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- The public may also watch, listen to, or participate in the meeting live by visiting <https://us02web.zoom.us/j/89255646791> or by telephoning 1-253-215-8782 and entering Meeting ID 892 5564 6791.
- The public is encouraged to comment via email to cityclerk@cityofanacortes.org or via written comment addressed to City Clerk, P.O. Box 547, Anacortes, WA 98221. Public comments received by the [City Clerk](#) prior to 3:00 p.m. the day of the meeting will become part of the record for the meeting, just as if presented in person.
- Complete guidelines for virtual participation in Anacortes City Council meetings are available [here](#). View the quick video example for connecting to the meeting [here](#).



Anacortes City Council
Municipal Building Council Chambers
904 6th Street

July 25, 2022
6:00 PM

PRELIMINARY AGENDA
[Packet Materials](#) / [Watch Meeting](#)

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announcements and Committee Reports**
 - a. Planning Committee (Report)
 - b. Housing Affordability and Community Services Committee (Report)
4. **Public Comment**
5. **Consent Agenda**
 - a. Minutes of July 18, 2022 (Action)
 - b. Approval of claims in the amount of \$400,516.27 (Action)
 - c. Street Fair Application - Open Streets 8/28/2022 (Action)
 - d. Contract Modification: Social Worker Agreement #21-061-IDS-001 (Action)
6. **Closed Record Decision Hearing**
 - a. CUP-2022-0003 Anacortes Readiness Center Conditional Use Permit
7. **Public Hearings**
 - a. * Amending the 2022 - 2027 Capital Facilities Plan (CFP) (Discussion)
8. **Other Business**
 - a. Lodging Tax Advisory Committee - Recipient Presentations (Report)
 - b. * Second Quarter Finance Update (Report)
 - c. * Ordinance 4027 Amending the 2022-2027 CFP (Discussion/Possible Action)
 - d. * Ordinance 4026: 2022 Second Quarter Budget Amendment (Discussion/Possible Action)

Per Resolution 3051, citizens wishing to comment on items not on the agenda may do so under Public Comment. Citizens wishing to comment on items indicated with an asterisk () may do so as those items are considered by Council during the course of the meeting.*

The City of Anacortes is committed to making public meetings available and accessible to all members of the community. For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.

9. Adjournment

Per Resolution 3051, citizens wishing to comment on items not on the agenda may do so under Public Comment. Citizens wishing to comment on items indicated with an asterisk () may do so as those items are considered by Council during the course of the meeting.*

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Anacortes City Council Minutes - July 18, 2022

Call to Order

Mayor Matt Miller called to order the Anacortes City Council meeting of July 18, 2022 at 6:00 p.m. Councilmembers Ryan Walters, Anthony Young, Carolyn Moulton, Bruce McDougall and Amanda Hubik were present. Councilmember Cleland-McGrath participated in the meeting remotely via Zoom. Councilmember Carter was absent. Mr. Young moved, seconded by Ms. Moulton, to excuse the absence of Mr. Carter. The motion carried unanimously by voice vote.

Closed Session

At approximately 6:01pm Mayor Miller announced that the Council will enter in a closed session pursuant to RCW 42.30.140(4)(b) regarding collective bargaining topics. The closed session lasted 30 minutes and no action was taken.

Pledge of Allegiance

At approximately 6:33 pm Mayor Miller reconvened the meeting. The assembly joined in the Pledge of Allegiance.

Ms. Hubik moved, seconded by Mr. Young, to amend the agenda to add item 7.c. – Resolution 3093: a resolution authorizing the execution of a Collective Bargaining Agreement between the City of Anacortes and the Commissioned Anacortes Police Services Guild. The motion carried unanimously by voice vote.

Announcements and Committee Reports

Mayor Miller reported the July 16th launch of the national 988 suicide and crisis lifeline, a Skagit County modified burn ban for all residential and land clearing fires. Skagit County will no longer issue permits and existing permits are suspended until further notice. Mayor Miller then shared current COVID-19 case statistics, with the 7-day case rate decreasing 8% and no change in hospitalizations since last week.

Finance Committee

Mr. Walters reported from the Finance Committee meeting held the previous Wednesday. The topics discussed included OpenGov accounting software and associated implementation challenges, a proposal to cap annual utility rate adjustments using core inflation instead of headline inflation to determine the rate of adjustment, a potential new utility billing mail in service to save staff time, additional yard waste disposal fees being levied by Waste Management, and project work sheets related to the Capital Facilities Plan that need to be more descriptive enabling Council to more readily determine impact fees and make informed policy choices about project funding priorities.

Public Works Committee

Ms. Moulton reported from the Committee meeting held earlier in the evening. The topics discussed included welcoming Henry Hash, the new Public Works Director, stormwater management, automated water meter reading antenna systems, the contract modification for the wastewater treatment plant outfall project, and standardization of curb, gutter and sidewalk regulations and associated long term maintenance and development costs, which will include a public process with neighborhood involvement.

Public Comment

Mayor Miller invited the public to comment on any item not on the agenda. No one present wished to address the Council on any topic not already on the agenda.

Consent Agenda

Mr. Walters removed Item 6.d., Contract Modification: Social Worker Agreement #21-061-IDS-001, from the Consent Agenda.

Mr. McDougall moved, seconded by Ms. Hubik, to approve the following Consent Agenda items. The motion carried unanimously by voice vote.

a. Minutes of July 11, 2022

b. Approval of claims in the amount of \$1,702,356.69

The following vouchers/checks were approved for payment:

EFT numbers: 103679 through 103732, total \$1,625,256.30

Check numbers: 10733 through 103761, total \$67,883.69

Wire transfer numbers: 306363 through 307267, total \$9,216.70

c. Contract Modification: Water Meter Antenna Design #22-082-WTR-001

Mr. Walters stated that the initial Social Worker Agreement was set for a one-year term, enabling the Council to re-evaluate at that point. As it is now several months past the first year, he proposed that the Housing Affordability and Community Services committee re-evaluate the agreement and then bring it to the Council with any amendments at a later date.

Other Business

Ordinance 4023: Amendment to AMC Chapter 18.30 Illicit Discharge and Connections to the Stormwater Drainage System and AMC Chapter 19.12 Definitions and Interpretation

Stormwater Program Manager, Diane Hennebert, introduced Ordinance 4023, an amendment to Anacortes Municipal Code chapters 18.30, 'Illicit Discharge and Connections to the Stormwater Drainage System' and 19.12, 'Definitions and Interpretation'. Councilmembers had no questions. Mayor Miller invited the public to comment on the agenda item. No one present wished to address the Council on the agenda item.

CAROLYN MOULTON moved, seconded by RYAN WALTERS, to Approve Ordinance 4023 as presented. Vote: Ayes - ANTHONY YOUNG, RYAN WALTERS, CHRISTINE CLELAND-MCGRATH, CAROLYN MOULTON, BRUCE MCDUGALL, AMANDA HUBIK. Nays - None. Result: Passed.

Contract Modification – WWTP Outfall Project #20-032-SEW-001

Engineering Services Manager, Tim Hohmann, introduced the proposed contract modification for the construction management portion of the Wastewater Treatment Plant Outfall Project (#20-032-SEW-001). Mr. Young commented on the length of discussion regarding the project related to global economic conditions, commending staff efforts to account for economic uncertainty when drafting and implementing this and other project contract modifications.

ANTHONY YOUNG moved, seconded by AMANDA HUBIK, to authorize the Mayor to sign a modification to contract 20-032-SEW-001 with Dalton, Olmsted & Fuglevand, Inc. in the amount of \$616,000.00, increasing the total contract price to \$1,440,240.00. Vote: Ayes - ANTHONY YOUNG, RYAN WALTERS, CHRISTINE CLELAND-MCGRATH, CAROLYN MOULTON, BRUCE MCDUGALL, AMANDA HUBIK. Nays - None. Result: Passed

Resolution 3093: A resolution authorizing the signature and execution of a Collective Bargaining Agreement between the City of Anacortes and the Commissioned Anacortes Police Services Guild.

Administrative Services Director, Emily Schuh, introduced Resolution 3093, a collective bargaining agreement with the commissioned Police Services Guild effective from 7/1/2022 - 12/31/2024. She summarized the agreement provisions, referring to her slide presentation which had been included in the packet materials for the meeting.

Mr. Walters commented that this appears to be a fair agreement that is competitive with other jurisdictions in light of inflationary pressures and current economic conditions. He asked that similar future agreements be

emailed to the Council in advance. He pointed out that this agreement reflects a significant cost increase in one part of one department, and advocated for creative budgetary considerations when addressing this and other future increases. RYAN WALTERS moved, seconded by ANTHONY YOUNG, to Approve Resolution 3093 as presented. Vote: Ayes - ANTHONY YOUNG, RYAN WALTERS, CHRISTINE CLELAND-MCGRATH, CAROLYN MOULTON, BRUCE MCDOUGALL, AMANDA HUBIK. Nays - None. Result: Passed

Adjournment

There being no further business, at approximately 7:02 p.m. the Anacortes City Council meeting of July 18, 2022 was adjourned.

The following claims against the City of Anacortes have been preaudited and certified by the Clerk-Treasurer as ready for City Council approval at the July 25, 2022 City Council meeting:
[Download this file in OpenDocument spreadsheet format.](#)

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
307477	11/30/2021	220/55030226	UNIT PROCESS COMPANY	SIEMENS METER VERIFICATION /	\$ 4,882.50	dwtp
307187	3/29/2022	2022-07-09	BOUNCYHOUSE.COM	INFLATABLE BOUNCERS FOR KIDS R BEST FEST 2022	\$ 1,804.35	pkrec
307591	3/31/2022	552	WIDENER & ASSOCIATES	FEMA EMERGENCY REPAIRS - WHISTLE LAKE DAM AND GUEMES CHANNEL TRAIL - MARCH 2022	\$ 480.00	pw1
307590	4/30/2022	581	WIDENER & ASSOCIATES	FEMA EMERGENCY REPAIRS - WHISTLE LAKE DAM AND GUEMES CHANNEL TRAIL - APRIL 2022	\$ 1,704.00	pw1
307443	5/6/2022	6002100184	NORTHWEST EDUCATIONAL SERVICE	NORTHWEST ESD 189 FACILITY RENTAL	\$ 175.00	executive
307468	5/10/2022	93730	MCCULLOUGH HILL LEARY, PS	WTP MATTER NO. 96	\$ 165.00	legal
307469	5/10/2022	93731	MCCULLOUGH HILL LEARY, PS	A AVENUE LANDFILL MATTER NO. 200	\$ 275.00	legal
307461	5/17/2022	95099	BLYTHE MECHANICAL, INC	CHEM BUILDING HVAC REPAIR	\$ 806.98	dwtp
307589	6/2/2022	20529TC	NW SAFETY SIGNS INC	FLAGGING FOR WATERLINE PROJECT	\$ 2,662.92	dwtp
307199	6/12/2022	14323	AQUATECHNEX,LLC	HEART LAKE INVASIVE SPECIES SURVEY	\$ 2,000.00	parks1
307554	6/14/2022	06/14/2022	ECONOWASH LAUNDRY&CLEANERS	UNIFORM CLEANING 5/25-6/25/22	\$ 70.99	apd
307588	6/15/2022	20632TC	NW SAFETY SIGNS INC	OAK HARBOR FIBER INSTALLATION FLAGGING	\$ 5,281.64	dwtp
307324	6/21/2022	17114713	EWING IRRIGATION PRODUCTS, INC	PARKS MAINTENANCE SUPPLIES	\$ 244.90	parks1
307475	6/23/2022	520501	OSW EQUIPMENT & REPAIR, LLC	PLOW AND SANDER PURCHASE	\$ 22,023.87	pw1
307566	6/29/2022	10482727	NAVIA BENEFIT SOLUTIONS, INC	JUNE FLEXIBLE SPENDING ADMINISTRATIVE FEES	\$ 124.50	hr
307603	6/30/2022	000078	HUNTER, JOSHUA	BLS OTEP TRAINER - MAY & JUNE 2022	\$ 440.00	medic
307445	6/30/2022	0173	SKAGIT COUNTY SOLID WASTE FUND	JUNE TONNAGE HAULED	\$ 94,662.74	dshop
307197	6/30/2022	0622	NELSON, BONNIE	AGING MASTERY PROGRAM ADMINISTRATION - JUNE 2022	\$ 537.50	pkrec
307471	6/30/2022	10347	GEOGRAPHIC INFORMATION	2022 GIS SUPPORT	\$ 193.83	pw1

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307472	6/30/2022	2018	SKAGIT CONSERVATION DISTRICT	NPDES II OUTREACH & EDUCATION - JUNE 2022	\$ 1,223.19	pw1
307565	6/30/2022	30683	ORCA INFORMATION, INC	JUNE BACKGROUND CHECKS, ROMAN, POE, PEDEN	\$ 159.00	hr
307470	6/30/2022	3093937051	LEXISNEXIS	LEXIS NEXIS LEGAL ON-LINE RESEARCH - JUNE 2022	\$ 343.81	legal
307599	7/1/2022	0180885	GEOENGINEERS, INC.	ON-CALL CRITICAL AREAS-RELATED SERVICES - STREAM BAS RESPONSE	\$ 10,450.50	plan
307393	7/1/2022	386000156	US BANK NA - CUSTODY TREAS DIV	INVESTMENT FEES 06/01-06/30/22	\$ 38.00	finance
307454	7/1/2022	557154787	SIGMA-ALDRICH, INC.	LAB PROFICIENCY TESTING MATERIALS	\$ 258.16	dwtp
307592	7/3/2022	70324859	INGRAM LIBRARY SERVICES, LLC	BOOKS	\$ 558.80	publib
307587	7/5/2022	01-0622ANCTWQAP-P2	CONFLUENCE ENGINEERING GROUP L	WATER QUALITY ASSESSMENT AND PLANNING - 4/11/22-6/30/22	\$ 9,823.00	dwtp
307391	7/5/2022	22-70434-1	MILLENNIUM	MICRO-DUCT	\$ 7,546.82	fiber
307600	7/7/2022	1200445018	HDR ENGINEERING, INC	INTAKE PUMP STATION REDUNDANCY AND RESILIENCY STUDY - 5/22/22-6/25/22	\$ 3,174.52	dwtp
307606	7/7/2022	1200445066	HDR ENGINEERING, INC	WTP ELECTRICAL SYSTEM: PROJECT MANAGEMENT/SYSTEM SUPPORT - 4/15/22-6/25/22	\$ 23,184.37	dwtp
307342	7/7/2022	157348	RAINBOW ENTERPRISES	VAULT RESTROOM CLEAN OUT	\$ 1,196.80	parks1
307586	7/7/2022	IN946763	NOANET	MUNICIPAL FIBER NETWORK COORDINATED SERVICES - 1/2 OF JULY 2022	\$ 1,020.00	fiber
307448	7/8/2022	1Z69888	PLATT ELECTRIC SUPPLY INC	PMP CONTROL CABINET BACK PANEL	\$ 321.21	dwwtp
307564	7/8/2022	6079	FIRE SERVICE REPAIR, LLC	2.5" HYDROLOCK VALVE #202	\$ 778.40	dshop
307474	7/9/2022	100	LOUIE FOXX, LLC	2022 KIDS R BEST FEST PROGRAM PERFORMER	\$ 850.00	pkrec
307276	7/9/2022	202607	LAKESIDE INDUSTRIES, INC.	5/8 & 3/4 ROCK / 5TH & O AVE	\$ 640.52	wdist
307277	7/9/2022	202657	LAKESIDE INDUSTRIES, INC.	ROAD REPAIRS 5TH ST & O AVE	\$ 2,689.69	wdist
307335	7/9/2022	220820	T-SHIRTS BY DESIGN	UNIFORMS	\$ 359.04	fiber
307584	7/9/2022	9309731790	LAWSON PRODUCTS, INC.	SHOP SUPPLIES	\$ 883.01	dshop
307569	7/9/2022	ReimbMitchell	MITCHELL, NICHOLA	WORK BOOTS-MITCHELL	\$ 113.98	parks1

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
307329	7/10/2022	8498 30 030 0111230	COMCAST	WTP 14489 RIVER BEND RD. - 7/19-8/18/22	\$ 267.17	finance
307188	7/10/2022	T21-003.07	TUTTLE ENGINEERING AND MGMT	GRAND VIEW CEMETERY EXPANSION - PHASE 2 - APRIL 2022-JUNE 2022	\$ 8,334.00	parks1
307464	7/11/2022	040193	USA BLUE BOOK	LAB SUPPLIES	\$ 322.68	dwtpt
307466	7/11/2022	040245	USA BLUE BOOK	LAB SUPPLIES	\$ 1,514.56	dwtpt
307479	7/11/2022	09835	ANCHOR QEA, LLC	FORMER WTP MATTER NO. 96	\$ 30,855.56	legal
307331	7/11/2022	13703461	PAPE MACHINERY INC.	THROTTLE CABLE #11947	\$ 40.77	dshop
307556	7/11/2022	300000290019	PUGET SOUND ENERGY INC	ALL STATIONS: 6/6-7/6	\$ 1,019.51	medic
307467	7/11/2022	300000290027	PUGET SOUND ENERGY INC	WTP RESERVOIR & PUMP STATION 6/7-7/6/22	\$ 4,075.19	dwtpt
307579	7/11/2022	300000290035	PUGET SOUND ENERGY INC	MUSEUM 6/7-7/6/22	\$ 203.24	museum
307341	7/11/2022	300000300008	PUGET SOUND ENERGY INC	WWTP & PUMP STATIONS 6/7-7/6/22	\$ 37,805.30	dwwtp
307330	7/11/2022	8498 30 017 0464628	COMCAST	WA PARK INTERNET 7/21-8/200/22	\$ 108.16	finance
307339	7/11/2022	WAANA142851	FASTENAL COMPANY	MAINTENANCE SUPPLIES	\$ 338.02	dwwtp
307480	7/12/2022	1139	SKAGIT COUNTY PUBLIC HEALTH	SENIOR SERVICES PROGRAM 2022 - 2ND QUARTER	\$ 9,742.50	pkrec
307555	7/12/2022	13402010368	HID GLOBAL CORPORATION	FINGERPRINT MACHINE PROGRAM AND CUST SVC; ANNUAL RENEWAL FOR 2022	\$ 1,244.67	apd
307570	7/12/2022	16022	HOW IT WORKS, INC	SCANNING	\$ 55.49	museum
307274	7/12/2022	17288533	EWING IRRIGATION PRODUCTS, INC	PARKS MAINTENANCE SUPPLIES	\$ 368.13	parks1
307323	7/12/2022	267986	NAPA	LAMP VEH #021	\$ 15.23	dshop
307455	7/12/2022	9327713146	GRAYBAR ELECTRIC COMPANY, INC	COUPLERS FOR MICRO-DUCT	\$ 611.12	fiber
307567	7/12/2022	GIS-07122022-01	SKAGIT COUNTY INFORMATION	DIGITAL AERIAL PHOTOS	\$ 5,531.00	pw1
307337	7/13/2022	106343736	RICOH USA, INC	S/N C32029555 CITY HALL COPIER 3RD 7/1-7/31/22	\$ 378.35	finance
307440	7/13/2022	12P15383	MOTOR TRUCKS, INC	LOW & HIGH BEAM PROJECTORS- #222	\$ 842.07	dshop
307459	7/13/2022	220852	T-SHIRTS BY DESIGN	UNIFORMS	\$ 158.85	dwtpt
307325	7/13/2022	268101	NAPA	GRSE CAP #850	\$ 5.27	dshop
307326	7/13/2022	268115	NAPA	FUEL FILTERS	\$ 72.17	dshop
307561	7/13/2022	268122	NAPA	LAMP- 513	\$ 30.75	dshop
307327	7/13/2022	268175	NAPA	BRAKE CLEANER	\$ 251.20	dshop
307435	7/13/2022	268186	NAPA	10W30 OIL- #170	\$ 70.58	dshop
307433	7/13/2022	268223	NAPA	AIR FILTER #170	\$ 41.39	dshop

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307275	7/13/2022	300000000343	PUGET SOUND ENERGY INC	PARKS/CEM/WASH. PARK/FAC/DEPOT 6/6-7/6/22	\$ 4,064.08	parks1
307473	7/13/2022	713221	SCHULTZ, WREN	2022 KIDS R BEST FEST PROGRAM PERFORMER	\$ 350.00	pkrec
307550	7/13/2022	7219148136	CARDINAL HEALTH 110, INC.	PHARMA: LIDOCAINE, DEXTROSE, IPRATROP	\$ 75.14	medic
307456	7/13/2022	729183	PORTLAND COMPRESSOR	PUMP REPAIR KIT #13923	\$ 157.27	dshop
307458	7/13/2022	832086	HASA, INC	SODIUM HYPOCHLORITE	\$ 5,132.78	dwtpt
307392	7/13/2022	9327736475	GRAYBAR ELECTRIC COMPANY, INC	SPLICE CASES	\$ 1,556.93	fiber
307574	7/13/2022	978 800 0000 1	CASCADE NATURAL GAS CORP.	STA 3: 6/15 - 7/11/22	\$ 24.95	medic
307281	7/13/2022	cpls	DEPARTMENT OF LICENSING	CPLS TO D.O.L.; JUNE 2022	\$ 882.00	apd
307547	7/13/2022	FT2200121	WASHINGTON STATE PATROL	ACADEMY TUITION, ACCOMMODATION.	\$ 8,665.00	medic
307453	7/14/2022	0001326	CITY OF BURLINGTON	RACK SPACE & DARK FIBER	\$ 275.00	fiber
307432	7/14/2022	0646024-IN	REISNER DISTRIBUTOR INC	MAINTENANCE SUPPLIES	\$ 114.42	dwwtpt
307450	7/14/2022	111682	WALTON BEVERAGE COMPANY, INC	WTP BREAKROOM SUPPLIES	\$ 93.50	dwtpt
307452	7/14/2022	1117884	FERGUSON ENTERPRISES, INC	AVK PARTS	\$ 538.56	wdist
307560	7/14/2022	1229886	LIFE ASSIST, INC	I-GEL RESUS PKS, MEGAMOVERS,	\$ 4,922.62	medic
307568	7/14/2022	1229913	LIFE ASSIST, INC	HOT PACKS, COLD PACKS	\$ 61.65	medic
307585	7/14/2022	14448841	BROWN AND CALDWELL	WTP SEEQ ADVANCE ANALYTICS SUPPORT - 5/1/22-6/30/22	\$ 6,774.09	dwtpt
307582	7/14/2022	14448848	BROWN AND CALDWELL	WTP ENERGY STUDY - 4/27/22- 6/30/22	\$ 8,387.55	dwtpt
307343	7/14/2022	20221370	SYSTEMS DESIGN WEST, LLC	AMBULANCE SERVICE BILLING JUNE 2022	\$ 3,953.72	finance
307460	7/14/2022	268320	NAPA	WIPER BLADES- #052	\$ 25.42	dshop
307437	7/14/2022	268330	NAPA	BOXED CAPSULES- #027	\$ 94.20	dshop
307457	7/14/2022	268339	NAPA	DRIVER SIDE BEAM #052	\$ 8.89	dshop
307596	7/14/2022	268354	NAPA	MISC OIL FILTERS- SHOP STOCK	\$ 323.61	dshop
307465	7/14/2022	268358	NAPA	BRAKE PADS & ROTORS #154	\$ 423.63	dshop
307607	7/14/2022	3rd QTR JUDICIAL	SKAGIT COUNTY DISTRICT COURT	3RD QTR JUDICIAL SERVICES	\$ 19,237.75	court
307336	7/14/2022	RefundRath	RATH, CRAIG	WA PARK CAMPING REFUND	\$ 198.00	parks1
307340	7/14/2022	WAANA142930	FASTENAL COMPANY	MAINTENANCE SUPPLIES	\$ 10.60	dwwtpt
307551	7/15/2022	021647383	GALLS, LLC.	UNIFORM VEST CARRIER; CSO LINDQUIST	\$ 168.83	apd
307571	7/15/2022	1230267	LIFE ASSIST, INC	EXAM GLOVES, FLEXIPOINT CUFFS	\$ 568.20	medic

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
307562	7/15/2022	268406	NAPA	6PC NEEDLE FILE SET #610	\$ 5.86	dshop
307462	7/15/2022	268457	NAPA	OIL FILTER- #154	\$ 3.04	dshop
307573	7/15/2022	AN 873730	CENTRAL WELDING SUPPLY CO, INC	O2 FOR AMBULANCE	\$ 58.66	medic
307446	7/15/2022	ContractKiser	KISER, SHERRI	PAYMENT TO VOLLEYBALL GYM SUPERVISOR	\$ 574.00	pkrec
307434	7/15/2022	R211615	CORE & MAIN LP	MJ DI LUGGED RESTR PACKS	\$ 1,047.68	wdist
307444	7/15/2022	VR-2022-1-02	SKAGIT COUNTY AUDITOR'S OFFICE	1ST HALF 2022 VOTER REGISTRATION	\$ 15,838.76	finance
307441	7/15/2022	WAANA142977	FASTENAL COMPANY	MAINTENANCE SUPPLIES	\$ 59.73	dwwtp
307438	7/15/2022	WAANA142998	FASTENAL COMPANY	SAFETY SUPPLIES	\$ 81.06	dwwtp
307549	7/16/2022	00005W5A83292	UNITED PARCEL SERVICE, INC	UPS SHIPPING WEEK ENDING 7-16-22	\$ 11.04	apd
307334	7/17/2022	220579	T-SHIRTS BY DESIGN	UNIFORMS	\$ 315.52	fiber
307548	7/18/2022	07/18/2022	FIDALGO CLEANING	APD CLEANING & SUPPLIES	\$ 800.00	apd
307577	7/18/2022	268645	NAPA	LIGHT BULB	\$ 25.59	dshop
307575	7/18/2022	9309757680	LAWSON PRODUCTS, INC.	HEX CAP SCREWS, LOCK WASHERS- SHOP	\$ 30.71	dshop
307449	7/18/2022	ContractGSoccer	SEAHAWK ATHLETIC BOOSTER ASSOC	PAYMENT FOR FACILITATING YTH SOCCER CAMP	\$ 4,322.00	pkrec
307576	7/18/2022	PSO032265-1	SONSRAY MACHINERY, LLC	MISC PARTS- #410	\$ 542.38	dshop
307442	7/18/2022	RefundCollings	COLLINGS, DAVID	WA PARK CAMPING REFUND	\$ 125.00	parks1
307583	7/19/2022	268800	NAPA	EVOLUTION BLADE #051	\$ 30.84	dshop
307580	7/19/2022	31-C21122800	FROST, KAYLIN	REFUND AMBULANCE OVERPAYMENT	\$ 187.50	finance
307581	7/19/2022	31-C22042094	RASCO, PETER	REFUND AMBULANCE OVERPAYMENT	\$ 804.04	finance
307563	7/19/2022	RefundGeffe	GEFFE, KURT	WA PARK CAMPING REFUND	\$ 83.00	parks1
307553	7/19/2022	ReimbLeetz	LEETZ, ROBERT	REIMB OFC; MENDING AND ADDING PATCHES TO UNIFORM	\$ 30.00	apd
					\$ 400,516.27	



City Council Agenda Bill

Meeting Date: July 25, 2022

Agenda Item: 5.c.

Agenda Item Title: Street Fair Application - Open Streets 8/28/2022

Staff Contact(s): BOB VAUX, DON MEASAMER

Approved for Submittal to Council by **Action Type**

Joann Stewart
DON MEASAMER

Motion

Item Summary: Annual Open Streets event celebrating non-motorized recreation and transportation. Food booths, entertainment, pet parade, info booth for participants to enjoy.

Budget Impact:

None

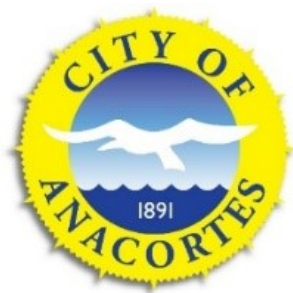
Previous Action: Approved by Department Directors

Recommended Motion: Move to approve Street Fair Application as submitted

Alternative Actions: Deny Street Fair App

Attachments (listed in order presented):

1. Open Streets Full Packet



Street Fair Application Processing

Administrator reviews the application for completeness. Administrator contacts the applicant to obtain any missing information and updates the application accordingly, including a legible copy of the Indemnification Agreement if that was not provided. It is recommended that the Administrator also verify that the applicant has entered phone and email correctly! Administrator then sets the target City Council date and routes the application for review by department heads.

View Anacortes Municipal Code [Chapter 7.04, Special Events](#)

Application

Application Date *

6/21/2022

Event Name *

Open Streets

Applicant/Organization Name *

City of Anacortes

Mailing Address *

Parks & Recreation

Event Contact Person *

PO Box 547

Event Contact Email *

bobv@cityofanacortes.org

Event Contact Phone *

(360) 661-3503

Event Website**Estimated Number of Participants/Attendees ***

300

Event Description *

The annual Open Streets event celebrating non-motorized recreation and transportation. There will be a mini pump track, a pet parade, buskers, foodtrucks, info booths, etc.

Will food vendors participate in this event? *

All Food Vendors must be inspected by the Fire Marshall on site prior to the start of the event.

☒ Yes ☐ No

Date Event Starts *

8/28/2022

Time Event Starts *

11:00:00 AM

Date Event Ends *

8/28/2022

Time Event Ends *

3:00:00 PM

Date Street Closure Starts *

Include requested closures before and after the event hours if required for set up and tear down.

8/28/2022

Time Street Closure Starts *

9:00:00 AM

Date Street Closure Ends *

8/28/2022

Time Street Closure Ends *

4:00:00 PM

Event Location *

List end points of each street that will be closed (e.g. 6th Street from O Ave to Q Ave). Also include location and dimensions of any structures that will be erected and locations of the event that will not be on city street right of way.

Commercial Ave, from 10th Street to 3rd

Parking Location

List any public parking areas that the event requests to use for dedicated event parking, including handicapped parking.

None

Event Map (optional)

Upload one or more maps of the event

[Commercial Parade Route.pdf](#) 5.8MB**Indemnification Agreement ***

Upload scan of SIGNED indemnification agreement

[Special Event Indemnificatio...](#) 127.75KB

Download the Indemnification Agreement [here](#).

Signage

Street closure signs will be provided by the City of Anacortes. Applicants must contact City staff one week prior to the event to arrange sign delivery. Event sponsor personnel are responsible for placing street closure signs, which may not be posted more than 48 hours prior to the approved closure, must be removed immediately following the event, and must be returned to city staff the first business day following the event.

Insurance

The applicant may be required to provide public liability insurance subject to the provisions of AMC 7.04.100. Applicants will be notified following application approval of insurance requirements for the specific event.

Electronic Signature Agreement

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

I state that I am over the age of 18, that I agree to assume responsibility for the above-described event and to abide by all conditions stipulated by the approval of the application. *

☒ Yes

Signature



Admin Review

Council Meeting Date *

Target date for presentation to City Council; no later than 30 days prior to event

7/25/2022

Staff Review Deadline *

Staff review/approval required no later than 7 days prior to City Council meeting to allow packet preparation

7/18/2022

Administrator comments and conditions of approval

Good to go!

Insurance Certificate

Insurance certificate may be required by staff or as a condition of Council approval

Departmental Review

Building Department will provide the following services for this event:

Building Department concerns, objections, or conditions of approval *

None

Fire Department will provide the following services for this event:

Fire Department concerns, objections, or conditions of approval *

None

Parks Department will provide the following services for this event:

Parks Department concerns, objections, or conditions of approval *

None

Police Department will provide the following services for this event:

Regular police patrols

Police Department concerns, objections, or conditions of approval *

None

Public Works Department will provide the following services for this event:**Public Works Department concerns, objections, or conditions of approval ***

None

Departmental attachments

Upload any staff memos, guidelines, or requirements that will be in effect for this event.



Parade Route

0 0.025 0.05 Miles



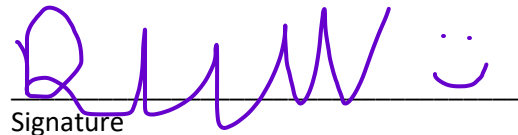
SPECIAL EVENT INDEMNIFICATION AGREEMENT

The undersigned applicant, by signing below, certifies that the applicant is the authorized officer of the sponsoring organization and agrees as follows:

Pursuant to Anacortes Municipal Code Title 7.04.090, the undersigned applicant agrees to defend, indemnify and hold the City of Anacortes, its agents, employees and officers, harmless from any and all claims, injuries, suits, damages, losses, demands and judgments including the attorneys' fees and other costs of their defense, arising out of in whole or in part, the activities, omissions or appliances of the applicant, his employees, agents, volunteers or otherwise, except any claims arising from the sole negligence of the City. The applicant further agrees to comply with all provisions of pertinent laws, rules and regulations, and agrees that any failure to so comply may lead to revocation of an applicant's permit. This Indemnification Agreement constitutes substantial adequate consideration in return for the City's issuance of a special event permit.

Date: Jun 21, 2022

Robert W. Vaux, Asst Dir
Parks & Rec
Name and Title – Printed


Signature

Name and Title – Printed

Signature



City Council Agenda Bill

Meeting Date: July 25, 2022

Agenda Item: 5.d.

Agenda Item Title: Contract Modification: Social Worker Agreement #21-061-IDS-001

Staff Contact(s): DAVE FLOYD

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
TIFFANY MATSON	Contract Modification

Item Summary: City staff seeks Council consent to issue a contract modification to Anacortes Family Center (AFC) to extend the Social Worker Agreement for another yearly term. The contract includes terms agreeing that the City will provide an annual stipend of \$50,000.00 to the AFC, therefore the term extension increases the total contract price to \$100,000.00.

Background:

1. **Reason for Contract Change:** The City and AFC entered into this agreement as a pilot program and would like to continue for an additional yearly term.
2. **History:** The City and AFC entered into this agreement on 4/26/21 to provide assistance to those contacted by City staff who are in need of homeless services, chemical dependency counseling or ongoing case support. The AFC is available 7 days a week to assist City staff in these areas. The AFC receives \$50,000 per year and provide regular reports to the City tracking their case loads.
3. **Key Terms:**
 - Extends the term for one year through 4/26/2023.

Budget Impact:

Consultant	Anacortes Family Center
Original Agreement Amount	\$50,000.00
Current Agreement Amount	\$50,000.00
Change Per this Modification	\$50,000.00
Total After Modification	\$100,000.00
BARS #	001.310.521.10.41
Budget Amendment Required?	No

Start Date	4/26/21
End Date	4/26/23

Previous Action: The original [contract](#) was approved by City Council at the [3/22/21](#) meeting.

Recommended Motion: I move that City Council authorize the Mayor to sign a modification to contract 21-061-IDS-001 with Anacortes Family Center to extend the term for one year, which increases the total contract price to \$100,000.00.

Alternative Actions: Not approve the contract modification.

Attachments (listed in order presented):

1. 21-061-IDS-001 Mod 01



**Contract Number 21-061-IDS-001
MODIFICATION 01**

Date July 18, 2022
Page 1 of 1 Page

Contract Title Social Worker Agreement

Vendor Anacortes Family Center

BACKGROUND

This modification extends the period of performance to reflect the desire of the Parties to continue the Social Worker program for an additional year.

Accordingly, the following change is incorporated under this contract:

Article 2. Term: Delete in its entirety and insert the following:

“The term of this Agreement is from full contract execution through April 26, 2023.”

All other terms of the contract remain unchanged.

CITY OF ANACORTES

ANACORTES FAMILY CENTER

By _____
Matt Miller, Mayor

By _____

Date _____

Title _____

Date _____

Original Agreement Amount	<u>\$50,000.00</u>	Original Contract Completion Date	<u>4/26/22</u>
Current Agreement Amount	<u>\$50,000.00</u>	Current Contract Completion Date	<u>4/26/22</u>
Change Per this Modification	<u>\$50,000.00</u>	Net Change	<u>365 Days</u>
Total After Modification	<u>\$100,000.00</u>	Contract Completion Date After Change	<u>4/26/23</u>



Planning Commission Agenda Bill

Meeting Date: July 25, 2022

Agenda Item: 6.a.

Subject: CUP-2022-0003 Anacortes Readiness Center Conditional Use Permit

Staff Contact: NATHAN GOLDSCHMIDT

Approved for Submittal to Commission by

NATHAN GOLDSCHMIDT

LIBBY GRAE

DON MEASAMER

Action Type

Closed Record Decision Hearing

Summary Statement: The agent on behalf of the property owner has requested a Conditional Use Permit for the construction of an addition to the existing Anacortes Readiness Center. Work includes a 3,600 sq. ft. building addition with new classrooms, fitness room and corridor. The work will also include alterations to portions of the existing building including new toilet/shower rooms, kitchen, conference room, mother's room, multipurpose room, and a new ADA lift.

Background: A public hearing is required prior to Planning Commission deliberation and recommendation to City Council. For more background information, see the staff report.

Previous Action: N/A

Competing Viewpoints Considered:

Recommended Motion: I move to approve the CUP-2022-0003, subject to the staff recommended conditions of approval as proposed in the staff report of record.

Alternative Actions: Approve with modified conditions or deny.

Attachments (listed in order presented):

1. Exhibit 1 - Staff Report
2. Exhibit 2 - Application Materials
3. Exhibit 3 - Project Site Plan
4. Exhibit 4 - Noticing
5. Exhibit 5 - Comments
6. Signed PC Recommendation
7. DRAFT CC-Decision



Anacortes Planning, Community & Economic Development Department

904 6TH Street / P.O. Box 547, Anacortes, WA 98221

360.299-1984 - Office Hours: Mon-Fri 8:00 AM – 5:00 PM

STAFF REPORT

A. PROJECT SUMMARY DATA

PROJECT INFORMATION:

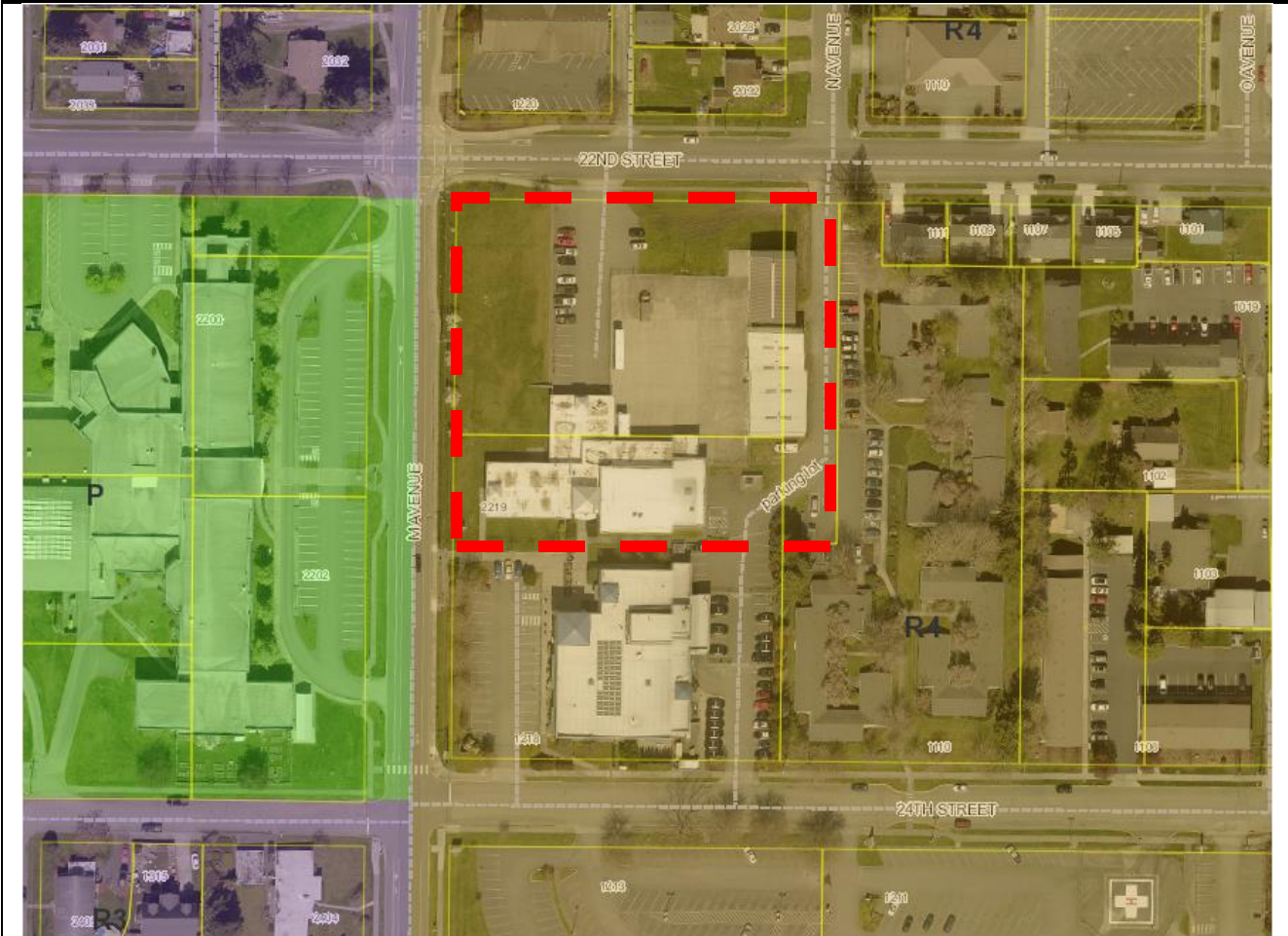
File Number	CUP-2022-0003	Date of Report	July 1, 2022
Project Title	Anacortes Readiness Center Addition and Alteration		
Project Address	2219 M Avenue	APN(s)	P31914, P31915, P31921
Request	The agent on behalf of the property owner has requested a Conditional Use Permit for the construction of an addition to the existing Anacortes Readiness Center. Work includes a 3,600 sq. ft. building addition with new classrooms, fitness room and corridor. The work will also include alterations to portions of the existing building including new toilet/shower rooms, kitchen, conference room, mother's room, multipurpose room, and a new ADA lift.		
Property Owner /Applicant	Washington Military Department Attn: Sachin Saladnah 36 Quartermaster Road Tacoma, WA 98430		
Agent	Clint Treat, AIA, wja design collaborative 617 Western Ave. Seattle, WA 98104		
Application Date	May 3, 2022	Complete Application Date	May 9, 2022
PC Public Hearing Date	July 13, 2022	CC Closed Record Decision Hearing Date	July 25, 2022
Comprehensive Plan Designation	Residential High Density	Zoning	R4
Water Supply	City	Sewer Supply	City

STAFF RECOMMENDATION: Approve, with conditions

CITY STAFF CONTACTS:

Name:	Title:	Phone:	E-mail:
Libby Grage	Planning Manager	360-299-1986	libbyb@cityofanacortes.org

PROJECT LOCATION & SURROUNDING AREA



SITE & SURROUNDING USES:

	Comprehensive Plan	Zoning	Land Use
North	Residential High Density	R4	Businesses and SFRs
East	Residential High Density	R4	Apartments and SFRs
South	Residential High Density & Medical Overlay	R4 / Med-O	Island Hospital
West	Public	P	Anacortes Middle School

B. PROCEDURAL

- Type of Review.** The proposed use would be considered a “Public Safety Facility” per AMC 19.44.020(E) and would be permitted with a conditional use permit (CUP) per AMC Table 19.41.040.

The application for a CUP is a Type 4 review process, requiring a preapplication meeting with city staff, a preapplication neighborhood meeting, a 21-day public comment period, a public hearing before Planning Commission, and a closed record decision hearing before City Council.

2. **Project history.** The mandatory preapplication meeting was held on April 26, 2022, with the mandatory neighborhood meeting being held on May 31, 2022. The application for a conditional use permit was submitted on May 3, 2022 and determined to be complete of May 9, 2022.
3. **Public notice and reviewing departments/agencies.** A notice of application with a 21-day public comment period was published in the Anacortes American and mailed to adjacent property owners within 300' on June 8, 2022, and posted on the City website/City Hall/City Library, posted on the subject site, on June 7, 2022.

The project application was routed for review to applicable agencies and City departments.

REVIEWING DEPARTMENTS & AGENCIES			
City of Anacortes	Local Agencies	State & Federal	Other
• Building • Fire • PW – Operations • PW – Sanitation • PW – Streets • PW – Engineering • PW – Water • Fiber • Police	• Anacortes School District		

4. **Consideration of written comments and applicant responses.** The joint notice of application and public hearing outlined the public comment period, ending July 29, 2022. In making its recommendation, the Department considered timely received written comments and the applicant's responses, if any, as required in AMC 19.20.130(C).
 - 4.1 Comments relaying no issue or concern were received from the City's Sanitation, Water Distribution, Police, Fire, Engineering and Building Departments.
 - 4.2 One public comment was received from Matt & Jill Wallis concerning noise for construction. The commenters requested that allowable work hours per city code be enforced.
5. **Environmental review.** The proposed development is subject to SEPA. The Washington Military Department acted as SEPA lead agency for the proposal.
6. **Public Hearing.** A pre-decision open record public hearing before the Planning Commission is scheduled for July 13, at 6:00 PM with a City Council Closed Record Decision Hearing scheduled for July 25, at 6:00 PM.

C. DEPARTMENT REVIEW – Findings of Fact

1. The project proposes the construction of a 3,600 sq. ft. building addition with new classrooms, fitness room and corridor. The addition is for the purpose of increasing program areas of uses already occurring within the building. Alterations to portions of the existing building include new toilet/shower rooms, kitchen, conference room, mother's room, multipurpose room, and a new ADA lift. New mechanical, fire protection, mass notification and electrical service to be incorporated. The building will also receive a complete structural seismic upgrade and reroof.

- 1.1. With development, on-site stormwater treatment will be improved by constructing a bioretention facility to treat the approximately 4,425 sq. ft. of replaced impervious surface area.
2. The existing use is considered a “Public Safety Facility” per AMC 19.44.020. “Public Safety Facility” is defined as “a facility for the provision of fire and rescue, medical, police, and emergency response services by a governmental entity”.
3. The project site is zoned Residential High Density (R4).
 - 3.1. Per AMC Table 19.41.040, a “Public Safety Facility” is permitted in the R4 zone with a conditional use permit (CUP).
4. The project site is currently developed with an approximately 15,000 sq. ft. armory, originally opened in 1963, along with parking area, and 2 storage buildings.
 - 4.1. The existing building/facility was constructed prior to a change in the code in 2019, which now requires a conditional use permit for public safety facilities in the R4 zone. Therefore, the proposed addition triggers the requirement for a CUP.
5. Based on the plans submitted, the proposal will be in conformance with the form and intensity standards for the R4 zone:
 - Maximum lot coverage: 50% - **Proposed:** 33% ((29,914 sq. ft. existing + 3,650 sq. ft. new = 32,564 sq. ft. total building coverage) / 90,605 sq. ft. site area)
 - Minimum landscaped area: 20% - **Proposed:** Unchanged
 - Maximum height: 40 feet – **Proposed:** 28 feet
 - Minimum setbacks: Street/Rear – 10 feet; Side: 5 feet 1st floor; 7.5 feet upper floors – **Proposed:** 175 feet from north property line; 126 feet from east property line
6. The site as 19 existing marked parking stalls. The proposed addition, which includes a fitness room and classrooms, is not anticipated to increase the occupancy of the building and will only serve existing programs occurring on the site. Therefore, no additional parking spaces are proposed.
7. **AMC 19.36.040 - CONDITIONAL USE PERMIT REVIEW CRITERIA.**
 Anacortes Municipal Code Chapter 19.36 provides certain criteria for approval of a Conditional Use Permit. Below are the criteria, along with staff comments:
 - 7.1. ***The use would comply with any specific requirements for the conditional use specified elsewhere in this code;***
Staff Comments: The code does not include any requirements specific to a public safety facility.
 - 7.2. ***Access to the site is appropriate considering the anticipated volume of traffic resulting from the use;***
Staff Comments: The project does not propose to change site’s existing access via 22nd Street, and it is not anticipated that the addition will result in an increase of occupant loads or the volume of traffic.
 - 7.3. ***Off-street parking and loading facilities are adequate in terms of location, amount, and design to service the use;***

Staff Comments: The site contains existing off-street parking and will remain unchanged with exception to the secured/fenced military vehicle parking area that will have a reduction in area to accommodate the proposed building addition. The current user has verified this is acceptable and will not impact their use of the site.

- 7.4. ***The amount and location of open space and the provision of screening is such that buffering of incompatible uses is achieved;***

Staff Comments: The existing use has been in operation for 60 years and there are no known compatibility issues that have arisen with surrounding uses within the more recent past. The addition is located on the northeast side of the building and will be approximately 175 feet from the north property line and screened from adjacent residential uses by an existing 5,000 sq. ft. warehouse building.

- 7.5. ***The location and intensity of outdoor lighting is such that it does not cast light on adjacent, adjoining, or neighboring properties;***

Staff Comments: New building mounted exterior lighting will be provided at new entries to the building. Applicant states that new entry lighting will be designed to operate by the same means and time schedule as existing exterior lighting. Lighting is designed for life safety exits only. As conditioned, lighting will conform to city standards.

- 7.6. ***Hours and manner of operation of the proposed use, including anticipated noise generation, are not inconsistent with the adjacent or nearby uses;***

Staff Comments: The hours of operation are not proposed to change. The contractor will be required to comply with city established hours of work and noise standards during construction activities.

- 7.7. ***Public facilities and utilities are capable of adequately serving the proposed use;***

Staff Comments: Review by applicable city departments has determined that public facilities and utilities are capable of adequately servicing the development or could be pending the approval and completion of the required improvements. Additionally, payment by the applicant of applicable impact fees and general facilities charges will mitigate the proposal's impact on public facilities and utilities.

- 7.8. ***The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;***

Staff Comments: The proposal's conformance to form and intensity regulations help to ensure that the proposal is suitable to the physical conditions of the site.

- 7.9. ***Any other factors deemed relevant to the decision-maker.***

Staff Comments: No other relevant factors have been identified.

D. CONCLUSIONS

1. The proposed development was processed consistent with AMC Table 19.20.030-1 for Type 4, City Council review.

2. The proposed development has been reviewed for consistency with the criteria outlined in AMC 19.36 Conditional Use Permits.
3. As conditioned, the proposed development is consistent with the Anacortes Municipal Code.
4. In making its recommendation, the Department considered timely received written comments and the applicant's responses, if any, as required in AMC 19.20.130(C).

E. RECOMMENDATION

Based upon the application, Findings of Fact, and Conclusions of the staff report, staff recommends that the Planning Commission recommend approval of the site plan and conditional use permit with the following conditions of approval:

1. The site plan stamped "PLANNING APPROVED" on July 1, 2022, shall be the approved site layout or as amended and approved during building permit review.
2. Pursuant to AMC 19.69.040, exterior lighting shall be installed to ensure light is directed downward on to the subject site and must be shielded to direct light away from sky and adjacent residential uses.
3. All site utilities must be placed underground.
4. Noise levels are not to exceed those as established by AMC 19.69.020.
5. Applicant must obtain all applicable local, state, and federal permits and authorizations prior to start of site work.

Staff reserves the right to supplement the record of the case to respond to matters and information raised after the writing of this report.



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6th Street, Anacortes WA 98221

Phone: (360) 299-1984

MASTER LAND USE PERMIT APPLICATION

TYPE OF APPLICATION (check all that apply):		
☐ Binding Site Plan (Preliminary)** ☐ Boundary Line Adjustment (BLA)** ☐ BLA: Lot Consolidation** ☒ Conditional Use Permit (CUP) ** ☐ Critical Areas Exemption** ☐ Critical Areas Permitted Alteration** ☐ Critical Areas Reasonable Use Exception/Variance** ☐ Cottage Housing Development**	☐ Eligible Facility Request** ☐ Essential Public Facility ☐ Home Occupation Permit** ☐ Long Subdivision (Preliminary)** ☐ Plat Amendment /Modification ☐ SEPA Environmental Review** ☐ Shoreline Conditional Use Permit** ☐ Shoreline Exemption** ☐ Shoreline Substantial Development Permit**	☐ Shoreline Variance** ☐ Short Plat (Preliminary)** ☐ Site Plan Review ** ☐ Site-Specific Rezone Authorized by the Comprehensive Plan ☐ Stormwater Management Manual Adjustments & Exceptions ☐ Variance ** ☐ Wireless Conditional Use Permit (WCUP)** ☐ Wireless Service Facility (WSF) Permit**
**Permit type has supplemental checklist that must be submitted with Master Land Use Permit Application		
PROJECT & SITE INFORMATION:		
SITE ADDRESS: 2219 M Avenue		PROJECT NAME: Anacortes Readiness Center Renovation and Addition
PARCEL NUMBER(S): 31914, 31915, 31921		SECTION, TOWNSHIP, & RANGE SECTION 24, TOWNSHIP 35 NORTH, RANGE 1
LOT SQUARE FOOTAGE & ACREAGE: 98605		PROJECT VALUATION: 2,364,362.23
LEGAL DESCRIPTION: TAX 300AAA BAT E1/4 C SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., TH S 0-59-30 E ALG E LI OF SEC 1183.99FT TO INT WI C/L 24TH ST EXT W THE TPB TH 592.21FT TO INT WI C/L 26TH ST EXT W TH W ALG C/L SD ST 804.87FT TO INT WI C/L M AVE EXT S TH N 0-01 W ALG C/L M AVE EXT 576.12FT TAP S OF C/L 24TH ST EXT W TH E ALG LI PLT & 16FT S OF C/L 24TH ST EXT 379.84FT TO INT WI C/L N ST EXT S TH N 0-01 W ALG C/L N ST EXT 16FT TH E ALG C/L 24TH ST EXT W 414.96FT TPB LESS TAX 300B 300BB		PRESENT ZONING: R4
PRESENT USE OF PROPERTY: Public Safety Facility		CUT & FILL (CY) PROPOSED: 80 cubic yards of cut
PRE-APPLICATION CONFERENCE HELD?: ☒ Yes, the City file # is _____ ☐ No		WATER SOURCE: ☒ City of Anacortes ☐ Private Well ☐ Community Well



Planning, Community, & Economic Development Department
904 6th St. / P.O. Box 947, Anacortes, WA 98221
360-293-1984

AGENT AUTHORIZATION FORM

Use this form to authorize someone other than the property owner to apply for permits for the subject property.

Project Name: Anacortes Readiness Center Renovation and Addition
Property Address: 2219 M Avenue
City, State, Zip: Anacortes, WA, 98221

AUTHORIZATION STATEMENT

I / we, as the owners of the property identified above, authorize the below listed individual to act as our agent to submit applications, receive correspondence regarding the above-listed application, and sign and to receive notices on my/our behalf.

DESIGNATED AGENT

Agent Name: Clint Treat, AIA
Agent Address: 617 Western Ave.
Agent City, State, Zip: Seattle, WA, 98104

PROPERTY OWNER SIGNATURE(S)**

Signature: <u>Adam M. Iwaszuk</u>	Signature: _____
Printed Name: <u>Adam M. Iwaszuk</u>	Printed Name: _____
Title: <u>Director, Construction Facility Mgmt Office</u>	Title: _____
Company: <u>Washington Military Department</u>	Company: _____
Date: <u>13 MAY 2022</u>	Date: _____

**Each property owner listed must have their signature notarized.

STATE OF WASHINGTON

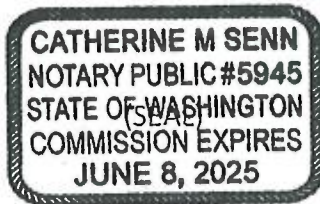
)

) ss.

COUNTY OF PIERCE

I certify that I know or have satisfactory evidence that Adam M. Iwaszuk is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 13th day of May, 20 22



Catherine M. Senn

Notary Public

Residing at TACOMA WA

My appointment expires 8 June 2025

STATE OF WASHINGTON

)

) ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this _____ day of _____, 20 _____

(SEAL)

Notary Public

Residing at _____

My appointment expires _____



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6th Street, Anacortes WA 98821

Phone: (360) 299-1984

CONDITIONAL USE PERMIT

Applicant Checklist	Conditional Use Permit Submittal Checklist	Office Use Only
	See pages 2-3 of this handout for information about each submittal item listed below. See AMC 19.36 for Conditional Use Permit review and approval criteria.	
☒	Master Land Use Permit Application	
☒	Agent Authorization Form	
☐	Critical Areas Identification Form, if applicable	
☐	Project Narrative	
☐	Responses to Conditional Use Permit criteria	
☐	Stormwater Site plan	
☒	Site Plan & Landscape Plan	
☐	Clearing & Grading Plans	
☐	Building Elevation Drawings	
☐	Environmental Checklist (SEPA)	
☐	Transportation Concurrency Review Form	
☐	Subdivision Guarantee	
☐	Recorded Property Boundary Survey	
☐	Technical Reports	
☐	Critical Area Report	
☐	Parking Study	
☐	Cultural Resource Survey	
Submit Application Please send applications in PDF format to pced@cityofanacortes.org . An email with a link to a file share site is also acceptable. Paper copies may be requested after initial review.		Application Fee See the Land Use Permit Fee Schedule Fees will be invoiced to you after receipt of your application.

SUBMITTAL REQUIREMENT DETAILS

Additional details on certain submittals is provided below to ensure Applicants are fully aware what City staff will be looking for when an application is submitted to the City.

- a. **MASTER PERMIT APPLICATION:** Form attached. Use this form to indicate all requested land use permits and other key information about your proposed project.
- b. **AGENT AUTHORIZATION FORM.** Use this form to authorize someone other than the property owner to apply for permits.
- c. **CRITICAL AREAS IDENTIFICATION FORM.** Use this form to determine and/or identify if critical areas or critical area buffers are located on or within 300 ft. of the development area. If critical areas are determined to be present, a Critical Area Permit may be required.
- d. **PROJECT NARRATIVE:** Form attached. This document contains a list of elements to be included in your project narrative to help provide a clear and concise description of your proposal for those reviewing it.
- e. **RESPONSES TO CONDITIONAL USE PERMIT CRITERIA:** In order for the decision-maker to grant a conditional use permit, there must be a finding that the use would be consistent with the criteria in AMC 19.36.040. As the applicant, it is your responsibility to clearly demonstrate how each criteria is met.
- f. **STORMWATER SITE PLAN:** The Stormwater Site Plan is the comprehensive report containing all of the technical information and analysis necessary for regulatory agencies to evaluate your project for compliance with stormwater requirements. The level of stormwater review and contents of the Stormwater Site Plan will vary with the type and size of the project, and individual site characteristics. Use Form CG-3 to determine the level of stormwater review and then complete the applicable Stormwater Minimum Requirements Form on the Public Works - [Engineering Department Forms website](#) and provide required submittal items/plans.
- g. **SITE & LANDSCAPE PLANS:** These plans are needed so that your proposal can be reviewed for conformance with the applicable zoning and land use, community design, and project design provisions of the development regulations contained in AMC Title 19 Unified Development Code. (Use the site plan checklist for Single Family Residential Building Permits or Multi-Family and Non-Residential Site Plan review, as applicable (see [application checklists](#) and forms)
- h. **CLEARING & GRADING PLANS:** Checklist is located in the [Clearing/Grading Permit application packet](#). These plans are needed so that your proposal can be reviewed for conformance with [AMC 19.78 Clearing and Grading](#).
- i. **BUILDING ELEVATION DRAWINGS:** Checklist attached. These plans are needed so that your proposal can be reviewed for conformance with the applicable project and building design provisions in AMC Title 19 Unified Development Code. (Use the building elevations checklist for Single Family Residential Building Permits or Multi-Family and Non-Residential Site Plan review, as applicable (see [application checklists](#) and forms).
- j. **SEPA CHECKLIST:** Unless a project is categorically exempt, an environmental checklist is required to be completed and submitted.

- k. **TRANSPORTATION CONCURRENCY REVIEW FORM:** This form is used to collect information for the City's travel demand model, which is used to determine a project's impacts on the transportation system. Under GMA, the City must prohibit development approval if the development would cause the level of service on a locally owned transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. [AMC 19.22 Concurrency](#) contains the review criteria.
- l. **SUBDIVISION GUARANTEE:** A document prepared by a title insurance company documenting the ownership and title of all interested parties in the development and that lists all encumbrances. This document is needed to verify property ownership and to identify any encumbrances that are recorded to the property's title. Copies of all the encumbrances listed within the certificate or report must be provided. The certificate or report must be dated within 30 days prior to the submittal of a permit to the City.
- m. **RECORDED PROPERTY BOUNDARY SURVEY:** A recorded survey is required to define the limits of the property subject to the application. All property corners must be staked/marked and visible.
- n. **DIGITAL COPY OF ALL APPLICATION DOCUMENTS:** PDF format files for all submittal items, named as they appear on the submittal checklist, must be provided on a flash drive or emailed to pced@CityofAnacortes.org.

TECHNICAL REPORTS

Following is a list of technical reports that may be required to be submitted to the City depending on project and site-specific factors. The general triggers for each of the listed technical reports is provided below:

- A. **CRITICAL AREAS REPORTS:** In general, Critical Area reports are required when wetlands, streams, habitat conservation areas, geologically hazardous areas, shorelines, or aquifer recharge areas are located on or near a site. Critical area mitigation plans may also be required, depending on the project proposal. See Anacortes Municipal Code Ch. 19.70 for additional information.
- B. **PARKING STUDY:** A parking study may be required to determine the parking requirements for a specific use, adjusting minimum and maximum quantitative parking requirements, determining times of peak demand, and determining impacts to on-street parking in the vicinity of a proposed development. See AMC 19.64.020 for more info.
- C. **CULTURAL RESOURCES REPORT:** For more information on cultural resource surveys contact the Washington Department of Archaeology and Historic Preservation (<http://www.dahp.wa.gov>)
- D. **OTHER TECHNICAL REPORTS MAY BE REQUIRED TO DETERMINE /ENSURE CONFORMANCE WITH CUP CRITERIA.**

PROJECT NARRATIVE REQUIREMENTS

GENERAL INFORMATION
This form is intended to assist applicants in creating complete project narrative for site plan and building design review. Please fill in each space with the requested information.
PROJECT DESCRIPTION – Required for all project types
A. If a neighborhood meeting was held, provide the date held, general items of discussion at the meeting, and how the project proposal has been modified since the meeting, if applicable.
Neighborhood meeting not held yet.
B. Proposed use of the Site per AMC Table 19.41.040 or 19.41.050 and any special use provisions that apply. (see AMC 19.43 – 19.48)
Public Safety Facility (CONDITIONAL USE PERMIT REQUIRED)
C. Current use of the Site. Date of construction for any existing structures on site, and whether they are to be removed or retained.
Public Safety Facility, 1962 Main building, 2000 Storage building, 2016 Storage building. All to be retained
D. Description of the site's physical characteristics, including special site features (such as wetlands, water bodies, steep slopes, or other critical areas).
Property is a gently sloping site with some berms and changes in height to accommodate building differing elevations. Developed site has two storage buildings
E. Current uses and special site features of surrounding properties.
Site and existing buildings are located on 3 parcels, one of which is shared with the Anacortes police department. Building resides in an R4 zone
F. Description of general design techniques you considered to implement low impact development (see AMC 19.76.050(A) and (B)) in the design of your project site and proposed stormwater facilities necessary for compliance with AMC 19.76 Stormwater.
Proposed building addition and site improvements were designed to mitigate storm water impacts. Proposed building addition is located on existing impervious area. Site
G. Description of the proposed form and intensity of the proposed development (height, setbacks, lot coverage, etc.). (See AMC 19.42.)
Building addition will not encroach beyond current setbacks and is located within a secured/fenced yard and forms to the building's reentrant corner. Building will not
H. Identification of the site's block frontage designation(s) and description of project conformance. (see AMC 19.61)
Existing facility has address and monument sign that will remain unchanged. Proposed design does not impact this.
I. Description of the proposed building design, including a description of conformance with building massing and articulation, building details, building materials, and blank wall treatment requirements. (See AMC 19.63). Note: If you are proposing any departures, you must attach the applicable form.
Proposed building addition is within the northeastern corner of the existing facility and is located within an existing fenced/secured military vehicle and storage area. The

J. Description of proposed parking for vehicles and bicycles, including provisions for guests, shared parking. (see AMC 19.65)
Existing parking is not impacted by the addition as the occupant load usage will remain unchanged
K. Describe existing and proposed site access from public streets and any proposed street and/or pedestrian improvements.
Primary parking area is accessed from 22nd St. and will remain unchanged. Additional parking is accessed from 24th St. and is shared with the police department facility
L. Estimated quantities and type of materials involved if any fill or excavation is proposed.
80 cubic yards of excavation will be required for the proposed storm water bioretention cell within the northeast open lawn area of the site
M. Number, type, and size of trees to be removed.
No trees are to be removed.
N. Description of existing site utilities and proposed utilities, including extensions, upgrades, relocations, etc. (see AMC 19.52 Underground Utilities).
Building will propose a new fire protection system throughout with a new dedicated fire service line connection from 'M' Ave. Building will remove existing gas service line and
O. Explanation of any land to be dedicated to the City.
N/A

CONDITIONAL USE PERMIT CRITERIA

GENERAL INFORMATION	
The following section is intended to help you provide information about your project's compliance with the CUP criteria. Please fill in each space with responses that demonstrate how your proposal complies with all each criteria found in AMC 19.36.040.	
P.	How will the proposed conditional use comply with any specific requirements for the use found elsewhere in Title 19 Development Regulations?
A Public Safety Facility is allow in an R4 Zone if accepted as a conditional use. The proposed design will not change with currently use but will increase the existing facility's footprint without encroachments onto any setbacks.	
Q.	Describe how access to the site is appropriate considering the anticipated volume of traffic resulting from the use.
The access to the site and assigned personnel to the facility will remain unchanged. Occupant loads will not increase and building will continue with its routine operations.	
R.	Describe how off-street parking and loading facilities are adequate in terms of location, amount, and design to service the use.
Existing parking is to remain unchanged with exception to the secured/fenced military vehicle parking area that will have a reduction in area to accommodate the proposed building addition. The current user has verified this is acceptable and that this will not impact their use of the site.	
S.	Describe the location and intensity of outdoor lighting and how casting of light on adjacent, adjoining, or neighboring properties will be avoided.
No changes or renovations to the existing exterior lighting is anticipated. New building mounted exterior lighting will be provided at new entries to the building. New entry lighting will be selected to match the style and characteristics of existing exterior lighting as closely as possible. New exterior lighting will be designed to operate by the	
T.	Describe the hours and manner of operation of the proposed use, including anticipated noise generation, and how these will not be inconsistent with adjacent or nearby uses.
Hours of 7:00am to 5:00pm will not change. No increase to noise or light will occur.	

U. Describe existing or proposed public facilities that will serve the use and whether they are adequate to serve the proposed use.
The existing facility limits the functional and efficient use needed by the Washington National Guard due to inadequate storage and training areas. The proposed building addition will resolve these deficiencies and will provide improved structural stability during seismic events.
V. Describe the physical conditions of the site, including size, shape, topography, and drainage and their suitability for the proposed development.
The site gently slopes from the southwest to the northeast. One (1) larger main building with office components is located on the site with three (3) storage buildings supporting the mission of the Washington National Guard. The site will remain relatively unchanged in physical appearance and characteristics.
W. Describe any other factors deemed relevant to the decision-maker.
Please see attached memo titled "20220427_Anacortes - Planning Department Memo CFT"

April 27, 2022

To:	City of Anacortes Building Planning, Community, and Economic Development
Cc:	Nathan Goldschmidt
From:	WJA Design Collaborative (Clint Treat, AIA)
Subject:	Anacortes Readiness Center Renovation and Alteration (2219 M Avenue)

To the Director of Planning, Don Measamer and your team:

Following yesterday's Pre-Application conference call/meeting, the Designer of Record and Owner's group (including the Washington Military Department) wanted to be as transparent as possible regarding the design for the Anacortes Readiness Center Renovation and Alteration in hopes that your team has all the appropriate information regarding the proposed building addition, renovation work, and site improvements.

The proposed building addition is limited to a square footage increase of a gross 3,629 SF in footprint. The addition is only to increase program areas of uses already occurring within the building. The addition includes classroom, fitness/exercise room, and corridor expansions. The physical structure will be built of CMU and covered with metal panels matching the finishes on the existing building.

We have listed a series of items that would be typically considered critical to the City of Anacortes' interest that this design has mitigated by providing no impact. These include:

- No change of use
- No change in occupant loads (current user count of the facility is not increasing)
- No change in building height
- No change in parking
- No change in lot setbacks
- No change or impacts to existing traffic levels
- No increase to plumbing fixture count, yet the project maintains current code minimum fixture counts
- No change to main entries
- No Increase of stormwater runoff
- No change in building frontage
- No greenspace impacts

Additionally, we would like to make known the improvements this facility will accrue after the project completion, which will benefit the public that interact with the structure bettering the welfare this facility brings. These improvements include:

- Complete ADA upgrades at toilet rooms and interior lifts
- Full seismic upgrade for entire building
- Abatement of interior hazardous materials
- Increased leasable classroom spaces



- Improved security
- New fire protection throughout
- Improved stormwater treatment
- Improved energy performance

This facility, as well as its service members, have been a part of the local Anacortes community for over 50 years and plans to continue this presence well into the future. The planning for building addition and renovation improvements such as this takes the Washington Military Department a decade or more to appropriate funds and design efforts. It is hoped that the City of Anacortes can be amendable and equitable to these efforts to improve this building's function and use, and its users while maintaining this community connection. The design efforts have gone to great lengths to be as mindful to the surrounding neighborhood as possible to provide minimal to no impact within this zone.

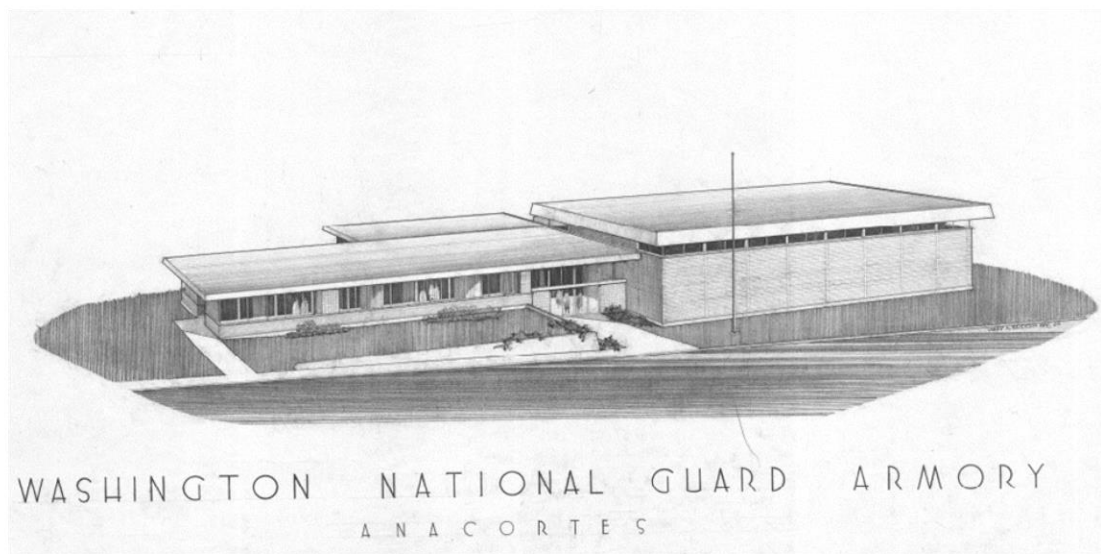
Our hope is that this memo helps inform you of the importance and contributions this facility brings to the City of Anacortes. Thank you.

Signed: Clint Treat, AIA

Drainage Memorandum

Building Permit Set

Anacortes Readiness Center Renovations and Addition
Department of Enterprise Services



April 2022

Drainage Memorandum

Project Information

Project: **Anacortes Readiness Center Renovations and Addition**
Prepared for: **Department of Enterprise Services**

Reviewing Agency

Jurisdiction: City of Anacortes

Project Representative

Prepared by: **SCJ Alliance**
1201 Third Avenue, Suite 550
Seattle, WA 98101
206.739.5454
scjalliance.com

Contact: Corey Jurcak, PE

Project Reference: **SCJ #21-00635**
Path: \\ad.scj.io\Global\Projects\1906 WJA Design Collaborative\21-000635
Anacortes Readiness Center Renovations and Addition\Phase 03 - Construction
Documents\Building Permit Submittal\Drainage Memo\21-000635 ARC
Drainage Memo Permit Set_2022-0429.docx

PROJECT ENGINEER'S CERTIFICATION

I hereby certify that this Drainage Memorandum for the Anacortes Readiness Center Renovations and Addition project has been prepared by me or under my supervision and meets the minimum standards of the City of Anacortes and normal standards of engineering practice. I hereby acknowledge and agree that the jurisdiction does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities designed by me.



04/29/2022

Prepared By: Kristal Kozai, PE
kristal.kozai@scjalliance.com
206.739.5454

Date



04/29/2022

Approved By: Corey Jurcak, PE
corey.jurcak@scjalliance.com
206.739.5454

Date

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LIST OF APPENDICES

Appendix A – Vicinity Map

Appendix B – Determination of Minimum Requirements Worksheet

Appendix C – Storm Drain Plans, FIRM

DRAINAGE MEMORANDUM

The following report was prepared for the proposed Anacortes Readiness Center Renovations and Addition project in Anacortes, Washington. This report was prepared to comply with the minimum technical standards and requirements that are set forth in the Department of Ecology 2019 Stormwater Management Manual for Western Washington (SMMWW) and the City of Anacortes Municipal Code.

1. PROPOSED PROJECT DESCRIPTION

Project Proponent: City of Anacortes

Section, Township, Range: Section 24, Township 35N, Range 1E

The proposed project consists of building renovations and construction, security upgrades, and stormwater improvements. The improvements/construction activities for this project include the following:

- Site preparation erosion control activities
- Building renovations and construction
- Construction/installation of water quality and conveyance systems

A site vicinity map of the proposed project location is enclosed as Appendix A.

A worksheet for determining the number of Minimum Requirements for this project has been prepared and is enclosed as Appendix B. Minimum Requirements one through five are required for new and replaced hard surfaces and the land disturbed.

The improvements include a bioretention facility with an underdrain. Exhibits are enclosed as Appendix C.

1.1 SUMMARY OF COMPLIANCE ON SITE

The stormwater design complies with minimum requirements one through five as follows:

Minimum Requirement #1 – Preparation of Stormwater Site Plans – This Drainage Memorandum will meet all the requirements of the SMMWW and will be included as part of the Stormwater Site Plans.

Minimum Requirement #2 – Construction Stormwater Pollution Prevention Plan – The project will provide an erosion control plan for the Contractor to incorporate into the project's Stormwater Pollution Prevention Plan (SWPPP) that will include specific Best Management Practices (BMPs) specified as guidance to the Contractor during construction activities to protect the downstream drainage system and receiving waters.

Minimum Requirement #3 – Source Control of Pollution – BMPs listed below are the minimum required for the site; additional BMPs not listed here may need to be implemented to meet the minimum requirements discussed in the SMMWW.

- BMP C120: Temporary and Permanent Seeding
- BMP C121: Mulching

- BMP C125: Topsoiling/Composting
- BMP C140: Dust Control
- BMP C220: Inlet Protection
- BMP C233: Silt Fence

Minimum Requirement #4 – Preservation of Natural Drainage Systems and Outfalls – The existing storm drainage system on site will be retained to the greatest extents possible. Surface water runoff discharge from the project site will continue to occur at the same location as with existing conditions.

Minimum Requirement #5 – Onsite Stormwater Management – The Site Civil and Utility Plans are attached as Appendix C. Per Appendix 1 of Anacortes' Phase II Municipal Stormwater Permit, Section 3: Applicability of the Minimum Requirements, this project will use the following Low Impact Development (LID) BMPs from the List Approach for MR5 Compliance for each type of surface in List #1:

- BMP T5.13: Post-Construction Soil Quality and Depth
- BMP T7.30: Bioretention Cells, Swales, and Planter Boxes

2. EXISTING CONDITIONS DESCRIPTION

The existing project site contains the Anacortes Readiness Center building with concrete pavement hardstand for military vehicles to the northeast, privately owned vehicle (POV) parking to the north, and open lawn areas to the west and northwest of the facility. The property is bordered by M Avenue on the west, 22nd Street to the north, and an alley/residential access driveway on the east side of the site. The Readiness Center shares a public parking area to the south of the building with the Anacortes Police Department.

The site slopes gently downward from the southwest to the northeast. Roadside drainage ditches are located on east side of the site, between the military parking area's storage buildings and the alley/residential access driveway that borders the east side of the site. The open ditches discharge surface water and collected stormwater flows into an existing underground stormwater conveyance system that runs west to east below 22nd Street. The separated storm drainage system in 22nd Street eventually outfalls to Puget Sound at the east end of 22nd Street.

No offsite drainage is anticipated to drain onto the site.

3. INFILTRATION RATES/SOILS REPORTS

Geotest has conducted testing and analysis of the soils on site and states that stormwater infiltration is not feasible for this site due to the underlying soils.

4. WELLS AND SEPTIC SYSTEMS

There are no known wells or septic systems near the project.

5. FUEL TANKS

There are no known underground fuel tanks that will impact the stormwater facility.

6. SUBBASIN DESCRIPTION

Qualitative Upstream Analysis

There is no foreseen offsite run-on from the adjacent parcels that will be tributary to the proposed stormwater system.

Qualitative Downstream Analysis

All the stormwater generated by the improvements will be collected, treated, and released to an existing stormwater system. The existing stormwater system releases into Puget Sound.

A downstream analysis is not required because no new hard surface will be added to the project, and there will be net reduction in stormwater runoff rate from this site due to the proposed bioretention facility to be constructed on site.

Per discussion with the City of Anacortes Engineering Department, the existing stormwater conveyance downstream of the site is capacity-constrained and can experience surcharging during peak storm events. Our project will help reduce the rate of stormwater runoff during peak events by retaining water from the site before discharging to the stormwater conveyance system.

7. FLOODPLAIN ANALYSIS

The project is located in an area of minimal flood hazard, according to FEMA. A site-specific National Flood Insurance Map (FIRM) has been provided herein as Appendix C.

8. AESTHETIC CONSIDERATIONS FOR FACILITIES

The bioretention area will be landscaped, including low-growing grasses and shrub plantings within the bioretention cell limits which will not impede visibility from the Readiness Center to 22nd Street. The landscaping of the stormwater facility will improve the current aesthetics.

9. FACILITY SELECTION AND SIZING

The water quality treatment and flow control system consist of a bioretention facility that is designed to treat and manage all the replaced pollution generating impervious surfaces (PGIS).

The selected drainage Bioretention Cell BMP will be sized per the Western Washington Phase II Municipal Stormwater Permit, Appendix 1, footnote 1, Table 2:

List Approach for MR5 Compliance as having a minimum horizontal projected surface area below the overflow which is at least 5% of the replaced hard surface area flowing to it.

The replaced hard surface area for the project is 4,425 square feet. Therefore, the projected bottom area of the bioretention cell below the overflow structure will be 5% of 4,425 square feet, or approximately 221 square feet or more. Please refer to the stormwater/utilities site plan, which shows the location and size of the stormwater bioretention cell facility.

Performance Standards and Goals

Minimum requirements one through five are required for the replaced hard surfaces. See Appendix B for the Determination of Minimum Requirements Worksheets.

Flow Control System

Despite this project not adding any new hard surfaces, the replaced hard surface areas are required to be treated; per discussion with the City of Anacortes, the project is not categorized as flow control exempt. Flow control will be provided by the bioretention facility.

Water Quality System on Site

There is a total of 4,425 square feet of replaced impervious area that requires treatment. Treatment is being provided by one bioretention facility, located on the northern side of the site within the existing lawn area. The projected bottom area of the bioretention cell below the overflow structure will be 5% of the replaced hard surface area of 4,425 square feet, or approximately 221 square feet or more. The bioretention area is designed with 1.5 feet of amended soils and is 1.5 feet deep. The 1.5 feet includes six inches of ponding and one foot of freeboard. A stormwater overflow catch basin will be installed at the east end of the new bioretention area with a piped connection to the existing stormwater catch basin.

10. CONVEYANCE SYSTEM ANALYSIS AND DESIGN

Conveyance System calculations are not applicable; the site improvements will reduce the amount of runoff that is directed to the underground drainage system with the installation of the bioretention facility.

11. OFFSITE ANALYSIS AND MITIGATION

All stormwater will be managed and treated on site, reducing the stormwater runoff from the site. Therefore, neither an offsite analysis nor further mitigation are required.

12. UTILITIES

Utility crossings will be closely monitored and minimized through design to avoid utility conflicts and to maintain proper separation, per the City of Anacortes design requirements.

13. COVENANTS, DEDICATIONS, EASEMENTS, AGREEMENTS

City of Anacortes will be responsible for inspection, operation, and maintenance of storm drainage facilities and execution of pollution source control programs for all project improvements.

14. OTHER PERMITS OR CONDITIONS PLACED ON THE PROJECT

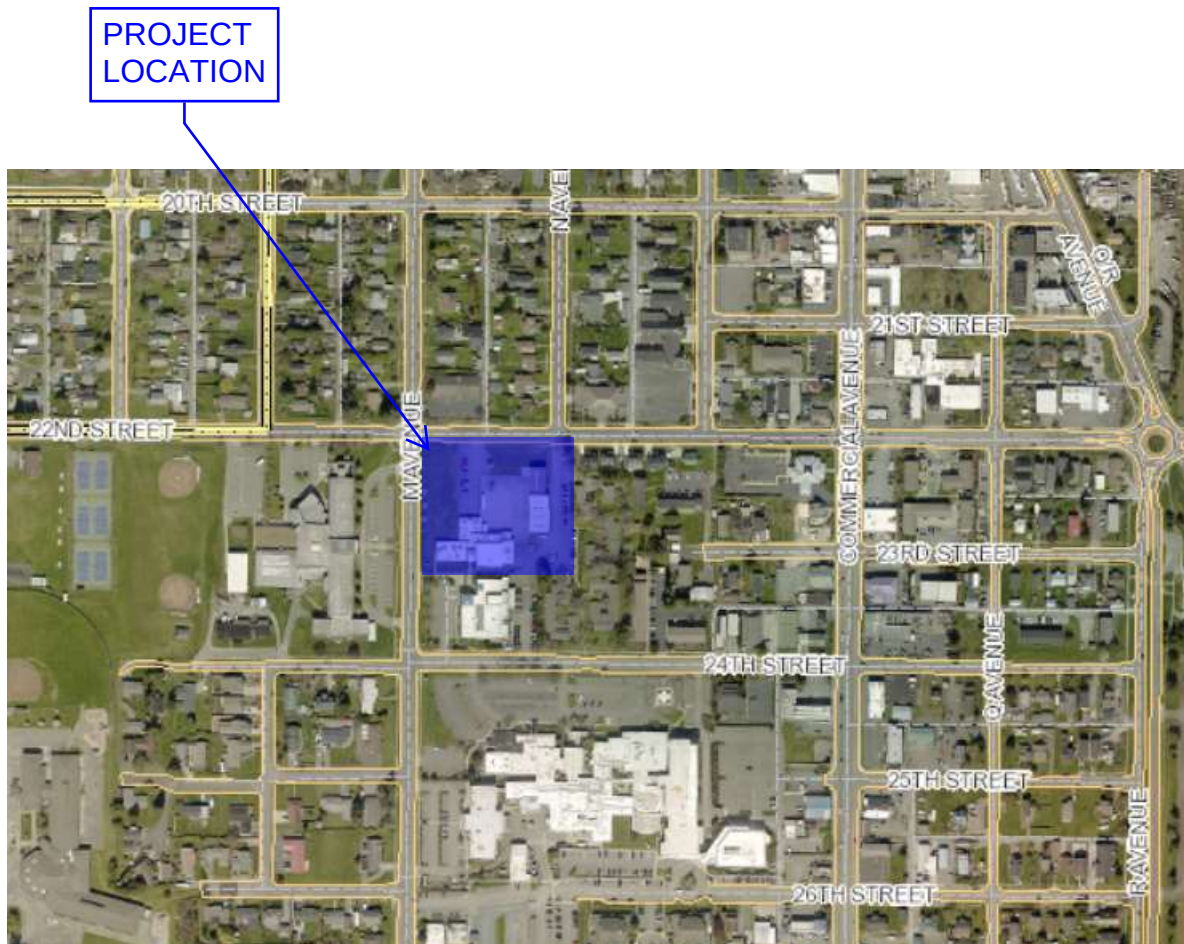
The Anacortes Readiness Center Project will follow the requirements of the Anacortes Municipal Stormwater Permit.

END OF DRAINAGE MEMORANDUM

APPENDIX A

VICINITY MAP

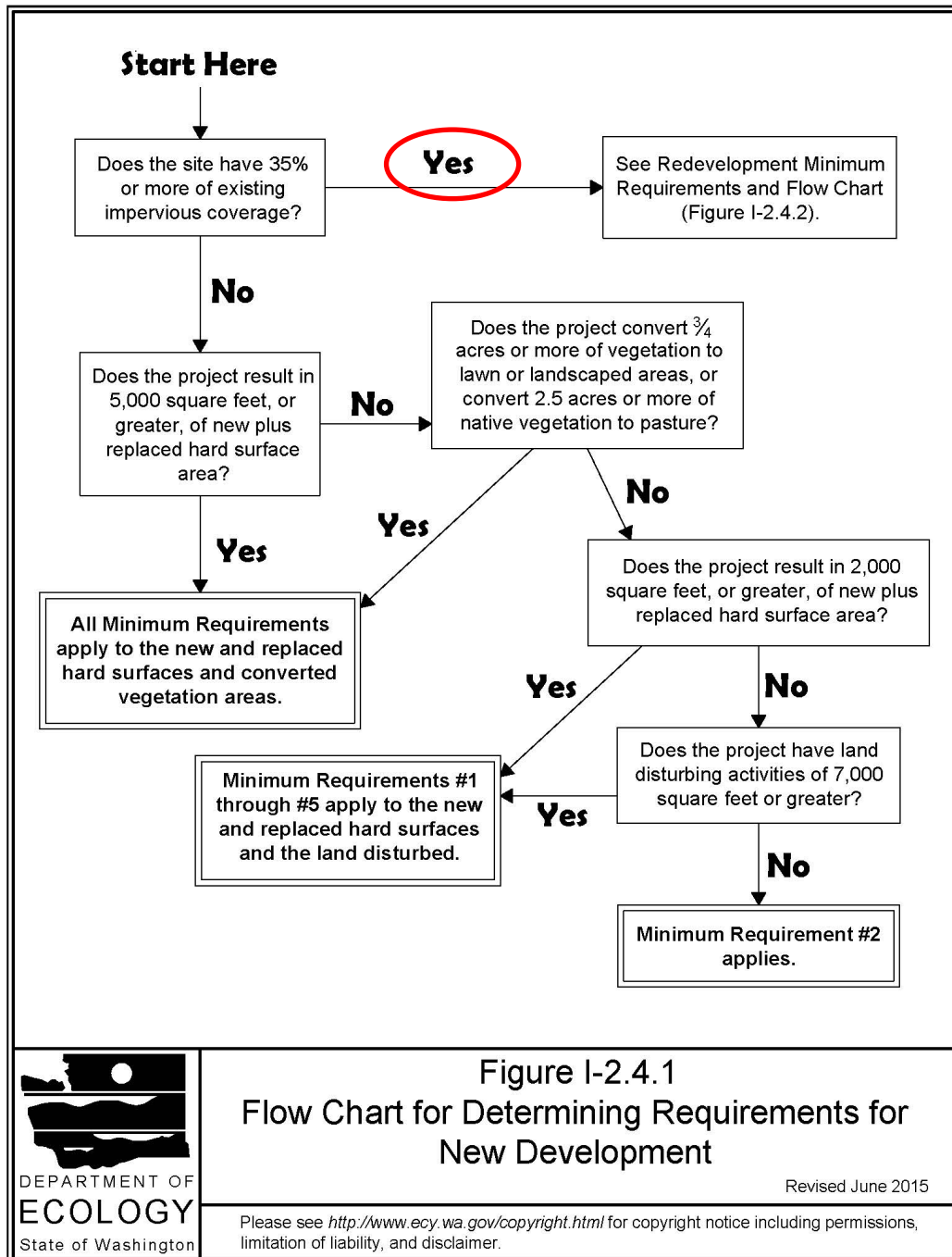
VICINITY MAP



APPENDIX B

DETERMINATION OF MINIMUM REQUIREMENTS WORKSHEET

FLOW CHART FOR DETERMINING REQUIREMENTS FOR NEW DEVELOPMENT



FLOW CHART FOR DETERMINING REQUIREMENTS FOR REDEVELOPMENT

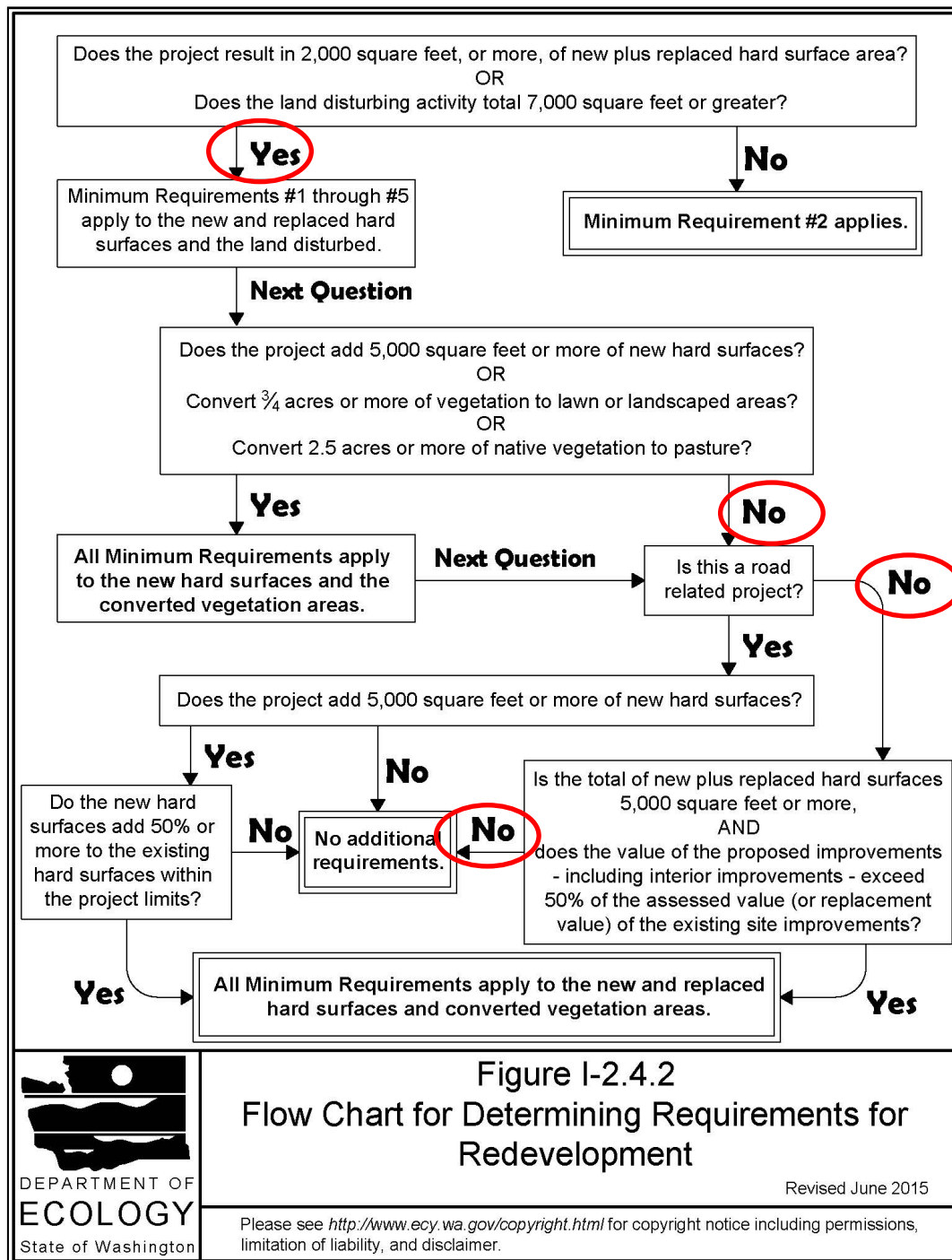


Figure I-2.4.2
Flow Chart for Determining Requirements for
Redevelopment

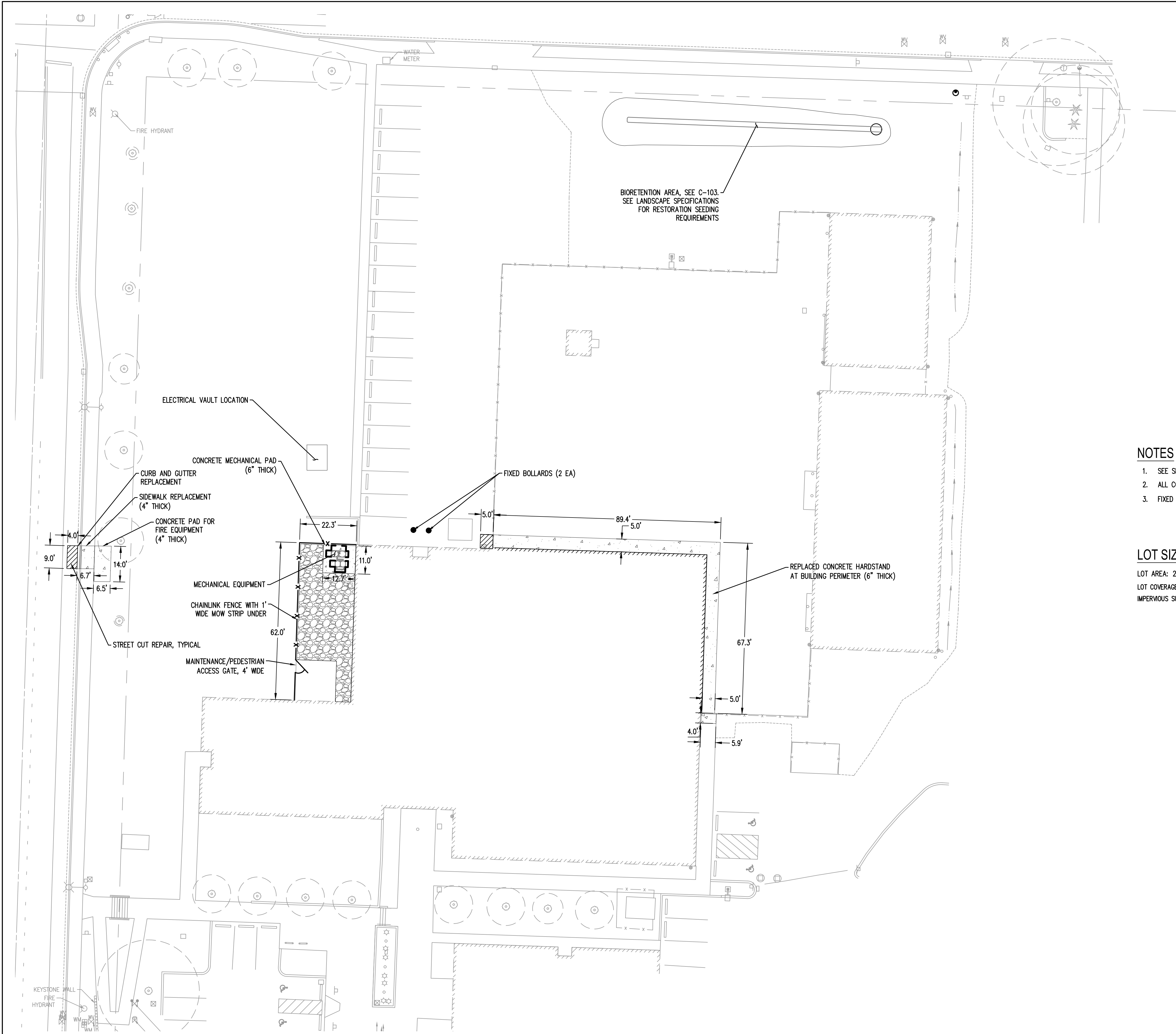
Revised June 2015

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APPENDIX C

SITE CIVIL AND UTILITY PLANS, FIRM

4/29/2022 9:54:28 AM N:\PROJECTS\1906 WJA DESIGN COLLABORATIVE\21-000635 ANACORTES READINESS CENTER RENOVATIONS AND ADDITION\CADD\21-000635 C-102.DWG



LEGEND

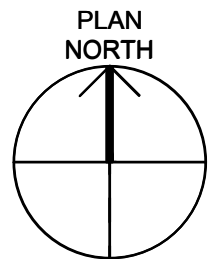
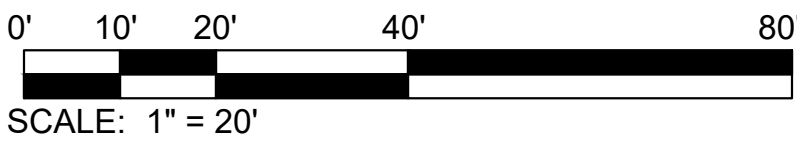
- FIXED BOLLARD (SEE DETAIL 5, SHEET C-503)
- x—x—x— 7" HIGH CHAIN LINK FENCE (UNPAINTED) WITH SINGLE 3-STRAND BARBED WIRE OUTRIGGER, (SEE DETAILS 1-4, SHEET C-503)
- [Pattern] CONCRETE PAVEMENT, 6" THICK (SEE DETAIL 2, SHEET C-501)
- [Pattern] CRUSHED ROCK, 4" THICK
- [Pattern] ASPHALT PAVEMENT, MATCH EXISTING STREET CUT REPAIR, SEE CITY OF ANACORTES STANDARD DETAIL, ST-01 (SEE DETAIL 1, SHEET C-502)
- ==== CURB AND GUTTER REPLACEMENT, SEE CITY OF ANACORTES STANDARD DETAIL, ST-03 (SEE DETAIL 2, SHEET C-502)

NOTES

- SEE SHEET C-100 FOR SURVEY NOTES.
- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3500 PSI.
- FIXED BOLLARDS MUST BE 4" MINIMUM IN DIAMETER, A316 STAINLESS STEEL.

LOT SIZE

LOT AREA: 2.26 ACRES (98,605 SF)
LOT COVERAGE: 61,372 SF
IMPERVIOUS SURFACE COVERAGE: 62%



WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 W AVENUE, ANACORTES, WA

CIVIL SITE PLAN

C-102



design collaborative

617 Western Avenue
Seattle, WA 98104
Tel. 206.946.9746
www.wja-dc.com



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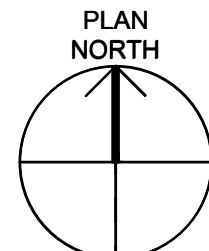
Project No.: 21024	Designed By: KK	Drawn By: KK	Checked By: CJ
Mark	Description	Date	

-----SD-----SD-----SD-----	EXISTING STORM LINE
-----SS-----SS-----SS-----	EXISTING SEWER LINE
-----W-----W-----W-----	EXISTING WATER LINE
→ →	EXISTING DITCH
⊕	EXISTING MANHOLE
□	EXISTING INLET
⊠	EXISTING WATER METER
⊗	EXISTING WATER VALVE
	SURFACE WATER RUNOFF FLOW DIRECTION
○	BUILDING DOWNSPOUT
	THRUST BLOCK
— ■ — ■ — ■ —	STORM LINE
— ■ — ■ — ■ —	WATER LINE
— / — / — / — / —	FIRE SERVICE LINE
⊗	POST INDICATOR VALVE
●	FIRE HYDRANT
⋈	FIRE DEPARTMENT CONNECTION (FDC)
●	CLEANOUT (TWO-WAY)
[	CAP

1. REFER TO ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS AND DETAILS. FERNO STYLE FLEXIBLE CONNECTOR BETWEEN DOWNSPOUT AND DRAIN PIPE.
2. STORM RETENTION BASIN AREA SHAPE MAY BE ADJUSTED AS NEEDED, PROVIDE MIN BOTTOM AREA SPECIFIED.
3. DURING EXCAVATION FOR STORM RETENTION BASIN AREA, DO NOT ALLOW HEAVY CONSTRUCTION EQUIPMENT TO TRAVEL ACROSS AREA AFTER NATIVE SUBGRADE IS SCARIFIED.
4. ALL DRAIN LINES TO BE PVC SCH40. ALL DOWNSPOUT CONNECTION DRAIN LINES SHALL BE 6" MINIMUM PIPE DIAMETER

1. ALL AREAS WITHIN 10' OF THE PROPOSED BUILDING SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF 2% FOR PAVED SURFACES AND 5% FOR NON-PAVED SURFACES, EXCEPT FOR WHERE OTHERWISE NOTED.
2. FINISHED GROUND AT THE BUILDING PERIMETER SHALL BE 6" BELOW THE FINISHED FLOOR ELEVATION UNLESS OTHERWISE NOTED.

1. ALL WATER LINES BETWEEN 4 AND 12-INCHES TO BE PVC C900 CLASS 165 AND DR18.
2. ALL FITTINGS TO BE MJxMJ UNLESS OTHERWISE NOTED.
3. ALL UNDERGROUND WATER PIPING SHALL HAVE TRACER WIRE.
4. MINIMUM COVER FOR WATER PIPE AND FIRE SERVICE IS 3 FEET.
5. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
6. INSTALL FIRE HYDRANT AND PIV PER NFPA STANDARDS.
7. SEE ELECTRICAL SITE PLAN AND TELECOMMUNICATIONS SITE PLAN FOR CONSTRUCTION REQUIREMENTS AND DETAIL FOR THE SITE ELECTRICAL AND SITE TELECOMMUNICATIONS PROJECT WORK.



NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevation (BFE)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data referenced in the FIS should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevation (CBFE) shown on this map apply only landward of 0.0' National Geodetic Vertical Datum (NGVD). Users of this FIRM should be aware that coastal flood elevations may also be provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this community. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" or the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map is Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** is NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (800) 715-3242, or visit their website at www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the City of Anacortes, Washington.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limits locations.

Please refer to the separately printed **Map Index** for an overview map showing the layout of map panels for this jurisdiction.

An accompanying Flood Insurance Study report, Letters of Map Revision or Letters of Map Amendment revising portions of this panel, and digital versions of this PANEL may be available. Contact the **FEMA Map Service Center** at the following phone numbers and Internet address for information on all related products available from FEMA:

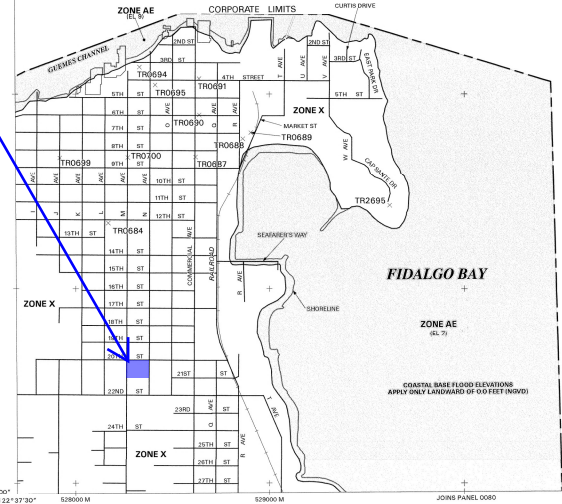
Phone: 800-358-9616
FAX: 800-358-9620
www.fema.gov/ltrac

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA-MAP** (1-877-338-2627) or visit the FEMA website at www.fema.gov.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report may reflect stream channel distances that differ from what is shown on this map.

All Special Flood Hazard Areas shown within the City of Anacortes were previously published by the Unincorporated Areas of Skagit County, Washington. Dates shown below are from the Effective FIRM for Skagit County: Initial Identification - October 25, 1974; Flood Hazard Boundary Map Revision - September 13, 1977 & April 1, 1985; Flood Insurance Rate Map Effective - January 3, 1985

PROJECT LOCATION



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equal or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually shear flow on sloping terrain); average depths intermediate; few areas of structural toe flooding; velocities are moderate.

ZONE AO Flood depths of 1 to 3 feet (usually shear flow on sloping terrain); average depths intermediate; few areas of structural toe flooding; velocities are moderate.

ZONE AR Area of special flood hazard formerly protected from the 1% annual chance flood event by a flood control system that was subsequently identified. Zone AR indicates that flood or former flood control system is being restored to provide protection from the 1% annual chance or greater flood event.

ZONE A99 Area to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no base flood elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or cross drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

UTM FLOODWAY PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary

512
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or velocities.
Base Flood Elevation line and value; elevation in feet
(EL 987)
Base Flood Elevation value where uniform within zone; elevation in feet
*Referenced to the National Geodetic Vertical Datum of 1929

Grass Section Line
Transmit Line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
1000-meter Universal Transverse Mercator grid values, zone 10
5000-foot grid ticks

600000 FT

DX5510
Bench mark (see explanation in Notes to Users section of this FIRM panel)
River Mile

MAP REPOSITORY
City of Anacortes City Hall 604 6th Street Anacortes, WA 98221
(Maps available for reference only, not for distribution.)

INITIAL IDENTIFICATION
See Notes to Users Area
FLOOD HAZARD BOUNDARY MAP REVISIONS
See Notes to Users Area
FLOOD INSURANCE RATE MAP EFFECTIVE
See Notes to Users Area
FLOOD INSURANCE RATE MAP REVISIONS

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine which actuarial rates apply to structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6625.

MAP SCALE 1" = 1000'

500 0 1000 2000
300 0 300 600
FEET METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0040A

FIRM FLOOD INSURANCE RATE MAP

CITY OF ANACORTES, WASHINGTON

SKAGIT COUNTY

PANEL 40 OF 100

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

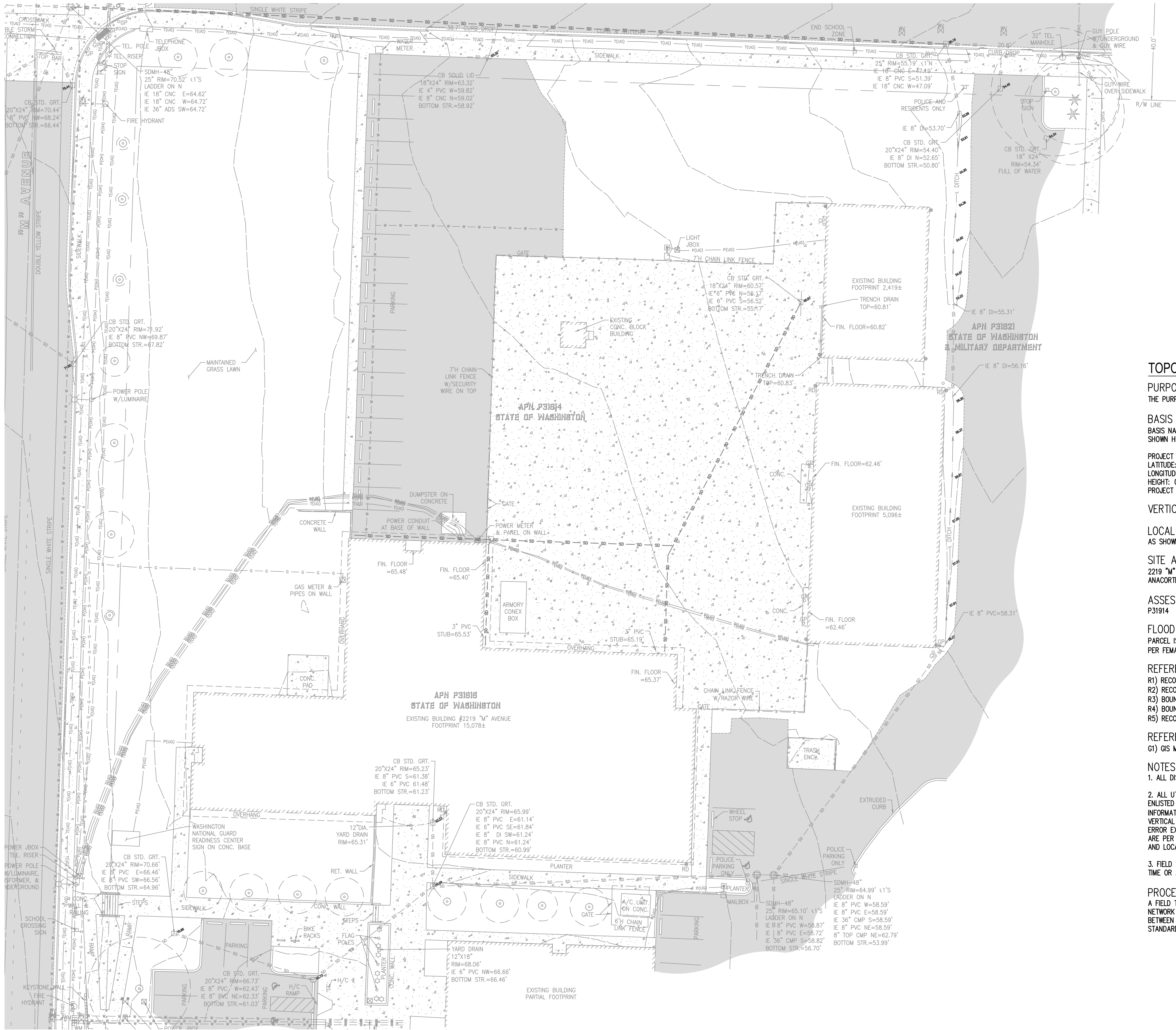
COMMUNITY	NUMBER	PANEL	SUFFIX
ANACORTES, CITY OF	530517	0040	A

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the insured community.

MAP NUMBER 5305170040A

EFFECTIVE DATE: SEPTEMBER 17, 2003

Federal Emergency Management Agency



EXISTING LEGEND

- (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)
- SURVEY MONUMENT (AS NOTED)
 - LUMINAIRE (LUM.)
 - YARD LIGHT
 - POWER METER (PM)
 - POWER POLE (PP)
 - JUNCTION BOX (AS NOTED)
 - TELEPHONE MANHOLE (TM)
 - TELEPHONE RISER (TR)
 - CATCH BASIN (CB)
 - STORM MANHOLE (SDMH)
 - STORM CLEANOUT (SDCO)
 - ROOF DRAIN (RD)
 - SANITARY SEWER MANHOLE (SSMH)
 - SANITARY CLEANOUT (SSCO)
 - GAS METER (GM)
 - WATER VALVE (WV)
 - FIRE HYDRANT(FH) / CONNECTION(FDC)
 - POST INDICATOR VALVE (PIV)
 - WATER MANHOLE
 - WATER METER (WM)
 - SIGN
 - IRRIGATION VALVE (IV)
 - DIRECTIONAL ARROW
 - HANDICAP
 - MAILBOX (MB)
 - BICYCLE LANE
 - PLANTER LIGHTS
- CHAIN LINK FENCE
 - WATER LINE
 - GAS LINE
 - TELEPHONE LINE (OH) OR (UG)
 - POWER LINE (OH) OR (UG)
 - STORM LINE
 - SEWER LINE
 - KEYSTONE WALL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE DRIPLINE
 - CONCRETE
 - ASPHALT
 - BUILDING LINE

TOPOGRAPHIC SURVEY

PURPOSE OF THIS SURVEY
THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING DEVELOPMENT AND/OR DESIGN

BASIS NAD83(2011) DATUM PER WASHINGTON STATE REFERENCE NETWORK(WSRN)
BASIS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT
LATITUDE: N48.504462070
LONGITUDE: W122.616812101
HEIGHT: 0.000000
PROJECT COMBINED SCALE: 1.0000350011

VERTICAL DATUM IS NAVD88 PER WSRN TIED TO GEOID18

LOCAL SITE/PROJECT BENCHMARKS
AS SHOWN ON THIS SURVEY

SITE ADDRESS
2219 "M" AVENUE
ANACORTES, WA 98221

ASSESSOR'S PARCEL NUMBER
P31914

FLOOD INFORMATION
PARCEL IS LOCATED IN ZONE "X" - AREA OF MINIMAL FLOOD HAZARD.
PER FEMA PANEL NUMBER 5303170040A, DATED 09/17/2003.

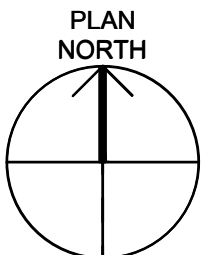
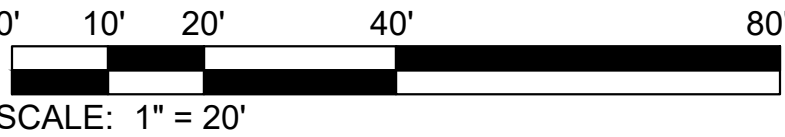
REFERENCE SURVEYS
R1) RECORD OF SURVEY, AFN 20130090067
R2) RECORD OF SURVEY, AFN 200402170205
R3) BOUNDARY LINE ADJUSTMENT, AFN 201509250039
R4) BOUNDARY LINE ADJUSTMENT, AFN 201902140052
R5) RECORD OF SURVEY, AFN 201112190135

REFERENCE GIS DATA
G1) GIS MAP DATA PROVIDED OR DOWNLOADED ON 11/12/2021 FROM PUGET SOUND ENERGY.

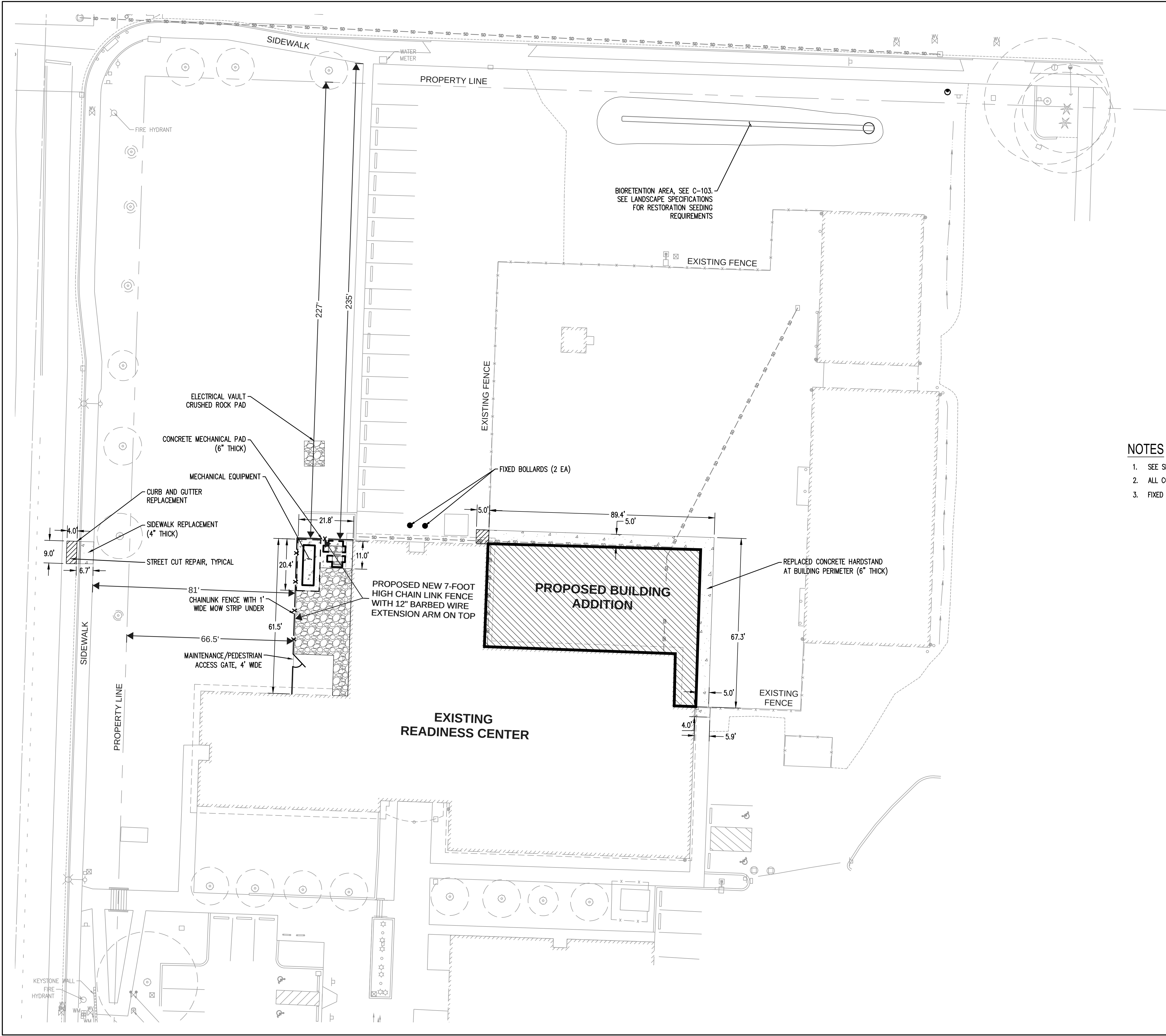
NOTES

- ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.
- ALL UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS, UTILITY PAINT MARKINGS PER PRIVATE UTILITY LOCATOR ENLISTED AS PART OF THIS SURVEY AND PERFORMED BY APPLIED PROFESSIONAL SERVICES INC. AND OTHER REFERENCE INFORMATION. QUOTED ACCURACY OF UTILITIES SHOWN PER UTILITY LOCATOR PAINT MARKINGS ARE 1.5'± HORIZONTALLY. VERTICAL UTILITY INFORMATION IS SHOWN TO THE SIGNIFICANT FIGURE AT WHICH THEY WERE MEASURED, BUT INHERENT ERROR EXISTS IN RESTRICTION OF ACCESS TO UNDERGROUND UTILITIES. UTILITIES SHOWN PER REFERENCE INFORMATION ARE PER BEST FIT AND INTERPOLATION AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. FOR EXACT UTILITY DEPTH AND LOCATION INFORMATION, IT IS RECOMMENDED THAT POTHOLING BE PERFORMED.
- FIELD SURVEY WAS COMPLETED IN NOVEMBER 2021 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.

PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A TRIMBLE SX10 TOTAL STATION SUPPLEMENTED WITH FIELD NOTES AND TRIMBLE R10-2 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.



Mark	Description	Date

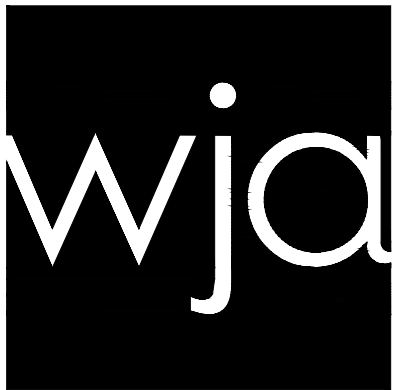
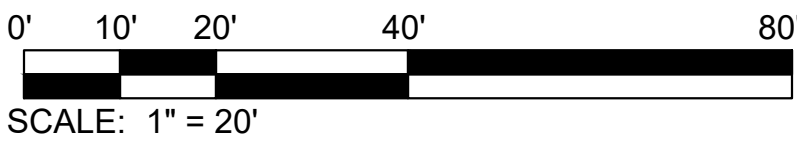


LEGEND

- FIXED BOLLARD (SEE DETAIL 5, SHEET C-503)
- 7" HIGH CHAIN LINK FENCE (UNPAINTED) WITH SINGLE 3-STRAND BARBED WIRE OUTRIGGER, (SEE DETAILS 1-4, SHEET C-503)
- CONCRETE PAVEMENT, 6" THICK (SEE DETAIL 2, SHEET C-501)
- CRUSHED ROCK, 4" THICK
- ASPHALT PAVEMENT, MATCH EXISTING STREET CUT REPAIR, SEE CITY OF ANACORTES STANDARD DETAIL, ST-01 (SEE DETAIL 1, SHEET C-502)
- CURB AND GUTTER REPLACEMENT, SEE CITY OF ANACORTES STANDARD DETAIL, ST-03 (SEE DETAIL 2, SHEET C-502)

NOTES

- SEE SHEET C-100 FOR SURVEY NOTES.
- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3500 PSI.
- FIXED BOLLARDS MUST BE 4" MINIMUM IN DIAMETER, A316 STAINLESS STEEL.



617 Western Avenue
Seattle, WA 98104
Tel. 206.946.9746
www.wja-dc.com

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200,
LACEY, WA 98516
P: 360.352.1465 F: 360.352.1509
SCJALLIANCE.COM

Project No.: 21024	Designed By: KK	Drawn By: KK	Checked By: CJ
Mark	Description	Date	

WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 W AVENUE, ANACORTES, WA

CIVIL SITE PLAN

C-102

ANACORTES READINESS CENTER - RENOVATION AND ADDITION



2219 M AVENUE
ANACORTES, WA 98221

PROJECT DESCRIPTION: RENOVATION AND ADDITION OF THE EXISTING ANACORTES READINESS CENTER. WORK INCLUDES 3,600 SF BUILDING ADDITION WITH NEW CLASSROOMS, FITNESS ROOM AND CORRIDOR. ALTERATIONS TO PORTIONS OF THE EXISTING INCLUDE NEW TOILET/SHOWER ROOMS, KITCHEN, CONFERENCE, MOTHER’S ROOM, MULTIPURPOSE ROOM, AND A NEW ADA LIFT. NEW MECHANICAL, FIRE PROTECTION, MASS NOTIFICATION AND ELECTRICAL SERVICE TO BE INCORPORATED. BUILDING TO RECEIVE A COMPLETE STRUCTURAL SEISMIC UPGRADE AND REROOF. MINOR REPAIR AND FINISHES TO BE PROVIDED IN AREAS AFFECTED.

PARCEL NO.: 3 SEPARATE PARCELS, 31914, 31915 AND 31921.

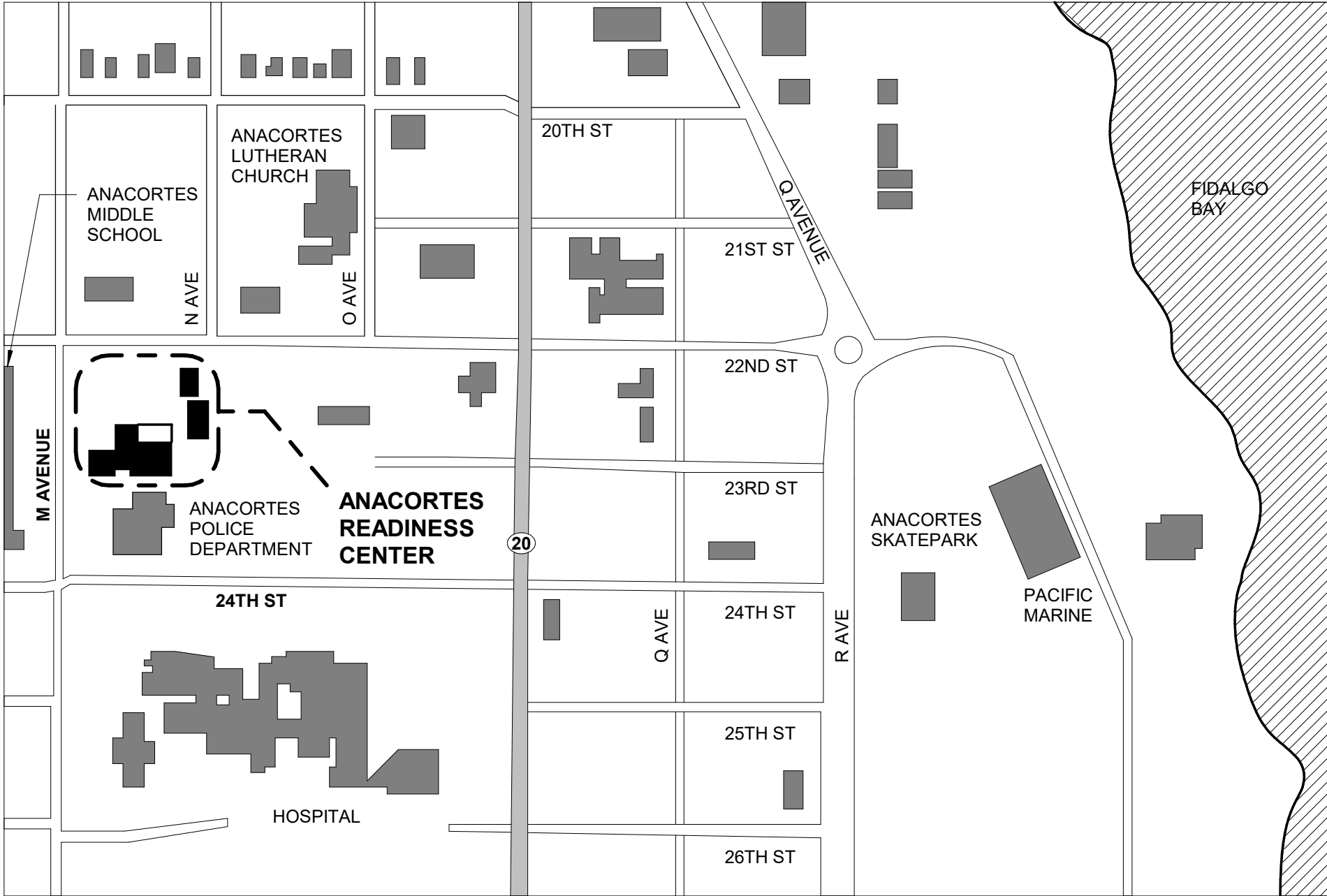
LEGAL DESCRIPTION: 31914 - (1.5100 ac) TAX 300AAA BAT E1/4 C SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., TH S 0-59-30 E ALG E LI OF SEC 1183.99FT TO INT WI C/L 24TH ST EXT W THE TPB TH 592.21FT TO INT WI C/L 26TH ST EXT W TH W ALG C/L SD ST 804.87FT TO INT WI C/L M AVE EXT S TH N 0-01 W ALG C/L M AVE EXT 576.12FT TAP S OF C/L 24TH ST EXT W TH E ALG LI PLT & 16FT S OF C/L 24TH ST EXT 379.84FT TO INT WI C/L N ST EXT S TH N 0-01 W ALG C/L N ST EXT 16FT TH E ALG C/L 24TH ST EXT W 414.96FT TPB LESS TAX 300B 300BB.

31915 - (2.0700 ac) TAX 300B PTN NE1/4 SE1/4, SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DES BAAP ON E LI OF M AVE EXT S 216FT S OF S LI 22ND ST TH E PLT S LI SD ST 300FT M/L TO W LI N AVE EXT 296FT M/L TO N LI 24TH ST EXT W TH W ALG SD N LI TO E LI M AVE EXT TH N ALG E LI M AVE 296FT TPB.

31921 - (0.3500 ac) TAX 303 PTN NE1/4 SE1/4, SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESC BAT INT OF S LI 22ND ST EXT WI W LI N AVE EXT TH S ALG W LI N AVE EXT SAME BEING W LI OF TR CONV TO ST OF WASH AF#601490 312FT M/L TAP 200FT N OF N LI 24TH ST TH E PLT S LI 22ND ST 50FT TH N PLT W LI N AVE 312 FT M/L TO S LI 22ND ST TH W ALG S LI SD ST 50FT M/L TPB.

ZONING: R4 (RESIDENTIAL HIGH DENSITY 4)
DATE OF ORIGINAL CONSTRUCTION: 1962
OCCUPANCY: PRIMARY GROUP B [CURRENT AND PROPOSED OCCUPANCY TYPES INCLUDE ASSEMBLY (A-3), BUSINESS (B), AND STORAGE (S-1)]
CONSTRUCTION TYPE: VB
STRUCTURAL CATAGORY: IV, ESSENTIAL FACILITIES
LOT AREA: 4.56 ACRES
FLOOR AREA: EXISTING 15,053 SF, NEW BUILDING 3,629 SF, TOTAL 18,682 SF (EXISTING + NEW)
CODE: 2018 INTERNATIONAL BUILDING CODE (2018 IBC)

PROJECT TEAM:
WJA DESIGN COLLABORATIVE - PROJECT MANAGEMENT, ARCHITECTURE, LANDSCAPE, STRUCTURAL, INTERIOR DESIGN
SCJ ALLIANCE - CIVIL ENGINEERING
FSI ENGINEERS - MECHANICAL, FIRE PROTECTION
BCE - ELECTRICAL, COMMUNICATIONS
ROEN & ASSOCIATES - COST ESTIMATING



VICINITY MAP

NTS



design collaborative

617 Western Avenue
Seattle, WA 98104
Tel: 206.946.9746
www.wja-dc.com



Project No.: 21024	Designed By: C/JN	Drawn By: C/FT	Checked By: P/MM
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Mark	Description	Date

WASHINGTON MILITARY DEPARTMENT

ANACORTES READINESS CENTER - RENOVATION & ADDITION
2219 M AVENUE, ANACORTES, WA

COVER SHEET

G-001

SHEET LIST	
SHEET NO.	SHEET NAME
GENERAL	
G-001	COVER SHEET
G-002	SHEET INDEX
SURVEY	
SRV1	LAND SURVEY
SRV2	LAND SURVEY
CIVIL	
C-001	CIVIL NOTES, LEGENDS, AND ABBREVIATIONS
C-100	EXISTING CONDITIONS
C-101	EROSION CONTROL AND DEMOLITION PLAN
C-102	CIVIL SITE PLAN
C-103	UTILITY AND STORMWATER PLAN
C-501	CIVIL DETAILS
C-502	CIVIL DETAILS
C-503	CIVIL DETAILS
STRUCTURAL	
S-001	STRUCTURAL GENERAL NOTES
S-002	STRUCTURAL GENERAL NOTES
S-003	STRUCTURAL GENERAL NOTES
S-004	ABBREVIATIONS AND SYMBOLS
S-101	FOUNDATION PLAN
S-121	ROOF FRAMING PLAN
S-201	FRAMING ELEVATION KEYPLAN
S-202	WALL FRAMING ELEVATION
S-203	WALL FRAMING ELEVATION
S-204	WALL FRAMING ELEVATION
S-205	WALL FRAMING ELEVATION
S-206	WALL FRAMING ELEVATION
S-301	WALL FRAMING SECTIONS
S-302	WALL FRAMING SECTIONS
S-303	WALL FRAMING SECTIONS
S-304	WALL FRAMING SECTIONS
S-305	WALL FRAMING SECTIONS
S-306	WALL FRAMING SECTIONS
S-307	WALL FRAMING SECTIONS
S-308	WALL FRAMING SECTIONS
S-401	SLAB ON GRADE DIAGRAM
S-402	VAULT CEILING FRAMING PLAN
S-403	PARTIAL ROOF FRAMING PLAN
S-501	TYPICAL FOUNDATION DETAILS
S-502	TYPICAL FOUNDATION DETAILS
S-511	FOUNDATION DETAILS
S-521	CONCRETE WALL DETAILS
S-531	CMU WALL DETAILS
S-532	CMU WALL DETAILS
S-533	CMU WALL DETAILS
S-541	WOOD FRAMING DETAILS
S-552	ROOF FRAMING DETAILS
S-553	ROOF FRAMING DETAILS
S-554	ROOF FRAMING DETAILS
S-555	ROOF FRAMING DETAILS
S-556	ROOF FRAMING DETAILS
S-561	ROOF FRAMING DETAILS
S-601	STRUCTURAL CFS FRAMING DETAILS
S-611	NON-STRUCTURAL CFS FRAMING DETAILS
S-612	NON-STRUCTURAL CFS FRAMING DETAILS
S-613	NON-STRUCTURAL CFS FRAMING DETAILS
ARCHITECTURE	
A-001	ARCHITECTURAL GENERAL NOTES & LEGENDS
A-002	ACCESSIBILITY DIAGRAMS
A-003	CODE ANALYSIS
A-004	CODE PLAN
A-005	EXISTING FLOOR PLAN
A-006	IMAGES - EXISTING CONDITIONS
A-007	IMAGES - EXISTING CONDITIONS
A-008	IMAGES - EXISTING CONDITIONS
AD101	DEMOLITION PLAN
AD111	DEMOLITION REFLECTED CEILING PLAN
AD121	ROOF DEMOLITION PLAN
A-101	FLOOR PLAN
A-111	REFLECTED CEILING PLAN
A-121	ROOF PLAN
A-201	BUILDING ELEVATIONS
A-301	BUILDING SECTIONS
A-311	WALL SECTIONS
A-401	ENLARGED PLANS & ELEVATIONS
A-402	ENLARGED PLANS & ELEVATIONS
A-403	ENLARGED PLANS & ELEVATIONS
A-421	TYPICAL WALL ELEVATIONS & MOUNTING HEIGHTS
A-501	EXTERIOR DETAILS
A-502	ROOF DETAILS
A-503	ROOF DETAILS

SHEET LIST	
SHEET NO.	SHEET NAME
A-504	SEISMIC DETAILS
A-511	INTERIOR DETAILS
A-512	INTERIOR DETAILS
A-513	INTERIOR DETAILS
A-601	WALL TYPES LEGEND
A-602	FLOOR, CEILING, SOFFIT AND ROOF TYPES LEGEND
A-603	DOOR & WINDOWS SCHEDULE AND LEGEND
A-801	AIR BARRIER DIAGRAM AND REQUIREMENTS
A-802	ROOF R-VALUE ENERGY CALCULATIONS
A-803	ROOF DRAINAGE CALCULATIONS
INTERIORS	
I-101	FINISH PLAN
I-511	SIGNAGE DETAILS
I-601	FINISH SCHEDULE
I-602	FINISH LEGEND
I-603	SIGNAGE SCHEDULE
FIRE PROTECTION	
F-001	FIRE PROTECTION LEGEND, ABBREVS. & GENERAL NOTES
F-101	FIRST FLOOR FIRE PROTECTION PLAN
F-501	FIRE PROTECTION DETAILS
FIRE ALARM	
FA-001	FIRE ALARM GENERAL NOTES AND LEGENDS
FA-101	FIRST FLOOR FIRE ALARM PLAN
FA-501	FIRE ALARM AND MNS RISER DIAGRAM
PLUMBING	
P-001	PLUMBING LEGEND, ABBREVIATIONS AND GENERAL NOTES.
P-102-R	PLUMBING REMOVAL PLAN
P-101	UNDERGROUND PLUMBING PLAN
P-102	FIRST FLOOR PLUMBING PLAN
P-103	ROOF PLUMBING PLAN
P-401	ENLARGED PLUMBING PLANS
P-501	PLUMBING DETAILS
P-601	PLUMBING SCHEDULES
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Project No. : 21024	Designed By: C/LN	Drawn By: C/FT	Checked By: P/MM
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Mark	Description	Date

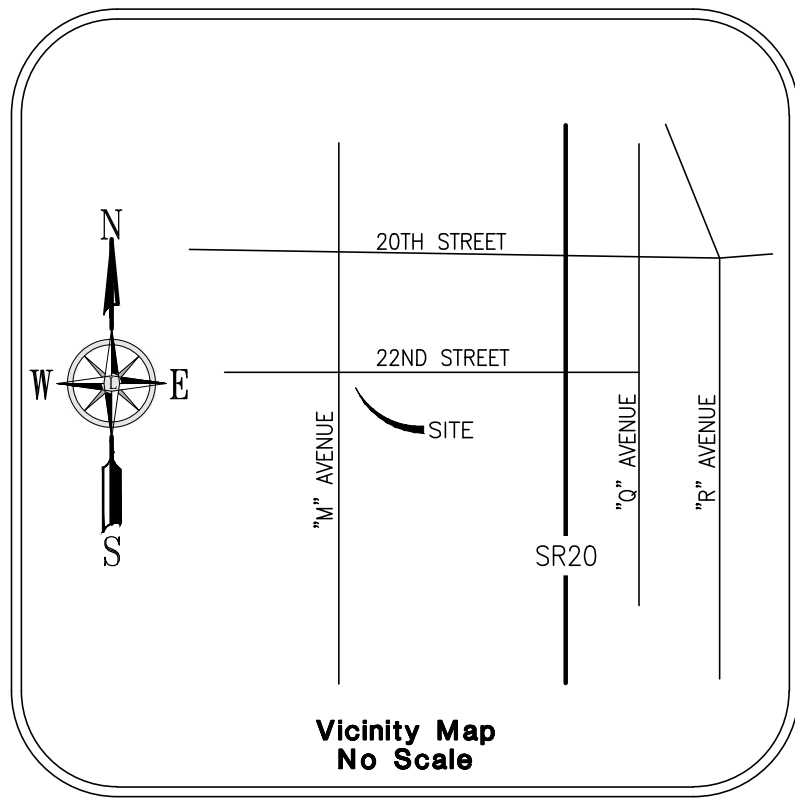
WASHINGTON MILITARY DEPARTMENT

ANACORTES READINESS CENTER - RENOVATION & ADDITION
2219 M AVENUE, ANACORTES, WA

SHEET INDEX

G-002

TOPOGRAPHIC SURVEY



PURPOSE OF THIS SURVEY
THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING CONDITIONS FOR DEVELOPMENT AND/OR DESIGN

BASIS NAD83(2011) DATUM PER WASHINGTON STATE REFERENCE NETWORK(WSRN)
BASIS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT
LATITUDE: N48.504462070
LONGITUDE: W122.616812101
HEIGHT: 0.000000
PROJECT COMBINED SCALE: 1.0000350011

VERTICAL DATUM IS NAVD88 PER WSRN TIED TO GEOID18

LOCAL SITE/PROJECT BENCHMARKS
AS SHOWN ON THIS SURVEY

SITE ADDRESS
2219 "M" AVENUE
ANACORTES, WA 98221

ASSESSOR'S PARCEL NUMBER
P31914

FLOOD INFORMATION
PARCEL IS LOCATED IN ZONE "X" - AREA OF MINIMAL FLOOD HAZARD.
PER FEMA PANEL NUMBER 5303170040A, DATED 09/17/2003.

REFERENCE SURVEYS
R1) RECORD OF SURVEY, APN 20130090067
R2) RECORD OF SURVEY, APN 200402170205
R3) BOUNDARY LINE ADJUSTMENT, APN 201509250039
R4) BOUNDARY LINE ADJUSTMENT, APN 201902140052
R5) RECORD OF SURVEY, APN 201112190135

REFERENCE GIS DATA
G1) GIS MAP PROVIDED OR DOWNLOADED ON 11/12/2021 FROM PUGET SOUND ENERGY.

NOTES
1. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.
2. UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS, UTILITY PAINT MARKINGS PER PRIVATE UTILITY LOCATOR ENLISTED AS PART OF THIS SURVEY AND PERFORMED BY APPLIED PROFESSIONAL SERVICES INC. AND OTHER REFERENCE INFORMATION. QUOTED ACCURACY OF UTILITIES SHOWN PER UTILITY LOCATE PAINT MARKINGS ARE 1.5'± HORIZONTALLY. VERTICAL UTILITY INFORMATION IS SHOWN TO THE SIGNIFICANT FIGURE AT WHICH THEY WERE MEASURED, BUT INHERENT ERROR EXISTS IN RESTRICTION OF ACCESS TO UNDERGROUND UTILITIES. UTILITIES SHOWN PER REFERENCE INFORMATION ARE PER BEST FIT AND INTERPOLATION AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. FOR EXACT UTILITY DEPTH AND LOCATION INFORMATION, IT IS RECOMMENDED THAT POT-HOLING BE PERFORMED.
3. FIELD SURVEY WAS COMPLETED IN NOVEMBER 2021 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.

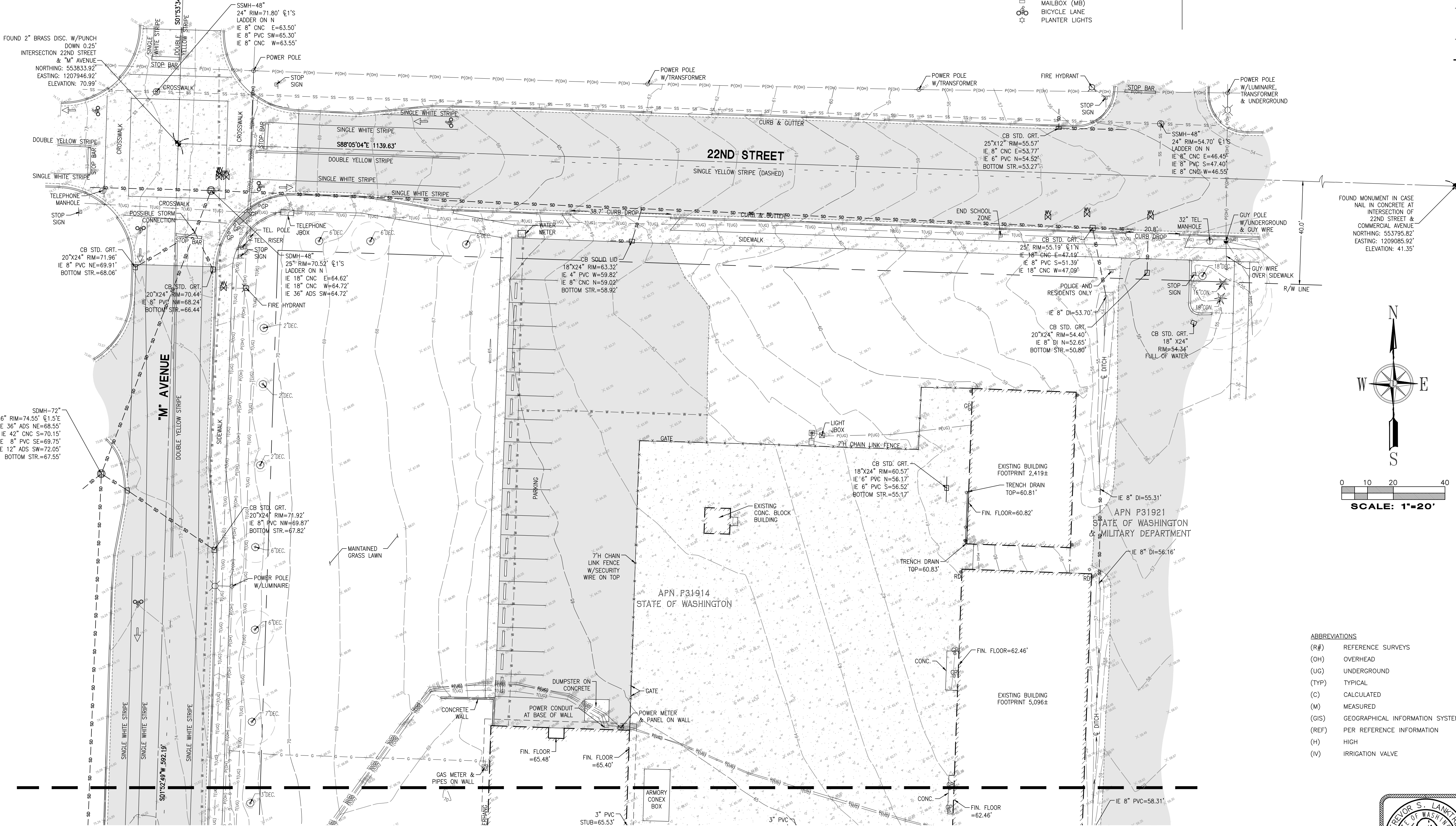
PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A TRIMBLE SX10 TOTAL STATION SUPPLEMENTED WITH FIELD NOTES AND TRIMBLE R10-2 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- SURVEY MONUMENT (AS NOTED)
- LUMINAIRE (LUM.)
- YARD LIGHT
- POWER METER (PM)
- POWER POLE (PP)
- JUNCTION BOX (AS NOTED)
- TELEPHONE MANHOLE (TM)
- TELEPHONE RISER (TR)
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- STORM CLEANOUT (SDCO)
- ROOF DRAIN (RD)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY CLEANOUT (SSCO)
- GAS METER (GM)
- WATER VALVE (WV)
- FIRE HYDRANT(FH) / CONNECTION(FDC)
- POST INDICATOR VALVE (PIV)
- WATER MANHOLE
- WATER METER (WM)
- SIGN
- IRRIGATION VALVE (V)
- DIRECTIONAL ARROW
- HANDICAP
- MAILBOX (MB)
- BICYCLE LANE
- PLANTER LIGHTS

- CHAIN LINK FENCE
- WATER LINE
- GAS LINE
- TELEPHONE LINE (OH) OR (UG)
- POWER LINE (OH) OR (UG)
- STORM LINE
- SEWER LINE
- KEYSTONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIFLINE
- CONCRETE
- ASPHALT
- BUILDING LINE



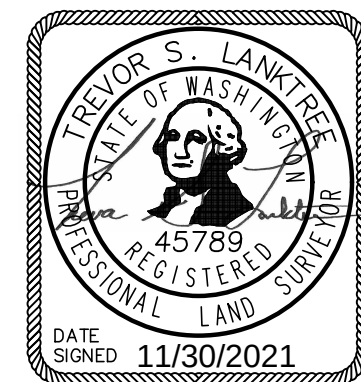
SEE MATCHLINE SHEET 2 OF 2

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THE MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF THE DATE OF THE FIELD SURVEY.

TREYOR S. LANKTREE, P.L.S.
WASHINGTON REGISTRATION NO. 45789

11/30/2021
DATE

ABBREVIATIONS
(R#) REFERENCE SURVEYS
(OH) OVERHEAD
(UG) UNDERGROUND
(TYP) TYPICAL
(C) CALCULATED
(M) MEASURED
(GIS) GEOGRAPHICAL INFORMATION SYSTEMS
(REF) PER REFERENCE INFORMATION
(H) HIGH
(V) IRRIGATION VALVE



Title: TOPOGRAPHIC SURVEY
PTN OF THE NE1/4, OF THE SE1/4 OF SEC. 24,
TWP. 35 N., RGE 1 EAST, W. M.
CITY OF ANACORTES
SKAGIT COUNTY STATE OF WASHINGTON

For: WJA DESIGN COLLABORATIVE
119 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104

Scale: Horizontal 1"=20'
Vertical 1"=20'

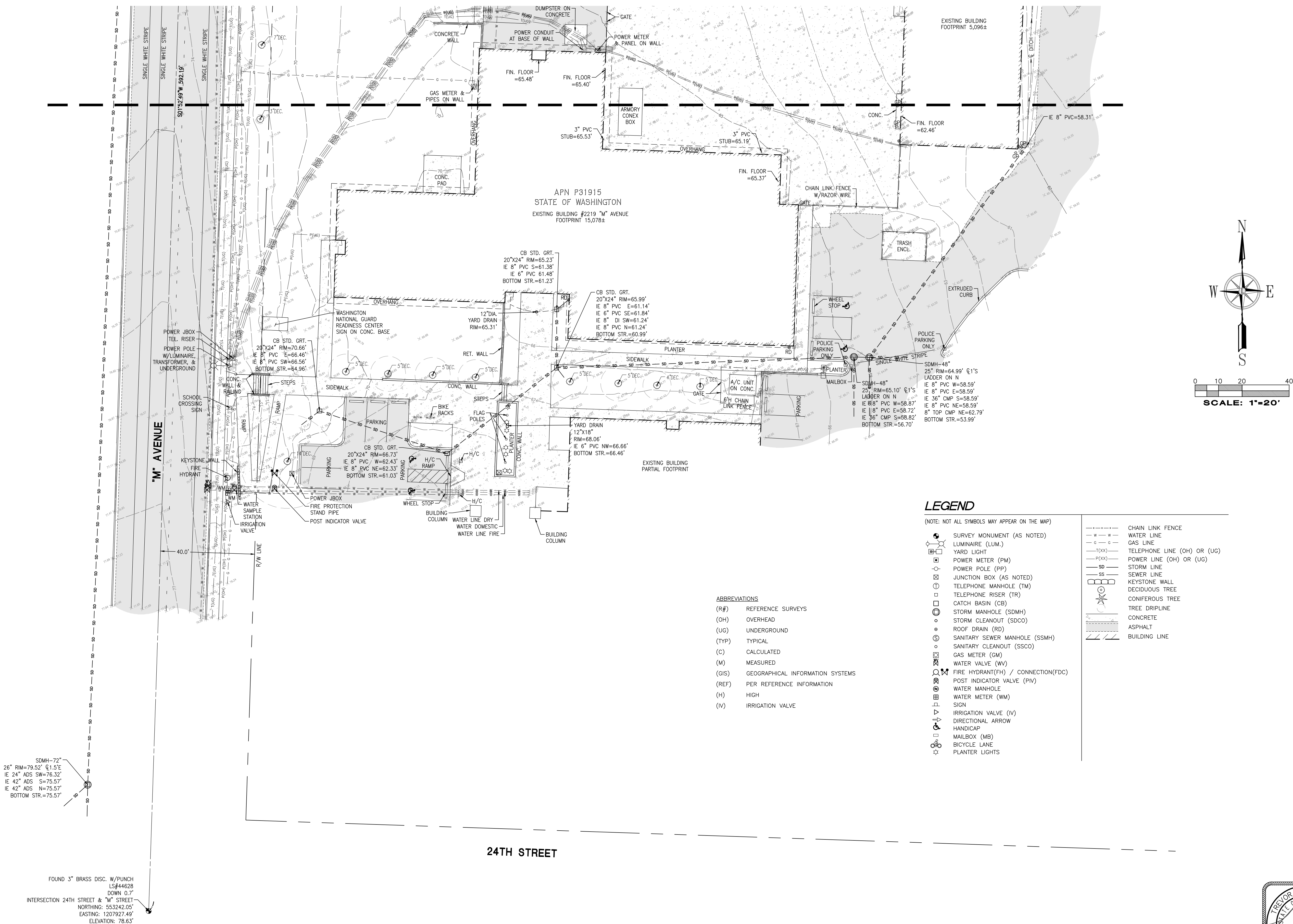
Designed: JKL
Drawn: BKL
Checked: JKL
Approved: JKL
Date: 11/30/21

LANKTREE LAND SURVEYING, INC.
25510 74TH AVENUE SOUTH KENT, WA 98032
PHONE: (253) 653-6423
FAX: (253) 793-1616
WWW.LANKTREELANDSURVEYING.COM

Job Number: 6080
Sheet: 1 of 2
Date: 11/30/2021

TOPOGRAPHIC SURVEY

SEE MATCHLINE SHEET 1 OF 2



TOPOGRAPHIC SURVEY

PTN OF THE NE1/4, OF THE SE1/4 OF SEC. 24,
TWP. 35 N., RGE 1 EAST, W. M.

CITY OF ANACORTES
SKAGIT COUNTY STATE OF WASHINGTON

WJA DESIGN COLLABORATIVE

119 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104

For:

Scale:

Horizontal

Vertical

1"=20'

Designed

Drawn

Checked

Approved

Date

11/30/21

LANKTREE
LAND SURVEYING, INC.

25510 74TH AVENUE SOUTH KENT, WA 98032
PHONE: (253) 653-6423
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Job Number

6080

Sheet

2 of 2

DATE SIGNED

11/30/2021

Page 64 of 246

CONSTRUCTION NOTES

GENERAL

1. OBTAIN ALL REQUIRED PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
2. PROTECT FROM DAMAGE EXISTING OR NEWLY CONSTRUCTED STRUCTURES, UTILITIES, LANDSCAPING, OR OTHER WORK TO REMAIN. ANY DAMAGE OCCURRING AS A RESULT OF CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IN A TIMELY MANNER BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
3. PROVIDE AND MAINTAIN TEMPORARY FENCING AND/OR BARRICADES AS NECESSARY TO LIMIT ACCESS TO AREAS UNDER CONSTRUCTION. NECESSARY FENCING AND/OR BARRICADES SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE.

SURVEY

1. PROVIDE SURVEY CONTROL SUCH THAT THE LOCATION AND GRADE OF CONSTRUCTION CAN BE VERIFIED AT ALL TIMES.

TRAFFIC

1. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS"; INCLUSIVE OF ANY AMENDMENTS BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND CITY OF ANACORTES.

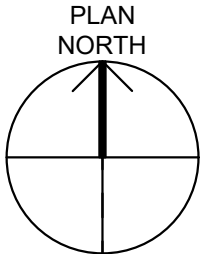
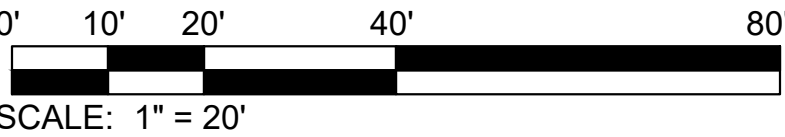
ABBREVIATIONS

BLDG	BUILDING
BMP	BEST MANAGEMENT PRACTICE
CI	CAST IRON
CONC	CONCRETE
DIA	DIAMETER
E	EAST, EASTING
EL	ELEVATION
FT, '	FOOT, FEET
IE	INVERT ELEVATION
IN, "	INCH
MIN	MINIMUM
N	NORTH, NORTHING
NFPA	NATIONAL FIRE PROTECTION AGENCY
NTS	NOT TO SCALE
PIV	POST INVERT ELEVATION
PSI	POUNDS SQUARE INCH
PVC	POLYVNYL CHLORIDE
S	SOUTH
SF	SQUARE FOOT
TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
TYP	TYPICAL
W	WEST



LOCATION MAP

NTS



WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 W AVENUE, ANACORTES, WA

CIVIL NOTES, LEGENDS, AND
ABBREVIATIONS

C-001



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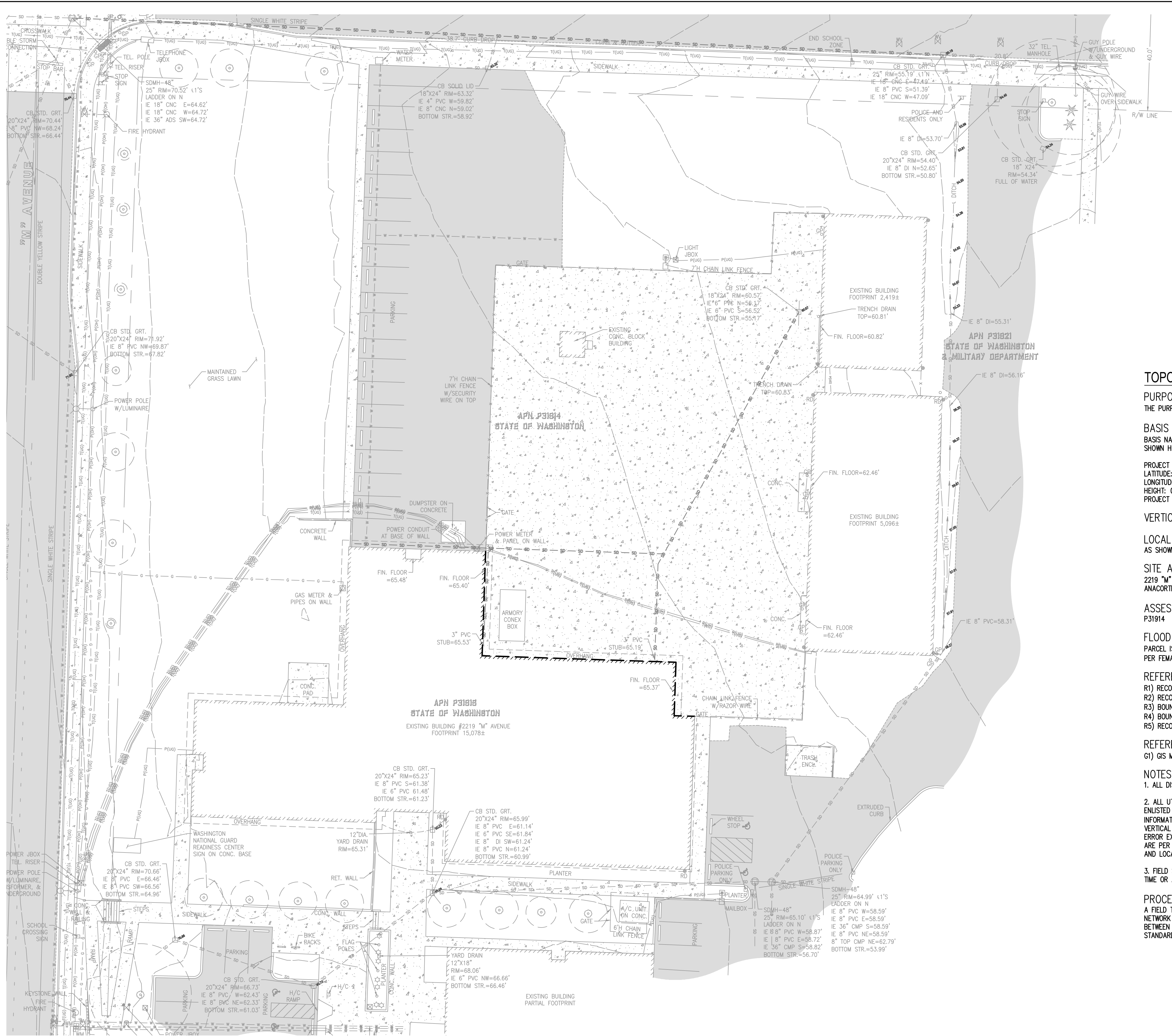
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Project No.: 21024	Designed By: KK	Drawn By: KK	Checked By: CJ
Mark	Description	Date	

4/29/2022 9:54:04 AM N:\PROJECTS\1906 WJA DESIGN COLLABORATIVE\21-000635 ANACORTES READINESS CENTER RENOVATIONS AND ADDITION\CADD\21-000635 C-100.DWG



EXISTING LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- SURVEY MONUMENT (AS NOTED)
- LUMINAIRE (LUM.)
- YARD LIGHT
- POWER METER (PM)
- POWER POLE (PP)
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- WATER METER (WM)
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- IRRIGATION VALVE (IV)
- DIRECTIONAL ARROW
- HANDICAP
- MAILBOX (MB)
- BICYCLE LANE
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- TREE DRIPLINE
- CONCRETE
- ASPHALT
- BUILDING LINE

TOPOGRAPHIC SURVEY

PURPOSE OF THIS SURVEY

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BASIS NAD83(2011) DATUM PER WASHINGTON STATE REFERENCE NETWORK(WSRN)
BASIS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT
LATITUDE: N48.504462070
LONGITUDE: W122.616812101
HEIGHT: 0.000000
PROJECT COMBINED SCALE: 1.0000350011

VERTICAL DATUM IS NAVD88 PER WSRN TIED TO GEOID18

LOCAL SITE/PROJECT BENCHMARKS
AS SHOWN ON THIS SURVEY

SITE ADDRESS
2219 "M" AVENUE
ANACORTES, WA 98221

ASSESSOR'S PARCEL NUMBER
P31914

FLOOD INFORMATION

PARCEL IS LOCATED IN ZONE "X" - AREA OF MINIMAL FLOOD HAZARD.
PER FEMA PANEL NUMBER 5303170040A, DATED 09/17/2003.

REFERENCE SURVEYS

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- R2) RECORD OF SURVEY, AFN 200402170205
- R3) BOUNDARY LINE ADJUSTMENT, AFN 201509250039
- R4) BOUNDARY LINE ADJUSTMENT, AFN 201902140052
- R5) RECORD OF SURVEY, AFN 201112190135

REFERENCE GIS DATA

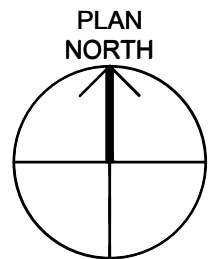
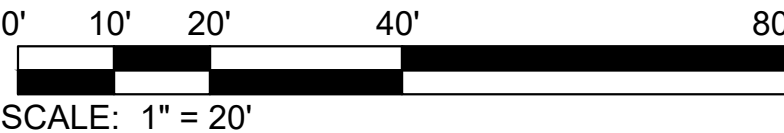
- G1) GIS MAP DATA PROVIDED OR DOWNLOADED ON 11/12/2021 FROM PUGET SOUND ENERGY.

NOTES

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- FIELD SURVEY WAS COMPLETED IN NOVEMBER 2021 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.

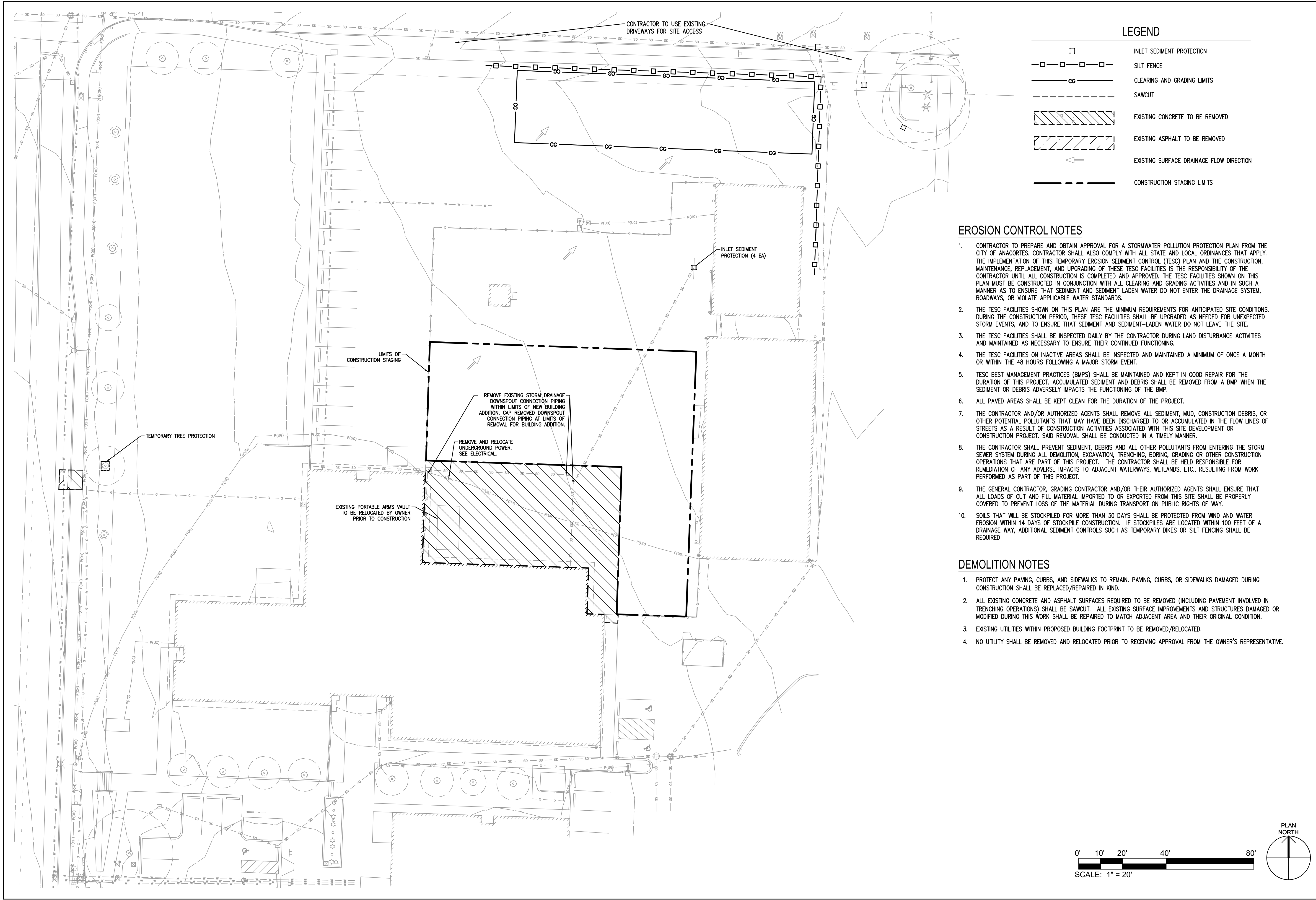
PROCEDURE / NARRATIVE:

A FIELD TRAVERSE USING A TRIMBLE SX10 TOTAL STATION SUPPLEMENTED WITH FIELD NOTES AND TRIMBLE R10-2 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.



