE ALSO NOTE: If errors, discrepancies or lack of compliance of these plans with City code requirements are discovered after permitting, the applicant may be required to make changes during the construction process to bring the project into compliance, at applicant's sole expense.



DAVID EVANS
AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

LAWSON HILLS FIRE STATION
FINAL ENGINEERING PLANS

OAKPOINTE COMMUNITIES
GENERAL NOTES

WASHINGTON

CITY OF BLACK DIAMOND,

DATE: 2/3/2023
BY: JCK
CHECKED BY: JCK
NOTICE

REVIEWED BY: AYS
DATE: 2/3/2023
REVISION: 1
PER CITY COMMENTS 3/8/23
NOTICE: 1
PER CITY COMMENTS 4/11/23



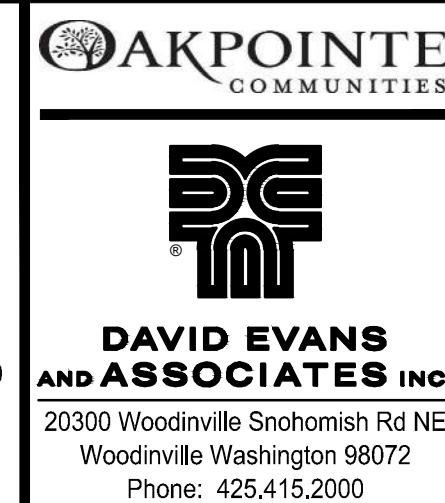
4/13/2023

CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

SHEET NO.



**LAWSON HILLS FIRE STATION
FINAL ENGINEERING PLANS**

**OAKPOINTE COMMUNITIES
TESC PLAN**

CITY OF BLACK DIAMOND

△		REVIEWED BY: AYS		DATE: 2/3/2023	
NO	DATE	REVISION	BY	CK	
1	3/22/23	PER CITY COMMENTS 3/8/23	KMP	KCF	KMPKCF
2	4/13/23	PER CITY COMMENTS 4/11/23	KCF	KCF	KCFKCF

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DRAWN BY: KMP

FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO. _____

OAKPCBDP6004

SHEET NO. _____

3 OF 17

Plot Date: 4/12/2023 11:24 AM
By: Kevin Flynn
Save Date: 3/21/2023 10:13 AM
By: Kmtu File: P:\O\OAKPCRPDP6004\0400CAD\EC\Final\SHEETS\STP-F-OAKPCRPDP6004-FS.dwg

SEE SHEET 2 FOR GENERAL NOTES.

CONTRACTOR SHALL DEVELOP A SPILL CONTROL PLAN AND MAINTAIN APPROPRIATE SPILL CONTROL RESPONSE SUPPLIES FOR ANY TOXIC OR HAZARDOUS LIQUIDS STORED OR USED ONSITE.

ALL DRAINAGE SYSTEM COMPONENTS SHALL BE CLEANED/FLUSHED FROM THE CONSTRUCTION PHASE TO PERMANENT FACILITIES AS PART OF THE SITE STABILIZATION.

PROVIDE PLASTIC COVERING OR OTHER
SUITABLE MEANS OF KEEPING RAINFALL AND
RUNOFF OFF OF POLLUTING MATERIALS AND
WASTES.

DRIP PANS OR PLASTIC SHEETING IS
REQUIRED WHEN EQUIPMENT MAINTENANCE
IS PERFORMED ONSITE.

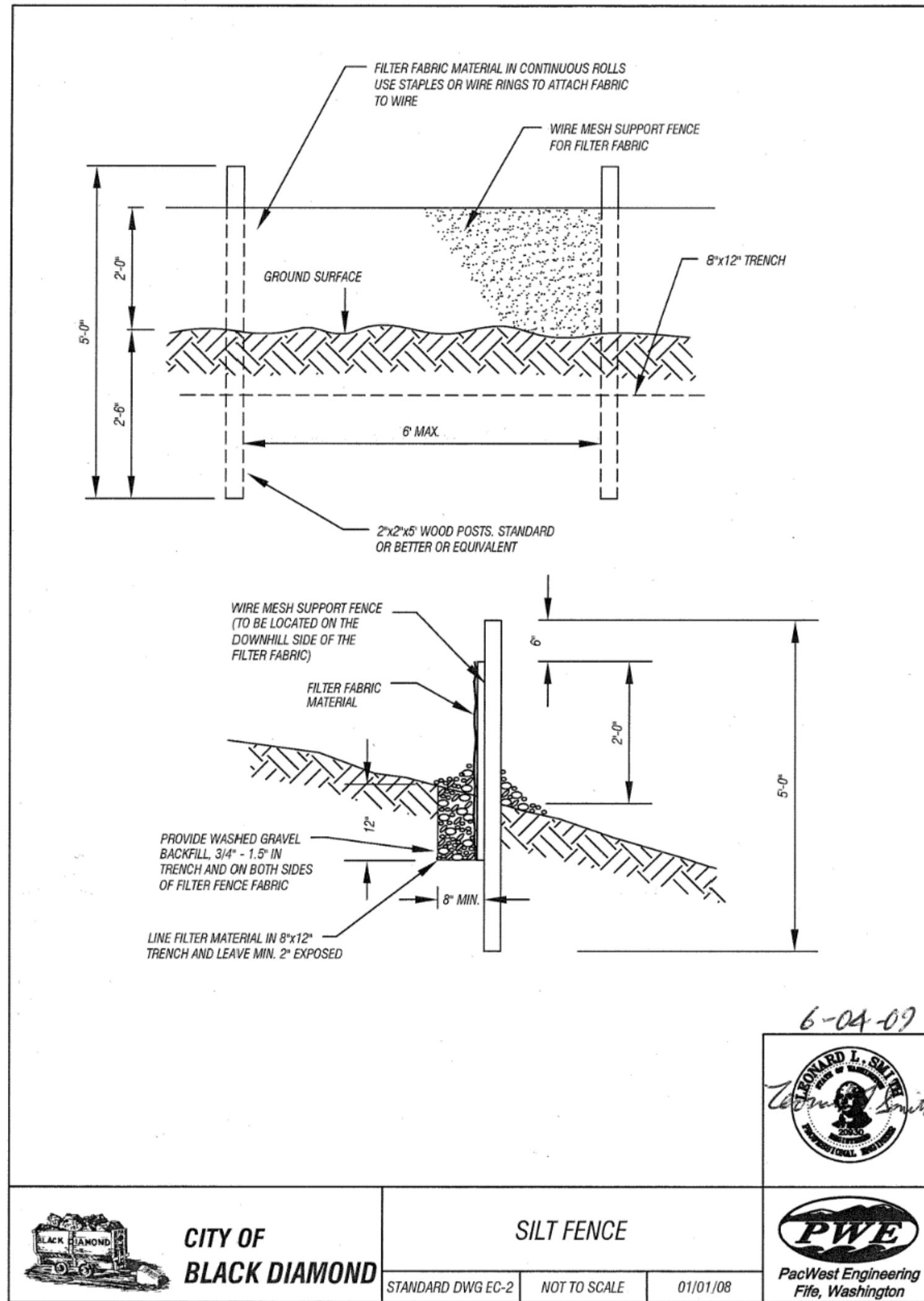
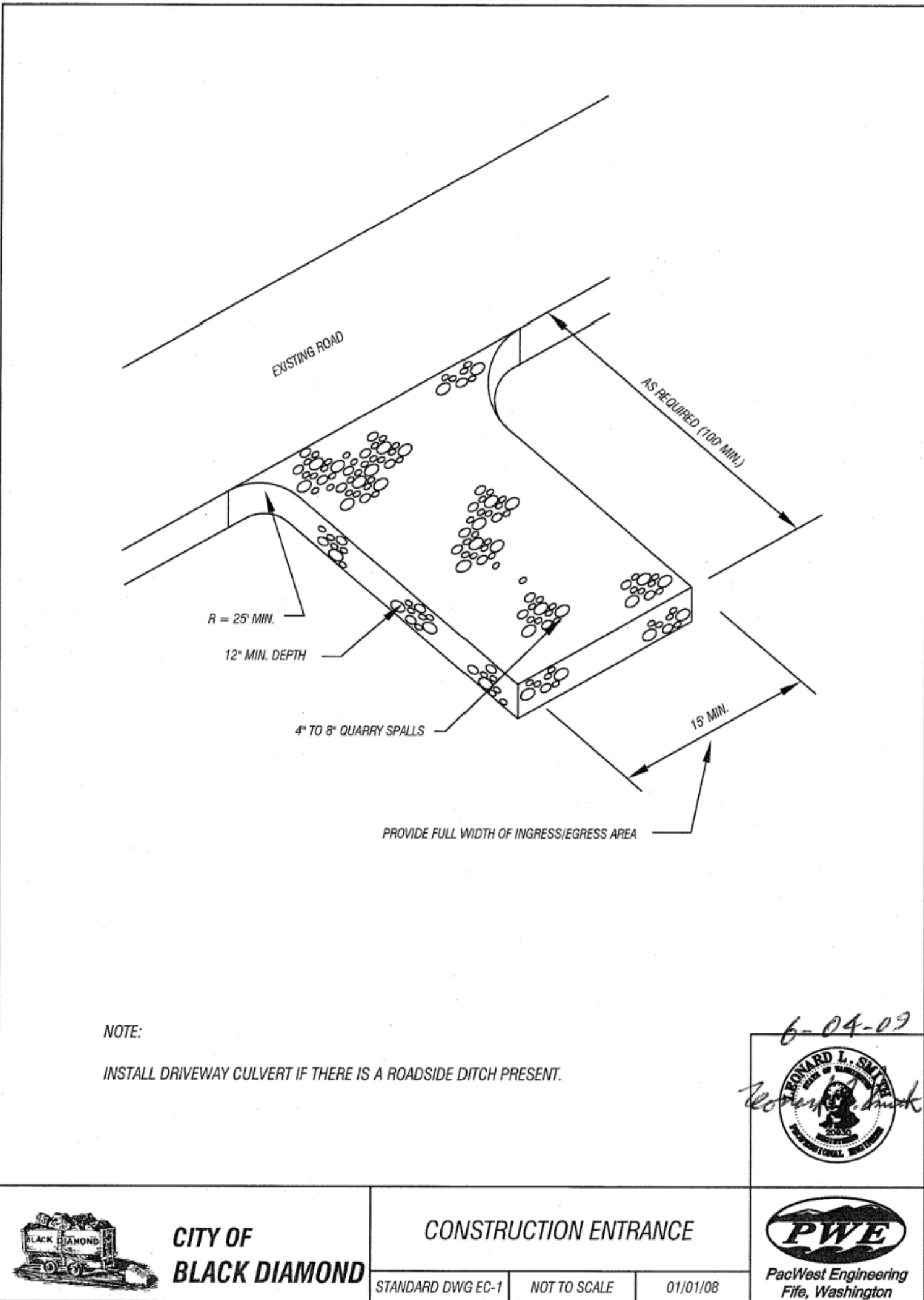
CONTRACTOR SHALL PROVIDE TEMPORARY CULVERTS WITH 1.0% MINIMUM SLOPE IN SWALE LOCATIONS WHERE NECESSARY FOR CONSTRUCTION ACCESS.

SEE SHEET 2 FOR TESC NOTES, GENERAL
NOTES AND RECOMMENDED CONSTRUCTION
SEQUENCE.

CAUTION
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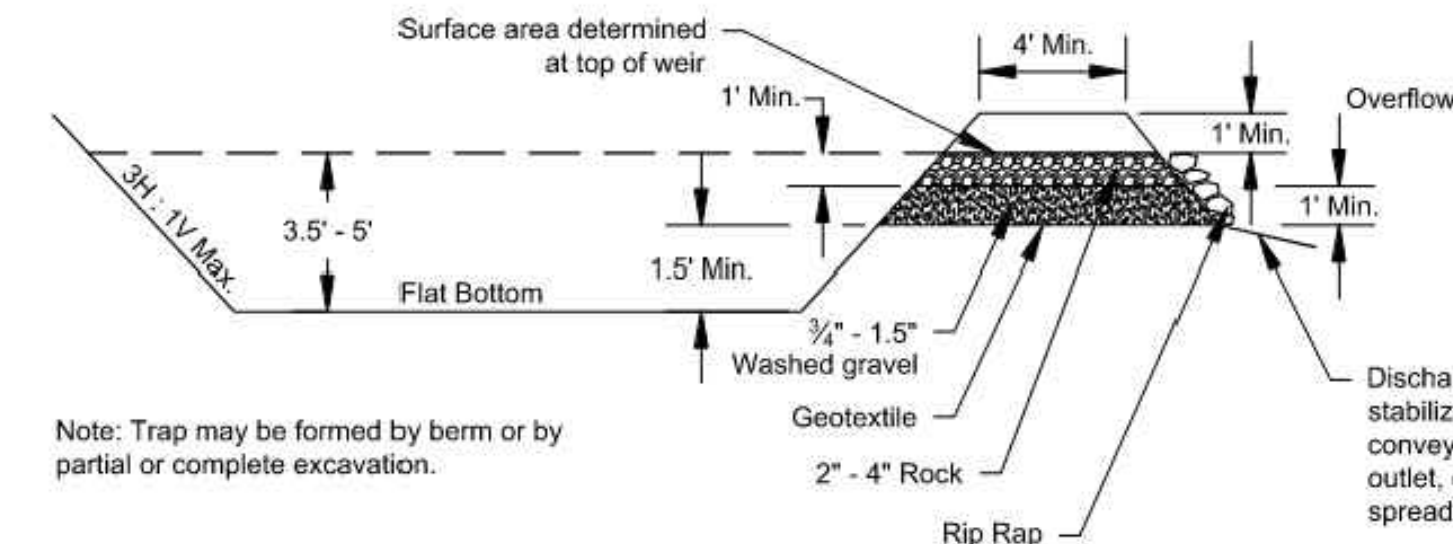
TEMPORARY EROSION AND SEDIMENTATION CONTROL			
	FILTER FENCE		ROCK CHECK DAM
	ORANGE CONSTRUCTION FENCE		STORM DRAIN INLET PROTECTION (INSERT)
	TREE PROTECTION FENCE		RIPRAP
	LIMITS OF CLEARING		GEOTECHNICAL EXPLORATION PIT
	TEMPORARY INTERCEPTOR CULVERT		
	TEMPORARY INTERCEPTOR CULVERT		

A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.

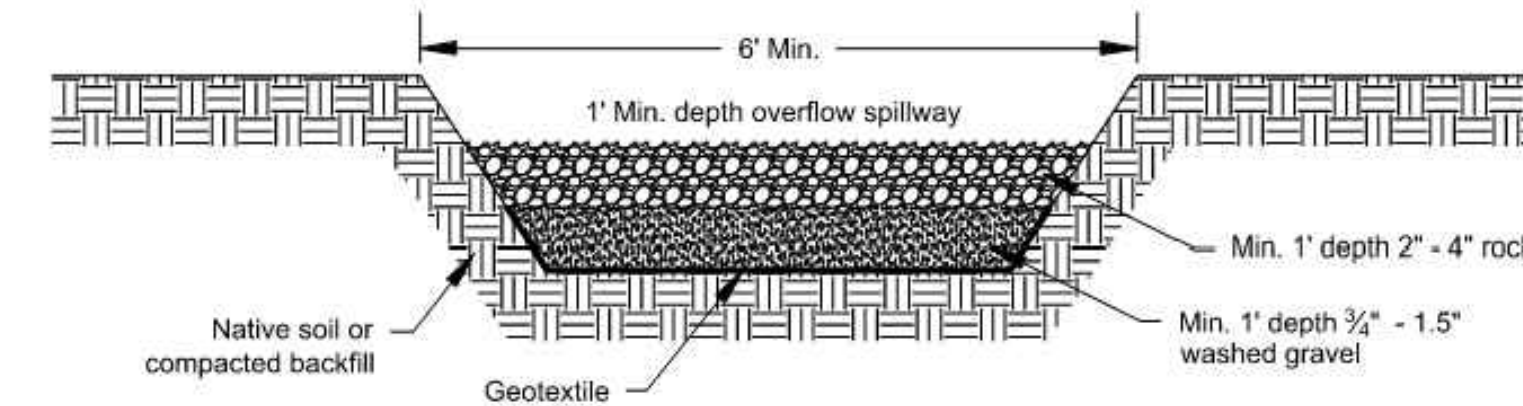


MULCH MATERIAL	QUALITY STANDARDS	APPLICATION RATES	REMARKS
STRAW	AIR-DRIED, FREE FROM UNDESIRABLE SEED AND COARSE MATERIAL	2"-3" THICK	COST-EFFECTIVE PROTECTION WHEN APPLIED WITH ADEQUATE THICKNESS. HAND-APPLICATION GENERALLY REQUIRES GREATER THICKNESS THAN BLOWN STRAW. STRAW SHOULD BE CRIMPED TO AVOID WIND BLOW. THE THICKNESS OF STRAW MAY BE REDUCED BY HALF WHEN USED IN CONJUNCTION WITH SEEDING.
WOOD FIBER CELLULOSE	NO GROWTH INHIBITING FACTORS	APPROX 25-30 LBS PER 1000 SF OR 1000-1500 LBS PER ACRE	SHALL BE APPLIED WITH HYDROMULCHER. SHALL NOT BE USED WITHOUT SEED AND TACKIFIER UNLESS THE APPLICATION RATE IS AT LEAST DOUBLED. SOME WOOD FIBER WITH VERY LONG FIBERS CAN BE EFFECTIVE AT LOWER APPLICATION RATES AND WITHOUT SEED OR TACKIFIER.
COMPOST	NO VISIBLE WATER OR DUST DURING HANDLING. MUST BE PURCHASED FROM SUPPLIER WITH SOLID WASTE HANDLING PERMIT.	2" THICK MIN.; APPROX 100 TONS PER ACRE (APPROX 800 LBS PER YARD)	MORE EFFECTIVE CONTROL CAN BE OBTAINED BY INCREASING THICKNESS TO 3". EXCELLENT MULCH FOR PROTECTING FINAL GRADES UNTIL LANDSCAPING BECAUSE IT CAN BE DIRECTLY SEEDED OR TILLED INTO SOIL AS AN AMENDMENT.
CHIPPED SITE VEGETATION	AVERAGE SIZE SHALL BE SEVERAL INCHES.	2" MINIMUM THICKNESS	THIS IS A COST-EFFECTIVE WAY TO DISPOSE OF DEBRIS FROM CLEARING AND GRUBBING, AND IT ELIMINATES THE PROBLEMS ASSOCIATED WITH BURNING. GENERALLY, IT SHOULD NOT BE USED ON SLOPES ABOVE APPROX. 10% BECAUSE OF ITS TENDENCY TO BE TRANSPORTED BY RUNOFF. IT IS NOT RECOMMENDED WITHIN 200 FEET OF SURFACE WATERS. IF SEEDING IS EXPECTED SHORTLY AFTER MULCH, THE DECOMPOSITION OF THE CHIPPED VEGETATION MAY TIE UP NUTRIENTS IMPORTANT TO GRASS ESTABLISHMENT.

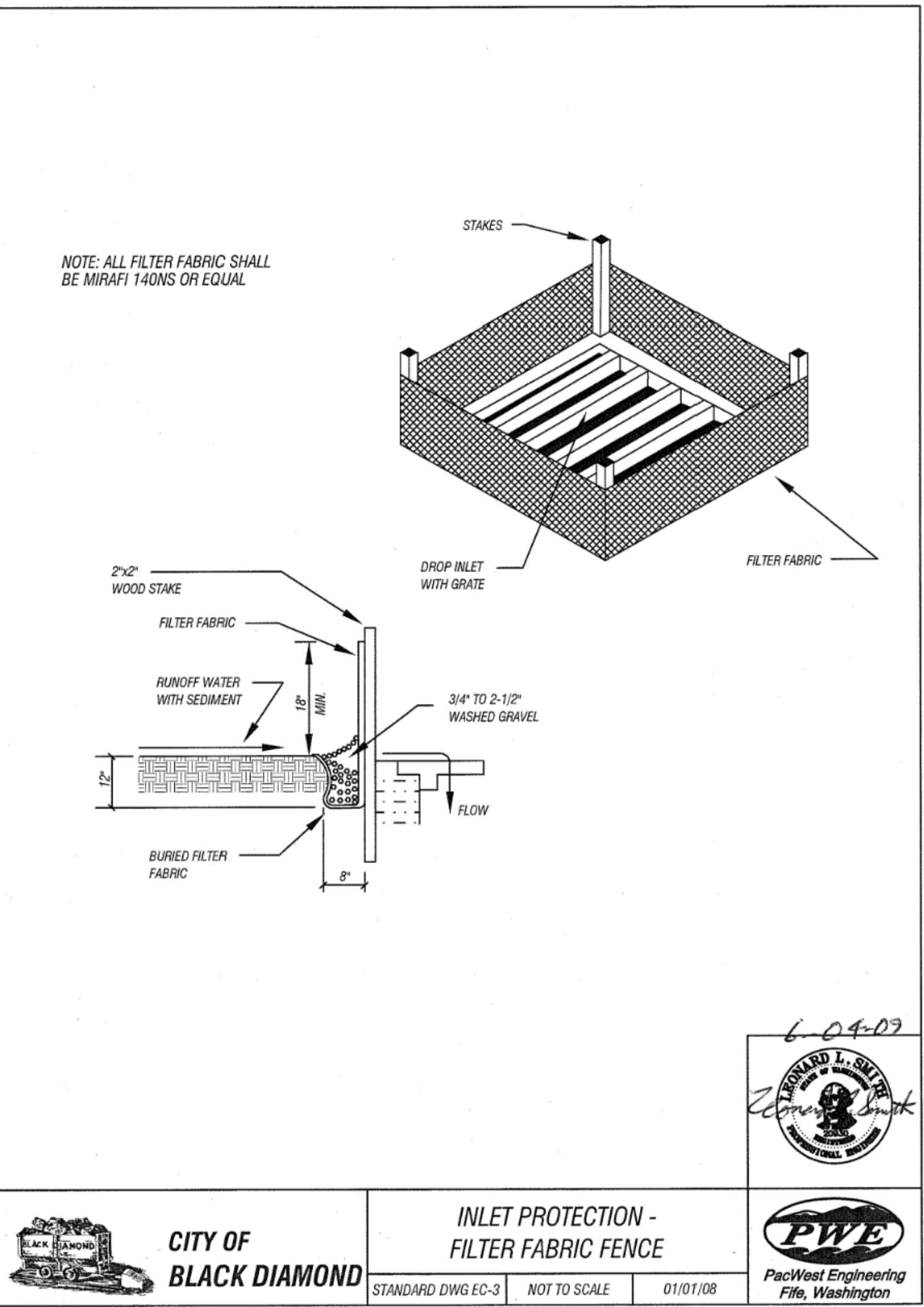
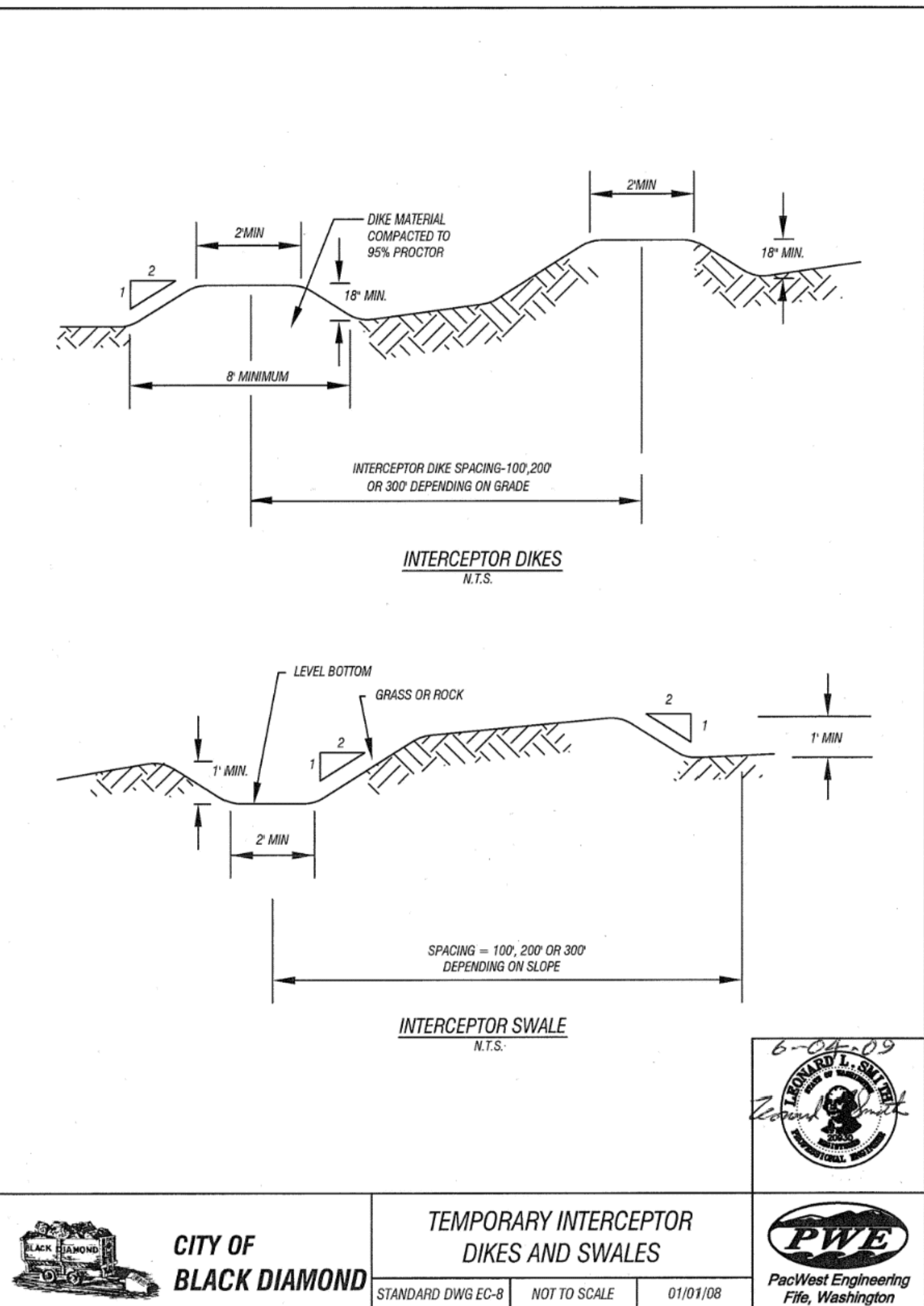
MULCH MATERIAL TABLE
NOT TO SCALE



SEDIMENT TRAP CROSS-SECTION
NOT TO SCALE



SEDIMENT TRAP OUTLET
NOT TO SCALE



SEDIMENT TRAP SIZING

THE SEDIMENT TRAP SHOWN ON THE SWPPP HAS BEEN SIZED PER THE 2014 DEPARTMENT OF ECOLOGY STORMWATER MANUAL, USING THE UN-DETAINED DEVELOPED 2-YEAR RUNOFF RATE. NOTE: THE SURFACE AREA IS MEASURED AT TOP OF WEIR.

DEVELOPED 2-YEAR RUNOFF RATE	= 0.30 CFS
REQUIRED SURFACE AREA	= 2,080 SF PER CFS OF INFLOW
	= 2,080 SF * 0.30 CFS
	= 624 SF MINIMUM
PROPOSED SURFACE AREA	= 676 SF (26' x 26')

IF A HIGHER LEVEL OF PROTECTION IS NECESSARY, THE 10-YEAR FLOW RATE (0.44 CFS) SHALL BE USED.



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PUB21-0049

4/13/2023
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Woodinville Washington 98072
Phone: 425.415.2000

LAWSON HILLS FIRE STATION
FINAL ENGINEERING PLANS
OAKPOINTE COMMUNITIES
TESC DETAILS

WASHINGTON

CITY OF BLACK DIAMOND,

DATE: 2/3/2023	BY: JCK
REVISION: 1	REVISION: 1
NO. 1	NO. 1
DATE: 3/22/23	DATE: 3/22/23
PER CITY COMMENTS 3/8/23	PER CITY COMMENTS 3/8/23
4/13/23	4/13/23



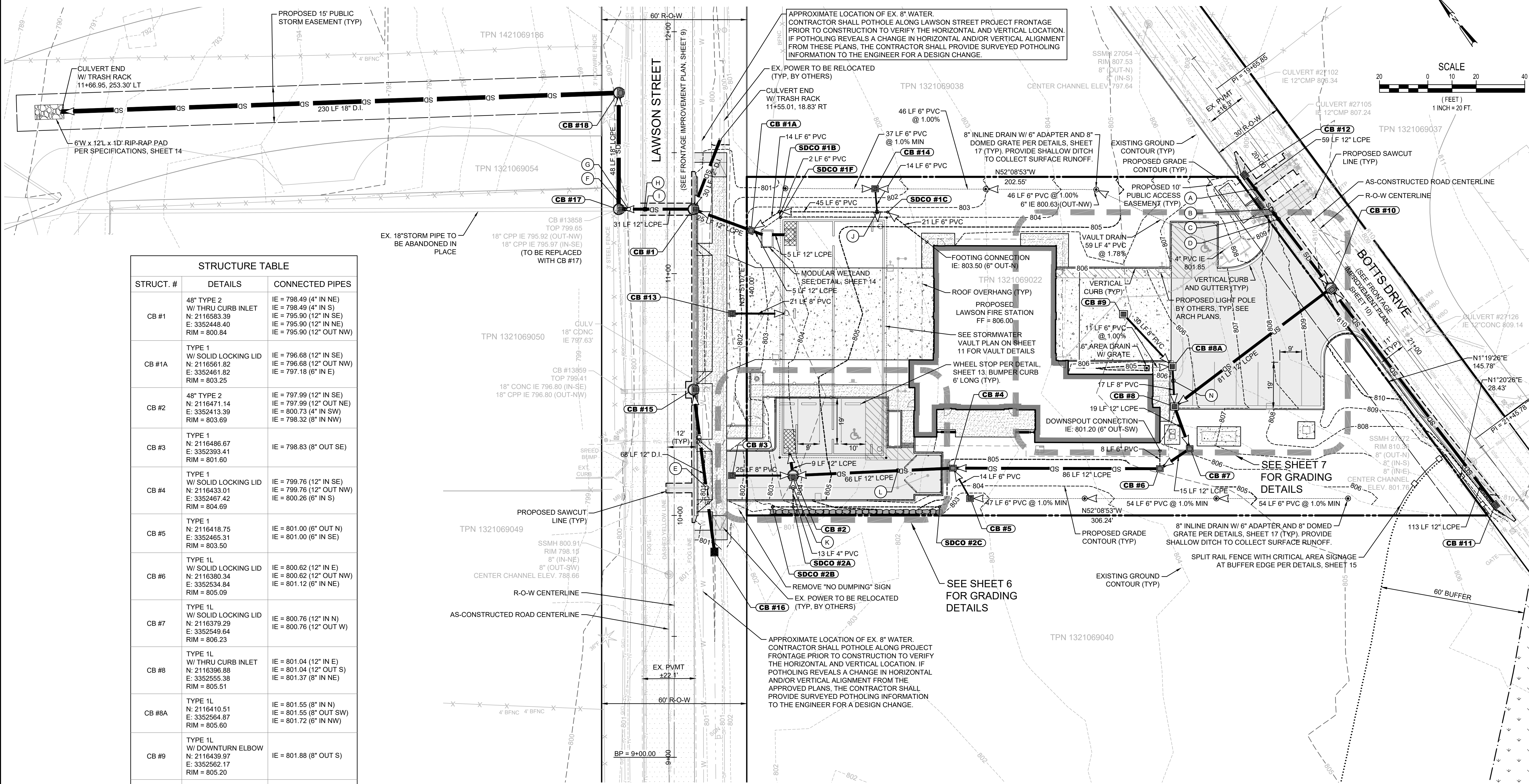
CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

SHEET NO.

A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.



STRUCTURE TABLE		
STRUCT. #	DETAILS	CONNECTED PIPES
CB #1	48" TYPE 2 W/ THRU CURB INLET N: 2116583.39 E: 3352448.40 RIM = 800.84	IE = 798.49 (4" IN NE) IE = 798.49 (4" IN S) IE = 795.90 (12" IN SE) IE = 795.90 (12" IN NE) IE = 795.90 (12" OUT NW)
CB #1A	TYPE 1 W/ SOLID LOCKING LID N: 2116561.82 E: 3352461.82 RIM = 803.25	IE = 796.68 (12" IN SE) IE = 796.68 (12" OUT NW) IE = 797.18 (6" IN E)
CB #2	48" TYPE 2 N: 2116471.14 E: 3352413.39 RIM = 803.69	IE = 797.99 (12" IN SE) IE = 797.99 (12" OUT NE) IE = 800.73 (4" IN SW) IE = 798.32 (8" IN NW)
CB #3	TYPE 1 N: 2116486.67 E: 3352393.41 RIM = 801.60	IE = 798.83 (8" OUT SE)
CB #4	TYPE 1 W/ SOLID LOCKING LID N: 2116433.01 E: 3352467.42 RIM = 804.69	IE = 799.76 (12" IN SE) IE = 799.76 (12" OUT NW) IE = 800.26 (6" IN S)
CB #5	TYPE 1 N: 2116418.75 E: 3352465.31 RIM = 803.50	IE = 801.00 (6" OUT N) IE = 801.00 (6" IN SE)
CB #6	TYPE 1L W/ SOLID LOCKING LID N: 2116380.34 E: 3352534.84 RIM = 805.09	IE = 800.62 (12" IN E) IE = 800.62 (12" OUT NW) IE = 801.12 (6" IN NE)
CB #7	TYPE 1L W/ SOLID LOCKING LID N: 2116379.29 E: 3352549.64 RIM = 806.23	IE = 800.76 (12" IN N) IE = 800.76 (12" OUT W)
CB #8	TYPE 1L W/ THRU CURB INLET N: 2116396.88 E: 3352555.38 RIM = 805.51	IE = 801.04 (12" IN E) IE = 801.04 (12" OUT S) IE = 801.37 (8" IN NE)
CB #8A	TYPE 1L N: 2116410.51 E: 3352564.87 RIM = 805.60	IE = 801.55 (8" IN N) IE = 801.55 (8" OUT SW) IE = 801.72 (6" IN NW)
CB #9	TYPE 1L W/ DOWNTURN ELBOW N: 2116439.97 E: 3352582.17 RIM = 805.20	IE = 801.88 (8" OUT S)
CB #10	48" TYPE 2 W/ SOLID LOCKING LID N: 2116395.84 E: 3352636.44 RIM = 810.09	IE = 803.68 (12" IN N) IE = 803.68 (12" OUT W) IE = 803.68 (12" IN S)
CB #11	TYPE 1 N: 2116283.29 E: 3352635.21 RIM = 809.88	IE = 806.84 (12" OUT N)
CB #12	TYPE 1 N: 2116454.64 E: 3352637.08 RIM = 809.03	IE = 804.03 (12" OUT S)
CB #13	TYPE 1 W/ DOWNTURN ELBOW N: 2116539.57 E: 3352434.52 RIM = 801.62	IE = 798.62 (8" OUT SE)
CB #14	TYPE 1 N: 2116543.95 E: 3352512.93 RIM = 801.79	IE = 799.71 (6" OUT SW) IE = 799.71 (6" IN NW) IE = 799.71 (6" IN SE)
CB #15	48" TYPE 2 W/ THRU CURB INLET N: 2116524.43 E: 3352402.61 RIM = 800.73	IE = 798.38 (4" IN NE) IE = 799.63 (4" IN S) IE = 797.48 (18" OUT NW) IE = 797.48 (12" IN SW)
CB #16	TYPE 1 W/ BEEHIVE GRATE N: 2116466.15 E: 3352368.33 RIM = 799.85	IE = 798.31 (12" OUT NE)

STRUCTURE TABLE		
STRUCT. #	DETAILS	CONNECTED PIPES
CB #17	48" TYPE 2 N: 2116602.34 E: 3352424.02 RIM = 799.65	IE = 794.00 (12" IN SE) IE = 795.97 (18" IN SW) IE = 793.50 (18" OUT NE)
CB #18	48" TYPE 2 W/ SOLID LOCKING LID N: 2116640.31 E: 3352453.55 RIM = 800.19	IE = 791.87 (18" IN SW) IE = 791.87 (18" OUT NW)
SDCO #1B	SDCO N: 2116560.75 E: 3352475.83 RIM = 803.48	IE = 798.23 (6" IN SE) IE = 798.23 (6" OUT W) IE = 798.23 (6" IN SW)
SDCO #1C	SDCO N: 2116533.14 E: 3352511.15 RIM = 803.48	IE = 801.00 (6" IN S) IE = 801.00 (6" OUT NW)
SDCO #1F	SDCO N: 2116558.67 E: 3352474.72 RIM = 803.99	IE = 798.25 (6" OUT NE)

CUT EXISTING CULVERT
TO LENGTH THEN PLACE
CATCH BASIN

SEE SHEET 8 FOR ON-SITE
STORM DRAINAGE PROFILES

UTILITY CROSSING
IDENTIFIERS. SEE
PROFILES FOR UTILITY
CROSSING DATA.

SEE SHEET 2 FOR GENERAL NOTES.



Know what's below.
Call before you dig.

CAUTION
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APPROXIMATE AND MAY NOT BE ACCURATE OR ALL
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TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO
PROCEEDING WITH CONSTRUCTION. YOU MUST CALL
1-800-424-5555 NOT LESS THAN TWO FULL BUSINESS
DAYS BEFORE BEGINNING EXCAVATION WHERE ANY
UNDERGROUND UTILITIES MAY BE LOCATED. EXISTING
UTILITIES TO BE LOCATED, PROTECTED, AND
REPAIRED IN ACCORDANCE WITH RCW 19.122.

PUB21-0049

Approved for MDRT review (by Oakpointe) 4/13/2023 Date

CITY OF BLACK DIAMOND

This plan is approved for construction
when all signature lines are completed

Andy Williamson - MDRT + Economic Dev. Director Date

MDRT Planner Date

MDRT Civil Engineer Date

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regarding the accuracy of the plans, the design engineering decisions, or
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should not be relied upon as such. This approval only represents the
opinion of City staff that this set of plans appears to meet City
requirements, engineering principles, and are substantially complete.
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these plans with City code requirements are discovered after permitting,
the applicant may be required to make changes during the construction
process to bring the project into compliance, at applicant's sole expense.



DAVID EVANS
AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

LAWSON HILLS FIRE STATION
FINAL ENGINEERING PLANS

OAKPOINTE COMMUNITIES

GRADING AND STORM DRAINAGE PLAN

CITY OF BLACK DIAMOND,

DATE: 2/3/2023
BY: OK
CHECKED BY: KCF
KCF

REVIEWED BY: AYS
DATE: 3/22/23
NO. 1 PER CITY COMMENTS 3/8/23
2 PER CITY COMMENTS 4/11/23



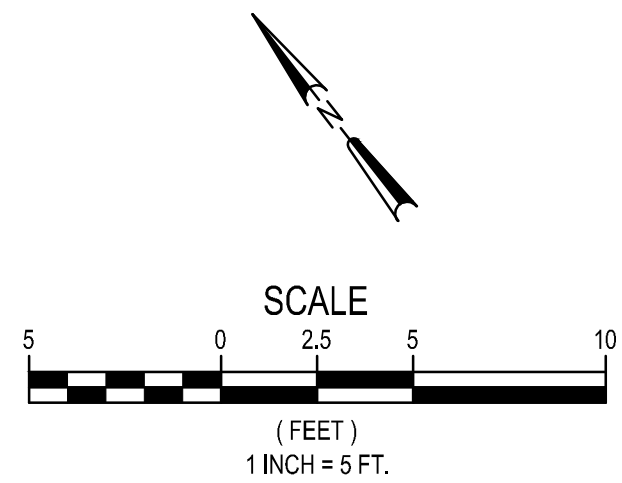
CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

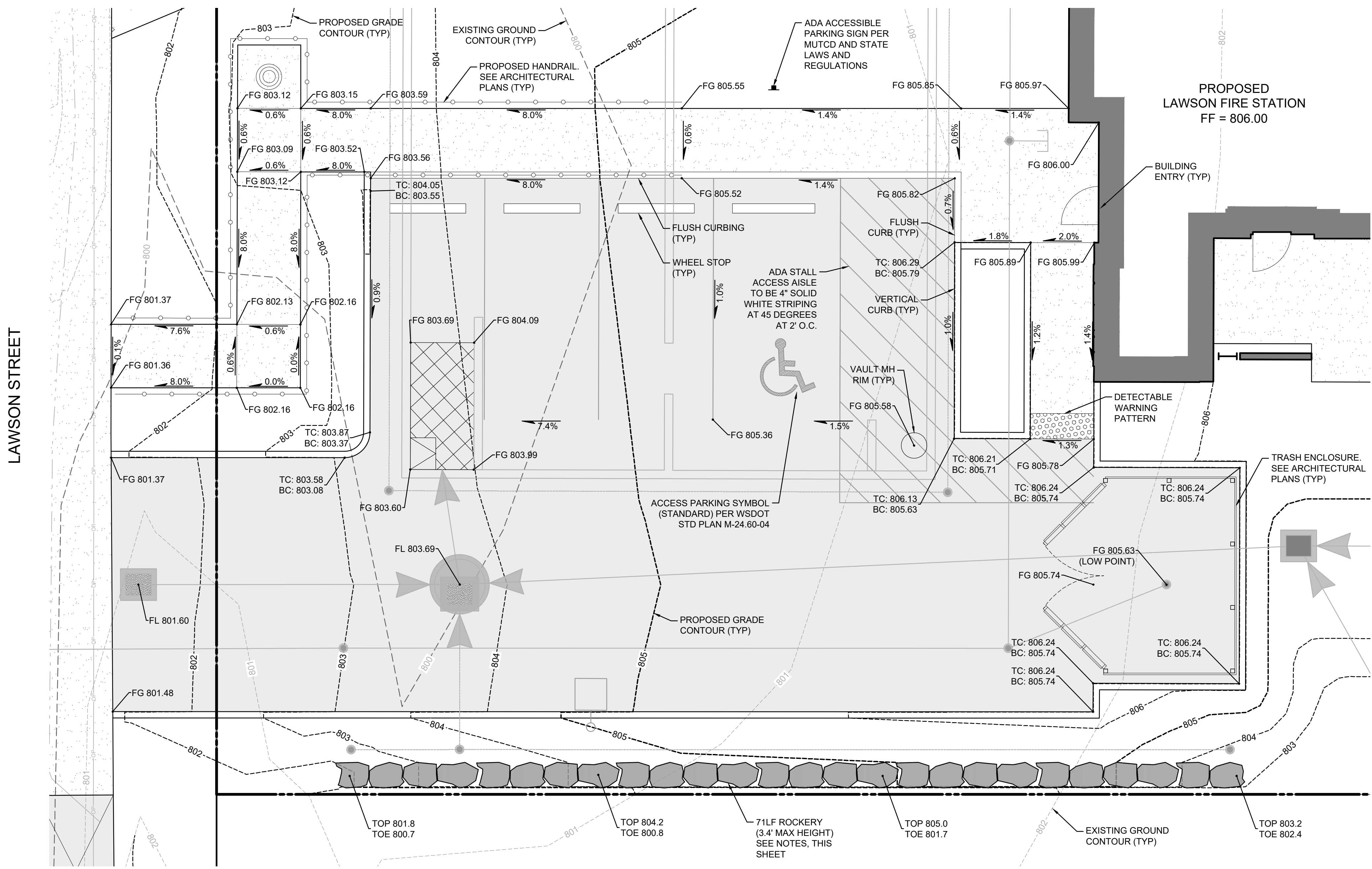
SHEET NO.

A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.



AKPOINTE COMMUNITIES

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000



SEE SHEET 8 FOR ON-SITE STORM DRAINAGE PROFILES

SEE SHEET 2 FOR GENERAL NOTES

WALLS SHOWN OVER 4-FEET HIGH ARE NOT PERMITTED WITH THIS PLAN APPROVAL. A BUILDING PERMIT WILL BE REQUIRED FOR WALLS OVER 4-FEET HIGH.

SEE AESI GEOTECHNICAL REPORT DATED 3/24/2022 AND ANY SUPPLEMENTS THEREAFTER FOR RETAINING WALL GEOTECHNICAL RECOMMENDATIONS.

RETAINING WALL ELEVATIONS
TOP = TOP OF EXPOSED WALL
TOE = BOTTOM OF EXPOSED WALL

ROCKERY CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE ASSOCIATION OF ROCKERY CONTRACTORS GUIDELINES AND THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.



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PUB21-0049

Approved for MDRT review (by Oakpointe) 4/13/2023 Date

CITY OF BLACK DIAMOND

This plan is approved for construction when all signature lines are completed

Andy Williamson - MDRT + Economic Dev. Director Date

MDRT Planner Date

MDRT Civil Engineer Date

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DATE: 2/3/2023	BY: OK
NO. 1	DATE: 3/22/23
2	DATE: 4/13/23



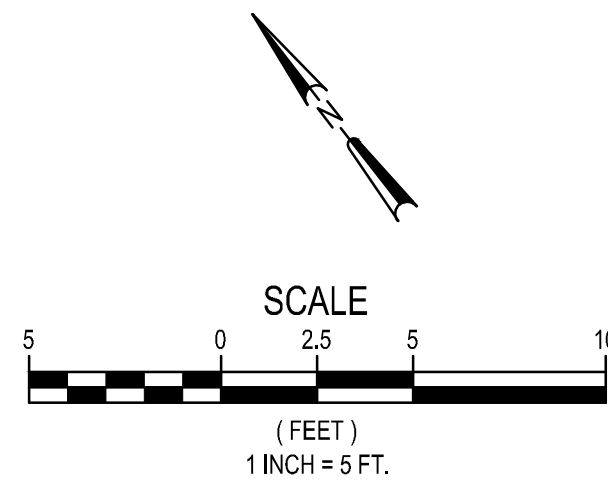
CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

SHEET NO.

A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.



LAWSON HILLS FIRE STATION
FINAL ENGINEERING PLANS
OAKPOINTE COMMUNITIES
FINE GRADING PLAN

WASHINGTON

CITY OF BLACK DIAMOND,

DATE: 2/3/2023	BY: OK
NO. 1	DATE: 3/22/23
2	DATE: 4/13/23



CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

SHEET NO.



PROPOSED
LAWSON FIRE STATION
FF = 806.00

BUILDING
ENTRY (TYP)

FG 806.00

FG 805.96

FG 805.96

SEE SHEET 8 FOR ON-SITE
STORM DRAINAGE PROFILES

SEE SHEET 2 FOR GENERAL NOTES.