Project No.: 21024	Designed By: KK	Drawn By: KK	Checked By: CJ
Mark	Description	Date	

4/29/2022 9:54:14 AM N:\PROJECTS\1906 WJA DESIGN COLLABORATIVE\21-000635 ANACORTES READINESS CENTER RENOVATIONS AND ADDITION\CADD\21-000635 C-101.DWG



LEGEND

- INLET SEDIMENT PROTECTION
- SILT FENCE
- CLEARING AND GRADING LIMITS
- SAWCUT
- EXISTING CONCRETE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- EXISTING SURFACE DRAINAGE FLOW DIRECTION
- CONSTRUCTION STAGING LIMITS

EROSION CONTROL NOTES

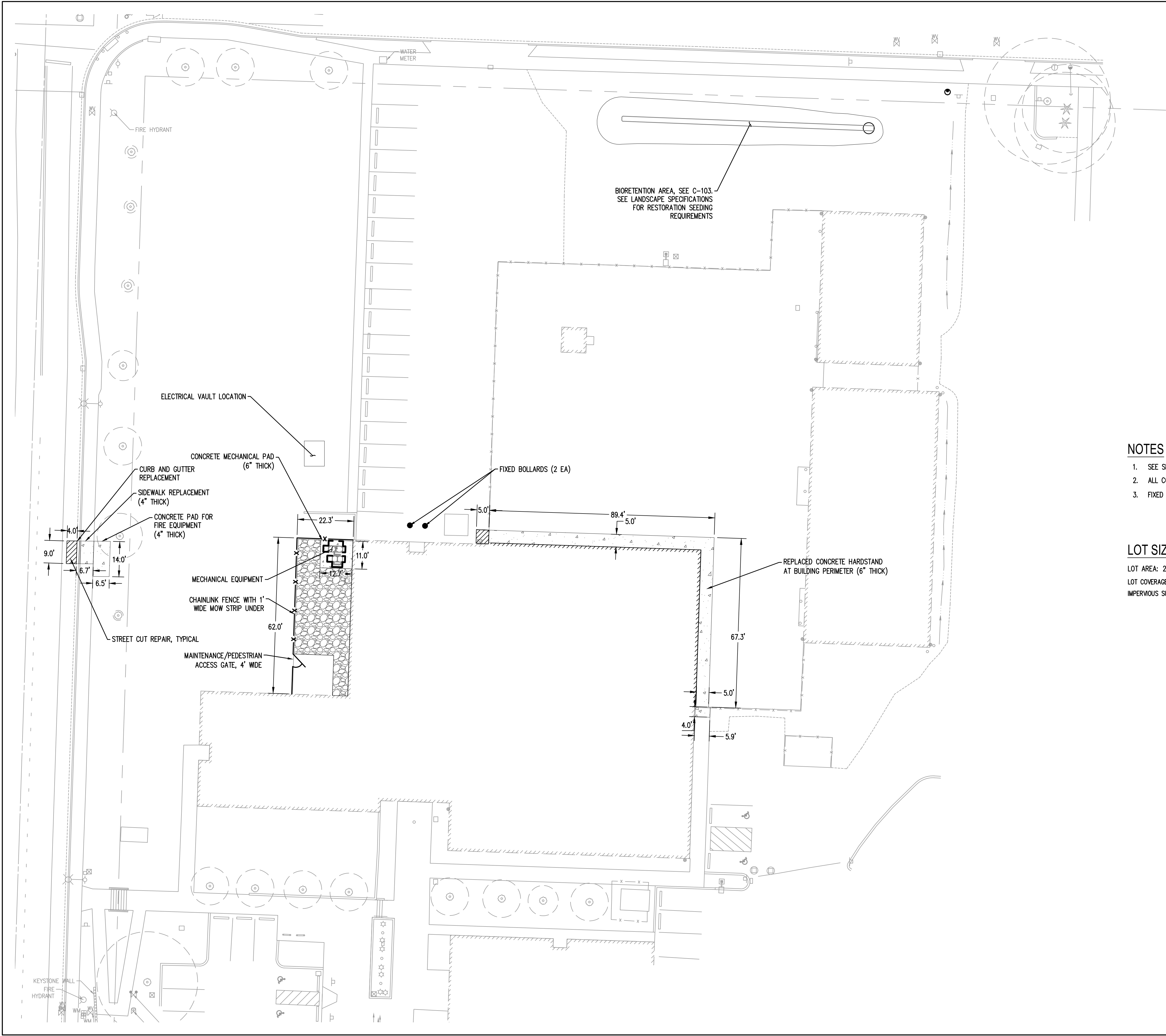
- CONTRACTOR TO PREPARE AND OBTAIN APPROVAL FOR A STORMWATER POLLUTION PROTECTION PLAN FROM THE CITY OF ANACORTES. CONTRACTOR SHALL ALSO COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY. THE IMPLEMENTATION OF THIS TEMPORARY EROSION SEDIMENT CONTROL (TESC) PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED. THE TESC 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 STANDARDS.
- THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS, AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR DURING LAND DISTURBANCE ACTIVITIES AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- THE TESC FACILITIES ON INACTIVE AREAS SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
- TESC BEST MANAGEMENT PRACTICES (BMPs) SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.
- ALL PAVED AREAS SHALL BE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- THE CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR ACCUMULATED IN THE FLOW LINES OF STREETS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK PERFORMED AS PART OF THIS PROJECT.
- THE GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
- SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGE WAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCING SHALL BE REQUIRED

DEMOLITION NOTES

- PROTECT ANY PAVING, CURBS, AND SIDEWALKS TO REMAIN. PAVING, CURBS, OR SIDEWALKS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/REPAIRED IN KIND.
- ALL EXISTING CONCRETE AND ASPHALT SURFACES REQUIRED TO BE REMOVED (INCLUDING PAVEMENT INVOLVED IN TRENCHING OPERATIONS) SHALL BE SAWCUT. ALL EXISTING SURFACE IMPROVEMENTS AND STRUCTURES DAMAGED OR MODIFIED DURING THIS WORK SHALL BE REPAIRED TO MATCH ADJACENT AREA AND THEIR ORIGINAL CONDITION.
- EXISTING UTILITIES WITHIN PROPOSED BUILDING FOOTPRINT TO BE REMOVED/RELOCATED.
- NO UTILITY SHALL BE REMOVED AND RELOCATED PRIOR TO RECEIVING APPROVAL FROM THE OWNER'S REPRESENTATIVE.

Project No.: 21024		
Designed By: KK		
Drawn By: KK		
Checked By: CJ		

4/28/2022 9:54:28 AM N:\PROJECTS\1906 WJA DESIGN COLLABORATIVE\21-000635 ANACORTES READINESS CENTER RENOVATIONS AND ADDITION\CADD\21-000635 C-102.DWG



LEGEND

●

—x—x—x—

FIXED BOLLARD (SEE DETAIL 5, SHEET C-503)

7" HIGH CHAIN LINK FENCE (UNPAINTED) WITH SINGLE 3-STRAND BARBED WIRE OUTRIGGER, (SEE DETAILS 1-4, SHEET C-503)

CONCRETE PAVEMENT, 6" THICK (SEE DETAIL 2, SHEET C-501)

CRUSHED ROCK, 4" THICK

ASPHALT PAVEMENT, MATCH EXISTING STREET CUT REPAIR, SEE CITY OF ANACORTES STANDARD DETAIL, ST-01 (SEE DETAIL 1, SHEET C-502)

CURB AND GUTTER REPLACEMENT, SEE CITY OF ANACORTES STANDARD DETAIL, ST-03 (SEE DETAIL 2, SHEET C-502)

NOTES

- SEE SHEET C-100 FOR SURVEY NOTES.
- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3500 PSI.
- FIXED BOLLARDS MUST BE 4" MINIMUM IN DIAMETER, A316 STAINLESS STEEL.

LOT SIZE

LOT AREA: 2.26 ACRES (98,605 SF)
LOT COVERAGE: 61,372 SF
IMPERVIOUS SURFACE COVERAGE: 62%

0'10'20'40'80'

SCALE: 1" = 20'

WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 W AVENUE, ANACORTES, WA

CIVIL SITE PLAN

C-102

Sheet Size: 22" x 34"
Page 68 of 246

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SCJ ALLIANCE

CONSULTING SERVICES

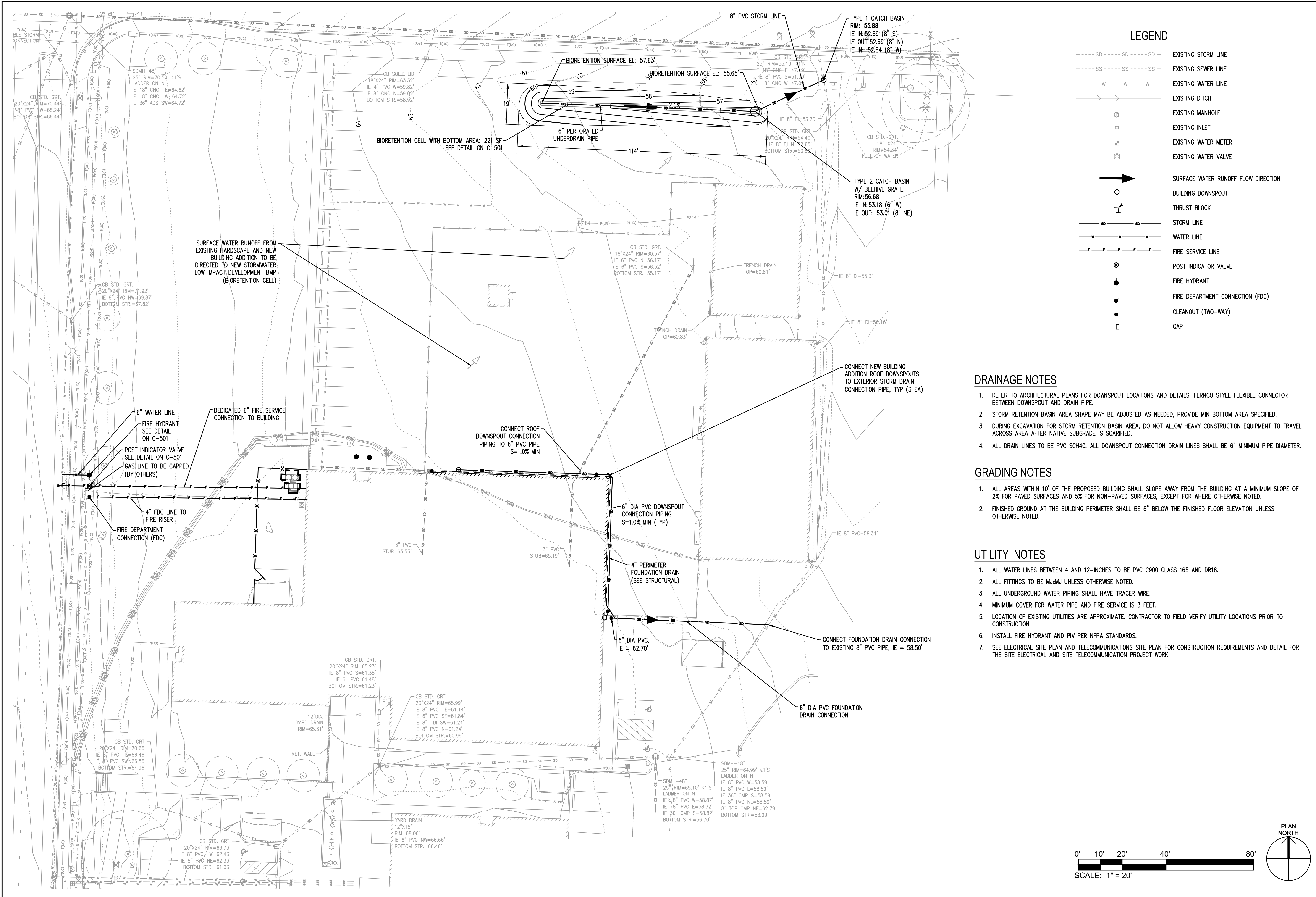
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SCJALLIANCE.COM

Project No.: 21024	Designed By: KK	Drawn By: KK	Checked By: CJ
Mark	Description	Date	

PERMIT SET

04/29/2022

4/29/2022 9:54:38 AM N:\PROJECTS\1906 WJA DESIGN COLLABORATIVE\21-000635 ANACORTES READINESS CENTER RENOVATIONS AND ADDITION\CADD\21-000635 C-103.DWG



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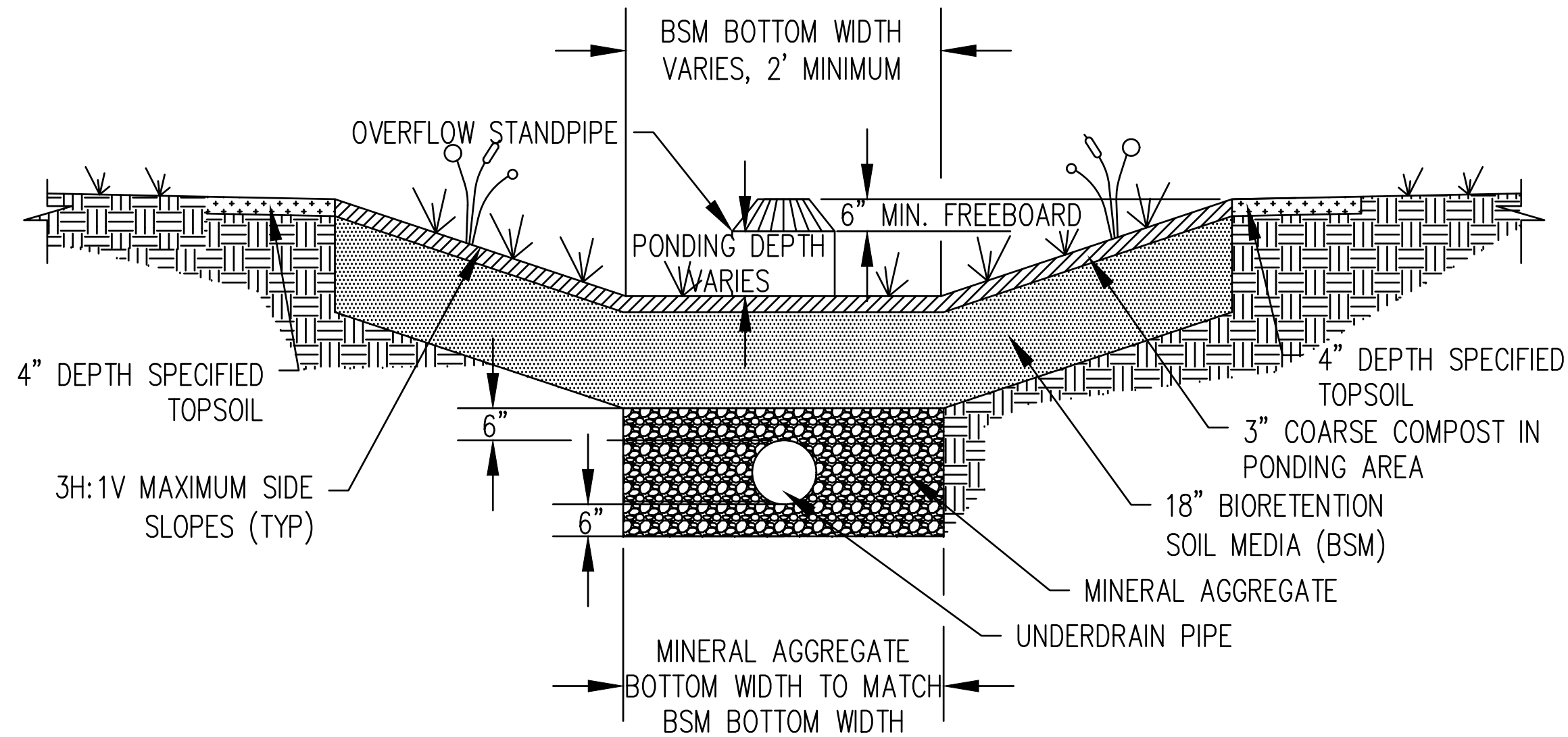
Project No.: 21024	Designed By: KK	Drawn By: KK	Checked By: CJ
Date			
Description			
Mark			

WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 W AVENUE, ANACORTES, WA
UTILITY AND STORMWATER PLAN

C-103

Sheet Size: 22" x 34"
Page 69 of 246

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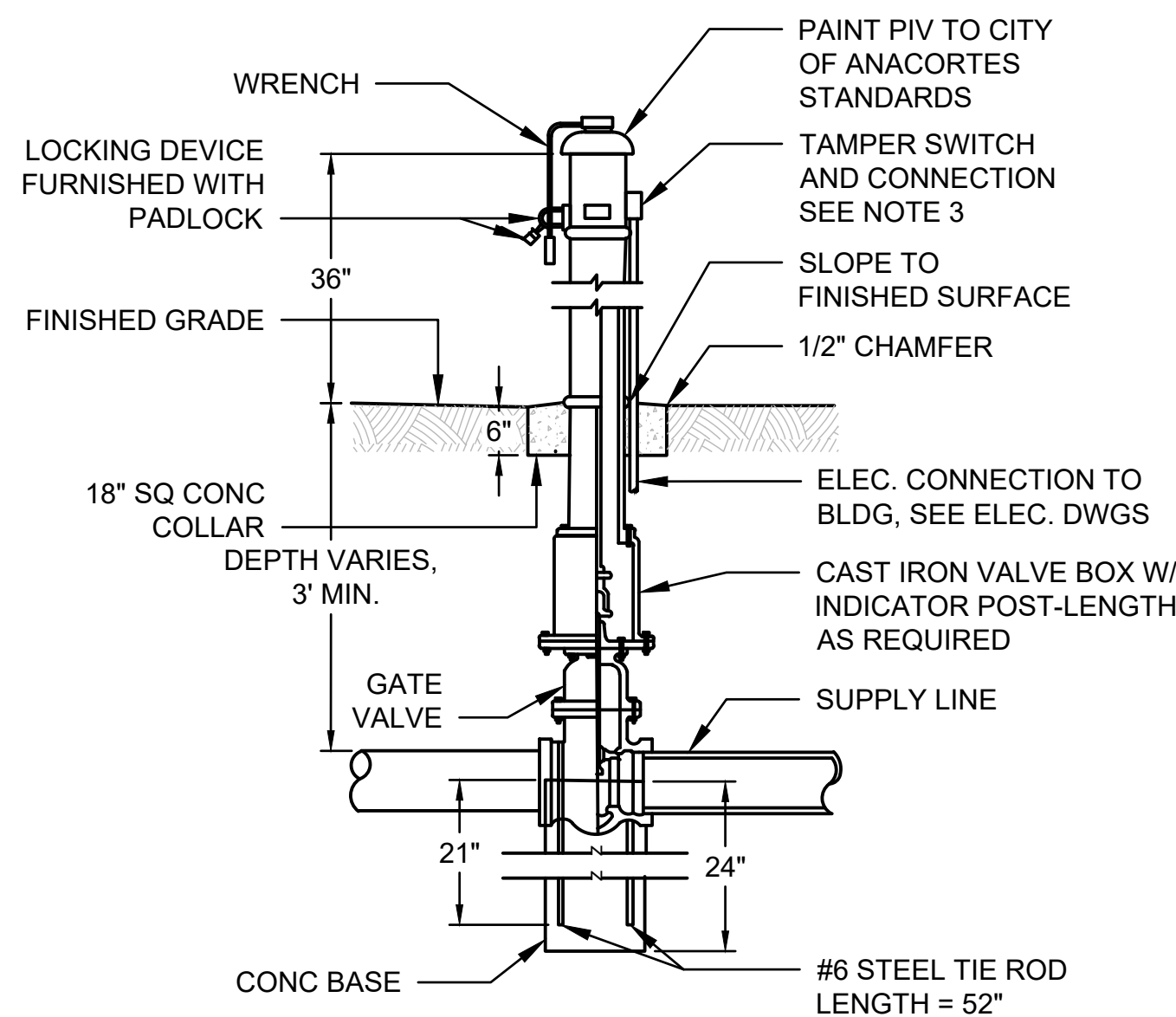


NOTES:

1. SCARIFY SUBGRADE 3" MIN BEFORE BIORETENTION SOIL INSTALLATION
2. COMPACT BSM TO 85% PER ASTM 1577

1 BIORETENTION W/ UNDERDRAIN

C-501 NO SCALE

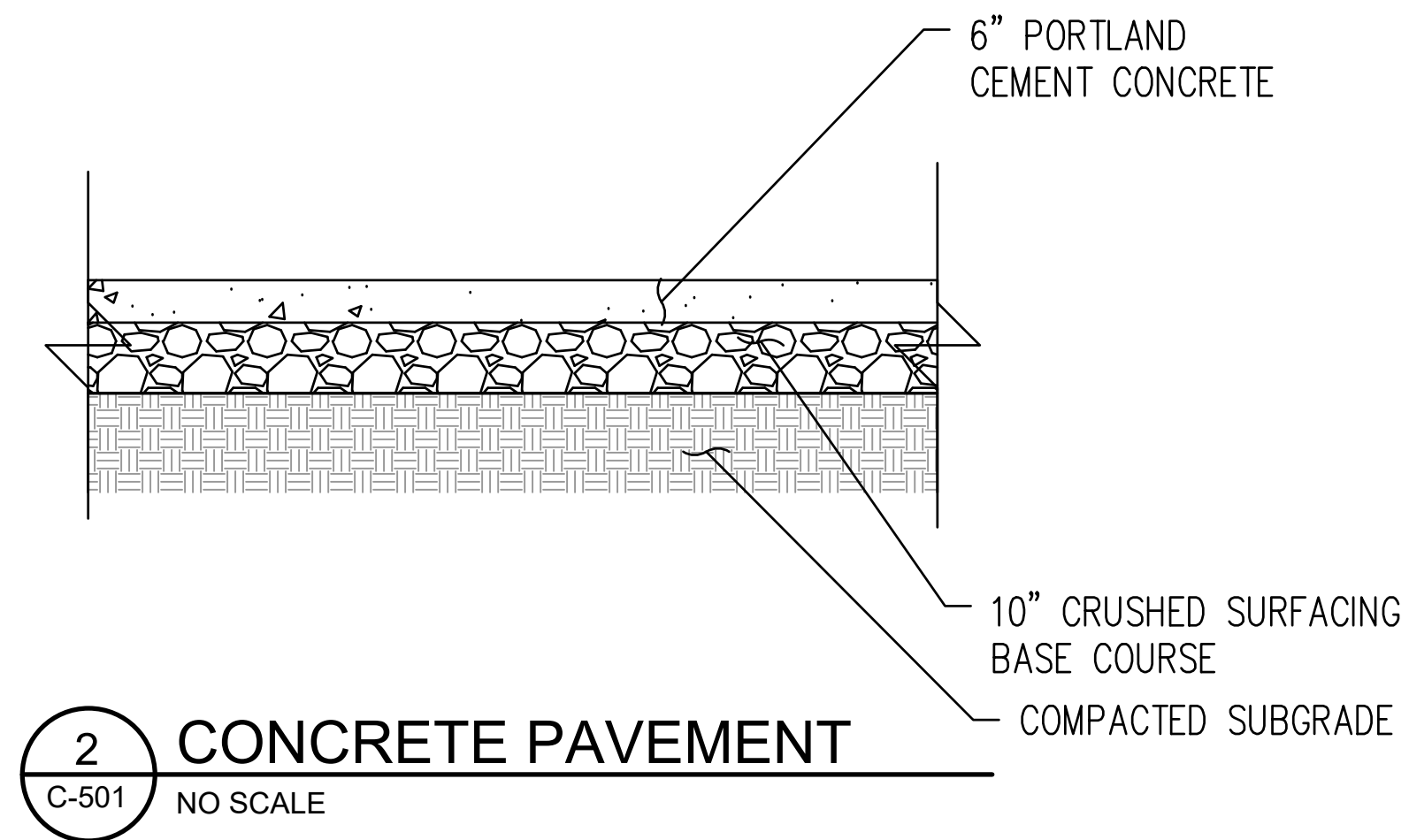


NOTES:

1. PIV SHALL BE LABELED USING 2" WHITE REFLECTIVE NUMBERS AND LETTERS, VERTICALLY ON PIV. LABEL SHALL INCLUDE "BLDG" WITH THE ASSIGNED BUILDING NUMBERS FOLLOWING.
2. PIV TO READ "OPEN" OR "CLOSED".
3. INSTALL TAMPER SWITCH ON PIV PER NFPA 24 STANDARDS.

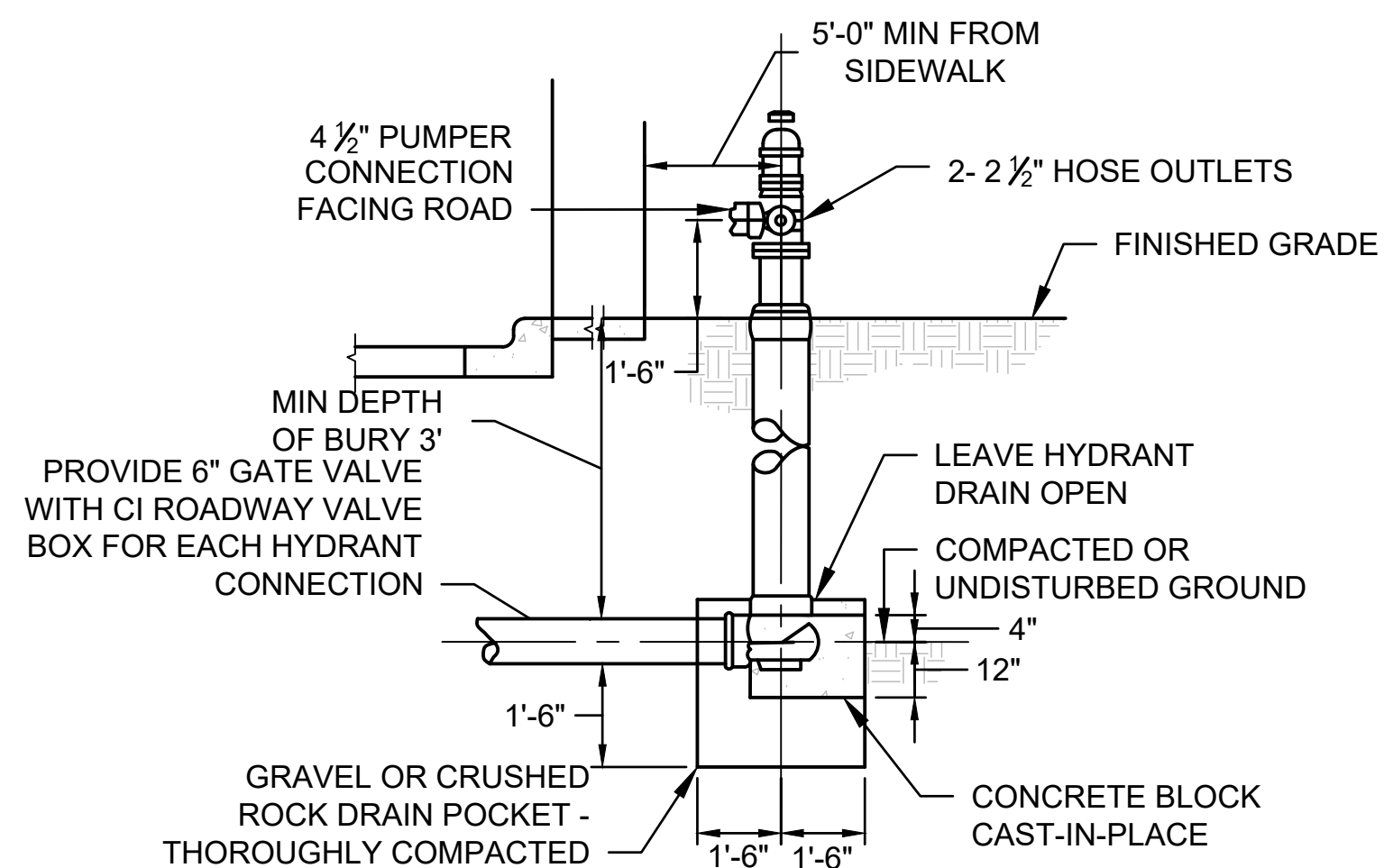
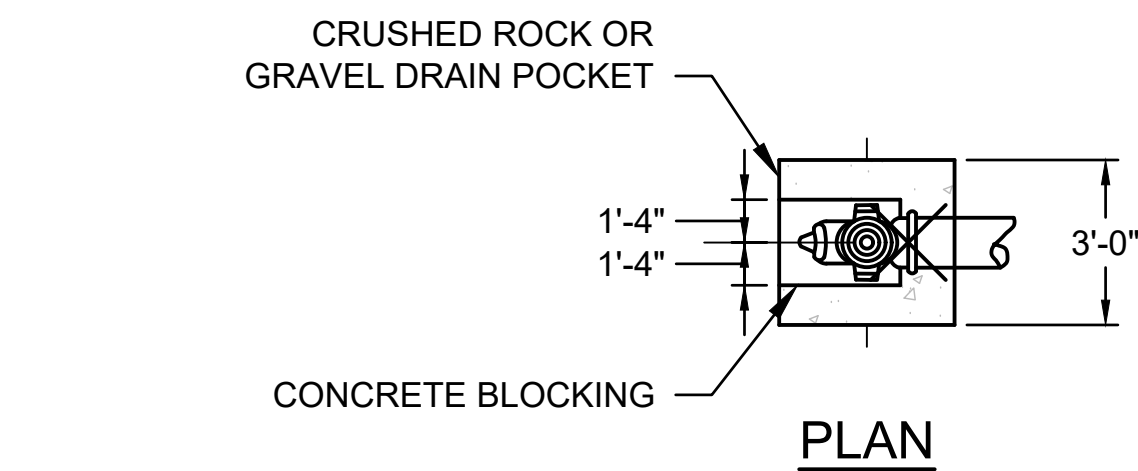
3 POST INDICATOR VALVE

C-501 NO SCALE



2 CONCRETE PAVEMENT

C-501 NO SCALE



4 FIRE HYDRANT - WET TYPE

C-501 NO SCALE



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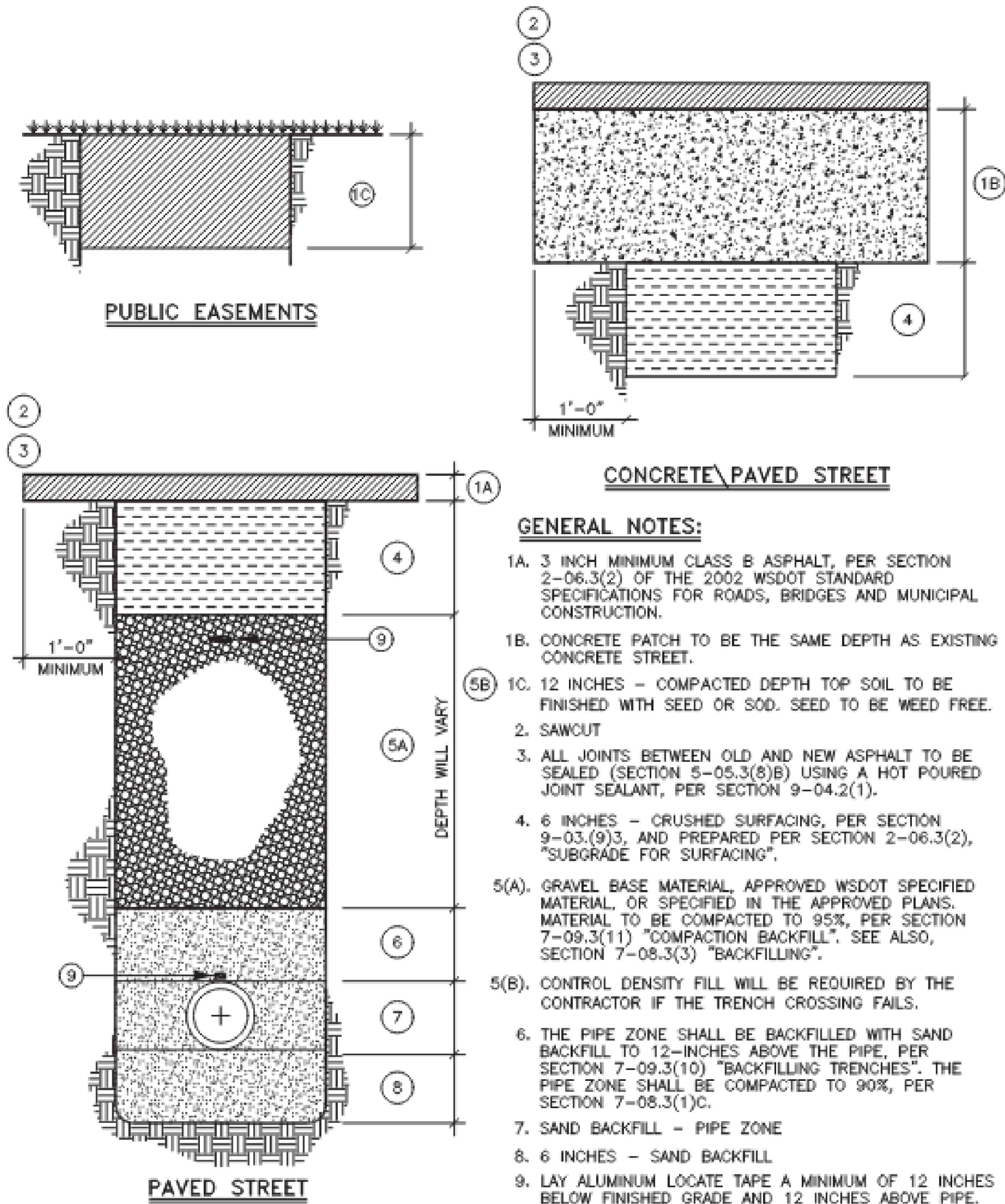
WASHINGTON MILITARY DEPARTMENT

ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 W AVENUE, ANACORTES, WA

CIVIL DETAILS

C-501

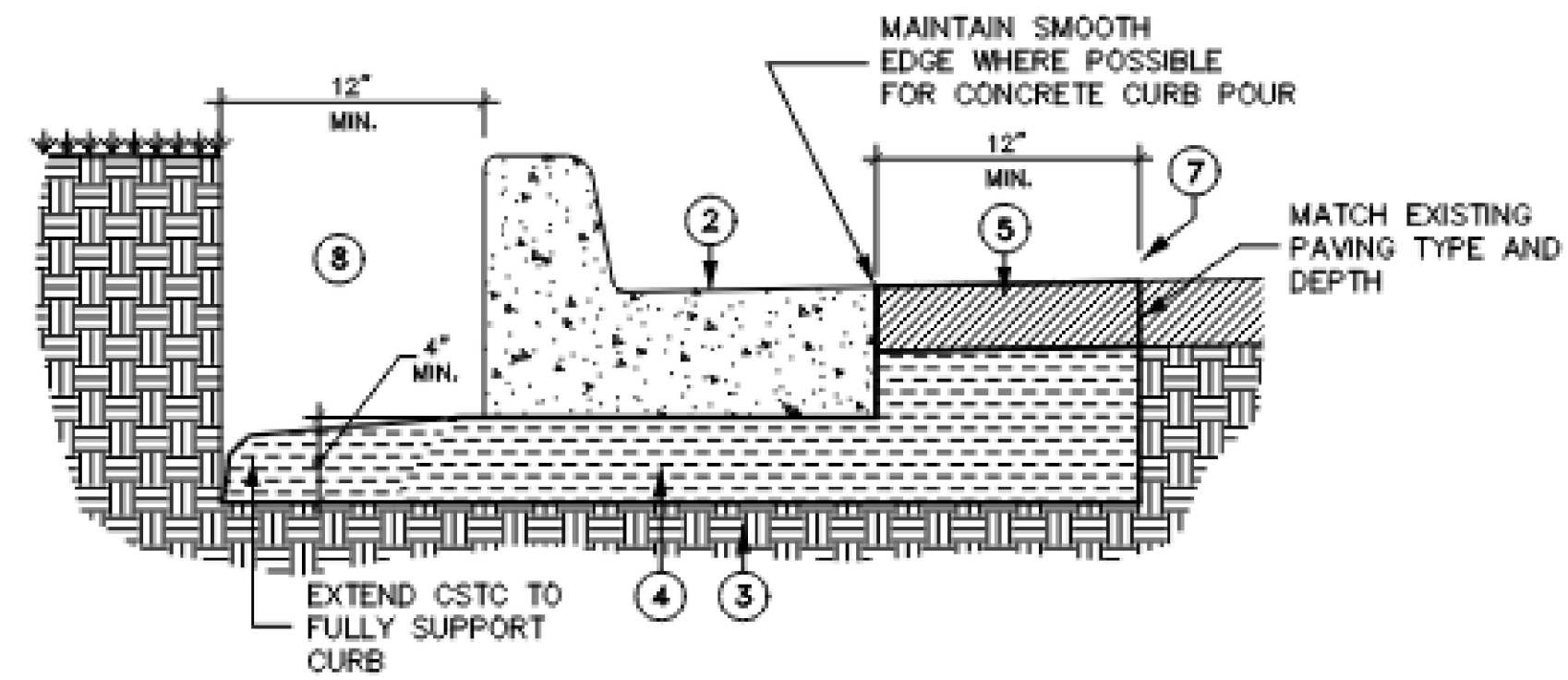
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1 STREET CUT REPAIR TYPICAL
C-502 NO SCALE

GENERAL NOTES:

- 1A. 3 INCH MINIMUM CLASS B ASPHALT, PER SECTION 2-06.3(2) OF THE 2002 WSDOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND MUNICIPAL CONSTRUCTION.
- 1B. CONCRETE PATCH TO BE THE SAME DEPTH AS EXISTING CONCRETE STREET.
- 1C. 12 INCHES - COMPACTED DEPTH TOP SOIL TO BE FINISHED WITH SEED OR SOD. SEED TO BE WEED FREE.
2. SAWCUT
3. ALL JOINTS BETWEEN OLD AND NEW ASPHALT TO BE SEALED (SECTION 5-05.3(8)B) USING A HOT POURED JOINT SEALANT, PER SECTION 9-04.2(1).
4. 6 INCHES - CRUSHED SURFACING, PER SECTION 9-03.(9)3, AND PREPARED PER SECTION 2-06.3(2), "SUBGRADE FOR SURFACING".
- 5(A). GRAVEL BASE MATERIAL, APPROVED WSDOT SPECIFIED MATERIAL, OR SPECIFIED IN THE APPROVED PLANS. MATERIAL TO BE COMPACTED TO 95%, PER SECTION 7-09.3(11) "COMPACTION BACKFILL". SEE ALSO, SECTION 7-08.3(3) "BACKFILLING".
- 5(B). CONTROL DENSITY FILL WILL BE REQUIRED BY THE CONTRACTOR IF THE TRENCH CROSSING FAILS.
6. THE PIPE ZONE SHALL BE BACKFILLED WITH SAND BACKFILL TO 12-INCHES ABOVE THE PIPE, PER SECTION 7-09.3(10) "BACKFILLING TRENCHES". THE PIPE ZONE SHALL BE COMPACTED TO 90%, PER SECTION 7-08.3(1)C.
7. SAND BACKFILL - PIPE ZONE
8. 6 INCHES - SAND BACKFILL
9. LAY ALUMINUM LOCATE TAPE A MINIMUM OF 12 INCHES BELOW FINISHED GRADE AND 12 INCHES ABOVE PIPE.



IMPORTANT INFORMATION:

PRIOR TO ANY CURB REMOVAL, CALL CITY INSPECTOR TO VERIFY THE CURB REMOVAL. THE CONTRACTOR SHALL REMOVE AND REPLACE ANY AND ALL SUNKEN, TIPPED, CRACKED OR BROKEN CURB WITHIN THE PROJECT LIMITS. INSPECTOR TO DETERMINE THE EDGE CONDITION AFTER CURB REMOVAL.

NOTES IF INSPECTOR REQUIRES SAWCUT:

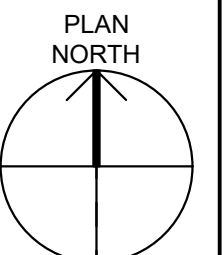
1. SCHEDULE CURB REPLACEMENTS AROUND THE PAVING SCHEDULE.
2. FOR CURB AND SIDEWALK INFORMATION, REFER TO SECTION 8-04 AND 8-14 OF THE CURRENT WSDOT STANDARD SPECIFICATIONS.
3. PREPARED SUBGRADE (CURRENT WSDOT STANDARD SPECIFICATIONS 2-06)
4. 4" INCH MINIMUM OF 5/8 CRUSHED SURFACING TOP COURSE (CURRENT WSDOT SECTION 4-04) COMPACTED TO 95% OF MAX DENSITY.
5. INSTALL 3 INCH MINIMUM CLASS B ASPHALT PATCH TO BE COMPACTED TO 92% MAX RICE DENSITY (2002 WSDOT SECTION 5-04.3(10)B).
6. CROSS-SLOPE OF NEW ASPHALT SECTION SHALL BE LESS THAN OR EQUAL TO THE EXISTING CROSS-SLOPE AND SHALL NOT BE LESS THAN 1% WITHOUT APPROVAL OF THE CITY ENGINEER.
7. ALL JOINTS BETWEEN OLD AND NEW ASPHALT TO BE SEALED (2002 WSDOT SECTION 5-05.3(8)B) USING A HOTE POURED JOINT SEALANT (2002 WSDOT SECTION 9-04.2(1)).
8. REMOVE 12 INCHES MINIMUM OF MATERIAL BEHIND CURB. ONCE NEW CURB IS INSTALLED TO EXISTING GRADE, REPLACE WITH COMPACTED DEPTH TOP SOIL (CURRENT WSDOT SECTION 9-14.1).

NOTES FOR SMOOTH EDGE:

2. FOR CURB AND SIDEWALK INFORMATION, REFER TO SECTION 8-04 AND 8-14 OF THE CURRENT STANDARD SPECIFICATIONS.
3. PREPARED SUBGRADE (CURRENT WSDOT 2-06)
4. 4" INCH MINIMUM OF 5/8 CRUSHED SURFACING TOP COURSE (CURRENT WSDOT SECTION 4-04) COMPACTED TO 95% OF MAX DENSITY.
8. REMOVE 12 INCHES MINIMUM OF MATERIAL BEHIND CURB. ONCE NEW CURB IS INSTALLED TO EXISTING GRADE, REPLACE WITH COMPACTED DEPTH TOP SOIL (CURRENT WSDOT SECTION 9-14.1).

2 CURB AND GUTTER REPLACEMENT
C-502 NO SCALE

0' 10' 20' 40' 80'
SCALE: 1" = 20'



WASHINGTON MILITARY DEPARTMENT

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Project No.: 21024

Designed By: KK

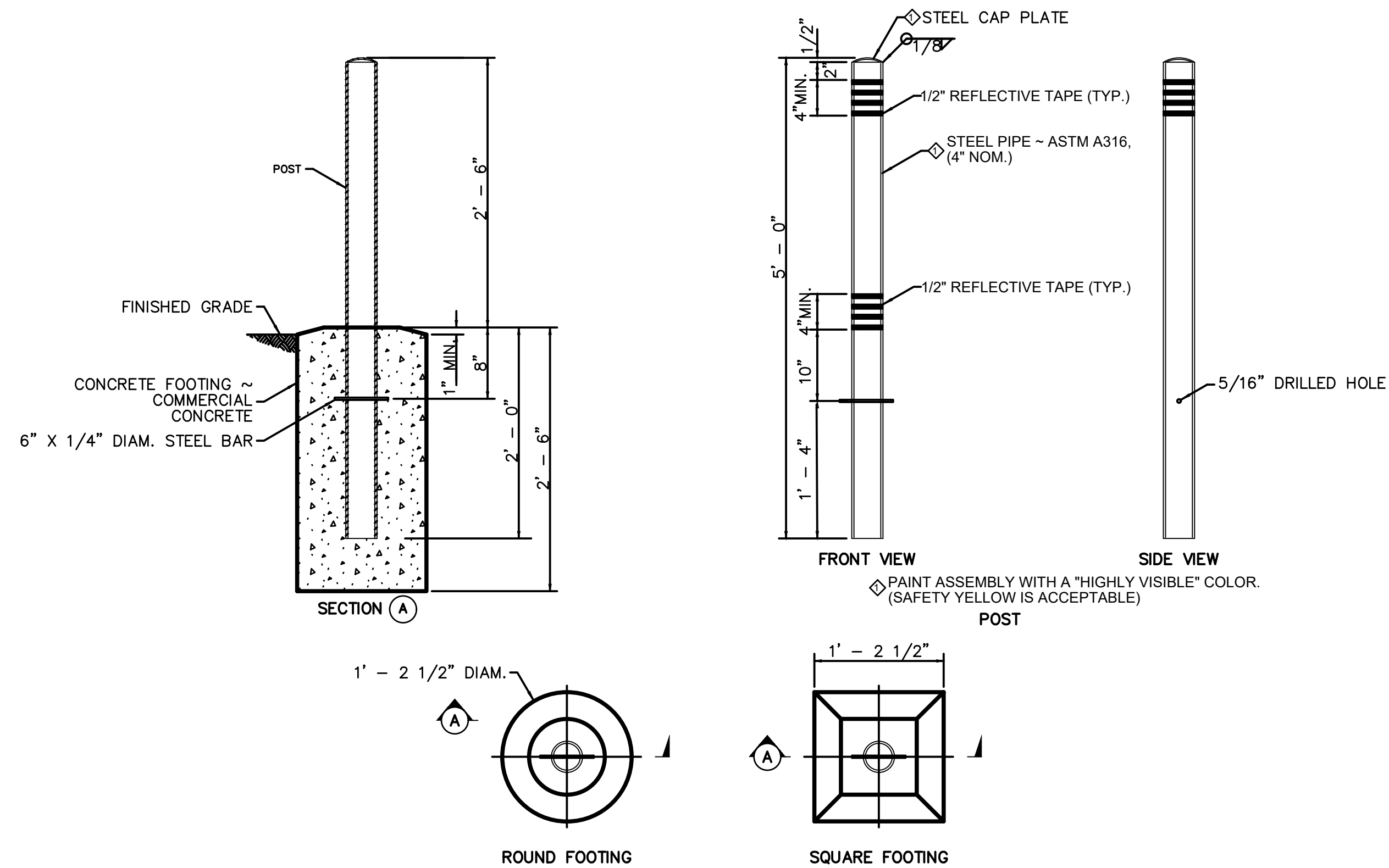
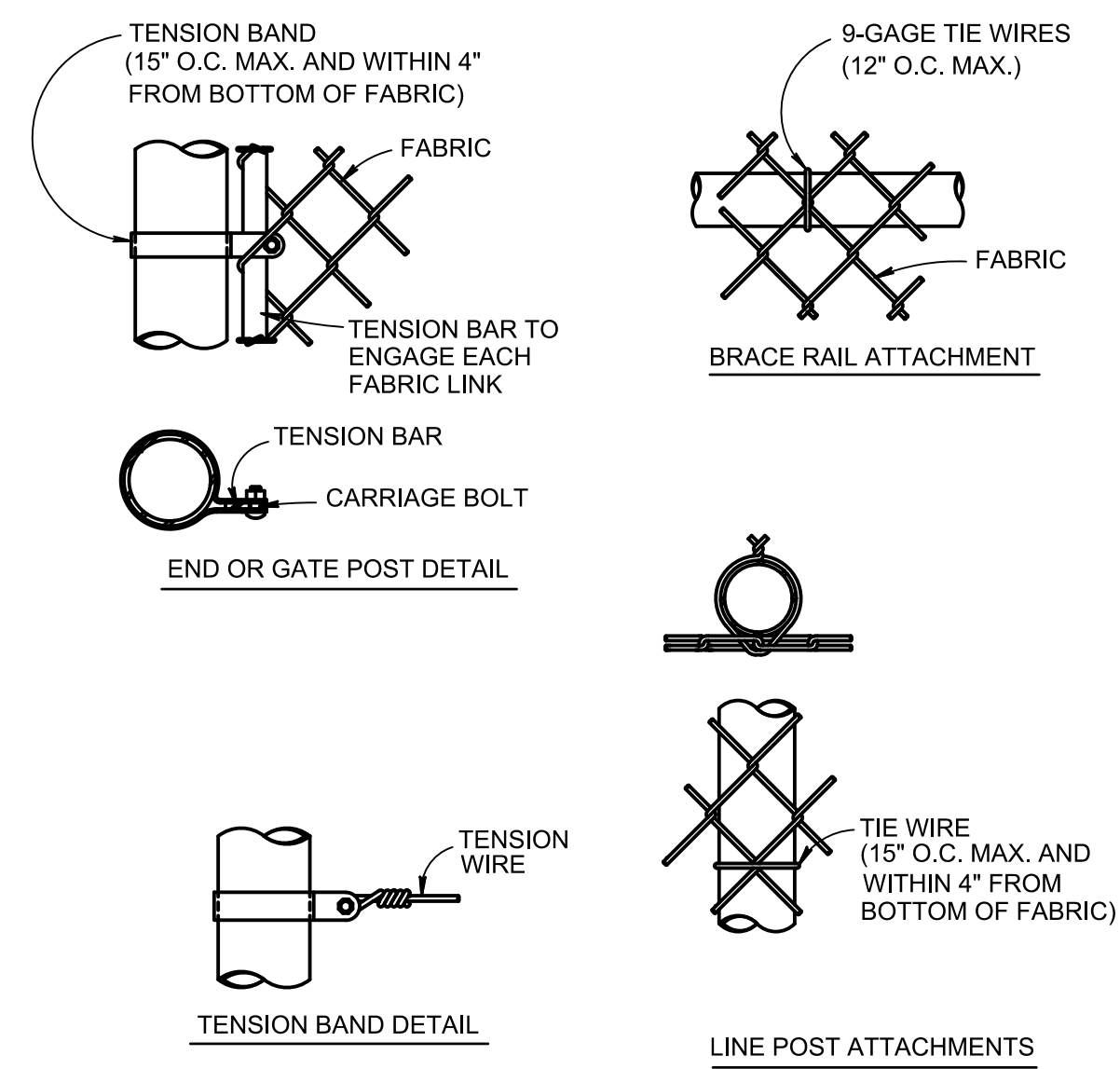
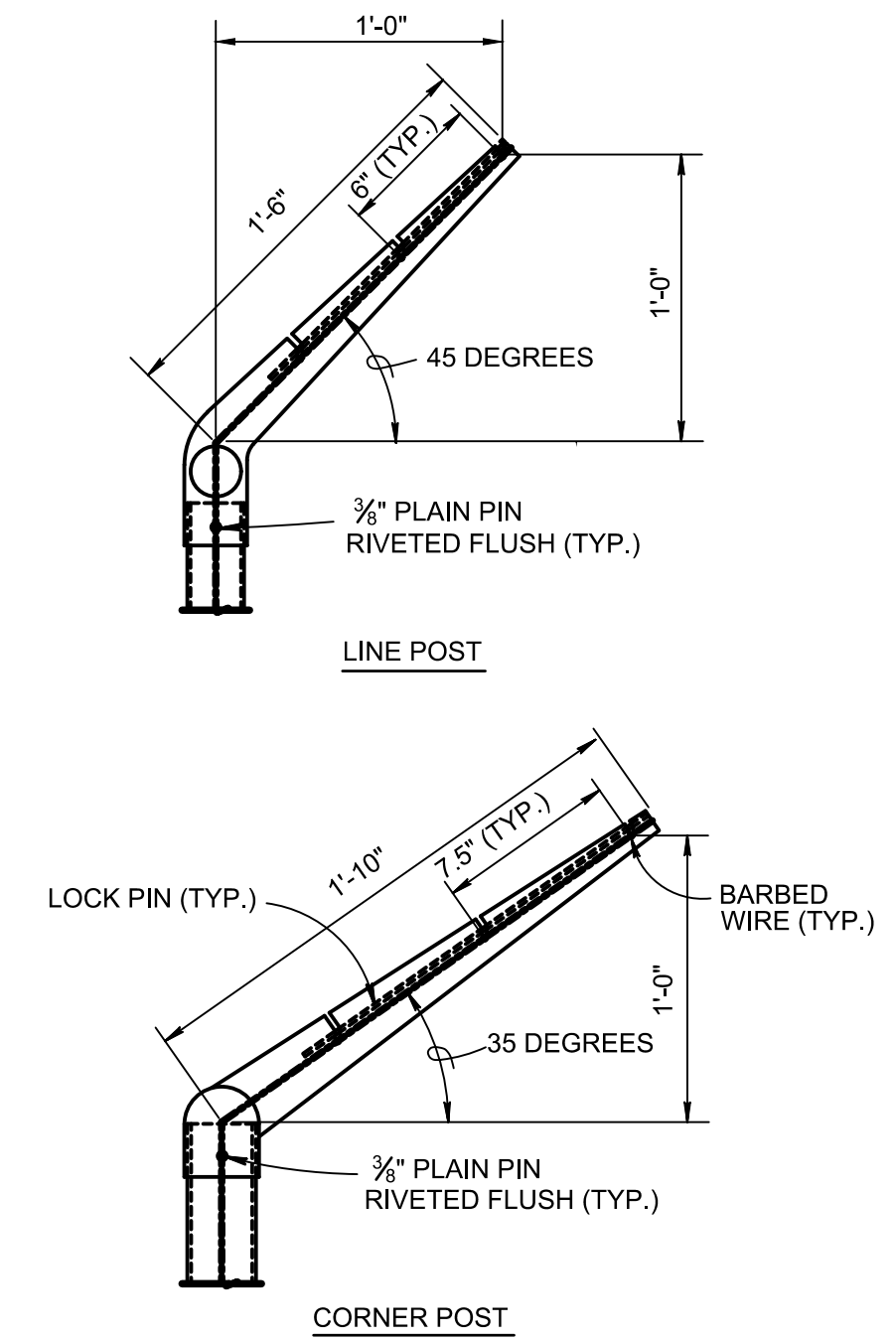
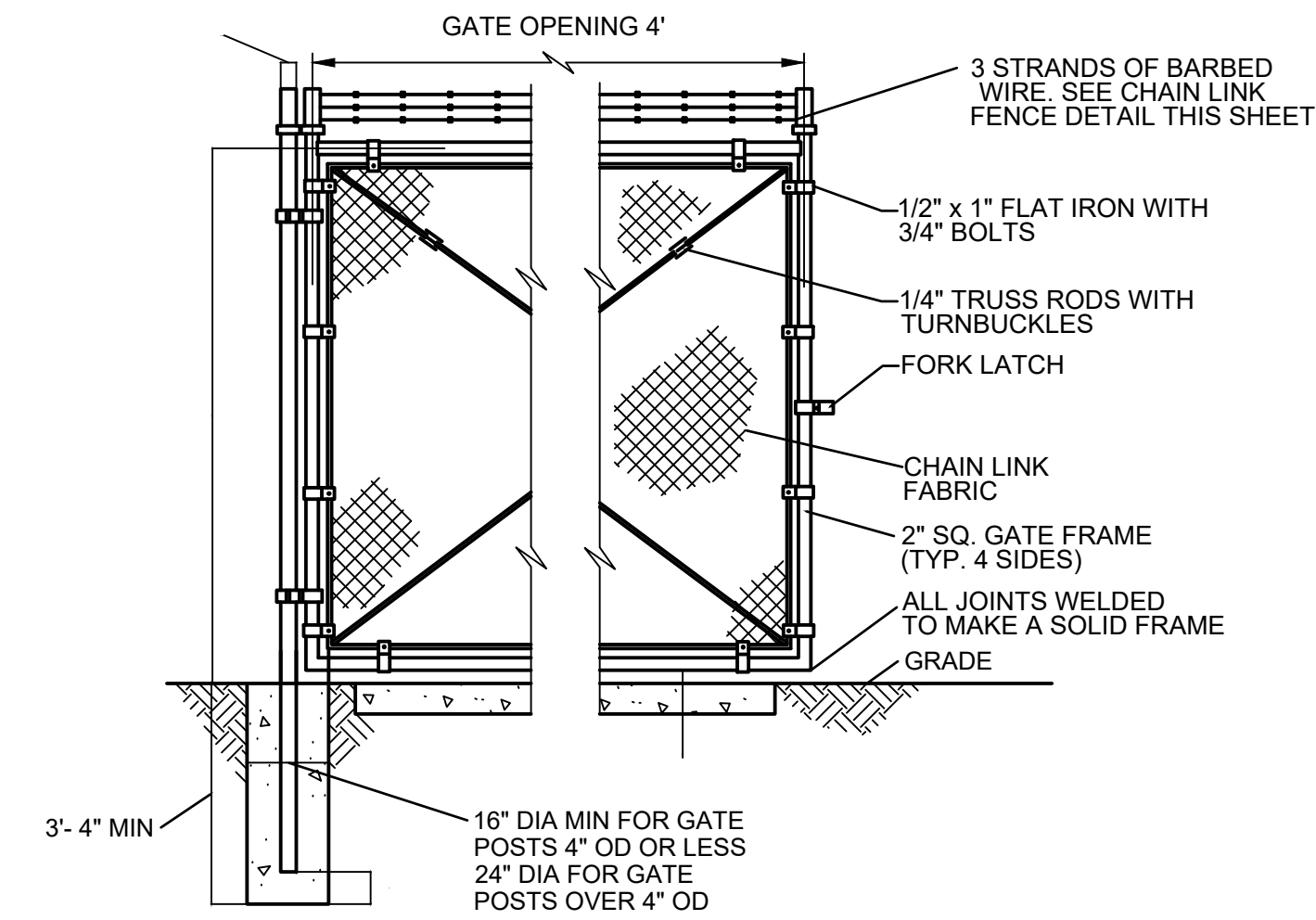
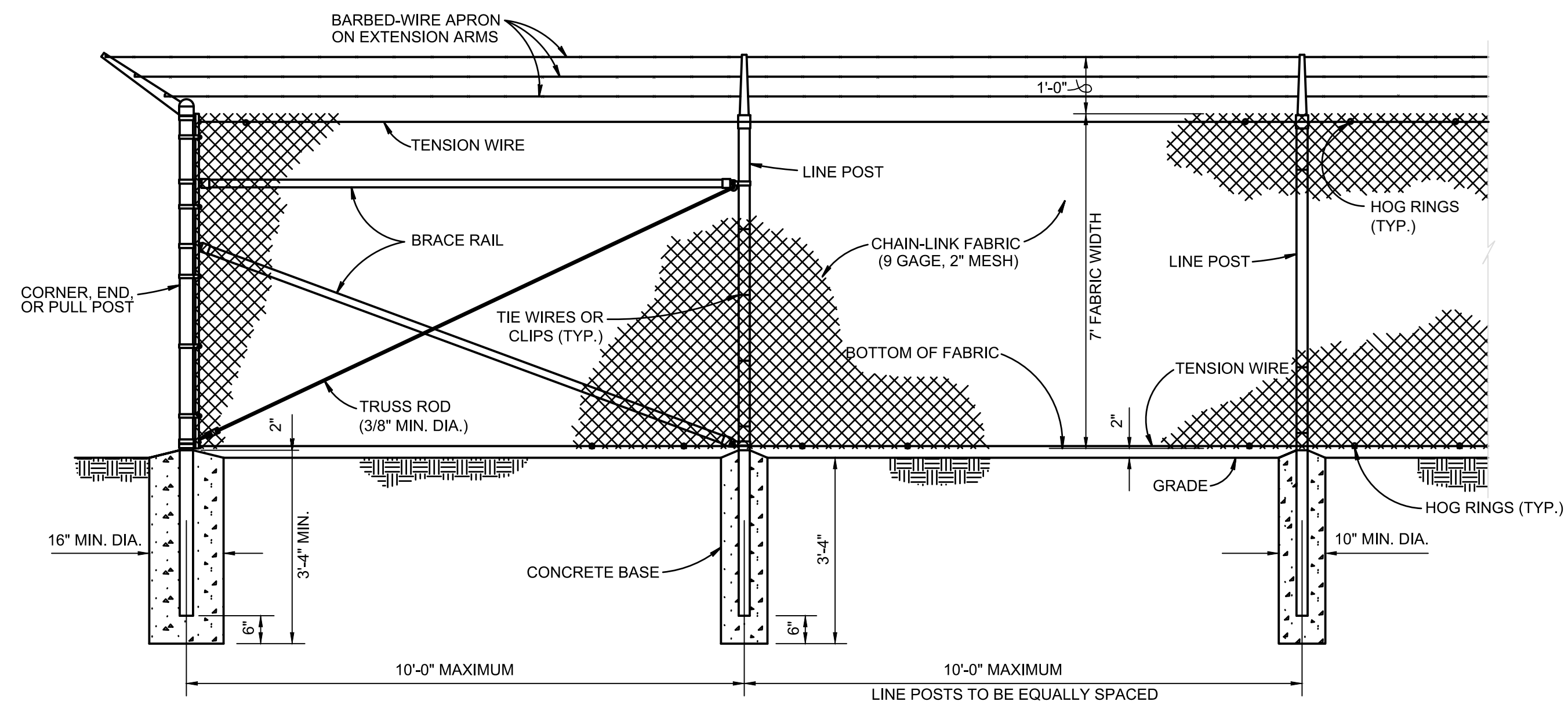
Drawn By: KK

Checked By: CJ

Date

Description

Mark



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GENERAL:	DESIGN CRITERIA:	DESIGN LOADS AND CRITERIA (NEW ADDITION):	SEISMIC CRITERIA (NEW STRUCTURES):
THE STRUCTURAL GENERAL NOTES SHALL BE USED AS A SUPPLEMENT TO THE PROJECT SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS. WHERE DIFFERENCES BETWEEN CONTRACT DRAWINGS, SPECIFICATIONS, OR EXISTING CONDITIONS OCCUR, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE CONTRACTING OFFICER REPRESENTATIVE IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING.	CODES AND STANDARDS:	BUILDING RISK CATEGORY = III BUILDING LOCATION = LATITUDE 48.504, LONGITUDE -122.617 SNOW LOADS: SITE ELEVATION = 67.4 FEET ABOVE SEA LEVEL (NAVD 88) GROUND SNOW LOAD = 17 PSF SNOW EXPOSURE FACTOR Ce = 1.0 SNOW LOAD IMPORTANCE FACTOR Is = 1.10 ROOF THERMAL FACTOR Ct = 1.0 FLAT ROOF SNOW LOAD Pf = 13.1 PSF RAIN ON SNOW SURCHARGE = 5 PSF TOTAL CALCULATED FLAT SNOW LOAD = 18.1 PSF MINIMUM DESIGN SNOW LOAD = 25 PSF	CODE AND STANDARD = IBC/ASCE 7 BUILDING RISK CATEGORY = III ANALYSIS METHOD = EQUIVALENT LATERAL FORCE (ELF) SITE CLASS = D (ASSUME) BSE-2N (MCE _R LEVEL SEISMIC EVENT) Ss = 1.131g (.2 SEC MCE SPECTRAL ACCEL) S1 = 0.402g (1.0 SEC MCE SPECTRAL ACCEL) SEISMIC IMPORTANCE FACTOR Ie = 1.25 SITE COEFFICIENT Fa = 1.20 SITE COEFFICIENT Fv = 1.9 Sds = 0.905 Sd1 = 0.509 SEISMIC DESIGN CATEGORY = D
THE STRUCTURE HAS BEEN DESIGNED TO RESIST CODE REQUIRED VERTICAL AND LATERAL FORCES AFTER ALL BUILDING ELEMENTS ARE INSTALLED. THE STRUCTURE HAS NOT BEEN INTENTIONALLY DESIGNED TO REMAIN STABLE DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR PROTECTING AND STABILIZING THE STRUCTURE DURING CONSTRUCTION. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO JOB SITE SAFETY, TEMPORARY SHORING, ERECTION MEANS AND METHODS, ERECTION SEQUENCING, FORMWORK, TEMPORARY BRACING, USE OF CONSTRUCTION EQUIPMENT, AND TEMPORARY FALL PROTECTION. AS A MINIMUM, THE CONTRACTOR SHALL SHORE AND/OR BRACE THE STRUCTURE TO RESIST TEMPORARY CONSTRUCTION LOADS DEFINED BY ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."	IEBC 2018 AS AMENDED AND ADOPTED BY THE CITY OF ANACORTES (FOR EXISTING BLDG) "INTERNATIONAL EXISTING BUILDING CODE"		CLASSROOM ADDITION: LATERAL FRAME SYSTEM: BEARING WALL, SPECIAL REINFORCED MASONRY SHEAR WALL R = 5 OVERSTRENGTH FACTOR = 2.5 DEFL AMPLIFICATION FACTOR Cd = 3.5
TYPICAL DETAILS MAY NOT BE NECESSARILY SHOWN ON THE PLANS, BUT APPLY AS REFERENCED IN THE STRUCTURAL DRAWINGS AND DETAILS UNLESS NOTED OTHERWISE. WHERE NO DETAIL IS INDICATED, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ENGINEER PRIOR TO SHOP DRAWING PRODUCTION, FABRICATION, AND CONSTRUCTION.	DEPARTMENT OF DEFENSE STANDARDS:		ARMS VAULT ADDITION: LATERAL FRAME SYSTEM: BEARING WALL, SPECIAL REINFORCED CONCRETE SHEAR WALL R = 5 OVERSTRENGTH FACTOR = 2.5 DEFL AMPLIFICATION FACTOR Cd = 5.0 REDUNDANCY FACTOR = 1.0
THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR UNSOUND CONDITIONS SHALL BE REPORTED TO THE CONTRACTING OFFICER REPRESENTATIVE FOR RESOLUTION.	AR 190-11, 17 JANUARY 2019 "PHYSICAL SECURITY OF ARMS, AMMUNITION, AND EXPLOSIVES"		
THE CONTRACTOR SHALL ESTABLISH, COORDINATE, AND VERIFY ALL OPENINGS AND INSERTS REQUIRED FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, SECURITY, AND OTHER TRADES PRIOR TO CONSTRUCTION. NO PENETRATIONS THROUGH STRUCTURAL MEMBERS ARE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER IN WRITING	UFC 4-010-01, 12 DEC 2018 WITH CHANGE 1, 19 AUG 2020 MINIMUM ANTITERRORISM STANDARDS FOR BUILDINGS"		
CONSTRUCTION OBSERVATION BY THE STRUCTURAL ENGINEER IS FOR VERIFICATION OF DESIGN ASPECTS ONLY, AND IS NOT INTENDED IN ANY WAY TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES.	STANDARDS:		
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFIED BUILDING CODE AND STANDARDS. IN THE CASE OF CONFLICTING CODES AND STANDARDS, THE BUILDING CODE SHALL GOVERN.	ACI 318, 2014 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"		
ENGINEERED COMPONENT SYSTEMS SHALL BE ENGINEERED BY A QUALIFIED PROFESSIONAL ENGINEER WHO IS RETAINED BY THE PRODUCT MANUFACTURER. ALL ENGINEERED COMPONENT DESIGN DRAWINGS AND CALCULATIONS SHALL BEAR THE STAMP OF A LICENSED PROFESSIONAL ENGINEER, AND SHALL BE SUBMITTED TO THE CONTRACTING OFFICER REPRESENTATIVE FOR REVIEW PRIOR TO FABRICATION.	TMS 402/ACI 530/ASCE 5, 2016 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"		
THE CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR SELECTING PRODUCTS THAT MEET THE "BUY AMERICAN ACT" WHEN REQUIRED BY THE CONTRACT.	TMS 602/ACI 530.1/ASCE 6, 2016 "SPECIFICATION FOR MASONRY STRUCTURES"		
CONSTRUCTION SEQUENCING AND STABILITY DURING ERECTION:	ANSI/AWC NDS "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION", 2018	NOTES: 1. DEAD LOAD "SELF" WEIGHT INCLUDES STRUCTURAL FRAMING, SLABS, AND/OR DECKS 2. "TYPE A" DEAD LOAD IS DEFINED AS DESIGN LOADS THAT ARE DEDICATED TO SUPPORT THE WEIGHT OF PARTITIONS, CEILINGS, AND ROOFING WHICH IS ADDED AFTER THE STRUCTURE ATTAINS FULL DESIGN STRENGTH. 3. "TYPE B" DEAD LOAD IS DEFINED AS DESIGN LOADS THAT ARE DEDICATED FOR MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE-SPRINKLER EQUIPMENT THAT IS SUPPORTED BY THE STRUCTURE AFTER THE STRUCTURE ATTAINS FULL DESIGN STRENGTH. 4. "LIVE LOADS" ARE DEFINED AS LOADS PRODUCED BY THE USE AND OCCUPANCY OF THE BUILDING OR OTHER STRUCTURE THAT DO NOT INCLUDE CONSTRUCTION OR ENVIRONMENTAL LOADS 5. "LIVE LOADS", EXCEPT UNIFORM ROOF LIVE LOADS AND OTHER UNIFORM LOADS WHICH EXCEED 100 PSF, MAY BE REDUCED IN ACCORDANCE WITH IBC 6. SEE LOAD DIAGRAMS AND/OR FRAMING PLANS FOR LOCATIONS OF ADDITIONAL SPECIAL LOADS 7. UNIFORM AND CONCENTRATED LIVE LOADS ARE NOT REQUIRED TO BE APPLIED SIMULTANEOUSLY 8. THE OWNER SHALL NOT PERMIT THE STRUCTURE TO BE LOADED BEYOND THE INDICATED VALUES	SEISMIC CRITERIA (EXISTING BUILDING): CODE AND STANDARD = IEBC/ASCE 41 BUILDING RISK CATEGORY = III BASIC PERFORMANCE OBJECTIVE: DAMAGE CONTROL STRUCTURAL PERFORMANCE (BSE-1E) (NOT EVALUATED PER ASCE 41) POSITION RETENTION NONSTRUCTURAL PERFORMANCE (BSE-1E) LIMITED SAFETY STRUCTURAL PERFORMANCE (BSE-2E) HAZARDS REDUCED NONSTRUCTURAL PERFORMANCE (BSE-2E) SITE CLASS = D (ASSUMED) BSE-1E (20% PROBABILITY OF EXCEEDANCE IN 50 YR) SPECTRAL RESPONSE ACCELERATION (SRA) Ss = 0.405g (.2 SECOND MCE SRA) S1 = 0.129g (1.0 SECOND MCE SRA) SITE COEFFICIENT Fa = 1.476 SITE COEFFICIENT Fv = 2.342 SEISMIC DESIGN CATEGORY = D Sxs = Ss X Fa = 0.598 Sx1 = S1 X Fv = 0.303 BSE-2E (5% PROBABILITY OF EXCEEDANCE IN 50 YR) SPECTRAL RESPONSE ACCELERATION PARAMETERS Ss = 0.849g (.2 SECOND MCE SPECTRAL ACCELERATION) S1 = 0.299g (1.0 SECOND MCE SPECTRAL ACCELERATION) SITE COEFFICIENT Fa = 1.2 SITE COEFFICIENT Fv = 2.003 SEISMIC DESIGN CATEGORY = D Sxs = Ss X Fa = 1.019 Sx1 = S1 X Fv = 0.598 LEVEL OF SEISMICITY = HIGH BUILDING TYPE = RM1 (REINF MASONRY SHEAR WALLS W/FLEX DIAPHRAGMS) ANALYSIS METHOD: = LINEAR STATIC SCOPE OF ASSESSMENT = TIER 1 AND TIER 2 V = C1 C2 Cm Sa W (PSEUDO-LATERAL FORCE)
THE COMPLETED STRUCTURE IS DESIGNED TO RESIST CODE REQUIRED GRAVITY AND LATERAL FORCES AFTER ALL PERMANENT STRUCTURAL ELEMENTS, BRACING, AND SHEATHING ARE INSTALLED. THE STRUCTURE MAY NOT BE STABLE UNTIL ALL STRUCTURAL ELEMENTS AND SHEATHING ARE INSTALLED. THE CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR DESIGNING AND PROVIDING ALL TEMPORARY SHORING, TEMPORARY BRACING, CONSTRUCTION SAFETY SYSTEMS, CONSTRUCTION SEQUENCING AND/OR ALL OTHER MEANS AS NECESSARY TO PROVIDE STABILITY AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT AN ERECTION PLAN TO INDICATE CONSTRUCTION SEQUENCING AND TEMPORARY SHORING FOR REVIEW BY THE CONTRACTING OFFICER REPRESENTATIVE PRIOR TO ERECTION.	AISC 303 "CODE OF STANDARD PRACTICE FOR BUILDINGS AND BRIDGES", 2016	WIND DESIGN CRITERIA: BASIC WIND SPEED: 105 MPH EXPOSURE: C ENCLOSURE CLASSIFICATION: ENCLOSED GUST EFFECT FACTOR (G): 0.85 WIND DIRECTIONALITY FACTOR Kd: 0.85 WIND-BORNE DEBRIS REGION: NO	SPREAD FOOTINGS: EXCAVATIONS FOR FOOTINGS SHALL BE TO THE WIDTH AND DEPTH AS INDICATED ON THE STRUCTURAL DRAWINGS SPREAD FOOTINGS SHALL BEAR ONTO COMPETENT SATISFACTORY MATERIAL WITH BOTTOM OF FOOTINGS LEVEL AND THOROUGHLY CLEANED OF ALL LOOSE MATERIAL. SIDES OF SPREAD FOOTINGS MAY BE FORMED OR CAST AGAINST EARTH AT THE CONTRACTOR'S OPTION. A QUALIFIED LICENSED GEOTECHNICAL ENGINEER SHALL FIELD VERIFY THAT ALL FOOTING EXCAVATIONS ARE SUITABLE COMPACTED BEARING MATERIAL PRIOR TO PLACING REINFORCING STEEL. THE CONTRACTOR SHALL SCHEDULE ADEQUATE TIME TO FACILITATE THE FOUNDATION OBSERVATIONS.
PRODUCT SUBSTITUTIONS:	AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", 2016	LATERAL FORCE RESISTING SYSTEM: THE PRIMARY LATERAL FORCE RESISTING SYSTEM FOR THE EXISTING BUILDING CONSISTS OF FLEXIBLE WOOD ROOF DIAPHRAGMS WHICH TRANSFER LATERAL FORCES INTO THE PRIMARY FRAME. THE PRIMARY STRUCTURAL FRAME IS CLASSIFIED AS RM1 REINFORCED MASONRY SHEAR WALLS WITH FLEXIBLE DIAPHRAGMS PER ASCE 41. THE PRIMARY LATERAL FORCE RESISTING SYSTEM FOR THE NEW CLASSROOM BUILDING ADDITION CONSISTS OF FLEXIBLE STEEL DECK ROOF DIAPHRAGMS WHICH TRANSFER LATERAL FORCES INTO THE PRIMARY FRAME. THE PRIMARY STRUCTURAL FRAME IS CLASSIFIED AS SPECIAL CMU BEARING WALL SYSTEM PER IBC. THE PRIMARY LATERAL FORCE RESISTING SYSTEM FOR THE NEW ARMS VAULT ADDITION CONSISTS OF A RIGID CONCRETE CEILING DIAPHRAGM, WHICH TRANSFERS LATERAL FORCES INTO A SPECIAL CONCRETE SHEAR WALL BEARING WALL SYSTEM.	THE FOLLOWING DESIGN PARAMETERS ARE ASSUMED FOR DESIGN IN ACCORDANCE WITH THE GEOTECHNICAL REPORT: ALLOWABLE BEARING PRESSURE = 2000 PSF ACTIVE PRESSURE (NON-RESTRAINED) = 35 PCF + 35% OF ANY GRAVITY SURCHARGE AT-REST PRESSURE (RESTRAINED) = 55 PCF + 50% OF ANY GRAVITY SURCHARGE SEISMIC WALL SURCHARGE = 8H PSF (H=WALL HT) PASSIVE PRESSURE = 300 PCF INCLUDING F.S. 1.5 SUBGRADE MODULUS = 200 PCI COEFFICIENT OF FRICTION (NO F.S.) = .35 INCLUDING F.S. 1.5 A 1/3 STRESS INCREASE IS PERMITTED FOR ALLOWABLE BEARING PRESSURE AND PASSIVE PRESSURE WHEN SUBJECTED TO WIND OR SEISMIC LOAD COMBINATIONS IF THE ALTERNATE SERVICE LEVEL LOAD COMBINATIONS OF IBC SECTION 1605.3.2 ARE USED.
PRODUCT SUBSTITUTIONS MAY BE PERMITTED ONLY IF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS ARE SATISFIED, COMPLETE ENGINEERING DATA IS SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION, AND WRITTEN APPROVAL IS OBTAINED FROM THE CONTRACTING OFFICER REPRESENTATIVE. ENGINEERING DATA SHALL INCLUDE AS A MINIMUM THE ASSUMED BUILDING CODE, ALLOWABLE STRESSES INCLUDING ASSUMED STRESS INCREASES (IF ANY), ACTUAL MEMBER STRESSES, CONNECTION STRENGTHS, TOTAL DEFLECTION, AND LIVE LOAD DEFLECTION. ALL INCREASED DESIGN AND CONSTRUCTION COSTS WHICH RESULT FROM CONSIDERATION AND/OR CONSTRUCTION OF ANY PRODUCT SUBSTITUTION, INCLUDING BUT NOT LIMITED TO MECHANICAL/ELECTRICAL/STRUCTURAL/ARCHITECTURAL COORDINATION, SHALL BE COMPENSATED BY THE GENERAL CONTRACTOR.	AISI S-100 "NORTH AMERICAN SPECIFICATION FOR DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS", 2016		
	AISI S202 "CODE OF STANDARD PRACTICE FOR COLD-FORMED STEEL FRAMING", 2015		
	AISI S220 "NORTH AMERICAN STANDARD FOR COLD-FORMED STEEL FRAMING-NONSTRUCTURAL MEMBERS", 2015		
	ASCE 7 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES", 2016		
	ASCE 41 "SEISMIC EVALUATION AND RETROFIT OF EXISTING BUILDINGS", 2017		
	AWS D1.1 "STRUCTURAL WELDING CODE-STEEL", 2015		
	PS-1 "STRUCTURAL PLYWOOD", 2019		
	PS-2 "PERFORMANCE STANDARD FOR WOOD STRUCTURAL PANELS", 2018		
	PS-20 "AMERICAN SOFTWOOD LUMBER STANDARD", REV 1, OCTOBER 2021		
	RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS", 2014		
	SDI ANSI RD "STANDARD FOR STEEL ROOF DECK", 2017		
	SJI K-1.1 "STANDARD SPECIFICATION FOR OPEN WEB STEEL JOISTS, K-SERIES", 2003		



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Project No.: 21024
Designed By: CTS
Drawn By: DJH
Checked By: ABC

Mark	Description	Date

WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & ADDITION
2219 M AVENUE, ANACORTES, WA
STRUCTURAL GENERAL NOTES

S-001

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CONCRETE:

CONCRETE SHALL CONFORM TO ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS NOTED IN THE CONTRACT DOCUMENTS

COLD WEATHER AND HOT WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 306 AND ACI 305, RESPECTIVELY

CONCRETE FLOORS SHALL BE IN ACCORDANCE WITH ACI 302.1R

CONCRETE CONSTRUCTION TOLERANCES SHALL BE IN ACCORDANCE WITH ACI 117 UNLESS NOTED OTHERWISE

UNLESS NOTED OTHERWISE, ALL CONCRETE WALLS SHALL HAVE THE FOLLOWING MINIMUM REINFORCING: #4 VERT @ 1'-4" ON CENTER, AND #4 HOR @ 1'-4" ON CENTER

ALL CAST-IN-PLACE STRUCTURAL CONCRETE SHALL HAVE AIR-ENTRAINING ADMIXTURE, EXCEPT FOR INTERIOR SLABS AND INTERIOR WALLS

CONCRETE SHALL CONFORM TO SPECIFICATION 033000

CONCRETE MIX DESIGN:

LOCATION	f _c (1) MIN (PSI)	f _t (1) MIN (PSI)	MAX (2) W/C RATIO	MAXIMUM AGGREGATE SIZE	% TOTAL(3) AIR CONTENT	MAXIMUM SLUMP (4)
FOOTINGS	4000	-	.45	3/4"	6	5
INTERIOR CONCRETE WALLS	4000	-	.45	3/4"	-	5
EXTERIOR CONCRETE WALLS	4000	-	.45	3/4"	6	5
INTERIOR SLABS ON GRADE	4000	-	.45	3/4"	-	5
EXTERIOR SLABS ON GRADE	4000	-	.45	3/4"	6	5
INTERIOR ELEVATED SLAB	4000	-	.45	3/8"	-	5
ALL OTHER BLDG CONCRETE	4000	-	.45	3/4"	-	5

NOTES:
1. DESIGN STRENGTH SHALL BE ASSUMED AS THE MINIMUM 28 DAY STRENGTH
2. SLAG, FLY ASH OR OTHER POZZOLONS CONFORMING TO ASTM C 618 SHALL CONSTITUTE NO MORE THAN 35 PERCENT OF THE TOTAL CEMENTITIOUS CONTENT MEASURED BY WEIGHT.
3. THE TOTAL AIR CONTENT SHALL BE +/- 1 1/2% OF THE INDICATED VALUES. AIR CONTENT SHALL BE MEASURED AT THE DISCHARGE END OF HOSE WHEN USING A CONCRETE PUMP, OR AT THE TRUCK DISCHARGE WHEN THE CONCRETE IS NOT PLACED USING A PUMP. IF THE MAXIMUM AGGREGATE SIZE IS LESS THAN THE MAXIMUM AGGREGATE SIZE STATED, THEN THE TOTAL AIR CONTENT SHALL BE ADJUSTED PER ACI 318 TABLE 4.4.1.
4. THE MAXIMUM SLUMP REQUIREMENT INCREASED TO A MORE FLOWABLE LEVEL ONLY WHEN WATER REDUCING ADMIXTURES AND/OR SUPER-PLASTICIZER ADMIXTURES ARE UTILIZED. ANY SUCH REQUEST FOR VARIANCE SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO BIDDING.

CONCRETE DURABILITY EXPOSURE CATEGORY:

LOCATION	F: FREEZING /THAWING	S: SULFATE	W: PERMEABILITY	C: CORROSION PROTECTION
FOOTINGS	F2	S1	W0	C1
INTERIOR CONCRETE WALLS	F0	S1	W0	C1
EXTERIOR CONCRETE WALLS	F2	S1	W0	C1
INTERIOR SLABS ON GRADE	F0	S0	W0	C1
EXTERIOR SLABS ON GRADE	F3	S0	W0	C2
INTERIOR ELEVATED SLAB	F0	S0	W0	C0
ALL OTHER BLDG CONCRETE	F2	S0	W0	C1

NOTES:
1. EXPOSURE CATEGORIES ARE SELECTED BY THE STRUCTURAL ENGINEER BASED ON EXPOSURE DEFINITIONS IN ACI 318 CHAPTER 4 DURABILITY REQUIREMENTS.

CONCRETE PLACING:

CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 304 "GUIDE FOR MIXING, TRANSPORTING, AND PLACING CONCRETE." ALL REINFORCED CONCRETE SHALL BE MECHANICALLY VIBRATED.

FORMWORK AND SHORING:

FORMWORK AND SHORING OF FORMWORK SHALL BE DESIGNED BY THE CONTRACTOR. FORMWORK SHALL CONFORM TO ACI 301. RESHORING, WHEN REQUIRED, SHALL BE IN ACCORDANCE WITH ACI 301. SUBMIT PROPOSED RESHORING PLANS TO THE CONTRACTING OFFICER REPRESENTATIVE FOR INFORMATION ONLY.

FORMWORK SHALL CONFORM TO SPECIFICATION 031000

CONCRETE CONSTRUCTION JOINTS:

CONSTRUCTION JOINTS IN CONCRETE SHALL BE PREPARED TO ENHANCE BONDING BY USING MECHANICAL KEYS, OR BY INTENTIONALLY ROUGHENING THE SURFACE OF THE EXISTING CONCRETE. MECHANICAL-KEYED SURFACES, WHERE USED, SHALL BE THE SIZE AND TYPE INDICATED ON THE CONTRACT DRAWINGS. IN LOCATIONS WHERE MECHANICAL KEYS ARE NOT SPECIFIED, THE EXISTING CONCRETE SURFACE SHALL BE MECHANICALLY ROUGHENED TO EXPOSE THE EXISTING AGGREGATE TO A 3/8" AMPLITUDE. INTENTIONALLY ROUGHENED SURFACES SHALL BE THOROUGHLY CLEANED TO REMOVE ALL LAITANCE AND OTHER LOOSE DEBRIS. THE CONTRACTOR SHALL APPLY WATER TO ALL EXISTING CONCRETE SURFACES, AND SHALL REMOVE ALL STANDING WATER IMMEDIATELY PRIOR TO PLACING NEW CONCRETE. CONSTRUCTION JOINTS FOR CONCRETE WALL SHALL BE LIMITED TO A MAXIMUM SPACING OF 20' VERTICALLY, OR LESS AS LIMITED BY CONCRETE FORM STRENGTH. CONSTRUCTION JOINTS FOR SLABS ON GRADE, AND ELEVATED CONCRETE SLABS, SHALL BE IN ACCORDANCE WITH THE DETAILS ON THE CONTRACT DRAWINGS.

SLEEVES AND ELECTRICAL CONDUIT ENCASED IN CONCRETE:

EXCEPT AS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS OR OTHERWISE APPROVED BY THE STRUCTURAL ENGINEER, CONCRETE BEAMS, GIRDERS, AND COLUMNS SHALL NOT BE SLEEVED NOR PENETRATED TO PASS THROUGH PIPING OR DUCTS. PIPE AND CONDUIT OPENINGS THAT HAVE WIDTH GREATER THAN THE SLAB THICKNESS SHALL BE FORMED WITH EMBEDDED, OVERSIZED,SCHEDULE 40 STEEL PIPE SLEEVES, AND SHALL BE REINFORCED PER THE DETAILS ON THE STRUCTURAL DRAWINGS. SLEEVES SHALL BE LOCATED AWAY FROM PRE-STRESSING TENDONS TO MAINTAIN A CLEAR DISTANCE OF AT LEAST THE SLAB THICKNESS. ALUMINUM CONDUIT SHALL NOT BE ENCASED INTO CONCRETE. STEEL ELECTRICAL CONDUIT MAY BE ENCASED WITHIN CONCRETE SLABS ONLY WHEN THE CONDUIT IS SIZED, SPACED, POSITIONED, AND REINFORCED IN ACCORDANCE WITH THE DETAILS ON THE STRUCTURAL DRAWINGS.

CUTTING AND DRILLING EXISTING CONCRETE:

THE CONTRACTOR SHALL NOT CUT OR DRILL THROUGH ANY HARDENED CONCRETE WITHOUT FIRST IDENTIFYING SPECIFIC STRUCTURAL REINFORCEMENT LOCATIONS DETERMINED BY NON-DESTRUCTIVE TESTING. WHEN DRILLED HOLES OR PENETRATIONS ARE REQUIRED IN HARDENED CONCRETE, THE CONTRACTOR SHALL SUBMIT DETAILED INFORMATION INCLUDING PENETRATION SIZE, SPECIFIC LOCATIONS MEASURED TO GRID-LINES AND ELEVATIONS, AND REINFORCING LOCATIONS INCLUDING BAR LENGTHS TO THE STRUCTURAL ENGINEER FOR REVIEW AND EVALUATION PRIOR TO PERFORMING THE WORK.

NON-SHRINK GROUT:

GROUT SHALL BE A CEMENTITIOUS, NON-SHRINK, NATURAL AGGREGATE FORMULATION THAT CONFORMS TO CORPS OF ENGINEERS CRD-621 AND ASTM C-1107, GRADE A, B, OR C. GROUT SHALL BE DELIVERED TO THE JOB-SITE IN DRY, PRE-MIXED FACTORY PACKAGING THAT REQUIRES ONLY THE ADDITION OF WATER. GROUT SHALL BE CAREFULLY MIXED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. SURFACES WHICH RECEIVE GROUT SHALL BE FREE OF DIRT, OIL, GREASE, OR OTHER DELETERIOUS SUBSTANCES WHICH MAY INHIBIT BOND. CONCRETE SURFACES SHALL BE ROUGH AND SATURATED (PONDED) WITH CLEAN WATER FOR 4 HOURS MINIMUM JUST PRIOR TO GROUTING. REMOVE ALL FREE WATER PRIOR TO GROUTING. PLACE GROUT IN A MANNER TO RESULT IN FULL CONTACT BETWEEN THE BEARING SURFACES. AFTER PLACING, THE CONTRACTOR SHALL CURE EXPOSED EDGES OF GROUT USING CLEAN, WET RAGS OR CLEAN SAND SATURATED WITH WATER FOR AT LEAST 8 HOURS. AFTER REMOVING THE WET RAGS OR SAND. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF f_c = 7000 PSI AT 28 DAYS.

EPOXY GROUT (DOWEL TYPE):

EPOXY GROUT SHALL BE A TWO-COMPONENT, 100% SOLIDS EPOXY, THAT IS MANUFACTURED FOR THE PURPOSE OF ANCHORING DOWELS INTO HARDENED CONCRETE. EPOXY SHALL BE MIXED AND DISPENSED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. EPOXY SHALL MEET THE MINIMUM REQUIREMENTS OF ASTM C-881 SPECIFICATION FOR TYPE I, II, IV, AND V, GRADE 3 (NON-SAGGING), CLASS "A" WHEN THE SURFACE OF THE HARDENED CONCRETE TEMPERATURE IS LESS THAN 40 DEGREES FAHRENHEIT, CLASS "B" WHEN THE HARDENED CONCRETE TEMPERATURE 40<T<60 DEGREES F, AND CLASS "C" WHEN THE HARDENED CONCRETE TEMPERATURE EXCEEDS 60 DEGREE F. THE EPOXY MUST DEVELOP A MINIMUM BOND STRENGTH OF 1500 PSI AFTER A 14-DAY CURE (ASTM C-882), A MINIMUM COMPRESSIVE YIELD STRENGTH OF 10,000 PSI AFTER A 7-DAY CURE (ASTM D-695), A MINIMUM COMPRESSIVE MODULUS OF 200 KSI AFTER A 7-DAY CURE (ASTM D-695), AND A MINIMUM TENSILE STRENGTH OF 6310 PSI AFTER A 7-DAY CURE (ASTM D-638). EPOXY SHALL HAVE A HEAT DEFLECTION TEMPERATURE OF 120 DEGREES FAHRENHEIT MINIMUM AFTER A 7-DAY CURE (ASTM D-648).

REINFORCING STEEL:

REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60 UNLESS NOTED OTHERWISE. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH "MANUAL OF STANDARD PRACTICE FOR DETAILING OF REINFORCED CONCRETE STRUCTURES."

THE CONTRACTOR SHALL COORDINATE REINFORCING STEEL PLACING DETAILS AND SHALL PROVIDE TEMPLATES FOR PLACING STEEL IN CONGESTED AREAS AS NECESSARY. THE CONTRACTOR SHALL PROVIDE LAP SPLICES, DOWELS, AND COUPLERS AS REQUIRED TO ALLOW FOR PROPER PLACEMENT OF REINFORCING. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO INDICATE PLACING PLANS AND ELEVATIONS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

ANY REINFORCING STEEL THAT REQUIRES WELDING SHALL CONFORM TO ASTM A706 GRADE 60

ALL REINFORCING STEEL SHALL BE SPLICED USING CONTACT LAP SPLICES UNLESS OTHERWISE REQUIRED, PROVIDE 48 BAR DIAMETER MINIMUM LAP SPlice UNLESS NOTED OTHERWISE.

REINFORCING STEEL SHALL CONFORM TO SPECIFICATION 032000

POST-INSTALLED CONCRETE ANCHORS:

POST-INSTALLED ANCHORS INTO HARDENED CONCRETE SHALL BE THE TYPE, DIAMETER, AND MINIMUM EMBED DEPTH INDICATED ON THE CONTRACT DRAWINGS. THE MINIMUM EMBEDMENT DEPTH SHALL BE 4 1/2 DIAMETERS UNLESS INDICATED OTHERWISE.

DRILLED ANCHOR HOLES SHALL BE PREPARED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS INDICATED ON THE CONTRACT DOCUMENTS. DO NOT DRILL HOLES LARGER THAN SPECIFIED BY THE MANUFACTURER.

ANCHORS SHALL SATISFY THE REQUIREMENTS OF ACI 318 APPENDIX D AS MODIFIED BY IBC. ANCHORS SHALL BE SUITABLE FOR INSTALLATION INTO UNCRACKED AND CRACKED CONCRETE FOR THE SEISMIC DESIGN CATEGORY INDICATED ON THE STRUCTURAL GENERAL NOTES, AND SHALL BE DOCUMENTED AS SUITABLE FOR USE BY ICC ENGINEERING REPORT. THE CONTRACTOR SHALL SUBMIT PROPOSED ANCHORS TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO INSTALLATION. ANCHORS SHALL BE STAINLESS STEEL AISI 303, 304, OR 316 EXCEPT AT DRY, INTERIOR LOCATIONS WHERE ANCHORS SHALL BE EITHER STAINLESS STEEL OR ZINC PLATED CARBON STEEL. THE CONTRACTOR SHALL SUBSTANTIATE BY ICC REPORT THAT THE POST-INSTALLED CONCRETE ANCHORS HAVE THE FOLLOWING MINIMUM BASIC STRUCTURAL ALLOWABLE LOAD PROPERTIES THAT ARE ASSUMED FOR DESIGN:

EXPANSION ANCHORS:

EXPANSION ANCHORS SHALL BE A THREADED STUD WITH AN INTEGRAL CONE EXPANDER AND A SINGLE PIECE EXPANSION CLIP. THE STUD SHALL HAVE 70 KSI MINIMUM TENSILE STRENGTH. EXPANSION ANCHORS SHALL BE "KWIK BOLT TZ" MANUFACTURED BY HILTI, "HDA UNDERCUT ANCHOR" MANUFACTURED BY HILTI, "STRONG-BOLT" MANUFACTURED BY SIMPSON STRONG-TIE, "TRU-BOLT +" MANUFACTURED BY ITW RAMSET REDHEAD, OR APPROVED EQUAL. EXPANSION ANCHORS SHALL HAVE MINIMUM (ASD) ALLOWABLE LOADS IN CRACKED CONCRETE SPECIFIED IN SECTION "DRILLED- IN CONCRETE ANCHORS"

CONCRETE SCREW ANCHORS:

CONCRETE SCREW ANCHORS SHALL BE "TITEN-HD" MANUFACTURED BY SIMPSON STRONG-TIE, "HUS-H SCREW ANCHOR" MANUFACTURED BY HILTI, "TAPCON" MANUFACTURED BY ITW-REDHEAD OR APPROVED EQUAL. EXPANSION ANCHORS SHALL HAVE MINIMUM (ASD) ALLOWABLE LOADS IN CRACKED CONCRETE SPECIFIED IN SECTION "DRILLED-IN CONCRETE ANCHORS"

DRILLED AND GROUTED ANCHORS:

EPOXY GROUT SHALL BE USED FOR ALL DRILLED AND GROUTED REINFORCING BARS OR BOLTS UNLESS NOTED OTHERWISE. CEMENTITIOUS NON-SHRINK GROUT SHALL BE USED FOR ALL OVERHEAD APPLICATIONS, AND WITHIN FIRE-RATED CONCRETE ELEMENTS

REINFORCING STEEL SHALL NOT BE CUT DURING INSTALLATIOIN OF ANCHORS. THE CONTRACTOR SHALL COORDINATE ANCHOR PLACEMENT WITH REINFORCEMENT IN THE CONCRETE STRUCTURE TO AVOID INTERFERENCE CONDITIONS. THE CONTRACTOR SHALL ADJUST REINFORCEMENT POSITIONS WHERE THE REINFORCING INTERFERES WITH DRILLED IN ANCHORS. ALL DEFECTIVE ANCHOR HOLES WHICH CANNOT BE FULLY DRILLED SHALL BE FULLY-GROUTED WITH EPOXY ADHESIVE. A NEW HOLE SHALL BE DRILLED A MINIMUM OF 3 BOLT DIAMETERS FROM THE ORIGINAL HOLE

REINFORCING BARS AND BOLTS SHALL BE FULLY GROUTED INTO THE EXISTING CONCRETE. HOLES THAT ARE DRILLED BY ROTARY PERCUSSION DRILLS SHALL BE BLOWN WITH COMPRESSED, OIL-FREE AIR TO REMOVE DUST AND OTHER DELETERIOUS SUBSTANCES THAT INHIBIT BOND FROM THE BONDING SURFACES. HOLES THAT ARE DRILLED BY CORE-DRILLING SHALL BE FLUSHED WITH PRESSURIZED POTABLE WATER TO REMOVE DUST AND OTHER SUBSTANCES THAT INHIBIT BOND. THE CONTRACTOR SHALL UTILIZE NON-DESTRUCTIVE SCANNING TECHNIQUES TO LOCATE REINFORCING STEEL PRIOR TO DRILLING HOLES. THE CONTRACTOR SHALL CONTROL TEMPERATURE AND MOISTURE CONDITIONS ON THE HOLE BONDING SURFACES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ANCHORS THAT ARE EMBEDDED LESS THAN 24" SHALL HAVE A MEASURED QUANTITY OF GROUT INSTALLED INTO THE HOLES USING AN EXTENSION NOZZLE PRIOR TO INSERTING THE ANCHOR. INSERT THE ANCHOR TO DISPLACE THE FRESH GROUT, AND POSITION THE ANCHOR AS REQUIRED BY THE CONTRACT DOCUMENTS. REMOVE EXCESS GROUT WHICH DISPLACES ABOVE THE HOLE PRIOR TO HARDENING.

ANCHORS THAT ARE EMBEDDED 24" OR MORE SHALL HAVE GROUT INJECTED INTO HOLES USING A PRE-APPROVED PRESSURE-GROUTING SYSTEM AND A MEASURED QUANTITY OF GROUT. THE ANCHORS SHALL BE INSERTED INTO THE HOLES PRIOR TO PRESSURE GROUTING.

CONCRETE PROTECTION FOR REINFORCING STEEL:

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR ALL REINFORCING STEEL PLACED WITHIN NON-PRESTRESSED CAST-IN-PLACE CONCRETE UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
3"
CONCRETE EXPOSED TO EARTH OR WEATHER
2" FOR #6 AND LARGER
1 1/2" FOR #5 AND SMALLER
CONCRETE NOT EXPOSED TO EARTH, WEATHER, OR GROUND
3/4" FOR SLABS, WALLS, JOISTS WITH #11 BAR AND SMALLER
1 1/2" FOR SLABS, WALLS, JOISTS WITH #14 BAR AND LARGER
CONCRETE BEAM AND COLUMN PRIMARY REINFORCING, TIES, STIRRUPS, SPIRALS
1 1/2"

REINFORCING STEEL LAP-SPLICE REQUIREMENTS IN CONCRETE:

LAP SPLICES AND BAR DEVELOPMENT IN CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318 AND THE FOLLOWING TABLE:

GRADE 60 REBAR DEVELOPMENT TABLE FOR NORMAL WT CONCRETE									
BAR SIZE	f _c = 4000				f _c = ALL				
	Ld	Lt	Lsb	Lsbt	Ldc	Lc	Lcs	Ldh	
3	14	18	18	24	8	12	12	8	
4	19	25	25	32	11	15	12	11	
5	24	31	31	40	14	19	14	14	

DEFINITIONS:

db = NOMINAL BAR DIAMETER
f_c = CONCRETE DESIGN COMPRESSIVE STRENGTH (PSI)
Ld = BASIC TENSION DEVELOPMENT LENGTH FOR BARS OTHER THAN TOP BARS (IN)
Lt = TENSION DEVELOPMENT LENGTH FOR TOP BARS:
Lt = 1.3 X Ld (IN)
Lsb = TENSION LAP SPlice LENGTH FOR BARS OTHER THAN TOP BARS:
Lsb = 1.3 X Ld (IN)
Lsbt = TENSION LAP SPlice LENGTH FOR TOP BARS:
Lsbt = 1.69 X Ld (IN)
Ldc = COMPRESSION DEVELOPMENT LENGTH FOR BARS AND DOWELS:
Ldc = 22 X db (IN)
Lc = COMPRESSION LAP SPlice FOR TIED COLUMNS:
Lc = 30 X db (IN)
Lcs = COMPRESSION LAP SPlice FOR SPIRAL TIED COLUMNS:
Lcs = 22.5 X db (IN)
Ldh = DEVELOPMENT LENGTH FOR A BAR WITH AN ACI STANDARD HOOK
TOPBAR = HORIZONTAL BAR WITH MORE THAN 12" OF CONCRETE CAST BELOW
C = CONCRETE COVER (IN)

NOTES:

1. Ld, Lt, Lsb, AND Lsbt TABLE VALUES ASSUME THE FOLLOWING: THE CLEAR DISTANCE BETWEEN BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN db, C IS NOT LESS THAN db, AND STIRRUPS OR TIES THROUGHOUT Ld ARE NOT LESS THAN THE CODE MINIMUM OR
CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED ARE NOT LESS THAN 2 X db AND THE CLEAR COVER IS NOT LESS THAN db

2. FOR CONDITIONS WHERE NOTE 1 IS NOT SATISFIED, THEN THE TABLE VALUES FOR Ld, Lt, Lsb, AND Lsbt SHALL BE INCREASED BY 1.5 TIMES THE INDICATED VALUES

3. LAP SPlice AND DEVELOPMENT VALUES ASSUME NO EPOXY BAR COATING

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38611
PROFESSIONAL ENGINEER
4/29/2022

Project No.: 21024

Designed By: CTS

Drawn By: DJH

Checked By: ABC

WASHINGTON MILITARY DEPARTMENT

ANACORTES READINESS CENTER - RENOVATION & ADDITION
2219 M AVENUE, ANACORTES, WA

STRUCTURAL GENERAL NOTES

S-002

Sheet Size: 22" x 34"

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STRUCTURAL STEEL:

FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE CURRENT AISC AND AWS SPECIFICATIONS AND STANDARDS AS ADOPTED AND AMENDED BY THE BUILDING CODE.

W SHAPES	ASTM A992	Fy = 50 KSI, Fu = 65 KSI
CHANNELS, ANGLES	ASTM A36	Fy = 36 KSI, Fu = 58 KSI
OR	ASTM A992	Fy = 50 KSI, Fu = 65 KSI
	ASTM A992	Fy = 50 KSI, Fu = 65 KSI
WT SHAPES	ASTM A500 GR C	Fy = 50 KSI, Fu = 62 KSI
RECTANGULAR HSS	ASTM A53 GR B	Fy = 35 KSI, Fu = 60 KSI
STEEL PIPE	ASTM A36	Fy = 36 KSI, Fu = 58 KSI
STEEL PLATE	ASTM A36	Fy = 36 KSI, Fu = 58 KSI
HANGER RODS	ASTM A36	Fy = 36 KSI, Fu = 58 KSI
ANCHOR RODS (ANCHOR BOLTS)	ASTM F1554	Fy = 36 KSI OR Fy =55 S1

THE FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. REVIEW OF SHOP DRAWINGS BY THE STRUCTURAL ENGINEER DOES NOT INCLUDE REVIEW OF ERECTION AIDS, SAFETY SYSTEMS, OR OTHER CONTRACTOR MEANS AND METHODS.

UNLESS OTHERWISE SHOWN, STEEL BEAMS SHALL BE EQUALLY SPACED BETWEEN INDICATED DIMENSION POINTS.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ERECTION AIDES, ERECTION ANGLES, ERECTION LIFT HOLES, OTHER ERECTION DEVICES, WELDING PROCEDURES, JOINT PREPARATIONS, GROOVE ANGLE SELECTION, FILLER METAL SELECTION, BACKING BARS, COPEs, AND TAPERS OF UNEQUAL PARTS. THE CONTRACTOR SHALL COORDINATE REMOVAL OF ALL ERECTION AIDS AFTER ERECTION UNLESS OTHERWISE SPECIFICALLY APPROVED OTHERWISE BY THE CONTRACTING OFFICER REPRESENTATIVE.

STRUCTURAL STEEL SHALL CONFORM TO SPECIFICATION 051200

STEEL BAR-JOISTS:

STEEL BAR-JOISTS SHALL BE DESIGNED AS AN ENGINEERED COMPONENT BY A QUALIFIED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON WHO IS RETAINED BY THE JOIST MANUFACTURER.

JOISTS SHALL BE DESIGNED FOR THE MINIMUM DESIGN LOADS INDICATED ON THE CONTRACT STRUCTURAL DRAWINGS. DESIGN LOADS SHALL INCLUDE ANY SPECIAL CONCENTRATED LOADS THAT ARE INDICATED ON THE FRAMING PLANS AND DETAILS.

THE ROOF JOIST SYSTEM SHALL INCLUDE BRACING TO RESIST NET UPLIFT FORCES INDICATED.

ROOF DEFLECTIONS SHALL BE LIMITED TO SPAN/180 WHEN SUBJECTED TO DEAD PLUS LIVE LOADS, AND SPAN/240 WHEN SUBJECTED TO LIVE LOADS.

STEEL BAR-JOISTS SHALL BE ENGINEERED, MANUFACTURED, AND CONSTRUCTED IN ACCORDANCE WITH THE STEEL JOIST INSTITUTE SPECIFICATIONS. CALCULATIONS SHALL BEAR THE STAMP OF THE JOIST COMPONENT PROFESSIONAL ENGINEER TO DEMONSTRATE FULL COMPLIANCE WITH THE SJI SPECIFICATION WHEN SUBJECTED TO THE SPECIFIED LOADS.

STEEL JOISTS SHALL CONFORM TO SPECIFICATION 052100

STEEL DECK (GENERAL):

STEEL DECK SHALL CONFORM TO ASTM A653 GRADE 33 MINIMUM, WITH Fy MIN = 38 KSI UNLESS NOTED OTHERWISE. GALVANIZED COATING SHALL CONFORM TO ASTM A924, G-60. STEEL DECK SHALL HAVE MINIMUM STRUCTURAL PROPERTIES INDICATED ON THE STRUCTURAL DRAWINGS.

THE MINIMUM DECK GAGES INDICATED ARE BASED UPON 3-SPAN, UNSHORED CONDITIONS EXCEPT WHERE OTHERWISE INDICATED ON THE PLAN. HEAVIER DECK GAGES MAY BE REQUIRED FOR CONDITIONS OTHER THAN ASSUMED, DEPENDING UPON THE MANUFACTURER'S AND CONTRACTOR'S DECK LAYOUT. THE DECK SUPPLIER SHALL VERIFY DECK GAGES AND CAPACITIES BASED UPON THE ACTUAL DECK LAYOUT AND SPAN CONDITIONS.

COORDINATE DECK MECHANICAL FASTENING PIN TYPE WITH THE ACTUAL ROOF FRAMING SUBSTRATE THICKNESS IN ACCORDANCE WITH THE PIN MANUFACTURER RECOMMENDATIONS. UTILIZE A PROPRIETARY HIGH-SHEAR SIDE-SEAM FASTENING SYSTEM AS SPECIFIED ON THE ROOF DECK DETAIL.

THE CONTRACTOR SHALL PROVIDE CLOSURE PLATES, FLASHING, AND ALL MISCELLANEOUS LIGHT GAGE METAL SHAPES NECESSARY TO COMPLETE THE WORK. MINIMUM DECK BEARING SHALL BE 2" UNLESS INDICATED OTHERWISE.

STEEL DECK SHALL CONFORM TO SPECIFICATION 053100

STEEL ROOF DECK:

STEEL ROOF DECK SHALL BE 22 GAGE, TYPE 'B', GALVANIZED G-60 TYPE, WITH PROPRIETARY HIGH-SHEAR SIDE-SEAM FASTENERS AT DECK SIDE-SEAMS. MINIMUM DECK STRUCTURAL PROPERTIES ARE INDICATED ON DETAIL /1 S-551. ROOF DECK FASTENING SHALL BE AS INDICATED ON THE STRUCTURAL DRAWINGS.

LIGHT FIXTURES, PIPES, DUCTS, MECHANICAL EQUIPMENT, ELECTRICAL EQUIPMENT, AND OTHER UTILITIES SHALL NOT BE SUSPENDED DIRECTLY FROM THE ROOF DECK WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD

STRUCTURAL STEEL WELDING:

ALL STRUCTURAL STEEL WELDING SHALL BE PERFORMED BY AWS AND WABO CERTIFIED WELDERS IN ACCORDANCE WITH AWS D1.1.

ALL WELDS SHALL BE MADE USING LOW-HYDROGEN ELECTRODES WITH MINIMUM TENSILE STRENGTH EQUAL TO 70 KSI, AND IN ACCORDANCE WITH AWS D1.1. ALL ELECTRODE FILLER METALS SHALL HAVE CVN TOUGHNESS OF 20 FT LBS AT ZERO DEGREES F UNLESS NOTED OTHERWISE. LOW-HYDROGEN SMAW ELECTRODES SHALL BE USED WITHIN FOUR HOURS OF OPENING THE ORIGINAL SEALED CONTAINERS, OR SHALL BE REDRIED IN ACCORDANCE WITH AWS D1.1. ELECTRODES SHALL NOT BE REDRIED MORE THAN ONE TIME. WET ELECTRODES SHALL BE IMMEDIATELY DISCARDED AND NOT USED.

ALL WELDS SHALL BE PRE-QUALIFIED, AND SHALL BE PERFORMED IN STRICT CONFORMANCE WITH AN APPROVED WRITTEN WELD PROCEDURE SPECIFICATION (WPS) PER AWS D1.1. ALL WELD PARAMETERS SHALL BE IN STRICT ACCORDANCE WITH THE AWS D1.1 AND THE ELECTRODE MANUFACTURER'S RECOMMENDATIONS. COPIES OF ALL APPROVED WPS SHALL BE ON-SITE AND READILY AVAILABLE TO ALL WELDERS AND TO THE SPECIAL INSPECTOR.

WELDING PROCEDURES SHALL BE SUBMITTED TO THE SPECIAL INSPECTOR AND STRUCTURAL ENGINEER OF RECORD FOR REVIEW BEFORE STARTING FABRICATION OR ERECTION.

ALL WELDS SHALL BE VISUALLY INSPECTED BY THE SPECIAL INSPECTOR. WELDS PERFORMED IN AN AISC CERTIFIED FABRICATION SHOP, HOWEVER, MAY BE PERIODICALLY INSPECTED. ALL COMPLETE PENETRATION WELDS SHALL BE NDE UT TESTED UPON COMPLETION OF THE CONNECTION. EXCEPTIONS ARE PLATES 1/4" OR LESS IN THICKNESS WHICH SHALL BE INSPECTED USING MAGNETIC PARTICLE TESTING.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR COORDINATING THE WELD PROCESS, JOINT PREPARATIONS, ROOT OPENINGS, ROOT DIMENSIONS, GROOVE ANGLES, BACKING BARS, COPEs, SURFACE ROUGHNESS, AND TAPERS OF UNEQUAL PARTS WITH THE APPROVED WELDING PROCEDURE SPECIFICATION.

STRUCTURAL STEEL WELDING SHALL CONFORM WITH SPECIFICATION 051200

GALVANIZED STRUCTURAL STEEL:

FABRICATE STRUCTURAL STEEL FOR ZINC COATING IN ACCORDANCE WITH ASTM A385. STEEL SHOP DRAWINGS SHALL CLEARLY INDICATE CROPPED CORNERS AND VENT/DRAIN HOLE LOCATIONS TO BE PROVIDED. THE SURFACE OF THE STEEL CAN HAVE NO PAINT, LACQUER, OR OTHER DELETERIOUS SUBSTANCE THAT WILL INHIBIT THE GALVANIZING PROCESS. BLAST CLEAN STEEL PRIOR TO GALVANIZING PER SSPC SP 6/NACE NO. 3.

HOT DIPPED ZINC COATING ON STRUCTURAL STEEL SHALL CONFORM TO ASTM A123. HOT DIPPED ZINC COATING ON BOLTS AND HARDWARE SHALL CONFORM TO ASTM A153.

PREPARE GALVANIZED STEEL FOR PAINTING IN ACCORDANCE WITH ASTM D6386. REMOVE GALVANIZED COATINGS NEAR FIELD WELD REGIONS. REPAIR ALL DAMAGED OR UNCOATED AREAS OF GALVANIZED STEEL SURFACES USING A REPAIR PRODUCT CONFORMING TO ASTM A780. REPAIR COATING THICKNESSES SHALL MEET OR EXCEED THE ADJACENT COATING THICKNESS.

WOOD FRAMING (GENERAL):

THE CONTRACTOR SHALL PROVIDE MINIMUM NAILING BETWEEN WOOD MEMBERS IN ACCORDANCE WITH IBC TABLE 2304.10.1 UNLESS MORE CONNECTORS ARE INDICATED ON THE STRUCTURAL DRAWINGS. DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS UNLESS PERMITTED BY DETAILS ON THE STRUCTURAL DRAWINGS, OR ALLOWED BY IBC.

ALL LUMBER IN CONTACT WITH CONCRETE AND MASONRY SHALL BE PRESERVATIVE TREATED LUMBER. LUMBER IN CONTACT WITH ANY CEMENTICIOUS FLOOR TOPPING OVER A WOOD FRAME FLOOR, HOWEVER, DOES NOT REQUIRE PRESERVATIVE TREATMENT.

STAGGER ALL NAILING TO AVOID LUMBER SPLITTING.

BOLT HOLES IN WOOD MEMBERS SHALL BE 1/32" TO 1/16" LARGER THAN THE BOLT DIAMETERS. PROVIDE STANDARD WASHERS ADJACENT TO BOLT, NUT, AND LAG SCREW HEADS THAT ARE IN CONTACT WITH WOOD FRAMING.

ALL CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED LUMBER, OR PERMANENTLY EXPOSED TO EXTERIOR CONDITIONS, SHALL BE HOT DIPPED GALVANIZED. ALL SILL PLATE ANCHOR BOLTS SHALL BE HOT-DIPPED GALVANIZED. AT DESIGNATED SHEAR WALLS ONLY, THE CONTRACTOR SHALL PROVIDE AND INSTALL A GALVANIZED PLATE WASHER 3/16" X 3" X 3" AT EACH ANCHOR BOLT OVER THE SILL PLATE IN ACCORDANCE WITH IBC.

WOOD FRAMING CONNECTORS:

WOOD FRAMING CONNECTORS SHALL BE ICC APPROVED, SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, OR APPROVED EQUAL, AND SHALL BE THE TYPE INDICATED ON THE STRUCTURAL CONTRACT DRAWINGS. PROVIDE THE MAXIMUM SIZE AND QUANTITY OF NAILS, BOLTS, OR FASTENERS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, UNLESS A SPECIFIC QUANTITY OF FASTENERS IS INDICATED ON THE CONTRACT STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL PRE-DRILL LEAD HOLES WHERE NECESSARY TO PREVENT LUMBER SPLITTING.

ROUGH CARPENTRY:

DIMENSIONAL LUMBER SHALL BE GRADED IN ACCORDANCE WITH THE AMERICAN LUMBER STANDARD COMMITTEE (ALSC) GRADING RULES. ALL LUMBER SHALL BEAR THE GRADE TRADEMARK OF THE WESTERN WOODS PRODUCTS ASSOCIATION (WWPA), THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB), OR OTHER AGENCY ACCREDITED BY THE ALSC.

ALL FRAMING LUMBER SHALL BE OF THE FOLLOWING MINIMUM GRADE AND SHALL HAVE THE FOLLOWING MINIMUM BASIC STRUCTURAL PROPERTIES:

- A. ALL STRUCTURAL FRAMING UNO: DOUGLAS FIR LARCH (DF) NO. 2 (Fb = 900 PSI, Fc perp = 625 PSI, Fc = 1350 PSI, E=1,600,000 PSI) OR DF NO. 1
- B. STRUCTURAL PRESERVATIVE TREATED (PT) LUMBER : HF NO. 2 (Fb = 850 PSI, Fc perp = 405 PSI, Fc = 1300 PSI, E = 1,300,000 PSI) OR HF NO. 1
- C. 2X AND 3X DECKING: DF COMMERCIAL (Fb = 1650 PSI, E = 1,700,000 PSI)
- D. STANDARD AND UTILITY GRADES SHALL NOT BE USED FOR STRUCTURAL ROUGH CARPENTRY

PRESERVATIVE TREATED LUMBER:

LUMBER IN CONTACT WITH CONCRETE, MASONRY, AND IDENTIFIED AS "PT" ON THE DRAWINGS SHALL CONTAIN CHEMICAL PRESERVATIVE TREATMENT IN ACCORDANCE WITH IBC. TREAT LUMBER AND TIMBER WITH PRESERVATIVE IN ACCORDANCE WITH AWPA C1 AND AWPA C2 WHERE REQUIRED. TREAT PLYWOOD WITH PRESERVATIVE IN ACCORDANCE WITH AWPA C1 AND AWPA C9 WHERE REQUIRED. TREAT GLULAM BEAMS WITH PRESERVATIVE IN ACCORDANCE WITH AWPA C1 AND AWPA C28 WHERE REQUIRED.

STEEL IN CONTACT WITH PRESERVATIVE TREATED LUMBER SHALL BE GALVANIZED.

THE CONTRACTOR SHALL SELECT PRESERVATIVE TREATMENT METHODS THAT ARE COMPATIBLE WITH ENVIRONMENTAL FEDERAL, STATE, AND LOCAL LAWS.

PRESERVATIVE TREATED LUMBER SHALL CONFORM WITH SPECIFICATION 061000

GLUED-LAMINATED TIMBER (GLULAM):

GLUED-LAMINATED WOOD FRAMING MEMBERS SHALL CONFORM TO ANSI/AITC A190.1. FRAMING SHALL BE AITC COMBINATION 24F-V4 DF (Fc = 1650 PSI, Ft = 1100 PSI, Fbx = 2400 PSI, E = 1,800,000 PSI). ALL MEMBERS SHALL HAVE LAMINATIONS ADHERED WITH EXTERIOR GLUE. MEMBERS THAT ARE EXPOSED TO VIEW SHALL HAVE PREMIUM APPEARANCE GRADE; MEMBERS THAT ARE NOT EXPOSED TO VIEW SHALL HAVE INDUSTRIAL GRADE. ALL MEMBERS SHALL BEAR THE STAMP OF AITC OR EPA-EWS, AND SHALL HAVE GRADE IDENTIFIED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

GLUED LAMINATED TIMBER SHALL CONFORM TO SPECIFICATION 061000. STRUCTURAL WOOD SHEATHING:

ALL PLYWOOD (PW) SHALL BE APA RATED SHEATHING, STRUCTURAL 1, C-D GRADE, EXPOSURE 1 DURABILITY CONFORMING TO PS-1, AND WITH MINIMUM SPAN RATING INDICATED FOR THE INTENDED APPLICATION.

ALL ORIENTED STRAND BOARD (OSB) SHALL BE APA RATED SHEATHING, STRUCTURAL 1, WITH DURABILITY EQUIVALENT TO EXPOSURE 1, CONFORMING WITH APA E445S, AND WITH MINIMUM SPAN-RATING INDICATED FOR THE INTENDED APPLICATION.

WALL SHEATHING: SHALL BE EITHER OSB OR PW. WALL SHEATHING WILL MEET THE MINIMUM REQUIREMENTS OF DETAIL 4/ S-541

ROOF SHEATHING: SHALL BE EITHER OSB OR PLYWOOD. ROOF SHEATHING WILL MEET THE MINIMUM REQUIREMENTS OF DETAIL 1/ S-541

STRUCTURAL WOOD SHEATHING SHALL CONFORM TO SPECIFICATION 061600

NAILS AND STAPLES:

NAILS WILL BE GALVANIZED "COMMON" TYPE CONFORMING TO ASTM F1667, INCLUDING SUPPLEMENT 1, UNLESS SPECIFICALLY SPECIFIED OTHERWISE BY THE STRUCTURAL ENGINEER. "BOX" NAILS, "COOLER" NAILS, WIRE-FEED NAILS, AND STAPLES ARE NOT EQUIVALENT TO "COMMON" NAILS, AND WILL ONLY BE ALLOWED IF THE CONTRACTOR REQUESTS A FORMAL SUBSTITUTION REQUEST, AND THE NAIL SPACING IS ADJUSTED ACCORDINGLY.

COMMON NAILS WILL BE THE FOLLOWING SIZE:
6d: .113" DIA X 2" LONG
8d: .131" DIA X 2 1/2" LONG
10d: .148" DIA X 3" LONG
16d: .162" DIA X 3 1/2" LONG

NAILS WILL HAVE MINIMUM BENDING YIELD STRENGTH:
0.177" < SHANK DIA <= 0.254", Fy = 80 KSI
0.142" <SHANK DIA <=0.177", Fy = 90 KSI
0.099" <SHANK DIA<=0.142", Fy = 100 KSI

DRIVE ALL NAILS AND STAPLES WITH HEAD FLUSH TO SHEATHING. DO NOT OVERDRIVE NAILS OR STAPLES. NAILS SHALL BE DRIVEN TO 12 X NAIL DIAMETER MINIMUM PENETRATION INTO THE FRAMING MEMBERS UNO. STAPLES WILL BE DRIVEN 5/8" MIN INTO EXISTING 1X DECKING UNO

STAPLES WILL BE GALVANIZED, CONFORM TO ASTM F1667, HAVE 7/16" WIDE MINIMUM CROWN WIDTH, AND INSTALLED WITH CROWNS PARALLEL TO THE LONG DIMENSION OF THE FRAMING MEMBER UNLESS NOTED OTHERWISE. STAPLES WILL HAVE THE FOLLOWING MINIMUM AVERAGE BENDING STRENGTH:
16 GA STAPLE, M = 3.6 IN LB
15 GA STAPLE, M = 4.0 IN LB
14 GA STAPLE, M = 4.3 IN LB

CONCRETE MASONRY UNITS:

THE CONCRETE MASONRY SYSTEM IS DESIGNED ASSUMING fm = 2000 PSI COMPRESSIVE STRENGTH MINIMUM @ 28 DAYS. THE MASONRY SYSTEM STRENGTH SHALL BE VERIFIED USING THE "UNIT STRENGTH METHOD" TO MINIMIZE FIELD COMPRESSIVE TESTS ON MORTAR, GROUT, AND MASONRY PRISMS.

CONCRETE MASONRY UNITS (CMU) BLOCKS SHALL CONFORM TO ASTM C-90, MEDIUM WEIGHT, AND SHALL HAVE MINIMUM COMPRESSIVE STRENGTH TESTED DURING MANUFACTURE fm = 2000 PSI AT 28 DAYS. CMU BLOCKS SHALL HAVE MAXIMUM DRYING SHRINKAGE OF .00045 IN/IN WHEN TESTED IN ACCORDANCE WITH ASTM C 426.

MORTAR SHALL CONFORM TO ASTM C-270, TYPE "S", AND SHALL BE BATCHED USING THE PROPORTION SPECIFICATION METHOD IN ASTM C-270 TABLE 1. PROPORTIONS SHALL BE SUBMITTED FOR APPROVAL AND FIELD VERIFIED DURING CONSTRUCTION.

GROUT SHALL BE FINE OR COURSE TYPE, SHALL BE BATCHED TO A FLUID CONSISTENCY WITH SLUMP BETWEEN 8 AND 11 INCHES, AND SHALL CONFORM TO THE FOLLOWING OPTIONS:

- A. ASTM C-476, BATCHED USING PROPORTION SPECIFICATION METHOD IN TABLE 1. GROUT PROPORTIONS SHALL BE APPROVED PRIOR TO CONSTRUCTION AND FIELD VERIFIED DURING CONSTRUCTION.
- B. GROUT WITH MINIMUM COMPRESSIVE STRENGTH fc = 2000 PSI @ 28 DAYS WHEN FIELD TESTED IN ACCORDANCE WITH ASTM C1019.

ALL MASONRY SHALL BE LAID IN RUNNING BOND UNLESS NOTED OTHERWISE. SOLID GROUT ALL NEW STRUCTURAL HOLLOW UNIT MASONRY UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL LIMIT GROUT PLACEMENT TO 5' LIFTS MAXIMUM. GROUT POURS SHALL BE STOPPED 1/2" BELOW THE TOP BLOCK COURSE TO FORM AN INTERLOCKING KEY WITH THE SUBSEQUENT GROUT POUR. GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION BEFORE LOSS OF PLASTICITY IN A MANNER TO FILL THE GROUT SPACE. GROUT POURS LESS THAN 12" IN HEIGHT SHALL BE MECHANICALLY VIBRATED OR PUDDLED.

VERTICAL REINFORCING STEEL SHALL BE TIED AT EACH LAP, AND POSITIONED AT THE CENTER OF THE WALL UNLESS INDICATED OTHERWISE.

ALL NEW CMU WALLS SHALL CONTAIN THE FOLLOWING MINIMUM REINFORCING UNLESS NOTED OTHERWISE:
8" CMU WALL: #5 VERT @ 32" OC AT CENTER OF WALL, (2) #4 HOR @ 4'-0" OC, (2) #5 HOR @ TOP OF WALL CONTINUOUS THROUGH MASONRY CONTROL JOINTS

PROVIDE ADDITIONAL REINFORCING WHERE INDICATED ON WALL ELEVATIONS OR DETAILS.

LAP ALL REINFORCING STEEL AS INDICATED ON "CMU REINFORCING STEEL LAP-SPLICE REQUIREMENTS"

ALL SINGLE-WYTHE, EXTERIOR MASONRY CMU WALL BLOCKS AND MORTAR SHALL CONTAIN A WATER-REPELLANT ADMIXTURE COMPOUND IN ACCORDANCE WITH THE SPECIFICATIONS

CONCRETE MASONRY UNITS SHALL CONFORM TO SPECIFICATION 042200

CMU REINFORCING STEEL LAP-SPLICE REQUIREMENTS:

LAP SPLICES AND BAR DEVELOPMENT IN CONCRETE MASONRY UNITS SHALL BE IN ACCORDANCE WITH IBC AND THE FOLLOWING TABLE:

GRADE 60 REBAR DEVELOPMENT TABLE FOR ALL fm		
BAR SIZE	Ld (IN)	Ldh (IN)
3	18	5
4	25	7
5	39	8
DEFINITIONS:		
db	=	NOMINAL BAR DIAMETER (IN)
fm	=	SPECIFIED 28-DAY COMPRESSIVE STRENGTH OF MASONRY (PSI)
Ld	=	REQUIRED DEVELOPMENT LENGTH OR LAP LENGTH OF REINFORCEMENT IN TENSION OR COMPRESSION (IN)
Ldh	=	DEVELOPMENT LENGTH FOR A BAR WITH AN ACI STANDARD HOOK (IN)
NOTES:		
1. Ld VALUES ASSUME A MINIMUM MASONRY CLEAR COVER OF 2 IN.		
2. FOR CONDITIONS WHERE NOTE 1 IS NOT SATISFIED, THEN TABLE VALUES MUST BE MODIFIED USING APPLICABLE CODE EQUATIONS.		
3. BARS SPLICED BY NON-CONTACT LAP SPLICES SHALL NOT BE SPACED FARTHER APART THAN ONE-FIFTH THE REQUIRED LAP LENGTH NOR MORE THAN 8 IN.		



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Designed By: CTS
Drawn By: DJH
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STRUCTURAL GENERAL NOTES

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ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY OFFICIALS	F	SPREAD FOOTING
AB	ANCHOR BOLT	FB	FLAT BAR
AB	ABOVE	FD	FLOOR DRAIN
ACI	AMERICAN CONCRETE INSTITUTE	FDN/FNDN	FOUNDATION
ADD	ADDITIONAL	FF	FINISHED FLOOR
ADJ	ADJACENT	FIN	FINISH(ED)
AFF	ABOVE FINISH FLOOR	FLG	FLANGE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	FLR	FLOOR(ING)
AISI	AMERICAN IRON & STEEL INSTITUTE	FOC	FACE OF CONCRETE
ANCH	ANCHOR	FOM	FACE OF MASONRY
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	FOS	FACE OF STUD
ARCH	ARCHITECTURAL	FRMG	FRAMING
ASTM	ASTM, INTERNATIONAL	FS	FAR SIDE
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	FT	FEET
ASD	ALLOWABLE STRENGTH DESIGN	FTG	FOOTING
AWS	AMERICAN WELDING SOCIETY		
		GA	GAUGE
		GALV	GALVANIZED
		GB	GRADE BEAM
		GC	GENERAL CONTRACTOR
		GEOTECH	GEOTECHNICAL
		GF/GI	GOVERNMENT FURNISHED/ GOVERNMENT INSTALLED
		GL	GRIDLINE
B/B.O.	BOTTOM OF	GLB	GLUED LAMINATED TIMBER BEAM
B/BM	BOTTOM OF BEAM	GRT	GROUT
B/DK	BOTTOM OF DECK	GSN	GENERAL STRUCTURAL NOTES
B/FTG	BOTTOM OF FOOTING	GWB	GYPSTUM WALL BOARD
B/STL	BOTTOM OF STEEL		
B/SL	BOTTOM OF SLAB	HD	HAND
BAL	BALANCE	HDR	HEADER
BLDG	BUILDING	HK	HOOK
BLK	BLOCK	HOR/HORIZ	HORIZONTAL
BM	BEAM	HSA	HEADED STUD ANCHOR
BOT/BOTT	BOTTOM	HSB	HIGH STRENGTH BOLT
BPL/BP	BASE PLATE	HSS	HOLLOW STRUCTURAL SECTION(STEEL)
BRG	BRIDGING	HT	HEIGHT
BTWN/BET	BETWEEN	HVAC	HEATING/VENTILATING/AIR CONDITIONING
BU	BUILT UP		
		IBC	INTERNATIONAL BUILDING CODE
C	CHANNEL	ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
CANT	CANTILEVER	ICC	INTERNATIONAL CODE COUNCIL
CFR	CODE OF FEDERAL REGULATION	ID	INSIDE DIAMETER
CFS	COLD-FORMED STEEL	IE	INVERT ELEVATION
CG	CENTER OF GRAVITY	IF	INSIDE FACE
CIP	CAST IN PLACE	IN	INCH
CJ	CONSTRUCTION JOINT	IJ	ISOLATION JOINT
CL	CENTER LINE	ILD	INTERNAL LOCKING DEVICE
CLG	CEILING	INFO	INFORMATION
CLR	CLEAR/CLEARANCE	INT	INTERIOR
COL	COLUMN	INV	INVERT
CMU	CONCRETE MASONRY UNIT(S)	IR	INTENTIONALLY ROUGHEN
COMB	COMBINATION	IX	MOMENT OF INERTIA ABOUT MAJOR AXIS
CONC	CONCRETE		
CONN	CONNECTION	JST	JOIST
CONST	CONSTRUCTION	JT	JOINT
CONT	CONTINUOUS/CONTINUATION		
CONTR	CONTRACTOR	K	KIP
CP	COMPLETE PENETRATION		
CTR	CENTER	L	LENGTH
		LB	POUND
DBA	DEFORMED BAR ANCHOR	LG	LONG
DEG	DEGREE	LL	LIVE LOAD
DEMO	DEMOLISH(ITION)	LLH	LONG LEG HORIZONTAL
DEPR	DEPRESSED	LLV	LONG LEG VERTICAL
DET/DTL	DETAIL	LOC	LOCATION
DEFL	DEFLECTION	LONG	LONGITUDINAL
DIA	DIAMETER	LPS	LIGHTNING PROTECTION SYSTEM
DIAG	DIAGONAL	LSH	LONG SIDE HORIZONTAL
DIAPH	DIAPHRAGM	LSV	LONG SIDE VERTICAL
DIM	DIMENSION		
DISCONT	DISCONTINUOUS	MAS	MASONRY
DK	DECK	MATL	MATERIAL
DL	DEAD LOAD	MAX	MAXIMUM
DN	DOWN	MCJ	MASONRY CONTROL JOINT
DO	DITTO	MCE	MAXIMUM CREDIBLE EARTHQUAKE
DOD	DEPARTMENT OF DEFENSE	MECH	MECHANICAL
DWG	DRAWING	MEZZ	MEZZANINE
DWL	DOWEL	MFR	MANUFACTURER
		MIN	MINIMUM
E	EAST, EXIST	MISC	MISCELLANEOUS
EA	EACH	MTL	METAL
EE	EACH END		
EF	EACH FACE	N	NORTH OR NEW
EJ	EXPANSION JOINT	N/A	NOT APPLICABLE
ELECT	ELECTRICAL	NA	NEUTRAL AXIS
ELEV/EL	ELEVATION	NDT	NONDESTRUCTIVE TESTING
EMBED	EMBEDMENT	NO/#	NUMBER
EP	EMBED PLATE	NOM	NOMINAL
ENGR	ENGINEER	NON-BRG	NON-BEARING
EQ	EQUAL	NS	NEAR SIDE
EQUIP	EQUIPMENT	NTS	NOT TO SCALE
ES	EACH SIDE		
EST	ESTIMATE		
ETC	ETCETERA		
EW	EACH WAY		
EXIST	EXISTING		
EXP	EXPANSION		
EXT	EXTERIOR		

ABBREVIATIONS

SCALE : 12" = 1'-0"

SYMBOLS

@	AT		SLOPE OF DRAIN		CONTINUOUS FOOTING TYPE 'x' WITH TOP OF FOOTING AT ELEVATION XX'-X" BELOW ELEVATION X
<	ANGLE		STEP IN SLAB/ROOF		
Ø	DIAMETER		BLOCKING		
&	AND		CONT MEMBER		ISOLATED FOOTING TYPE 'x' WITH TOP OF FOOTING AT ELEVATION XX'-X" BELOW ELEVATION X
¢	CENTERLINE		OPENING		
=	EQUALS		DOWEL		
≥	GREATER THAN OR EQUAL TO		PARALLEL		WALL OR FOOTING BELOW
≤	LESS THAN OR EQUAL TO		PERPENDICULAR		CMU WALL
*	MULTIPLIED BY		TYPE 'B' STEEL ROOF DECK SEE DETAIL 1/ S-551		
#	NUMBER				
[	CHANNEL		ROOF MOUNTED MECHANICAL EQUIPMENT WITH XX MAX WEIGHT		CONCRETE WALL
JL JL	DOUBLE ANGLE		L-X.X		LINTEL TYPE-X.X
⌀	SQUARE		STEPPED FOOTING		WORK POINT
	STIRRUP		HSS SQUARE OR RECTANGULAR		SLOPE
	SPOT OR LEVEL ELEVATION		HSS PIPE		
	BREAK LINE				
	U-SHAPED REBAR				
	JOIST BRIDGING				
	CONSTRUCTION GRIDLINE				

DEFERRED SUBMITTALS:

TABLE OF REQUIRED DEFERRED ENGINEERING SYSTEMS TO BE PERFORMED BY A SPECIALTY PROFESSIONAL ENGINEER		
ELEMENT	SPECIFICATION	NOTES
OPEN WEB STEEL JOIST SYSTEM	05 21 00	
SEISMIC DESIGN AND ANCHORAGE OF MECHANICAL SYSTEMS	23 05 48	
SEISMIC DESIGN AND ANCHORAGE OF ELECTRICAL SYSTEMS	26 00 00	
SEISMIC DESIGN AND ANCHORAGE OF FIRE PROTECTION SYSTEMS	21 13 00	
CONCRETE FORMWORK SYSTEM (ARMS VAULT)	03 10 00	
CONCRETE RESHORING SYSTEM (ARMS VAULT)	03 10 00	

NOTES:

- DEFERRED SUBMITTAL ELEMENTS LISTED IN THE TABLE ARE REQUIRED TO BE ENGINEERED BY A QUALIFIED SPECIALTY PROFESSIONAL ENGINEER WHO IS RETAINED BY THE PRODUCT MANUFACTURER, GENERAL CONTRACTOR, OR SUB-CONTRACTOR. ALL DESIGN DRAWINGS AND CALCULATIONS THAT ARE PART OF THE DEFERRED SUBMITTAL SHALL BEAR THE STAMP OF THE SPECIALTY PROFESSIONAL ENGINEER.
- DEFERRED ENGINEERED COMPONENTS SHALL INCORPORATE ALL GOVERNING BUILDING CODE, PROJECT DESIGN CRITERIA, AND PROJECT CONSTRAINTS AND LIMITATIONS AS INDICATED WITHIN THE DESIGNER OF RECORD DESIGN DOCUMENTS.
- ALL DEFERRED SUBMITTALS SHALL BE SUBMITTED AND REVIEWED BY THE DESIGNER OF RECORD REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. AFTER THE DESIGNER OF RECORD DETERMINES THAT THE SUBMITTAL IS IN GENERAL CONFORMANCE WITH THE DESIGN REQUIREMENTS, THE DEFERRED SUBMITTAL WILL BE FORWARDED TO THE BUILDING OFFICIAL FOR APPROVAL. THE DEFERRED SUBMITTAL ELEMENTS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- DEFERRED ELEMENT SIZES, QUANTITIES, MATERIALS, AND DETAILS INDICATED ON THE DESIGNER OF RECORD DESIGN DOCUMENTS RELATED TO DEFERRED ENGINEERING COMPONENTS ARE SOLELY FOR THE PURPOSE OF COORDINATION AND COMMUNICATION OF DESIGN INTENT. DEFERRED SUBMITTALS WITH MINOR VARIATION FROM THE DESIGNER OF RECORD DESIGN CONCEPT ARE GENERALLY ACCEPTABLE PENDING REVIEW AND ACCEPTANCE BY THE DESIGNER OF RECORD AND BUILDING OFFICIAL. DEFERRED SUBMITTALS WITH SUBSTANTIAL VARIATION FROM THE DESIGN CONCEPT, HOWEVER, REQUIRE APPROVAL AS A SUBSTITUTION BY THE DESIGNER OF RECORD PRIOR TO THE SPECIALTY PROFESSIONAL ENGINEER PROCEEDING WITH DESIGN OF THE DEFERRED DESIGN ELEMENT.



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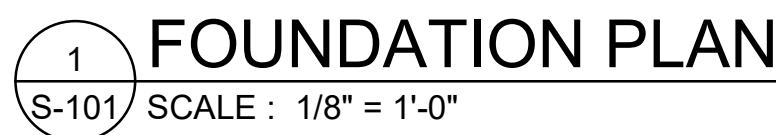
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ABBREVIATIONS AND SYMBOLS

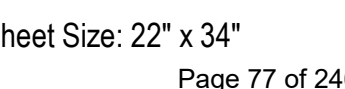
S-004

1. FOR STRUCTURAL GENERAL NOTES SEE S-001 THROUGH S-003
2. FOR ABBREVIATIONS AND SYMBOLS SEE S-004

1. FIELD VERIFY ALL EXISTING DIMENSIONS
2. THE FLOOR ELEVATION VARIES. THE REFERENCE MAIN FLOOR ELEVATION AT THE LOWER LEVEL IS 100'-0". SEE SLAB ON GRADE PLAN 1/ S-401 FOR SLAB ON GRADE ELEVATION AND CALLOUTS
3. FOR TYP FOUNDATION SUBGRADE SEE DETAIL 1/ S-501
4. FOR TYP CONTINUOUS FOOTING CONSTRUCTION JOINT SEE DETAIL 2/ S-501
5. FOR TYP STEPPED CONTINUOUS FOOTING SEE DETAIL 6/ S-501
6. FOR TYP FOUNDATION ADJACENT TO UTILITY OR EXCAVATION SEE DETAIL 3/ S-501
7. FOR TYP FOUNDATION CORNER REINFORCING SEE DETAIL 4/ S-501
8. CF-'x' INDICATES CONTINUOUS FOOTING TYPE 'x'. FOR CONTINUOUS FOOTING SCHEDULE SEE DETAIL 5/ S-501
9. FOR TYP CONCRETE WALL DETAILS SEE 1/ S-521
10. FOR TYP CMU WALL DETAILS SEE 1/ S-531
11. 'SB-x' INDICATES (N) COLD-FORMED-STEEL STRONGBACK WALL SYSTEM ANCHORED TO (E) CMU WALL. FOR STRONGBACK WALL DETAILS SEE DETAIL 1/ S-601



04/29/2022

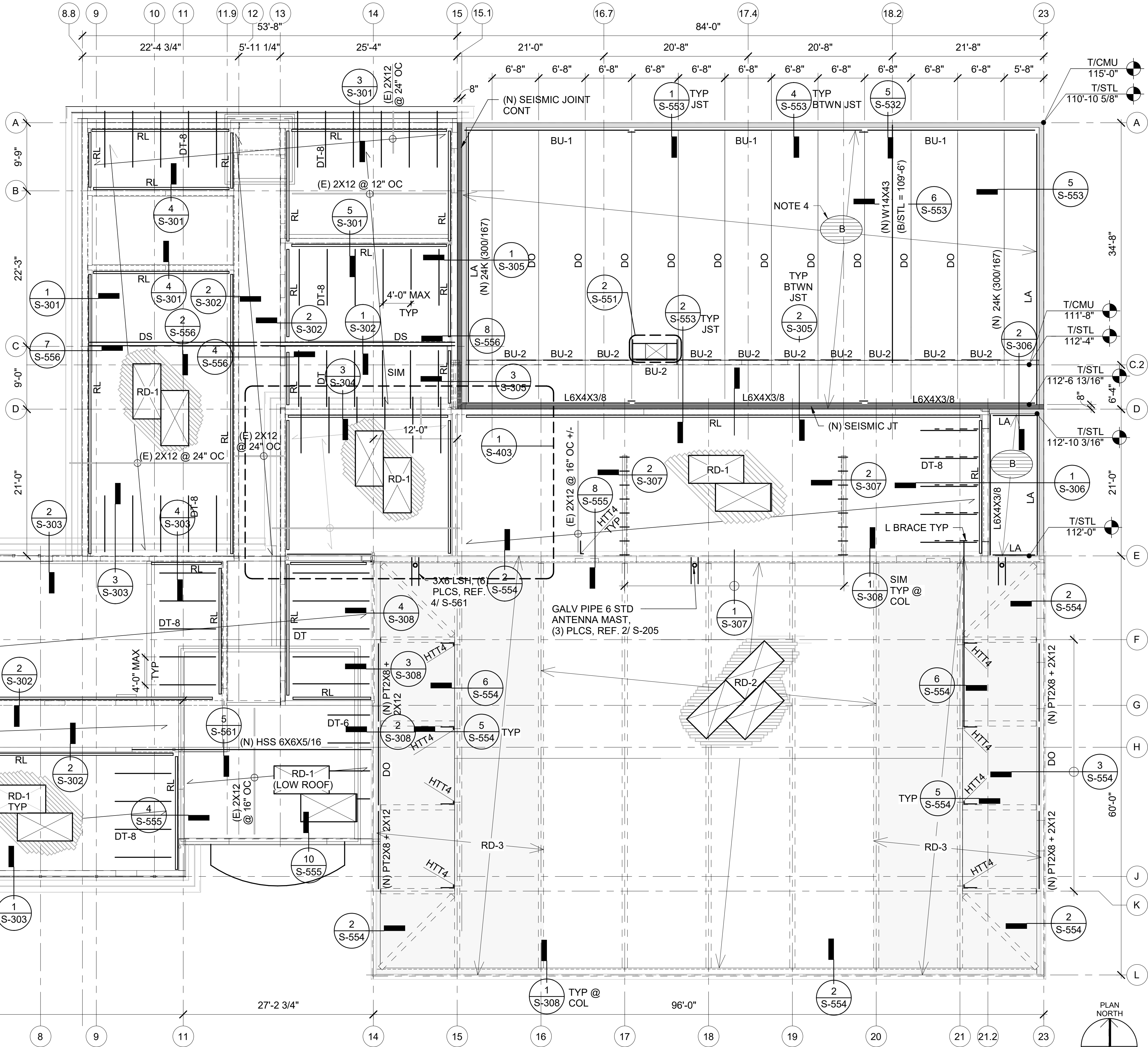


GENERAL NOTES

- 1. FOR STRUCTURAL GENERAL NOTES SEE S-001 THROUGH S-003
- 2. FOR ABBREVIATIONS AND SYMBOLS SEE S-004

PLAN NOTES

- 1. FIELD VERIFY ALL EXISTING DIMENSIONS
- 2. TOP OF STEEL ELEVATION VARIES-SEE PLAN FOR TOP OF STEEL ELEVATIONS.
- 3. TOP OF STEEL (T/STL) IS DEFINED AS THE BOTTOM OF STEEL DECK AT THE GRID LINE UNO.
- 4. (N) STEEL ROOF DECK IS 22 GAGE X 1 1/2" TYPE B G60 WITH PROPRIETARY SIDE SEAM CRIMP- FOR ADDITIONAL ROOF DECK CALLOUTS SEE DETAIL 1/ S-551
- 5. ONLY MAJOR ROOF PENETRATIONS ARE SHOWN ON THE STRUCTURAL PLANS. REFER TO DRAWINGS OF ALL DISCIPLINES FOR SIZE AND LOCATION OF OTHER MISCELLANEOUS DECK PENETRATIONS. PROVIDE REINFORCING AT STEEL ROOF DECK PENETRATIONS AS INDICATED ON DETAIL 2/ S-551
- 6. SPACE BEAMS AT EQUAL SPACING BETWEEN COLUMNS UNLESS INDICATED OTHERWISE.
- 7. BU-'x' INDICATES BENT-PLATE TYPE 'x'. FOR BENT-PLATE SEE DETAIL 4/ S-552
- 8. 'LA' INDICATES L 3 1/2 X 3 1/2 X 5/16 ANGLE
- 9. ROOF BRIDGING SYSTEM SHALL BE DESIGNED BY THE TRUSS COMPONENT ENGINEER IN ACCORDANCE WITH SJI & OSHA. FOR TYP BRIDGING CONNECTION TO CMU WALL SEE DETAIL 3/ S-552 . FOR TYP BRIDGING INTERRUPTED BY DUCTS, PIPES, OR MECH UNITS SEE DETAIL 2/ S-552
- 10. 24K(x/y) INDICATES 24" DEEP TYPE 'K' JOIST WITH 'x' PLF TOTAL GRAVITY LOAD (DL+LL) AND 'y' PLF LIVE LOAD (ASD). ENGINEER TOP CHORD TO CANTILEVER OVER CORRIDOR WALL
- 11. 'DS' INDICATES DRAG STRUT W/ (2) CONTINUOUS 3 1/8" X 12" GLB, SEE DETAIL 1/ S-556
- 12. 'RL' INDICATES RETOFIT LEDGER W/ L 4 X 4 X 1/4. SEE DETAIL 1/ S-555
- 13. 'DT-'x' INDICATES DIAPHRAGM TIE OF LENGTH 'x' IN FEET. WHERE TIE LENGTH IS NOT SPECIFIED, DIAPHRAGM TIE SHALL EXTEND BETWEEN WALLS AS SHOWN. SEE DETAIL 2/ S-555
- 14. PROVIDE DIAPHRAGM CHORD STRAPPING PER DETAIL 4/ S-554
- 15. 'RD-'x' INDICATES (N) ROOF SHEATHING DIAPHRAGM OVERLAY ASSEMBLY TYPE "x". FOR SCHEDULE SEE DETAIL 1/ S-541



1 ROOF FRAMING PLAN
S-121 SCALE : 1/8" = 1'-0"



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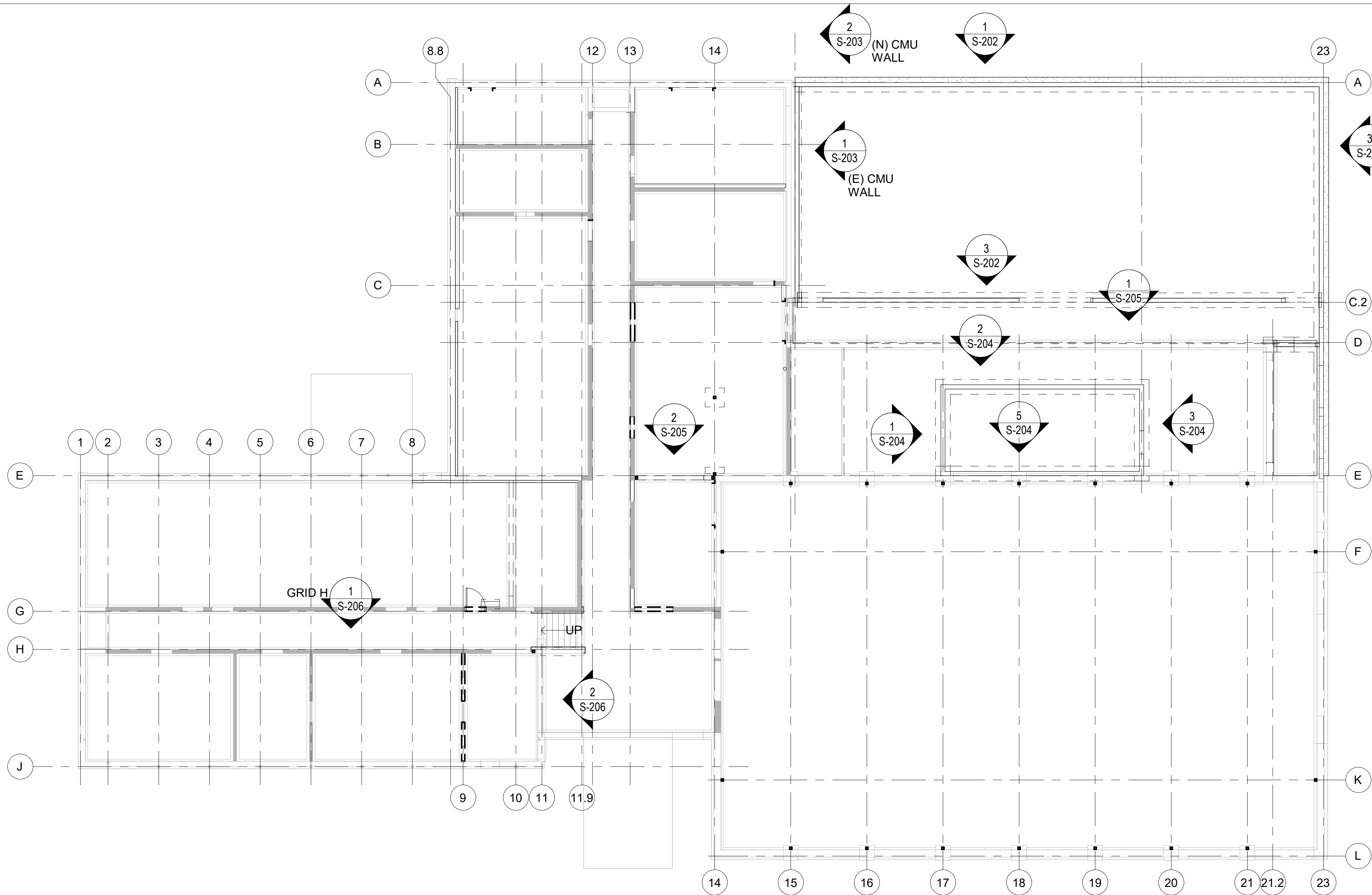
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ROOF FRAMING PLAN

S-121

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GENERAL NOTES

- 1. FOR STRUCTURAL GENERAL NOTES SEE S-001 THROUGH S-003
- 2. FOR ABBREVIATIONS AND SYMBOLS SEE S-004

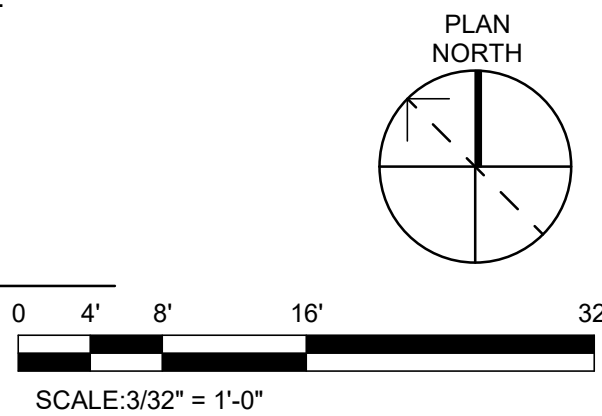
CONCRETE WALL ELEVATION NOTES

- A. CONCRETE WALLS SHALL HAVE THE FOLLOWING MINIMUM REINFORCING UNLESS NOTED OTHERWISE:
- | TYPE | VERTICAL REINFORCING | HORIZONTAL REINFORCING |
|----------------|--|------------------------|
| 8" CONC WALL | #4 VERT @ 16" OC | #4 HOR @ 16" OC |
| 8" VAULT WALLS | #4 VERT @ 9" OC EA FACE
(STAGGER VERT AND HOR REINF FOR 4 1/2" SECURITY GRID) | #4 HOR @ 9" OC EA FACE |
- B. VERTICAL DOWELS BETWEEN THE FOUNDATIONS AND WALLS SHALL MATCH THE SIZE AND SPACING OF THE MAIN WALL REINFORCING UNLESS NOTED OTHERWISE
- C. FOR SUPPLEMENTAL CONCRETE WALL REINFORCING AROUND WALL OPENINGS SEE DETAIL 1/ S-521
- D. FOR CONCRETE WALL CORNER, INTERSECTION, AND PIER REINFORCING SEE DETAIL 3/ S-521
- E. FOR TYPICAL CONCRETE WALL CONSTRUCTION JOINT SEE DETAIL 2/ S-521
- F. SEE PLANS FOR OTHER CONCRETE WALLS NOT SHOWN IN ELEVATION
- G. FOR SINGLE LAYER REINFORCED WALLS, LOCATE THE VERTICAL BARS AT THE CENTER OF THE WALL UNO

CMU WALL ELEVATION NOTES

- H. CMU WALLS SHALL HAVE THE FOLLOWING MINIMUM REINFORCING UNLESS NOTED OTHERWISE:
- | TYPE | VERTICAL REINFORCING | HORIZONTAL REINFORCING |
|-------------|----------------------|------------------------|
| 8" CMU WALL | #5 VERT @ 32" OC | (2) #4 HOR @ 48" OC |
- I. VERTICAL DOWELS BETWEEN THE FOUNDATIONS AND WALLS SHALL MATCH THE SIZE AND SPACING OF THE MAIN WALL REINFORCING UNLESS NOTED OTHERWISE
- J. FOR SUPPLEMENTAL CMU WALL REINFORCING AROUND WALL OPENINGS SEE DETAIL 10/ S-531
- K. FOR CMU WALL CORNER, INTERSECTION, AND PIER REINFORCING SEE DETAIL 1/ S-532
- L. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR CMU WALLS NOT SHOWN IN ELEVATION
- M. FOR SINGLE LAYER REINFORCED WALLS, LOCATE THE VERTICAL WALL REINFORCING AT THE CENTER OF CMU UNO
- N. SOLID GROUT ALL NEW 8" CMU UNO

1 WALL FRAMING ELEVATION KEY PLAN
S-201 SCALE : 3/32" = 1'-0"



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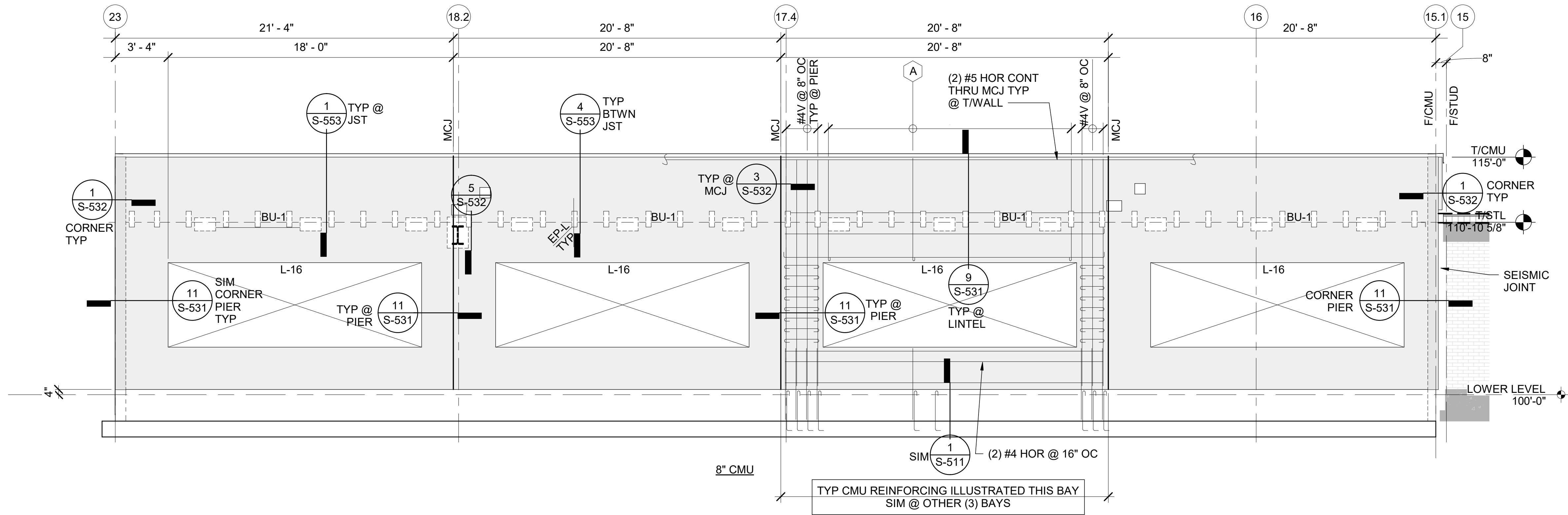
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Checked By: ABC

Mark	Description	Date

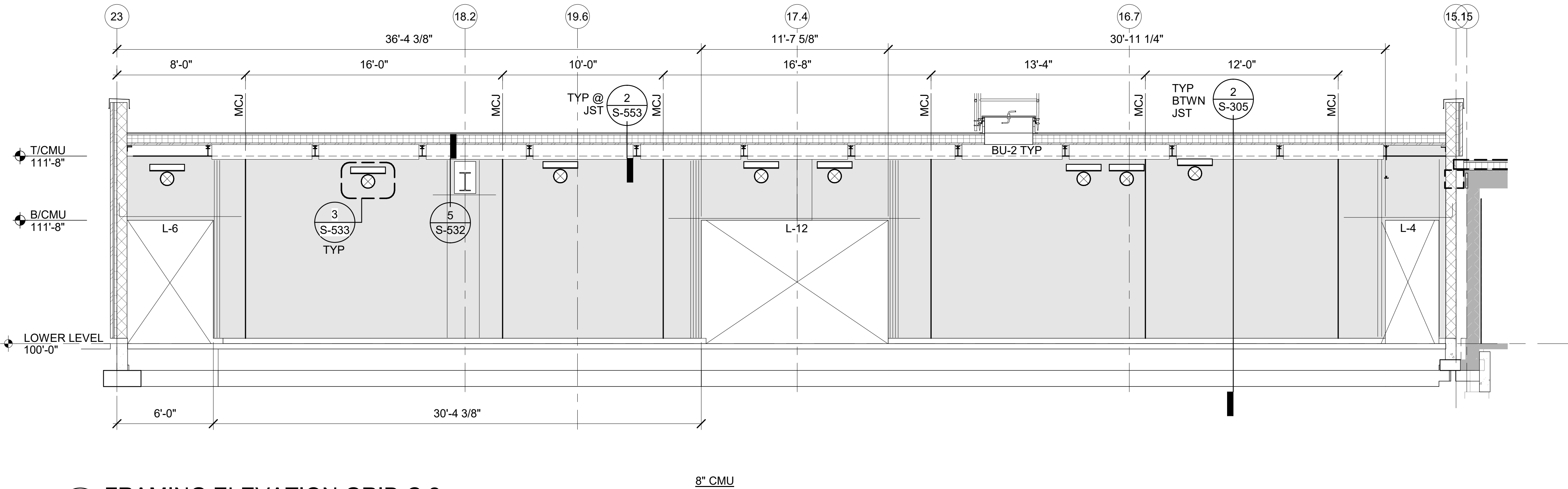
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ANACORTES READINESS CENTER - RENOVATION & ADDITION
2219 M AVENUE, ANACORTES, WA
FRAMING ELEVATION KEYPLAN

S-201

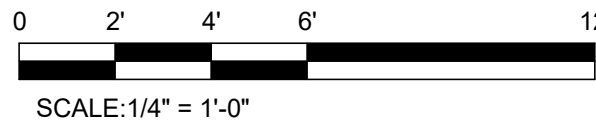
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1 NORTH FRAMING ELEVATION ON GRID A
S-202 SCALE : 1/4" = 1'-0"



3 FRAMING ELEVATION GRID C.2
S-202 SCALE : 1/4" = 1'-0"



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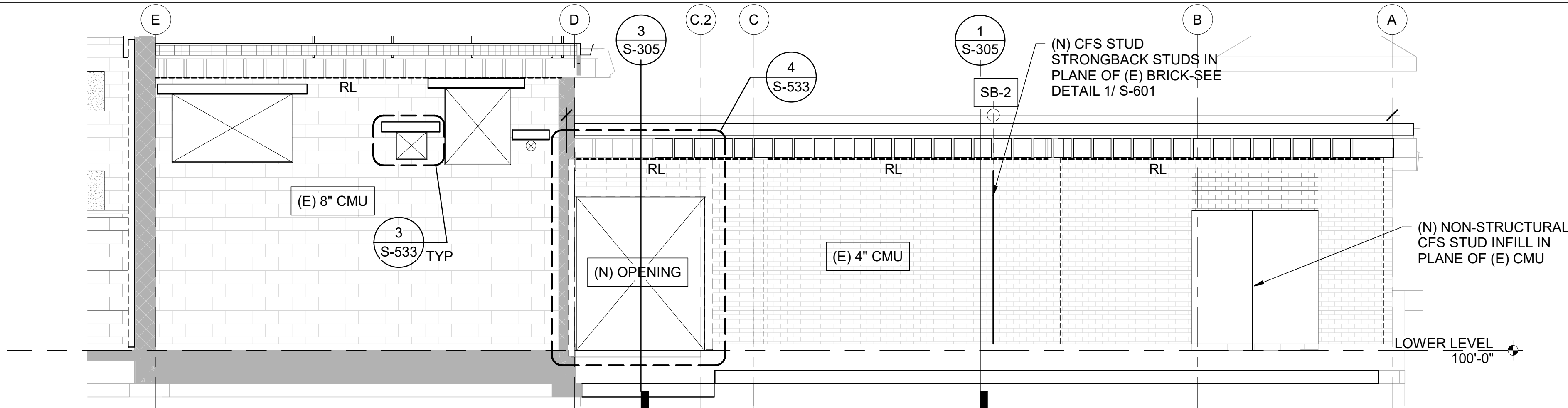
WALL FRAMING ELEVATION

S-202

Sheet Size: 22" x 34"

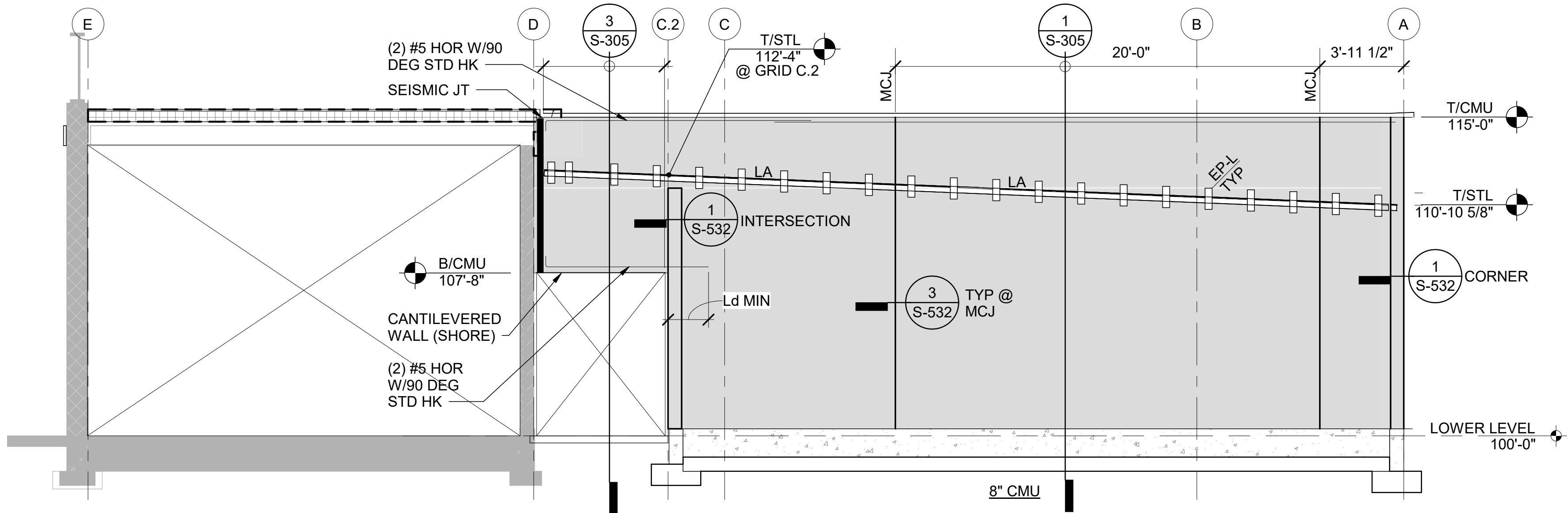
Page 80 of 246

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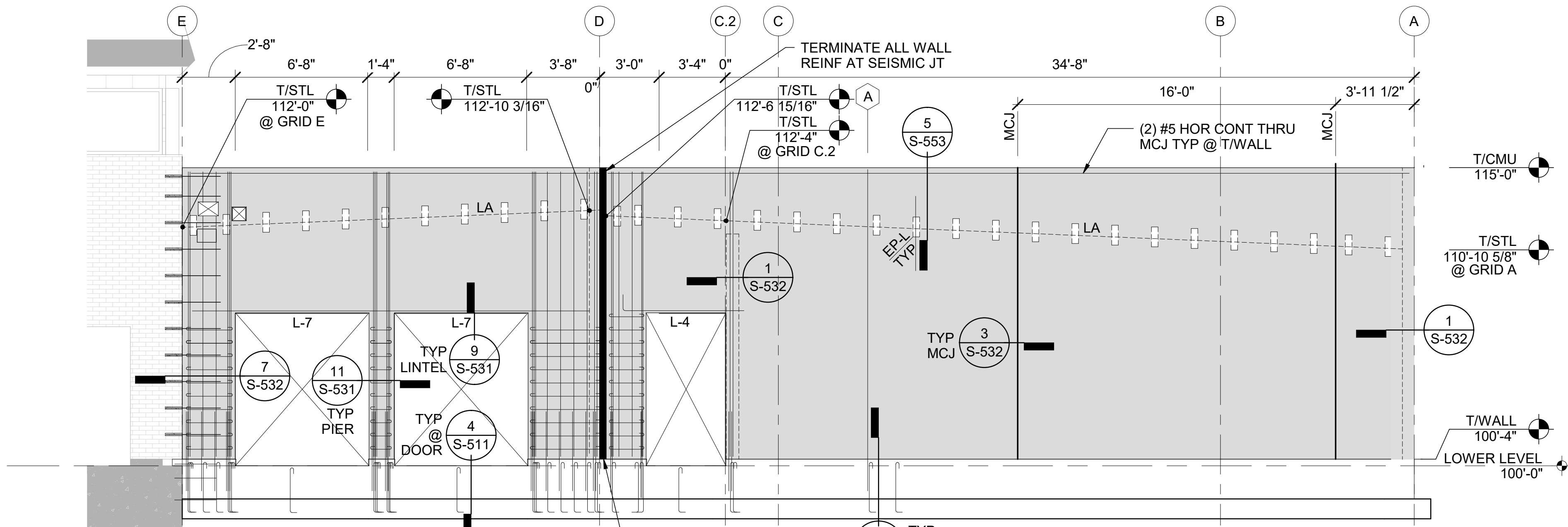
1 FRAMING ELEVATION ON GRID 15

S-203 SCALE : 1/4" = 1'-0"



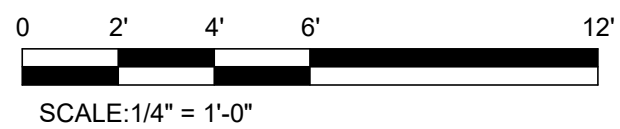
2 FRAMING ELEVATION GRID 15.1

S-203 SCALE : 1/4" = 1'-0"



3 FRAMING ELEVATION ON GRID 23

S-203 SCALE : 1/4" = 1'-0"



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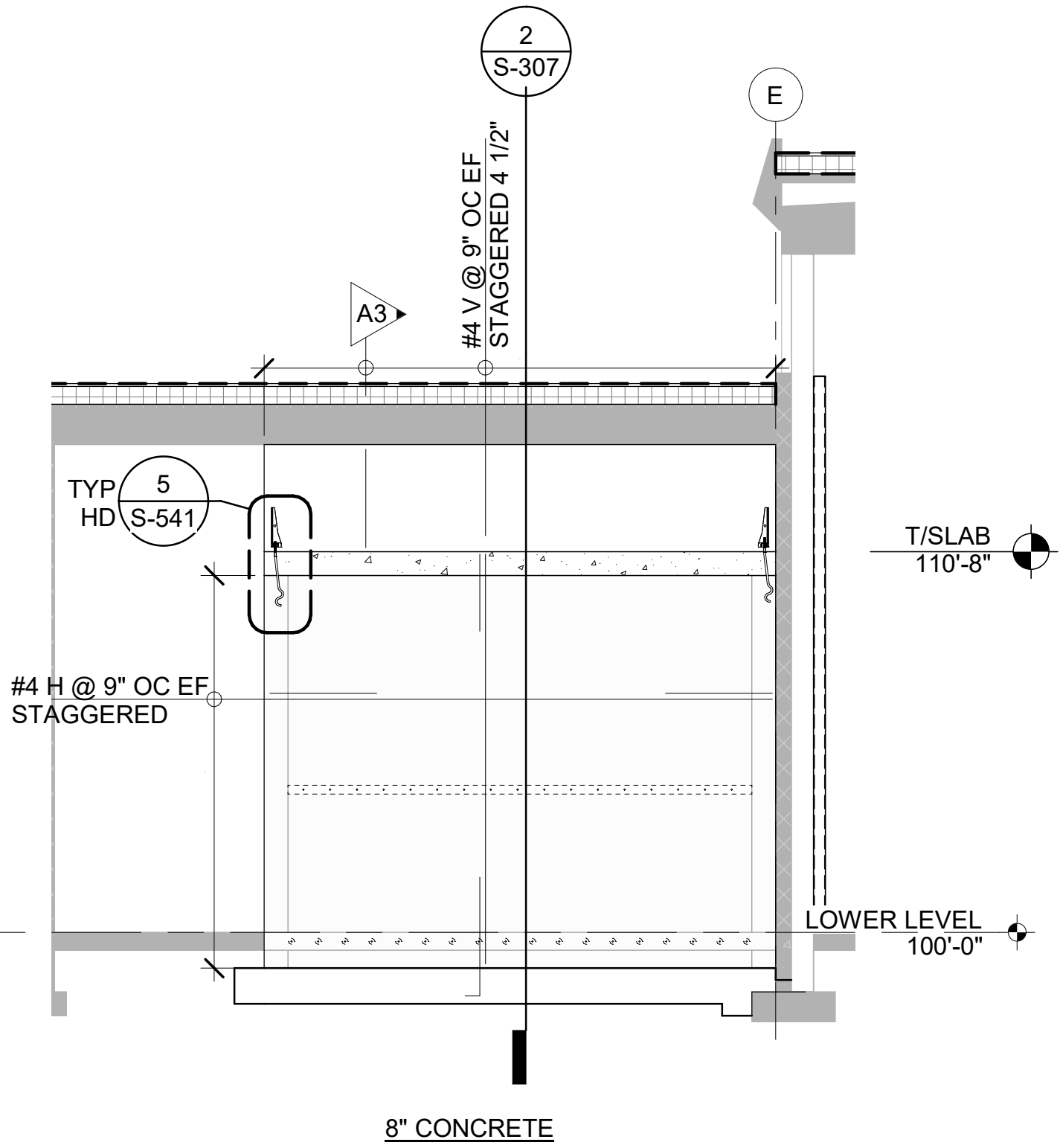
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WALL FRAMING ELEVATION

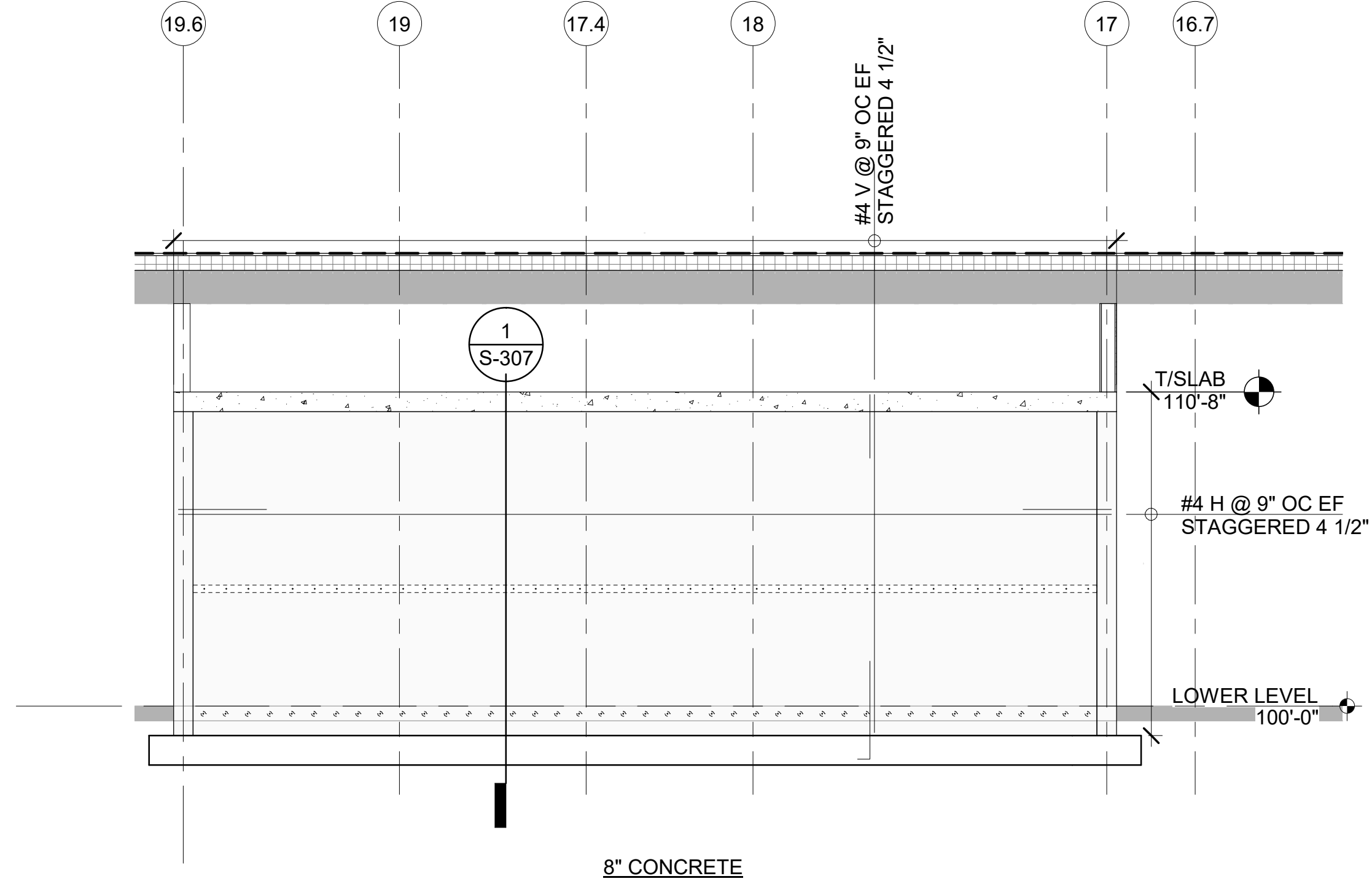
S-203

Sheet Size: 22" x 34"
Page 81 of 246

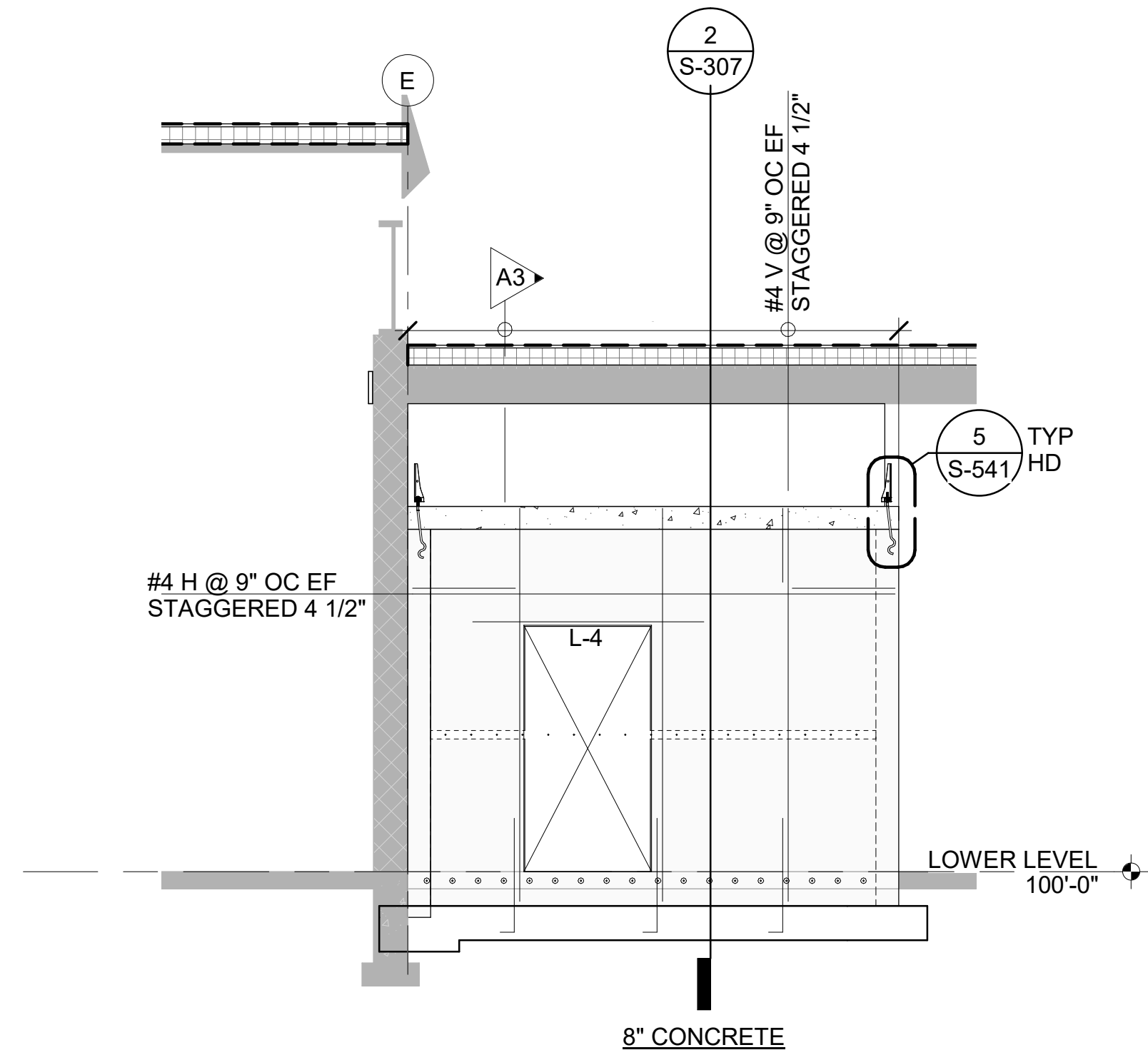
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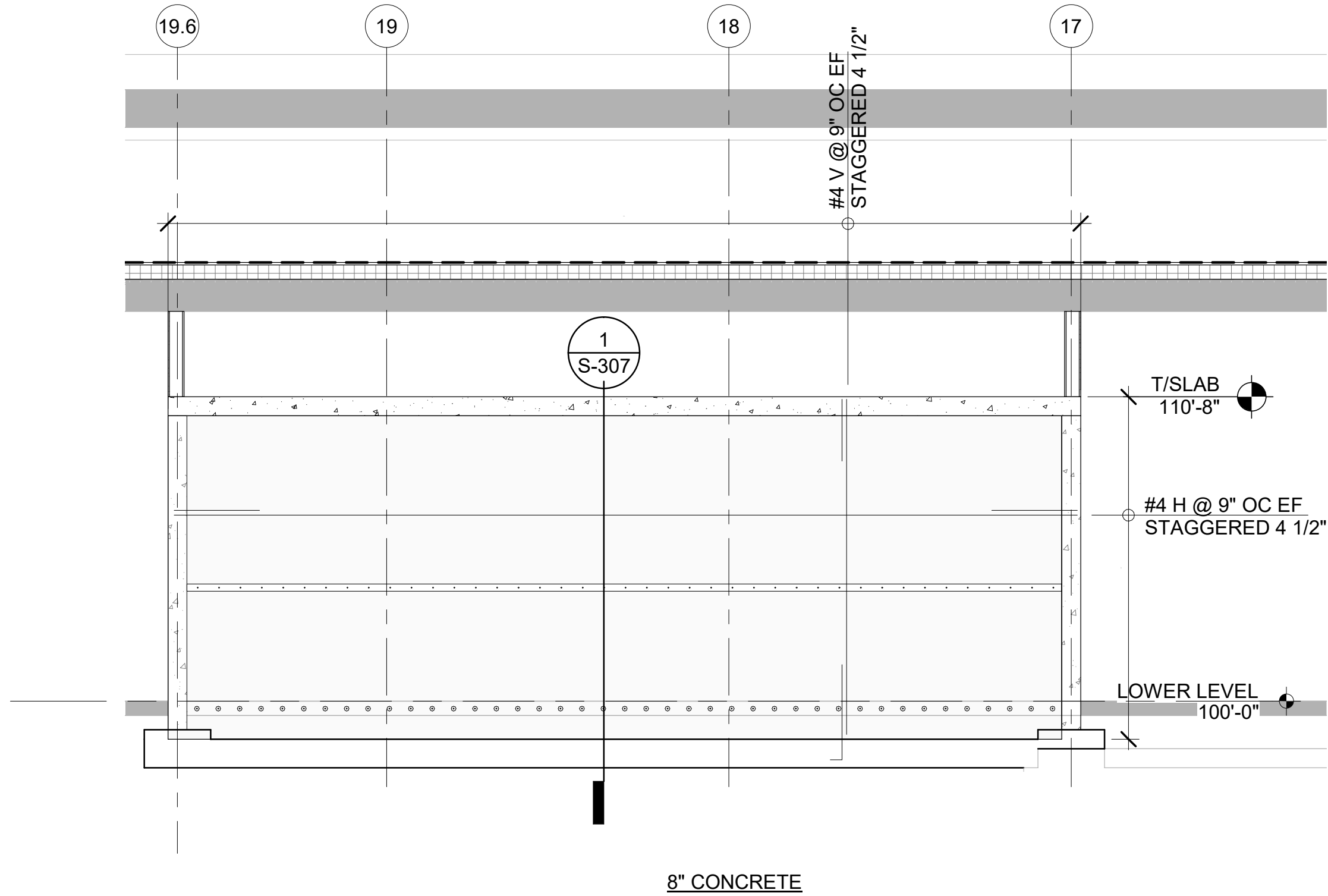
1 VAULT WEST WALL FRAMING ELEVATION
S-204 SCALE : 1/4" = 1'-0"



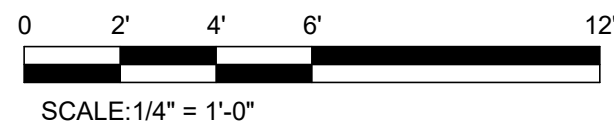
2 VAULT NORTH WALL FRAMING ELEVATION
S-204 SCALE : 1/4" = 1'-0"



3 VAULT EAST WALL FRAMING ELEVATION
S-204 SCALE : 1/4" = 1'-0"



5 VAULT SOUTH WALL FRAMING ELEVATION
S-204 SCALE : 1/4" = 1'-0"



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WALL FRAMING ELEVATION

S-204

Sheet Size: 22" x 34"

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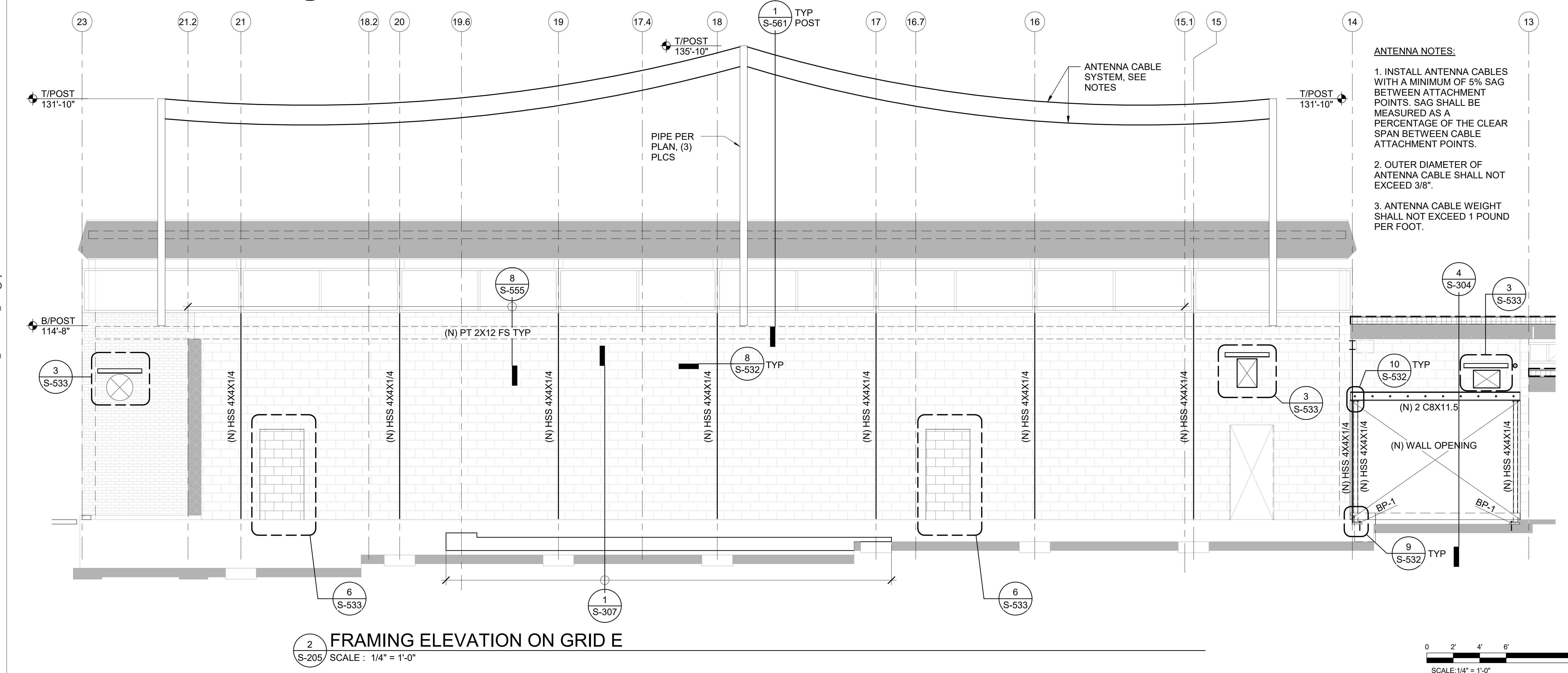
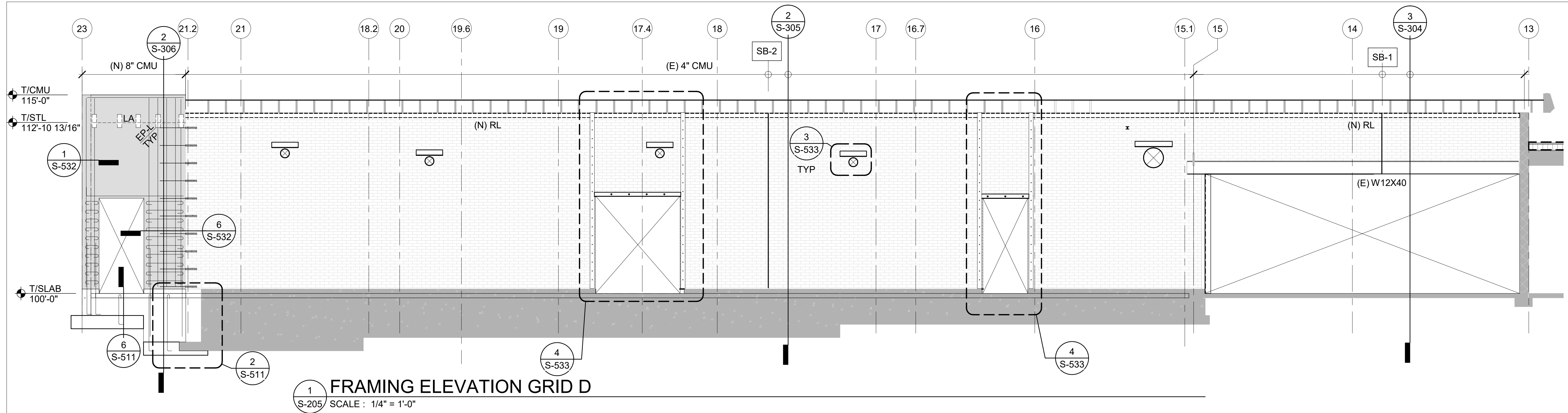
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S-205

Sheet Size: 22" x 34"



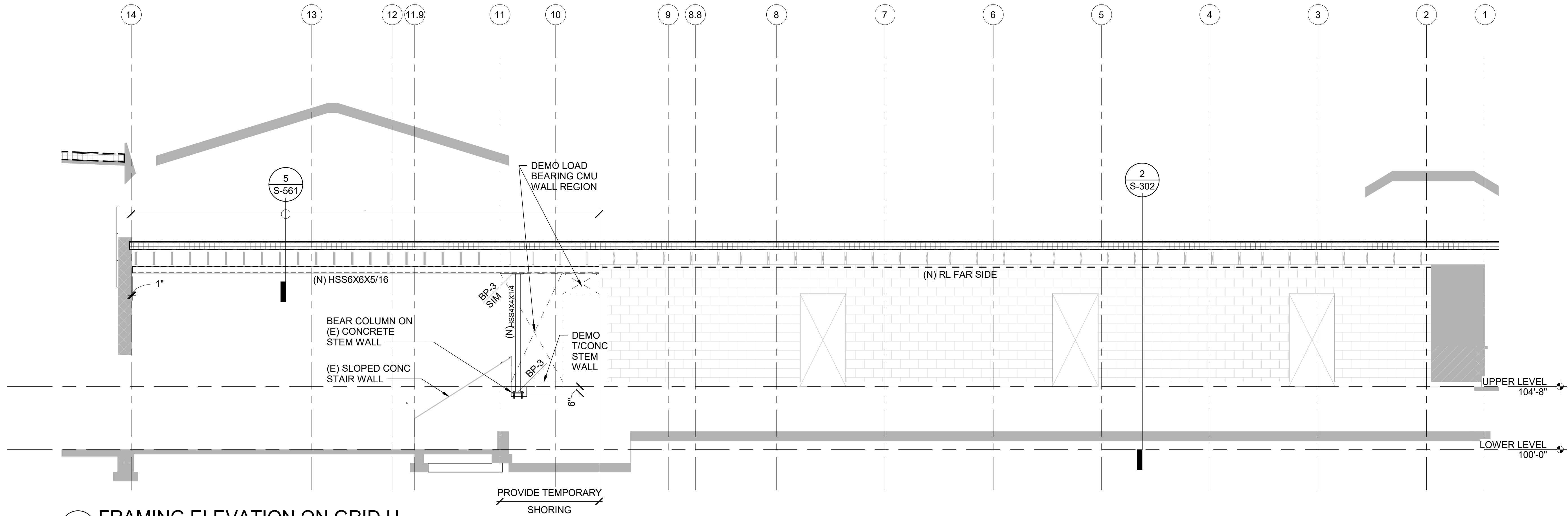
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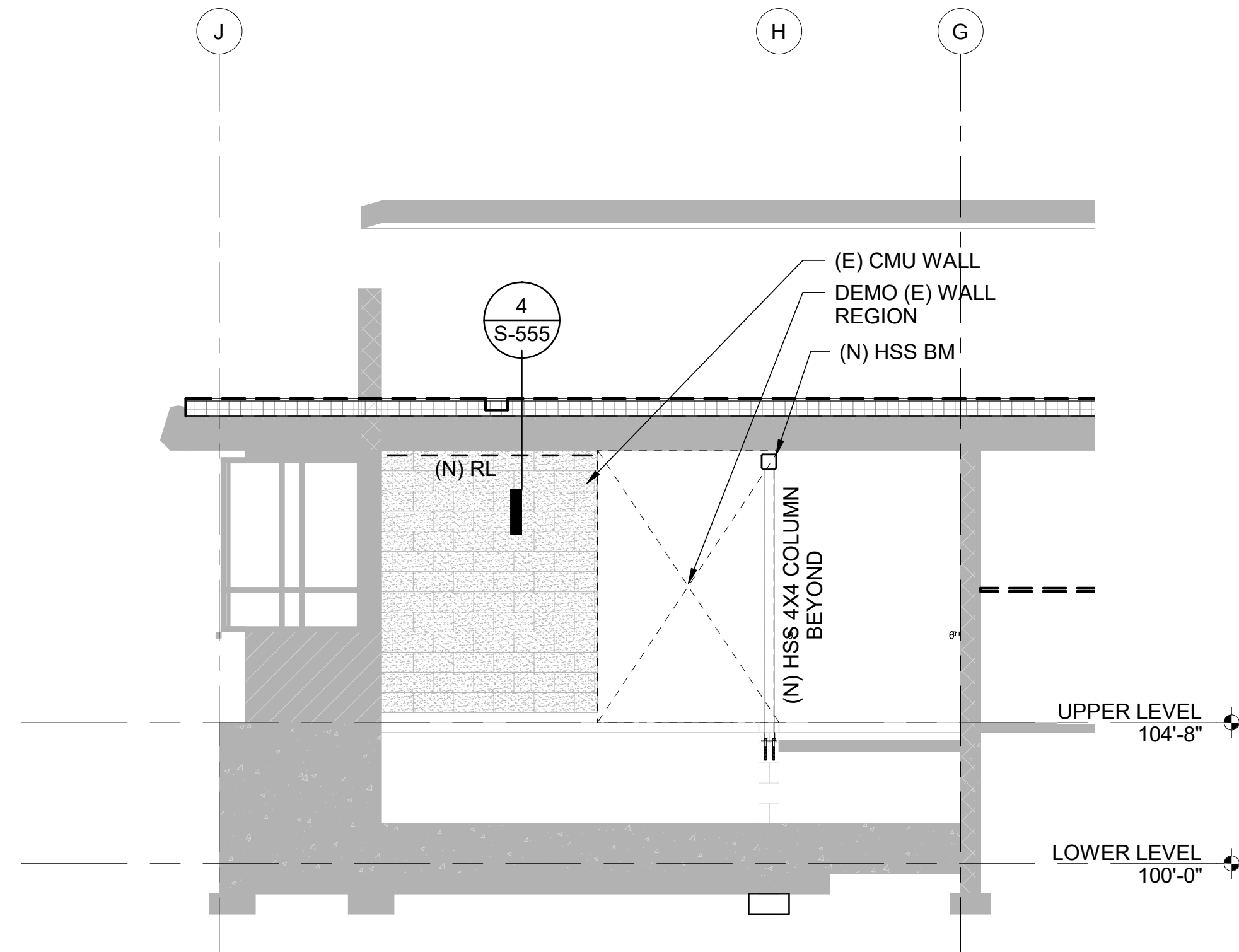
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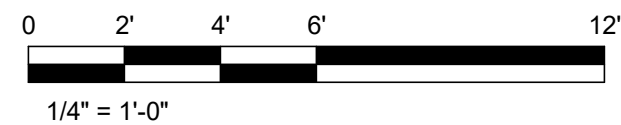
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1
S-206
FRAMING ELEVATION ON GRID H
SCALE : 1/4" = 1'-0"



2
S-206
FRAMING ELEVATION GRID 11
SCALE : 1/4" = 1'-0"



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WALL FRAMING ELEVATION

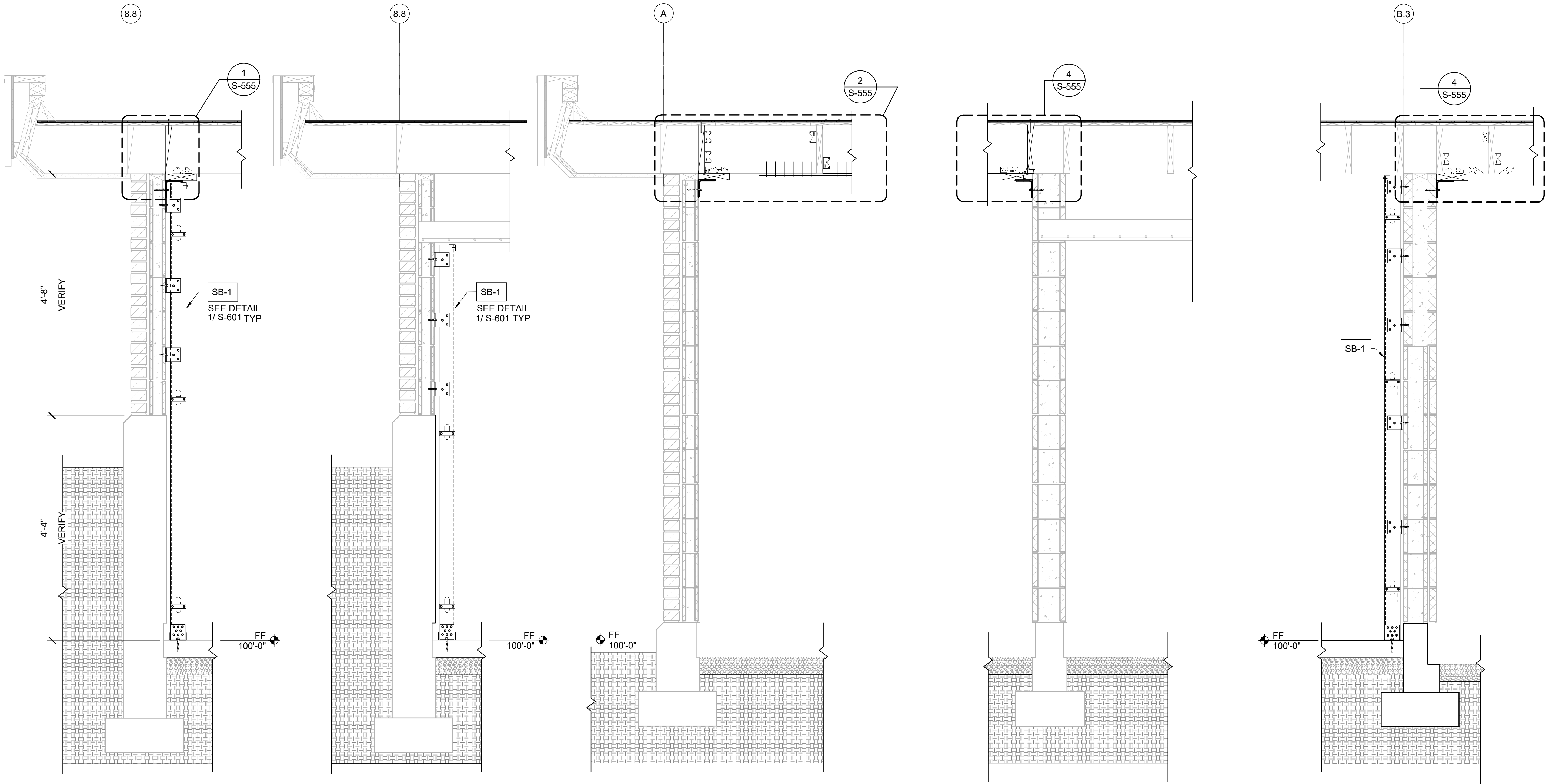
S-206

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1 SECTION GRID 8.8
S-301 SCALE : 1" = 1'-0"

2 VAULT SECTION GRID 8.8
S-301 SCALE : 1" = 1'-0"

3 SECTION GRID A
S-301 SCALE : 1" = 1'-0"

4 SECTION AT (E) VAULT WALL
S-301 SCALE : 1" = 1'-0"

5 SECTION GRID B.3
S-301 SCALE : 1" = 1'-0"



SCALE: 1" = 1'-0"

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WALL FRAMING SECTIONS

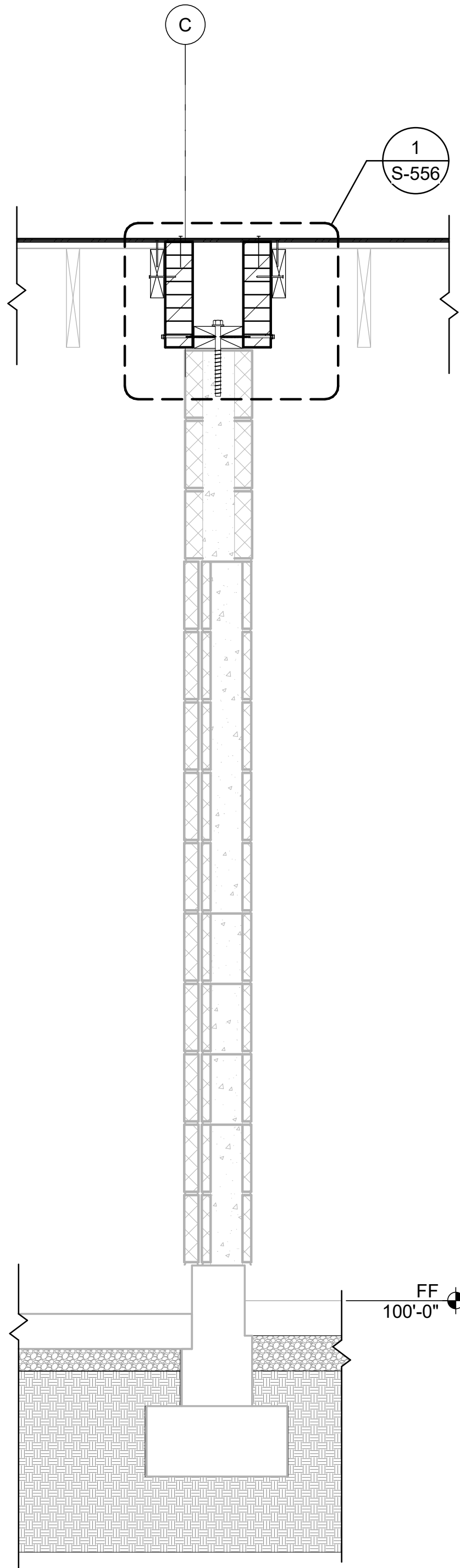
S-301

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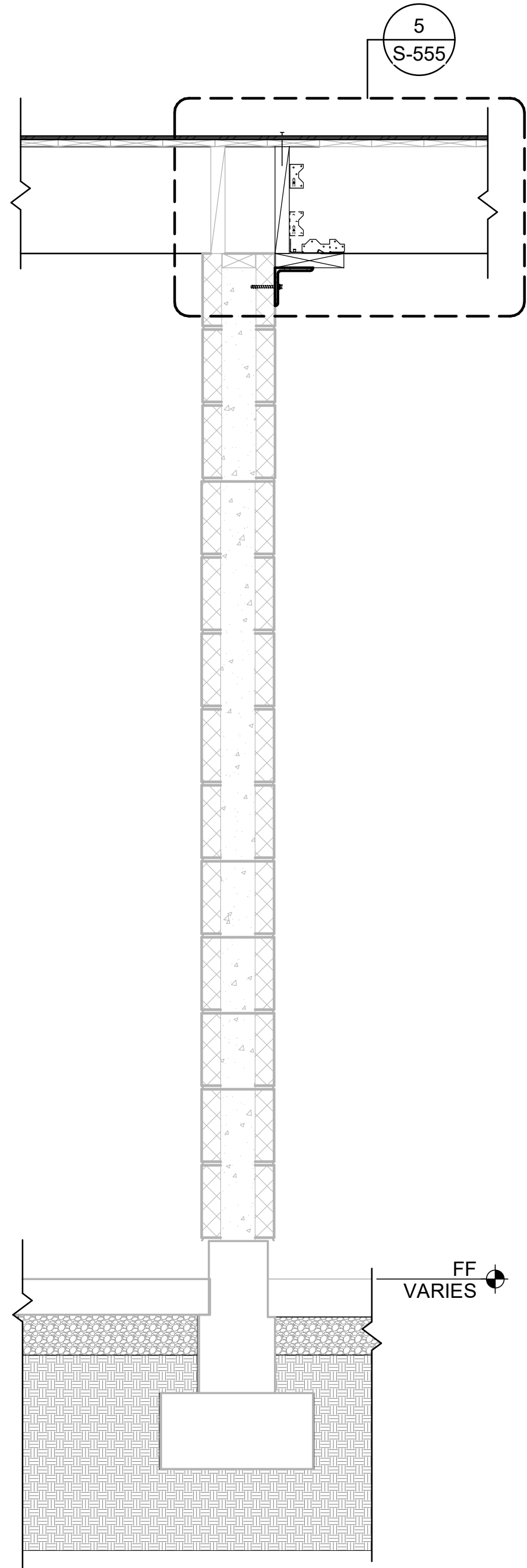
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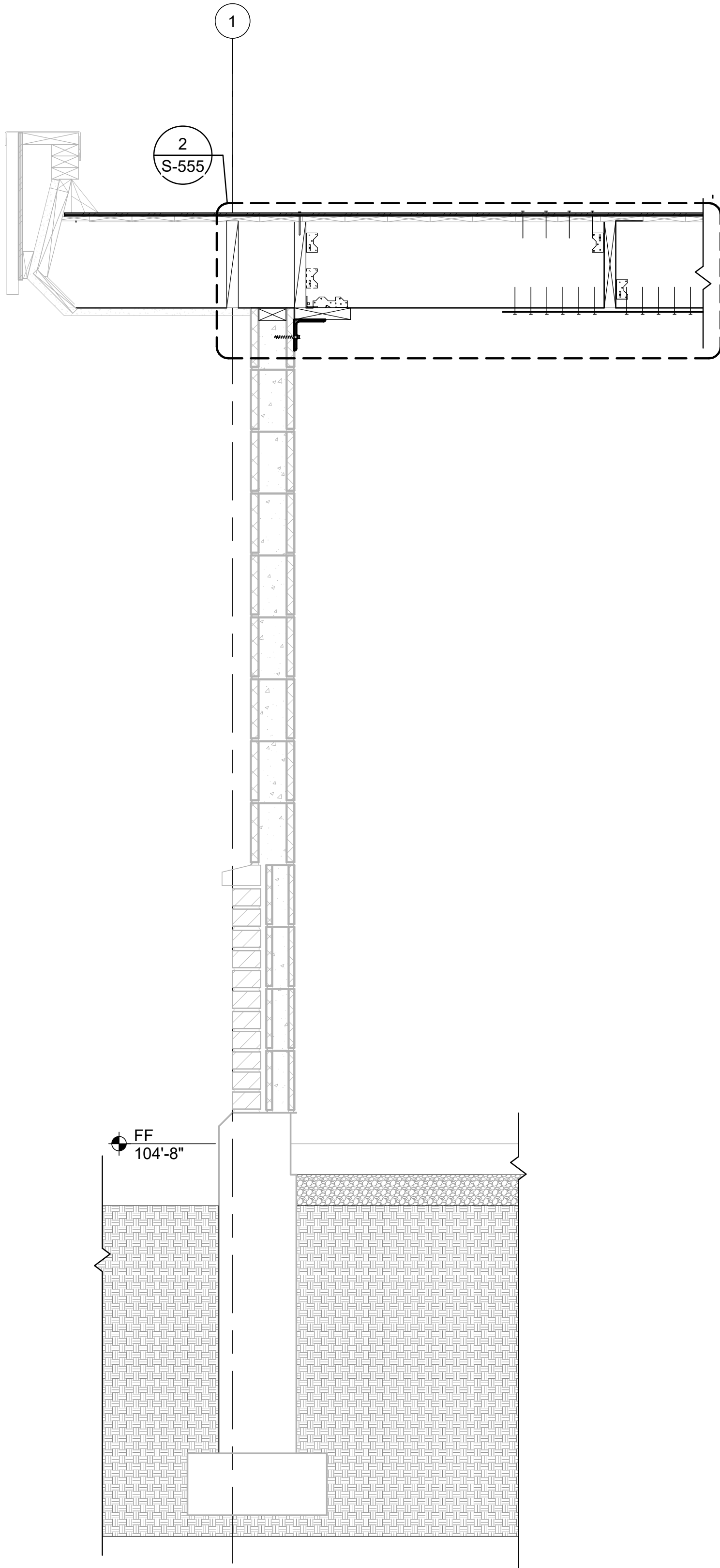
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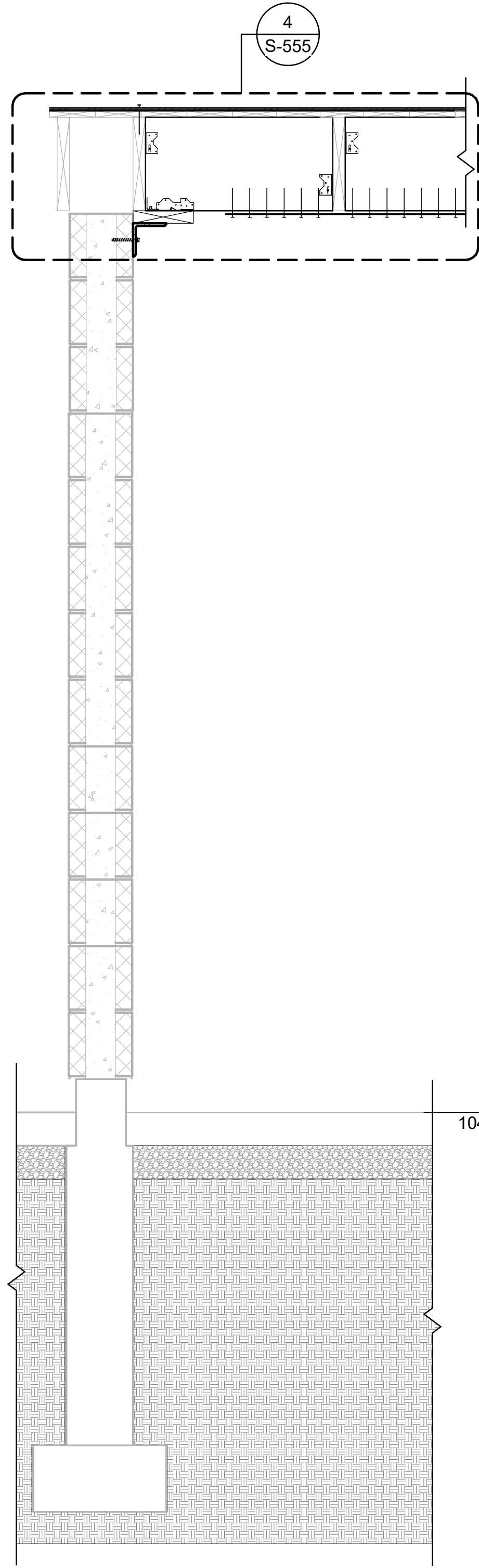
1 SECTION GRID C
S-302 SCALE : 1" = 1'-0"



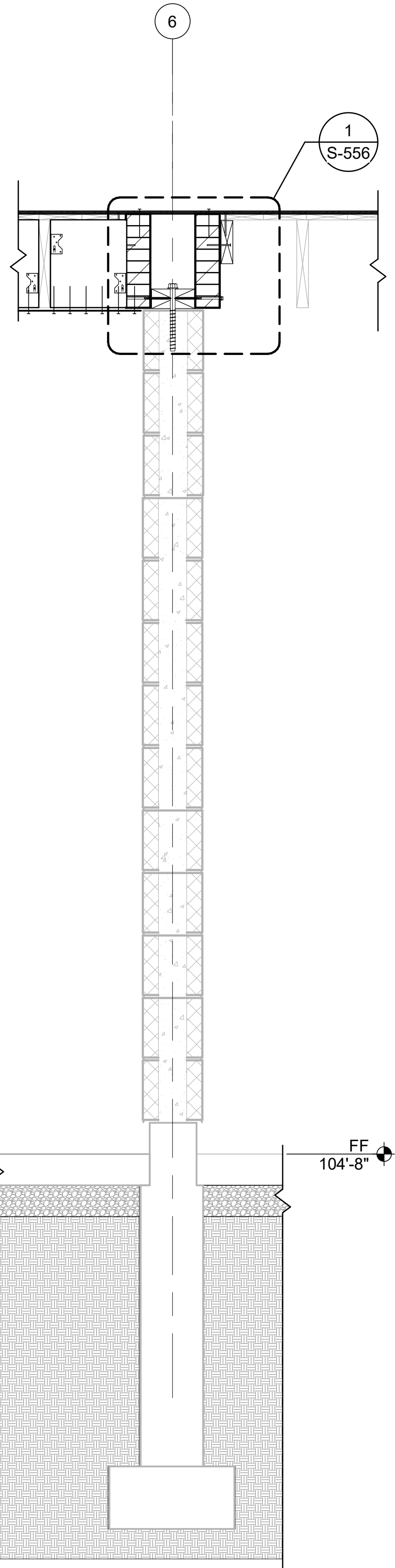
2 SECTION CORRIDOR WALL
S-302 SCALE : 1" = 1'-0"



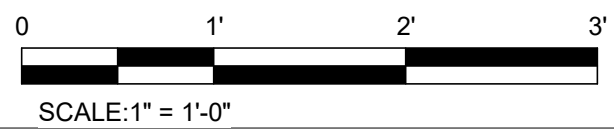
3 SECTION GRID 1
S-302 SCALE : 1" = 1'-0"



4 SECTION GRID 4.5
S-302 SCALE : 1" = 1'-0"



5 SECTION GRID 6
S-302 SCALE : 1" = 1'-0"



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WALL FRAMING SECTIONS

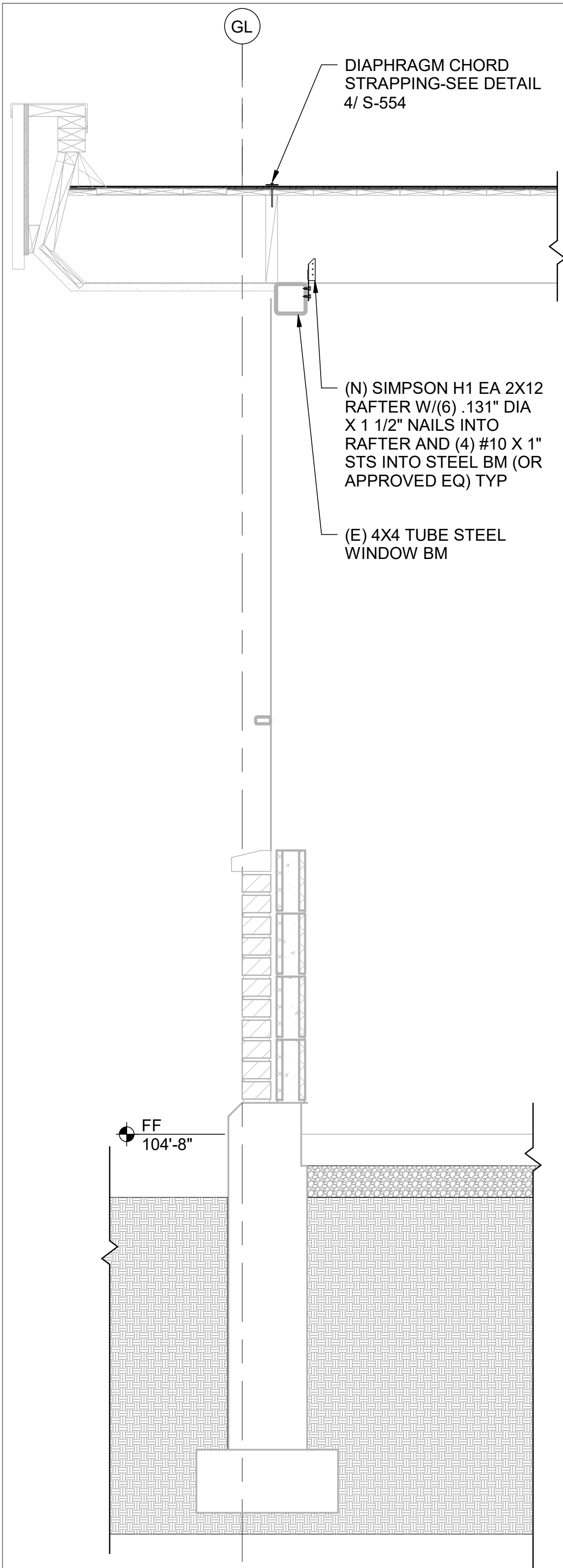
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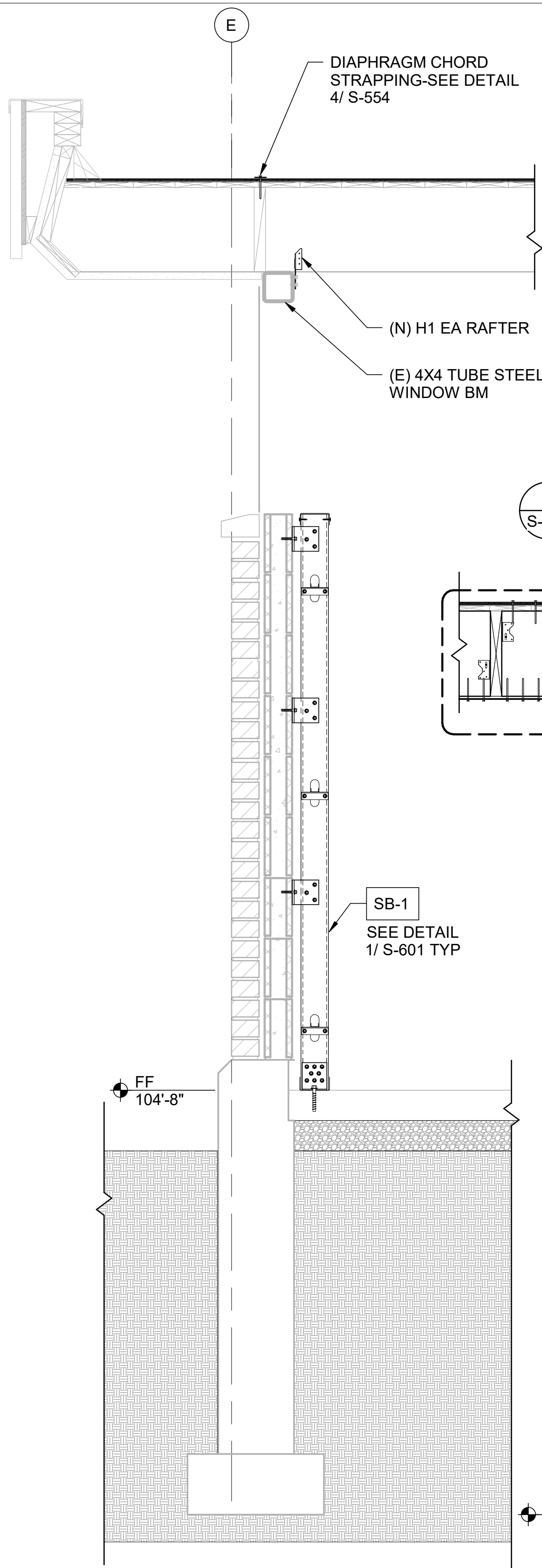
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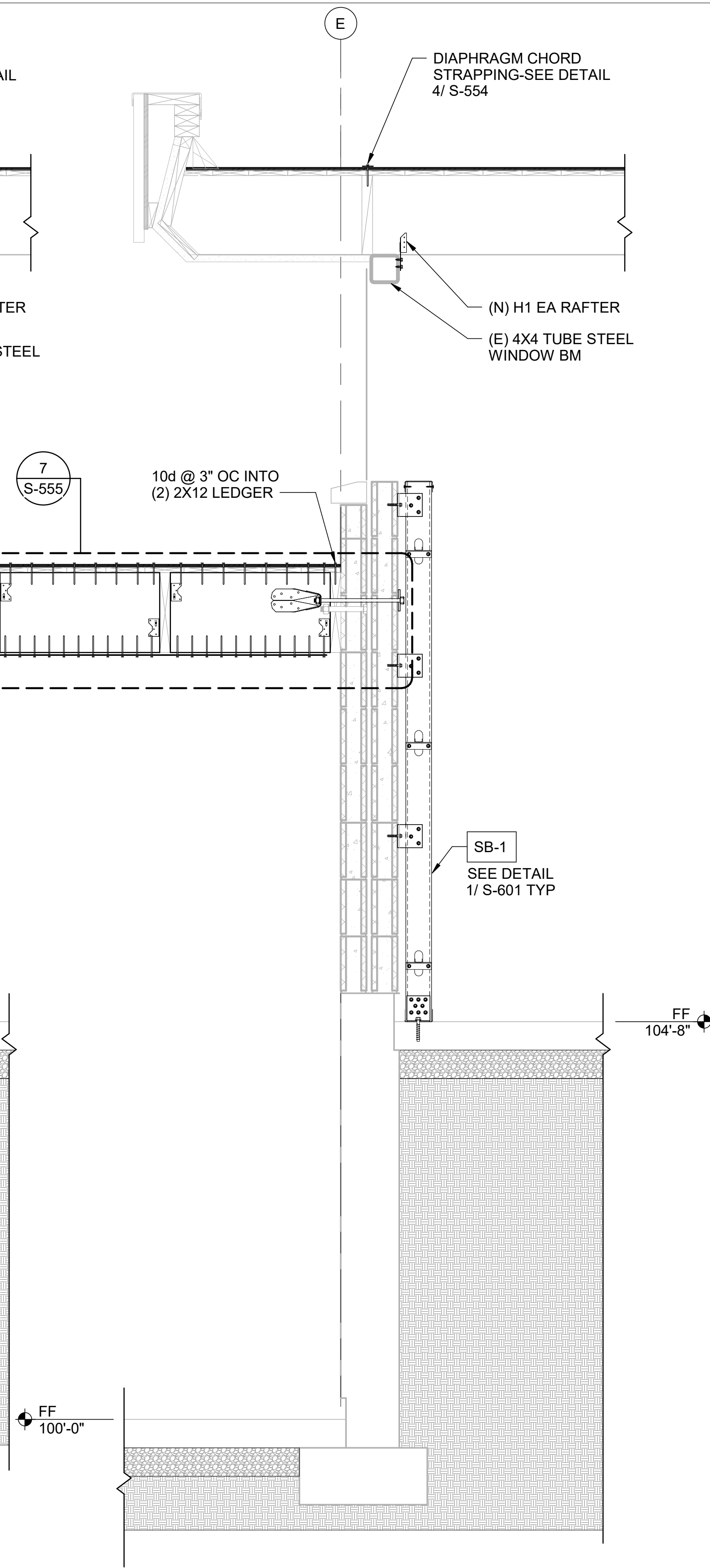
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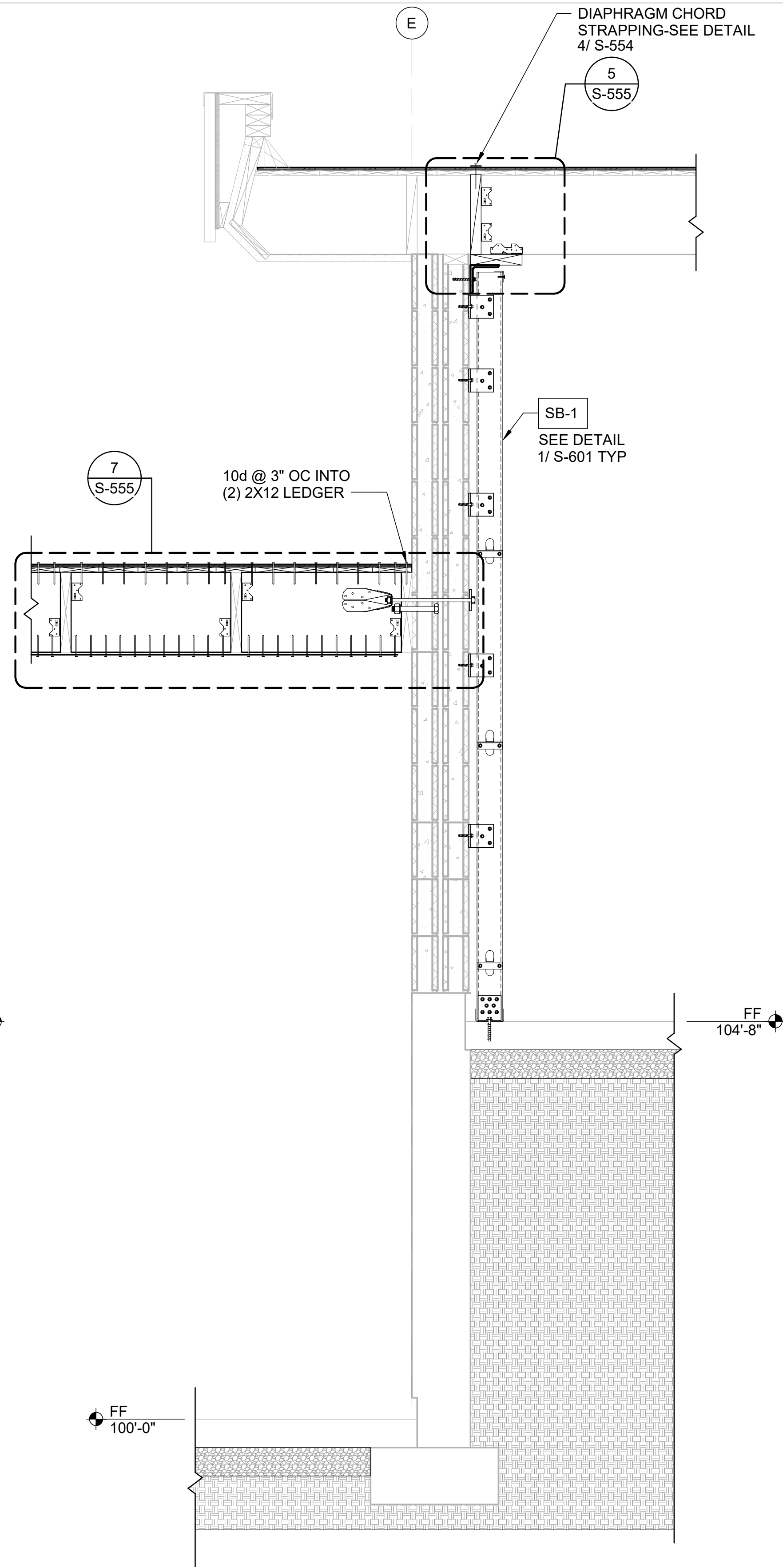
1
S-303/ SECTION AT WINDOW SYSTEM
SCALE : 1" = 1'-0"



2
S-303/ SECTION GRID E
SCALE : 1" = 1'-0"



3
S-303/ SECTION GRID E CLERESTORY
SCALE : 1" = 1'-0"



4
S-303/ SECTION GRID E LOW ROOF
SCALE : 1" = 1'-0"



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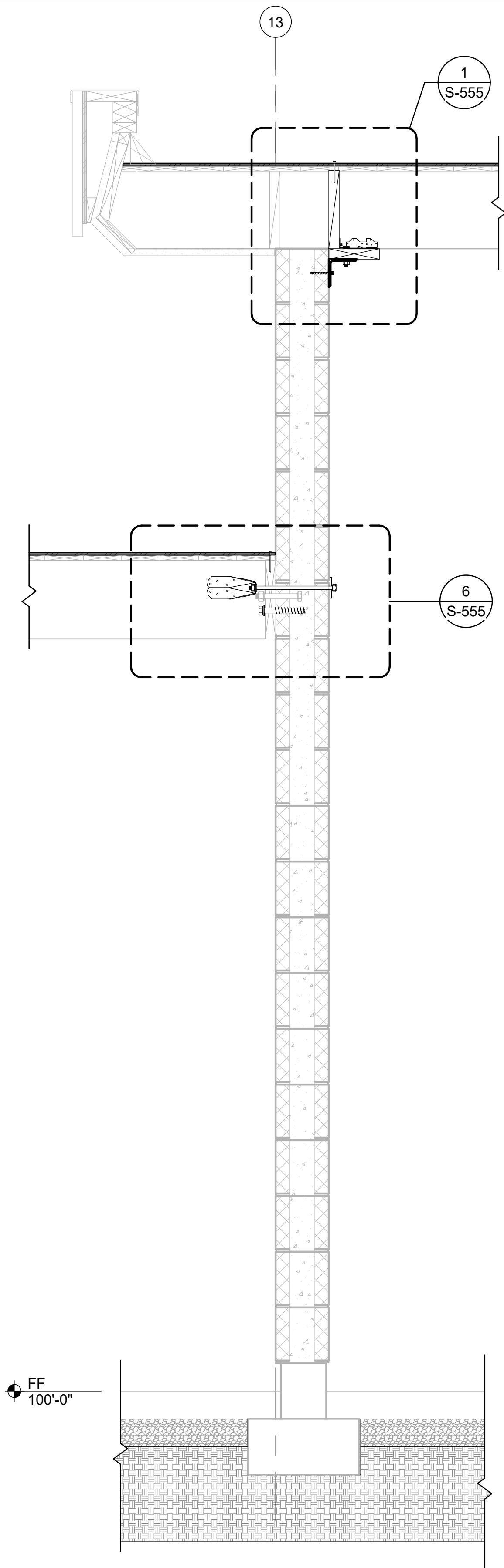
WALL FRAMING SECTIONS

S-303

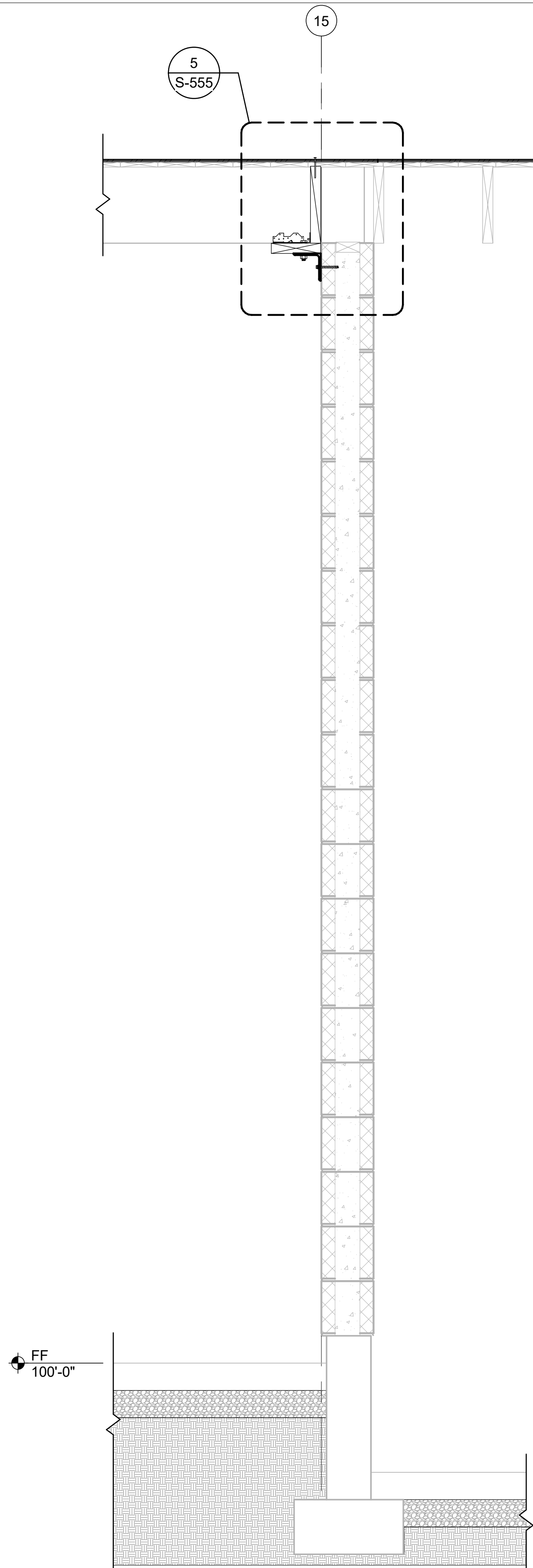
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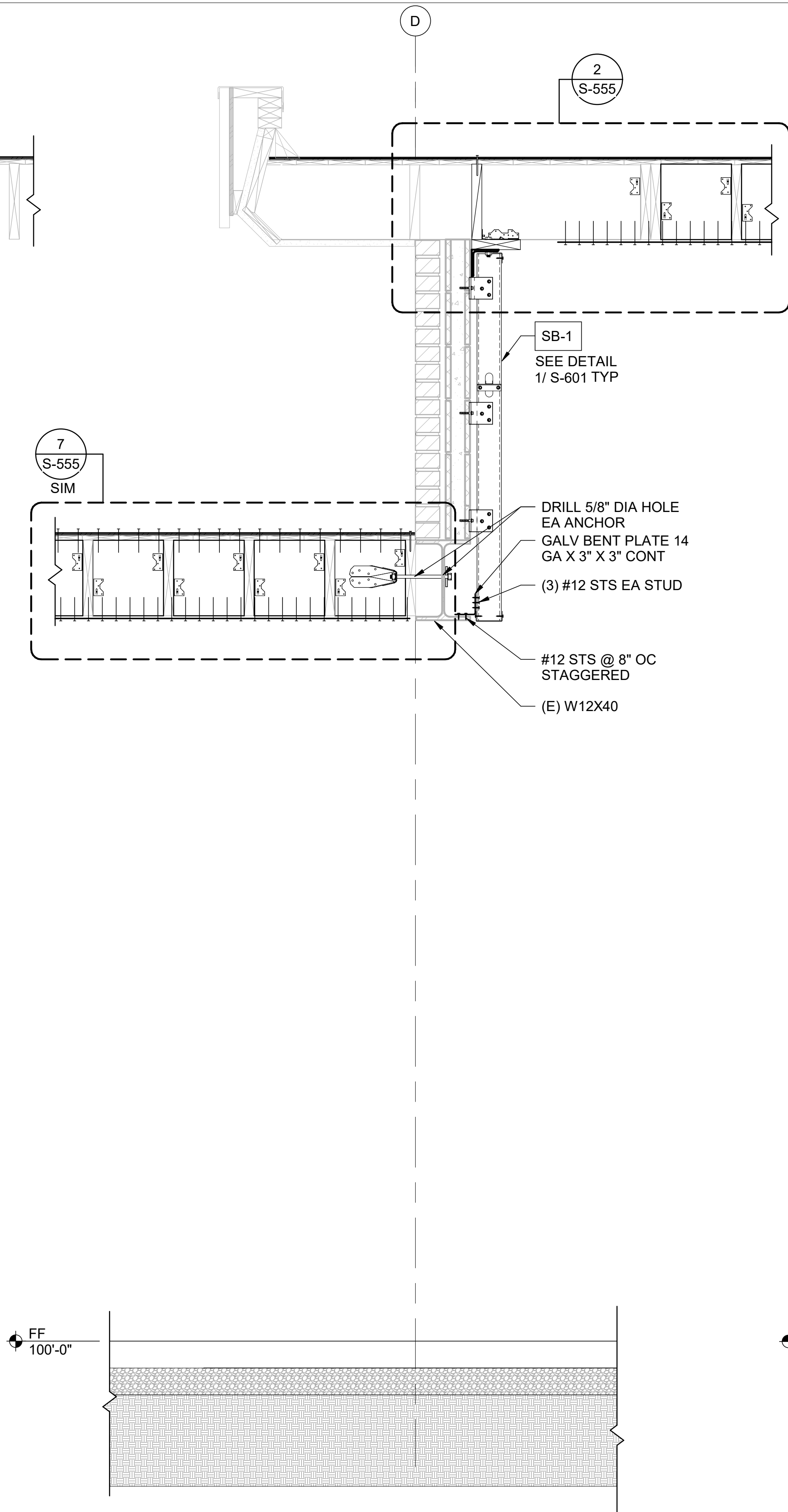
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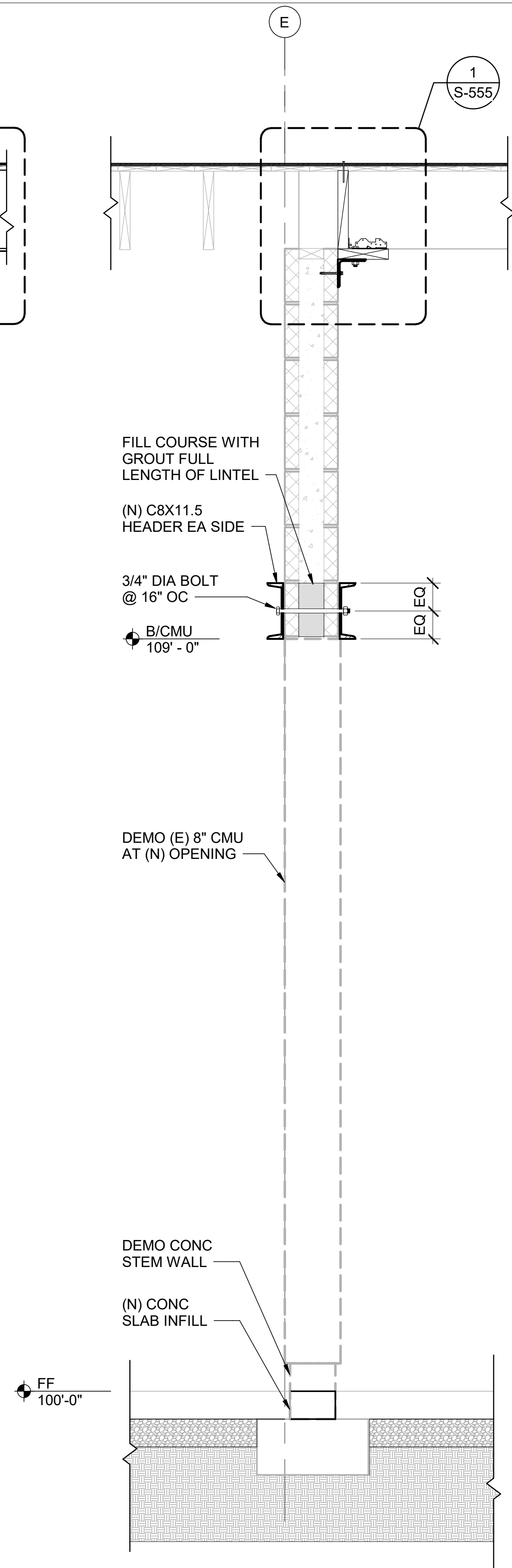
1 SECTION GRID 13 BTWN D AND E
S-304 SCALE : 1" = 1'-0"



2 SECTION GRID 15 BTWN D AND E
S-304 SCALE : 1" = 1'-0"



3 SECTION GRID D BTWN 13 AND 15
S-304 SCALE : 1" = 1'-0"



4 SECTION GRID E BTWN 13 AND 14
S-304 SCALE : 1" = 1'-0"



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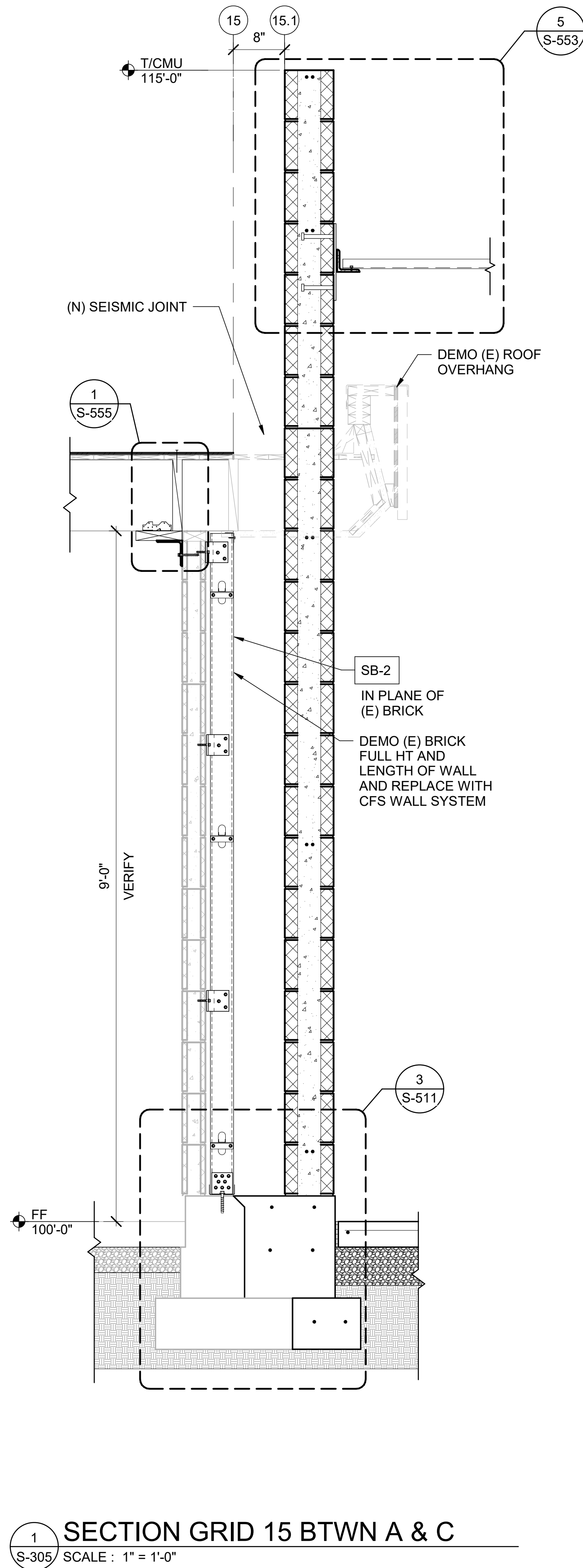
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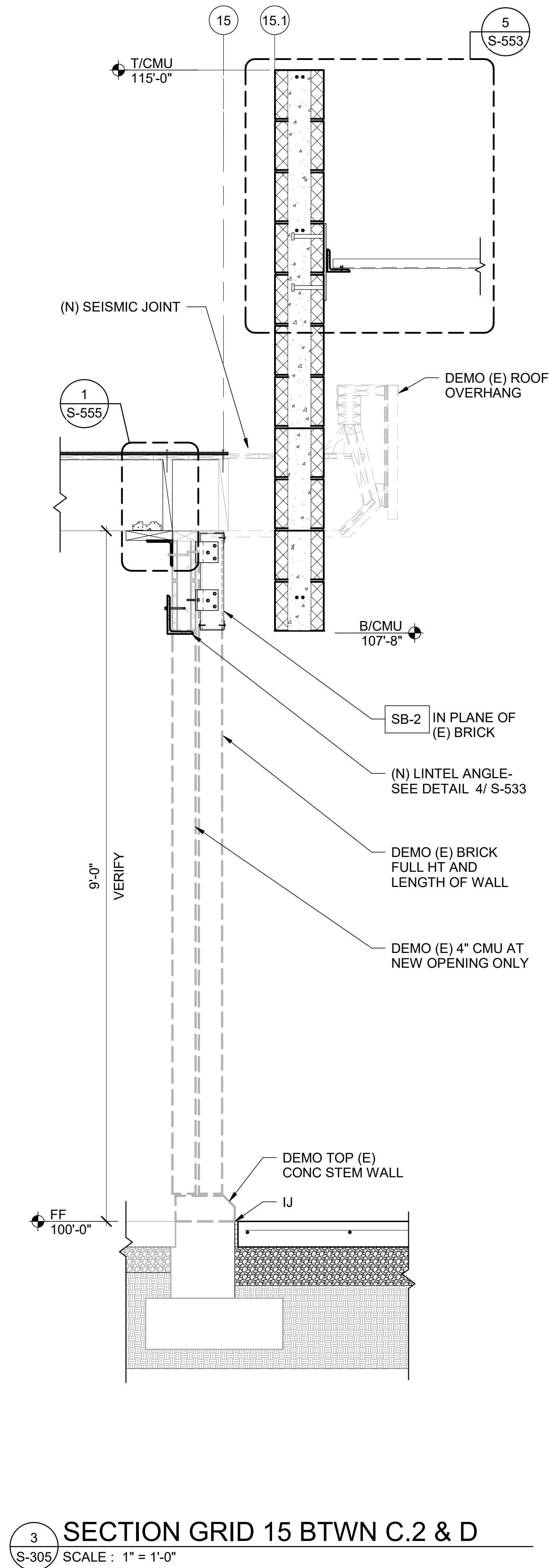
WALL FRAMING SECTIONS

S-304

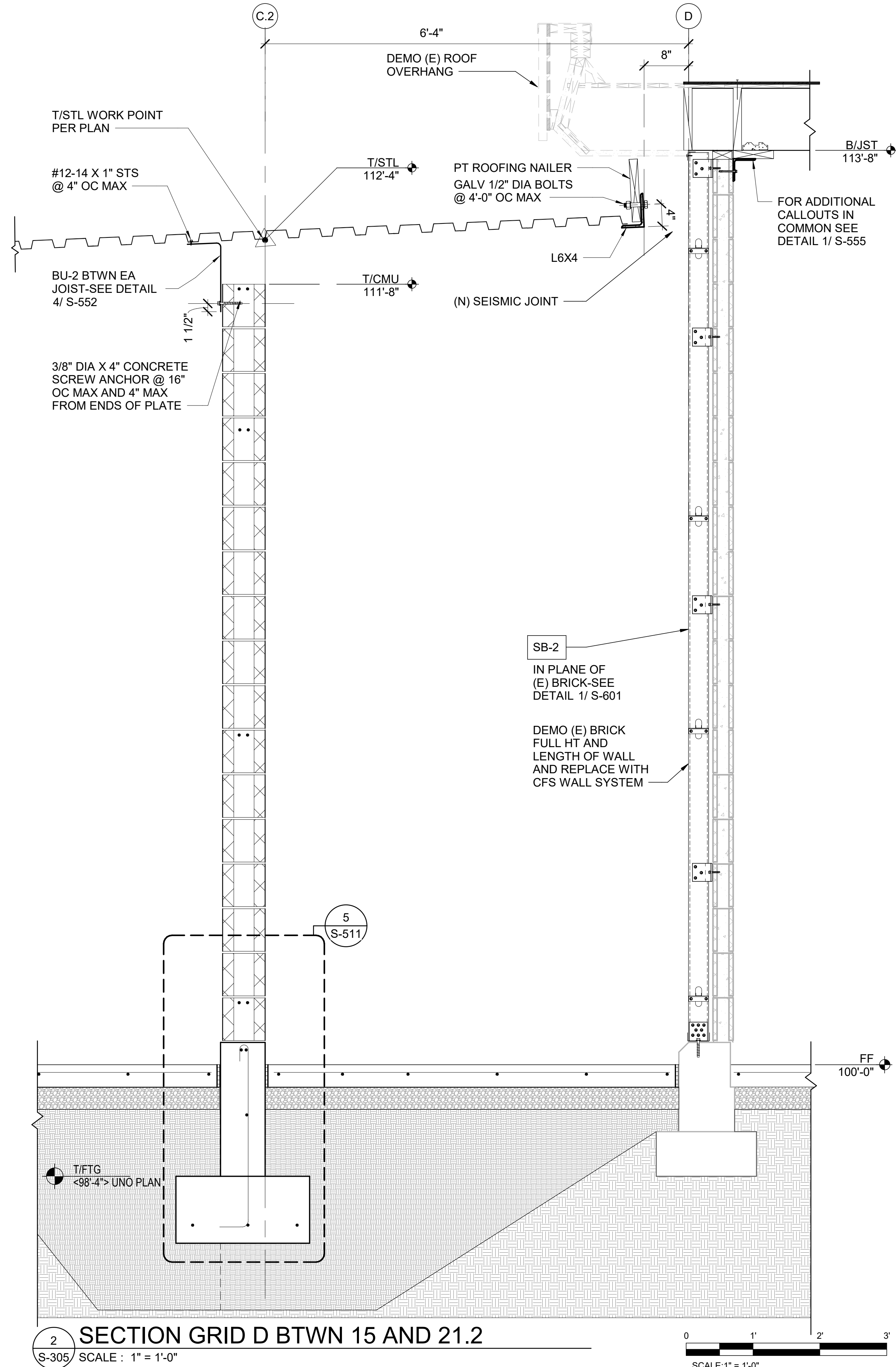
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1 SECTION GRID 15 BTWN A & C
S-305 SCALE : 1" = 1'-0"



3 SECTION GRID 15 BTWN C.2 & D
S-305 SCALE : 1" = 1'-0"



2 SECTION GRID D BTWN 15 AND 21.2
S-305 SCALE : 1" = 1'-0"



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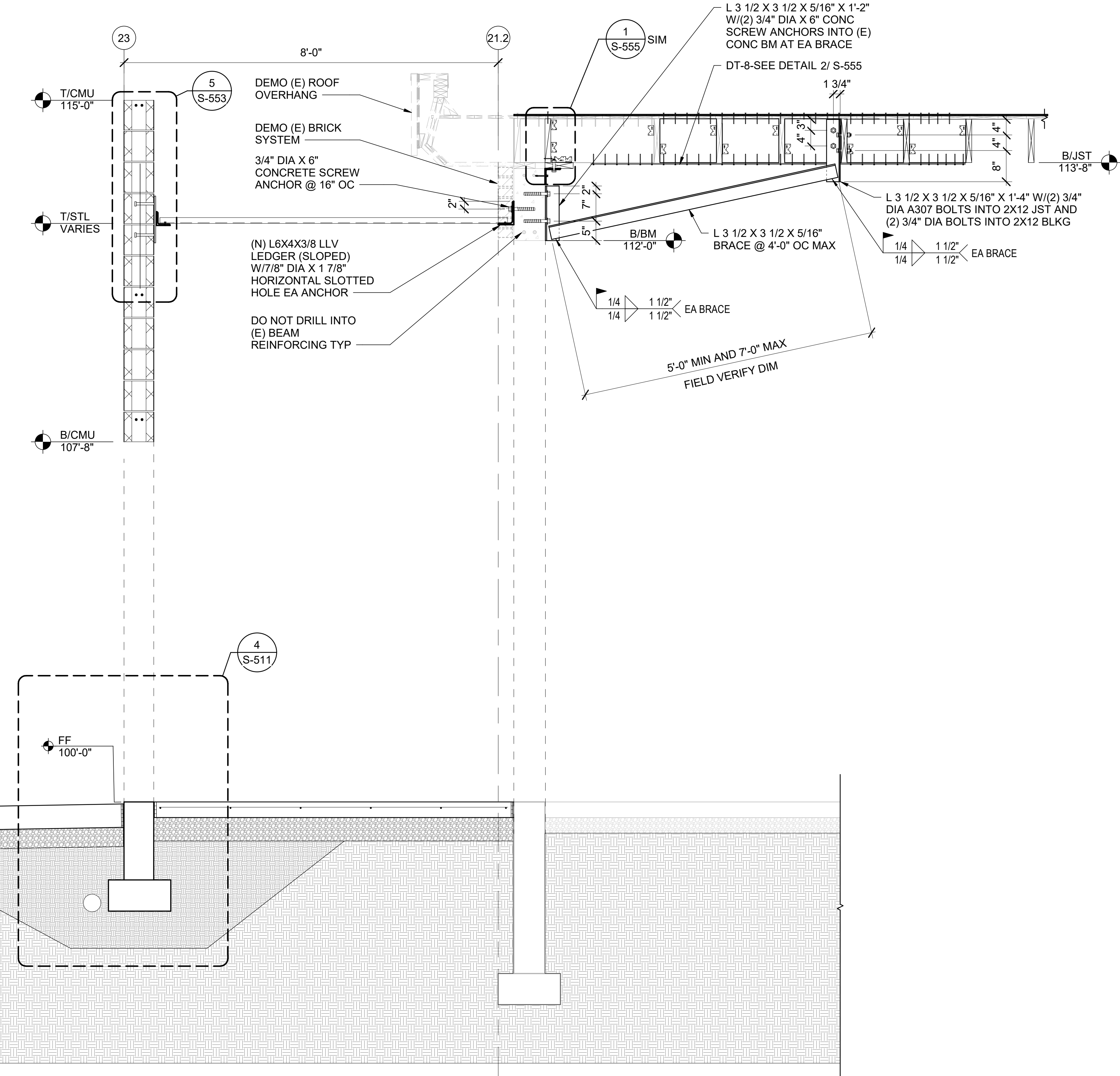
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S-305

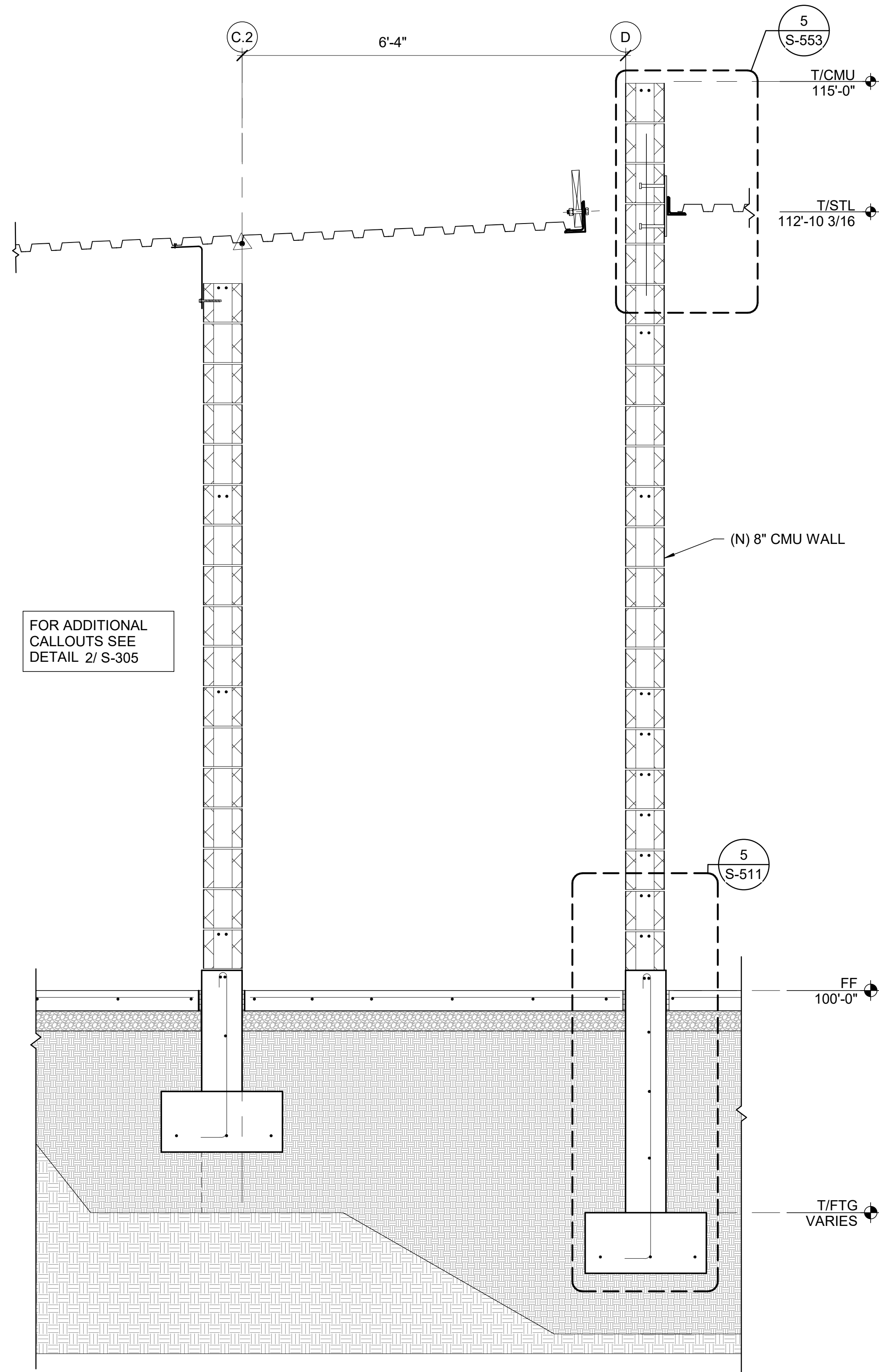
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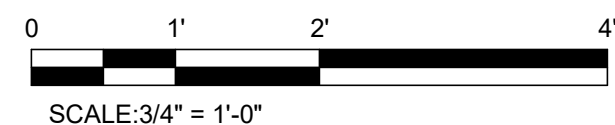
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1 SECTION ON GRID 21.2 BTWN D&E
S-306 SCALE : 3/4" = 1'-0"



2 SECTION GRID D BTWN 21.2 AND 23
S-306 SCALE : 3/4" = 1'-0"



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WALL FRAMING SECTIONS

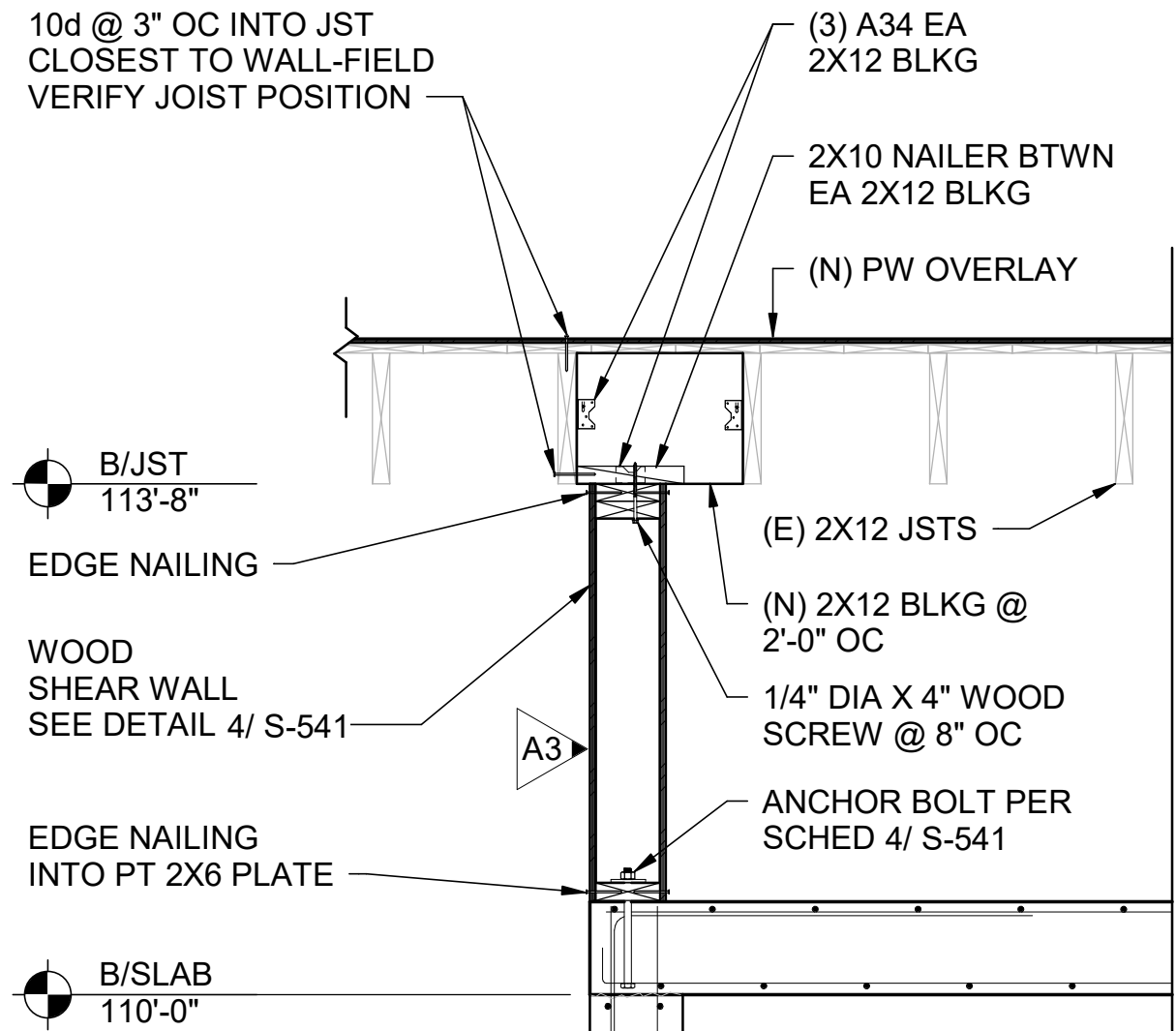
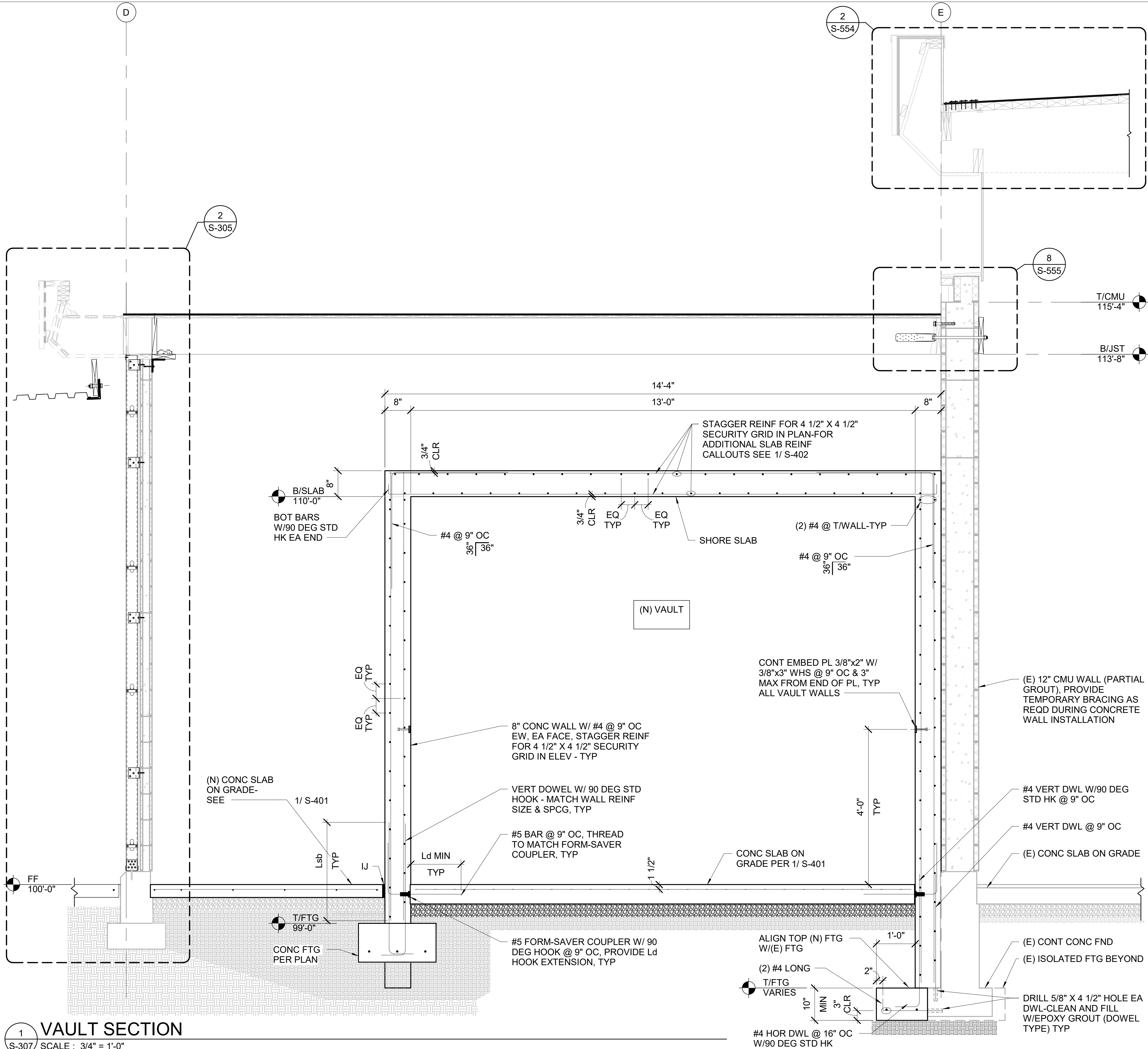
S-306

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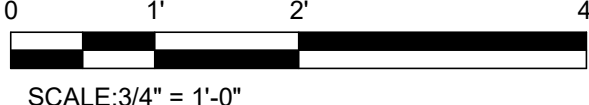
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2 EAST/WEST VAULT WALL SECTION
S-307 SCALE : 3/4" = 1'-0"

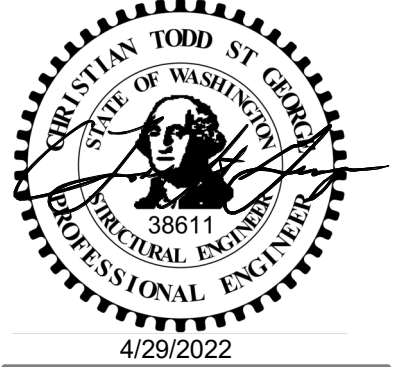


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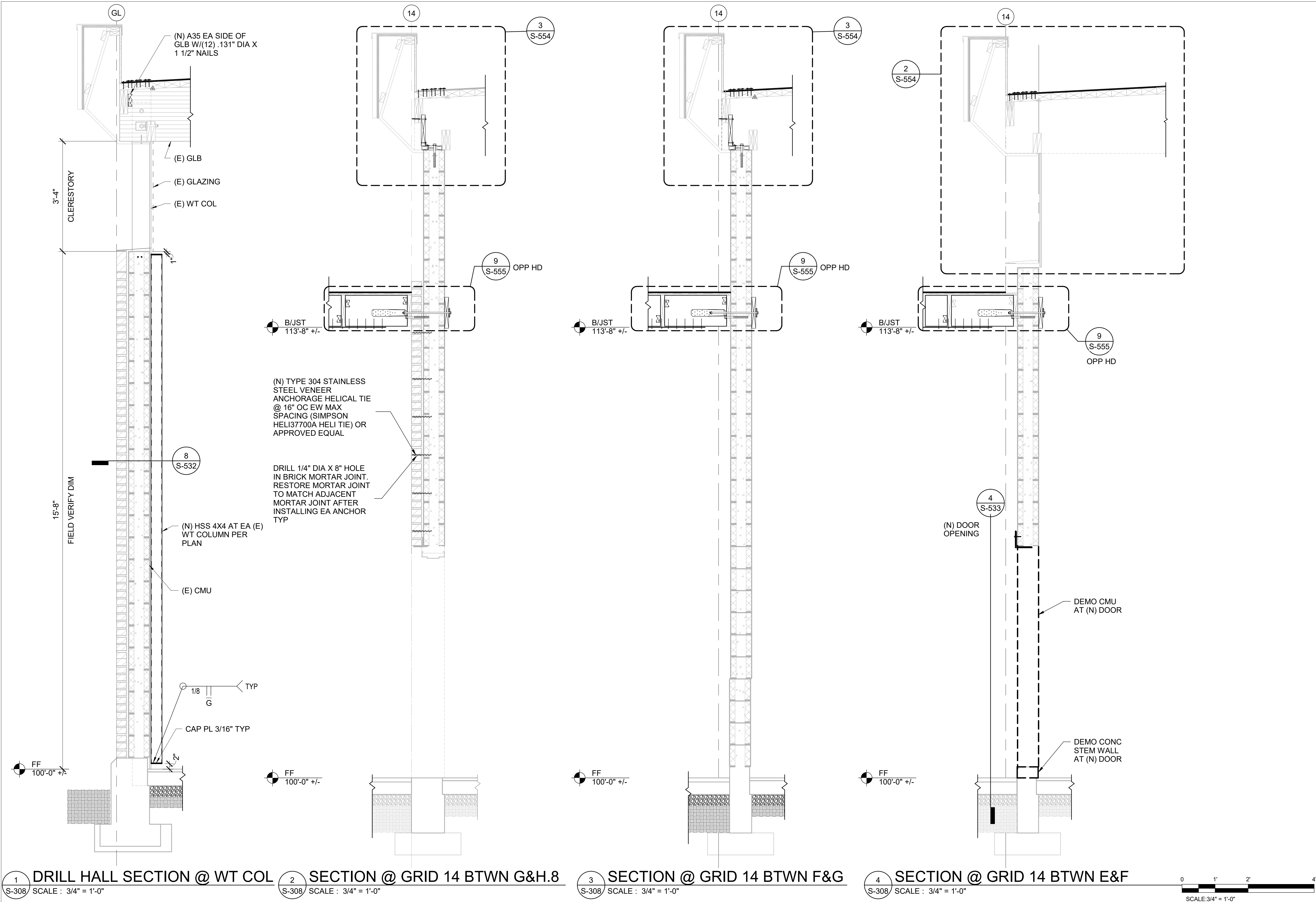
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WALL FRAMING SECTIONS

S-307

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Project No. : 21024	Designed By: CTS	Drawn By: DJH	Checked By: ABC
Mark	Description	Date	

WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & ADDITION
2219 M AVENUE, ANACORTES, WA

WALL FRAMING SECTIONS

S-308

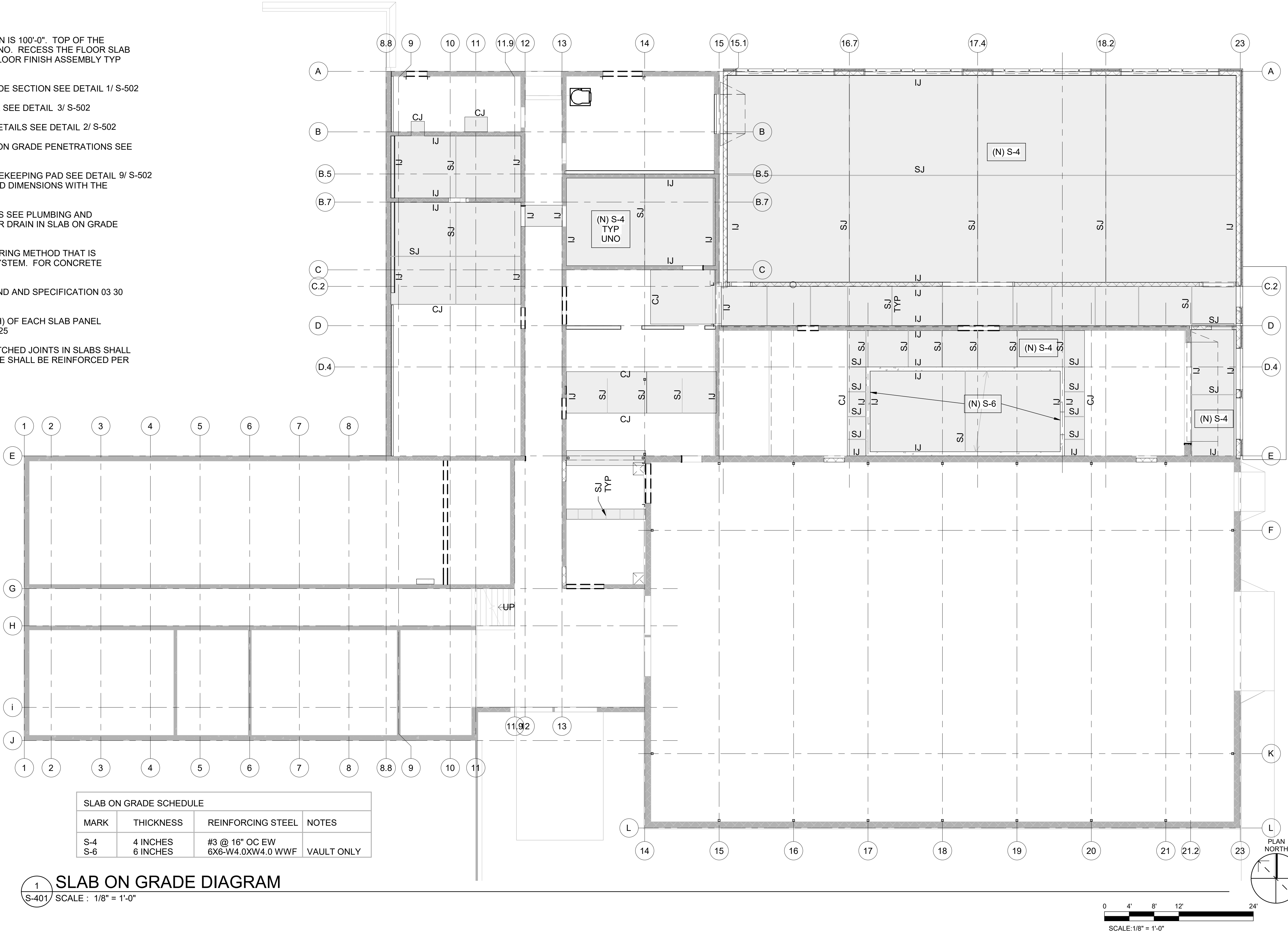
Sheet Size: 22" x 34"
Page 92 of 246

GENERAL NOTES

- 1. FOR STRUCTURAL GENERAL NOTES SEE S-001 THROUGH S-003
- 2. FOR ABBREVIATIONS AND SYMBOLS SEE S-004

PLAN NOTES

- 1. THE REFERENCE FLOOR ELEVATION IS 100'-0". TOP OF THE FINISH FLOOR IS AT ELEVATION 100'-0" UNO. RECESS THE FLOOR SLAB AS REQUIRED TO ACCOMMODATE THE FLOOR FINISH ASSEMBLY TYP UNO.
- 2. FOR TYPICAL INTERIOR SLAB ON GRADE SECTION SEE DETAIL 1/ S-502
- 3. FOR TYPICAL RECESSED SLAB DETAIL SEE DETAIL 3/ S-502
- 4. FOR TYPICAL INTERIOR SLAB JOINT DETAILS SEE DETAIL 2/ S-502
- 5. FOR TYPICAL REINFORCING AT SLAB ON GRADE PENETRATIONS SEE DETAIL 6/ S-502
- 6. FOR TYP INTERIOR EQUIPMENT HOUSEKEEPING PAD SEE DETAIL 9/ S-502 COORDINATE QUANTITY, LOCATIONS, AND DIMENSIONS WITH THE EQUIPMENT SUPPLIERS TYP
- 7. FOR FLOOR DRAINS AND SLAB SLOPES SEE PLUMBING AND ARCHITECTURAL DRAWINGS. FOR FLOOR DRAIN IN SLAB ON GRADE SEE DETAIL 9/ S-531
- 8. THE CONTRACTOR WILL SELECT A CURING METHOD THAT IS COMPATIBLE WITH THE FLOOR FINISH SYSTEM. FOR CONCRETE CURING SEE SPECIFICATION 03 30 00
- 9. FOR CONCRETE FINISHING SEE LEGEND AND SPECIFICATION 03 30 00
- 10. THE ASPECT RATION (LENGTH/WIDTH) OF EACH SLAB PANEL BETWEEN JOINTS SHALL NOT EXCEED 1.25
- 11. RE-ENTRANT CORNERS AND MIS-MATCHED JOINTS IN SLABS SHALL BE MINIMIZED, AND WHERE UNAVOIDABLE SHALL BE REINFORCED PER DETAIL 4/ S-502
- 12. CONTROL FLOOR FLATNESS PER SPECIFICATION 03 30 00
- 13. WHERE NO SLAB JOINT DIMENSION IS INDICATED, SPACE JOINTS AT EQUAL SPACING BETWEEN WALLS, SLAB CJ, AND/OR SLAB IJ LOCATIONS
- 14. "S-x" INDICATES (N) SLAB ON GRADE TYPE "x". FOR SLAB THICKNESS AND REINFORCING SEE SLAB ON GRADE SCHEDULE 1/S-401



1 SLAB ON GRADE DIAGRAM
S-401 SCALE : 1/8" = 1'-0"



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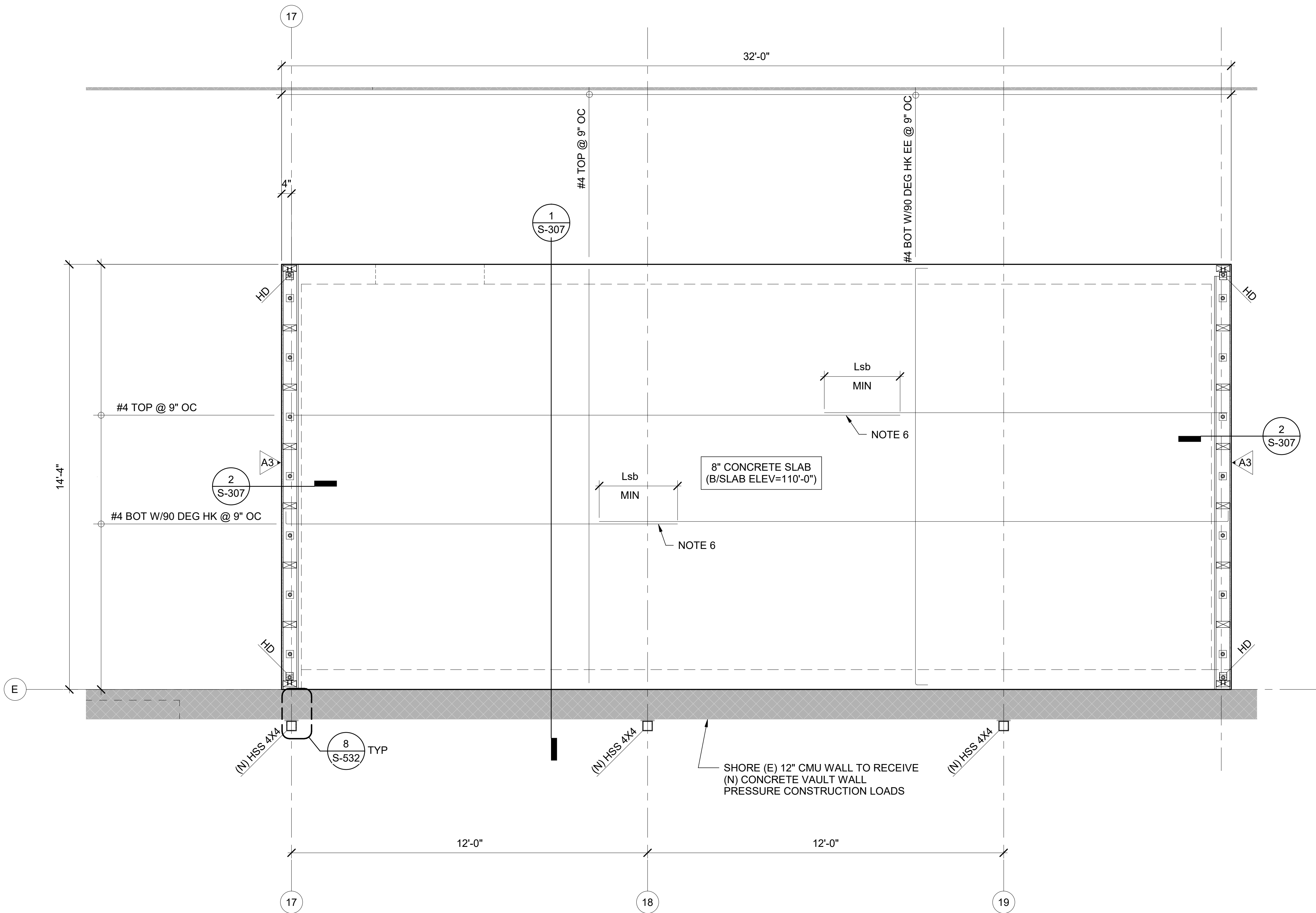
Project No.: 21024
Designed By: CTS
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Checked By: ABC

Date
Description
Mark

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2219 M AVENUE, ANACORTES, WA
SLAB ON GRADE DIAGRAM

S-401

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1 VAULT CEILING FRAMING PLAN
S-402 SCALE : 1/2" = 1'-0"

GENERAL NOTES

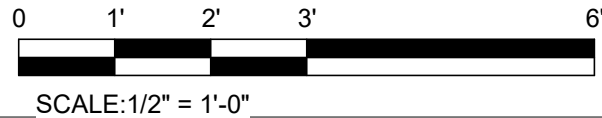
- FOR STRUCTURAL GENERAL NOTES SEE S-001 THROUGH S-003
- FOR ABBREVIATIONS AND SYMBOLS SEE S-004

PLAN NOTES

- BOT OF CONCRETE SLAB AT THE VAULT LID CEILING IS ELEVATION 110'-0".
- WALL REINFORCING SHALL BE STAGGERED EACH FACE EACH WAY TO RESULT IN A 4 1/2" X 4 1/2" SECURITY GRID WHEN VIEWED IN ELEVATION
- VAULT LID SLAB REINFORCING SHALL BE STAGGERED EACH WAY TO RESULT IN A 4 1/2" X 4 1/2" SECURITY GRID WHEN VIEWED IN PLAN
- FORMWORK FOR THE VAULT CEILING SLAB CAN BE STRIPPED AFTER THE CONCRETE ATTAINS 2800 PSI MINIMUM COMPRESSIVE STRENGTH, AND 7 DAYS MINIMUM. RESHORES WILL BE IMMEDIATELY INSTALLED AFTER STRIPPING AND LEFT IN PLACE UNTIL THE CONCRETE SLAB ATTAINS 4000 PSI MINIMUM STRENGTH AND 28 DAYS MINIMUM.

ALTERNATIVELY, THE CONTRACTOR CAN LEAVE THE SLAB FORMING SYSTEM IN PLACE UNTIL THE CONCRETE SLAB ATTAINS 4000 PSI MINIMUM STRENGTH AND 28 DAYS MINIMUM, INSTEAD OF PROVIDING A RESHORE SYSTEM.

- COORDINATE WALL RACK MOUNT HARDWARE AND LAYOUT WITH THE USER PRIOR TO CONSTRUCTING THE VAULT WALLS
- STAGGER LAP SPLICES ON ALTERNATE BARS PER ACI 318
-  INDICATES WOOD SHEAR WALL TYPE 'A3' ABOVE VAULT SLAB. FOR ADDITIONAL WOOD SHEAR WALL CALLOUTS SEE DETAIL 4/ S-541
- 'HD' INDICATES SHEAR WALL HOLDOWN. 'HD' WILL BE SIMPSON HDU5-SDS2.5 W/(14) 1/4" DIA X 2 1/2" SDS SCREWS (OR APPROVED EQ) + 5/8" DIA SIMPSON SSTB28 ANCHOR BOLT (OR APPROVED EQ)



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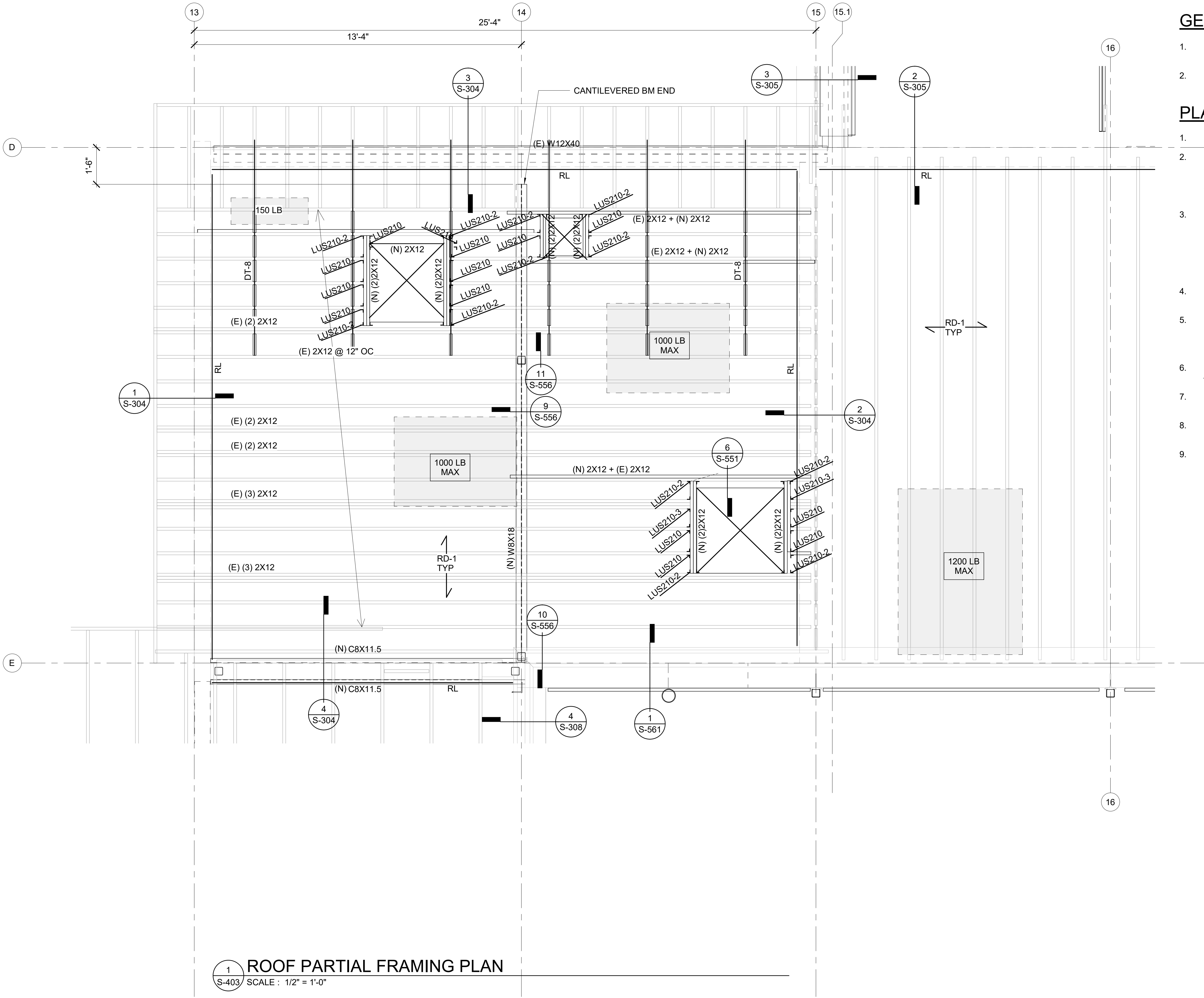
Project No.: 21024
Designed By: CTS
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2219 M AVENUE, ANACORTES, WA
VAULT CEILING FRAMING PLAN

S-402

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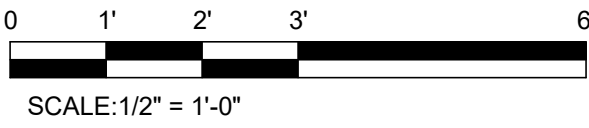
1 ROOF PARTIAL FRAMING PLAN
S-403 SCALE : 1/2" = 1'-0"

GENERAL NOTES

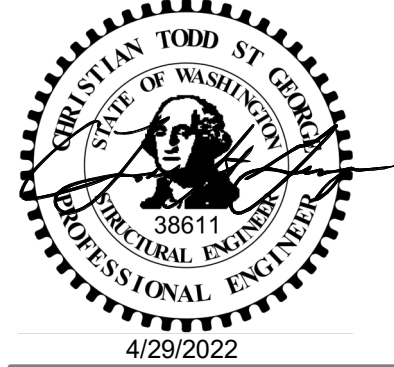
- FOR STRUCTURAL GENERAL NOTES SEE S-001 THROUGH S-003
- FOR ABBREVIATIONS AND SYMBOLS SEE S-004

PLAN NOTES

- FIELD VERIFY ALL EXISTING DIMENSIONS.
- EXISTING FRAMING INDICATED IS BASED UPON ORIGINAL AS-BUILT DRAWINGS AND HAS NOT BEEN FIELD VERIFIED. NOTIFY CONTRACTING OFFICER REPRESENTATIVE OF ANY FRAMING VARIANCES WHEN CEILING IS REMOVED
- ONLY MAJOR ROOF PENETRATIONS ARE SHOWN ON THE STRUCTURAL PLANS. REFER TO DRAWINGS OF ALL DISCIPLINES FOR SIZE AND LOCATION OF OTHER MISCELLANEOUS PENETRATIONS. PROVIDE 2X12 FRAMING AROUND ROUGH OPENING WITH LUS210 HANGER EACH END UNLESS NOTED OTHERWISE
- 'RL' INDICATES RETOFIT LEDGER W/ L 4 X 4 X 1/4. SEE DETAIL 1/ S-555
- 'DT-X' INDICATES DIAPHRAGM TIE OF LENGTH 'X' IN FEET. WHERE TIE LENGTH IS NOT SPECIFIED, DIAPHRAGM TIE SHALL EXTEND BETWEEN WALLS AS SHOWN. SEE DETAIL 2/ S-555
- PROVIDE DIAPHRAGM CHORD STRAPPING PER DETAIL 4/ S-554
- "RD-x" INDICATES (N) ROOF DIAPHRAGM ASSEMBLY TYPE "x". FOR ROOF DIAPHRAGM CHEDULE SEE DETAIL 1/ S-541
- FOR TYP ALLOWABLE (N) PENETRATIONS THROUGH (E) WOOD ROOF JOISTS SEE DETAIL 6/ S-541
- FOR TYP MECH EQUIPMENT CURB FRAME AT ROOF DECK SEE DETAIL 6/ S-551



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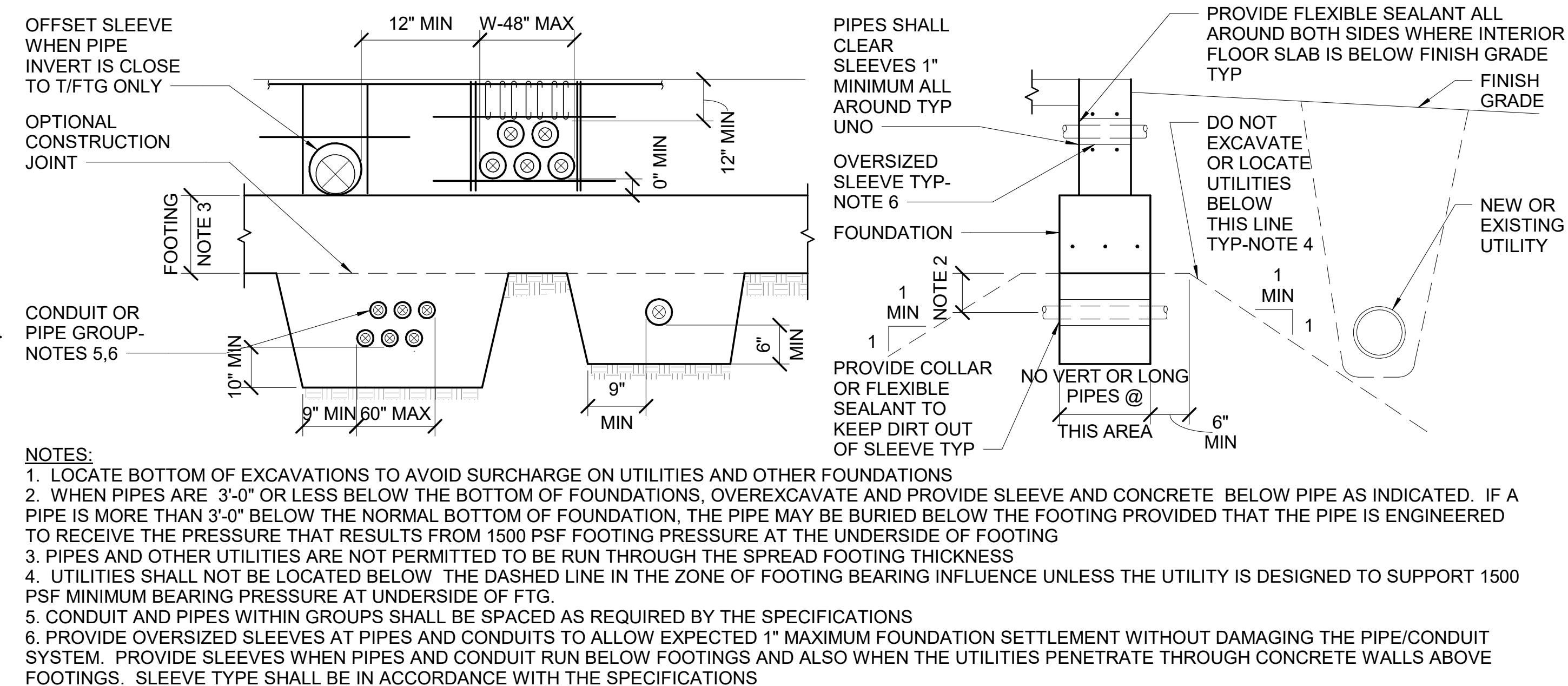
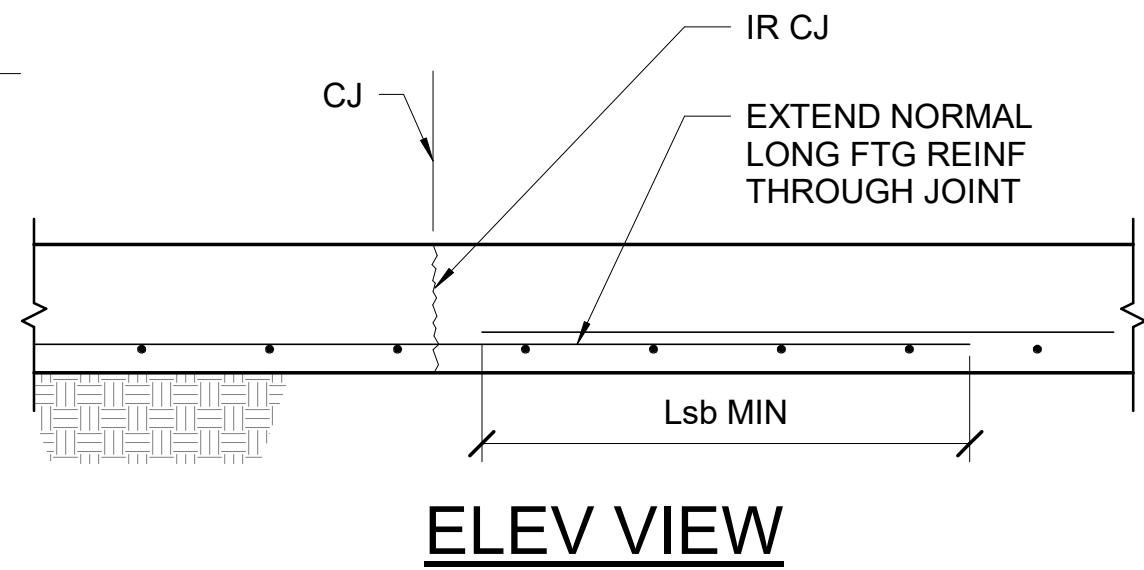


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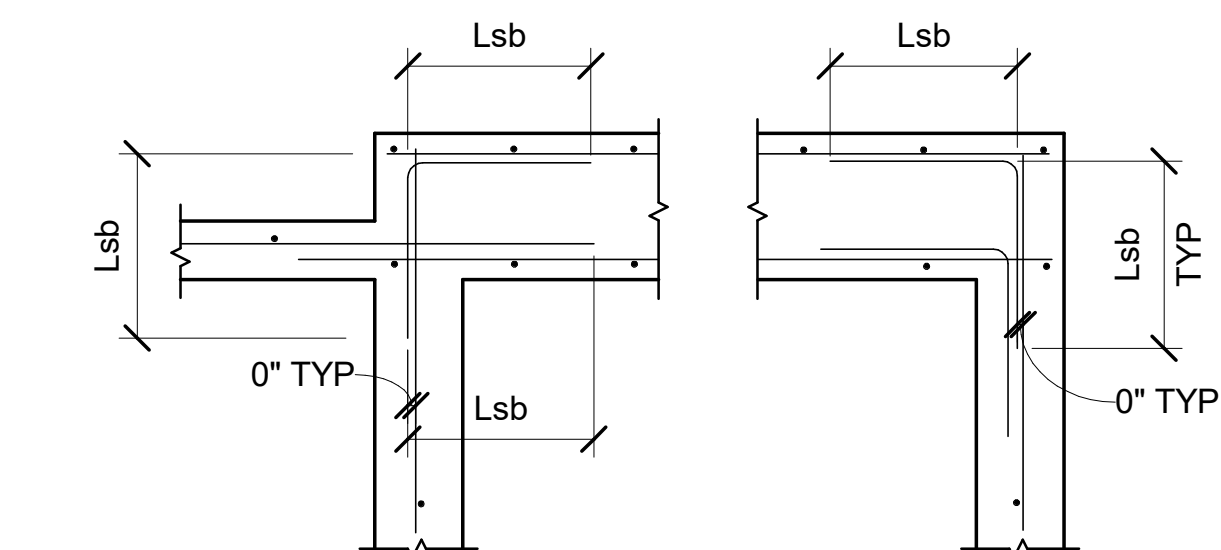
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PARTIAL ROOF FRAMING PLAN

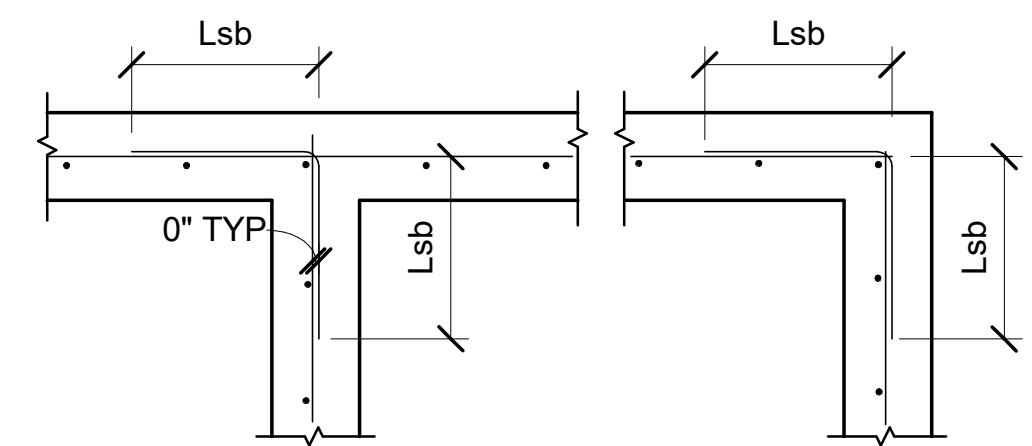
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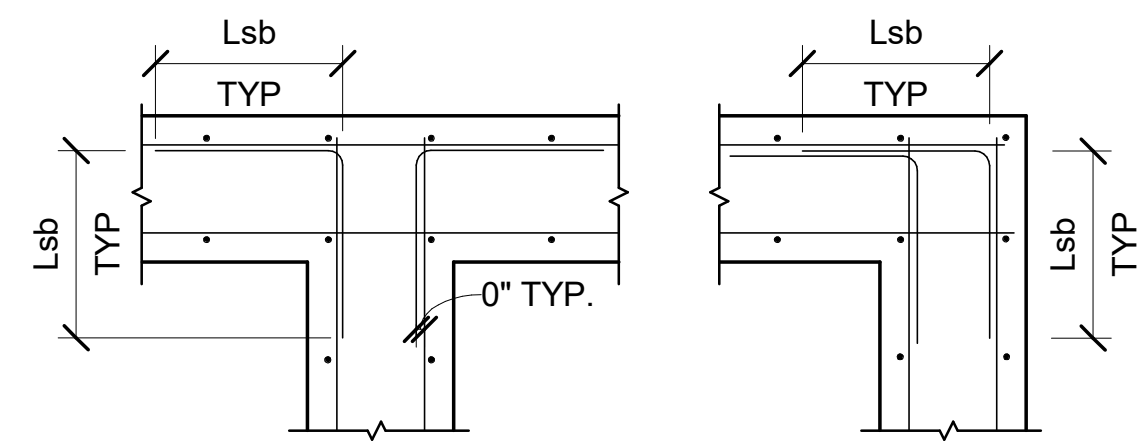
2 TYP CONT FTG CONSTRUCTION JT



SINGLE/DOUBLE CURTAIN INTERSECTION



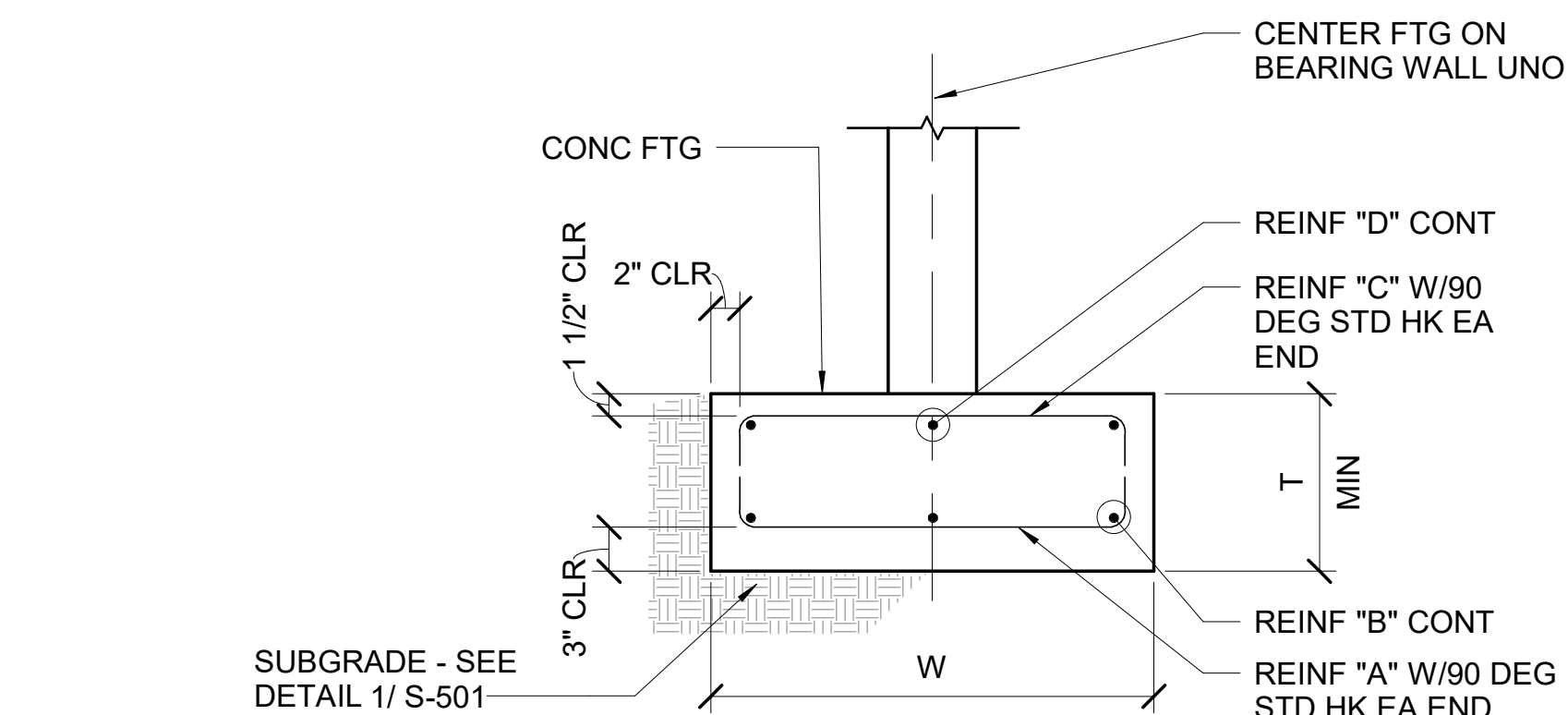
SINGLE CURTAIN INTERSECTION



DOUBLE CURTAIN INTERSECTION

NOTES:
1. CORNER BARS SHALL MATCH SIZE & LOCATION OF EACH HORIZ REINFORCEMENT.
2. PROVIDE CORNER BARS FOR ALL HORIZONTAL BARS AT CORNERS.
3. FOR 'Lsb' LAP SPLICE DISTANCE, SEE LAP SPLICE TABLE ON S-XXX STRUCTURAL GENERAL NOTES.

4 TYP FOUNDATION CORNER REINFORCING

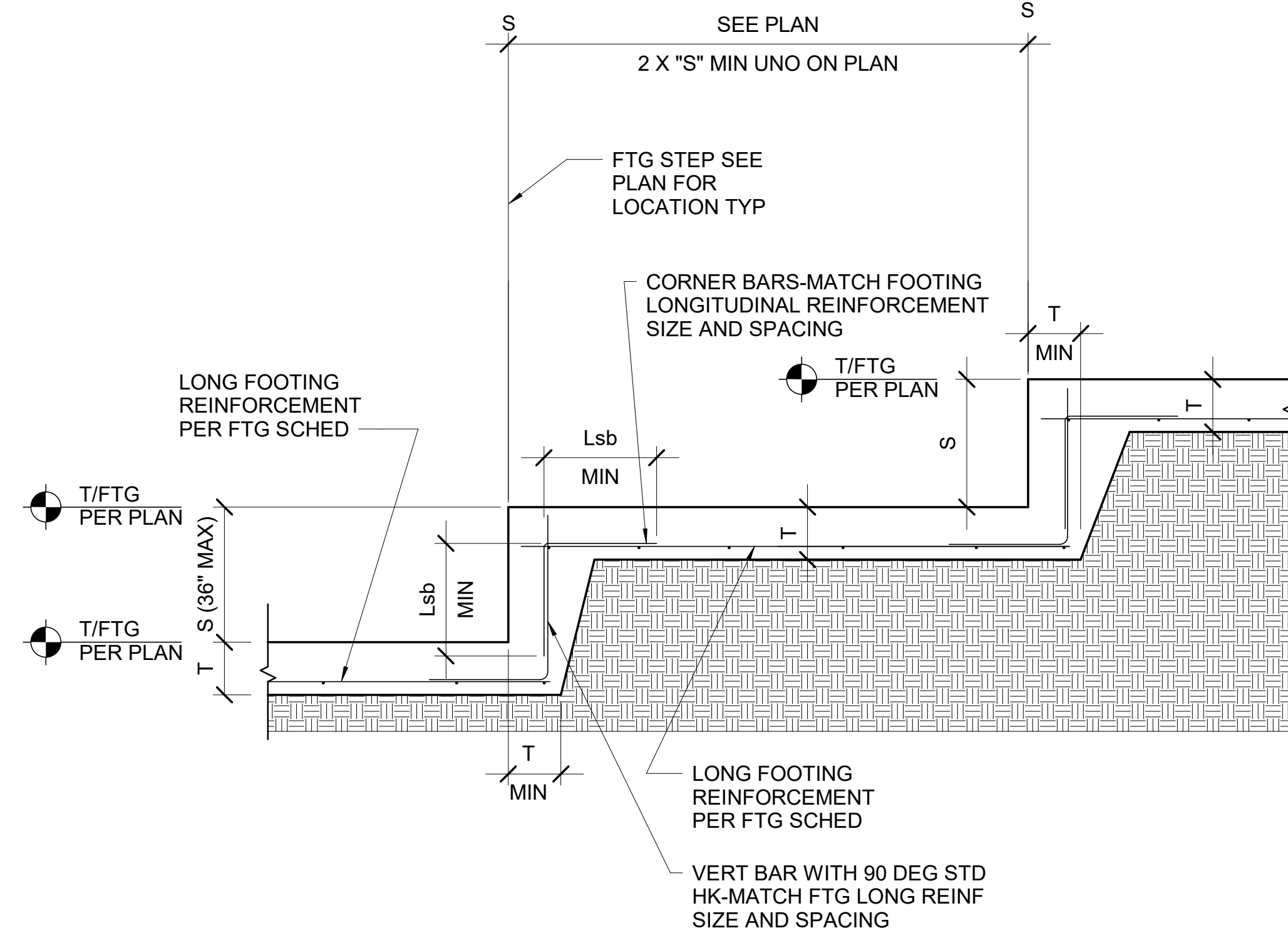


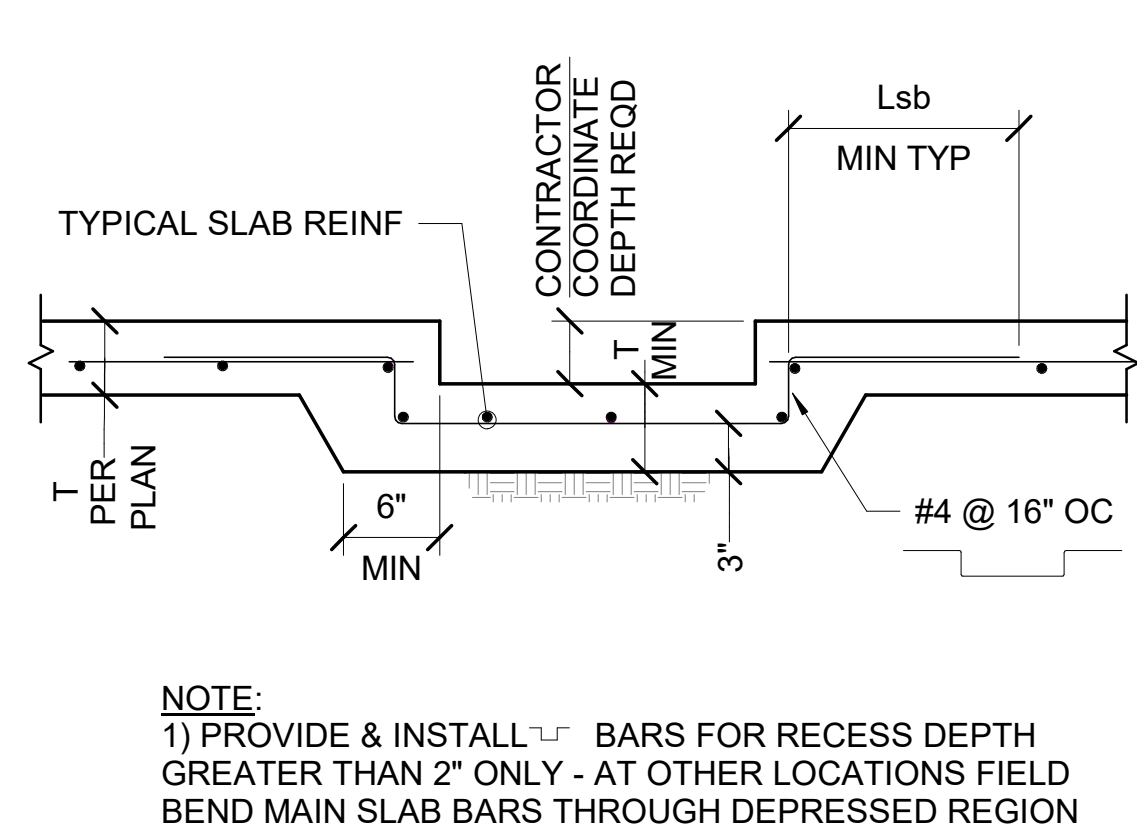
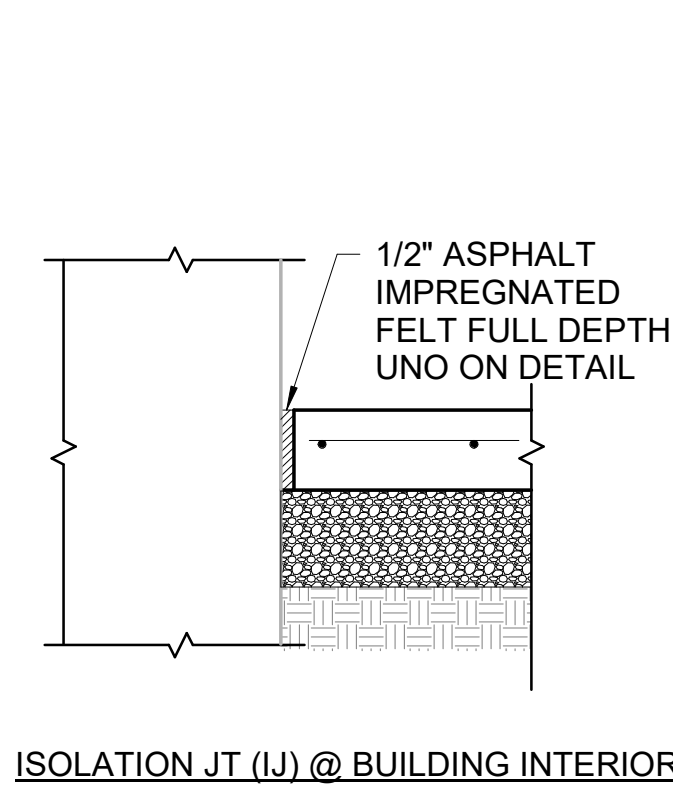
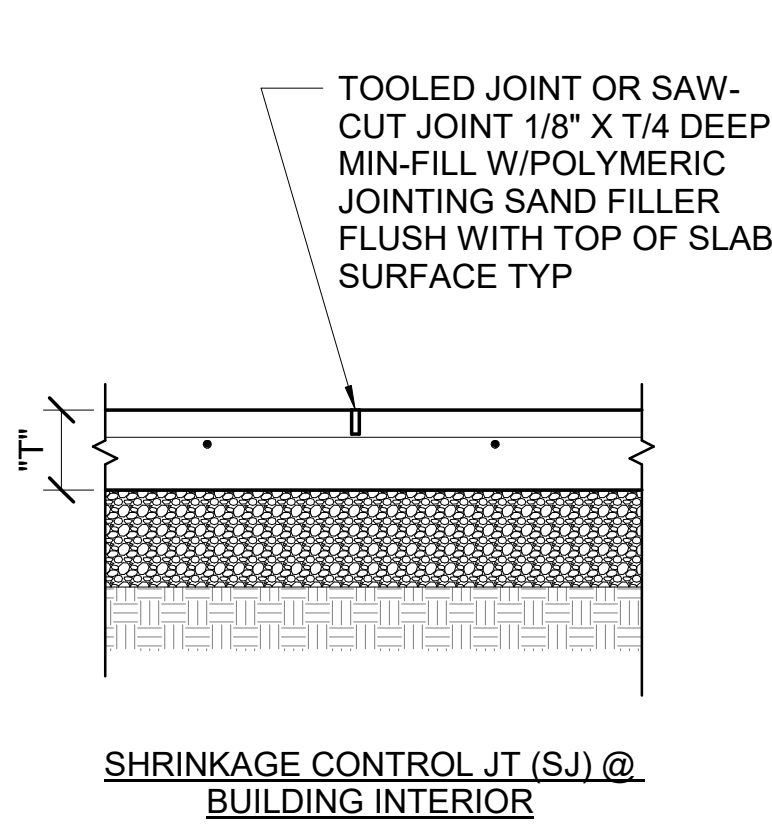
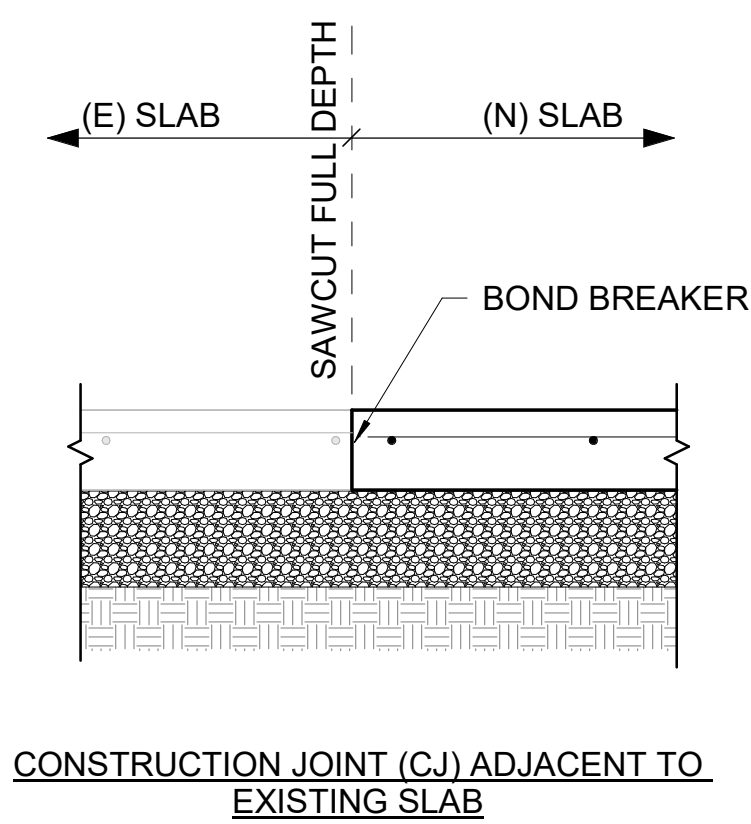
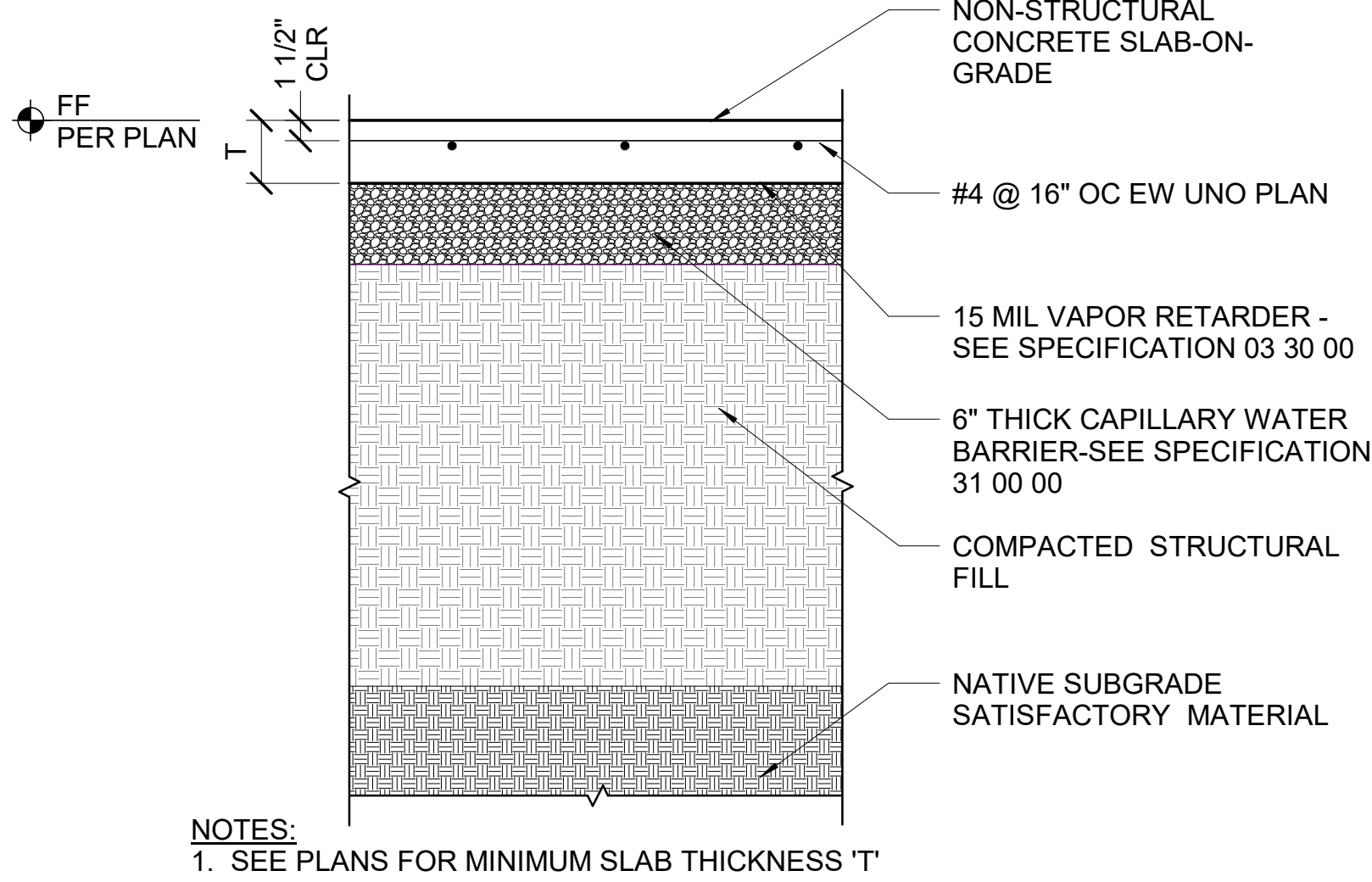
CONTINUOUS SPREAD FTG SCHEDULE:

MARK	'W'	'T'	BOT REINF		TOP REINF		COMMENTS
			A	B	C	D	
CF-2.0	2'-0"	12"	-	(3) #4	-	-	

5 CONTINUOUS SPREAD FOOTING SCHEDULE

6 TYPICAL STEPPED FTG

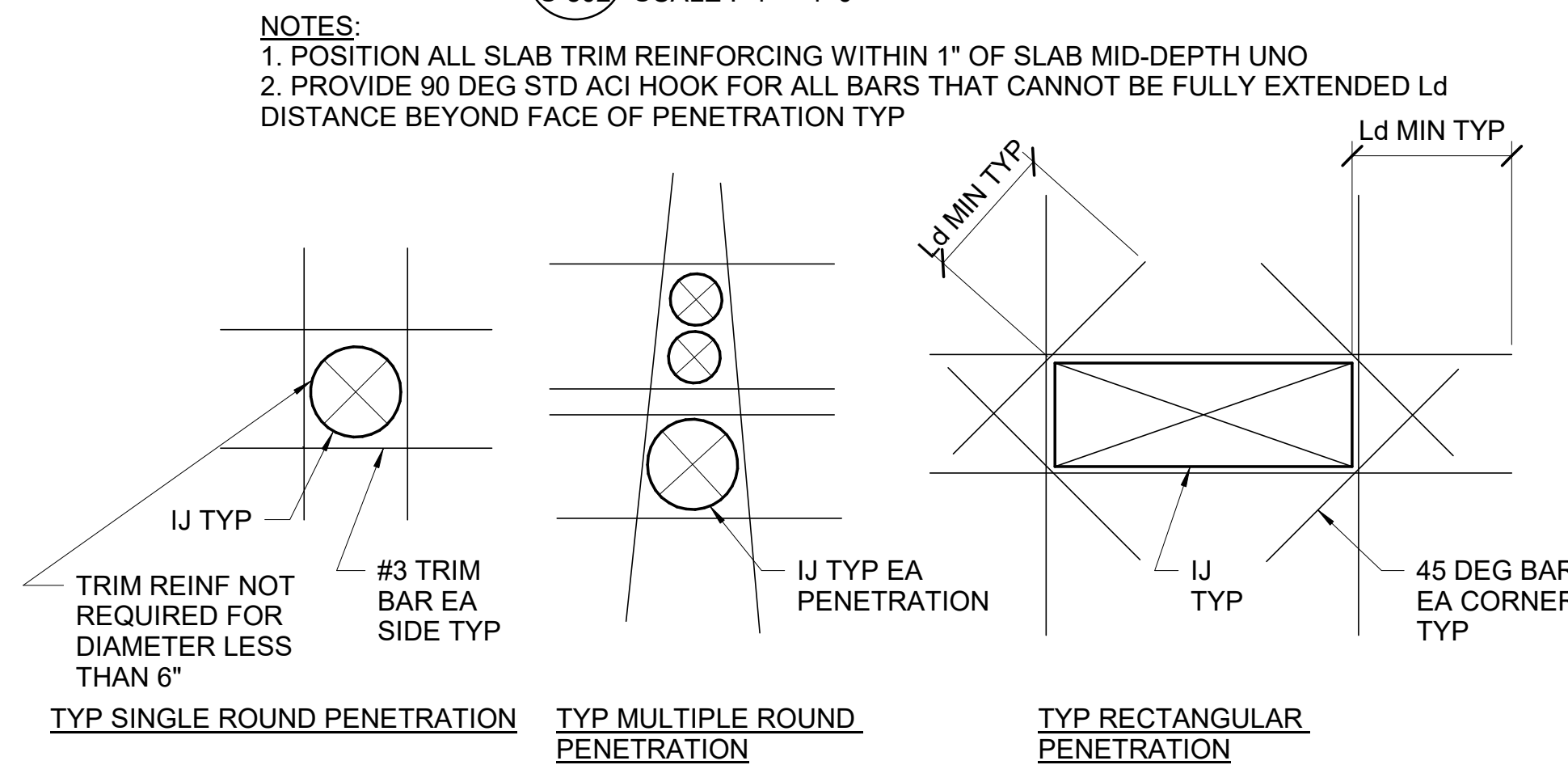
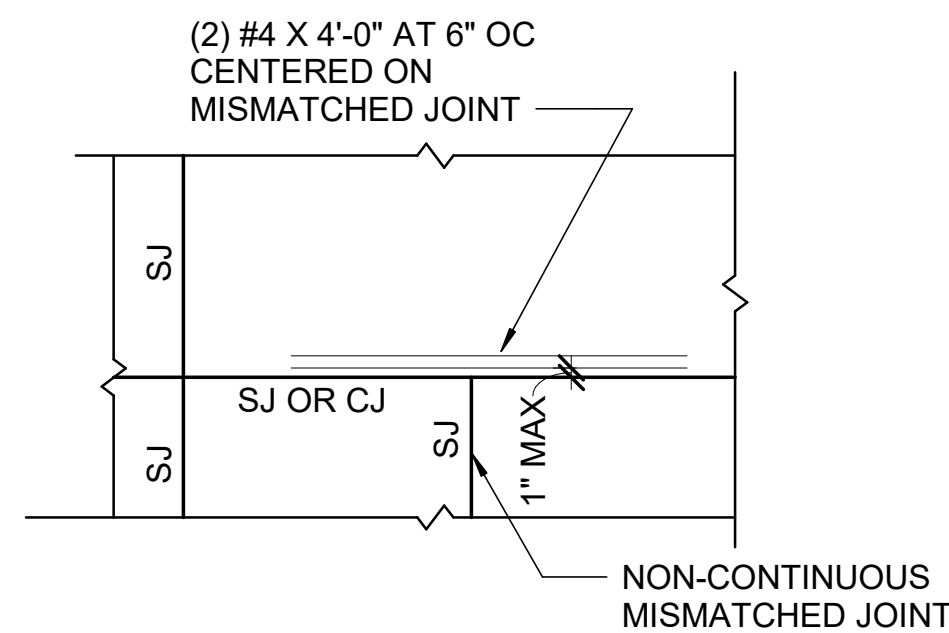
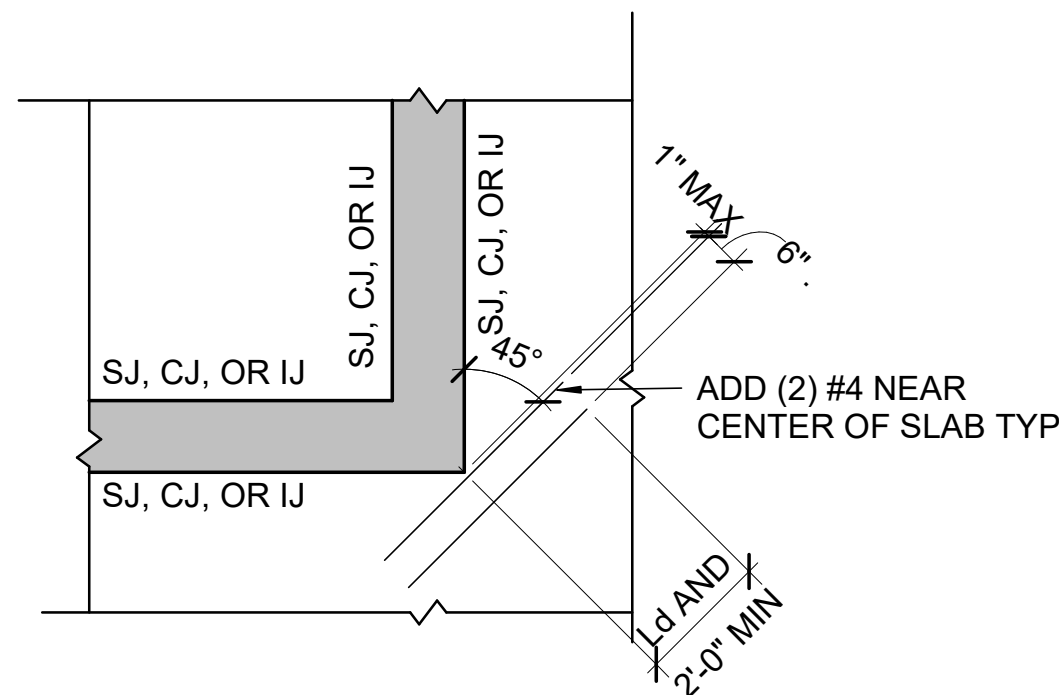
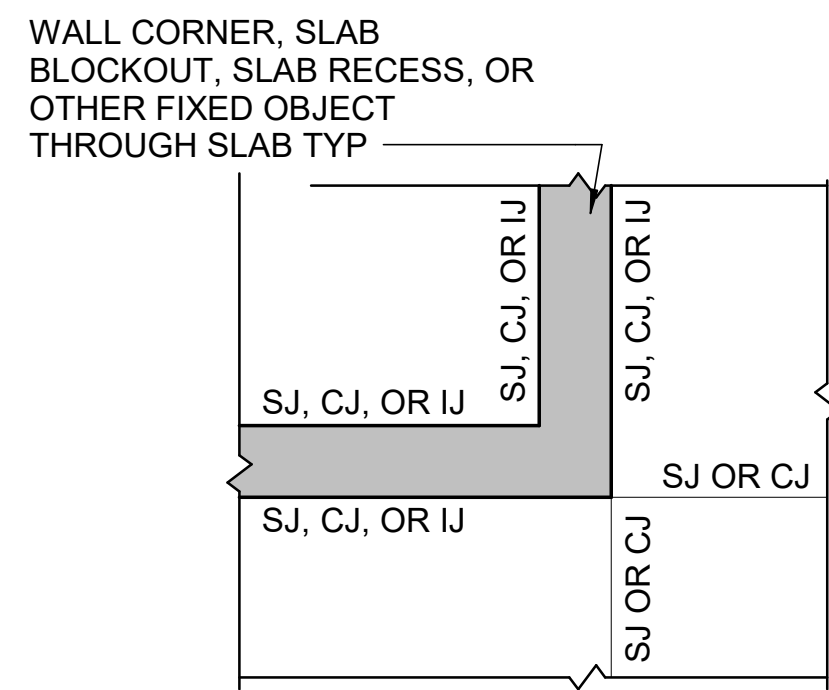