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PUB21-0049

4/13/2023

Approved for MDRT review (by Oakpointe)

DATE

CITY OF BLACK DIAMOND

This plan is approved for construction when all signature lines are completed

Andy Williamson - MDRT + Economic Dev. Director

DATE

MDRT Planner

DATE

MDRT Civil Engineer

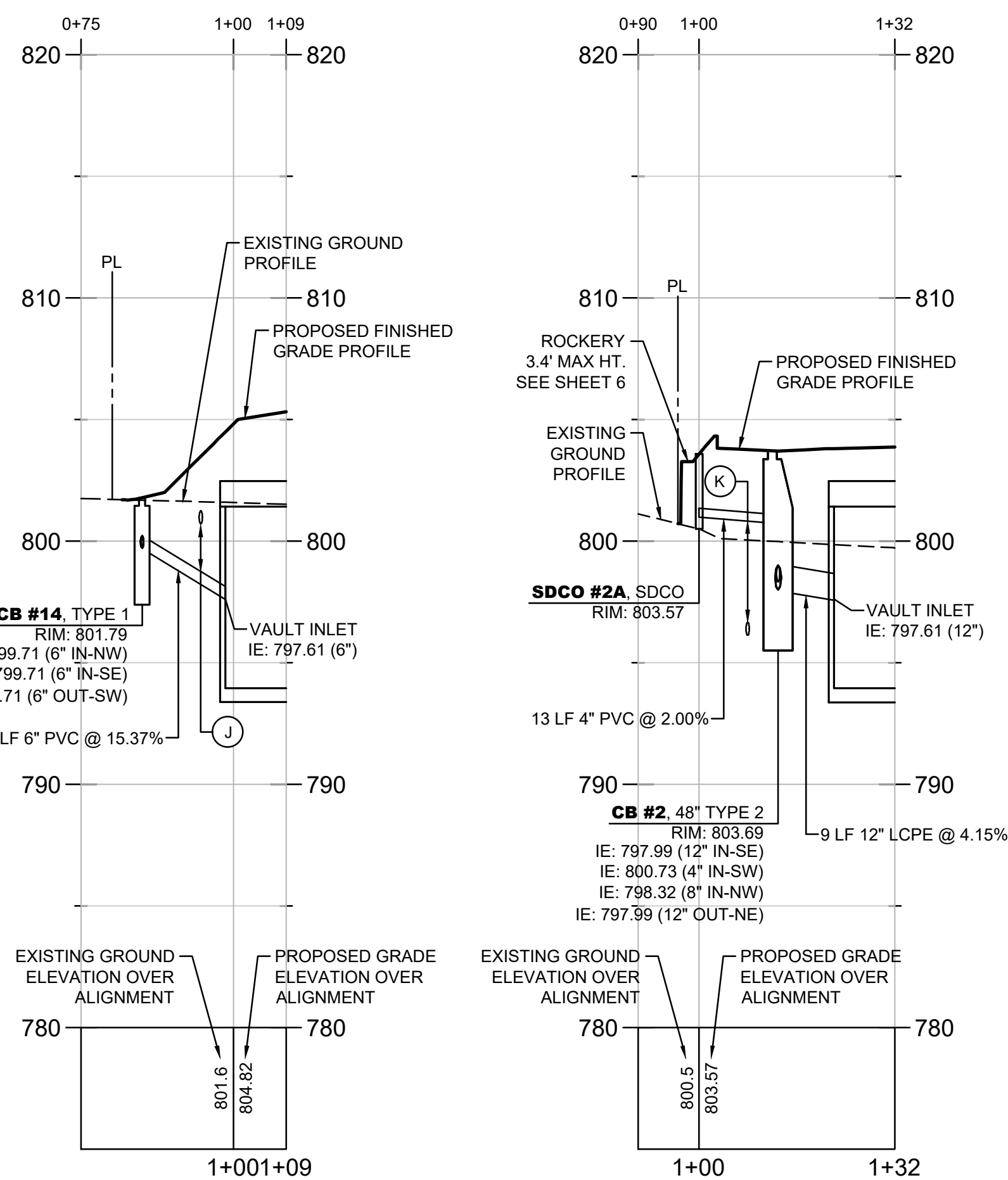
DATE

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[illegible]

UTILITY CROSSING DATA					
(F)	EG 799.89 TV IE 796.39 12" SD CE 795.21	(I)	FG 800.58 TV IE 797.08 12" SD CE 795.72	(L)	FG 805.63 12" SD IE 799.10 6" SS CE 798.10
(G)	EG 800.04 TV IE 796.54 12" SD CE 795.29	(J)	FG 803.48 6" SD IE 800.66 6" SD CE 798.74	(M)	FG 807.46 2" WA IE 803.88 4" SD CE 802.17
(H)	FG 800.56 GAS IE 797.06 12" SD CE 795.69	(K)	FG 803.76 4" SD IE 800.81 6" SS CE 796.66	(N)	FG 805.51 8" SD IE 801.46 2" WA CE 799.90

CB 8 TO CB 9
SCALE: 1"=20' HORIZ, 1"=5' VERT



SDCO 2A TO VAULT

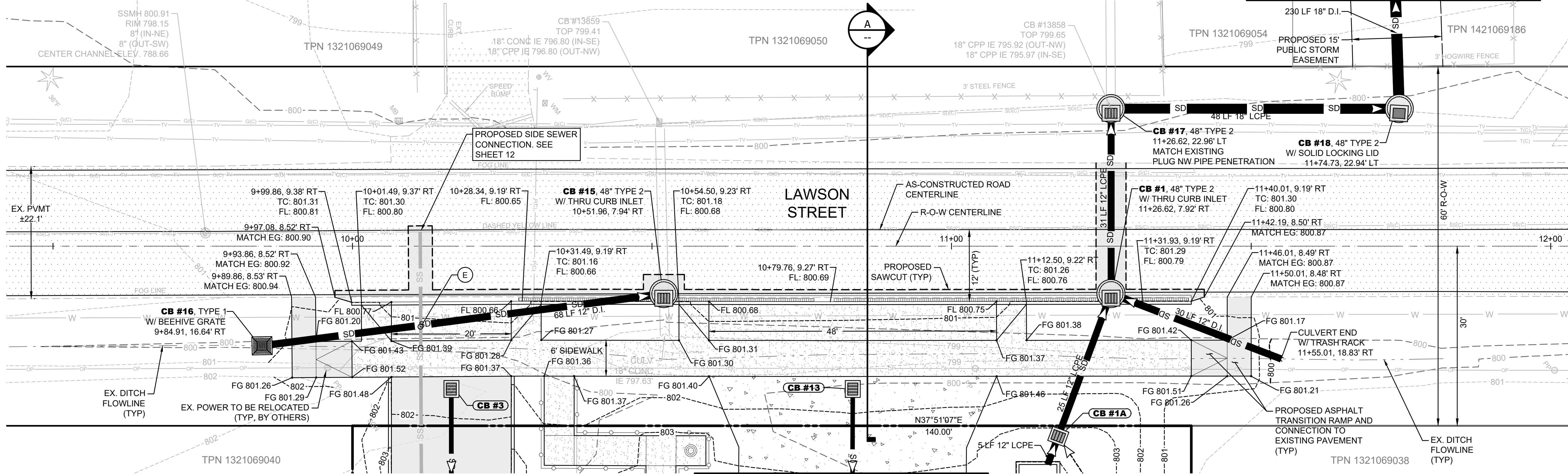
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 4/13/2023
 Approved for MDRT review (by Oakpointe) Date

Andy Williamson - MDRT + Economic Dev. Director Date

MDRT Planner	Date
MDRT Civil Engineer	Date

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SEE SHEET 5 FOR CONTINUATION

UTILITY CROSSING DATA	
(E)	FG 801.14 12" SD IE 797.90 6" SS CE 792.08

LINEAR TRENCH DRAIN REQUIRED WHERE GUTTER SLOPE IS LESS THAN 0.5%.

- LINEAR TRENCH SHALL BE ZURN Z886-HD 6" WIDE OR EQUIVALENT.
- LINEAR TRENCH GRATE SHALL BE ZURN P6-GDE 6" WIDE OR EQUIVALENT (H-20 TRAFFIC RATED/LOAD RATING CLASS D MINIMUM).

SECTION 'A' - LAWSON STREET FRONTAGE
SCALE: 1"=5'

SEE SHEET 2 FOR GENERAL NOTES



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PUB21-0049

Approved for MDRT review (by Oakpointe) **4/13/2023** Date

CITY OF BLACK DIAMOND

This plan is approved for construction when all signature lines are completed

Andy Williamson - MDRT + Economic Dev. Director Date
MDRT Planner Date
MDRT Civil Engineer Date

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DATE: 2/3/2023	BY: OK
NO. 1	REVISION
2	REVISION
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6	REVISION
7	REVISION
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100	REVISION

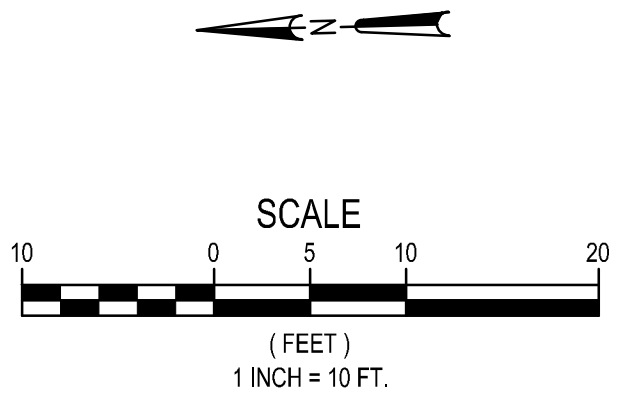


CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

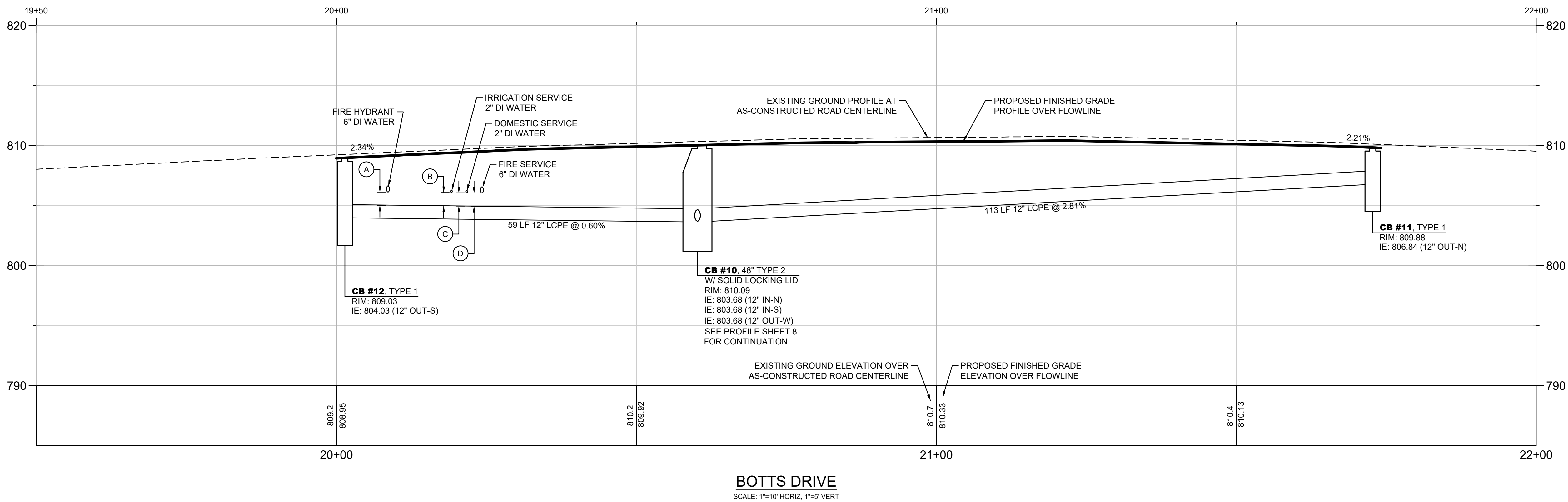
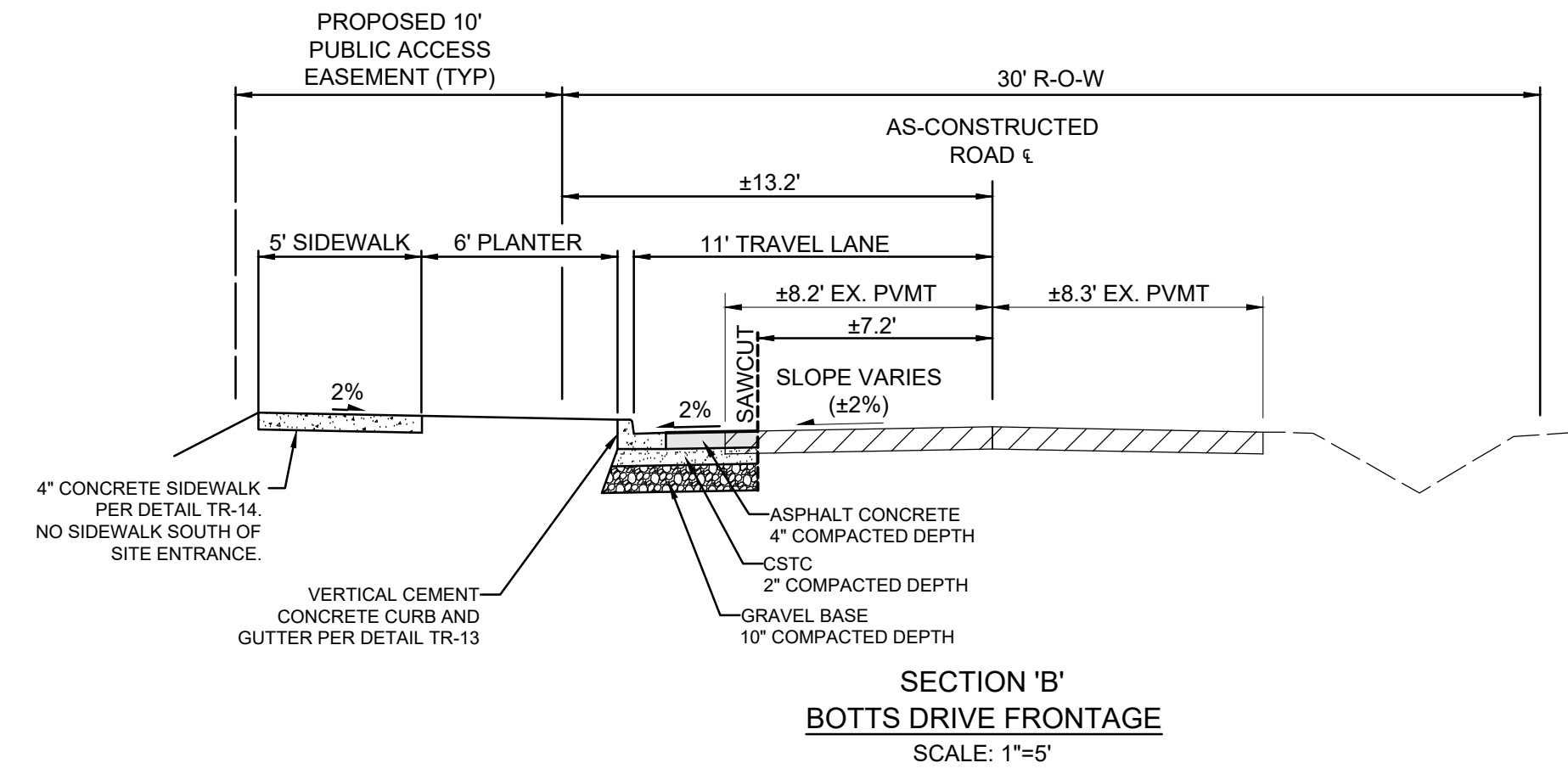
FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

SHEET NO.



UTILITY CROSSING DATA	
(A)	FG 809.20 6" WA IE 806.14 12" SD CE 805.04
(B)	FG 809.45 2" WA IE 806.07 12" SD CE 804.97
(C)	FG 809.51 2" WA IE 806.06 12" SD CE 804.96
(D)	FG 809.57 6" WA IE 806.04 12" SD CE 804.94



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PUB21-0049

CITY OF BLACK DIAMOND

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when all signature lines are completed

Andy Williamson - MDRT + Economic Dev. Director Date

MDRT Planner Date

MDRT Civil Engineer Date

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NO.	DATE	REVISION	BY	CK
1	3/22/23	PER CITY COMMENTS 3/8/23	KMP	KCF
2	4/13/23	PER CITY COMMENTS 4/11/23	KCF	KCF

	3/22/23	PER CITY COMMENTS 3/8/23
1		
2	4/13/23	PER CITY COMMENTS 4/11/23

CHECKED BY: BJW
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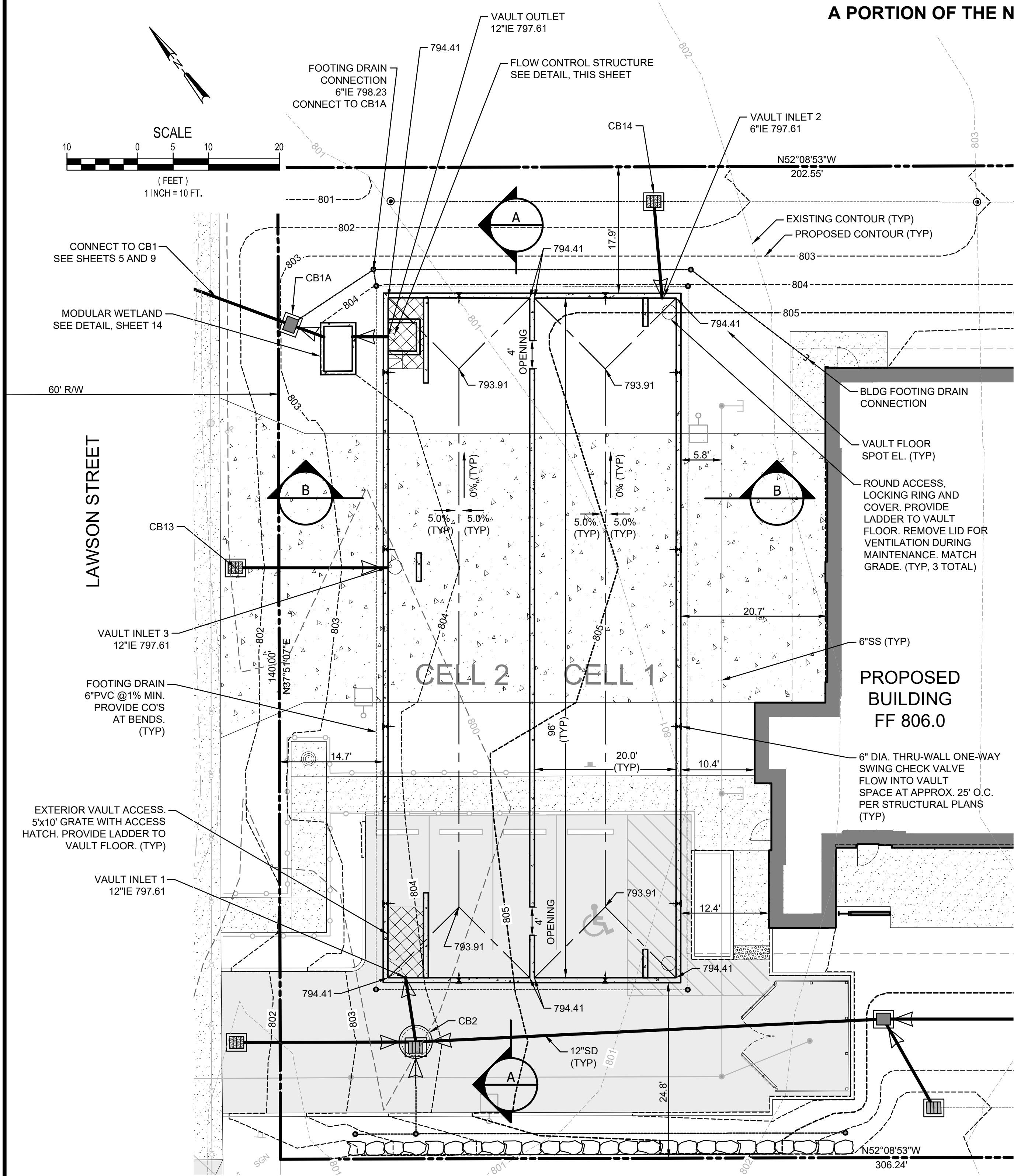
FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.

SHEET NO.

10 OF 17

A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.



DETENTION VAULT PLAN VIEW

SCALE: 1"=10'

SEE SHEET 8 FOR STORM DRAINAGE PROFILES.

VAULT COVER

MAXIMUM COVER = 3.37 FEET *
MINIMUM COVER = 1.04 FEET *

* ASSUMES TOP OF LID AT ELEVATION 802.46

DETENTION VAULT LIVE STORAGE VOLUMES

LIVE STORAGE VOLUME REQUIRED = 12,079 CF
LIVE STORAGE VOLUME PROPOSED = 12,672 CF (5% FOS)

NOTE: THE STRUCTURAL DESIGN OF THE DETENTION VAULT IS NOT INCLUDED UNDER THE CIVIL PLANS REVIEW OR PERMIT AND REQUIRES A SEPARATE REVIEW AND PERMIT BY THE CITY OF BLACK DIAMOND. THE VAULT IS TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. THE REQUIRED VAULT VOLUMES ARE PER THE 2014 DEPARTMENT OF ECOLOGY MANUAL. ALL PENETRATIONS IN THE VAULT WALLS ARE TO BE WATERTIGHT (USE NON-POROUS, NON-SHRINKING GROUT OR EQUIVALENT). PLACE "CONFINED SPACE" WARNING SIGN/PLATE (PER OSHA STANDARDS) WITHIN EACH ACCESS OPENING.

STEPS OR LADDER SHALL EXTEND FROM ALL VAULT OPENINGS DOWN TO VAULT BOTTOM, UNLESS OTHERWISE NOTED.

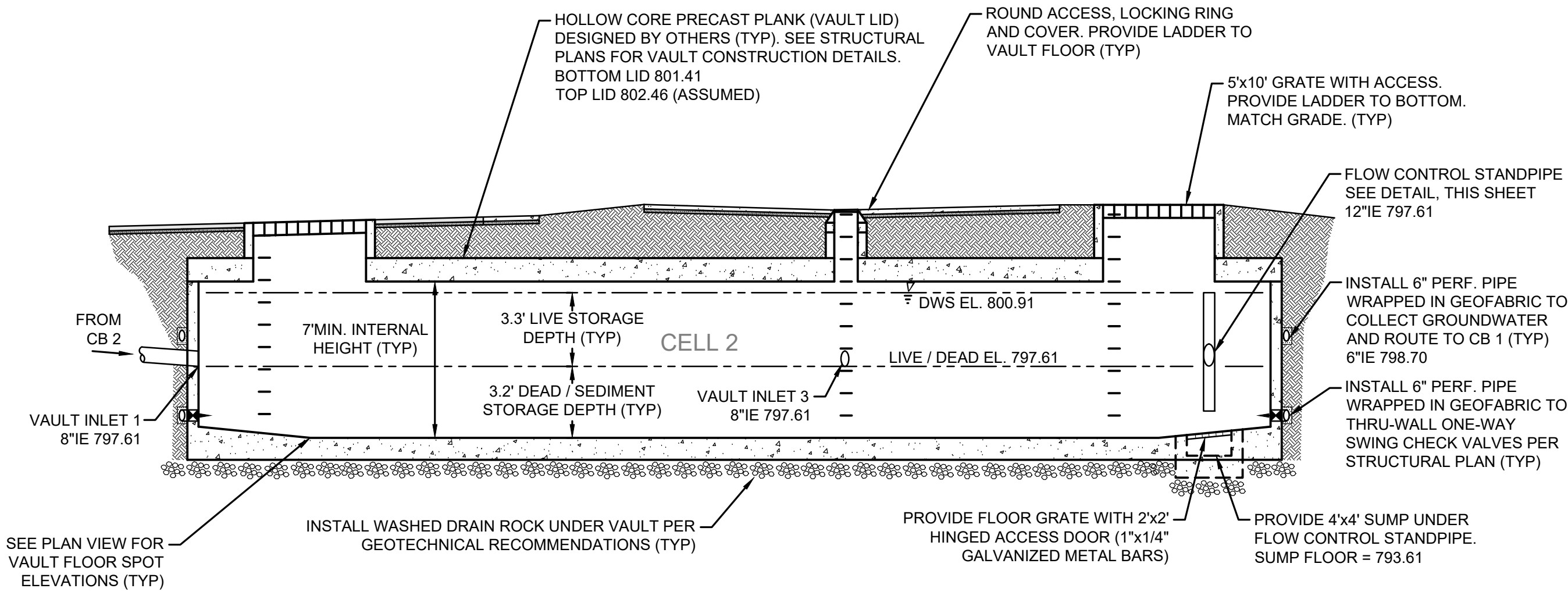
PROVIDE WATER STOPS AT ALL CAST-IN-PLACE CONSTRUCTION JOINTS.

CONTRACTOR SHALL INSPECT AND AS-BUILT THE FLOW CONTROL STRUCTURE PRIOR TO INSTALLATION.

CONTRACTOR SHALL AS-BUILT THE INTERNAL VAULT DIMENSIONS PRIOR TO THE INSTALLATION OF THE STRUCTURAL SLAB (VAULT LID).

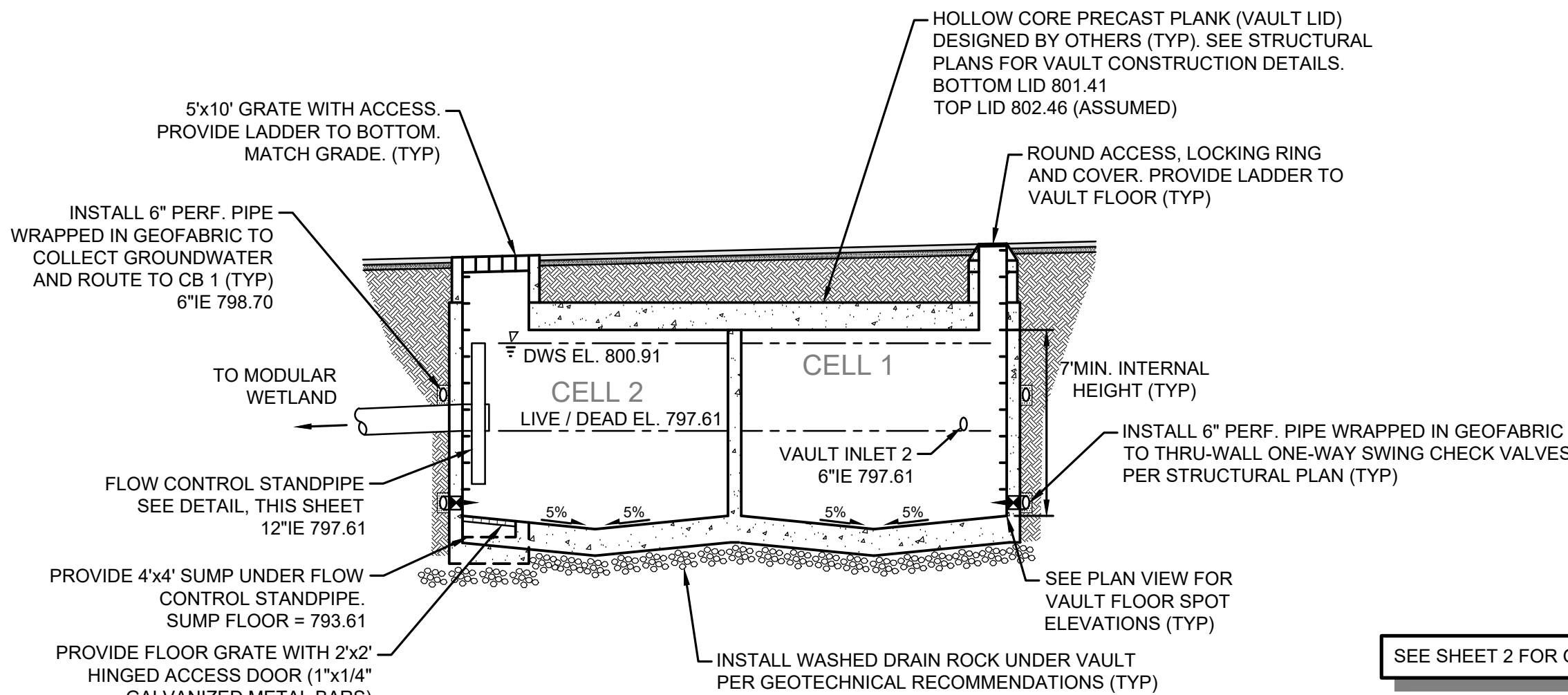
ALL VAULTS SHALL BE DESIGNED TO MEET STRUCTURAL REQUIREMENTS FOR OVERBURDEN SUPPORT AND HS-25 TRAFFIC LOADING. VAULTS LOCATED UNDER VEHICULAR TRAVELED WAYS MUST MEET ANY LIVE LOAD REQUIREMENTS OF THE LOCAL GOVERNMENT.

SEE STRUCTURAL DETENTION VAULT PLANS PREPARED BY SWENSON SAY FAGET DATED 3/17/2023.



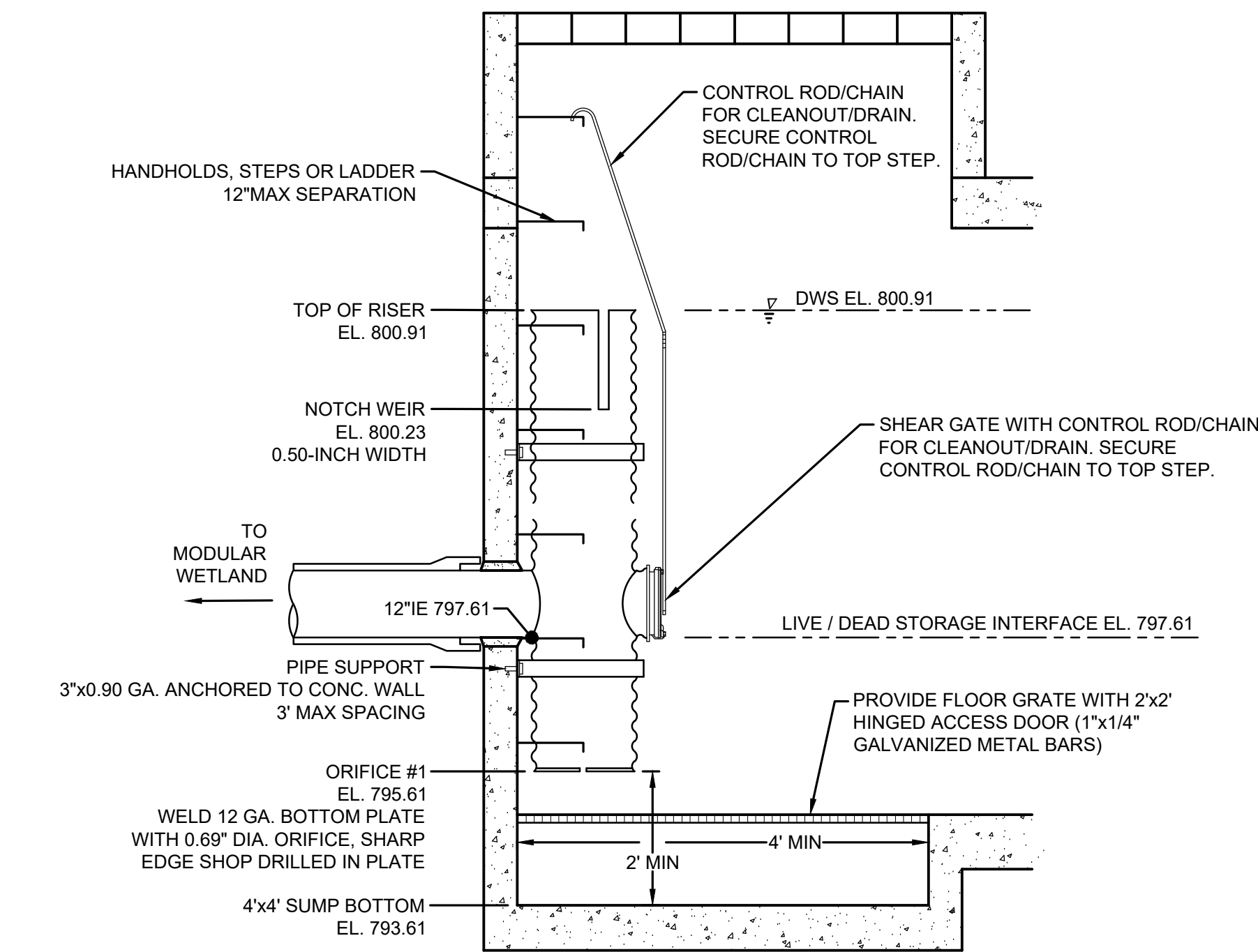
SECTION 'A' - STORMWATER VAULT

SCALE: 1"=10' HORIZONTAL
SCALE: 1"=5' VERTICAL



SECTION 'B' - STORMWATER VAULT

SCALE: 1"=10' HORIZONTAL
SCALE: 1"=5' VERTICAL



FLOW CONTROL STRUCTURE DETAIL

NOT TO SCALE

SEE SHEET 2 FOR GENERAL NOTES.



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Call before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN TWO FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. EXISTING UTILITIES TO BE LOCATED, PROTECTED, AND REPAIRED IN ACCORDANCE WITH RCW 19.122.

PUB21-0049

APPROVED FOR MDRT REVIEW (BY OAKPOINTE)
DATE: 4/13/2023

CITY OF BLACK DIAMOND

This plan is approved for construction when all signature lines are completed

Andy Williamson - MDRT + Economic Dev. Director Date

MDRT Planner Date

MDRT Civil Engineer Date

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DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

LAWSON HILLS FIRE STATION
FINAL ENGINEERING PLANS

OAKPOINTE COMMUNITIES

STORMWATER VAULT PLAN

CITY OF BLACK DIAMOND,

DATE: 2/3/2023
BY: JCK
CHECKED BY: KCF
APPROVED BY: KCF

REVIEWED BY: AYS
DATE: 3/22/23
NO. 1
REVISION PER CITY COMMENTS 3/8/23
2 PER CITY COMMENTS 4/11/23



4/13/2023

CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

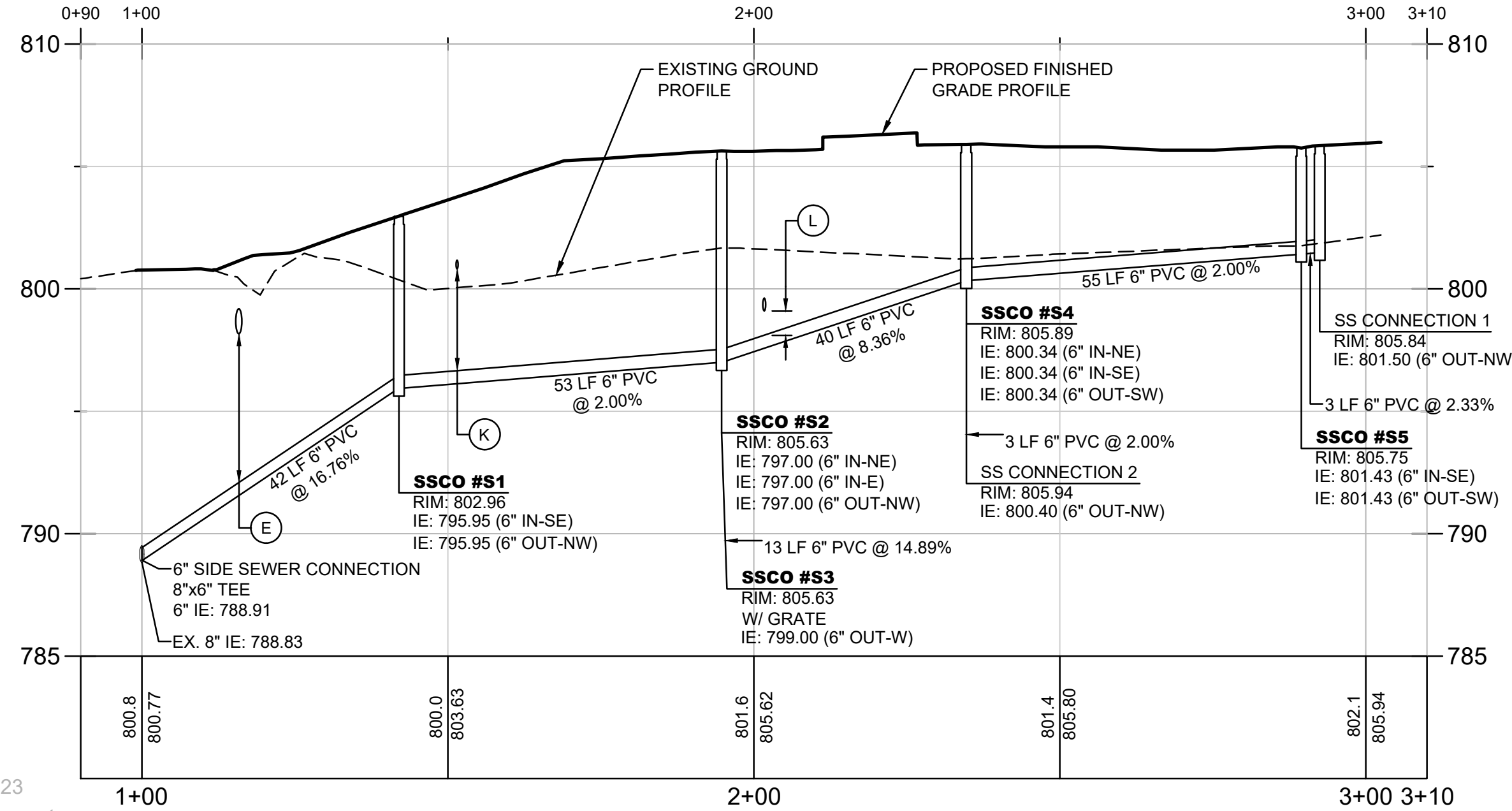
FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

SHEET NO.

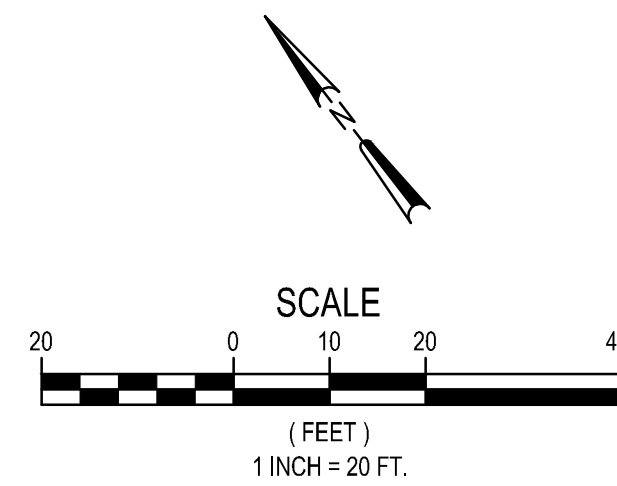
A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.

UTILITY CROSSING DATA		
(A)	FG 809.20 6" WA IE 806.14 12" SD CE 805.04	
(B)	FG 809.45 2" WA IE 806.07 12" SD CE 804.97	
(C)	FG 809.51 2" WA IE 806.06 12" SD CE 804.96	
(D)	FG 809.57 6" WA IE 806.06 12" SD CE 804.94	
(E)	FG 801.14 12" SD IE 798.16 6" SS CE 792.08	
(K)	FG 803.76 4" SD IE 800.81 6" SS CE 796.66	
(L)	FG 805.63 12" SD IE 799.10 6" SS CE 798.10	
(M)	FG 807.46 2" WA IE 803.88 4" SD CE 802.17	
(N)	FG 805.51 8" SD IE 801.46 2" WA CE 799.90	



SEWER SERVICE

SCALE: 1"=20' HORIZ, 1"=5' VERT



SEE SHEET 2 FOR GENERAL NOTES.

CITY AS-BUILTS INDICATE THAT THE MATERIAL OF THE 8-INCH WATER MAIN LOCATED IN BOTTS DRIVE IS DUCTILE IRON. IF THE 8-INCH MAIN MATERIAL IS DISCOVERED TO BE ASBESTOS CONCRETE, THEN REPLACEMENT OF THE MAIN ACROSS THE PROJECT FRONTAGE IS REQUIRED.



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PUB21-0049

APPROVED FOR MDRT REVIEW (BY OAKPOINTE)
DATE: 4/13/2023

CITY OF BLACK DIAMOND

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Andy Williamson - MDRT + Economic Dev. Director
MDRT Planner
MDRT Civil Engineer

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APPROXIMATE LOCATION OF EX. 8" WATER. CONTRACTOR SHALL POTHOLE ALONG LAWSON STREET PROJECT FRONTAGE PRIOR TO CONSTRUCTION TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION. IF POTHOLING REVEALS A CHANGE IN HORIZONTAL AND/OR VERTICAL ALIGNMENT FROM THESE PLANS, THE CONTRACTOR SHALL PROVIDE SURVEYED POTHOLING INFORMATION TO THE ENGINEER FOR A DESIGN CHANGE.

SS CONNECTION 1
RIM: 805.84
3 LF 6" PVC @ 2.33%
SSCO #S5
RIM: 805.75
55 LF 6" PVC @ 2.00%
SSCO #S4
RIM: 805.86
3 LF 6" PVC @ 2.00%
SS CONNECTION 2
RIM: 805.94
40 LF 6" PVC @ 8.36%
SSCO #S3
RIM: 805.63
W/ GRATE

SSCO #S1
RIM: 802.96
53 LF 6" PVC @ 2.00%
SSCO #S2
RIM: 805.63
13 LF 6" PVC @ 14.89%
SIDE SEWER. SEE DETAIL S-10, SHEET 15

APPROXIMATE LOCATION OF EX. 8" WATER. CONTRACTOR SHALL POTHOLE ALONG PROJECT FRONTAGE PRIOR TO CONSTRUCTION TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION. IF POTHOLING REVEALS A CHANGE IN HORIZONTAL AND/OR VERTICAL ALIGNMENT FROM THE APPROVED PLANS, THE CONTRACTOR SHALL PROVIDE SURVEYED POTHOLING INFORMATION TO THE ENGINEER FOR A DESIGN CHANGE.

EX. HYDRANT
APPROX. 285' FROM PROJECT SOUTHERN BOUNDARY

STA: 20+08.89, 7.66' LT CUT-IN CONNECTION TO EX. 8"(DI) 1-8"x6" TEE (MxFL) W/ CONC. BLOCKING 2-8" COUPLINGS (MJ) 2-8" DI SPOOLS (PE/PE) (CUT TO FIT) 1-6" GATE VALVE (FLMJ) 24 LF 6" DI PIPE 1-5 1/4" MVO FIRE HYDRANT ASSEMBLY W/ STORZ ADAPTER FIRE HYDRANT FLANGE EL=809.93

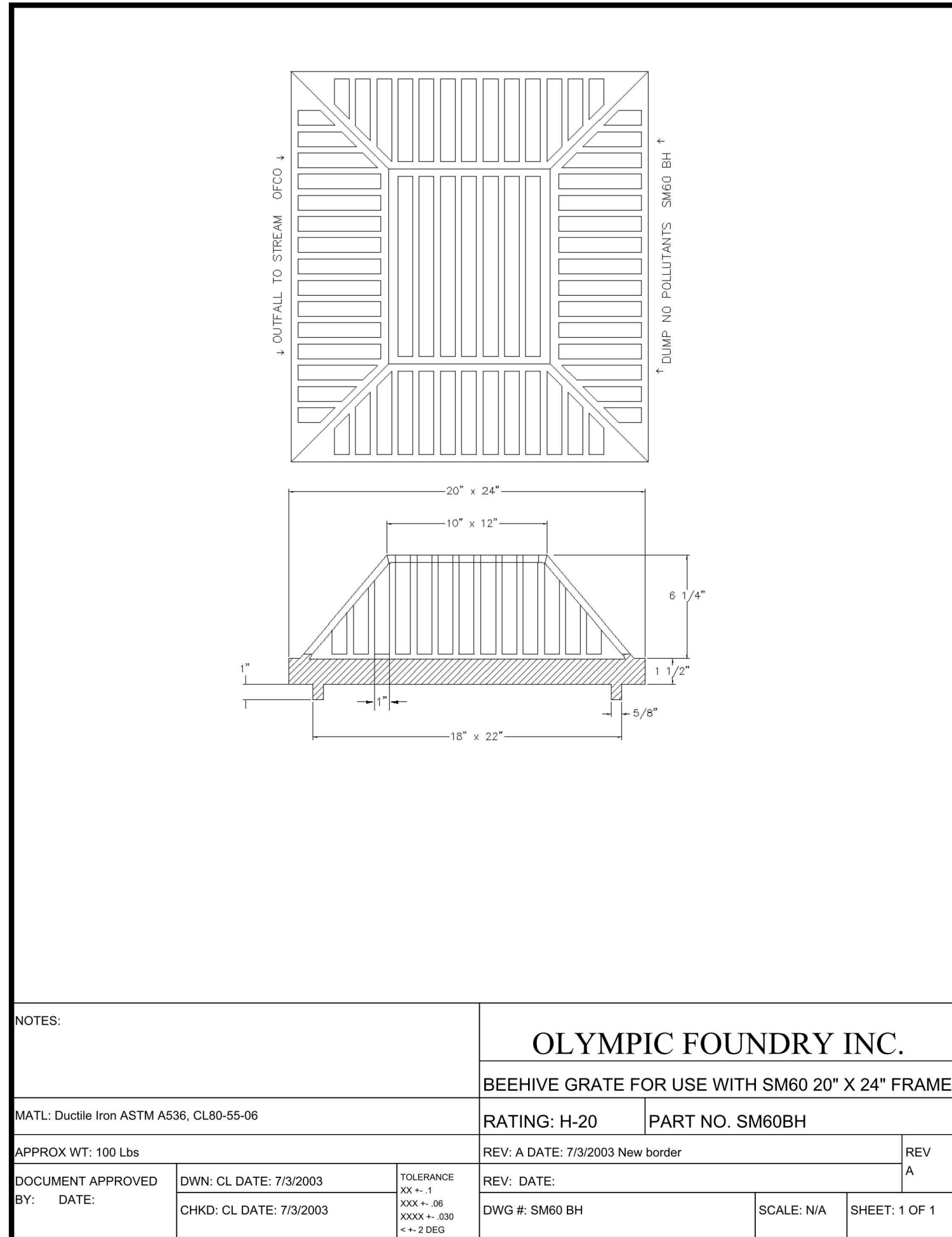
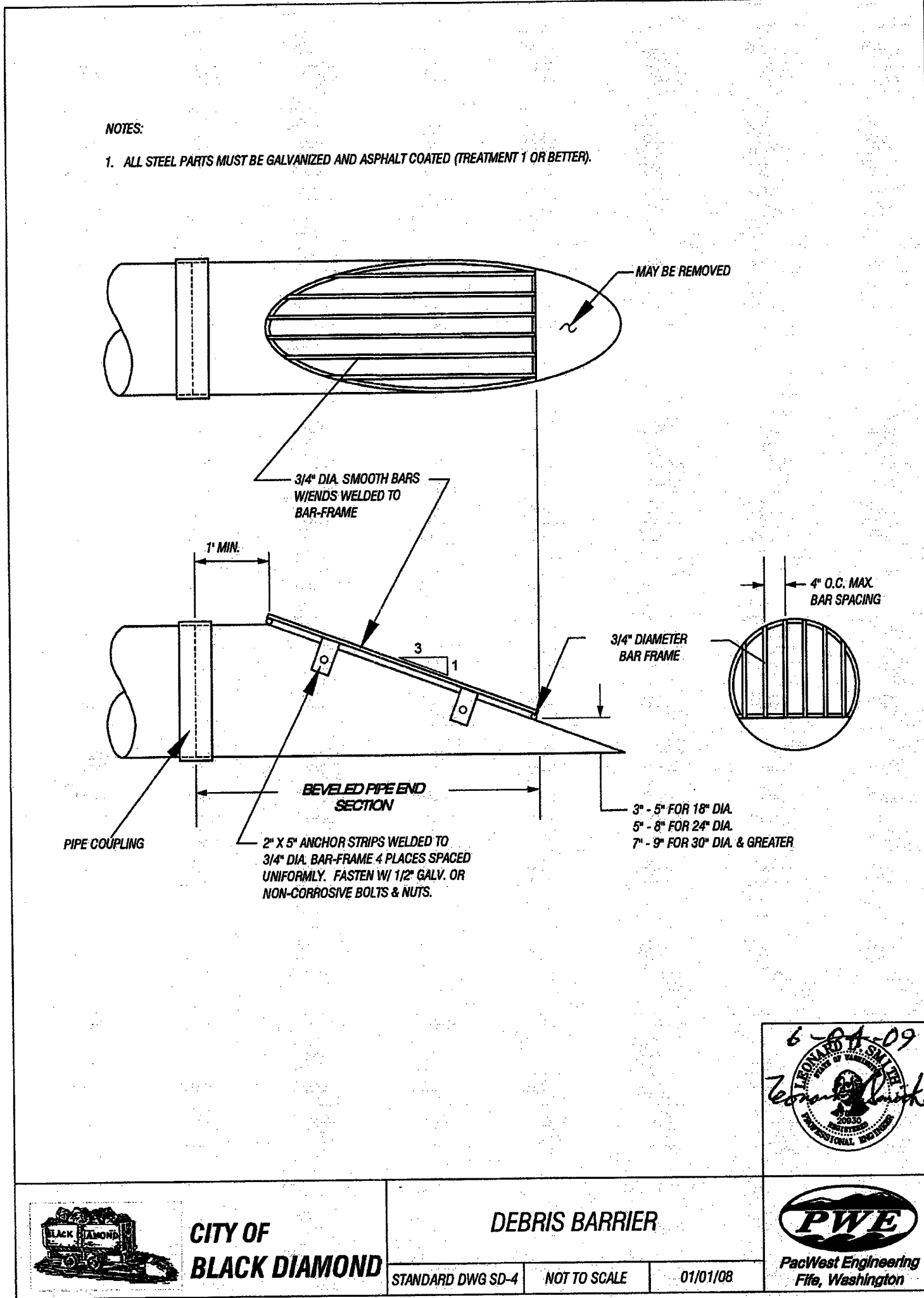
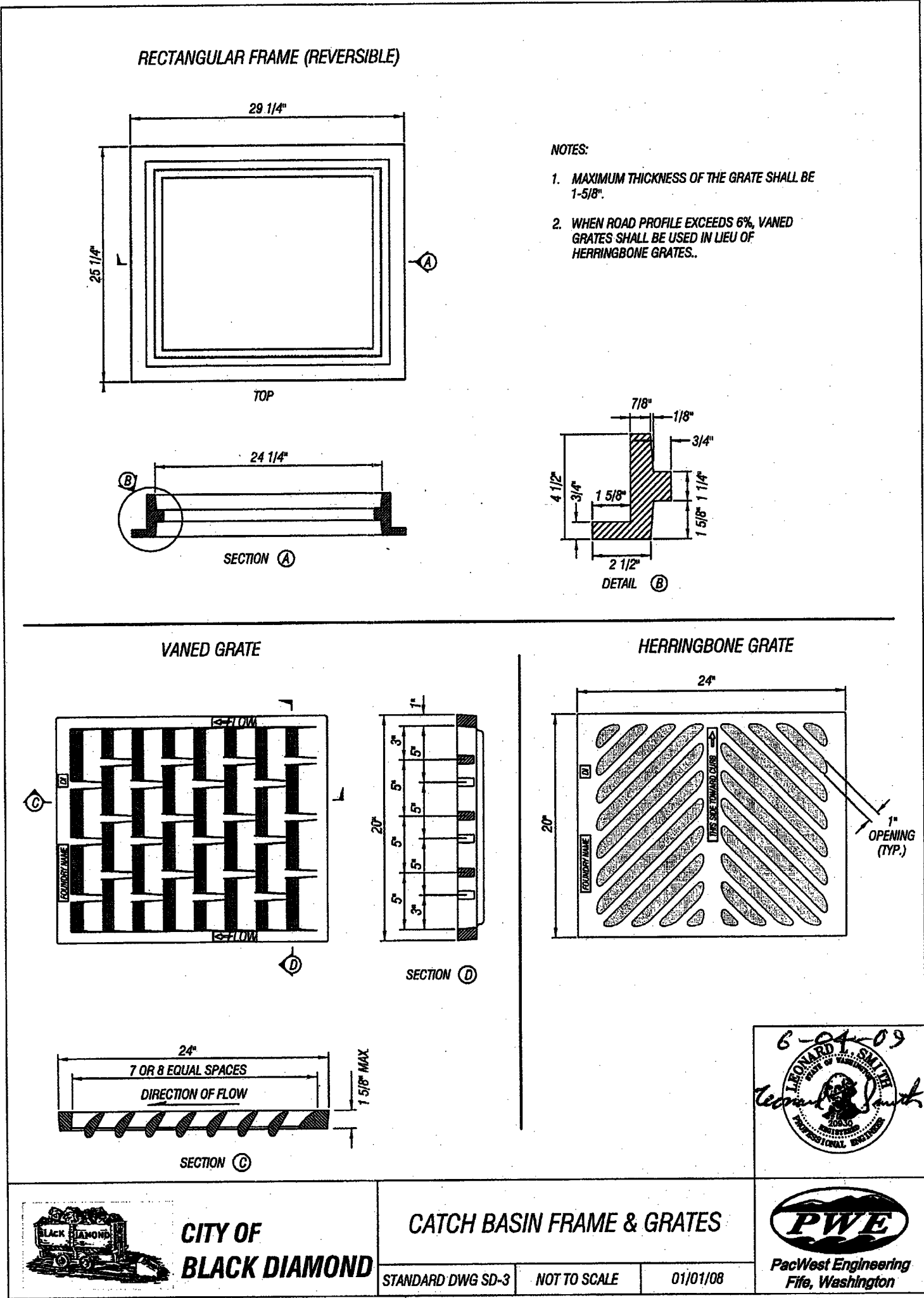
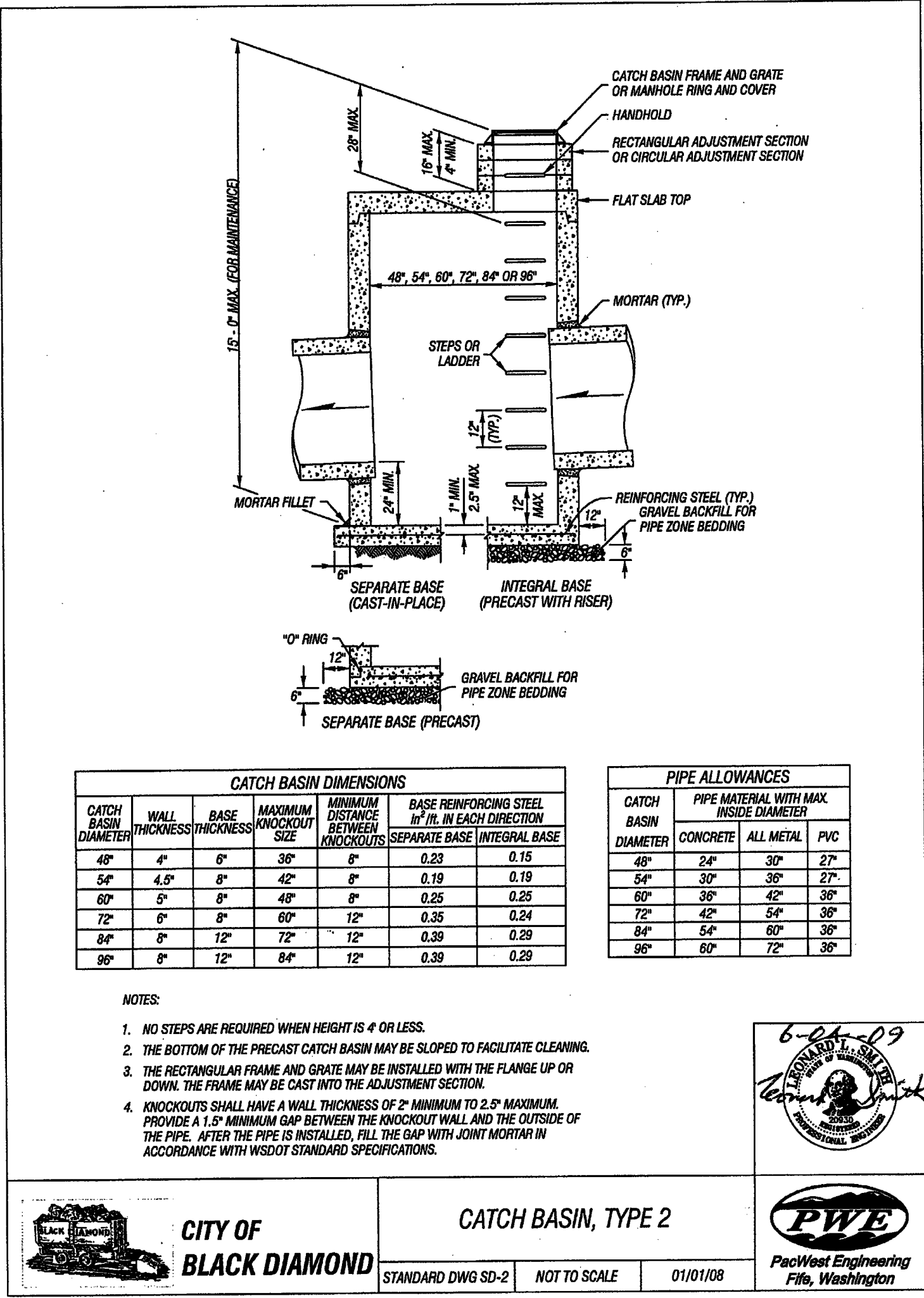
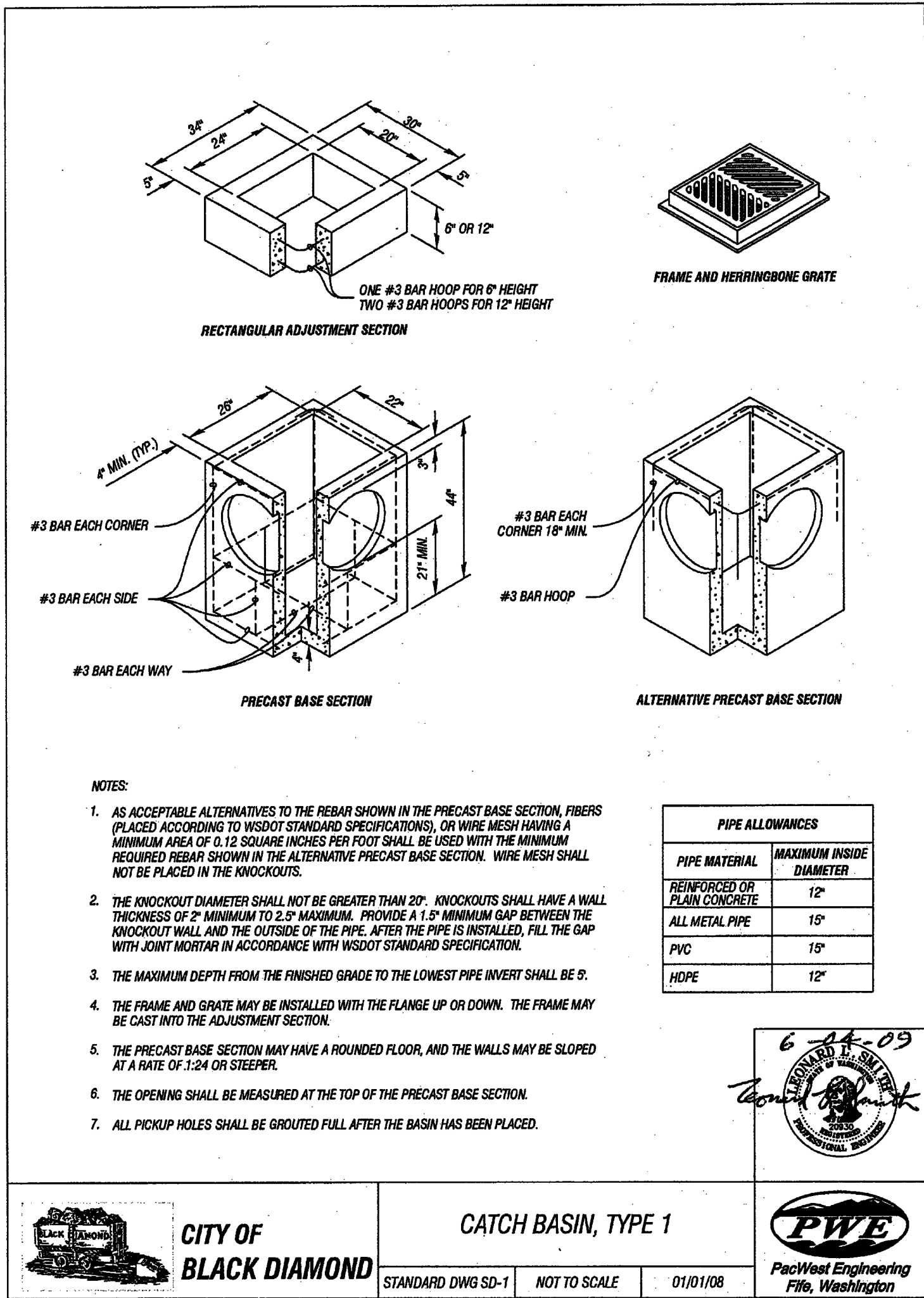
STA: 20+19.50, 7.76' LT 2" TAP & SERVICE LINE CONNECTION 1 1/2" IRRIGATION METER PER STANDARD DETAIL W-04/ 1 1/2" D.O.H. APPROVED DOUBLE CHECK VALVE ASSEMBLY (DCVA)