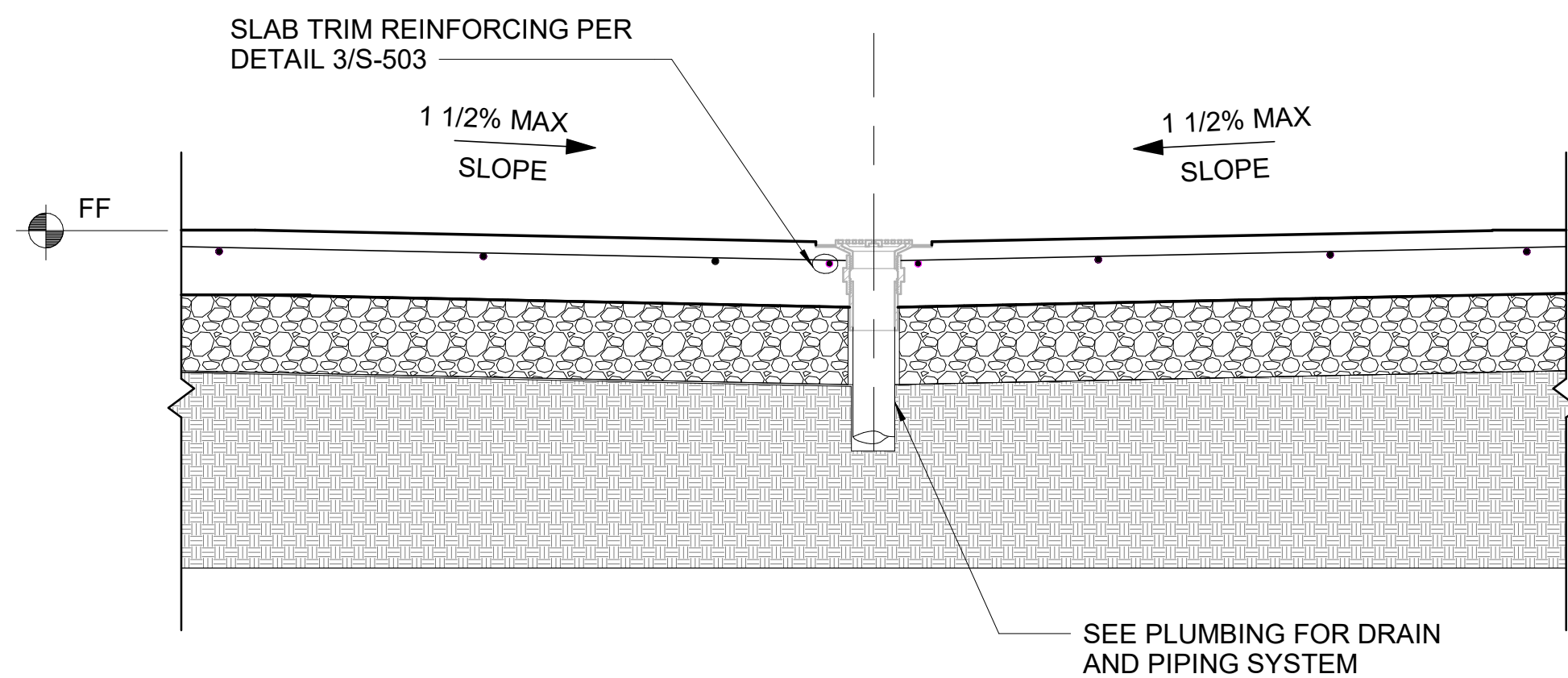
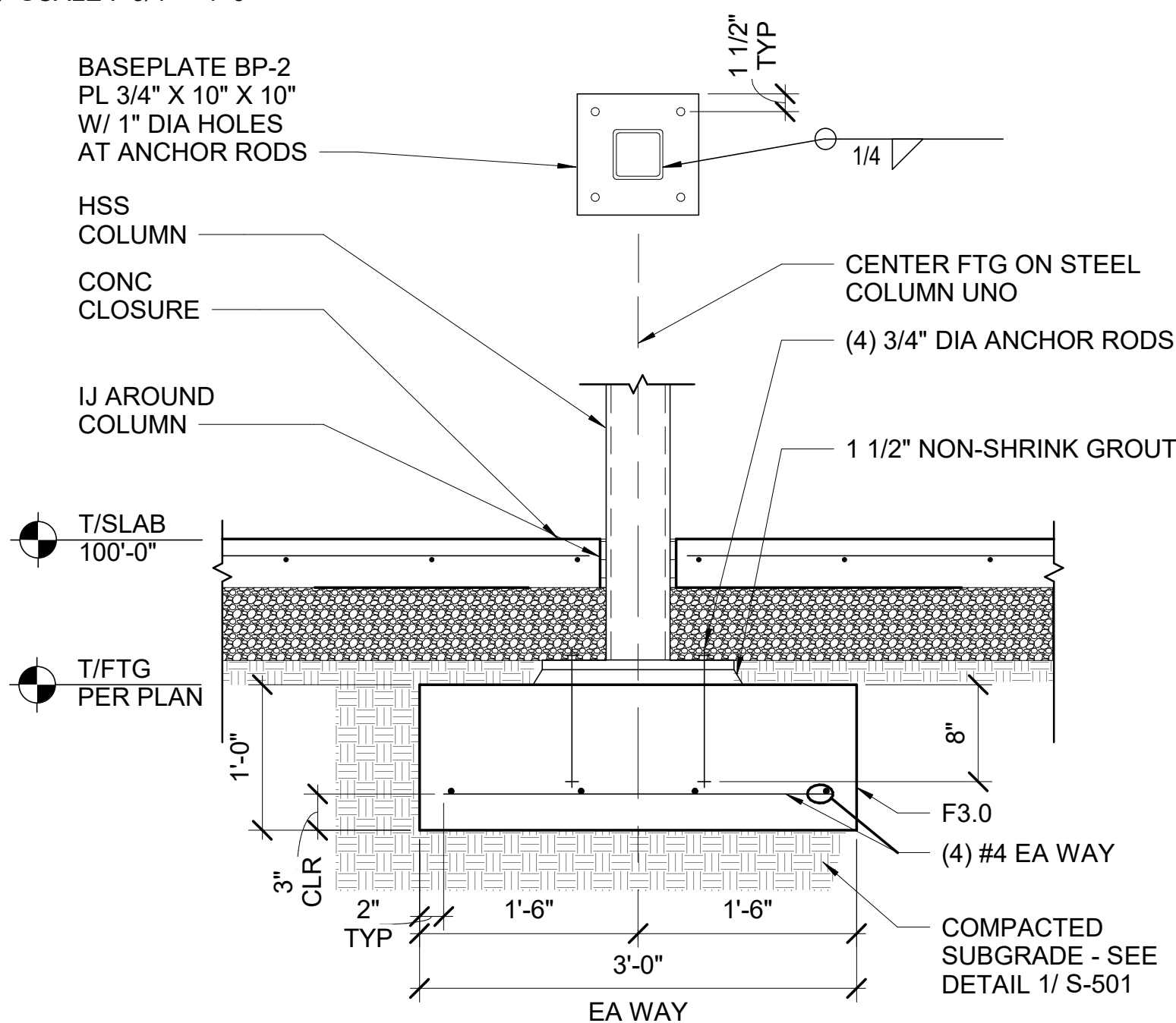
1 TYP INTERIOR SLAB ON GRADE
S-502 SCALE : 1" = 1'-0"

2 TYP INTERIOR SLAB JOINT DETAILS
S-502 SCALE : 1" = 1'-0"

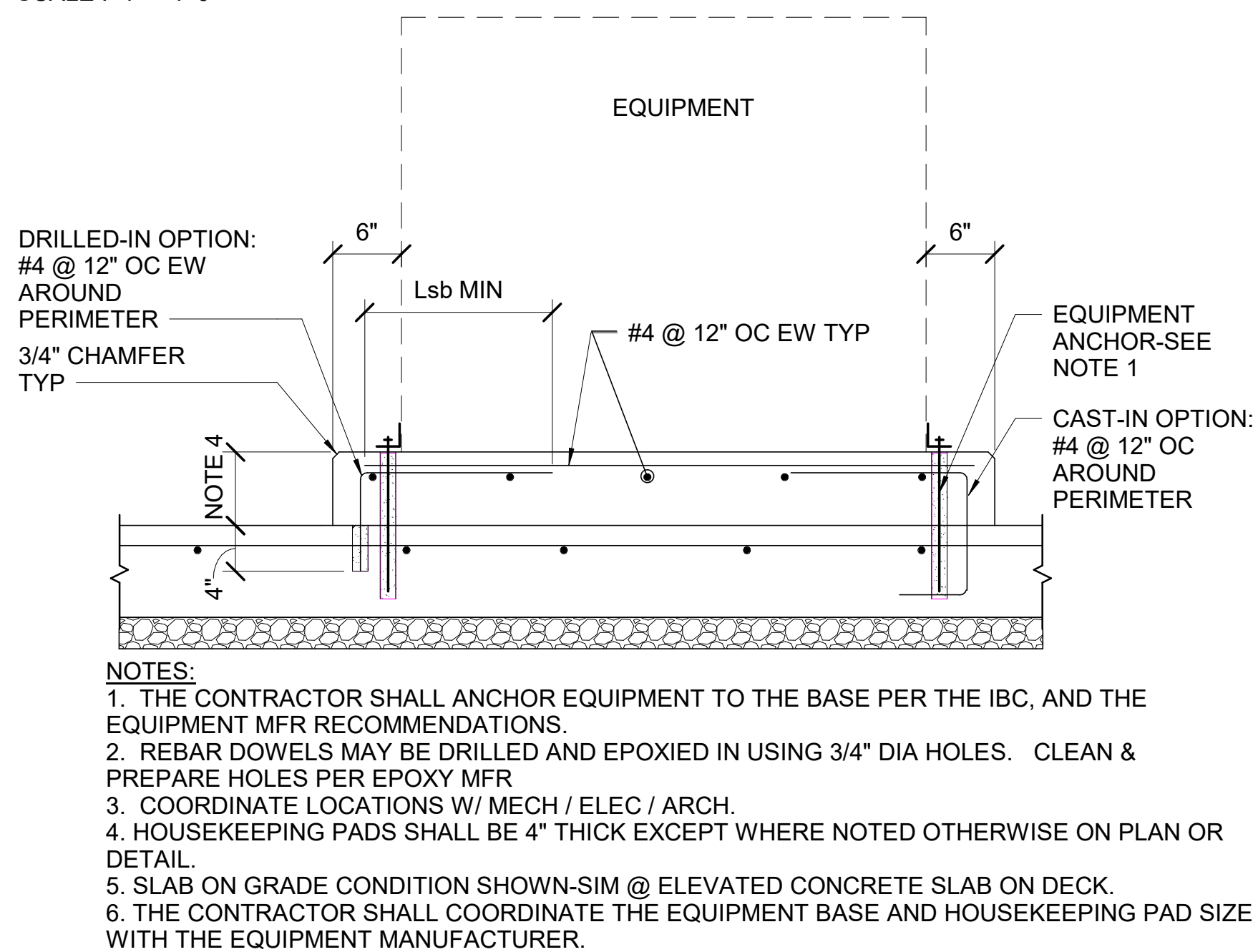
3 TYP RECESSED SLAB DETAIL
S-502 SCALE : 1" = 1'-0"



4 TYP REINF AT SLAB ON GRADE RE-ENTRANT CORNERS AND MIS-MATCHED SLAB JOINTS
S-502 SCALE : 3/4" = 1'-0"



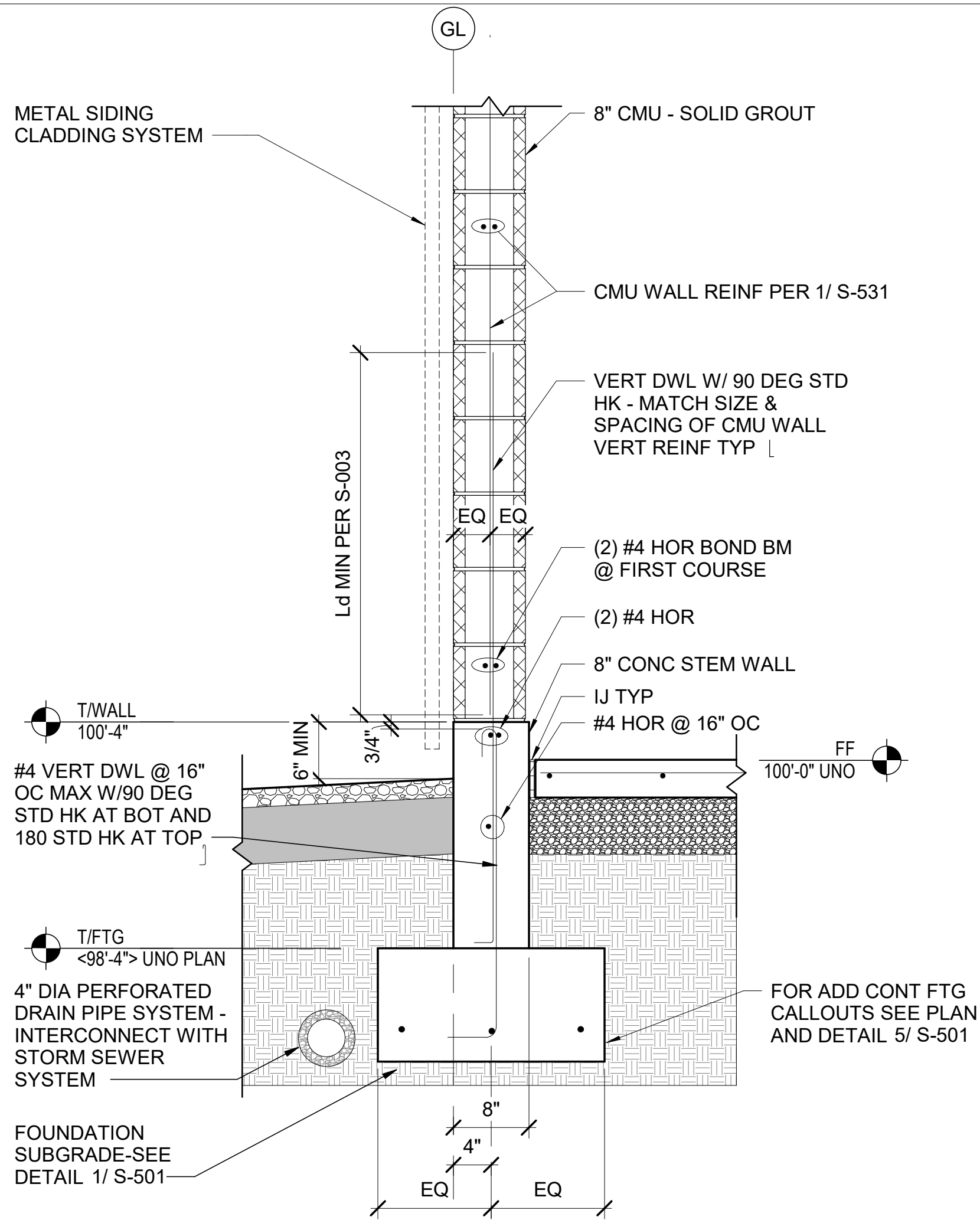
6 TYPICAL REINFORCING AT SLAB ON GRADE PENETRATIONS
S-502 SCALE : 1" = 1'-0"



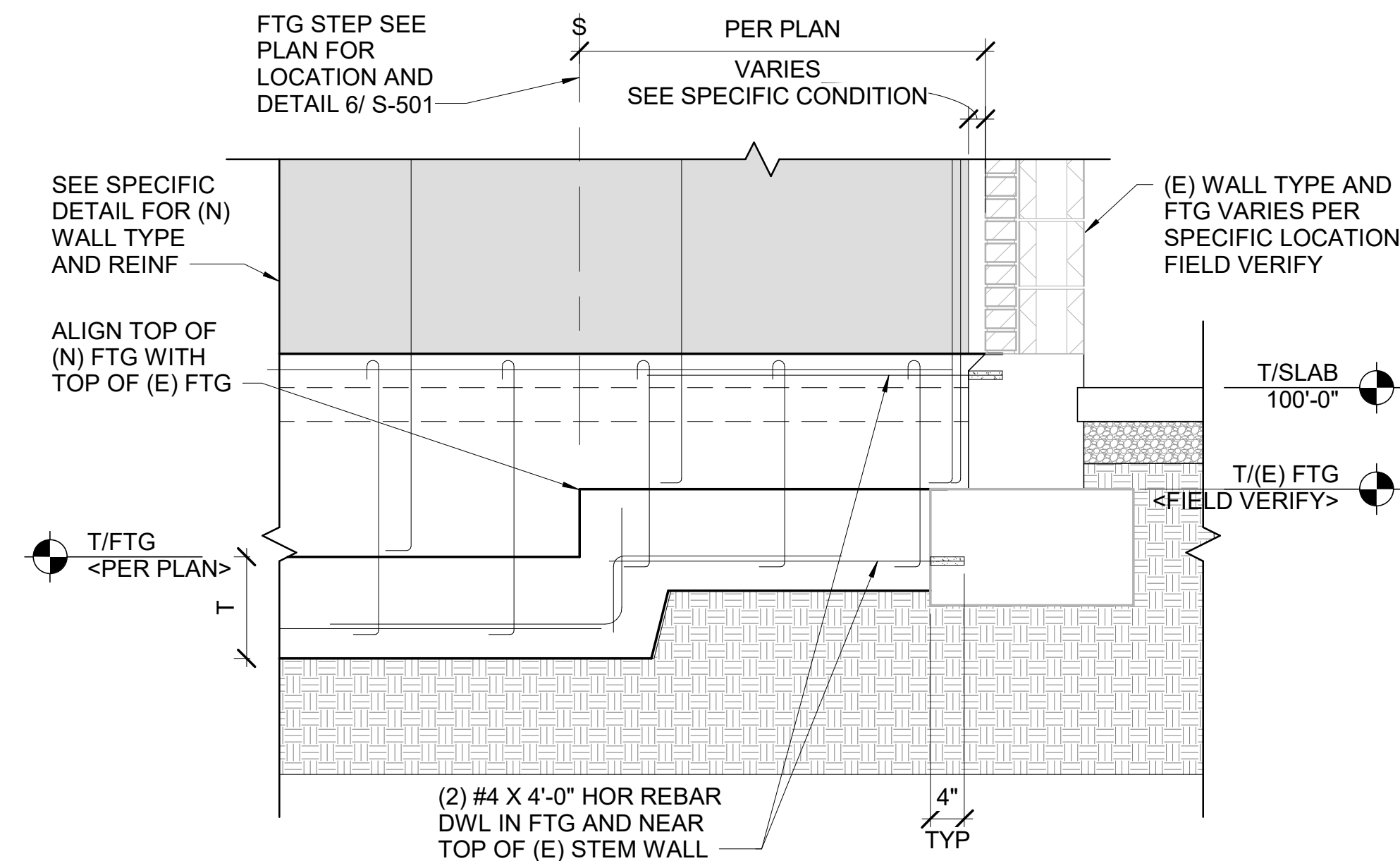
7 HSS COLUMN @ ISOLATED SPREAD FOOTING
S-502 SCALE : 1" = 1'-0"

8 TYP SLAB ON GRADE AT FLOOR DRAIN
S-502 SCALE : 1" = 1'-0"

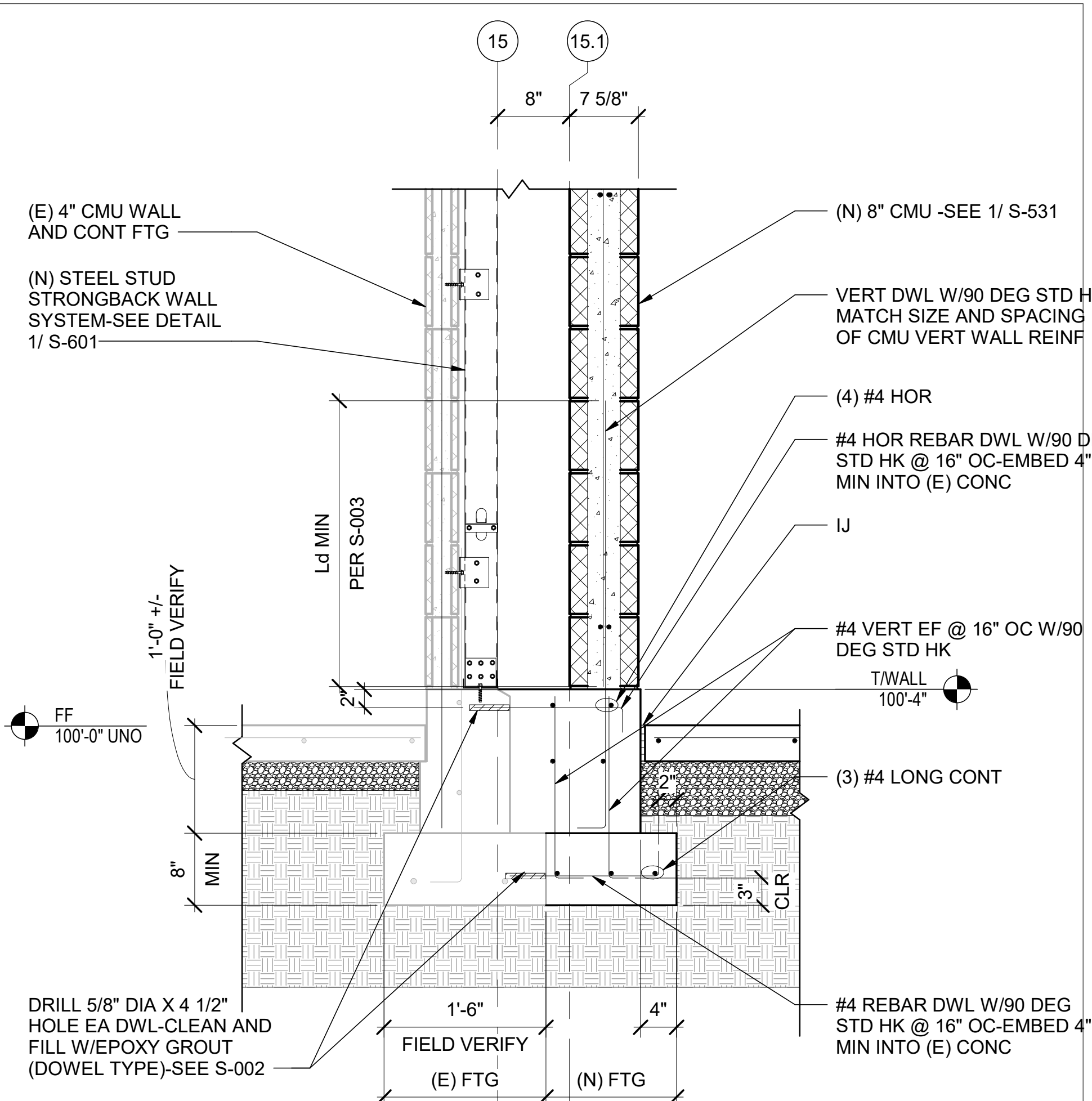
9 TYP CONCRETE HOUSEKEEPING PAD
S-502 SCALE : 1" = 1'-0"



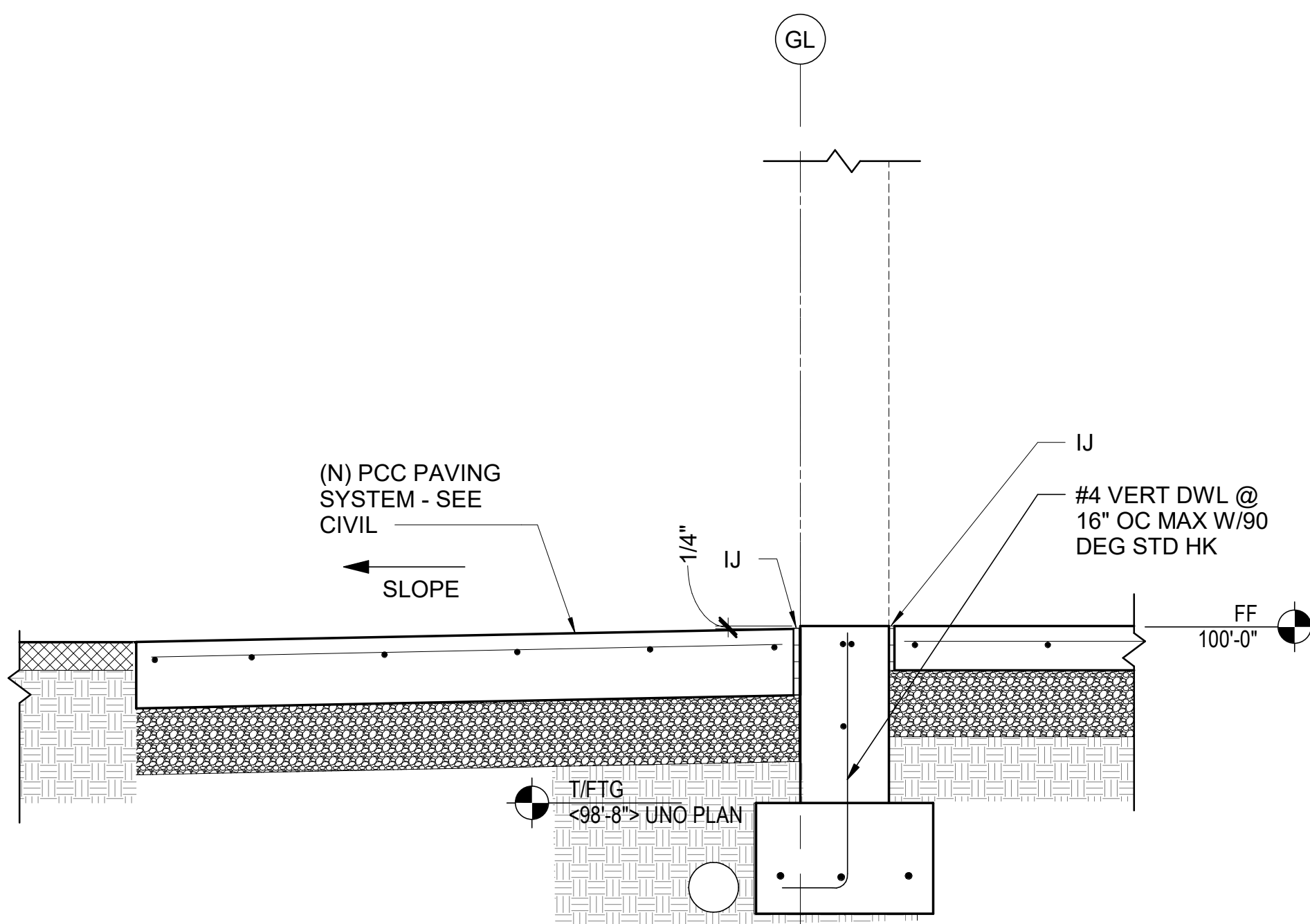
1 TYP EXTERIOR 8" CMU BEARING WALL FTG
S-511 SCALE : 1" = 1'-0"



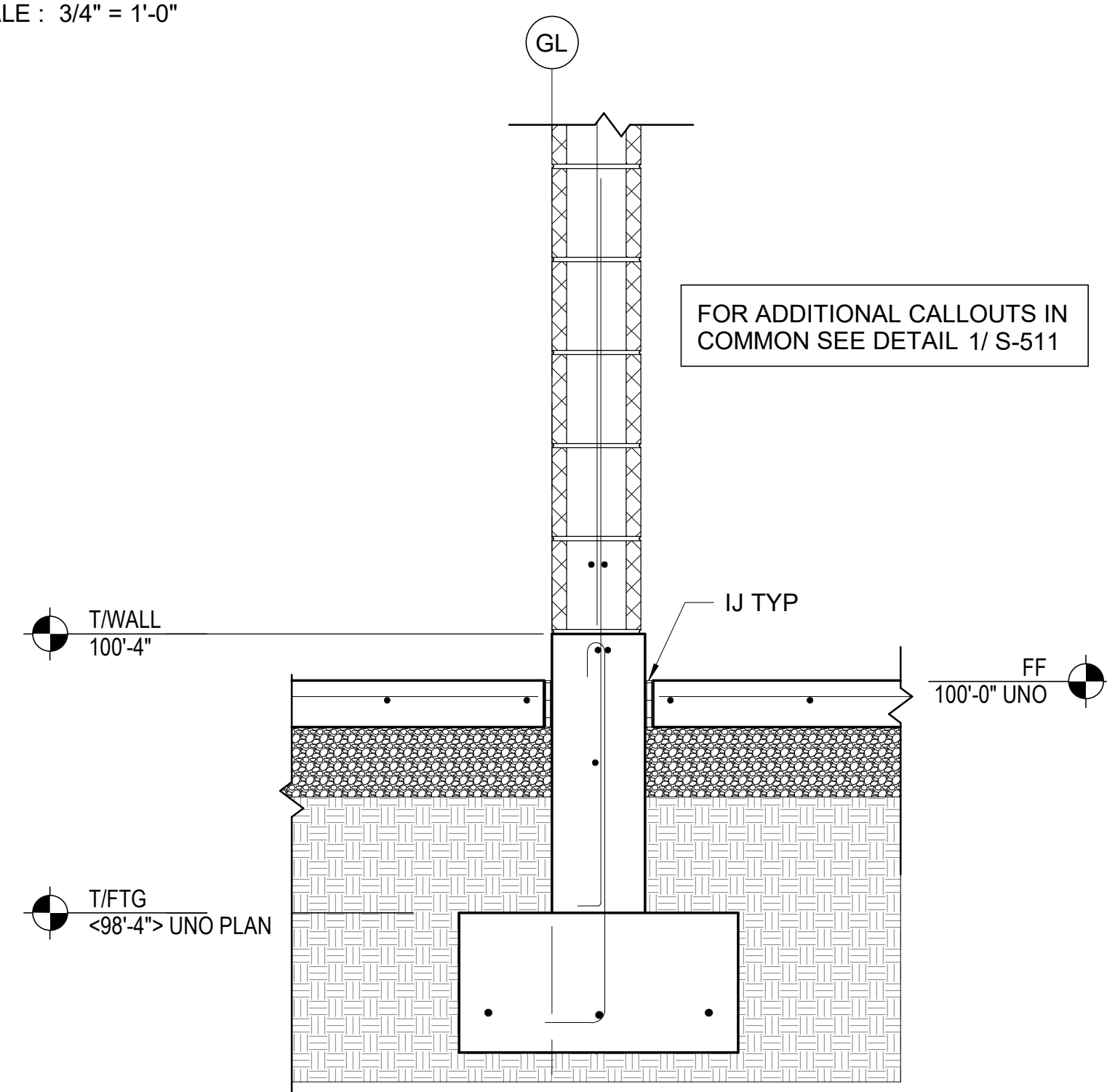
2 TYP (N) FND CONN TO (E) FND
S-511 SCALE : 3/4" = 1'-0"



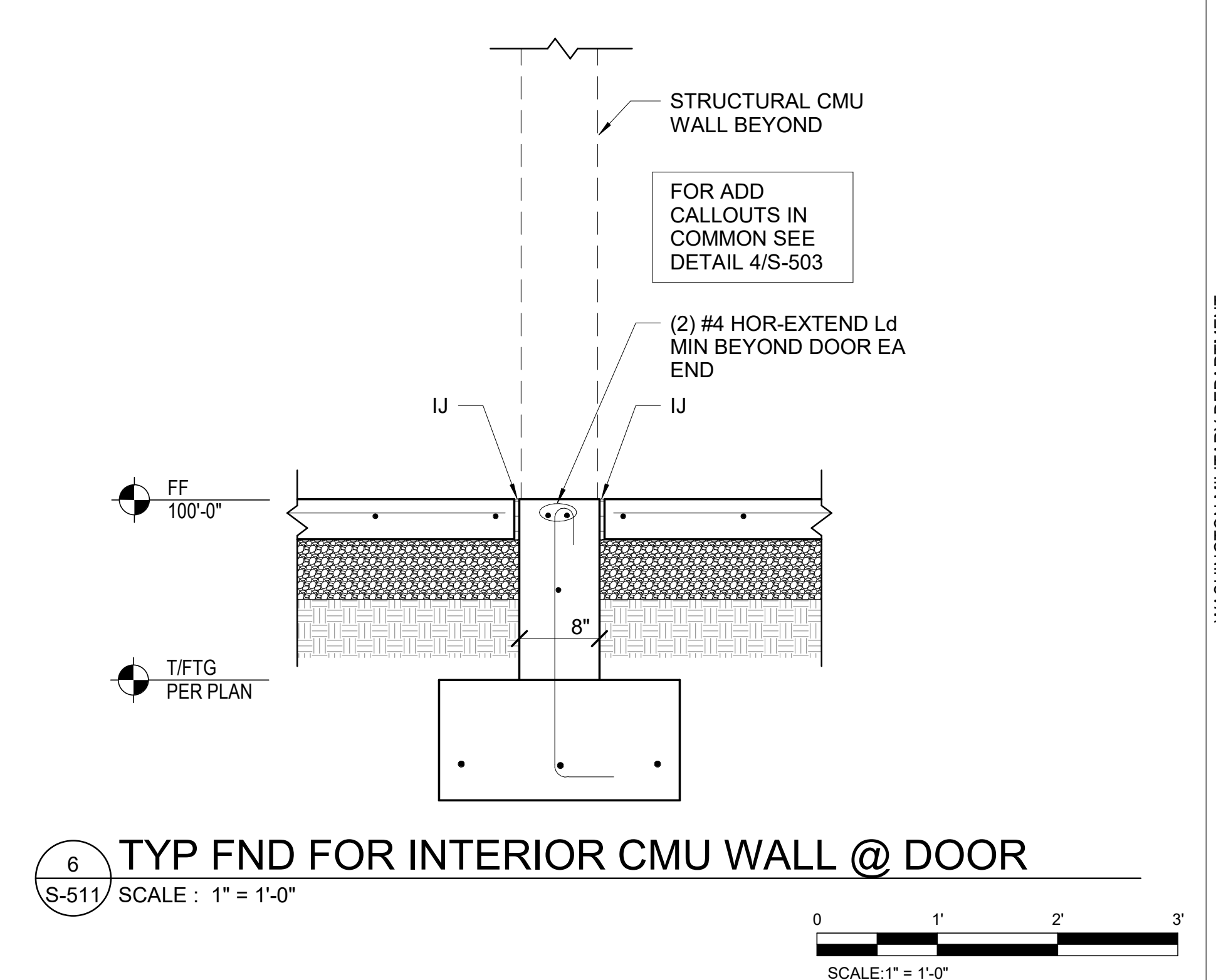
3 FOUNDATION AT SEISMIC JOINT
S-511 SCALE : 1" = 1'-0"



4 TYP STOOP AT EXTERIOR DOOR
S-511 SCALE : 1" = 1'-0"



5 TYP INTERIOR 8" CMU BEARING WALL FTG
S-511 SCALE : 1" = 1'-0"



6 TYP FND FOR INTERIOR CMU WALL @ DOOR
S-511 SCALE : 1" = 1'-0"



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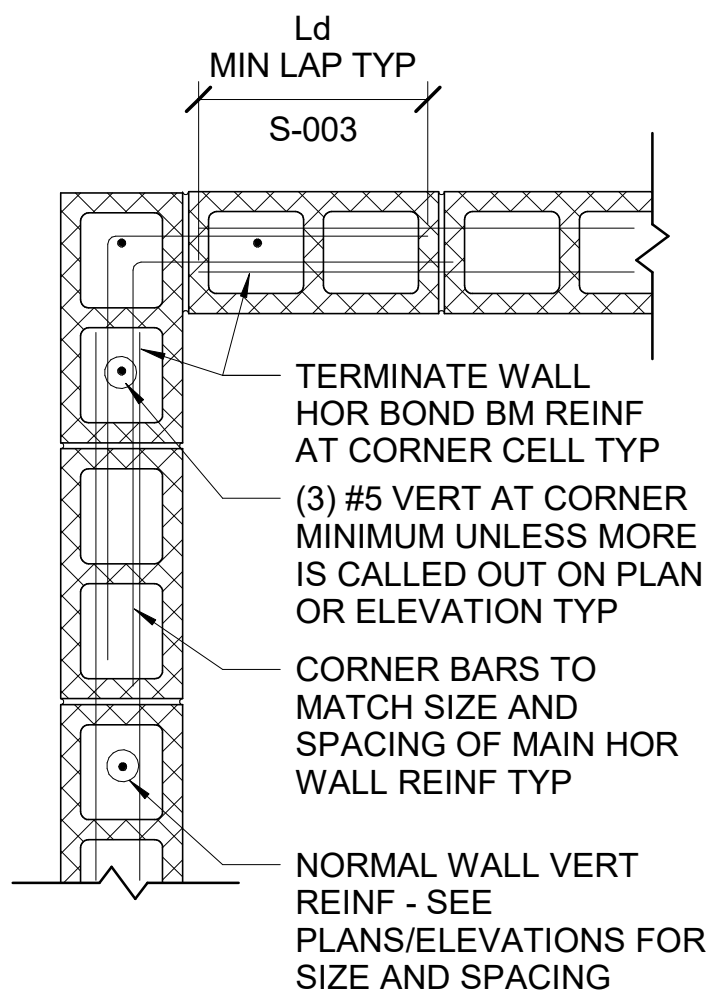
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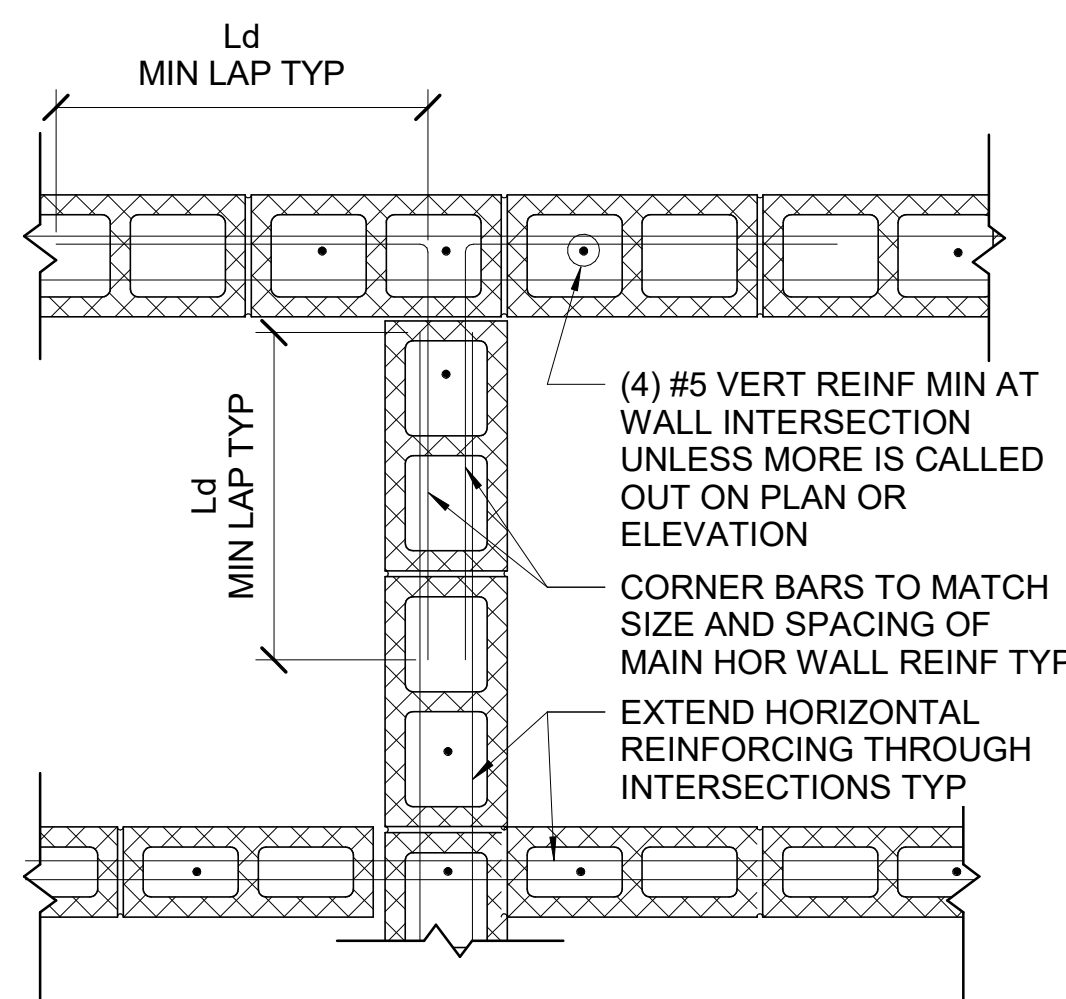
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FOUNDATION DETAILS

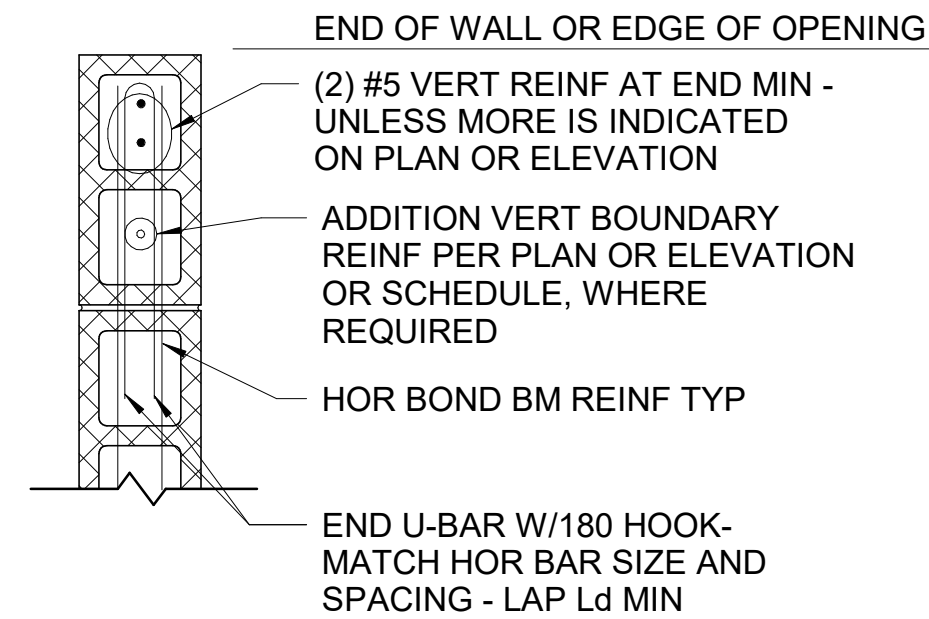
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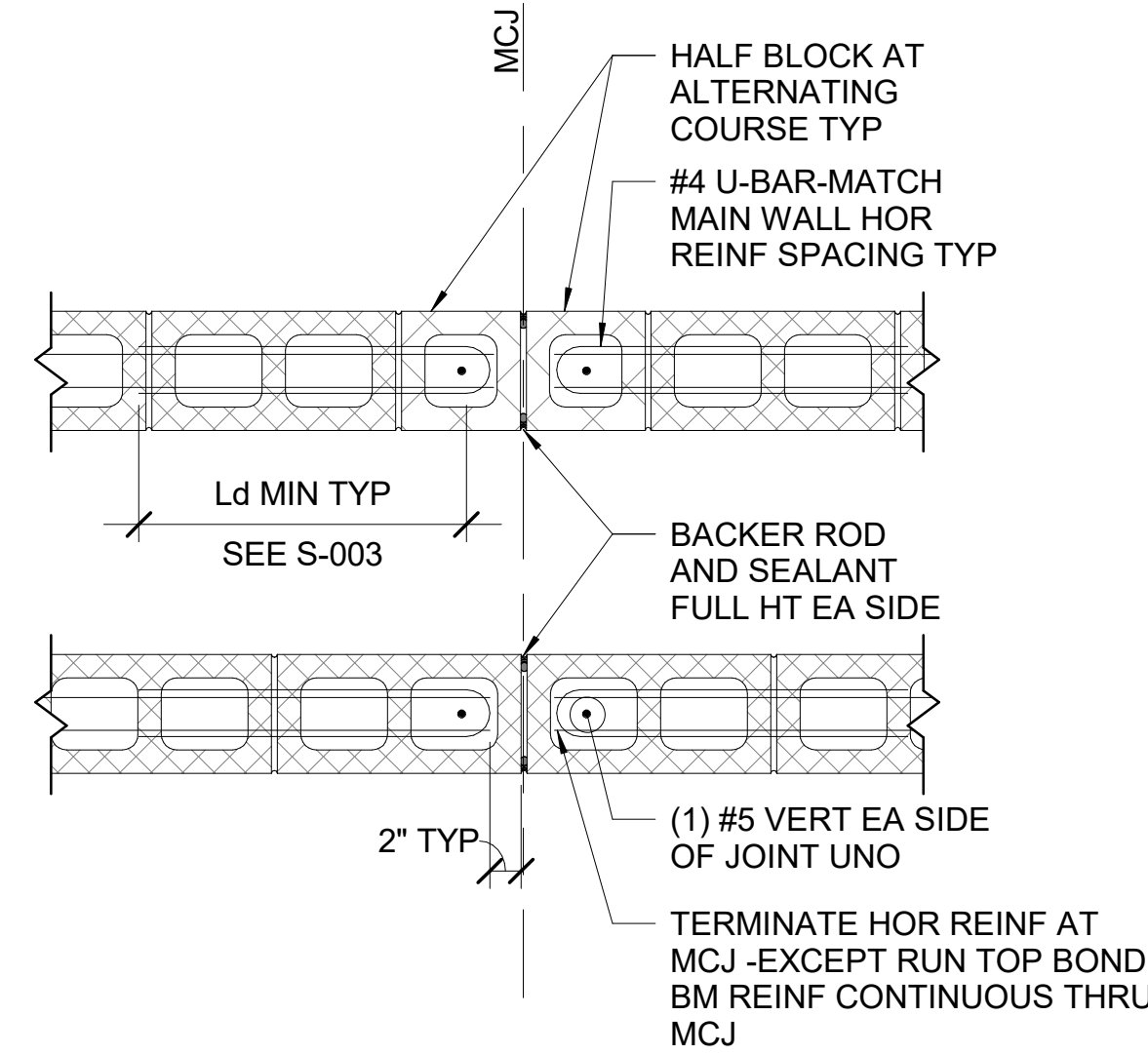
TYP WALL CORNER



TYP WALL INTERSECTION



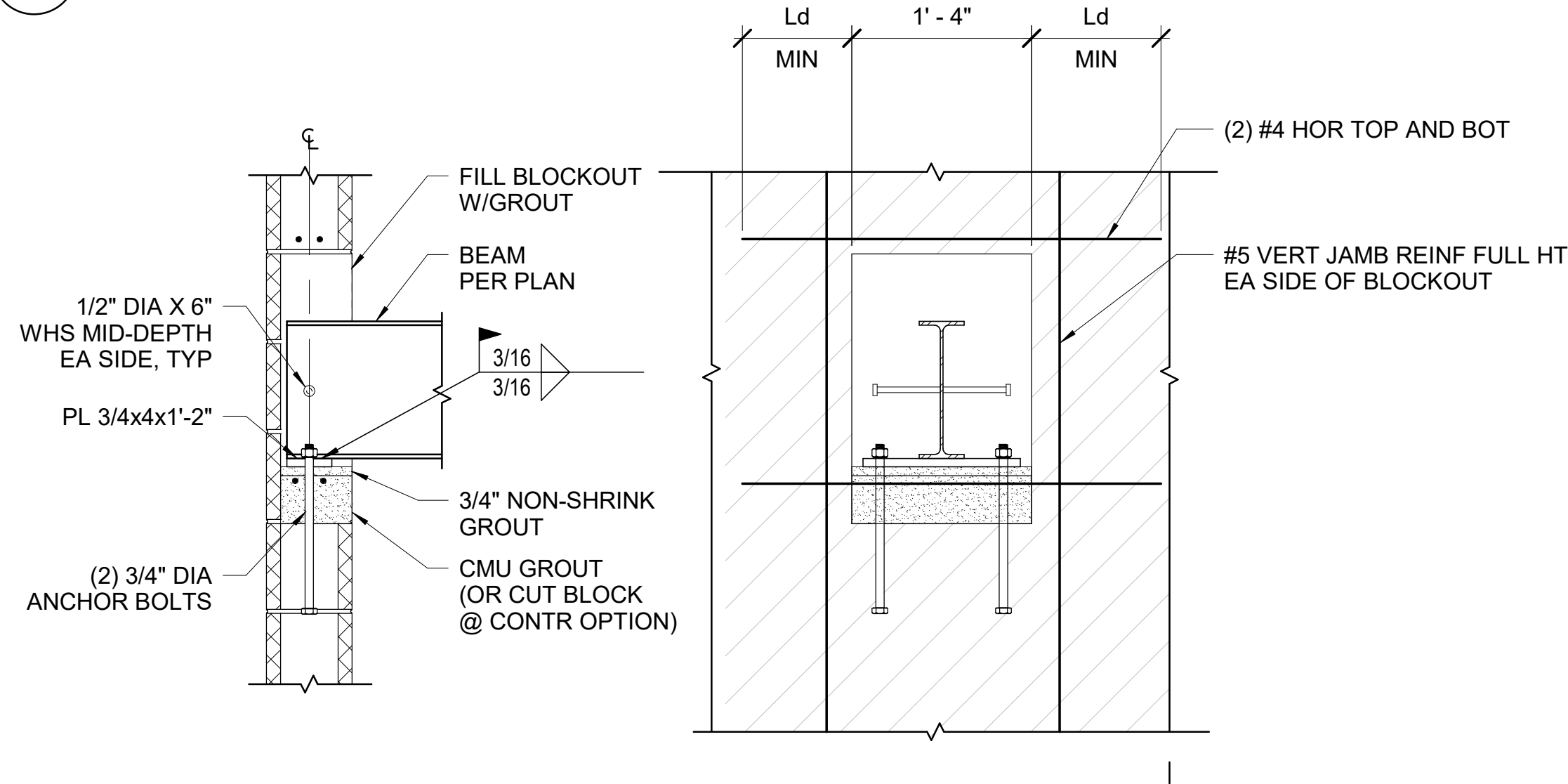
TYP END/EDGE OF WALL



MASONRY CONTROL JOINT (MCJ)

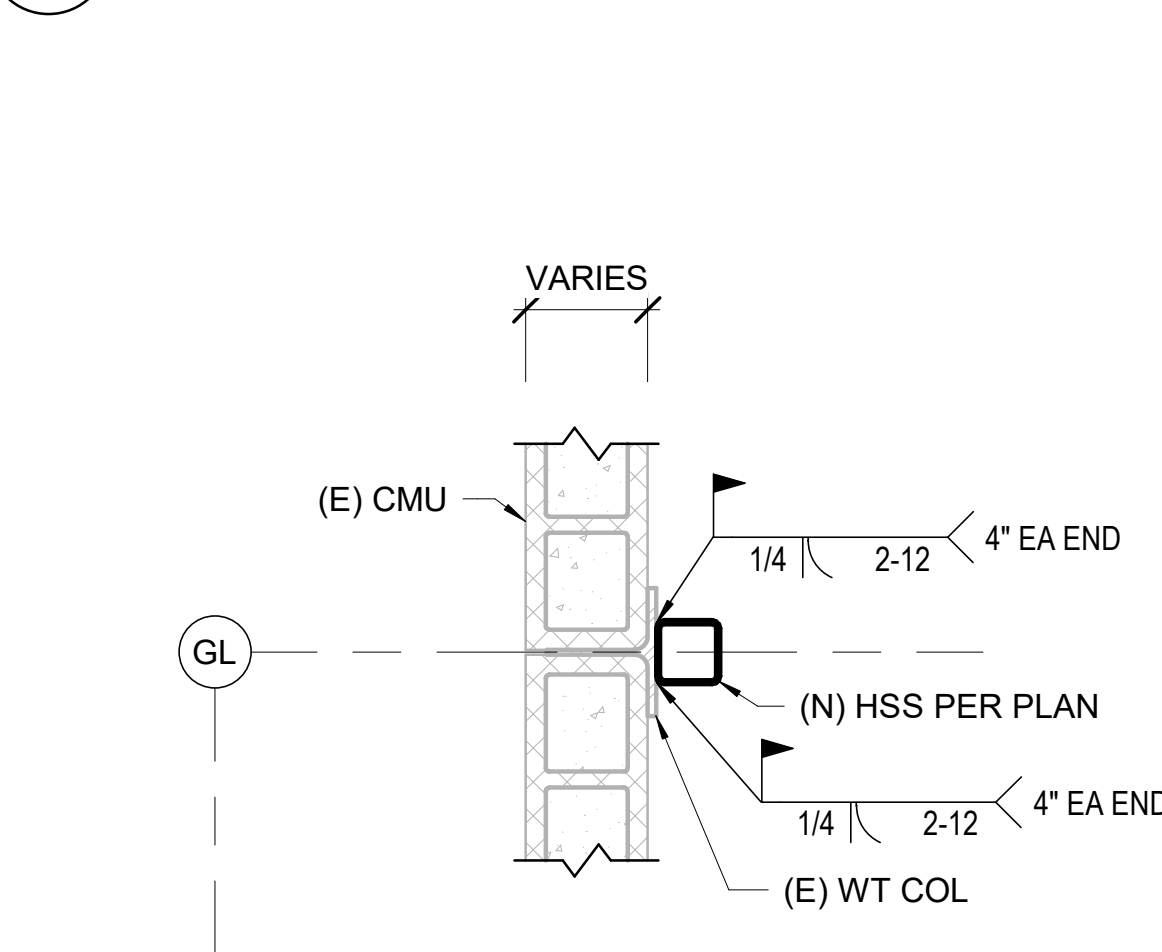
1 TYP (N) CMU WALL INTERSECTIONS

S-532 SCALE : 1" = 1'-0"



5 TYP CMU BEAM POCKET CONN

S-532 SCALE : 1" = 1'-0"



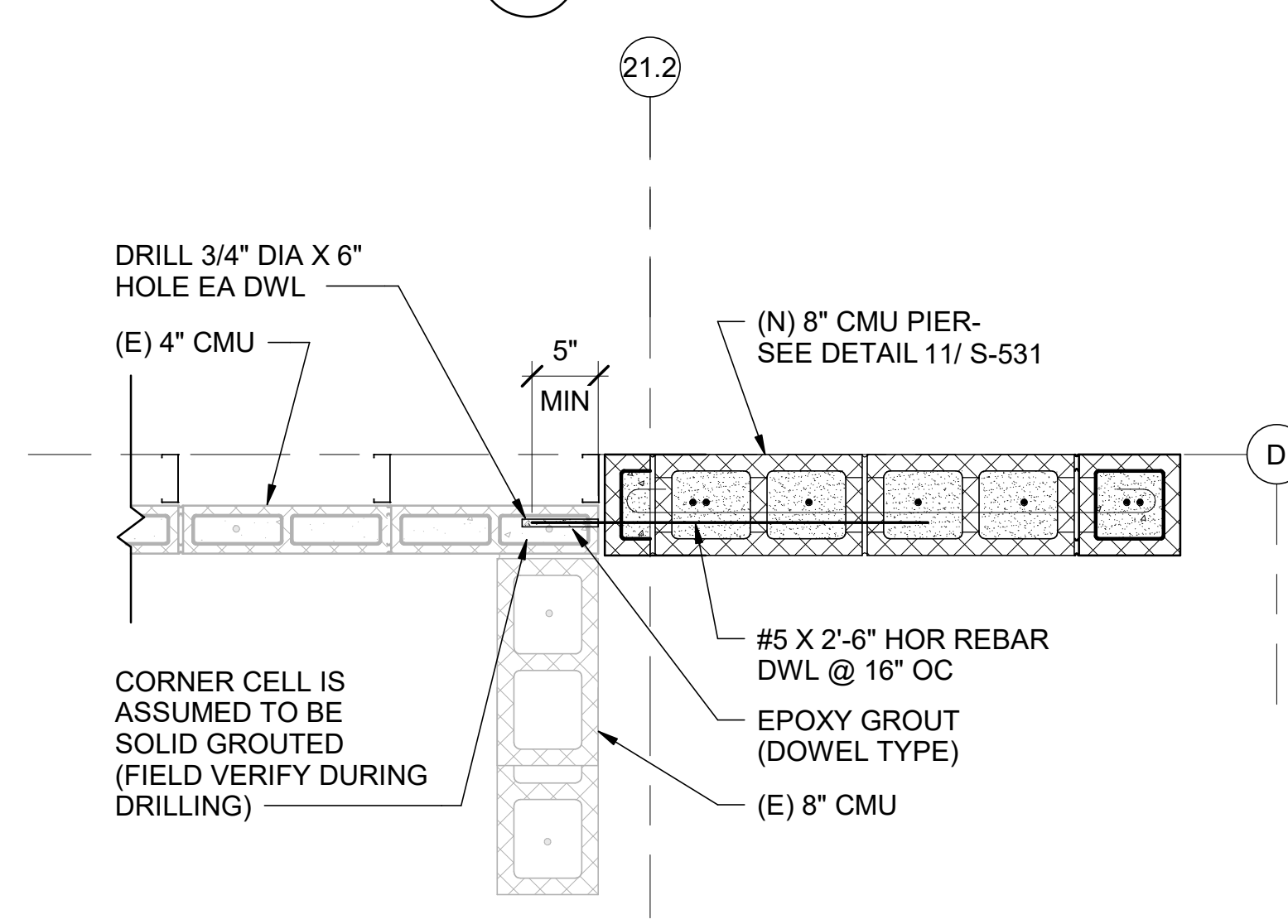
8 TYP WT COLUMN REINF AT DRILL HALL

S-532 SCALE : 1" = 1'-0"



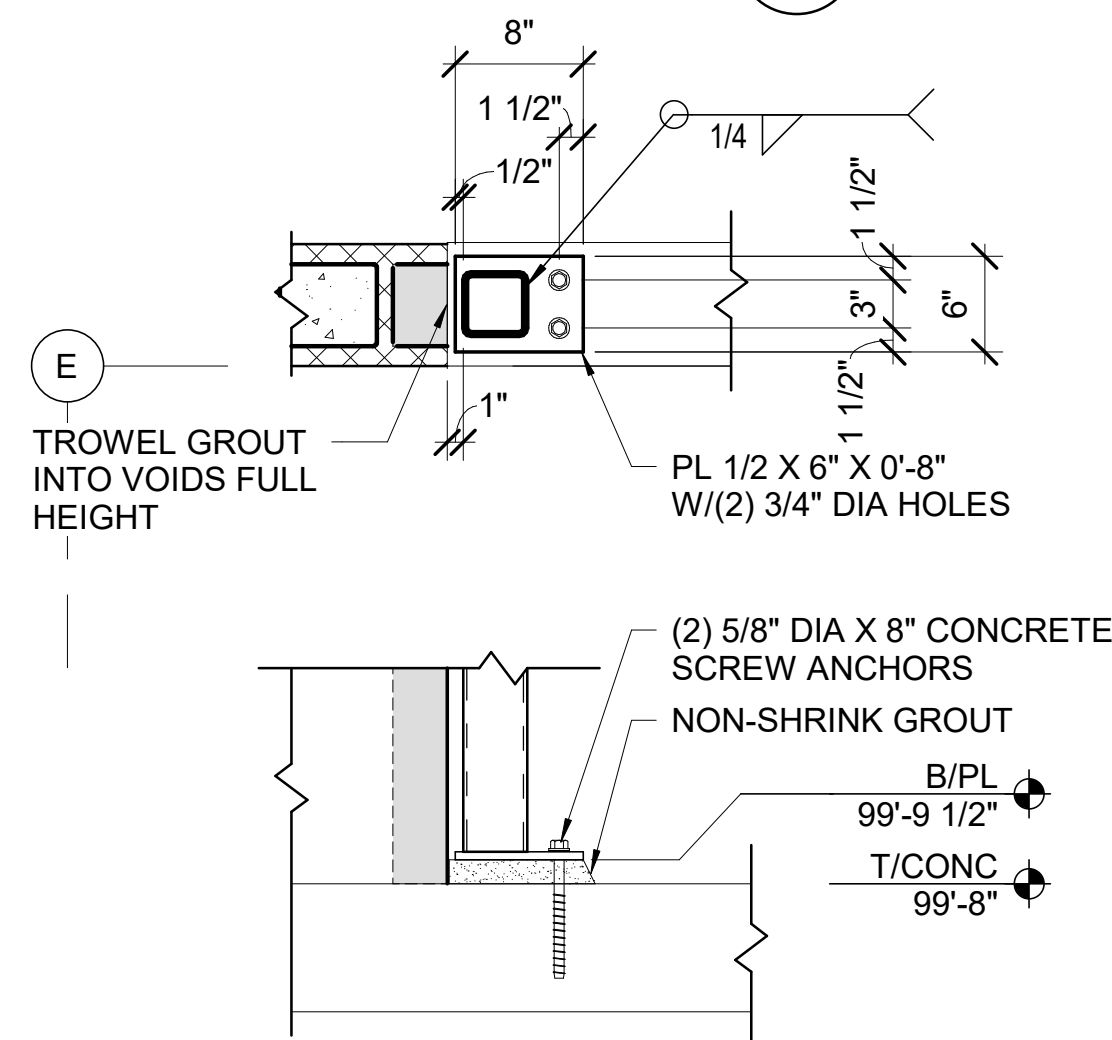
3 TYP CMU CONTROL JOINT (MCJ)

S-532 SCALE : 1" = 1'-0"



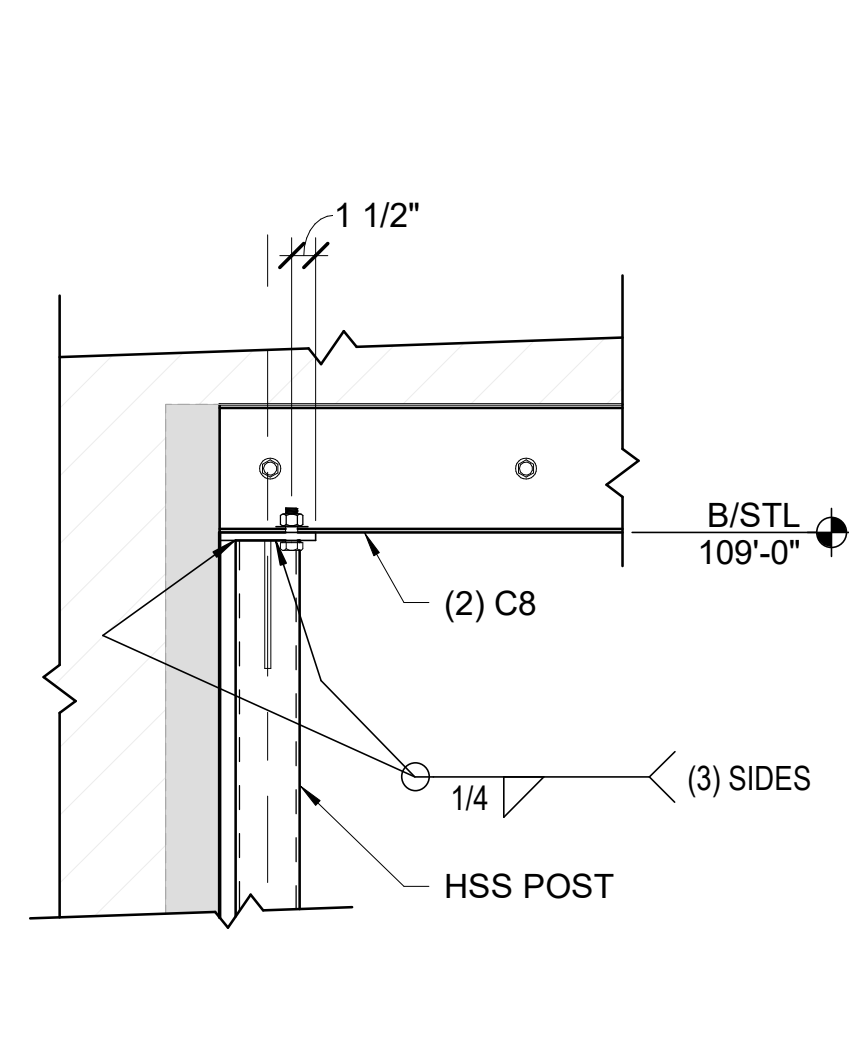
6 CMU CORNER DETAIL GRID D & 21.2

S-532 SCALE : 1" = 1'-0"



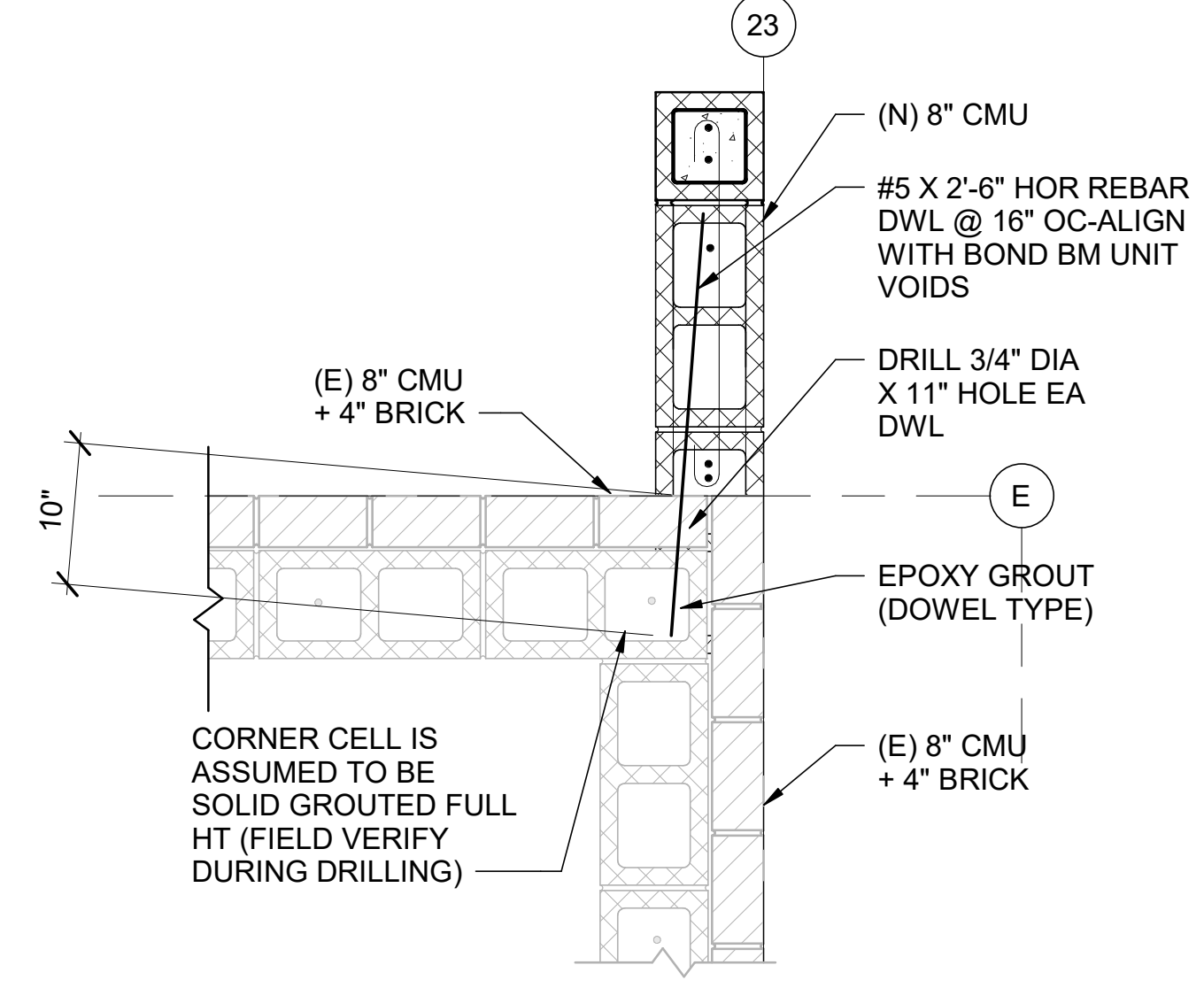
10 LINTEL CONN TO POST

S-532 SCALE : 1" = 1'-0"



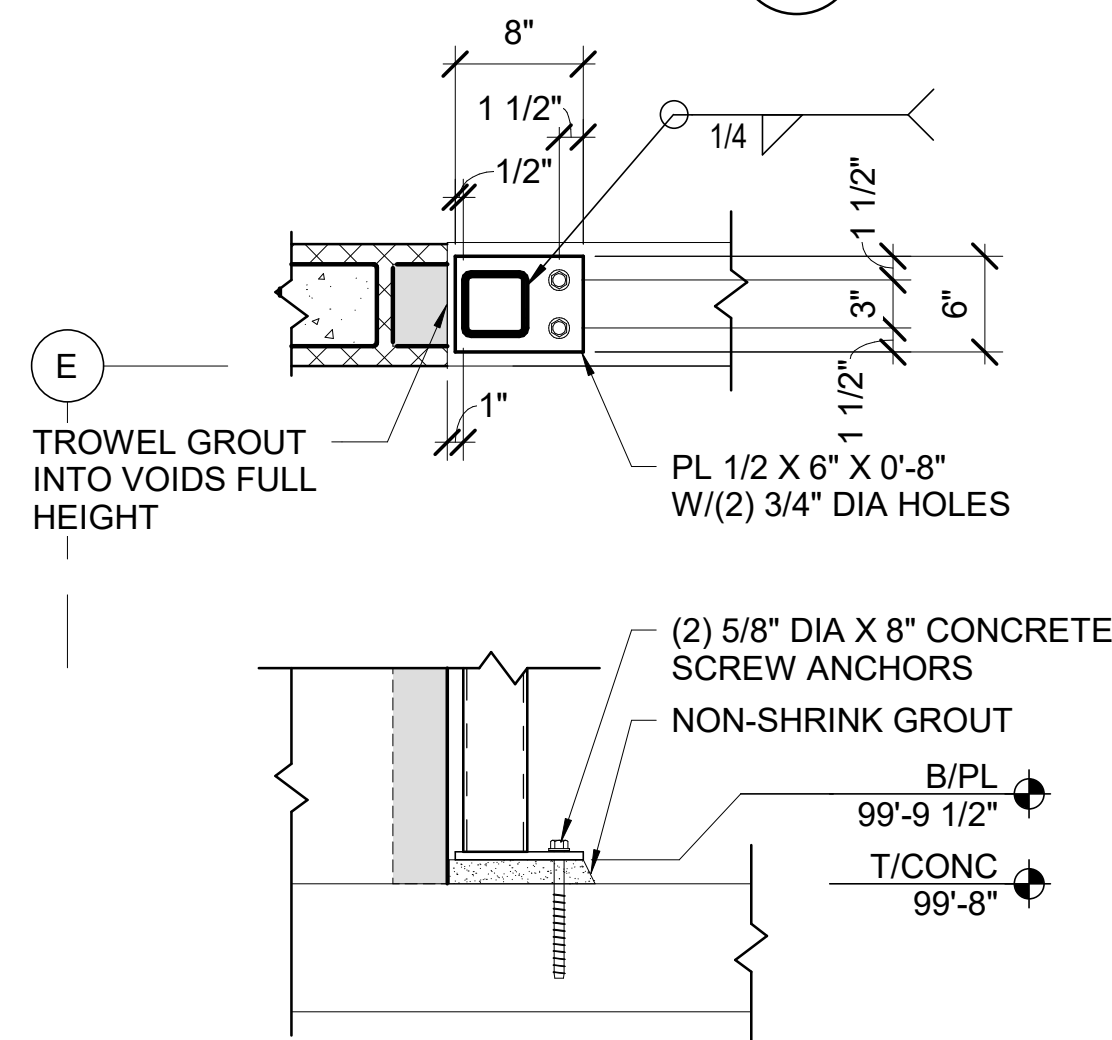
7 CMU CORNER DETAIL GRID E&23

S-532 SCALE : 1" = 1'-0"



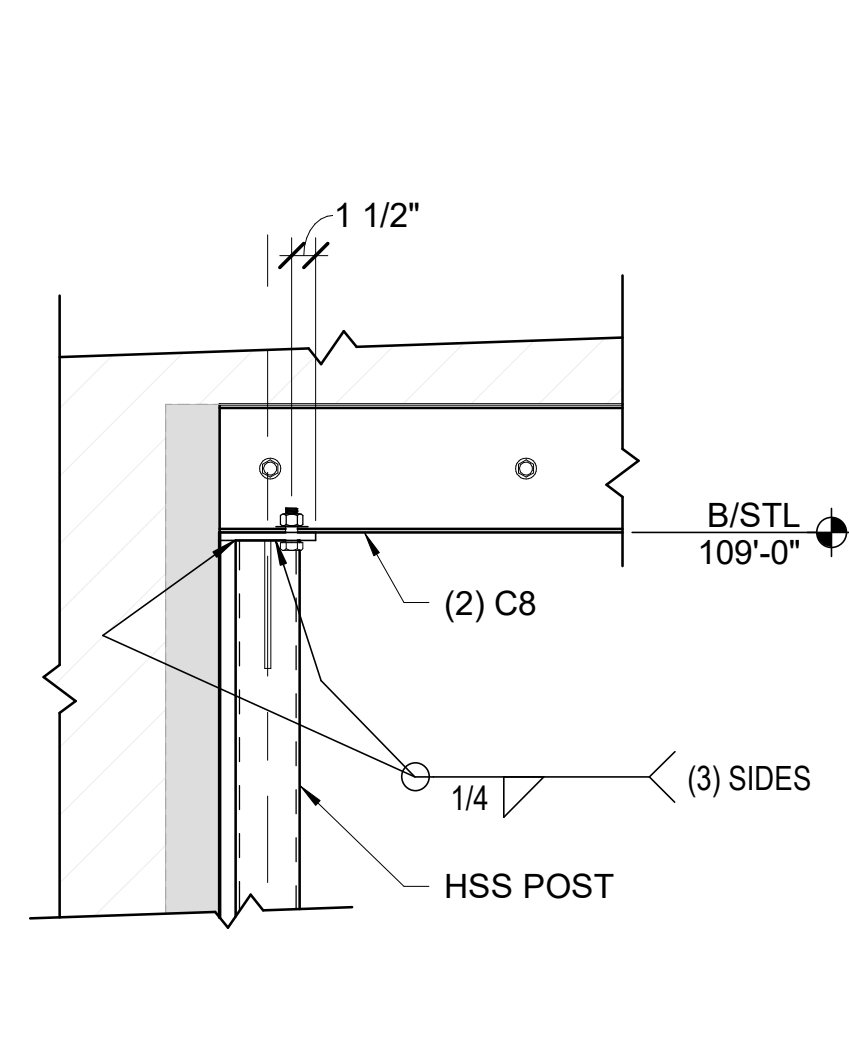
9 BASEPLATE BP-1

S-532 SCALE : 1" = 1'-0"



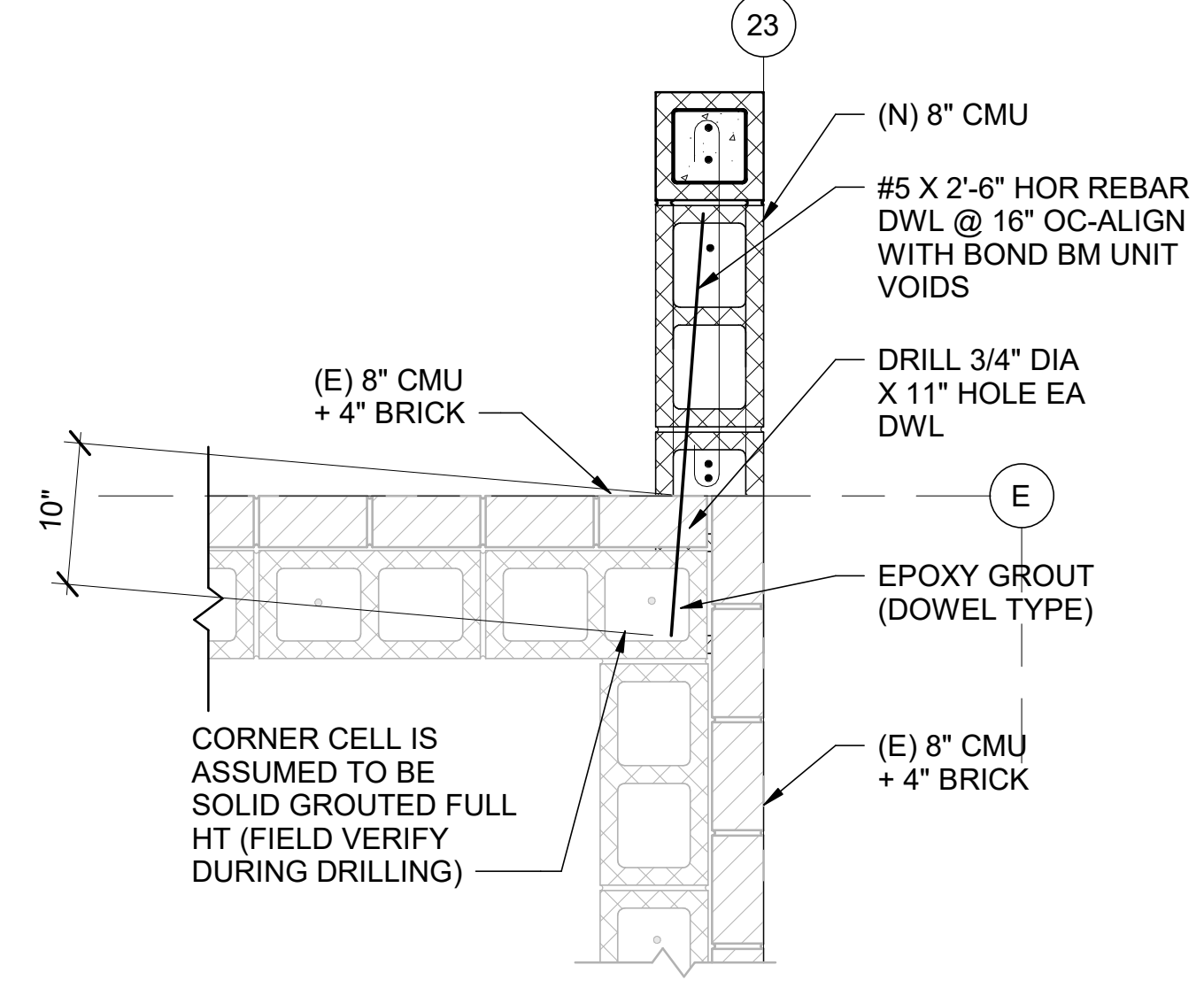
10 LINTEL CONN TO POST

S-532 SCALE : 1" = 1'-0"



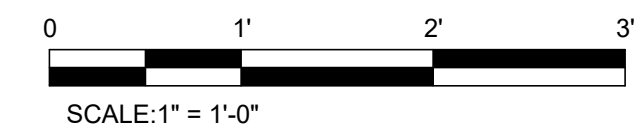
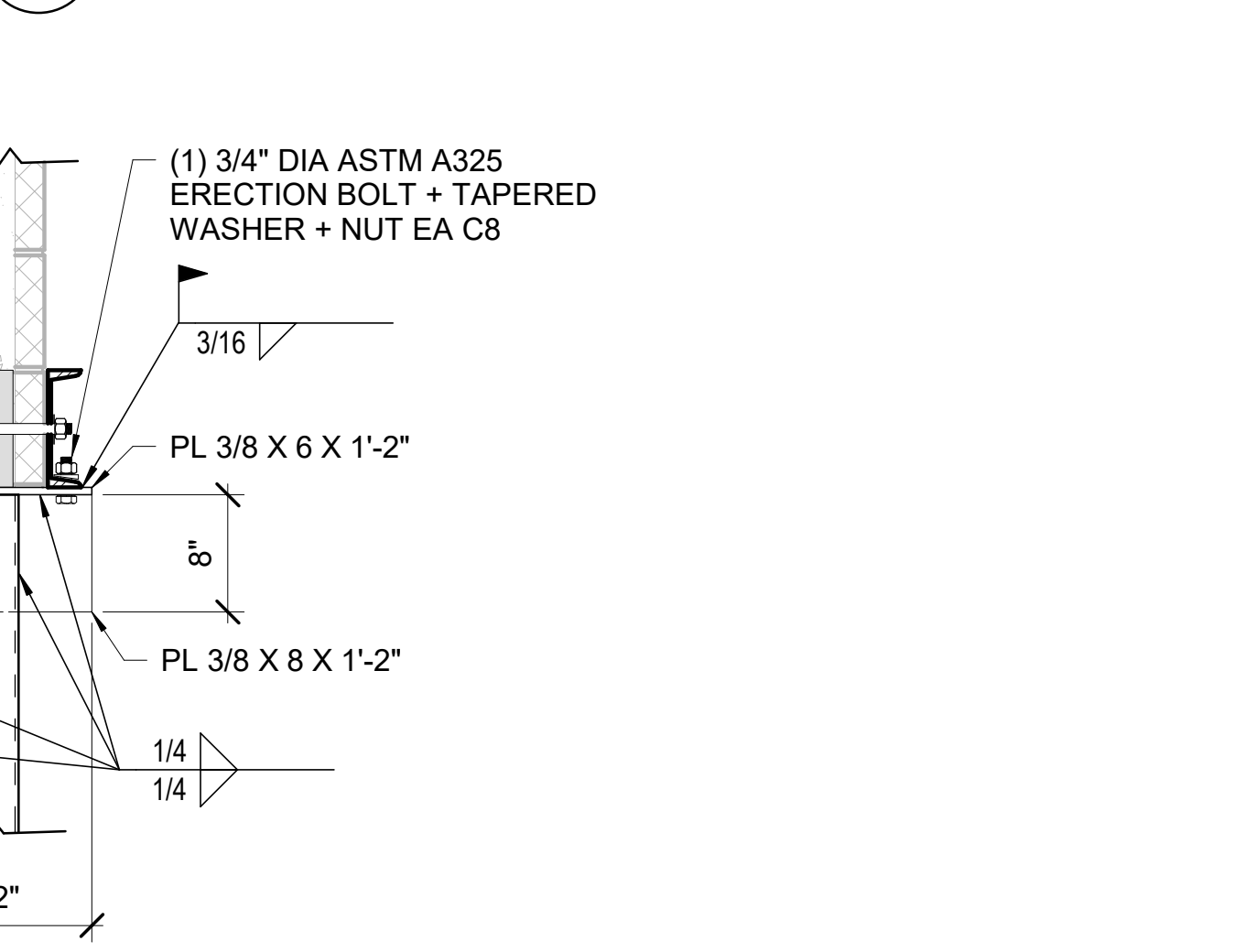
7 CMU CORNER DETAIL GRID E&23

S-532 SCALE : 1" = 1'-0"



7 CMU CORNER DETAIL GRID E&23

S-532 SCALE : 1" = 1'-0"

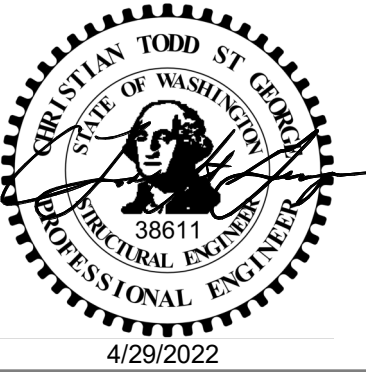


SCALE: 1" = 1'-0"



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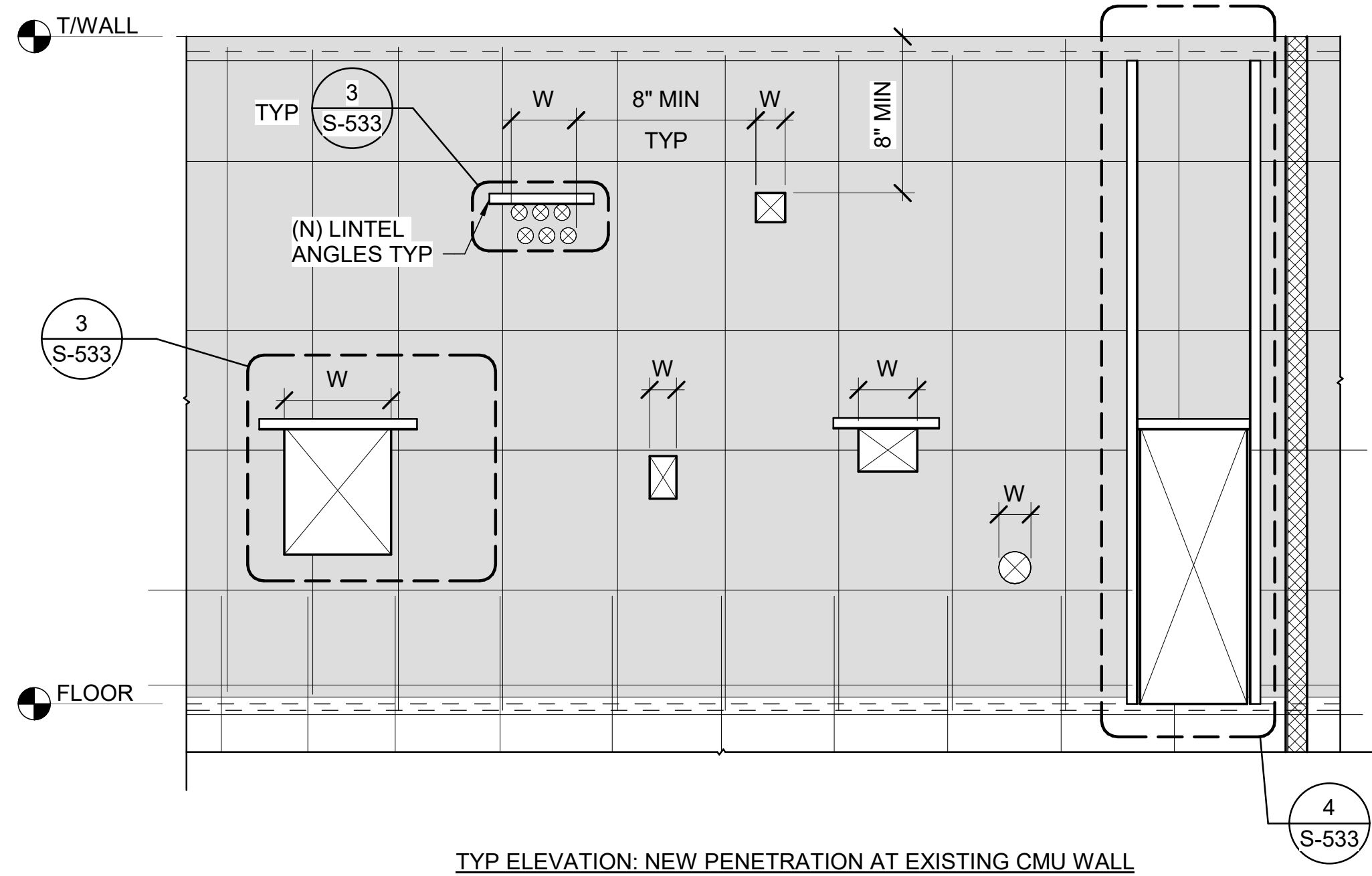
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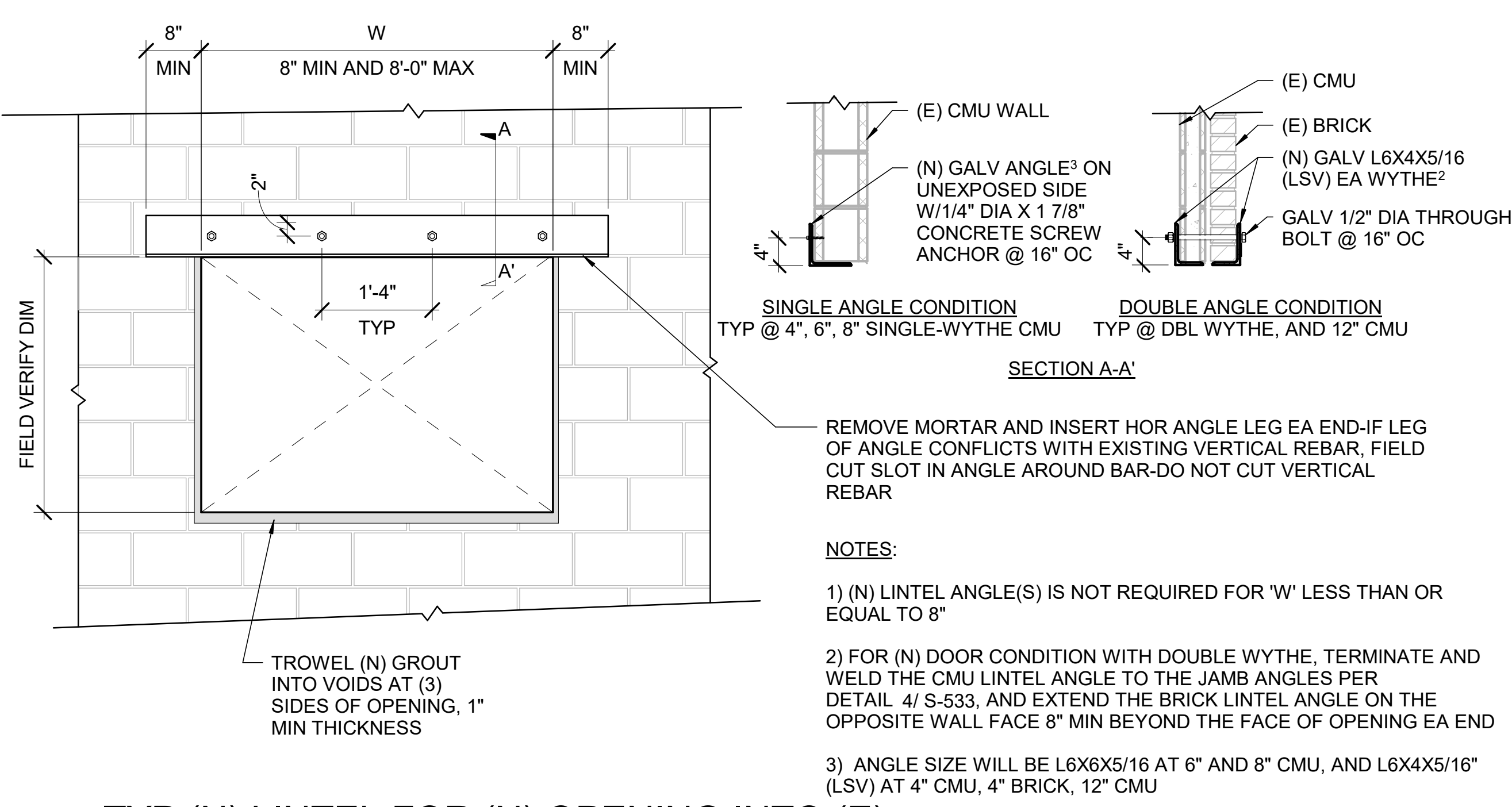
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CMU WALL DETAILS

S-532

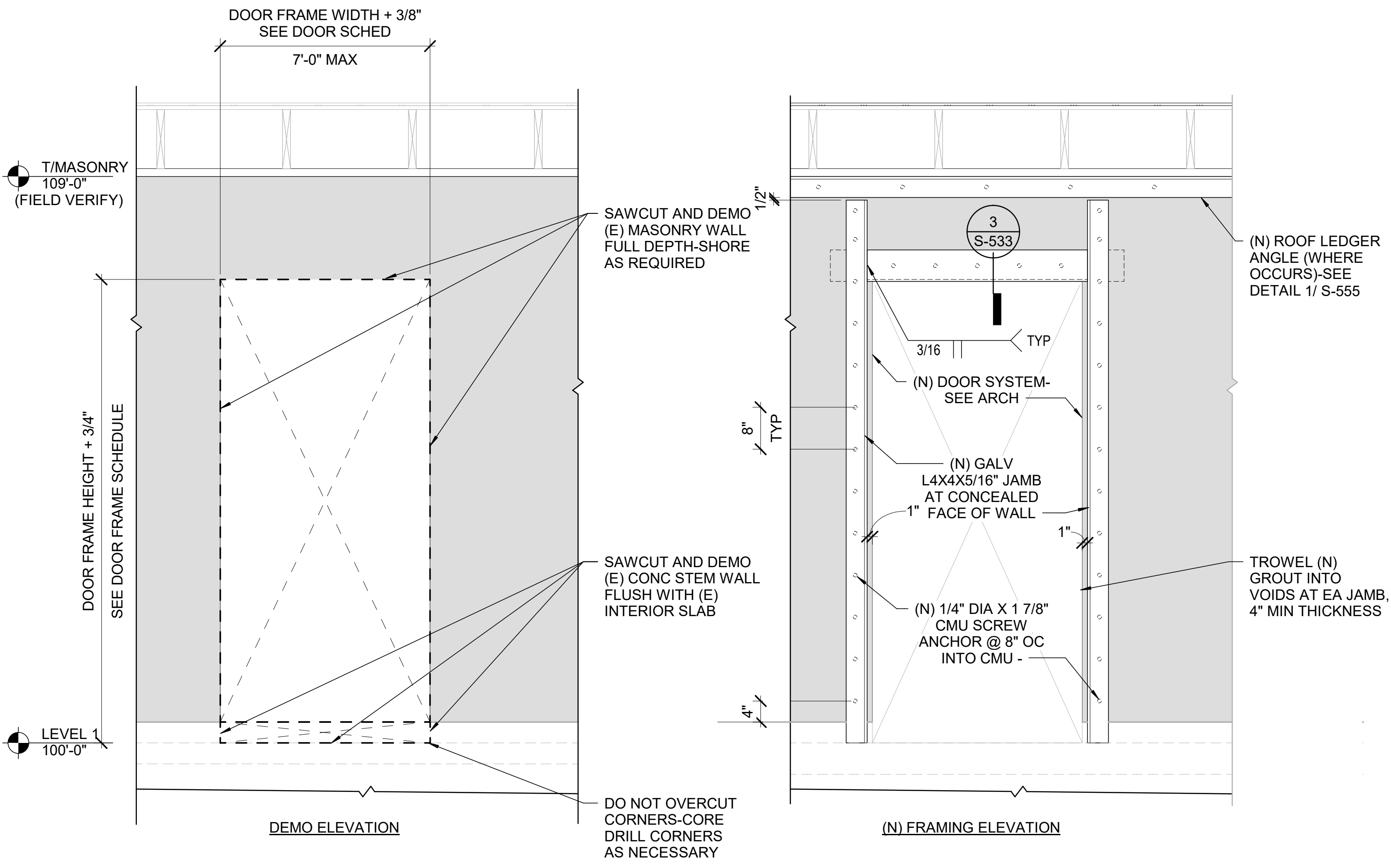


- NOTES:**
1. THIS IS A TYPICAL DETAIL AND IS NOT INTENDED TO EXACTLY REPLICATE ANY SPECIFIC LOCATION.
 2. DO NOT DRILL OR DEMOLISH ANY REGION OF A CONCRETE COLUMN OR CMU PILASTER. FIELD VERIFY LOCATIONS OF EXISTING COLUMNS PRIOR TO CUTTING ANY HOLE.
 3. PROVIDE NON-DESTRUCTIVE TEST (NDT) SCAN TO DETERMINE REBAR LOCATIONS PRIOR TO CUTTING ANY CMU WALL. TEMPORARILY MARK LOCATIONS OF EXISTING REINFORCING STEEL WITH MASKING TAPE. ADJUST PENETRATION LOCATIONS TO AVOID CUTTING THROUGH EXISTING REINFORCING STEEL WHEREVER POSSIBLE. IF THE PENETRATION CANNOT BE RELOCATED SUCH THAT IT IS NECESSARY TO CUT THROUGH EXISTING REINFORCING STEEL, SUBMIT RFI TO THE CONTRACTING OFFICER REPRESENTATIVE FOR EVALUATION. DO NOT CUT ANY VERTICAL REINFORCING STEEL WITHOUT AUTHORIZATION FROM THE CONTRACTING OFFICER REPRESENTATIVE
 4. "W" INDICATES THE NEW OPENING WIDTH. SEE SPECIFIC DETAIL FOR SUPPLEMENTAL REINFORCING
 5. SUPPLEMENTAL REINFORCING IS NOT REQUIRED AT NEW PENETRATION IF THE DISTANCE "W" IS LESS THAN 8", THE DISTANCE BETWEEN ADJACENT OPENINGS IS MORE THAN 8", AND THE EXISTING VERTICAL WALL REINFORCING IS NOT CUT
 6. FIELD MEASURE AND COORDINATE SUPPLEMENTAL REINFORCING DIMENSIONS

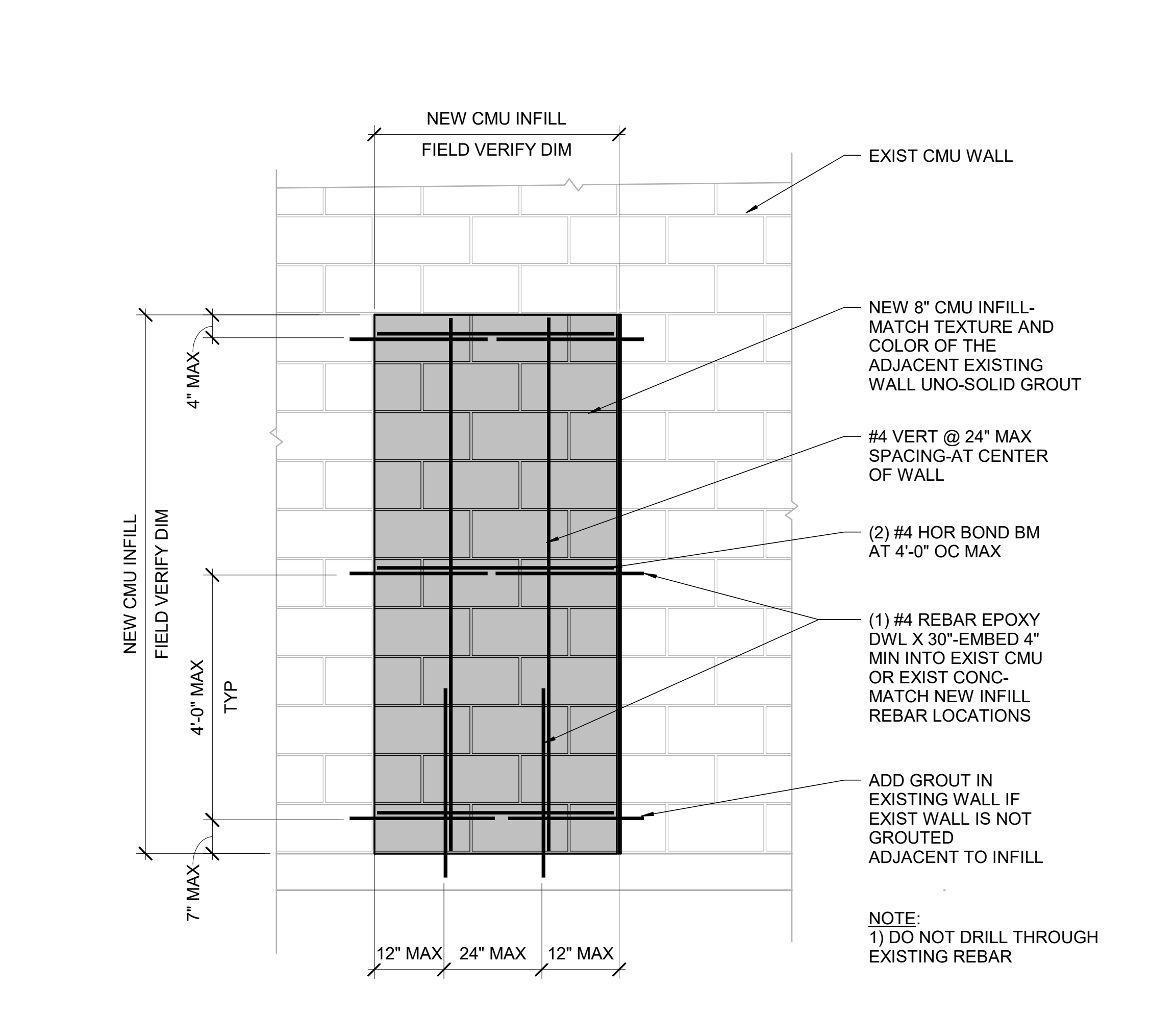


TYP REINF FOR (N) OPENING INTO (E) MASONRY WALL 1 S-533 NTS

TYP (N) LINTEL FOR (N) OPENING INTO (E) MASONRY 3 S-533 NTS



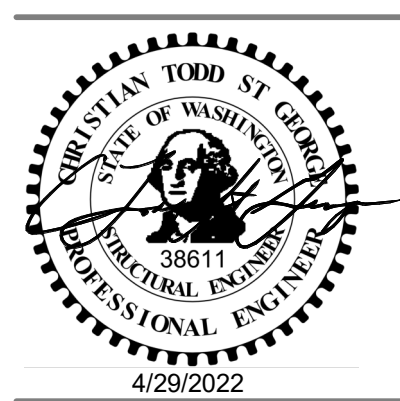
TYP (N) DOOR OPENING AT (E) MASONRY WALL 4 S-533 NTS



TYP (N) CMU INFILL AT (E) OPENING 6 S-533 NTS



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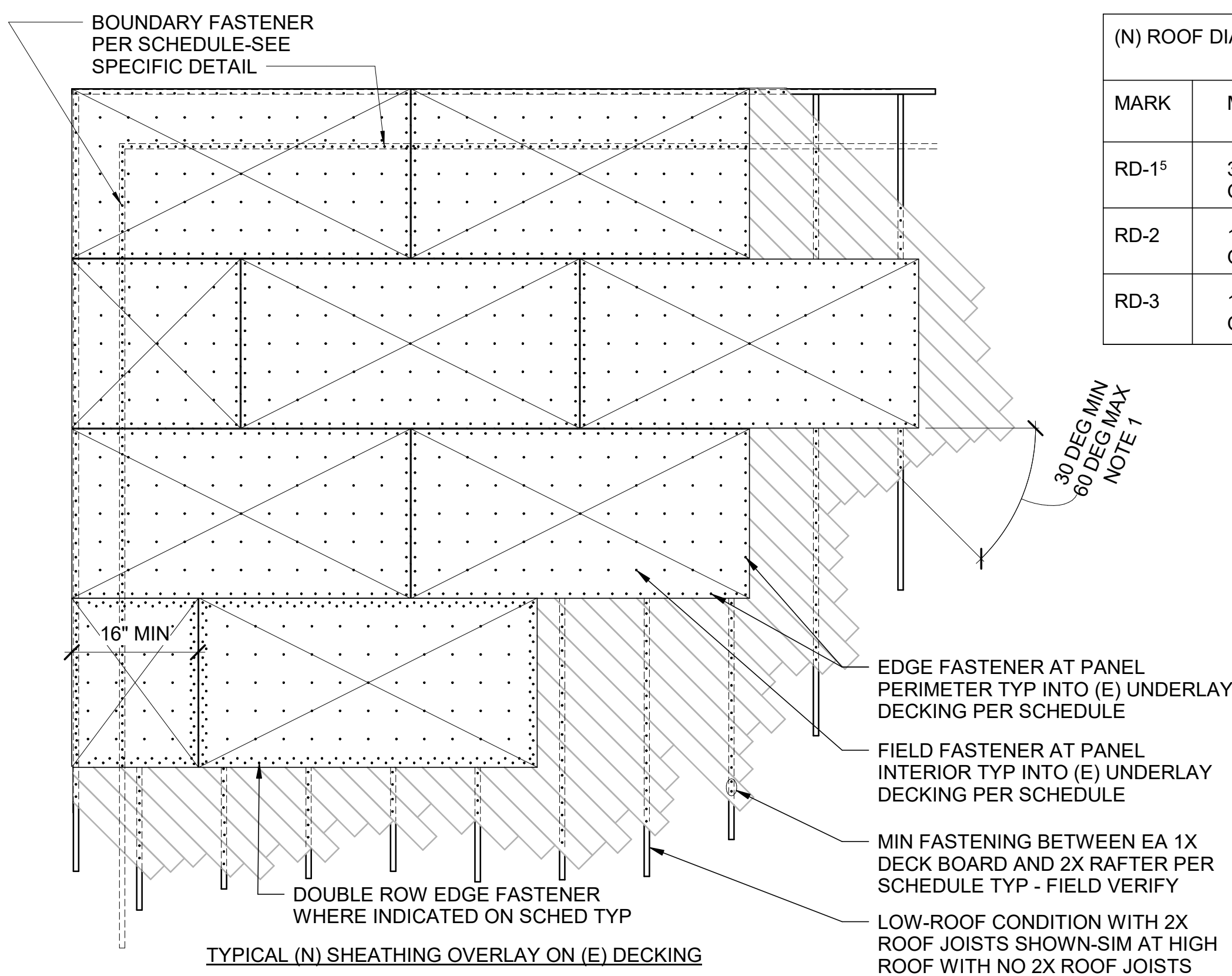
Project No.: 21024	Designed By: CTS	Drawn By: DJH	Checked By: ABC
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CMU WALL DETAILS

S-533

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(N) ROOF DIAPHRAGM SHEATHING SCHEDULE							
MARK	MIN ROOF SHEATHING OVERLAY	MIN SPAN RATING	PANEL EDGE FASTENERS	FIELD FASTENERS	BOUNDARY FASTENERS	(E) UNDERLAY DECK BOARDS	MIN (E) UNDERLAY DECK FASTENING TO EA 2X12 JOIST ⁴
RD-1 ⁵	3/8" STRUCTURAL 1 PLYWOOD OR 3/8" STRUCTURAL 1 OSB	24/0	(2) ROWS 16 GA STAPLE ³ @ 3" OC STAGGERED 1 1/2"	16 GA STAPLE ³ @ 8" OC	10d @ 3" OC	1 X 6 DIAGONAL OR 1 X 8 DIAGONAL	(2) 8d NAILS @ 1X6 (3) 8d NAILS @ 1X8
RD-2	15/32" STRUCTURAL 1 PLYWOOD OR 15/32" STRUCTURAL 1 OSB	32/16	10d @ 6" OC	10d @ 12" OC	10d @ 4" OC	3 X 6 T&G STRAIGHT	N/A
RD-3	15/32" STRUCTURAL 1 PLYWOOD OR 15/32" STRUCTURAL 1 OSB	32/16	10d @ 3" OC	10d @ 12" OC	10d @ 2" OC	3 X 6 T&G STRAIGHT	N/A

NOTES:

- LAYOUT (N) STRUCTURAL SHEATHING PANELS AT APPROXIMATELY 45 DEGREE ANGLE RELATIVE TO (E) UNDERLYING DECKING JOINTS. STAGGER PANEL JOINTS AS INDICATED ON THE DIAGRAM
- PROVIDE 1/8" GAP AT PANEL EDGES BETWEEN ADJACENT STRUCTURAL PANELS
- STAPLES WILL BE 16 GA X 1" LEG X 7/16" MINIMUM CROWN WIDTH, WITH GALVANIZED ZINC COATED WIRE, AND WILL CONFORM WITH ASTM F1667
- AFTER REMOVING THE (E) ROOFING, INSPECT THE CONDITION OF ALL OF THE EXISTING UNDERLAY DECK BOARDS FOR DRY-ROT, AND FOR ANCHORAGE INTO THE (E) 2X12 ROOF JOISTS. IF DRY-ROT IS ENCOUNTERED, NOTIFY THE CONTRACTING OFFICER REPRESENTATIVE FOR SPECIFIC DIRECTION TO REPAIR THE DRYROT. IF THE (E) 1 X DIAGONAL ROOF DECK BOARDS DO NOT HAVE THE MINIMUM FASTENING INTO THE 2X12 ROOF JOISTS INDICATED IN THE SCHEDULE, THEN ADD NAILS TO SATISFY THE MINIMUM (E) UNDERLAY DECK FASTENING BEFORE INSTALLING THE (N) SHEATHING OVERLAY.
- PROVIDE RD-1 AT ALL (E) LOW AND (E) MID-ROOF REGIONS UNO, EXCLUDING THE FOLLOWING: (E) ENTRY CANOPY @ GRID J&13, (E) CUPOLA GRID G.5&2, (E) CUPOLA GRID A.5&12.5. RD-1 IS REQUIRED WITHIN THE (E) CUPOLA GRID H&12

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S-541 NTS

TYP ROOF DIAPHRAGM SHEATHING LAYUP AND NAILING PATTERN

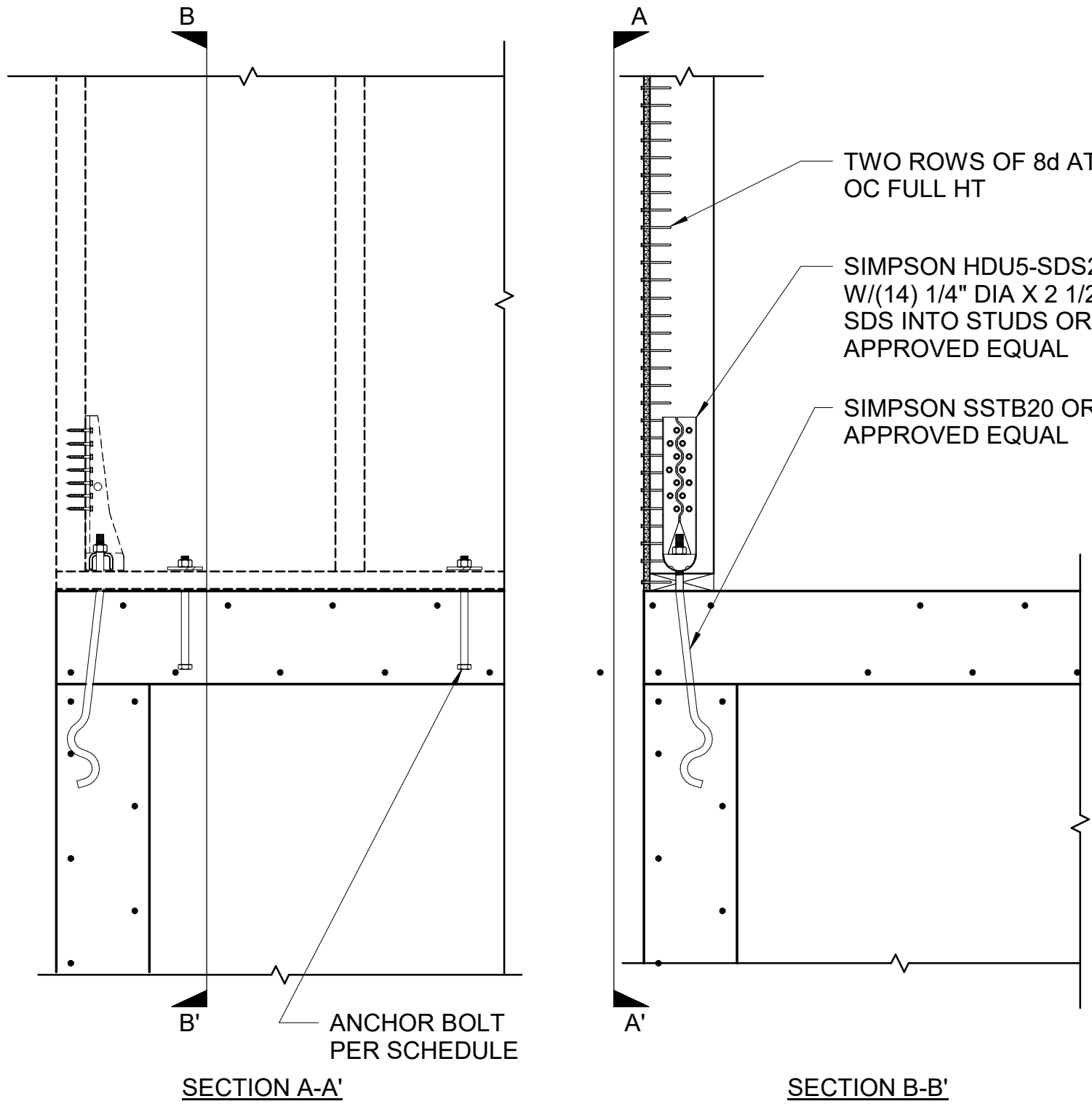
STRUCTURAL STUD WALL SCHEDULE						
TYPE ^{1,2}	STRUCTURAL WALL SHEATHING ³	MIN SPAN RATING	NAILING		ANCHOR BOLT ⁴	SILL PLATE SIZE @ FOUNDATION
			EDGE	FIELD		
3	15/32" STRUCTURAL 1 PW OR OSB - 2 SIDES	24/16	8d @ 3" OC	8d @ 12" OC	5/8" DIA @ 12" OC	PT 2X6

TYPE	STUD SIZE AND SPACING
A	3X6 @ 24" OC

- NOTES:
- INDICATES STRUCTURAL WALL WITH TYPE "B" STUDS AND TYPE "6" STRUCTURAL SHEATHING AND NAILING. INDICATES BEARING WALL TYPE "A" WITH NO STRUCTURAL SHEATHING. SEE PLAN FOR WALL TYPE CALLOUTS. NAIL AND SHEATH THE ENTIRE LENGTH OF THE WALL IF THE EXTENT IS NOT INDICATED ON THE PLAN.
 - FOR (N) STRUCTURAL WOOD WALLS OVER (N) ARMS VAULT USE WALL TYPE UNO.
 - BLOCK AND EDGE NAIL ALL UNSUPPORTED WALL STRUCTURAL SHEATHING PANEL EDGES TYP. SHEATHING PANELS MAY BE INSTALLED HORIZONTALLY OR VERTICALLY.
 - INSTALL ADDITIONAL ANCHOR BOLT OR EXPANSION BOLT 12" MAX FROM SILL PLATE ENDS TYP. PROVIDE TWO AB MIN PER SILL PLATE SECTION. PROVIDE GALVANIZED .229" MIN X 3" X 3" PLATE WASHER WITH STD HOLE AT EA ANCHOR BOLT. EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE.
 - ALIGN STUDS DIRECTLY BELOW FLOOR JOISTS.
 - NAIL SHEATHING TO STUDS THAT ARE ANCHORED TO HOLDDOWNS USING "EDGE NAILING" FULL STUD HEIGHT. SEE PLANS FOR HOLDDOWN LOCATIONS
 - ALL EXTERIOR WALLS ARE STRUCTURAL WALLS. SEE PLAN FOR OTHER STRUCTURAL WALL LOCATIONS.
 - THE WALL CALLOUT INDICATED ON THE PLAN APPLIES AT THE LEVEL INDICATED AND UP TO THE NEXT FRAMING LEVEL UNLESS NOTED OTHERWISE

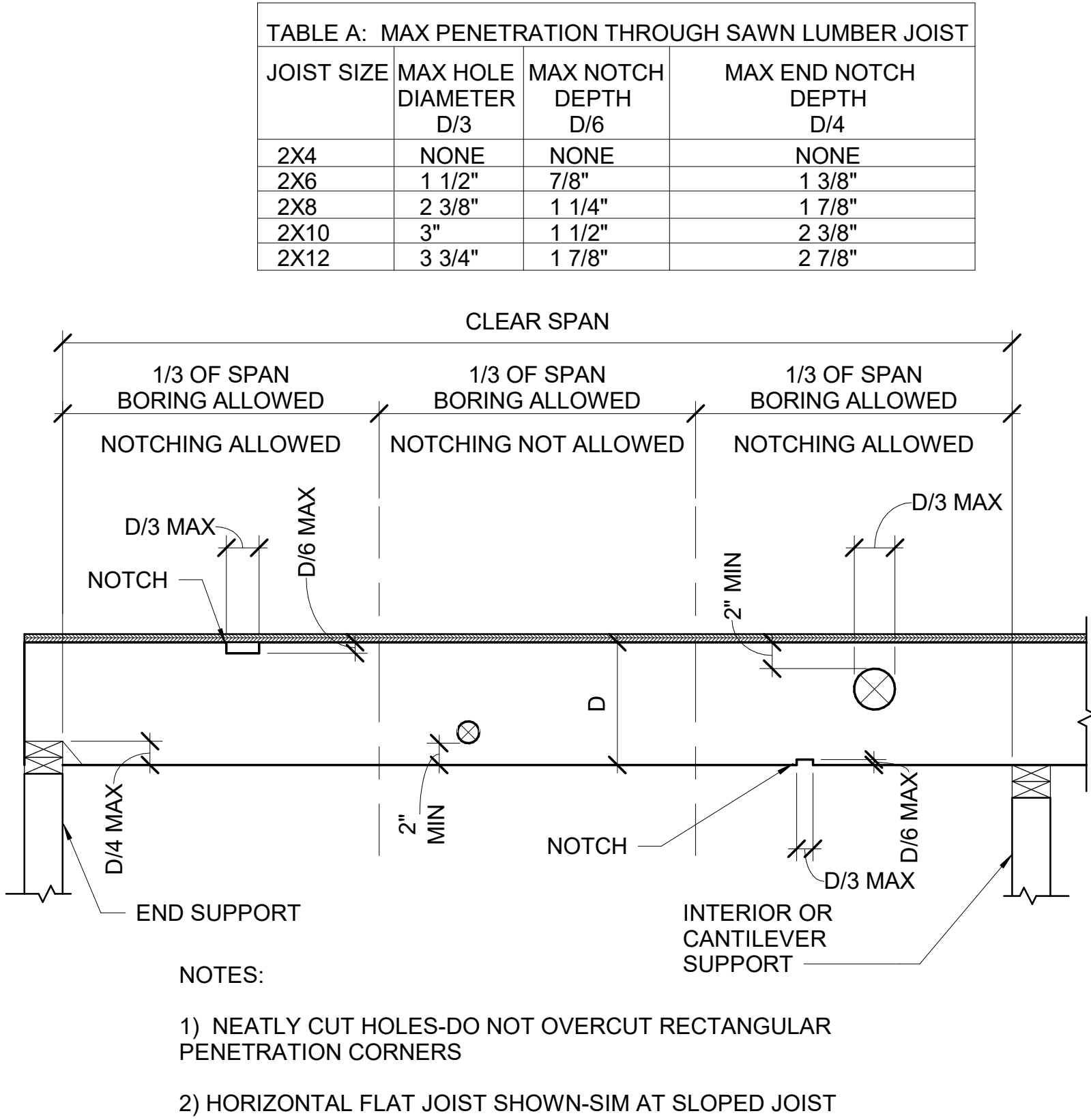
4
S-541 NTS

STRUCTURAL STUD WALL SCHEDULE



5
S-541 NTS

TYP HOLDDOWN AT ARMS VAULT LID



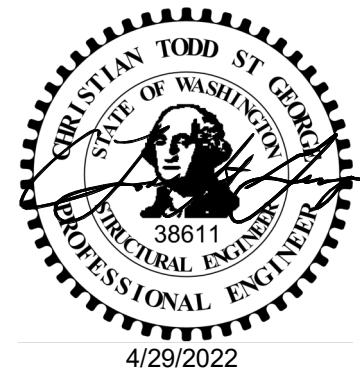
6
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TYP ALLOWABLE (N) PENETRATIONS THROUGH (E) SAWN WOOD JOIST



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Drawn By: DJH

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Date

Description

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WOOD FRAMING DETAILS

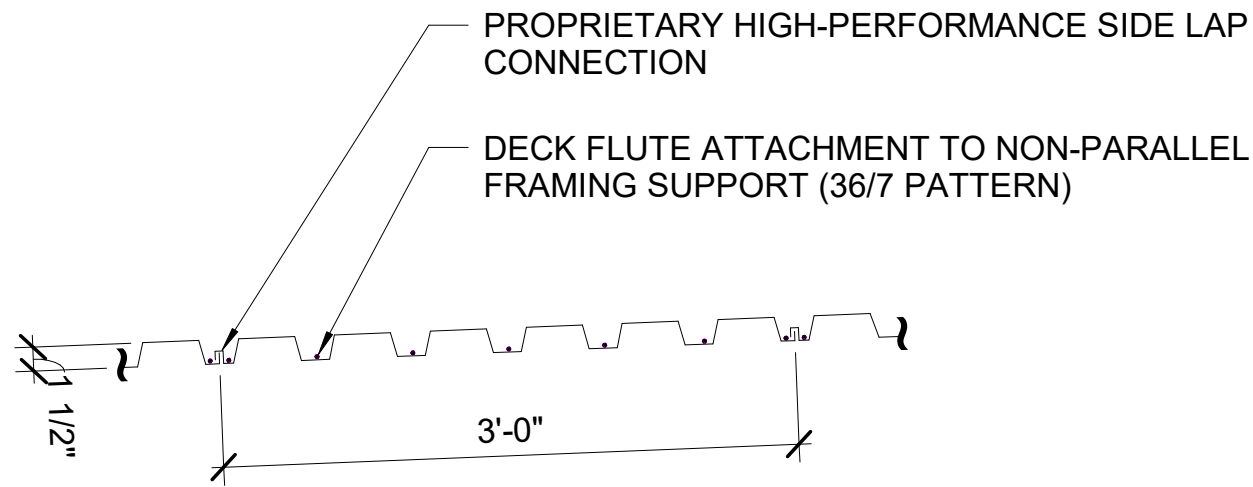
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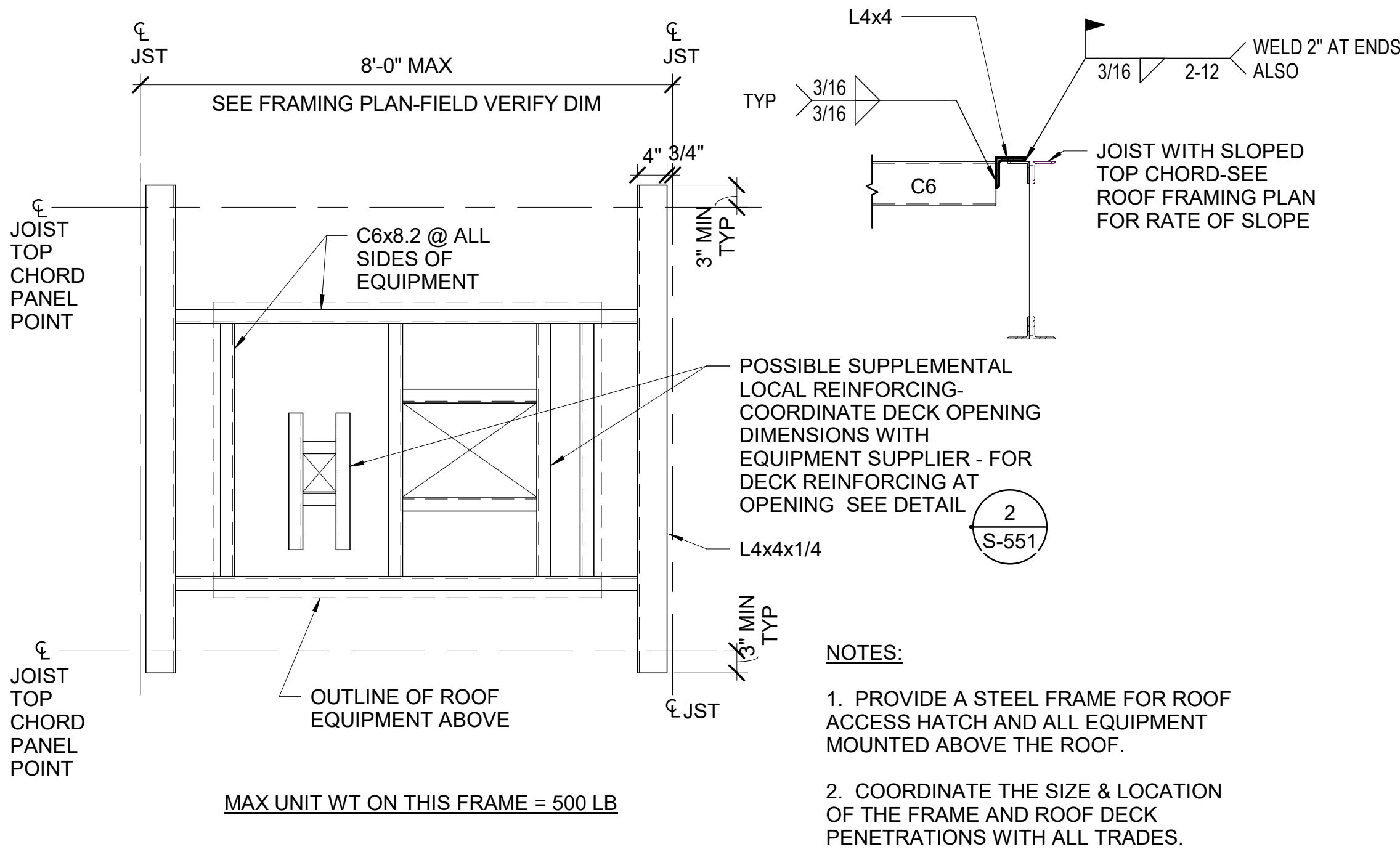
TYPE 'B' ROOF DECK OPTIONS AND MINIMUM SECTION PROPERTIES						
TYPE	GA	THICKNESS (IN)	I (IN ⁴ /FT)	S(+) (IN ³ /FT)	S(-) (IN ³ /FT)	Fy (KSI)
VERCO PLB-36	22	0.0299	0.192	0.176	0.188	50
ASC DGB-36	22	0.0299	0.200	0.175	0.187	50

DECK ATTACHMENT SCHEDULE			
ROOF ZONE	DECK FLUTE TO NON-PARALLEL SUPPORT	DECK SIDELAP ATTACHMENT	DECK FLUTE TO PARALLEL FRAMING
ALL ROOF UNO	(1) FASTENER EA FLUTE TO SUPPORT MIN (36/7) PATTERN - NOTE ⁶	PROPRIETARY SIDE CRIMP @ 18" OC-NOTE ⁷	PIN FASTENER @ 12" OC-NOTE ⁶

- NOTES:
1. ROOF DECKING TYPE SHALL BE TYPE 'B' WHERE INDICATED ON THE FRAMING PLAN, AND AT ALL ROOF LOCATIONS UNLESS SHOWN OTHERWISE ON THE FRAMING PLAN.
 2. THE DECK SYSTEM SHALL COMPLY WITH ICC REPORT NO. ESR-1735P OR APPROVED EQUAL.
 3. THE ROOF DECK SHALL HAVE G60 GALVANIZED COATING TYP UNO.
 4. FABRICATE DECK SPLICES TO RESULT IN 3-SPAN MIN
 5. THE CONTRACTOR SHALL PROVIDE DECK SHORING AS NECESSARY TO SUPPORT CONSTRUCTION LOADS - COORDINATE WITH DECK MFR
 6. THE PIN FASTENER TYPE SHALL BE SUITABLE FOR THE SUPPORT BASE METAL THICKNESS, AND IN STRICT CONFORMANCE WITH THE DECK ICC REPORT. USE X-EDNK22 OR X-HSN 24 PINS FOR BASE METAL THICKNESS BETWEEN 1/8" AND 1/4". USE X-ENP19 FOR BASE METAL THICKNESS 1/4" AND THICKER, OR APPROVED EQUAL
 7. PROPRIETARY SIDE CRIMP SHALL BE "PUNCHLOCK VS2" BY VERO OR "DELTA-GRIP" BY ASC, OR APPROVED EQUAL. BUTTON PUNCH AND TOP-SEAM WELD SIDE-LAP CONNECTIONS ARE NOT PERMITTED

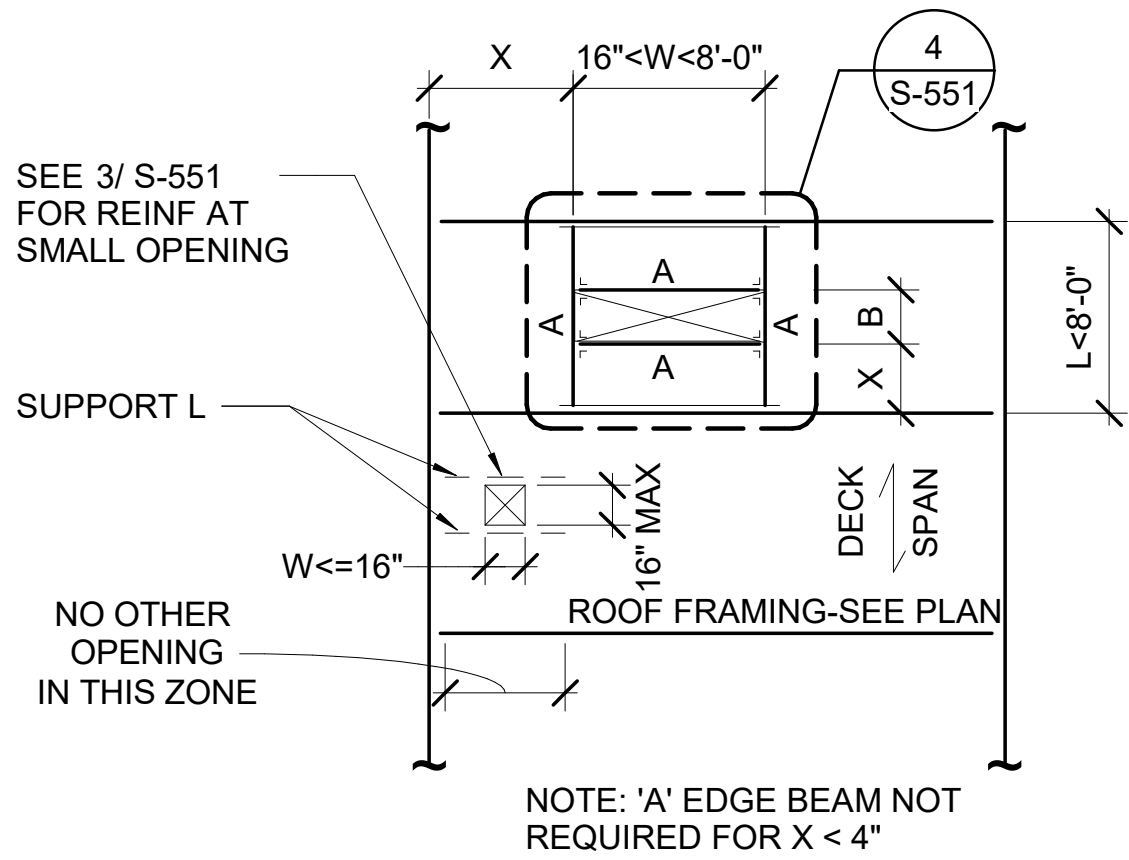
1 TYPE 'B' STEEL ROOF DECK

S-551 NTS



4 TYP EQUIPMENT SUPPORT FRAME AT STEEL ROOF

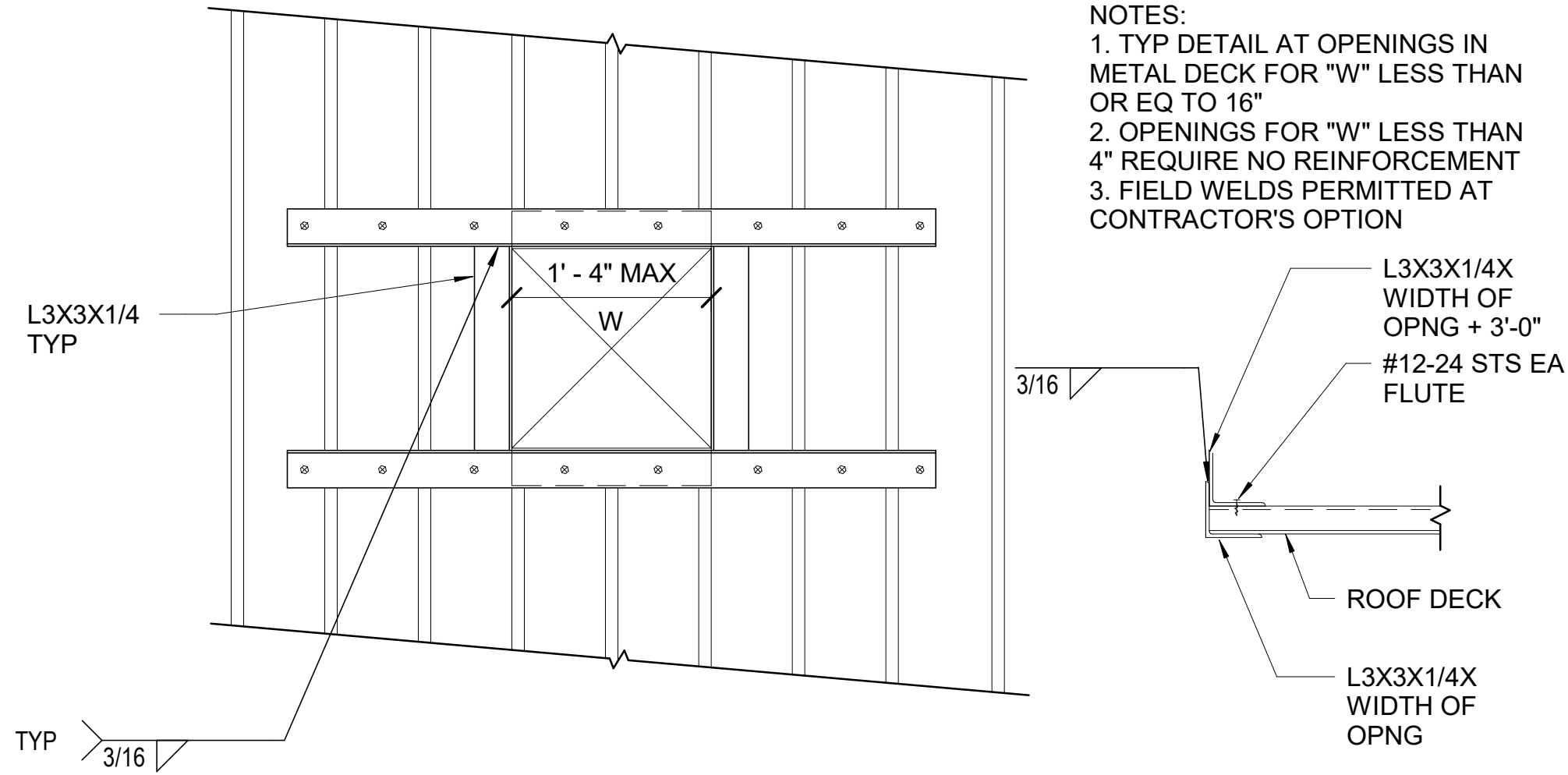
S-551 NTS



2 TYP REINF FOR OPENINGS IN STEEL ROOF DECK

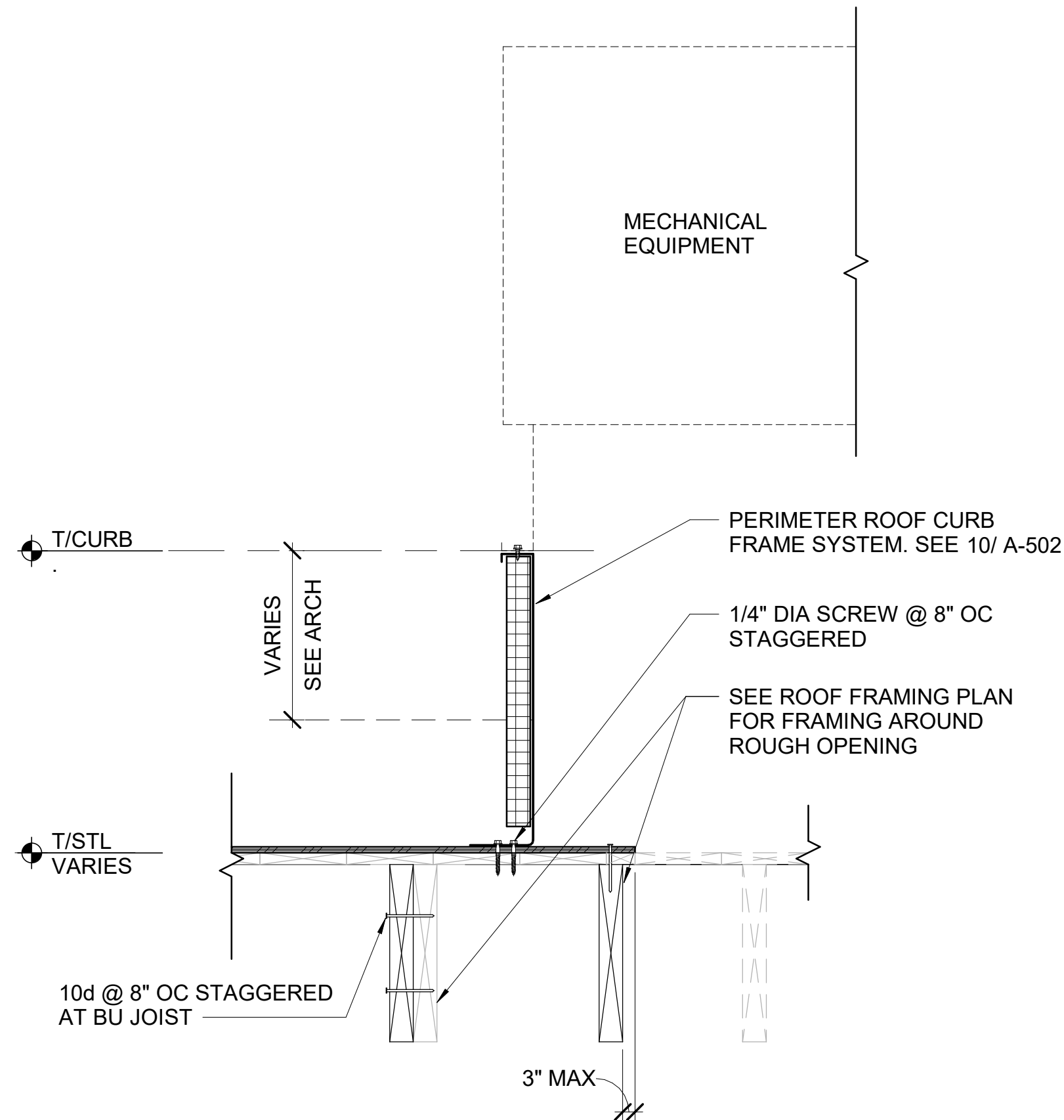
S-551 NTS

- NOTES:
1. FRAMING MEMBER 'A' SHALL BE C6X8.2
 2. ALL ROOF PENETRATIONS ARE NOT INDICATED ON THE STRUCTURAL AND ARCHITECTURAL FLOOR PLANS. THE CONTRACTOR SHALL COORDINATE SIZES, LOCATIONS, AND QUANTITIES OF ALL ROOF DECK PENETRATIONS WITH ALL SUBCONTRACTORS, AND INCLUDE ALL REINFORCING COSTS IN THE BASE BID.
 3. NO REINFORCEMENT IS REQUIRED FOR DECK PENETRATIONS LESS THAN 4 INCHES IN WIDTH OR LENGTH WHEN SUCH PENETRATIONS ARE LOCATED BETWEEN DECK FLUTES.
 4. "B" MAX = 6'-0"



3 TYP STEEL ROOF DECK REINF AT SMALL OPENING

S-551 NTS



6 TYP MECH EQUIPMENT CURB FRAME AT (E) WOOD ROOF

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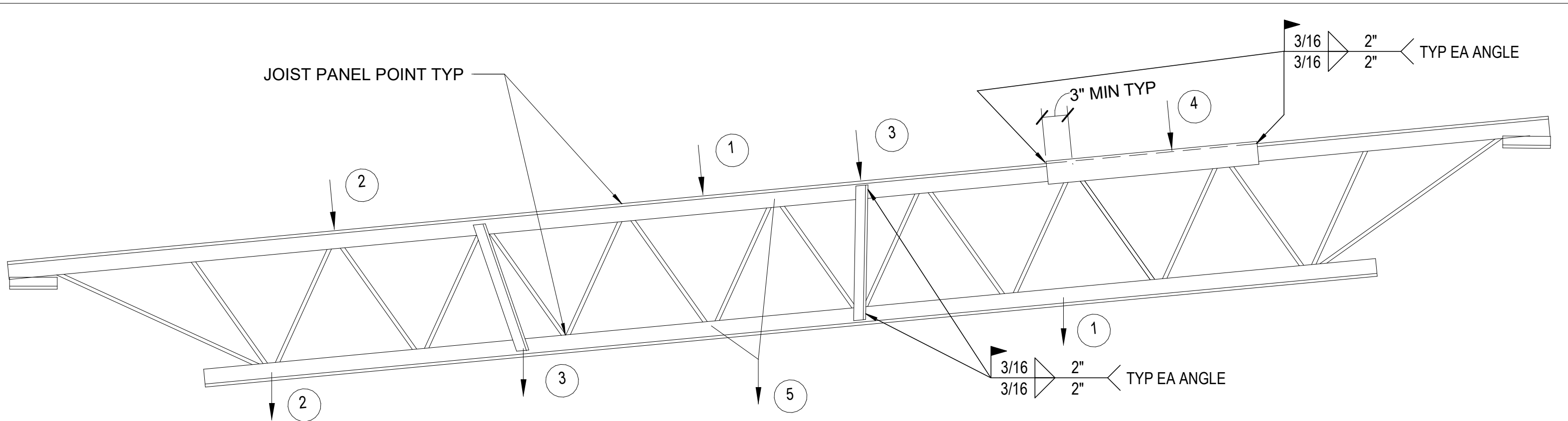
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ROOF FRAMING DETAILS

S-551

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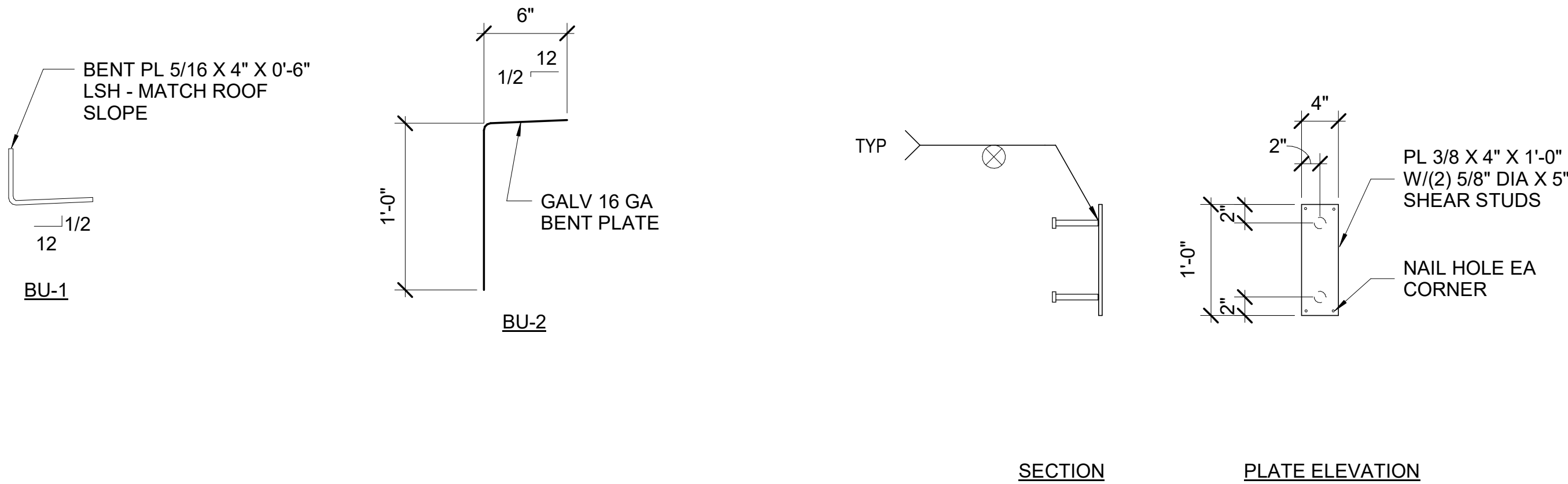


NOTES:

1. THE MAXIMUM ALLOWABLE POINT LOAD WHICH MAY BE ADDED ANYWHERE ALONG THE TRUSS TOP OR BOT CHORD WITHOUT ADDITION OF ANGLE REINFORCING IS 100 LB, EXCEPT WHEN POINT LOAD IS APPLIED DIRECTLY AT A JOIST PANEL POINT - SEE NOTE 2.
2. WHEREVER POSSIBLE APPLY POINT LOADS TO JOIST AT JOIST PANEL POINTS SO THAT ADDITIONAL JOIST REINFORCING IS NOT REQUIRED. SUSPEND LOAD 3" MAX FROM PANEL POINT FOR TYPE "K" JOISTS, AND 6" MAX FROM PANEL POINT AT TYPE "LH" JOISTS TO QUALIFY AS PANEL POINT SUPPORT. SEE NOTES 6 & 7 FOR MAXIMUM LOADS.
3. ADD REINFORCING ANGLE STRUT BETWEEN POINT LOAD AND PANEL POINT EA SIDE OF CHORD. THE ANGLE SIZE WILL BE L 3 1/2 X 3 1/2 X 1/4 EA SIDE.
4. ADD ANGLE TO STRENGTHEN THE JOIST TOP CHORD TO SPAN POINT LOAD BETWEEN TOP CHORD PANEL POINTS. CONTACT STRUCTURAL ENGINEER FOR ANGLE SIZE AND FIELD WELD REQUIREMENTS.
5. TRAPEZE BETWEEN ANY PANEL POINTS.
6. THE MAXIMUM ALLOWABLE TOTAL LOAD WHICH MAY BE ADDED TO ANY SINGLE JOIST IS 1170 LB .
7. THE MAXIMUM ALLOWABLE POINT LOAD WHICH MAY BE ADDED AT ANY SINGLE LOCATION ALONG THE JOIST IS 1170 LB
8. PARALLEL CHORD JOIST SHOWN-SIMILAR AT SLOPED OR SPECIAL SHAPED JOISTS.
9. DO NOT DRILL THROUGH, NOTCH, OR CUT ANY JOIST MEMBER.
10. THIS DETAIL PERTAINS TO SUSPENDING SPRINKLER PIPES, HVAC DUCTS, MECHANICAL EQUIPMENT, ETC. COSTS FOR REINFORCING JOISTS SHALL BE INCLUDED ENTIRELY INTO THE BASE BID-COORDINATE WITH GENERAL CONTRACTOR PRIOR TO BIDDING.
11. CONCENTRATED LOADS MUST BE APPLIED CONCENTRICALLY TO THE JOIST CHORDS

TYP ALLOWABLE METHODS FOR HANGING LOADS FROM STEEL BAR JOISTS

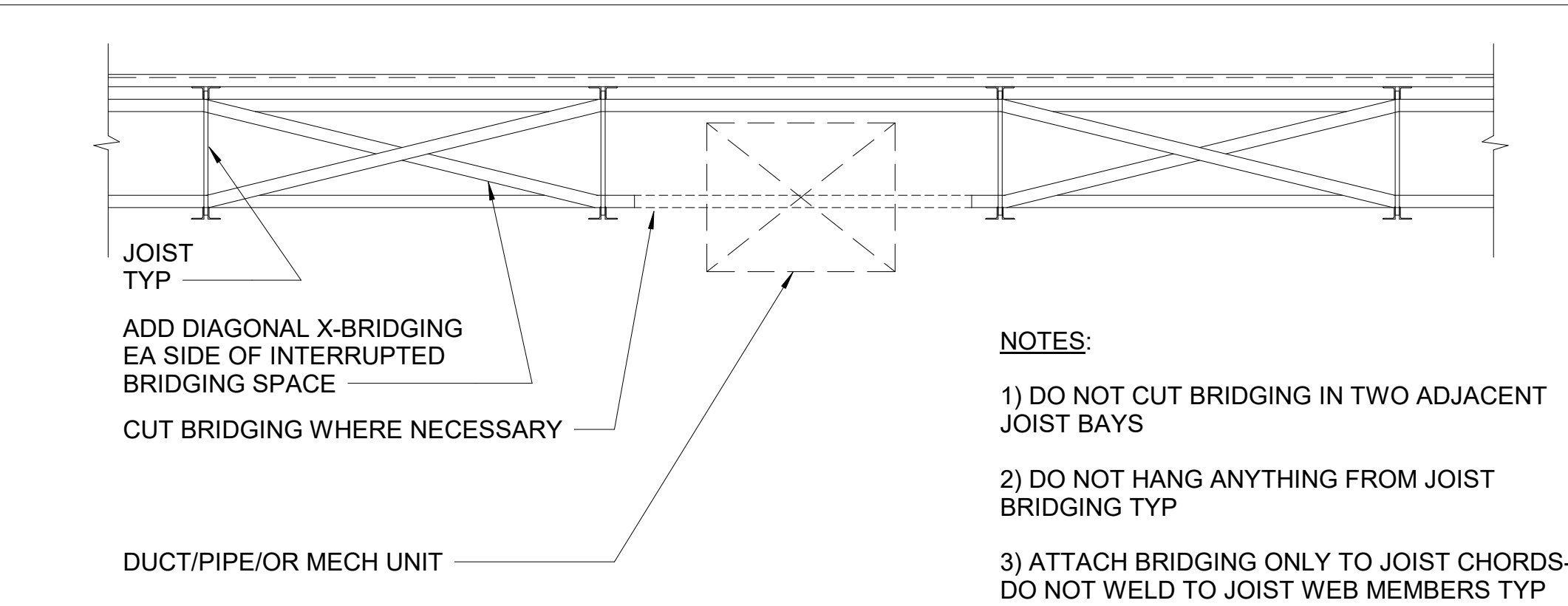
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S-552
SCALE : 1 1/2" = 1'-0"



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S-552
SCALE : 1 1/2" = 1'-0"

5
S-552
SCALE : 1" = 1'-0"

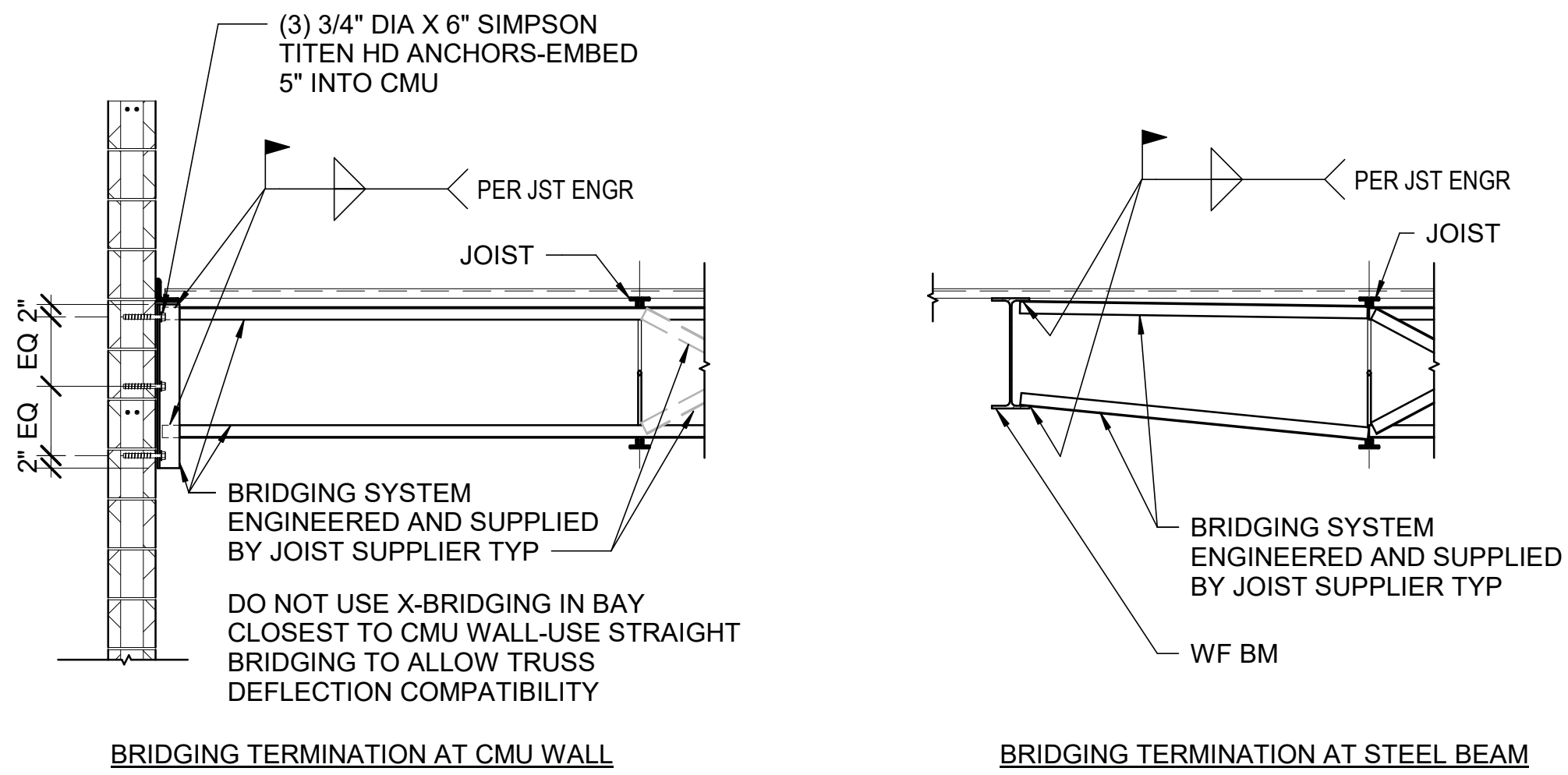
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S-552
SCALE : 1 1/2" = 1'-0"



- NOTES:
- 1) DO NOT CUT BRIDGING IN TWO ADJACENT JOIST BAYS
 - 2) DO NOT HANG ANYTHING FROM JOIST BRIDGING TYP
 - 3) ATTACH BRIDGING ONLY TO JOIST CHORDS- DO NOT WELD TO JOIST WEB MEMBERS TYP

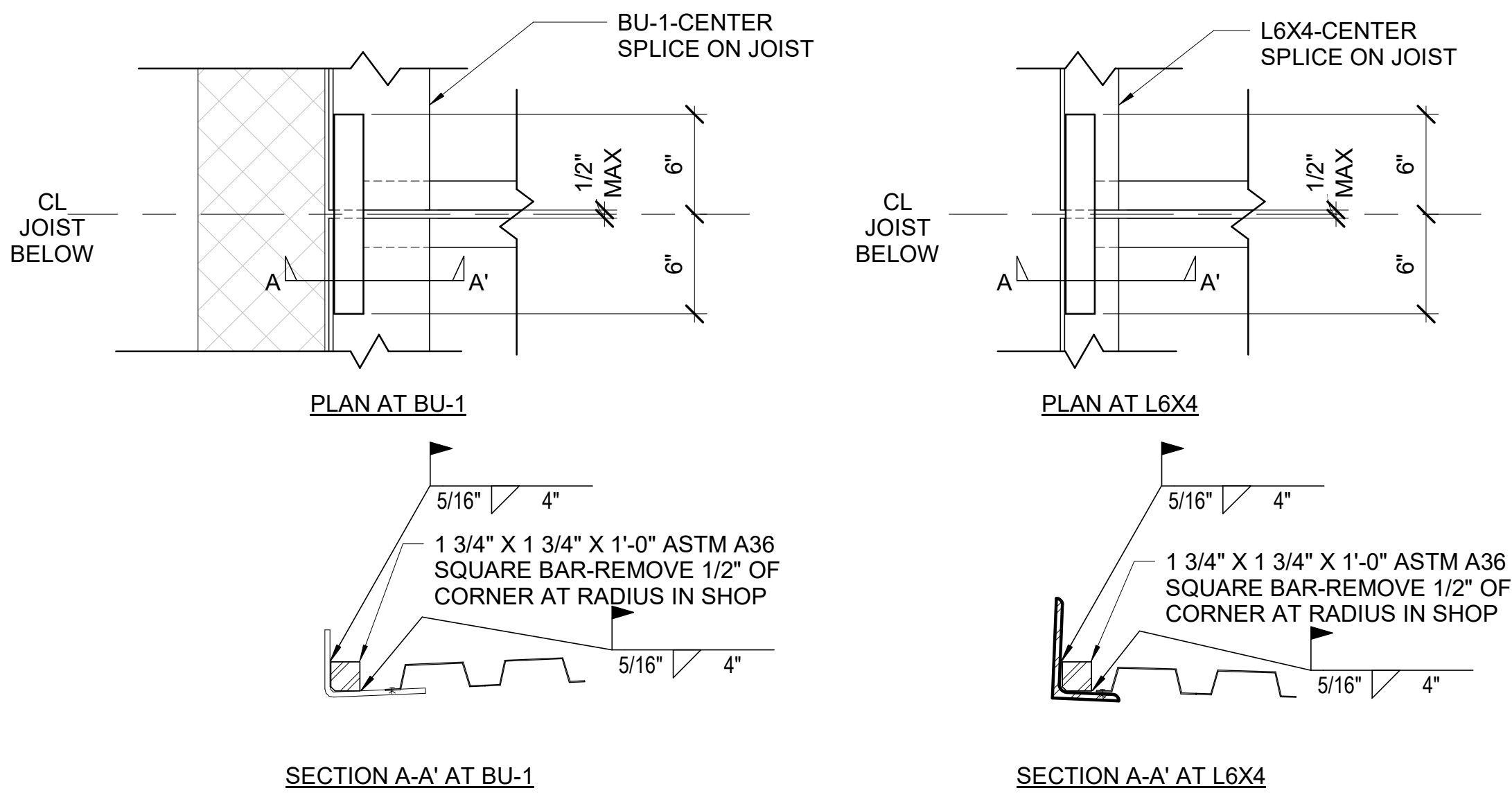
TYP JOIST BRIDGING INTERRUPTED BY DUCT, PIPES, EQUIP

2
S-552
SCALE : 1" = 1'-0"



TYP JOIST BRIDGING CONNECTION TO STRUCTURE

3
S-552
SCALE : 1/2" = 1'-0"



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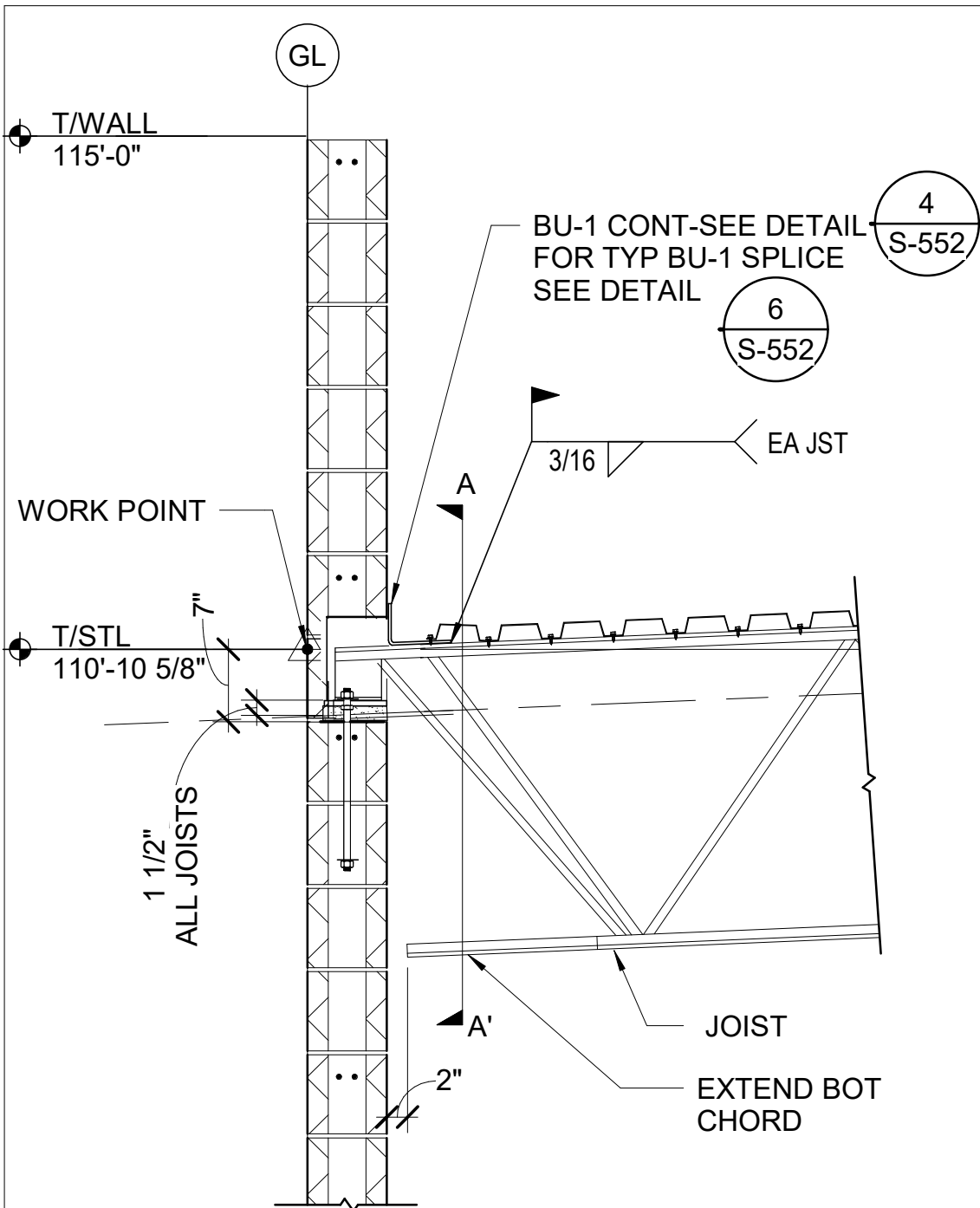
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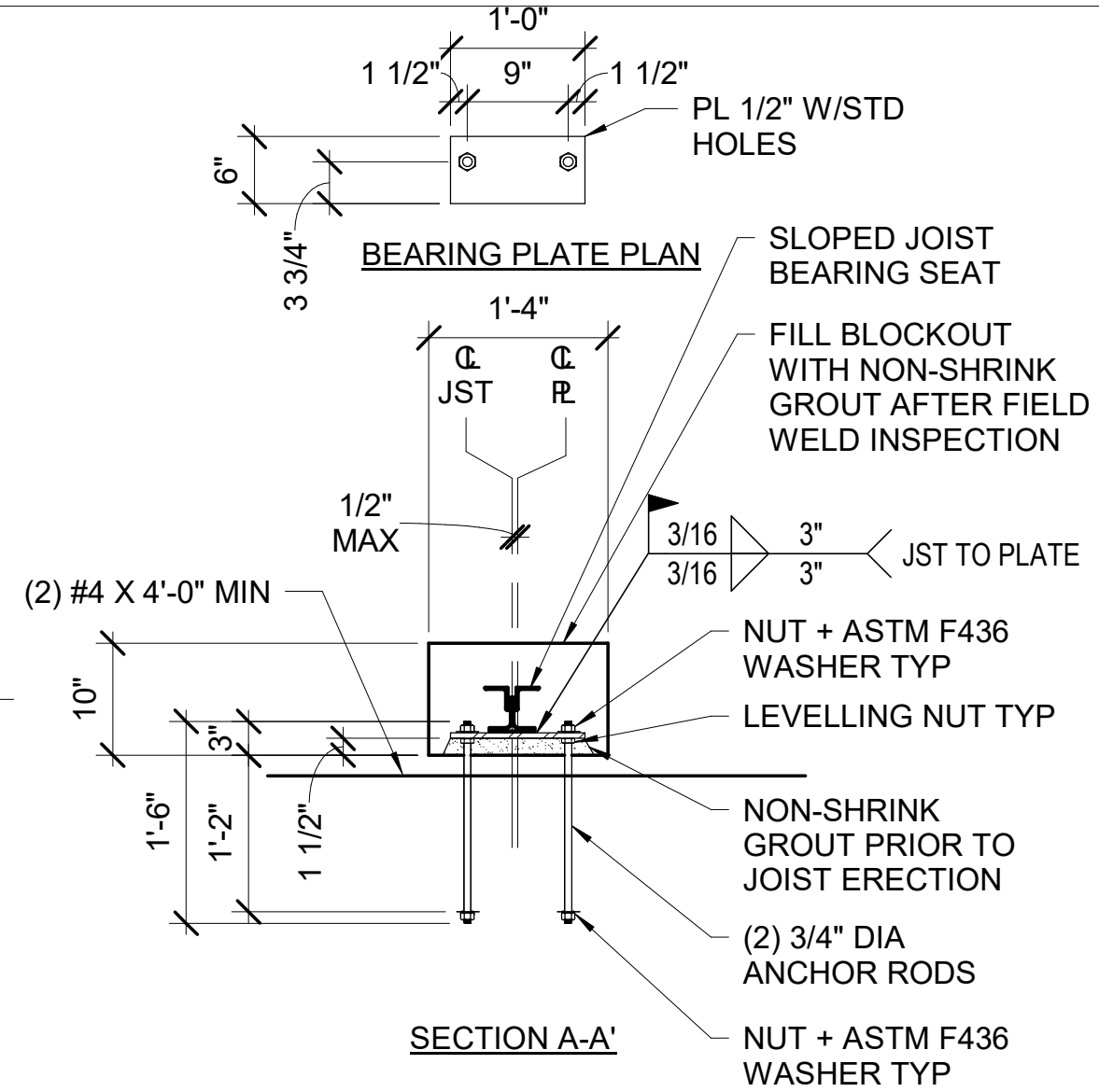
ROOF FRAMING DETAILS

S-552

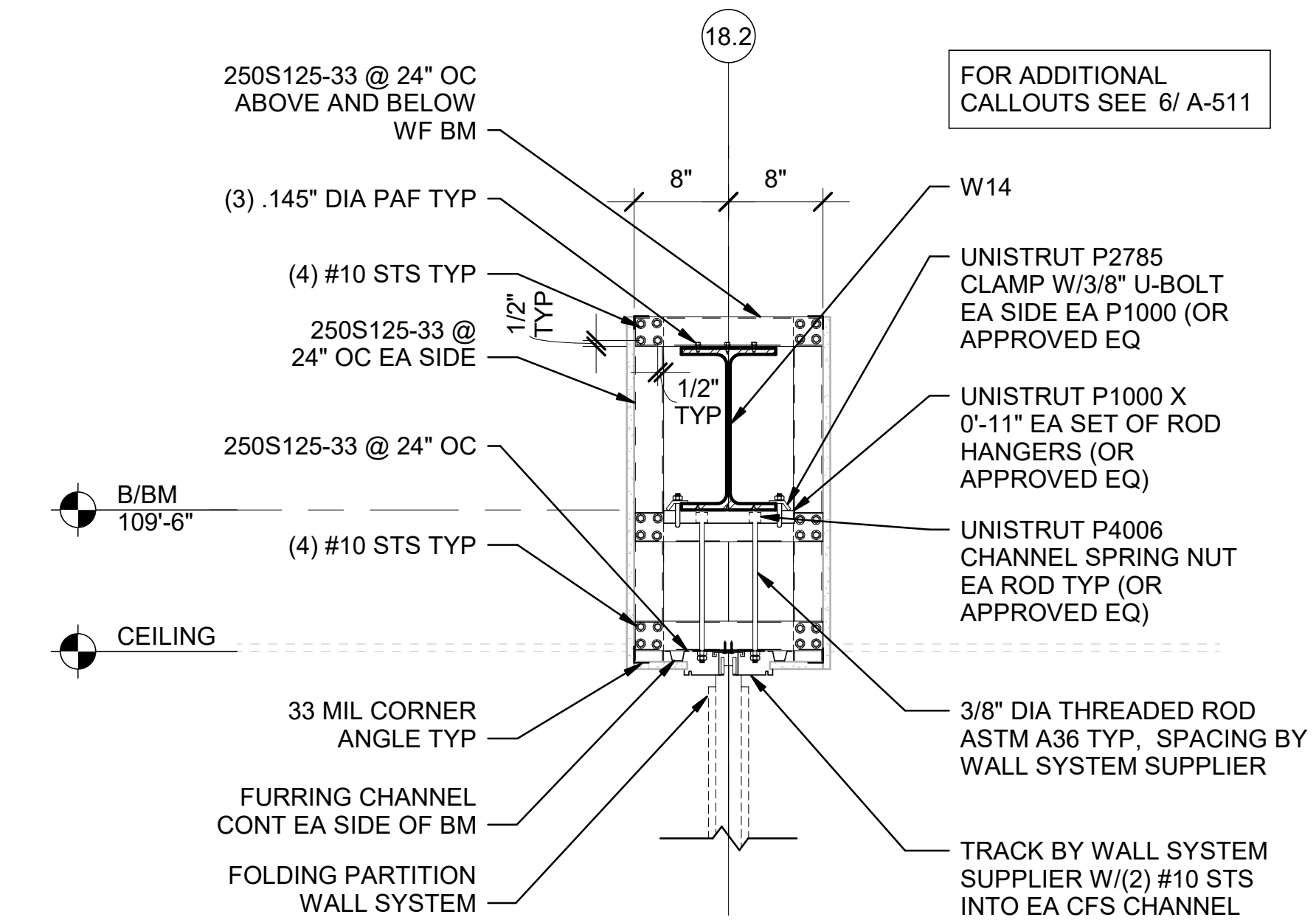
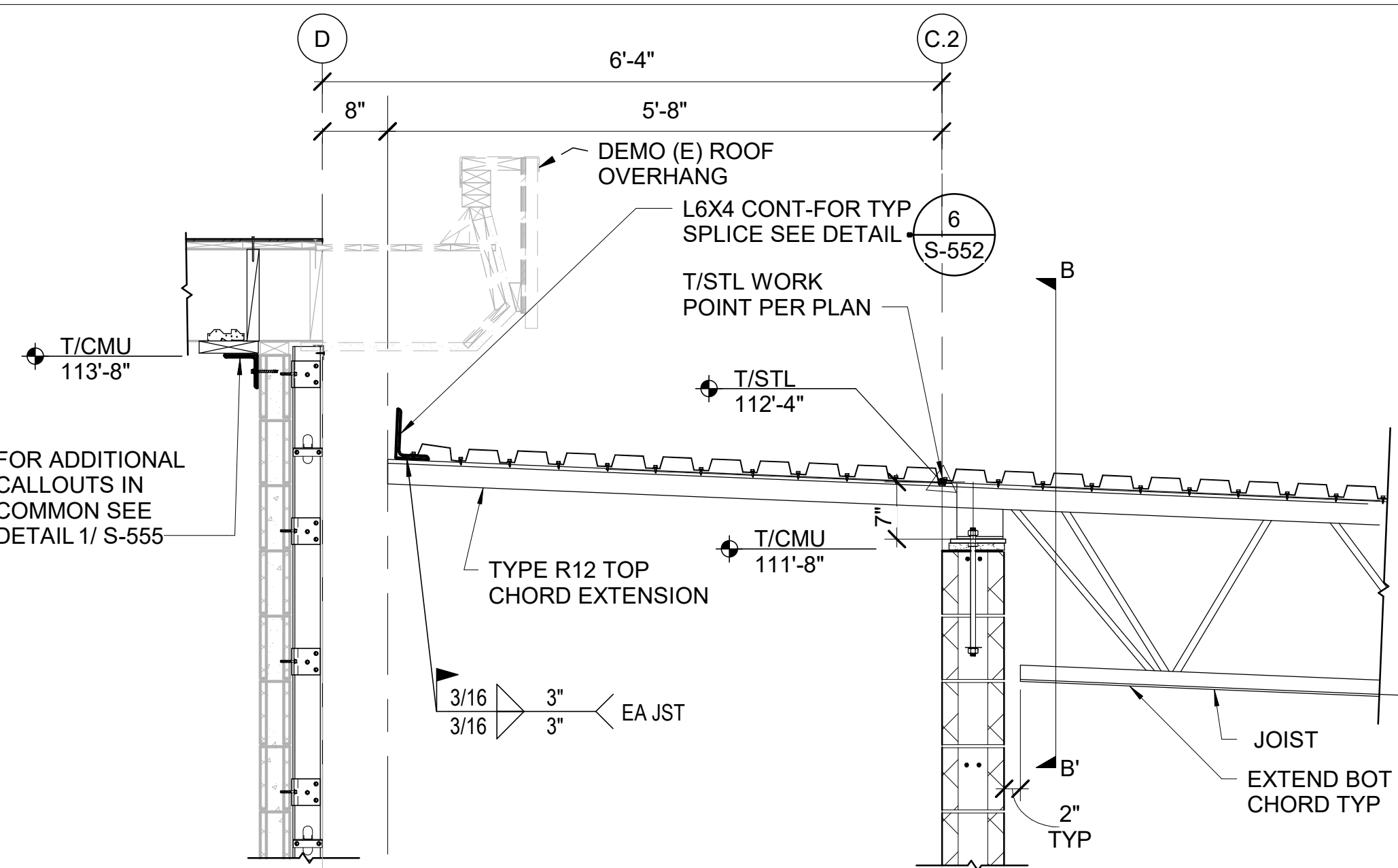
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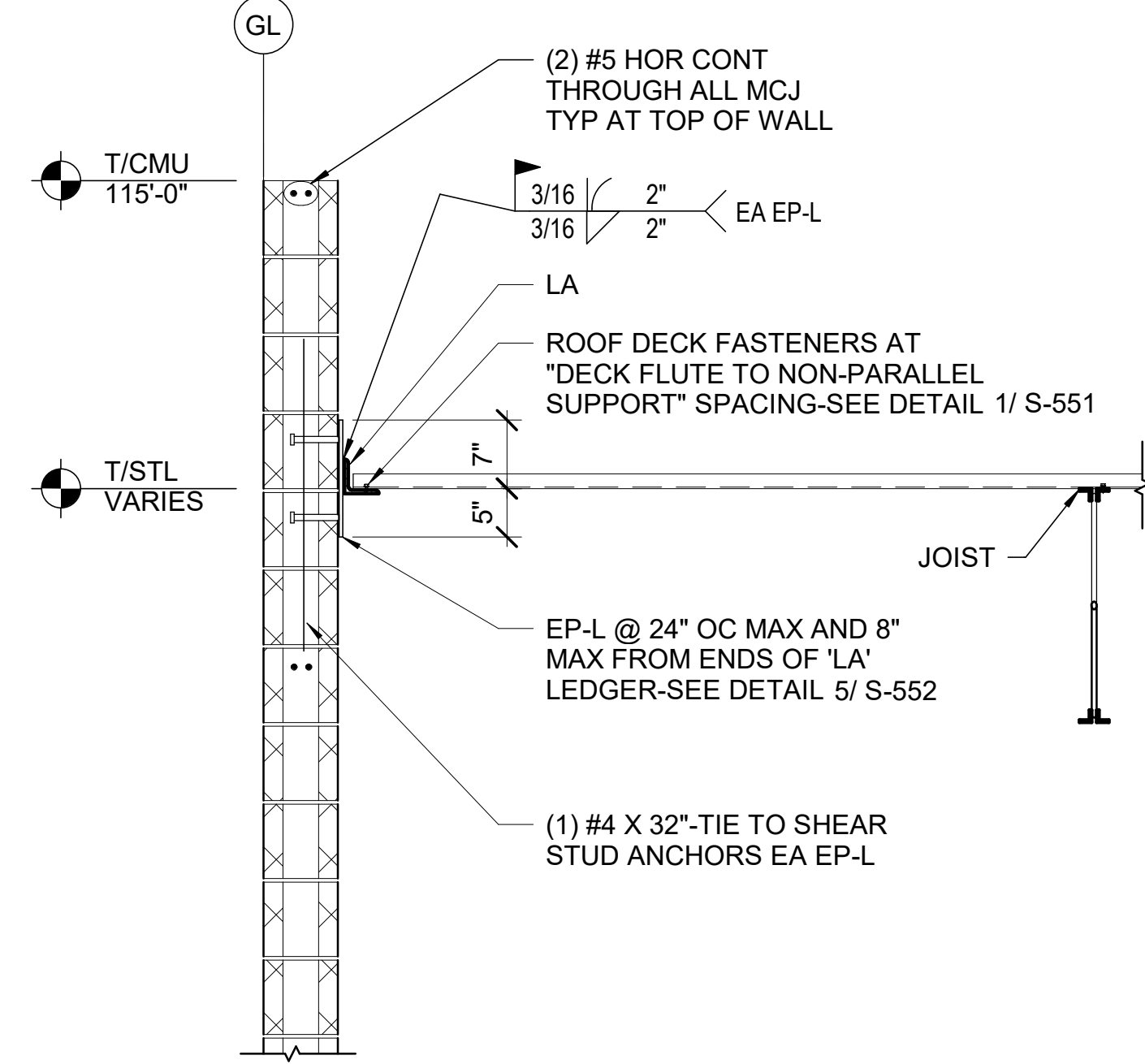
1 TYP ROOF JST BRG AT EXTERIOR CMU WALL
S-553 SCALE : 3/4" = 1'-0"



2 TYP ROOF JOIST BRG ONE SIDE ON TOP CMU WALL
S-553 SCALE : 3/4" = 1'-0"

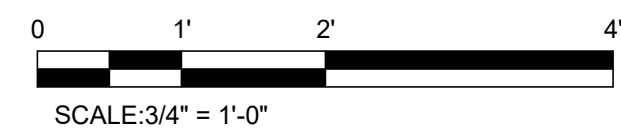


4 BENT PLATE PARALLEL TO EXTERIOR CMU WALL
S-553 SCALE : 3/4" = 1'-0"



5 TYP WALL PARAPET PARALLEL TO JST
S-553 SCALE : 3/4" = 1'-0"

6 FOLDING PARTITION WALL ATTACHMENT TO WF BM
S-553 SCALE : 1" = 1'-0"



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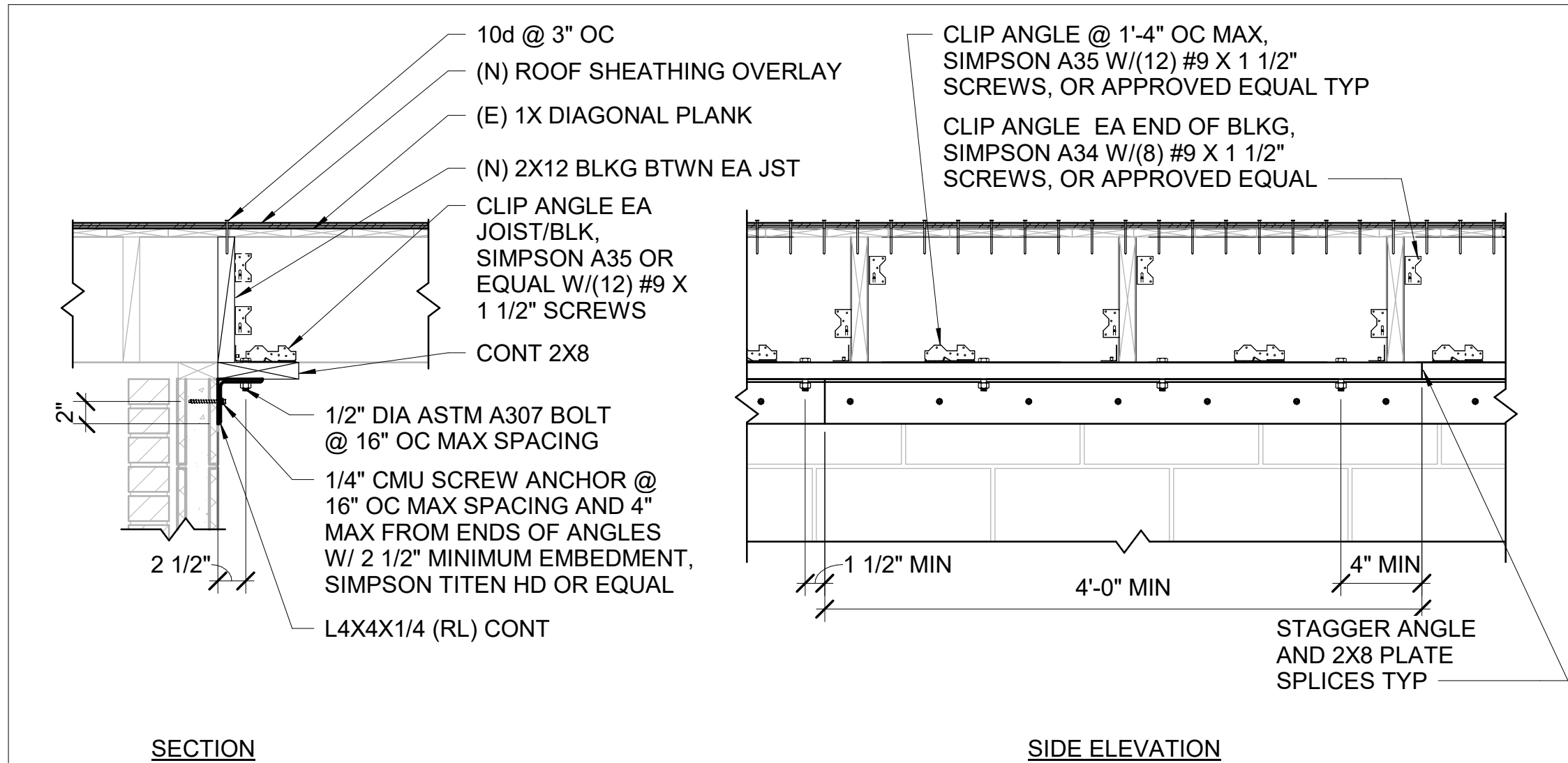
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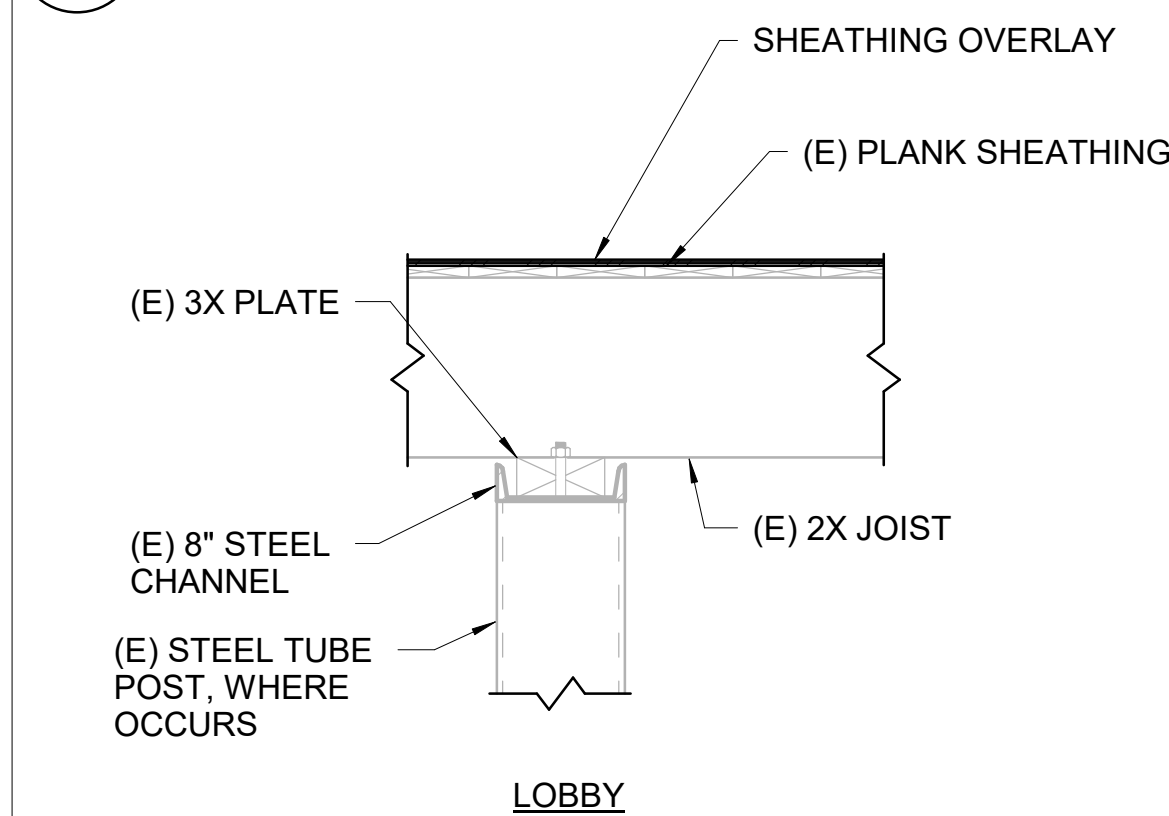
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ROOF FRAMING DETAILS

S-553

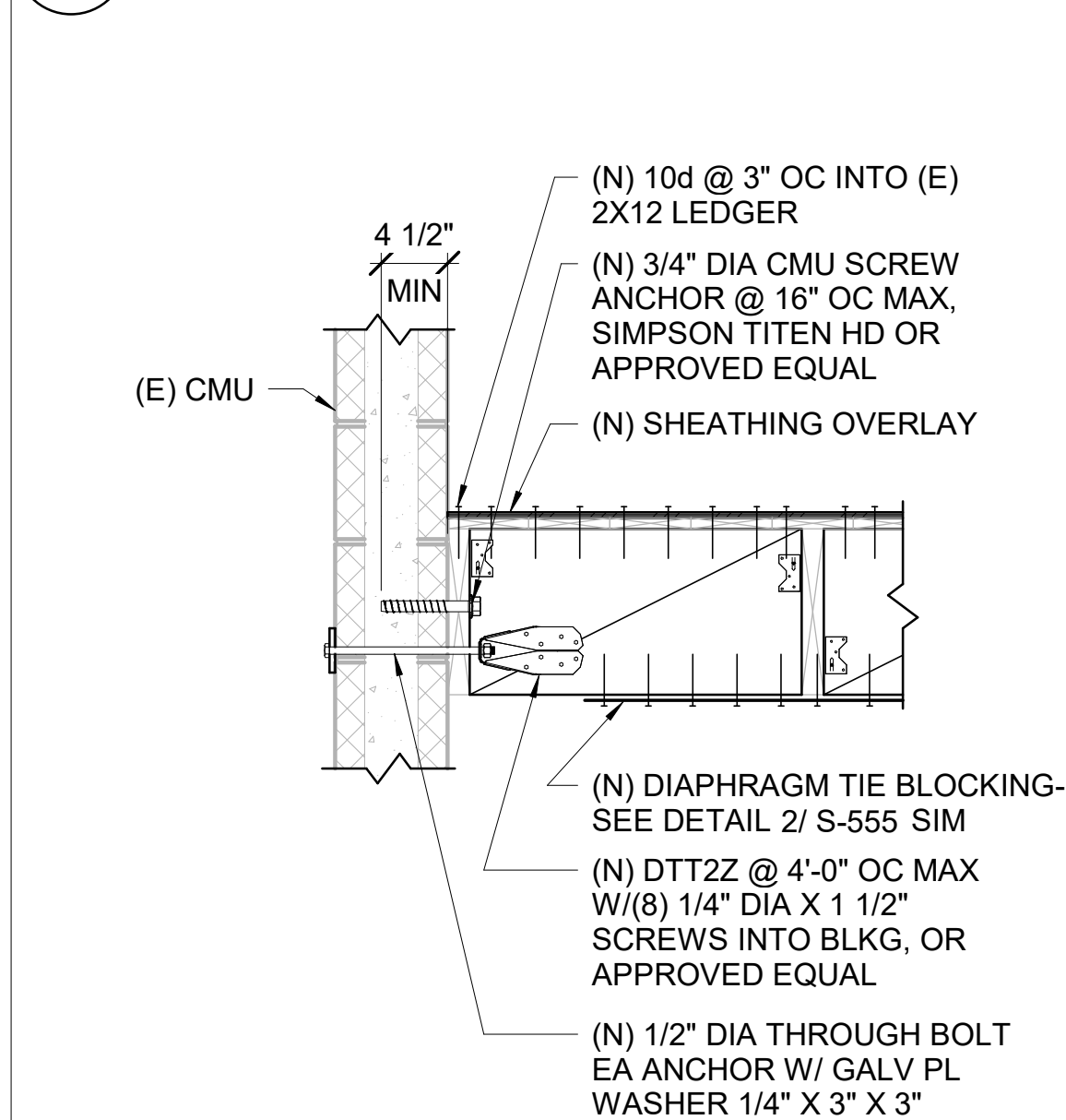
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1 TYP RETROFIT LEDGER ANGLE 'RL'
S-555 SCALE : 1" = 1'-0"

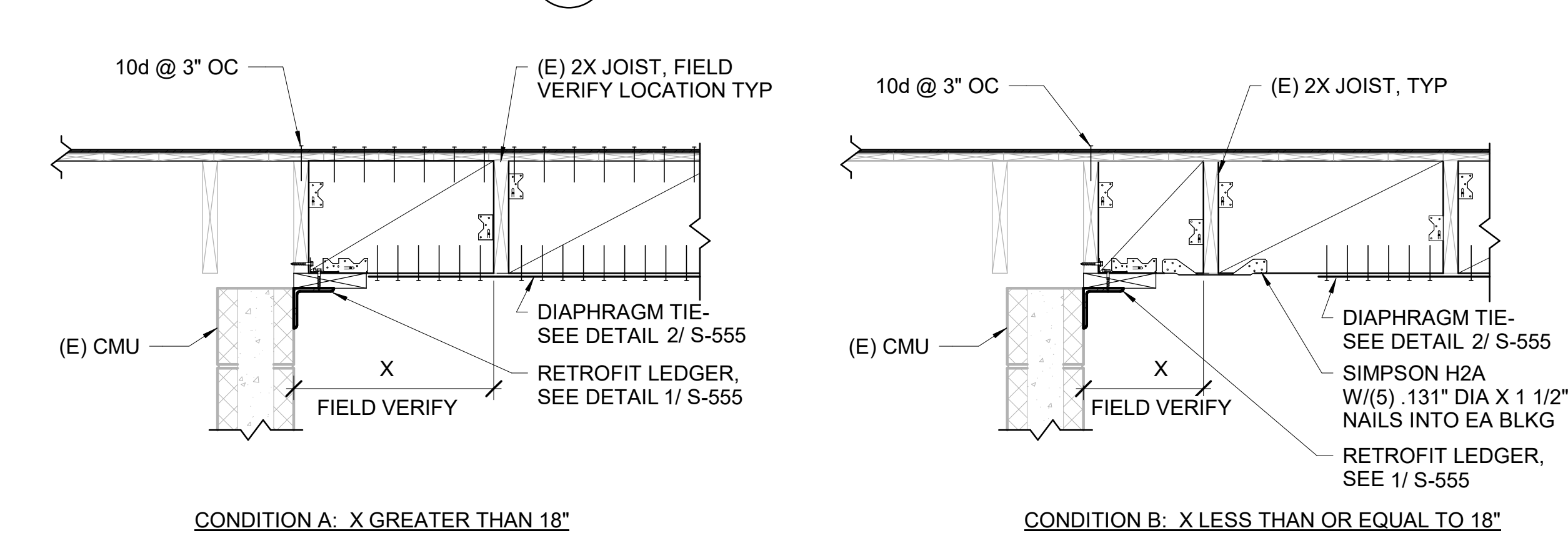


10 RETROFIT T/WALL EXTERIOR STEEL
S-555 SCALE : 1" = 1'-0"

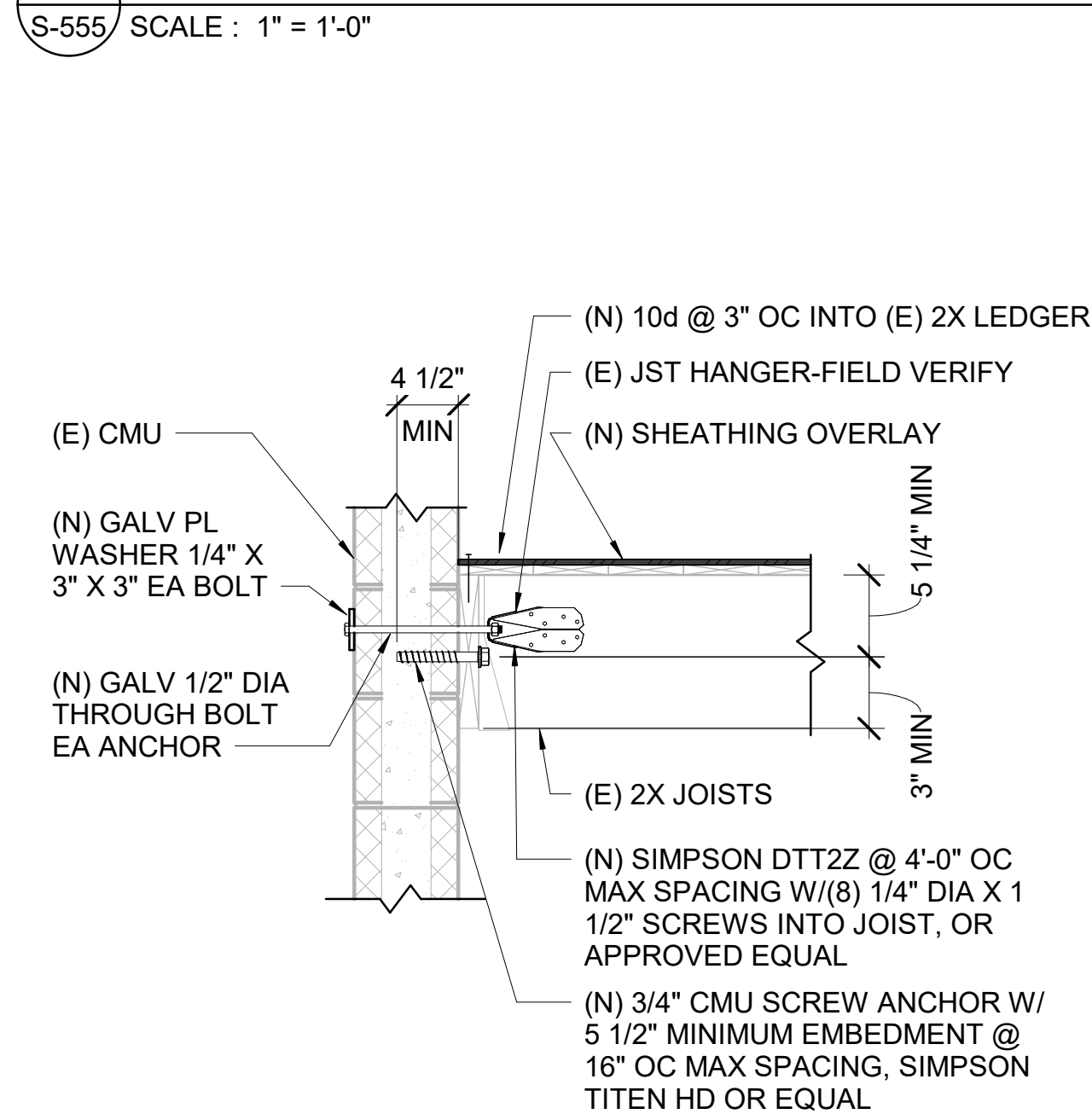


7 TYP LEDGER LOW-ROOF PARALLEL TO JST
S-555 SCALE : 1" = 1'-0"

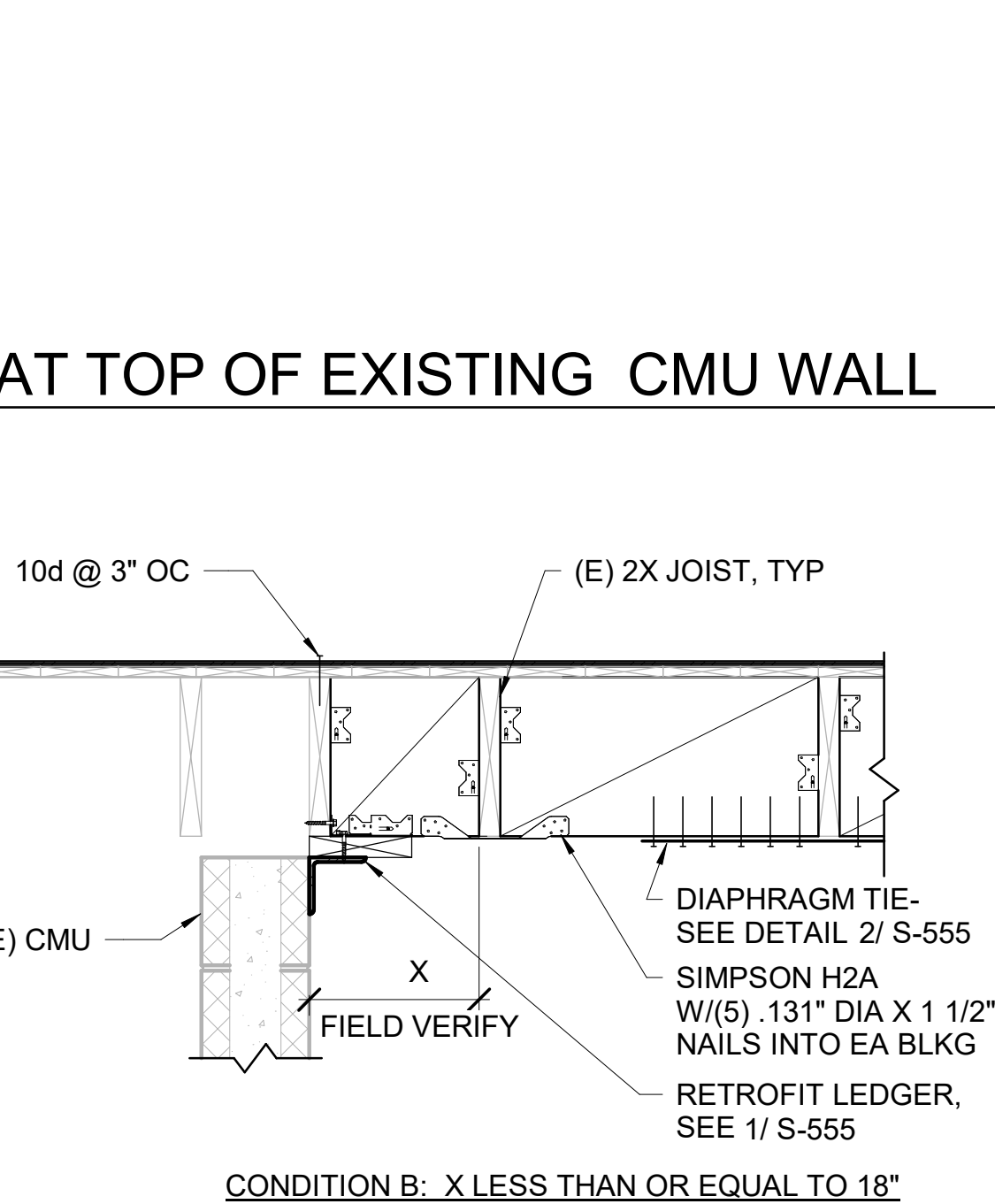
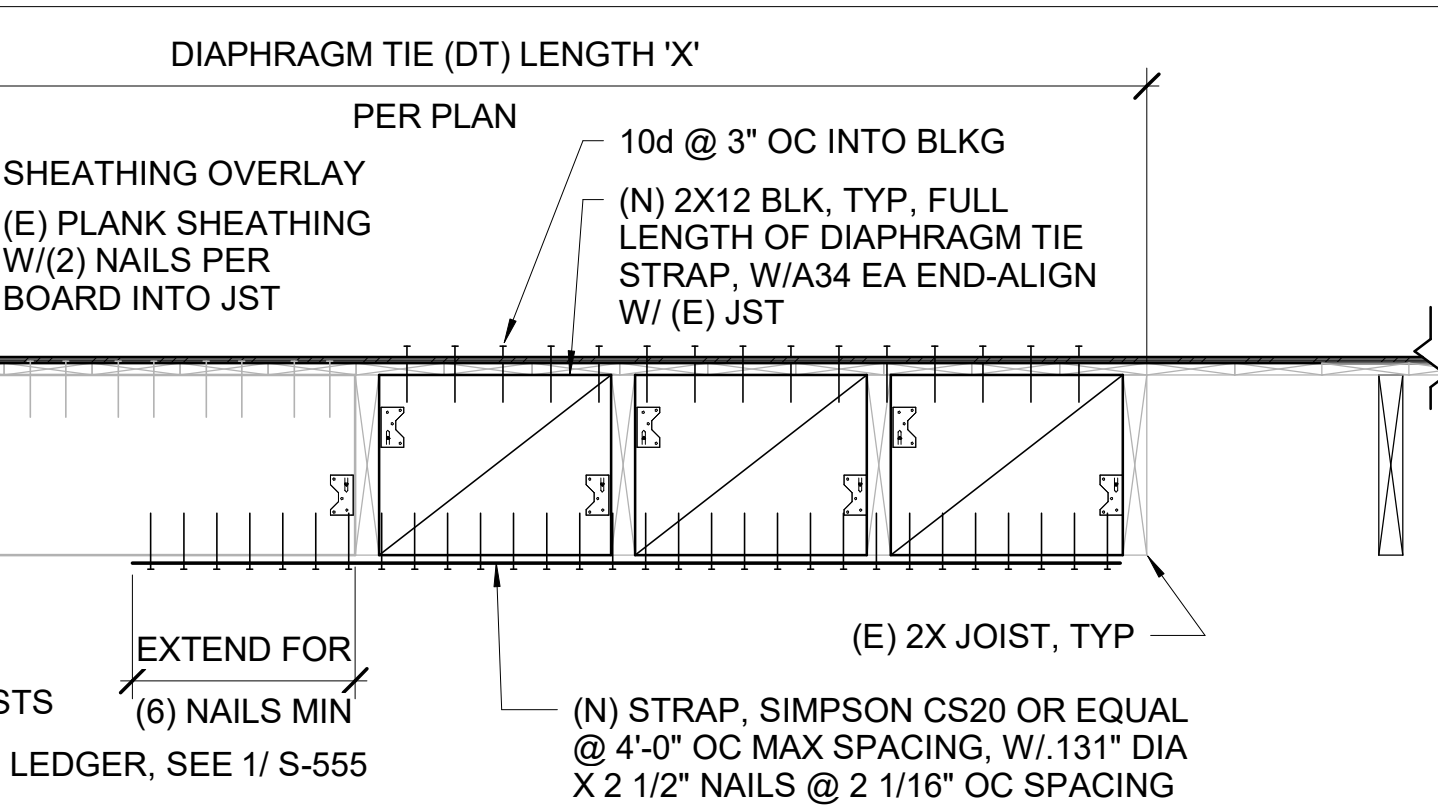
2 TYP BRACE AT TOP OF EXISTING CMU WALL
S-555 SCALE : 1" = 1'-0"



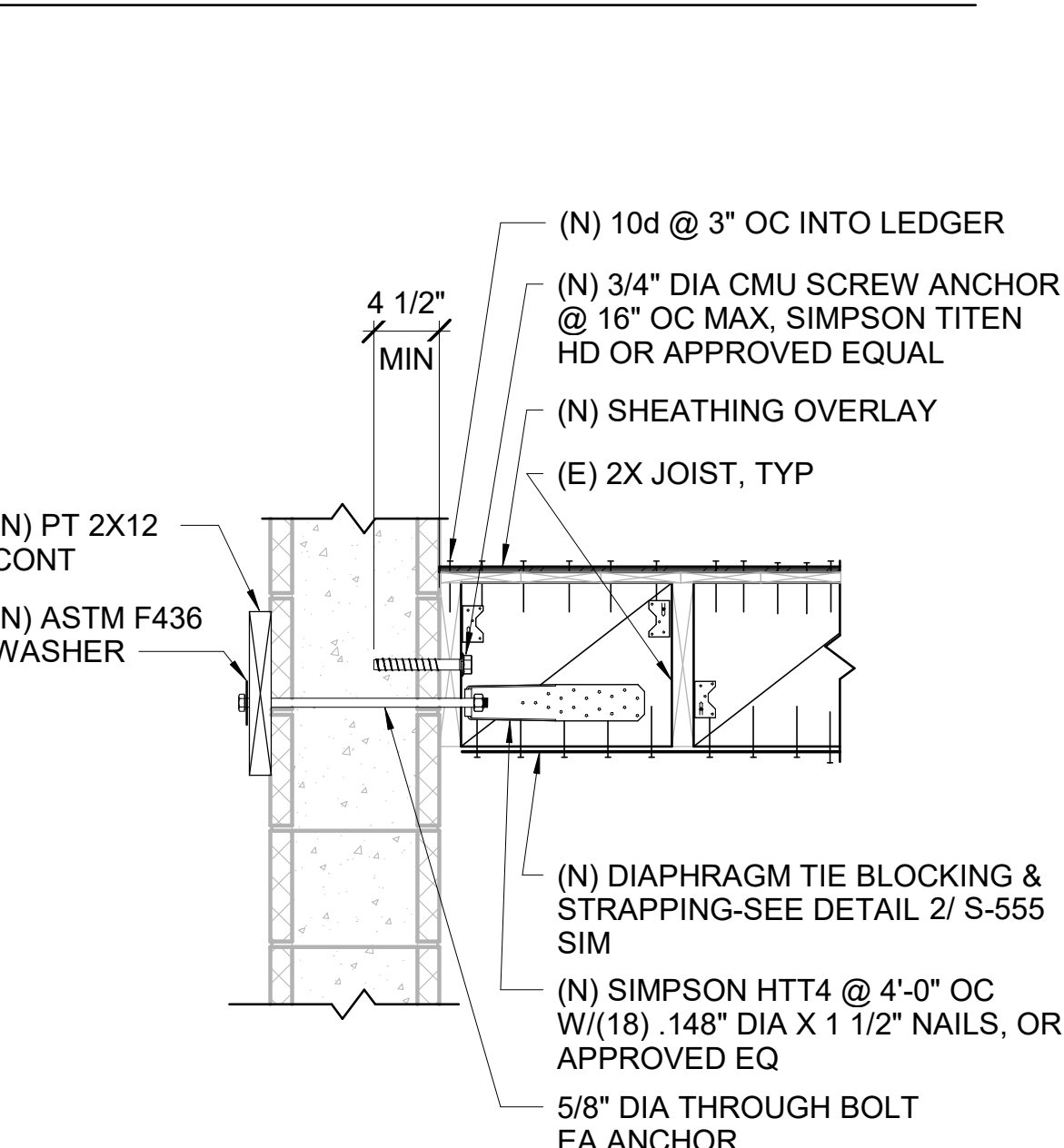
4 TYP BRACE AT TOP OF INTERIOR CMU WALL PARALLEL TO JOIST
S-555 SCALE : 1" = 1'-0"



6 TYP LEDGER LOW ROOF PERP TO JST
S-555 SCALE : 1" = 1'-0"

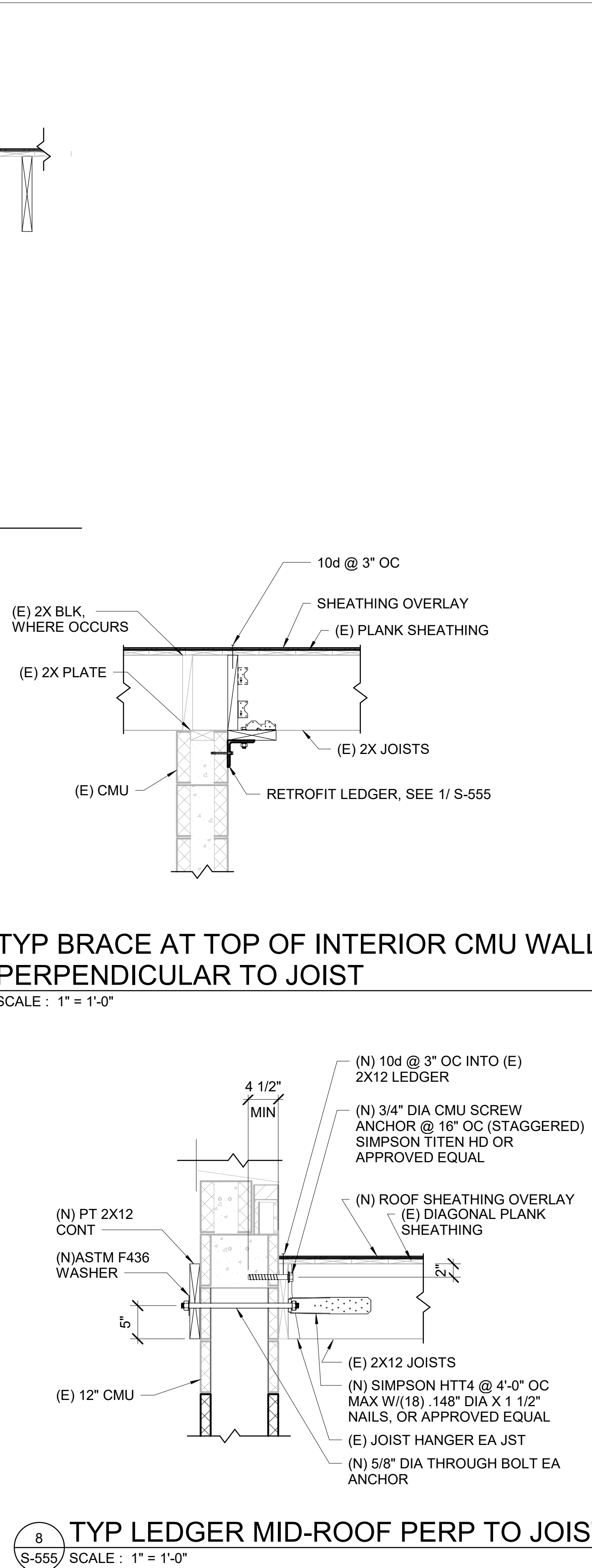


5 TYP BRACE AT TOP OF INTERIOR CMU WALL PERPENDICULAR TO JOIST
S-555 SCALE : 1" = 1'-0"

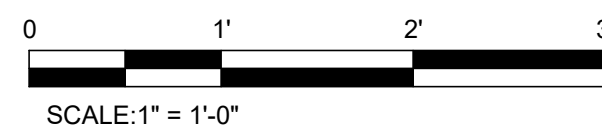


9 TYP LEDGER MID-ROOF PARALLEL TO JST
S-555 SCALE : 1" = 1'-0"

PERMIT SET

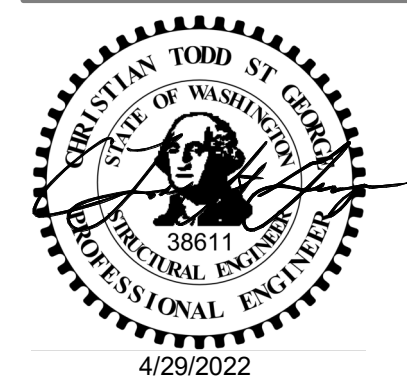


8 TYP LEDGER MID-ROOF PERP TO JOIST
S-555 SCALE : 1" = 1'-0"



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ROOF FRAMING DETAILS

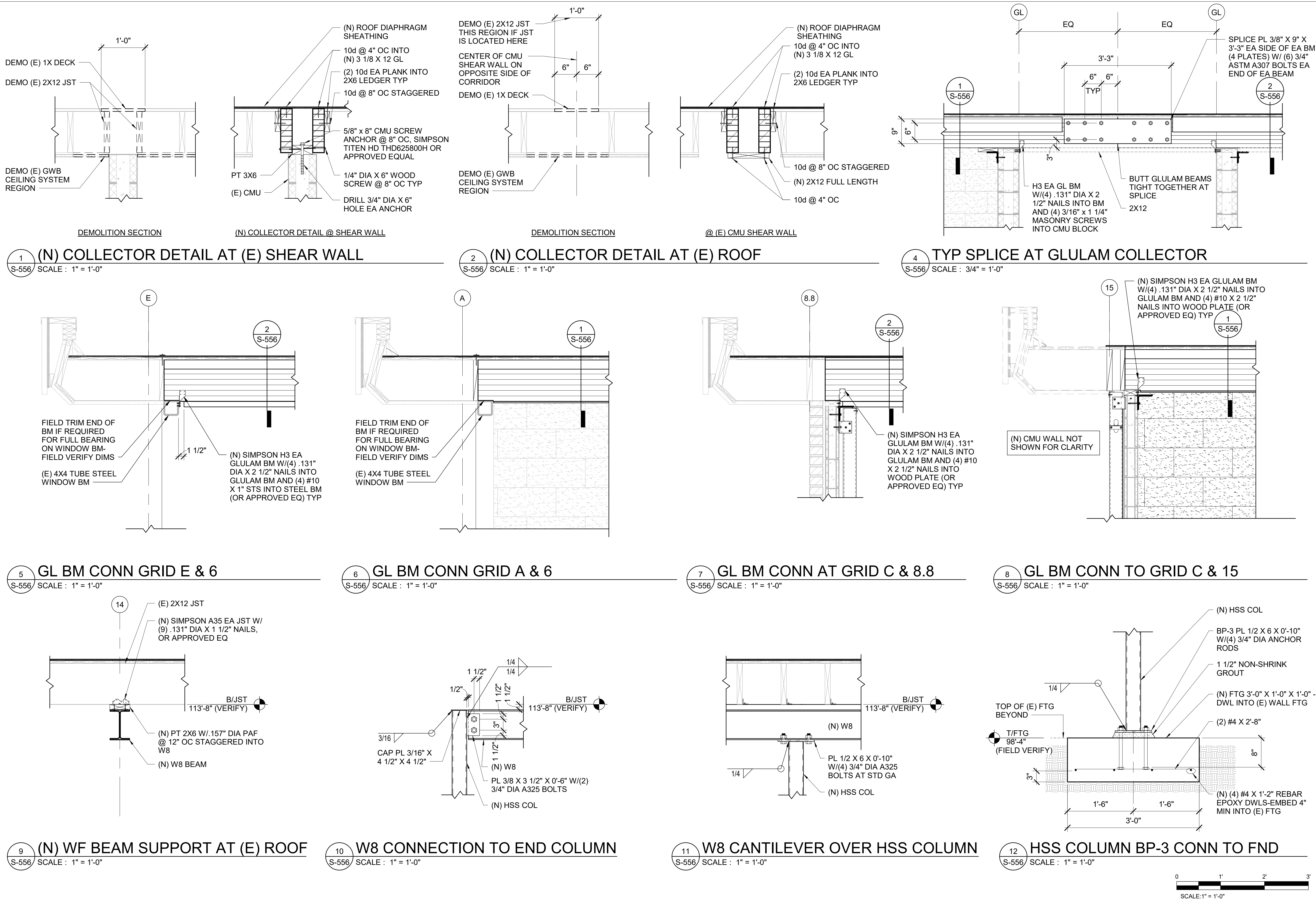
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Project No.:	21024
Designed By:	CTS
Drawn By:	DJH
Checked By:	ABC

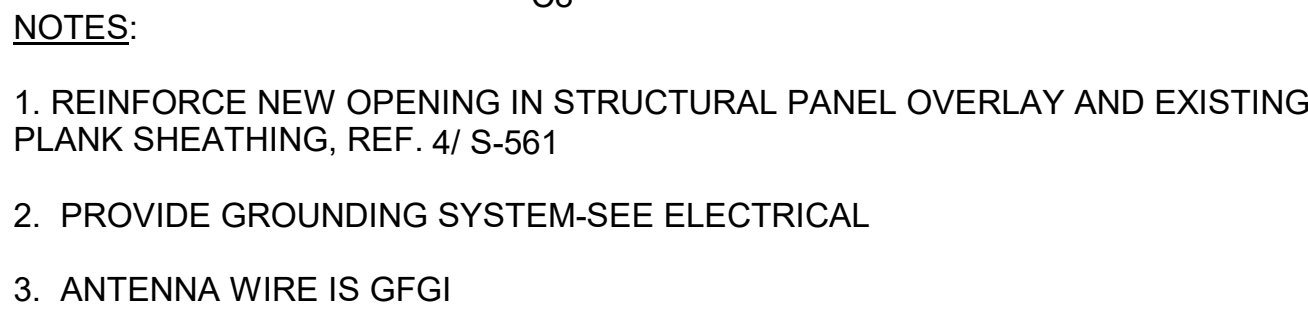
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2219 M AVENUE, ANACORTES, WA

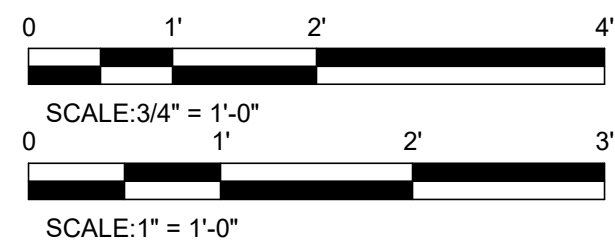
ROOF FRAMING DETAILS

S-556

Sheet Size: 22" x 34"
Page 109 of 246



1 ANTENNA MAST ELEVATION
S-561 SCALE : 3/4" = 1'-0"

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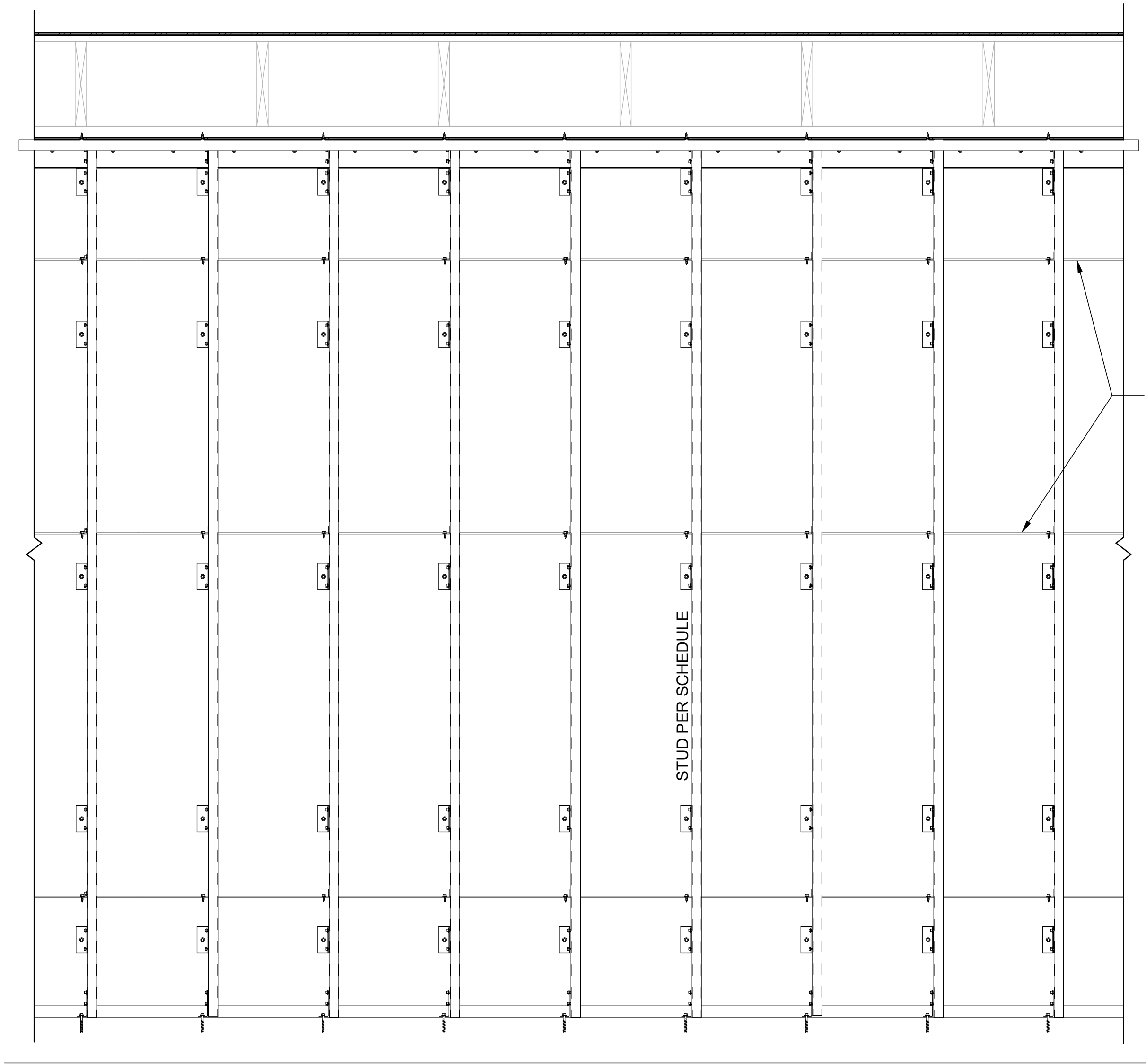
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ROOF FRAMING DETAILS

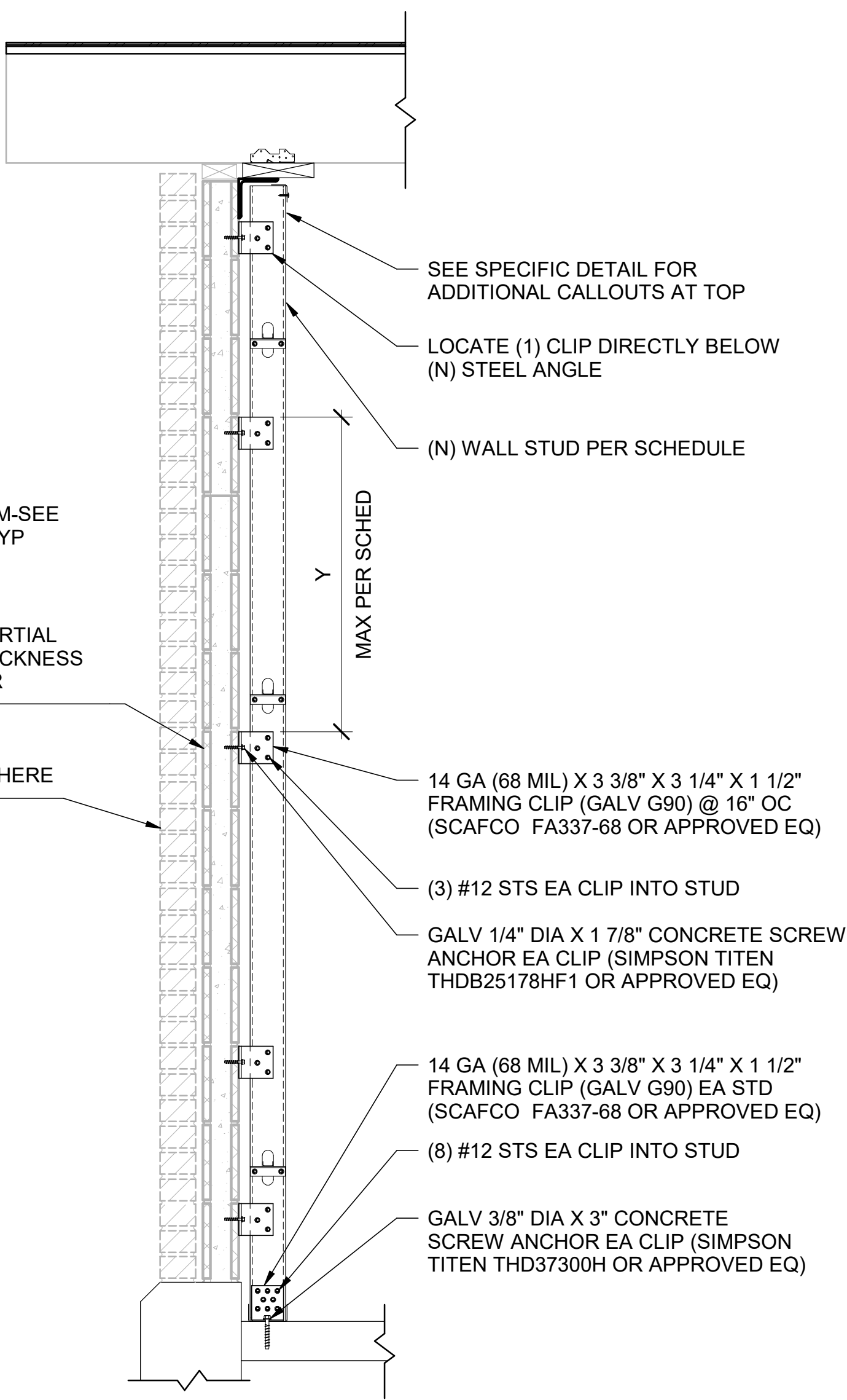
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ELEVATION



SECTION

OUT-OF-PLANE WALL STRONGBACK WALL REINFORCING SCHEDULE			
MARK	STUD TYPE	CLIP ANGLE SPACING "Y" (IN)	COMMENTS
SB-1	362S137-54 @ 16" OC	24"	
SB-2	362S137-54 @ 16" OC	48"	

NOTE:

1) THIS IS A TYPICAL DETAIL TO ILLUSTRATE TYPICAL OUT-OF-PLANE WALL STRENGTHENING AT (E) MASONRY WALL (WHERE INDICATED ON THE PLAN), AND DOES NOT EXACTLY REPLICATE ANY SINGLE WALL LOCATION. SEE SPECIFIC ROOF AND WALL DETAILS FOR ADDITIONAL CALLOUTS AT SPECIFIC LOCATIONS.

2) "SB-x" INDICATES STRONGBACK CFS WALL TYPE "x". OUT-OF-PLANE WALL STRENGTHENING IS ONLY REQUIRED WHERE INDICATED ON PLAN OR ELEVATION BY SYMBOL.

1

S-601

TYP (N) CFS STRONGBACK WALL AT (E) CMU WALL

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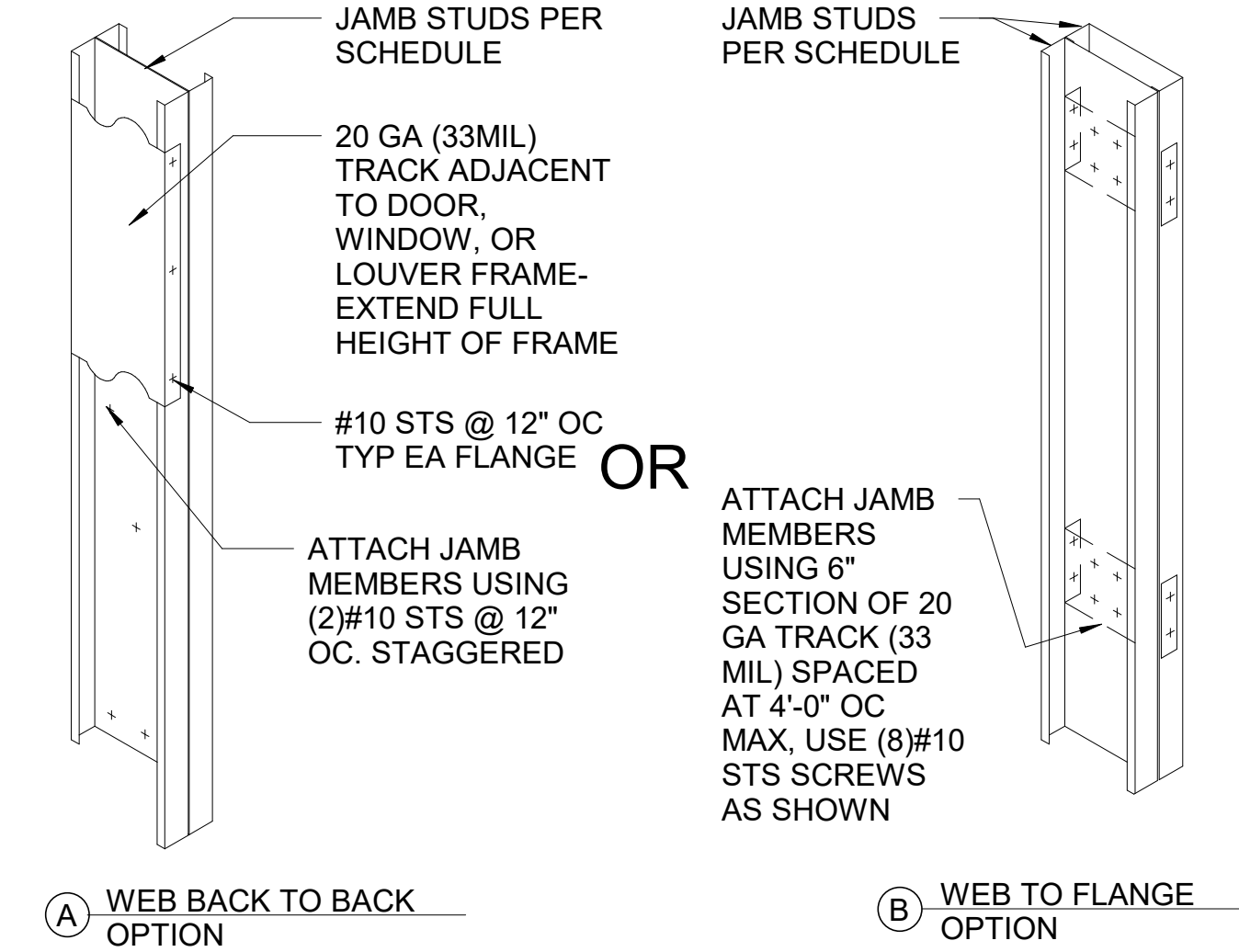
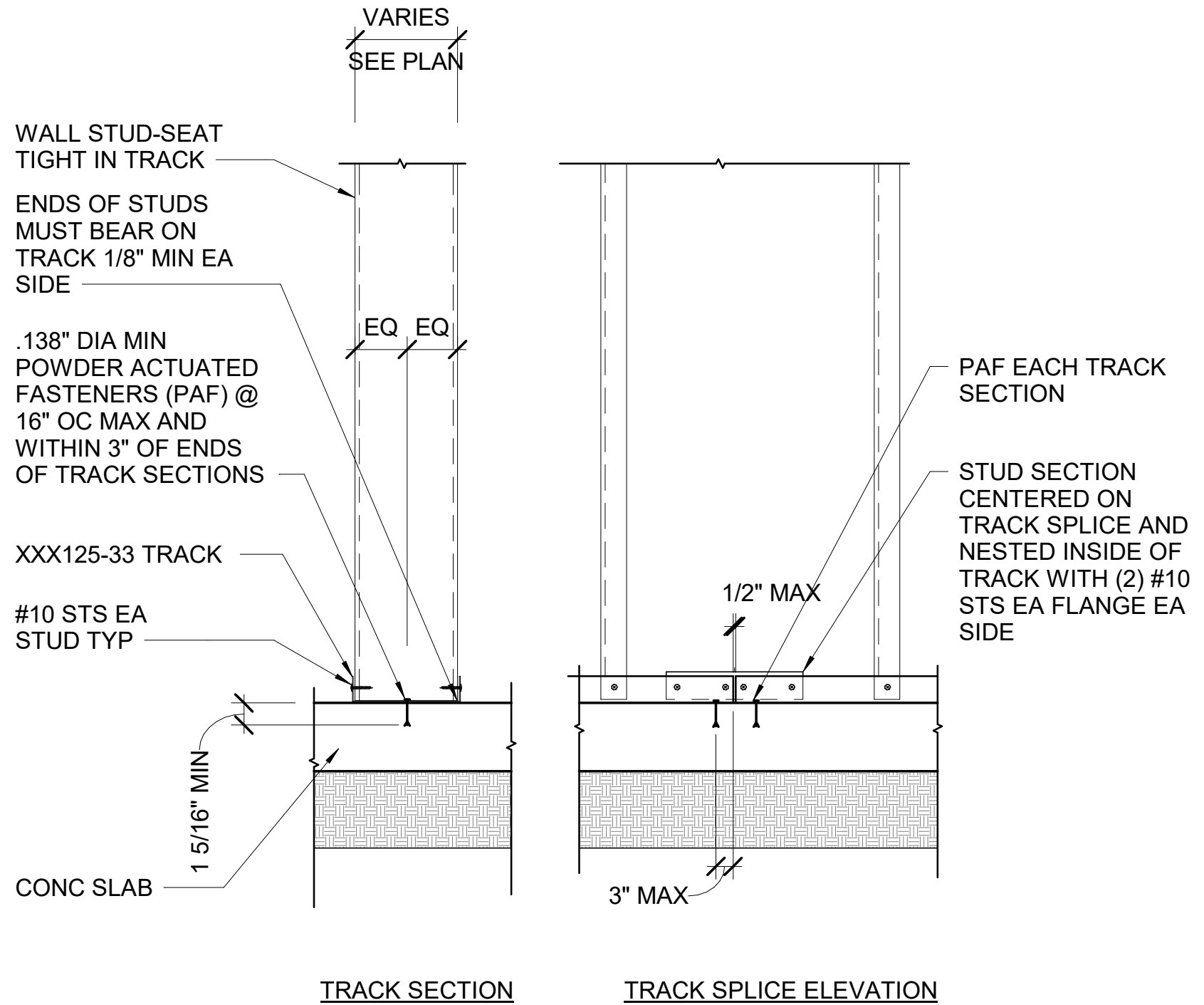
STRUCTURAL CFS FRAMING
DETAILS

S-601

NON-BEARING INTERIOR STEEL STUD FRAMING SCHEDULE:				
TYPE	MAX UNBRACED LENGTH		DESIGN PRESSURE [PSF]	STUD SIZE AND SPACING
	(L/240) DEFL	(L/360) DEFL		
3 5/8" X 25 GA	12'-5"	10'-10"	5 PSF	(1) 362S125-18 @ 16" OC
3 5/8" X 20 GA	15'-6"	13'-6"	5 PSF	(1) 362S125-33 @ 16" OC
6" X 22 GA	22'-4"	19'-6"	5 PSF	(1) 600S125-27 @ 16" OC

NOTES:

- THE STUD REQUIREMENTS IN THIS TABLE ARE MINIMUM REQUIREMENTS, AND SUPPLEMENT INFORMATION THAT IS SHOWN IN OTHER AREAS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BID, PROVIDE, AND INSTALL HEAVIER GAGE STUDS THAN INDICATED IN THIS FRAMING SCHEDULE WHERE HEAVIER GAGE STUDS ARE INDICATED IN OTHER LOCATIONS IN THE CONTRACT DOCUMENTS.
- IN NO CASE SHALL THE UNBRACED STUD LENGTH OF ANY INTERIOR STUD EXCEED THE MAXIMUM UNBRACED LENGTH INDICATED IN THE TABLE.
- STUDS WHICH SUPPORT CERAMIC OR STONE TILE FINISH, CABINETS, CASEWORK, AND OTHER WALL-MOUNTED FIXTURES WEIGHING 30 LBS OR MORE SHALL BE 20 GA (33 MIL) MINIMUM THICKNESS.
- STUDS WITH TILE FINISH SHALL HAVE UNBRACED LENGTH SPANS LIMITED TO L/360 DEFLECTION MAXIMUM. OTHER WALLS WITH MORE FLEXIBLE WALL FINISH SHALL HAVE UNBRACED SPANS LIMITED TO L/240 MAXIMUM.
- THE MINIMUM YIELD STRENGTH $F_y = 33$ KSI MINIMUM UNLESS NOTED OTHERWISE. STUDS WITH 16 GAGE AND HEAVIER HAVE $F_y=50$ KSI MINIMUM
- THE INDICATED MAXIMUM UNBRACED LENGTHS ARE BASED UPON NON-COMPOSITE WALL SYSTEMS.
- PROVIDE SUPPLEMENTAL COLD-FORMED METAL FRAMING ENGINEERING AND SHOP DRAWINGS IN ACCORDANCE WITH SPECIFICATION 05 XX XX



- NOTES:
- 2-JAMB STUD CONDITION SHOWN-SIM AT 3 AND 4 JAMB STUD CONDITIONS WHERE CONDITIONS A AND B CAN BE COMBINED

1 S-611 INTERIOR CFS STUD SCHEDULE

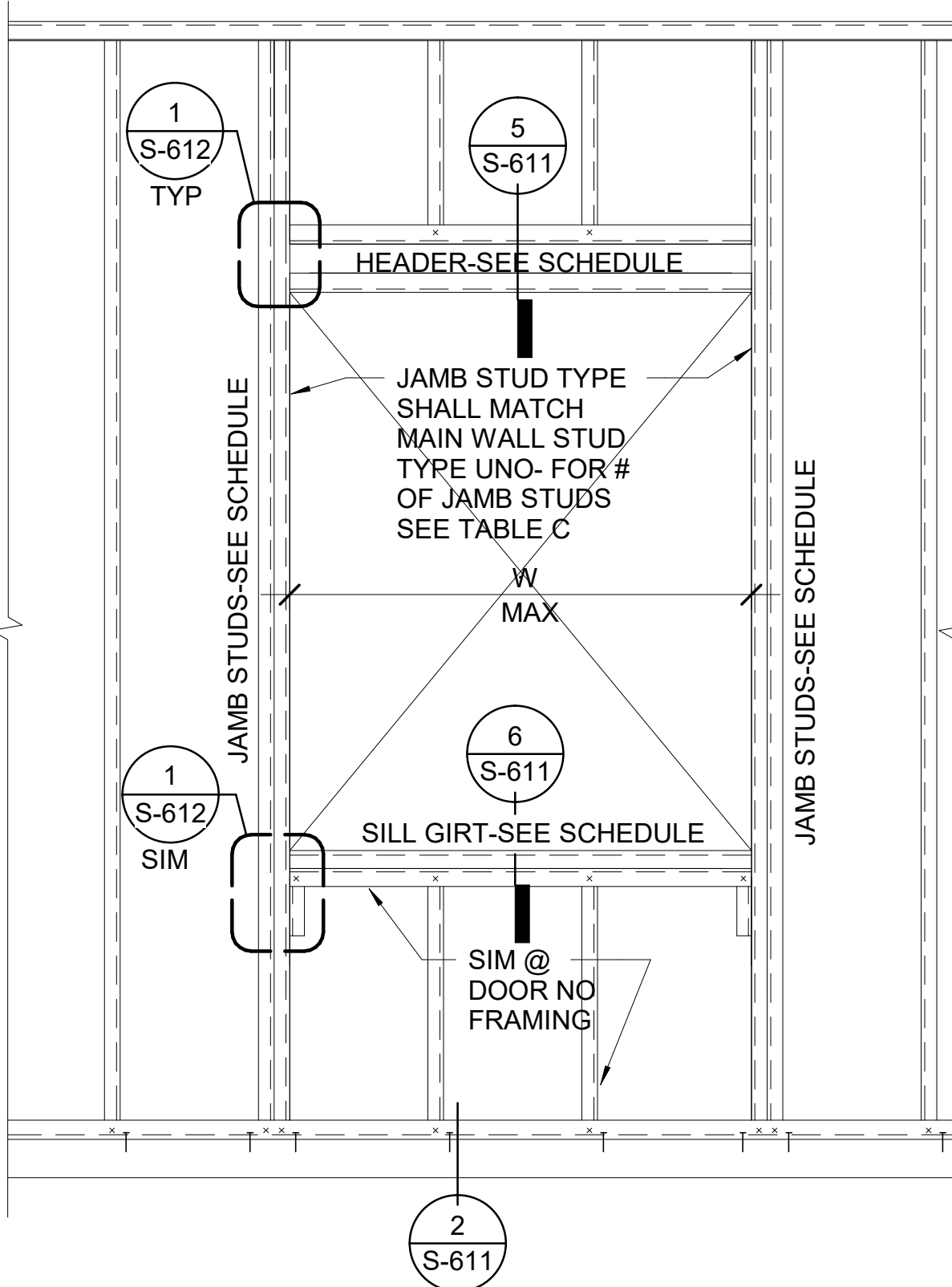
NTS

2 S-611 TYP BASE TRACK ATTACHMENT TO SLAB

NTS

3 S-611 TYP BUILTUP CFS JAMB STUDS

NTS



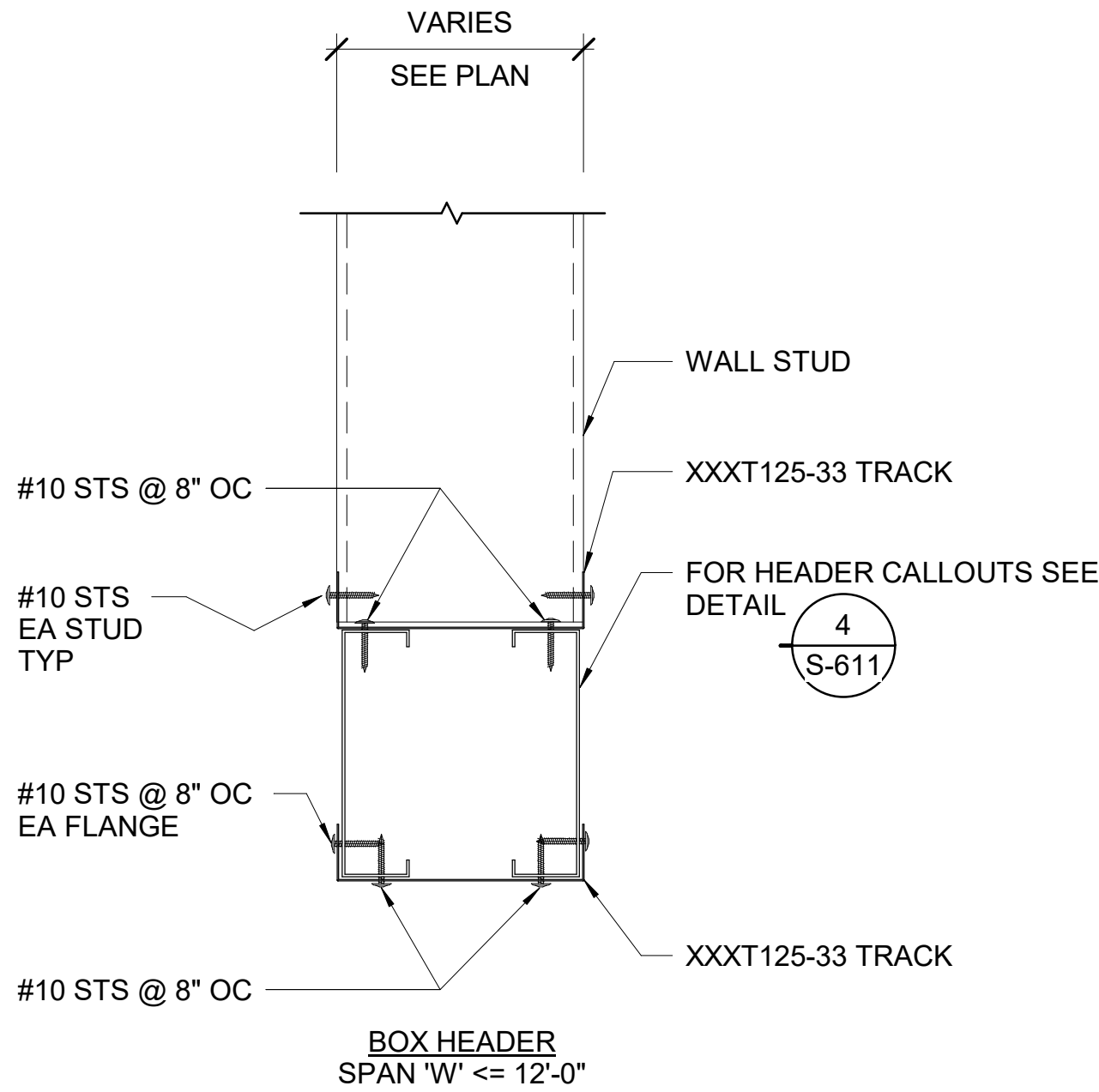
4 S-611 TYP CFS WALL OPENING FRAMING

NTS

INTERIOR NON-STRUCTURAL WINDOW/DOOR JAMB AND GIRT SCHEDULE			
W (FT)	MIN # OF JAMB STUDS EA SIDE ⁽²⁾	GIRT BELOW OPENING ⁽³⁾	HEADER ABOVE OPENING ⁽³⁾
3'-0"	[1]	(1) XXXT200-33	(1) XXXT200-33
4'-0"	[2]	(1) XXXT200-33	(1) XXXT200-33
6'-8"	[3]	(1) XXXT200-33 + (1) XXXS125-33	(2) 600S125-33 + (2) XXXT125-33
10'-8"	[4]	(1) XXXT200-33 + (2) XXXS125-33	(2) 600S125-33 + (2) XXXT125-33

NOTES:

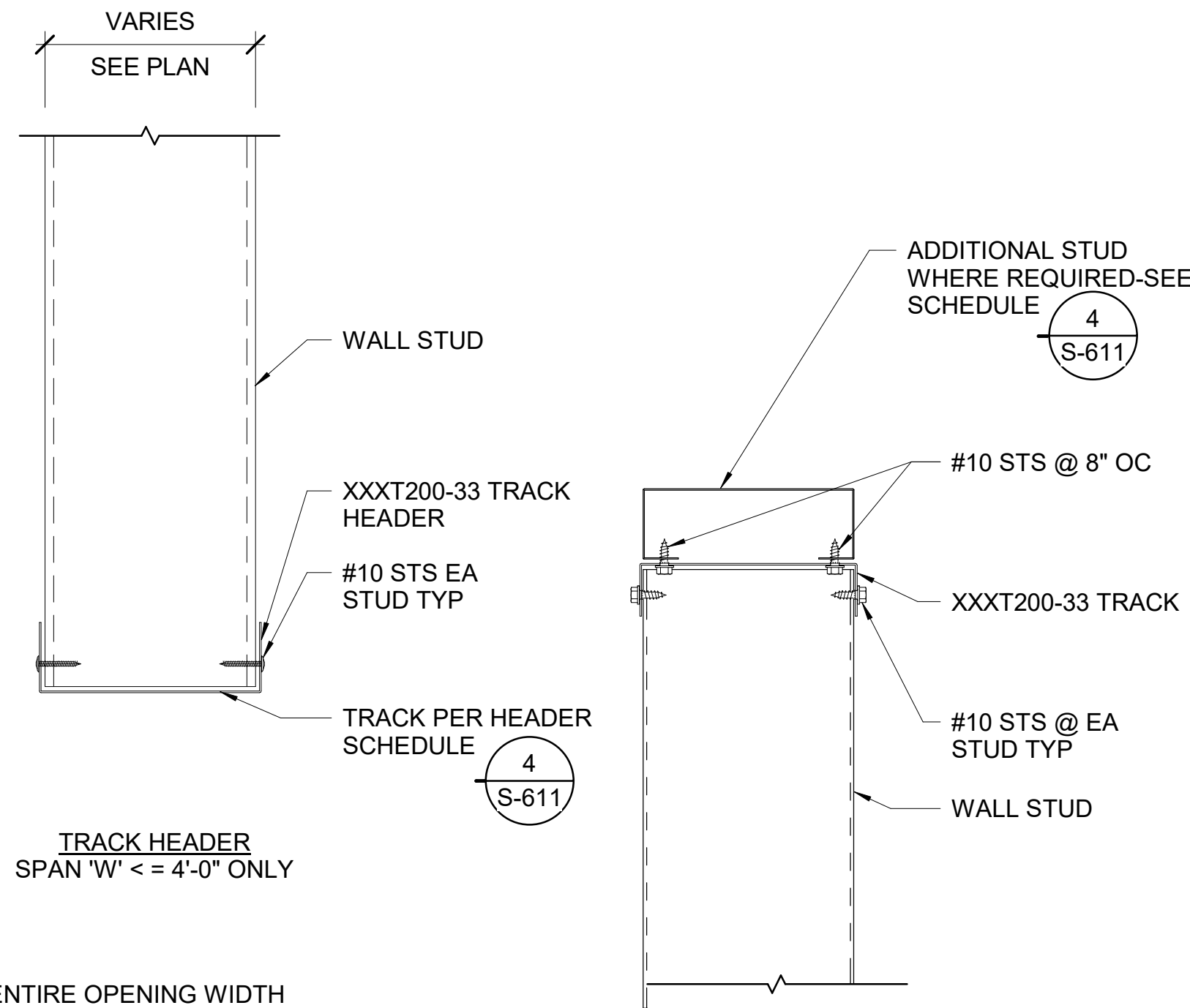
- SEE WALL TYPES ON A-601 AND DETAIL 1/ S-611 FOR INTERIOR WALL STUD SIZES UNO.
- ALL MULTIPLE BUILT-UP JAMBS AND GIRTS SHALL BE ATTACHED TOGETHER TO FORM AN INTEGRAL FRAMING MEMBER. SEE DETAIL 3/ S-611
- "XXX" SHALL BE 362 AT 3 5/8" WIDE STUDS, 400 AT 4" STUDS, 600 AT 6" STUDS, 800 AT 8" STUDS, AND 1000 AT 10" STUDS. SEE ARCH WALL SCHEDULE FOR STUD THICKNESS



- NOTES:
- ALL HEADER MEMBERS AND TRACKS SHALL BE CONTINUOUS ACROSS ENTIRE OPENING WIDTH

5 S-611 TYP CFS HEADER

NTS



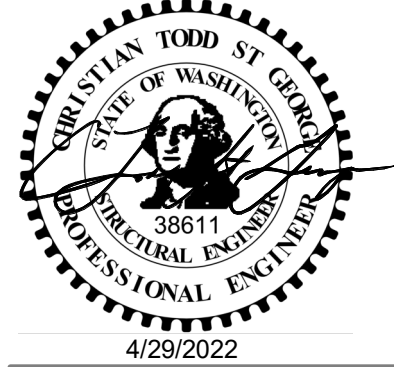
6 S-611 TYP CFS SILL GIRT

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NON-STRUCTURAL CFS FRAMING
DETAILS

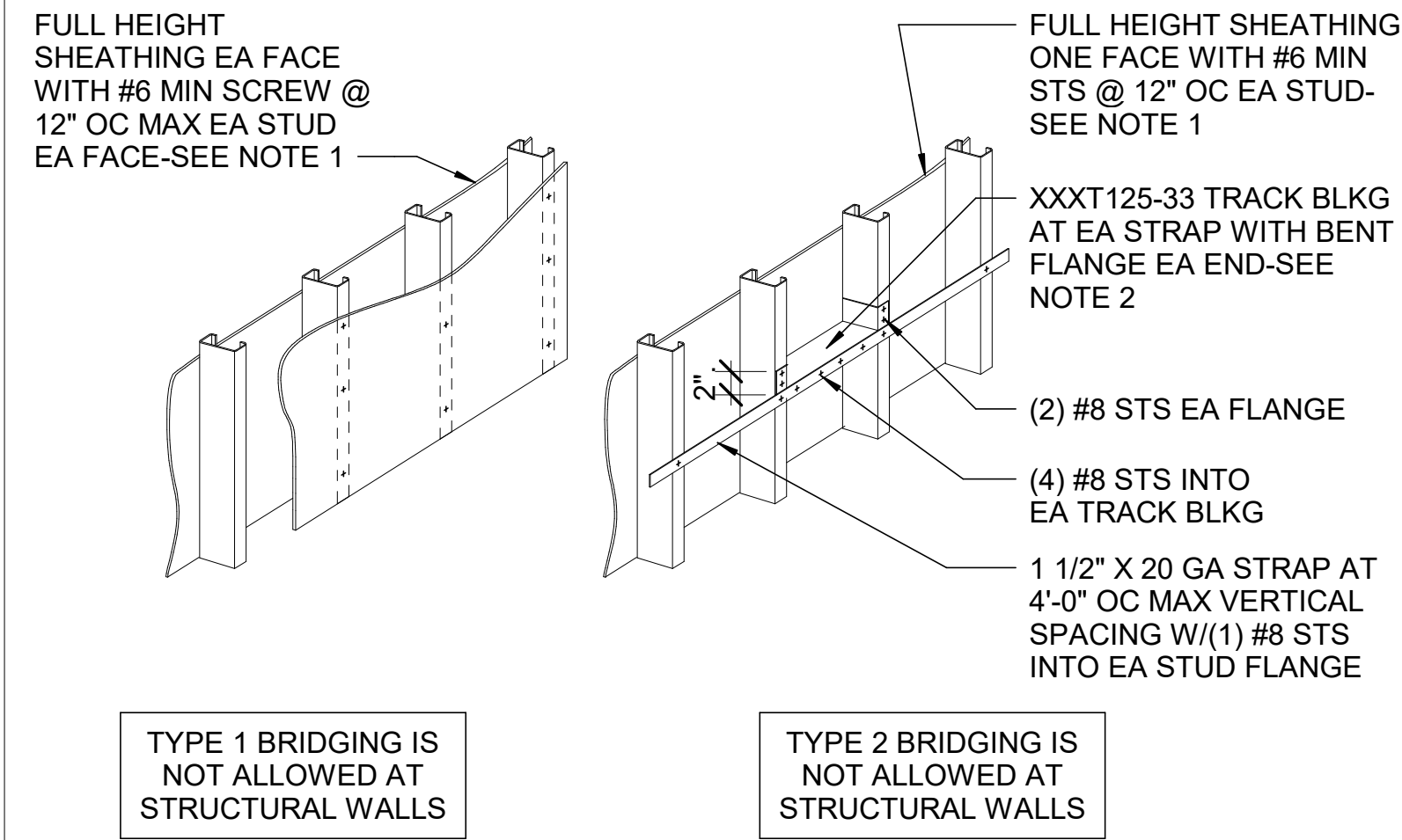
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1 TYP HEADER CONN TO JAMB STUDS



TYPE 1: SHEATHING BOTH FACES OF WALL

TYPE 2: SHEATHING ON ONE-FACE AND STRAPPING ON OPPOSITE FACE

TYPE 3: STRAPPING ON BOTH SIDES OF WALL WITH BLOCKING

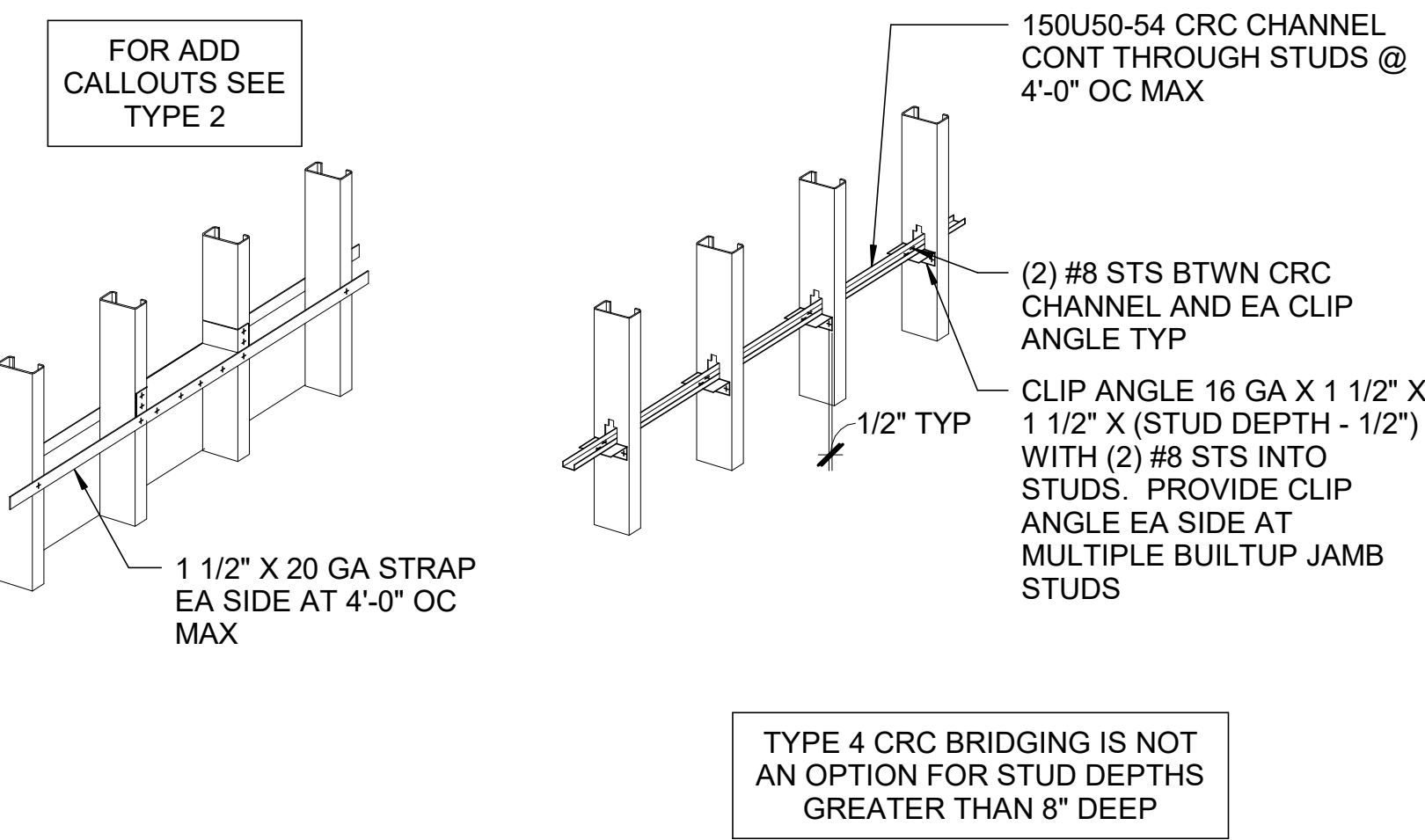
NOTES:

- IN ORDER FOR WALL SHEATHING TO QUALIFY AS LATERAL RESTRAINT FOR TYPES 1 OR TYPE 2 BRIDGING, THE SHEATHING MUST BE GYPSUM WALL BOARD, GYPSUM SHEATHING, PLYWOOD, OR ORIENTED STRAND BOARD ONLY
- TRACK BLOCKING FOR TYPE 2 AND TYPE 3 BRIDGING SHALL BE INSTALLED AT 8'-0" OC MAXIMUM SPACING HORIZONTALLY. IN ADDITION, THERE WILL BE AT LEAST ONE TRACK BLOCKING ANCHOR AT EACH STRAP. PROVIDE ADDITIONAL TRACK BLOCKING EACH SIDE OF DISCONTINUOUS STRAPS.
- USE ONLY TYPE 3 OR TYPE 4 BRIDGING AT LOAD-BEARING STUD WALLS. LOAD BEARING WALLS ARE DEFINED AS WALLS THAT SUPPORT THE WEIGHT OF FLOORS, ROOFS, OR MEZZANINES. TYPE 1 AND TYPE 2 BRIDGING ARE NOT PERMITTED AT LOAD-BEARING WALLS.
- ALL HORIZONTAL STRAPS SHALL BE TENSIONED TIGHT BEFORE SCREWING INTO THE STUDS.
- STRUCTURAL WALLS ARE DEFINED AS CMU STRONGBACK WALLS - SEE DETAIL 1/ S-601

4 TYP CFS WALL STUD BRIDGING

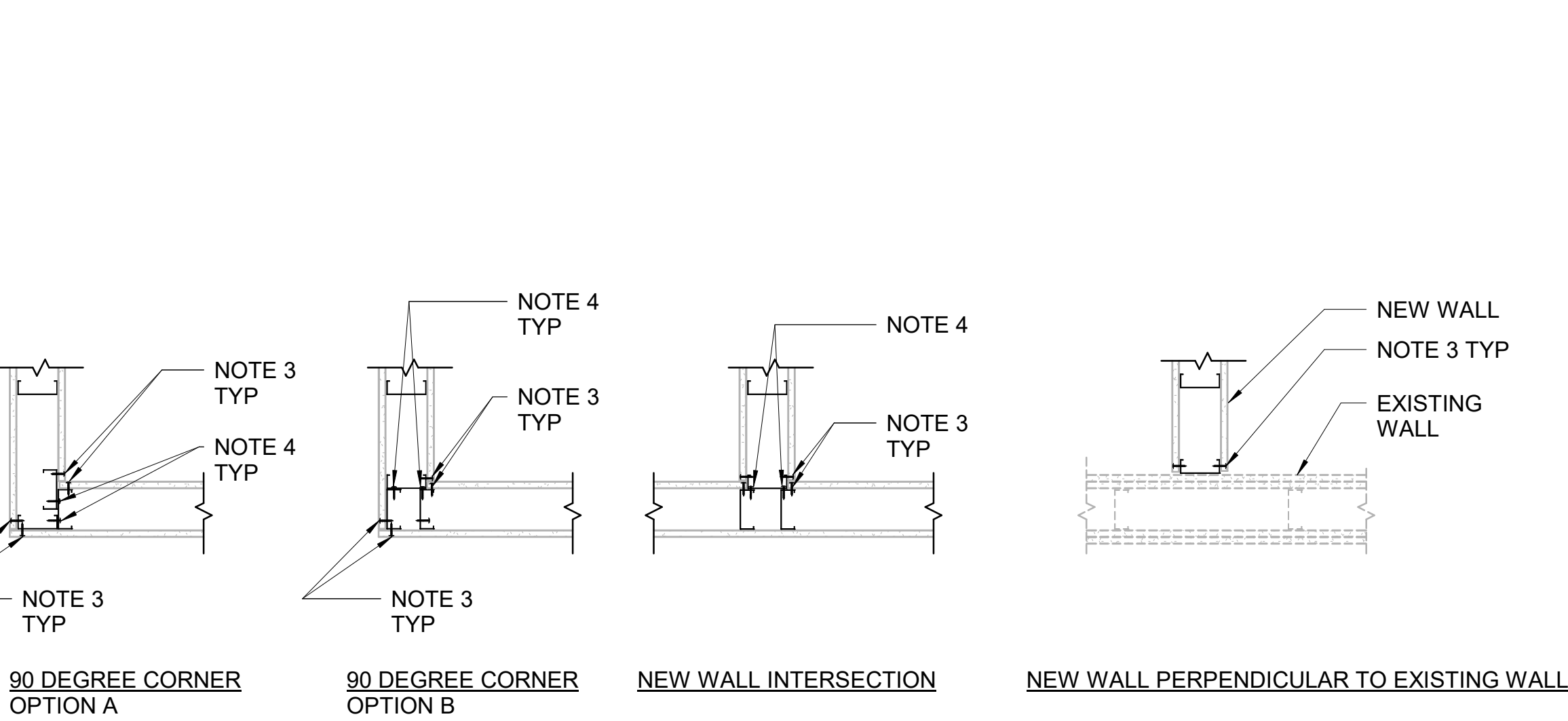
S-612 NTS

2 TYP ALLOWABLE PENETRATION THROUGH CFS FRAMING



TYPE 4: CRC WITH CLIP ANGLES

3 TYP CFS CEILING FRAMING DETAIL



NOTES:

- THE STUD SIZE AND SHEATHING SHOWN ARE EXAMPLES ONLY, AND ARE NOT INTENDED TO EXACTLY REPLICATE ANY SINGLE LOCATION. THE ACTUAL STUD SIZE AND SHEATHING REQUIREMENTS VARY DEPENDING UPON LOCATION, AS INDICATED ON THE ARCHITECTURAL/STRUCTURAL PLANS AND WALL SCHEDULES.
- UNLESS NOTED OTHERWISE, FRAMING SHALL CONFORM TO ASTM C645 "STANDARD SPECIFICATION FOR NON-STRUCTURAL STEEL FRAMING MEMBERS" TYP
- "EDGE SCREW" - #6 MIN DRYWALL SCREW @ 6" OC TYP
- ATTACH STUDS TOGETHER WITH #6 MIN STS @ 12" OC FULL HEIGHT

6 TYP CFS STUD FRAMING AT WALL INTERSECTION

S-612 NTS



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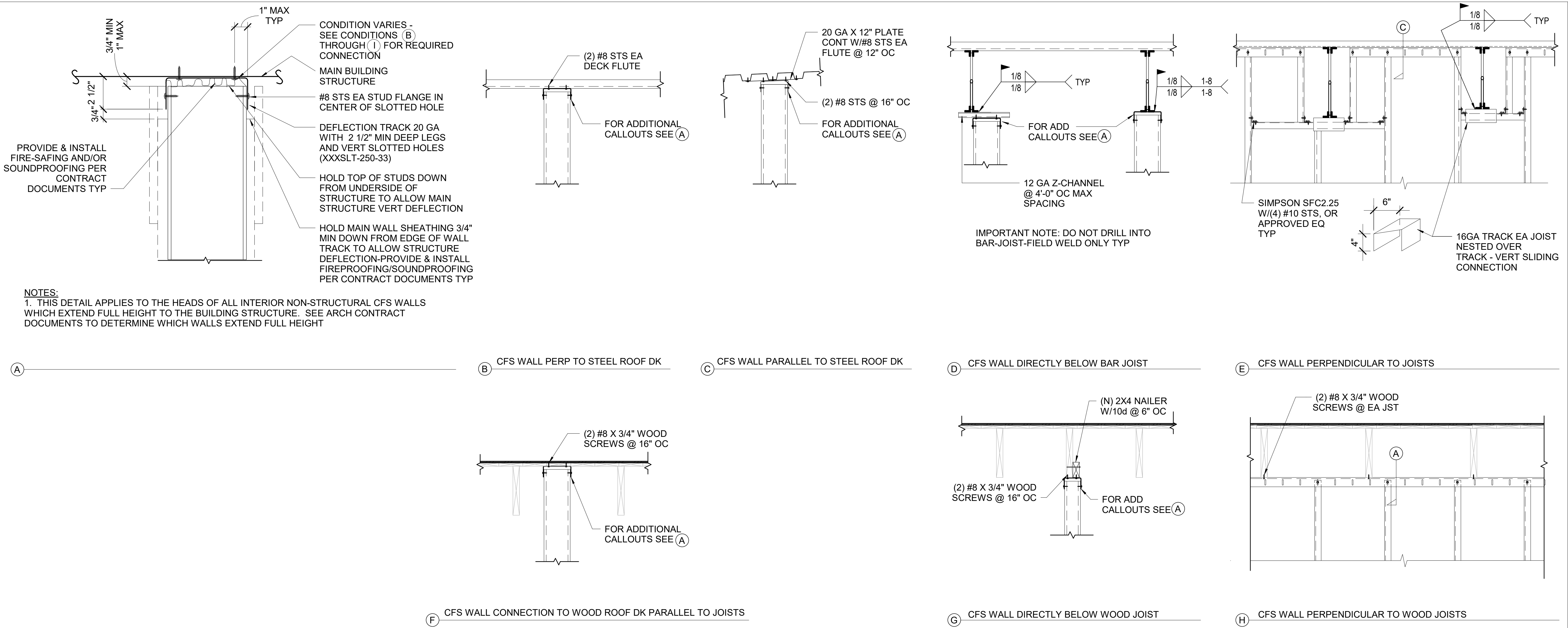
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NON-STRUCTURAL CFS FRAMING
DETAILS

S-612

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TYP DEFLECTION TRACK AT HEAD OF INTERIOR METAL STUD WALLS THAT EXTEND FULL HEIGHT TO THE BUILDING STRUCTURE

1
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DETAILS

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Page 114 of 246

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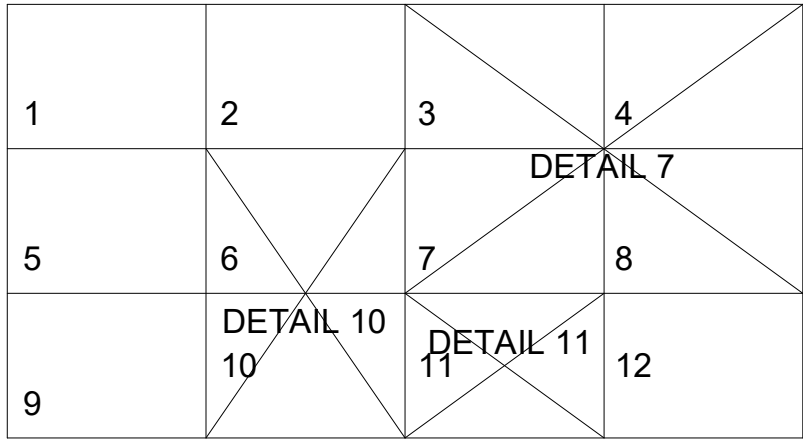
ABBREVIATIONS

AB	ANCHOR BOLT, AIR BARRIER	HM	HOLLOW METAL
ACOUSTIC	ACOUSTICAL	HORIZ	HORIZONTAL
ACT	ACOUSTICAL CEILING TILE	HT	HEIGHT
AFF	ABOVE FINISHED FLOOR	HW, HDWR	HARDWARE
AHU	AIR HANDLING UNIT	HYD	HYDRAULIC
AIB	AIR INFILTRATION BARRIER		
ALUM	ALUMINUM	IJ	ISOLATION JOINT
ARCH	ARCHITECT (URAL)	INSUL	INSULATION
AT/FP	ANTI-TERRORISM FORCE PROTECTION	INT	INTERIOR(S)
A/V	AUDIO VISUAL	IP	INTERIOR PAINT
		IT	INFORMATION TECHNOLOGY
BD	BOARD	JAN	JANITOR
		JST	JOIST
BLDG	BUILDING	JT	JOINT
BLKG	BLOCKING		
BOT	BOTTOM	LCK	LOCKER
BRK	BREAK	LIB	LIBRARY
		LLH	LONG LEG HORIZONTAL
CBB	CEMENTITIOUS BACKER BOARD	LLV	LONG LEG VERTICAL
		LRN	LEARNING
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	M	METERS
CG	CORNER GUARD	MAT	MATERIAL
CI, C.I.	CONTINUOUS INSULATION	MAX	MAXIMUM
CIP	CAST IN PLACE CONCRETE	MB	MOISTURE BARRIER
CIRC	CIRCULATION	MBH	MOP AND BROOM HOLDER
CJ	CONTROL JOINT	MECH	MECHANIC (AL)
CLG	CEILING	MEP	MECHANICAL, ELECTRICAL, PLUMBING
CLR	CLEAR (ANCE)	MET, MTL	METAL
CT	CERAMIC TILE	MFR	MANUFACTURER
CNTR	CENTER	MG	MIRROR, GLASS
COL	COLUMN	MIN	MINIMUM
COMM	COMMUNICATIONS	MM (mm)	MILLIMETERS
CONC	CONCRETE	MO	MASONRY OPENING
CONT	CONTINUOUS OR CONTINUE	MR	MIRROR
COORD	COORDINATE	MTD	MOUNTED
CMU	CONCRETE MASONRY UNIT	N	NORTH
CPT	CARPET	NE	NORTHEAST
CR	CHAIR RAIL	NIC	NOT IN CONTRACT
		NO	NUMBER
DBL	DOUBLE	NTS	NOT TO SCALE
DET	DETAIL	NW	NORTHWEST
DF	DRINKING FOUNTAIN		
DIA	DIAMETER		
DIM	DIMENSION		
DK	DECK	OC	ON CENTER (S)
DS	DOWNSPOUT	OD	OUTSIDE DIAMETER,
DWG(S)	DRAWING(S)		OVERFLOW DRAIN
DW	DISHWASHER	OFCI	OWNER FURNISHED,
			CONTRACTOR INSTALLED
E	EAST	OFOI	OWNER FURNISHED,
EA	EACH		OWNER INSTALLED
EJ	EXPANSION JOINT		
ELEV	ELEVATION/ELEVATOR	OPH	OPPOSITE HAND
ELEC	ELECTRIC(AL)	OPP	OPPOSITE
EPS	EXPANDED POLYSTYRENE	OSB	ORIENTED STRAND BOARD
EPT	EXTERIOR PAINT	OTS	OPEN TO STRUCTURE
EQ	EQUAL		
EQUIP	EQUIPMENT	PCF	POUNDS PER CUBIC FOOT
EW	EACH WAY	PLAM	PLASTIC LAMINATE
EXIST, (E)	EXISTING	PERP	PERPENDICULAR
EXP	EXPOSED, EXPANDED, EXPANSION		
EXT	EXTERIOR, EXTENSION	PLYWD, PWD	PLYWOOD
		PNL	PANEL
FA	FIRE ALARM	POLY	POLYSTYRENE
FCO	FLOOR CLEAN OUT	PREFIN	PREFINISHED
FD	FLOOR DRAIN	PT	PAINT
FEC, FE	FIRE EXTINGUISHER (CABINET)	PTD WR	PAPER TOWEL DISPENSER/
FEB	FIRE EXTINGUISHER BRACKET		WASTE RECEPTACLE
FF	FINISHED FLOOR OR FACTORY FINISH	PTL	PORCELAIN TILE
FIN	FINISH (ED)	PTWD	PRESSURE TREATED WOOD
FLR	FLOOR (ING)		
FP	FIRE PROTECTION	QT	QUARRY TILE
FRTW	FIRE RETARDANT TREATED WOOD	R	RISER
FT	FLOOR TRIM	RB	RUBBER BASE
FTG	FOOTING	RC	READINESS CENTER
FOC	FACE OF CONCRETE	RCP	REFLECTED CEILING PLAN
FOM	FACE OF MASONRY	RD	ROOF DRAIN
FRZ	FREEZER	REC	RECRUIT
FURR	FURRING	REF	REFERENCE, OR REFRIGERATOR
		REQ'D	REQUIRED
GA	GAGE, GAUGE	RES	RESILIENT
GALV	GALVANIZED	REV	REVISION (S), REVISED
GB	GRAB BAR	RH	ROBE HOOK
GEJ	GUTTER EXPANSION JOINT	RM	ROOM
GL	GRID LINE	RO	ROUGH OPENING
GT	GROUT	RR	RESTROOM
GYPBD, GWB	GYPSUM WALL BOARD	RT	RUBBER STAIR TREADS
GYP	GYPSUM		

HATCH SYMBOLS

	EARTH (NATIVE GRADE OR COMPACTED FILL)		PLYWOOD
	GRAVEL		FINISH LUMBER
	PLASTER, GROUT, OR SAND		CONT. WOOD STUDS
	CONCRETE		BLOCKING
	CONCRETE MASONRY		BATT INSULATION
	CLAY MASONRY		ACOUSTICAL CEILING TILE
	METAL		RIGID INSULATION
	EXISTING (HALF-TONE)		SPRAY FOAM INSULATION

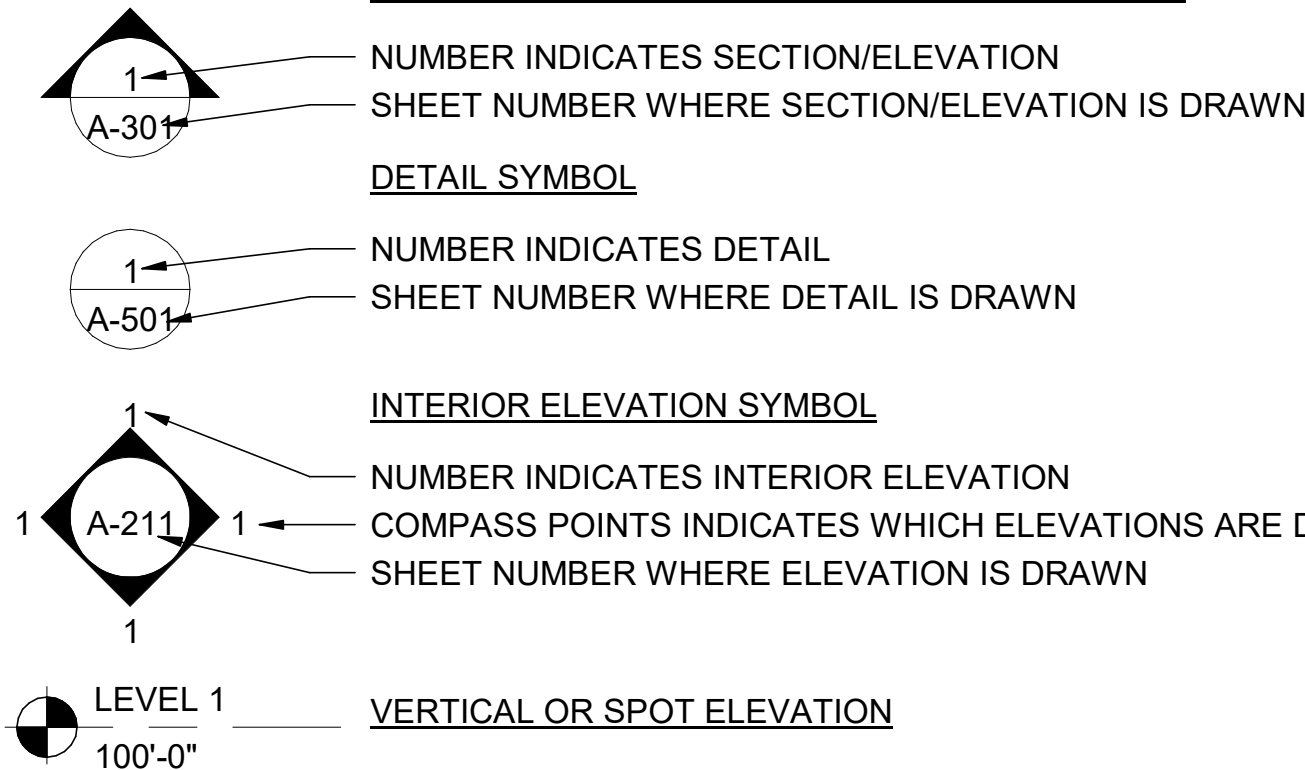
DETAIL IDENTIFICATION



- DETAIL NUMBERS ARE BASED ON LOCATION OF THE DETAIL DRAWING ON THE DETAIL SHEET AND MAY NOT BE SEQUENTIAL.
- DETAIL IDENTIFICATION NUMBER IS THE NUMBER OF THE LOWEST LEFT HAND MODULE OCCUPIED BY THE DETAIL.
- NUMBERING MAY VERY BASED ON THE INFORMATION ON THE SHEET

SYMBOLS

CALL-OUTS



IDENTIFICATION

	ROOF, SOFFIT, FLOOR, AND CEILING TYPE		FINISH, FURNITURE, AND EQUIPMENT
	CONSTRUCTION GRID LINE AND BUBBLE		FIRE EXTINGUISHER BRACKET - SURFACE MOUNT
	WALL TYPE		FIRE EXTINGUISHER CABINET - SEMI-RECESSED
	KEYNOTE		
	WINDOW, LOUVER		
	GUARDRAIL		
	REVISION		
	DOOR		
	ROOM NAME		
	ROOM NUMBER (FOR CONSTRUCTION ONLY)		

GENERAL NOTES

- REPETITIVE FEATURES NOT NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- DIMENSIONS ON DRAWINGS ARE TAKEN TO/FROM THE LOCATIONS LISTED BELOW UNLESS OTHERWISE INDICATED:
 - GRID LINES
 - FACE OF EXISTING WALL UNLESS CENTERED ON GRID
 - ROUGH OPENING FOR WINDOWS AND DOORS IN MASONRY WALLS
 - CENTERLINES OF DOORS IN METAL STUD WALLS
 - FACE OF MASONRY
- DIMENSIONS ON INTERIOR ELEVATIONS ARE TAKEN TO/FROM THE:
 - FINISHED GYPSUM WALLBOARD
 - CABINETRY
 - CENTERLINES OF FIXTURES
- PLAN VIEWS ARE CUT AT 4'-0" AFF.
- GRID LINES INDICATE THE CENTERLINE OF PRIMARY EXISTING COLUMNS, FACE OF EXISTING WALLS, AND FACE OF CMU. SEE STRUCTURAL DRAWINGS FOR EXACT LOCATION ON NEW STRUCTURAL WALLS.
- CHAMFER EXTERNAL CORNERS ON EXPOSED CONCRETE WALLS 3/4" TYPICAL, UNLESS OTHERWISE NOTED.
- MECHANICAL AND ELECTRICAL INFORMATION SHOWN ON THE ARCHITECTURAL DRAWINGS ARE PROVIDED FOR CLARITY AND/OR LOCATIONAL PURPOSES ONLY. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
- FLASHING COLOR TO MATCH ADJACENT METAL WALL PANEL.
- PROVIDE ONE WAY REFLECTIVE FILM ON GLAZING ON INTERIOR SIDE ON ALL BUILDING ENTRANCES/EXITS NEW AND EXISTING. FILM MUST OBSTRUCT VIEW INWARD AND ALLOW VISIBILITY OUTWARD. FILM MUST BE COMPATIBLE WITH GLAZING AND INSTALLED TO PREVENT DELAMINATION.
- BUILDING HEIGHTS AND ELEVATIONS ARE BASED UPON PROJECT FINISH ELEVATION OF 100'-0" AT THE FIRST FLOOR. REFERENCE CIVIL DRAWINGS FOR FIRST FLOOR ELEVATION RELATIVE TO SEA LEVEL.
- ALL WORK SHALL COMPLY WITH 2018 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED BY THE STATE OF WASHINGTON AND THE CITY OF ANACORTES.
- ALL DOORS IN STUD WALLS NOT LOCATED BY DIMENSION ON PLANS OR DETAILS SHALL BE 4" FROM FACE OF ADJACENT PERPENDICULAR WALL TO EDGE OF DOOR OPENING.
- ROOM AND DOOR NUMBERS SHOWN ON DRAWINGS ARE FOR CONSTRUCTION PURPOSES ONLY.
- ROOF PITCHES INDICATED ARE NOMINAL. SEE STRUCTURAL DRAWINGS FOR BEARING HEIGHTS.
- GROSS BUILDING AREA
 - EXISTING: 15,053 SF
 - NEW ADDITION: 3,629 SF
 - TOTAL: 18,682 SF**
- WA STATE ENERGY CODE: EFFICIENCY PACKAGE CREDITS TABLE C406.1THE FOLLOWING CREDITS WILL BE ACHIEVED AS INDICATED IN THE WA STATE ENERGY CODE FORMS PROVIDED TO THE CITY OF ANACORTES. (COMMERCIAL BUILDING OCCUPANCY: GROUP B) **6 CREDIT REQUIRED**
 - CREDIT 2. REDUCED LIGHTING POWER: OPTION 1 IN ACCORDANCE WITH SECTION C406.3.1 = **2 CREDITS PROPOSED**
 - CREDIT 4. ENHANCED LIGHTING CONTROLS IN ACCORDANCE WITH SECTION C406.3 = **1 CREDIT PROPOSED**
 - CREDIT 10. ENHANCED ENVELOPE PERFORMANCE IN ACCORDANCE WITH SECTION C406.10 = **3 CREDITS PROPOSED**



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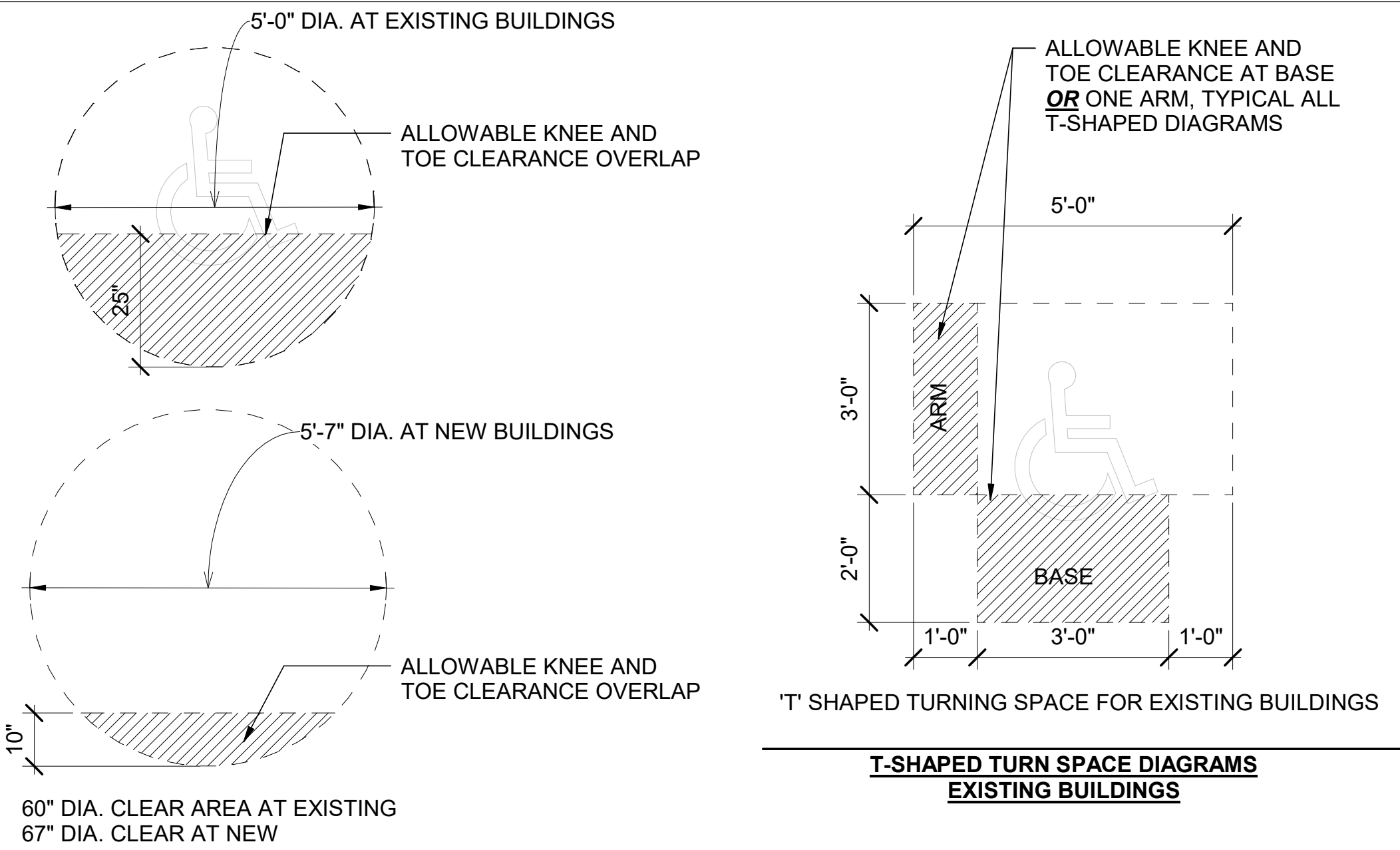
Project No.: 21024	Designed By: GJN	Drawn By: CFT	Checked By: PMM
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Mark	Description	Date

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2219 N AVENUE, ANACORTES, WA
ARCHITECTURAL GENERAL NOTES & LEGENDS

A-001

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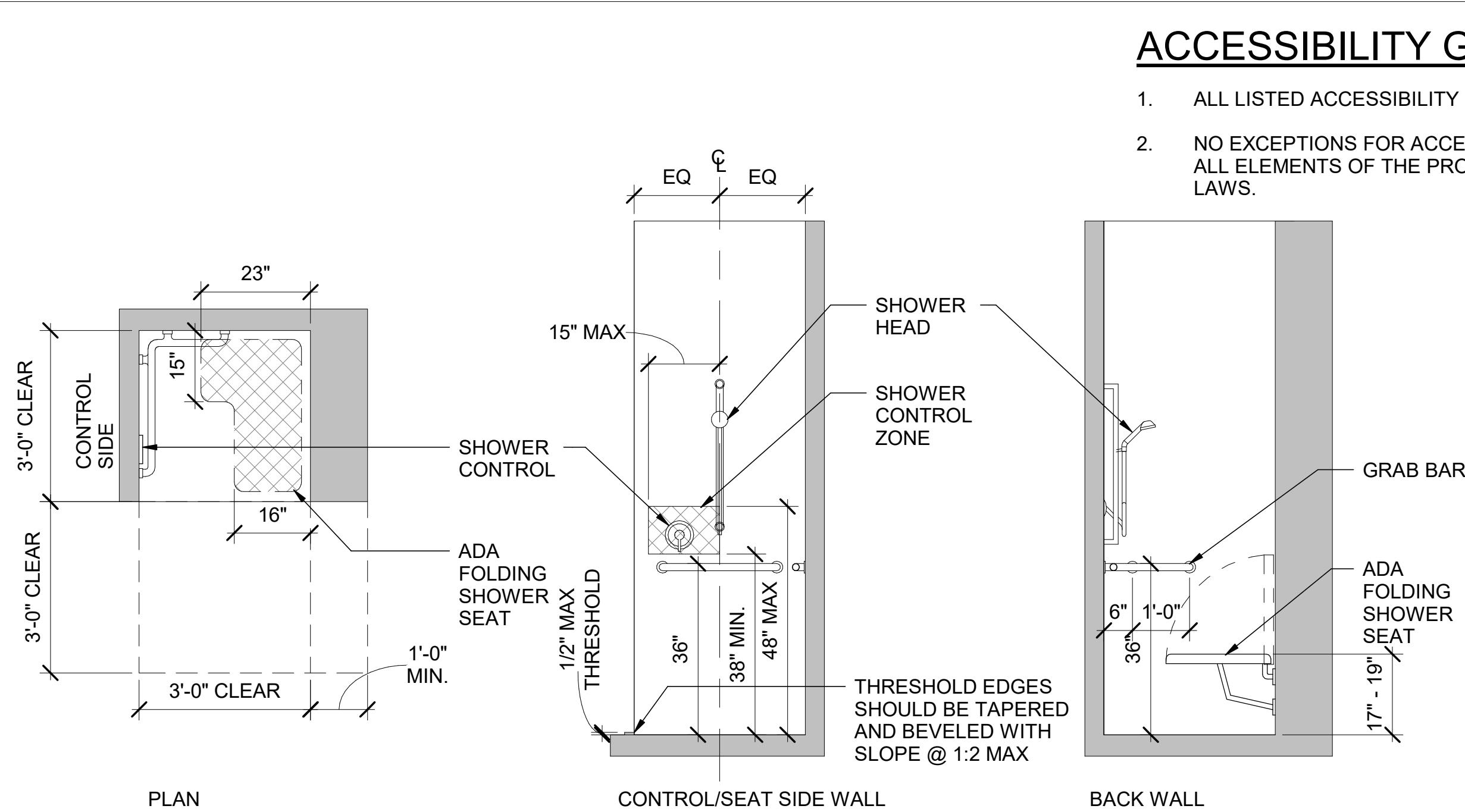


ACCESSIBLE MANEUVERING CLEARANCE AND APPROACH (PLAN VIEW)

SCALE : 1/2" = 1'-0"

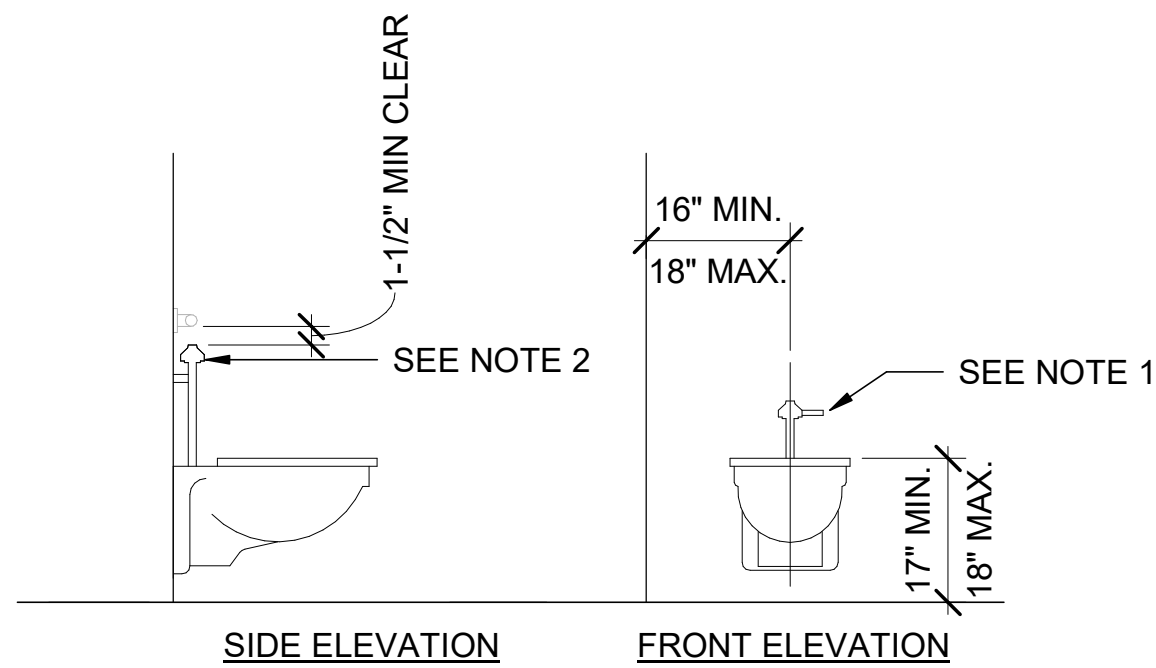
ACCESSIBLE SHOWER

SCALE : 1/2" = 1'-0"



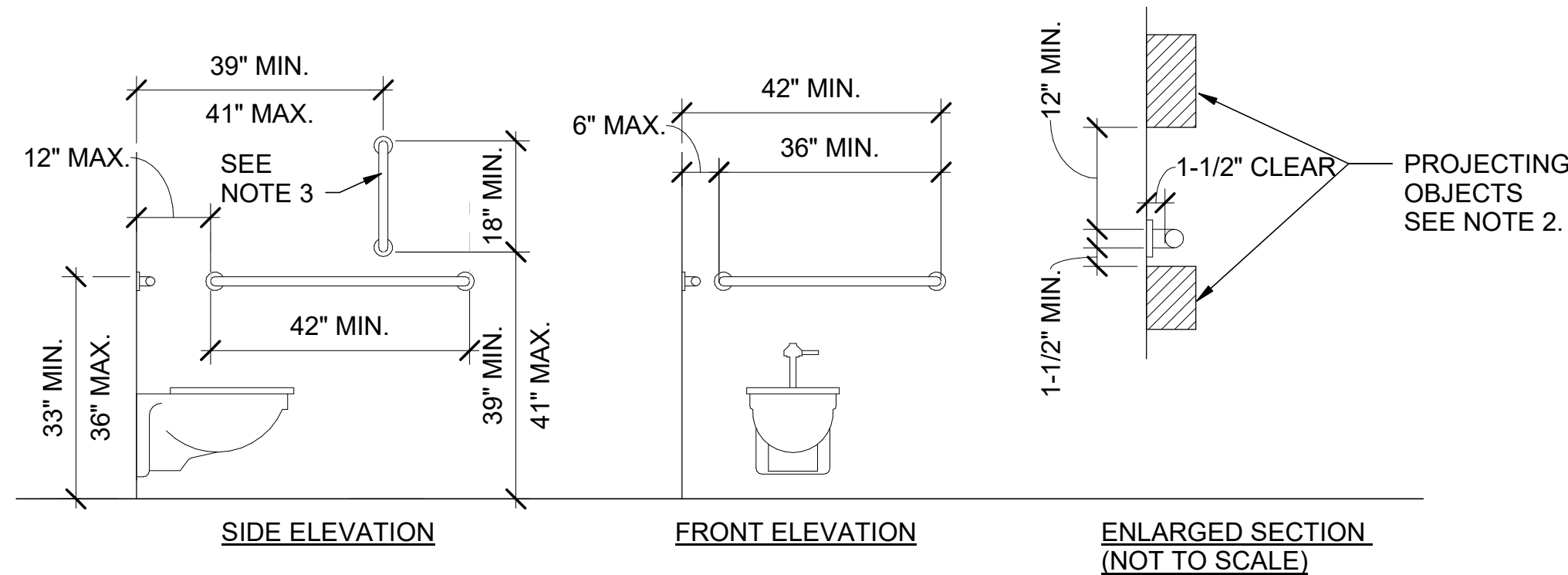
ACCESSIBILITY GENERAL NOTES

- ALL LISTED ACCESSIBILITY STANDARDS ARE REQUIRED.
- NO EXCEPTIONS FOR ACCESSIBILITY REQUIREMENTS PROVIDED. ALL ELEMENTS OF THE PROJECT MUST CONFORM TO ADA-ABA LAWS.



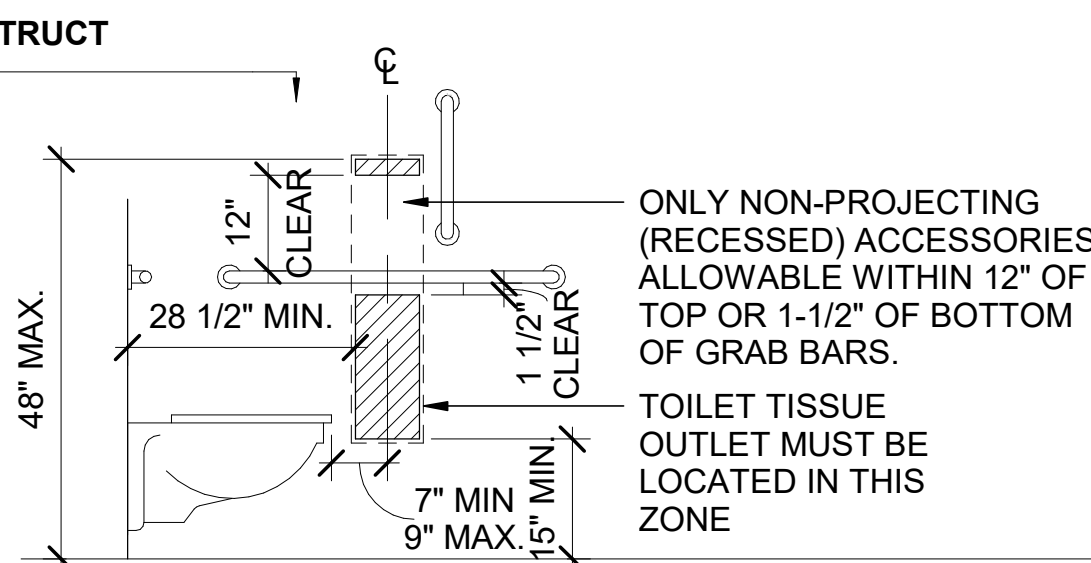
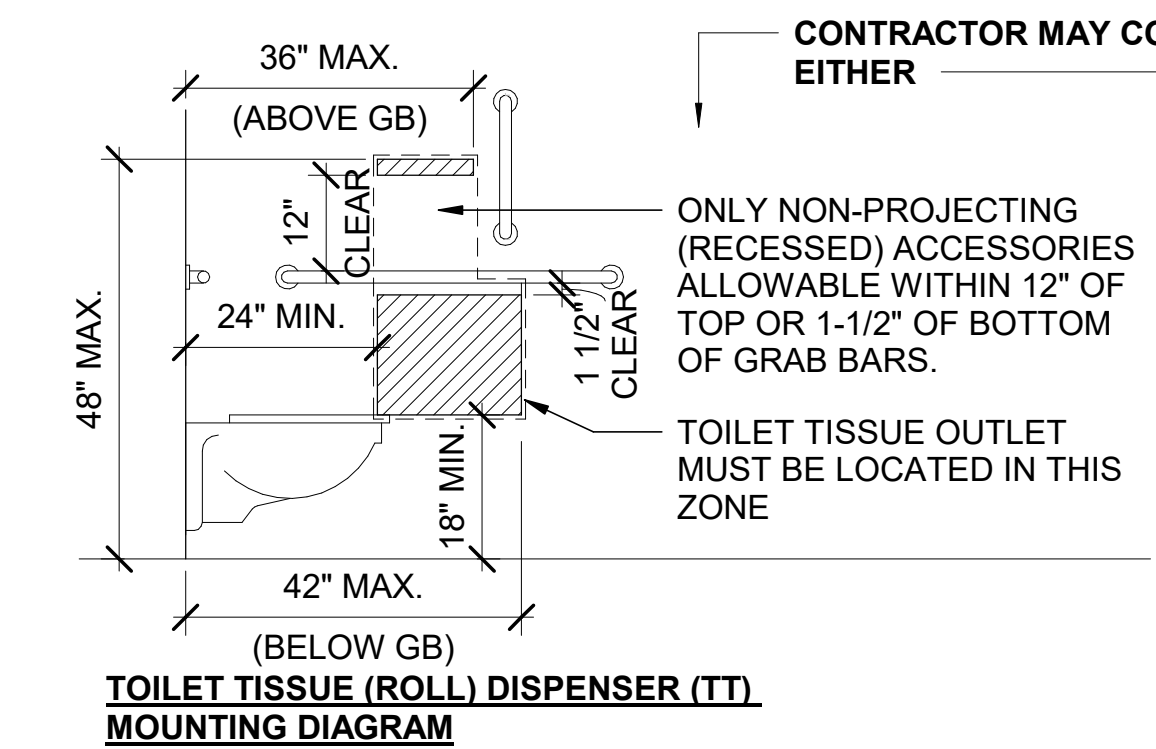
ACCESSIBLE WATER CLOSETS MOUNTING HEIGHTS AND CLEARANCES

- LOCATE MANUAL FLUSH CONTROLS ON OPEN SIDE (NON-WALL SIDE) OF THE WATER CLOSET.
- MAINTAIN A MINIMUM OF 1-1/2" CLEAR BETWEEN FLUSH VALVE AND GRAB BARS.



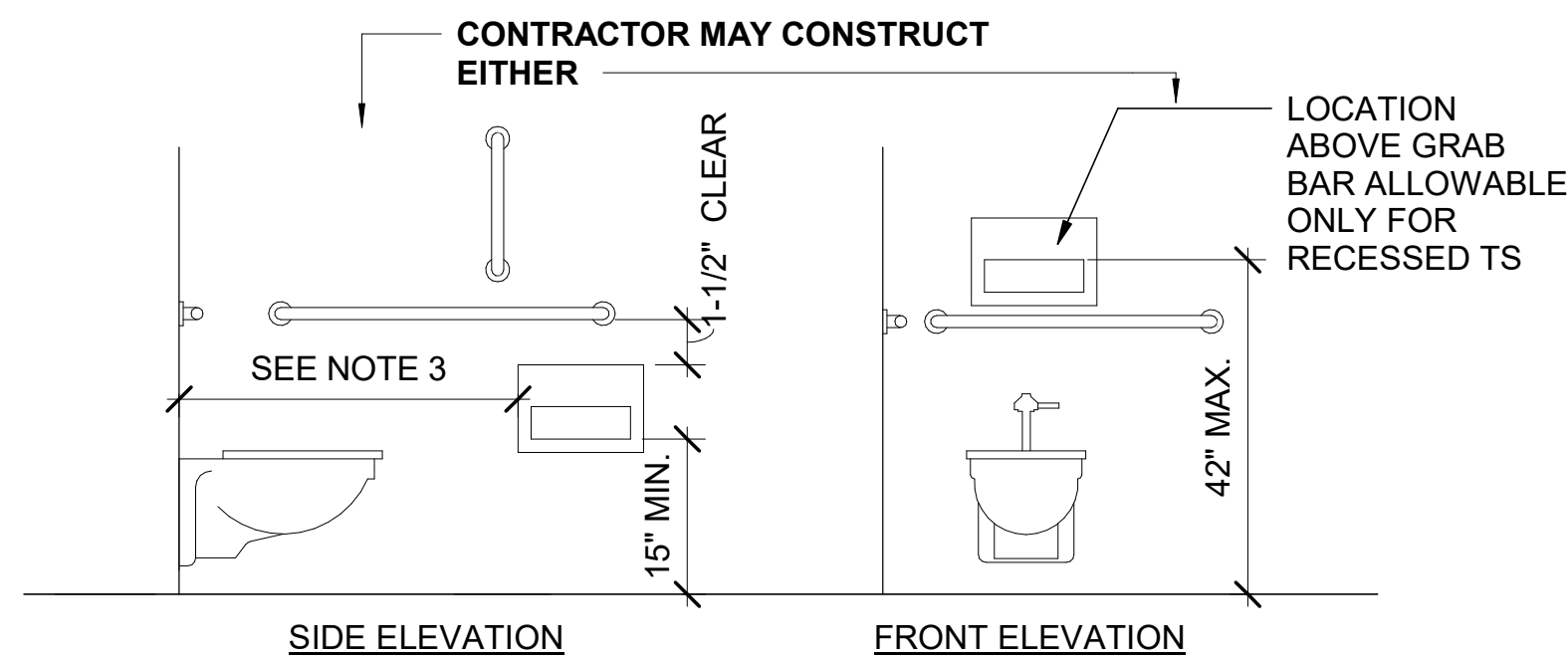
GRAB BAR (GB) MOUNTING DIAGRAMS FOR ACCESSIBLE WATER CLOSETS

- CONTRACTOR IS RESPONSIBLE FOR FIELD COORDINATION OF APPLICABLE CLEARANCES WITH PLUMBING FIXTURES AND TOILET ACCESSORIES.
- GRAB BARS WITH A ROUND CROSS-SECTION SHALL HAVE A MINIMUM DIAMETER OF 1-1/4" AND MAXIMUM OF 2".
- PROJECTING OBJECTS OTHER THAN ADJACENT GRAB BARS SHALL BE A MINIMUM OF 1-1/2" CLEAR OF THE BOTTOM AND 12" CLEAR OF THE TOP OF HORIZONTAL GRAB BARS.
- PROVIDE VERTICAL GRAB BAR WHERE REQUIRED BY AHJ.
- MOUNT ALL ADJACENT HORIZONTAL GRAB BARS AT THE SAME ELEVATION.
- IT IS RECOMMENDED TO PROVIDE BLOCKING IN WALL ACCOMMODATING ALL RANGES OF SHOWN FOR THE GREATEST FLEXIBILITY FOR FIELD COORDINATION.



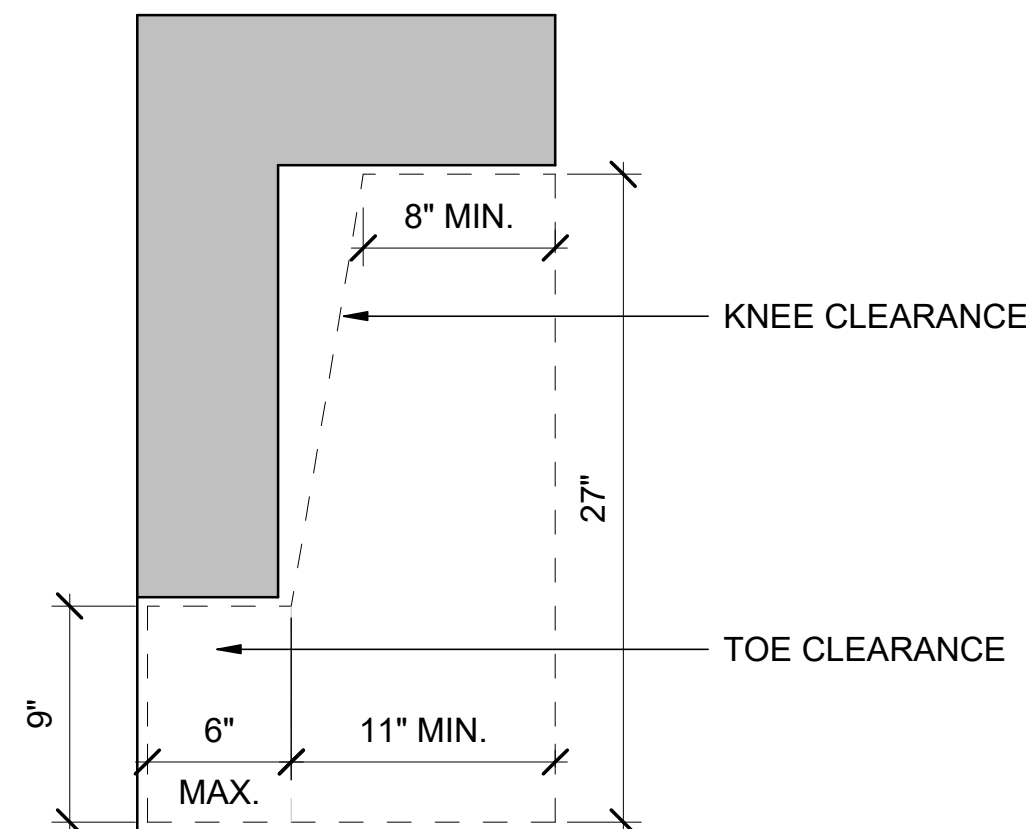
TOILET TISSUE (ROLL) DISPENSER (TT) ALTERNATE MOUNTING DIAGRAM

- TT SPECIFICATION MUST MEET THE REQUIREMENTS OF **ICC A117.1 SECTION 607.1 - EXCEPTION 1**. THE TOILET TISSUE (ROLL) DISPENSER MAY ACCOMMODATE A MAXIMUM OF 2 TOILET PAPER ROLLS NOT MORE THAN 5" IN DIAMETER EACH..



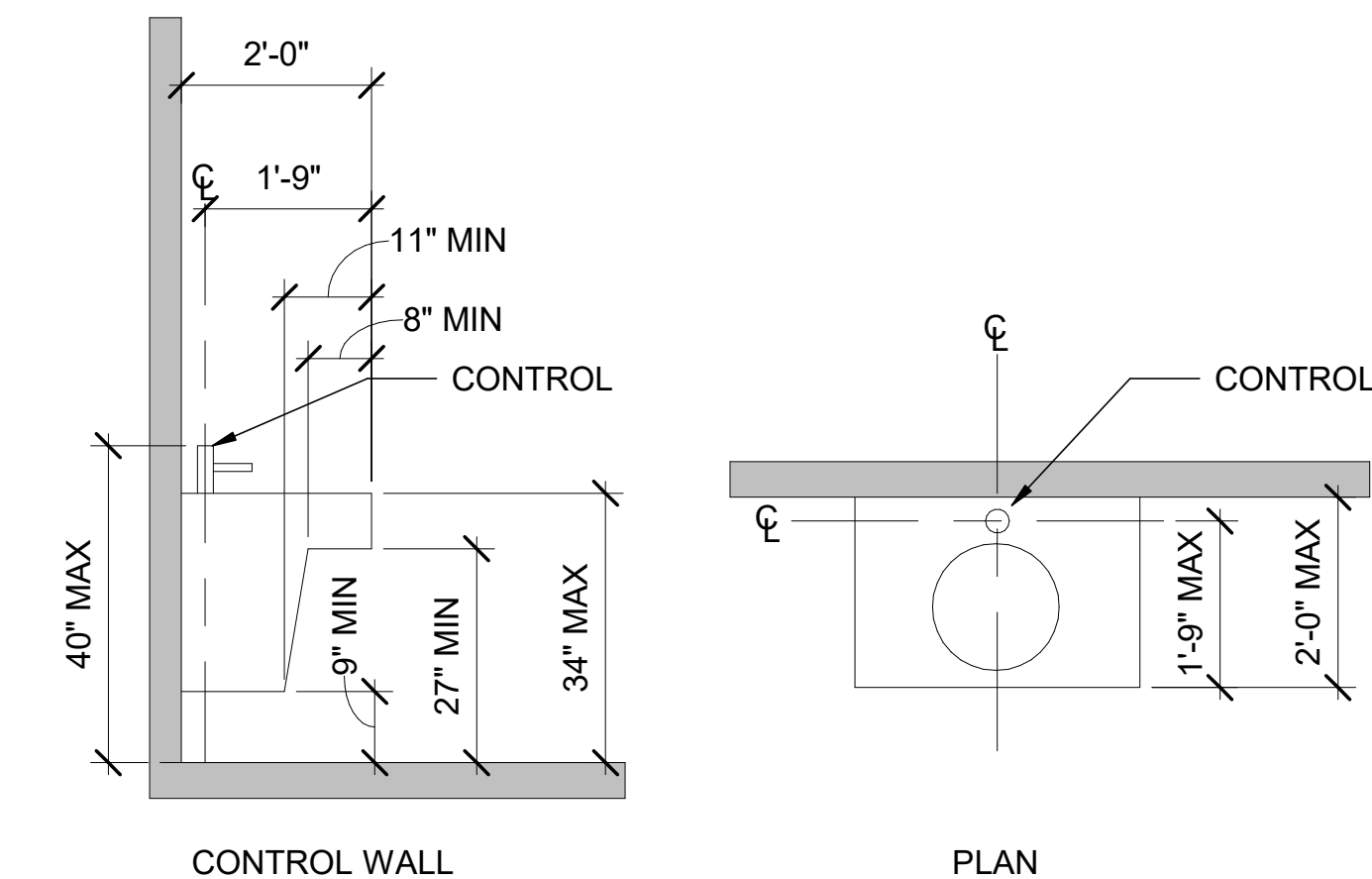
SEAT COVER DISPENSERS (TS) AT ACCESSIBLE WATER CLOSETS

- MINIMUM AND MAXIMUM DIMENSIONS ARE FOR THE TOILET SEAT COVER OUTLET.
- PROJECTING/SURFACE-MOUNTED ACCESSORIES MUST MAINTAIN MINIMUM CLEARANCES FROM ABOVE AND BELOW GRAB BARS.
- COORDINATE LOCATION FROM BACK WALL WITH LOCATION OF SEAT-COVER DISPENSERS AND SANITARY-NAPKIN DISPOSAL WHERE APPLICABLE.



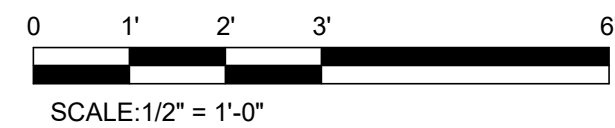
ACCESSIBLE KNEE AND TOE CLEARANCE

SCALE : 1 1/2" = 1'-0"



ACCESSIBLE SINK

SCALE : 1/2" = 1'-0"



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Drawn By: C/FT

Checked By: P/MM

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ACCESSIBILITY DIAGRAMS

A-002

Sheet Size: 22" x 34"

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ANACORTES READINESS CENTER

GOVERNING CODES:
INTERNATIONAL BUILDING CODE, 2018 (AS ADOPTED AND AMENDED BY WA STATE).
NFPA 13: STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
ANSI A17.1 - SAFETY CODE FOR ELEVATORS AND ESCALATORS
ICC/ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2018 Washington State Energy Code (WSEC)

SUMMARY
OCCUPANCY GROUPS: A-3, B, S-1
CONSTRUCTION TYPE: VB
NUMBER OF STORIES: 1
SPRINKLER SYSTEM: NFPA 13
GROSS BUILDING AREA
TOTAL: 18,682 SF

IBC CHAPTER 3 – USE AND OCCUPANCY CLASSIFICATION			
SECTION	SUBJECT	ALLOWED / REQUIRED	PROPOSED
302.1	CLASSIFICATION, GENERAL	STRUCTURES SHALL BE CLASSIFIED WITH RESPECT TO OCCUPANCY IN ONE OR MORE OF THE GROUPS LISTED IN THIS SECTION.	ASSEMBLY GROUP A-3: LOCKERS BUSINESS GROUP B: ADMINISTRATION, CLASSROOMS, LIBRARY LEARNING CENTER, PHYSICAL FITNESS STORAGE GROUP S-1 – MODERATE HAZARD: ALL STORAGE ROOMS INCLUDING UNIT STORAGE, TRAINING BAY, AND FACILITY MAINTENANCE
IBC CHAPTER 5 – GENERAL BUILDING HEIGHTS AND AREAS			
THE PROPOSED BUILDING CONTAINS MIXED OCCUPANCIES AND COMPLIES WITH IBC SECTION 508.4 FOR SEPARATED OCCUPANCIES.			
TABLE 503 AND 504.2	ALLOWABLE BUILDING HEIGHTS WITH AUTOMATIC SPRINKLER SYSTEM INCREASE	GROUP A-3: 3 STORIES, 75 FEET GROUP B: 4 STORIES, 75 FEET GROUP S-1: 3 STORIES, 75 FEET	THE MAXIMUM HEIGHT OF THE BUILDING AT THE MAIN ENTRY IS 1 STORY, 16 FT.
TABLE 503 AND 506	ALLOWABLE BUILDING AREAS WITH MODIFICATIONS FOR FRONTAGE AND AUTOMATIC SPRINKLER SYSTEM PROTECTION	GROUP A-3, S1: 24,000 SF GROUP B, S1: 36,000 SF GROUP S-1 S1: 36,000 SF	SEE SECTION 508.4.2 FOR ALLOWED AND PROPOSED AREA OF EACH STORY
508.3	NONSEPERATED OCCUPANCIES	THE MOST RESTRICTIVE OCCUPANCY IS A-3	BUILDING AREA AND HEIGHT WILL NOT EXCEED A-3 LIMITS
IBC CHAPTER 6 – TYPES OF CONSTRUCTION			
602.1	CONSTRUCTION CLASSIFICATION, GENERAL	BUILDINGS SHALL BE CLASSIFIED IN ONE OF THE FIVE CONSTRUCTION TYPES	THE BUILDING IS CLASSIFIED IN CONSTRUCTION TYPE VB
TABLE 601	CONSTRUCTION CLASSIFICATION, FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	PRIMARY STRUCTURAL FRAME: 0 EXTERIOR BEARING WALLS: 0* INTERIOR BEARING WALLS: 0 EXTERIOR NON-BEARING WALLS: 0* INTERIOR NON-BEARING WALLS: 0 FLOOR CONSTRUCTION: 0 ROOF CONSTRUCTION: 0 * FOR FIRE SEPARATION DISTANCE ≥ 30 FT	PRIMARY STRUCTURAL FRAME: 0 EXTERIOR BEARING WALLS: 0* INTERIOR BEARING WALLS: 0 EXTERIOR NON-BEARING WALLS: 0* INTERIOR NON-BEARING WALLS: 0 FLOOR CONSTRUCTION: 0 HOUR ROOF CONSTRUCTION: 0 FIRE SEPARATION DISTANCE IS GREATER THAN 30 FT. ON ALL SIDES OF THE BUILDING
602.5	TYPE V	EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY PERMITTED MATERIAL ALLOWED BY THE CODE	ADDITION WILL BE CONSTRUCTED ON NONCOBUSTIBLE MATERIAL CONFORMING TO TYPE II CONSTRUCTION.
IBC CHAPTER 7 – FIRE AND SMOKE PROTECTION FEATURES			
705.8.1, EXCEPTION 2	EXTERIOR WALLS, ALLOWABLE AREA OF OPENINGS	BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS	
IBC CHAPTER 8 – INTERIOR FINISHES			
TABLE 803.9	INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY	MOST RESTRICTIVE: GROUP A-3 SPRINKLERED INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS: CLASS B CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: CLASS B ROOMS AND ENCLOSED SPACES: CLASS C	PROVIDED: ALL INTERIOR WALL AND CEILING FINISH MATERIALS WILL NOT BE LESS THAN A CLASS B RATING PER IBC 803.1.1 THROUGHOUT WITH EXCEPTION TO ROOMS AND ENCLOSED SPACED WHICH WILL NOT BE LESS THAN A CLASS C RATING PER IBC 803.1.1.

IBC CHAPTER 10 – MEANS OF EGRESS			
TABLE 1004.1.2	DESIGN OCCUPANT LOAD, MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM – 300 GROSS ASSEMBLY WITHOUT FIXED SEATS, STANDING SPACE – 5 NET ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED – 15 NET BUSINESS AREA – 100 GROSS EDUCATIONAL, CLASSROOM AREA – 20 NET EDUCATIONAL, SHOPS – 50 NET EXERCISE ROOMS – 50 GROSS KITCHENS, COMMERCIAL – 200 GROSS LIBRARY, READING ROOMS – 50 NET LIBRARY, STACK AREA – 100 GROSS	THE OCCUPANT LOAD OF EACH SPACE IS SHOWN ON THE LIFE SAFETY PLANS
1005.3.2	REQUIRED CAPACITY BASED ON OCCUPANT LOAD, OTHER EGRESS COMPONENTS	THE OCCUPANT LOAD SERVED BY SUCH COMPONENT X .15 INCH REQUIRED CAPACITY FOR DRILL HALL = 364 X .15 = 54.6 INCHES REQUIRED CAPACITY FOR CLASSROOM = 66 X .15 = 32 INCHES MIN	IN THE ASSEMBLY HALL, EACH OF (3) DOUBLE DOORS PROVIDES 72" (216 INCHES TOTAL) BUILDING IS FULLY SPRINKLERED
1007.1	ACCESSIBLE MEANS OF EGRESS	ONE REQUIRED, EXCEPT WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED, TWO ACCESSIBLE MEANS OF EGRESS ARE REQUIRED.	ALL DOORS ARE ACCESSIBLE MEANS OF EGRESS
1009.3	STAIRWAYS, WIDTH	AS SPECIFIED IN SECTION 1005.1, OR 48 INCHES, WHICHEVER IS GREATER	EXISTING STAIR IS 71 INCHES WIDE
1009.5	PLATFORM LIFTS	PLATFROM LIFTS SHALL BE PERMITTED TO SERVE AS PART OF THE MEANS OF EGRESS	
1015.2	GUARDS, WHERE REQUIRED	ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW. NOT REQUIRED ON THE LOADING SIDE OF LOADING DOCKS	GUARDS ARE PROVIDED AT HIGHER LEVEL IN THE LOBBY, NEAR THE PLATFROM LIFT
1014.3	EXIT ACCESS, COMMON PATH OF EGRESS TRAVEL	GROUPS B AND S: 100 FT. ALL OTHERS: 75 FT.	THE MAXIMUM PROPOSED COMMON PATH OF TRAVEL IS 71 FT. IN THE SIPRNET ROOM
1015.1	EXIT AND EXIT ACCESS DOORWAYS	TWO EXITS FROM ANY SPACE SHALL BE PROVIDED WHEN THE OCCUPANT LOAD EXCEEDS 49 FOR GROUPS A AND B OR 29 FOR GROUP S OR WHERE THE COMMON PATH OF EGRESS TRAVEL EXCEEDS THE LIMITATIONS OF SECTION 1014.3	EXITS ARE SHOWN ON THE LIFE SAFETY PLANS
1015.2.1	EXIT AND EXIT ACCESS DOORWAYS, TWO EXITS	EXIT DOORS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIMENSION OF THE AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS	WHERE TWO EXITS FROM A SPACE ARE PROVIDED, THEY ARE LOCATED A DISTANCE APART EQUAL TO ONE-THRID OF THE MAXIMUM OVERALL DIAGONAL DIMENSION
TABLE 1016.2	EXIT ACCESS TRAVEL DISTANCE	GROUPS A AND S-1: 250 FT. GROUP B: 300 FT.	THE MAXIMUM EXIT ACCESS TRAVEL DISTANCE IS 201 FT. FROM THE EASTERNMOST LEVEL 2 CLASSROOM TO THE LEVEL 1 MAIN ENTRY DOOR
TABLE 1018.1	CORRIDORS, CORRIDOR FIRE-RESISTANCE RATING	GROUPS A, B AND S: 0 WITH SPRINKLER SYSTEM	FIRE-RESISTANCE RATED CORRIDORS NOT PROVIDED
TABLE 1018.2	CORRIDORS, MINIMUM CORRIDOR WIDTH	44 INCHES, EXCEPT 24 INCHES FOR ACCESS TO MEP EQUIPMENT AND 36" WHERE OCCUPANCY IS LESS THAN 50	TYPICAL CORRIDOR WIDTH IS 5'-6"; MINIMUM CORRIDOR WIDTH IS 5'-0"
1018.4	CORRIDORS, DEAD ENDS	20 FT. MAX. EXCEPT 50 FT. FOR GROUPS B AND S WHERE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM	NO DEAD END CORRIDORS PROVIDED
1021.2	NUMBER OF EXITS AND EXIT CONFIGURATION, EXITS FROM STORIES	TWO REQUIRED FROM ANY STORY	
1028.2	ASSEMBLY, ASSEMBLY MAIN EXIT	SHALL ACCOMMODATE ONE-HALF OF THE OCCUPANT LOAD	THE MAIN (SOUTH) ENTRY/EXIT FOR THE ASSEMBLY HALL ACCOMMODATES 960 OCCUPANTS. THE WEST DOORS ACCOMMODATE 480 OCCUPANTS. THE ASSEMBLY HAS AN OCCUPANT LOAD OF 364.
1028.7	ASSEMBLY, TRAVEL DISTANCE	250 FT. IN SPRINKLERED BUILDINGS	THE MAXIMUM TRAVEL DISTANCE IS 100 FT. FROM THE FITNESS ROOM FAR CORNER TO THE EXTERIOR DOOR
1028.8	ASSEMBLY, COMMON PATH OF EGRESS TRAVEL	30 FT.	THE MAXIMUM COMMON PATH OF TRAVEL IS 13 FT. FROM THE VAULT

IBC CHAPTER 29 – PLUMBING SYSTEMS			
2902.1 PLUMBING FIXTURES SHALL BE PROVIDED FOR THE TYPE OF OCCUPANCY AND IN THE MINIMUM NUMBER SHOWN IN TABLE 2902.1			
REQUIRED PLUMBING FIXTURES PER TABLE 2902.1			
	MEN'S WATER CLOSEST	WOMEN'S WATER CLOSEST	LAVATORIES
REQUIRED:	Group A: 1 per 125, (364/2)/125=1.456	Group A: 1 per 65, (364/2)/65=2.8	Group A: 1 per 200, 364/200=1.82
	Group B: 1 per 25 for 1st 50, then 1 per 50, (175-50)/50+2 = 4.5		Group B: 1 per 40 for 1st 80, then 1 per 80, (175-80)/80+2 = 3.1875
	Group S: 1 per 100, (12/100) = .12		Group A: 1 per 100, (12/100) = .12
TOTAL REQUIRED:	TOTALLED 8.875 = 9 MINIMUM		TOTALLED 5.1275 = 6 MINIMUM

TOTALS PROVIDED						
TOTALS FIXTURES PREVIOUSLY:	MEN'S WC 9(6 OF WHICH ARE URINALS)	2	WOMEN'S WC 5	MEN'S LAVS 2	WOMEN'S LAVS 4	DRINKING FOUNTAINS 1
TOTAL PROVIDED:	7(3 OF WHICH ARE URINALS)	3 + 1 UNISEX	4 + 1 UNISEX	3 + 1 IN MOTHERS ROOM	4	SERVICE SINK 1

*NEW PLUMBING FIXTURES WILL NOT REDUCE EXISTING COUNTS. EXISTING FIXTURES ARE NOT ADA COMPLIANT. ALL NEW FIXTURES WILL MEET CURRENT CODES. WASHINGTON MILITARY DEPARTMENT HAS A 70% MALE TO 30% FEMALE RATIO



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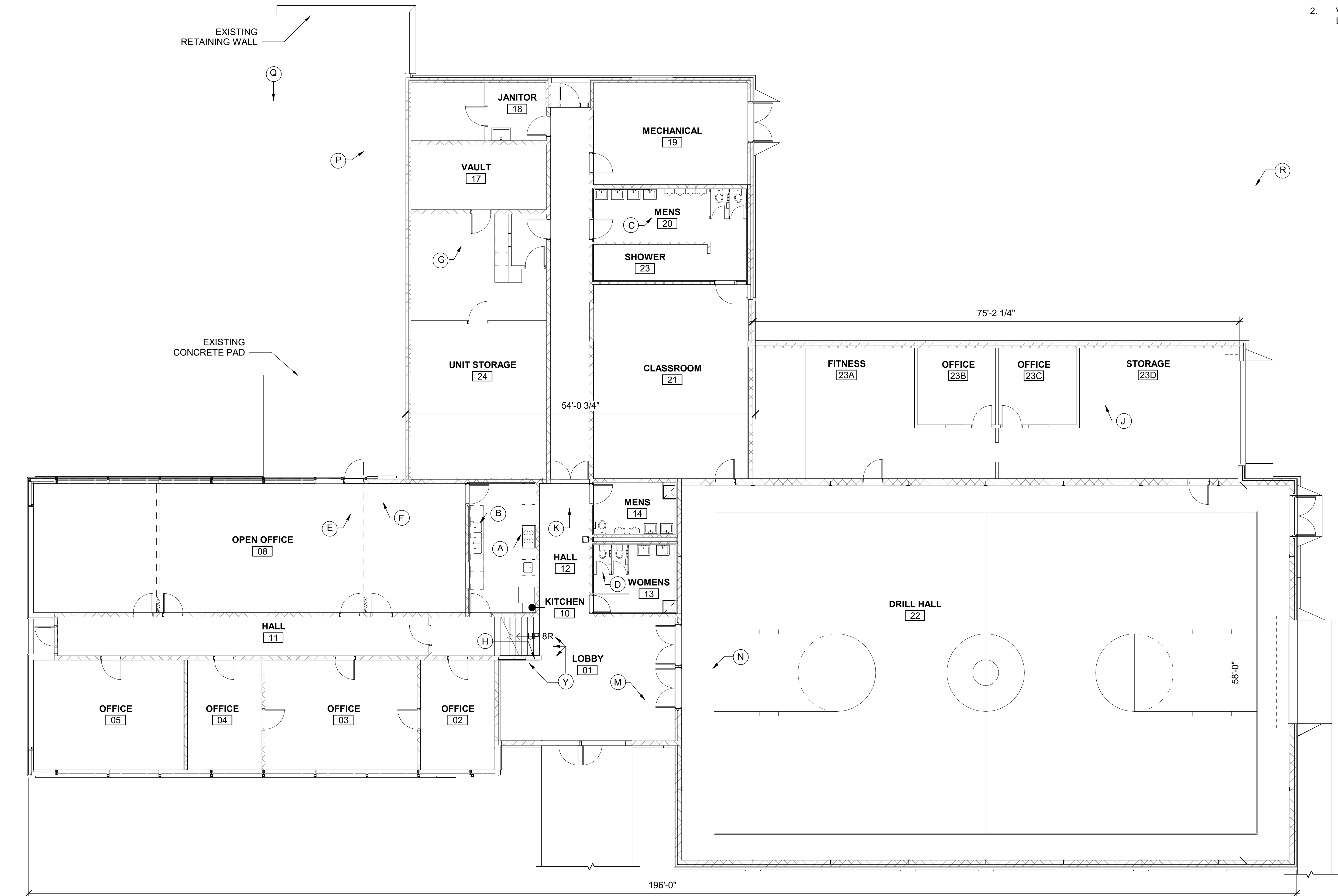
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CODE ANALYSIS

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1
A-005
EXISTING FLOOR PLAN
SCALE : 1/8" = 1'-0"

EXISTING PLAN GENERAL NOTES

1. REFERENCE SHEET A-001 FOR ABBREVIATIONS, SYMBOL LEGENDS, ADDITIONAL DRAWING CONVENTIONS AND GENERAL NOTES.
2. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD.