STA: 20+22.04, 7.79' LT 2" TAP & SERVICE LINE CONNECTION 1 1/2" DOMESTIC METER PER STANDARD DETAIL W-04/ 1 1/2" D.O.H.

STA: 20+24.58, 7.82' LT 6" FIRE SERVICE CONNECTION 8"x6" STAINLESS TAPPING TEE W/ CONC. BLOCKING PER STANDARD DETAIL W-11



PacWest Engineering
Fife, Washington

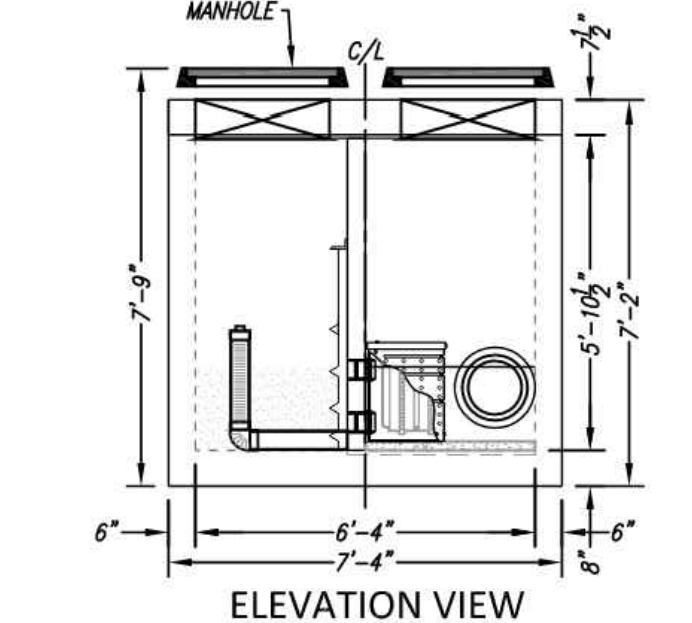
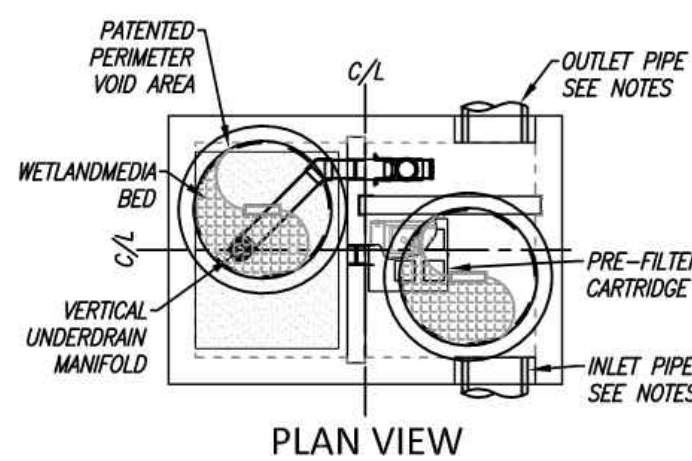


SITE SPECIFIC DATA	
PROJECT NUMBER	15373
PROJECT NAME	LAWSON FIRE STATION
PROJECT LOCATION	BLACK DIAMOND, WA
TREATMENT REQUIRED	
VOLUME BASED (CF)	2-YEAR RELEASE RATE (CFS)
	0.03
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	0.64
PIPE DATA	I.E. MATERIAL DIAMETER
INLET PIPE	797.58 LCPE 12"
OUTLET PIPE	796.83 LCPE 12"
PRETREATMENT	BIOFILTRATION
DISCHARGE	
RIM ELEVATION	804.00 804.00 804.00
SURFACE LOAD	HS-25 HS-25 HS-25
FRAME & COVER	#30" #30" N/A
WETLAND MEDIA VOLUME (CY)	0.56
ORIFICE SIZE (DIA. INCHES)	3 EA #0.68"
NOTES:	

- INSTALLATION NOTES**
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
 - UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
 - ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
 - CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
 - CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
 - DROP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.

GENERAL NOTES

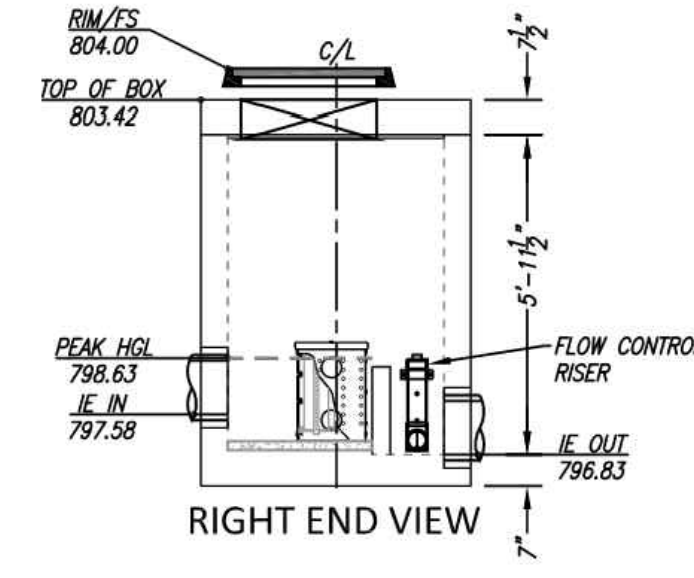
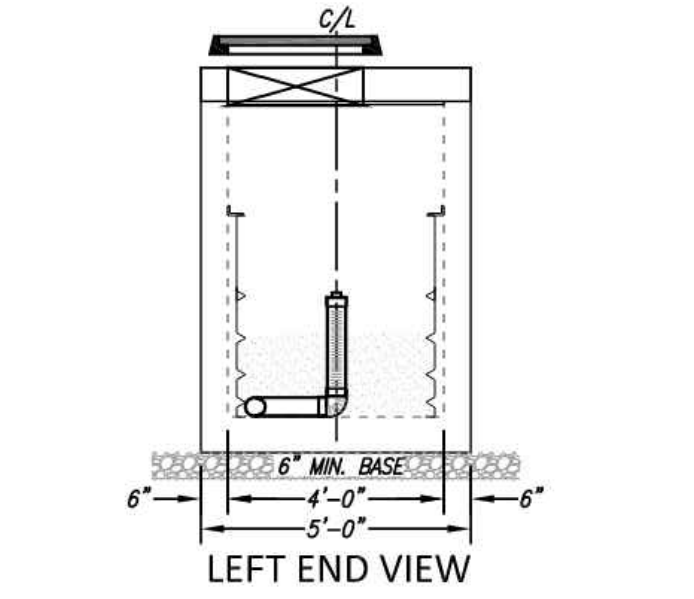
- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.



INTERNAL BYPASS DISCLOSURE:

THE DESIGN AND CAPACITY OF THE PEAK CONVEYANCE METHOD TO BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD. PEAK HGL AND BYPASS CAPACITY SHOWN ON DRAWING ARE USED FOR GUIDANCE ONLY.

Bio Clean
A Forterra Company



2-YEAR RELEASE RATE (CFS) 0.03

OPERATING HEAD (FT) 1.5

PRETREATMENT LOADING RATE (GPM/SF) 1.4

WETLAND MEDIA LOADING RATE (GPM/SF) 1.0

MWS-L-4-6.33-5'-11"-V-UG
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

RIP-RAP SPECIFICATIONS:

100% PASSING AN 8-INCH SQUARE SIEVE (MAX. STONE SIZE 8-INCHES)
40-60% PASSING A 6-INCH SQUARE SIEVE (MED. STONE SIZE 6-INCHES)
0-10% PASSING A 2-INCH SQUARE SIEVE (MIN. STONE SIZE 2-INCHES)

PUB21-0049

Approved for MDRT review (by Oakpointe) Date 4/13/2013

CITY OF BLACK DIAMOND

This plan is approved for construction when all signature lines are completed

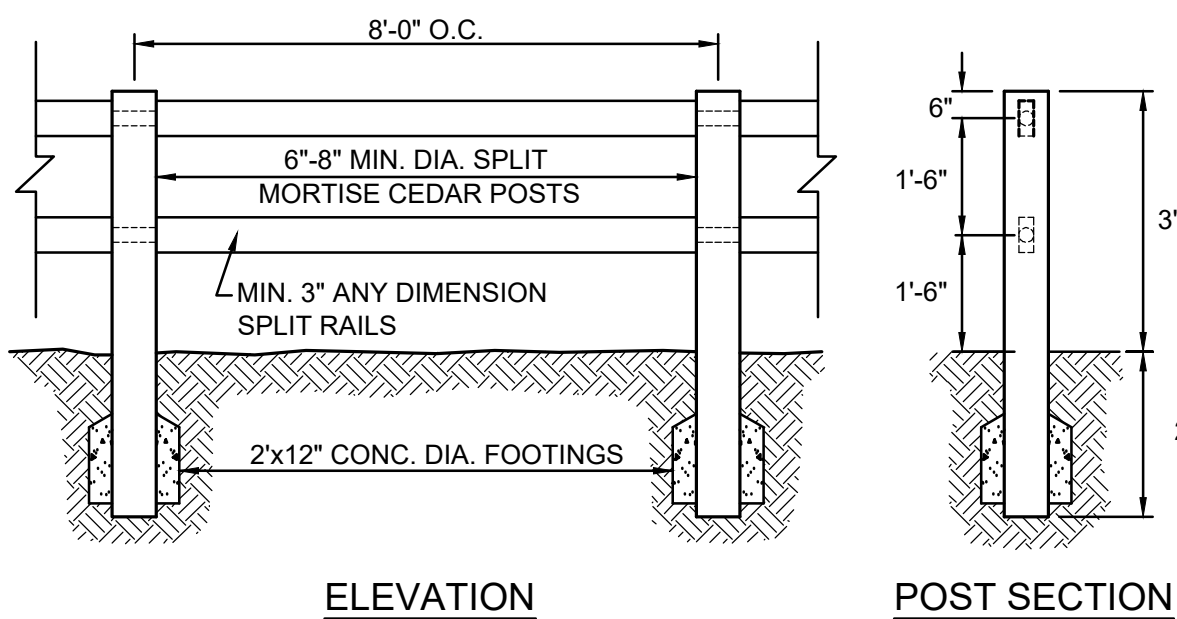
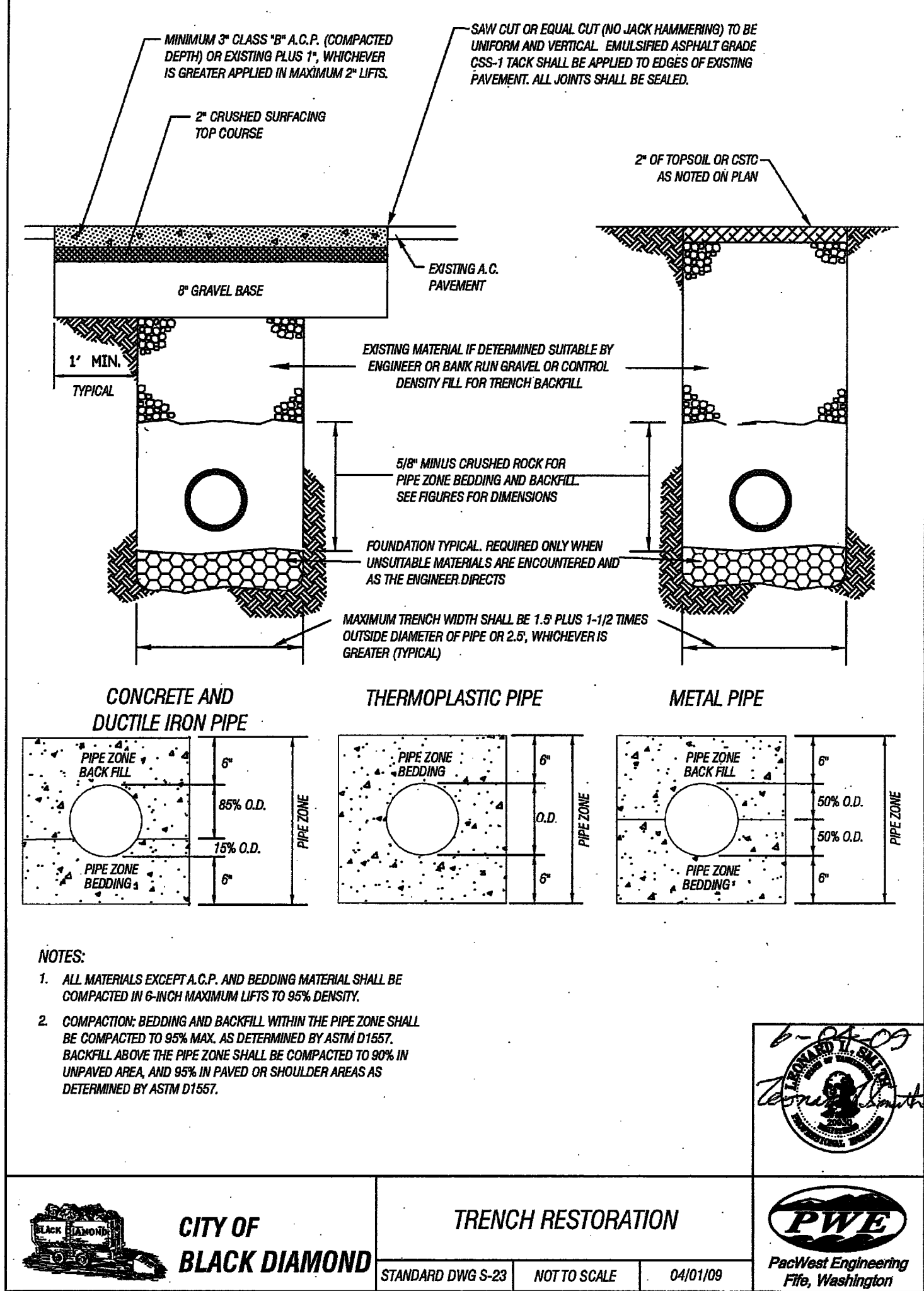
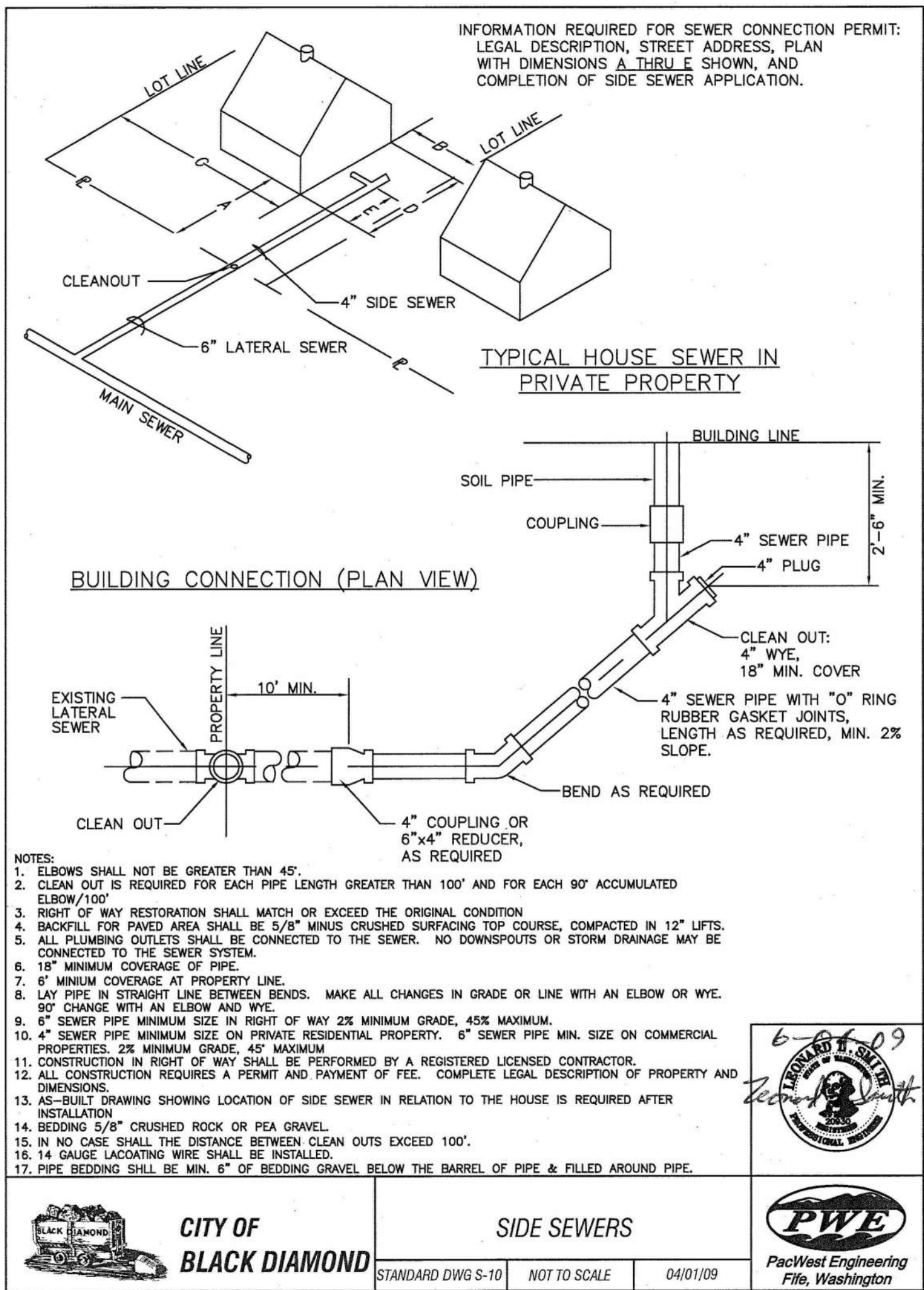
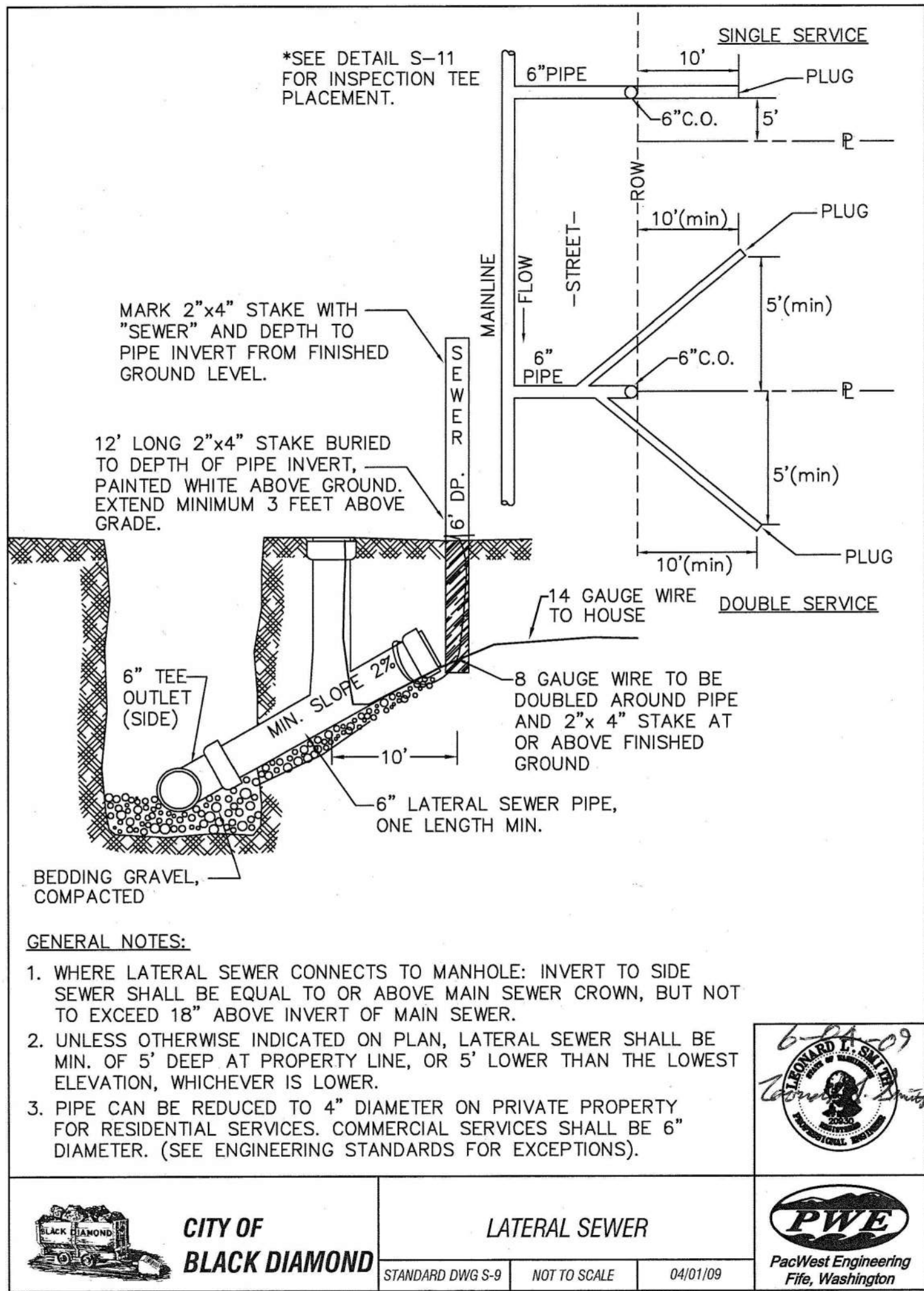
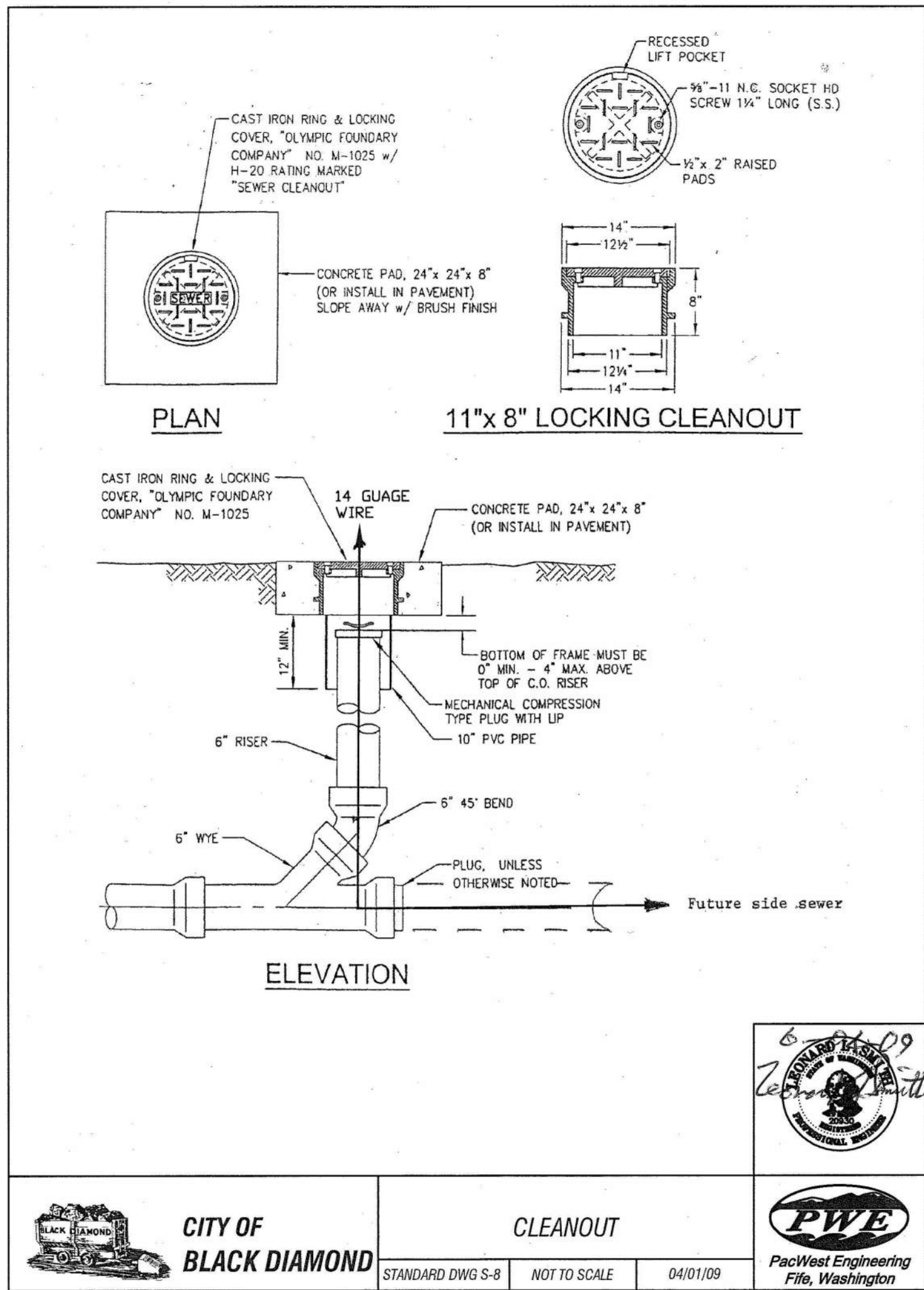
Andy Williamson - MDRT + Economic Dev. Director Date

MDRT Planner Date

MDRT Civil Engineer Date

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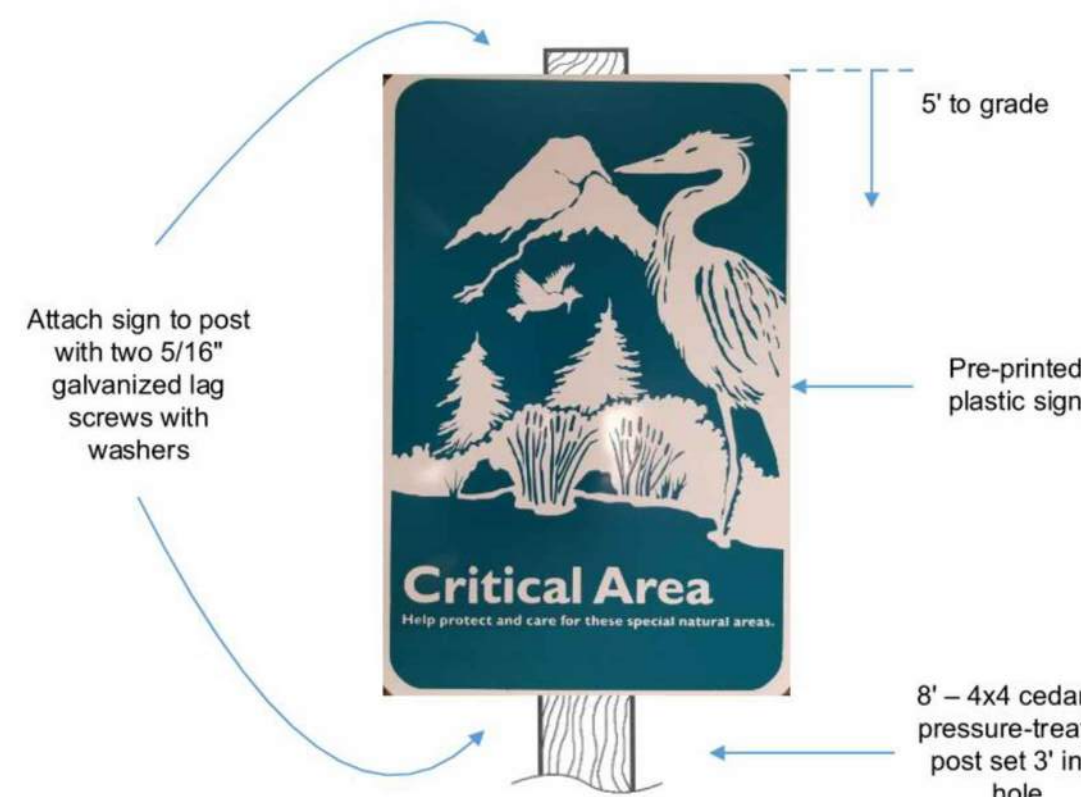
A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.



NOTE: PROVIDE CRITICAL AREA SIGNS ON FENCE AT 100' SPACING OR SIGN LOCATIONS AS APPROVED BY CITY OF BLACK DIAMOND.

SPLIT RAIL CEDAR FENCE DETAIL

NOT TO SCALE



NOTE: GRAPHICS FOR THIS SIGN SHALL BE SIMILAR TO SIGN SHOWN AND AS APPROVED BY CITY OF BLACK DIAMOND. CONTACT CITY OF BLACK DIAMOND COMMUNITY DEVELOPMENT FOR PREFERRED GRAPHICS AND REQUIRED SIGN TEXT PRIOR TO INSTALLATION.

CRITICAL AREA SIGNAGE DETAIL

NOT TO SCALE

PUB21-0049

4/13/2023

Approved for MDRT review (by Oakpointe)

CITY OF BLACK DIAMOND

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Andy Williamson - MDRT + Economic Dev. Director Date

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Plot Date: 4/12/2023 11:39 AM
Save Date: 4/12/2023 11:32 AM
By: Kevin Flynn
File: P:\OAKPCBDBP600\0400\CAD\ECI\Final\SHEETS\SDT-F-OAKPCBDBP600-F5.dwg



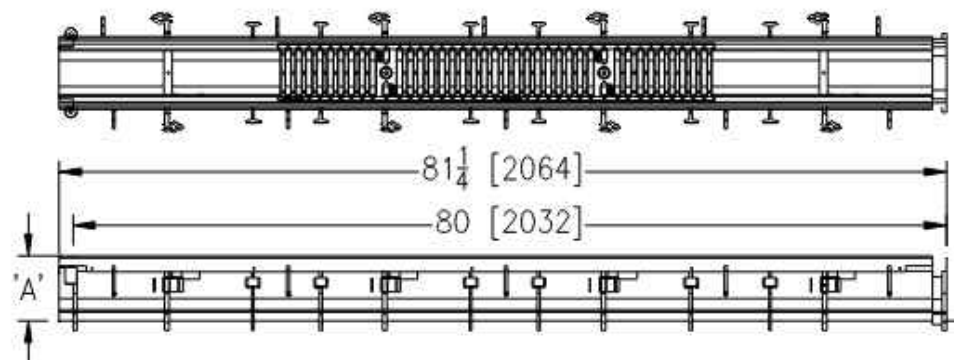
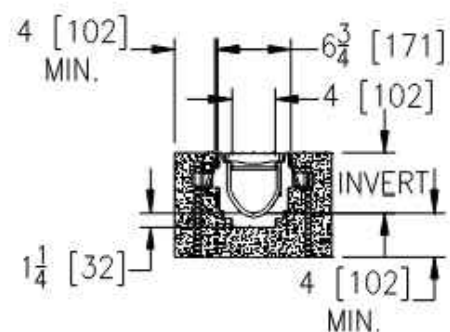
Z886-HD

6-3/4 [171] WIDE REVEAL TRENCH DRAIN SYSTEM
WITH HEAVY-DUTY FRAME ASSEMBLY

SPECIFICATION SHEET
TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice

SPECIFYING ENGINEER IS RESPONSIBLE FOR
CONCRETE ENCASMENT AND REINFORCING
BASED UPON APPLICATION AND LOCAL CODES



NOTE: + Actual Channel length is 81 1/4 [2064] to allow for overlap.

ENGINEERING SPECIFICATION: ZURN Z886-HD
Channels are 80" [2032 mm] long, 6-3/4" [171 mm] wide reveal and have a 4" [102 mm] throat. Modular channel sections are made of 0% water absorbent High Density Polyethylene (HDPE). Channels have a positive mechanical connection between channel sections that will not separate during the installation and mechanically lock into the concrete surround every 10" [254 mm]. Channels weigh less than 2.31 lbs. [1.05kg] per linear foot, have a smooth, 1-1/2" [38 mm] radius self cleaning bottom with a Manning's coefficient of .009 and .75% or neutral 0% built in slope. Channels have rebar clips standard to secure trench in its final location. Channels provided with standard DGC grates that lock down to frame. Zurn 5.375" [137 mm] wide reveal Ductile Iron Slotted Grate conforming to ASTM specification A536-84, Grade 80-55-06. Ductile iron grate is rated class C per the DIN EN1433 top load classifications. Supplied in 20' [508 mm] nominal lengths with 1/2" [13 mm] wide slots, and 3/4" [19 mm] bearing depth. Grate has an open area of 28.1 sq. in. per ft. [59.463 sq. mm per meter]. The .105" [2.67 mm] thick Heavy-Duty Carbon Steel Frame Assembly conforms to ASTM specification A36 with 10 - 4" [102 mm] long concrete anchors per 80" [2032 mm]. Grate lockdown bars are to be integral to the frame. Frame supplied with powder coated finish. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames produced in the U.S.A.

PREFIX OPTIONS (Check/specify appropriate options)

___ Z Six-foot, Eight-inch High Density Polyethylene (HDPE)*

SUFFIX OPTIONS (Check/specify appropriate options)

Outlet Adapters Add/Each

___ E1 Closed End Cap
___ E2 2 [51] No-Hub End Outlet
___ E3 3 [76] No-Hub End Outlet
___ E4 4 [102] No-Hub End Outlet
___ E6 6 [152] No-Hub End Outlet

Frame Options

___ CBF Black Acid Resistant Coated Top Frame
___ LD Light Duty Grates on Heavy Duty Frame
___ SW Sidewall Extension - 9 [229] High
___ SW2 Sidewall Extension - 18 [457] High

Grate Options

___ BDC Black Acid Resistant Epoxy Coated Ductile Grate - Class C
___ BDE Black Acid Resistant Epoxy Coated Ductile Grate - Class E
___ BG Galvanized Ductile Iron Bar Grate - Class C
___ DBO Ductile Iron Cast Bar Grate - Class C
___ DC Ductile Iron Solid Cover - Class C
___ DGC Ductile Iron Slotted Grate - Class C
___ DGE Ductile Iron Slotted Grate - Class E
___ GDC Galvanized Ductile Iron Slotted Grate - Class C
___ GDE Galvanized Ductile Iron Slotted Grate - Class E
___ GHPE Galvanized Heel-Proof Ductile Grate - Class E
___ HPDE Heel-Proof Ductile Slotted Grate - Class E
___ RFGC Reinforced Slotted Galvanized Grate - Class C
___ RFSC Reinforced Slotted Stainless Steel Grate - Class C
___ RPPGC Reinforced Perforated Galvanized Reverse Punch Grate - Class C
___ RPPSC Reinforced Perforated Stainless Steel Grate - Class C
___ RPPSRC Reinforced Perforated Stainless Steel Reverse Punch Grate - Class C

Miscellaneous Options

___ JC Joint Connector
___ VP Vandal-Proof Lockdown

* Regularly furnished unless otherwise specified.

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA U.S.A. 16502 • Ph. 855-663-9876, Fax 814-454-7929
In Canada | **Zurn Industries Limited**
3544 Nashua Drive, Mississauga, Ontario L4V 1L2 • Ph. 905-405-8272, Fax 905-405-1292
www.zurn.com

Trench No.	'A' Shallow Inv.	'B' Deep Inv.	(cfs)	(gpm)	(lps)
8601	3.50 [89]	4.10 [104]	0.21	93	6
8602	4.10 [104]	4.70 [119]	0.27	122	8
8603	4.70 [119]	5.30 [135]	0.34	152	10
8603N	5.30 [135]	5.90 [150]	-	-	-
8604	5.90 [150]	6.50 [165]	0.41	183	12
8605	6.50 [165]	7.10 [180]	0.48	214	13
8606	7.10 [180]	7.70 [196]	0.55	245	15
8606N	7.70 [196]	8.30 [211]	-	-	-
8607	8.30 [211]	8.90 [226]	0.62	276	17
8608	8.90 [226]	9.50 [241]	0.69	308	19
8609	9.50 [241]	10.10 [257]	0.76	339	21
8610	10.10 [257]	10.70 [272]	0.83	371	23
8611	10.70 [272]	11.30 [287]	0.90	403	25
8612	11.30 [287]	11.90 [302]	0.97	435	27
8612N	11.90 [302]	12.50 [318]	-	-	-
8613	12.50 [318]	13.10 [333]	1.04	467	29
8614	13.10 [333]	13.70 [349]	1.11	498	31
8615	13.70 [349]	14.30 [364]	1.18	530	33

Decorative Grate Options (Load Classifications are per DIN EN1433)

___ SB5 Stainless Steel Bar Grate - Class E

MADE IN THE U.S.A.

___ BDC-USA Black Acid Resistant Epoxy Coated Ductile Grate - Class E
___ DGC-USA Ductile Iron Slotted Grate - Class C
___ DGE-USA Ductile Iron Slotted Grate - Class E
___ GDC-USA Galvanized Ductile Slotted Grate - Class C
___ GDE-USA Galvanized Ductile Slotted Grate - Class E
___ GHPE-USA Galvanized Heel-Proof Ductile Grate - Class E
___ HPDE-USA Heel-Proof Ductile Slotted Grate - Class E
___ RPPGC-USA Reinforced Perforated Galvanized Reverse Punch Grate - Class C
___ RPPSC-USA Reinforced Perforated Stainless Steel Reverse Punch Grate - Class C

Miscellaneous Options

___ DB Bottom Dome Strainer

Rev. F
Date: 1/26/2017
C.N. No. 136162
Prod. | Dwg. No. Z886-HD

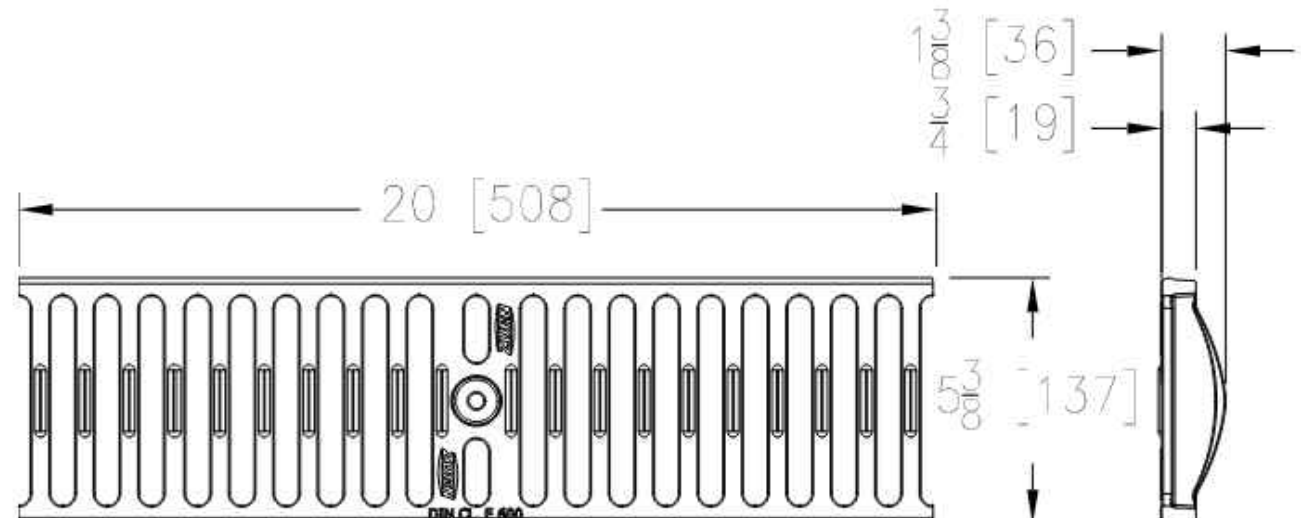


P6-GDE

6 [152] WIDE GRATE

Design and Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice

Please Check	Item No.	Part Number	Item I.D.
✓	24	94473	P6-GDE



GDE GRATE ENGINEERING SPECIFICATION: ZURN P6-GDE
20" [508mm] X 5-3/8" [137mm] Galvanized ductile iron slotted grate weighing 6.4 lbs per linear foot [9.5kg/m]. The grate has an open area of 28.2 in² per linear foot [597cm²/m]. Grate conforms to DIN rating of E, ANSI rating of Special-Duty, H-20 and FAA load rated and ASTM A536 Grade 80-55-06. Galvanized (hot dip) conforms to ASTM A123.