PLAN KEY

- EXISTING
- IMAGES - EXISTING CONDITIONS
- LOCATION AND DIRECTION OF VIEW.
REFERENCE A-006 & A-007



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EXISTING FLOOR PLAN

A-005

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IMAGE A: EXISTING KITCHEN, ROOM 10. EAST WALL, SHOWING EXISTING COMMERCIAL RANGE AND HOOD, EXISTING CASEWORK, SOFFIT AND REFRIGERATOR.



IMAGE B: EXISTING KITCHEN, ROOM 10. WEST WALL, SHOWING EXISTING CASEWORK, SINK AND OVERHEAD COILING WINDOW.



IMAGE C: EXISTING MEN'S RESTROOM, ROOM 20. NORTH WALL, SHOWING EXISTING SINKS, URINALS, METAL PARTITIONS, WALL TILING AND MOSAIC TILE FLOORING . TYPICAL RESTROOM FINISH AND FIXTURE CONDITIONS.



IMAGE D: EXISTING FLOOR MOUNTED TOILET FIXTURE (TYPICAL) AND METAL PARTITIONS.



IMAGE E: EXISTING OPEN OFFICE, ROOM 08. LOOKING AT NORTH EAST CORNER OF ROOM. TYPICAL CLASSROOM DIVIDERS AND ACOUSTIC CEILING CONDITION SHOWN.



IMAGE F: EXISTING OPEN OFFICE, ROOM 08. TYPICAL CLERESTORY WINDOW, ROOM DIVIDER AND CEILING CONDITIONS SHOWN.



IMAGE G: EXISTING VAULT, ROOM 17. LOOKING AT NORTH EAST CORNER OF ROOM. EXISTING VAULT DOOR AND CASEWORK SHOWN.



IMAGE H: EXISTING HANDRAIL AT LOBBY, ROOM 01, STAIRS.



IMAGE J: EXISTING STORAGE, ROOM 23D. LOOKING AT NORTH WEST CORNER AT OFFICE, ROOM 23C. EXISTING MIRRORED OFFICE, ROOM 23B, SIMILAR.

IMAGES - EXISTING CONDITIONS

NTS



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IMAGES - EXISTING CONDITIONS

A-006



IMAGE K: EXISTING HALL, ROOM 12. LOOKING NORTH TOWARD NEW CORRIDOR, ROOM 109. EXISTING ACOUSTIC PANELS SHOWN.



IMAGE M: EXISTING LOBBY, ROOM 01. LOOKING SOUTH EAST AT EXISTING ACOUSTIC PANELS.



IMAGE N: EXISTING DRILL HALL, ROOM 22. LOOKING WEST AT EXISTING DUCT WORK AND ACOUSTIC PANELS.

IMAGES - EXISTING CONDITIONS (ACOUSTIC PANEL)

NTS



IMAGE P: EXISTING METER AND GAS LINE. LOOKING AT NORTH EAST CORNER, EXTERIOR OF VAULT, ROOM 17.



IMAGE Q: EXTERIOR OF EXISTING OPEN OFFICE WING, ROOM 08, AT RETAINING WALL LOOKING SOUTH WEST.



IMAGE R: EXISTING DRILL HALL, ROOM 22 AND STORAGE, ROOM 23D. LOOKING SOUTH WEST AT EXTERIOR BRICK WALL AT LOCATION OF NEW CLASSROOMS.

IMAGES - EXISTING CONDITIONS (YARD)

NTS



IMAGE S: EXISTING ROOF LOOKING NORTH EAST



IMAGE T: EXISTING ROOF.



IMAGE V: EXISTING ROOF DRAIN.

IMAGES - EXISTING CONDITIONS (ROOF)

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IMAGES - EXISTING CONDITIONS

A-007

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IMAGE W: EXISTING BENCH, CASEWORK AND COAT HOOKS FOR POTENTIAL SALVAGE. COORDINATE ITEMS WITH OWNER'S REPRESENTATIVE.



IMAGE W1: EXISTING COAT HOOKS FOR POTENTIAL SALVAGE. COORDINATE ITEMS WITH OWNER'S REPRESENTATIVE.



IMAGE W2: EXISTING SHOWER ROOM BENCHES FOR POTENTIAL SALVAGE. COORDINATE ITEMS WITH OWNER'S REPRESENTATIVE.



IMAGE X: EXISTING DRINKING FOUNTAIN FOR POTENTIAL SALVAGE. COORDINATE ITEMS WITH OWNER'S REPRESENTATIVE.

IMAGES - EXISTING CONDITIONS (SALVAGE ITEMS)

NTS



IMAGE Y: EXISTING HANDRAILS. LOBBY, ROOM 01, STAIRS.



IMAGE Y1: EXISTING STEEL POST AND TRACK FOR EXISTING CHAIR LIFT, AND EXISTING ALUMINUM HANDRAIL ATTACHED TO WOOD VENEERED CONCRETE WALL.



IMAGE Y2: EXISTING ADA LIFT AND HANDRAILS. LOBBY, ROOM 01.



IMAGE Y3: EXISTING ALUMINUM HANDRAIL ATTACHED TO EXISTING CMU WALL WITH 3 WALL BRACKETS.

IMAGES - EXISTING CONDITIONS (HANDRAIL)

NTS



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IMAGES - EXISTING CONDITIONS

A-008

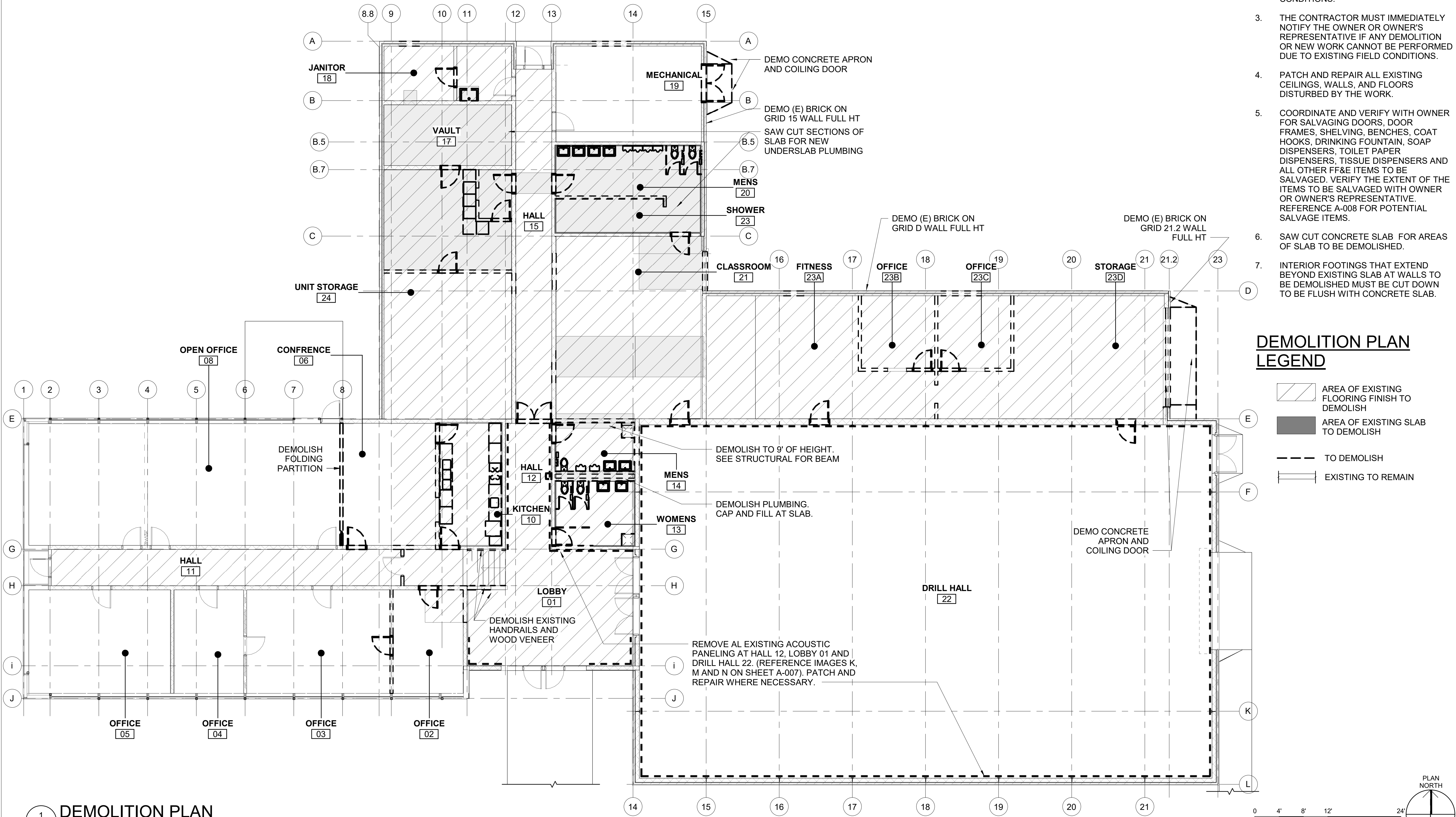
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DEMOLITION PLAN

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



DEMOLITION PLAN GENERAL NOTES

1. REFERENCE SHEET A-001 FOR ABBREVIATIONS, SYMBOL LEGENDS, ADDITIONAL DRAWING CONVENTIONS AND GENERAL NOTES.
2. CONTRACTOR MUST VERIFY THE ACCURACY OF EXISTING FIELD CONDITIONS. IMMEDIATELY NOTIFY THE OWNER OF ANY INCONSISTENCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS.
3. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IF ANY DEMOLITION OR NEW WORK CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.
4. PATCH AND REPAIR ALL EXISTING CEILINGS, WALLS, AND FLOORS DISTURBED BY THE WORK.
5. COORDINATE AND VERIFY WITH OWNER FOR SALVAGING DOORS, DOOR FRAMES, SHELVING, BENCHES, COAT HOOKS, DRINKING FOUNTAIN, SOAP DISPENSERS, TOILET PAPER DISPENSERS, TISSUE DISPENSERS AND ALL OTHER FF&E ITEMS TO BE SALVAGED. VERIFY THE EXTENT OF THE ITEMS TO BE SALVAGED WITH OWNER OR OWNER'S REPRESENTATIVE. REFERENCE A-008 FOR POTENTIAL SALVAGE ITEMS.
6. SAW CUT CONCRETE SLAB FOR AREAS OF SLAB TO BE DEMOLISHED.
7. INTERIOR FOOTINGS THAT EXTEND BEYOND EXISTING SLAB AT WALLS TO BE DEMOLISHED MUST BE CUT DOWN TO BE FLUSH WITH CONCRETE SLAB.

DEMOLITION PLAN LEGEND

- AREA OF EXISTING FLOORING FINISH TO DEMOLISH
- AREA OF EXISTING SLAB TO DEMOLISH
- TO DEMOLISH
- EXISTING TO REMAIN



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DEMOLITION PLAN

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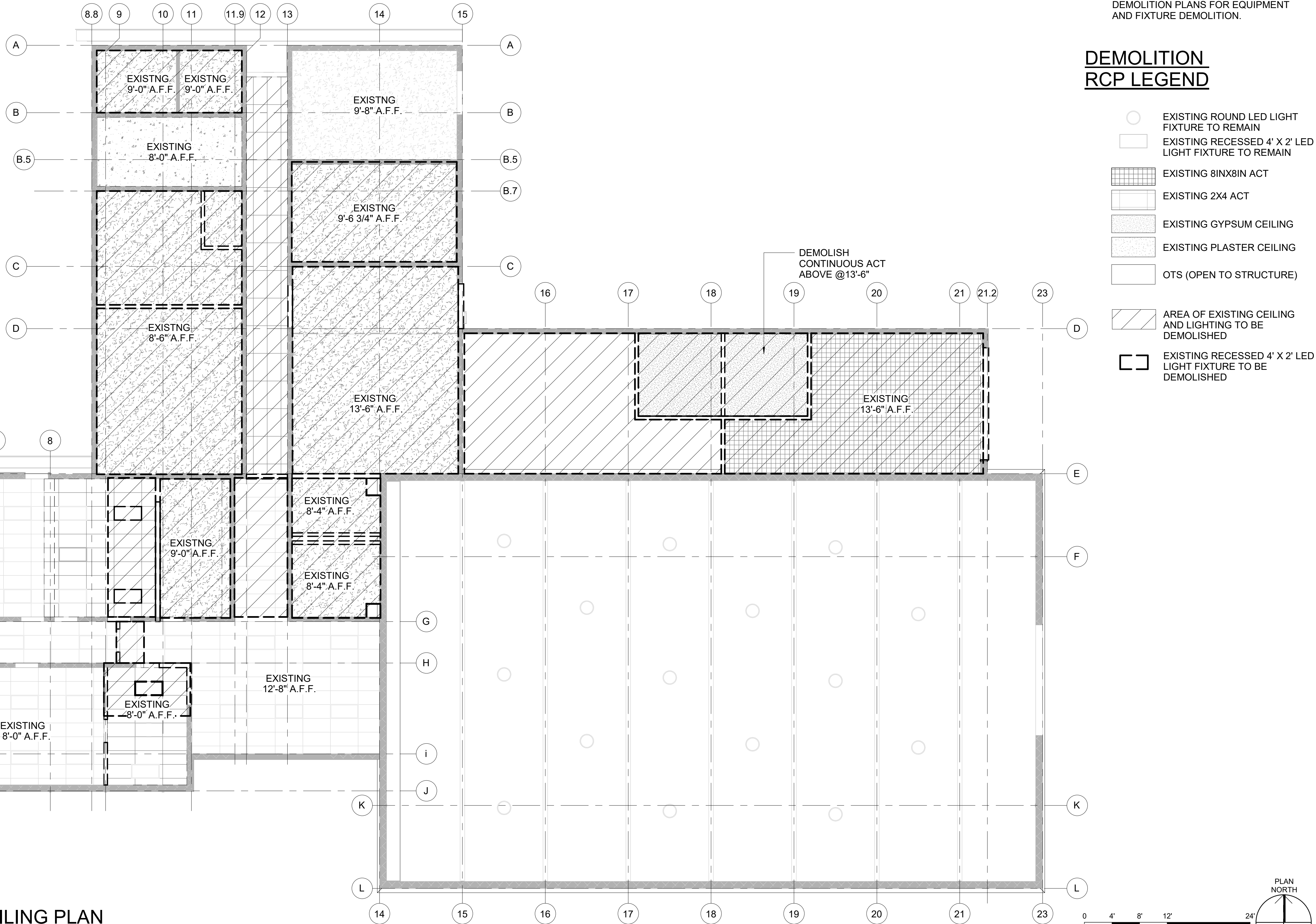
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DEMOLITION REFLECTED CEILING PLAN

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



DEMOLITION CEILING PLAN GENERAL NOTES

1. REFERENCE SHEET A-001 FOR ABBREVIATIONS, SYMBOL LEGENDS, ADDITIONAL DRAWING CONVENTIONS AND GENERAL NOTES.
2. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD.
3. SEE MECHANICAL AND ELECTRICAL DEMOLITION PLANS FOR EQUIPMENT AND FIXTURE DEMOLITION.

DEMOLITION RCP LEGEND



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DEMOLITION REFLECTED CEILING
PLAN

AD111

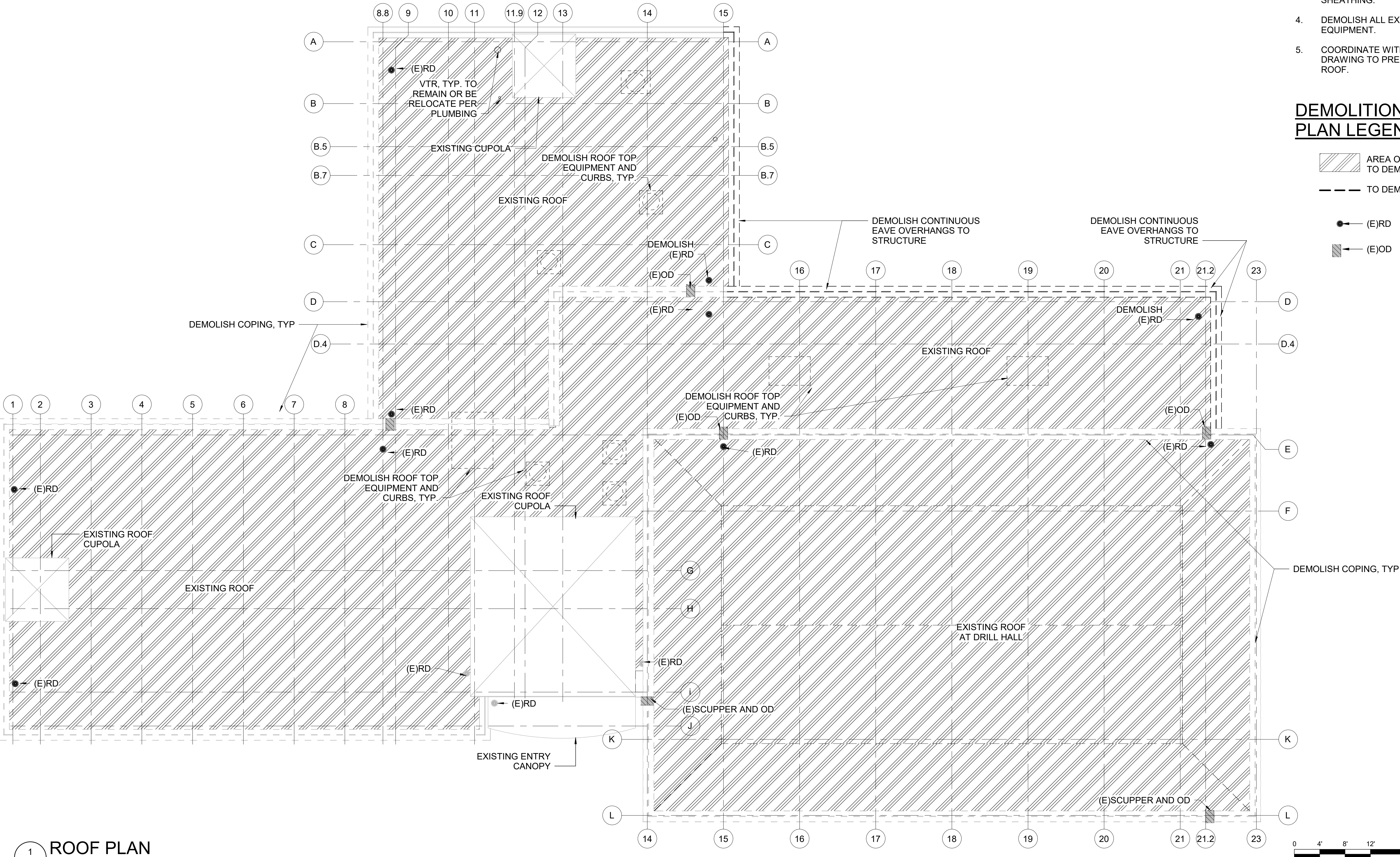
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1
AD121

ROOF PLAN

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



DEMOLITION ROOF PLAN GENERAL NOTES

1. REFERENCE SHEET A-001 FOR ABBREVIATIONS, SYMBOL LEGENDS, ADDITIONAL DRAWING CONVENTIONS AND GENERAL NOTES.
2. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD.
3. DEMOLISH EXISTING TPO ROOFING AND INSULATION DOWN TO SHEATHING.
4. DEMOLISH ALL EXISTING ROOF TOP EQUIPMENT.
5. COORDINATE WITH MECHANICAL DRAWING TO PRESERVE VTR ON ROOF.

DEMOLITION ROOF PLAN LEGEND

- AREA OF EXISTING ROOFING TO DEMOLISH
- TO DEMOLISH
- (E)RD EXISTING ROOF DRAIN
- (E)OD EXISTING OVERFLOW DRAIN



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Project No.: 21024

Designed By: C/JN

Drawn By: C/FT

Checked By: P/MM

Date

Description

Mark

WASHINGTON MILITARY DEPARTMENT

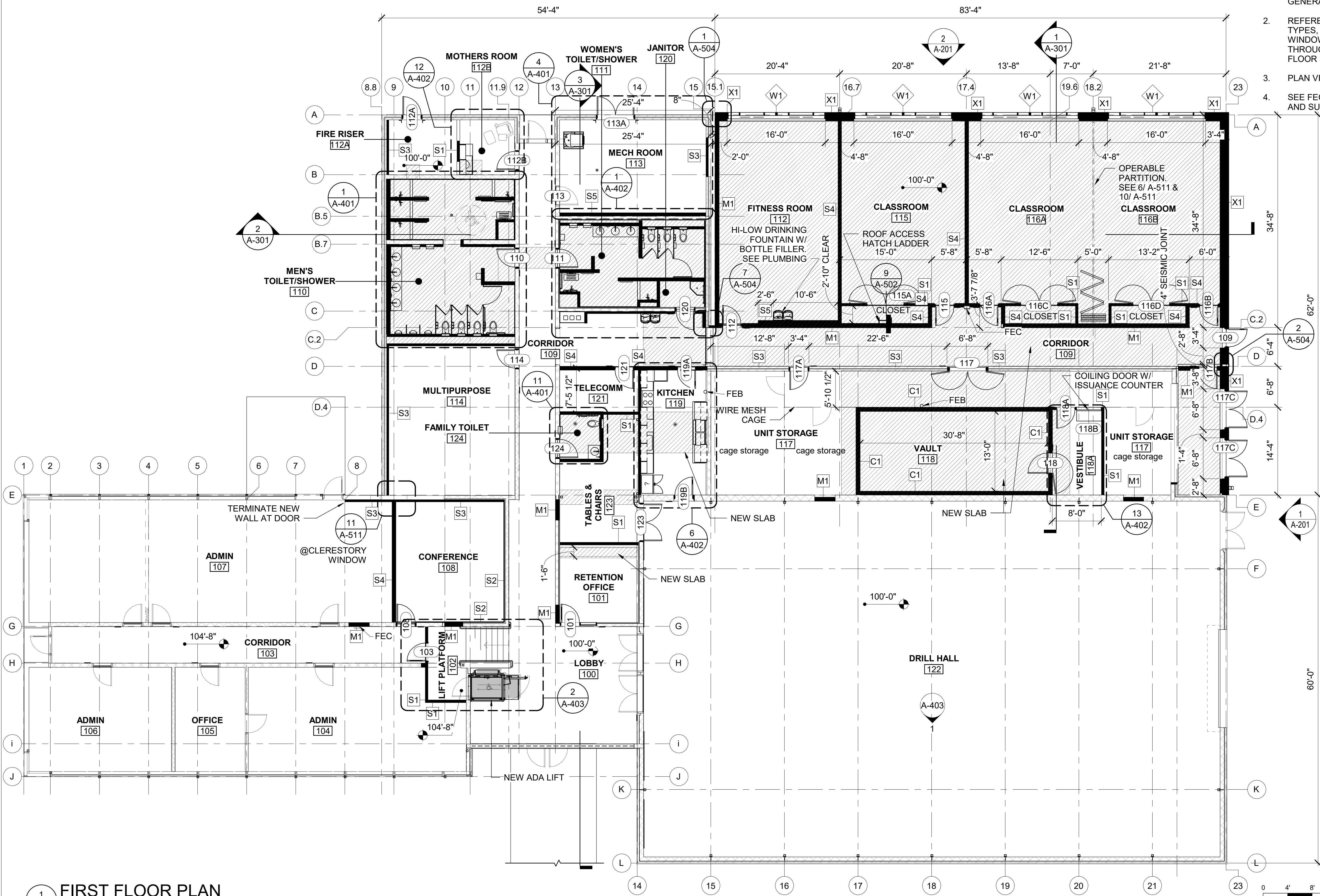
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ROOF DEMOLITION PLAN

AD121

Sheet Size: 22" x 34"
Page 125 of 246

1 FIRST FLOOR PLAN
A-101 SCALE: 1/8" = 1'-0"



FLOOR PLAN
GENERAL NOTES

1. REFERENCE SHEET A-001 FOR ABBREVIATIONS, SYMBOL LEGENDS, ADDITIONAL DRAWING CONVENTIONS AND GENERAL NOTES.
2. REFERENCE SHEET A-601 FOR WALL TYPES, SHEET A-603 FOR DOOR AND WINDOW TYPES, AND SHEET A-602 THROUGH CEILING, SOFFIT, ROOF, AND FLOOR LEGEND.
3. PLAN VIEWS ARE CUT AT 4'-0" AFF.
4. SEE FEC DETAILS FOR SEMI RECESSED AND SURFACE MOUNTED CABINETS

PLAN KEY

- NEW
- EXISTING
- AREA OF NEW SLAB



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Date	Description	Mark

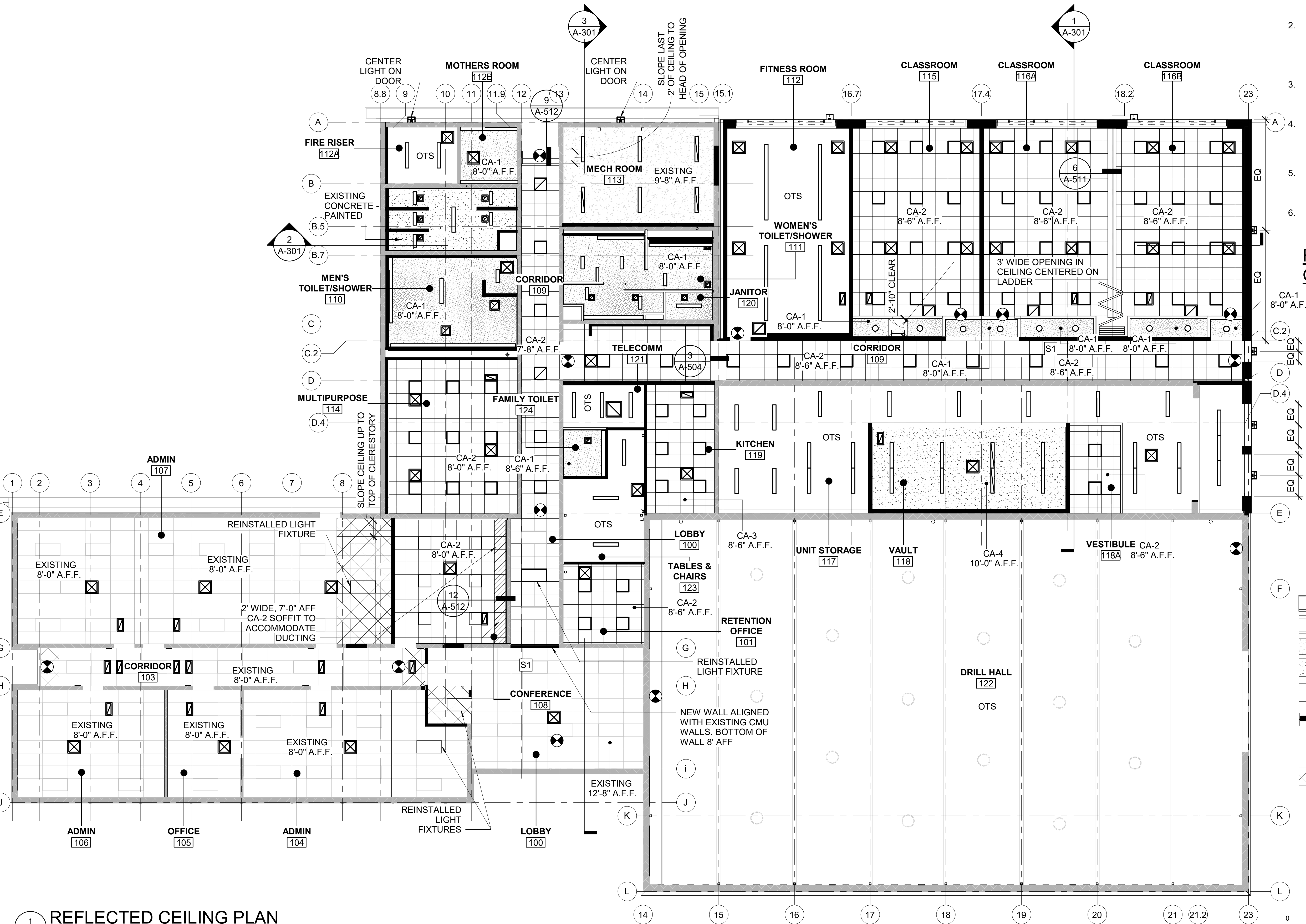
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FLOOR PLAN

A-101

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1
A-111 REFLECTED CEILING PLAN
SCALE : 1/8" = 1'-0"

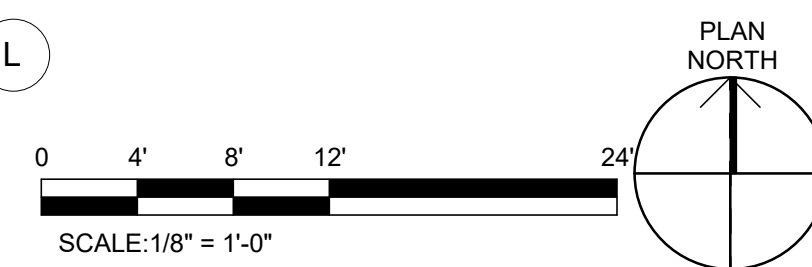


CEILING PLAN
GENERAL NOTES

1. REFERENCE SHEET A-001 FOR ABBREVIATIONS, SYMBOL LEGENDS, ADDITIONAL DRAWING CONVENTIONS AND GENERAL NOTES.
2. REFERENCE SHEET A-601 FOR WALL TYPES, SHEET A-603 FOR DOOR AND WINDOW TYPES, AND SHEET A-602 THROUGH CEILING, SOFFIT, ROOF, AND FLOOR LEGEND.
3. ACOUSTICAL CEILING TILE GRIDS ARE TO BE CENTERED IN ROOMS UNLESS OTHERWISE NOTED.
4. LIGHT FIXTURES ARE TO BE CENTERED IN ACOUSTICAL CEILING TILE GRIDS AS INDICATED OR CENTERED IN ROOMS, UNLESS DIMENSIONED OTHERWISE.
5. DIMENSIONS FOR LIGHTS ARE TO FACE OF GYPSUM WALLBOARD AND TO CENTERLINE OF FIXTURE.
6. PATCH AND REPAIR CEILING AND GRID AS NECESSARY. FILL ANY VISIBLE PENETRATIONS.

REFLECTED
CEILING KEY

- CA-1 8'-0" A.F.F.
- RECESSED 2' X 2' LIGHT FIXTURE (SEE ELECTRICAL)
- RECESSED CAN LIGHT FIXTURE (SEE ELECTRICAL)
- SURFACE LIGHT FIXTURE (SEE ELECTRICAL)
- WALL MOUNTED LIGHT FIXTURE (SEE ELECTRICAL)
- 12' DIRECT/INDIRECT LIGHT FIXTURE (SEE ELECTRICAL)
- EXISTING ROUND LIGHT FIXTURE
- EXISTING RECESSED 4' X 2' LIGHT FIXTURE
- EXISTING RELOCATED LIGHT FIXTURE
- NEW 2X2 ACT CEILING GRID
- EXISTING 2X4 ACT
- GWB CEILING
- CONCRETE CEILING - PAINT PER SCHEDULE
- OTS (OPEN TO STRUCTURE) - PAINT PER SCHEDULE
- NEW FULL HEIGHT WALL (WALL ATTACHES TO DECK)
- EXIT SIGN LOCATION (REFER TO ELECTRICAL DWGS)
- PATCH AND REPAIR PORTION OF EXISTING ACT CEILING AND GRID (SEE 7/ A-511)
- SUPPLY DIFFUSER (REFER TO MECHANICAL DWGS)
- RETURN GRILLE (REFER TO MECHANICAL DWGS)
- EXHAUST GRILLE (REFER TO MECHANICAL DWGS)



PERMIT SET

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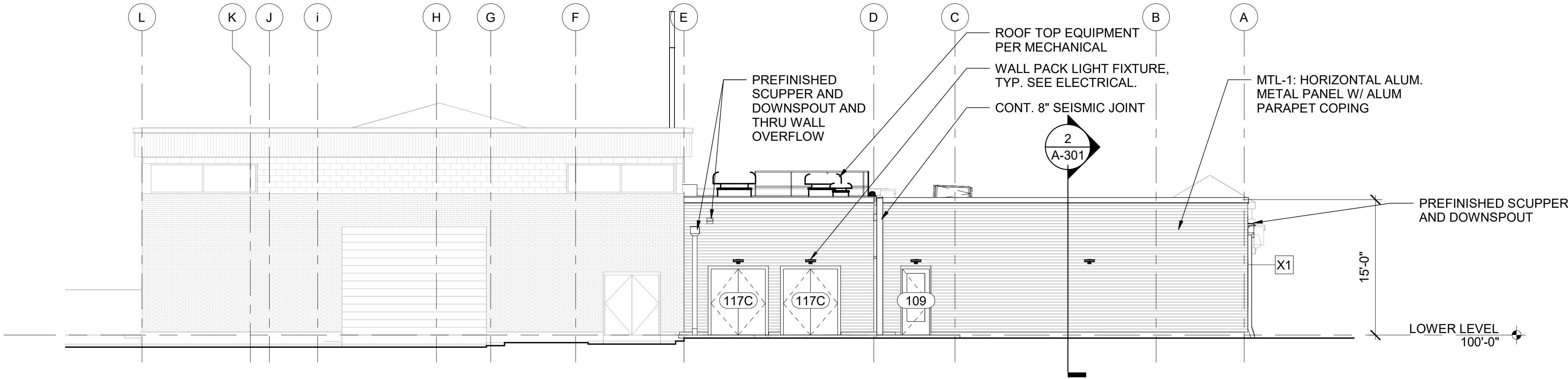


Project No. : 21024	Designed By: C/LN	Drawn By: CFT	Checked By: PMM
Date	Description	Mark	

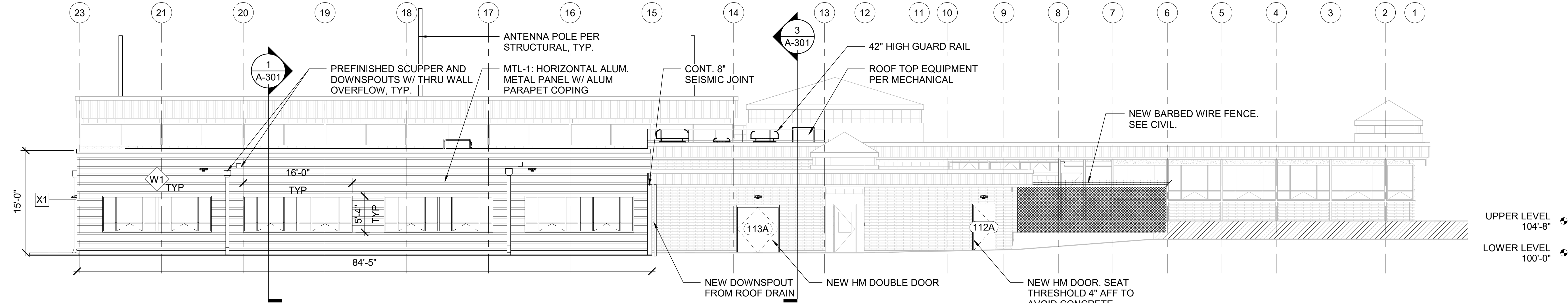
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REFLECTED CEILING PLAN

A-111



1 EAST ELEVATION
A-201 SCALE : 1/8" = 1'-0"



2 NORTH ELEVATION
A-201 SCALE : 1/8" = 1'-0"

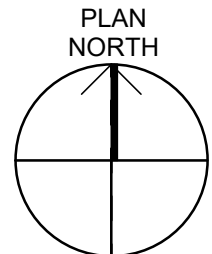
ELEVATION GENERAL NOTES

1. REFERENCE SHEET A-001 FOR ABBREVIATIONS, SYMBOL LEGENDS, ADDITIONAL DRAWING CONVENTIONS AND GENERAL NOTES.
2. REFERENCE SHEET A-601 FOR WALL TYPES, SHEET A-603 FOR DOOR AND WINDOW TYPES, AND SHEET A-602 THROUGH CEILING, SOFFIT, ROOF, AND FLOOR LEGEND.

ELEVATION KEY

MTL-1: HORIZONTAL ALUMINUM METAL PANEL

0 4' 8' 12' 24'
SCALE: 1/8" = 1'-0"



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Drawn By: CFT
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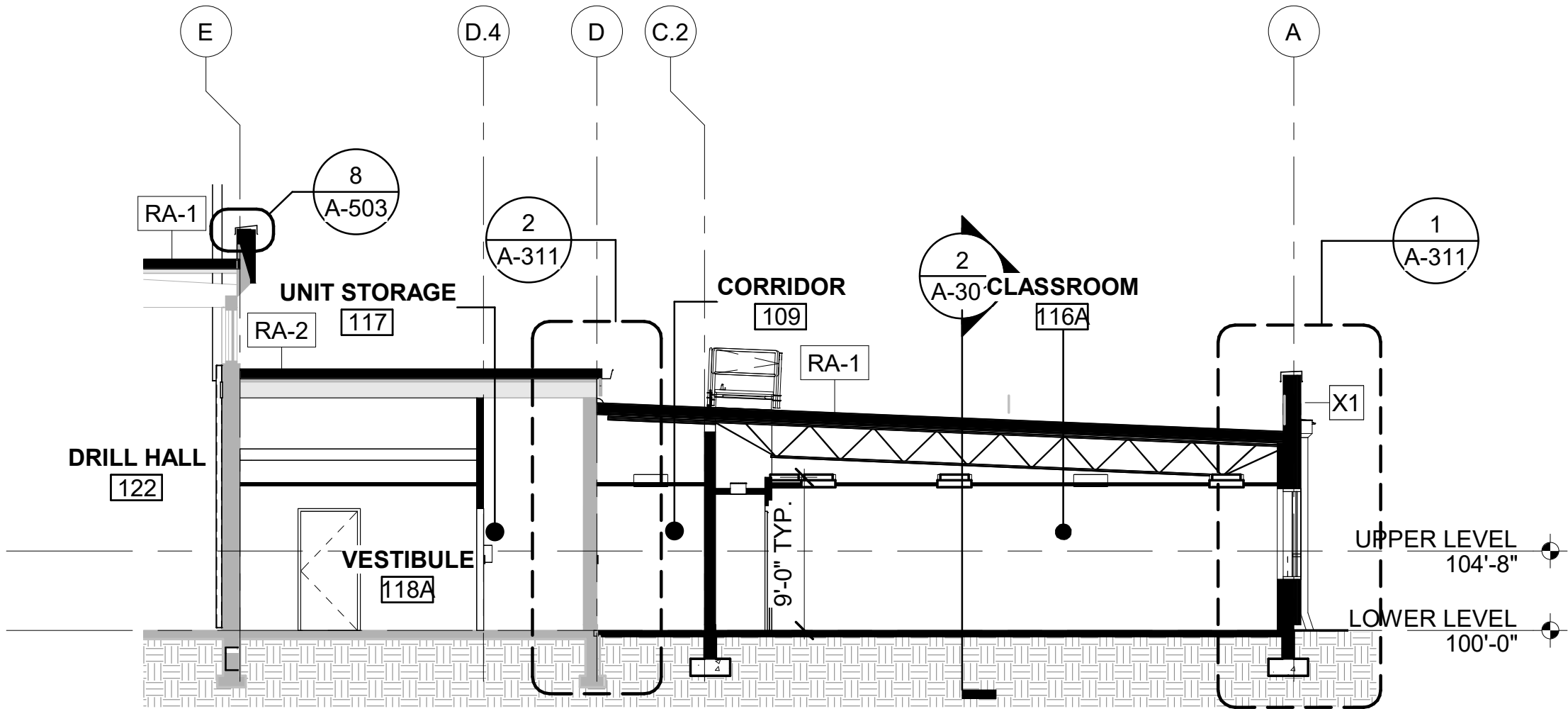
Mark	Description	Date

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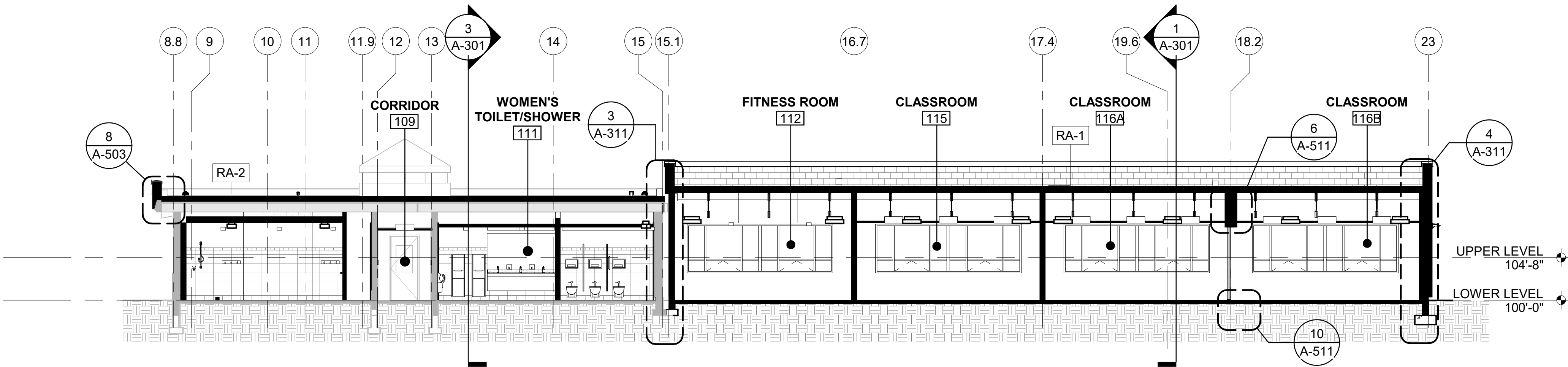
BUILDING ELEVATIONS

A-201

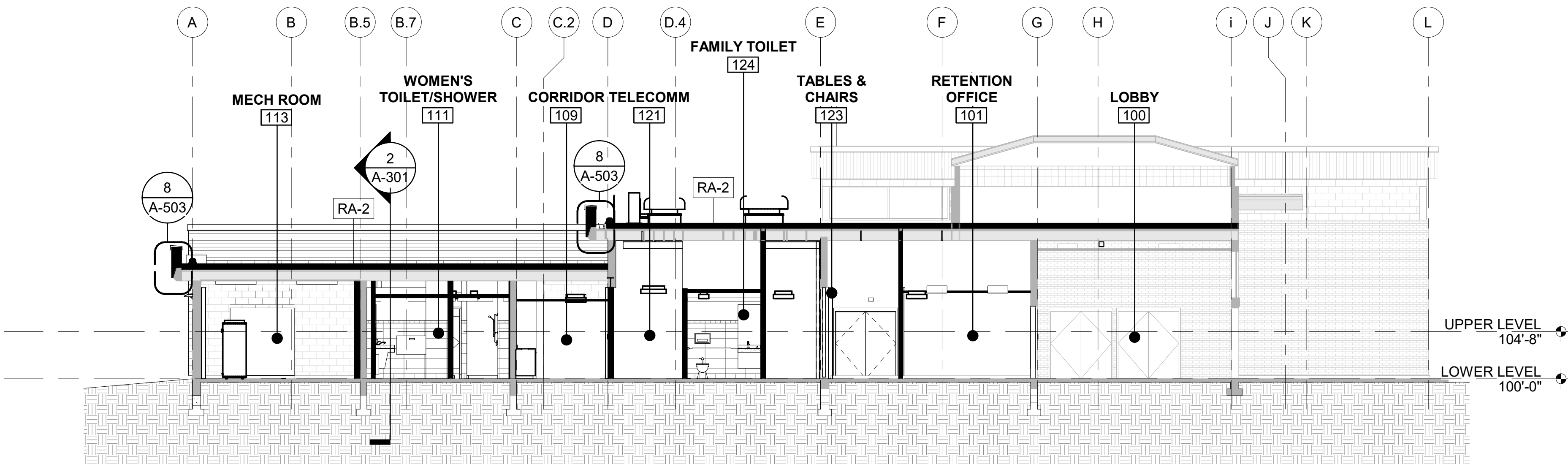
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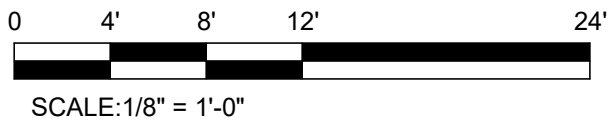
1 PARTIAL BUILDING SECTION N-S
A-301 SCALE : 1/8" = 1'-0"



2 PARTIAL BUILDING SECTION W-E
A-301 SCALE : 1/8" = 1'-0"



3 BUILDING SECTION N-S AT EXISTING
A-301 SCALE : 1/8" = 1'-0"



BUILDING SECTION GENERAL NOTES

1. REFERENCE SHEET A-001 FOR ABBREVIATIONS, SYMBOL LEGENDS, ADDITIONAL DRAWING CONVENTIONS AND GENERAL NOTES.
2. REFERENCE SHEET A-601 FOR WALL TYPES, SHEET A-603 FOR DOOR AND WINDOW TYPES, AND SHEET A-602 THROUGH CEILING, SOFFIT, ROOF, AND FLOOR LEGEND..



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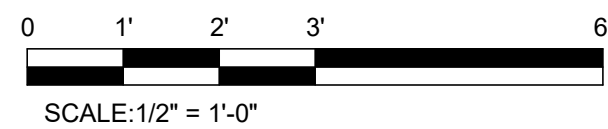
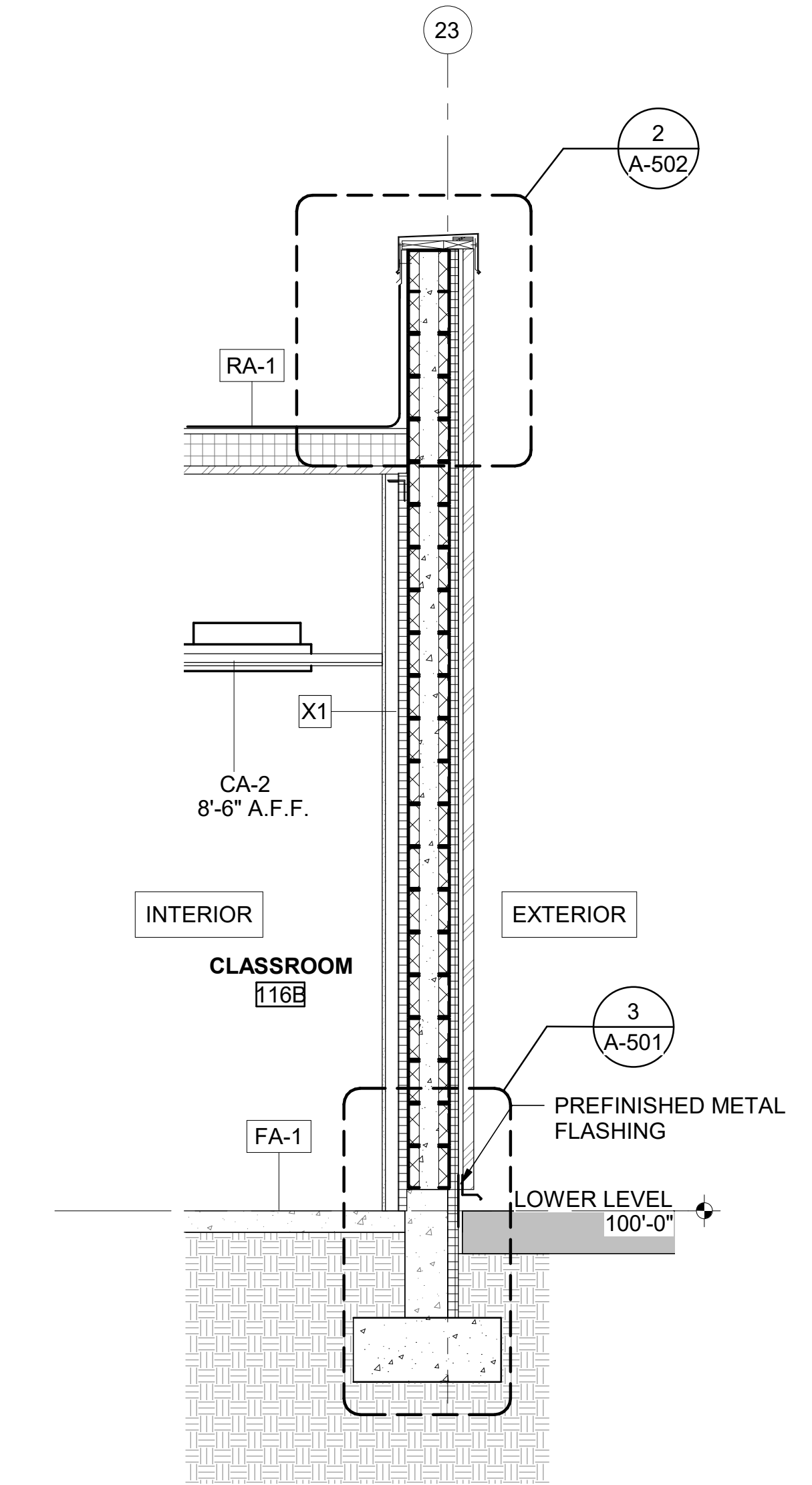
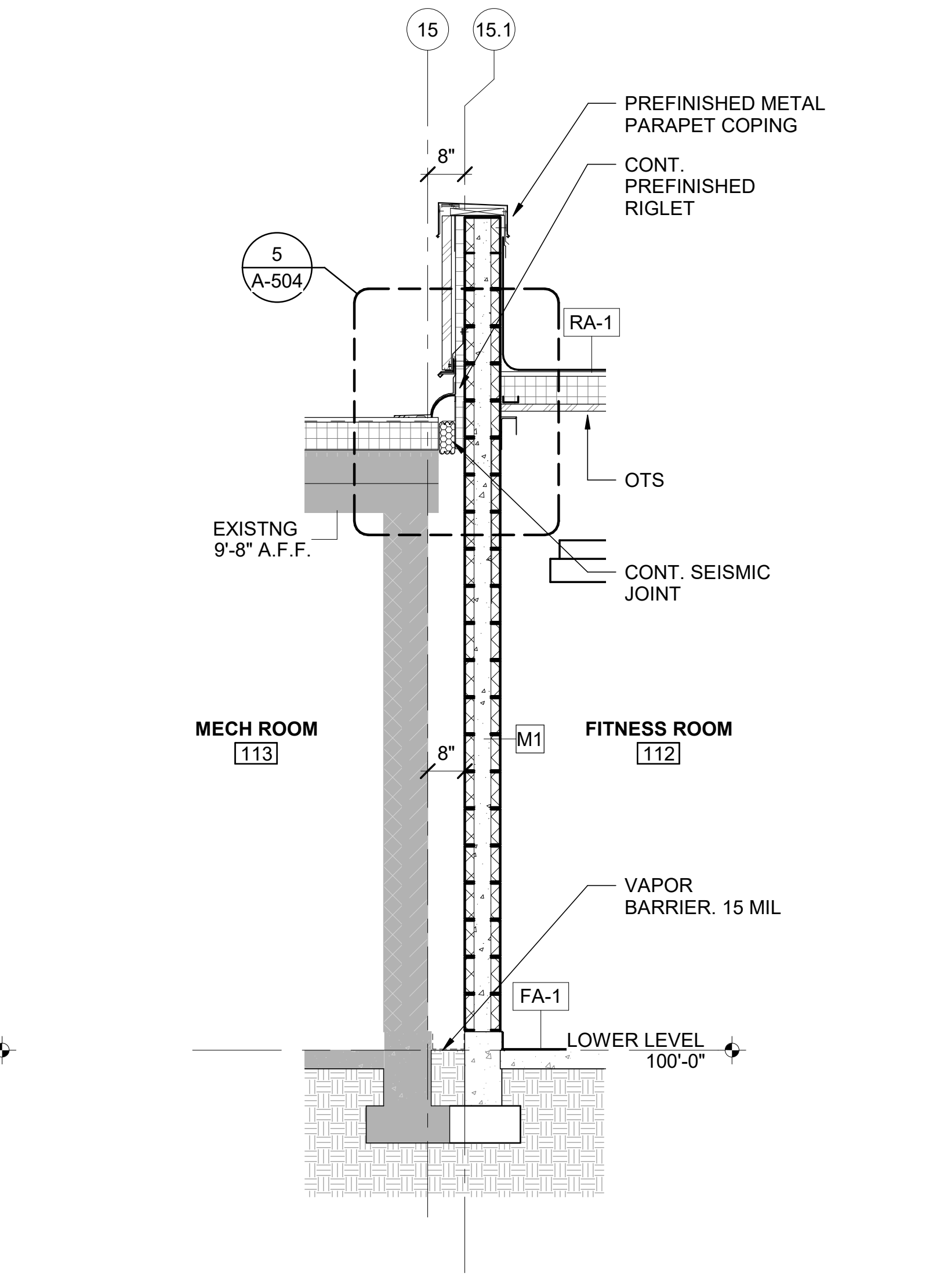
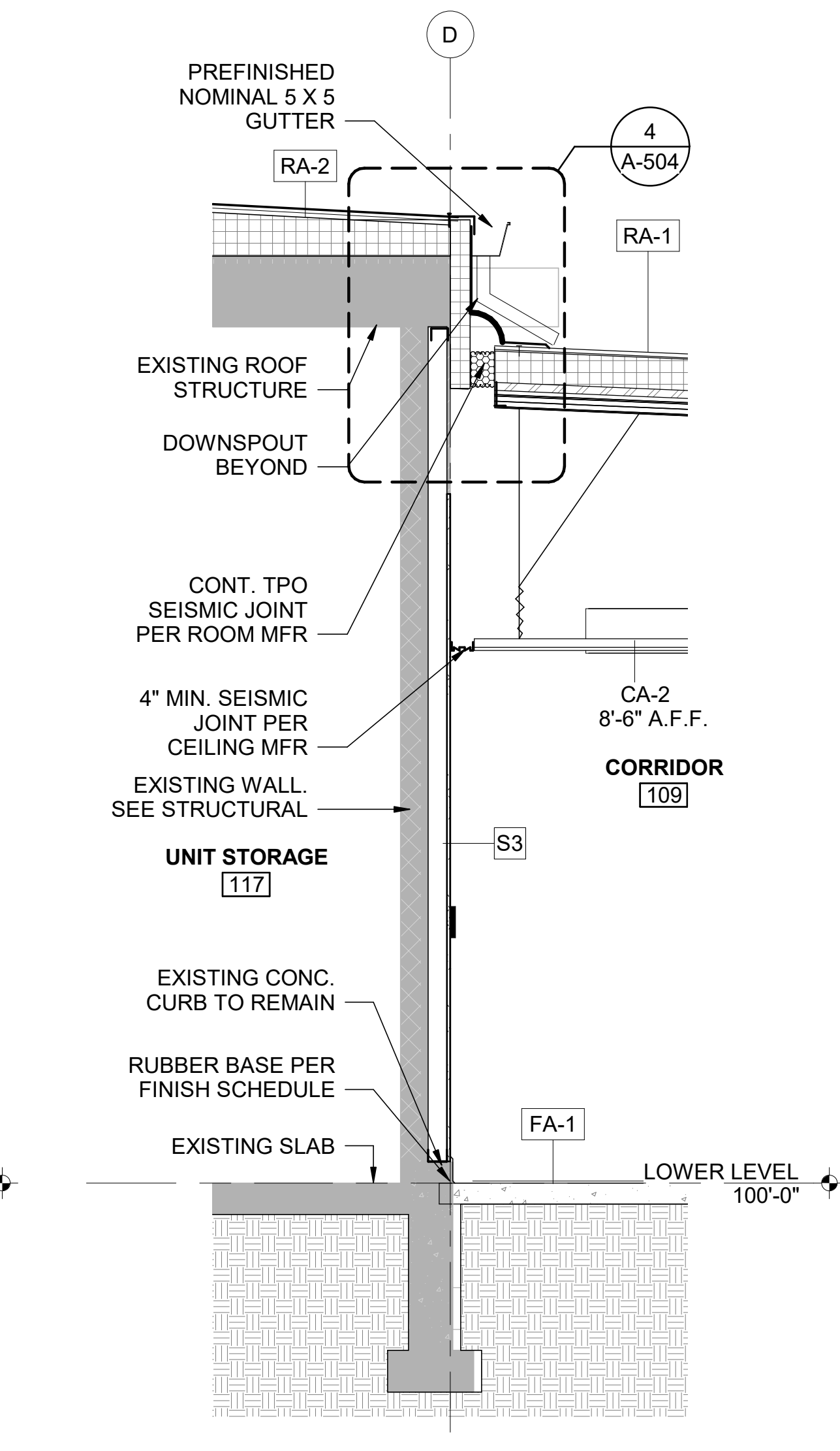
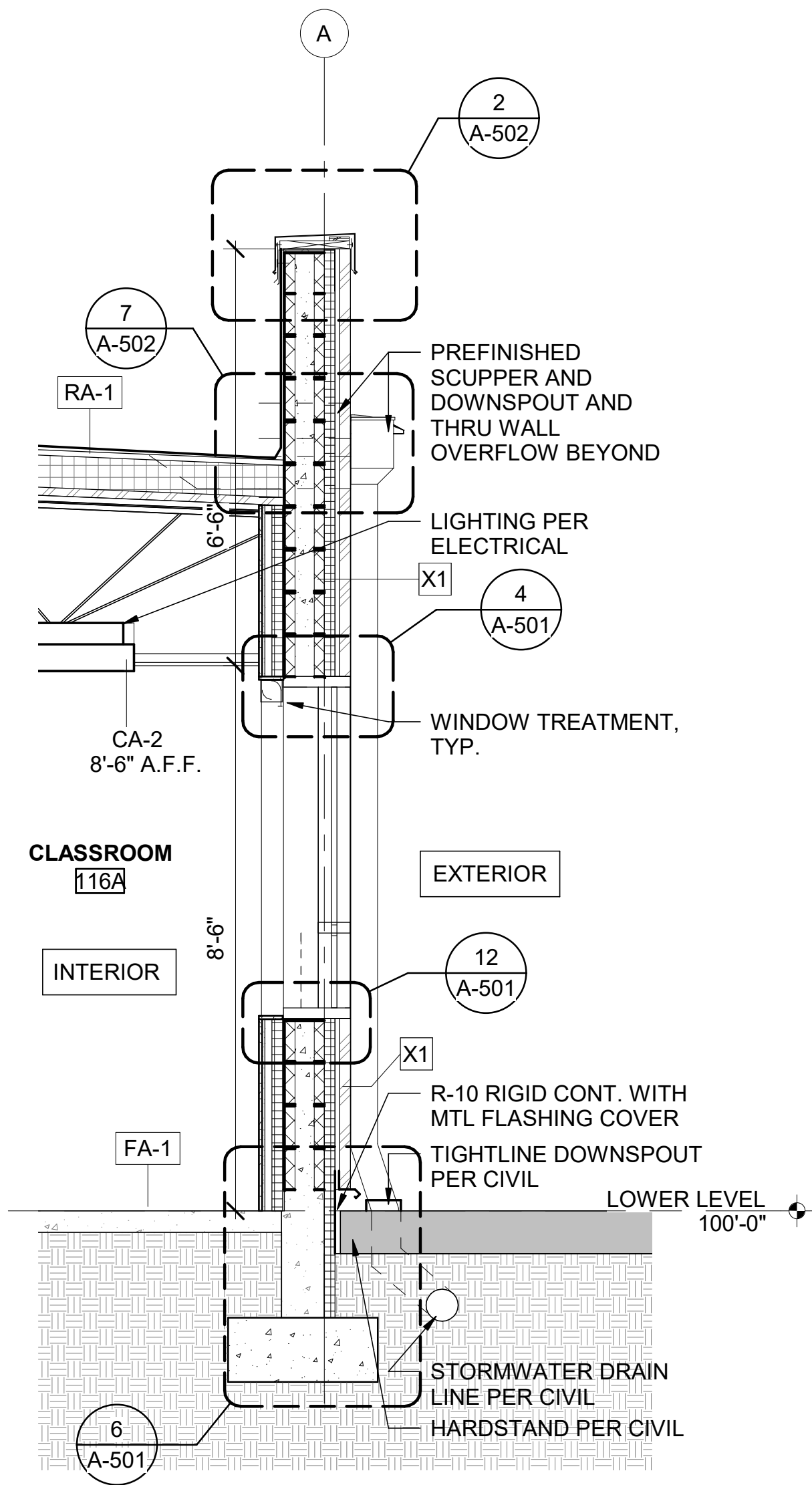
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BUILDING SECTIONS

A-301

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WALL SECTION GENERAL NOTES

- REFERENCE SHEET A-001 FOR ABBREVIATIONS, SYMBOL LEGENDS, ADDITIONAL DRAWING CONVENTIONS AND GENERAL NOTES.
- REFERENCE SHEET A-601 FOR WALL TYPES, SHEET A-603 FOR DOOR AND WINDOW TYPES, AND SHEET A-602 THROUGH CEILING, SOFFIT, ROOF, AND FLOOR LEGEND.



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Mark	Description	Date

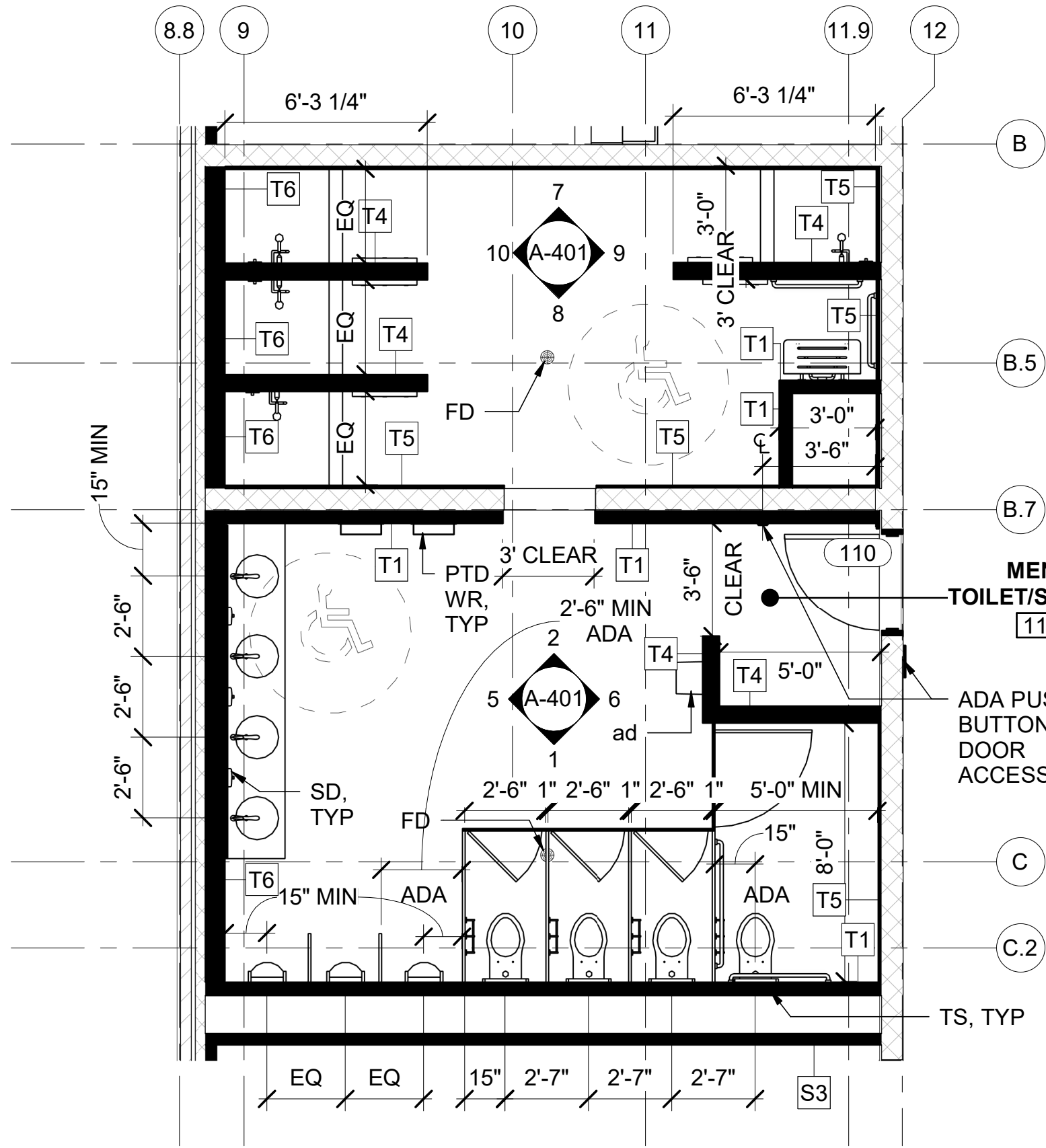
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2219 M AVENUE, ANACORTES, WA

WALL SECTIONS

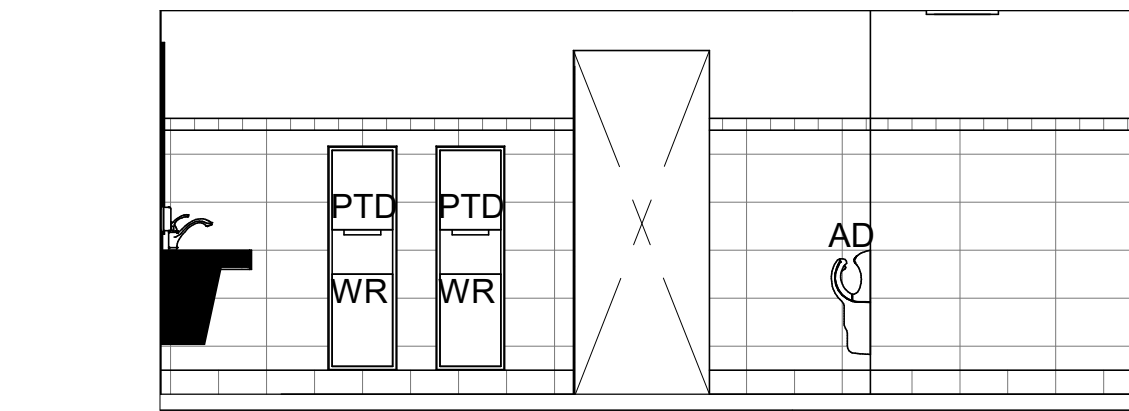
A-311

Sheet Size: 22" x 34"
Page 131 of 246

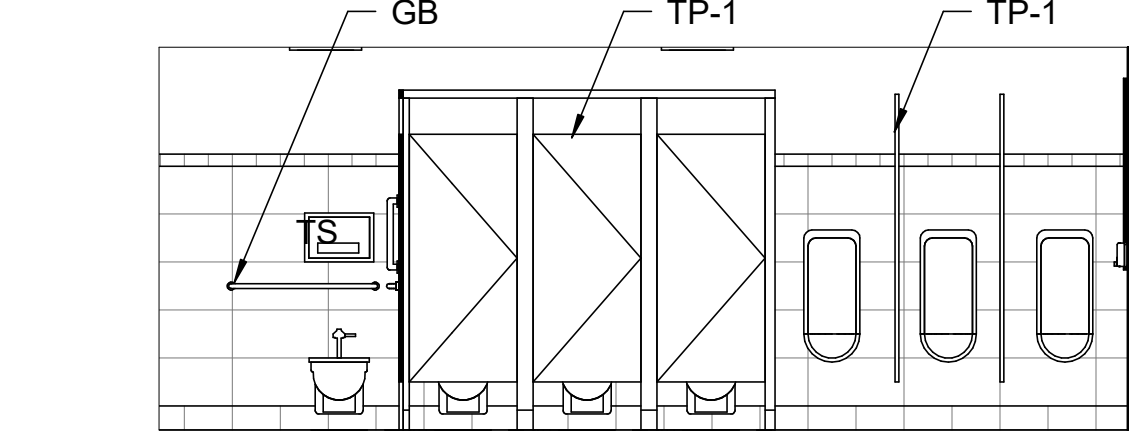
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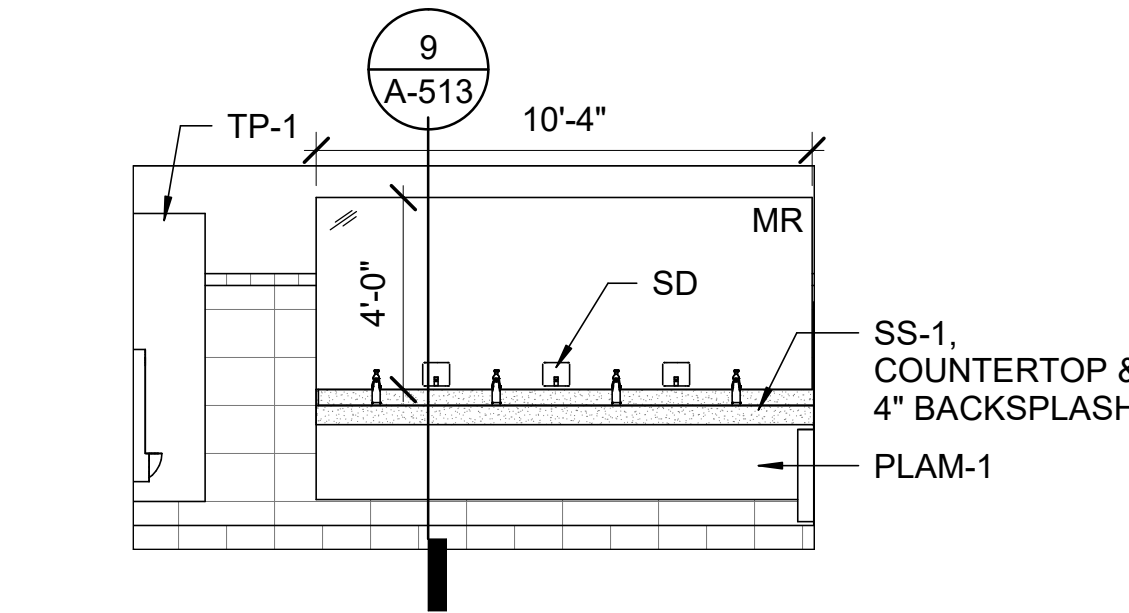
1 ENLARGED MEN'S RESTROOM PLAN
A-401 SCALE : 1/4" = 1'-0"



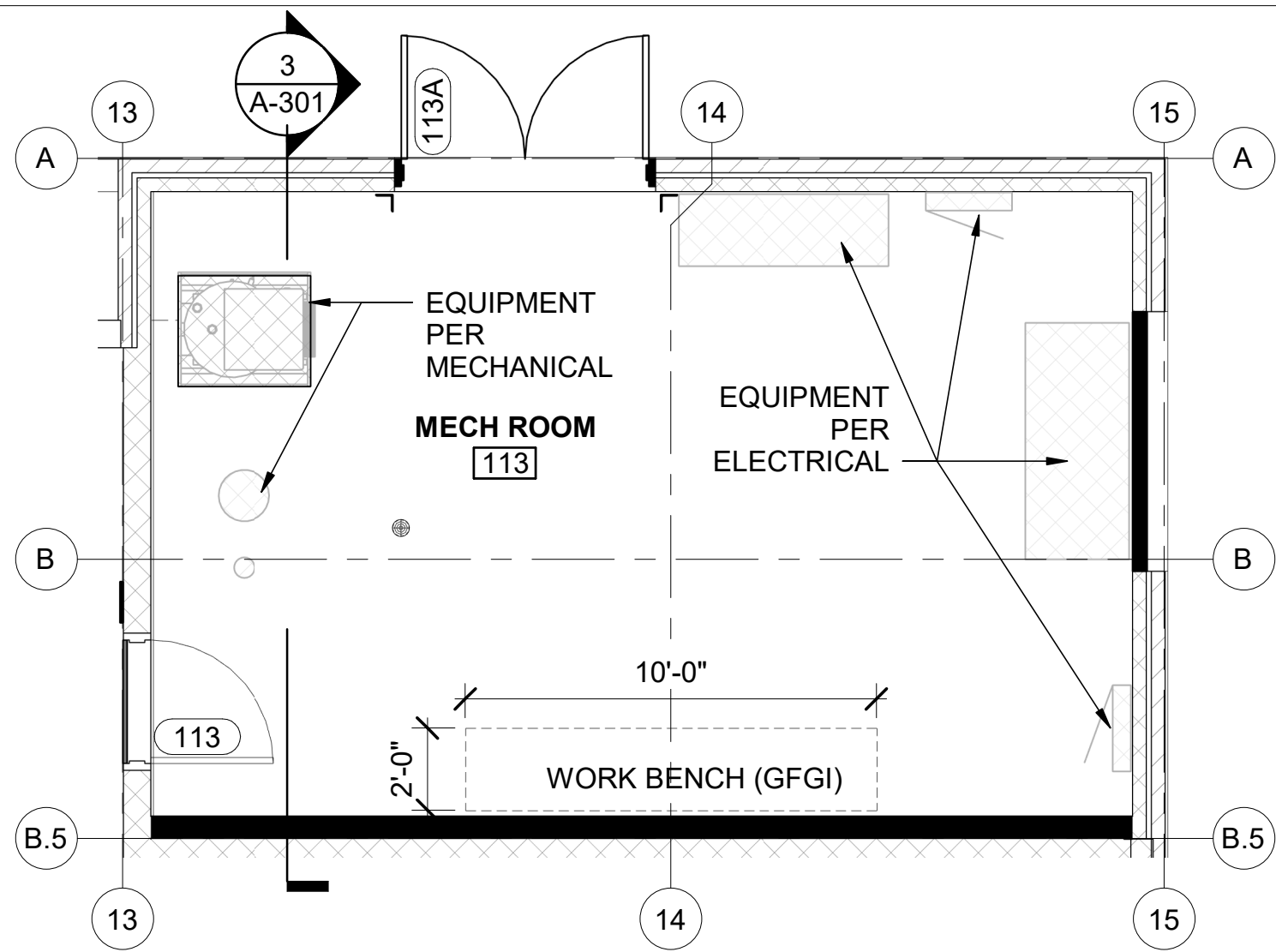
2 MEN'S 110 - NORTH
A-401 SCALE : 1/4" = 1'-0"



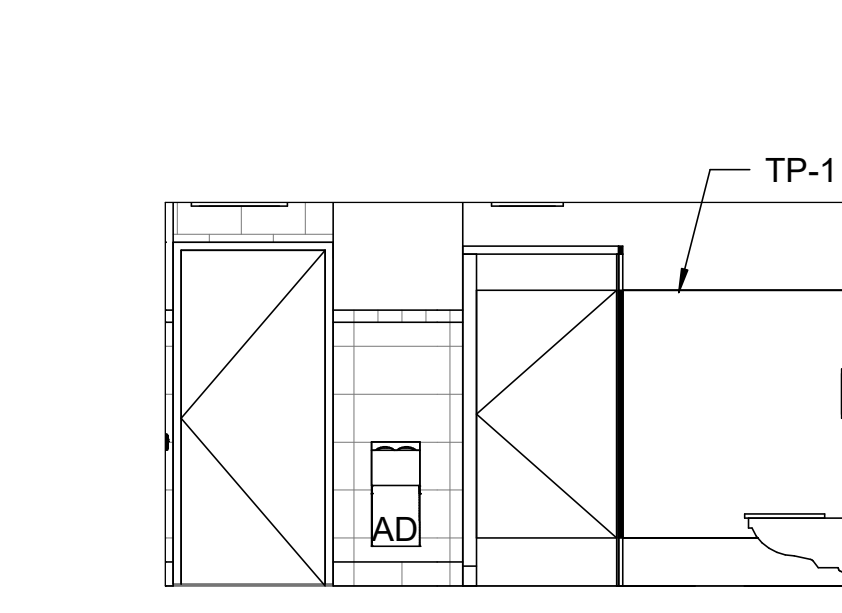
3 MEN'S 110 - SOUTH
A-401 SCALE : 1/4" = 1'-0"



5 MEN'S 110 - WEST
A-401 SCALE : 1/4" = 1'-0"



4 ENLARGED MECHANICAL ROOM PLAN
A-401 SCALE : 1/4" = 1'-0"



6 MEN'S 110 - EAST
A-401 SCALE : 1/4" = 1'-0"

ENLARGED PLAN GENERAL NOTES

- REFERENCE SHEET A-001 FOR ABBREVIATIONS, SYMBOL LEGENDS, ADDITIONAL DRAWING CONVENTIONS AND GENERAL NOTES.
- REFERENCE SHEETS A-603 AND A-604 FOR DOOR TYPES, SHEET A-605 - A-607 FOR WINDOW TYPES.
- REFERENCE SHEETS A-601 THROUGH A-602 FOR WALL, CEILING, SOFFIT, ROOF, AND FLOOR LEGEND.
- PLAN VIEWS ARE CUT AT 4'-0" AFF.
- REFERENCE SHEET A-002 FOR ACCESSIBLE DETAILS.
- REFERENCE SHEET A-421 FOR TYPICAL ELEVATION DETAILS AND LOCATION OF ADA PUSH BUTTONS.
- SEE DETAIL 8/ A-512 FOR FLOOR DRAIN SLOPE. SLOPE WITHIN 2'-0" RADIUS OF DRAIN.
- PROVIDE TWO SHOWER CURTAINS FOR EACH SHOWER.

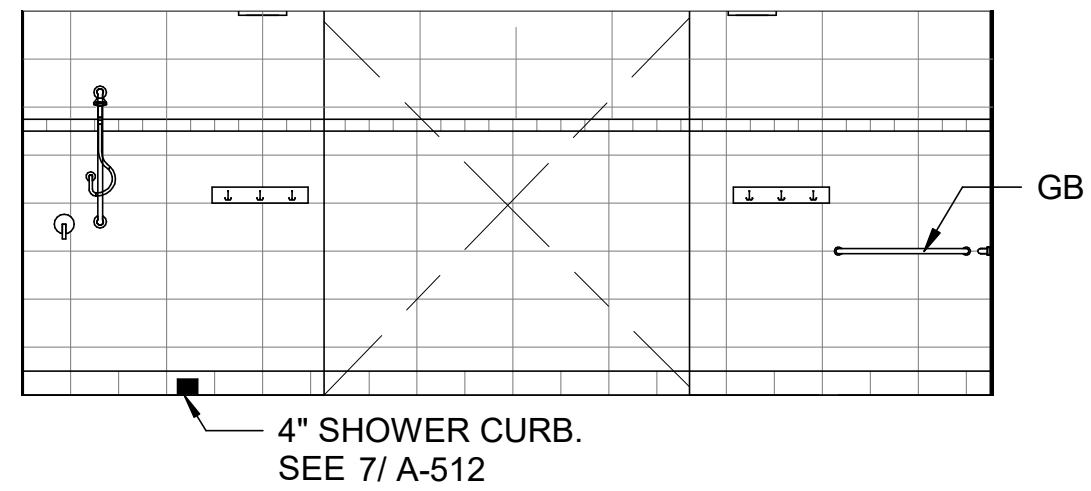
INTERIOR ELEVATION GENERAL NOTES

- REFERENCE SHEET I-601 FOR INTERIOR FINISH SCHEDULE AND I-602 FOR FINISH LEGEND & TYPICAL WALLS.

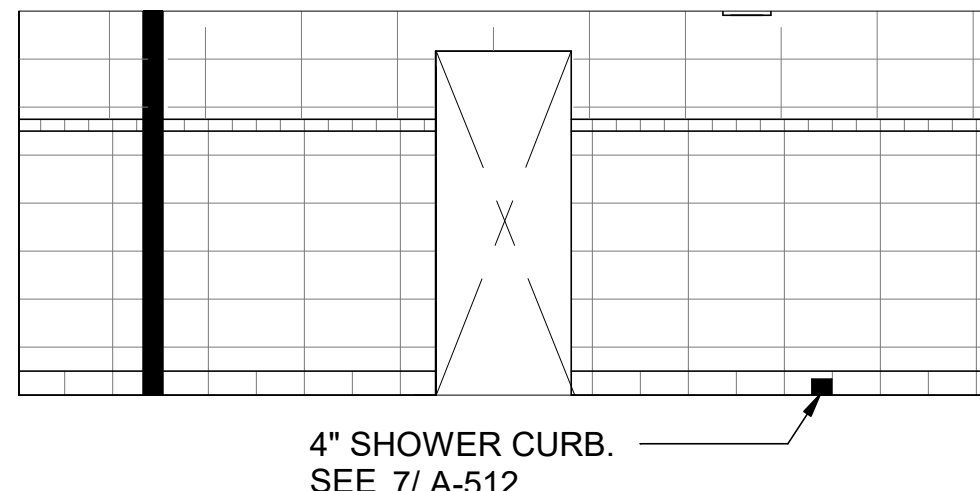
INTERIOR ABBREVIATIONS

AD	HIGH-SPEED WARM-AIR DRYER
MBH	MOP, BROOM HOLDER, SHELF
CH	COAT HOOK
CS	DIAPER-CHANGING STATION
dw	DISHWASHER
FS	FOLDING SHOWER SEAT
GB	GRAB BAR
hood	RANGE HOOD VENT
lk	LOCKER
micro	MICROWAVE
MP	MOP, BROOM HOLDER, SHELF
MR	MIRROR UNIT
PTDWR	COMBINATION TOWEL (FOLDED) DISPENSER/WASTE RECEPTACLE
range	STOVETOP AND RANGE
ref/frz	REFRIGERATOR/FREEZER COMBO
SC	SHOWER CURTAIN
SCR	SHOWER CURTAIN ROD
SN	SANITARY-NAPKIN DISPOSAL UNIT
SD	LIQUID-SOAP DISPENSER
TP	TOWEL PIN
TS	SEAT-COVER DISPENSER
TT	TOILET TISSUE (ROLL) DISPENSER

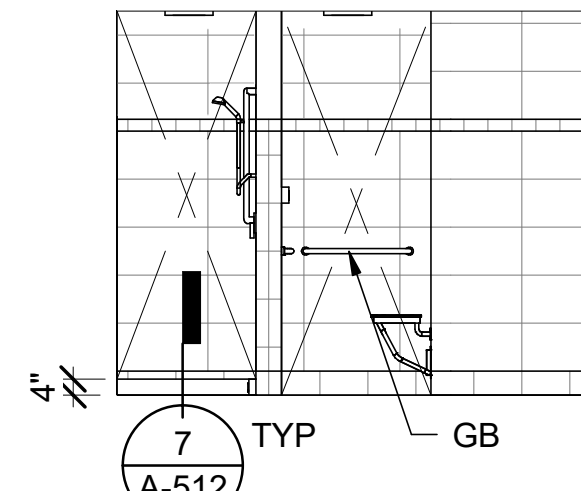
*NOTE: LOWERCASE ABBREVIATION INDICATES OWNER PROVIDED ITEMS.



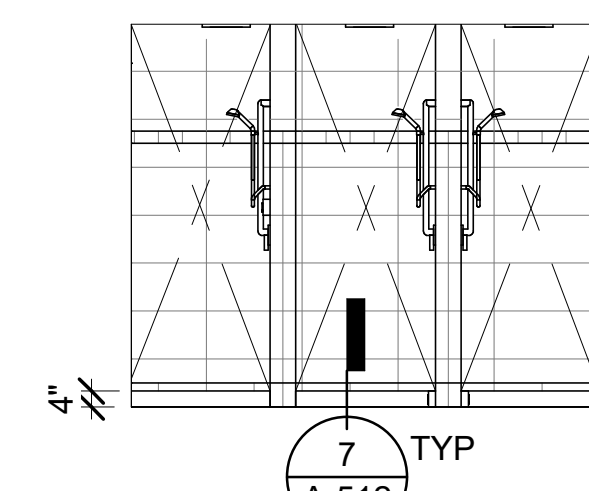
7 MEN'S SHOWER 110 - NORTH
A-401 SCALE : 1/4" = 1'-0"



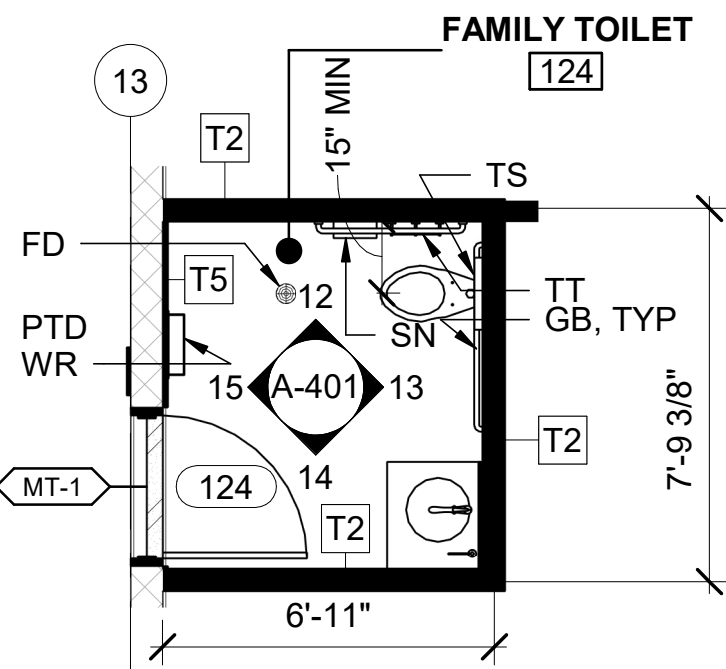
8 MEN'S SHOWER 110 - SOUTH
A-401 SCALE : 1/4" = 1'-0"



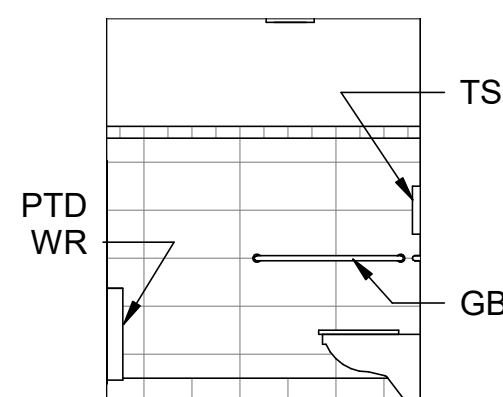
9 MEN'S SHOWER 110 - EAST
A-401 SCALE : 1/4" = 1'-0"



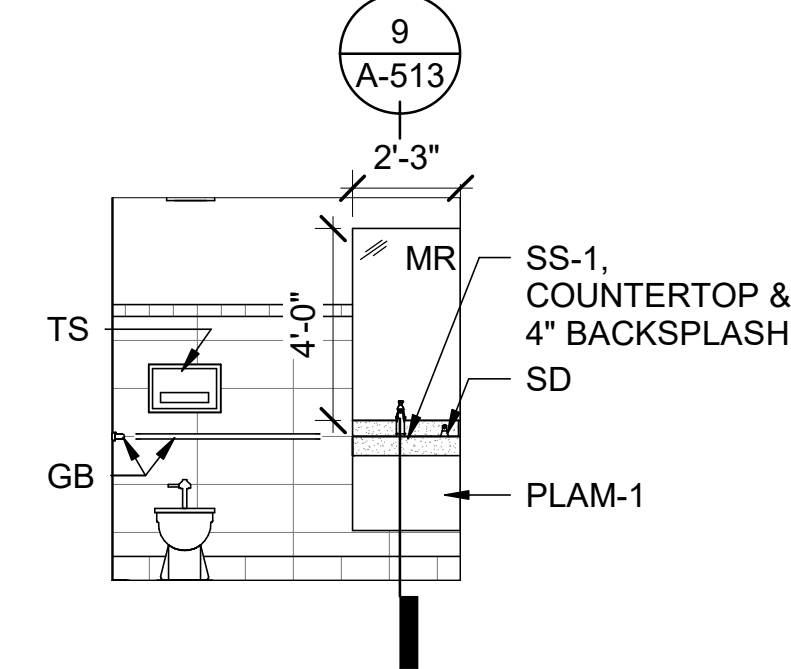
10 MEN'S SHOWER 110 - WEST
A-401 SCALE : 1/4" = 1'-0"



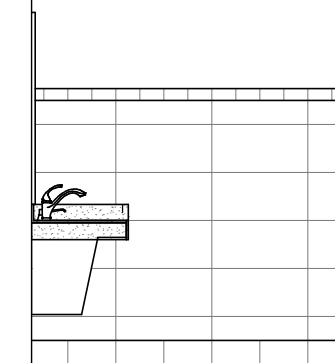
11 ENLARGED FAMILY ROOM PLAN
A-401 SCALE : 1/4" = 1'-0"



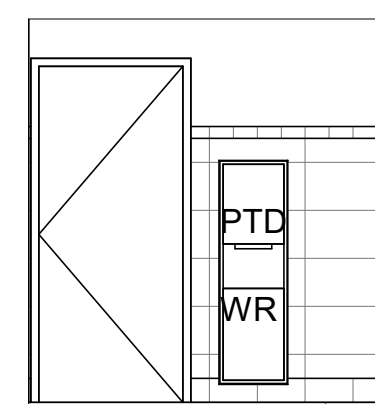
12 FAMILY ROOM 124 - NORTH
A-401 SCALE : 1/4" = 1'-0"



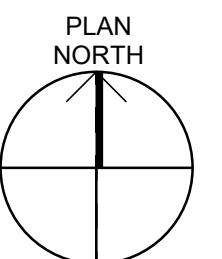
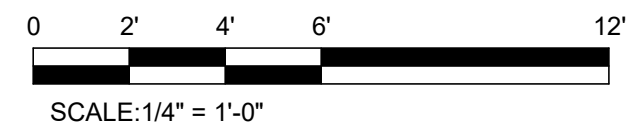
13 FAMILY ROOM 124 - EAST
A-401 SCALE : 1/4" = 1'-0"

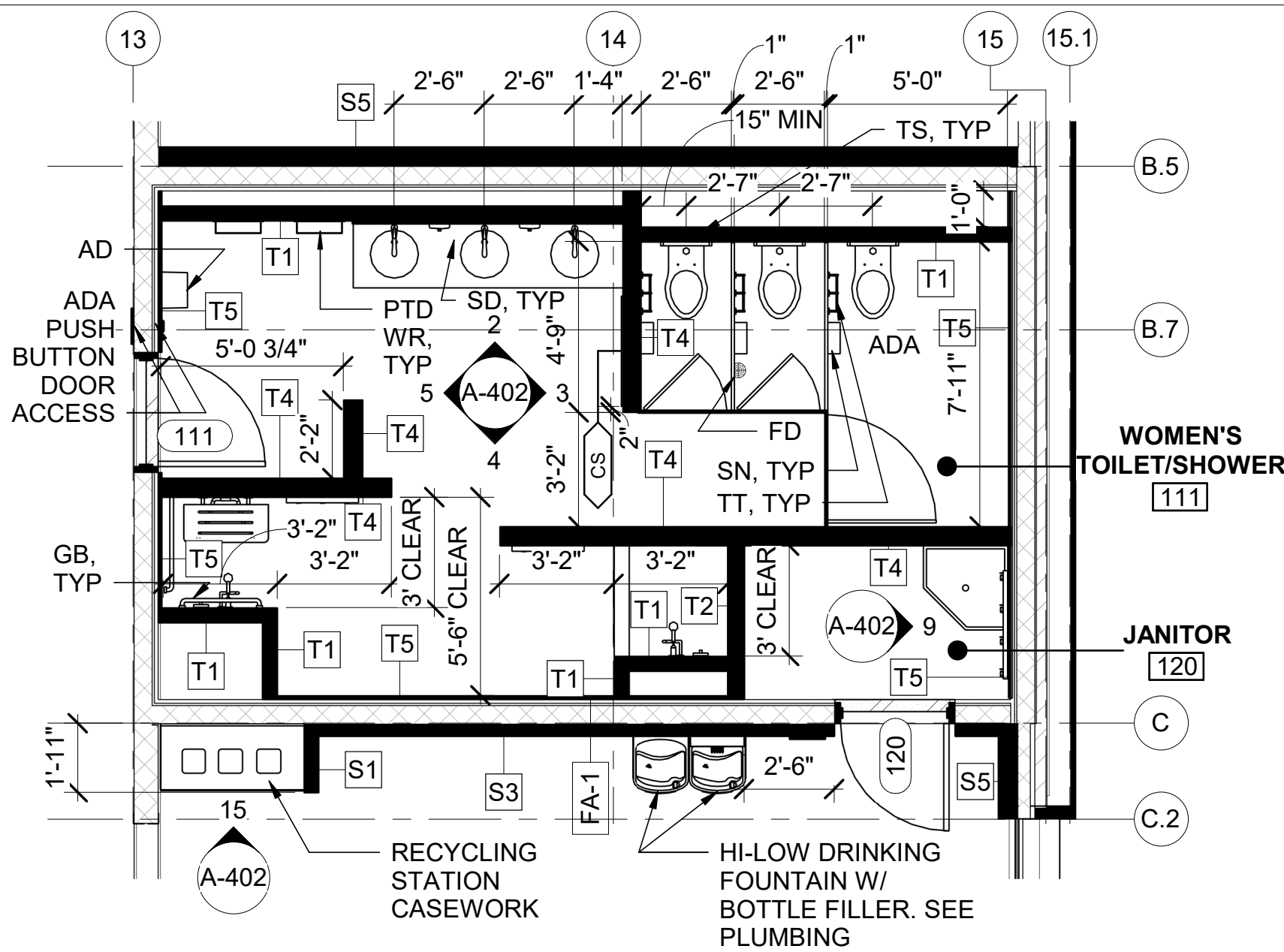


14 FAMILY ROOM 124 - SOUTH
A-401 SCALE : 1/4" = 1'-0"

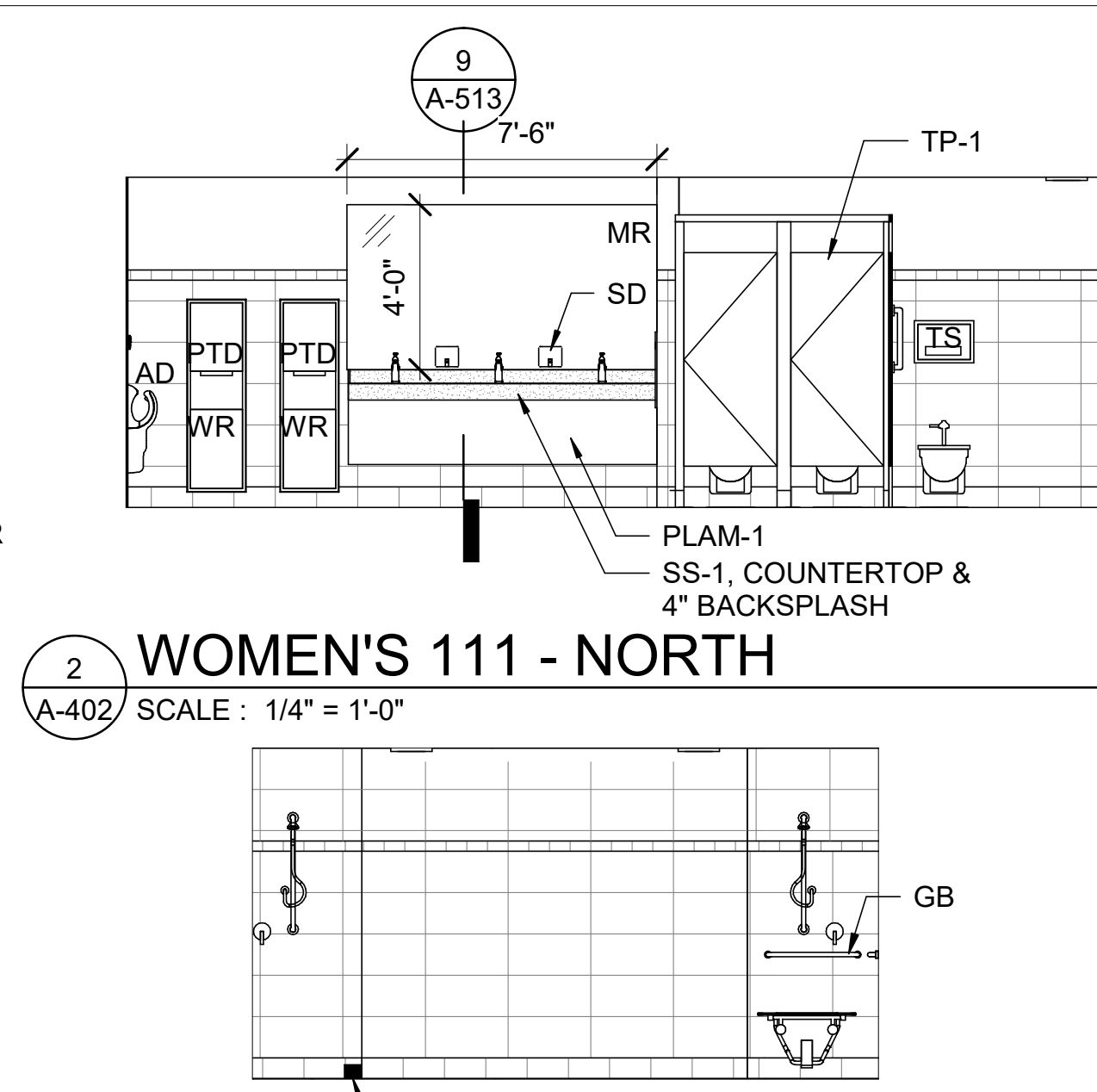


15 FAMILY ROOM 124 - WEST
A-401 SCALE : 1/4" = 1'-0"



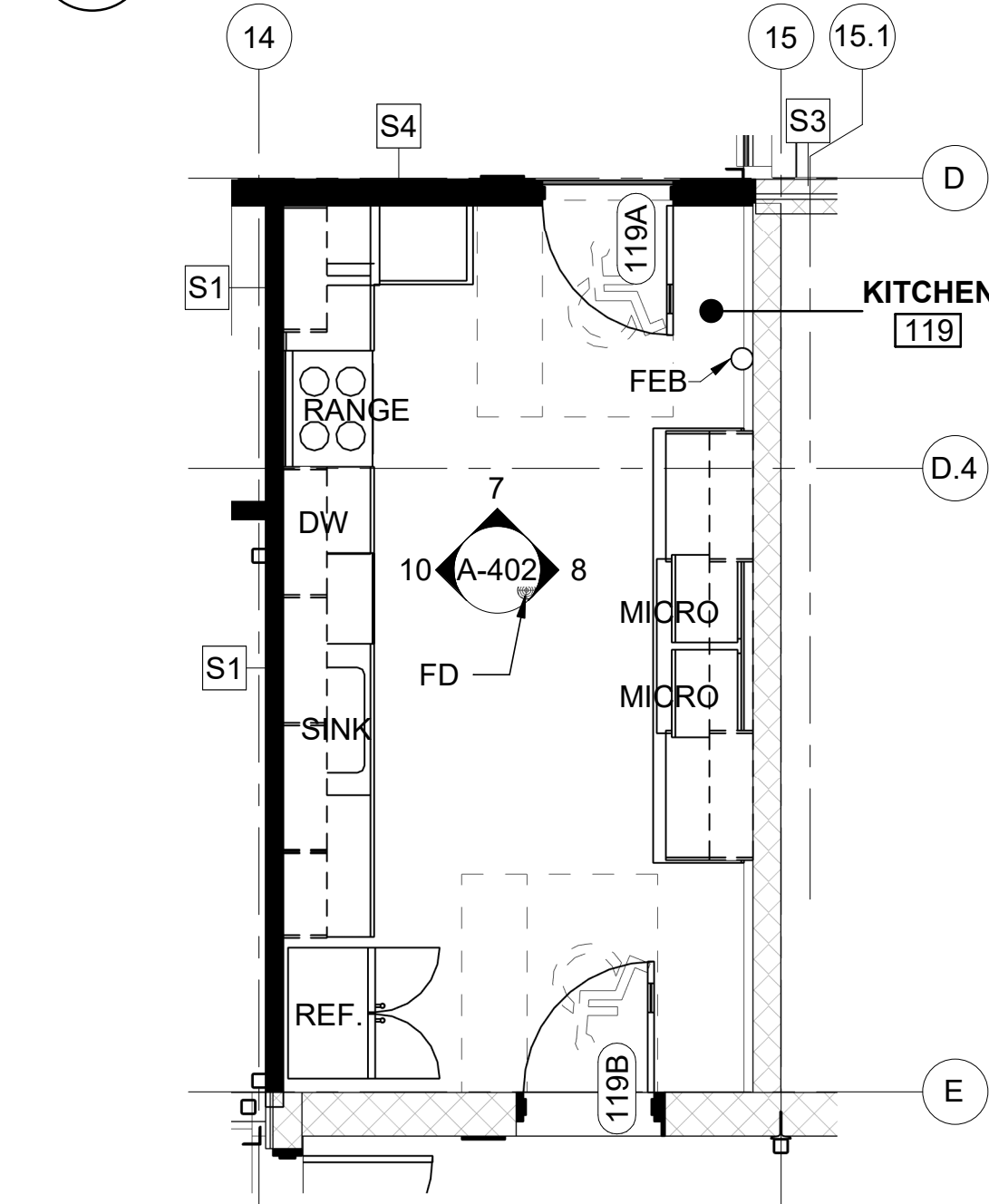


1
A-402
ENLARGED WOMEN'S RESTROOM PLAN
SCALE : 1/4" = 1'-0"

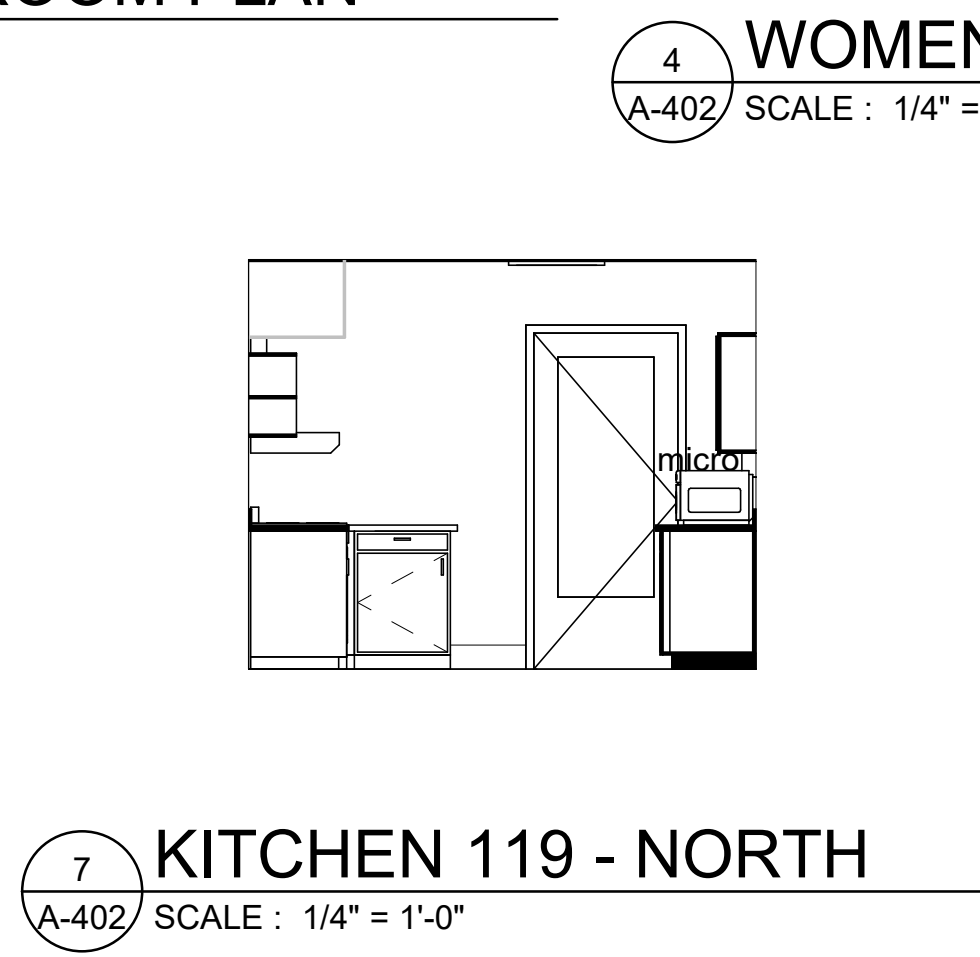


2
A-402
WOMEN'S 111 - NORTH
SCALE : 1/4" = 1'-0"

3
A-402
WOMEN'S 111 - EAST
SCALE : 1/4" = 1'-0"

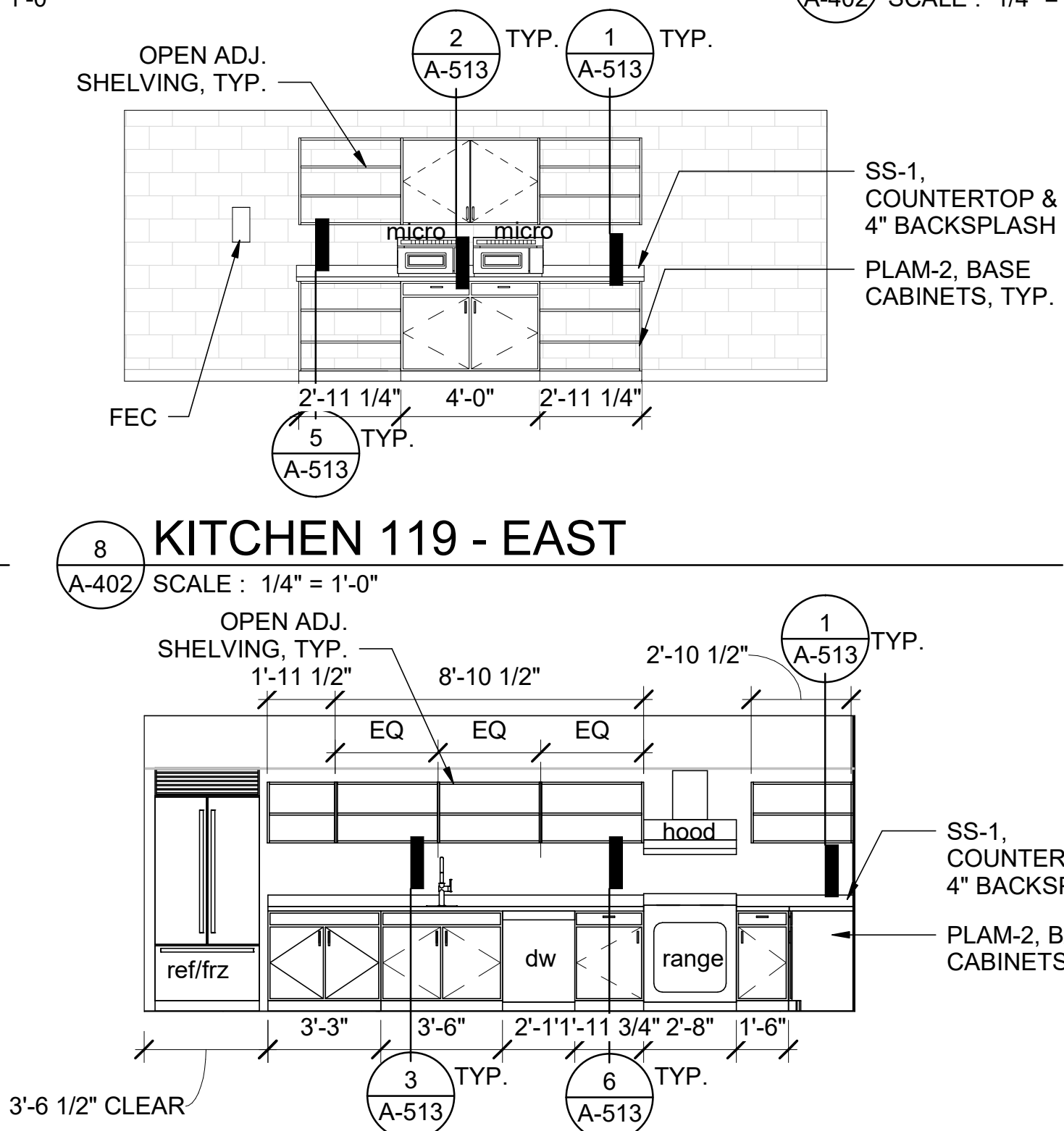


6
A-402
ENLARGED KITCHEN PLAN
SCALE : 1/4" = 1'-0"



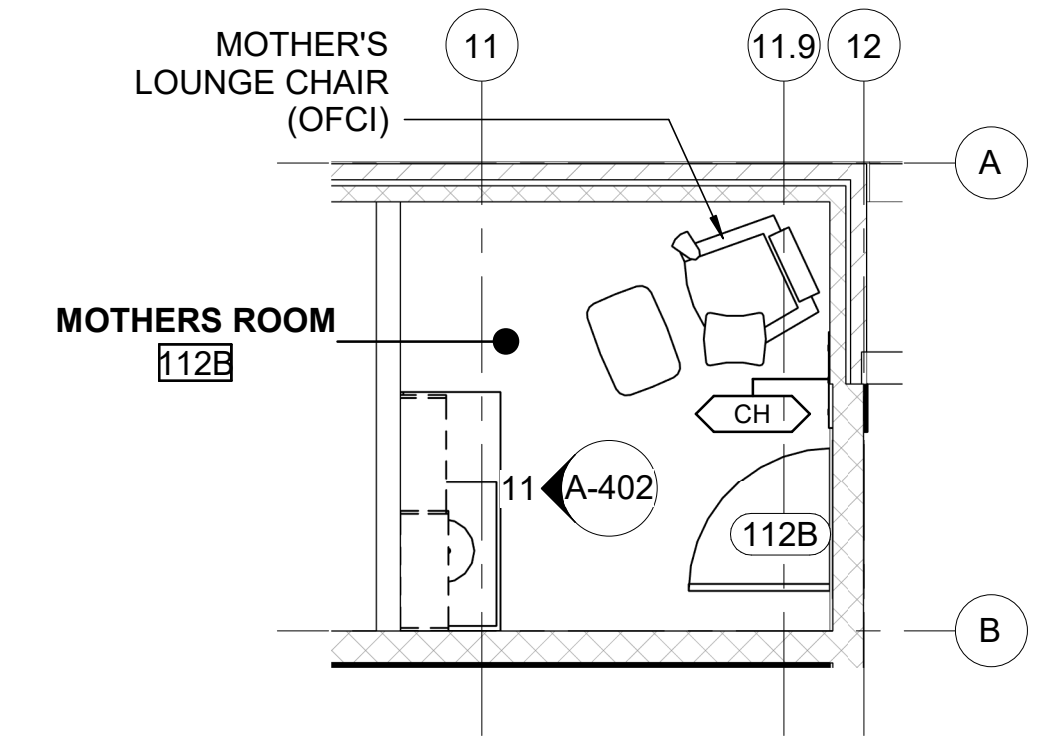
4
A-402
WOMEN'S 111 - SOUTH
SCALE : 1/4" = 1'-0"

7
A-402
KITCHEN 119 - NORTH
SCALE : 1/4" = 1'-0"

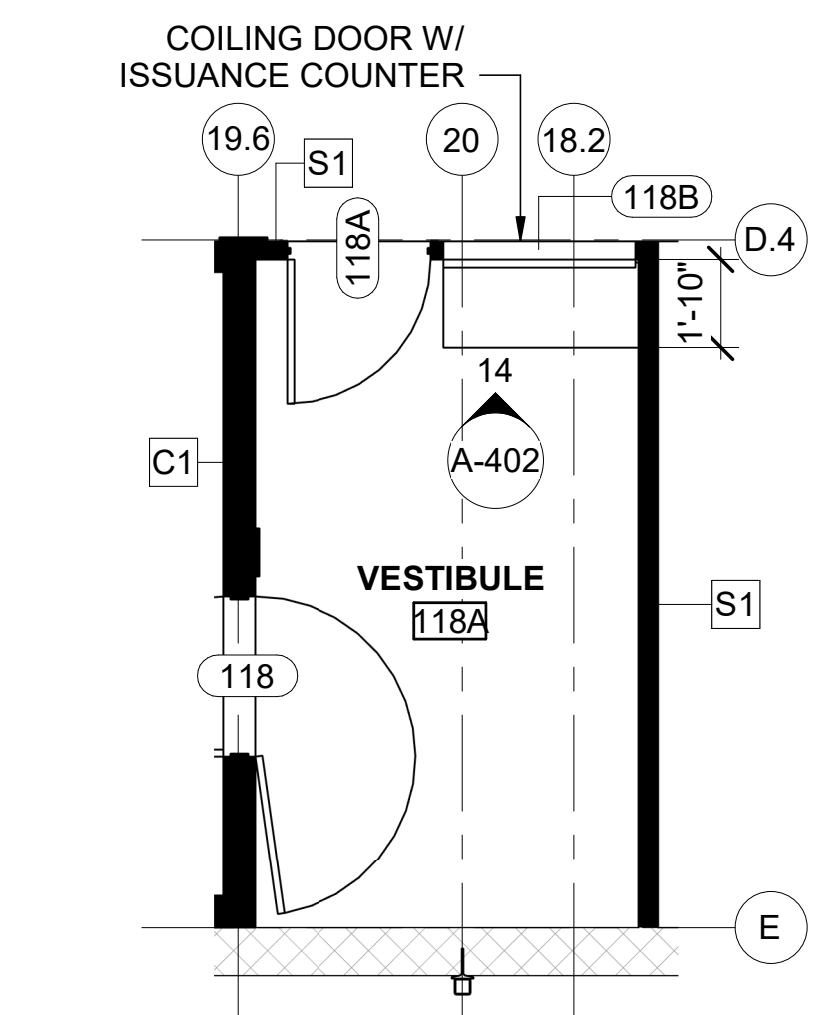


8
A-402
KITCHEN 119 - EAST
SCALE : 1/4" = 1'-0"

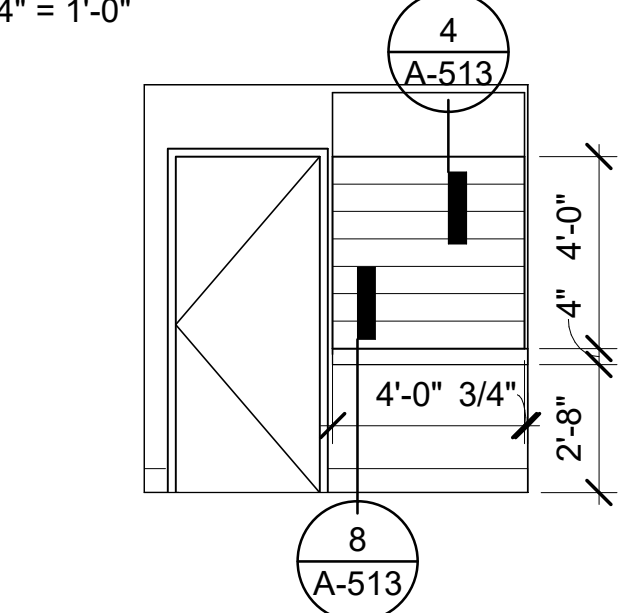
10
A-402
KITCHEN 119 - WEST
SCALE : 1/4" = 1'-0"



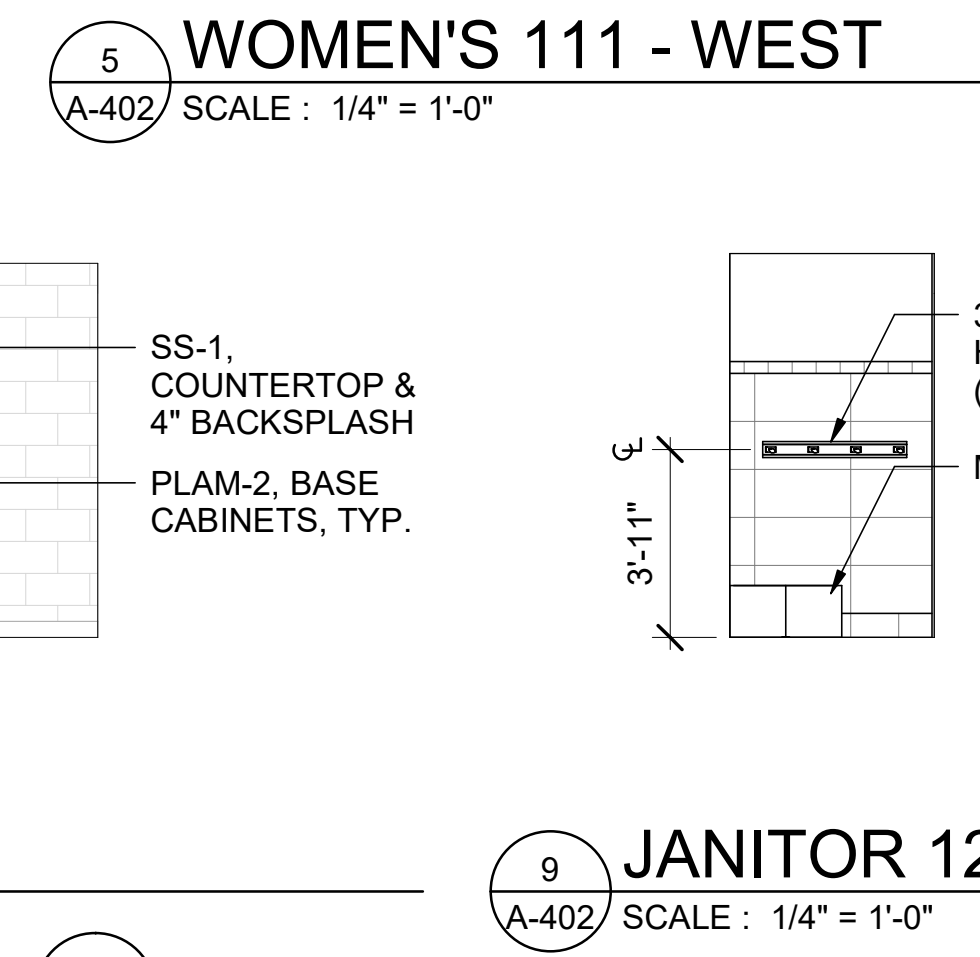
12
A-402
MOTHER'S ROOM
SCALE : 1/4" = 1'-0"



13
A-402
ENLARGED VAULT VESTIBULE PLAN
SCALE : 1/4" = 1'-0"

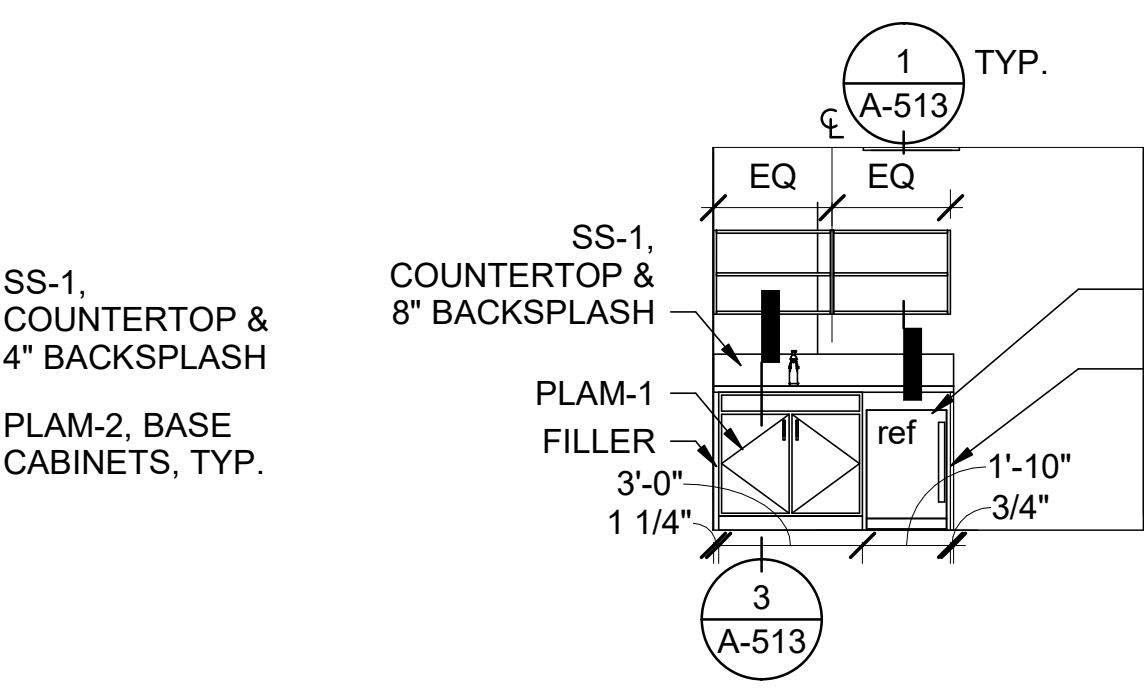


14
A-402
VAULT 118A - NORTH
SCALE : 1/4" = 1'-0"

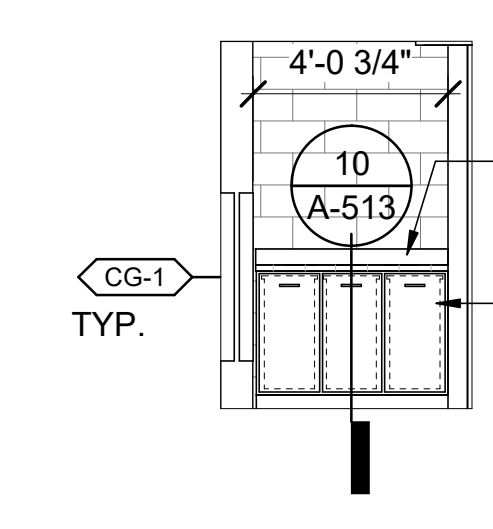


5
A-402
WOMEN'S 111 - WEST
SCALE : 1/4" = 1'-0"

9
A-402
JANITOR 120 - EAST
SCALE : 1/4" = 1'-0"



11
A-402
MOTHERS ROOM 112B - WEST
SCALE : 1/4" = 1'-0"



15
A-402
RECYCLING CASEWORK
SCALE : 1/4" = 1'-0"

ENLARGED PLAN GENERAL NOTES

- REFERENCE SHEET A-001 FOR ABBREVIATIONS, SYMBOL LEGENDS, ADDITIONAL DRAWING CONVENTIONS AND GENERAL NOTES.
- REFERENCE SHEETS A-603 AND A-604 FOR DOOR TYPES, SHEET A-605 - A-607 FOR WINDOW TYPES.
- REFERENCE SHEETS A-601 THROUGH A-602 FOR WALL, CEILING, SOFFIT, ROOF, AND FLOOR LEGEND.
- PLAN VIEWS ARE CUT AT 4'-0" AFF.
- REFERENCE SHEET A-002 FOR ACCESSIBLE DETAILS.
- REFERENCE SHEET A-421 FOR TYPICAL ELEVATION DETAILS AND LOCATION OF ADA PUSH BUTTONS.
- SEE DETAIL 8/ A-512 FOR FLOOR DRAIN SLOPE. SLOPE WITHIN 2'-0" RADIUS OF DRAIN.
- PROVIDE TWO SHOWER CURTAINS FOR EACH SHOWER.

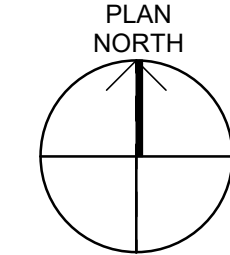
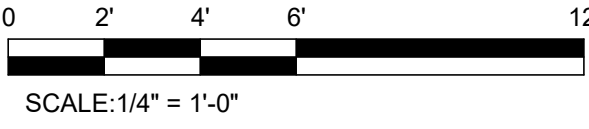
INTERIOR ELEVATION GENERAL NOTES

- REFERENCE SHEET I-601 FOR INTERIOR FINISH SCHEDULE AND I-602 FOR FINISH LEGEND & TYPICAL WALLS.

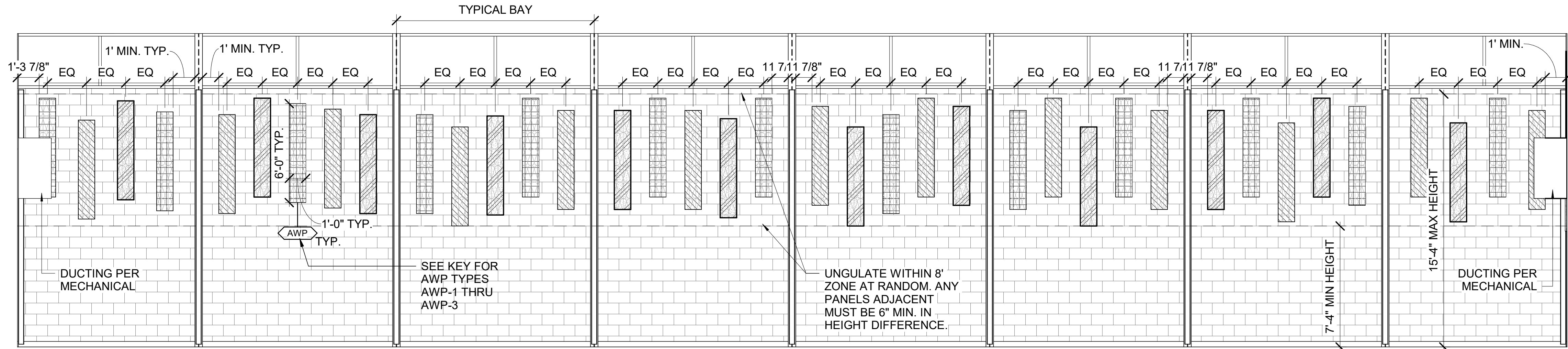
INTERIOR ABBREVIATIONS

AD	HIGH-SPEED WARM-AIR DRYER
MBH	MOP, BROOM HOLDER, SHELF
CH	COAT HOOK
CS	DIAPER-CHANGING STATION
dw	DISHWASHER
FS	FOLDING SHOWER SEAT
GB	GRAB BAR
hood	RANGE HOOD VENT
lk	LOCKER
micro	MICROWAVE
MP	MOP, BROOM HOLDER, SHELF
MR	MIRROR UNIT
PTDWR	COMBINATION TOWEL (FOLDED) DISPENSER/WASTE RECEPTACLE
range	STOVETOP AND RANGE
ref/frz	REFRIGERATOR/FREEZER COMBO
SC	SHOWER CURTAIN
SCR	SHOWER CURTAIN ROD
SN	SANITARY-NAPKIN DISPOSAL UNIT
SD	LIQUID-SOAP DISPENSER
TP	TOWEL PIN
TS	SEAT-COVER DISPENSER
TT	TOILET TISSUE (ROLL) DISPENSER

*NOTE: LOWERCASE ABBREVIATION INDICATES OWNER PROVIDED ITEMS.



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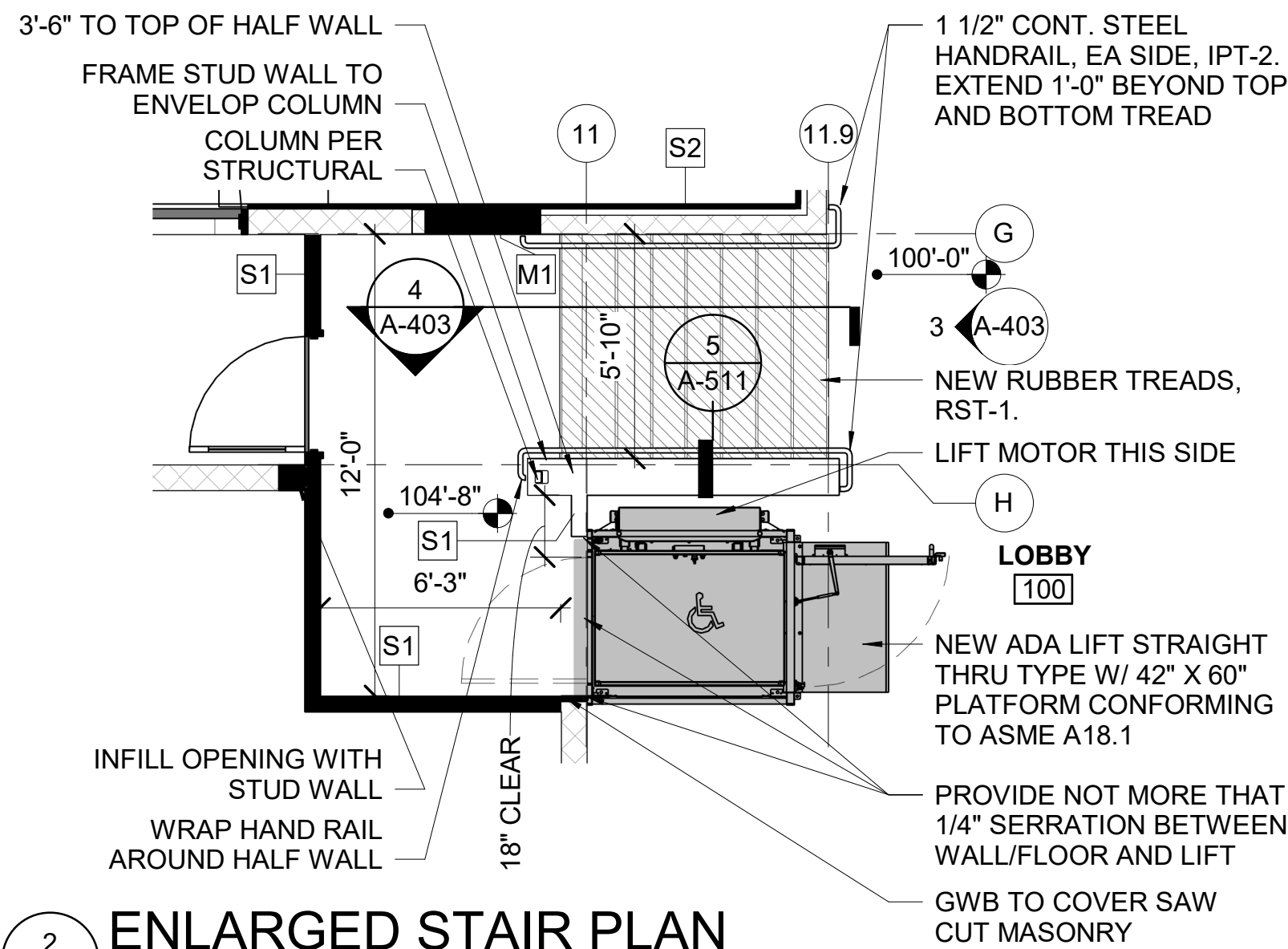
INTERIOR ELEVATION GENERAL NOTES

- REFERENCE SHEET I-601 FOR INTERIOR FINISH SCHEDULE AND I-602 FOR FINISH LEGEND & TYPICAL WALLS.
- DIMENSIONS ARE SHOWN AT FACE OF WALL TO FACE OF PANEL AND PANEL CENTERLINE TO PANEL CENTERLINE.

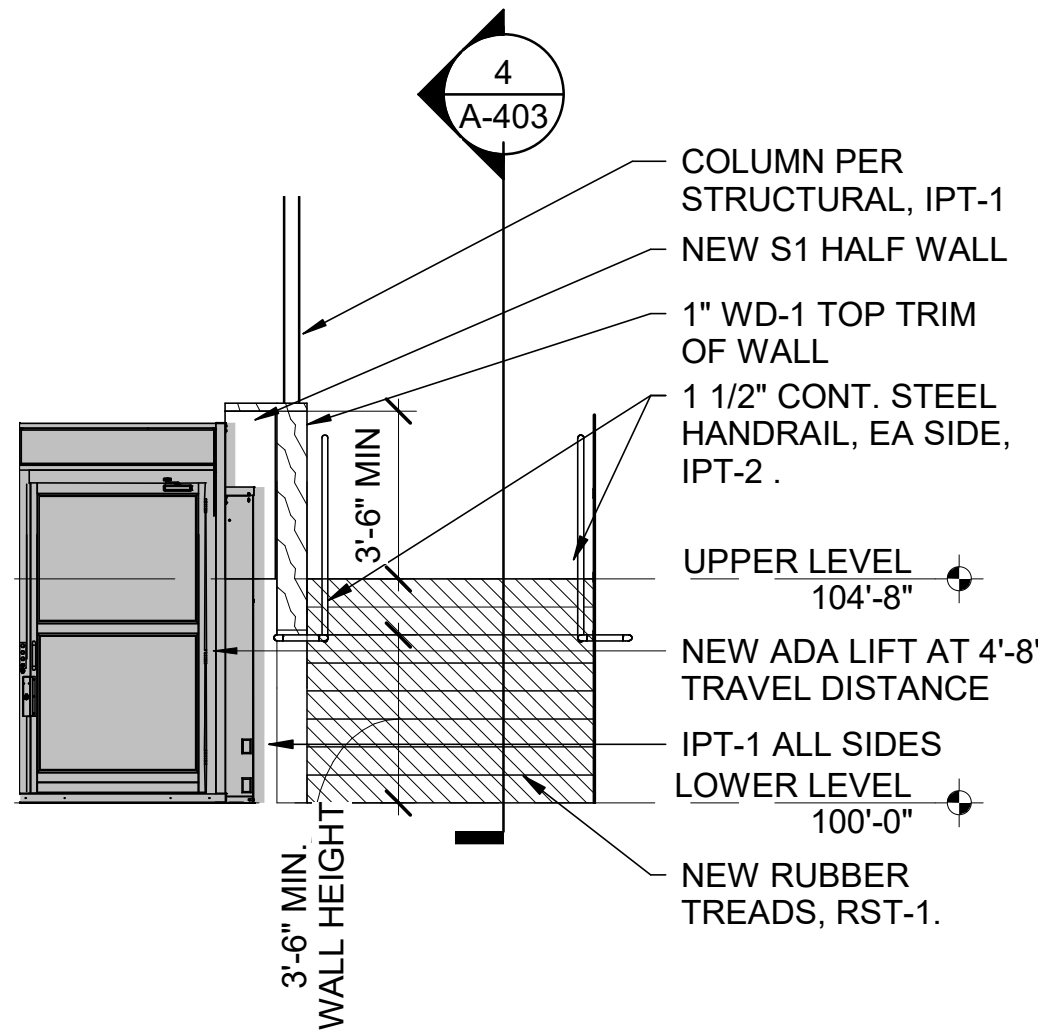
AWP LEGEND

- AWP-1: 1-1/2" THICK PANELS
- AWP-2: 2" THICK PANELS
- AWP-3: 2 1/2" THICK PANELS

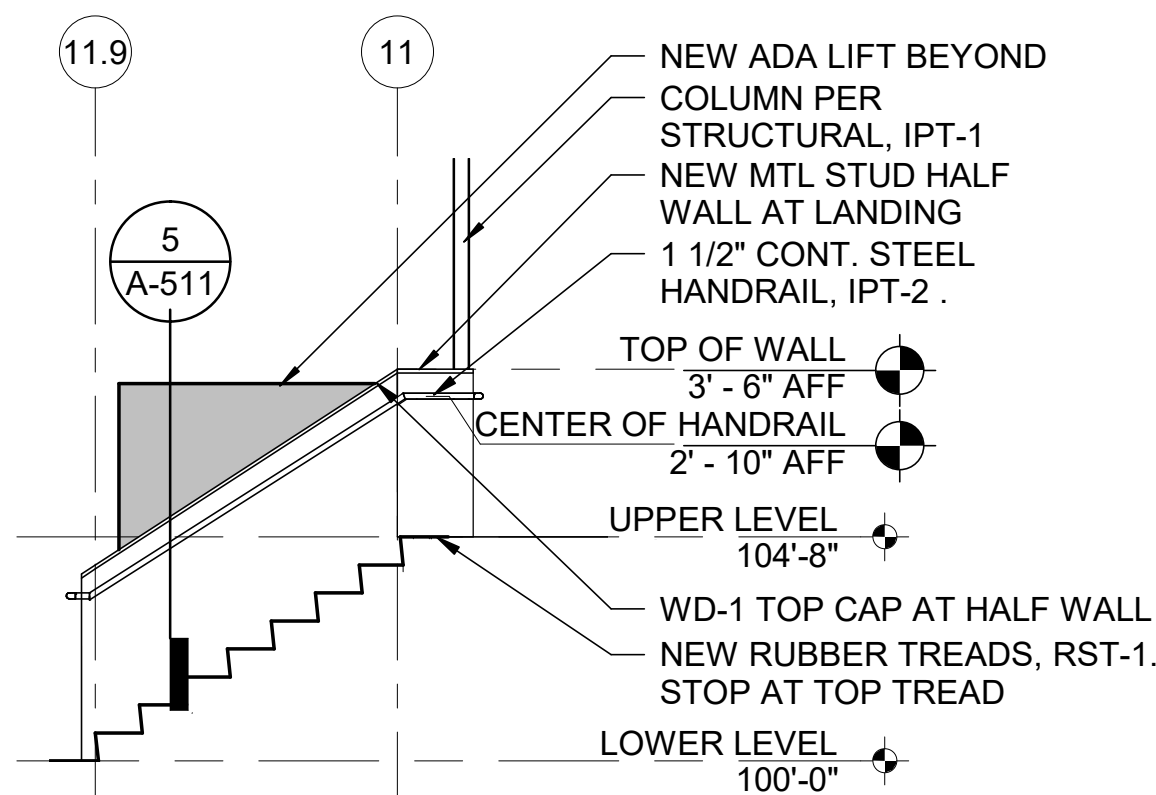
1 DRILL 122 - SOUTH (NORTH SIMILAR) A-403 SCALE : 1/4" = 1'-0"



2 ENLARGED STAIR PLAN A-403 SCALE : 1/4" = 1'-0"



3 HANDRAIL @ STAIR - WEST A-403 SCALE : 1/4" = 1'-0"



4 INTERIOR SECTION AT STAIR A-403 SCALE : 1/4" = 1'-0"



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Project No.: 21024

Designed By: GJN

Drawn By: CFT

Checked By: PMM

Date

Description

Mark

WASHINGTON MILITARY DEPARTMENT

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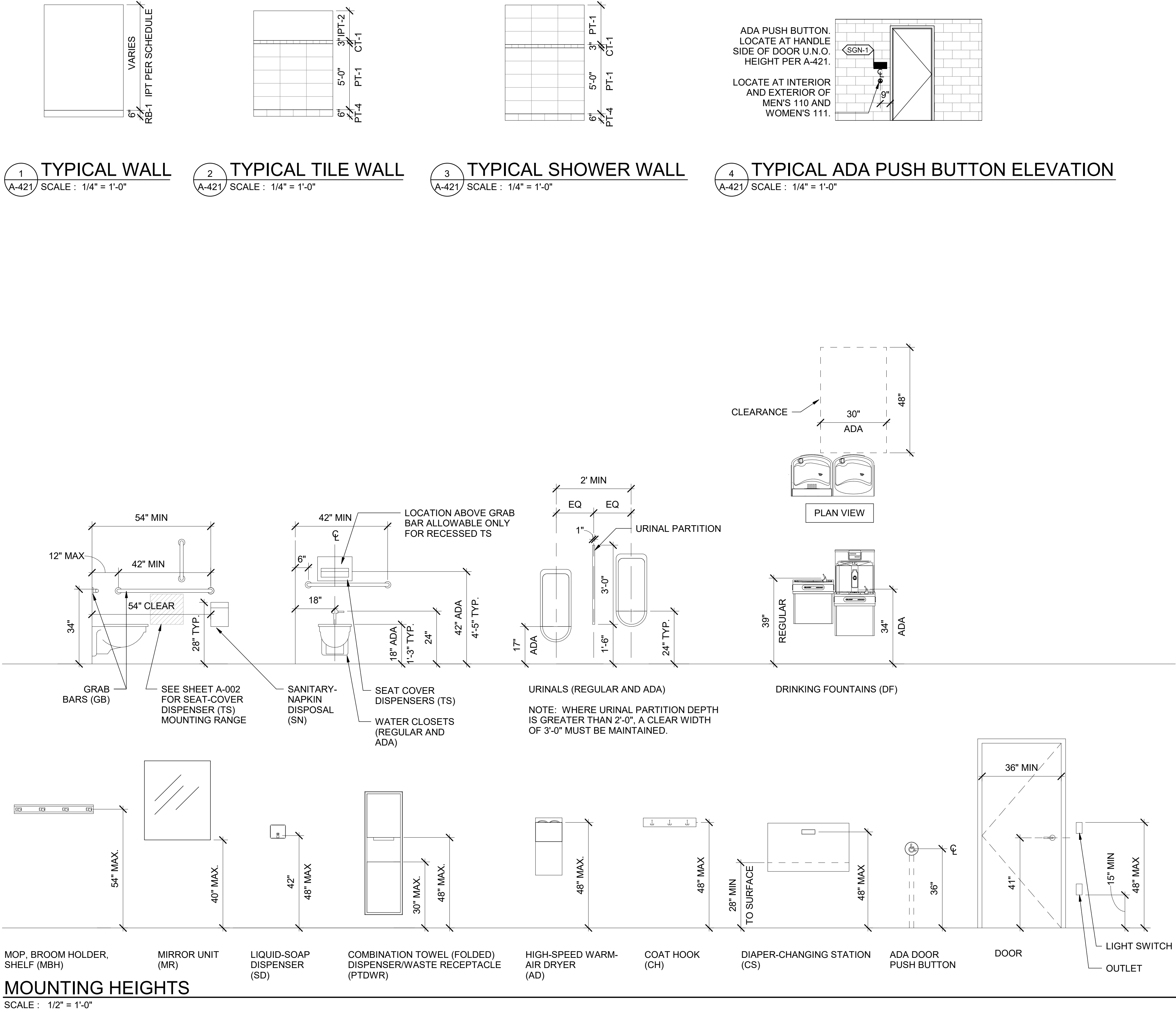
ENLARGED PLANS & ELEVATIONS

A-403

Sheet Size: 22" x 34"

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MOUNTING HEIGHTS
GENERAL NOTES

1. ALL MOUNTING HEIGHTS APPLY THROUGHOUT UNO.
2. SEE SHEET A-002 FOR ACCESSIBILITY REQUIREMENTS
3. SEE SHEET A-002 FOR TOILET TISSUE(ROLL) DISPENSER MOUNTING RANGE



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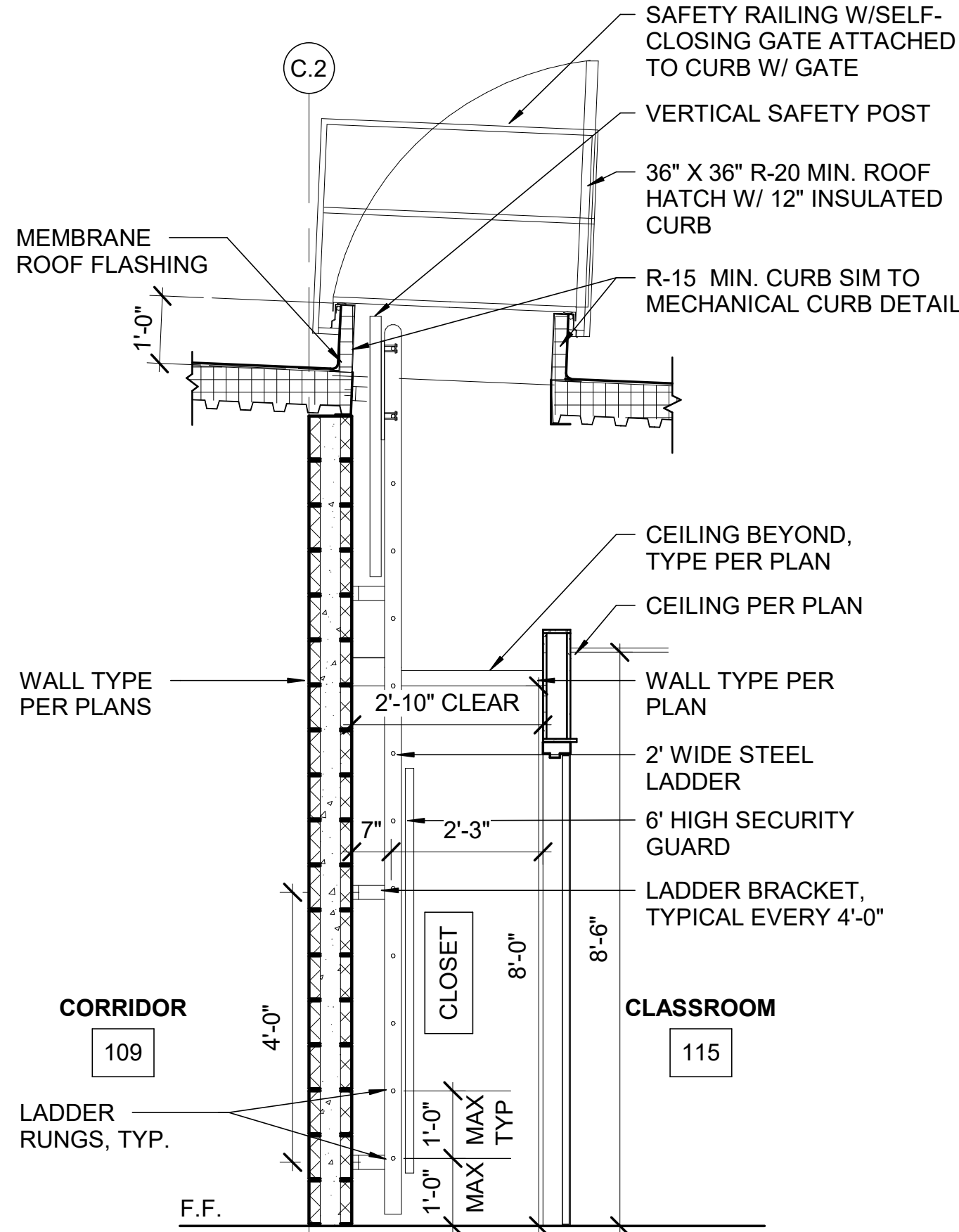
WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & ADDITION
2219 M AVENUE, ANACORTES, WA
TYPICAL WALL ELEVATIONS &
MOUNTING HEIGHTS

A-421

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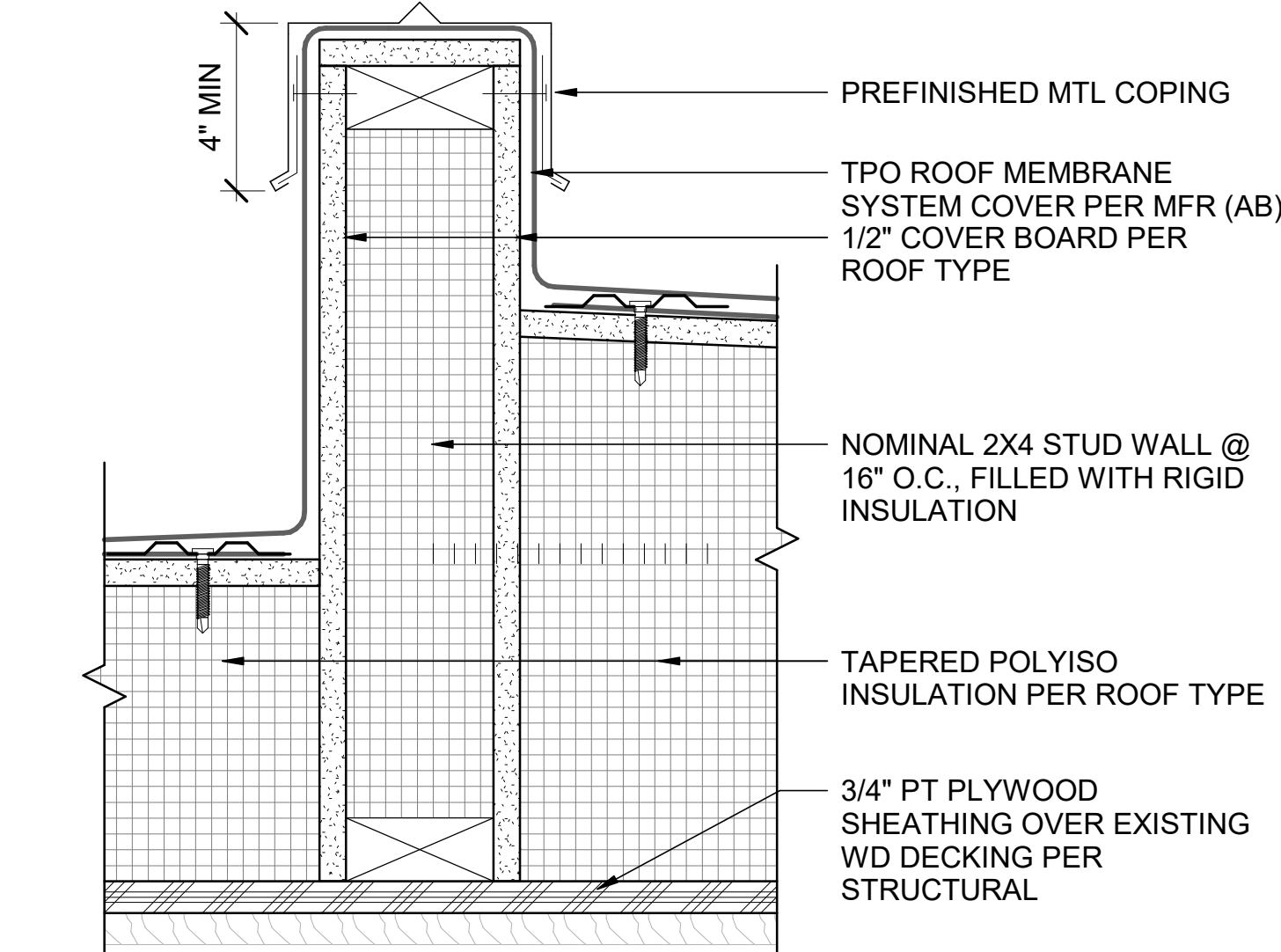
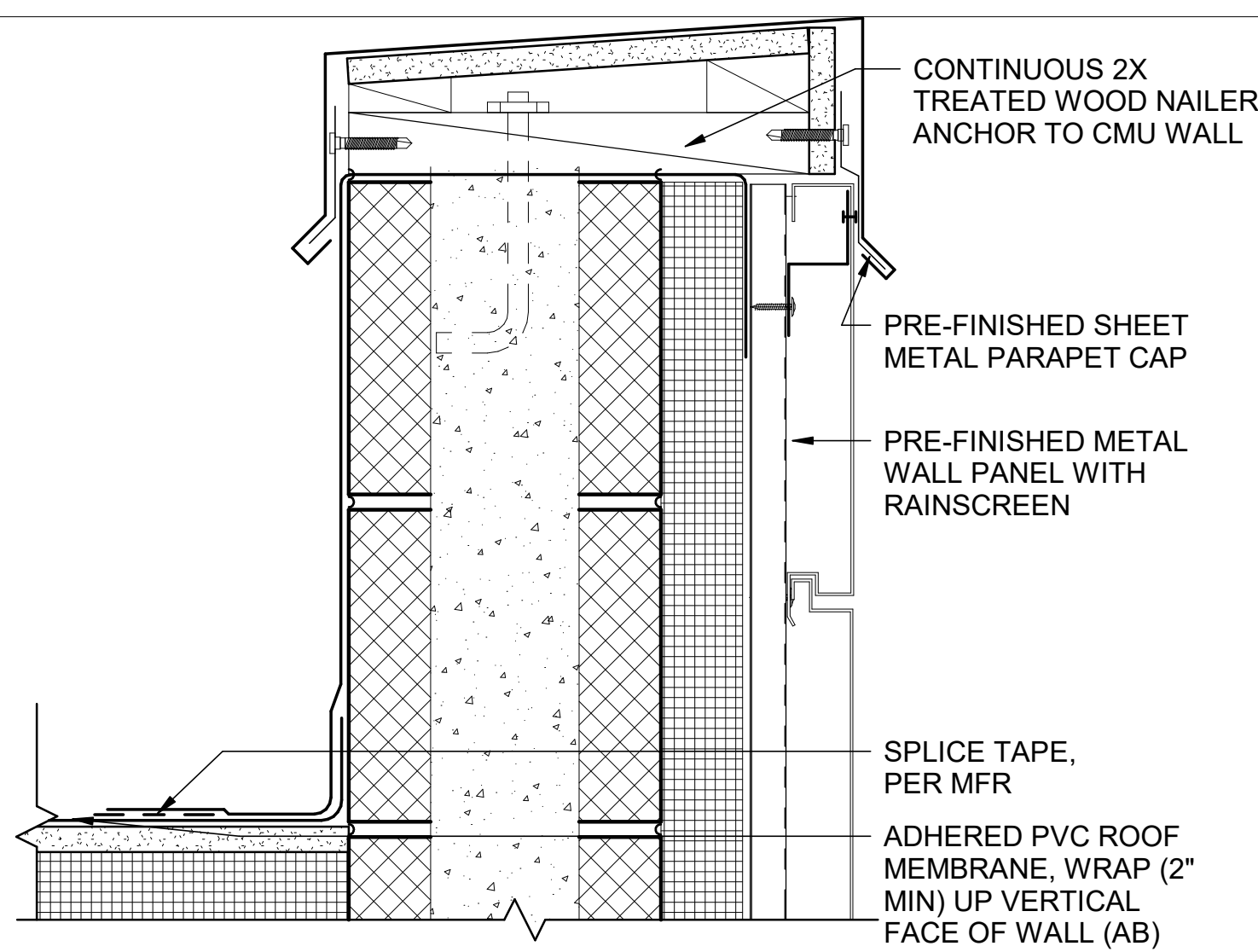
STEEL LADDERS:

1. COMPLY WITH ANSI A14.3, UNLESS OTHERWISE INDICATED. SIDERAILS: CONTINUOUS, 3/8"x2-1/2" STEEL FLAT BARS, WITH EASED EDGES. SPACE 24" APART.
2. RUNGS: 3/4" DIAMETER STEEL BARS. FIT RUNGS IN CENTERLINE OF SIDERAILS; PLUG WELD AND GRIND SMOOTH ON OUTER RAIL FACES.
3. PROVIDE NON-SLIP SURFACES ON TOP OF EACH RUNG BY COATING WITH ABRASIVE MATERIAL BONDED TO RUNG. SUPPORT EACH LADDER AT TOP & BOTTOM, & NOT MORE THAN 48" O.C. WITH WELDED OR BOLTED BRACKETS, MADE FROM SAME METAL AS LADDER.
4. PRIME INTERIOR LADDERS, INCLUDING BRACKETS AND FASTENERS, WITH ZINC RICH PRIMER.
- 5.

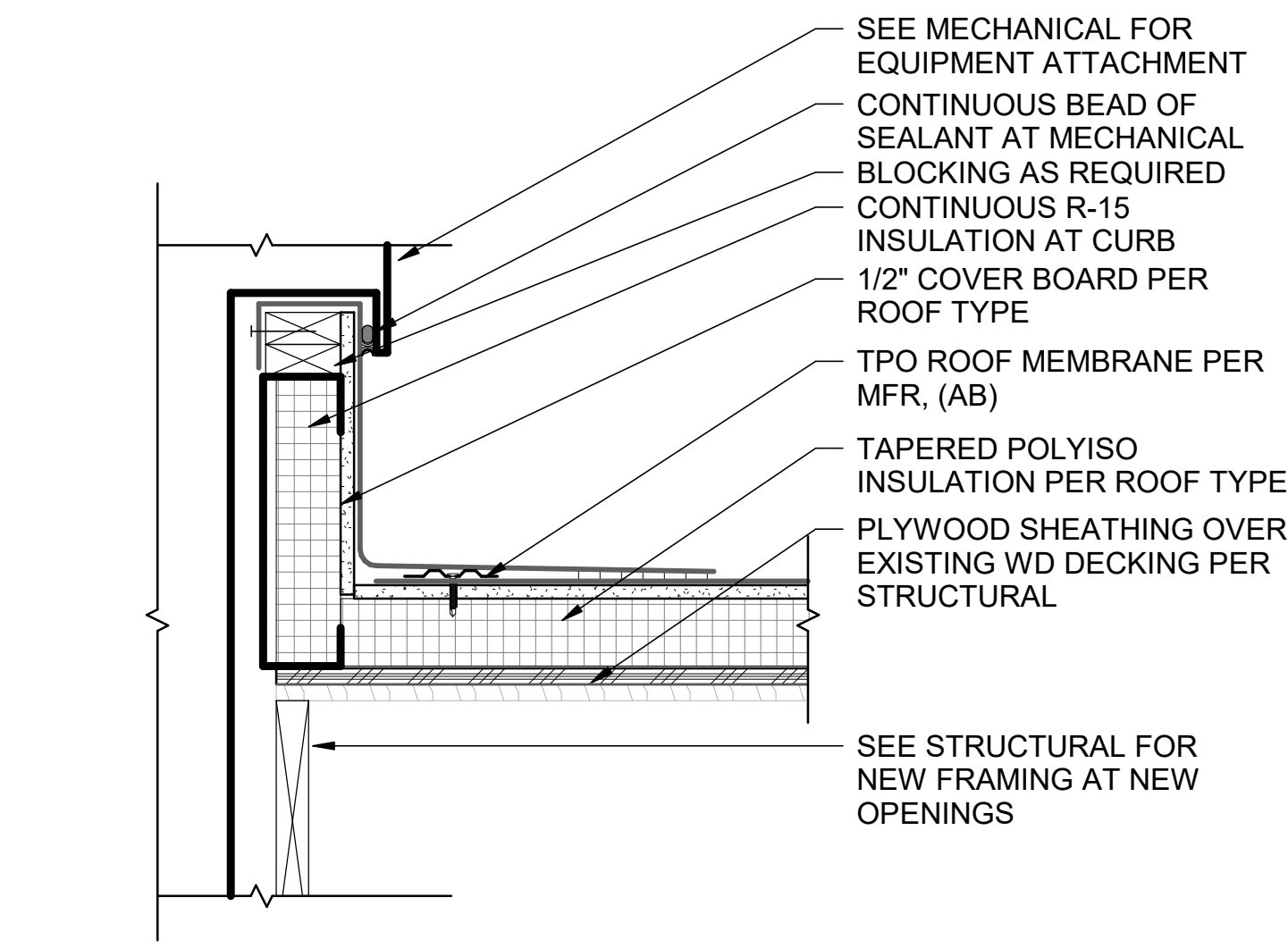


9 ROOF ACCESS HATCH-LADDER
A-502 SCALE : 1/2" = 1'-0"

2 PARAPET CAP
A-502 SCALE : 3" = 1'-0"

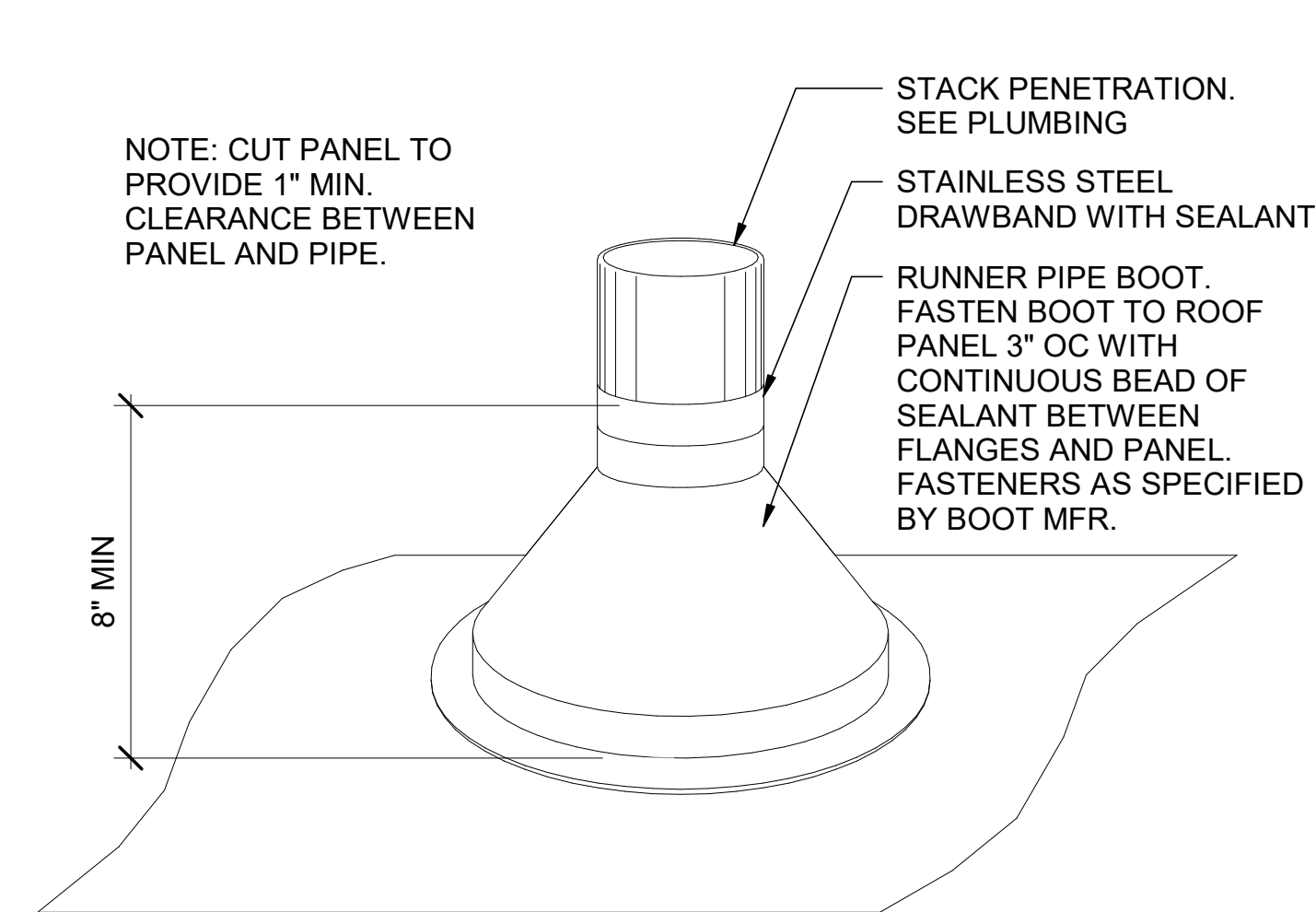


6 DIVIDING WALL AT EXISTING ROOF
A-502 SCALE : 3" = 1'-0"

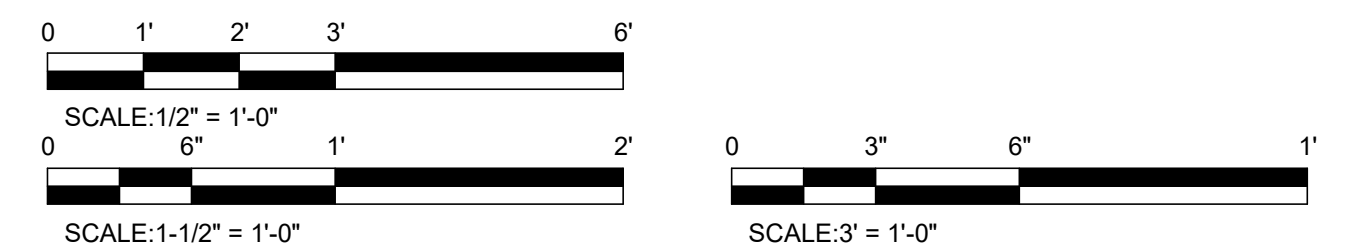
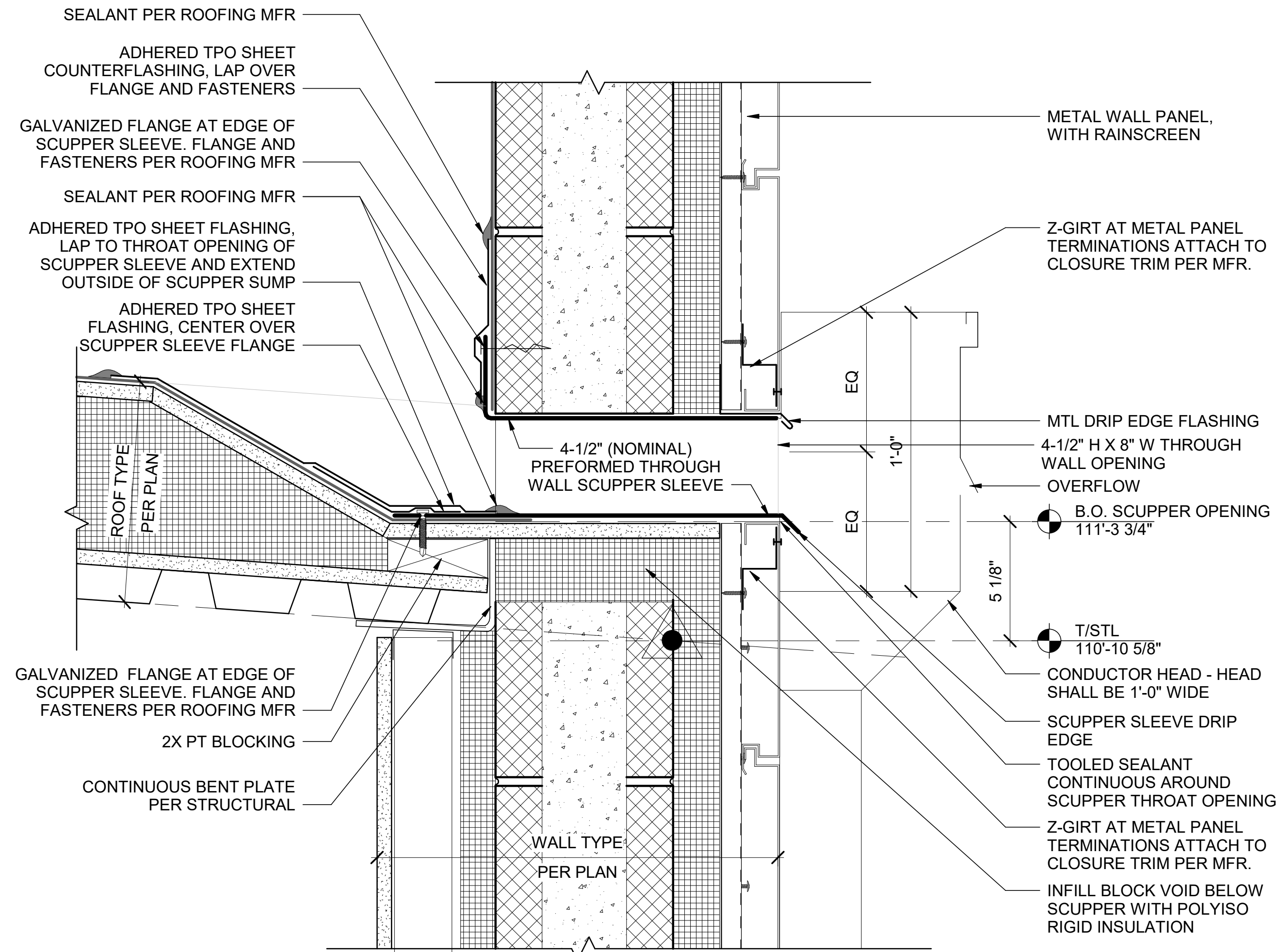


10 TYP. ROOF CURB DETAIL
A-502 SCALE : 1 1/2" = 1'-0"

7 SCUPPER AND COLLECTOR BOX
A-502 SCALE : 3" = 1'-0"

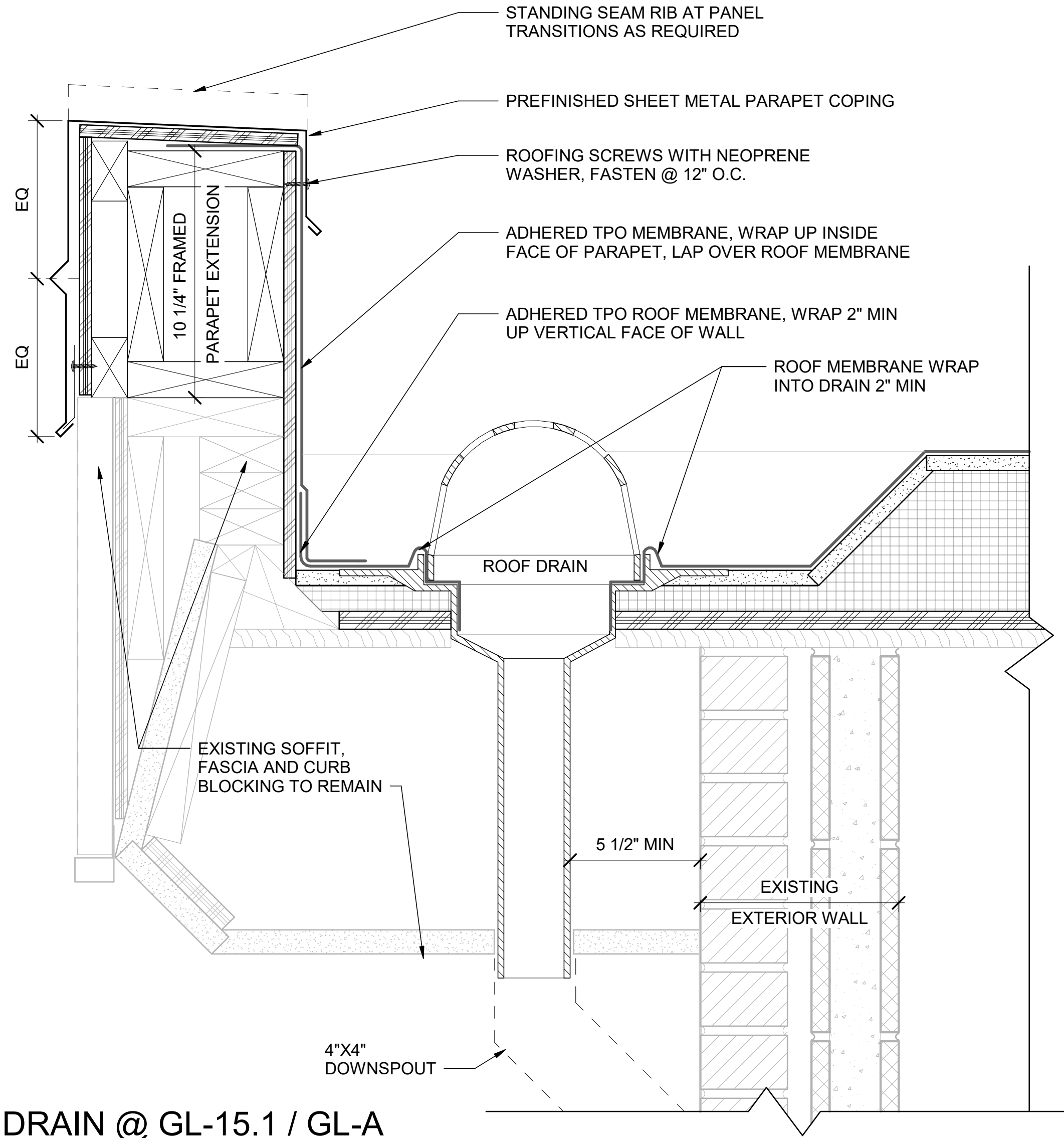


11 STACK FLASHING DETAIL
A-502 SCALE : 3" = 1'-0"

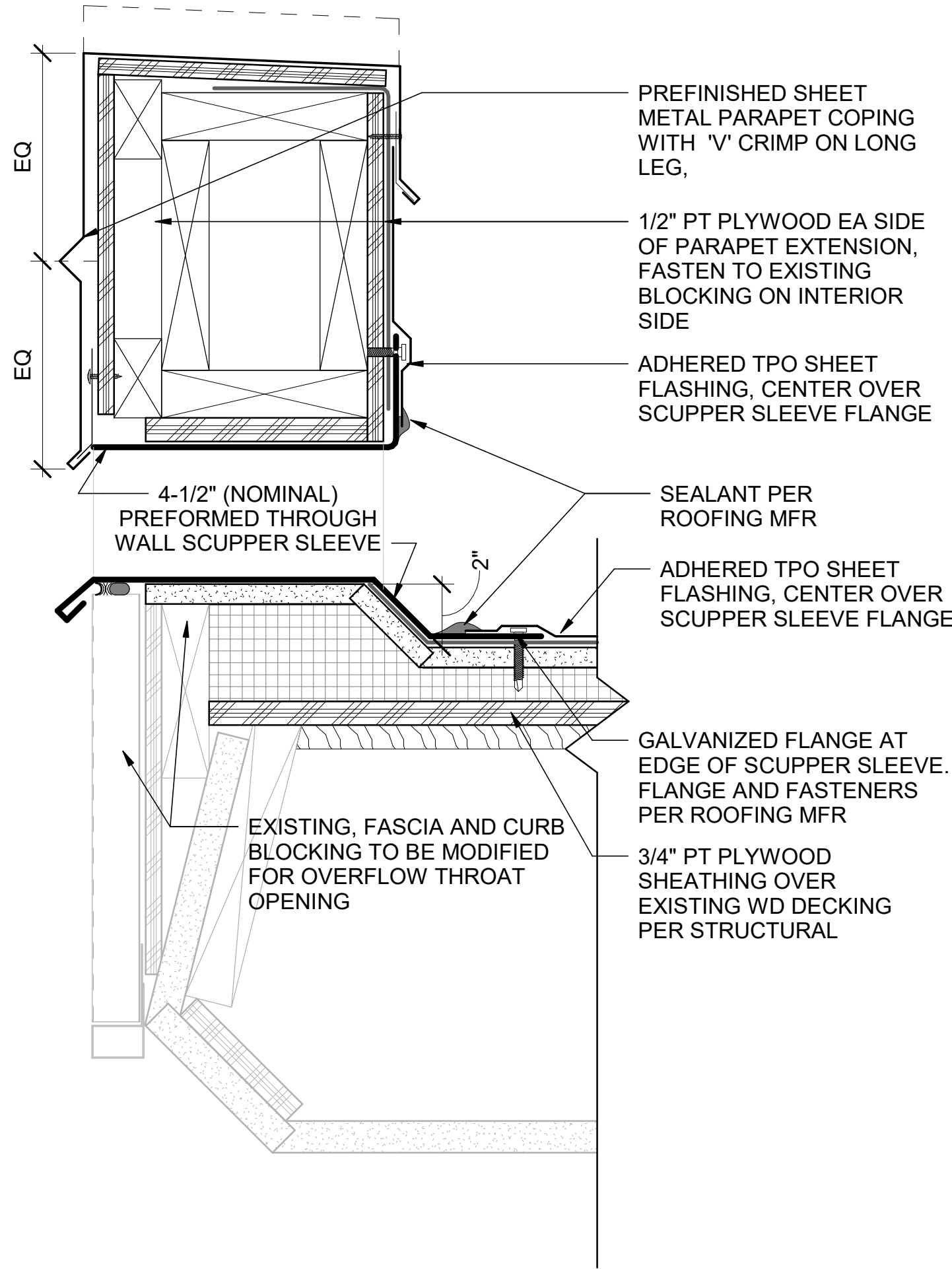


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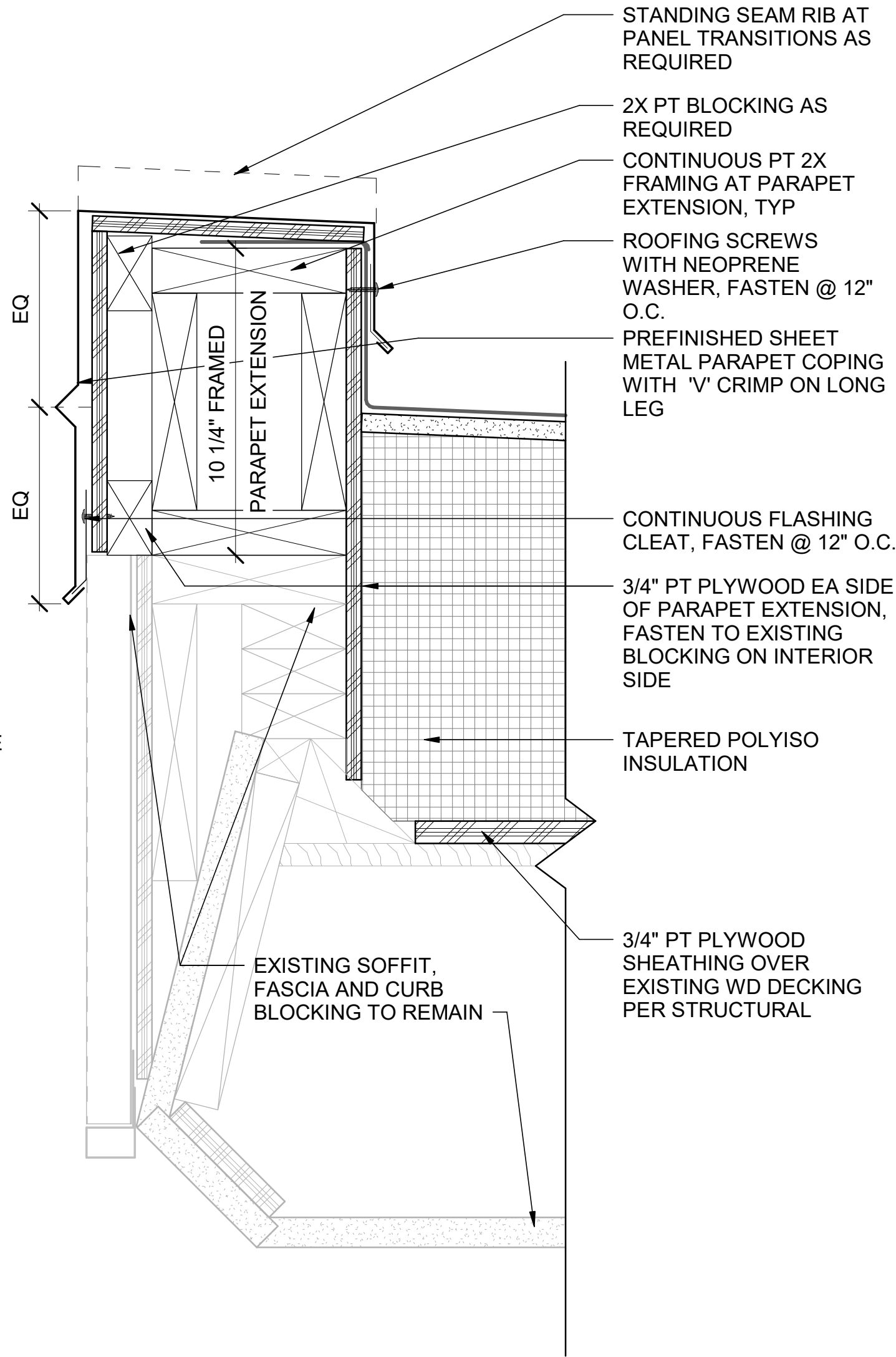
5 NEW ROOF DRAIN @ GL-15.1 / GL-A
A-503/ SCALE : 3" = 1'-0"



7 OVERFLOW SCUPPER @ EXISTING ROOF
A-503/ SCALE : 3" = 1'-0"

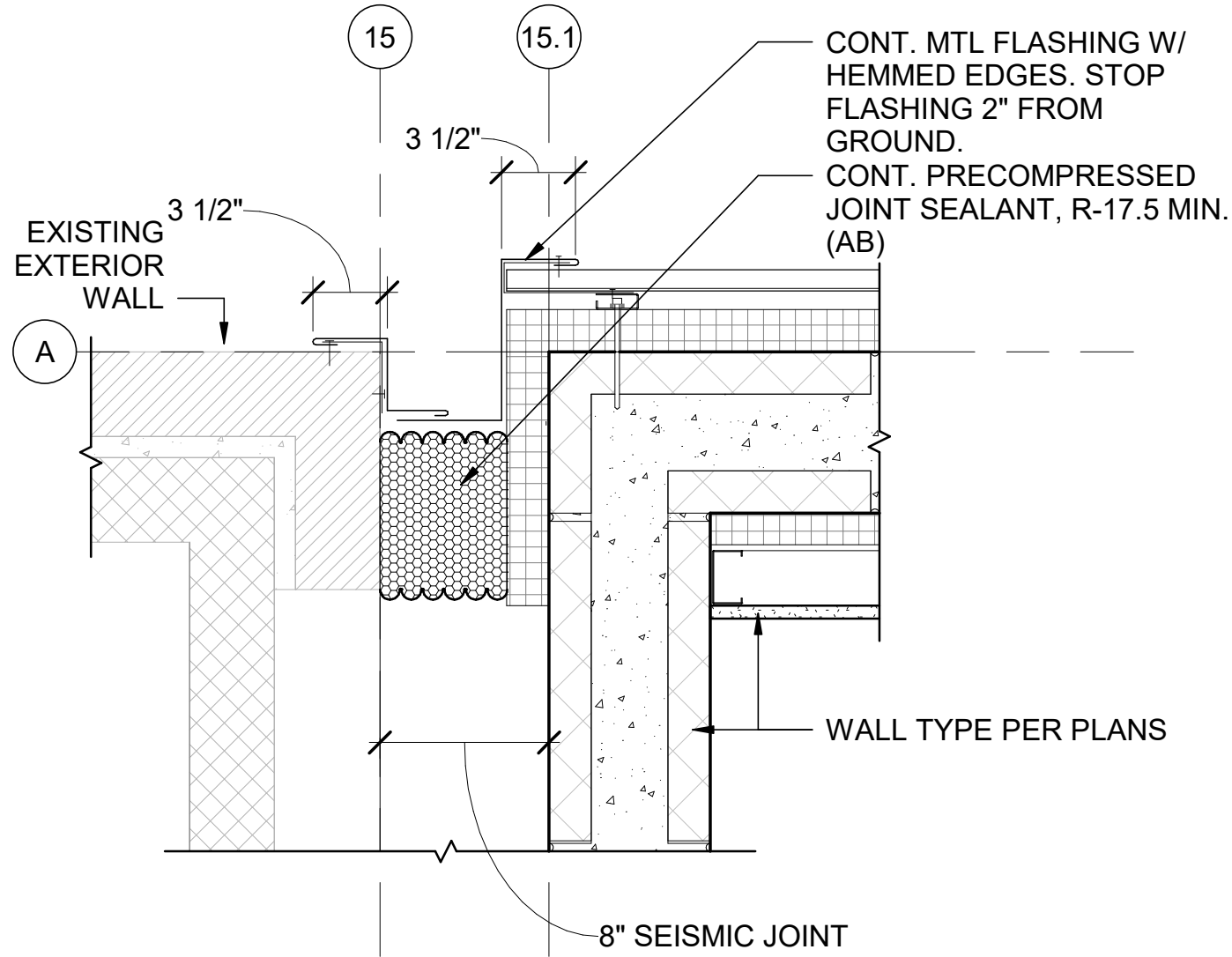


8 EXISTING PARAPET EXTENSION
A-503/ SCALE : 3" = 1'-0"

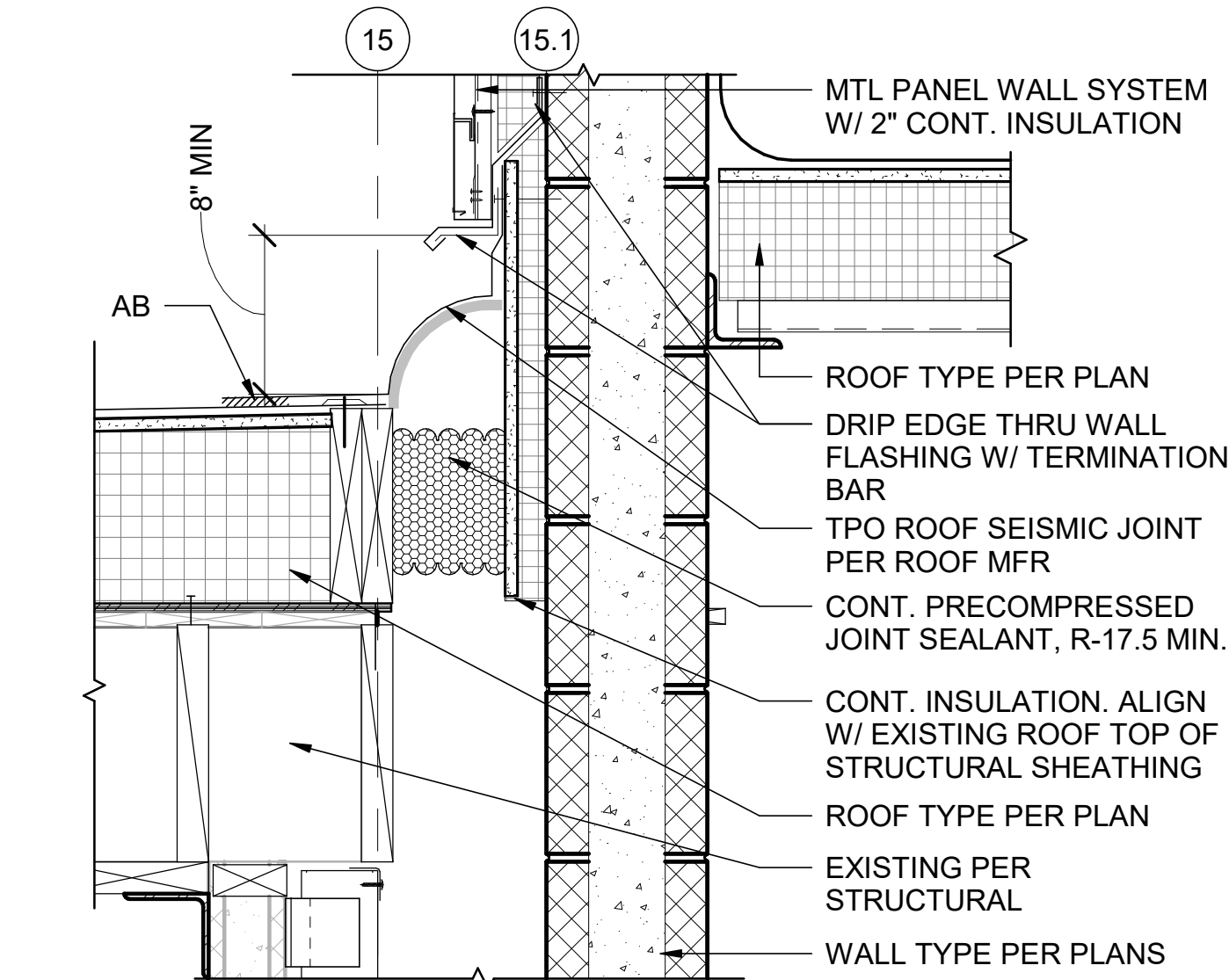


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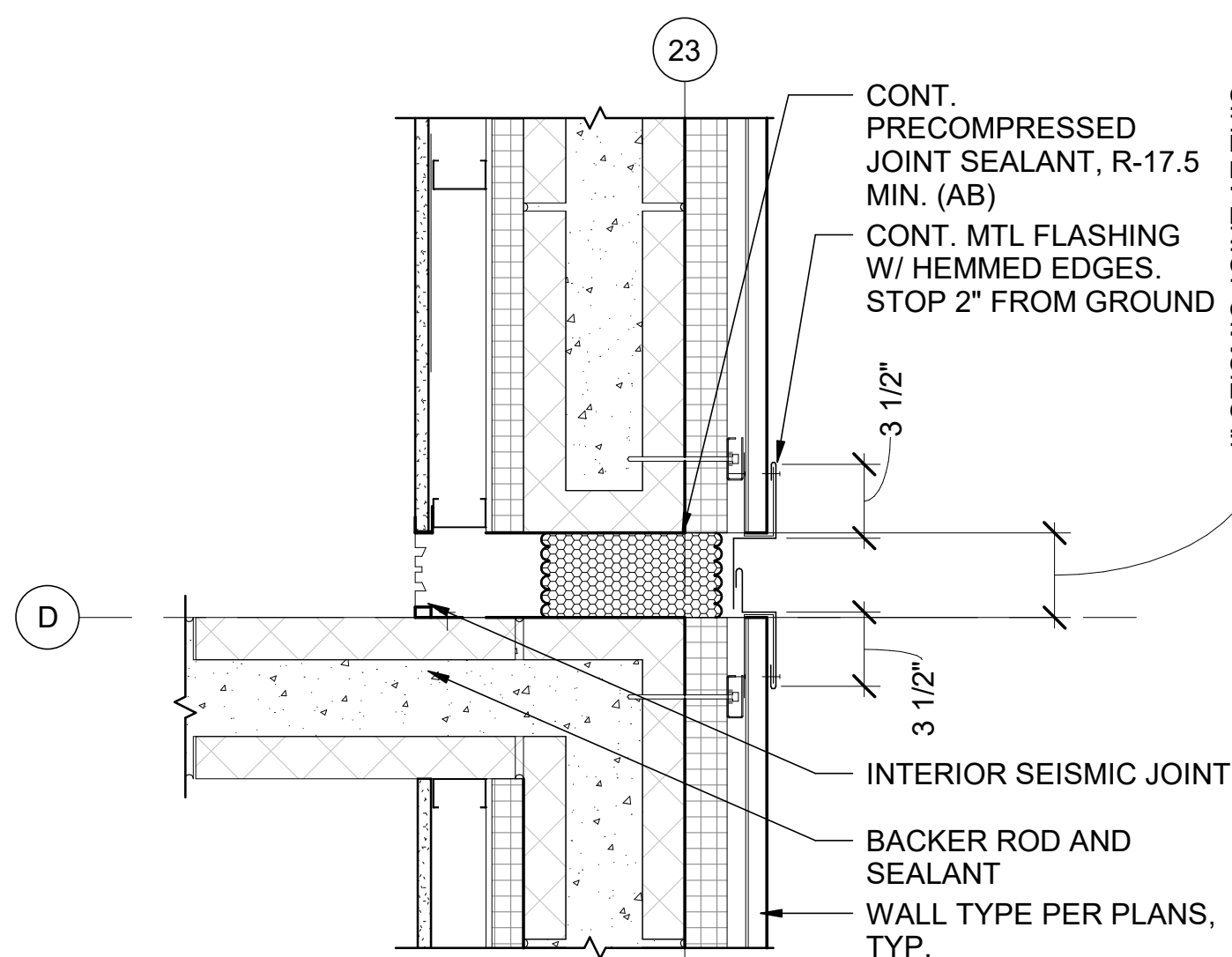
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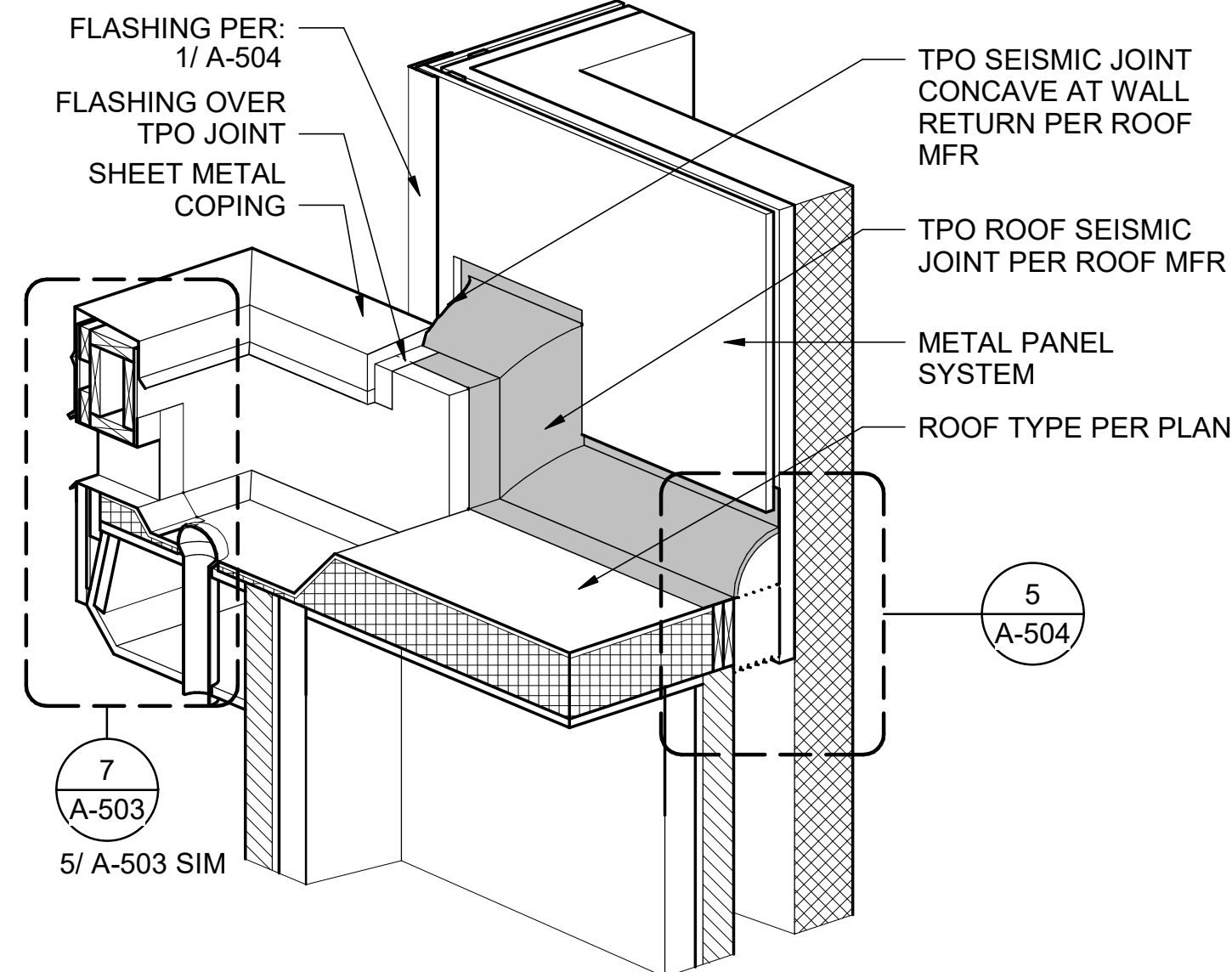
1 SEISMIC JOINT PLAN AT GRID A
A-504 SCALE : 1 1/2" = 1'-0"



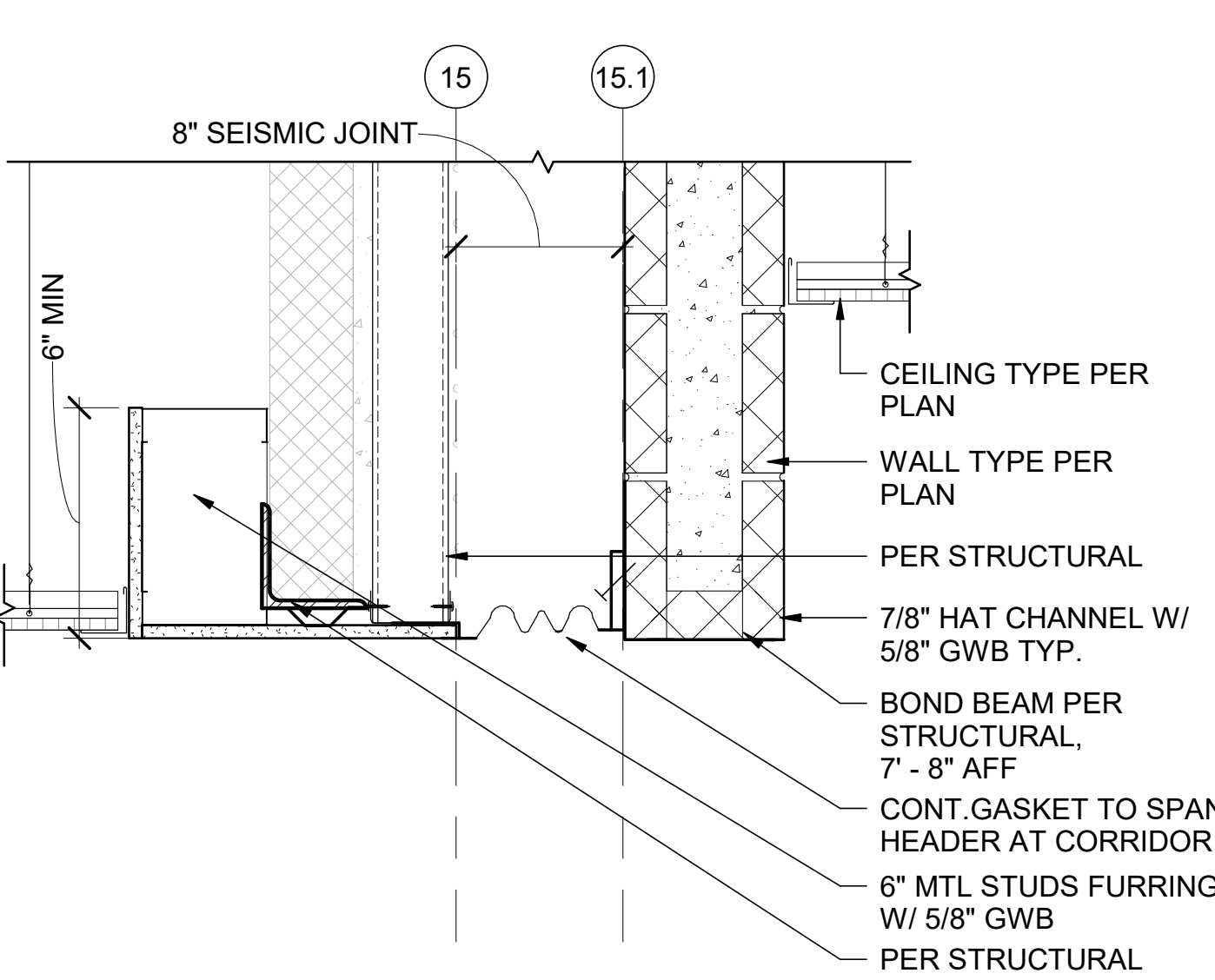
5 SEISMIC JOINT AT ROOF - GRID 15
A-504 SCALE : 1 1/2" = 1'-0"



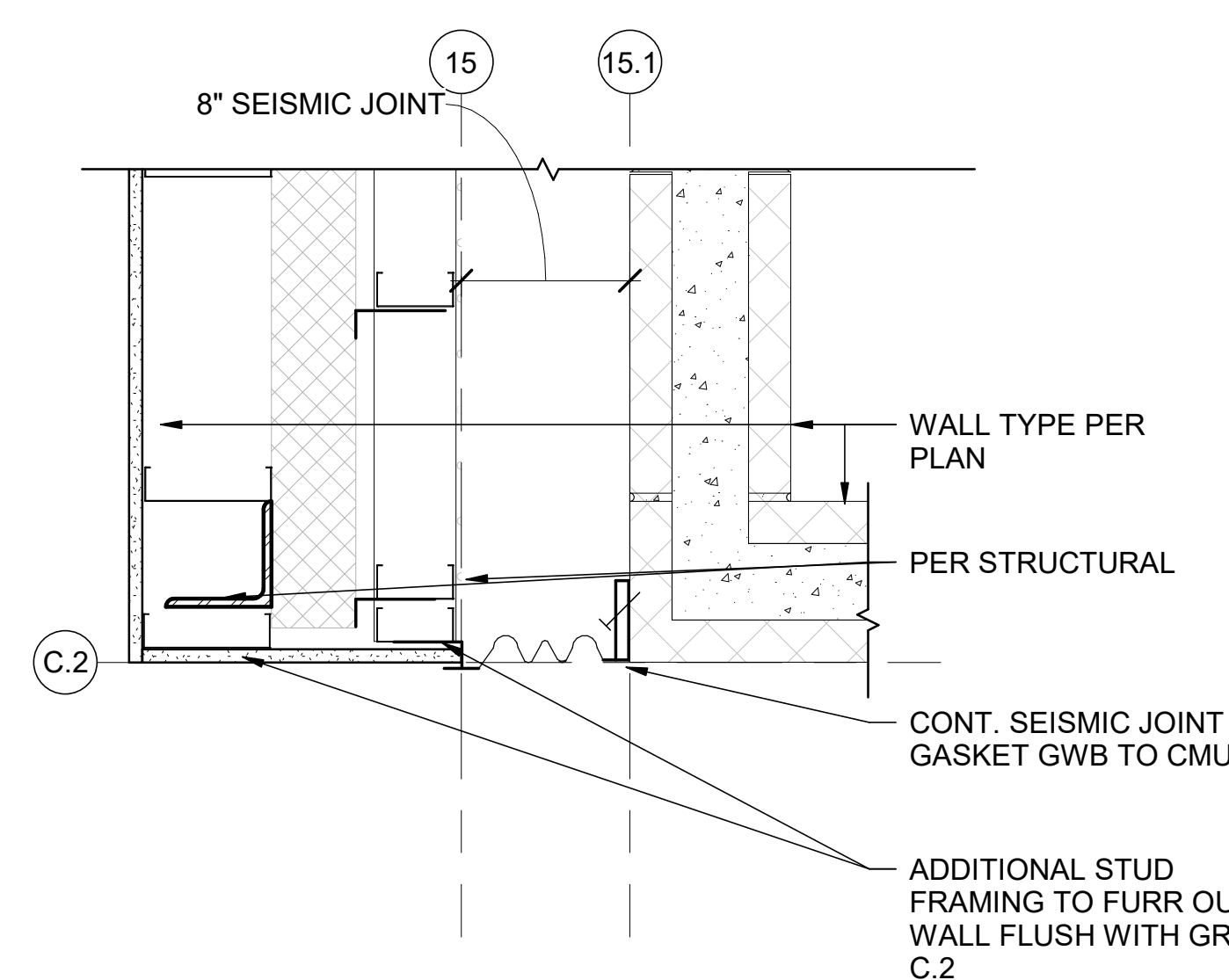
2 SEISMIC JOINT PLAN AT GRID 23
A-504 SCALE : 1 1/2" = 1'-0"



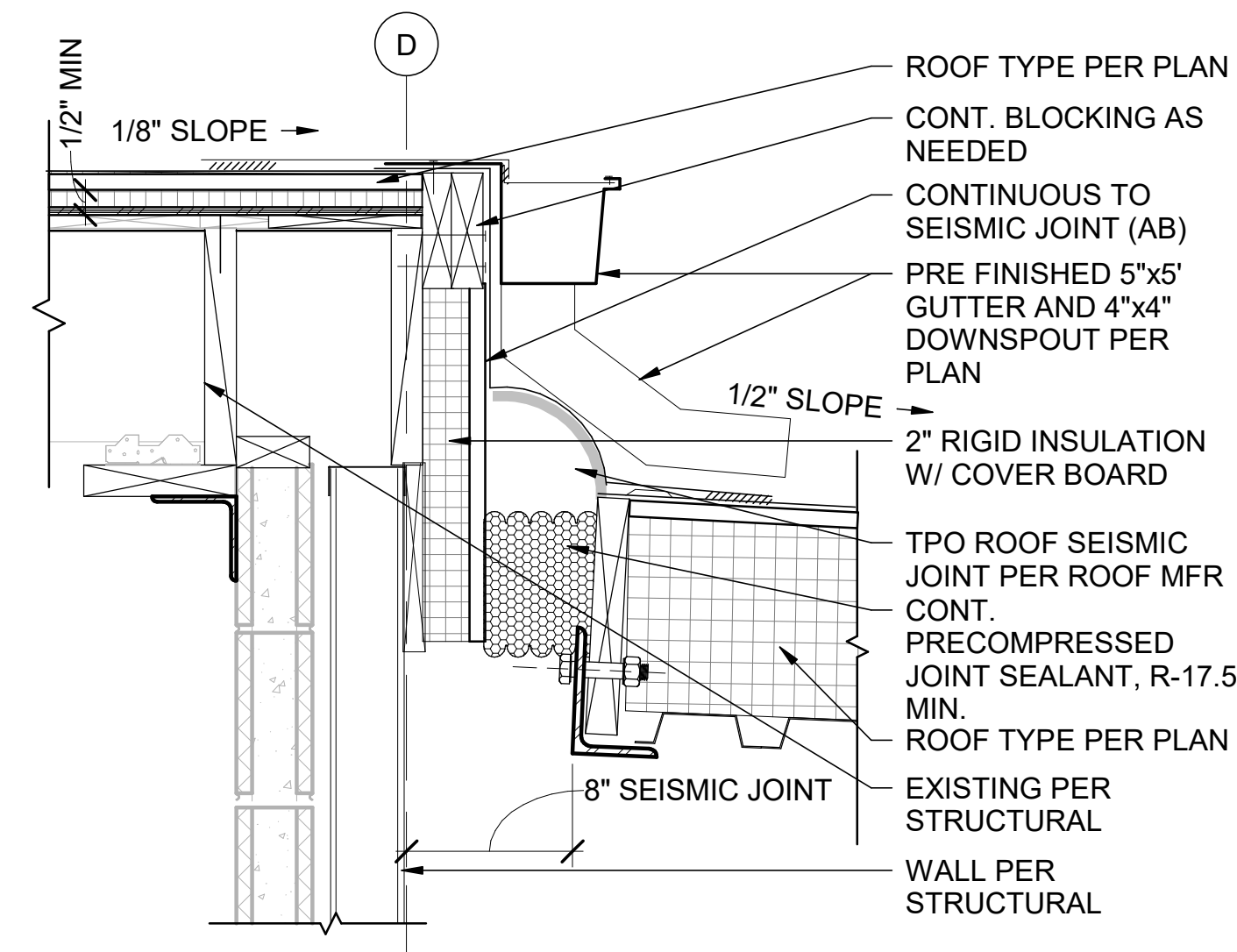
6 AXON @ SEISMIC JOINT GRID A & 15
A-504 SCALE : 3/4" = 1'-0"



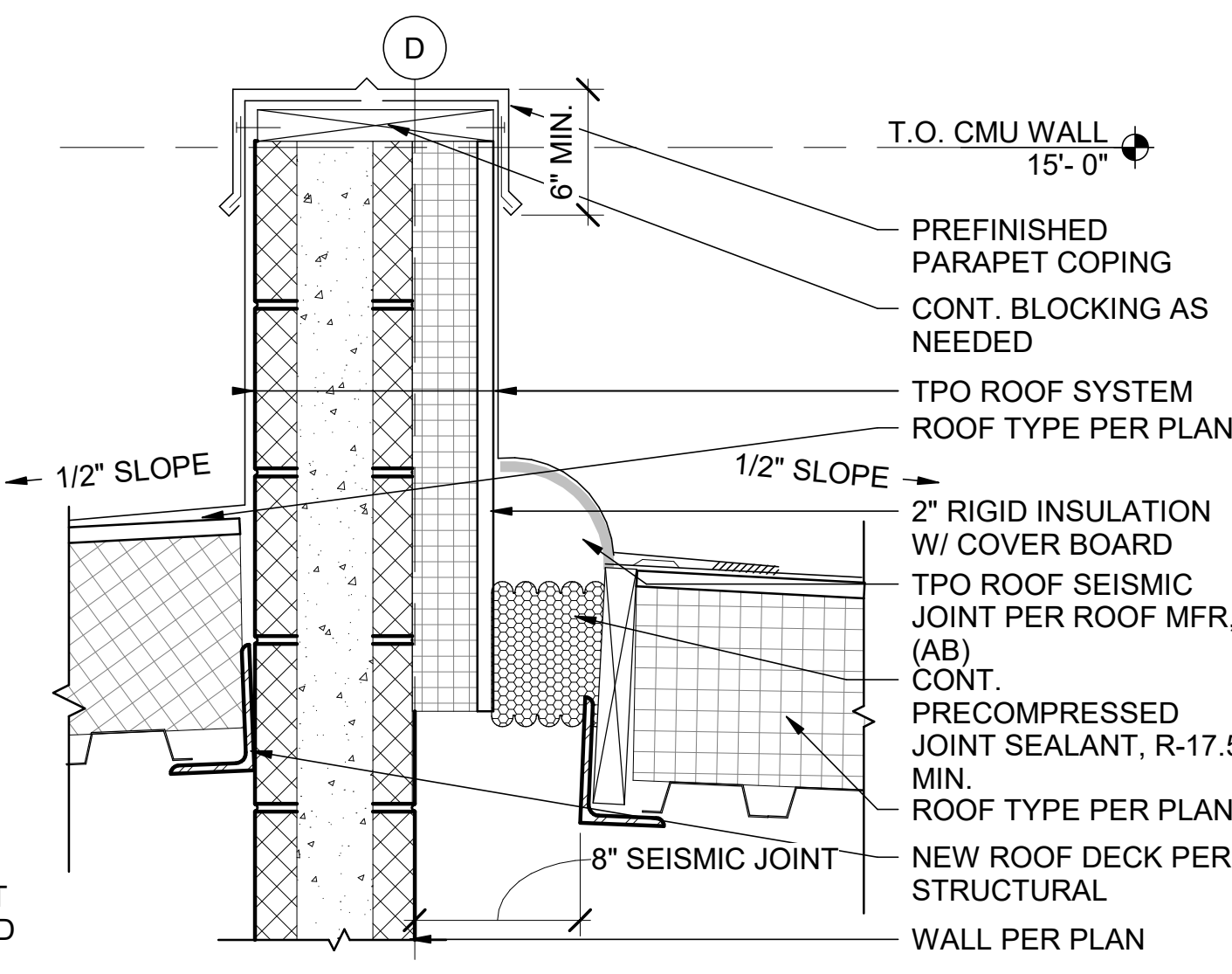
3 SEISMIC JOINT AT CORRIDOR HEAD
A-504 SCALE : 1 1/2" = 1'-0"



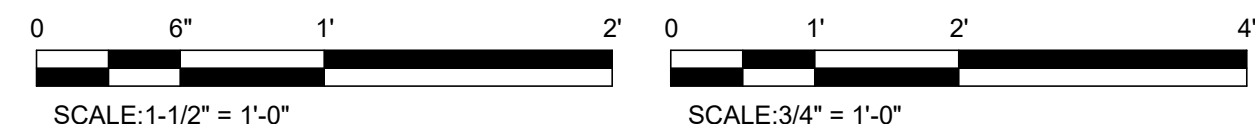
7 SEISMIC JOINT AT CORRIDOR PLAN
A-504 SCALE : 1 1/2" = 1'-0"



4 SEISMIC JOINT AT ROOF GRID D
A-504 SCALE : 1 1/2" = 1'-0"



8 SEISMIC JOINT AT ROOF/WALL GRID D
A-504 SCALE : 1 1/2" = 1'-0"



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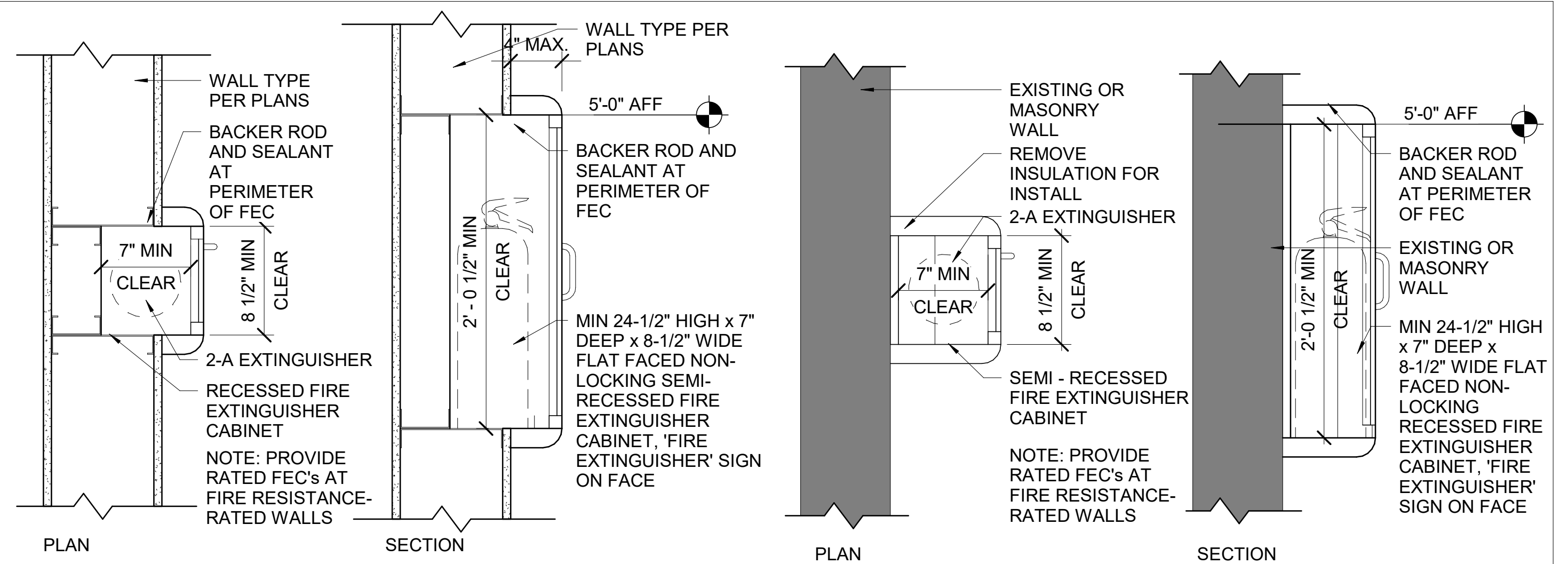
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SEISMIC DETAILS

A-504

Sheet Size: 22" x 34"
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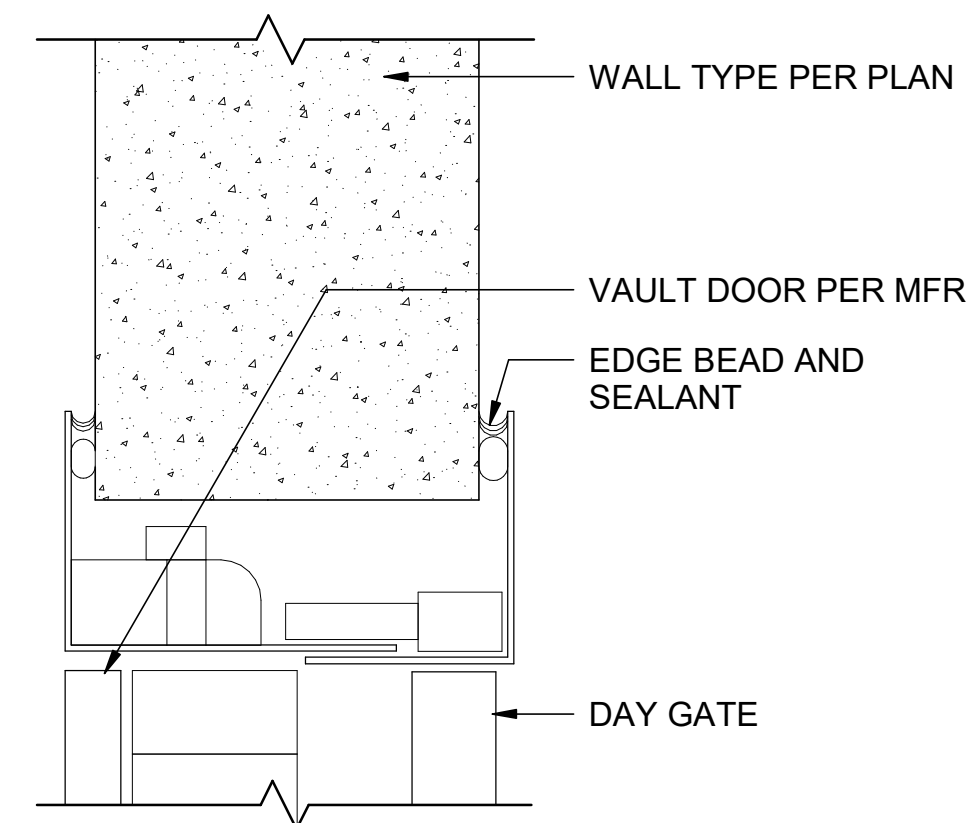
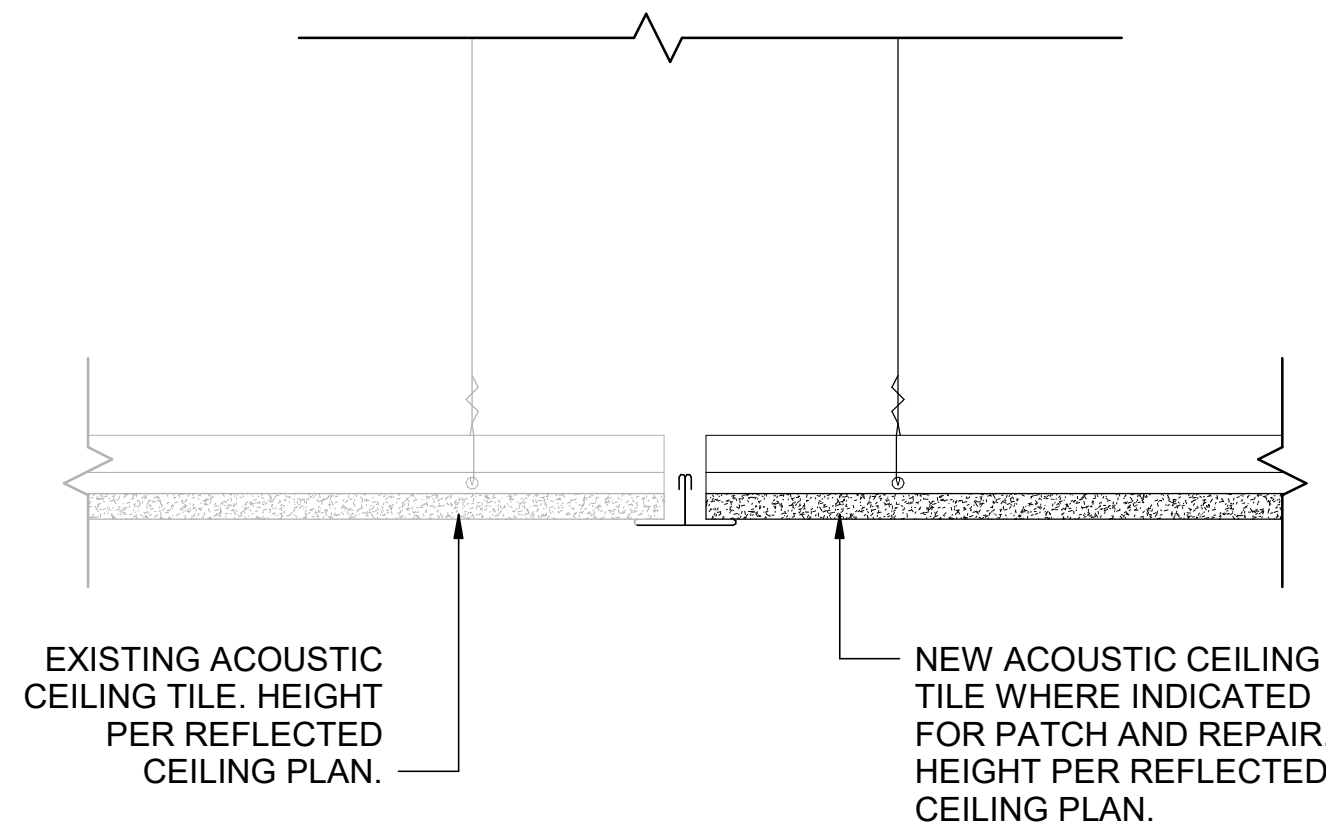


3 SEMI-RECESSED MOUNTED FEC

(A-511) SCALE : 1 1/2" = 1'-0"

A-511 SCALE : 1 1/2" = 1'-0"

(A-511) SCALE : 1 1/2" = 1'-0"



6 PANEL FOLDING PARTITION HEAD

7 ACT @ PATCHED LOCATION

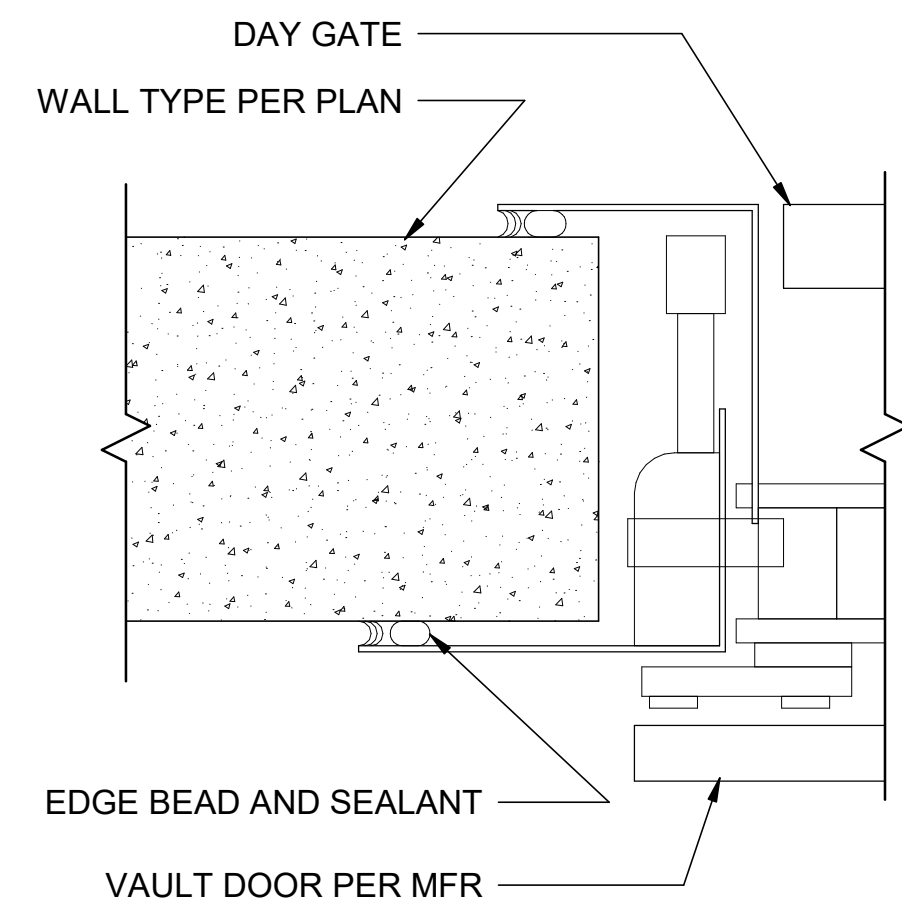
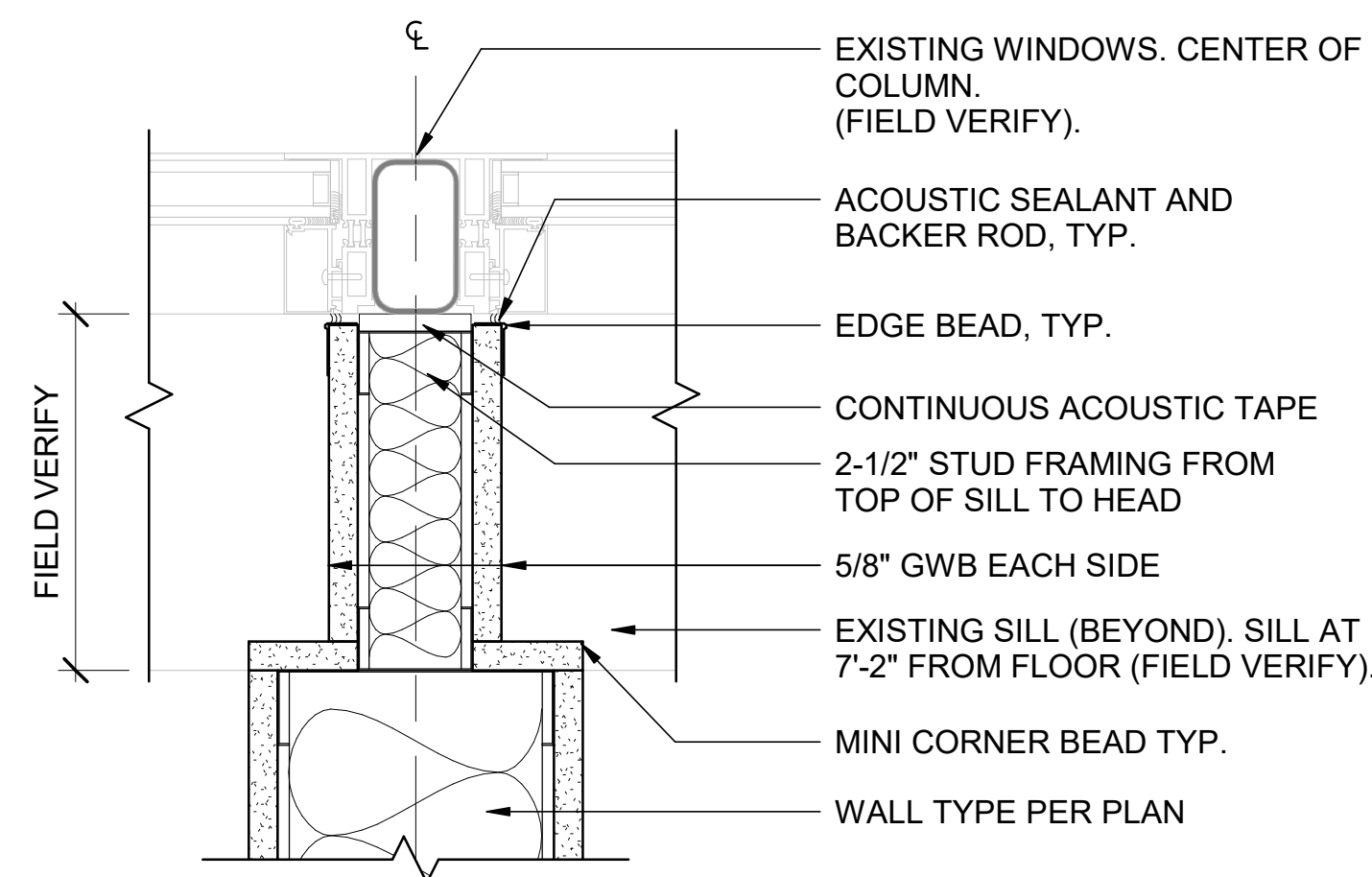
8 VAULT DOOR HEAD

(A-511) SCALE : 1" = 1'-0"

(A-511) SCALE : 3" = 1'-0"

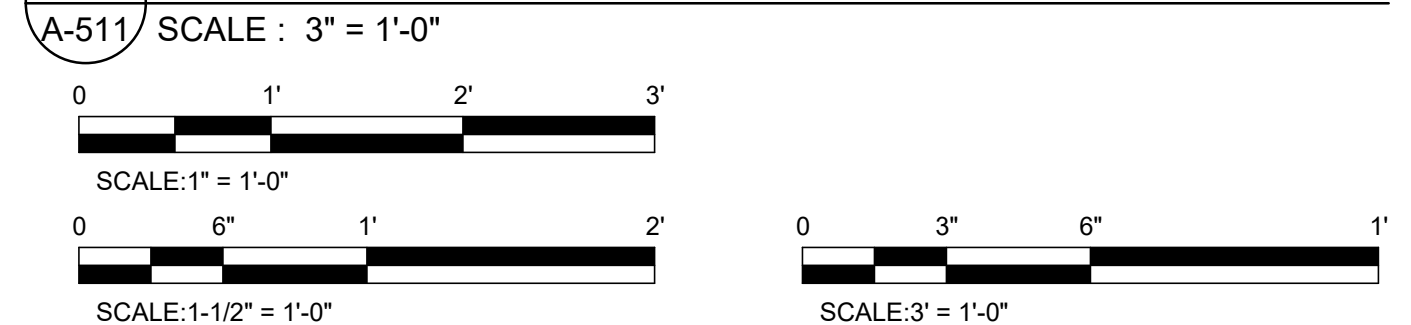
(A-511) SCALE : 3" = 1'-0"

A-511 SCALE : 3" = 1'-0'



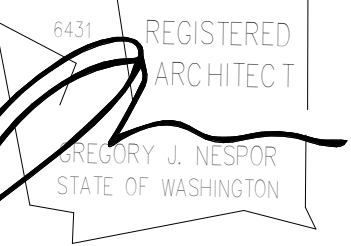
11 WALL JOINT @ WINDOW FRAME

12 VAULT DOOR JAMB



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INTERIOR DETAILS

A-511

Sheet Size: 22" x 34"

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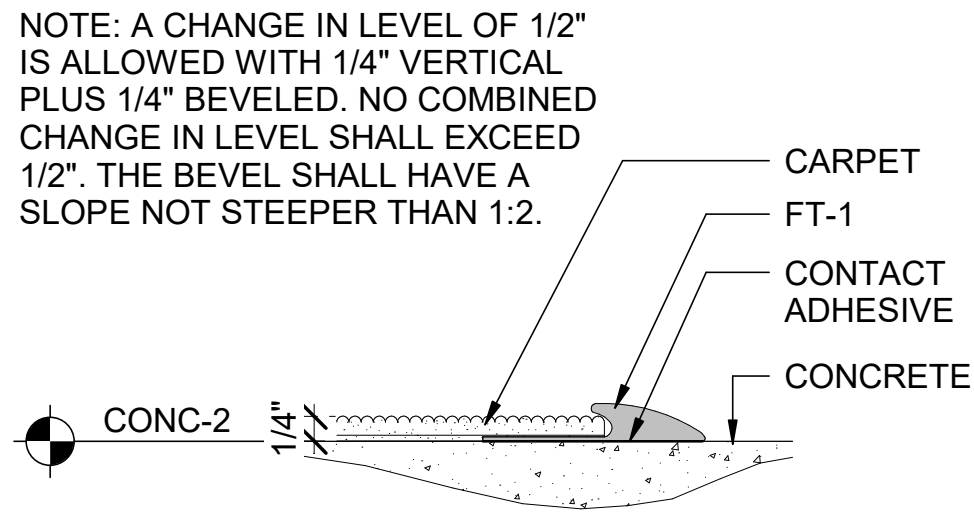
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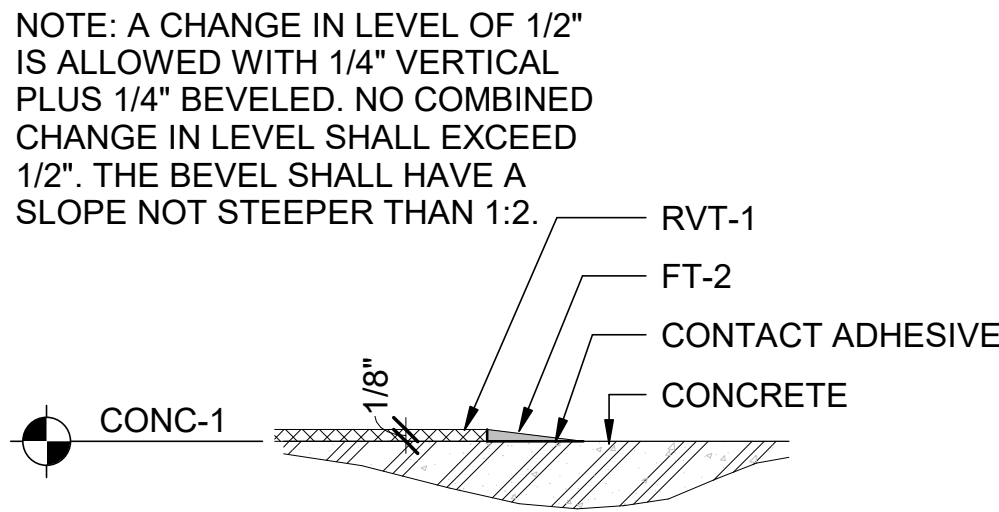
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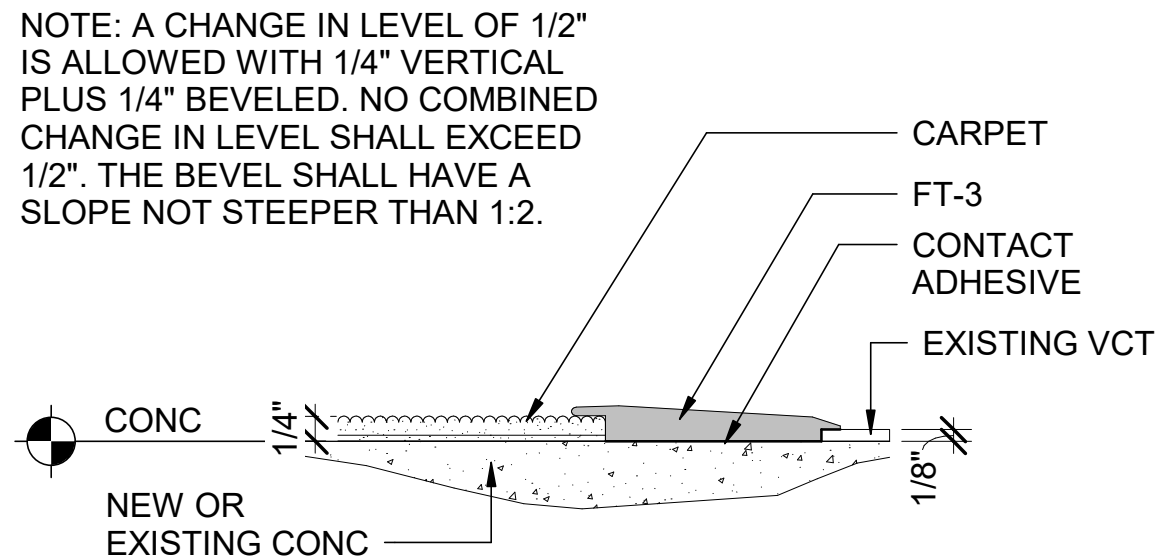
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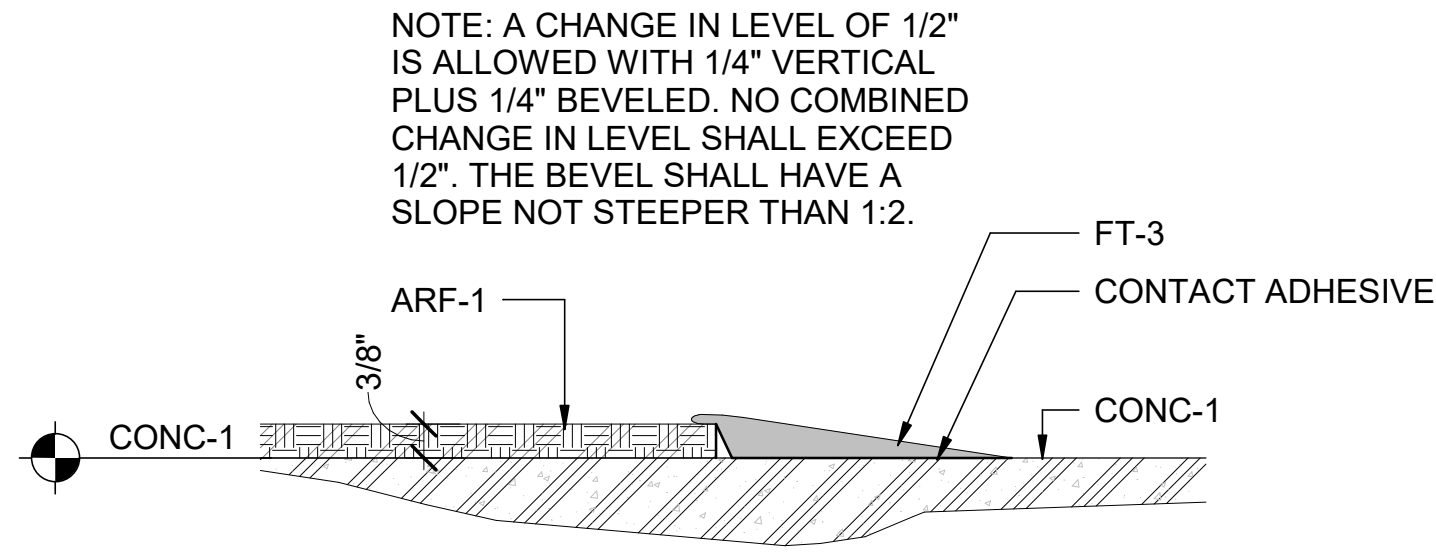
1 FT-1 CARPET TRANSITION
A-512 SCALE : 6" = 1'-0"



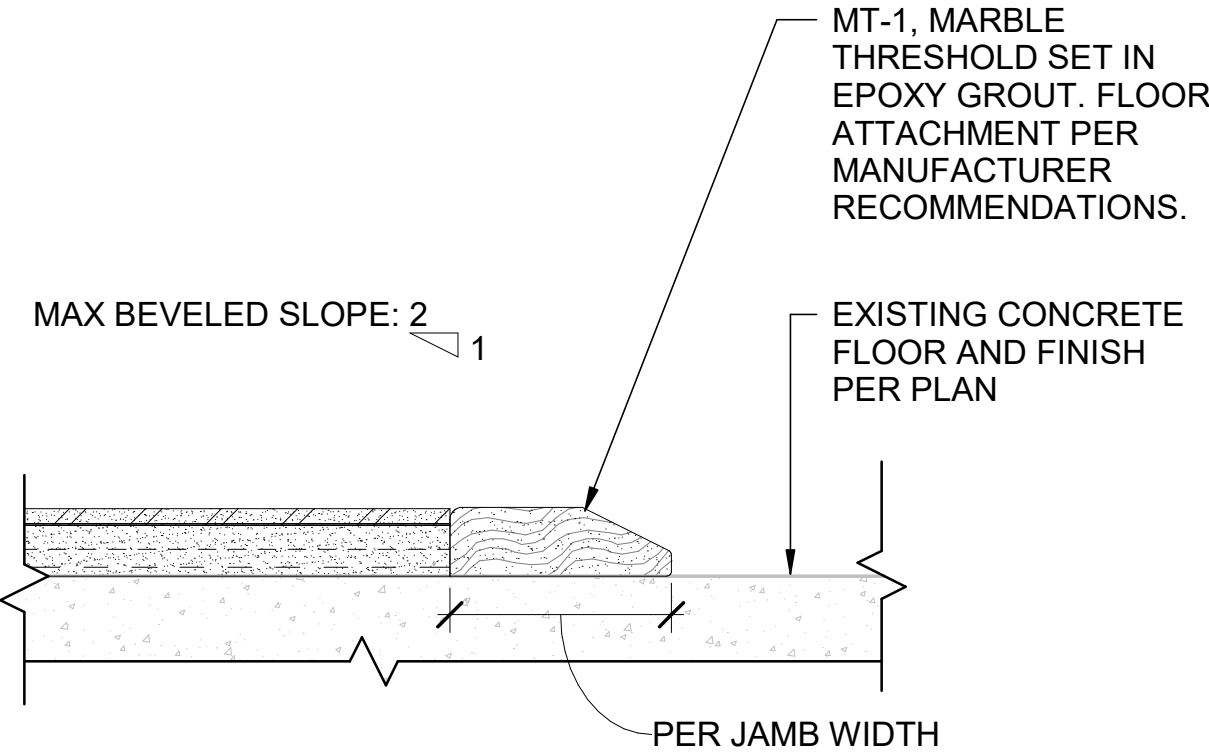
2 FT-2 EXISTING VCT TRANSITION
A-512 SCALE : 6" = 1'-0"



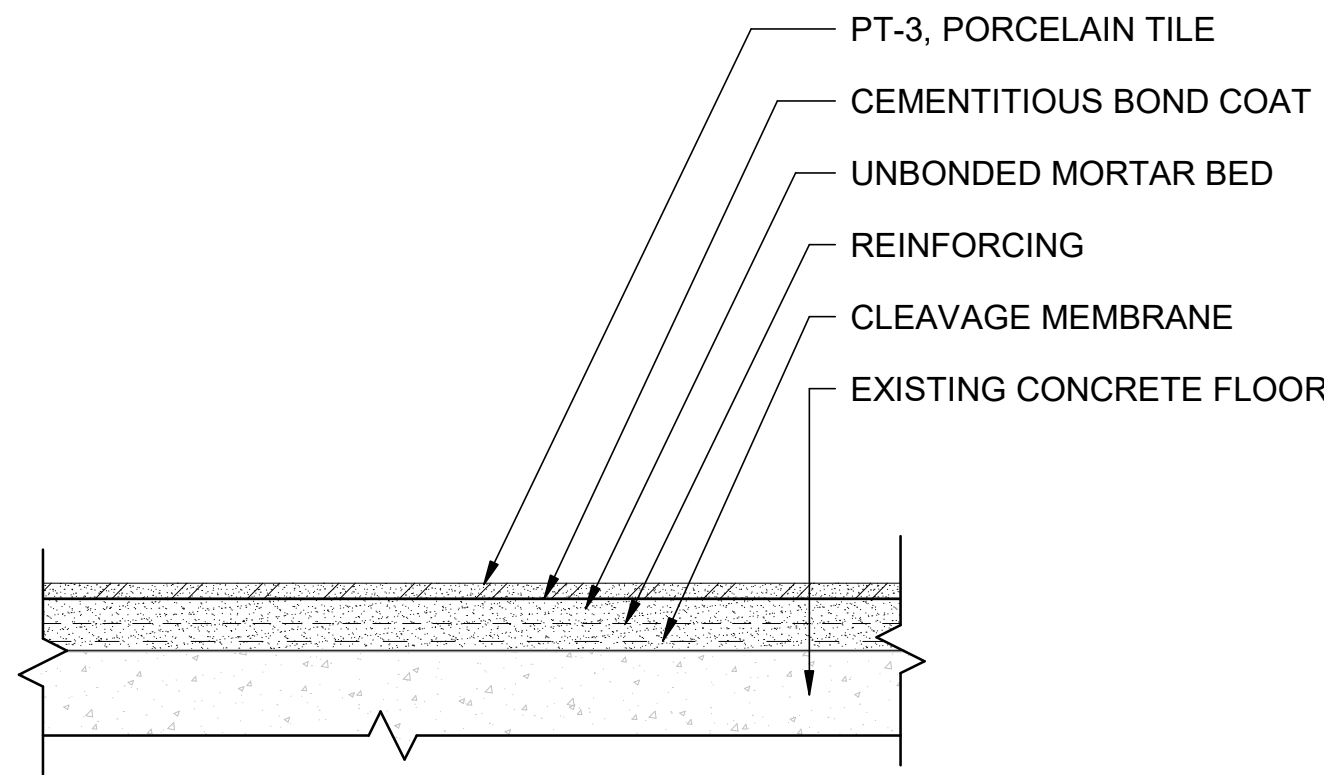
3 FT-3 CARPET TO VCT TRANSITION
A-512 SCALE : 6" = 1'-0"



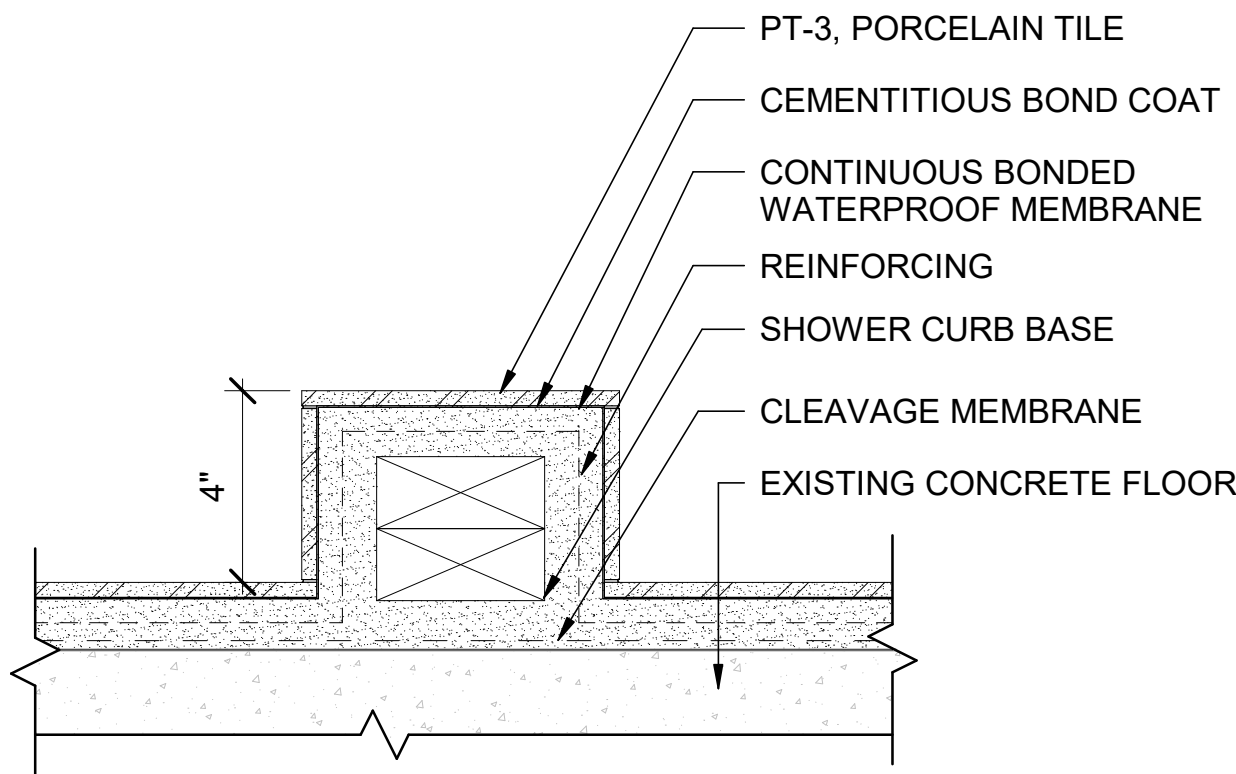
4 FT-4 ATHLETIC FLOORING TRANSITION
A-512 SCALE : 6" = 1'-0"



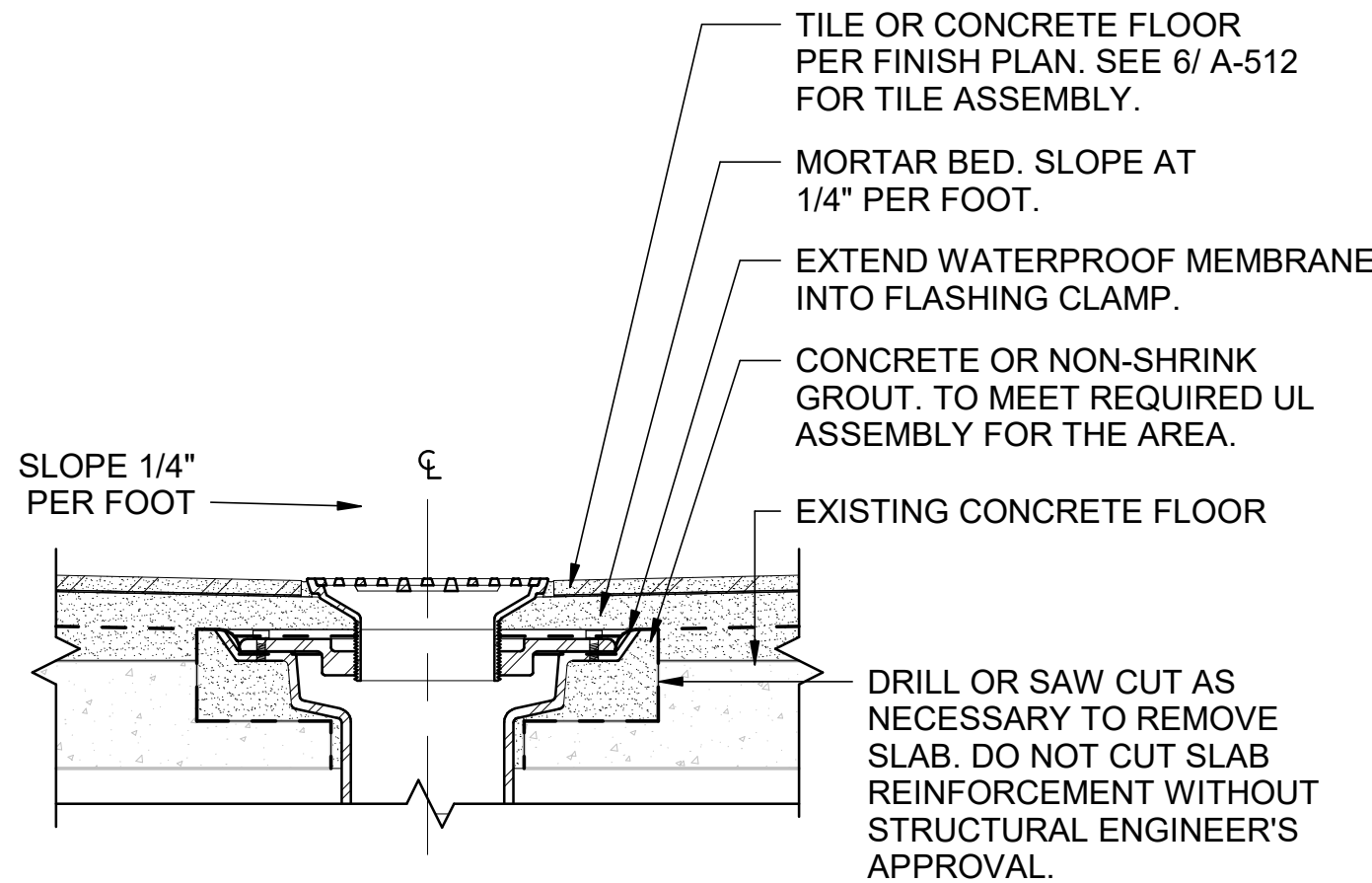
5 MT-1 MARBLE THRESHOLD
A-512 SCALE : 3" = 1'-0"



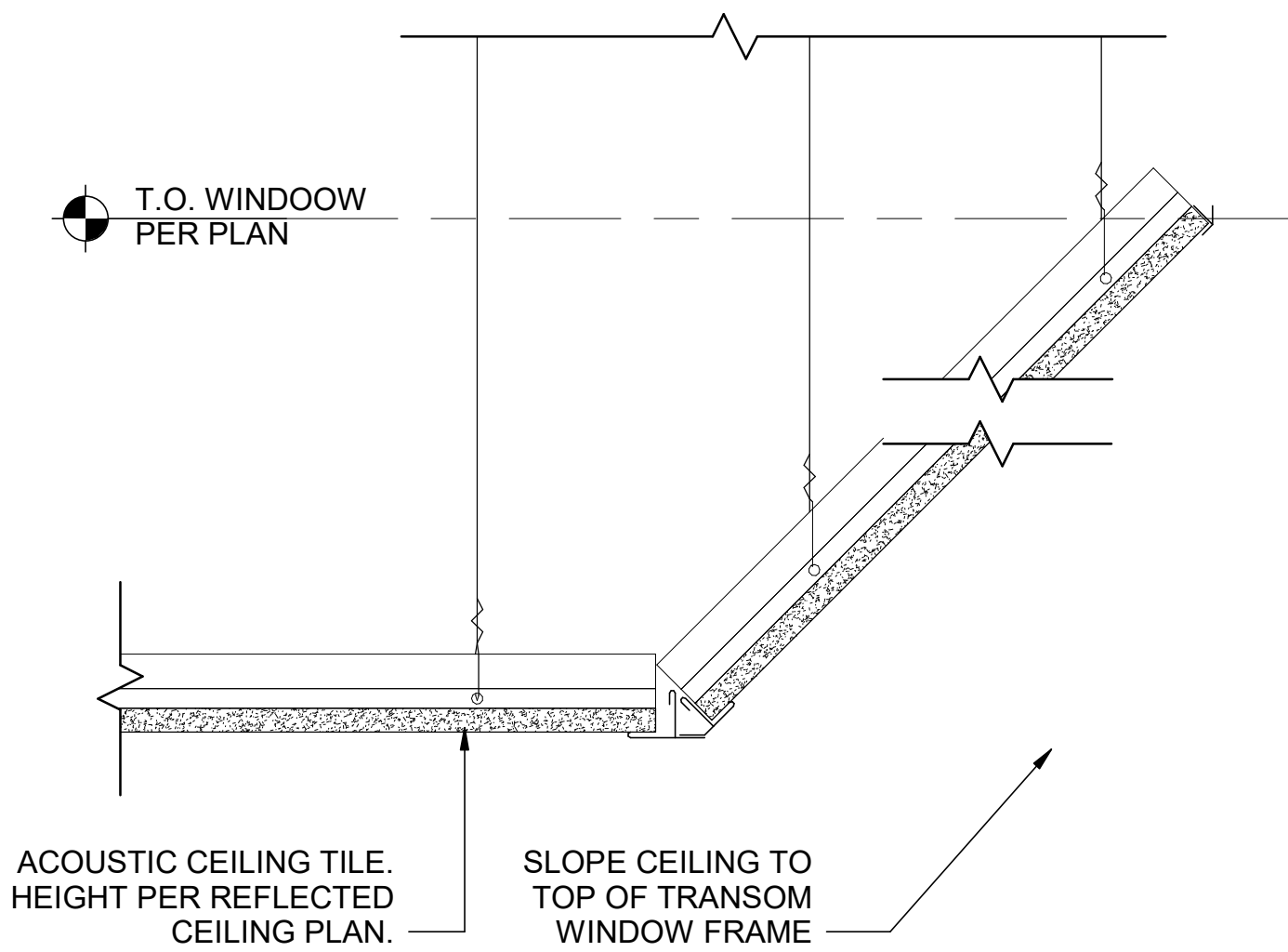
6 TILE ASSEMBLY
A-512 SCALE : 3" = 1'-0"



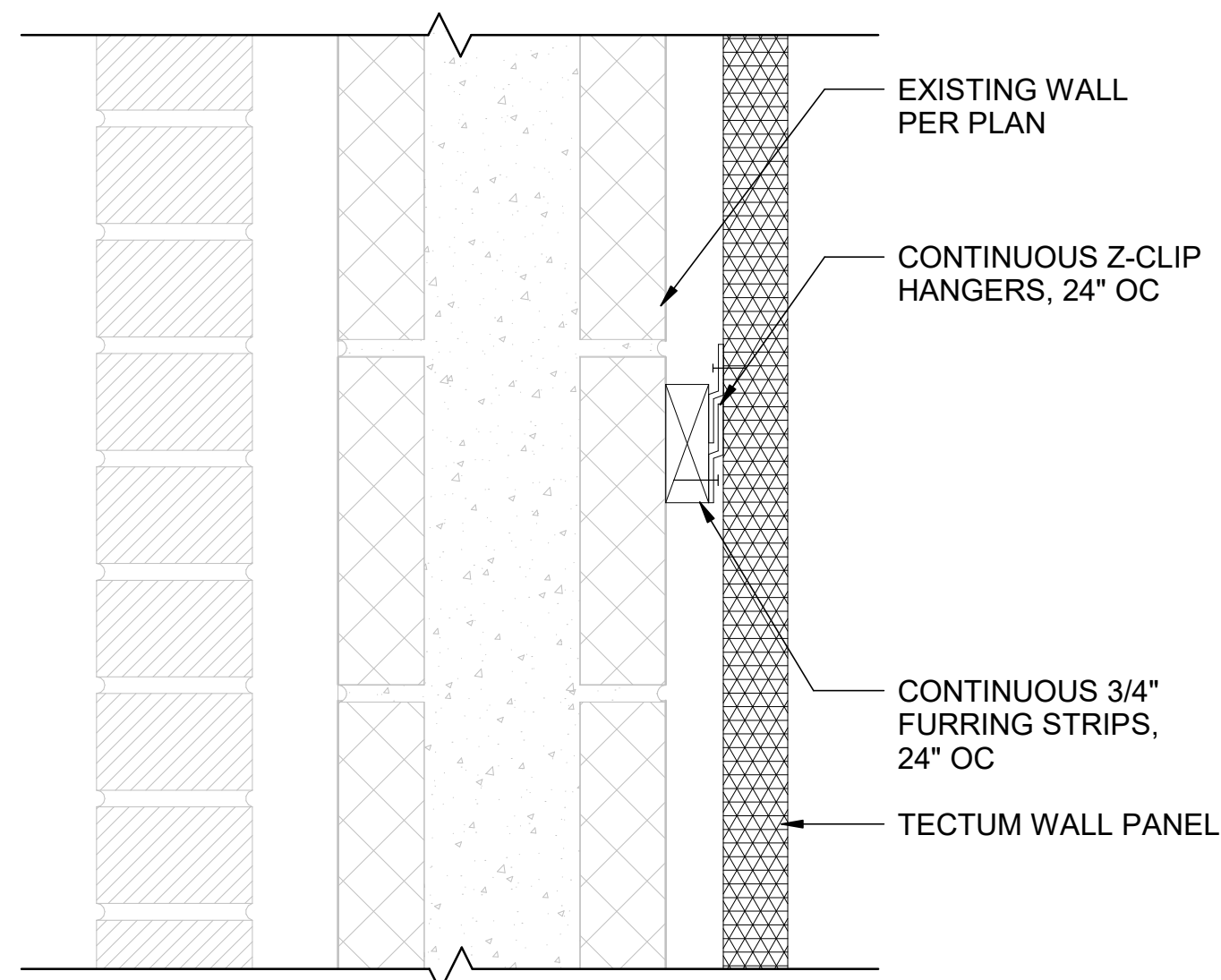
7 TILE CURB ASSEMBLY
A-512 SCALE : 3" = 1'-0"



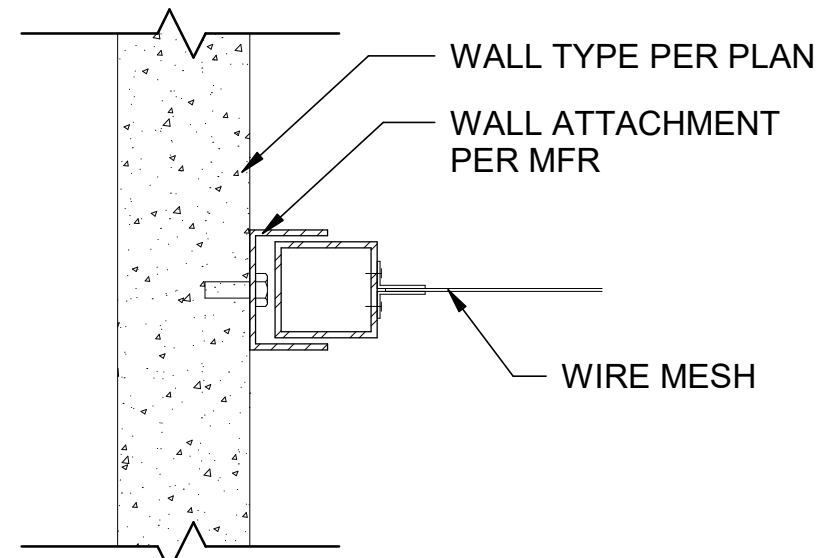
8 FLOOR DRAIN
A-512 SCALE : 3" = 1'-0"



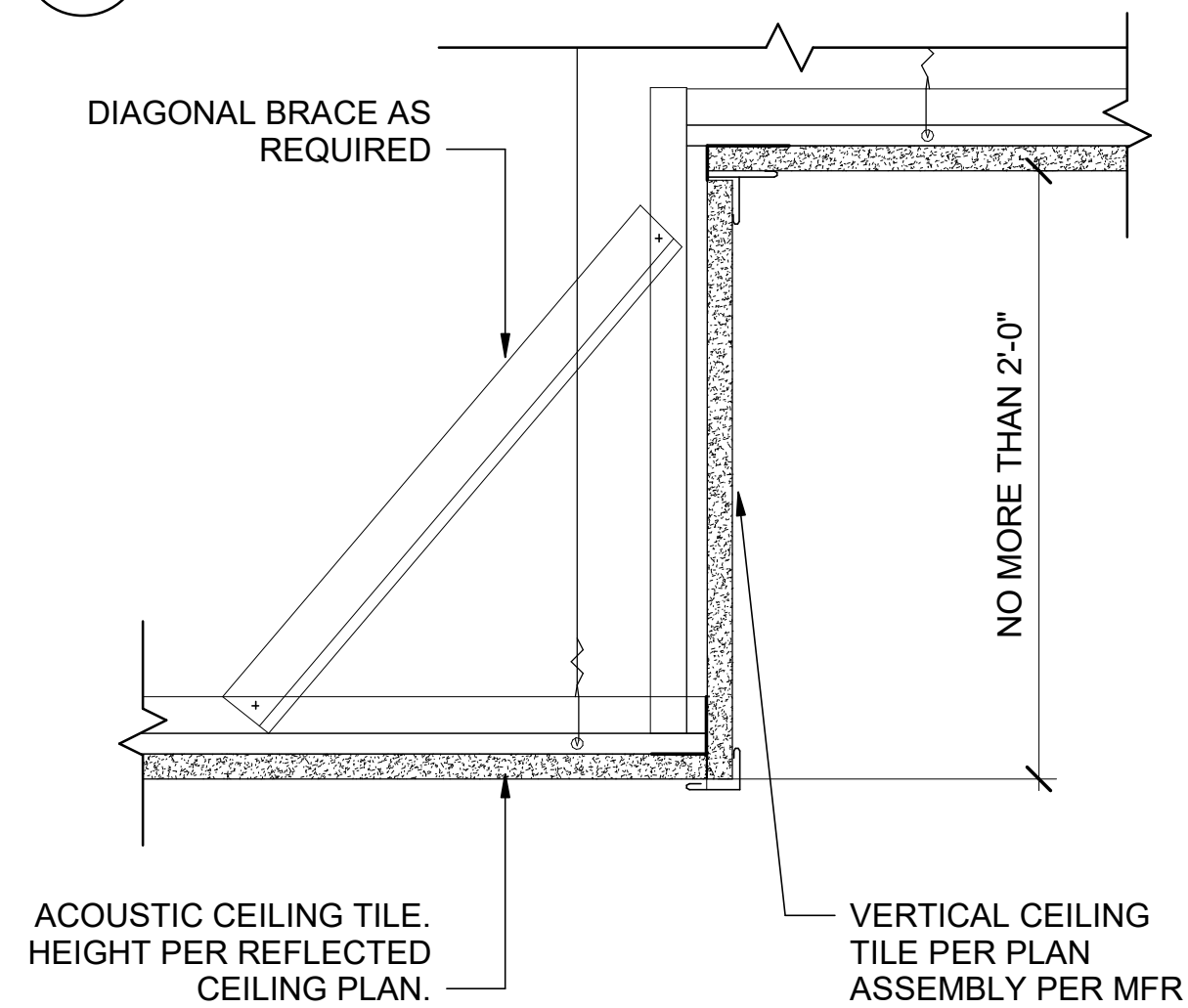
9 ACT @ SLOPED CEILING
A-512 SCALE : 3" = 1'-0"



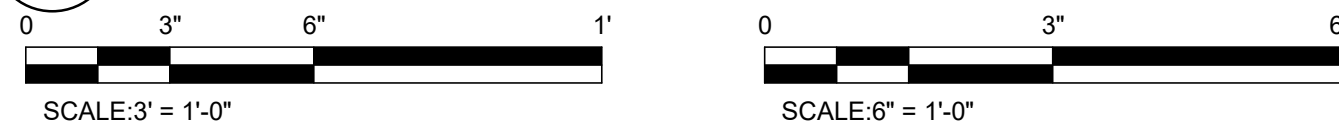
10 ACOUSTICAL PANEL ATTACHMENT
A-512 SCALE : 3" = 1'-0"



11 WIRE CAGE ATTACHMENT
A-512 SCALE : 3" = 1'-0"

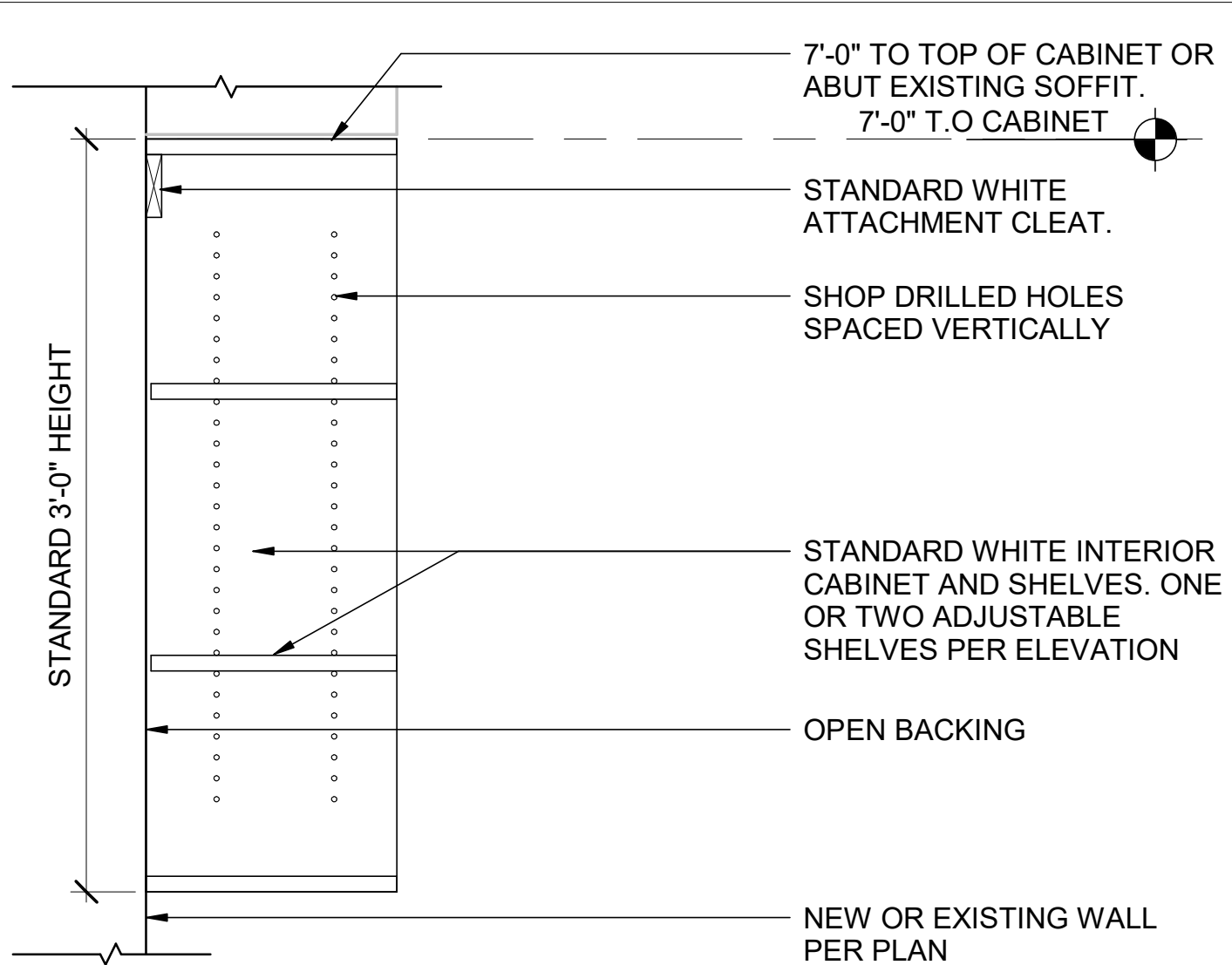


12 ACT @ SOFFITED CEILING
A-512 SCALE : 3" = 1'-0"

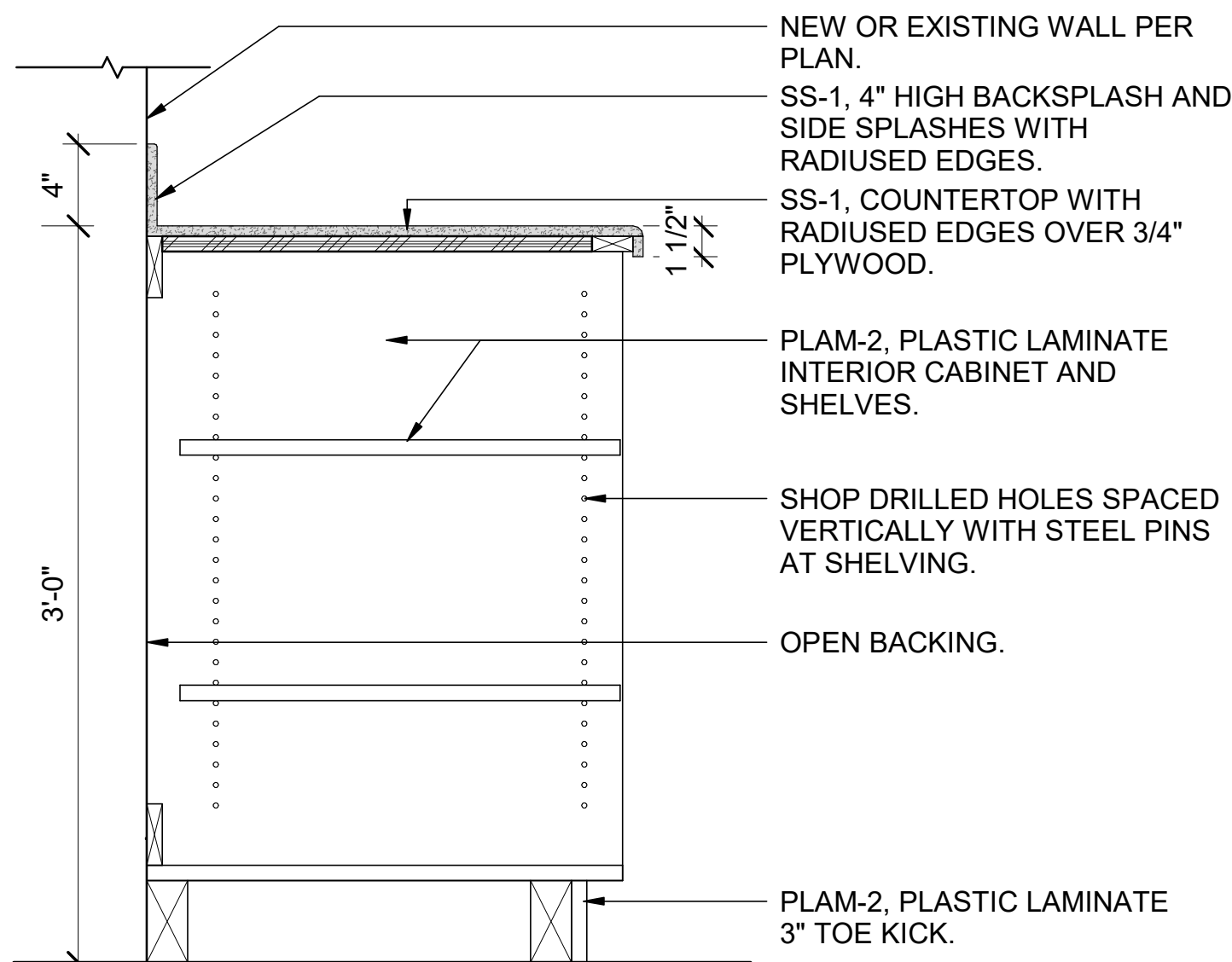


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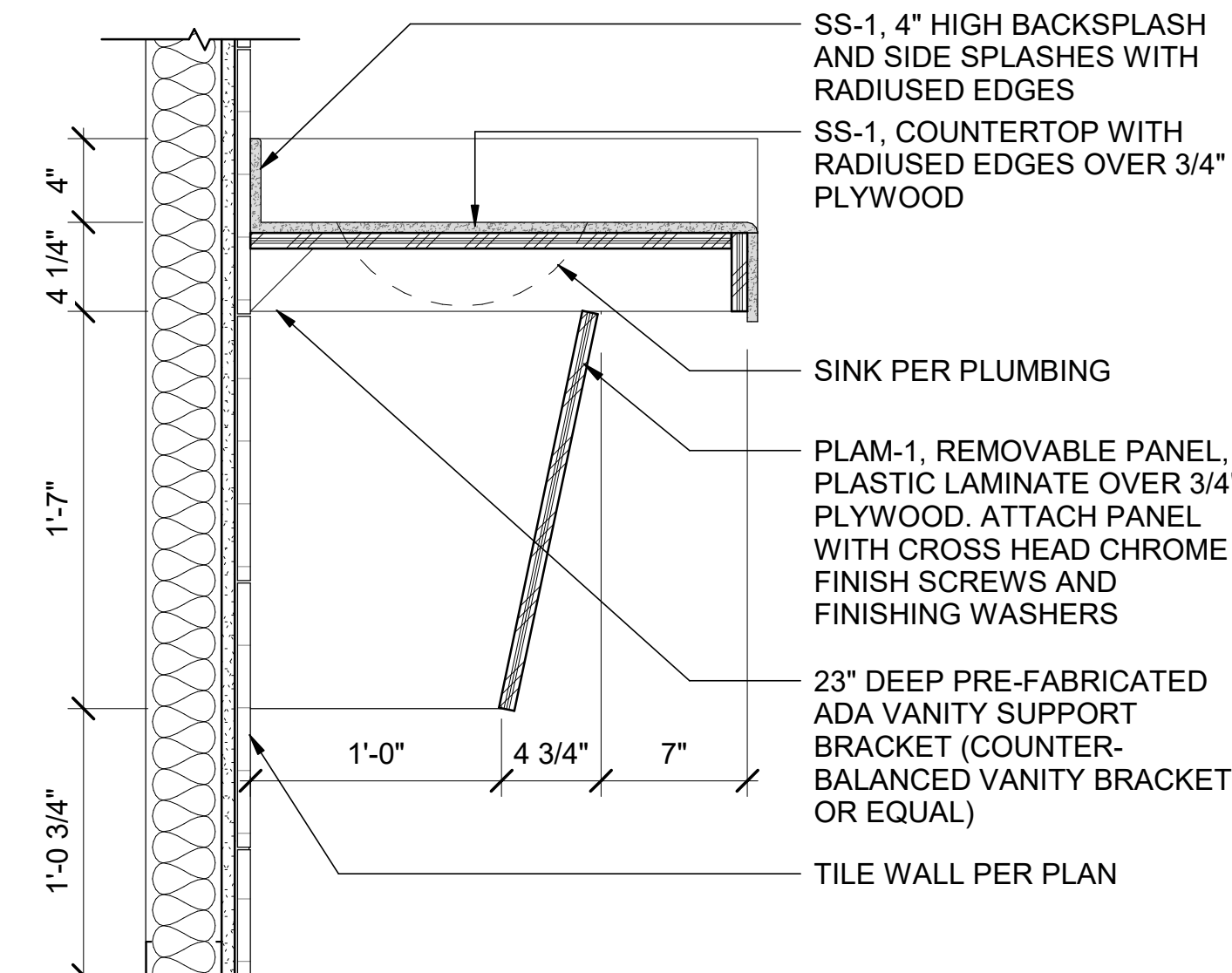
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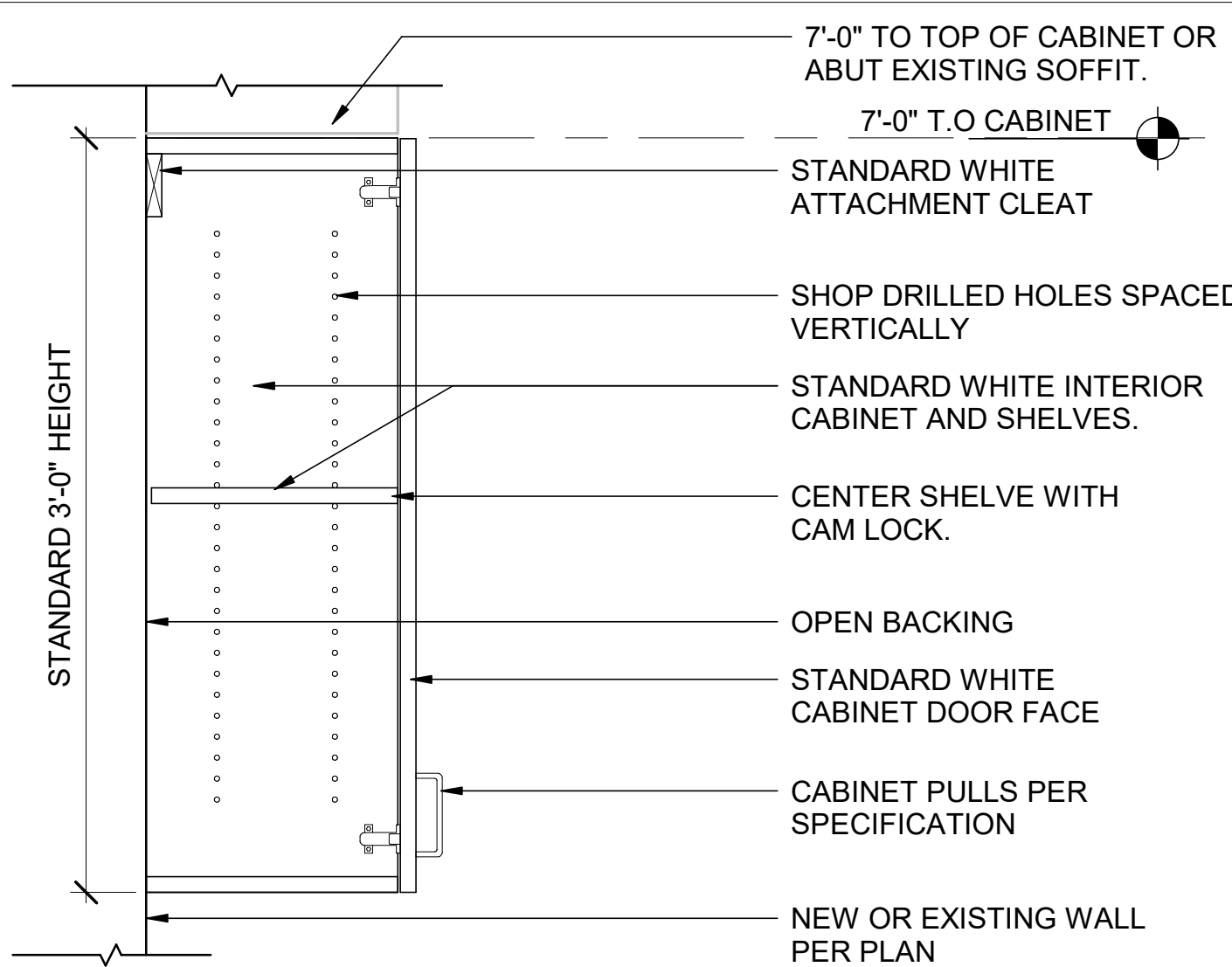
1 UPPER CABINET W/OPEN SHELVES
A-513 SCALE : 1 1/2" = 1'-0"



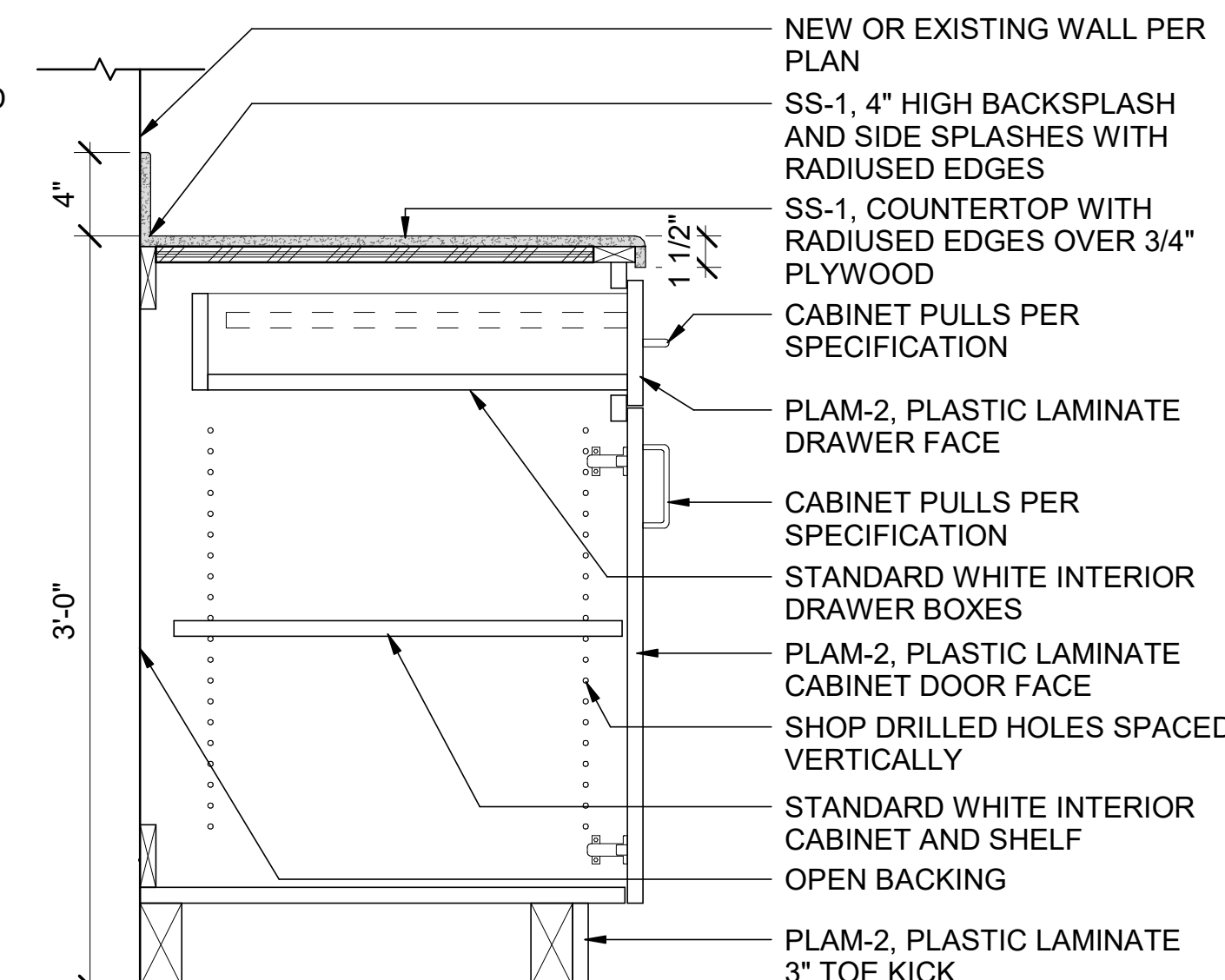
5 BASE CABINET W/OPEN SHELVES
A-513 SCALE : 1 1/2" = 1'-0"



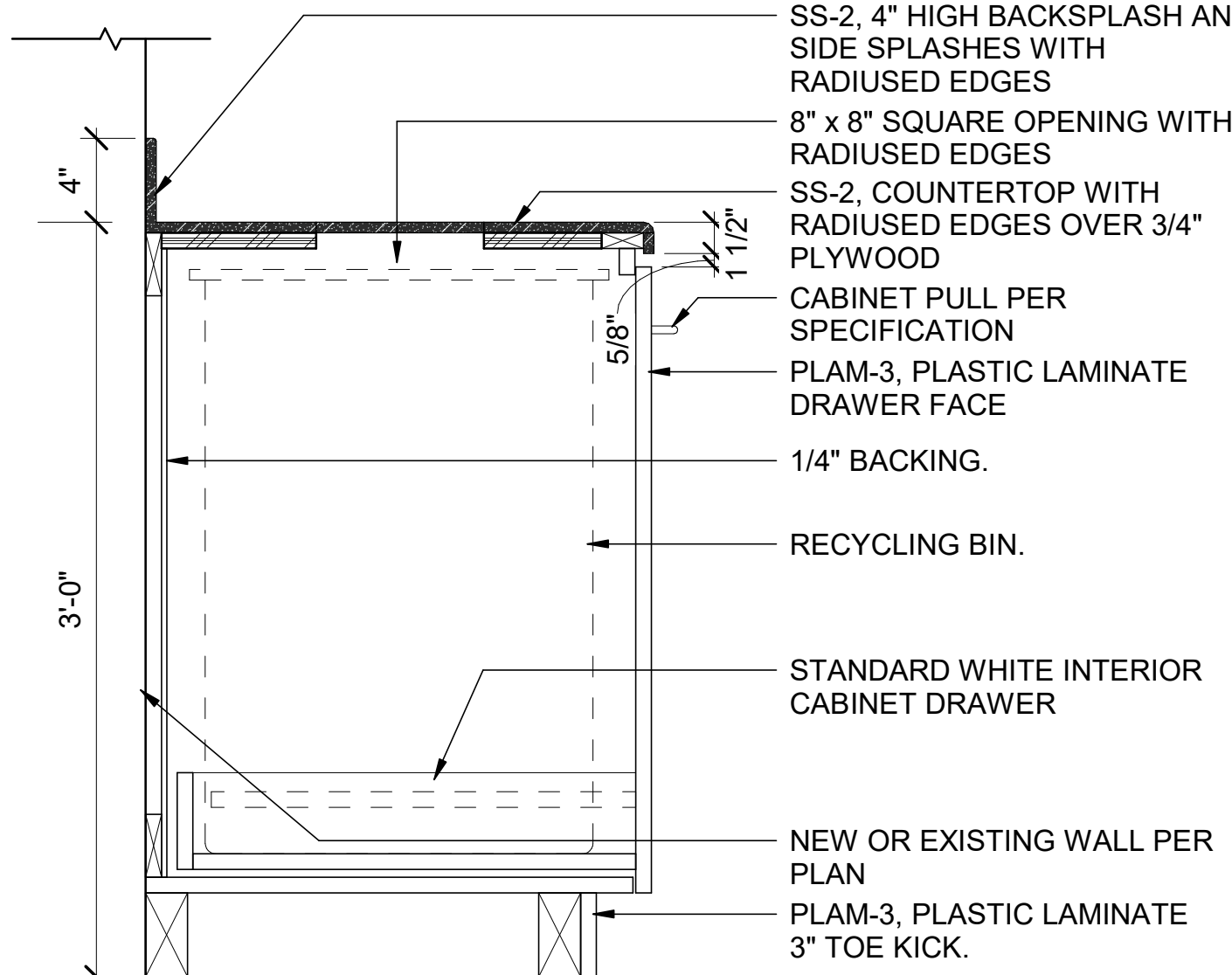
9 RESTROOM VANITY
A-513 SCALE : 1 1/2" = 1'-0"



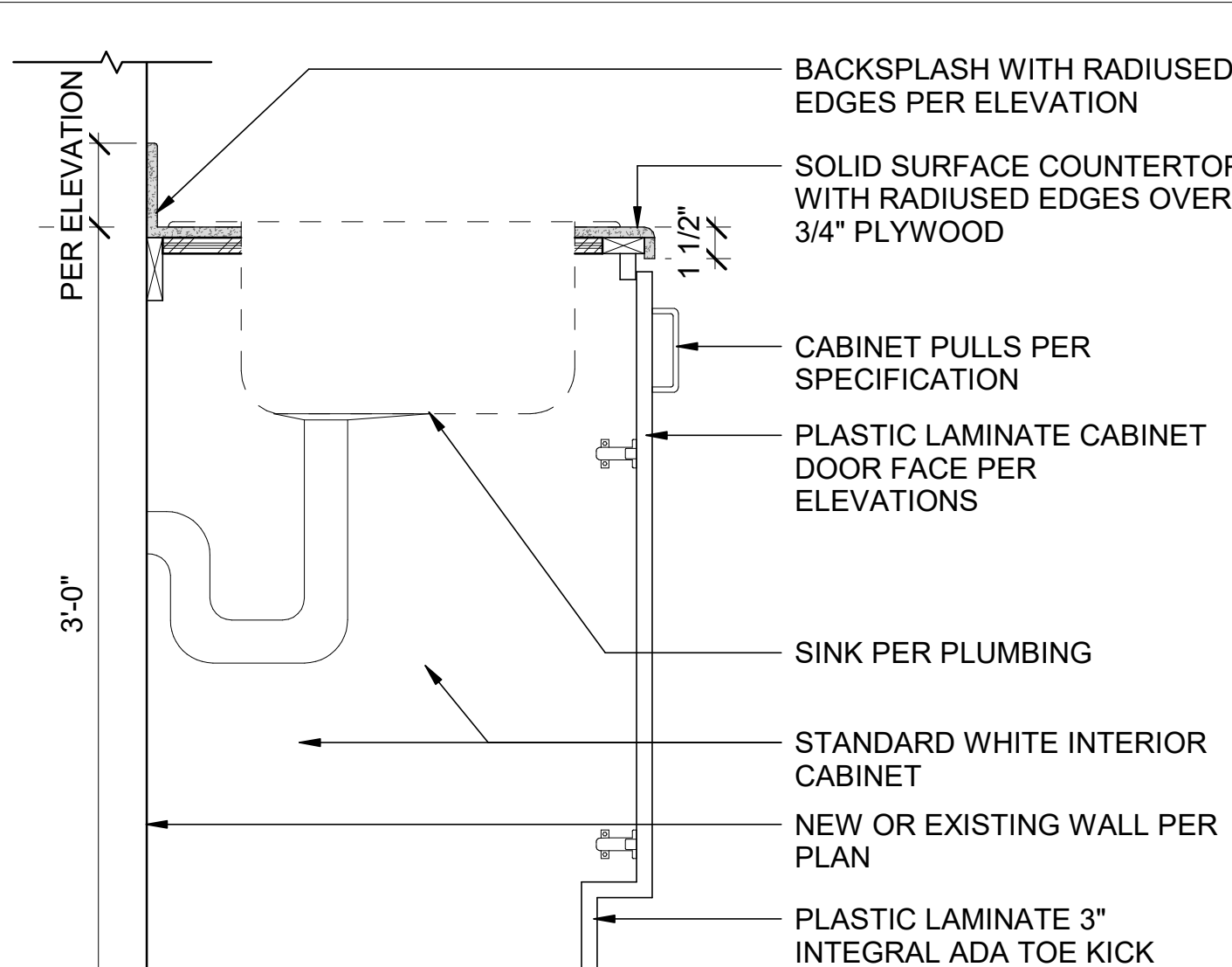
2 UPPER CABINET W/DOOR
A-513 SCALE : 1 1/2" = 1'-0"



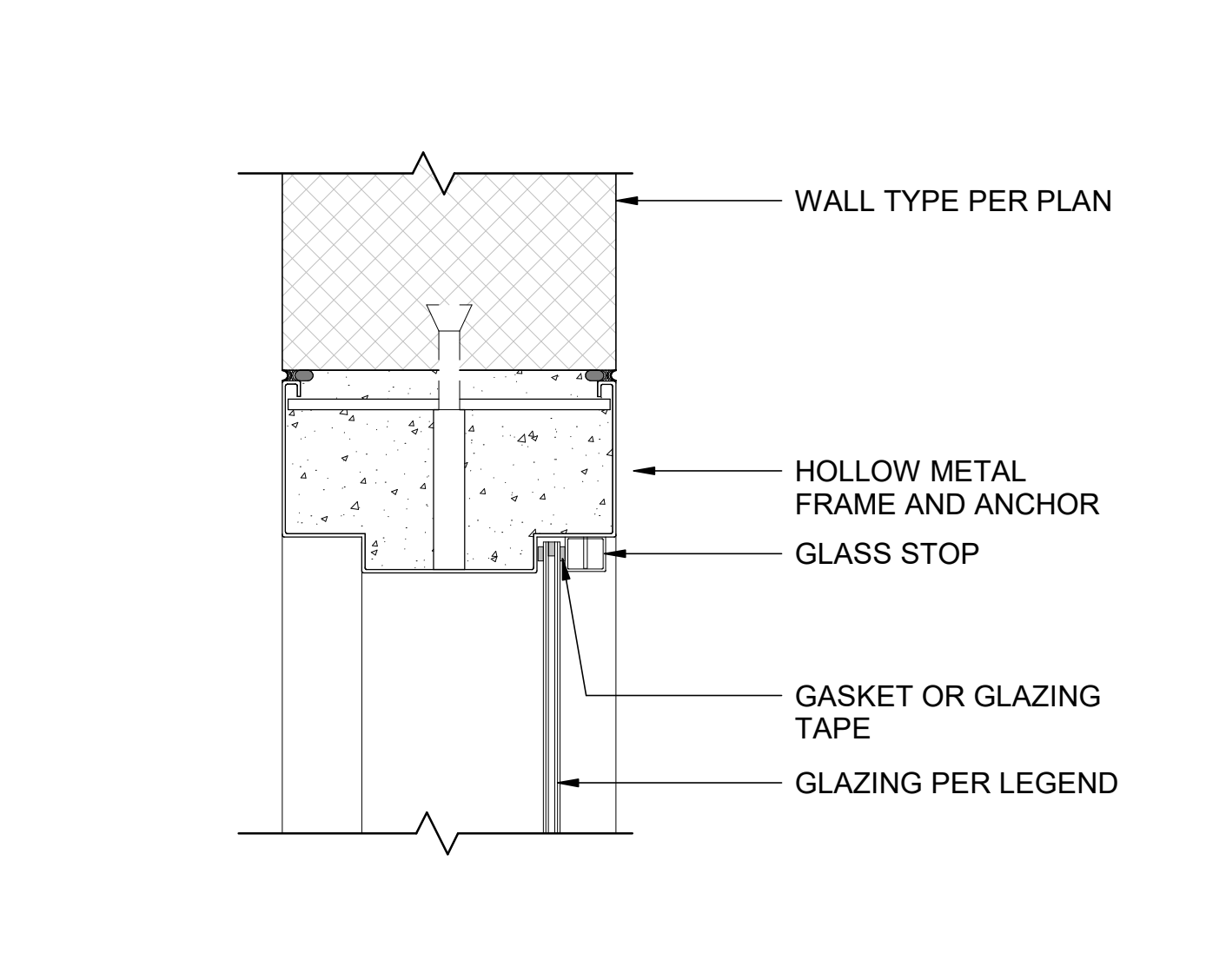
6 BASE CABINET W/DRAWER
A-513 SCALE : 1 1/2" = 1'-0"



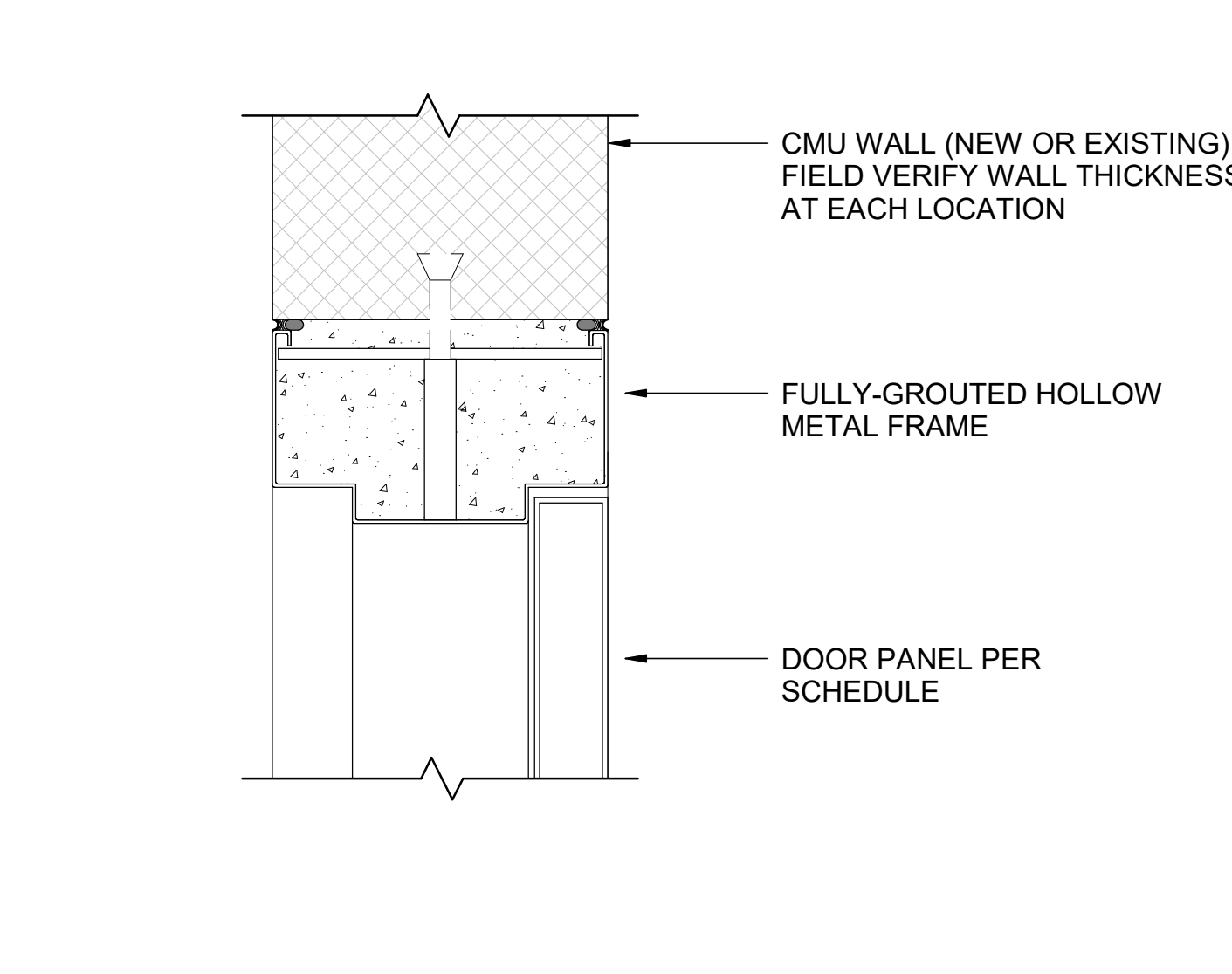
10 RECYCLING STATION
A-513 SCALE : 1 1/2" = 1'-0"



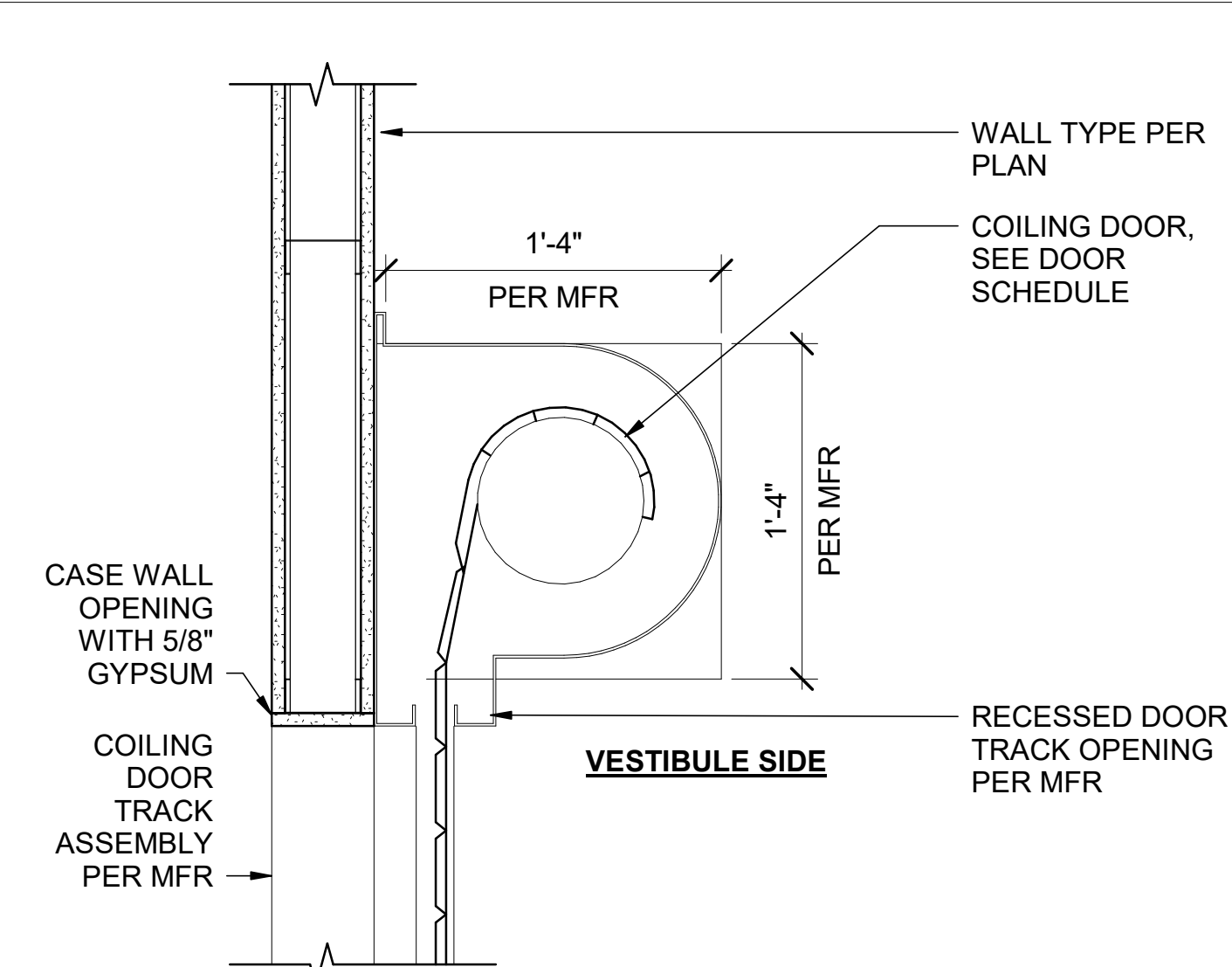
3 BASE CABINET W/SINK
A-513 SCALE : 1 1/2" = 1'-0"



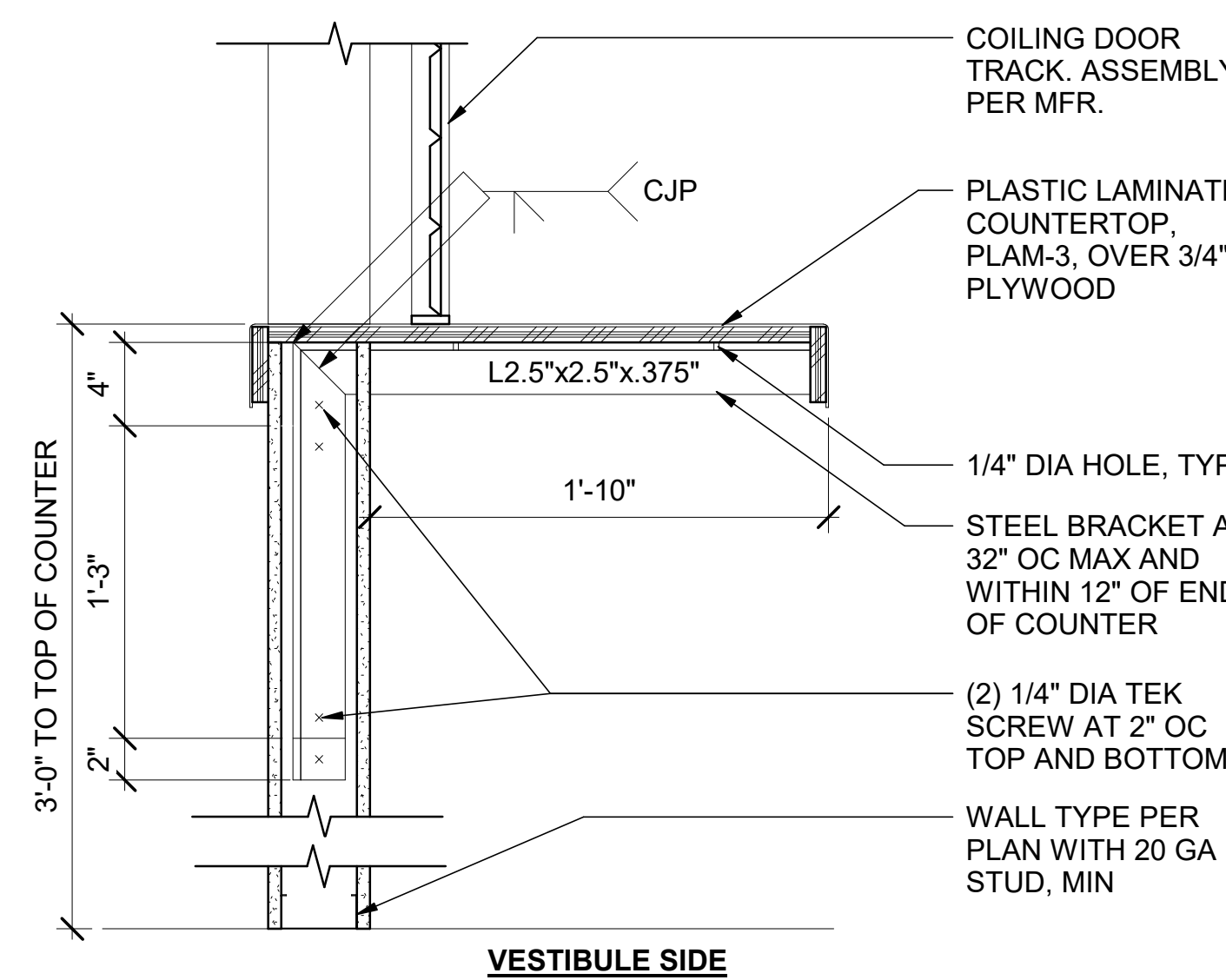
7 HEAD/JAMB - HM DOOR @ SIDELITE
A-513 SCALE : 3" = 1'-0"



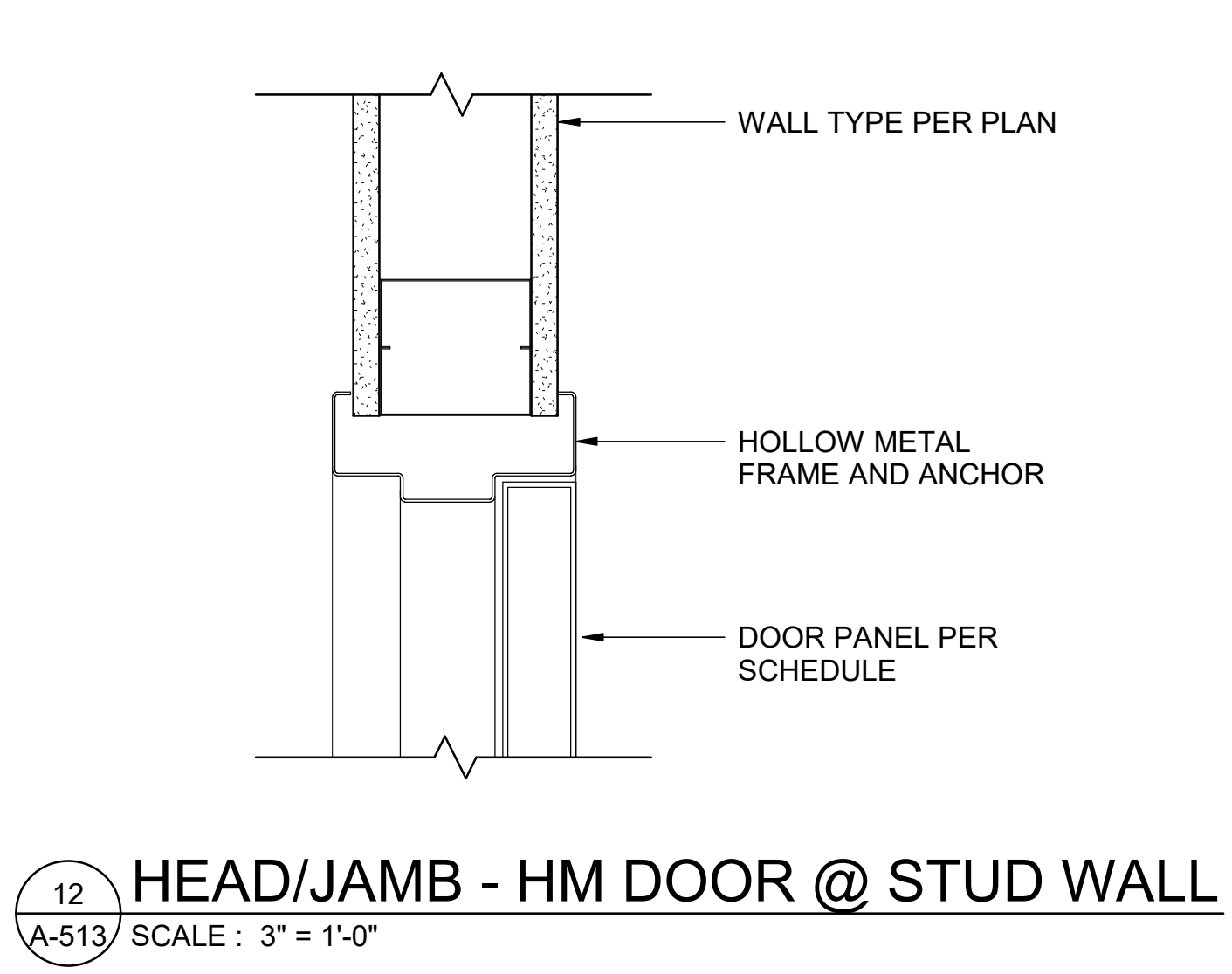
11 HM HEAD/JAMB @ CMU WALL
A-513 SCALE : 3" = 1'-0"



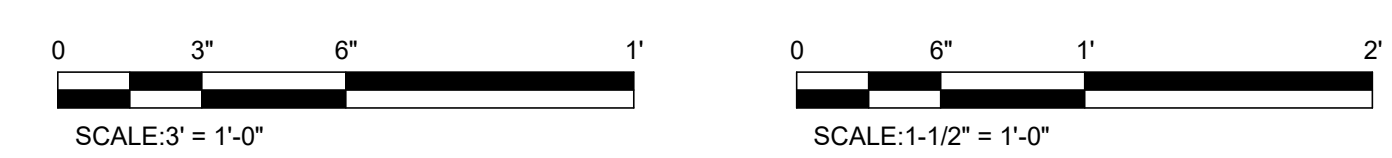
4 COILING VAULT DOOR - HEAD
A-513 SCALE : 1 1/2" = 1'-0"



8 VAULT COUNTER
A-513 SCALE : 1 1/2" = 1'-0"



12 HEAD/JAMB - HM DOOR @ STUD WALL
A-513 SCALE : 3" = 1'-0"



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Project No. : 21024	Designed By: C/JN	Drawn By: C/FT	Checked By: P/MM
Date	Description	Mark	

WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & ADDITION
2219 M AVENUE, ANACORTES, WA
INTERIOR DETAILS

A-513

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WALL TYPES LEGEND				GENERAL NOTES			
X1 Exterior U-0.053	5/8" GWB 20GA 2 1/2" MTL STUD 16" OC. 3/8" AIR GAP 1 1/2" CONT. R7.5 RIGID INSULATION ADHESIVELY ADHERED NOMINAL 8" FULLY GROUTED LOAD BEARING CMU(AB) WEATHER RESISTIVE BARRIER 2" CONT. R10 RIGID INSULATION RAINSCREEN SYSTEM W/ ATTACHMENT SPANNING CONT. INSULATION 22 GA. 1' WIDE HORIZONTAL METAL PANEL Int. Ext.	S1 Interior	4 7/8" 5/8" GWB 3 5/8" METAL STUD @ 16" OC 5/8" GWB	1. 2. 3. 4. 5. 6. 7.	PROVIDE 5/8" WATER RESISTIVE AT ALL TOILET ROOMS, RESTROOMS, LOCKER ROOMS AND JANITOR CLOSETS. REFER TO CODE PLAN AND RCP FOR LOCATIONS OF FIRE-RATED OR INTERIOR WALLS WHICH TERMINATE AT UNDERSIDE OF METAL DECK/STRUCTURE. PROVIDED DEFLECTION TRACKS AT ALL INTERIOR PARTITIONS THAT TERMINATE AT THE UNDERSIDE OF METAL DECK/STRUCTURE. PROVIDE DEFLECTION TRACKS AT ALL INTERIOR WALLS THAT EXTEND TO THE UNDERSIDE OF THE ROOF DECK. ABUSE RESISTANT GYPSUM WALL BOARD SHALL BE USED IN ALL CORRIDORS. SEE FINISH PLANS FOR ADDITIONAL INFORMATION REGARDING PAINT, ETC. REFER TO SHEETS A-101 TO A-104, A-311 TO A-314, AND A-401 TO A-409 FOR LOCATIONS WALL TYPES. U-VALUES FIGURED FROM APPENDIX A IN WA STATE ENERGY CODE.		
M1 Interior STC 50	7 5/8" 8" CMU - FULLY GROUTED	S2 Interior	1 1/2" 5/8" GWB 7/8" HAT CHANNEL @ 16" OC	T1 Interior	4 3/4" CERAMIC TILE PER FINISH SCHEDULE 5/8" CEMENTITIOUS BACKERBOARD 3 5/8" METAL STUD @ 16" OC	T5 Interior	CERAMIC TILE PER FINISH SCHEDULE 5/8" CEMENTITIOUS BACKERBOARD EXISTING WALL
C1 Vault	8" CONCRETE WALL PER STRUCTURAL	S3 Interior	4 1/4" 5/8" GWB 3 5/8" METAL STUD @ 16" OC EXISTING WALL WHERE OCCURS	T2 Interior	5 3/8" CERAMIC TILE PER FINISH SCHEDULE 3 5/8" METAL STUD @ 16" OC W/ 3 1/2" SOUND ATTENUATION BATT 5/8" CEMENTITIOUS BACKERBOARD 5/8" TYPE 'X' GWB	T6 Interior	7 1/8" CERAMIC TILE PER FINISH SCHEDULE 5/8" CEMENTITIOUS BACKERBOARD 6" METAL STUD @ 16" OC
		S4 Interior STC 45	7 1/4" 5/8" GWB 6" METAL STUD @ 16" OC W/ 3 1/2" SOUND ATTENUATION BATT 5/8" GWB	T3 Interior	9 5/8" 5/8" CEMENTIOUS BACKERBOARD W/ CERAMIC TILE PER FINISH SCHEDULE 8" CMU - FULLY GROUTED 7/8" HAT CHANNEL	E1 Interior Wall Cover	MASONRY WALL 1 5/8" 20 GA STUD 12" OC 3/8" SEPARATION FOR CORRIDOR WALL TO ALIGN FLUSH 5/8" IMPACT RESISTANT GWB
		S5 Interior	6 5/8" 5/8" GWB 6" METAL STUD @ 16" OC MASONRY WALL WHERE OCCURS	T4 Interior	5 3/8" CERAMIC TILE PER FINISH SCHEDULE 3 5/8" METAL STUD @ 16" OC W/ 3 1/2" SOUND ATTENUATION BATT 5/8" CEMENTITIOUS BACKERBOARD 5/8" TYPE 'X' GWB		



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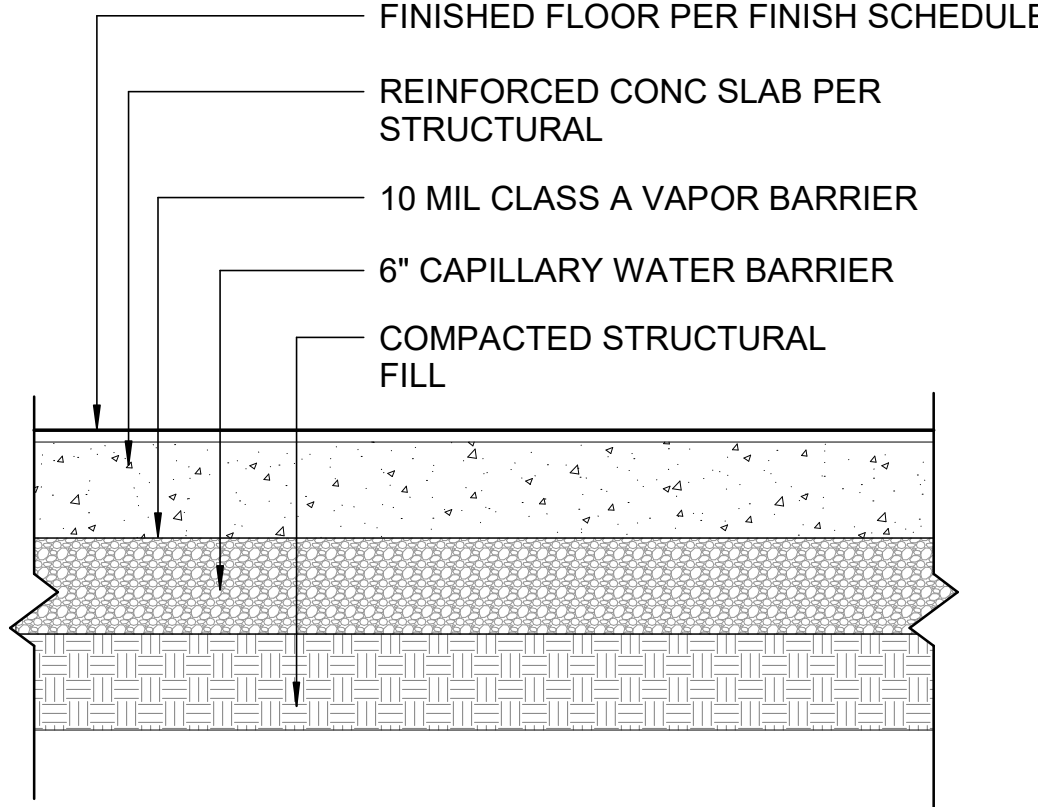
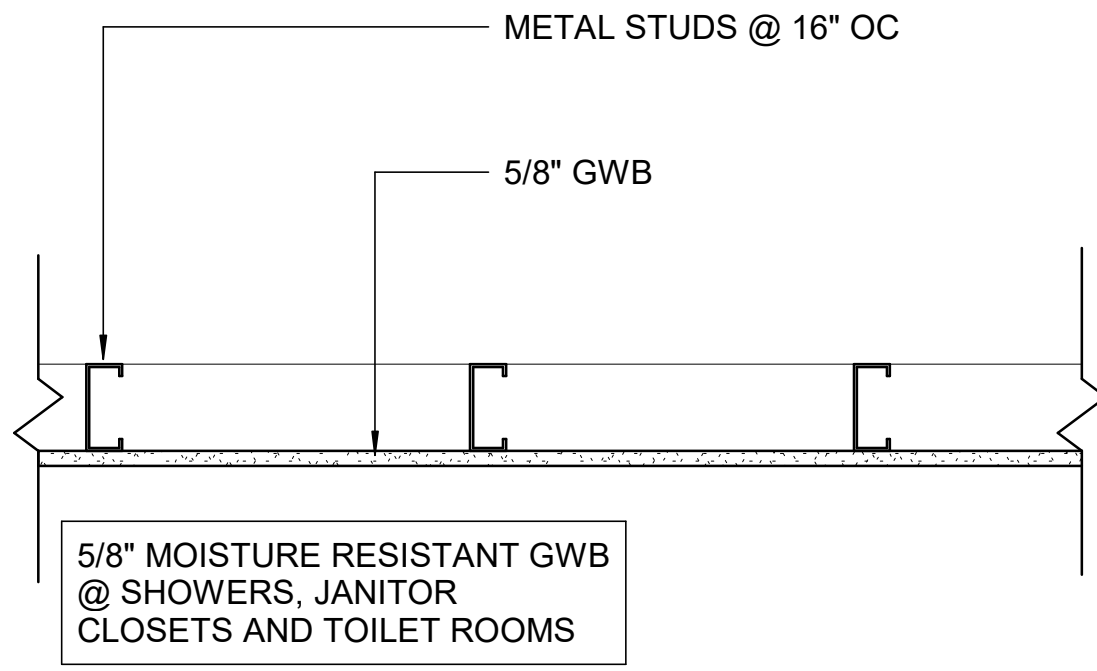
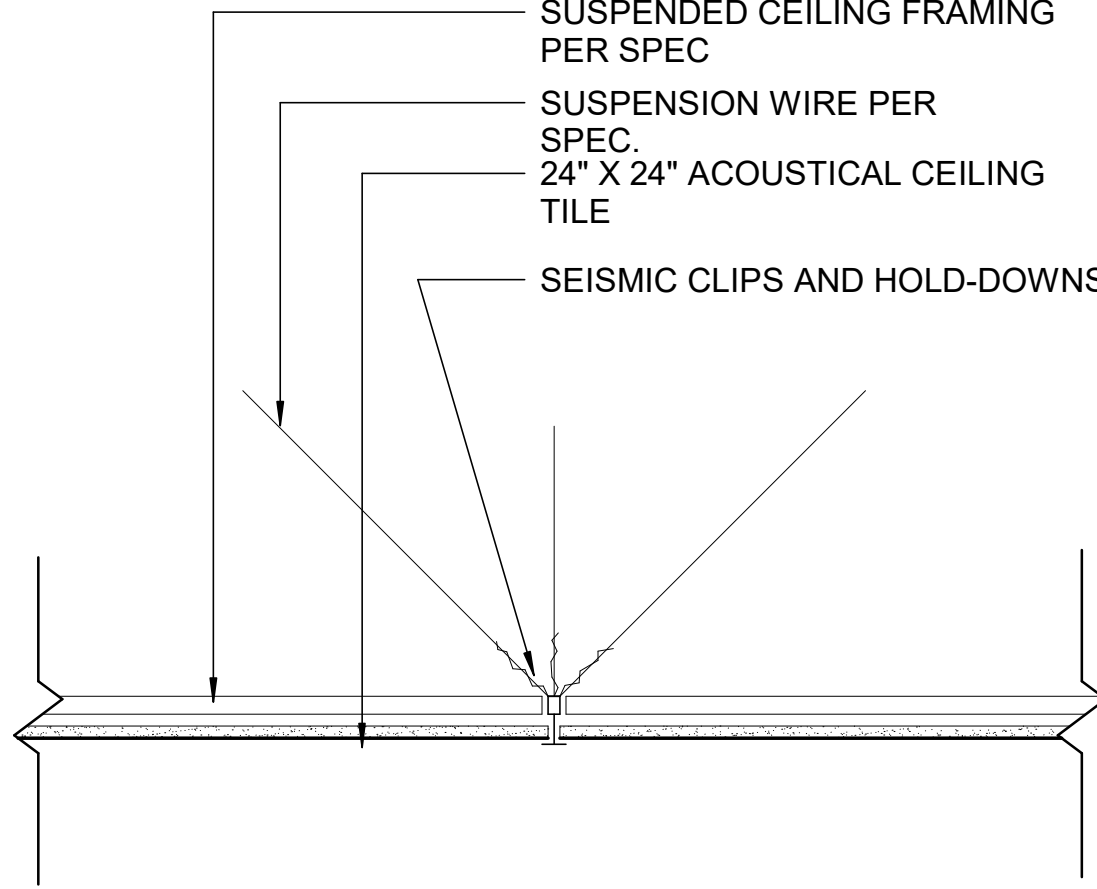
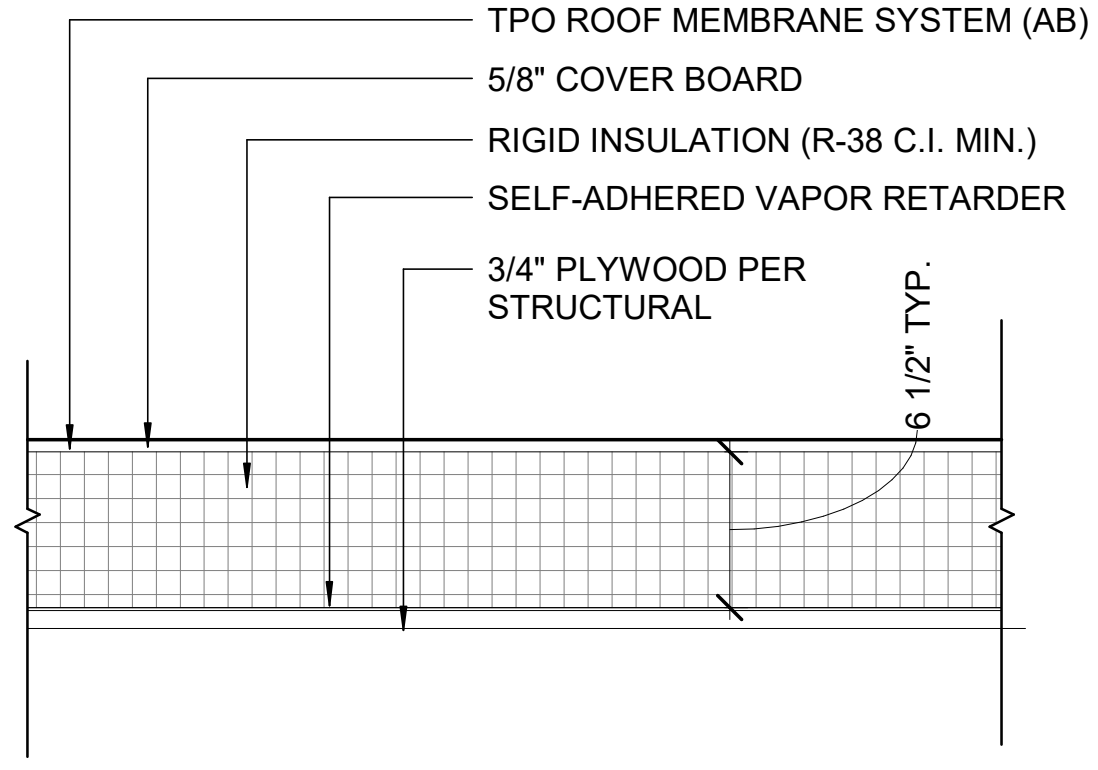
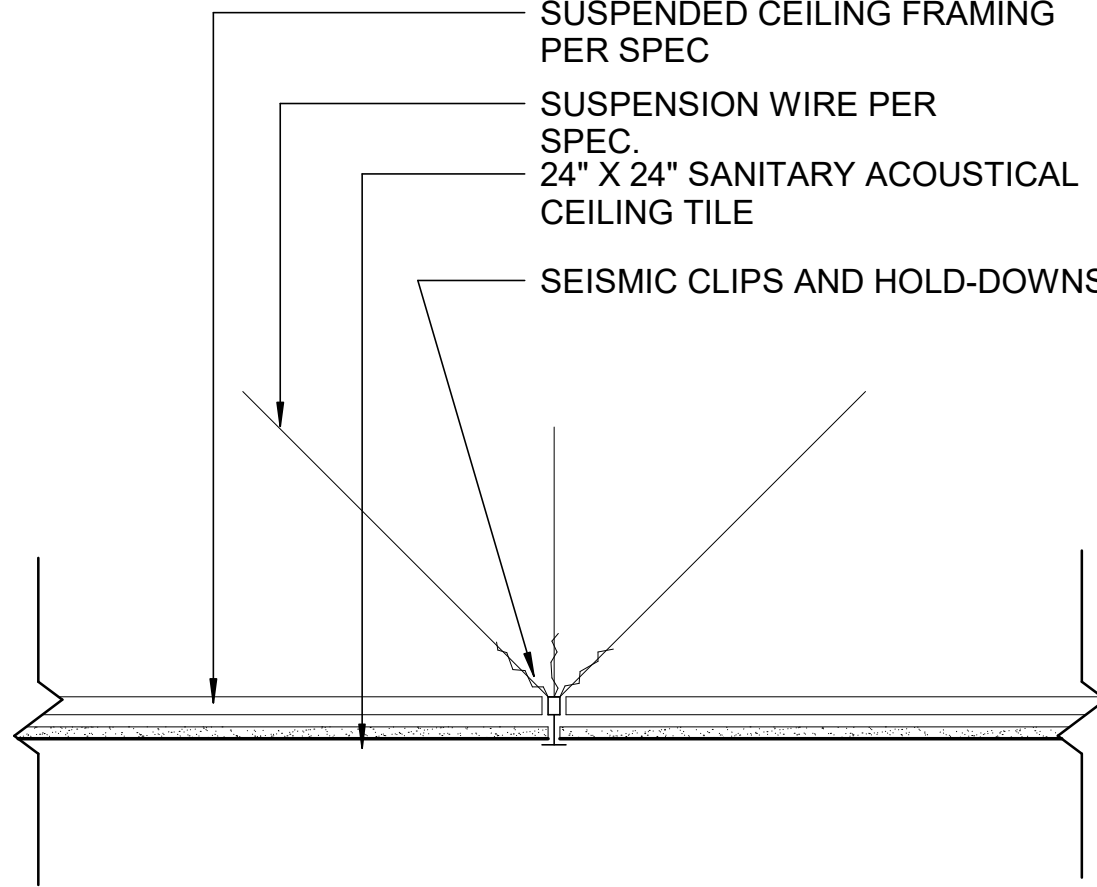
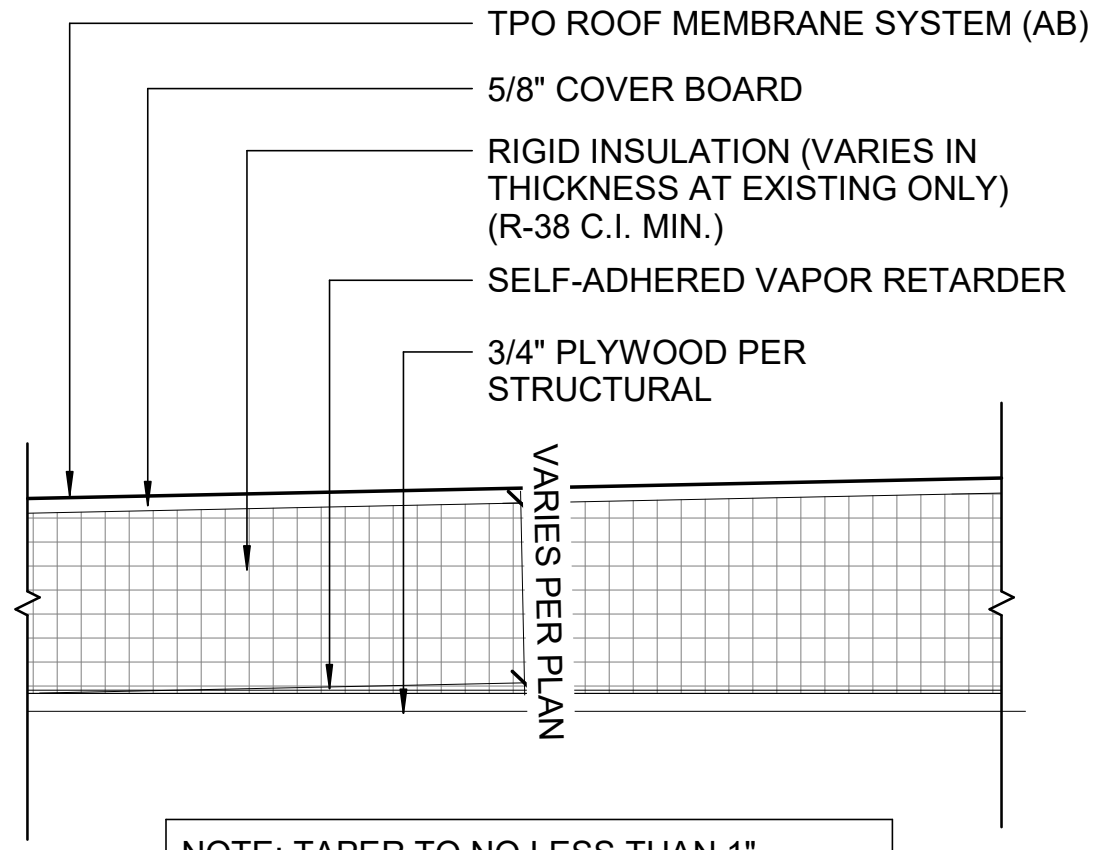
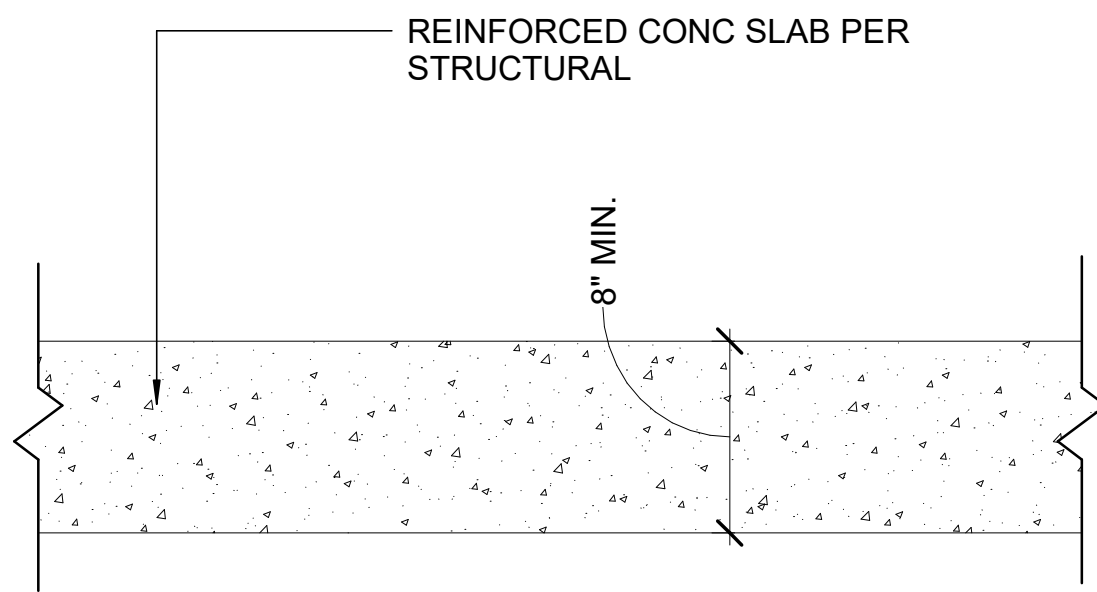


Project No.: 21024
Designed By: C/JN
Drawn By: C/FT
Checked By: P/MM

Mark	Description	Date

WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & ADDITION
2219 M AVENUE, ANACORTES, WA
WALL TYPES LEGEND

A-601

FLOOR TYPES		CEILING TYPES		GENERAL NOTES	
FA-1 TYPICAL INTERIOR SLAB-ON-GRADE		CA-1 FRAMED GWB CEILING		GENERAL NOTES 1. 2. 3. 4. 5. 6. 7. PROVIDE 5/8" WATER RESISTIVE AT ALL TOILET ROOMS, RESTROOMS, LOCKER ROOMS AND JANITOR CLOSETS. CEILING AREAS 1,000 SF OR LESS SHALL BE EXEMPT FROM LARGE FORCE BRACING REQUIREMENTS. FOR CEILING AREAS EXCEEDING 2,500 SF, A SEISMIC SEPARATION JOINT OR FULL HEIGHT WALL PARTITION THAT BREAKS THE CEILING SHALL BE PROVIDED UNLESS ANALYSES ARE PERFORMED OF THE CEILINGS BRACING SYSTEM, CLOSURE ANGLES AND PENETRATIONS TO PROVIDE SUFFICIENT CLEARANCE. REFER TO MANUFACTURERS DETAILS AND RECOMMENDATIONS FOR ADDITIONAL INFORMATION NOT SEEN IN THESE DOCUMENTS. SEE A-100 AND A-400 SERIES PLANS FOR ASSEMBLY TYPES, HEIGHTS AND SLOPES STAGER RIGID INSULATION WHEN LAYERED BY MORE THAN ONE PIECE. ENSURE NOT SEAMS ARE CONTINUOUS BY MORE THAN 2". U-VALUES FIGURED FROM APPENDIX A IN WA STATE ENERGY CODE	
		CA-2 ACT CEILING			RA-1 TPO ROOF U-0.027 
		CA-3 SANITARY ACT CEILING (KITCHEN)			RA-2 TPO ROOF AVERAGE U-0.027 PER ROOF PLAN  NOTE: TAPER TO NO LESS THAN 1"
		CA-4 VAULT CONCRETE CEILING			



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Date _____

Description

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WASHINGTON MILITARY DEPARTMENT

ANACORTES READINESS CENTER - RENOVATION & ADDITION
2219 M AVENUE, ANACORTES, WA

2219 M AVENUE, ANACORTES, WA

**FLOOR, CEILING, SOFFIT AND ROOF
TYPES LEGEND**

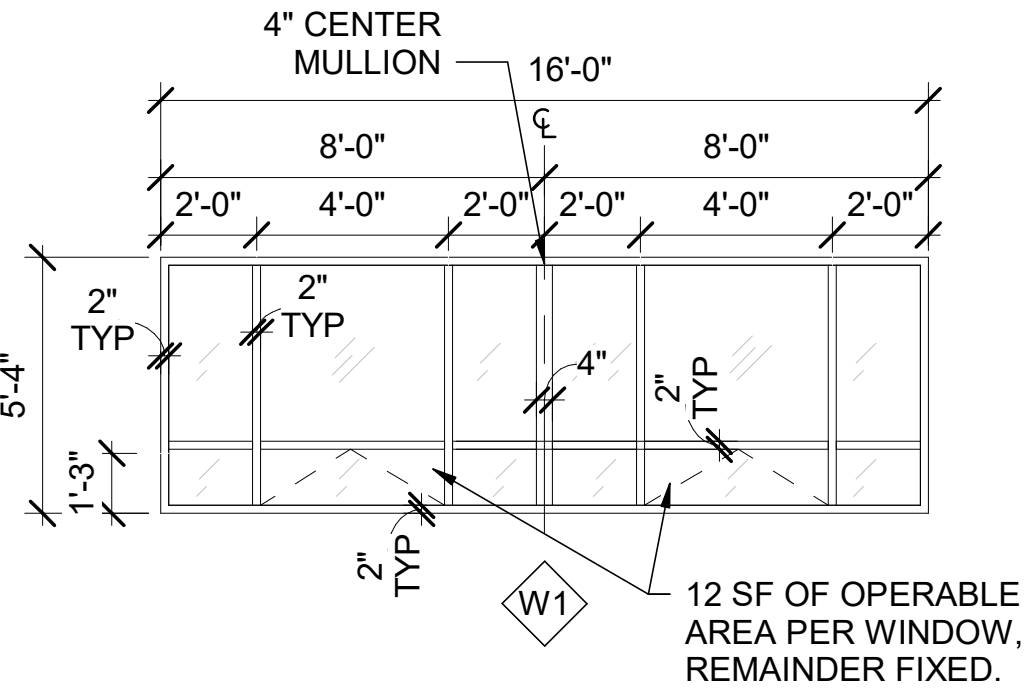
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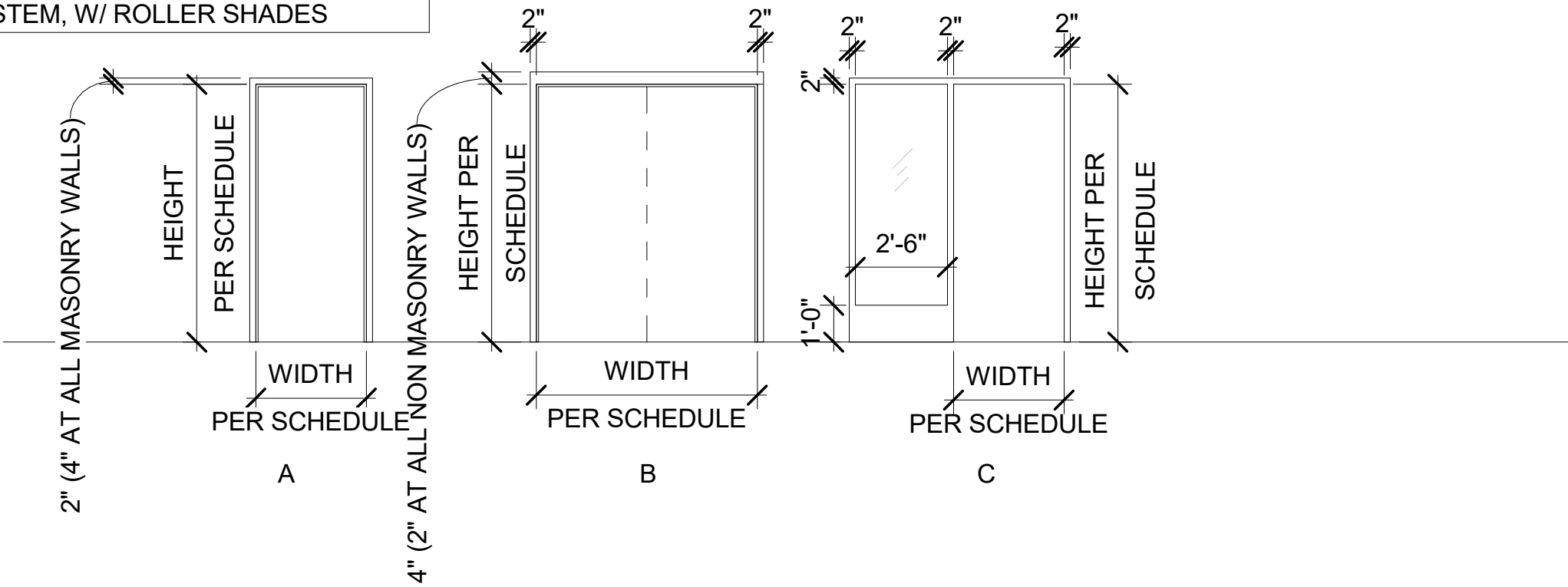
DOOR SCHEDULE																	
MARK	ROOM NAME	WIDTH	HEIGHT	THICKNESS	DOOR			FRAME			HEAD DETAIL	JAMB DETAIL	THRESHOLD	GLASS TYPE	DOOR - RATING	HARDWARE	COMMENTS
					DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH							
101	RETENTION OFFICE	3'-0"	7'-0"	1 3/4"	3	WD	WD-1	C	HM	IPT-3	7,11/A-513	7,11/A-513	3/A-512	G-2		HW-01	SEE 6/A-506 FOR SIDELITE DETAIL
103	LIFT PLATFORM	3'-0"	7'-0"	1 3/4"	6	WD	WD-1	A	HM	IPT-4	12/A-513	12/A-513	2/A-512	G-2		HW-19	
108	CONFERENCE	3'-0"	7'-0"	1 3/4"	1	WD	WD-1	A	HM	IPT-4	11/A-513	11/A-513	3/A-512			HW-22	
109	CORRIDOR	3'-0"	7'-4"	1 3/4"	2	HM	MATCH EXISTING EXTERIOR DOORS	A	HM	MATCH EXISTING EXTERIOR DOORS	1/A-501	5/A-501	4/A-501	G-1		HW-20	ALUMINUM STOREFRONT SYSTEM
110	MEN'S TOILET/SHOWER	3'-0"	7'-0"	1 3/4"	1	WD	WD-1	A	HM	IPT-3	11/A-513	11/A-513	5/A-512			HW-06	
111	WOMEN'S TOILET/SHOWER	3'-0"	7'-0"	1 3/4"	1	WD	WD-1	A	HM	IPT-3	11/A-513	11/A-513	5/A-512			HW-06	
112	FITNESS ROOM	3'-0"	7'-4"	1 3/4"	2	WD	WD-1	A	HM	IPT-3	12/A-513	12/A-513	4/A-512	G-2		HW-11	
112A	FIRE RISER	3'-0"	6'-8"	1 3/4"	1	HM	MATCH EXISTING EXTERIOR DOORS	A	HM	MATCH EXISTING EXTERIOR DOORS	7/A-501	7/A-501	10/A-501			HW-02	SEAT THRESHOLD 4" AFF
112B	MOTHERS ROOM	3'-0"	6'-8"	1 3/4"	1	WD	WD-1	A	HM	IPT-3	11/A-513	11/A-513	3/A-512			HW-05	
113A	MECH ROOM	6'-0"	6'-8"	1 3/4"	4	HM	MATCH EXISTING EXTERIOR DOORS	B	HM	MATCH EXISTING EXTERIOR DOORS	7/A-501	7/A-501	10/A-501	-		HW-03	
114	MULTIPURPOSE	3'-0"	7'-0"	1 3/4"	1	HM	IPT-3	A	HM	IPT-3	11/A-513	11/A-513	3/A-512			HW-16	
115	CLASSROOM	3'-0"	7'-0"	1 3/4"	1	HM	IPT-3	A	HM	IPT-3	12/A-513	12/A-513	1/A-512	G-2		HW-10	ALUMINUM STOREFRONT SYSTEM
115A	CLASSROOM	6'-0"	7'-0"	1 3/4"	4	HM	IPT-4	B	HM	IPT-4	12/A-513	12/A-513	1/A-512	-		HW-12	
116A	CLASSROOM	3'-0"	7'-0"	1 3/4"	2	HM	WD-1	A	HM	IPT-3	12/A-513	12/A-513	1/A-512	G-2		HW-10	
116B	CLASSROOM	3'-0"	7'-0"	1 3/4"	2	WD	WD-1	A	HM	IPT-3	12/A-513	12/A-513	1/A-512	G-2		HW-10	
116C	CLASSROOM	6'-0"	7'-0"	1 3/4"	4	HM	IPT-4	B	HM	IPT-4	12/A-513	12/A-513	1/A-512	-		HW-12	
116D	CLASSROOM	6'-0"	7'-0"	1 3/4"	4	HM	IPT-4	B	HM	IPT-4	12/A-513	12/A-513	1/A-512	-		HW-12	
117	UNIT STORAGE	6'-0"	7'-0"	1 3/4"	4	HM	IPT-4	B	HM	IPT-4	11/A-513	11/A-513	N/A	-		HW-14	
117A	UNIT STORAGE	3'-0"	7'-0"	1 3/4"	1	HM	IPT-4	A	HM	IPT-4	11/A-513	11/A-513	N/A			HW-15	
117B	UNIT STORAGE	3'-0"	7'-0"	1 3/4"	1	HM	IPT-4	A	HM	IPT-4	2/A-505	2/A-505	N/A			HW-15	
117C	UNIT STORAGE	6'-0"	7'-4"	1 3/4"	4	HM	MATCH EXISTING EXTERIOR DOORS	B	HM	MATCH EXISTING EXTERIOR DOORS	1/A-501	5/A-501	4/A-501	-		HW-21	
117C	UNIT STORAGE	6'-0"	7'-4"	1 3/4"	4	HM	MATCH EXISTING EXTERIOR DOORS	B	HM	MATCH EXISTING EXTERIOR DOORS	1/A-501	5/A-501	4/A-501	-		HW-21	
118	VAULT	3'-4"	7'-0"	1 3/4"	1	*	*	*	*	IPT-4	8/A-511	12/A-511	N/A	-		HW-18	CLASS V VAULT DOOR
118A	UNIT STORAGE	3'-0"	7'-0"	1 3/4"	1	HM	IPT-4	A	HM	IPT-4	12/A-513	12/A-513	N/A			HW-04	
118B	UNIT STORAGE	4'-0"	4'-0"	2"	5	STL	STL	*	*	*	4/A-513	PER MFR	8/A-513			HW-17	COILING DOOR
119A	KITCHEN	3'-0"	7'-0"	1 3/4"	2	WD	WD-1	A	HM	IPT-3	12/A-513	12/A-513	2/A-512	G-2		HW-07	
119B	KITCHEN	3'-0"	7'-0"	1 3/4"	2	WD	WD-1	A	HM	IPT-3	2/A-505	2/A-505	N/A	G-2		HW-07	
120	JANITOR	3'-0"	7'-0"	1 3/4"	1	HM	IPT-4	A	HM	IPT-4	11/A-513	11/A-513	5/A-512			HW-08	
121	TELECOMM	3'-0"	7'-0"	1 3/4"	1	HM	IPT-4	A	HM	IPT-4	12/A-513	12/A-513	2/A-512			HW-13	
123	TABLES & CHAIRS	6'-0"	6'-8"	1 3/4"	4	HM	IPT-4	B	HM	IPT-4	11/A-513	11/A-513	N/A	-		HW-09	PROVIDE HEAVY DUTY CRASH GUARDS ON DOOR AND DOOR JAMB.
124	FAMILY TOILET	3'-0"	7'-0"	1 3/4"	1	WD	WD-1	A	HM	IPT-4	11/A-513	11/A-513	5/A-512			HW-05	

WINDOW SCHEDULE											
TYPE MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	MATERIAL	FINISH	SILL	JAMB	HEAD	GLASS TYPE	COMMENTS
W1	4	<varies>	0"	0"	ALUM	CLEAR ANODIZED	12/A-501	8/A-501	4/A-501	G1	INTEGRAL SASH
OPERABLE, ALUMINUM STOREFRONT SYSTEM, W/ ROLLER SHADES											



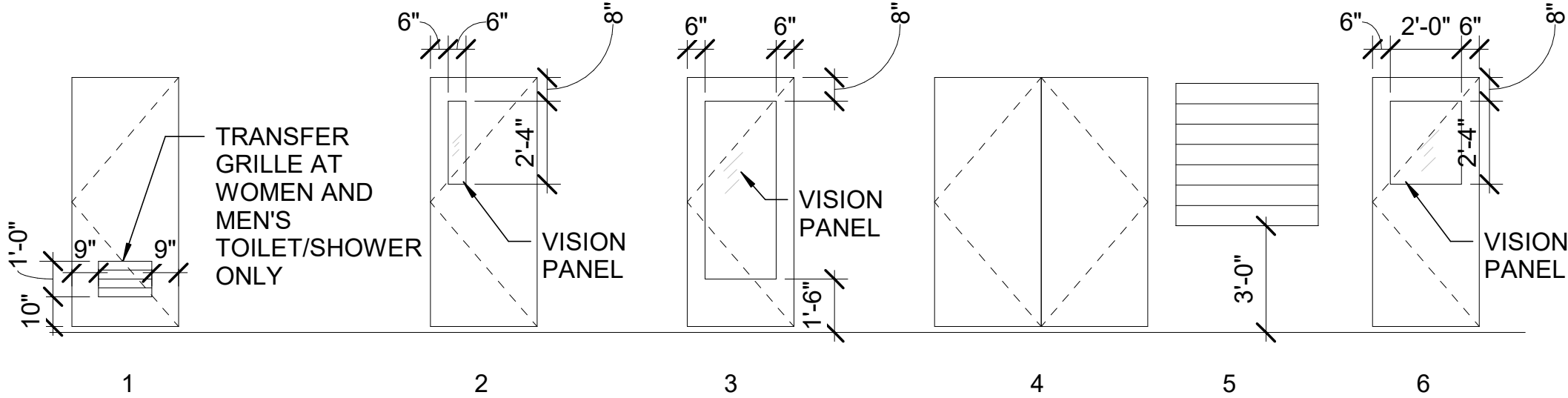
WINDOW TYPES

SCALE : 1/4" = 1'-0"



DOOR FRAME LEGEND

SCALE : 1/4" = 1'-0"



DOOR PANEL LEGEND

SCALE : 1/4" = 1'-0"

DOOR GENERAL NOTES

- REFERENCE SHEET A-001 FOR ABBREVIATIONS, SYMBOLS, LEGENDS, ADDITIONAL DRAWING CONVENTIONS AND GENERAL NOTES.
- FIELD VERIFY ROUGH OPENINGS.
- STRUCTURAL AND ANTI-TERRORISM PER MFR.
- EGRESS DOORS SHALL BE READILY OPERABLE FROM EGRESS SIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
- ALL EXTERIOR HM DOORS AND FRAMES TO BE GALVANIZED.
- ALL HM DOORS SHALL HAVE INSULATED CORE (U-VALUE 0.34 AT OPAQUE DOOR)
- ALL EXTERIOR SWING DOORS SHALL HAVE A MAXIMUM AIR RATE OF 0.20 CFM/SQ FT PER AAMA/WDMA/CSA101/I.S.2/A440

WINDOW LEGEND GENERAL NOTES

- FIELD VERIFY ALL ROUGH OPENINGS.
- STRUCTURAL AND ANTI-TERRORISM DESIGN PER MFR.
- ALL OPERABLE WINDOW PANES TO BE WEATHERSTRIPPED.
- ALL OPERABLE WINDOW TO BE 0.20 CFM/SQ. FT PER AAMA/WDMA/CSA101/I.S.2/A440
- ALL EXTERIOR CURTAIN WALL OR STOREFRONT GLAZING TO BE 0.06 CFM/SQ. FT PER ASTM E 283 AT 1.57PSF
- WINDOWS MUST HAVE A NFRC 100 RATING U-VALUE OF U-0.34 AT FIXED WINDOW, AND NO MORE THE U-VALUE OF U-0.44 AT OPERABLE PORTION.