GDE - Slotted Grate

Material:	Galvanized Ductile Iron
DIN Rating:	Class E
Weight:	6.4 lbs/ft. [9.5kg/m]
Open Area:	28.2 in ² /ft. [597cm ² /m]
ANSI Rating:	Special-Duty
Application:	Dynamic loads
Slot Width/Hole Size:	1/2" [12.7mm]
ADA:	No
H-20:	Yes
FAA:	Yes

WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov

ADVERTENCIA: Cáncer y daño reproductivo - www.P65Warnings.ca.gov

AVERTISSEMENT: Cancer et effets néfastes sur la reproduction - www.P65Warnings.ca.gov

Page 24 of 68

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA 16502, Ph. 855-663-9876

In Canada | **Zurn Industries Limited**
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, Ph. 877-892-5216

Rev. AU
Date: 01/03/23
C.N. No. 144898
Patent zurn.com/patents
Form # FT641



Z886

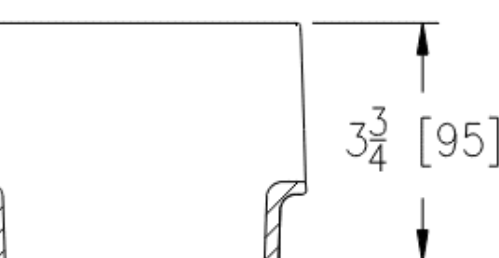
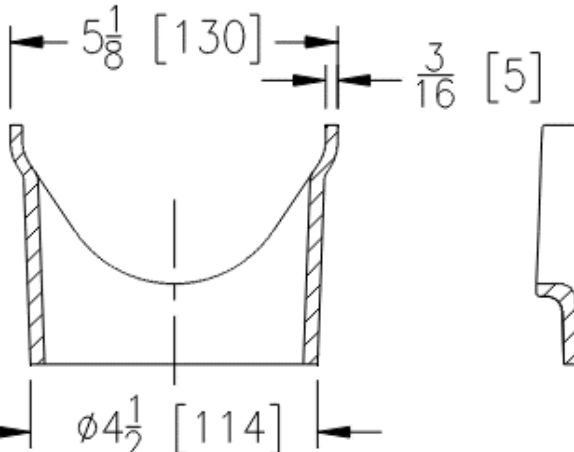
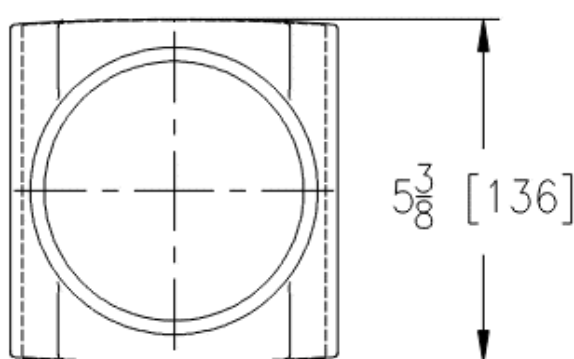
END/BOTTOM OUTLETS

SPECIFICATION SHEET
TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice

Please Check	Item No.	Part Number	Item I.D.
✓	7	59894-003	P886-U4

ENGINEERING SPECIFICATION: ZURN Z886-U4
4" [102mm] No-Hub Bottom Outlet for 6" [152mm] wide Trench Drainage System. Outlet is made of 3/16" [5mm] thick HDPE and is designed for No-Hub applications using an adapter (Supplied by other).
**Channel to be cut in field to inside diameter of outlet.



* Regularly furnished unless otherwise specified.

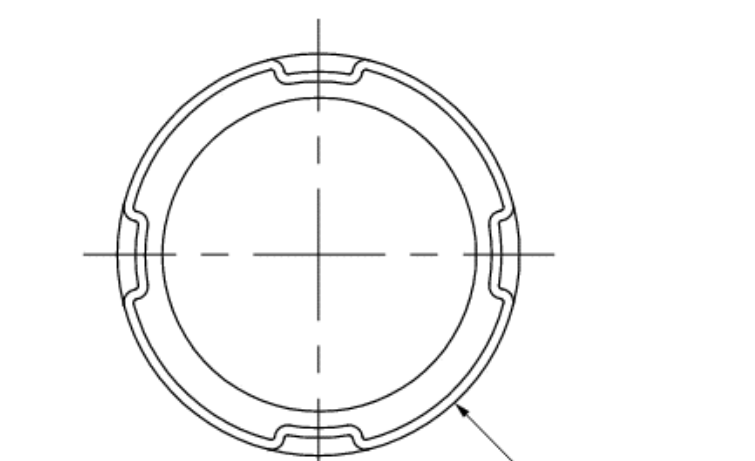
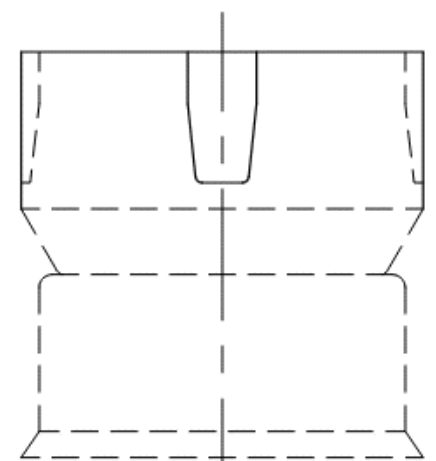
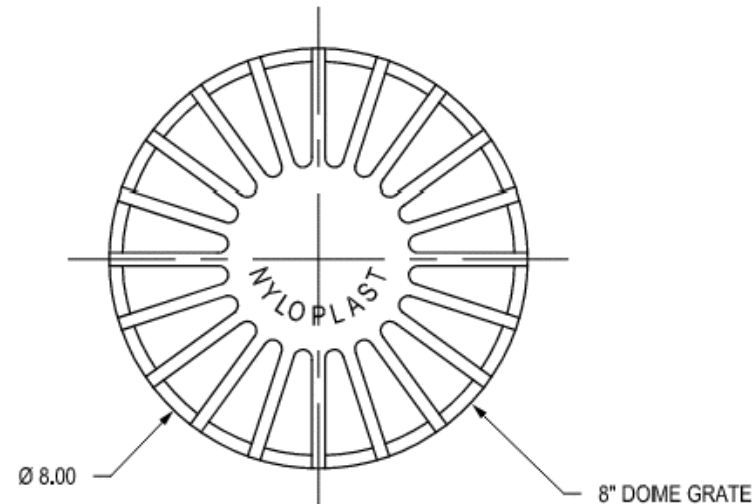
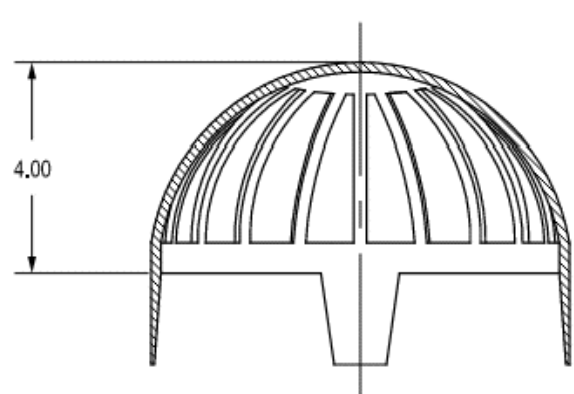
Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA U.S.A. 16502 • Ph. 855-663-9876, Fax 814-454-7929
In Canada | **Zurn Industries Limited**
3544 Nashua Drive, Mississauga, Ontario L4V 1L2 • Ph. 905-405-8272, Fax 905-405-1292
www.zurn.com

Rev. B
Date: 12/02/15
C.N. No. 133567
Form # FT418

Sheet 8 of 9

0899CGD

APPROX. DRAIN AREA = 30.00 SQ IN
APPROX. WEIGHT = 4.54 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-228

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS, THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN
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DRAWN BY EBC
DATE 03-03-06
REVIEWED BY CCA
DATE 06-21-13
DWG SIZE A
SCALE 1/4"
SHEET 1 OF 1

MATERIAL DUCTILE IRON
PROJECT NO. NAME
TITLE 8 IN DOME GRATE ASSEMBLY
DWG NO. 7001-110-197
REV. C

3130 VERONA AVE
BURLINGTON, ON L7R 4A6
PHN (770) 932-0443
FAX (770) 932-0440
www.nyloplast-usa.com

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	0899CGD	7001-110-194
SOLID COVER	LIGHT DUTY	0899CSD	7001-110-195
BROUNZE	N/A	0899CSB	7001-110-196
DOME	N/A	0899CGD	7001-110-197

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- DRAINAGE CONNECTION SUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3012 FOR CORRUGATED HDPE (ADS & HANCO DUAL WALL) & SDR 35 PVC.
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DRAWN BY CJA
DATE 06-25-09
REVIEWED BY CCA
DATE 07-19-13
DWG SIZE A
SCALE NTS
SHEET 1 OF 1

MATERIAL
PROJECT NO. NAME
TITLE 8 IN INLINE DRAIN DESIGN DETAILS
DWG NO. 7003-110-000
REV. G

3130 VERONA AVE
BURLINGTON, ON L7R 4A6
PHN (770) 932-0443
FAX (770) 932-0440
www.nyloplast-usa.com

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DWG NO. 7003-110-00

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	MBH	1000 BRITISH THERMAL UNITS PER HOUR
ADA	AMERICANS WITH DISABILITIES ACT	MED	MEDIUM
ADJ	ADJUSTABLE	MEP	MECHANICAL, ELECTRICAL, PLUMBING
AFF	ABOVE FINISHED FLOOR	MEZZ	MEZZANINE
AFG	ABOVE FINISHED GRADE	MIN	MINIMUM
ALT	ALTERNATE	MISC	MISCELLANEOUS
AP	ACCESS PANEL		
APPROX	APPROXIMATE	N/A	NOT APPLICABLE
ARCH	ARCHITECTURAL/ARCHITECT	NC	NORMALLY CLOSED
AS	AIR SEPARATOR	NEG	NEGATIVE
AUX	AUXILIARY	NIC	NOT IN CONTRACT
		NOM	NOMINAL
BFF	BELOW FINISHED FLOOR	NPC	NON-POTABLE COLD WATER
BFG	BELOW FINISHED GRADE	NPCW	NON POTABLE COLD WATER
BHP	BRAKE HORSE POWER	NPH	NON-POTABLE HOT WATER
BLDG	BUILDING	NPHR	NON-POTABLE HOT WATER RETURN
BOP	BOTTOM OF PIPE	NPT	NATIONAL PIPE THREAD
BTU	BRITISH THERMAL UNIT	NTS	NOT TO SCALE
BTUH	BRITISH THERMAL UNIT PER HOUR		
		OD	OUTSIDE DIAMTER/OVERLOW DRAIN
CA	COMBUSTION AIR	OFCl	OWNER FURNISHED CONTRACTOR INSTALLED
CLG	CEILING	OFOI	OWNER FURNISHED OWNER INSTALLED
CMU	CONCRETE MASONRY UNIT	ORD	OVERFLOW ROOF DRAIN
CO	CLEANOUT	ORL	OVERFLOW RAINWATER LEADER
COND	CONDENSATE		
CW	COLD WATER	ΔP	PRESSURE DIFFERENTIAL
CX	CONNECT TO EXISTING		
		PD	PLANTER DRAIN; PRESSURE DROP
dB	DECIBEL	PERF	PERFORATED
DCVA	DOUBLE CHECK VALVE ASSEMBLY	PH	PHASE
DDCV	DOUBLE DETECTOR CHECK VALVE	PIV	POST INDICATOR VALVE
DDCVA	DOUBLE DETECTOR CHECK VAVLE ASSEMBLY	PLBG	PLUMBING
DF	DRINKING FOUNTAIN	PRESS	PRESSURE
DFU	DRAINAGE FIXTURE UNIT	PRV	PRESSURE REDUCING VALVE
DHW	DOMESTIC HOT WATER	PSF	POUNDS PER SQUARE FOOT
DHWC	DOMESTIC HOT WATER RECIRCULATION	PSI	POUNDS PER SQUARE INCH
Ø OR DIA	DIAMETER	PSIG	POUNDS PER INCH GAUGE
DN	DOWN		
DWG(S)	DRAWING(S)	QTY	QUANTITY
DWW	DRAIN, WASTE, VENT		
		RD	ROOF DRAIN
EA	EACH	REQUIRED	REQUIRED
EEW	EMERGENCY EYEWASH	RL	RAIN WATER LEADER
EFF	EFFICIENCY	RM	ROOM
ELEV	ELEVATION	RBPB	REDUCED PRESSURE BACKFLOW PREVENTER
EQUIP	EQUIPMENT	RPM	REVOLUTIONS PER MINUTE
ES	EMERGENCY SHOWER	RLX	RELOCATE EXISTING
ET	EXPANSION TANK	RV	RELIEF VALVE
EX	EXISTING/EXISTING TO REMAIN	RX	REMOVE EXISTING
EXP	EXPANSION		
		S	SINK
FC	FAIL CLOSED	S	STORM
FCO	FLOOR CLEANOUT	SCFM	STANDARD CUBIC FEET PER MINUT
FD	FLOOR DRAIN	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SF	SQUARE FOOT
FF	FINISHED FLOOR	SFU	SUPPLY FIXTURE UNIT
FLA	FULL LOAD AMPS	SH	SHOWER
FM	FORCE MAIN	S.O.V.	SHUTOFF VALVE
FO	FAIL OPEN	SPEC	SPECIFICATION
FP	FIRE PROTECTION	S/S, OR SS	STAINLESS STEEL
FPM	FEET PER MINUTE	STD	STANDARD
FPS	FEET PER SECOND	SYM	SYMBOL
FS	FLOOR SINK		
FSZV	FIRE SPRINKLER ZONE VALVE ASSEMBLY	T&P	TEMPERATURE AND PRESSURE RELIEF VALVE
FT	FEET/FOOT	TBD	TO BE DETERMINED
FTG	FOOTING	TD	TRENCH DRAIN
FV	FLUSH VALVE	TEMP	TEMPERATURE
		TOB	TOP OF BEAM
G	NATURAL GAS	TOC	TOP OF CONCRETE
GA	GAUGE	TOD	TOP OF DECK
GAL	GALLON	TOJ	TOP OF JOIST
G.C.	GENERAL CONTRACTOR	TOS	TOP OF SLAB/TOP OF STEEL
GCO	GRADE CLEANOUT	TP	TRAP PRIMER
GD	GARAGE DRAIN	T&P	TEMPERATURE & PRESSURE
GPF	GALLONS PER FLUSH	TYP	TYPICAL
GPH	GALLONS PER HOUR		
GPM	GALLONS PER MINUTE	UL	UNDERWRITERS LABORATORY
GW	GREASE WASTE	UNO	UNLESS NOTED OTHERWISE
		UR	URINAL
H	HEIGHT		
HB	HOSE BIBB	V	VENT(S)
HBVB	HOSE BIBB VACUUM BREAKER	V	VOLT
HD	HEAD	VERT	VERTICAL
HP	HORSEPOWER	VFD	VARIABLE FREQUENCY DRIVE
HS	HAND SINK	VIB	VALVE-IN-BOX
HW	HOT WATER	VTR	VENT THROUGH ROOF
HX	HEAT EXCHANGER		
		W	WASTE/WATER
IE	INVERT ELEVATION	W/	WITH
IN	INCH/INCHES	W/IN	WITHIN
		W/O	WITHOUT
KW	KILOWATT/KILOWATTS	WC	WATER CLOSET
		WCO	WALL CLEANOUT
LAV	LAVATORY	WH	WATER HEATER
LBS	POUNDS	WPD	WATER PRESSURE DROP
LF	LINEAL FOOT	WT	WEIGHT
LTG	LIGHTING		
LWT	LEAVING WATER TEMPERATURE	YCO	YARD CLEANOUT

A circular professional engineer seal for Nathan Byers, State of Washington, No. 25619. The seal features a portrait of a man in the center, surrounded by the text "NATHAN BYERS", "STATE OF WASHINGTON", "25619", and "REGISTERED PROFESSIONAL ENGINEER". The seal is stamped over the signature of Nathan Byers.

[illegible]

SHEET #
P00.01

ENERGY CODE NOTES

1. SEE SCHEDULE FOR WATER HEATER EQUIPMENT TYPE, CAPACITY AND EFFICIENCY. MINIMUM EFFICIENCY SHALL MEET TABLE C404.2
2. PUBLIC LAVATORIES SHALL BE EQUIPPED WITH AN ASSE 1070 MIXING VALVE SET TO DELIVERY 110 F HOT WATER.
3. NONCIRCULATING HOT WATER SYSTEMS WITHOUT AN INTEGRAL HEAT TRAP SHALL BE PROVIDED WITH HEAT TRAPS ON THE SUPPLY AND DISCHARGE PIPING.
4. ELECTRIC WATER HEATERS IN UNCONDITIONED SPACES OR ON CONCRETE FLOORS SHALL BE PLACED ON INCOMPRESSIBLE R-10 INSULATION.
5. PROVIDE PIPE INSULATION PER ENERGY CODE SECTION C403.2.9 AND SPECIFICATION SECTION 22 07 00.
6. INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE, SUNLIGHT, MOISTURE AND WIND. PROVIDE JACKET AND ALUMINUM COVERS. ADHESIVE TAPE IS NOT PERMITTED.
7. ALL PIPE AND WRAP INSULATION SHALL BE LABELED WITH ITS THICKNESS AND INSULATING VALUE (R OR K).
8. THE MAXIMUM ALLOWABLE PIPING LENGTH FROM THE NEAREST SOURCE OF HOT WATER TO THE TERMINATION OF THE FIXTURE SUPPLY SHALL COMPLY WITH C404.3
9. CIRCULATING HOT WATER PUMPS OR HEAT TRACE SHALL BE EQUIPPED WITH AUTOMATIC TIMERS.



CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

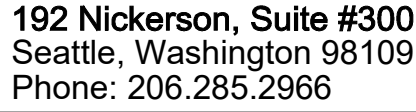
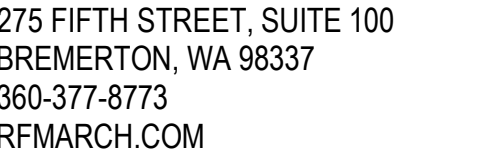
[illegible]

SCHEDULES

SHEET #

P00.02

PLUMBING FIXTURE SCHEDULE											
MARK	ITEM	MFR: MODEL	DESCRIPTION	MARK	ITEM	MFR: MODEL	DESCRIPTION	MARK	ITEM	MFR: MODEL	DESCRIPTION
WC-1	WATER CLOSET (ADA)	KOHLER: K-96057	FLOOR-MOUNT, ELONGATED BOWL, 16-7/8" HEIGHT, ADA, INSTALL FLUSH HANDLE TOWARDS OPEN SIDE OF RESTROOM PER ADA.	S-2	SINK (DECON)	ELKAY: WNSF8230LR2	78" LONG X 27-1/2" DEEP, 14 GAUGE SS SCULLERY SINK, 2 COMPARTMENT, FULL LENGTH 8" HIGH BACKSPASH, COMPARTMENT DIMENSIONS 24" X 15" X 14", 24" DRAIN BOARD ON LEFT & RIGHT, TUBULAR LEGS, 1/4" RADIUS COVED CORNERS, 2 HOLES ON 8" CENTERS.	HB-1	EXTERIOR HOSE BIBB (WHEEL HANDLE)	WOODFORD: 19	FREEZE PROOF TYPE, AUTOMATIC DRAINING, LOOSE KEY.
	SEAT	BEMIS: 1955C	WHITE PLASTIC, OPEN FRONT, W/O COVER.		FAUCET	T & S BRASS: B-2187	WALL MOUNTED FITTING, 14" SWING NOZZLE, INDEXED LEVER HANDLES, 8" CTRS., PRE-RINSE FAUCET RUBBER HOSE & SPRAY VALVE.	HB-2	HOSE BIBB (LEVER HANDLE)	WOODFORD: 40HT-LH	BRASS CONST., 3/4" HOSED END, VAC. BKR., HALF TURN LEVER HANDLE, CHROME PLATED.
	FLUSH VALVE	SLOAN: WES 111	DUAL FLUSH 1.1 / 1.6 GPF, CHROME					HB-3	HOSE STATION (HOT & COLD)	LEONARD: SW-75-EVBD	INT. VACUUM BREAKER, DIAL THERMOMETER, 3/4" HOSE THREAD. PROVIDE LEONARD 18100 MOUNTING PLATE.
LAV-1	LAVATORY	KOHLER: K-2210	17" X 14" OVAL BOWL, UNDERMOUNT, VIT. CHINA, WHITE, ADA.	S-3	DRAINS (2)	ELKAY: LK25RT	2" DIAMETER TAILPIECE, ROTARY LEVER OPERATED DRAIN OUTLET		HOSE	LEONARD: 10-HDH	10' HEAVY DUTY HOSE
	FAUCET	CHICAGO: 2200-4E37ABCP	4 1/2" SPOUT, AERATOR, SGL. LEVER HANDLE, 4" CTRS., CHROME PLATE, VANDAL RES., 1.5 GPM. ADA		EMERGENCY EYE WASH	HAWS: 7610	BACKSPASH MOUNTED, ABS PLASTIC HEADS, 2.5 GPM FLOW CONTROLS,PULL DOWN ACTIVATIONS, UNIVERSAL EMERGENCY SIGN. PROVIDE WITH HAWS PREPACKAGED TEMPERED WATER SYSTEM MODEL 9201EFE. MOUNT EYEWASH ON DRAIN BOARD IN LOCATION THAT DOES NOT CONFLICT WITH FAUCET AND ALLOWS HEADS TO BE ABOVE BOWL WHEN PULLED DOWN FOR USE.	SS-1	NOZZLE	LEONARD: N-2	STANDARD NOZZLE
	DRAIN		GRID STRAINER. IN ADA BATHROOMS INSULATE DRAIN AND STOPS PER ADA.		SINK	ELKAY: ELV2219	22" X 19" WALL MOUNT, STAINLESS STEEL, SINGLE HOLE CONFIGURATION. PERFORATED GRID STRAINER DRAIN. SEE ARCH FOR MOUNTING HEIGHTS.		SERVICE SINK	FIAT: TSB100	24" X 24" X 12" DEEP, FLOOR MOUNT TERRAZZO BASIN, PROVIDE WITH 830AA MOP SERVICE FITTING AND 832AA HOSE AND BRACKET.
	LAVATORY MIXING VALVE	SYMMONS: 7-210-CK	THERMOSTATIC MIXING VALVE, INTEGRAL CHECKS, 3/8" INLETS AND OUTLET. MOUNT EXPOSED HIGH UNDER THE LAVATORY. MUST COMPLY WITH ASSE 1070.		FAUCET	SLOAN: EAF-700-LT-ISM	5-1/4" FLOW CONTROL, GOOSENECK,1.5 GPM, SINGLE HOLE. 120 V/1 PHASE CONNECTION. PROVIDE HARDWIRED (PLUG-IN) TRANSFORMER.		FAUCET	T&S BRASS: B-0665-CR-BSTR	8" WALL MOUNT, INTEGRAL CHECK VALVES, HOSE MALE OUTLET, VACUUM BREAKER.
LAV-2	LAVATORY	KOHLER: K-2005	21-1/4" X 18-1/8", WALL MOUNT, VIT. CHINA, THREE HOLE, 4" CENTERS, WHITE, CONCEALED ARM CARRIER, ADA.	S-4	FAUCET	SLOAN: EAF-700-LT-ISM	5-1/4" FLOW CONTROL, GOOSENECK,1.5 GPM, SINGLE HOLE. 120 V/1 PHASE CONNECTION. PROVIDE HARDWIRED (PLUG-IN) TRANSFORMER.	WH-1	WATER HEATER	LAARS: LUHE100T 150E3NA	100 GAL. CAP., 180 GPH RECOVERY @ 100 DEG. F TEMP. RISE, 150 MBH NATURAL GAS INPUT, PVC COMBUSTION AIR & GAS VENT, 1500 LBS (WET), 115 VOLT / 1 PHASE, 15 AMPS.
	FAUCET	CHICAGO: 2200-4E37ABCP	4 1/2" SPOUT, AERATOR, SGL. LEVER HANDLE, 4" CTRS., CHROME PLATE, VANDAL RES., 1.5 GPM. ADA		SINK	ELKAY: ELUHAD161655PD ADA	18-1/2"X18-1/2"X5-3/8" DEEP, SINGLE COMPARTMENT, #18 GAUGE STAINLESS STEEL, UNDERMOUNT, INCLUDES DRAIN, ADA.	ET	DOMESTIC EXPANSION TANK	AMTROL: ST-12	STEEL CONST. W/INTERNAL DIAPHRAGM
	DRAIN		GRID STRAINER.		FAUCET	CHICAGO 201-A1000ABCP ADA	9-1/2" SWINGING SPOUT, 8" CENTERS, POLISHED CHROME, ADA COMPLIANT, SOFTFLO AERATOR 2.2 GPM.	CP	CIRC. PUMP	ARMSTRONG: ASTRO 250SS	5 GPM @ 11' HEAD, 115 VOLT/1 PHASE, STAINLESS STEEL PUMP BODY.
	LAVATORY MIXING VALVE	SYMMONS: 7-210-CK	THERMOSTATIC MIXING VALVE, INTEGRAL CHECKS. 3/8" INLETS AND OUTLET. MOUNT EXPOSED HIGH UNDER THE LAVATORY. MUST COMPLY WITH ASSE 1070.		DRAIN		INCLUDED WITH SINK, STAINLESS STEEL.	MV	MASTER MIXING VALVE	HEAT TIMER: ETV PLATINUM PLUS	3/4" ELECTRONIC MIXING VALVE COMPLETE ASSEMBLY INCLUDING IMMERSION SENSORS, STAINLESS VALVE, ACTUATOR AND CONTROL MODULE (120V/1 PHASE). MOUNT CONTROL MODULE ON WALL AND PROVIDE SYSTEM WITH HOT, COLD, AND MIXED WATER SENSORS.
LAV-3	LAVATORY INSTALL TO BE ADA COMPLIANT	KOHLER: K-2005	21-1/4" X 18-1/8". WALL MOUNT, VIT. CHINA, THREE HOLE, 4" CENTERS, WHITE, CONCEALED ARM CARRIER, ADA.	LB	LAUNDRY BOX	SIOUX CHIEF: 696R SERIES	FIRE-RATED ABS OUTLET BOX 1/2" HW & 1/2" CW, WATER HAMMER ARRESTORS, 2" DRAIN.	GOB	GAS OUTLET BOX	BURNABY: BBQ-SS-50	BRUSHED STAINLESS STEEL BOX WITH LOW PRESSURE NATURAL GAS CONNECTION. 1/2" NPT PIPE CONNECTION AND 1/2" QUICK DISCONNECT PLUG INCLUDED.
	FAUCET	CHICAGO: 2200-4E37ABCP	4 1/2" SPOUT, AERATOR, SGL. LEVER HANDLE, 4" CTRS., CHROME PLATE, VANDAL RES., 0.5 GPM AERATOR. ADA		SERVICE VALVE	SIOUX CHIEF: 696 OXBOX	1/2" SERVICE STOP FOR SUPPLY WATER, WATER HAMMER ARRESTORS, OUTLET BOX, 11-1/2" X 7-1/4" BOX. FIRE RATED.	DF-1	DRINKING FOUNTAIN W/ FILLER	ELKAY: LZSTL8WSLK	HI-LOW BASINS, WALL MOUNT, ADA, BOTTLE FILLER, FRONT PUSH BUTTONS, CHILLER (8 GPH CHILLED WATER CAPACITY), FILTER, 115 V / 1 PHASE. SEE ARCH. FOR MOUNTING HEIGHTS, 370 WATTS 5 AMPS.
	DRAIN		GRID STRAINER. IN ADA BATHROOMS INSULATE DRAIN AND STOPS PER ADA.		FLOOR DRAIN	ZURN: Z415BZ	2" C.I. BODY, 5" DIA. ADJ. NICKEL BRONZE STRAINER, TRAP PRIMER TAPPING. PROVIDE TRAP PRIMERS FOR ALL INSTALLATIONS EXCEPT SHOWERS. REFER TO FLOOR DRAIN DETAIL FOR DRAIN CONST. &/OR COVERING.	OWS-1	OIL SEPARATOR	WADE: 5500-35	35 GPM, CAST IRON BODY, STEEL EXTENSION 4" INLET & OUTLET, ACID RESISTANT COATING INSIDE & OUTSIDE, REMOVABLE BAFFLE, SEDIMENT BUCKET, FLOW CONTROL FITTING.
	LAVATORY MIXING VALVE	SYMMONS: 7-210-CK	THERMOSTATIC MIXING VALVE, INTEGRAL CHECKS. 3/8" INLETS AND OUTLET. MOUNT EXPOSED HIGH UNDER THE LAVATORY. MUST COMPLY WITH ASSE 1070.		FLOOR DRAIN	ZURN: Z415BZ-3	2" C.I. BODY, 5" DIA. ADJ. NICKEL BRONZE STRAINER, TRAP PRIMER TAPPING. PROVIDE TRAP PRIMERS FOR ALL INSTALLATIONS EXCEPT SHOWERS. REFER TO FLOOR DRAIN DETAIL FOR DRAIN CONST. &/OR COVERING. PROVIDE WITH FUNNEL.				
SH-1	SHOWER	BEST BATH: LSS4038A5T	40" WIDE X 39" DEEP X 78-5/8" HIGH, ONE PIECE GEL-COATED FIBERGLASS, CURTAIN ROD, LESS FOLD DOWN SEAT AND GRAB BARS. VERIFY RIGHT OR LEFT HAND PLUMBING BEFORE ORDERING. PROVIDE SEMI-PERMANENT THRESHOLD ADAPTOR	TD-1	TRENCH DRAIN	ACO: S100K	6" WIDE X 4" DEEP MIN., SECTIONAL DRAINS (FABRICATE TO LENGTH SHOWN ON PLANS) PRECAST PRESLOPED POLYMER CONCRETE SYSTEM WITH SLOTTED DUCTILE IRON GRATE, CLASS F RATED.				



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PLUMBING FIXTURE CONNECTION SCHEDULE								
						WATER FIXTURE UNITS	WASTE FIXTURE UNITS	
MARK	FIXTURE	C.W	H.W	WASTE	VENT			REMARKS
WC-1	WATER CLOSET	1"	-	3"	2"	5	4	ADA, FLOOR MOUNT, FLUSH VALVE
LAV-1	BATHROOM SINK	1/2"	1/2"	1-1/2"	1-1/2"	1	1	UNDERMOUNT, CHINA
LAV-2	BATHROOM SINK	1/2"	1/2"	1-1/2"	1-1/2"	1	1	WALL MOUNT, CHINA
SH-1	SHOWER	1/2"	1/2"	2"	1-1/2"	2	2	
SH-2	SHOWER	1/2"	1/2"	2"	1-1/2"	2	2	ADA
DF-1	DRINKING FOUNTAIN	1/2"	-	1-1/2"	1-1/2"	0.5	0.5	WALL MOUNT, ADA, BOTTLE FILLER
S-1	KITCHEN SINK	1/2"	1/2"	2"	1-1/2"	2	2	DOUBLE, UNDERMOUNT, STAINLESS STEEL, ADA
S-2	DECON SINK	3/4"	3/4"	3"	2"	3	3	SCULLERY SINK, DRAIN BOARD
S-3	HAND SINK	1/2"	1/2"	2"	1-1/2"	1	1	WALL MOUNT, STAINLESS STEEL
S-4	KITCHEN SINK	1/2"	1/2"	2"	1-1/2"	2	2	SINGLE BASIN DROP IN, ADA
LB	LAUNDRY BOX	3/4"	3/4"	2"	2"	4	3	
SV	SERVICE VALVE	1/2"	-	-	-	0.5	-	
FD-1	FLOOR DRAIN	-	-	2"	1-1/2"	-	2	
FD-2	FLOOR DRAIN	-	-	2"	1-1/2"	-	2	
TD-1	TRENCH DRAIN	-	-	4"	-	-	8	TRAPPED/VENTED AT SEPARATOR
TD-2	TRENCH DRAIN	-	-	4"	2"	-	2	IN DECON ROOM
SS-1	SERVICE SINK	3/4"	3/4"	3"	2"	3	3	FLOOR MOUNT
DW	DISHWASHER	-	1/2"	2"	1-1/2"	1.5	2	SUPPLIED BY OWNER
HB-1	FREEZE-PROOF HYDRANT	3/4"	-	-	-	2.5	-	EXTERIOR
HB-2	HOSE BIB	3/4"	-	-	-	2.5	-	INTERIOR
HB-3	HOSE STATION	3/4"	3/4"	-	-	2.5	-	INTERIOR, HOT AND COLD

PLUMBING CALCULATIONS							
2015 UPC PLUMBING CODE			FIXTURE UNITS PER APPENDIX A				
FIXTURE	QTY	DOMESTIC WATER WFSU			SEWER DPU		
		PER FIXTURE	TOTAL	HW PER FIXTURE	TOTAL	PER FIXTURE	TOTAL
Public Flush Valve Water Closet	4	5	20	-	-	4	16
Lavatory (Public or Private)	5	1	5	0.75	3.75	1	5
Shower (Single Head)	2	2	4	1.5	3	2	4
Kitchen Sink	2	1.5	3	1.125	2.25	2	4
Dishwasher	1	1.5	1.5	1.125	1.13	2	2
Service Valve Outlet	2	1	2	-	-	0	0
Service Sink or Mop Basin	2	3	6	2.25	4.5	3	6
Drinking Fountain	2	0.5	1	-	-	0.5	1
Eyewash	1	1	1	0.75	0.75	2	2
Clothes Washer	1	4	4	3	3	3	3
Hose-bibb*	7	2.5	8.5	-	-	-	-
Floor Drain	7	-	-	-	-	2	14
TOTALS	36		56		18.38		57

*EACH ADDITIONAL HOSE BIBB AFTER FIRST IS 1.0 WFSU.

TOTAL BUILDING DEMAND IS 54 GPM PER APPENDIX A OF 2015 UPC. BUILDING WATER SERVICE SIZE = 2".

TWO 4" WASTE CONNECTIONS AT NORTH ELEVATION.

[illegible]

SCHEDULES

SHEET #

P00.04



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PROJECT # 19061

PERMIT SET

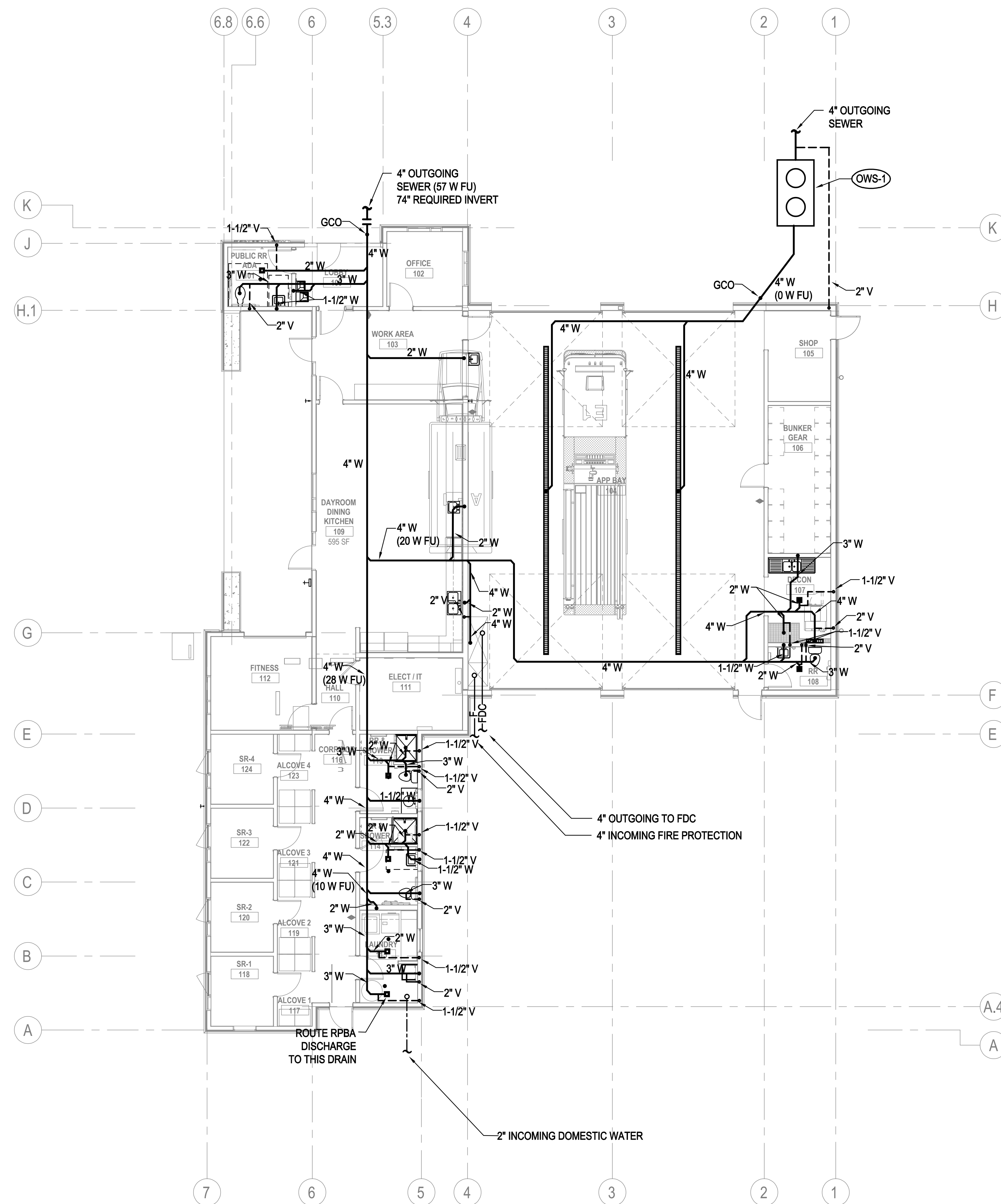
ISSUE DATE JANUARY 21, 2021

REVISION SCHEDULE		
1	PERMIT REVISIONS	8/16/21
2	PERMIT REVISIONS	6/17/22

FOUNDATION PLAN

SHEET #

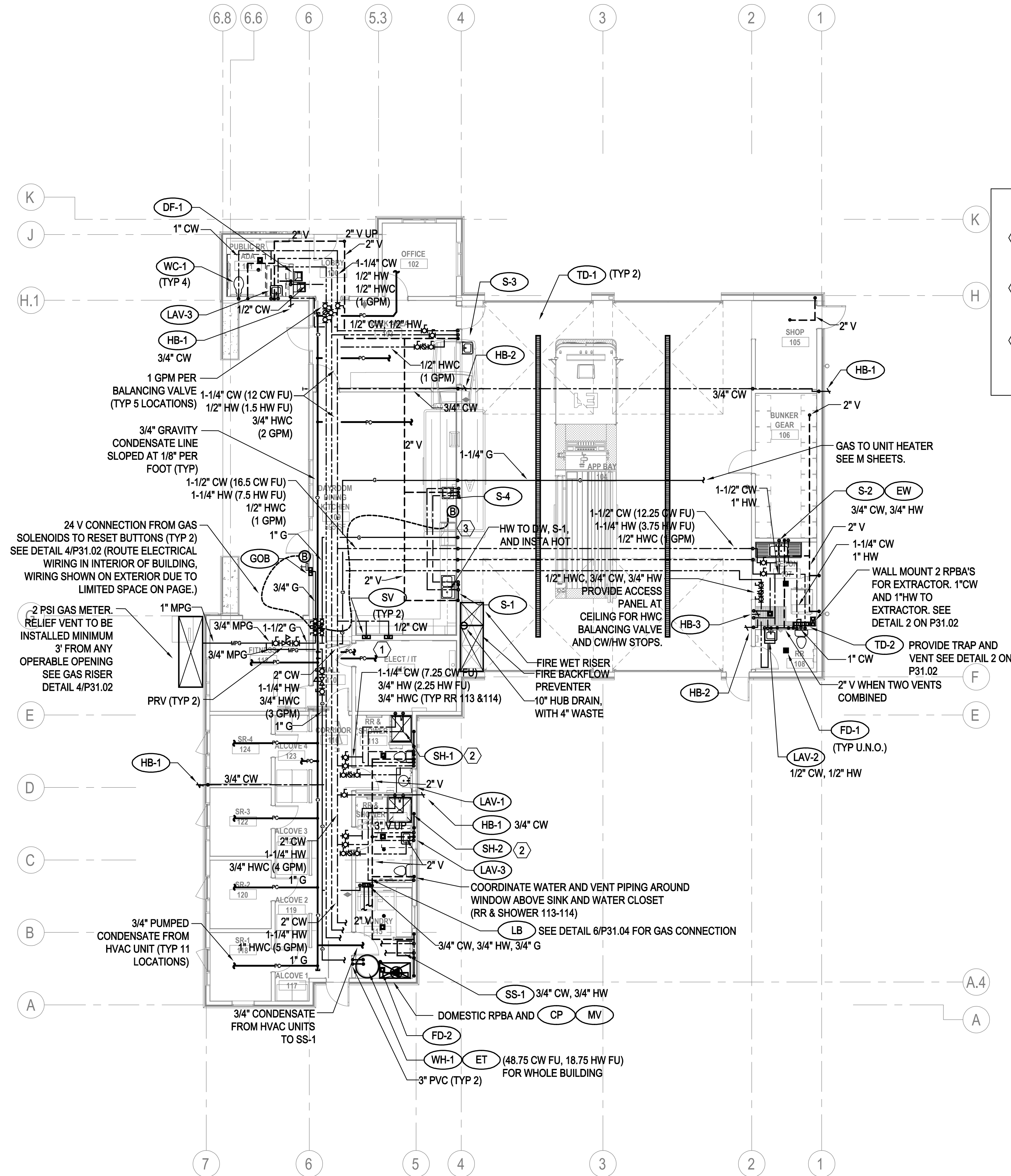
P21.00



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



- FLAG NOTES:
- COORDINATE PIPING WITH MECHANICAL, ELECTRICAL, AND TELECOM EQUIPMENT IN 111 ELECT / IT.
 - RECESS SHOWER STALLS BELOW FINISHED FLOOR OF RR 113 AND RR 114. SEE ARCHITECTURAL DETAIL.
 - RECESS GAS STUB IN WALL TO ALLOW KITCHEN RANGE TO BE FLUSH WITH WALL.



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

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PERMIT SET

ISSUE DATE JANUARY 21, 2021

REVISION SCHEDULE		
1	PERMIT REVISIONS	8/16/21
2	PERMIT REVISIONS	6/17/22

FLOOR PLAN - LEVEL 1

SHEET #

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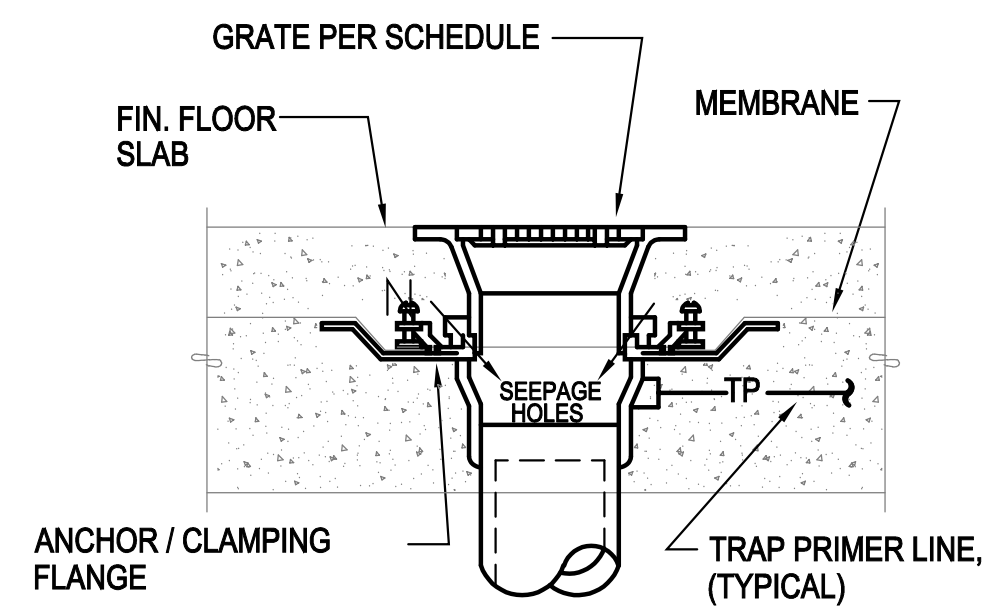
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ROOF PLAN

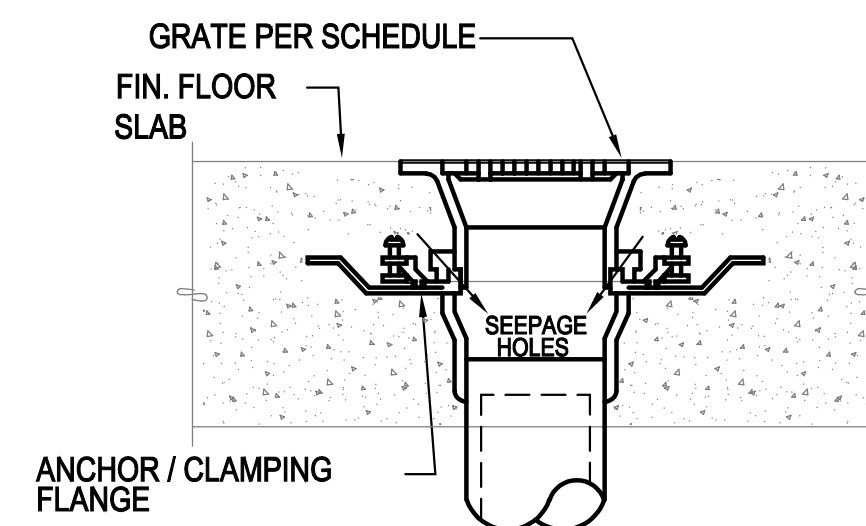
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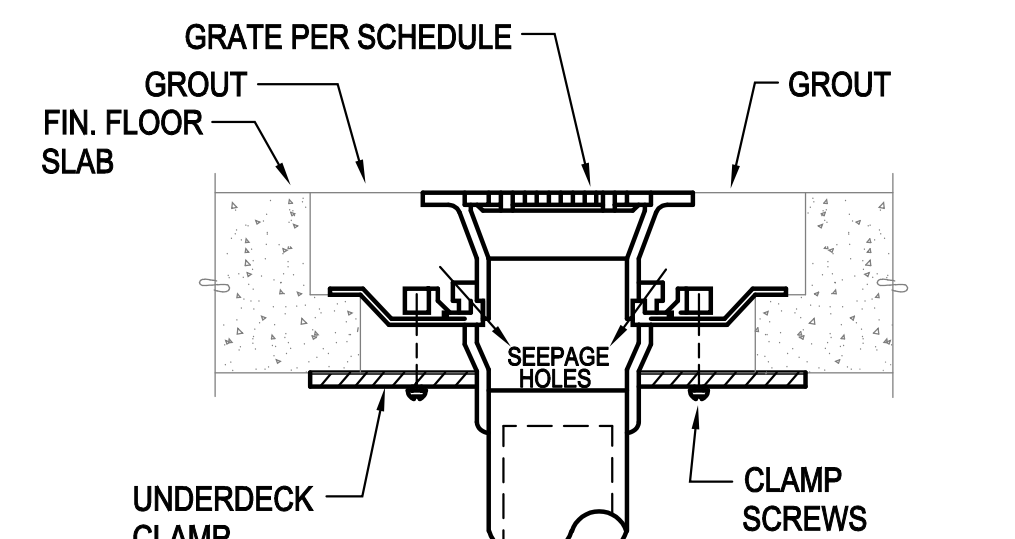




A CONCRETE INSTALLATION W/ MEMBRANE



B CONCRETE INSTALLATION WO/ MEMBRANE



CONCRETE INSTALLATION W/ CLAMPING RING

NOTES:

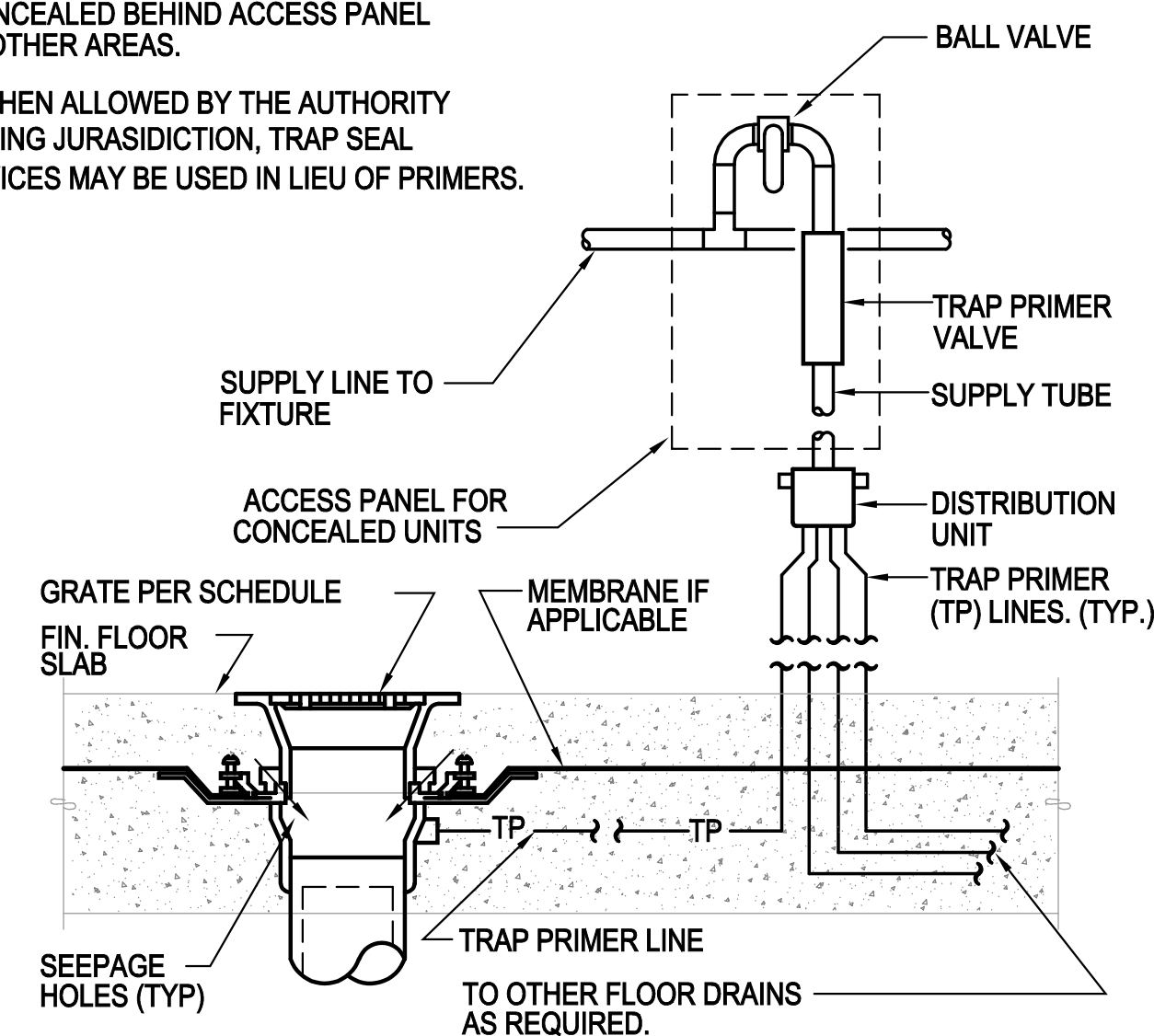
1. VERIFY FLOORING CONSTRUCTION BEFORE ORDERING DRAINS.
2. FLOOR DRAINS SHALL BE FLUSH TO 1/4" BELOW FIN. FLOOR. FLOOR SINKS SHALL BE 1/2" ABOVE TO 1/4" BELOW FIN. FLOOR. VERIFY W/ LOCAL PLUMBING INSPECTOR.

FLOOR DRAIN / SINK INSTALLATION STYLES

1 INS
P31.01 N.T.S.

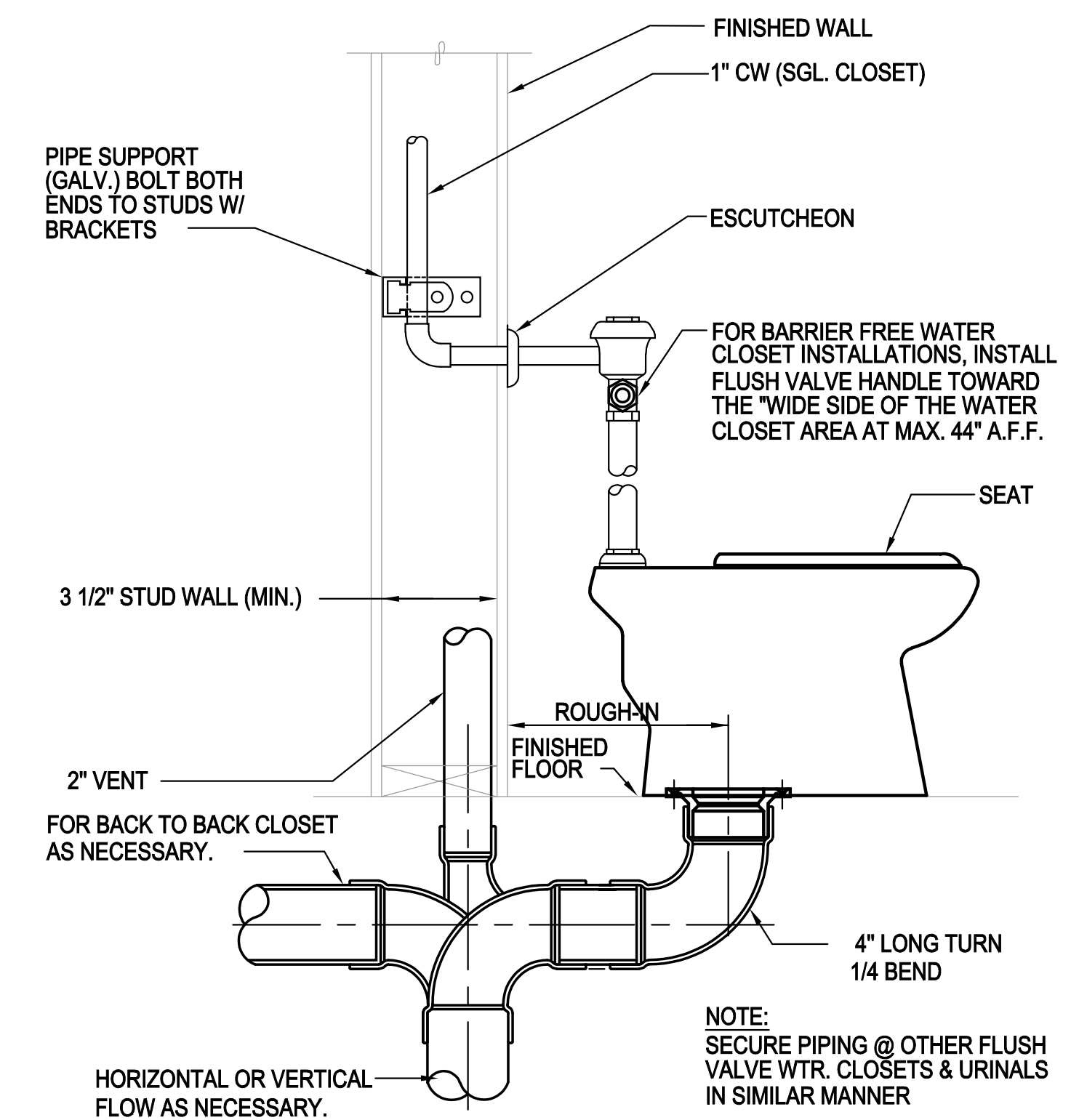
NOTES:

1. PROVIDE TRAP PRIMERS ON ALL FLOOR DRAINS & FLOOR SINKS EXCEPT SHOWER DRAINS OR WHERE OTHERWISE NOTED.
2. PRIMER VALVE EXPOSED IN MECH. ROOM & CONCEALED BEHIND ACCESS PANEL IN OTHER AREAS.
3. WHEN ALLOWED BY THE AUTHORITY HAVING JURASIDICATION, TRAP SEAL DEVICES MAY BE USED IN LIEU OF PRIMERS.



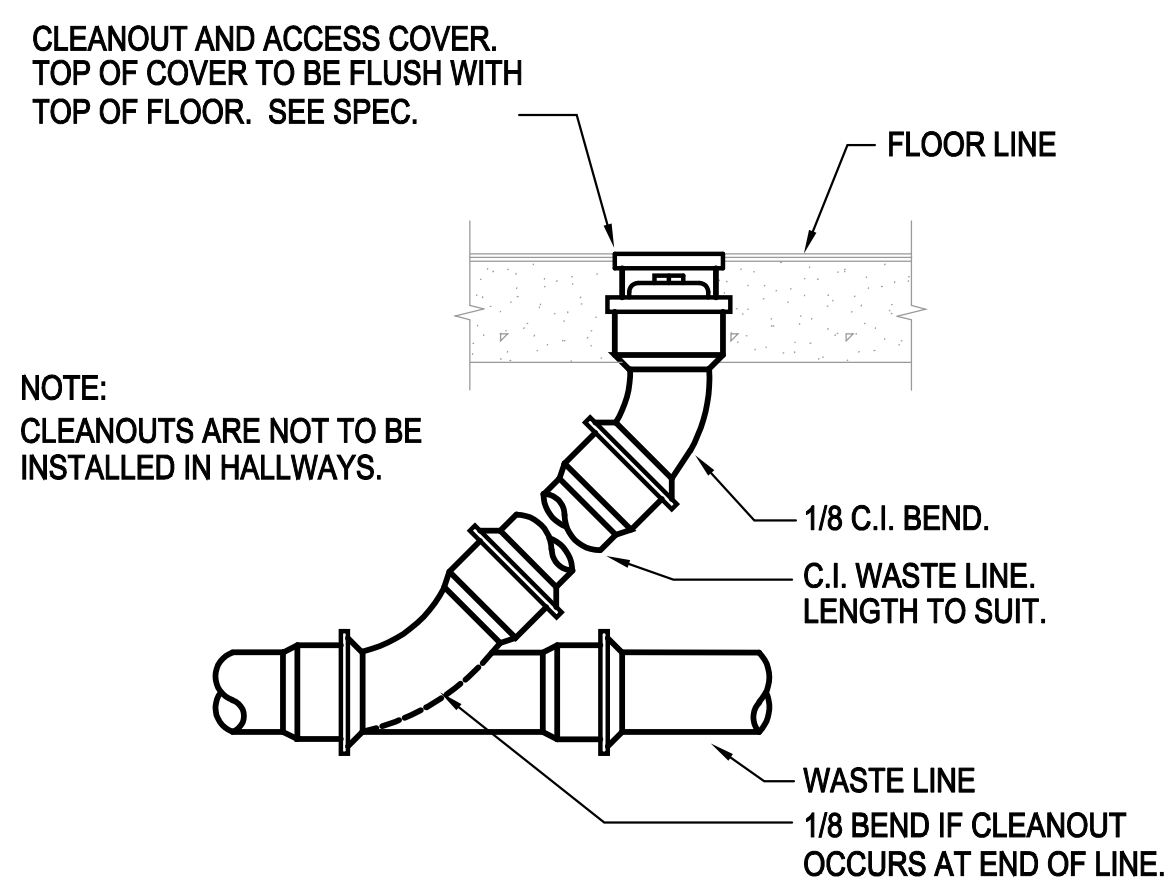
TRAP PRIMER DETAIL

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FLOOR MOUNT FLUSH VALVE WATER CLOSET INSTALLATION DETAIL

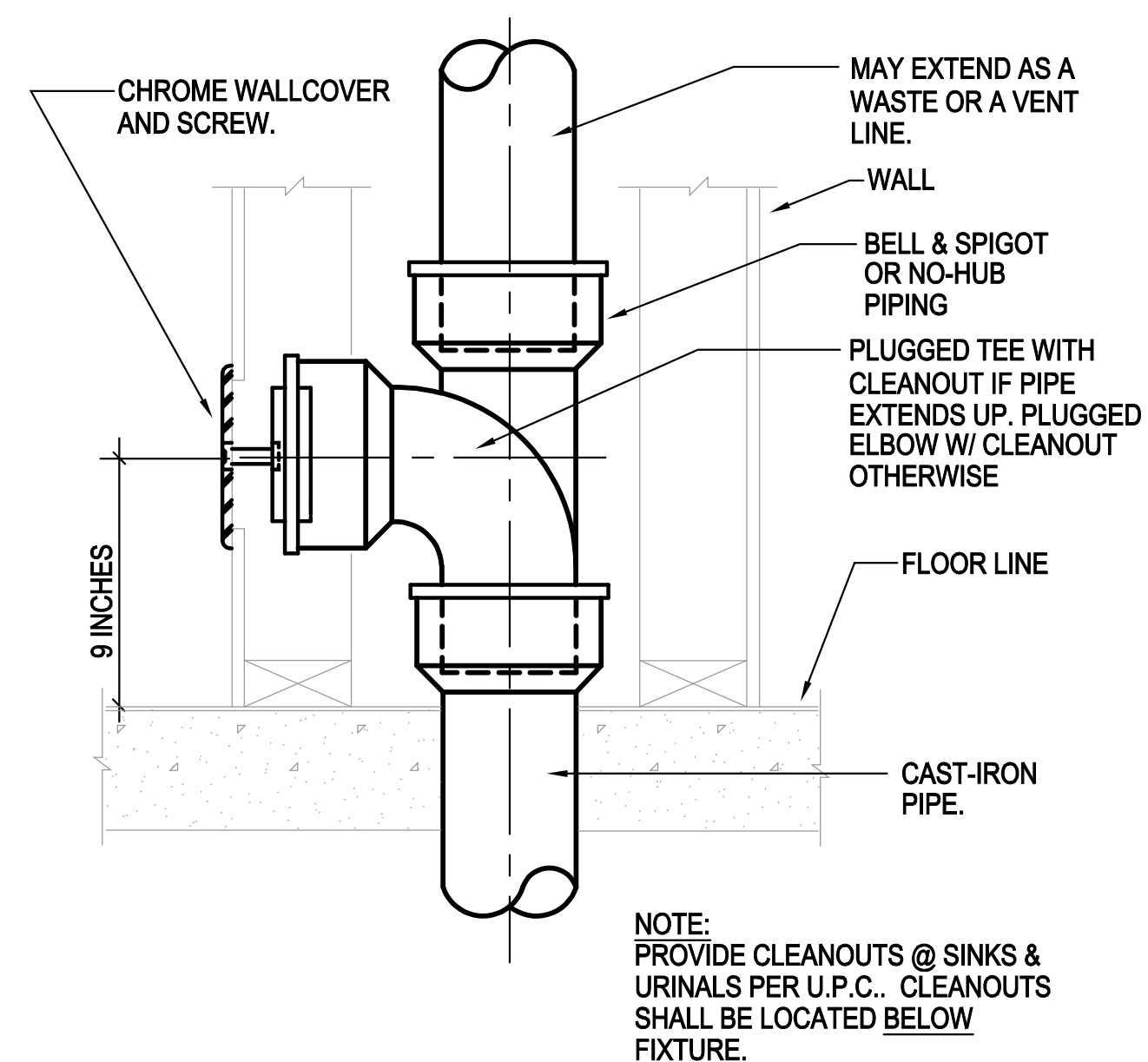
3 WA
P31.01 N.T.S.



NOTE:
FOR GRADE CLEANOUTS (GCO)
IN VEHICULAR TRAFFIC AREAS,
PROVIDE ACCESS HOUSING EQUAL
TO WADE # 8300 MF-39.

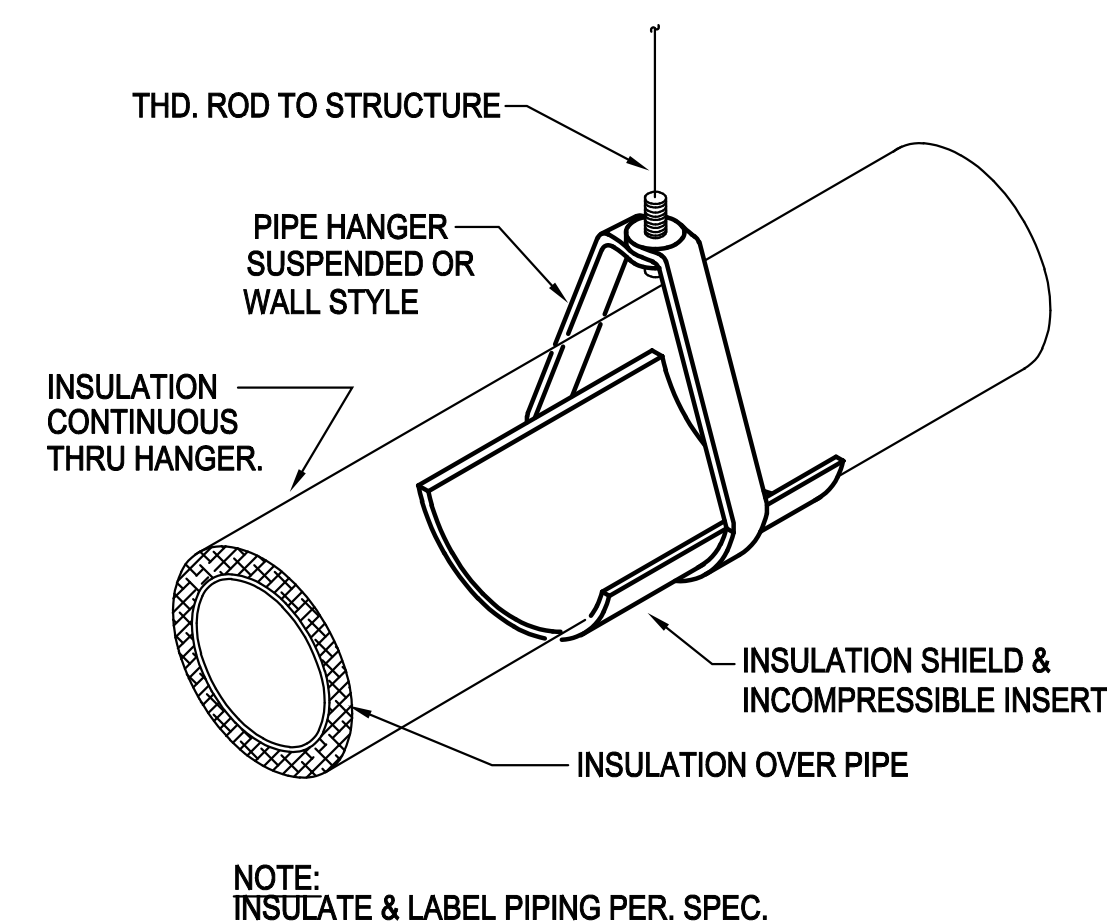
FLOOR CLEANOUT DETAIL

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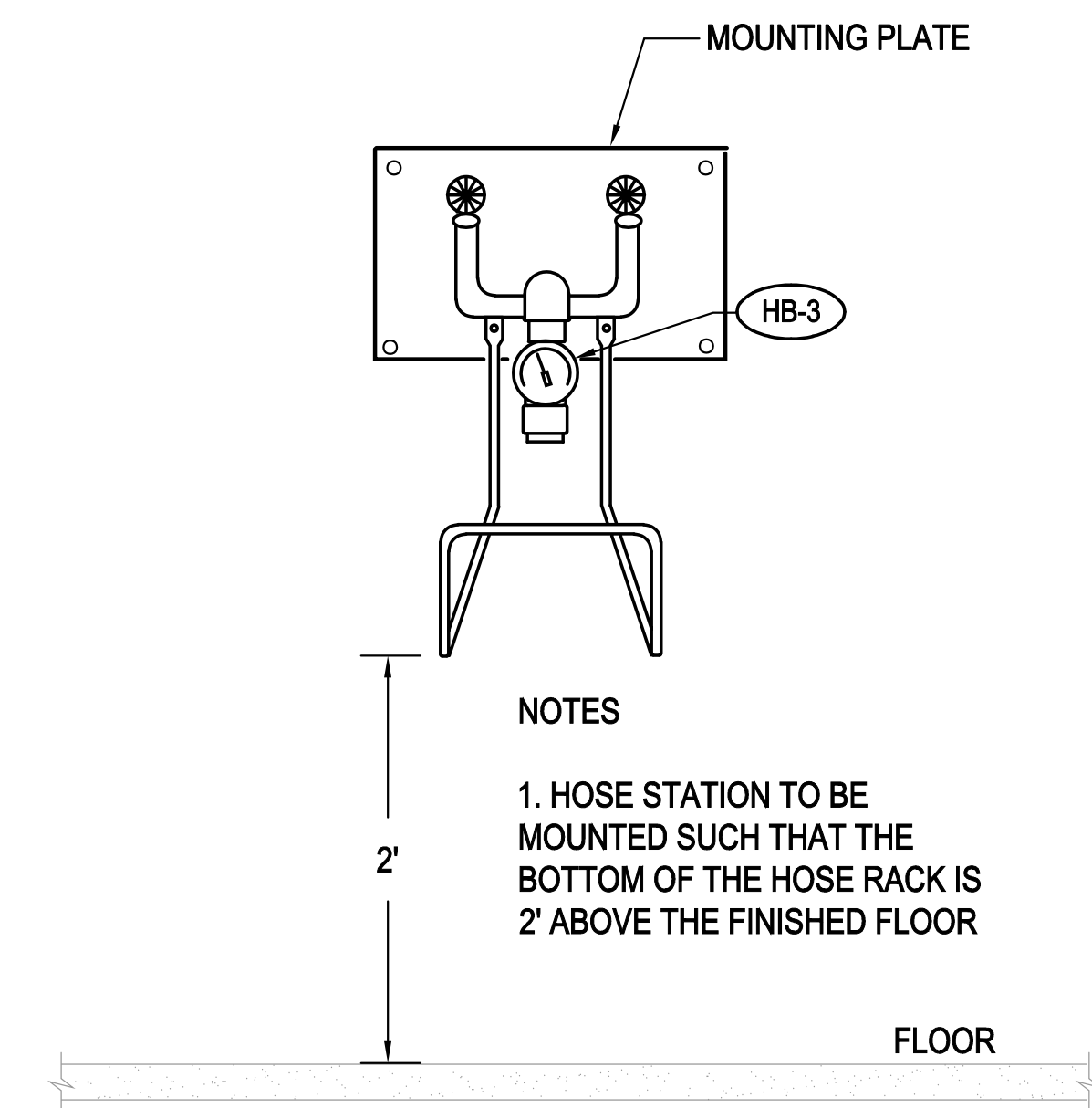
WALL CLEANOUT DETAIL

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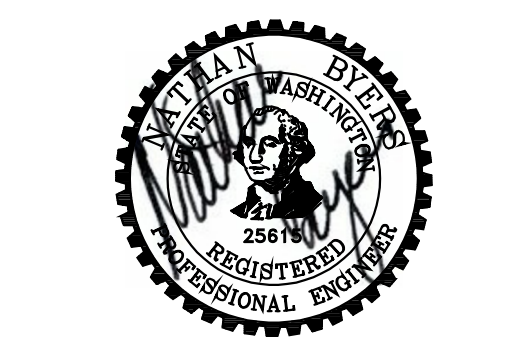
PIPE HANGER DETAIL

P31.01 N.T.S.



HOSE STATION DETAIL

7	HO
P31.01	N.T.S.

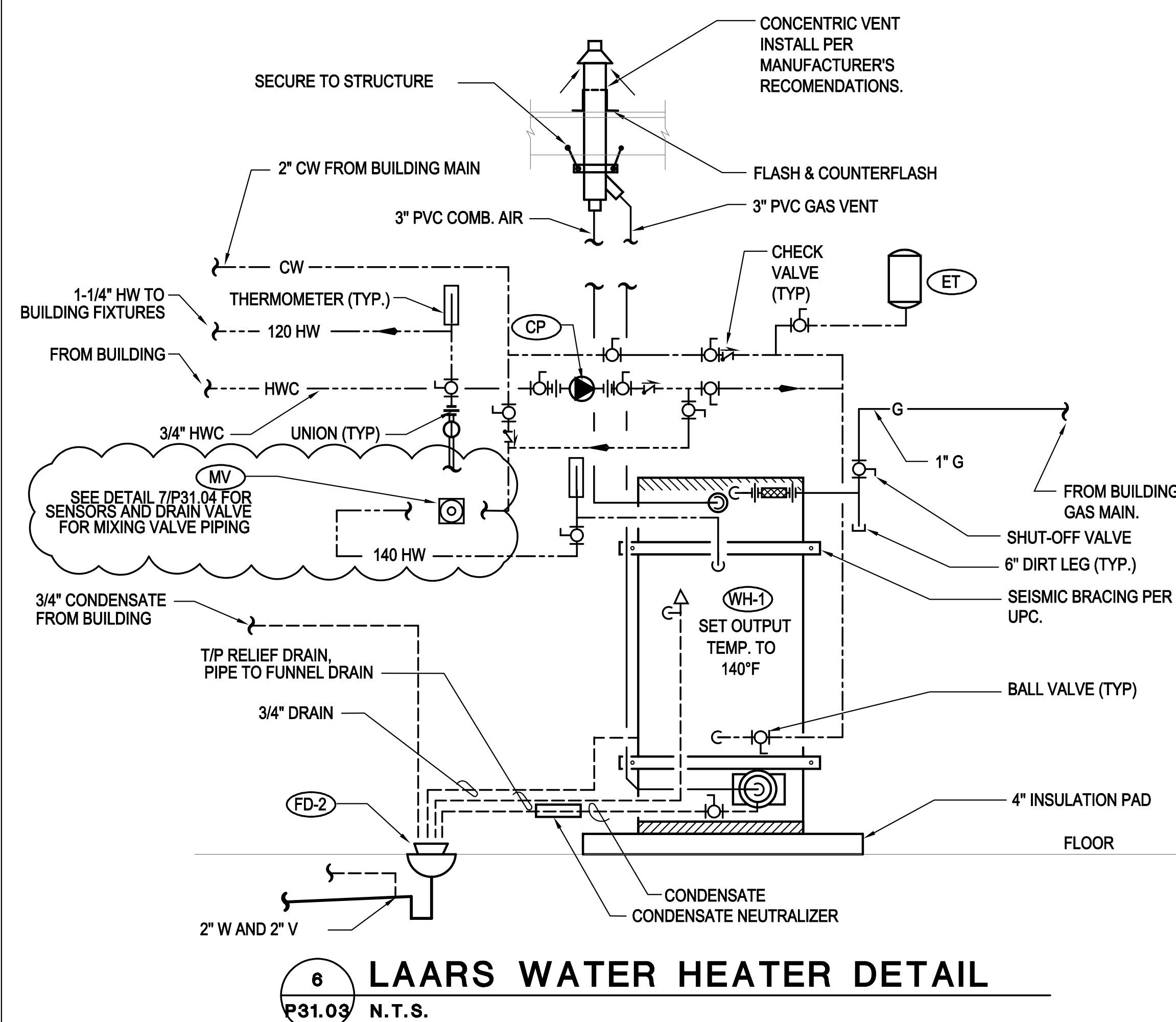
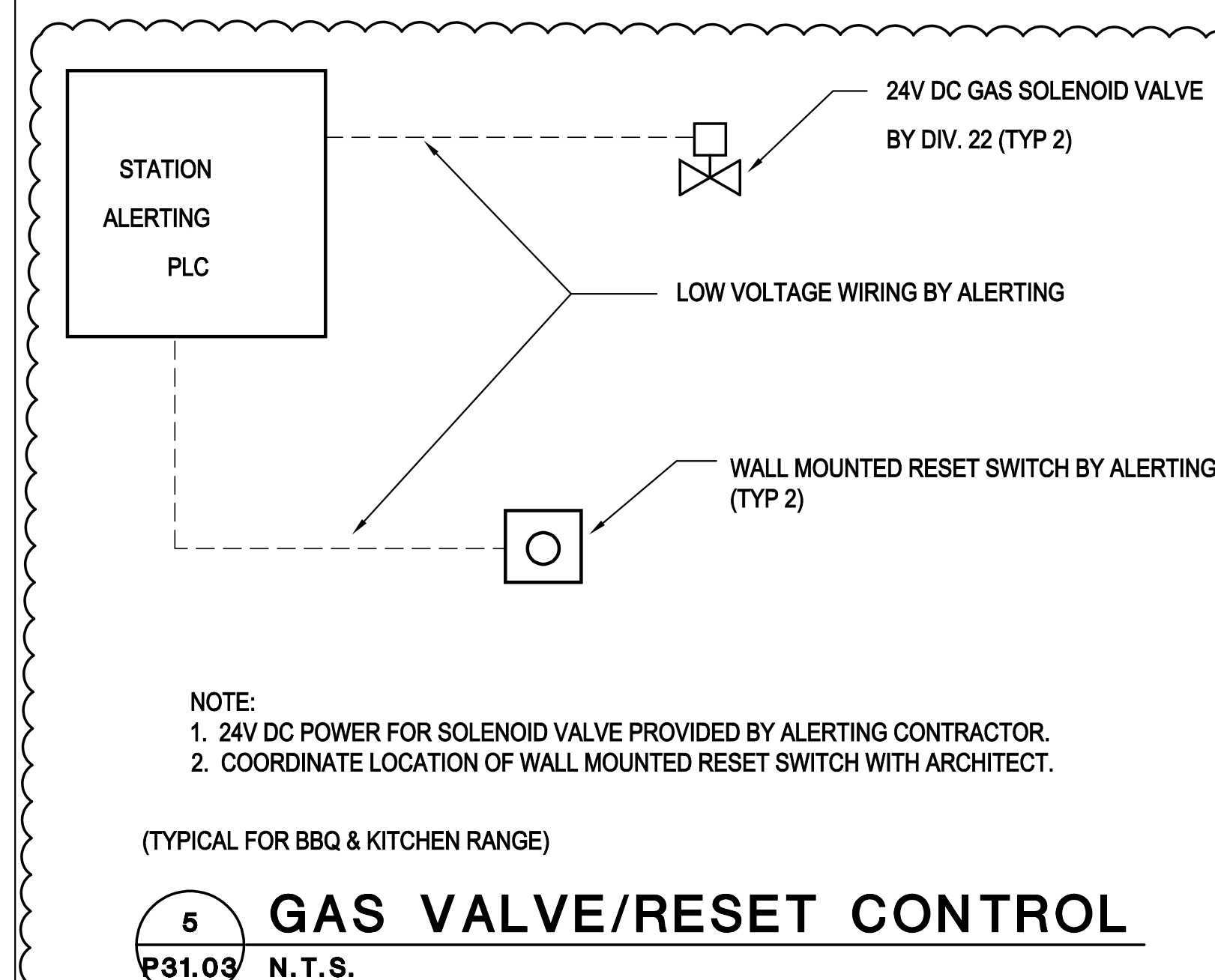
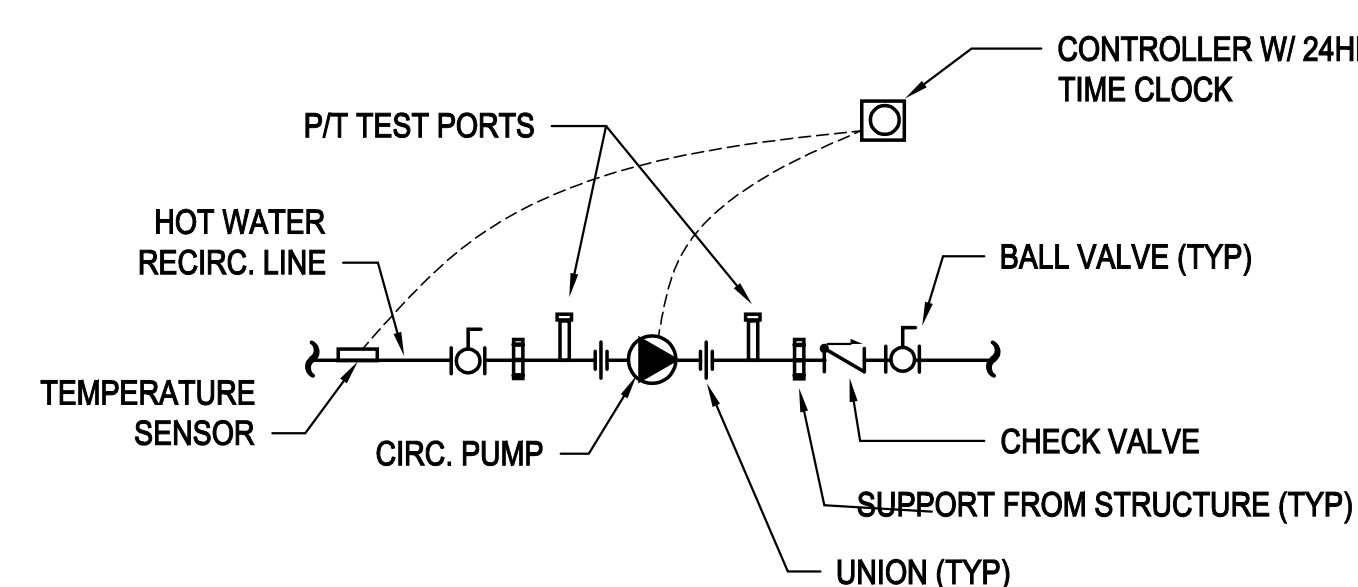
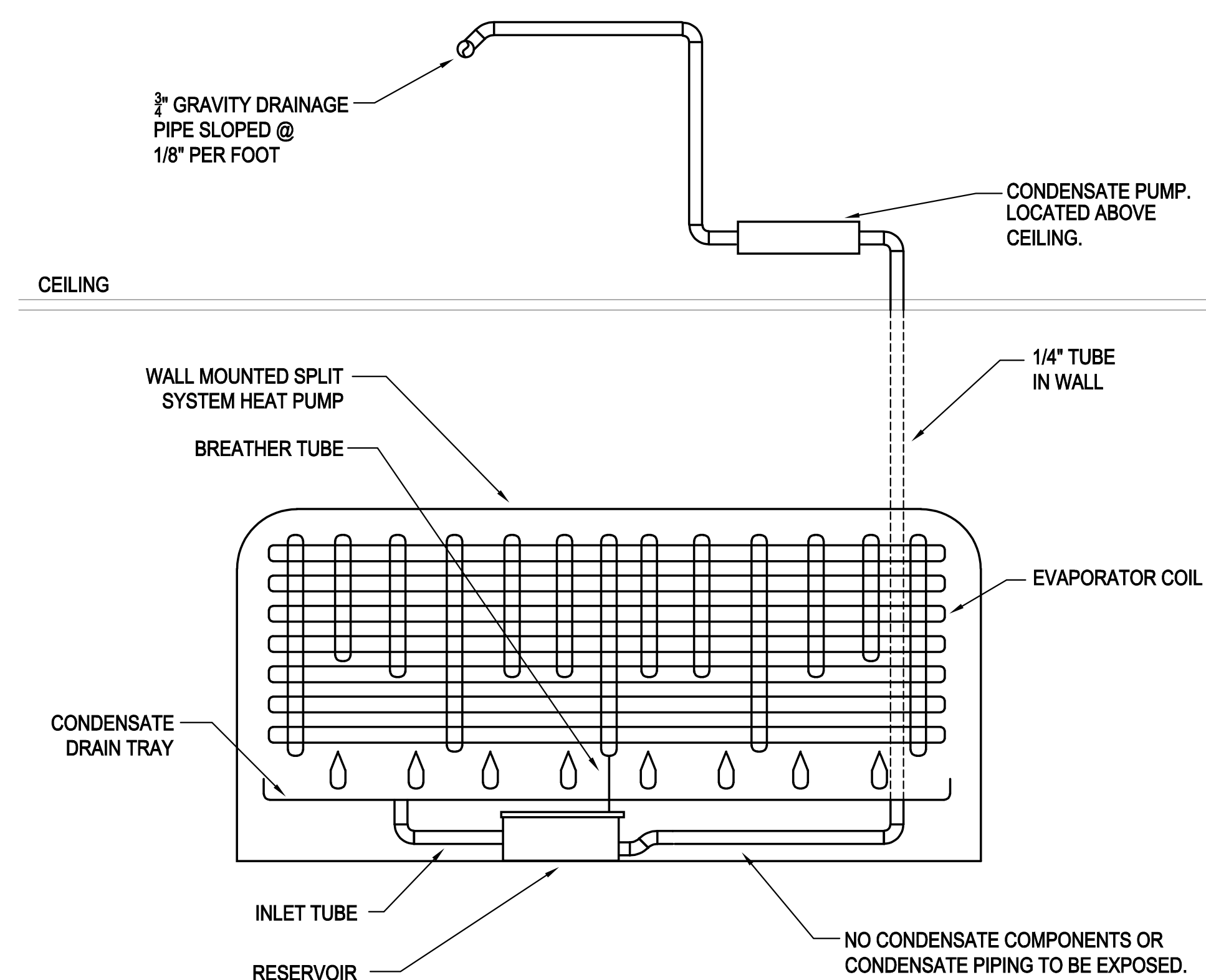
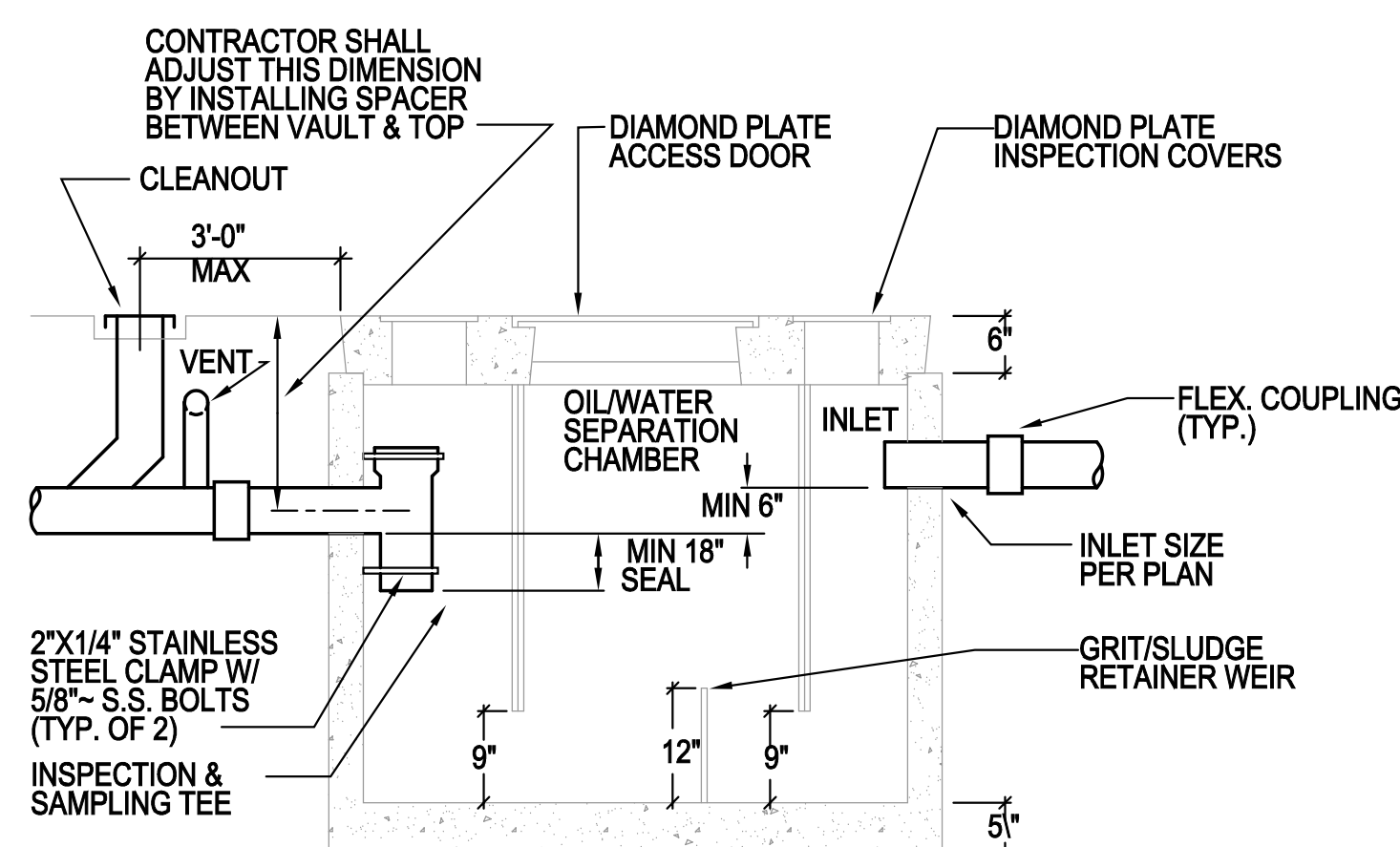
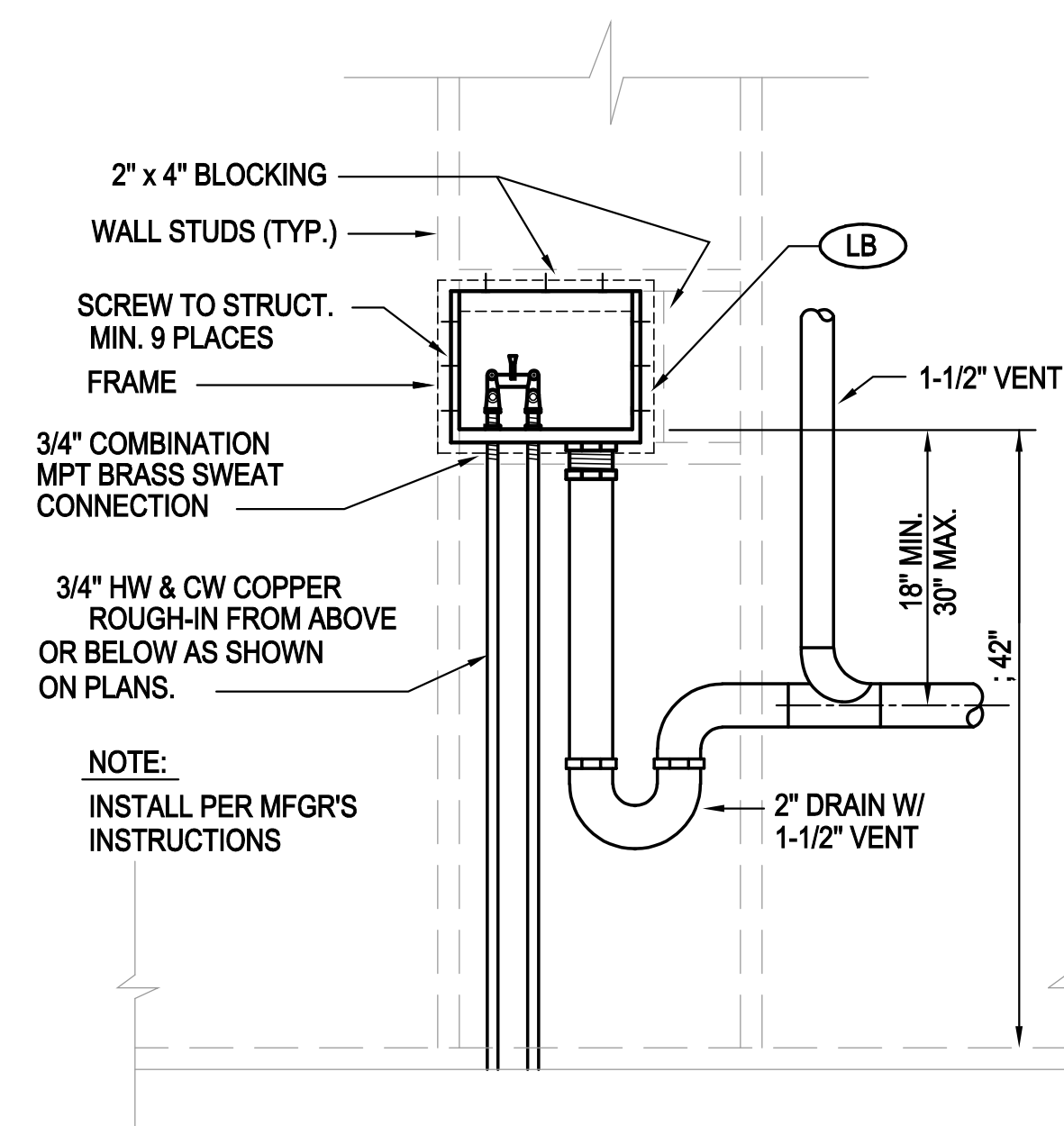


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P31.02







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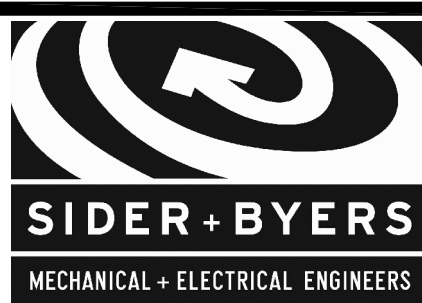
P31.05

MECHANICAL SYMBOLS LEGEND

HYDRONIC SYSTEM LABELS		REFERENCE SYMBOLS	
	PIPE BREAK (CONTINUATION)		DETAIL NUMBER SHEET
	HYDRONIC SUPPLY		FLAG NOTE
	HYDRONIC RETURN		REVISION TAG
	DIRECTION OF FLOW		MECHANICAL EQUIPMENT
	CAP		DIFFUSER/GRILLE TYPE CFM
	HEAT TRACED PIPING		SECTION NUMBER SHEET NUMBER
HYDRONIC VALVES AND SPECIALTIES		LIFE SAFETY SYMBOLS	
	2-WAY ELECTRIC CONTROL VALVE F.O. F.C.		CEILING RADIATION DAMPER
	2-WAY ELECTRIC CONTROL VALVE F.O. F.C.		COMBINATION SMOKE/FIRE DAMPER
	3-WAY ELECTRIC CONTROL VALVE		HORIZONTAL SMOKE DAMPER
	4-WAY CONTROL VALVE		FIRE DAMPER
DUCTWORK LABELS		CONTROL SYMBOLS	
	INTERNALLY LINED DUCT		VOLUME DAMPER
	HIDDEN DUCT		MOTORIZED CONTROL DAMPER
	DUCT (1ST DIMENSION SIDE SHOWN, 2ND DIMENSION OTHER SIDE)		THERMOSTAT IN DUCT
	REMOVE DUCT, PIPE OR MECH. EQUIPMENT		REMOTE OPERATED VOLUME DAMPER
	FLEX DUCT		BACKDRAFT DAMPER
	RECTANGULAR SUPPLY DUCT OUT OF PAGE		PRESSURE INDEPENDENT VOLUME DAMPER (TROX VFL)
	RECTANGULAR SUPPLY DUCT INTO PAGE		PRESSURE INDEPENDENT VOLUME CONTROLLER (TROX VFC)
	SUPPLY DIFFUSER		PRESSURE INDEPENDENT VOLUME CONTROLLER W/ ACTUATOR (TROX VFC E0 / M0)
	OUTSIDE AIR DIFFUSER		THERMOSTAT, MOUNT @ 4'-0" A.F.F.
	RECTANGULAR RETURN DUCT OUT OF PAGE		SENSOR
	RECTANGULAR RETURN DUCT INTO PAGE		CARBON MONOXIDE DETECTOR WITH FAN INDICATED
	RETURN OR EXHAUST GRILLE		CARBON DIOXIDE DETECTOR
	TURNING VANES	PIPING SYSTEM LABELS	
	STRAIGHT TAP		NATURAL GAS OR PROPANE
	TAPERED FITTING		BALL VALVE MANUAL LEVER
	BELL MOUTH FITTING		BUTTERFLY VALVE MANUAL LEVER
	CONICAL FITTING		BUTTERFLY GEAR VALVE
	45 DEG. ANGLE TAP		GLOBE VALVE MANUAL LEVER
	ROUND ELBOW OUT OF PAGE		BALANCE VALVE (CIRCUIT SETTER)
	ROUND ELBOW INTO PAGE		BALANCE VALVE (PRESSURE INDEPENDENT)
	ROUND DUCT OUT OF PAGE		PIPE TO DRAIN
	ROUND DUCT INTO PAGE		PRESSURE SAFETY VALVE
	ROUND DUCT BREAK (CONTINUATION)		AUTOMATIC AIR VENT
	RECTANGULAR DUCT BREAK (CONTINUATION)		MANUAL AIR VENT
	FLEX CONNECTION		WYE STRAINER
			WYE STRAINER WITH VALVE AND HOSE END CAP
			HEAT TRACE PIPING
			HOSE END AND CAP
			EXPANSION LOOP

ABBREVIATIONS

ADA	ACOUSTICAL CEILING TILE	MBH	1000 BRITISH THERMAL
ADJ	ADJUSTABLE		UNIT PER HOUR
AFF	ABOVE FINISHED FLOOR	MED	MEDIUM
AFG	ABOVE FINISHED GRADE	MEP	MECHANICAL, ELECTRICAL & PLUMBING
ALT	ALTERNATE	MEZZ	MEZZANINE
AP	ACCESS PANEL	MIN	MINIMUM OR MINUTE
APPROX	APPROXIMATE	MISC	MISCELLANEOUS
ARCH	ARCHITECTURAL/ARCHITECT		
AS	AIR SEPARATOR	N/A	NOT APPLICABLE
AUX	AUXILIARY	NC	NORMALLY CLOSED
		NEG	NEGATIVE
BFF	BELOW FINISHED FLOOR	NIC	NOT IN CONTRACT
BHP	BRAKE HORSE POWER	NO	NORMALLY OPEN
BLDG	BUILDING	NOM	NOMINAL
BOP	BOTTOM OF PIPE	NPT	NATIONAL PIPE THREAD
BTU	BRITISH THERMAL UNIT	NTS	NOT TO SCALE
BTUH	BRITISH THERMAL UNIT PER HOUR		
		OA/OSA	OUTSIDE AIR
CA	COMBUSTION AIR	OBD	OPOSED BLADE DAMPER
CFH	CUBIC FEET PER HOUR	OC	ON CENTER
CFM	CUBIC FEET PER MINUTE	OD	OUTSIDE DIAMETER
CLG	CEILING	OFCI	OWNER FURNISHED
CO	CARBON MONOXIDE		CONTRACTOR INSTALLED
CO2	CARBON DIOXIDE	OFOI	OWNER FURNISHED
COND	CONDENSATE		OWNER INSTALLED
CW	COLD WATER		
CX	CONNECT TO EXISTING	ΔP	PRESSURE DIFFERENTIAL
		PERF	PERFORATED
dB	DECIBEL	Φ OR PH	PHASE
DB °F	DRY BULB TEMPERATURE	PIVD	PRESSURE INDEPENDENT VOLUME DAMPER
OR DEG.	DEGREE	PLBG	PLUMBING
Ø OR DIA	DIAMETER	POC	POINT OF CONNECTION
DN	DOWN	PRV	PRESSURE REDUCING VALVE
DWG(S)	DRAWING(S)	PSF	POUNDS PER SQUARE FOOT
DWV	DRAIN, WASTE, VENT	PSI	POUNDS PER SQUARE INCH
		PSIG	POUNDS PER INCH GAUGE
EX	EXISTING/EXISTING TO REMAIN	PTAC	PACKAGE TERMINAL
EA	EACH		AIR CONDITIONER
EA	EXHAUST AIR		
EAT	ENTERING AIR TEMPERATURE	QTY	QUANTITY
ERU	ENERGY RECOVERY UNIT		
ESP	EXTERNAL STATIC PRESSURE	RA	RETURN AIR
ET	EXPANSION TANK	RH	RELATIVE HUMIDITY
EXP	EXPANSION	RM	ROOM
		RPBP	REDUCED PRESSURE
FC	FAIL CLOSED		BACKFLOW PREVENTER
FSD	FIRE DAMPER SMOKE DAMPER	RPM	REVOLUTIONS PER MINUTE
FF	FINISHED FLOOR	RLX	RELOCATE EXISTING
FLA	FULL LOAD AMPS	RTU	ROOF TOP UNIT
FO	FAIL OPEN	RV	RELIEF VALVE
FP	FIRE PROTECTION	RX	REMOVE EXISTING
FPM	FEET PER MINUTE		
FPS	FEET PER SECOND	SA	SUPPLY AIR
FT	FEET/FOOT	SD	SMOKE DETECTOR
FTG	FOOTING	SF	SQUARE FOOT
FOIC	FURNISHED BY OWNER	S.L	SOUND LINER
	INSTALLED BY CONTRACTOR	SP	STATIC PRESSURE
FOIO	FURNISHED BY OWNER	SPEC	SPECIFICATION
	INSTALLED BY OWNER	S/S, OR SS	STAINLESS STEEL
FSD	FIRE/SMOKE DAMPER	STD	STANDARD
G	NATURAL GAS	T&P	TEMPERATURE AND PRESSURE
GA	GAUGE		RELIEF VALVE
GAL	GALLON	TBD	TO BE DETERMINED
GALV	GALVANIZED	TEMP	TEMPERATURE
G.C.	GENERAL CONTRACTOR	TOB	TOP OF BEAM
GSM	GALVANIZED SHEET METAL	TOC	TOP OF CONCRETE
		TOD	TOP OF DECK
H	HEIGHT	TOJ	TOP OF JOIST
HD	HEAD	TOS	TOP OF SLAB/TOP OF STEEL
HP	HORSEPOWER	T&P	TEMPERATURE & PRESSURE
HVAC	HEATING VENTILATING AND AIR CONDITIONING	TSP	TOTAL STATIC PRESSURE
		TYP	TYPICAL
HW	HOT WATER		
HX	HEAT EXCHANGER	UL	UNDERWRITERS LABORATORY
HZ	HERTZ	UNO	UNLESS NOTED OTHERWISE
		UTR	UP THROUGH ROOF
ID	INSIDE DIAMETER/DIMENSION		
IN	INCH/INCHES	V	VOLT
IN WC	INCHES WATER COLUMN	VAV	VARIABLE AIR VOLUME
		VERT	VERTICAL
KW	KILOWATT/KILOWATTS	VFD	VARIABLE FREQUENCY DRIVE
		VB	VALVE-IN-BOX
LAT	LEAVING AIR TEMPERATURE	VOL	VOLUME
LBS	POUNDS		
LF	LINEAL FOOT	W/	WITH
LRA	LOCKED ROTOR AMPS	W/IN	WITHIN
LTG	LIGHTING	W/O	WITHOUT
LWT	LEAVING WATER TEMPERATURE	WB °f	WET BULB TEMPERATURE
		WC	WATER COLUMN
		WPD	WATER PRESSURE DROP
		WT	WEIGHT



192 Nickerson, Suite #300
Seattle, Washington 98109
Phone: 206.285.2966



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26122 LAWSON STREET
BLACK DIAMOND, WA 98010

[illegible]MECHANICAL COVER
SHEET

SHEET #

M00.01

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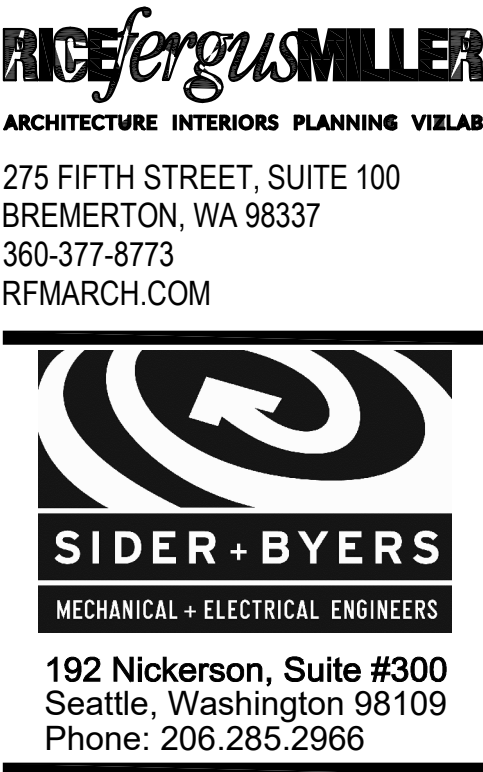
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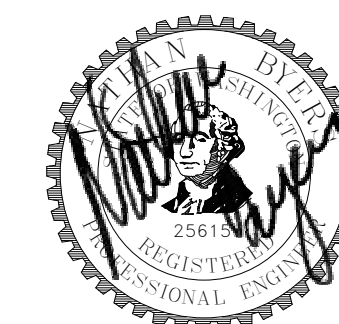
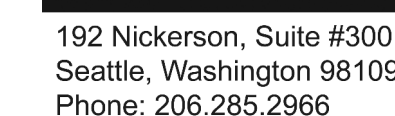
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NOTES

SHEET #

M00.02



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FLOOR PLAN

SHEET #

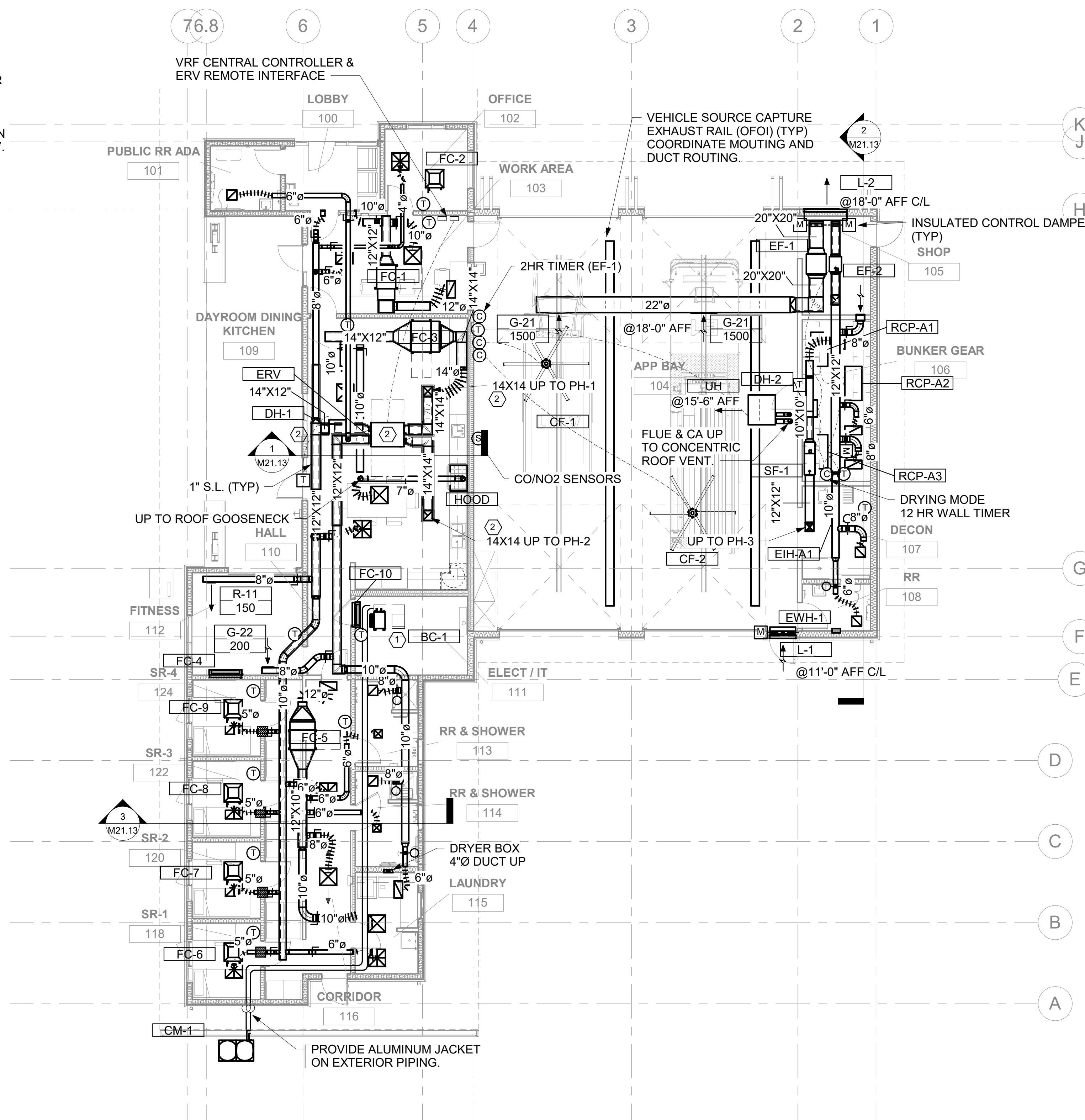
M21.01

GENERAL NOTES:

1. REFRIGERANT PIPING REPRESENTATION SHOWS ONE LINE FOR EACH PIPE (HARD COPPER) BETWEEN THE CM'S AND BC'S. ROUTING OF PIPE (FLEXIBLE LINE SETS) FROM THE BC'S TO THE FC'S IS NOT SHOWN. DETERMINE ROUTING.
2. PROVIDE EQUIPMENT ANCHORING AND SEISMIC BRACING PER ASCE 7-11.
3. SOME INFORMATION ON THIS PLAN IS OBSCURED BY DUCTWORK ABOVE OTHER ELEMENTS. SEE M21.12 CEILING PLAN FOR GRD CALLOUTS AND LOWER ELEVATION MECHANICAL VIEW.
4. COORDINATE OFOI FLOYMOVENT SYSTEM MOUNTING, ROOF PENETRATIONS, FLN LOCATIONS AND CONTROLS.

PLAN NOTES:

- ① COORDINATE ALL MECHANICAL EQUIPMENT, DUCTWORK AND PIPING WITH TELECOM AND ELECTRICAL EQUIPMENT.
- ② WRAP ERV AND ALL CONNECTED DUCTWORK (FOR 15' MIN FROM ERV) WITH ACOUSTICAL LAGGING, SOUND SEAL B-10 LAG/QFA-9. APPLY LAGGING AS OUTERMOST LAYER IN ADDITION TO REQUIRED DUCT INSULATION. PROVIDE REMOVABLE SECTIONS FOR REQUIRED ACCESS.



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



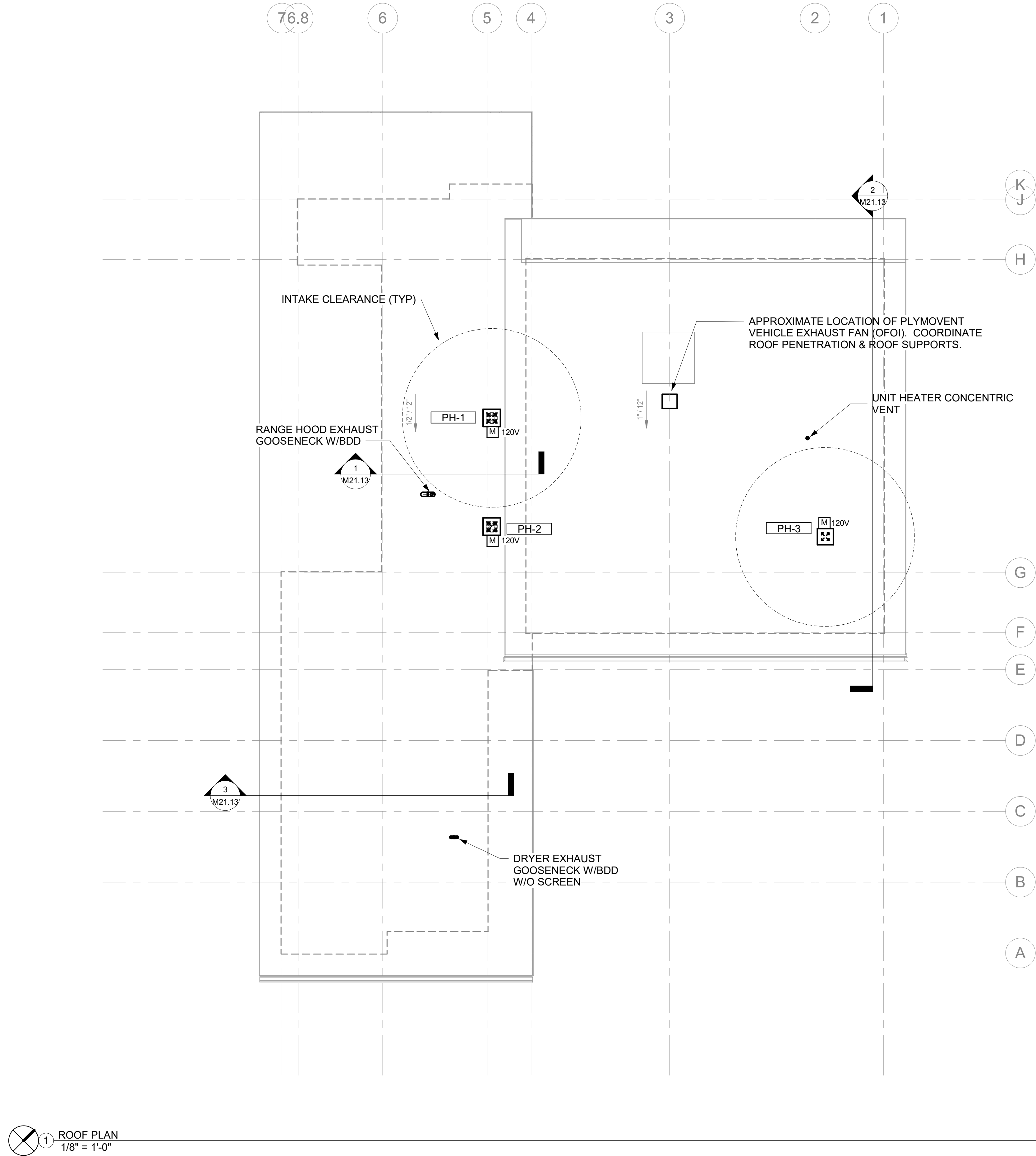
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ROOF PLAN

SHEET #

M21.11





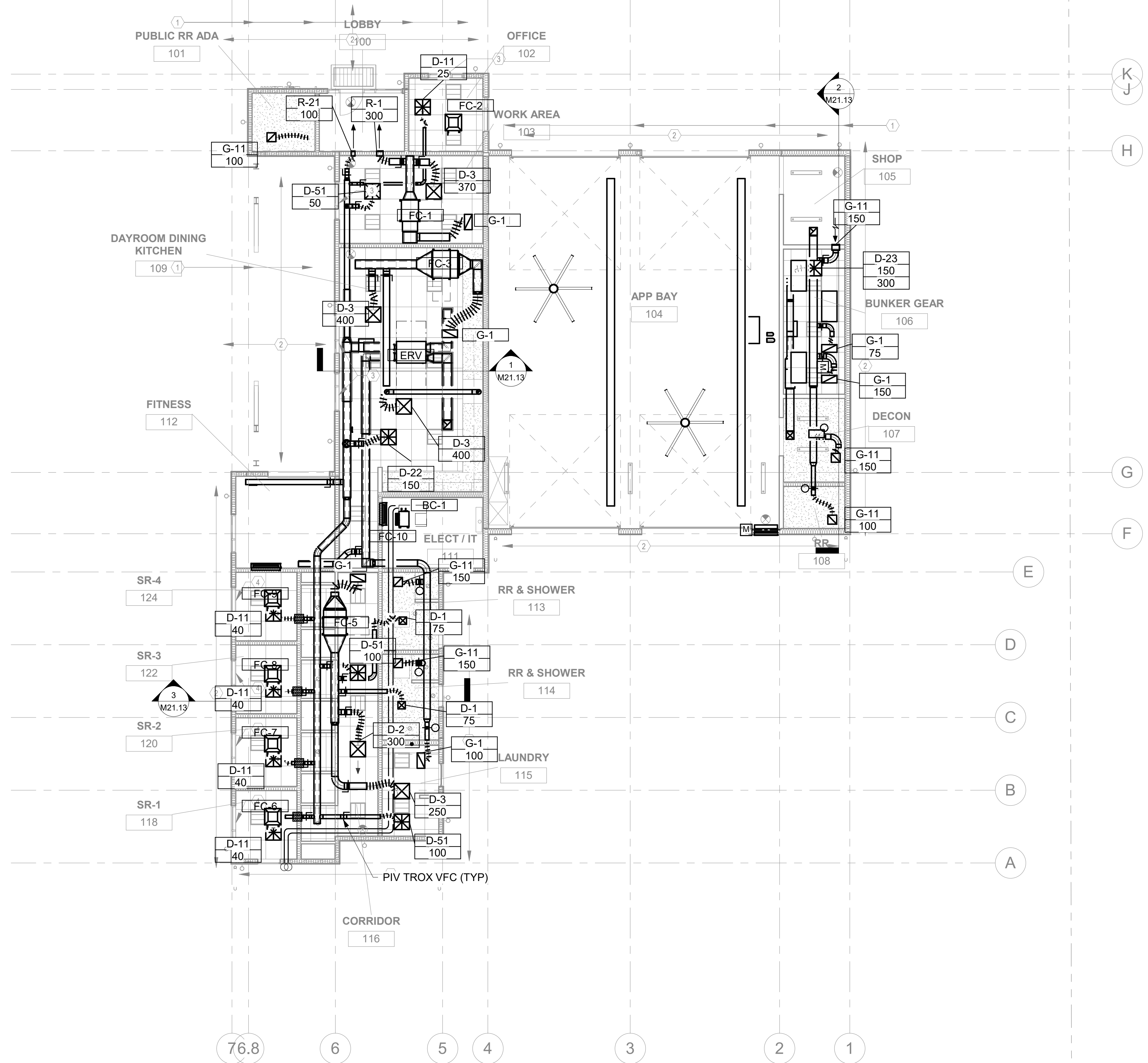
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CEILING PLAN

SHEET #

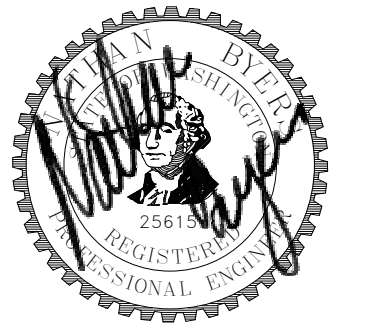
M21.12



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

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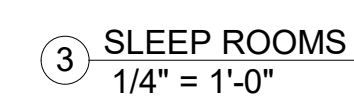
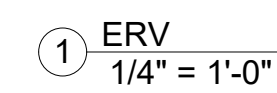
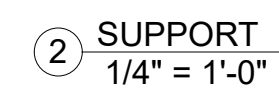
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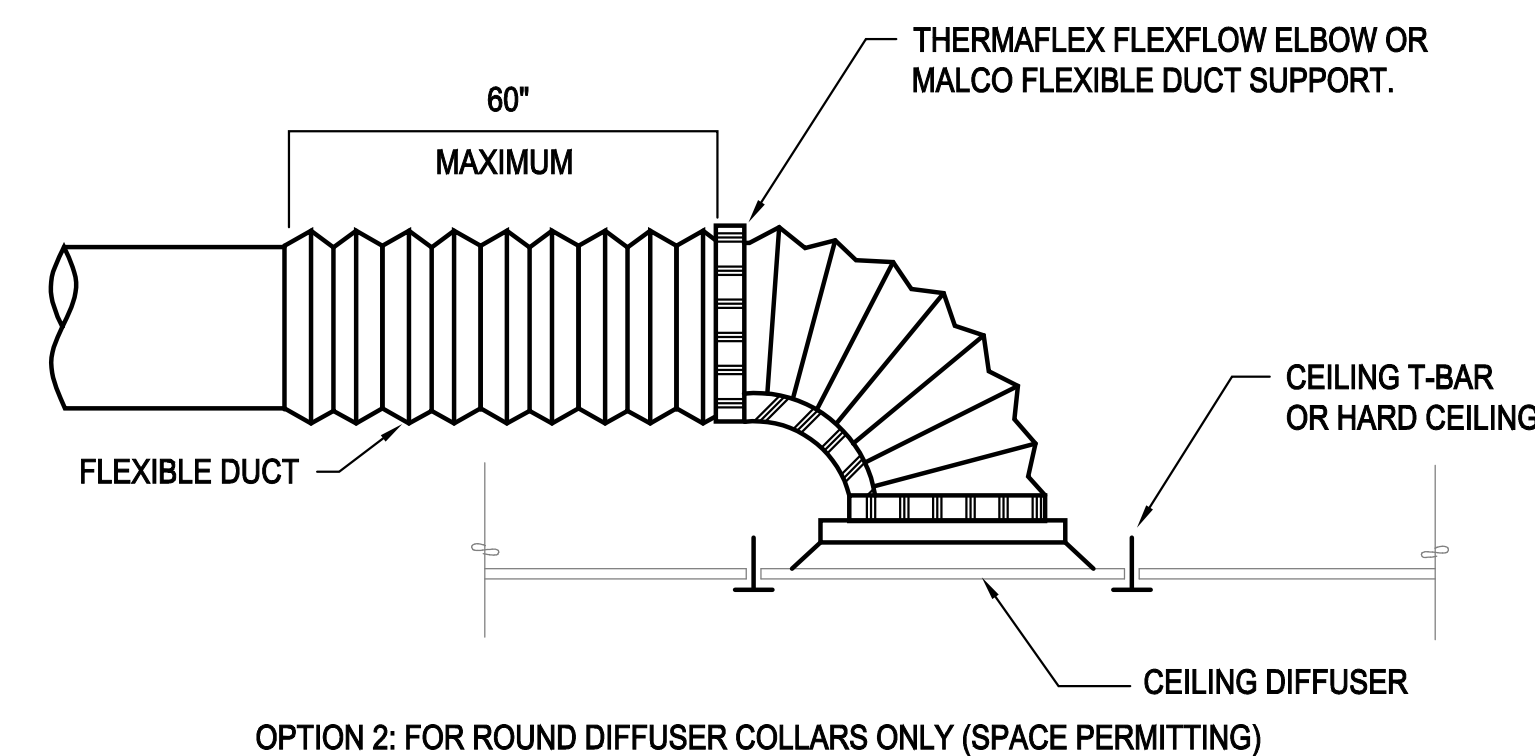
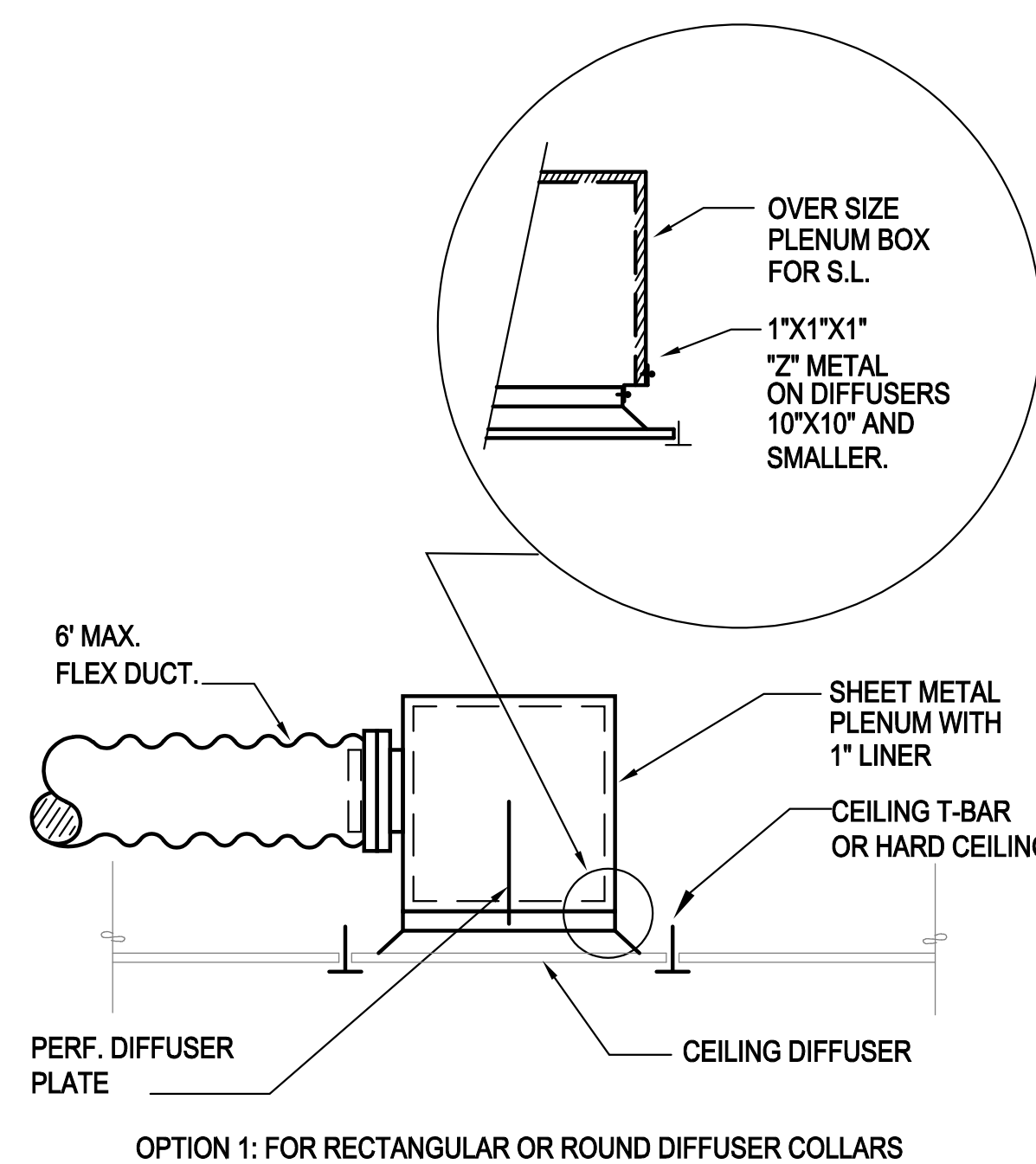
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SECTIONS

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M21.13





NOTES:

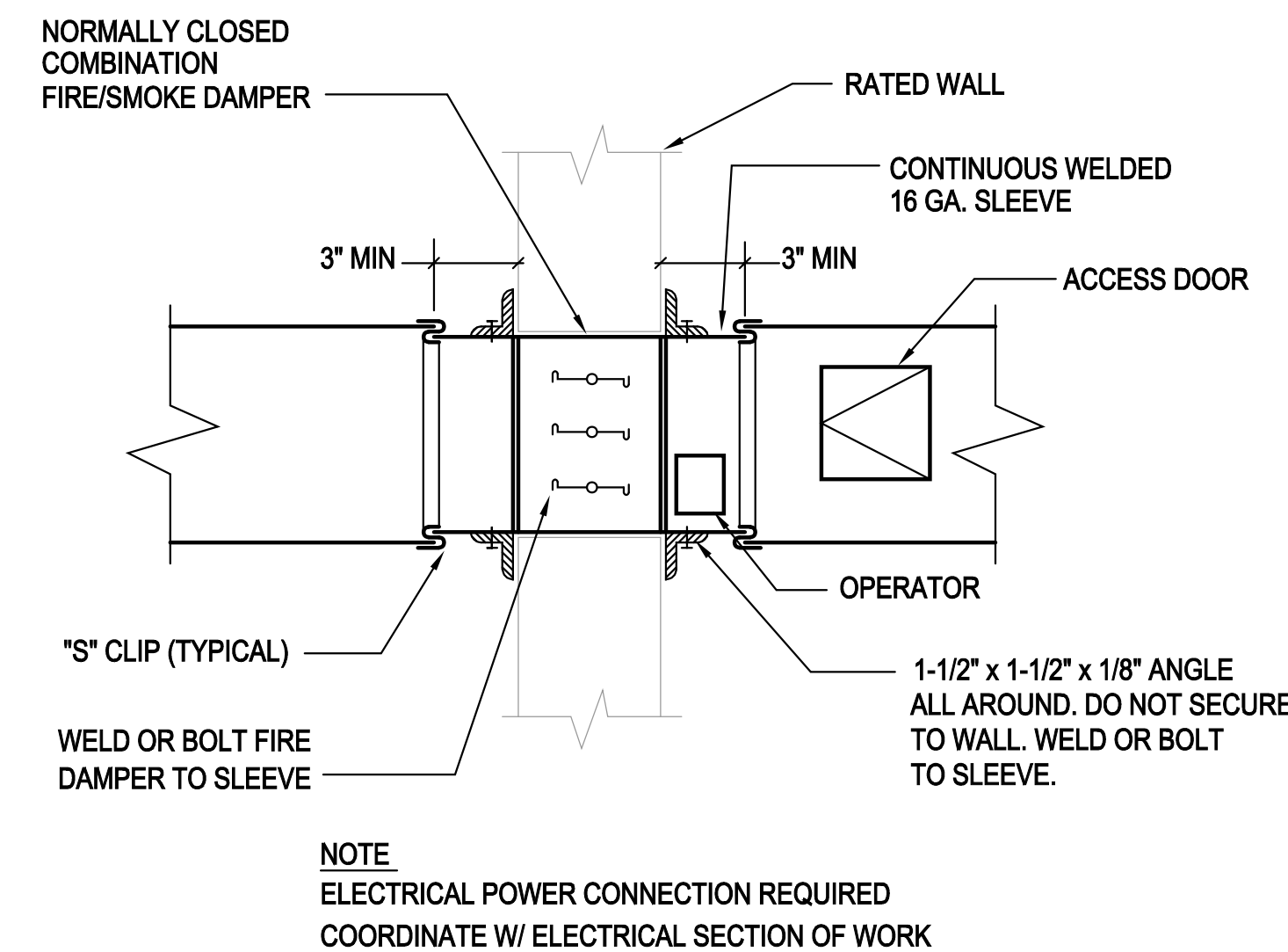
1. SEE ARCHITECTURAL PLANS FOR CEILING TYPES.
2. SUPPLY SHOWN, DETAIL WITHOUT PERF PLATE IS TYPICAL FOR CEILING RETURN OR EXHAUST GRILLE INSTALLATION.

CEILING INSTALLATION

TYPICAL DIFFUSER DETAIL

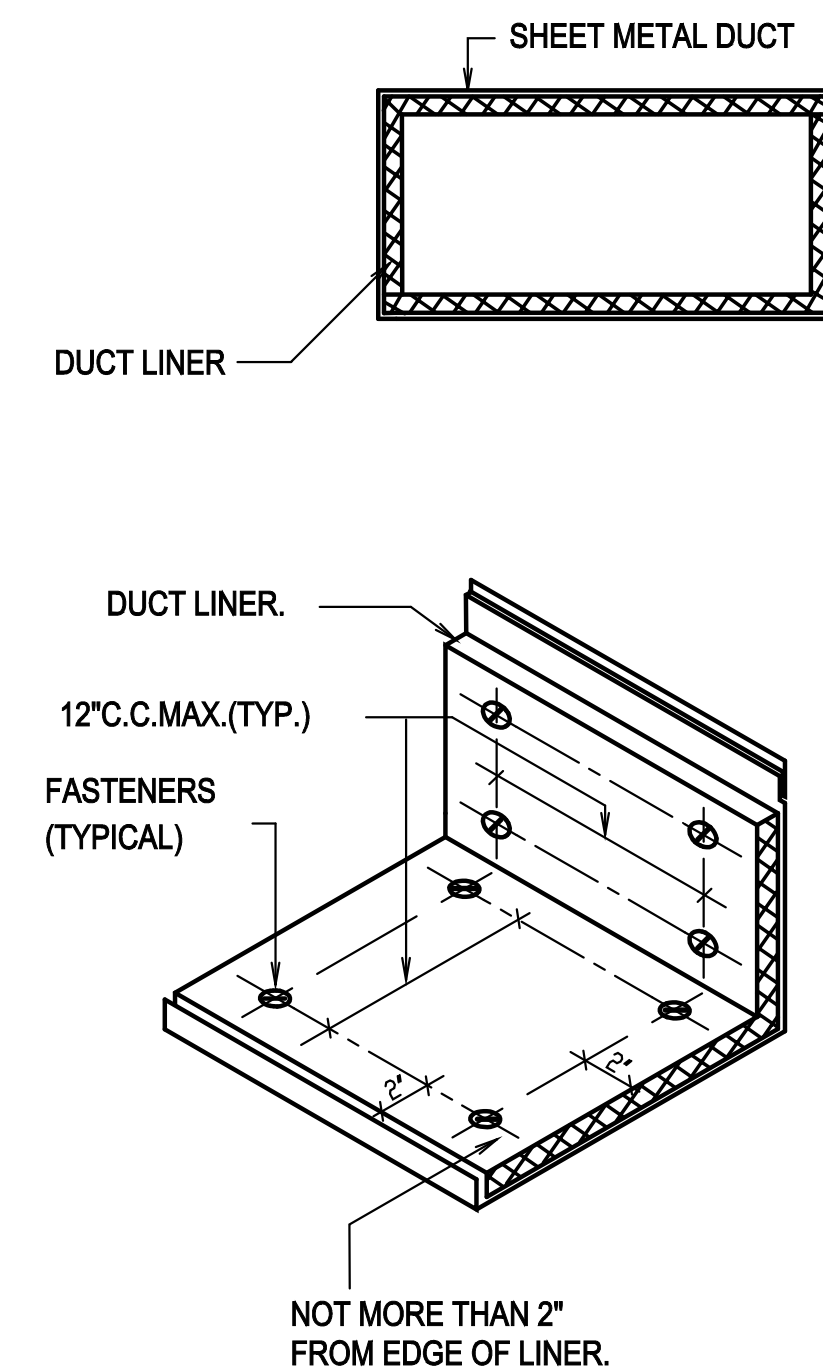
1
M31.01

TYPICAL
Scale: NONE



**U.L. LISTED COMBINATION
FIRE/SMOKE DAMPER**

2 **FIR**
M31.01 **N.T.S.**

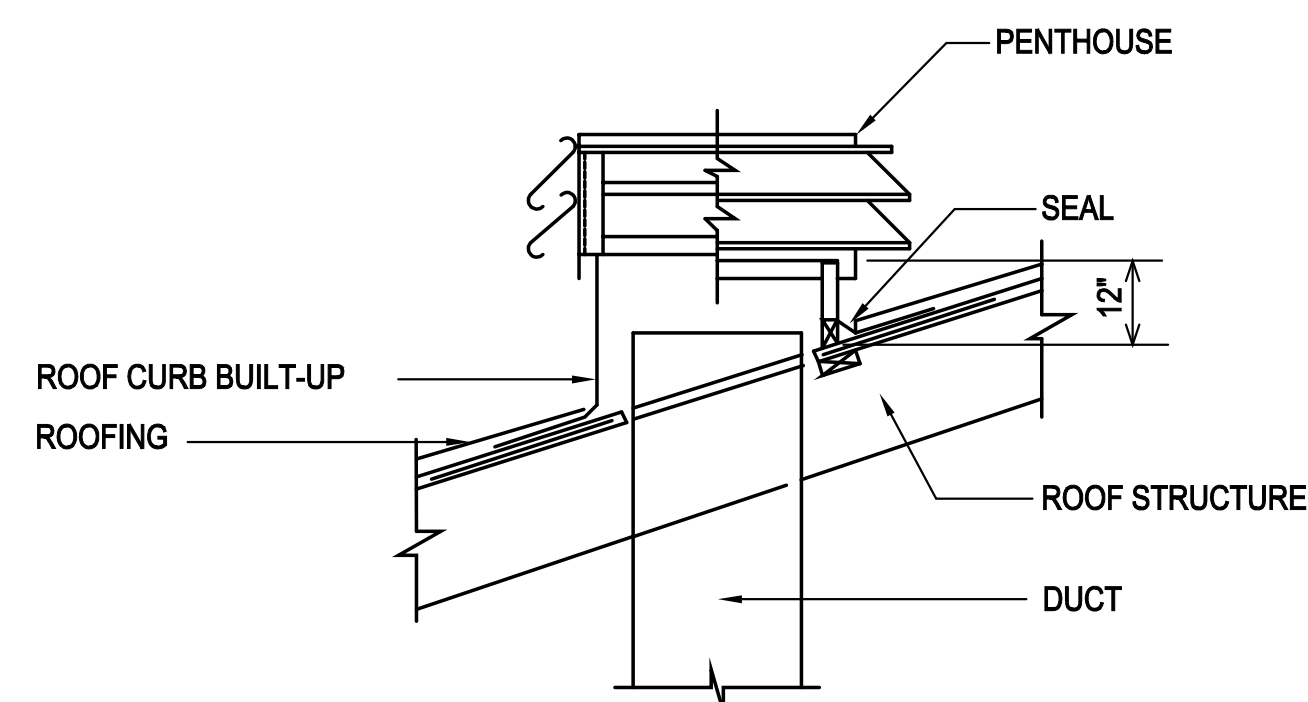


NOTES:

1. PROVIDE S/M NOSING AT EXPOSED EDGES OF INSULATION.
2. ALL TRANSVERSE AND LONGITUDINAL ENDS OF LINER TO BE COATED WITH ADHESIVE.

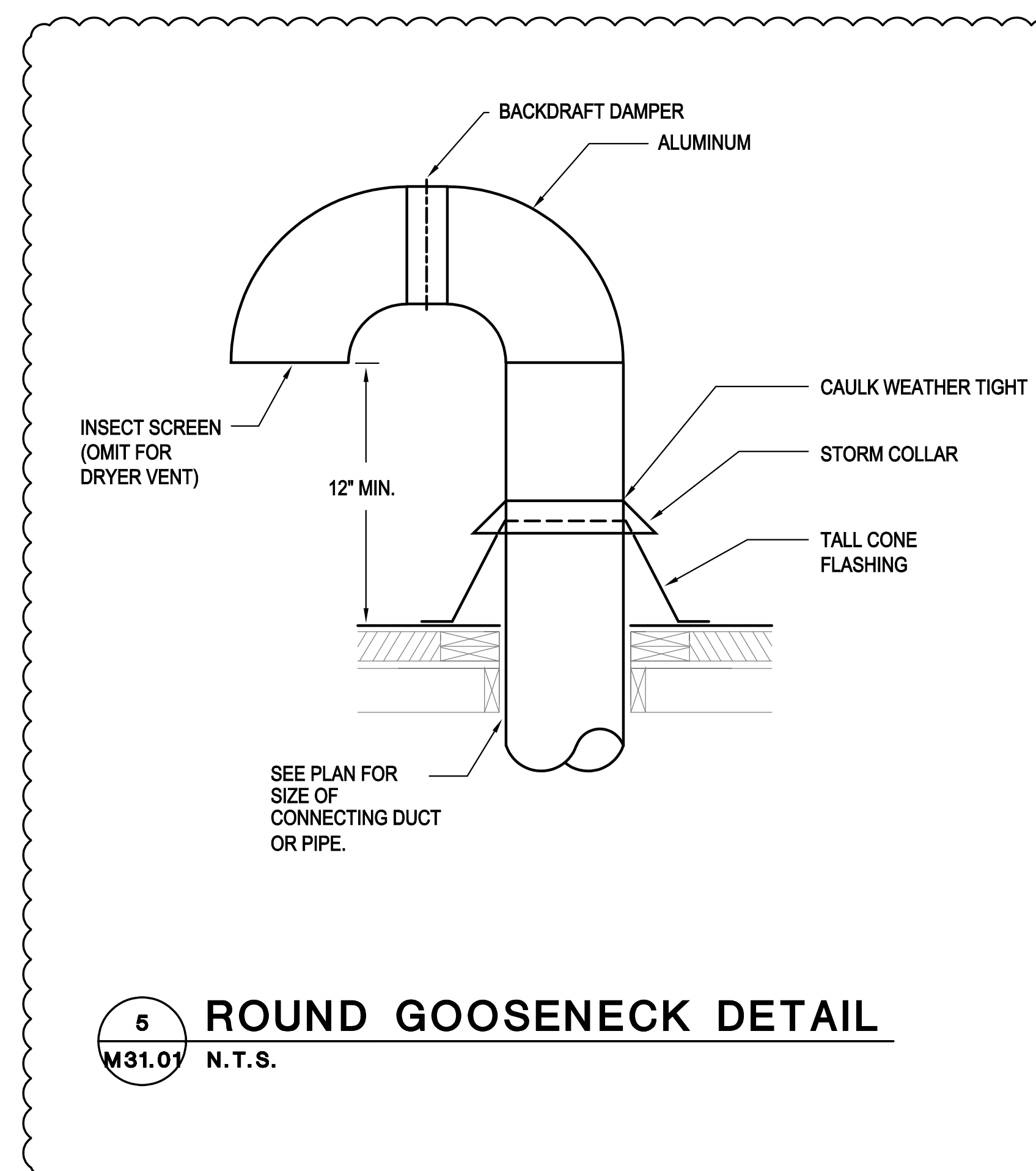
3 DUCT LINER DETAIL

(M31.01) N.T.S.



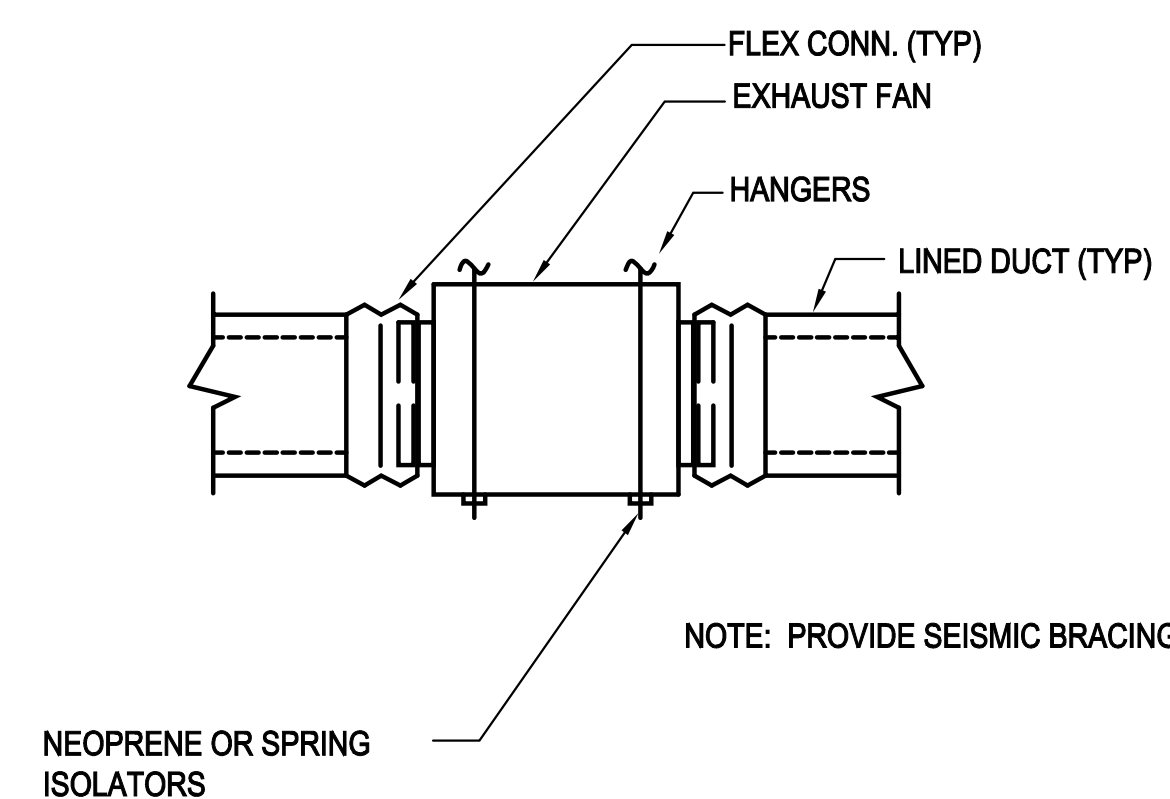
PENTHOUSE DETAIL

4 PEN
M31.01 N.T.S.



ROUND GOOSENECK DETAIL

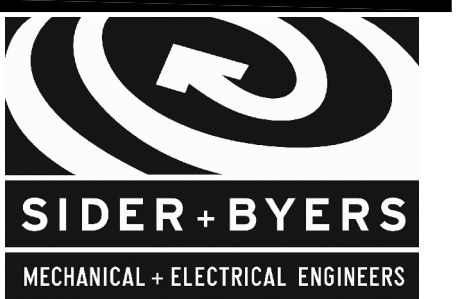
5 RO
M31.01 N.T.S.



INLINE EXHAUST FAN DETAIL

6 **INLINE**
M31.01 **Scale: NONE**

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



192 Nickerson, Suite #300
Seattle, Washington 98109
Phone: 206.285.2966



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DETAILS

SHEET #

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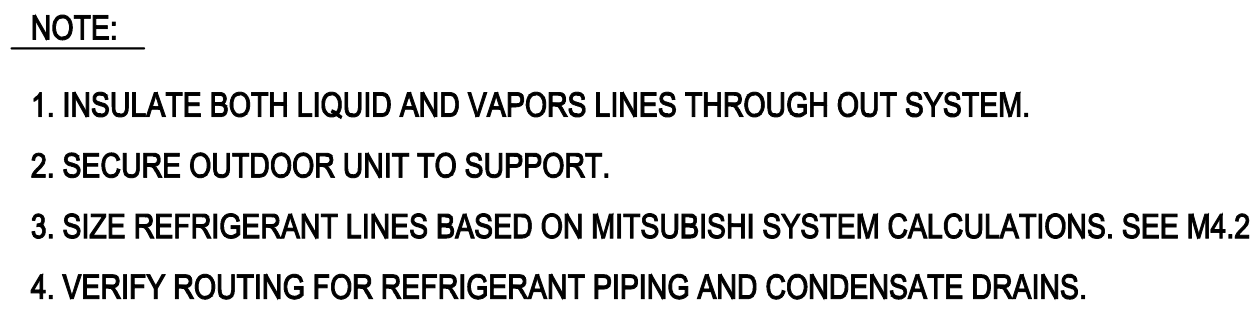


Diagram illustrating the components of a Clevis Hanger:

- THREADED ROD
- CLEVIS HANGER
- 6" WIDE, 26GA S/M SHIELD, OVERLAPPING
- PRE-INSULATED REFRIGERANT TUBING LINE SET

MOTORIZED DAMPERS (TYP.)

FANCOIL UNIT

CEILING

FLEX CONNECTIONS (TYP.)

ANGLE FILTER BOX WITH HINGED SIDE ACCESS

NEOPRENE MOUNT

SUPPLY W/1" S.L.

SUSPENDED REFRIGERANT PIPE SUPPORT

3
M31.02 N.T.S.

The diagram illustrates the installation of a suspended refrigerant pipe support. The main view shows a cross-section of a wall with a ductless fan coil mounted on it. Pumped condensate tubing is shown running through the wall. A coordinate point of contact (P.O.C.) is marked for the plumbing contractor. An enlarged detail view shows the condensate pump assembly, including a reservoir, a pump, and a discharge line. The pump is connected to the fan coil's condensate line and a power and alarm wiring. The reservoir is connected to the pump and the discharge line. The entire assembly is enclosed in a dashed box labeled 'ENLARGED DETAIL'.

COORDINATE P.O.C.
WITH PLUMBING CONTRACTOR

PUMPED CONDENSATE TUBING
IN WALL (BY DIV. 23)

WALL MOUNTED
DUCTLESS FAN COIL

BLUE DIAMOND FASCIA KIT (T18-016)
(CONTAINS CONDENSATE PUMP
AND RESERVOIR)

ENLARGED DETAIL

CONDENSATE FROM FAN COIL (FACTORY TUBING)

PUMPED CONDENSATE TUBING DISCHARGE

208/1 POWER & ALARM
WIRING CONNECT TO FAN COIL
(BY DIV. 26)

CONTROL
WIRE
(BY DIV. 23)

CONDENSATE
TUBING

RESERVOIR

PUMP

CONDENSATE FROM FAN COIL (FACTORY TUBING)

CONTROL WIRE (BY DIV. 23)

CONDENSATE TUBING

RESERVOIR

PUMP

PUMPED CONDENSATE TUBING DISCHARGE. COORDINATE P.O.C. WITH PLUMBING CONTRACTOR.

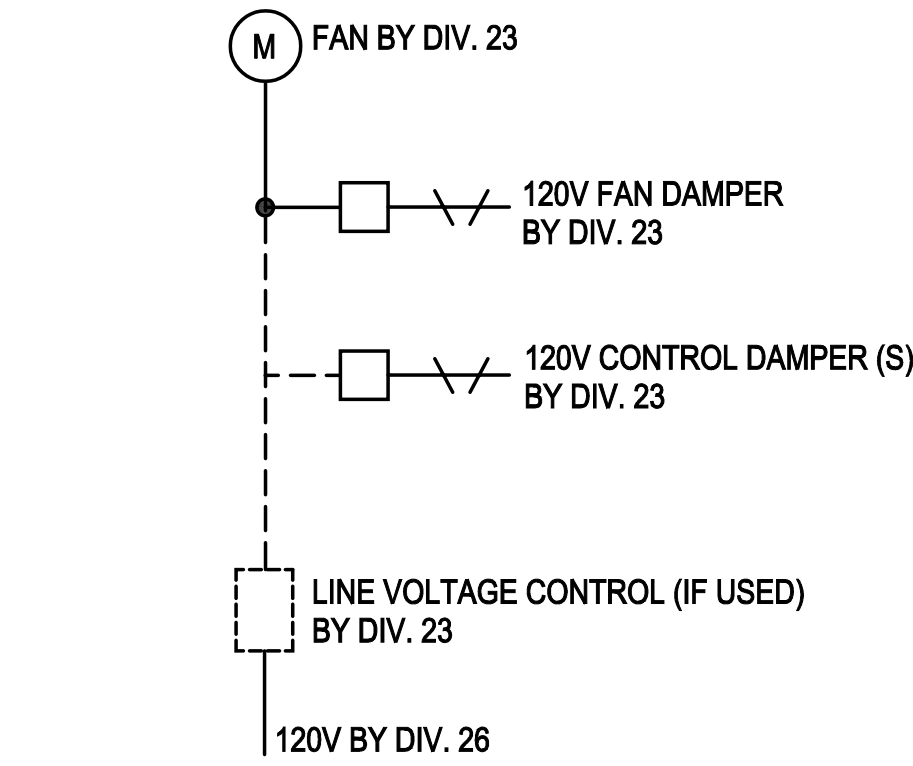
115/1 OR 208/1 POWER & ALARM WIRING CONNECT TO FAN COIL (BY DIV. 26)

NOTE:
TYPICAL FOR DUCTED FAN COILS (WITHOUT FACTORY CONDENSATE PUMP).

REFRIGERANT PIPE SUPPORT

FAN COIL
CONDENSATE PUMP





2 120 VOLT FAN CONTROL
M31.04 N.T.S.



M31.04 **Scale: NONE**

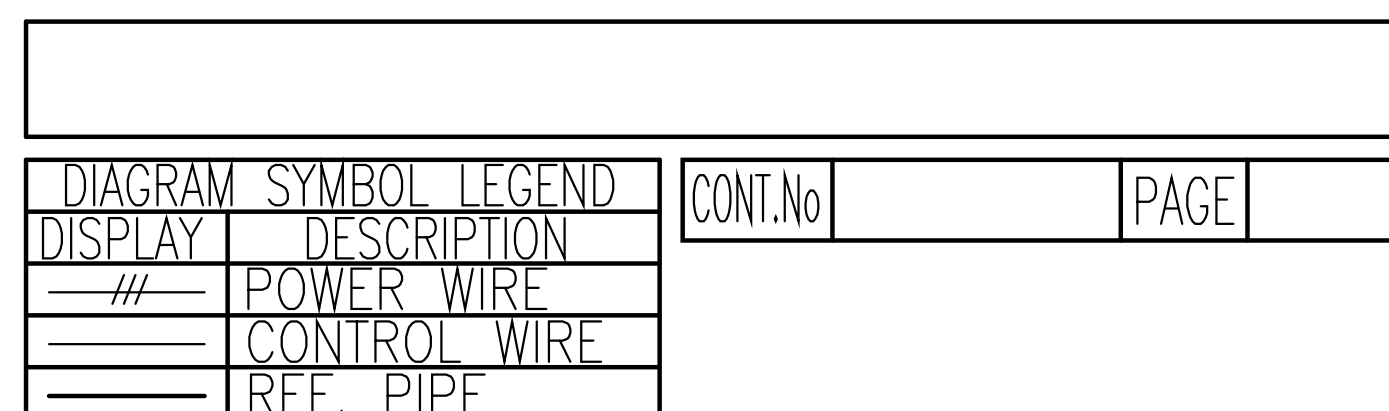




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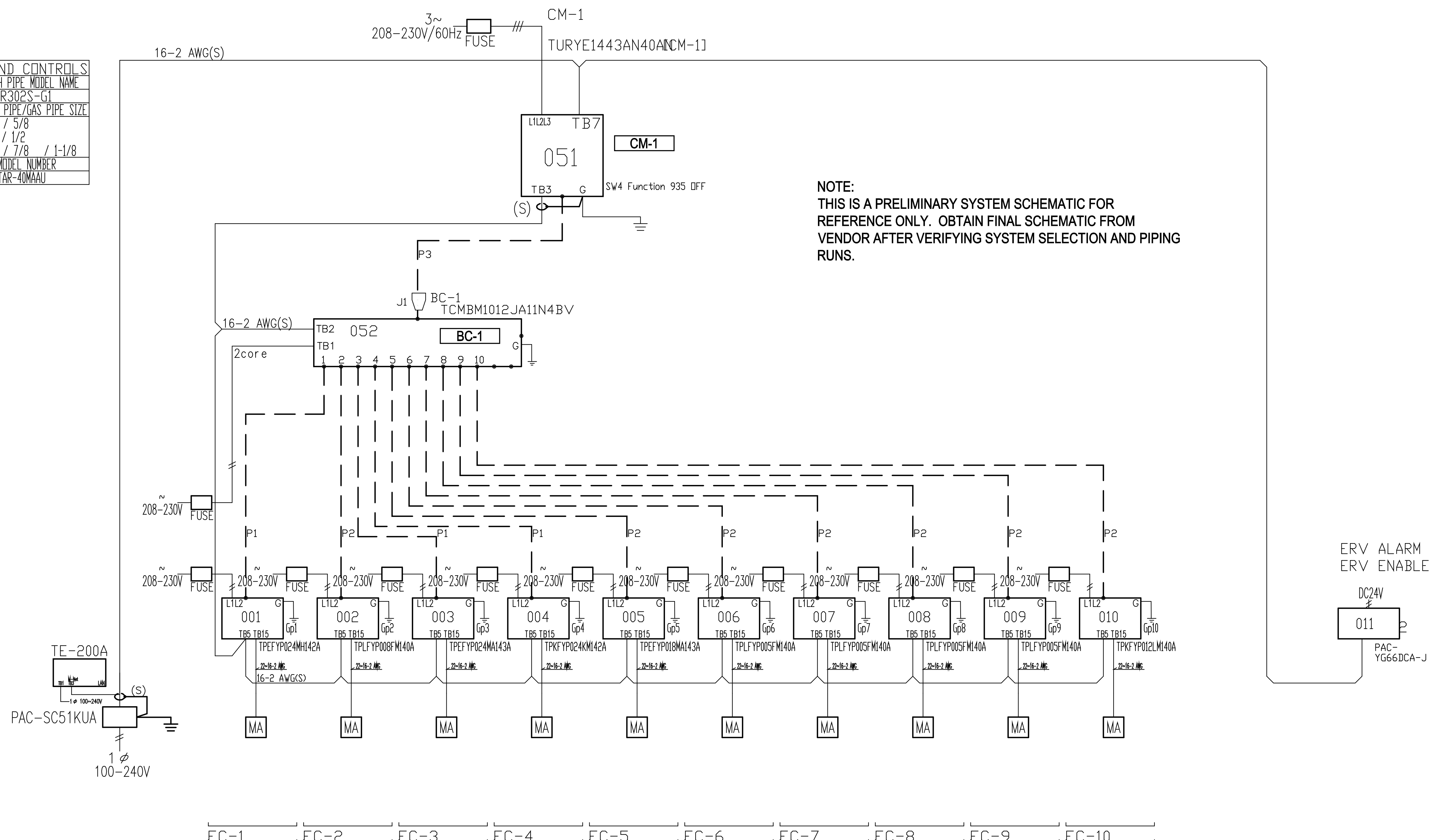


CITY MULTI
SYSTEM SCHEMATIC DWG.

This drawing is schematic in nature. Final routing of piping & wiring shall be determined by the installing contractor and/or designer of record. Additional refrigerant charge is needed depending on the size and length of extended piping. Please refer the amount of pre-charge and the formula of calculation which is mentioned on the data book.

1.25mm²(16 AWG) : 1.25mm²(16 AWG) or more. 0.75mm²(20 AWG) : between 0.5mm²(24 AWG) and 0.75mm²(20 AWG).

PIPING AND CONTROLS			
SYMBOL	BRANCH PIPE MODEL NAME		
J1	CMY-R302S-G1		
SYMBOL	LIQUID PIPE/GAS PIPE SIZE		
P1	3/8	/	5/8
P2	1/4	/	1/2
P3		/	7/8 / 1-1/8
SYMBOL	MODEL NUMBER		
MA	TAP-40MAA1		



REFERENCE SYMBOLS		POWER SYSTEMS SYMBOLS		CONTROL SYMBOLS	
	DETAIL NUMBER SHEET		PANELBOARD: SURFACE, FLUSH MOUNTED. DASHED LINE = CLEARANCE (TYPICAL)		MOTORIZED CONTROL DAMPER
	FLAG NOTE		ELECTRICAL DISTRIBUTION EQUIPMENT. SEE PLANS FOR TYPE, DIMENSIONS, NAME, ETC. DASHED LINE = CLEARANCE (TYPICAL)		THERMOSTAT
	REVISION TAG		CONNECTION TO EQUIPMENT BY OTHERS		WALL SWITCH / LOW VOLTAGE WALL STATION. SUPERSCRIT INDICATES SWITCH TYPE (BELOW). SUBSCRIPT INDICATES SWITCHLEGS / RELAYS CONTROLLED; FOR MULTI-POLE WALL STATIONS, CONTROL FOR EACH POLE SEPARATED BY COMMA (I.E. SWITCHLEGS a AND b CONTROLLED BY ONE POLE, c ANOTHER).
	MECHANICAL EQUIPMENT		DISCONNECT SWITCH, FUSED		OVERRIDE SWITCH FOR CENTRAL TIME SWEEP SYSTEM, TYPICAL
	SECTION NUMBER SHEET NUMBER		DISCONNECT SWITCH, CB		WALL DIMMER LINE VOLTAGE, 1-POLE
	FAULT CURRENT TAG		DISCONNECT SWITCH		WALL SWITCH, LINE VOLTAGE, 1-POLE
FIRE ALARM SYMBOLS			VARIABLE FREQUENCY DRIVE		WALL SWITCH, LINE VOLTAGE, 3-WAY
	COMBINATION SMOKE/FIRE DAMPER		EMERGENCY POWER OFF BUTTON		WALL SWITCH, LINE VOLTAGE, 4-WAY
	FIRE ALARM CONTROL PANEL		GROUND BAR		WALL SWITCH, LINE VOLTAGE, TIMER SWITCH
	FIRE ALARM REMOTE ANUNCIATOR		GROUND ROD		WALL SWITCH, LINE VOLTAGE, KEY OPERATED
WIRING SYMBOLS			JUNCTION BOX: WALL, FLOOR AND CEILING MTD		LOW VOLTAGE WALL STATION, 1-POLE, ON/OFF
	BREAK (CONTINUATION)		RECEPTACLE, DUPLEX: WALL, FLOOR AND CLG MTD; PARALLEL SHADED = HALF-SWITCHED		LOW VOLTAGE WALL STATION, 1-POLE, ON/OFF AND RAISE/LOWER
	CAP		RECEPTACLE, DUPLEX: WALL MTD ABOVE BACKSPASH, GFCI-TYPE		LOW VOLTAGE WALL STATION, 2-POLE, ON/OFF
	STUB DOWN		RECEPTACLE, DOUBLE DUPLEX: WALL, FLOOR AND CLG MTD; PARALLEL SHADED = HALF-SWITCHED		LOW VOLTAGE WALL STATION, 2-POLE, ON/OFF AND RAISE/LOWER
	STUB UP		RECEPTACLE, DOUBLE DUPLEX: WALL MTD ABOVE BACKSPASH, GFCI-TYPE		LOW VOLTAGE WALL STATION, 4-POLE, ON/OFF
	CONDUIT / CABLING CONCEALED IN CEILING OR WALL		RECEPTACLE, SIMPLEX: WALL, FLOOR AND CLG MTD		LOW VOLTAGE WALL STATION, 4-POLE, ON/OFF AND RAISE/LOWER
	CONDUIT / CABLING CONCEALED UNDERGROUND OR IN CEILING SPACE OF LEVEL BELOW		SPECIALTY RECEPTACLE: WALL, FLOOR AND CLG MTD. NEMA TYPE AS INDICATED ON PLANS.		OCCUPANCY SENSOR: WALL, CLG MTD
	GROUNDING CONDUCTOR(S) PER CODE		TYPICAL DEVICE ANNOTATIONS: ON ALTERNATE POWER: 700, 701 AND 702 SYSTEMS PER NEC		PHOTO CELL, CLG MTD
	FLEXIBLE CONDUIT		WEATHERPROOF		COMBINATION PHOTO CELL / OCCUPANCY SENSOR: WALL, CLG MTD
LUMINAIRE SYMBOLS			GFCI TYPE	RISER DIAGRAM SYMBOLS	
	SHADING AND/ OR "EM" INDICATES EMERGENCY EGRESS LUMAIRES ON EMER LTG INVERTER(S)		FULLY CONTROLLED RECEPTACLE		CIRCUIT BREAKER, ENCLOSED CIRCUIT BREAKER AT = TRIP AMPACITY GFP = GROUND FAULT PROTECTION PER CODE
	SHADING AND/ OR LUMINAIRE TAG ENDING OR BEGINNING WITH "X" INDICATES EMER EGRESS LUMAIRES WITH INTEGRAL BATTERY PACKS	LOW VOLTAGE SYSTEMS SYMBOLS			FUSED SWITCH. AF= FUSE RATING
	TYPICAL LUMINAIRE ANNOTATIONS: F1 = LUMINAIRE TYPE 3 = CIRCUIT NUMBER c = SWITCH LEG Z1.2 = CONTROL ZONE		PUSHBUTTON. WALL-MOUNTED.		SWITCH
			JUNCTION BOX: WALL, FLOOR AND CEILING MTD		CONTACTOR/ RELAY - NORMALLY CLOSED
			COMBINATION RF COAX / PHONE OUTLET WALL, FLOOR AND CEILING MTD		CONTACTOR/ RELAY - NORMALLY OPEN
CODES			COMBINATION DATA / PHONE OUTLET WALL, FLOOR AND CEILING MTD		CONTACTOR COIL
2020 NATIONAL ELECTRICAL CODE WITH STATE AND LOCAL AMENDMENTS			DATA OUTLET WALL, FLOOR AND CEILING MTD		KEY INTERLOCK
2015 WASHINGTON STATE ENERGY CODE WITH LOCAL AMENDMENTS			PHONE OUTLET WALL, FLOOR AND CEILING MTD		POTENTIAL TRANSFORMER. GROUND PER CODE.
2015 INTERNATIONAL BUILDING CODE WITH STATE AND LOCAL AMENDMENTS			RF COAX CABLE OUTLET WALL, FLOOR AND CEILING MTD		CURRENT TRANSFORMER
2015 INTERNATIONAL FIRE CODE WITH STATE AND LOCAL AMENDMENTS			CCTV SECURITY CAMERA; FIXED WALL AND CEILING MTD		DIGITAL METER
2015 INTERNATIONAL MECHANICAL CODE WITH STATE AND LOCAL AMENDMENTS			CARD / FOB READER WALL/ MULLION AND BOLLARD MTD		UTILITY METER SOCKET WITH METER; PER UTILITY REQUIREMENTS; REMOTE MOUNTED.
2015 UNIFORM PLUMBING CODE WITH STATE AND LOCAL AMENDMENTS			KEYPAD WALL/ MULLION AND BOLLARD MTD		GENERATOR
AMERICANS WITH DISABILITIES ACT (ADA)			SECURITY DOOR POSITION MONITOR		CONNECTION TO GROUND
DRAWING LIST			ELECTRIC STRIKE		GROUND BAR
E00.01 ELECTRICAL COVER SHEET					PIPE GROUND PER CODE
E00.02 NOTES					UFER GROUND PER CODE
E00.03 SINGLE-LINE DIAGRAM					GROUND ROD PER CODE
E00.04 SCHEDULES & LOAD CALCULATIONS					SURGE PROTECTION DEVICE
E10.01 ELECTRICAL SITE PLAN					TRANSFER SWITCH. SEE RISER DIAGRAM AND PLANS FOR SPECIFIC INFORMATION.
E10.02 ELECTRICAL ILLUMINATION SITE PLAN					
E21.01 FLOOR PLAN - LEVEL 1 - POWER PLAN					

AMP	AMPERES	LBS	POUNDS
AB	ABOVE BACKSPLASH	LCP	LIGHTING CONTROL PANEL
AC	ALTERNATING CURRENT	LCZ	LIGHTING CONTROL ZONE
ACT	ACOUSTICAL CEILING TILE	LF	LINEAL FOOT
ADA	AMERICANS WITH DISABILITIES ACT	LRA	LOCKED ROTOR AMPS
ADJ	ADJUSTABLE	LTG	LIGHTING
AF	AMPERE RATING OF FUSE OR CB FRAME		
AFF	ABOVE FINISHED FLOOR	MAX	MAXIMUM
AFG	ABOVE FINISHED GRADE	MCA	MINIMUM CIRCUIT AMPACITY
AIC	AMPERE INTERRUPTING CAPACITY,	MED	MEDIUM
	AMPERE INTERRUPTING RATING	MEP	MECHANICAL, ELECTRICAL
AL	ALUMINUM (ALLOY)		& PLUMBING
ALT	ALTERNATE		& PLUMBING
APPROX	APPROXIMATE	MEZZ	MEZZANINE
ARCH	ARCHITECTURAL/ARCHITECT	MIN	MINIMUM OR MINUTE
AS	AMPERE RATING OF SWITCH	MISC	MISCELLANEOUS
AT	CB TRIP SETTING (AMPS)	MLO	MAIN LUGS ONLY
ATS	AUTOMATIC TRANSFER SWITCH	MNT	MOUNTED
AUTO	AUTOMATIC	MOPP	MAXIMUM OVERCURRENT PROTECTION
AUX	AUXILIARY	MW	MICROWAVE
AWG	AMERICAN WIRE GAUGE	N/A	NOT APPLICABLE
		N	NEUTRAL
BFF	BELOW FINISHED FLOOR	NC	NORMALLY CLOSED
BHP	BRAKE HORSE POWER	NEC	NATIONAL ELECTRICAL CODE
BLDG	BUILDING	-, NEG	NEGATIVE
		NEMA	NATIONAL ELECTRICAL MANUFACTURERS'
C	CONDUIT		ASSOCIATION
CB	CIRCUIT BREAKER	NIC	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NL	NIGHT LIGHT (UNSWITCHED)
CKT	CIRCUIT	NO	NORMALLY OPEN
CLG	CEILING	NOM	NOMINAL
CO	CARBON MONOXIDE	NPT	NATIONAL PIPE THREAD
CO2	CARBON DIOXIDE	NTS	NOT TO SCALE
CONN	CONNECTED		
CT	CURRENT TRANSFORMER	OC	ON CENTER
CU	COPPER	OCCUP	OCCUPANCY
		OD	OUTSIDE DIAMETER
dB	DECIBEL	OS	OCCUPANCY SENSOR
DC	DIRECT CURRENT		
OR DEG.	DEGREE	P	POLE
DIA	DIAMETER	PC	PHOTOCELL
DISC	DISCONNECT	PERF	PERFORATED
DIST	DISTRIBUTION	Φ OR PH	PHASE
DIV	DIVISION	PNL	PANELBOARD
DN	DOWN	POC	POINT OF CONNECTION
DP	DISTRIBUTION PANEL	PSF	POUNDS PER SQUARE FOOT
DWG(S)	DRAWING(S)	PSI	POUNDS PER SQUARE INCH
DZ	DAYLIGHT CONTROL ZONE (LIGHTING)		
		QTY	QUANTITY
EA	EACH		
EM	EMERGENCY (700 SYSTEM)	REQ	REQUIRED
EMT	ELECTRICAL METALLIC TUBING	RLX	RELOCATE EXISTING
EF	EXHAUST FAN	RM	ROOM
EQUIP, EQPT	EQUIPMENT	RMC	RIGID METALLIC CONDUIT
EW	ELECTRIC WATER COOLER	RNC	RIGID NON-METALLIC CONDUIT (PVC)
EWB	ELECTRIC WATER HEATER	RPM	REVOLUTIONS PER MINUTE
EX	EXISTING/EXISTING TO REMAIN	RTU	ROOF TOP UNIT
FA	FIRE ALARM	RV	RELIEF VALVE
FACP	FIRE ALARM CONTROL PANEL	RX	REMOVE EXISTING
FARA	FIRE ALARM REMOTE ANUNCIATOR		
FC	FOOTCANDLES	SA	SUPPLY AIR
FF	FINISHED FLOOR	SD	SMOKE DETECTOR
FLA	FULL LOAD AMPS	SF	SQUARE FOOT
FLEX	FLEXIBLE	SPD	SURGE PROTECTION DEVICE
FP	FIRE PROTECTION	SPEC	SPECIFICATION
FPM	FEET PER MINUTE	S/S, OR SS	STAINLESS STEEL
FPS	FEET PER SECOND	STD	STANDARD
FSD	FIRE SMOKE DAMPER	SWBD	SWITCHBOARD
FT	FEET/FOOT		
FTG	FOOTING	T&P	TEMPERATURE AND PRESSURE
FOIC	FURNISHED BY OWNER		RELIEF VALVE
	INSTALLED BY CONTRACTOR	TBD	TO BE DETERMINED
FOIO	FURNISHED BY OWNER	TC	TIMECLOCK
	INSTALLED BY OWNER	TEL	TELEPHONE
		TELECOM	TELECOMMUNICATIONS
G, GND	GROUND	TEMP	TEMPERATURE
GA	GAUGE	TOB	TOP OF BEAM
GAL	GALLON	TOC	TOP OF CONCRETE
GALV	GALVANIZED	TOD	TOP OF DECK
GC	GENERAL CONTRACTOR	TOJ	TOP OF JOIST
GEN	GENERATOR	TOS	TOP OF SLAB/TOP OF STEEL
GFI	GROUND FAULT CIRCUIT INTERRUPTER	T&P	TEMPERATURE & PRESSURE
GFP	GROUND FAULT PROTECTION	TSP	TOTAL STATIC PRESSURE
GRC	GALVANIZED RIGID STEEL CONDUIT	TYP	TYPICAL
H	HEIGHT	UL	UNDERWRITERS LABORATORY
HP	HORSEPOWER	UNO	UNLESS NOTED OTHERWISE
HTR	HEATER	UPS	UNINTERRUPTED POWER SUPPLY
HVAC	HEATING VENTILATING AND AIR CONDITIONING	UTR	UP THROUGH ROOF
HW	HOT WATER	V	VOLT
HX	HEAT EXCHANGER	VA	VOLT AMPS
HZ	HERTZ	VERT	VERTICAL
		VFD	VARIABLE FREQUENCY DRIVE
ID	INSIDE DIAMETER/DIMENSION	VOL	VOLUME
IESNA	ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA	W	WATT
IG	ISOLATED GROUND	W/	WITH
IMC	INTERMEDIATE METAL CONDUIT	W/IN	WITHIN
IN	INCH/INCHES	W/O	WITHOUT
		WP	WEATHERPROOF
KCMIL	THOUSAND CIRCULAR MILS	WT	WEIGHT
KO	KNOCK OUT		
KW	KILOWATT/KILOWATTS	XFR	TRANSFORMER
KWH	KILOWATT HOUR(S)		
KVA	KILOVOLT AMPS		



CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

[illegible]

ELECTRICAL COVER SHEET
SHEET # _____

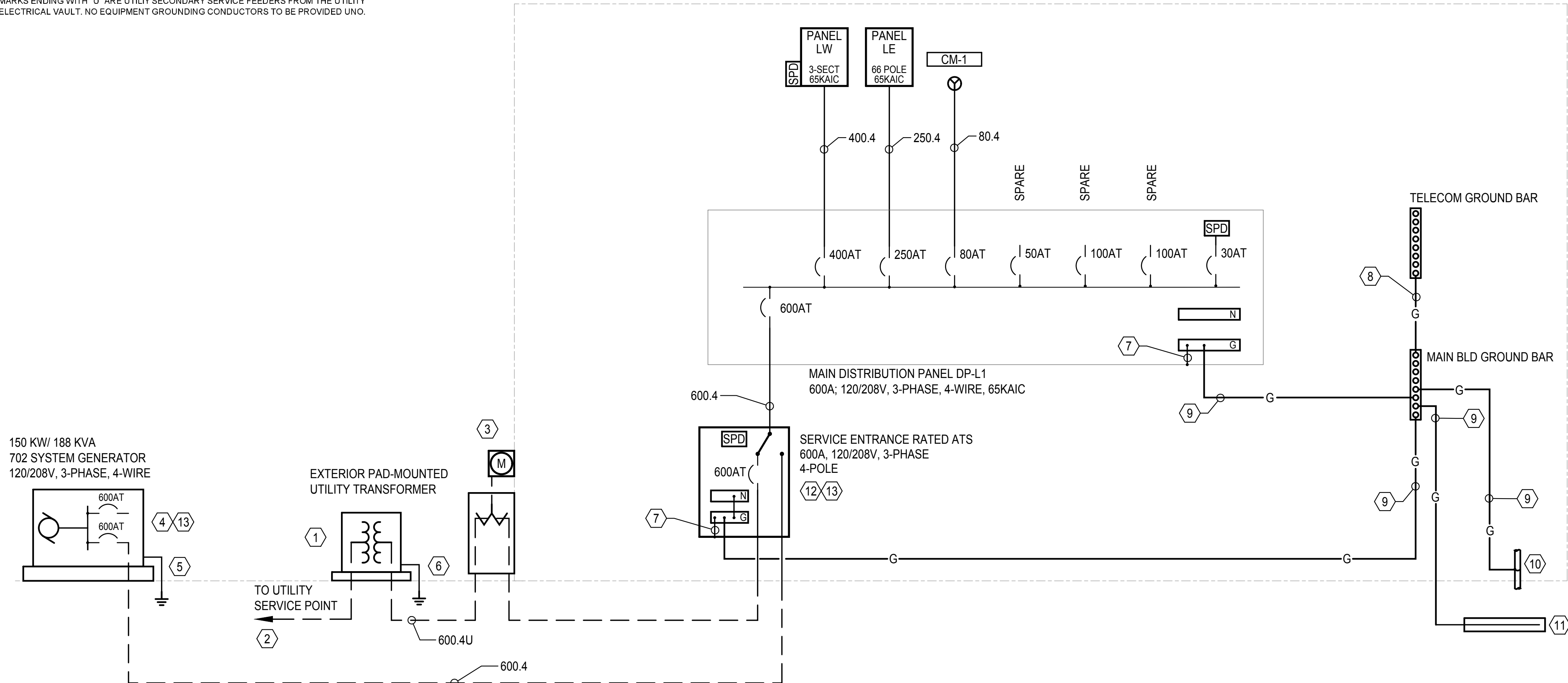
E00.02

1. SEE GENERAL PROJECT NOTES, THIS DRAWING, FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
 2. ALL LOW VOLTAGE SYSTEMS, INCLUDING FIRE ALARM, ARE DESIGNED BY OTHERS. ANY DEVICES AND EQUIPMENT INDICATED ON THESE PLANS ARE PRELIMINARY FOR SPACE PLANNING PURPOSES ONLY. SEE NOTES THIS DRAWING, PRELIMINARY SYSTEMS PLAN, AND PERFORMANCE SPECIFICATIONS FOR INFORMATION AND REQUIREMENTS.
 3. FIRE ALARM SYSTEMS ARE TO BE DESIGNED, PERMITTED AND INSTALLED BY A FIRE ALARM CONTRACTOR HIRED UNDER THE SCOPE OF THIS PROJECT. THE DESIGN-BUILD FIRE ALARM CONTRACTOR SHALL DESIGN AND PROVIDE COMPLETE AND FULLY OPERATIONAL FIRE ALARM SYSTEM MEETING THE REQUIREMENTS OF CODE, THE LOCAL AHJ AND THE FIRE MARSHAL. ANY DEVICES SHOWN ON THE ELECTRICAL DRAWINGS ARE SCHEMATIC FOR COORDINATION PURPOSES ONLY. SEE THE PERFORMANCE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- THE FIRE ALARM CONTRACTORS SHALL MAKE ALL REQUIRED SUBMISSIONS TO THE AUTHORITIES HAVING JURISDICTION FOR PERMITS AND APPROVAL OF ALL FIRE ALARM SYSTEMS AND SHALL PAY ALL FEES ASSOCIATED WITH THESE SUBMISSIONS AND OBTAINING THE REQUIRED PERMIT(S). THE FIRE ALARM CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND PROVIDING SYSTEMS THAT MEET ALL REQUIREMENTS OF CODE AND THE LOCAL AHJ. ALL ADDITIONS, REVISIONS, RESUBMITTALS, ETC REQUIRED TO OBTAIN AHJ APPROVAL SHALL BE CARRIED OUT BY THE FIRE ALARM CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. PROVIDE A COPY OF THE FINAL APPROVED DRAWINGS WITH THE LOCAL AHJ'S APPROVAL STAMP TO THE OWNER FOR THEIR RECORDS.
4. ALL OTHER LOW VOLTAGE SYSTEMS (CATV, TELECOM, CCTV, ACCESS CONTROL, ETC) ARE TO BE DESIGNED AND INSTALLED BY VENDORS HIRED BY THE OWNER.
 5. THE ELECTRICAL CONTRACTOR IS TO PROVIDE ALL INFRASTRUCTURE (LINE VOLTAGE POWER, CONDUITS WITH PULLSTRINGS, BACKBOXES, EQUIPMENT RACKS, ETC) FOR THESE SYSTEMS. PRELIMINARY SYSTEMS PLAN PROVIDED IN THIS BID SET ARE FOR BIDDING PURPOSES ONLY. THE ELECTRICAL CONTRACTOR SHALL CONFIRM ACTUAL DEVICE LOCATIONS, QUANTITIES, AND REQUIREMENTS WITH THE OWNER'S SYSTEM INSTALLERS AT THE START OF CONSTRUCTION.
 6. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL TELECOM UTILITY SERVICE PROVIDERS TO BRING TELECOM SERVICE TO THE BUILDING.

FEEDER/ CIRCUIT SCHEDULE					
MARK	CONDUIT (WETS) SIZE	AL OR CU	CONDUCTORS PER SET		GROUND (1 PER SET UNO)
			PHASE / NEUTRAL (N)	QTY/1 SIZE	
600.40	(2) 4-INCH	AL	(3) 500 KCMIL / (1) 500 KCMIL N	#2	#10
600.4	(2) 4-INCH	AL	(3) 500 KCMIL / (1) 500 KCMIL N	#2	#10
600.3	(2) 4-INCH	AL	(3) 500 KCMIL / (1) 500 KCMIL N	#2	#10
500.4	(2) 3-INCH	AL	(3) 350 KCMIL / (1) 350 KCMIL N	#1	#10
500.3	(2) 3-INCH	AL	(3) 350 KCMIL	#1	#10
450.4	(2) 3-INCH	AL	(3) 300 KCMIL / (1) 250 KCMIL N	#1	#10
450.3	(2) 3-INCH	AL	(3) 300 KCMIL	#1	#10
400.4	(2) 3-INCH	AL	(3) 250 KCMIL / (1) 250 KCMIL N	#1	#10
400.3	(2) 3-INCH	AL	(3) 250 KCMIL	#1	#1
350.4	(1) 4-INCH	AL	(3) 700 KCMIL / (1) 700 KCMIL N	#1	#2
350.3	(1) 4-INCH	AL	(3) 700 KCMIL	#1	#2
300.4	(1) 4-INCH	AL	(3) 500 KCMIL / (1) 500 KCMIL N	#1	#2
300.3	(1) 4-INCH	AL	(3) 500 KCMIL	#1	#1
250.4	(1) 3-INCH	AL	(3) 350 KCMIL / (1) 350 KCMIL N	#2	#2
250.3	(1) 3-INCH	AL	(3) 350 KCMIL	#2	#2
225.4	(1) 3-INCH	AL	(3) 300 KCMIL / (1) 300 KCMIL N	#2	#2
225.3	(1) 3-INCH	AL	(3) 300 KCMIL	#2	#2
200.4	(1) 3-INCH	AL	(3) 250 KCMIL / (1) 250 KCMIL N	#4	#4
200.3	(1) 3-INCH	AL	(3) 250 KCMIL	#4	#4
175.4	(1) 3-INCH	AL	(3) #3#0 (1) #3#0 N	#4	#4
175.3	(1) 3-INCH	AL	(3) #3#0	#4	#4
150.4	(1) 2-INCH	AL	(3) #3#0 (1) #3#0 N	#4	#4
150.3	(1) 2-INCH	AL	(3) #3#0	#4	#4
125.4	(1) 2-INCH	AL	(3) #2#0 (1) #2#0 N	#4	#4
125.3	(1) 2-INCH	AL	(3) #2#0	#4	#4
100.4	(1) 2-INCH	AL	(3) #1#0 (1) #1#0 N	#6	#6
100.3	(1) 2-INCH	AL	(3) #1#0	#6	#6
90.4	(1) 1.5-INCH	CU	(3) #2#1 (1) #2#1 N	#8	#8
90.3	(1) 1.5-INCH	CU	(3) #2#1	#8	#8
80.4	(1) 1.5-INCH	CU	(3) #3#1 (1) #3#1 N	#8	#8
80.3	(1) 1.5-INCH	CU	(3) #3#1	#8	#8
70.4	(1) 1.5-INCH	CU	(3) #4#1 (1) #4#1 N	#10	#10
70.3	(1) 1-INCH	CU	(3) #4#1	#10	#10
60.4	(1) 1-INCH	CU	(3) #4#1 (1) #4#1 N	#10	#10
60.3	(1) 1-INCH	CU	(3) #4#1	#10	#10
60.2N	(1) 1-INCH	CU	(2) #4#1 (1) #4#1 N	#10	#10
60.2	(1) 1-INCH	CU	(2) #4#1	#10	#10
60.1	(1) 1-INCH	CU	(1) #4#1 (1) #4#1 N	#10	#10
50.4	(1) 1-INCH	CU	(3) #6#1 (1) #6#1 N	#10	#10
50.3	(1) 1-INCH	CU	(3) #6#1	#10	#10
50.2N	(1) 1-INCH	CU	(2) #6#1 (1) #6#1 N	#10	#10
50.2	(1) 1-INCH	CU	(2) #6#1	#10	#10
50.1	(1) 1-INCH	CU	(1) #6#1 (1) #6#1 N	#10	#10
40.4	(1) 1-INCH	CU	(3) #6#1 (1) #6#1 N	#10	#10
40.3	(1) 1-INCH	CU	(3) #6#1	#10	#10
40.2N	(1) 1-INCH	CU	(2) #6#1 (1) #6#1 N	#10	#10
40.2	(1) 1-INCH	CU	(2) #6#1	#10	#10
40.1	(1) 1-INCH	CU	(1) #6#1 (1) #6#1 N	#10	#10
30.4	(1) 1-INCH	CU	(3) #1#0 (1) #1#0 N	#10	#10
30.3	(1) 1-INCH	CU	(3) #1#0	#10	#10
30.2N	(1) 1-INCH	CU	(2) #1#0 (1) #1#0 N	#10	#10
30.2	(1) 1-INCH	CU	(2) #1#0	#10	#10
30.1	(1) 1-INCH	CU	(1) #1#0 (1) #1#0 N	#12	#12
20.4	(1) 1-INCH	CU	(3) #1#12 (1) #1#12 N	#12	#12
20.3	(1) 1-INCH	CU	(3) #1#12	#12	#12
20.2N	(1) 1-INCH	CU	(2) #1#12 (1) #1#12 N	#12	#12
20.2	(1) 1-INCH	CU	(2) #1#12	#12	#12
20.1	(1) 1-INCH	CU	(1) #1#12 (1) #1#12 N	#12	#12

NOTES:

A. AL= ALUMINUM (STABILIZED CONDUCTORS WITH XHHW-2 INSULATION),
CU= COPPER (COPPER CONDUCTORS WITH THHN/THW INSULATION),
B. 75= 75 DEGREES C (167 DEGREES F) AS PER NEC 110.14(C)(1) FEEDERS RATED 100 AMP AND LOWER
ARE BASED ON TERMINALS RATED FOR 80-DEGREES C (140-DEGREES F),
C. PROVIDE GROUND WIRE NOTED ABOVE IN ALL FEEDERS, WHERE MULTIPLE SETS OF
PARALLEL CONDUIT ARE INDICATED, PROVIDE ONE GROUND WIRE IN EACH SET,
1. MARKS ENDING WITH "U" ARE UTILITY SECONDARY SERVICE FEEDERS FROM THE UTILITY
ELECTRICAL VAULT. NO EQUIPMENT GROUNDING CONDUCTORS TO BE PROVIDED UNO.



NOTE: AIC VALUES INDICATED IN THIS DRAWING ARE FOR BIDDING PURPOSES ONLY. AVAILABLE FAULT CURRENT HAS NOT BEEN RECEIVED FROM UTILITY. ELECTRICAL CONTRACTOR SHALL PROVIDE FAULT CURRENT AND ARC FLASH STUDY BASED ON ACTUAL AVAILABLE FAULT CURRENT AND ELECTRICAL INSTALLATION (CONDUCTOR LENGTHS, BREAKERS, ETC). SEE SPECIFICATION FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

FUTURE EV CHARGING CAPACITY:
LESS THAN 20 STALLS PROVIDED; NO EV CHARGING
INFRASTRUCTURE REQUIRED PER WASHINGTON STATE BUILDING
CODE SECTION 427.2 EXCEPTION.

1. PAD-MOUNTED UTILITY TRANSFORMER LOCATED OUTSIDE THE BUILDING. PROVIDE ALL INFRASTRUCTURE REQUIRED PER UTILITY INSTALLATION REQUIREMENTS. INSTALL PER UTILITY REQUIREMENTS AND STANDARDS. COORDINATE EXACT LOCATION WITH UTILITY AND CIVIL.
2. TO CONNECTION POINT WITH UTILITY. PROVIDE TRENCHING AND CONDUIT WITH PULLROPE AND COVER PER UTILITY REQUIREMENTS. FINAL CONNECTIONS TO UTILITY TRANSFORMER BY UTILITY. COORDINATE INSPECTION WITH UTILITY PRIOR TO COVER. CONFIRM FINAL CONDUIT QUANTITIES, SIZES, AND ROUTING WITH UTILITY.
3. CURRENT TRANSFORMERS AND REMOTE UTILITY METER SOCKET INSTALLED PER UTILITY REQUIREMENTS. COORDINATE INSTALLATION OF METER WITH UTILITY. SEE ELECTRICAL SITE PLAN FOR PROPOSED LOCATION; FIELD VERIFY EXACT LOCATION WITH ARCHITECT, UTILITY AND MECHANICAL EQUIPMENT LOCATIONS.
4. PROVIDE EXTERIOR DIESEL GENERATOR IN ACOUSTIC ENCLOSURE FOR 702 (OPTIONAL STANDBY) LOADS; SEE SPECIFICATIONS FOR ACOUSTIC ENCLOSURE PERFORMANCE REQUIREMENTS. GENERATOR AND SUBBASE TANK SHALL COMPLY WITH CURRENT FIRE CODES AS ENFORCED BY THE LOCAL A.H.J. EMERGENCY LIGHTING (NEC 780 LOADS FOR THE BUILDING) ARE POWERED VIA EMERGENCY LIGHTING INVERTERS AND INTEGRAL BATTERY PACKS.

PROVIDE A SUB-BASE TANK WITH 72-HOURS OF FUEL (MINIMUM). HEIGHT OF GENERATOR PLUS FUEL TANK TO BE SUCH THAT THE OUTPUT BREAKER ON THE GENERATOR IS NOT HIGHER THAN 6'-7" ABOVE FINISHED GRADE MEASURED TO THE CENTER OF THE GRIP OF THE OPERATING HANDLE WHEN IN ITS HIGHEST POSITION.

OUTPUT BREAKER THAT SERVES BUILDING SHALL BE SERVICE ENTRANCE RATED. GENERATOR SHALL ALSO BE PROVIDED WITH A SECOND OUTPUT BREAKER FOR LOAD BANK TESTING.

GENERATOR TO BE EPA CERTIFIED AS MEETING EPA EMISSIONS REQUIREMENTS. FINAL GENERATOR PLUS FUEL TANK SELECTION SHALL FIT WITHIN CONFINES SHOWN ON SITE PLAN. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

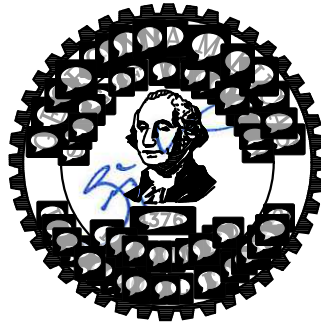
6. PROVIDE SYSTEM BONDING JUMPER AND GROUND GENERATOR AS SEPARATELY DERIVED SYSTEM PER NEC 702.11(A) AND 250.30(A).
 6. PROVIDE UTILITY SERVICE GROUNDING IN ACCORDANCE WITH NEC 250.24(A) AND UTILITY REQUIREMENTS.
 7. PROVIDE EQUIPMENT GROUNDING JUMPER PER NEC TABLE 250-102(C)(1) AND NEC 250-28, 250-92, 250-120(B).
 8. PROVIDE CONNECTIONS TO GROUND FROM TELECOM GROUND BAR PROVIDED AT TELECOM BACKBOARD (SEE PLANS). PROVIDE #6 AWG COPPER CONDUCTOR MINIMUM.
 9. PROVIDE GROUNDING ELECTRODE COPPER CONDUCTOR PER NEC TABLE 250.66 AND NEC 050.62, 250.64, 250.66, 250.68, 250.70. PROVIDE #3/0 AWG COPPER CONDUCTOR UON.
 10. COLD WATER PIPE GROUNDING ELECTRODE PER NEC 250.52(A).
 11. PROVIDE CONCRETE-ENCASED GROUNDING ELECTRODE (UFER GROUND) PER NEC 250.52(A).
 12. SERVICE ENTRANCE RATED ATS. PROVIDE WITH INTEGRAL SURGE PROTECTION DEVICE. BONDED NEUTRAL SHALL OCCUR ON UTILITY SIDE OF ATS ONLY, NOT ON GENERATOR INPUT. GENERATOR IS GROUNDED AS SEPARATELY DERIVED SYSTEM; NEUTRAL BOND OCCURS AT GENERATOR OUTPUT BREAKER.
- CONTRACTOR TO PROVIDE MONITORING OF THE INTEGRITY OF THE GENERATOR START WIRES; PROVIDE 3-WIRE START WITH MONITORING PROVISIONS AT THE ATS AND THE GENERATOR CONTROLLER.
13. THE CONTRACTOR SHALL HIRE A THIRD-PARTY STRUCTURAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF WASHINGTON TO DESIGN SUPPORTS FOR GENERATOR/ SUBBASE TANK PER CODE AND LOCAL AHJ REQUIREMENTS. THE STRUCTURAL ENGINEER SHALL PROVIDE DRAWINGS AND CALCULATIONS STAMPED AND SIGNED. SEE SPECIFICATIONS FOR ADDITION REQUIREMENTS.
 14. THE CONTRACTOR SHALL HIRE A FACTORY SERVICE REPRESENTATIVE TO START UP, TEST, AND COMMISSION THE GENERATOR AND ATS. THIS SCOPE SHALL INCLUDE A MINIMUM 8-HOUR GENERATOR RUNTIME AFTER THE BUILDING IS COMPLETE AND ALL SYSTEMS ARE OPERATIONS. COORDINATE THIS TESTING WITH THE GENERAL CONTRACTOR AND ARCHITECT. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

CONTRACTOR TO PROVIDE MONITORING OF THE INTEGRITY OF THE GENERATOR START WIRES; PROVIDE 3-WIRE START WITH MONITORING PROVISIONS AT THE ATS AND THE GENERATOR CONTROLLER.

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


SIDER + BYERS
MECHANICAL • ELECTRICAL ENGINEERS

192 Nickerson, Suite #300
Seattle, Washington 98109
Phone: 206.285.2966



CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

[illegible]

SINGLE-LINE DIAGRAM

SHEET #

FOR BUILDING PERMIT

E00.03

SECTION 1													FED FROM: MAIN DIST PNL	LOCATION: MEP EQUIPMENT ROOM
NORMAL POWER													3-PHASE, 4-WIRE	SURFACE MOUNTED
AIC: SEE SINGLE-LINE DIAGRAM													MLO OR MCB: MLO	400 AMPS
BUS RATING: 400 AMPS														
CKT #	DESCRIPTION	CONN LOAD	CKT TAG	CB	AMPS/#	PH	AMPS/#	CTK TAG	CONN LOAD	DESCRIPTION	CKT #			
1	DRINKING FOUNTAIN - LOBBY	N 0.37	20.1	20 / 1	A	20 / 1	20.1	R 0.50	RECEPTS - OFFICE	2				
3	NW-FCB-1,2,3	N 1.46	20.2N	20 / 2	B	20 / 1	20.1	N 0.960	RECEPTS - OFFICE	4				
5	"							C 20 / 1	20.1	R 1.08	RECEPTS - WORK AREA	6		
7	DAYROOM - ERV	N 2.60	20.2N	15 / 2	A	20 / 1	20.1	N 0.96	PRINTER - WORK AREA	8				
9	"							B 20 / 1	20.1	R 0.90	RECEPTS - DAYROOM	10		
11	DAYROOM - DH-1	C 5.00	20.3	20 / 3	C	20 / 1	20.1	R 0.54	RECEPTS - DAYROOM	12				
13	"							A 20 / 1	20.1	R 0.72	RECEPTS - KIT CNTR - CONTROL	14		
15	"							B 20 / 1	20.1	R 0.36	RECEPTS - KITCHEN COUNTERS	16		
17	WEST - FCS-4,5,6,7,8,9,10, BC-1	N 2.20	20.2N	20 / 2	C	20 / 1	20.1	R 0.36	RECEPTS - KITCHEN COUNTERS	18				
19	"							A 20 / 1	20.1	R 2.88	KITCHEN - DISPOSAL	20		
21	LAUNDRY - VEH-1	N 1.80	20.1	20 / 1	B	20 / 1	20.1	R 0.54	KITCHEN - GAS RANGE	22				
23	LAUNDRY - CP-1	M 0.10	20.1	20 / 1	C	20 / 1	20.1	R 0.90	KITCHEN - RANGE HOOD	24				
25	APP BAY - CF-1, CF-2	M 1.39	20.1	20 / 1	A	20 / 1	20.1	R 0.90	KITCHEN - GAS SHUT-OFF	26				
27	APP BAY - UH-1	M 0.90	20.1	20 / 1	B	20 / 1	20.1	R 0.72	KITCHEN - DISPOSAL	28				
29	FSDS	(1) M 0.46	20.1	20 / 1	C	20 / 1	20.1	R 1.26	KITCHEN - DISHWASHER	30				
31	RECEPTS - NW	R 1.44	20.1	20 / 1	A	20 / 1	20.1	R 1.26	KITCHEN - MIC	(3) 32				
33	RECEPTS MV - CEILING	R 0.90	20.1	20 / 1	B	20 / 1	20.1	R 0.72	KITCHEN - FRIDGE	(3) 34				
35	SPARE	0.00	20 / 1	C	20 / 1	20.1	R 0.72	KITCHEN - FRIDGE	(3) 36					
37	SPARE	0.00	20 / 1	A	30 / 3			0.00	SURGE PROTECTION DEVICE	38				
39	SPARE	0.00	20 / 1	B						40				
41	SPARE	0.00	20 / 1	C						42				
CONNECTED DEMAND														
LOAD FACTOR														
L = LIGHTING													2.76 kVA	125%
R = RECEPTACLES													31.68 kVA	NEC 220.44
M = MOTORS													37.13 kVA	100%
PLUS 25% OF LARGEST MOTOR													6.02 kVA	25%
C = CONTINUOUS													5.90 kVA	125%
N = NON-CONTINUOUS													34.31 kVA	100%
K = KITCHEN													0.00 kVA	75%
PANEL CONNECTED TOTAL:													111.78 kVA	
PANEL DEMAND TOTAL:													28.68 kVA	
NOTES:														
A. SEE FEEDER AND BRANCH CIRCUIT SCHEDULE FOR CONDUIT AND CONDUCTOR INFORMATION PER CIRCUIT TAG.														
B. PROVIDE WITH FEED-THROUGH LUGS														
CIRCUIT NOTES (X):														
1. PROVIDE HANDLE LOCK-ON ON CIRCUIT BREAKER.														
2. PROVIDE COMBINATION AFCI/GFCI-TYPE BREAKER ON CIRCUIT PER CODE REQUIREMENTS.														
3. PROVIDE GFCI-TYPE BREAKER ON CIRCUIT.														

3/27/2023

SECTION 2													FED FROM: MAIN DIST PNL	LOCATION: MEP EQUIPMENT ROOM
NORMAL POWER													3-PHASE, 4-WIRE	SURFACE MOUNTED
AIC: SEE SINGLE-LINE DIAGRAM													MLO OR MCB: MLO	400 AMPS
BUS RATING: 400 AMPS														
CKT #	DESCRIPTION	CONN LOAD	CKT TAG	CB	AMPS/#	PH	AMPS/#	CTK TAG	CONN LOAD	DESCRIPTION	CKT #			
43	RECEPTS - SW	R 0.90	20.1	20 / 1	A	25 / 3	30.4	M 6.02	APP BAY GARAGE DOOR SW	44				
45	RECEPTS - SW	R 1.08	20.1	20 / 1	B									
47	RECEPTS - SLEEPING RM 1 (2)	R 0.90	20.1	20 / 1	C									
49	RECEPTS - SLEEPING RM 2 (2)	R 0.90	20.1	20 / 1	A	25 / 3	30.4	M 6.02	APP BAY GARAGE DOOR SE	50				
51	RECEPTS - SLEEPING RM 3 (2)	R 0.90	20.1	20 / 1	B									
53	RECEPTS - SLEEPING RM 4 (2)	R 0.90	20.1	20 / 1	C									
55	RECEPTS SLEEPING RMS - CLG (2)	R 0.72	20.1	20 / 1	A	25 / 3	30.4	M 6.02	APP BAY GARAGE DOOR NW	56				
57	RECEPTS - FITNESS	R 0.36	20.1	20 / 1	B									
59	RECEPTS - FITNESS	R 0.36	20.1	20 / 1	C									
61	FITNESS - EQUIP	N 1.20	20.1	20 / 1	A	25 / 3	30.4	M 6.02	APP BAY GARAGE DOOR NE	62				
63	FITNESS - EQUIP	N 1.20	20.1	20 / 1	B									
65	FITNESS - EQUIP	N 1.20	20.1	20 / 1	C									
67	FITNESS - ROLL UP DOOR	M 3.82	20.3	20 / 3	A	20 / 1	20.1	R 0.18	APP BAY CLG RECEPT SW	(3) 68				
69	"							R 0.18	APP BAY CLG RECEPT S CNTR	(3) 70				
71	"							C 20 / 1	20.1	R 0.18	APP BAY CLG RECEPT SE	(3) 72		
73	APP BAY -VEHICLE EXHST CNTRL	N 1.20	20.1	20 / 1	A	20 / 1	20.1	R 0.18	APP BAY CLG RECEPT NW	(3) 74				
75	SPARE	0.00	20 / 1	B	20 / 1	20.1	R 0.18	APP BAY CLG RECEPT N CNTR	(3) 76					
77	SPARE	0.00	20 / 1	C	20 / 1	20.1	R 0.18	APP BAY CLG RECEPT NE	(3) 78					
79	SPARE	0.00	20 / 1	A	20 / 1	20.1	R 0.54	APP BAY RECEPTS SW	(3) 80					
81	SPARE	0.00	20 / 1	B	20 / 1	20.1	R 0.36	APP BAY RECEPTS NW	(3) 82					
83	SPARE	0.00	20 / 1	C	20 / 1	20.1	R 0.72	APP BAY RECEPTS - CLG	(3) 84					
CONNECTED DEMAND														
LOAD FACTOR														
L = LIGHTING													0.00 kVA	125%
R = RECEPTACLES													9.72 kVA	NEC 220.44
M = MOTORS													27.88 kVA	100%
PLUS 25% OF LARGEST MOTOR													6.02 kVA	25%
C = CONTINUOUS													0.00 kVA	125%
N = NON-CONTINUOUS													4.80 kVA	100%
K = KITCHEN													0.00 kVA	75%
PANEL CONNECTED TOTAL:													42.40 kVA	
PANEL DEMAND TOTAL:													43.91 kVA	
NOTES:														
A. SEE FEEDER AND BRANCH CIRCUIT SCHEDULE FOR CONDUIT AND CONDUCTOR INFORMATION PER CIRCUIT TAG.														
B. PROVIDE WITH FEED-THROUGH LUGS														
CIRCUIT NOTES (X):														
1. PROVIDE HANDLE LOCK-ON ON CIRCUIT BREAKER.														
2. PROVIDE COMBINATION AFCI-TYPE BREAKER ON CIRCUIT PER CODE REQUIREMENTS.														
3. PROVIDE GFCI-TYPE BREAKER ON CIRCUIT.														

3/27/2023

PANEL LE				FED FROM: MAIN DIST PNL				LOCATION: BUNKER GEAR ROOM			
NORMAL POWER				VOLTAGE: 120 / 208 V				3-PHASE, 4-WIRE			
AIC: SEE SINGLE-LINE DIAGRAM				BUS RATING: 400 AMPS				MLO OR MCB: MLO 250 AMPS			
CKT #	DESCRIPTION	CONN LOAD TYPE KVA	CKT TAG	CB AMPS/#	PH	CB AMPS/#	CTK TAG	CONN LOAD TYPE KVA	DESCRIPTION	CKT #	
1	SHOP - EF-1	M 1.26	20.3	20 / 3	A	20 / 1	20.1	R 0.90	RECEPTS - NE	2	
3	"					B	20 / 1	20.1	R 0.72	RECEPTS - SE	4
5	"					C	20 / 1	20.1	R 0.54	RECEPTS - DECON	6
7	SHOP - EF-2	M 0.70	20.1	20 / 1	A	15 / 3	20.3	N 2.88	DECON - EXTRACTOR	8	
9	SHOP - EIH-A1	C 2.00	20.2N	20 / 2	B				"	10	
11	"				C				"	12	
13	MOTORIZED DAMPERS EF-1	M 0.48	20.1	20 / 1	A	20 / 1	20.1	R 0.72	RECEPTS - SHOP	14	
15	BUNKER GEAR - DH-2	C 7.00	30.3	25 / 3	B	20 / 1	20.1	R 0.72	RECEPTS - SHOP	16	
17	"				C	20 / 1	20.1	L 0.25	LTG - EAST	18	
19	"				A	20 / 1		0.00	SPARE	20	
21	BUNKER GEAR - RCP-A1	C 0.75	20.2N	20 / 2	B	20 / 1		0.00	SPARE	22	
23	"				C	20 / 1		0.00	SPARE	24	
25	BUNKER GEAR - RCP-A2	C 0.75	20.2N	20 / 2	A	20 / 1		0.00	SPARE	26	
27	"				B	20 / 1		0.00	SPARE	28	
29	BUNKER GEAR - RCP-A3	C 0.75	20.2N	20 / 2	C			0.00	SPARE	30	
31	"				A	20 / 1		0.00	SPARE	32	
33	BUNKER GEAR - SF-1	M 0.70	20.1	20 / 1	B	20 / 1		0.00	SPARE	34	
35	DECON - EIH-A2	C 2.00	20.2N	20 / 2	C	20 / 1		0.00	SPARE	36	
37	"				A	20 / 1		0.00	SPARE	38	
39	RESTROOM - EVH-1	C 1.50	20.1	20 / 1	B	20 / 1		0.00	SPARE	40	
41	SPARE				C	20 / 1		0.00	SPARE	42	
43	SPARE	0.00	20 / 1	A					SPARE	44	
45	SPARE	0.00	20 / 1	B					SPARE	46	
47	SPARE				C				SPARE	48	
49	SPARE				A				SPARE	50	
51	SPARE				B				SPARE	52	
53	SPARE				C				SPARE	54	
55	SPARE				A				SPARE	56	
57	SPARE				B				SPARE	58	
59	SPARE				C				SPARE	60	
61	SPARE				A				SPARE	62	
63	SPARE				B				SPARE	64	
65	SPARE				C				SPARE	66	

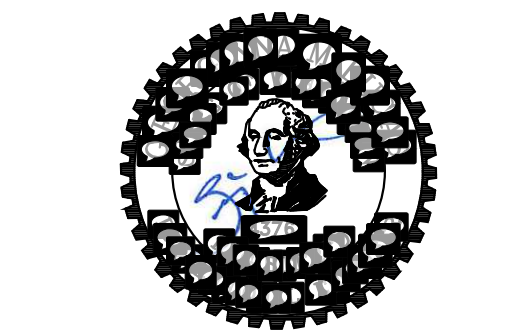
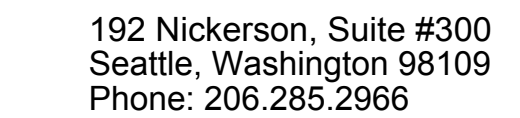
CONNECTED LOAD		DEMAND FACTOR		DEMAND LOAD	
L = LIGHTING	0.25 KVA	125%		0.31 KVA	
R = RECEPTS	3.80 KVA	NEC 220.44		3.80 KVA	
M = MOTORS	3.13 KVA	100%		3.13 KVA	
PLUS 25% OF LARGEST MOTOR				1.26 KVA	25%
C = CONTINUOUS	14.85 KVA	125%		18.44 KVA	
N = NON-CONTINUOUS	2.875 KVA	100%		2.88 KVA	
K = KITCHEN	0.00 KVA	75%		0.00 KVA	

PANEL CONNECTED TOTAL:	
24.62 KVA	
68.83 AMPS	
PANEL DEMAND TOTAL:	
28.68 KVA	
79.61 AMPS	

NOTES:

A. SEE FEEDER AND BRANCH CIRCUIT SCHEDULE FOR CONDUIT AND CONDUCTOR INFORMATION PER CIRCUIT TAG.

B. PROVIDE WITH FEED-THROUGH LUGS



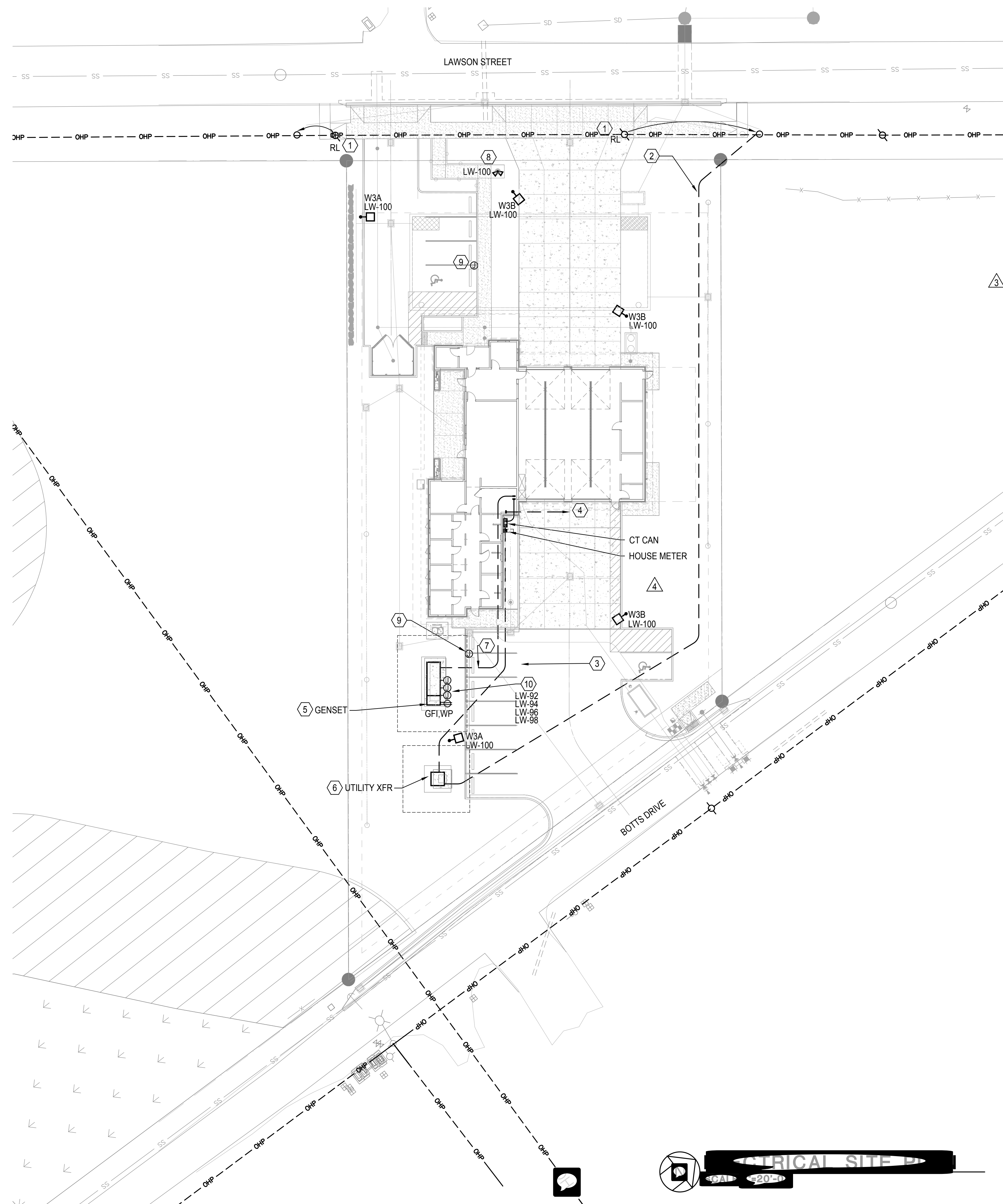
CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

[illegible]

ELECTRICAL SITE PLAN

SHEET #

E10.01

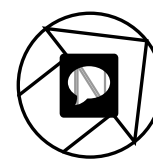


SEE DRAWINGS E21.01, E31.01, AND E41.01 FOR EXTERIOR BUILDING-MOUNTED RECEPTACLES, LUMINAIRES, LOW VOLTAGE EQUIPMENT, ETC.

SEE DRAWING E10.02 FOR SITE ILLUMINANCE CALCULATIONS.

FOR BUILDING PERMIT

E10.01



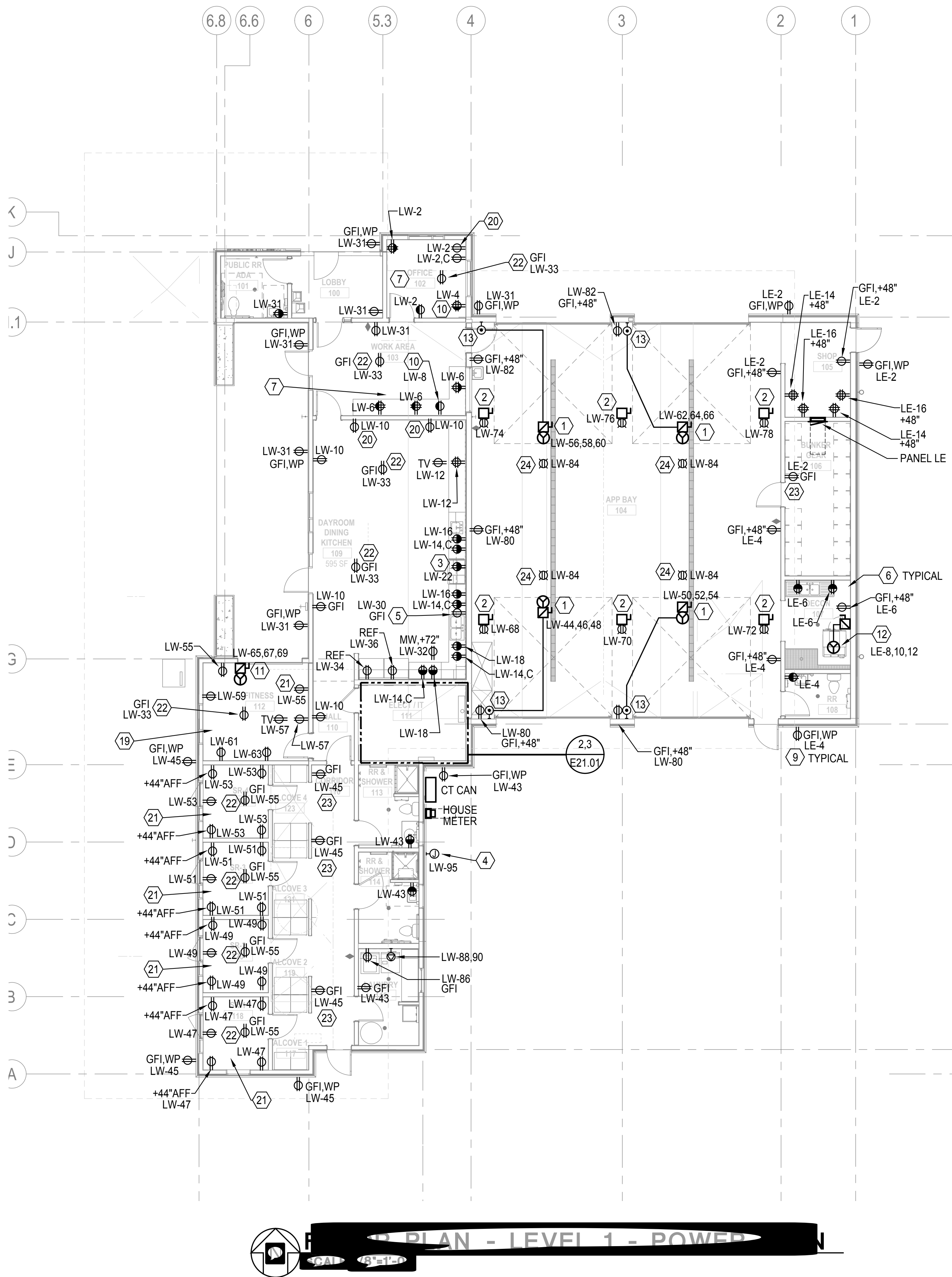
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
APP BAY APRON SOUTHEAST	+	32.6	16.5	0.3	55.0	10.7
BOTTS DRIVE	+	0.0	0.4	0.0	N/A	N/A
LAWSON STREET	+	0.0	0.4	0.0	N/A	N/A
PARKING NORTHWEST	+	17.6	4.7	0.2	23.5	8.5
PARKING SOUTHEAST	+	14.4	3.7	0.1	37.0	14.0
PATIO - EXTERIOR	+	68.6	28.7	1.5	19.1	4.5
PROPERTY LINE - EAST	+	0.0	0.0	0.0	N/A	N/A
PROPERTY LINE - WEST	+	0.0	0.1	0.0	N/A	N/A
SIDEWALK NORTHWEST	+	43.3	17.2	0.5	34.4	8.6
SIDEWAYS SOUTHEAST	+	71.1	15.2	2.0	7.6	3.6
SIDEWAYS DRIVES @ LAWSON ROW	+	0.5	2.0	0.0	N/A	N/A
WETLAND BUFFER	+	0.0	0.0	0.0	N/A	N/A
APP BAY APRON NORTHWEST	+	32.6	16.9	0.9	18.8	3.6

2

SHEET #

FOR BUILDING PERMIT E10.02

ALL OTHER LOW VOLTAGE SYSTEMS (ALERTING SYSTEM, TELECOM, CATV, ACCESS CONTROL, ETC) AND THE VEHICLE EXHAUST SYSTEM ARE DESIGNED AND INSTALLED BY VENDORS HIRED BY THE OWNER. DEVICES AND EQUIPMENT SHOWN ON THESE DRAWINGS ARE FOR BIDDING PURPOSES ONLY. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE FIRE ALARM CONTRACTOR AND THE OWNER'S VENDORS AND PROVIDE POWER, INFRASTRUCTURE, AND INTERCONNECTIONS AS REQUIRED FOR THESE SYSTEMS.



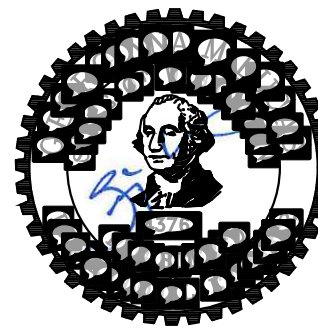
- | | |
|--|--|
| <p>1. PROVIDE POWER, DISCONNECT AND CONTROLS FOR MOTORIZED GARAGE DOOR. INSTALL AND CONNECT COMPLETE PER CODE AND MANUFACTURER'S INSTRUCTIONS. PROVIDE LOOP DETECTION AND BEAM DETECTION AS REQUIRED BY EQUIPMENT MANUFACTURER. FIELD VERIFY EXACT CONNECTION LOCATIONS AND REQUIREMENTS WITH EQUIPMENT PROVIDER.</p> <p>AT GARAGE DOOR MOTOR CONTROLLER, PROVIDE DRY CONTACT CLOSURE TO CONNECT TO LIGHTING CONTROL PANEL TO ENSURE THAT THE OPENING OF THE GARAGE DOOR WILL TURN ON ALL THE LIGHTS ON IN THAT BAY TO 50% OUTPUT. SEE LIGHTING AND LIGHTING CONTROL DRAWINGS.</p> | |
| <p>2. CEILING-MOUNTED DROP CORD REEL WITH BREAK-AWAY PIGTAIL. FIELD VERIFY EXACT LOCATION WITH ARCHITECT. PROVIDE NEMA 5-20 TYPE RECEPTACLE UNLESS NOTED OTHERWISE. CONNECT TO CIRCUITS INDICATED.</p> | |
| <p>3. PROVIDE POWER CONNECTION FOR GAS RANGE. FIELD VERIFY EXACT LOCATION AND CONNECTION REQUIREMENTS WITH EQUIPMENT PROVIDER. PROVIDE SHUNT TRIP BREAKER IN PANELBOARD FOR INTERCONNECTION WITH ANSUL FIRE SUPPRESSION SYSTEM. SEE PANEL SCHEDULE. PROVIDE GFCI-PROTECTION PER CODE REQUIREMENTS</p> | |
| <p>4. PROVIDE POWER CONNECTION FOR IRRIGATION CONTROLLER AND ONE 0.5-INCH CONDUIT WITH PULLSTRING FROM THE CONTROLLER TO RAIN SENSOR LOCATED HIGH ON THE SIDE OF THE BUILDING FOR CONTROL WIRING PER SYSTEM REQUIREMENTS. CONFIRM EXACT LOCATIONS AND CONDUIT ROUTING REQUIREMENTS WITH IRRIGATION CONTRACTOR.</p> | |
| <p>5. PROVIDE GFCI-TYPE RECEPTACLE FOR DISHWASHER. FIELD VERIFY EXACT LOCATION WITH ALL OTHER TRADES; RECEPTACLE SHALL REMAIN ACCESSABLE AFTER THE WORK OF ALL TRADES IS COMPLETE.</p> | |
| <p>6. DEVICES IN DECON ROOM TO BE MOUNTED AT LEAST +48-INCHES AFF UNLESS NOTED OTHERWISE.</p> | |
| <p>7. AT ALL OPEN AND ENCLOSED OFFICE AREAS:</p> <p>HALF SHADED RECEPTACLES INDICATED ARE TO BE SPLIT CIRCUITED ONE HALF OF EACH RECEPTACLE IS TO BE UNCONTROLLED, THE OTHER HALF TO AUTOMATICALLY SHUT OFF WHEN NO OCCUPANTS ARE IN THE ROOM VIA THE LIGHTING CONTROL SYSTEM'S OCCUPANCY SENSOR(S) IN EACH SPACE. THE TOP RECEPTACLE IS TO ALWAYS BE THE CONTROLLED RECEPTACLE. MANUFACTURER-INSTALLED LABELING IS TO BE PROVIDED AT EACH CONTROLLED OUTLET IN EACH RECEPTACLE TO CLEARLY INDICATE WHICH OUTLET IN EACH RECEPTACLE IS CONTROLLED.</p> <p>RECEPTACLE WITH USB CHARGING OUTLETS IS NOT TO BE HALF SWITCHED. THIS RECEPTACLE IS TO BE FULLY UNCONTROLLED. ADJACENT DUPLEX RECEPTACLE NOTED WITH "C" IS TO BE FULLY CONTROLLED TO COMPLY WITH ENERGY CODE REQUIREMENTS. CONTRACTOR TO PROVIDE MANUFACTURER-INSTALLED LABELING ON BOTH OUTLETS OF CONTROLLED RECEPTACLE TO INDICATE THE ENTIRE RECEPTACLE IS CONTROLLED.</p> | |
| <p>8. FIELD VERIFY EXACT LOCATION OF FIRE ALARM CONTROL PANEL WITH ARCHITECT AND FIRE ALARM CONTRACTOR.</p> | |
| <p>9. PROVIDE LOCKABLE, WEATHERPROOF COVER AT ALL EXTERIOR RECEPTACLES. COVER SHALL MAINTAIN ITS WEATHERPROOF RATING WHILE IN USE AS PER NEC REQUIREMENTS.</p> | |
| <p>10. CONFIRM PRINTER LOCATIONS WITH OWNER AND ARCHITECT.</p> | <p>11. PROVIDE POWER CONNECTIONS AND FUSED DISCONNECT FOR MOTORIZED ROLL UP DOOR. CONNECT COMPLETE PER CODE AND MANUFACTURERS' INSTRUCTIONS. FIELD VERIFY EXACT CONNECTION REQUIREMENTS WITH EQUIPMENT PROVIDER.</p> <p>12. PROVIDE POWER CONNECTIONS AND FUSED DISCONNECT FOR FUTURE WASHER/EXTRACTOR. CONNECT COMPLETE PER CODE AND MANUFACTURERS' INSTRUCTIONS. FIELD VERIFY EXACT CONNECTION REQUIREMENTS WITH EQUIPMENT PROVIDER.</p> <p>13. FIELD VERIFY ROUTING OF CONDUITS WITHIN WALLS WITH STRUCTURAL. COORDINATE PENETRATIONS THROUGH BEAMS FOR CONDUITS WITH GENERAL CONTRACTOR. TYPICAL, ALL LOCATIONS.</p> <p>14. CONTRACTOR TO PROVIDE TWO 7-FT TALL, CHATSWORTH ADJUSTABLE SERVER RACKS WITH CABLE MANAGEMENT IN ELECT IT ROOM. FIELD VERIFY LOCATIONS WITH DESIGN-BUILD LOW VOLTAGE CONTRACTOR. RACK IS TO BE BOLTED TO AND ELECTRICALLY ISOLATED FROM THE CONCRETE FLOOR SLAB.</p> <p>FIBER OPTIC RUNS TO TERMINATE IN A PATCH PANEL (PROVIDED BY DESIGN-BUILD LOW VOLTAGE CONTRACTOR) MOUNTED AT THE TOP OF ONE OF THE RACKS.</p> <p>CONTRACTOR TO PROVIDE UPS AT THE BOTTOM OF THE RACK CLOSEST TO THE WALL TO SUPPORT EQUIPMENT IN THE RACK; CONFIRM SIZE OF UPS WITH LOW VOLTAGE CONTRACTOR.</p> <p>PROVIDE AND INSTALL GROUND BAR AT EACH EQUIPMENT RACK, LISTED FOR INTENDED USE. BOND EACH EQUIPMENT RACK GROUND BAR TO MAIN BUILDING GROUND BAR USING NON-REVERSIBLE HIGH-COMPRESSION TWO-HOLE LUGS.</p> <p>15. INSTALL FIRE RATED BACKBOARD MOUNTED TO WALLS INDICATED (CONFIRM WITH ARCHITECT). A/C GRADE SHEETS 4-FT X 8-FT X 3/4-INCH. TOP OF SHEETS TO BE 8"-6" AFF. ALL EDGES TO BE SMOOTH AND SPLINTER-FREE. PAINT TO MATCH FINISHED WALLS WITH FIRE RETARDANT PAINT.</p> <p>16. PROVIDE ONE L5-20R QUAD RECEPTACLE AT EACH RACK. FIELD VERIFY EXACT LOCATION WITH DESIGN-BUILD LOW VOLTAGE CONTRACTOR. RECEPTACLES TO BE INSTALLED ON CABLE TRAY ABOVE RACKS. EACH QUAD OUTLET SHALL BE CONNECTED TO A DEDICATED 120-VOLT, 20-AMP CIRCUIT.</p> <p>17. PROVIDE 12-INCH CHATSWORTH BLACK LADDER STYLE CABLE TRAY UNLESS NOTED OTHERWISE; CONFIRM SIZE AND ROUTING WITH DESIGN-BUILD LOW VOLTAGE CONTRACTOR. ALL CABLE TRAY SECTIONS ARE TO BE ELECTRICALLY BONDED TOGETHER PER CODE AND AHJ REQUIREMENTS AND CONNECTED TO THE BUILDING GROUNDING SYSTEM.</p> <p>BOND METAL CABLE TRAYS PER CODE REQUIREMENTS TO GROUND BAR USING #6 AWG STRANDED COPPER CONDUCTORS WITH GREEN JACKETS AND NON-REVERSIBLE HIGH-COMPRESSION TWO-HOLE LUGS. REMOVE PAINT FROM CABLE TRAY AT AREAS WHERE LUGS WILL BE INSTALLED PRIOR TO INSTALLING LUGS USING ANTIOXIDANT JOINT COMPOUND AND STAINLESS STEEL HARDWARE.</p> <p>BOND SECTIONS OF CABLE TRAYS USING #6 AWG STRANDED COPPER CONDUCTORS WITH GREEN JACKETS AND NON-REVERSIBLE HIGH-COMPRESSION TWO-HOLE LUGS. REMOVE PAINT FROM CABLE TRAY AT AREAS WHERE LUGS WILL BE INSTALLED PRIOR TO INSTALLING LUGS. TYPICAL FOR ALL CABLE TRAY SECTIONS/ RUNS.</p> <p>18. THE ELECTRICAL CONTRACTOR SHALL HIRE A THIRD PARTY STRUCTURAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF WASHINGTON TO DESIGN THE OVERHEAD CABLE TRAY AND EQUIPMENT RACKS AS AN INTEGRATED SYSTEM CAPABLE OF SUPPORTING THE MAXIMUM RATED LOADS OF THE RACKS. SYSTEM SHALL MEET SEISMIC REQUIREMENTS OF CODE, THE LOCAL AHJ AND PER THE PROJECT'S STRUCTURAL ENGINEER. THE CONTRACTOR SHALL PROVIDE STRUCTURAL DESIGN DOCUMENTS STAMPED AND SIGNED BY THE THIRD PARTY STRUCTURAL ENGINEER FOR THESE SYSTEM WITH THE RACK AND CABLE TRAY SUBMITTAL. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.</p> <p>19. FIELD VERIFY EXACT LOCATIONS OF RECEPTACLES IN FITNESS ROOM WITH FINAL EQUIPMENT LAYOUT.</p> <p>20. PROVIDE A 20-AMP, 125V, TAMPER-RESISTANT DUPLEX RECEPTACLE WITH ONE USB TYPE A AND ONE USB TYPE C CHARGING OUTLETS (IN ADDITION TO TWO RECEPTACLE OUTLETS) AT LOCATIONS NOTED. LEGRAND TR20USBAC6, LEVITON M58AC OR PRE-APPROVED EQUAL.</p> <p>21. PROVIDE 20-AMP, 125V, TAMPER-RESISTANT DUPLEX RECEPTACLES WITH ONE USB TYPE A AND ONE USB TYPE C CHARGING OUTLETS (IN ADDITION TO TWO RECEPTACLE OUTLETS) AT ALL RECEPTACLE LOCATIONS SHOWN IN SLEEPING ROOMS. LEGRAND TR20USBAC6, LEVITON M58AC OR PRE-APPROVED EQUAL</p> <p>22. PROVIDE GFCI-TYPE RECEPTACLE IN CEILING SPACE ABOVE ACCESSIBLE CEILING ADJACENT TO MECHANICAL EQUIPMENT FOR EQUIPMENT MAINTENANCE PER NEC 210.8(E). FIELD VERIFY EXACT LOCATION WITH MECHANICAL CONTRACTOR. RECEPTACLE TO BE ACCESSIBLE AFTER THE WORK OF ALL OTHER TRADES IS COMPLETE.</p> <p>23. PROVIDE GFCI TYPE RECEPTACLE PER NEC 210.8(E).</p> <p>24. PROVIDE UNISTRUT-MOUNTED RECEPTACLE ON GFCI-PROTECTED CIRCUIT AT CEILING ADJACENT TO MECHANICAL EQUIPMENT FOR MAINTENANCE PER NEC 210.8(E). FIELD VERIFY EXACT LOCATION WITH MECHANICAL CONTRACTOR. RECEPTACLE TO BE ACCESSIBLE AFTER THE WORK OF ALL OTHER TRADES IS COMPLETE.</p> <p>25. CONTRACTOR TO PROVIDE 2-INCH CONDUIT WITH WEATHERHEAD FROM ANTENNA MAST ON ROOF TO LOW VOLTAGE ROOM. FIELD VERIFY EXACT LOCATION WITH OWNER'S LOW VOLTAGE SYSTEMS VENDORS AND STRUCTURAL. PROVIDE FLASHING AT ROOF PENETRATION PER ARCHITECTURAL REQUIREMENTS; SEE ARCHITECTURAL DETAILS.</p> <p>26. PROVIDE SURFACE-MOUNTED GENERATOR REMOTE ANNUNCIATOR PANEL; FIELD VERIFY LOCATION WITH FINAL ELECTRICAL ROOM LAYOUT. SEE GENERATOR SPECIFICATION SECTION FOR REQUIREMENTS. CONNECT TO CIRCUIT INDICATED PER CODE AND MANUFACTURER'S INSTRUCTIONS.</p> <p>27. AUTOMATIC TRANSFER SWITCH. SEE SINGLE-LINE AND SPECIFICATIONS FOR REQUIREMENTS. ATS MUST FIT WITHIN DIMENSIONS SHOWN. BASIS OF DESIGN MANUFACTURER IS ASCO.</p> |

RICE Ferguson MILLER
ARCHITECTURE INTERIORS PLANNING VILBAS

275 FIFTH STREET, SUITE 100
BREMERTON, WA 98537
360-377-8773
RFMARCH.COM


SIDER + BYERS
MECHANICAL + ELECTRICAL ENGINEERS

192 Nickerson, Suite #300
Seattle, Washington 98109
Phone: 206.285.2966



CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

PROJECT # 19061

BUILDING PERMIT SET

ISSUE DATE JANUARY 21, 2021

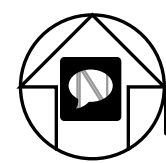
REVISION SCHEDULE		
1	PERMIT REVISIONS	8/16/2
2	PERMIT REVISIONS	6/17/2
3	PERMIT REVISIONS	9/23/2
4	PERMIT REVISIONS	2/1/23

FLOOR PLAN - LEVEL
POWER PLAN

SHEET #

E21.01

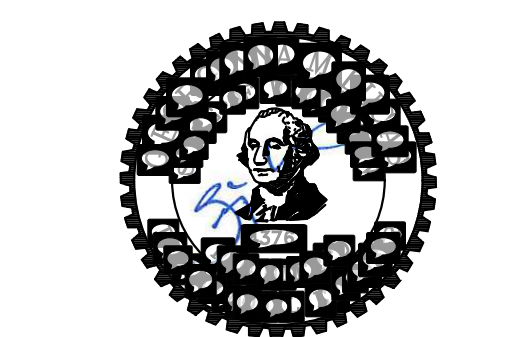
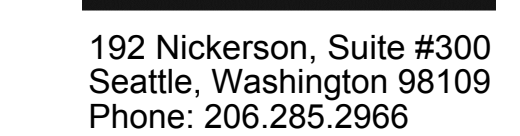
C:\Users\SRajpreet\Documents\2018\35 Oakpointe Lawson Hill Fire Station - 2019 Central_sinarajpreet\1310.rvt



ALL LEVEL 1-MECHANICAL & PLUMBING EOPT CO

E21.02

FOR BUILDING PERMIT



CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

PROJECT #	19061
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BUILDING PERMIT SET

ISSUE DATE JANUARY 21, 2021

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ROOF PLAN

POWER PLAN

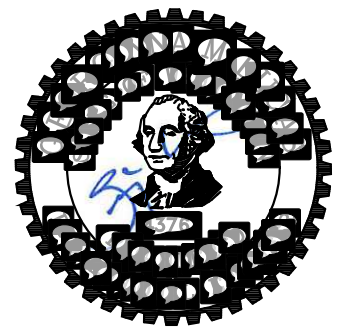
SHEET #

E21.11

FIRE ALARM SYSTEM IS TO BE DESIGN-BUILD BY THE FIRE ALARM CONTRACTOR.

ALL OTHER LOW VOLTAGE SYSTEMS (ALERTING SYSTEM, TELECOM, CATV, ACCESS CONTROL, ETC) AND THE VEHICLE EXHAUST SYSTEM ARE DESIGNED AND INSTALLED BY VENDORS HIRED BY THE OWNER. DEVICES AND EQUIPMENT SHOWN ON THESE DRAWINGS ARE FOR BIDDING PURPOSES ONLY. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE FIRE ALARM CONTRACTOR AND THE OWNER'S VENDORS AND PROVIDE POWER, INFRASTRUCTURE, AND INTERCONNECTIONS AS REQUIRED FOR THESE SYSTEMS.

FOR BUILDING PERMIT



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RESUME

CONFIDENTIAL

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CONCLUSIONS

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26 A

ESSAYS

Answer

B-A

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BUILDING PERMIT SET

ISSUE DATE JANUARY 21, 2021

REVISION SCHEDULE		
REV.	REASON FOR CHANGE	DATE
1	INITIAL DESIGN	01/10/2014
2	REVISION 1	01/10/2014
3	REVISION 2	01/10/2014
4	REVISION 3	01/10/2014
5	REVISION 4	01/10/2014
6	REVISION 5	01/10/2014
7	REVISION 6	01/10/2014
8	REVISION 7	01/10/2014
9	REVISION 8	01/10/2014
10	REVISION 9	01/10/2014
11	REVISION 10	01/10/2014
12	REVISION 11	01/10/2014
13	REVISION 12	01/10/2014
14	REVISION 13	01/10/2014
15	REVISION 14	01/10/2014
16	REVISION 15	01/10/2014
17	REVISION 16	01/10/2014
18	REVISION 17	01/10/2014
19	REVISION 18	01/10/2014
20	REVISION 19	01/10/2014
21	REVISION 20	01/10/2014
22	REVISION 21	01/10/2014
23	REVISION 22	01/10/2014
24	REVISION 23	01/10/2014
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96	REVISION 95	01/10/2014
97	REVISION 9	

2	PERMIT REVISIONS	0/17/22
3	PERMIT REVISIONS	9/23/23

LUMINAIRE SCHEDULE

FORM 2

SHEET #

L30 01

— C O C I —

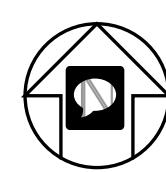
(C455.2.7)	power limit	Verify that no 20 amp circuit controlled by a single switch or automatic control is loaded beyond 80%.	E3-SERIES
ADDITIONAL EFFICIENCY PACKAGE OPTION - ENHANCED DIGITAL LIGHTING CONTROLS			
NA	C456.4	Enhanced digital lighting controls	To comply with additional efficiency package option, include on plans all interior lighting fixtures that are individually addressed and provided with continuous dimming, or exception listed. Include calculation of percent total installed interior lighting power that is configured with required enhanced lighting control functions (min 80% to comply with additional efficiency package option).

Non-Tradable Proposed Lighting Wattage		NOTE 5.7		
Non-Tradable Surface	Fixture Description	NOTE 4.6	Number of Fixtures	Watts per Fixture
				NOTE 4.7
				Watts Proposed
Non-tradable proposed watts may not exceed allowed watts for any individual surface unless the total excess watts for all non-tradable surfaces are less than the remaining site allowance.			Non-Tradable Watts Exceeding LPA	0
			Remaining Site Allowance:	600

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SHEET #

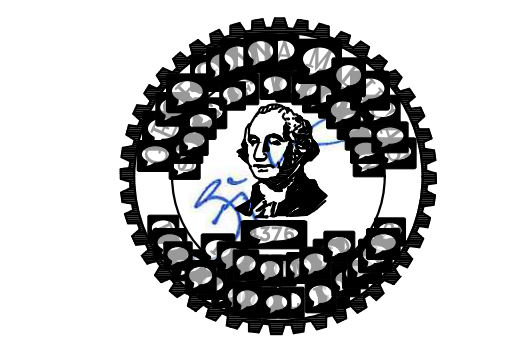
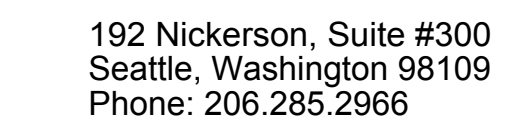
E30.01



CONNECT ALL INTERIOR LUMINAIRES AND EXIT SIGNS
TO CIRCUIT NOTED ON PANEL LW UNO.

-

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CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

PROJECT #	19061
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BUILDING PERMIT SET

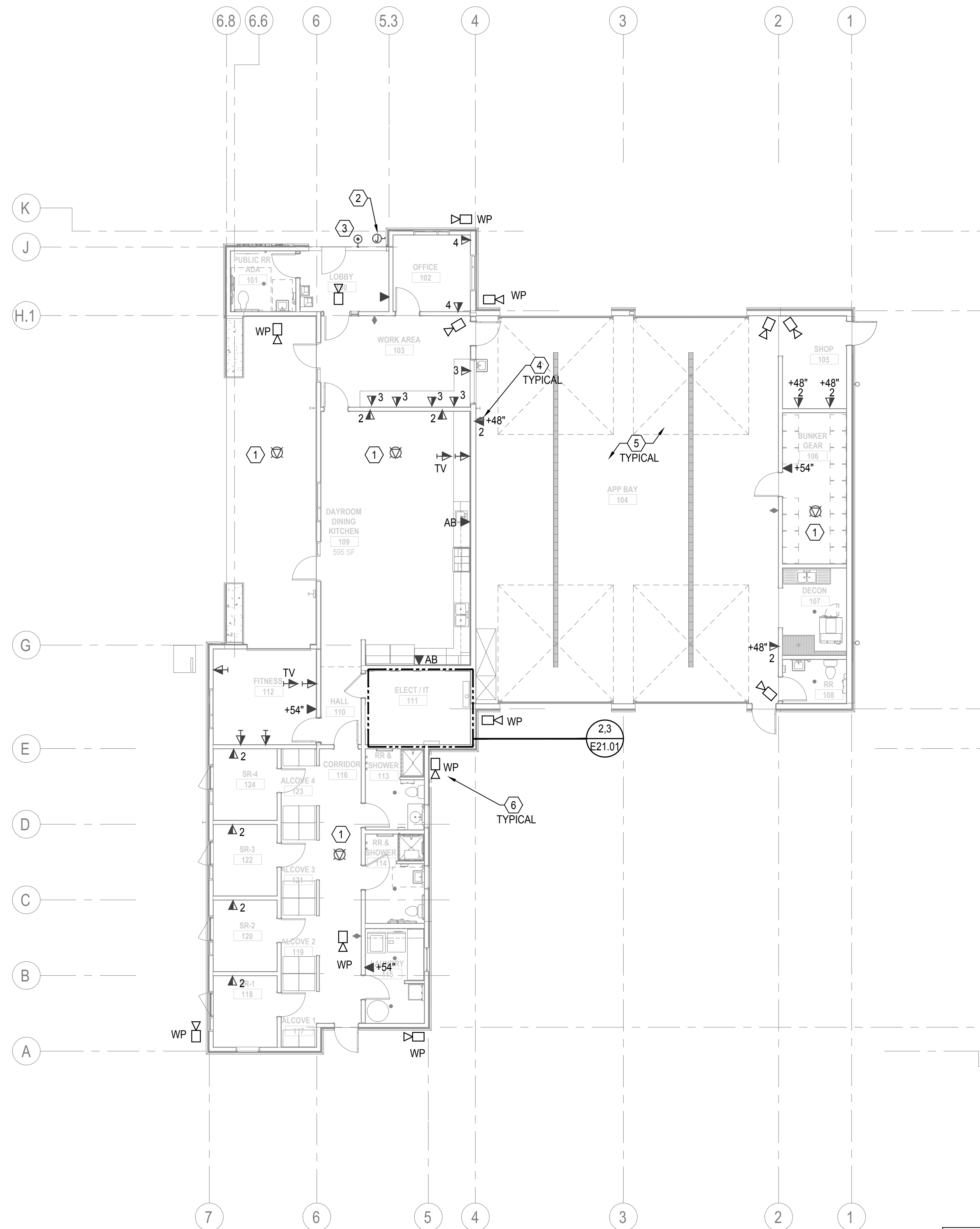
ISSUE DATE JANUARY 21, 2021

[illegible]

FLOOR PLAN - LEVEL 1
PRELIMINARY SYSTEMS
PLAN

SHEET #

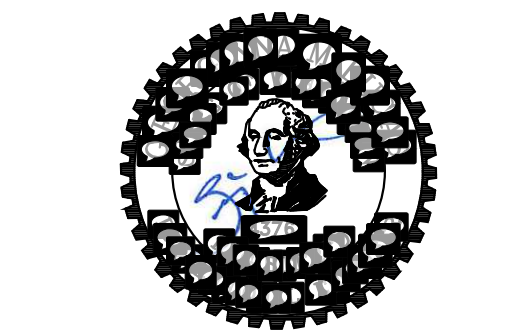
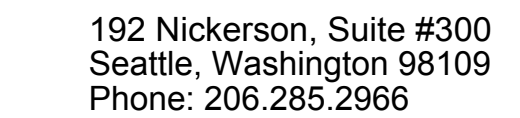
E41.01



FIRE ALARM SYSTEM IS TO BE DESIGN-BUILD BY THE FIRE ALARM CONTRACTOR.

ALL OTHER LOW VOLTAGE SYSTEMS (ALERTING SYSTEM, TELECOM, CATV, ACCESS CONTROL, ETC) AND THE VEHICLE EXHAUST SYSTEM ARE DESIGNED AND INSTALLED BY VENDORS HIRED BY THE OWNER. DEVICES AND EQUIPMENT SHOWN ON THESE DRAWINGS ARE FOR BIDDING PURPOSES ONLY. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE FIRE ALARM CONTRACTOR AND THE OWNER'S VENDORS AND PROVIDE POWER, INFRASTRUCTURE, AND INTERCONNECTIONS AS REQUIRED FOR THESE SYSTEMS.

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CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

REVISION SCHEDULE		
1	PERMIT REVISIONS	8/16/21
2	PERMIT REVISIONS	6/17/22
3	PERMIT REVISIONS	9/23/23
4	PERMIT REVISIONS	2/1/23

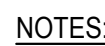
DETAILS

SHEET #

E61.01



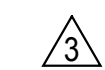
- A. THIS DETAIL IS DIAGRAMMATIC AND MEANT TO SHOW GENERAL LOCATIONS ONLY; NOT ALL PARTS AND PIECES ARE SHOWN. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL PARTS, PIECES, SUPPORTS, ETC REQUIRED FOR A COMPLETE AND FULLY OPERATIONAL SYSTEM.
- B. MOUNTING HEIGHTS SHOWN IN THE ARCHITECTURAL DRAWING SET TAKE PRECEDENCE OVER THOSE SHOWN HERE. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS PRIOR TO ROUGHING IN ANY DEVICES. INFORM ENGINEER AND ARCHITECT OF CONFLICTS.
- C. MOUNTING HEIGHTS SHOWN HERE ARE TO THE TOP OF DEVICE BOXES UNLESS NOTED OTHERWISE.
- D. WHERE DEVICES ARE SHOWN ON THE PLANS ABOVE DOORS, SAID DEVICES SHALL BE CENTERED HORIZONTALLY ON THE DOOR OPENING UNLESS OTHERWISE NOTED OR DIRECTED BY THE ARCHITECT.
- E. ALIGN THE TOPS OF ALL BOXES INDICATED AS BEING INSTALLED MOUNTED AT THE SAME MOUNTING HEIGHT.



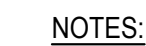
- A. LUMINAIRES TO HAVE A FINAL MOUNTING HEIGHT OF AS INDICATED IN LUMINAIRE SCHEDULE.
- B. LIGHT POLES TO BE DESIGNED TO MEET STRUCTURAL AND WIND SPEED REQUIREMENTS OF LOCAL CODES. CONTRACTOR TO INCLUDE CONFIRMATION OF THIS WITH SHOP DRAWINGS PER NOTE C BELOW.
- C. THIS DRAWING IS DIAGRAMMATIC TO SHOW DESIGN INTENT FOR LIGHT POLE BASES. THE ELECTRICAL CONTRACTOR SHALL HIRE A STRUCTURAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF WASHINGTON TO ENGINEER ALL LIGHT POLE BASES (POLES, ANCHORS, BOLTS, FOUNDATIONS, AND ALL TAILOR MADE LUMINAIRE MANUFACTURER'S INSTALLATION INSTRUCTIONS) TO MEET ALL SOILS CONDITION, ETC. FOR LIGHT POLES WITH PROVISIONS FOR FUTURE CCTV CAMERAS, THE CONTRACTOR'S STRUCTURAL ENGINEER SHALL ALSO TAKE THIS EQUIPMENT INTO ACCOUNT IN THEIR CALCULATIONS AND DESIGN. THE CONTRACTOR SHALL INCLUDE STAMPED FINAL POLE / POLE FOUNDATION DESIGN WITH THE LUMINAIRE SUBMITTAL.



- A. SEE PLANS AND RISER DIAGRAMS FOR QUANTITIES AND SIZES OF CONDUIT AND CONDUCTORS.
- B. ALL UTILITY INFRASTRUCTURE IS TO BE INSTALLED PER CODE AND UTILITY REQUIREMENTS. SEE TPU STANDARD C-JUG-1100. COORDINATE TELECOM UTILITY PROVIDER REQUIREMENTS WITH TELECOM UTILITIES.
- C. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY SERVICE PROVIDERS FOR INSPECTION OF ALL UTILITY INFRASTRUCTURE PRIOR TO COVER AS REQUIRED BY THE SERVICE PROVIDERS.



- NOTES:**
- A. SUPPORT TRAPEZE FROM ALL-THREAD RODS OR FROM VERTICAL UNISTRUT FRAMING SYSTEM MEMBERS AS REQUIRED. THE ELECTRICAL CONTRACTOR SHALL HIRE A STRUCTURAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF WASHINGTON TO ENGINEER ALL CONDUIT SUPPORT RACKS AND CABLE TRAY SYSTEMS. THE CONTRACTOR SHALL INCLUDE STAMPED FINAL CALCULATIONS AND DESIGNS WITH THE ELECTRICAL SUBMITTAL. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
- B. THIS DETAIL APPLIES TO ALL CONDUIT SUPPORT RACKS.



- A. ELECTRICAL CONTRACTOR TO PROVIDE ARCHITECT/ROOFING CONTRACTOR APPROVED CONDUIT COLLAR AND FLASHING.
- B. USE THIS DETAIL ONLY WHERE REQUIRED. STUB-UP THROUGH MECHANICAL EQUIPMENT ROOF CURBS WHEREVER POSSIBLE.



- A. MAINTAIN CODE CLEARANCE IN FRONT OF ALL DISCONNECT SWITCHED AND JUNCTION BOXED. DO NOT BLOCK ACCESS PANELS, DOORS OR SERVICE/MAINTENANCE ACCESS.
- B. ROUTE ALL CONDUIT (POWER AND CONTROLS) UP THROUGH EQUIPMENT CURB. SEAL CONDUITS TO PREVENT WATER ENTERING BUILDING.
- C. ALL ROOF TOP ELECTRICAL EQUIPMENT SHALL BE LISTED FOR WET LOCATIONS.



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FOR BUILDING PERMIT E61.02

EXHBIIT "D"

TITLE REPORT

[see attached]

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____