GLAZING TYPES

- G-1 1" INSULATED LOW "E" WITH LAMINATED INNER PANE (VISIBLE TRANSMITTANCE 0.44 MIN) (SHGC 0.25 MAX) PER NFRC 100
- G-2 1/4" CLEAR SAFETY GLASS
- G-3 3/16" MIRRORED GLASS (AT MOTHERS ROOM & TOILET ROOMS)



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Drawn By: C/FT

Checked By: P/MM

Date

Description

Mark

WASHINGTON MILITARY DEPARTMENT

ANACORTES READINESS CENTER - RENOVATION & ADDITION
2219 M AVENUE, ANACORTES, WA

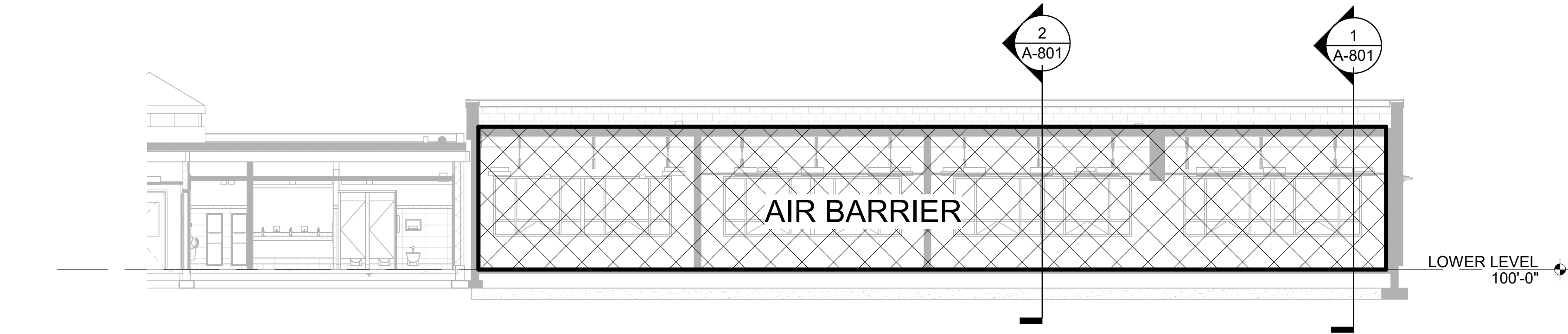
DOOR & WINDOWS SCHEDULE AND LEGEND

A-603

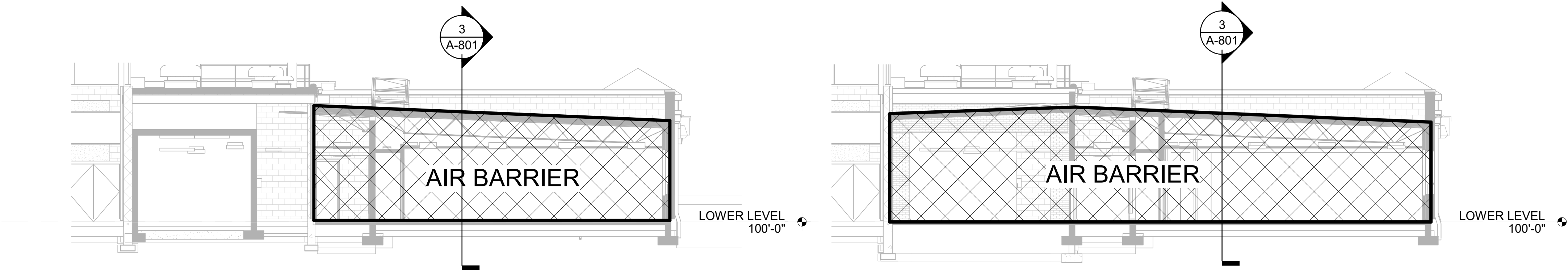
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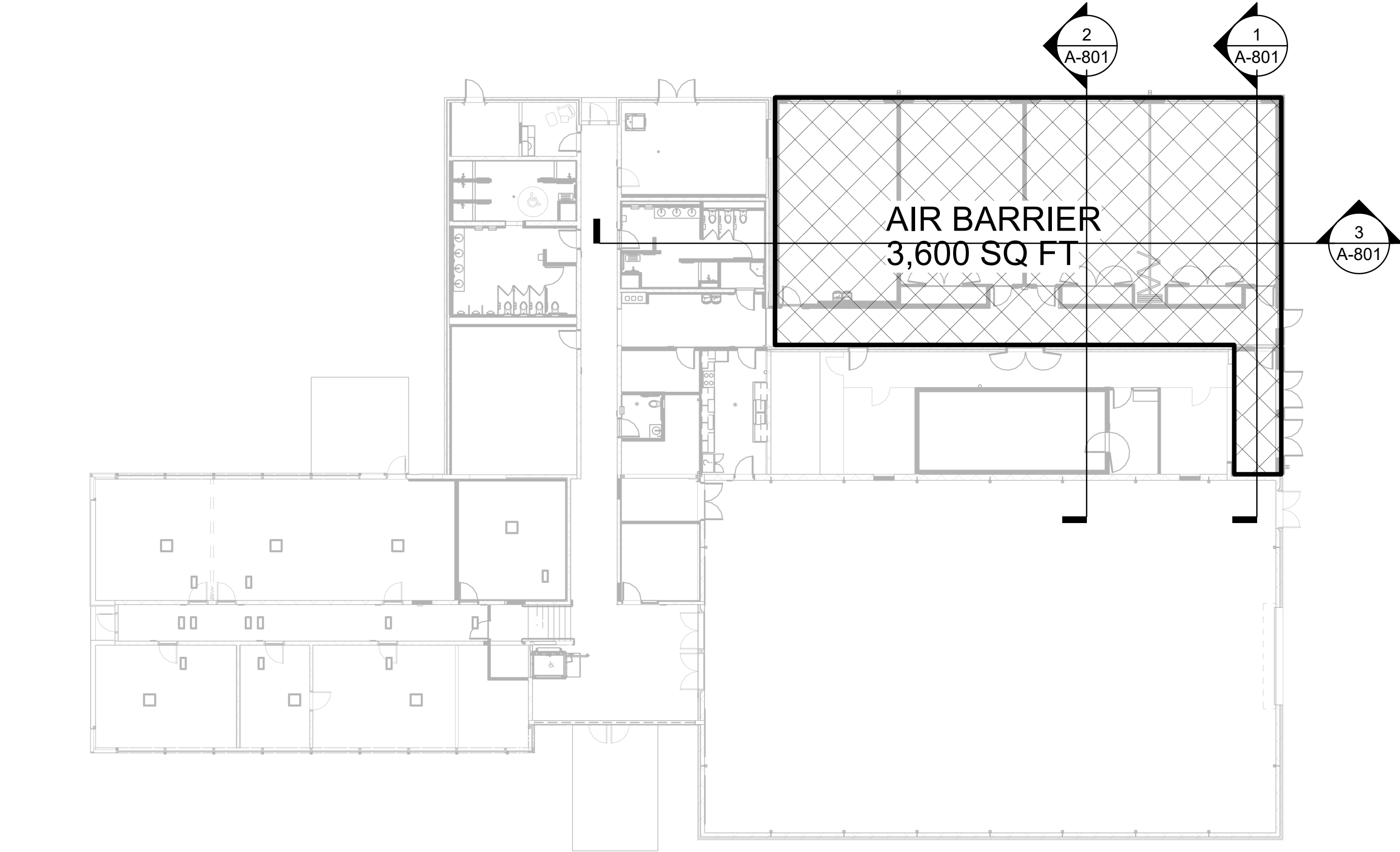


3 AIR BARRIER SECTION 3
A-801 SCALE : 1/8" = 1'-0"



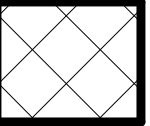
2 AIR BARRIER SECTION 2
A-801 SCALE : 1/8" = 1'-0"

1 AIR BARRIER SECTION 1
A-801 SCALE : 1/8" = 1'-0"



4 FLOOR PLAN - AIR BARRIER
A-801 SCALE : 1/16" = 1'-0"

AIR BARRIER DIAGRAM GENERAL NOTES

- 1.  INDICATES LOCATION OF AIR BARRIER.
- 2. SEE DETAILS ON A-500 SERIES SHEETS FOR AIR BARRIER MATERIAL MAKE UP. AIR BARRIER NOTED AS 'AB'

AIR BARRIER TESTING GENERAL NOTES

- 1. TESTING TO BE IN ACCORDANCE WITH ASTM E779 OR APPROVED EQUIVALENT. CRITERIA FOR MAXIMUM ALLOWED AIR LEAKAGE TO BE IN ACCORDANCE WITH 2018 WASHINGTON STATE ENERGY CODE.
- 2. MAXIMUM ALLOWED LEAKAGE IS 0.4 CFM AT 0.3IN.
- 3. UPON PASSING OF THE TEST AN AIR BARRIER TEST REPORT WILL BE ISSUED TO THE PROJECT TEAM.
- 4. FAILURE TO PASS ALLOWABLE LEAKAGE, CONTRACTOR SHALL SUBMIT A REPORT OF ALL CORRECTIVE MEASURES NEEDED TO PASS TO BE PROVIDED TO THE TEAM AND THE GOVERNING JURISDICTION.
- 5. AIR LEAKAGE TESTING SHALL BE PERFORMED PER ASTM C779 (OR EQUIVALENT METHOD APPROVED BY THE CODE OFFICIAL) AND THE TARGET LEAKAGE RATE IS 0.25 CFM/FT2 (1.5 L/S*M2) AT 0.3 IN. WG (75 PA)
- 6. ALL MUST BE SUBMITTED TO THE CITY OF ANACORTES (1) SUBMIT BUILDING ENCLOSURE AIR LEAKAGE TEST REPORTS TO JURISDICTION AND OWNER; (2) IF INITIAL TEST RESULT EXCEEDS 0.25 CFM/FT2 (1.5 L/S*M2), INDICATE THAT INSPECTION AND ALL PRACTICAL CORRECTIVE ACTIONS BE COMPLETED AND DOCUMENTED IN THE AIR LEAKAGE TEST REPORT; (3) IF INITIAL TEST RESULT EXCEEDS 0.40 CFM/FT2 (2.0 L/S*M2), INDICATE THAT CORRECTIVE ACTIONS SHALL ALSO INCLUDE RE-TESTING; (4) INDICATE THAT CORRECTIVE MEASURES AND RETESTING MUST BE REPEATED UNTIL THE TEST RESULT IS 0.40 CFM/FT2 (2.0 L/S*M2) OR LESS; (4) INCLUDE AIR BARRIER TEST REPORT IN PROJECT CLOSE OUT DOCUMENTATION PROVIDED TO BUILDING OWNER.
- 7. PROJECT CLOSE OUT DOCUMENTATION IS REQUIRED INCLUDING APPLICABLE CALCULATIONS, WSEC ENVELOPE COMPLIANCE REPORTS, AND FENESTRATION NFRC RATING CERTIFICATES

ENVELOPE GENERAL NOTES

- 1. NO ENVELOPE MODIFICATIONS TO THE EXISTING EXTERIOR WALLS.
- 2. COMPONENT PERFORMANCE BASED METHOD USED TO ACHIEVE WSEC COMPLIANCE AND ENHANCED ENVELOPE PERFORMANCE PER WA ENERGY CODE C406.10. SEE TOTAL UA WORKSHEET FOR WA ENERGY CODES.
- 3. NEW ENVELOPE AREAS
NEW WALL AND OPAQUE DOOR AREA: 1,614 SF
NEW NORTH WALL: 1050 SF
NEW EAST WALL: 564 SF
NEW ROOF AREA AT ADDITION: 3,410
NEW ROOF AREA AT EXISTING:
NEW VERTICAL FENESTRATION AREA: 341 SF



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WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & ADDITION
2219 M AVENUE, ANACORTES, WA
AIR BARRIER DIAGRAM AND
REQUIREMENTS

A-801

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ROOF AREAS

- Area 0** CONTINUOUS INSULATION @ R-60 MIN.
(SLOPES WITH ROOF)
- Area 1** CONTINUOUS AVERAGE R-46 MIN.
(CALCULATED AT A MAX. R-75.5 TO A MIN. R-25.65)
- Area 2** CONTINUOUS AVERAGE R-39.26 MIN.
(CALCULATED AT A MAX. R-57 TO A MIN. R-25.65)
- Area 3** CONTINUOUS AVERAGE R-52.3 MIN.
(CALCULATED AT A MAX. R-71.25 TO A MIN. R-38)
- Area 4** CONTINUOUS AVERAGE R-17 MIN.
(CALCULATED AT A MAX. R-38 TO A MIN. R-5.7)
- Area 5** CONTINUOUS INSULATION @ R-60 MIN.
(NO SLOPE)
- Area 6** CONTINUOUS INSULATION @ R-38 MIN.
(SLOPES WITH ROOF)

RECESSED DRAIN AREA @ EXISTING: 65 SF
CONTINUOUS INSULATION @ R-5.7 MIN.

RECESSED DRAIN AREA @ NEW: 12 SF
CONTINUOUS INSULATION @ R-5.7 MIN.

ROOF AREAS
GENERAL NOTES

1. REFERENCE SHEET A-001 FOR ABBREVIATIONS, SYMBOL LEGENDS, ADDITIONAL DRAWING CONVENTIONS AND GENERAL NOTES.
2. REFERENCE SHEET FOR ROOF TYPES LEGEND.
3. AVERAGE R-VALUES FOR AREAS CALCULATED USING THE EFFECTIVE U-FACTOR FOR RECTANGULAR TAPERED INSULATION CALCULATION PER FOOTNOTE D. TO TABLE A102.2.6.1 IN THE 2018 WASHINGTON STATE ENERGY CODE.
4. SEE SHEET A-121 FOR ROOF TYPES AND ADDITIONAL LAYERED CRICKETS AND SLOPES. SLOPES SHOWN HERE ARE INTENDED TO IDENTIFY THE BASE MINIMUM R-VALUES.
5. ROOF RIGID INSULATION IS ASSUMED TO BE R-5.7 PER INCH.
6. EXISTING ROOF AREAS BEING REPLACED WILL NOT REQUIRE A MINIMUM ONE-QUARTER VERTICAL UNIT FOR EVERY 12 UNITS HORIZONTAL FOR SLOPE PER IBC SECTION 1511.1 GENERAL, EXCEPTION 1. ALL NEW ROOFS WILL REQUIRE MINIMUM STATE ABOVE. SEE SLOPES ON SHEET A-121.



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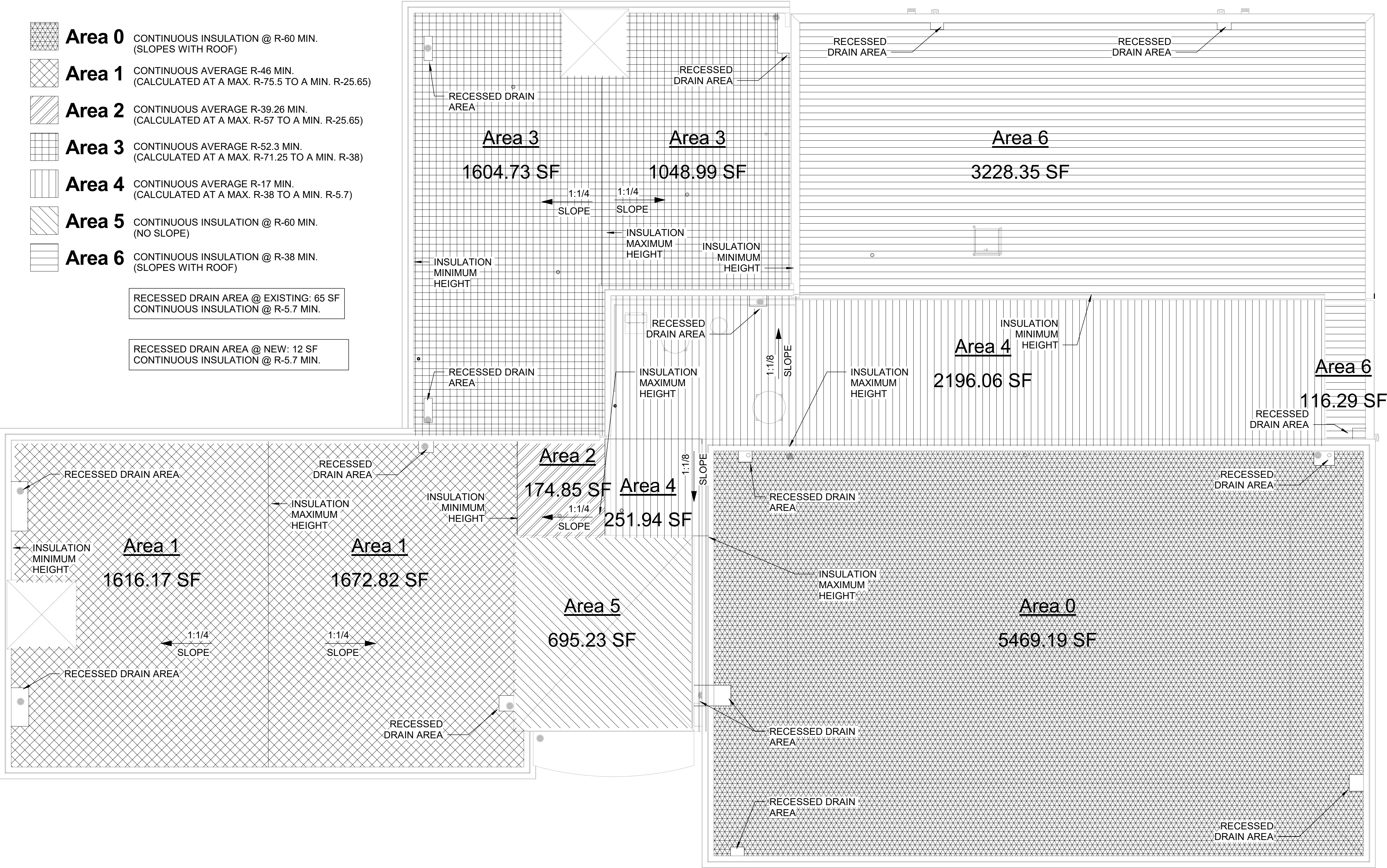
Project No.: 21024	Designed By: GJN	Drawn By: CFT	Checked By: Checker
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Mark	Description	Date

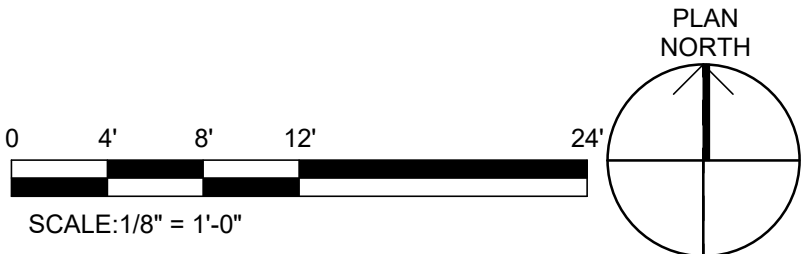
WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & ADDITION
2219 M AVENUE, ANACORTES, WA
ROOF R-VALUE ENERGY CALCULATIONS

A-802

Sheet Size: 22" x 34"
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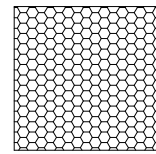
1 ROOF SLOPE AND AREAS
A-802 SCALE : 1/8" = 1'-0"

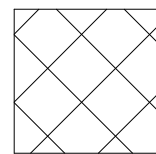


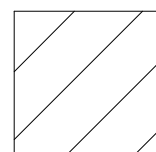
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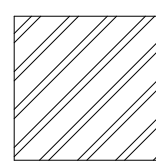
IPC 2018, CHAPTER 11: ROOF DRAINAGE | TABLE 1106.3 & TABLE 1106.6

FORMULA FOR FLOW RATE: (GPM = RATE X AREA X 0.0104)
RATE = 1 INCH PER HOUR/100 YEAR STORM

- 

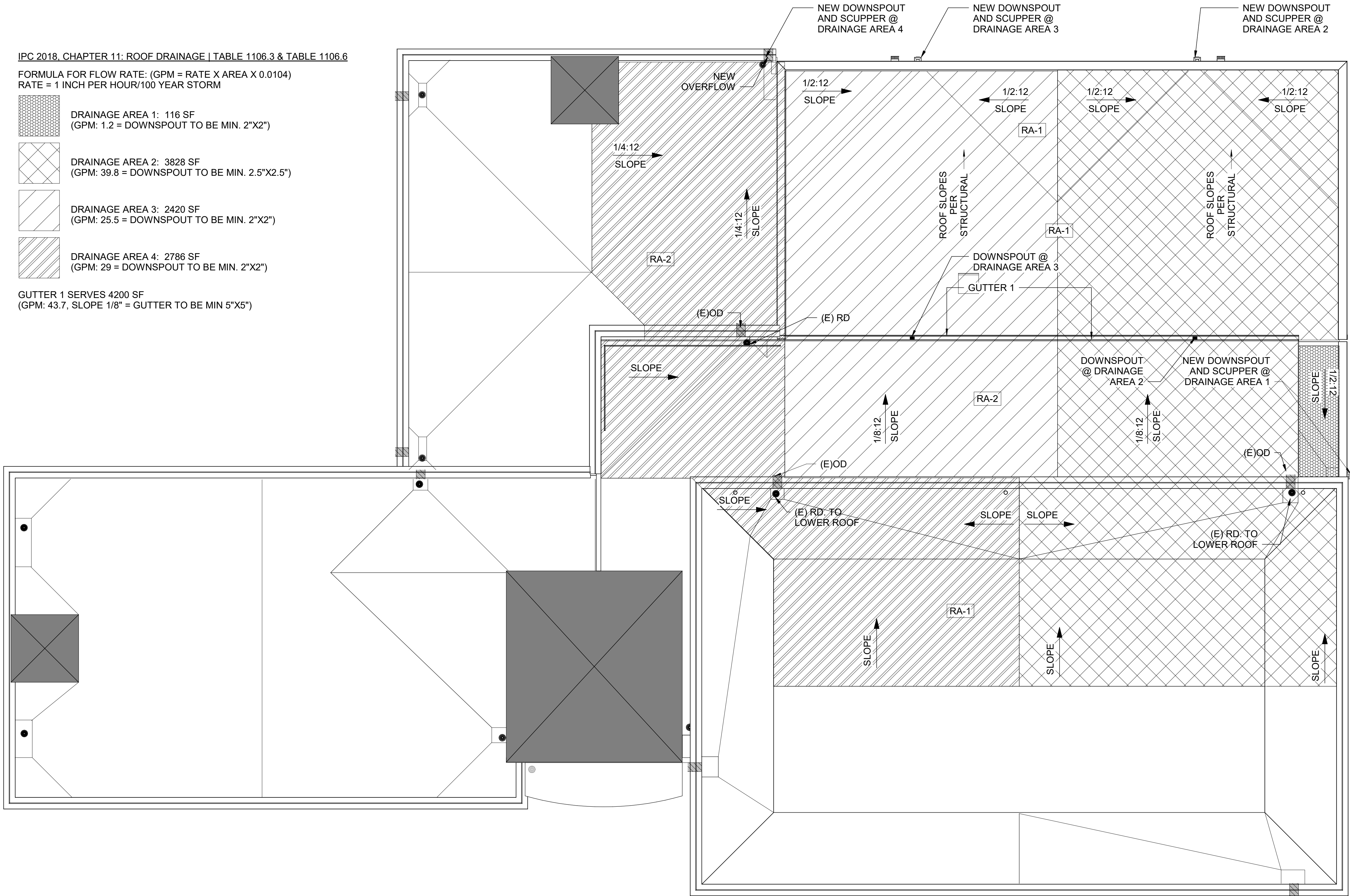
DRAINAGE AREA 1: 116 SF
(GPM: 1.2 = DOWNSPOUT TO BE MIN. 2"X2")
- 

DRAINAGE AREA 2: 3828 SF
(GPM: 39.8 = DOWNSPOUT TO BE MIN. 2.5"X2.5")
- 

DRAINAGE AREA 3: 2420 SF
(GPM: 25.5 = DOWNSPOUT TO BE MIN. 2"X2")
- 

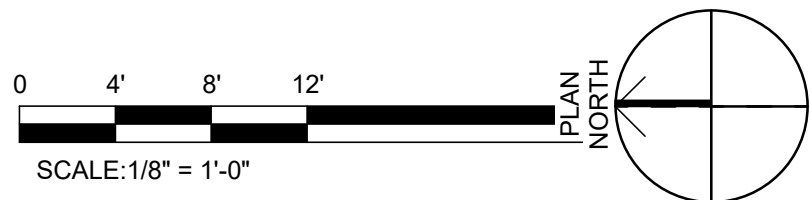
DRAINAGE AREA 4: 2786 SF
(GPM: 29 = DOWNSPOUT TO BE MIN. 2"X2")

GUTTER 1 SERVES 4200 SF
(GPM: 43.7, SLOPE 1/8" = GUTTER TO BE MIN 5"X5")



ROOF AREAS GENERAL NOTES

1. REFERENCE SHEET A-001 FOR ABBREVIATIONS, SYMBOL LEGENDS, ADDITIONAL DRAWING CONVENTIONS AND GENERAL NOTES.
2. REFERENCE SHEET FOR ROOF TYPES LEGEND.
3. ALL DOWNSPOUTS TO BE A MIN. OF 4"X4".
4. ALL GUTTERS TO BE A MIN. OF 5"X5".
5. ALL SCUPPERS, DOWNSPOUTS, AND GUTTERS TO COMPLY WITH SMACNA.
6. DRAINAGE AREAS NOT CALLED OUT ON THIS DRAWINGS ARE UNCHANGED.



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2219 M AVENUE, ANACORTES, WA
ROOF DRAINAGE CALCULATIONS

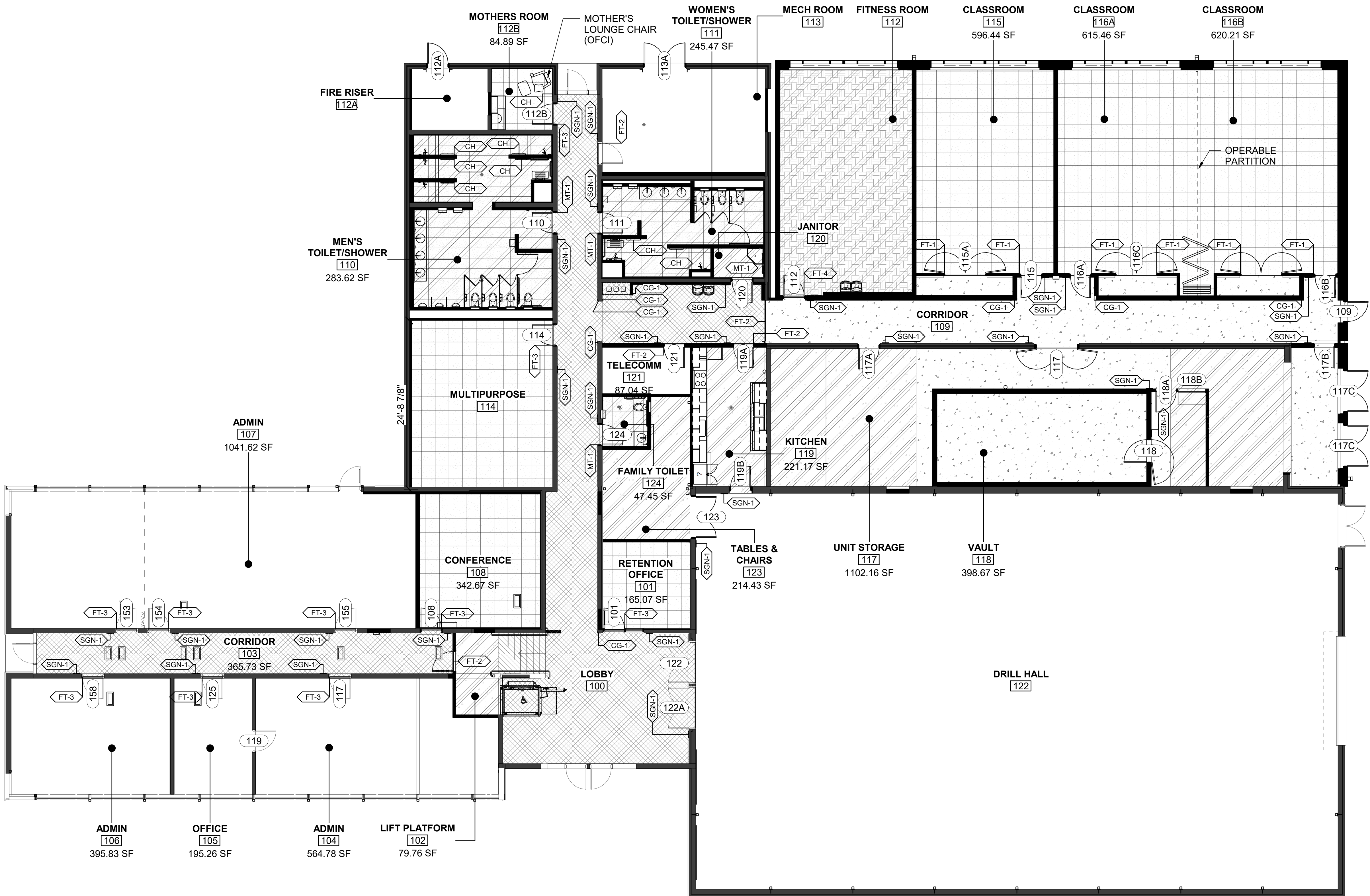
A-803

Sheet Size: 22" x 34"
Page 148 of 246

1 ROOF PLAN
A-803 SCALE : 1/8" = 1'-0"

PERMIT SET

04/29/2022



FINISH PLAN GENERAL NOTES

1. REFERENCE SHEET A-001 FOR ABBREVIATIONS, SYMBOL LEGENDS, ADDITIONAL DRAWING CONVENTIONS AND GENERAL NOTES.
2. REFERENCE SHEETS AD101, DEMOLITION PLAN, FOR DEMOLITION OF EXISTING FLOORING.
3. REFERENCE SHEET A-604 FOR FINISH LEGEND AND ADDITIONAL ABBREVIATIONS.
4. SEE SIGNAGE SCHEDULE FOR SIGN TYPE.

FINISH KEY

- CONC-1 (EXISTING FINISHED CONCRETE)
- CONC-2 (NEW FINISHED CONCRETE)
- CPT-1 (CARPET)
- ARF-1 (ATHLETIC RUBBER)
- PT-3 (PORCELAIN TILE)
- PT-4 (PORCELAIN TILE)
- MT-1 (MARBLE THRESHOLD)
- FT-(1-4) (RUBBER FLOOR TRANSITION)
- RVT-1 (RESILIENT VINYL)
- RST-1 (RUBBER STAIR TREAD)
- EXISTING TO REMAIN



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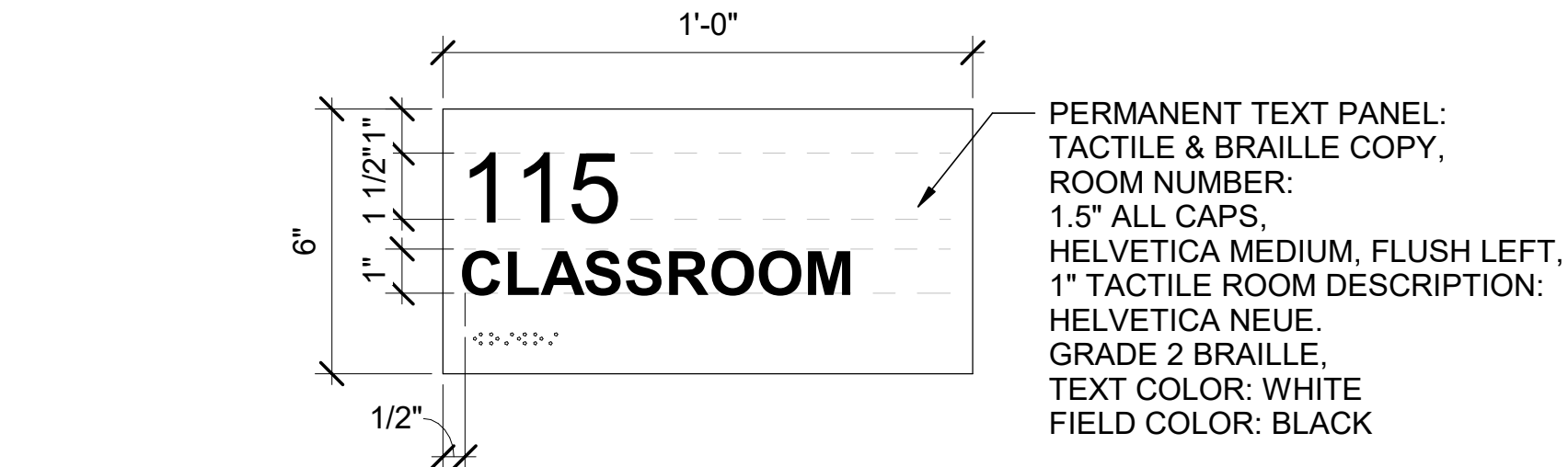


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Checked By:	PMH

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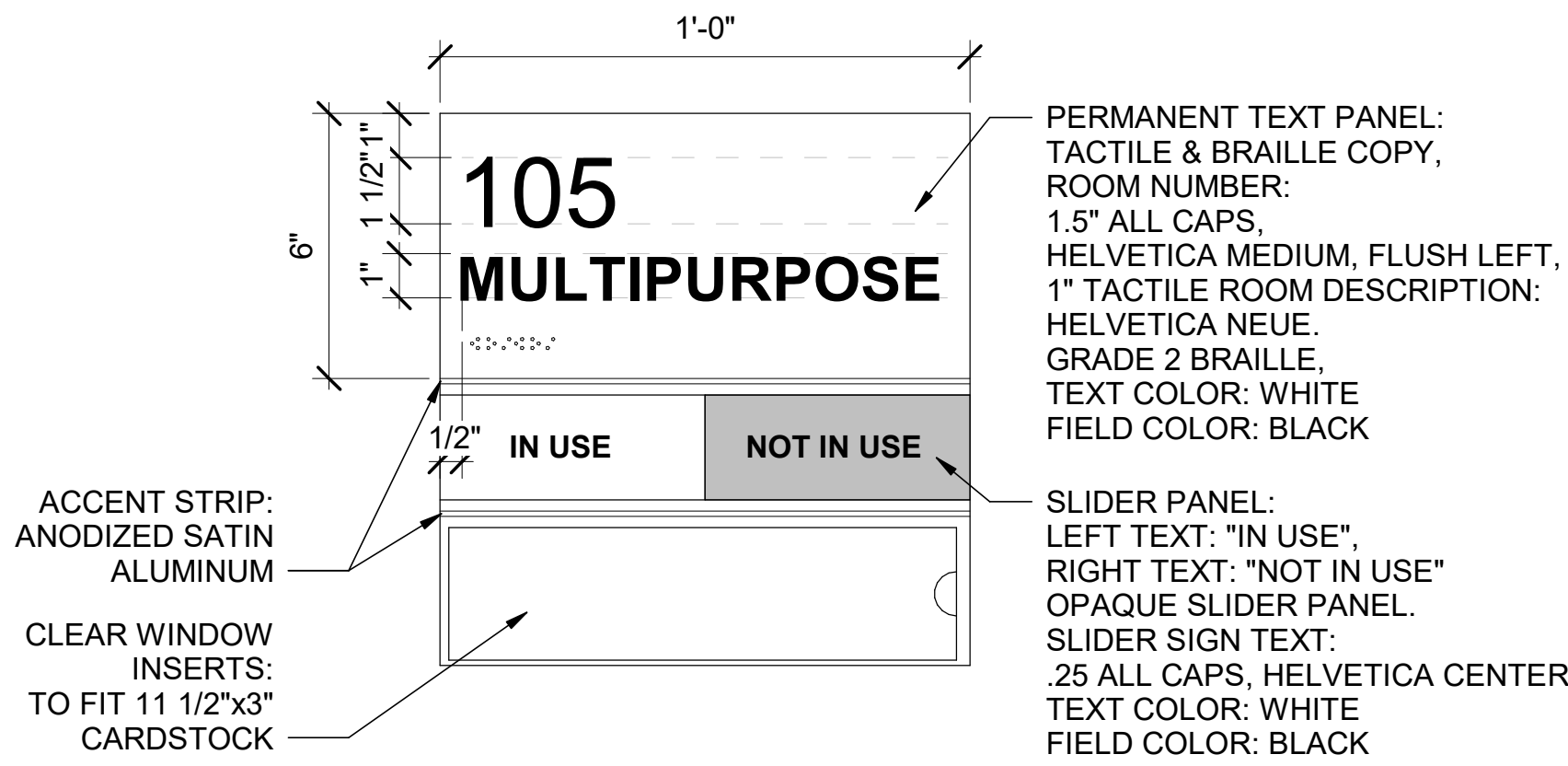
FINISH PLAN

I-101



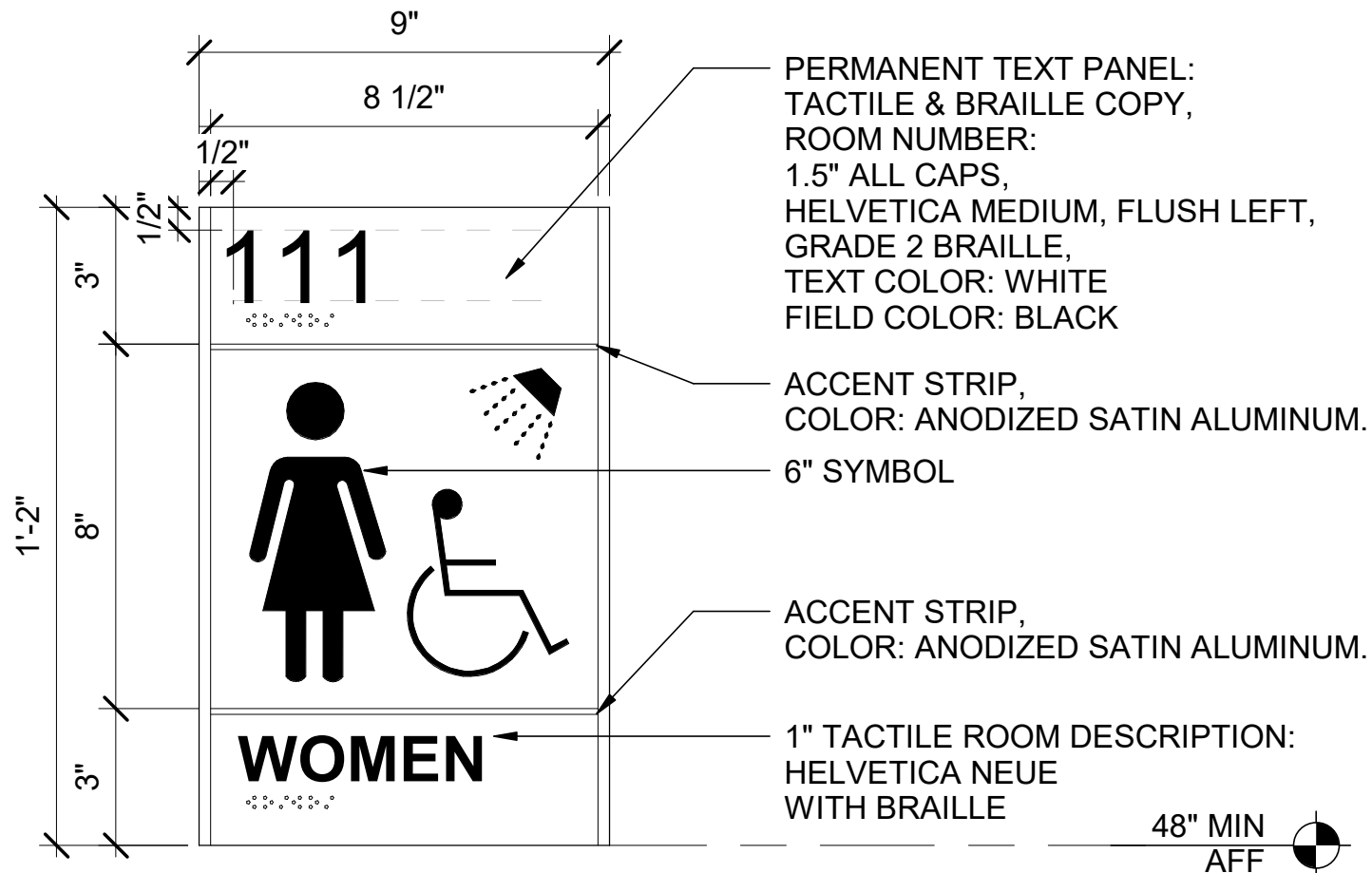
1 SIGN TYPE A

I-511 SCALE : 3" = 1'-0"



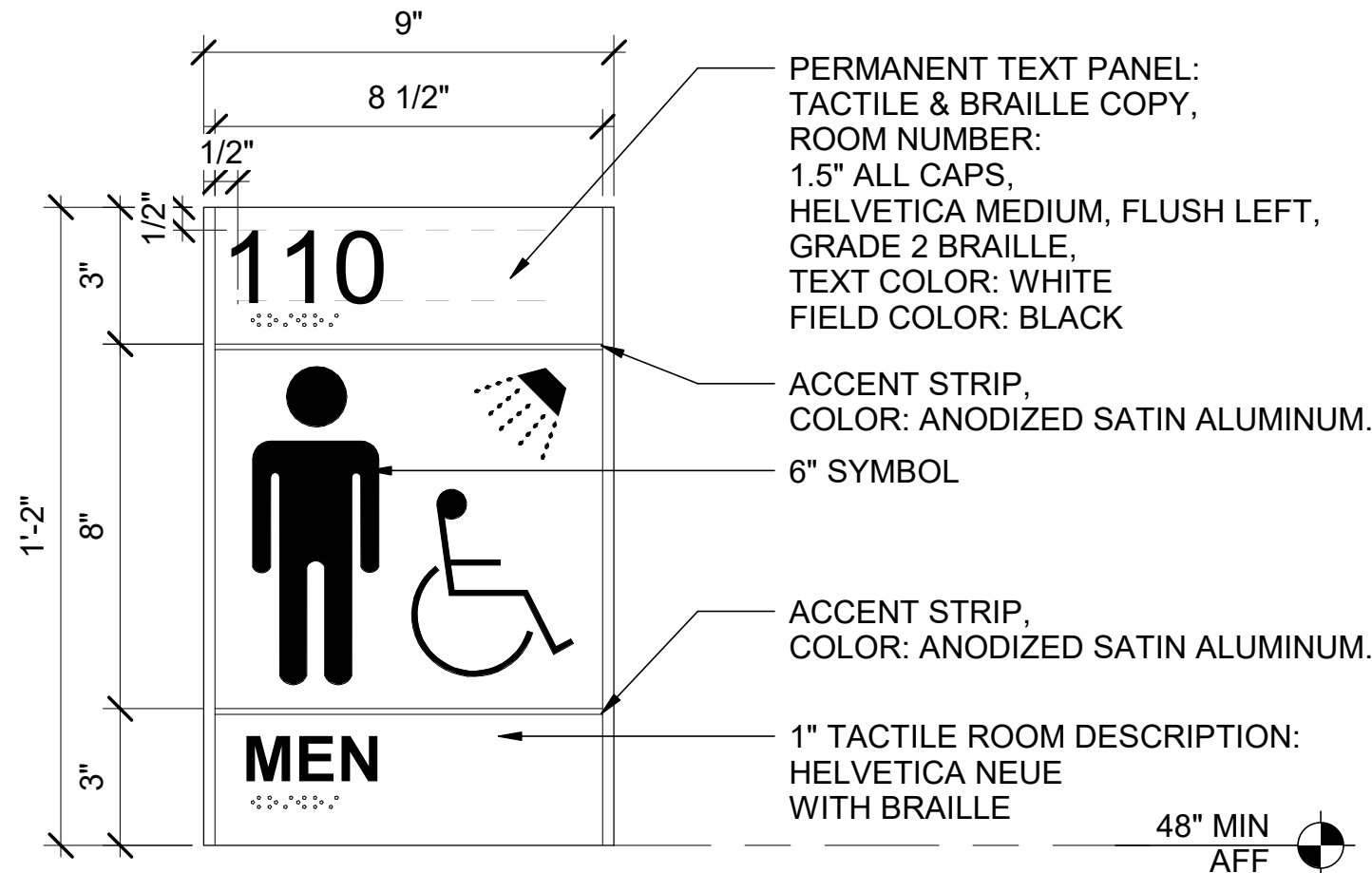
4 SIGN TYPE D

I-511 SCALE : 3" = 1'-0"



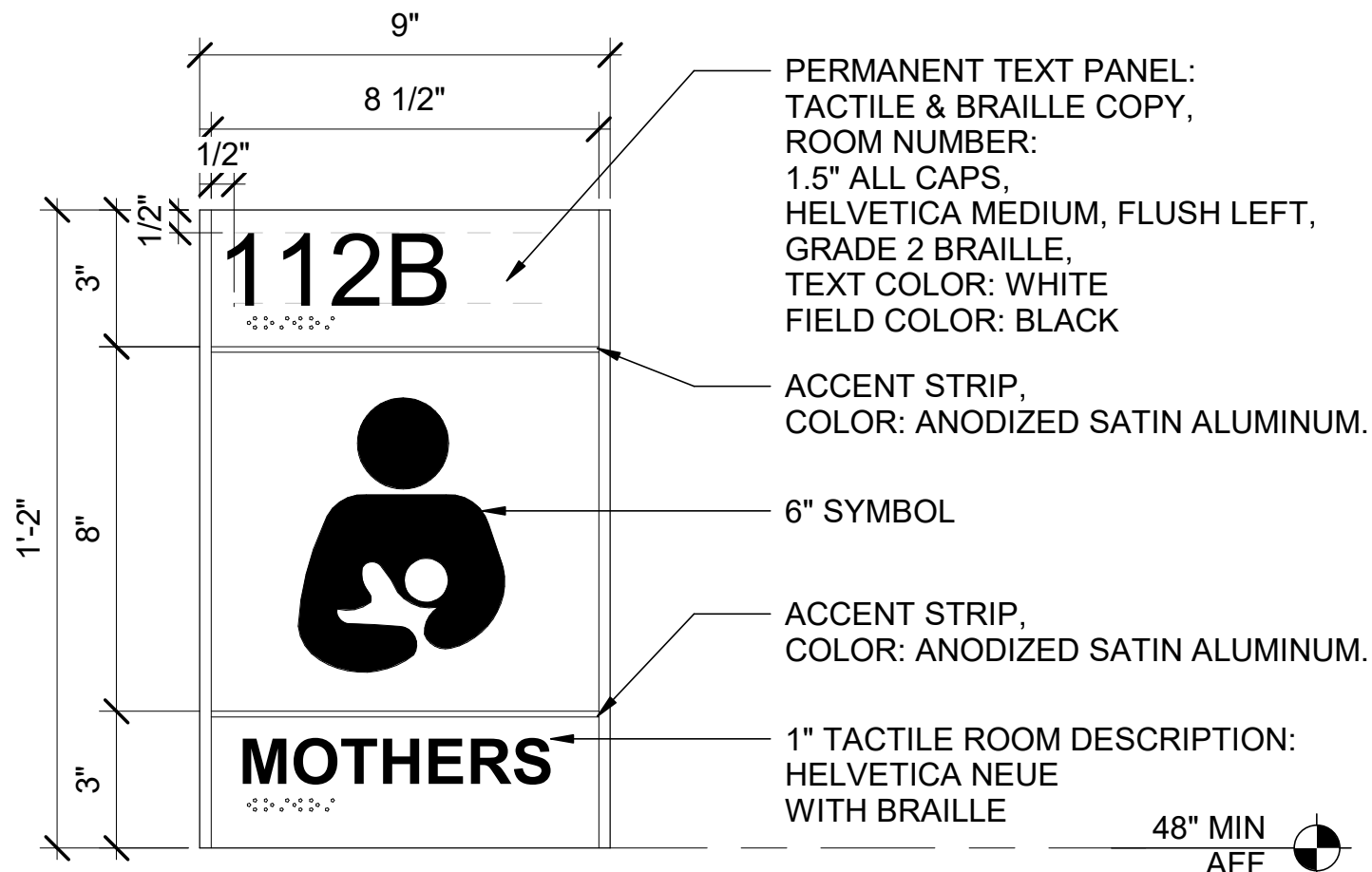
2 SIGN TYPE B

I-511 SCALE : 3" = 1'-0"



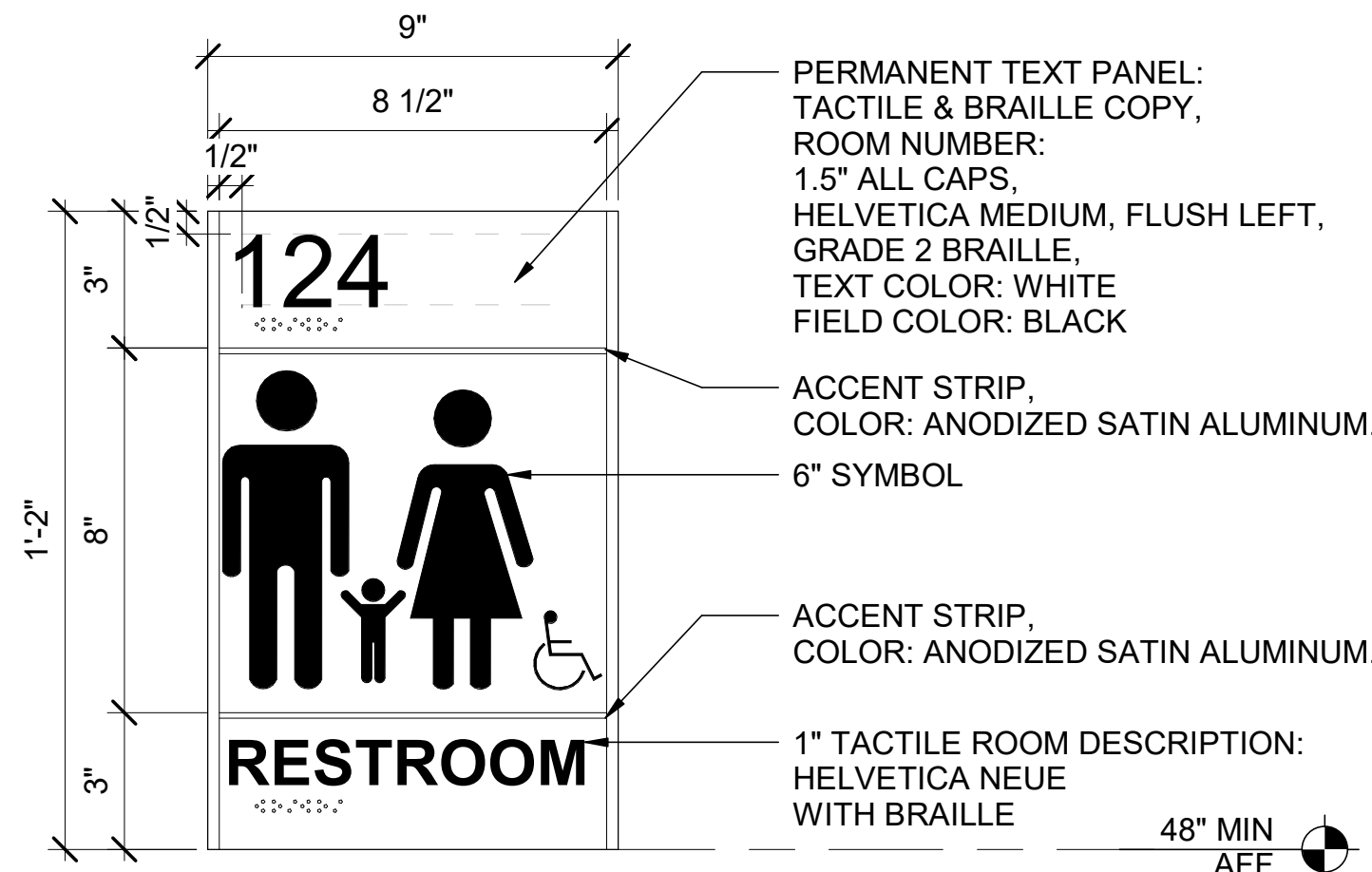
3 SIGN TYPE C

I-511 SCALE : 3" = 1'-0"



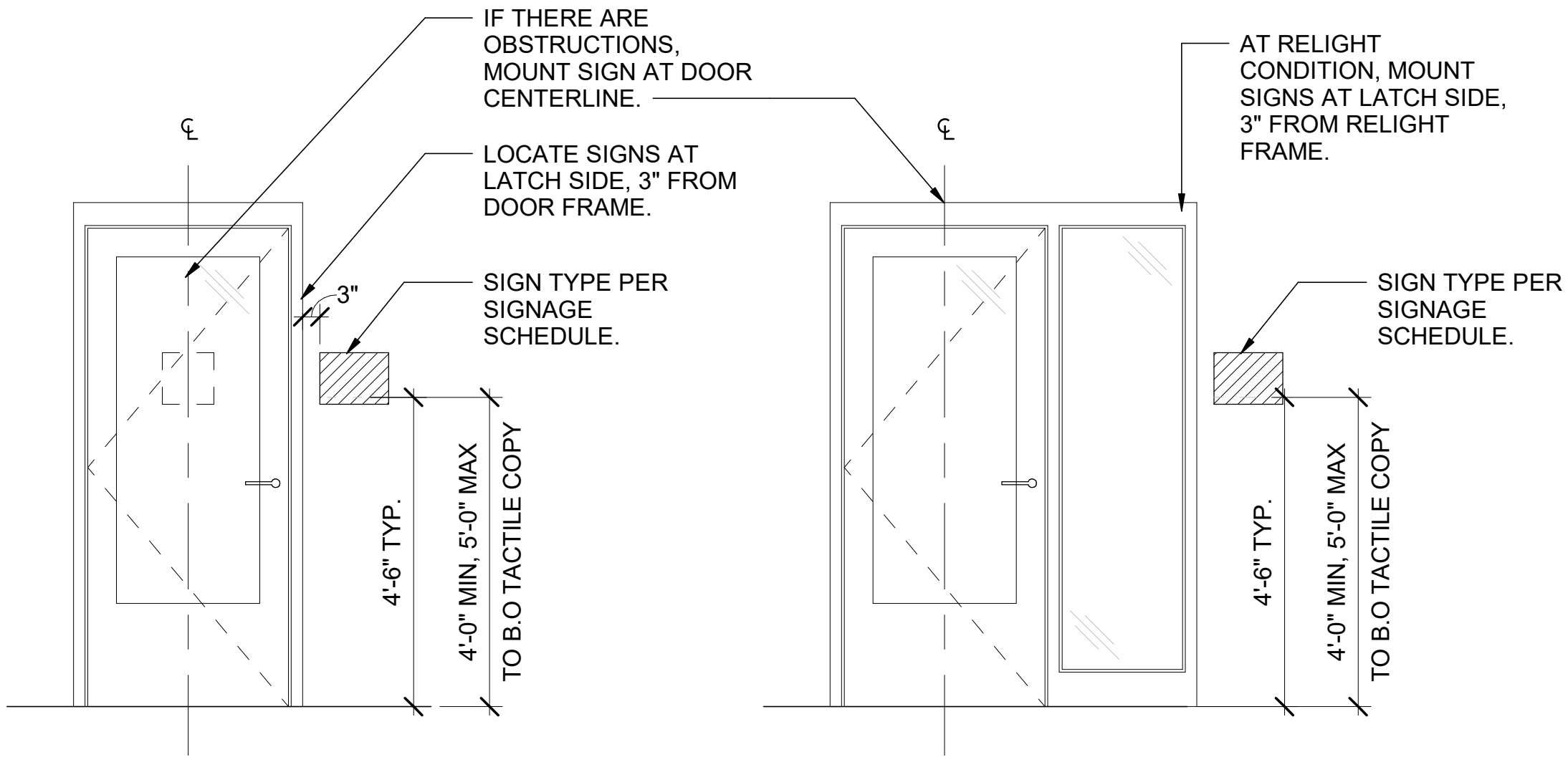
5 SIGN TYPE E

I-511 SCALE : 3" = 1'-0"



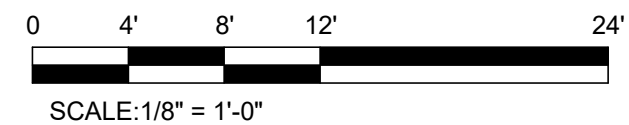
6 SIGN TYPE F

I-511 SCALE : 3" = 1'-0"



7 SIGN LOCATION

I-511 SCALE : 1/2" = 1'-0"



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Drawn By: SVA

Checked By: PMM

Date

Description

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ANACORTES READINESS CENTER - RENOVATION & ADDITION
2219 M AVENUE, ANACORTES, WA

SIGNAGE DETAILS

I-511

Sheet Size: 22" x 34"

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ROOM FINISH SCHEDULE									
NO.	ROOM	BASE	CEILING	FLOOR	WALL				NOTES
					NORTH	EAST	SOUTH	WEST	
100	LOBBY	RB-1	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	CLEAN, PATCH AND REPAIR EXISTING FINISHES WHERE NECESSARY. MATCH EXISTING PAINT TO AREAS WHERE EXISTING WALL IS DISTURBED.
101	RETENTION OFFICE	RB-1	ACT-1	CPT-1	IPT-1	IPT-1	IPT-1	IPT-1	
102	LIFT PLATFORM	N/A	EXISTING	CONC-1	EXISTING	EXISTING	EXISTING	EXISTING	PAINT NEW STAIR HALF WALL IPT-1
103	CORRIDOR	RB-1	EXISTING	RVT-1	EXISTING	EXISTING	EXISTING	EXISTING	CLEAN, PATCH AND REPAIR EXISTING FINISHES WHERE NECESSARY. MATCH EXISTING PAINT TO AREAS WHERE EXISTING WALL IS DISTURBED.
104	ADMIN	RB-1	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	CLEAN, PATCH AND REPAIR EXISTING FINISHES WHERE NECESSARY. MATCH EXISTING PAINT TO AREAS WHERE EXISTING WALL IS DISTURBED.
105	OFFICE	RB-1	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	CLEAN, PATCH AND REPAIR EXISTING FINISHES WHERE NECESSARY. MATCH EXISTING PAINT TO AREAS WHERE EXISTING WALL IS DISTURBED.
106	ADMIN	RB-1	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	CLEAN, PATCH AND REPAIR EXISTING FINISHES WHERE NECESSARY. MATCH EXISTING PAINT TO AREAS WHERE EXISTING WALL IS DISTURBED.
107	ADMIN	RB-1	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	CLEAN, PATCH AND REPAIR EXISTING FINISHES WHERE NECESSARY. MATCH EXISTING PAINT TO AREAS WHERE EXISTING WALL IS DISTURBED.
108	CONFERENCE	RB-1	ACT-1	CPT-2	IPT-1	IPT-1	IPT-1	IPT-1	
109	CORRIDOR	RB-1	ACT-1	RVT-1/CONC-2 (SEE FINISH PLAN)	IPT-1	IPT-1	IPT-1	IPT-1	
110	MEN'S TOILET/SHOWER	PT-4	GWB	PT-2/PT-3	PT-1/IPT-2	PT-1/IPT-2	PT-1PT-1/IPT-2	PT-1/IPT-2	
111	WOMEN'S TOILET/SHOWER	PT-4	GWB	PT-2/PT-3	PT-1/IPT-2	PT-1/IPT-2	PT-1/IPT-2	PT-PT-1/IPT-21	
112	FITNESS ROOM	RB-1	ACT-2	ARF-1	IPT-2	IPT-2	IPT-2	IPT-2	
112A	FIRE RISER	RB-1	OTS	EXISTING	IPT-1	IPT-1	IPT-1	IPT-1	
112B	MOTHERS ROOM	RB-1	ACT-1	CPT-1	IPT-2	IPT-2	IPT-2	IPT-2	
113	MECH ROOM	RB-1	OTS	EXISTING	IPT-1	IPT-1	IPT-1	IPT-1	
114	MULTIPURPOSE	RB-1	ACT-1	CPT-2	IPT-1	IPT-1	IPT-1	IPT-1	
115	CLASSROOM	RB-1	ACT-1	CPT-2	IPT-1	IPT-1	IPT-1	IPT-1	CONC-2 AT CLOSET (SEE FINISH PLAN)
116A	CLASSROOM	RB-1	ACT-1	CPT-2	IPT-1	IPT-1	IPT-1	IPT-1	CONC-2 AT CLOSET (SEE FINISH PLAN)
116B	CLASSROOM	RB-1	ACT-1	CPT-2	IPT-1	IPT-1	IPT-1	IPT-1	CONC-2 AT CLOSET (SEE FINISH PLAN)
117	UNIT STORAGE	RB-1	OTS	CONC-1	IPT-1	IPT-1	IPT-1	IPT-1	
118	VAULT	RB-1	OTS	CONC-2	IPT-1	IPT-1	IPT-1	IPT-1	
118A	VESTIBULE	RB-1	OTS	CONC-1/CONC-2	IPT-1	IPT-1	IPT-1	IPT-1	
119	KITCHEN	RB-1	ACT-2	CONC-1	IPT-2	IPT-2	IPT-2	IPT-2	
120	JANITOR	RB-1	ACT-2	CONC-1	IPT-2	IPT-2	IPT-2	IPT-2	
121	TELECOMM	RB-1	OTS	CONC-1	IPT-1	IPT-1	IPT-1	IPT-1	
122	DRILL HALL	EXISTING	OTS	EXISTING	IPT-1	IPT-1	IPT-1	IPT-1	
123	TABLES & CHAIRS	RB-1	OTS	CONC-1	IPT-1	IPT-1	IPT-1	IPT-1	
124	FAMILY TOILET	RB-1	ACT-2	CONC-1	IPT-2	IPT-2	IPT-2	IPT-2	



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Designed By: GJN
Drawn By: SVA
Checked By: PMM

Mark	Description	Date

WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & ADDITION
2219 M AVENUE, ANACORTES, WA
FINISH SCHEDULE

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LEGEND: EXTERIOR FINISHES

MTL-1	METAL PANEL MFR: AEPSPAN COLOR:
MTL-2	COPINGS, SHEET METAL FLASHINGS, DOWNSPOUTS, GUTTER AND MISCELLANEOUS TRIM MFR: AESPAN COLOR:

LEGEND: INTERIOR FINISHES

ACT-1	ACOUSTICAL CEILING TILE MFR: ARMSTRONG STYLE: LYRA PB COLOR: WHITE SIZE: 24" x 24", 1" THICK
ACT-2	ACOUSTICAL CEILING TILE MFR: ARMSTRONG STYLE: LYRA - KITCHEN ZONE COLOR: WHITE SIZE: 24" x 24", 1" THICK
ARF-1	ATHLETIC RUBBER FLOORING MFR: ZANDUR STYLE: SUSTAIN CINEREOUS COLOR: CR4025 SIZE: 9MM THICK TILE
AWP-1	ACOUSTICAL WALL PANEL MFR: ARMSTRONG STYLE: TECTUM - FINALE COLOR: WHITE & READY TO BE PAINTED SIZE: 72"H x 12" W x 1 1/2"- 2 1/2" DEEP(VARIES)
CG-1	CORNER GUARD MFR: ACROVYN STYLE: CO-8 COLOR: STAINLESS STEEL W/ #4 SATIN FINISH SIZE: 3-1/2" WIDE LEGS, AT 3'-6" HIGH
CONC-1	EXISTING CONCRETE PREPARED AND RE-FINISHED
CONC-2	NEW FINISHED CONCRETE
CPT-1	CARPET TILE MFR: INTERFACE STYLE: CUBIC COLOR: 6395 CONSTRUCTION SIZE: 60CM X 60CM INSTALLATION: NON DIRECTIONAL
CT-1	CERAMIC TILE - RESTROOM WALL ACCENT TILE MFR: DAL TILE STYLE: COLOR WHEEL CLASSICS COLOR: ARTISAN BROWN, 0144 FINISH: MATTE SIZE: 3" x 6"
DP-1	DOOR EDGE PROTECTOR MFR: CONSTRUCTION SPECIALTIES FINISH: STAINLESS STEEL SIZE: HEIGHT 30". MOUNT AT 1" FROM THE BOTTOM OF DOOR FRAMES..
FT-1	RUBBER FLOOR TRANSITION - CARPET EDGING MFR: ROPPE STYLE: #43 REDUCER STRIP 1/4" COLOR: SMOKE, 174
FT-2	RUBBER FLOOR TRANSITION - FLOOR REDUCER STRIP MFR: ROPPE STYLE: #22 REDUCER STRIP 1/8" COLOR: SMOKE, 174
FT-3	RUBBER FLOOR TRANSITION - FLOOR REDUCER STRIP MFR: ROPPE STYLE: #74 TRANSITION 3/8" COLOR: SMOKE, 174
FT-4	RUBBER FLOOR TRANSITION - FLOOR REDUCER STRIP MFR: ROPPE STYLE: #65 TRANSITION 1/4" TO 1/8" COLOR: SMOKE, 174

GT-1	GROUT AT RESTROOM WALL MFR: CUSTOM TYPE: PER SPEC COLOR: DRIFTWOOD, #543
GT-2	GROUT AT RESTROOM FLOOR MFR: CUSTOM TYPE: PER SPEC COLOR: TRUFFLE, #540
GWB	GYPSUM BOARD PAINT COLOR AS SCHEDULED
IPT-1	INTERIOR PAINT - GENERAL WALLS AND GYPSUM CEILINGS MFR: SHERWIN WILLIAMS COLOR: WHITE SHADOW, SW5760 FINISH: EGGSHELL
IPT-2	INTERIOR PAINT - RESTROOM/KITCHEN WALLS AND CEILING (WET AREAS) MFR: SHERWIN WILLIAMS COLOR: WHITE SHADOW, SW5760 FINISH: SEMI-GLOSS ENAMEL
IPT-3	INTERIOR PAINT - INTERIOR DOOR ALCOVES AND ACCENT COLOR MFR: SHERWIN WILLIAMS COLOR: SERIOUS GRAY, SW6256 FINISH: EGGSHELL
IPT-4	INTERIOR PAINT - DOORS AND FRAMES MFR: SHERWIN WILLIAMS COLOR: GOSSAMER VEIL, SW9165 FINISH: EGGSHELL
KP-1	KICK PLATE - TABLE AND CHAIRS STORAGE DOORS MFR: CONSTRUCTION SPECIALTIES FINISH: STAINLESS STEEL SIZE: DOOR WIDTH MINUS 1" EACH SIDE. HEIGHT 30". MOUNT AT 1" FROM THE BOTTOM OF DOORS.
MT-1	MARBLE THRESHOLD
OTS	OPEN TO STRUCTURE
PLAM-1	PLASTIC LAMINATE - RESTROOMS & MOTHERS ROOM MFR: NEVAMAR PRODUCT: STANDARD HPL COLOR: BRAVE SPIRIT, WU0060-T
PLAM-2	PLASTIC LAMINATE - KITCHEN MFR: NEVAMAR PRODUCT: STANDARD HPL COLOR: POLISHED VELVET, WH0050-PV
PLAM-3	PLASTIC LAMINATE - RECYCLING CASEWORK MFR: NEVAMAR PRODUCT: STANDARD HPL COLOR: BETHANY BEIGE, S2069T
PT-1	PORCELAIN TILE - WALL FIELD TILE MFR: ARCHITESSA STYLE: ENTRADA FINISH: LIGHT HONED COLOR: GREY LIGHT, S-WF16110051151 SIZE: 12" x 24", 5/16" THICKNESS
PT-2	PORCELAIN TILE - WALL SHOWER TILE MFR: ARCHITESSA STYLE: CHARME FINISH: MATTE COLOR: VEINED STATUARIO, S-WF10710033748 SIZE: 12" x 24", 5/16" THICKNESS
PT-3	PORCELAIN TILE - FLOOR TILE MFR: ARCHITESSA STYLE: CHARME COLOR: GRAPHITE DARK, 10710033747 FINISH: MATTE SIZE: 18" x 36", 5/16" THICKNESS
PT-4	PORCELAIN TILE - COVEBASE MFR: ARCHITESSA STYLE: CHARME COLOR: GRAPHITE DARK, 10710033747 FINISH: MATTE SIZE: 6" x 12" COVEBASE, 5/16" THICKNESS

RB-1	RESILIENT RUBBER BASE MFR: ROPPE STYLE: 700 SERIES COLOR: BLACK, 100 SIZE: 6" HIGH, CONTINUOUS COIL ONLY, MFR TO NOT CUT INTO 4'-0" SECTIONS
RS-1	ROLLER SHADE MFR: MECHOSHADE STYLE: MECHOSYSTEMS ECOVEIL #0950 SERIES, 1% OPEN COLOR: EGGSHELL, #0966 SIZE: PER WINDOW SCHEDULE
RST-1	RUBBER STAIR TREADS MFR: ROPPE STYLE: #80 COLOR: SMOKE, 174
RVT-1	RESILIENT VINYL FLOORING MFR: PATCRAFT COLOR: AGGREGATE, 00140 CLAY
SGN-1	INTERIOR SIGNAGE COLOR: BLACK TEXT FINISH: 50MM WHITE
SS-1	SOLID SURFACE - RESTROOMS, MOTHER'S ROOM & KITCHEN COUNTERTOPS MFR: HANEX PRODUCT: SOLID SURFACE COLOR: VOLARE, ST-303 EDGE PROFILE: AS DETAILED 4" INTEGRAL BACKSPLASH SIZE: AS DETAILED
SS-2	SOLID SURFACE - RECYCLING CASEWORK MFR: WILSONART PRODUCT: SOLID SURFACE COLOR: NIGHT STARS, 9105CS EDGE PROFILE: AS DETAILED 4" INTEGRAL BACKSPLASH SIZE: AS DETAILED
TP-1	TOILET PARTITION MFR: SCRANTON PRODUCT: HINY HIDERS PARTITIONS COLOR: SHALE TEXTURE: ORANGE PEEL MOUNTING: FLOOR ANCHORED/OVERHEAD BRACED
WD-1	WOOD DOORS MATERIAL: BIRCH NATURAL VENEER CUT: ROTARY CUT FINISH: CLEAR
AD	HIGH-SPEED WARM-AIR DRYER
MBH	MOP, BROOM HOLDER, SHELF
CH	COAT HOOK
CS	DIAPER-CHANGING STATION
dw	DISHWASHER
FS	FOLDING SHOWER SEAT
frz	FREEZER
GB	GRAB BAR
hood	RANGE HOOD VENT
lk	LOCKER
micro	MICROWAVE
MP	MOP, BROOM HOLDER, SHELF
MR	MIRROR UNIT
PTDWR	COMBINATION TOWEL (FOLDED) DISPENSER/WASTE RECEPTACLE
range	STOVETOP AND RANGE
ref	REFRIGERATOR
SC	SHOWER CURTAIN
SCR	SHOWER CURTAIN ROD
SN	SANITARY-NAPKIN DISPOSAL UNIT
SD	LIQUID-SOAP DISPENSER
TP	TOWEL PIN
TS	SEAT-COVER DISPENSER
TT	TOILET TISSUE (ROLL) DISPENSER

FINISHES GENERAL NOTES

1. REFERENCE SHEET A-001 FOR ABBREVIATIONS, SYMBOL LEGENDS, ADDITIONAL DRAWING CONVENTIONS AND GENERAL NOTES.
2. SEE BUILDING ELEVATIONS FOR EXTERIOR FINISH LOCATIONS. REFERENCE FINISH PLANS AND INTERIOR ELEVATIONS FOR INTERIOR FINISH LOCATIONS.
3. MANUFACTURERS LISTED ARE NOT INTENDED TO LIMIT THE SELECTION OF EQUIVALENT MATERIALS, PATTERNS AND COLORS FROM OTHER MANUFACTURERS. EQUIVALENT MATERIALS MUST MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND DRAWINGS.
4. ALL MATERIALS MUST COMPLY WITH THE BUY AMERICAN ACT.



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2219 M AVENUE, ANACORTES, WA
FINISH LEGEND

SIGNAGE SCHEDULE						
ROOM NO.	ROOM	SIGN TYPE (DETAIL)	DOOR NO.	SIGNAGE ROOM NO.	SIGNAGE CONTENT	SIGNAGE NOTES
100	LOBBY	---	---	---	---	---
101	RETENTION OFFICE	SIGN A (1/I-511)	101		RETENTION	
102	LIFT PLATFORM	---	---	---	---	---
103	CORRIDOR	---	---	---	---	---
104	ADMIN	SIGN A (1/I-511)	117	104	ADMIN	
105	OFFICE	SIGN A (1/I-511)	125	105	OFFICE	
106	ADMIN	SIGN A (1/I-511)	158	106	ADMIN	
107	ADMIN	SIGN A (1/I-511)	153,154,155	107	ADMIN	
108	CONFERENCE	SIGN D (4/I-511)	108	108	CONFERENCE	
109	CORRIDOR	---	---	---	---	---
110	MEN'S TOILET/SHOWER	SIGN C (3/I-511)	110	110	MEN	
111	WOMEN'S TOILET/SHOWER	SIGN B (2/I-511)	111	111	WOMEN	
112	FITNESS ROOM	SIGN A (1/I-511)	112	112	FITNESS	
112A	FIRE RISER	SIGN A (1/I-511)	112A	112A	FIRE RISER	
112B	MOTHERS ROOM	SIGN E (5/I-511)	112B	112B	MOTHERS	
113	MECH ROOM	SIGN A (1/I-511)	113	113	MECHANICAL	
114	MULTIPURPOSE	SIGN D (4/I-511)	114	114	MULTIPURPOSE	
115	CLASSROOM	SIGN A (1/I-511)	115	115	CLASSROOM	
116A	CLASSROOM	SIGN A (1/I-511)	116A	116A	CLASSROOM	
116B	CLASSROOM	SIGN A (1/I-511)	116B	116B	CLASSROOM	
117	UNIT STORAGE	SIGN A (1/I-511)	117, 117A, 117B	117	UNIT STORAGE	
118	VAULT	SIGN A (1/I-511)	118	118	VAULT	
118A	VESTIBULE	SIGN A (1/I-511)	118	118	VAULT	
119	KITCHEN	SIGN A (1/I-511)	119A, 119B	119	KITCHEN	
120	JANITOR	SIGN A (1/I-511)	120	120	JANITOR	
121	TELECOMM	SIGN A (1/I-511)	121	121	TELECOMM	
122	DRILL HALL	SIGN A (1/I-511)	122A	122	DRILL HALL	
123	TABLES & CHAIRS	SIGN A (1/I-511)	123	123	STORAGE	
124	FAMILY TOILET	SIGN F (6/I-511)	124	124	RESTROOM	



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Mark	Description	Date

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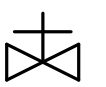
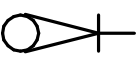
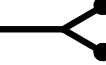
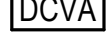
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SIGNAGE SCHEDULE

FIRE PROTECTION ABBREVIATIONS

AS	AUTOMATIC SPRINKLER
FDC	FIRE DEPARTMENT CONNECTION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
SPR	SPRINKLER
UFC	UNIFORM FIRE CODE

FIRE PROTECTION LEGEND

	OS & Y VALVE
	VALVE IN RISER
	PIPING IDENTIFIER, SEE ABBREVIATIONS
	FIRE DEPARTMENT CONNECTION
	FLOW SWITCH
	DRY PIPE VALVE
	GAUGE, AIR OR WATER AS NOTED ON DRAWINGS
	DOUBLE CHECK VALVE ASSEMBLY

FIRE PROTECTION SHEET LIST

SHEET NUMBER	SHEET NAME
F-001	FIRE PROTECTION LEGEND, ABBREV. & GENERAL NOTES
F-101	FIRST FLOOR FIRE PROTECTION PLAN
F-501	FIRE PROTECTION DETAILS



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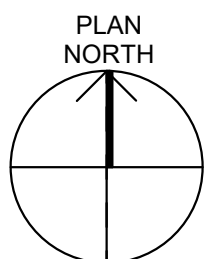
Project No.: 21067	Designed By: KRL	Drawn By: VGM	Checked By: JOI
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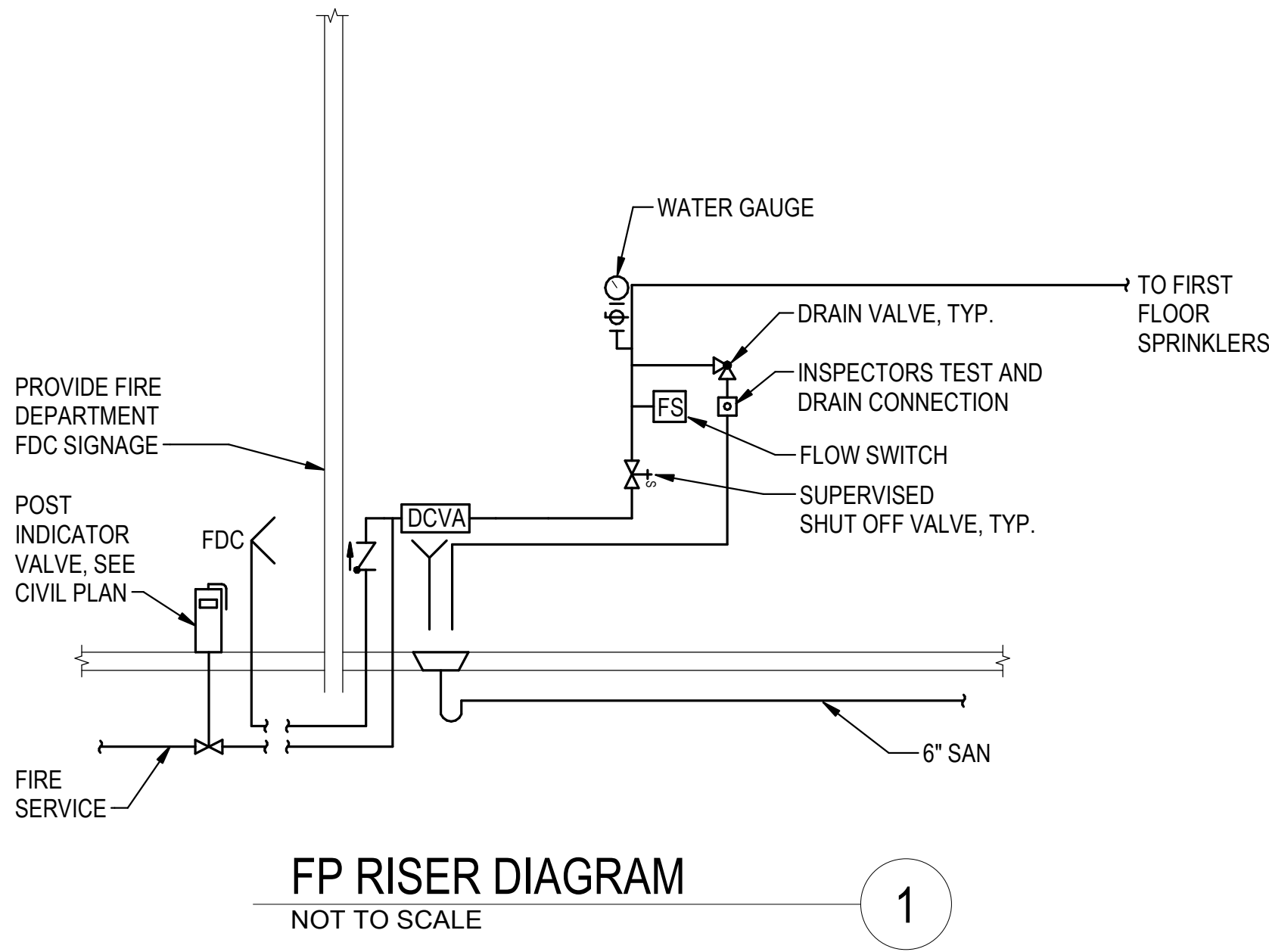
Mark	Description	Date

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**FIRE PROTECTION LEGEND,
ABBREV. & GENERAL NOTES**

F-001

- 1 PROVIDE FIRE PROTECTION SERVICE PIPING BELOW GRADE TO 5' FROM EDGE OF BUILDING. SEE CIVIL DRAWINGS FOR PIPING CONTINUATION.
- 2 PROVIDE WET SPRINKLER COVERAGE PER NFPA FOR ORDINARY HAZARD GROUP 2 OCCUPANCY, 0.20 GPM OVER 1500 SQFT.
- 3 PROVIDE WET SPRINKLER COVERAGE PER NFPA FOR LIGHT HAZARD OCCUPANCY, 0.10 GPM OVER 1500 SQFT.
- 4 PROVIDE WET SPRINKLER COVERAGE PER NFPA FOR ORDINARY HAZARD GROUP 1 OCCUPANCY, 0.15 GPM OVER 1500 SQFT.
- 5 PROVIDE SIDEWALL DRY HEADS TO PROVIDE SPRINKLER COVERAGE UNDER CANOPY FOR LIGHT HAZARD OCCUPANCY, 0.10 GPM OVER 1500 SQFT.





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ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 W AVENUE, ANACORTES, WA
FIRE PROTECTION DETAILS

F-501

FIRE ALARM & MASS NOTIFICATION SYSTEM LEGEND

-  DOOR TO AUTOMATICALLY OPEN IN A FIRE ALARM EVENT
-  FIRE ALARM PULL STATION
-  HEAT DETECTOR
-  SMOKE DETECTOR
-  TAMPER SWITCH
-  HORN/STROBE
-  STROBE
-  FLOW SWITCH
-  HORN
-  CARBON MONOXIDE DETECTOR,
POWERED BY FIRE ALARM SYSTEM
-  ELECTRO-MAGNETIC DOOR HOLDER,
POWERED BY FIRE ALARM SYSTEM
-  MASS NOTIFICATION SYSTEM (MNS)
VISUAL DISPLAY READER BOARD
-  MASS NOTIFICATION SYSTEM (MNS)
SPEAKER
-  FIRE ALARM CONTROL PANEL
-  LOCAL OPERATING CONSOLE
-  MASS NOTIFICATION SYSTEM PANEL
(AUTONOMOUS CONTROL UNIT)

FIRE ALARM SHEET LIST	
SHEET NUMBER	SHEET NAME
FA-001	FIRE ALARM GENERAL NOTES AND LEGENDS
FA-101	FIRST FLOOR FIRE ALARM PLAN
FA-501	FIRE ALARM AND MNS RISER DIAGRAM



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FIRE ALARM GENERAL NOTES AND LEGENDS

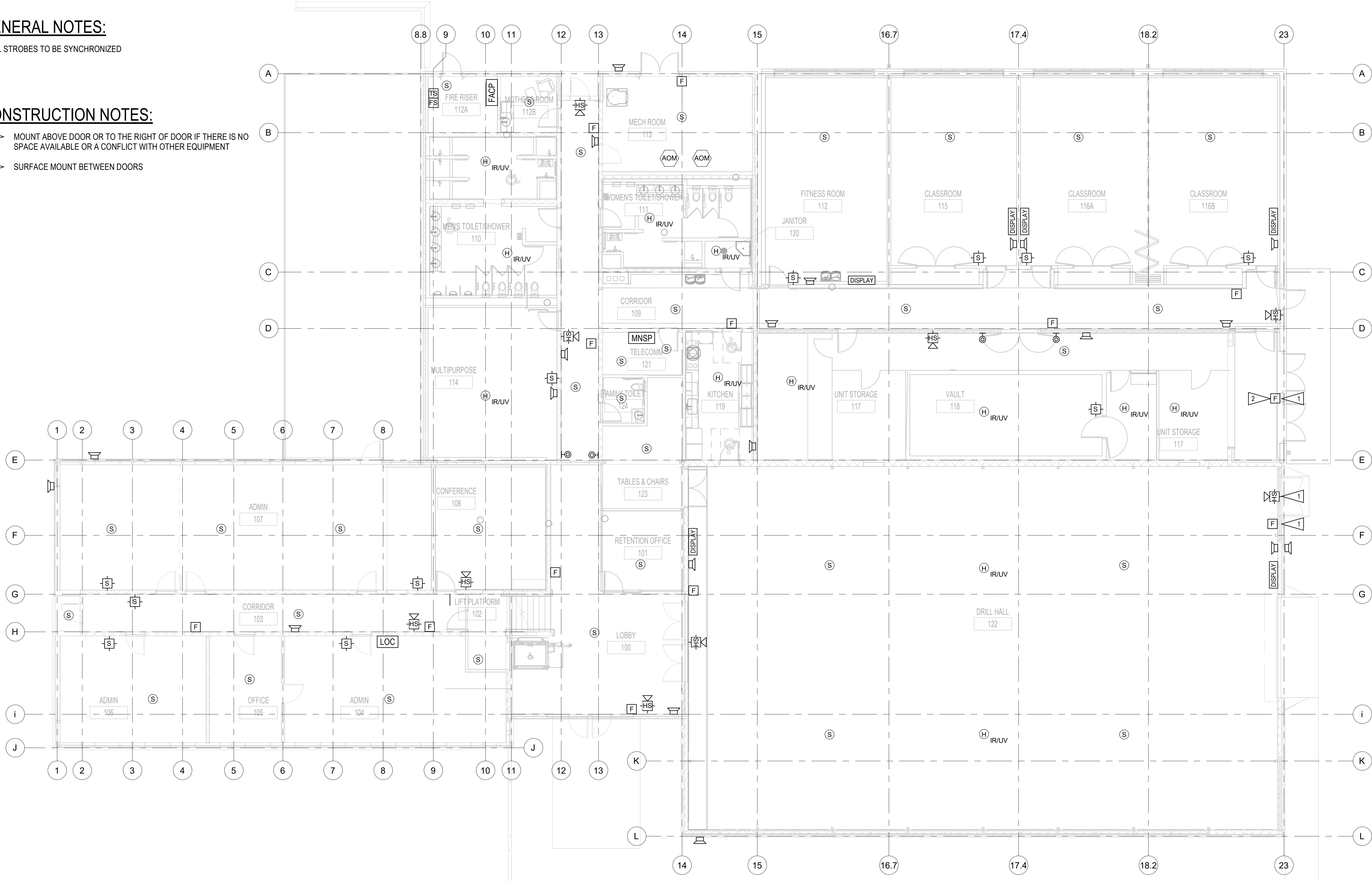
FA-001

GENERAL NOTES:

1. ALL STROBES TO BE SYNCHRONIZED

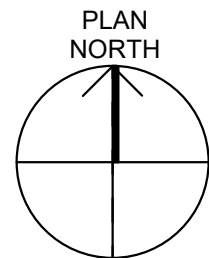
CONSTRUCTION NOTES:

- 1 MOUNT ABOVE DOOR OR TO THE RIGHT OF DOOR IF THERE IS NO SPACE AVAILABLE OR A CONFLICT WITH OTHER EQUIPMENT
- 2 SURFACE MOUNT BETWEEN DOORS



1 FIRST FLOOR FIRE ALARM PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'
SCALE: 1/8" = 1'-0"



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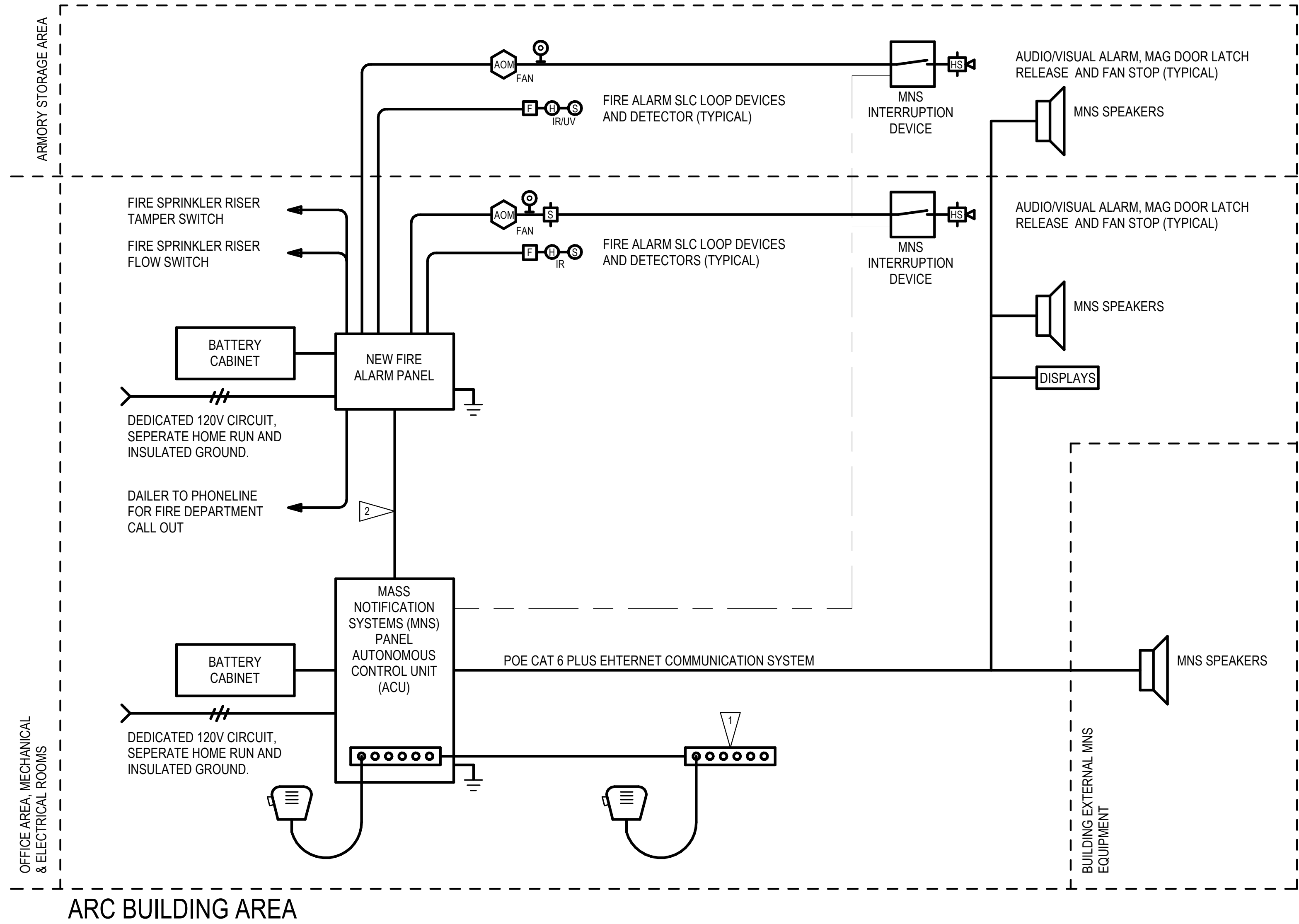


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ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 W AVENUE, ANACORTES, WA
FIRST FLOOR FIRE ALARM PLAN

FA-101



FIRE ALARM AND MNS DIAGRAM
NOT TO SCALE

1

GENERAL NOTES:

1. FIRE ALARM RISER EQUIPMENT SHOWN IS TYPICAL. REFER TO PERFORMANCE SPECIFICATION 28 31 00 FOR CONTRACT REQUIREMENTS.
2. FIRE ALARM CONTRACTOR TO COORDINATE FACP PANEL COMMUNICATIONS WITH ELECTRICAL CONTRACTOR. ROUTING OF CONDUITS AND CABLING FOR FIRE ALARM POWER AND COMMUNICATIONS CABLING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. REFER TO UFC 4-021-01 (MODIFIED) FOR SPECIFICATION REQUIREMENTS.
- 3.

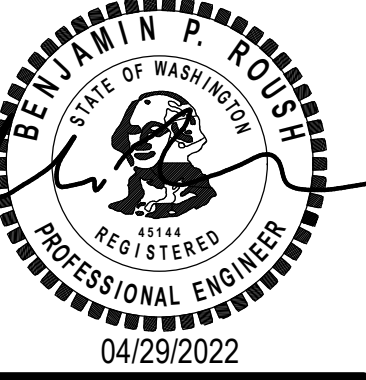
CONSTRUCTION NOTES:

1. LOCAL OPERATOR CONSOLE LOCATED AT BUILDING FRONT ENTRY.
2. SUPERVISORY SIGNALS.



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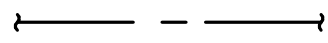
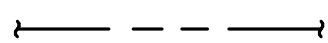
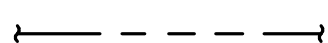
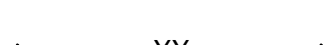
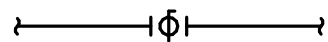
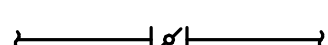
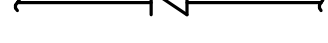
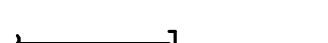
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Mark	Description	Date	

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ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 W AVENUE, ANACORTES, WA
**FIRE ALARM AND MNS RISER
DIAGRAM**

FA-501

PLUMBING LEGEND

	DOMESTIC COLD WATER (CW)
	DOMESTIC HOT WATER (HW)
	DOMESTIC HOT WATER CIRCULATING (HWC)
	SOIL, WASTE (S,W)
	VENT (V)
	PIPING IDENTIFIER, SEE ABBREVIATIONS
	ELBOW DOWN
	ELBOW UP
	TEE
	TEE DN
	TEE UP
	ISOLATION OR SHUT-OFF VALVE (NO), TYP AS SPECIFIED
	ISOLATION OR SHUT-OFF VALVE (NC), TYP AS SPECIFIED
	BALL VALVE (NO)
	BALL VALVE (NC)
	BUTTERFLY VALVE (NO)
	BUTTERFLY VALVE (NC)
	GLOBE VALVE (NO)
	GLOBE VALVE (NC)
	THROTTLING VALVE, TYP AS SPECIFIED
	METERING BALANCING VALVE
	CHECK VALVE
	CONTROL VALVE
	PLUG VALVE
	PRESSURE REGULATING VALVE
	PRESSURE REDUCING VALVE
	PRESSURE RELIEF VALVE
	BACKFLOW PREVENTER
	CAP
	BLIND FLANGE
	EXPANSION JOINT
	REDUCER
	PRESSURE GAUGE
	STRAINER
	UNION
	PRESSURE/TEMPERATURE TAP
	TEMPERATURE GAUGE

PLUMBING ABBREVIATIONS

AW	ACID WASTE
A	AIR, COMPRESSED AIR
BOP	BOTTOM OF PIPE
C	CONDENSATE
CA	COMPRESSED IAR
CI	CAST IRON
CIRC	CIRCULATING
CW	CITY WATER; DOMESTIC COLD WATER
CO	CLEAN OUT
CA	COMPRESSED AIR
DW	DISTILLED WATER
DOM	DOMESTIC
DR	DOOR; DRAIN
DF	DRINKING FOUNTAIN
ES	EMERGENCY SHOWER
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FPHB	FREEZE PROOF HOSE BIBB
GPH	GALLONS PER HOUR
HB	HOSE BIBB
HW	DOMESTIC HOT WATER
HWC	DOMESTIC HOT WATER CIRCULATING
IPC	INTERNATIONAL PLUMBING CODE
IW	INDIRECT WASTE
JAN	JANITOR
L	LAVATORY
MV	MEDICAL VACUUM
N	NITROGEN
NG	NATURAL GAS
NO	NITROUS OXIDE; NUMBER
NPW	NON-POTABLE WATER
PC	PUMPED CONDENSATE
PLBG	PLUMBING
PRV	PRESSURE REDUCING VALVE
RWL	RAIN WATER LEADER
RECIRC	RECIRCULATING
RD	ROOF DRAIN
S	SOIL
SS	SANITARY SEWER; SERVICE SINK; STAINLESS STEEL
SD	STORM DRAIN
UPC	UNIFORM PLUMBING CODE
V	VENT
VA	VALVE
VAC	VACUUM
VB	VACUUM BREAKER
VTR	VENT THRU ROOF
W	WASTE; WATER; WIDE(DIM)
WC	WATER CLOSET
WFS	WATER FLOW SWITCH
Y	WYE

PLUMBING GENERAL NOTES

1. PROVIDE COMPLETE SUPPORTS, SEISMIC AND RESTRAINTS FOR ALL PIPES AND EQUIPMENT PER SPECIFICATIONS, AS REQUIRED, AND AS SHOWN ON THE DRAWINGS.
2. PROVIDE ALL REQUIRED MISCELLANEOUS STRUCTURAL STEEL, SUPPORTS, ATTACHMENTS, AND ANCHORAGES.
3. PROVIDE ANCHOR BOLTS OF SIZE, TYPE, AND LENGTH AS REQUIRED TO SATISFY THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS, THE SPECIFICATIONS, AND AS INDICATED ON DRAWINGS.
4. PROVIDE ADDITIONAL MISCELLANEOUS STRUCTURAL MEMBERS BETWEEN STRUCTURAL ELEMENTS AS REQUIRED TO RESIST FORCES AND MEET DEFLECTION REQUIREMENTS. ALL MISCELLANEOUS STRUCTURAL MEMBERS AND ANCHORAGES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. NO WELDING, BOLTING, OR OTHER MEANS OF ATTACHMENT FOR SUPPORT OR RESTRAINT SHALL BE MADE ON PORTIONS OF STRUCTURAL MEMBERS AT OR NEAR CONNECTIONS BETWEEN STRUCTURAL MEMBERS OR ON ELEMENTS DESIGNATED IN THE SEISMIC LOAD RESISTING SYSTEM UNLESS APPROVED BY THE CONTRACTING OFFICER.
5. PROVIDE MISCELLANEOUS STRUCTURAL STEEL SHOP DRAWINGS AND CALCULATIONS FOR REVIEW BY THE CONTRACTING OFFICER. ALL REQUIRED MISCELLANEOUS STRUCTURAL MEMBERS, BOLTS, AND WELDS SHALL BE DESIGNED AND MEET REQUIREMENTS OF THE SPECIFICATIONS.

PLUMBING SHEET LIST	
SHEET NUMBER	SHEET NAME
P-001	PLUMBING LEGEND, ABBREVIATIONS AND GENERAL NOTES
P-102-R	PLUMBING REMOVAL PLAN
P-101	UNDERGROUND PLUMBING PLAN
P-102	FIRST FLOOR PLUMBING PLAN
P-103	ROOF PLUMBING PLAN
P-401	ENLARGED PLUMBING PLANS
P-501	PLUMBING DETAILS
P-601	PLUMBING SCHEDULES



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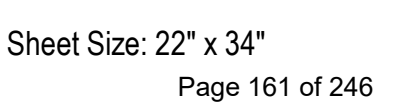
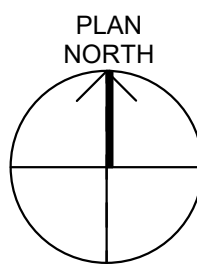
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Mark	Description	Date

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**PLUMBING LEGEND, ABBREVIATIONS
AND GENERAL NOTES**

P-001

- 1 REMOVE ALL PLUMBING FIXTURES IN THIS ROOM AND DEMO ASSOCIATED CW, HW, HWC PIPING BACK TO MAIN AND CAP.
- 2 REMOVE DOMESTIC WATER HEATER, PUMP AND MIXING VALVE.
- 3 REMOVE DEHUMIDIFIER.
- 4 REMOVE VENT TO ROOF.





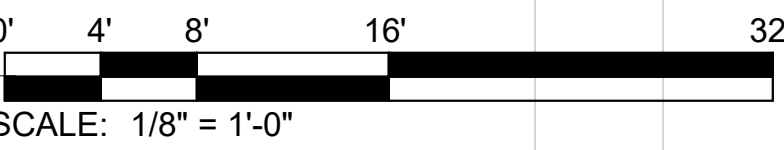
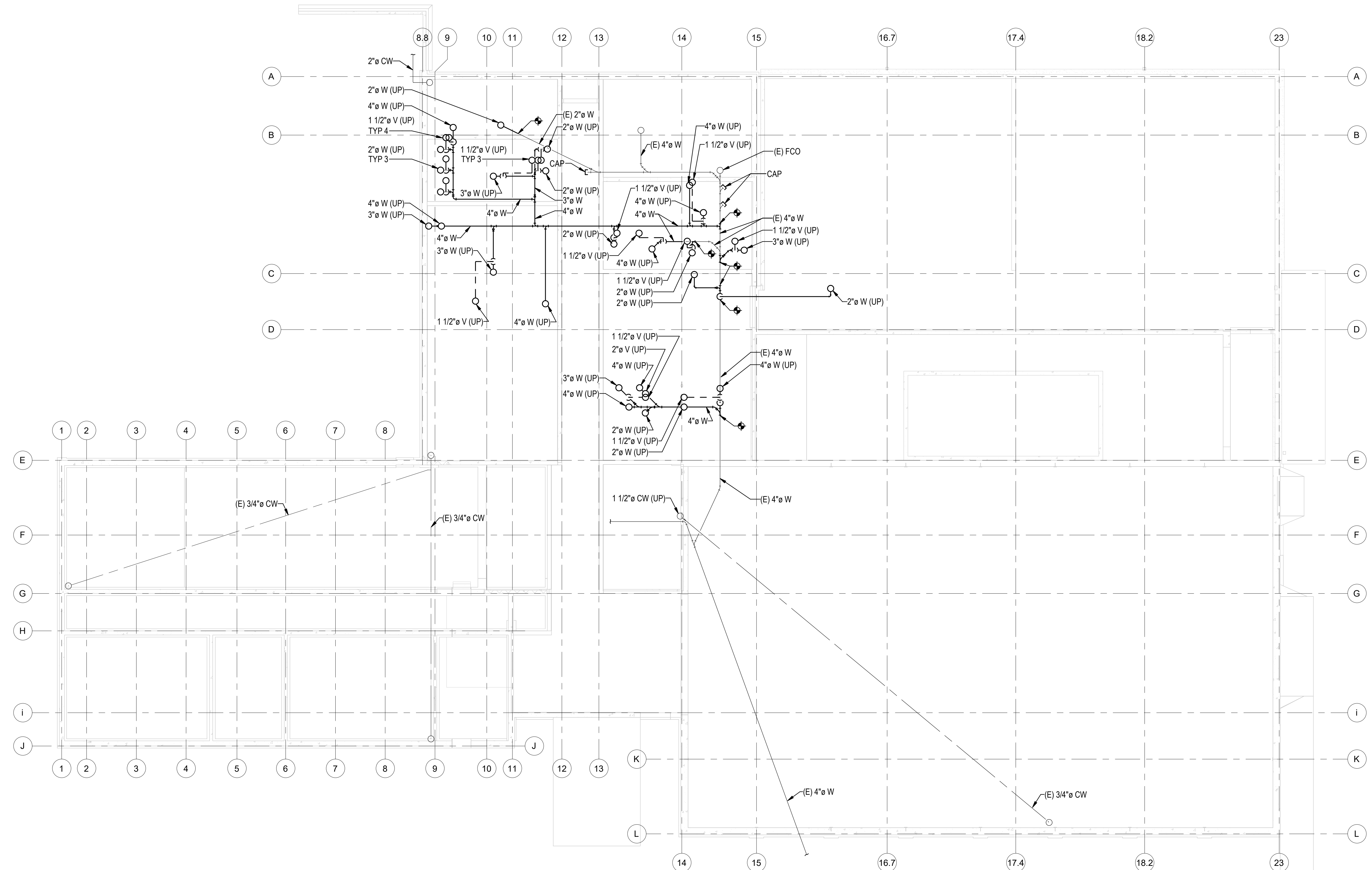
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UNDERGROUND PLUMBING PLAN

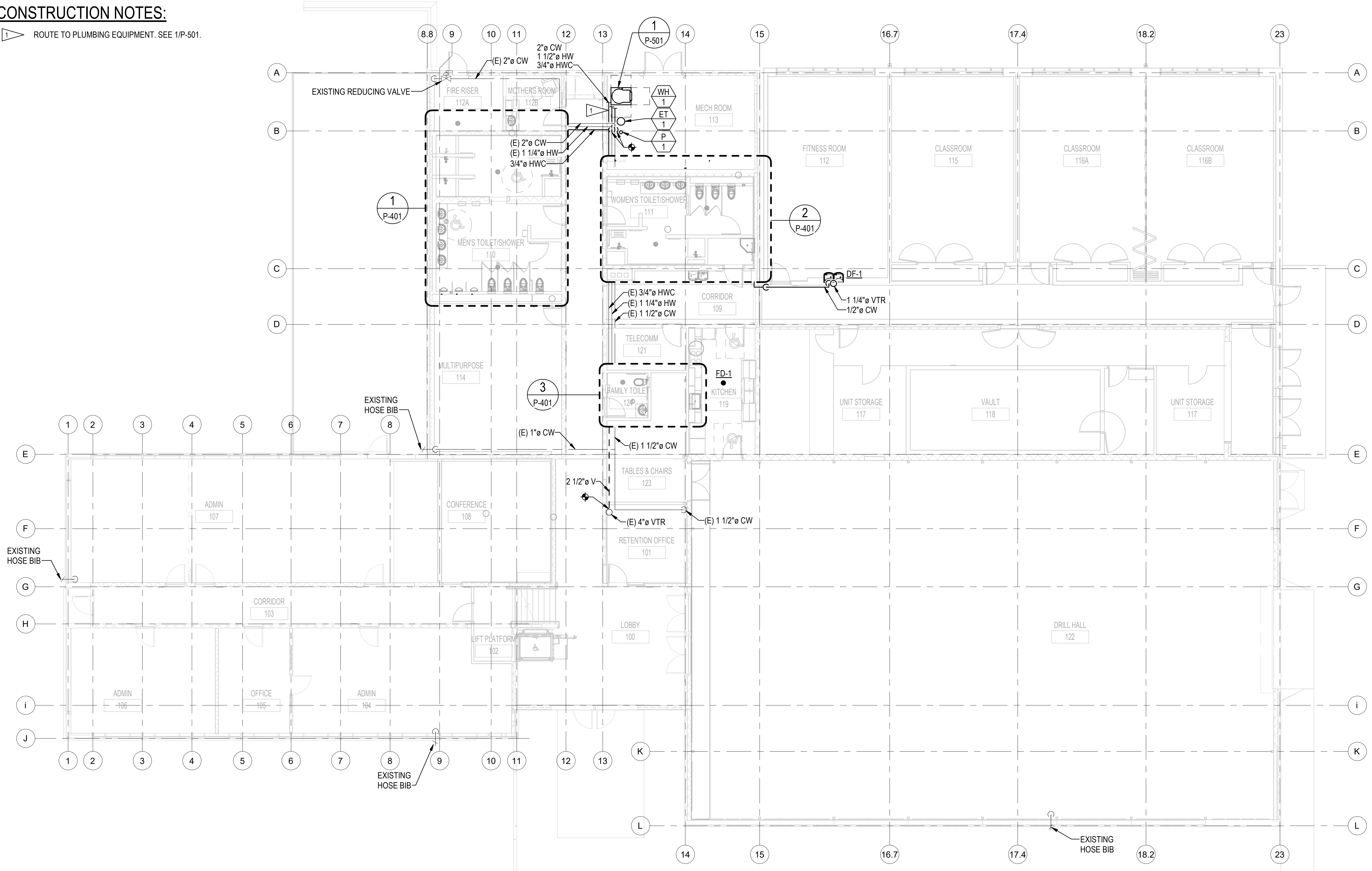
P-101

Size: 22" x 34"



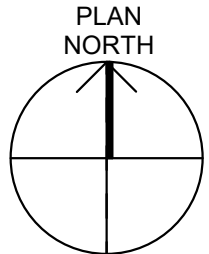
CONSTRUCTION NOTES:

1 ROUTE TO PLUMBING EQUIPMENT. SEE 1/P-501.



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

0' 4' 8' 16' 32'
SCALE: 1/8" = 1'-0"



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PERMIT SET

04/29/2022



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Description			
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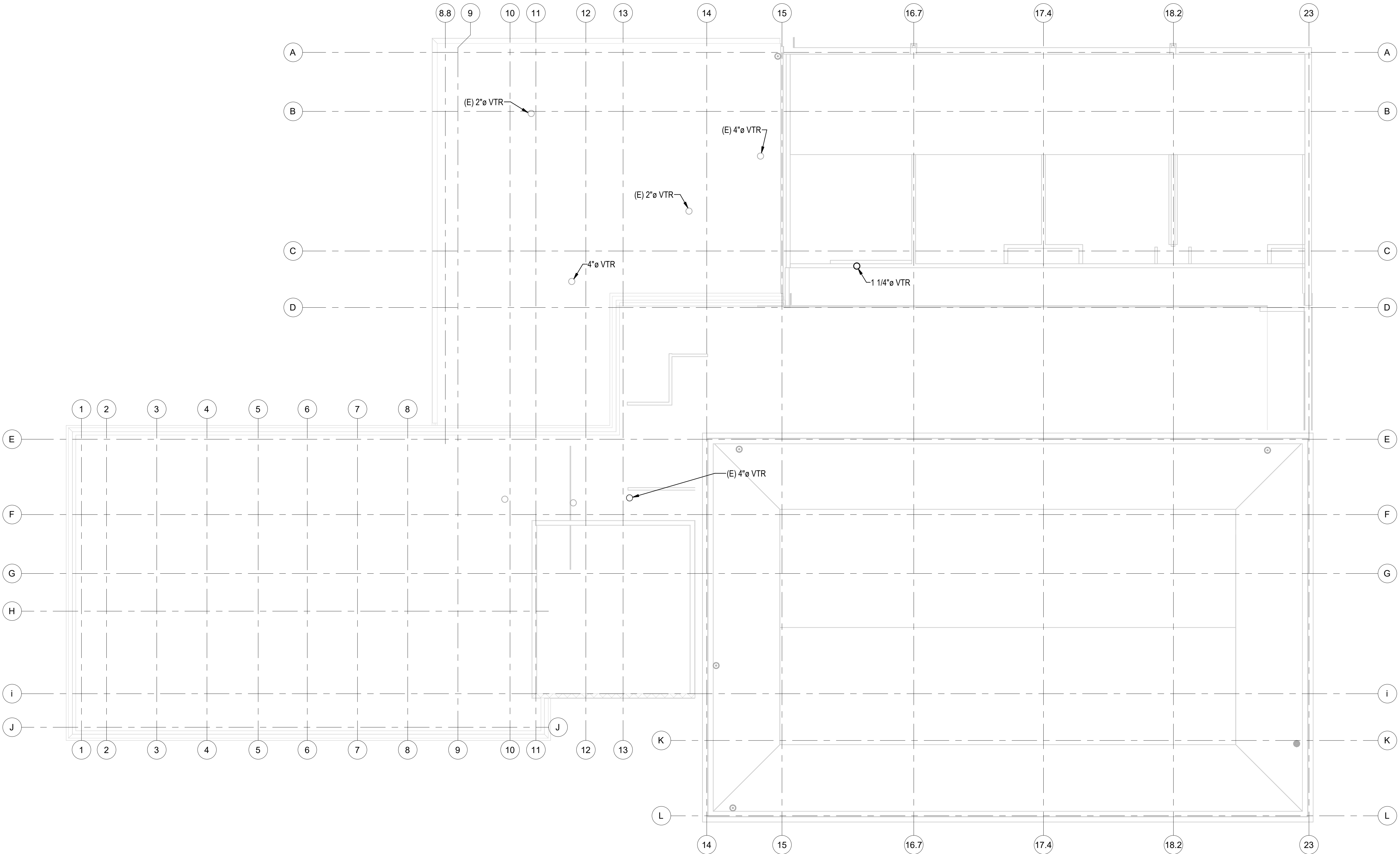
FIRST FLOOR PLUMBING PLAN

P-102

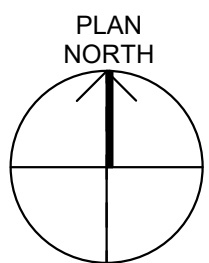
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Page 163 of 246

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



0' 4' 8' 16' 32'
SCALE: 1/8" = 1'-0"



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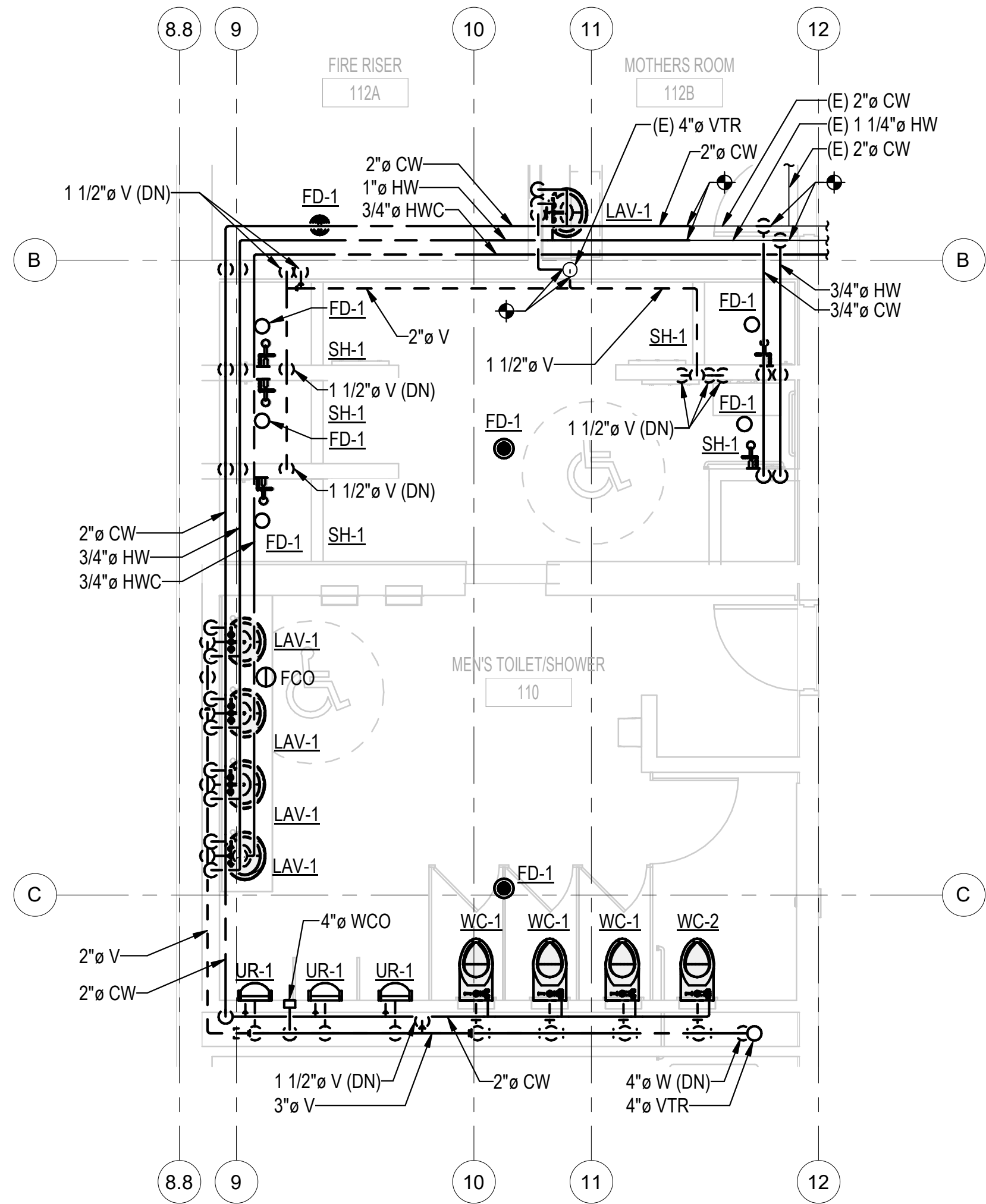
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Mark	Description	Date

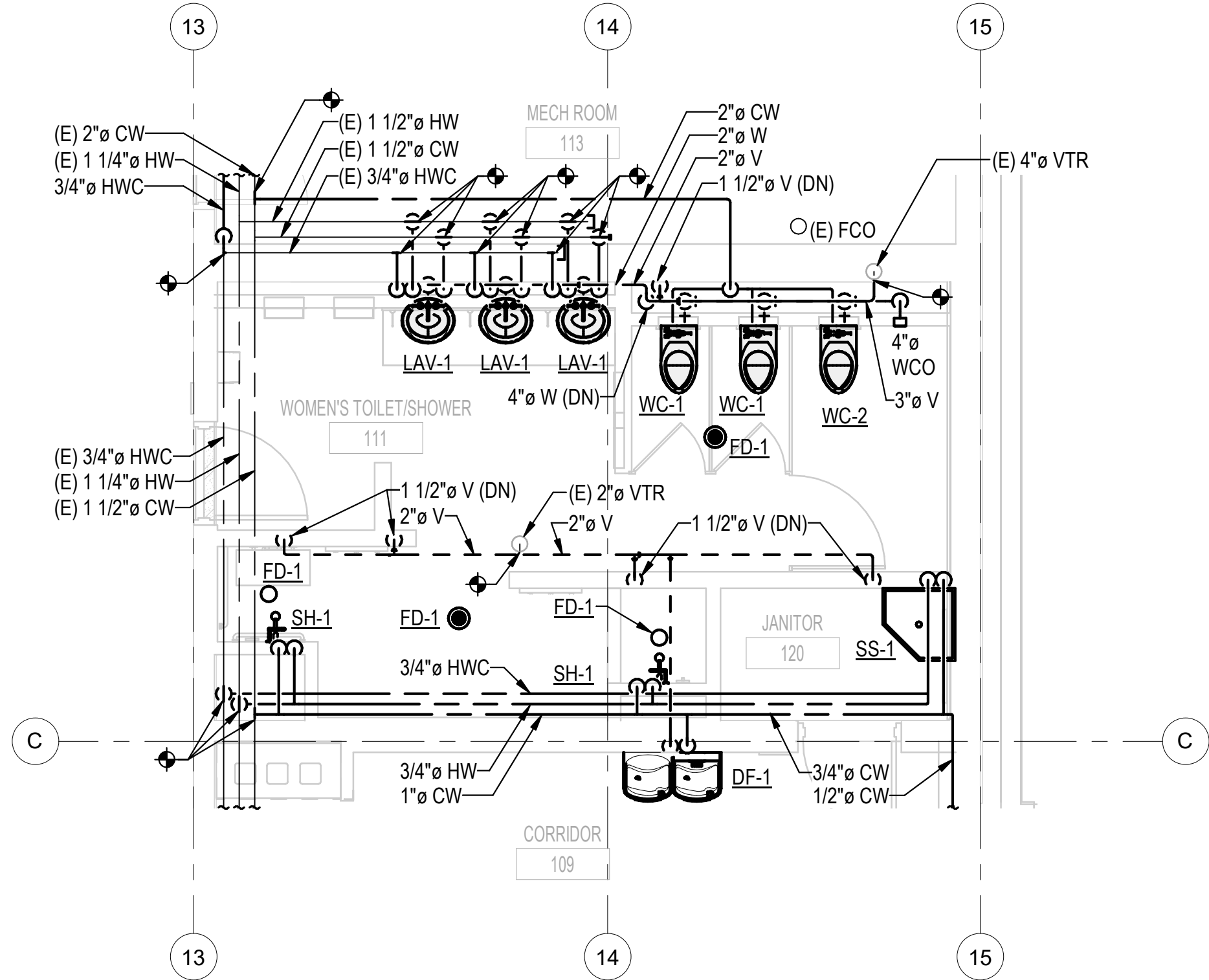
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ROOF PLUMBING PLAN

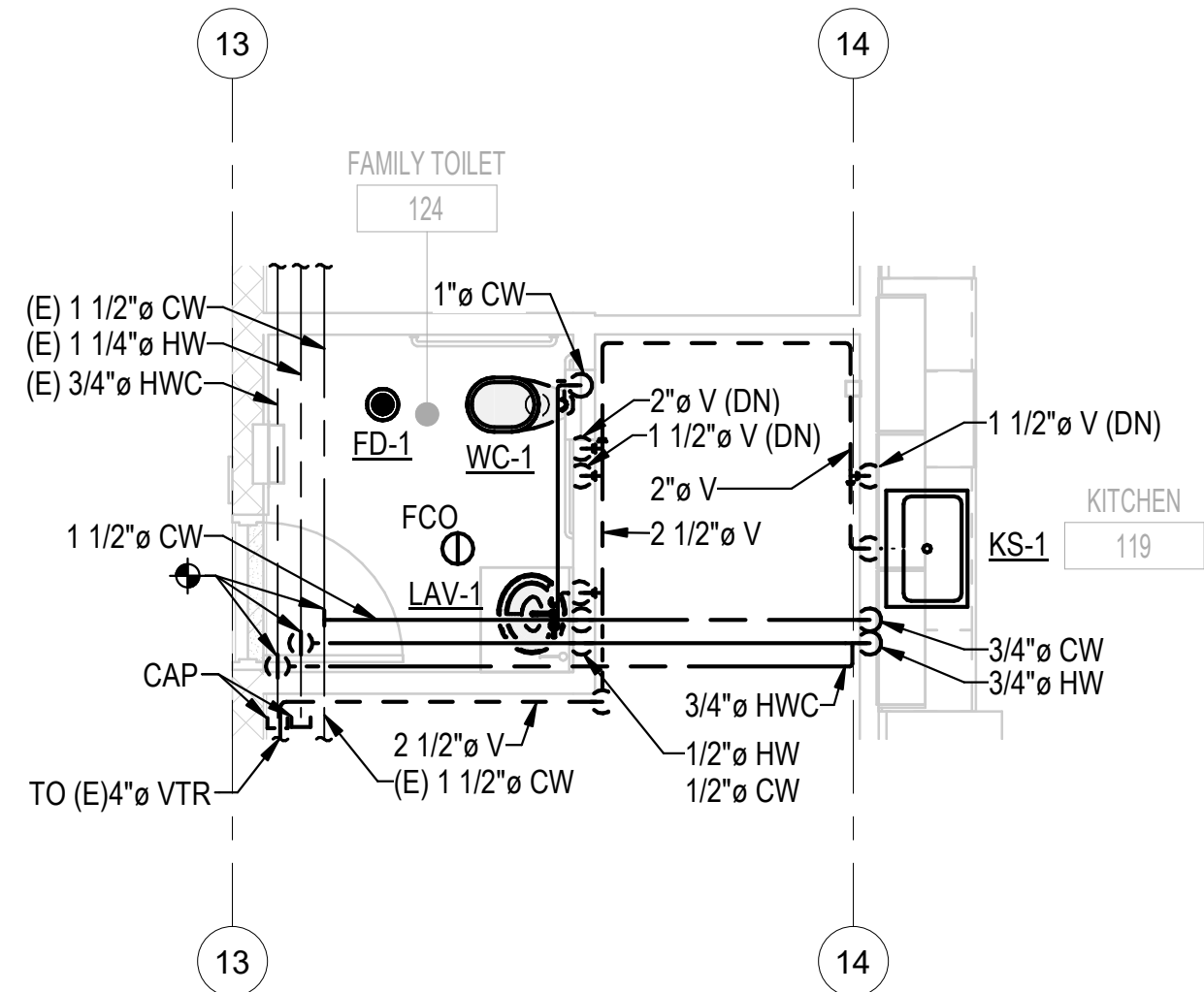
P-103



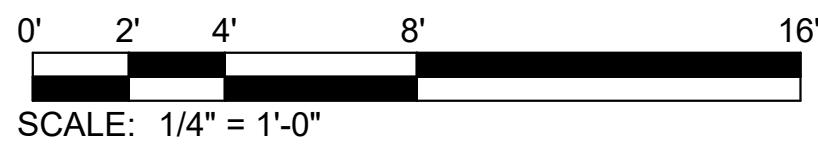
1 MEN'S TOILET/SHOWER
1/4" = 1'-0"



2 WOMEN'S TOILET/SHOWER
1/4" = 1'-0"



3 FAMILY TOILET
1/4" = 1'-0"



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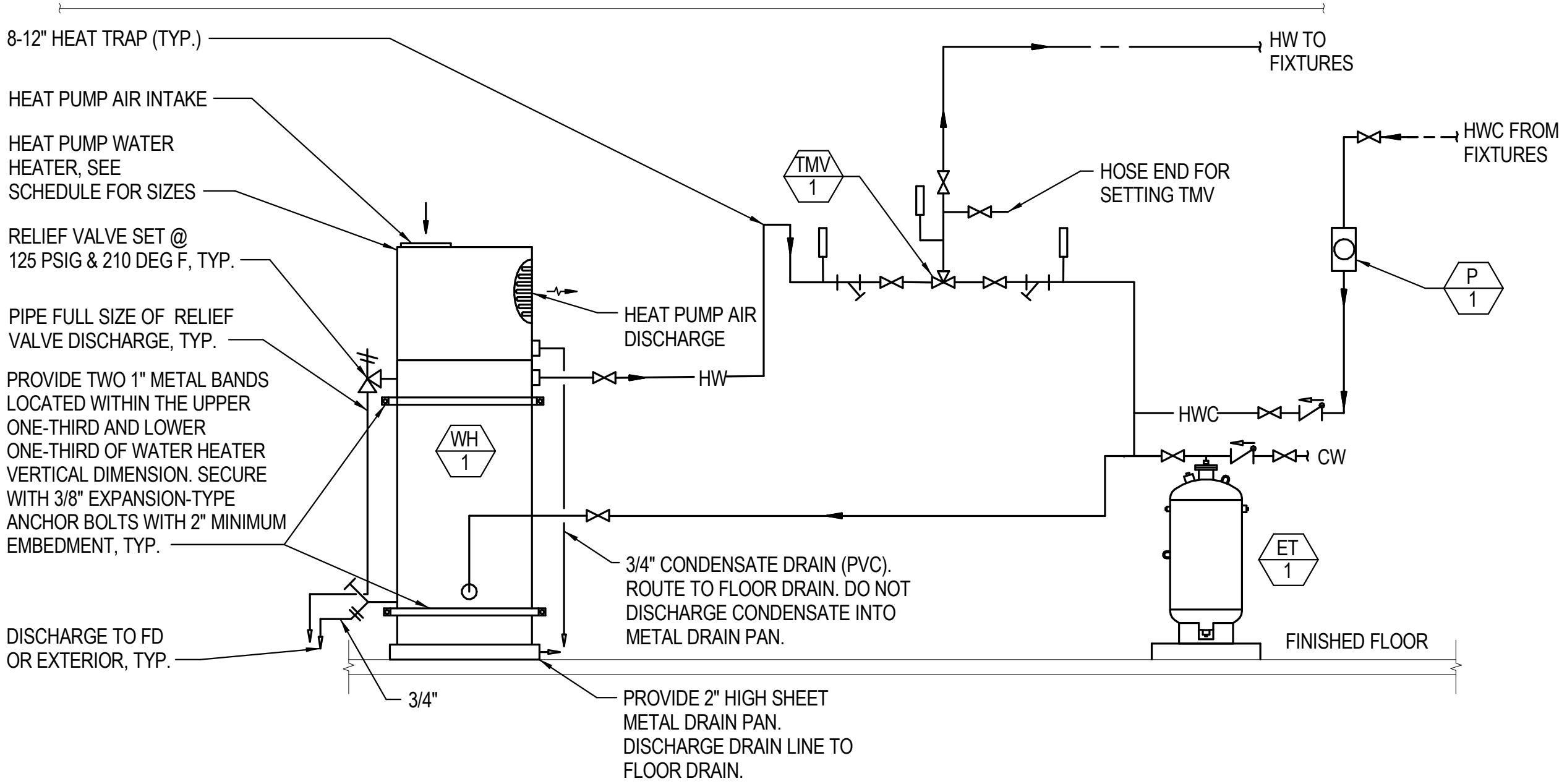
Mark	Description	Date

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ENLARGED PLUMBING PLANS

P-401



TANK STYLE DOMESTIC HEAT PUMP HOT WATER DETAIL
NOT TO SCALE

1



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Mark	Description	Date

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PLUMBING DETAILS

P-501

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HEAT PUMP WATER HEATER SCHEDULE																				
CALLOUT		LOCATION	SERVICE	CAPACITY (GAL)	SERVICE CONDITIONS		RECOVERY CONDITIONS			ELECTRICAL ELEMENTS		ELECTRICAL					OPERATING WEIGHT (LBS)	BASIS OF DESIGN		NOTES
TYPE	MARK				EWT (DEG F)	LWT (DEG F)	ELECTRIC (GPH)	HEAT-PUMP (GPH)	COMBINED (GPH)	INPUT KW	NO. OF STEPS	V	HZ	PH	MCA	MOCP		MANUFACTURER	MODEL	
WH	1	MECH ROOM	DHW	119	50	140	53	58	111	9	2	208	60	1	67	80	620	AO SMITH	CAHP-120	[1]

SCHEDULE NOTES:
[1] SINGLE POINT POWER CONNECTION.

PUMP SCHEDULE																	
CALLOUT		LOCATION	SERVICE	PUMP					MOTOR			ELECTRICAL			BASIS OF DESIGN		NOTES
TYPE	MARK			TYPE	RPM	FLOW (GPM)	TOTAL HEAD (FT)	TEMP (DEG F)	SPEED	HP	BHP	V	HZ	ø	MANUFACTURER	MODEL	
P	1	MECH	DOMESTIC WATER RECIRC	INLINE	2800	7	9	120	-	0.05	-	115	60	1	BELL AND GOSSETT	NBF-8S/LW	

EXPANSION TANK SCHEDULE													
CALLOUT		LOCATION	VOLUME (GAL)	ACCEPTANCE VOLUME (GAL)	DIMENSIONS		FILL TEMP (DEG F)	OPERATING TEMP (DEG F)	FILL PRESSURE (PSIG)	MAXIMUM PRESSURE (PSIG)	BASIS OF DESIGN		NOTES
TYPE	MARK				DIAMETER (IN)	HEIGHT (IN)					MANUFACTURER	MODEL	
ET	1	MECH	23.0	11.3	15	33	50	140	75	125	AMTROL	ST-42VC-DD	[1]

SCHEDULE NOTES:
[1] ASME CONSTRUCTION
[2] NSF RATED.

THERMOSTATIC MIXING VALVE SCHEDULE													
CALLOUT		LOCATION	SERVICE	FLOW		DISCHARGE		MOUNTING	VALVE PRESSURE DROP [1]	TMV ASSOCIATED PUMP	BASIS OF DESIGN		NOTES
TYPE	MARK			MIN (GPM)	MAX (GPM)	SINGLE OR DOUBLE	DISCHARGE TEMP				MANUFACTURER	MODEL	
TMV	1	MECH	HW	0.5	25	SINGLE	120	WALL	5 PSI	P-1	SYMMONS	7-700	[2]

SCHEDULE NOTES:
[1] AT MAXIMUM FLOW.
[2] PROVIDE INLET AND OUTLET SHUT-OFF VALVES.

PLUMBING FIXTURE SCHEDULE									
MARK	FIXTURE DESCRIPTION	BRANCH PIPE SIZE - INCHES DIA.				ADDITIONAL COMPONENTS	BASIS OF DESIGN		REMARKS
		COLD WATER	HOT WATER	WASTE	VENT		MANUFACTURER	MODEL	
LAV-1	COUNTERTOP-MOUNTED LAVATORY	1/2"	1/2"	1 1/2"	1 1/4"	FAUCET: CHICAGO #116.606.AB.1 (SENSOR-BATTERY) FOR AUTOMATIC FAUCET ONLY: POINT OF USE THERMOSTATIC MIXING VALVES WATTS MODEL LFMMV OR EQUAL	KOHLER	#K-2196-4	
WC-1	WALL-HUNG WATER CLOSET (FLUSH VALVE)	1"	-	4"	2"	CARRIER: JAY R. SMITH (SELECT SERIES TO SUIT APPLICATION) FLUSH VALVE: KOHLER K-10956-SV (SENSOR-1.28 GPF) SEAT: OLSONITE #95	KOHLER	#K-4325	ADA, OBC, CSA B651 COMPLIANT WHEN INSTALLED TO THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS.
WC-2	ADA COMPLIANT FLOOR-MOUNTED WATER CLOSET WITH FLUSH VALVE	1"	-	4"	2"	FLUSH VALVE: KOHLER K-7531 (SENSOR-1.28 GPF) SEAT: K-4731-CA COMMERCIAL HEAVY-DUTY TOILET SEAT	KOHLER	#K-96057	OPEN FRONT SEAT LESS COVER RIM HEIGHT = 16-1/2"
UR-1	WALL-HUNG URINAL	3/4"	-	2"	1 1/2"	CARRIER: JAY R. SMITH (SELECT SERIES TO SUIT APPLICATION) FLUSH VALVE: KOHLER K-10958-SV (SENSOR-0.5 GPF)	KOHLER	#K-5016-ET	ADA COMPLIANT WHEN INSTALLED TO THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS.
DF-1	DRINKING FOUNTAIN	1/2"		1 1/2"	1 1/4"		ELKAY	LZSTL8WSLK	
SS-1	FLOOR-MOUNTED SERVICE SINK	3/4"	3/4"	3"	1 1/2"	FAUCET: CHICAGO 897-RCF	AMERICAN-STANDARD	#7745.811	WITH REMOVABLE VINYL COATED RIM GUARD
KS-1	SINGLE COMPARTMENT SINK	1/2"	1/2"	1/2"	1 1/4"	FAUCET: CHICAGO #116.943.AB.1 (SENSOR-SSPS) DRAIN: ELKAY LK-99 WHITE (WITH REMOVABLE STRAINER BASKET)	ELKAY	LR-2522	
SH-1	INDIVIDUAL SHOWER STALL (ADA COMPLIANT)	1/2"	1/2"	2"	1 1/2"	SHOWER CONTROL VALVE WITH SHOWER HEAD: CHICAGO #2502-600CP			
FD-1	FLOOR DRAIN	-	-	VARIES	VARIES	ROUND NICKEL-BRONZE STRAINER, NO-HUB OUTLET AND TRAP PRIMER CONNECTION	JAY R. SMITH	2005Y	



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Drawn By: VGM
Checked By: JOI

Mark	Description	Date

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PLUMBING SCHEDULES

P-601

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GENERAL ABBREVIATIONS

ADDN	ADDITION; ADDITIONAL	MAT	MATERIAL
AFF	ABOVE FINISHED FLOOR	MAX	MAXIMUM
ALT	ALTERNATE	MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
APPROX	APPROXIMATELY	MECH	MECHANICAL; MECHANICAL CONTRACTOR
ARCH	ARCHITECT	MED	MEDIUM
AUX	AUXILIARY	MFG	MANUFACTURING
		MFR	MANUFACTURER
BAL	BALANCING	MIN	MINIMUM; MINUTE
BLDG	BUILDING	MISC	MISCELLANEOUS
BSMT	BASEMENT	MTD	MOUNTED
BTU	BRITISH THERMAL UNIT		
BTUH	BRITISH THERMAL UNITS PER HOUR	N	NORTH
		NA	NOT APPLICABLE
CAP	CAPACITY	NC	NORMALLY CLOSED
CL	CENTERLINE	NIC	NOT IN CONTRACT
COND	CONDENSATE	NO	NORMALLY OPEN; NUMBER
COL	COLUMN	NOM	NOMINAL
CONN	CONNECT; CONNECTION	NTS	NOT TO SCALE
CONST	CONSTRUCTION		
CONT	CONTINUOUS; CONTINUATION	OC	ON CENTER
COORD	COORDINATE	OD	OUTSIDE DIAMETER; OVERALL DIMENSION
		OPP	OPPOSITE
DEG	DEGREE	PD	PRESSURE DROP
DIA	DIAMETER	PERF	PERFORATED
DIFF	DIFFERENTIAL	PERP	PERPENDICULAR
DIM	DIMENSION	PH	PHASE
DISCH	DISCHARGE	POC	POINT OF CONNECTION
DIV	DIVISION	PRELIM	PRELIMINARY
DN	DOWN	PRESS	PRESSURE
DP	DIFFERENTIAL PRESSURE	PROP	PROPERTY; PROPOSAL
DR	DRAIN	PS	PRESSURE SWITCH
DWG	DRAWING	PSI	POUNDS PER SQUARE INCH
		PSIG	POUNDS PER SQUARE INCH GAGE
EA	EACH	PT	PRESSURE/TEMPERATURE TAP
EFF	EFFICIENCY		
ELEC	ELECTRICAL ENGINEER	QTY	QUANTITY
ELEV	ELEVATION; ELEVATOR		
EMCS	ENERGY MANAGEMENT CONTROL SYSTEM	REF	REFERENCE
ENT	ENTERING	REFR	REFRIGERATION
EQ	EQUAL	REQD	REQUIRED
EQUIP	EQUIPMENT	RET	RETURN
ET	EXPANSION TANK	RM	ROOM
EWT	ENTERING WATER TEMPERATURE	RPM	REVOLUTIONS PER MINUTE
EX, (E)	EXISTING		
EXP	EXPOSED	S	SOUTH
EXPL	EXPLOSION	SCHED	SCHEDULE
		SECT	SECTION
F	FAHRENHEIT	SF	SQUARE FEET
FIO	FURNISHED & INSTALLED BY OWNER	SHT	SHEET
FLEX	FLEXIBLE	SIM	SIMILAR
FLR	FLOOR	SOL	SOLENOID
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	SPEC	SPECIFICATION
FP	FIRE PROTECTION; FREEZE PROTECTION	SPECD	SPECIFIED
FT	FEET; FOOT; FEET OF WATER(PRESS)	SQ	SQUARE
		STD	STANDARD
GA	GAGE; GAUGE	STRUCT	STRUCTURAL ENGINEER
GAL	GALLON		
GC	GENERAL CONTRACTOR	TBD	TO BE DETERMINED
GEN	GENERAL	TD	TEMPERATURE DIFFERENTIAL
GPM	GALLONS PER MINUTE	TEMP	TEMPERATURE
GWB	GYPSPUM WALLBOARD	TH	TOTAL HEAD
		THRU	THROUGH
H	HEIGHT; HIGH	TYP	TYPICAL
HOA	HAND OFF AUTOMATIC		
HOR	HORIZONTAL	UBC	UNIFORM BUILDING CODE
HP	HORSE POWER	UL	UNDERWRITER'S LABORATORY
HR	HOUR	UTIL	UTILITY
HZ	HERTZ		
		V	VOLT
IBC	INTERNATIONAL BUILDING CODE	VAR	VARIABLE
ID	INSIDE DIAMETER	VEL	VELOCITY
IFC	INTERNATIONAL FIRE CODE	VERT	VERTICAL
IMC	INTERNATIONAL MECHANICAL CODE	VOL	VOLUME
IN	INCH		
INFO	INFORMATION	W	WATER; WIDE(DIM); WATT
INSUL	INSULATE; INSULATION	W/	WITH
		W/O	WITHOUT
KW	KILOWATT	WT	WEIGHT
KWH	KILOWATT HOUR	YD	YARD
		YR	YEAR
L	LENGTH; LONG (DIM)		
LAB	LABORATORY		
LAV	LAVATORY		
LB	POUND		
LBS/HR	POUNDS PER HOUR		
LF	LINEAL FEET		
LO	LOW		
LTG	LIGHTING		
LVG	LEAVING		
LWT	LEAVING WATER TEMPERATURE		

HVAC ABBREVIATIONS

AL	ACOUSTIC LINED; ALUMINUM
AC	AIR CONDITIONING
AD	AUTOMATIC DAMPER
AF	AIR FOIL
AHU	AIR HANDLING UNIT
BDD	BACKDRAFT DAMPER
BHP	BRAKE HORSEPOWER
BI	BACKWARD INCLINED
BOD	BOTTOM OF DUCT
C	CONDENSATE; COMMON
CC	COOLING COIL
CFM	CUBIC FEET PER MINUTE
CG	CEILING GRILLE
CLG	COOLING
CLWR	COOLING WATER RETURN
CLWS	COOLING WATER SUPPLY
COND	CONDENSATE
CV	CONSTANT VOLUME
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
DDC	DIRECT DIGITAL CONTROLS
DMPR	DAMPER
DB	DRY BULB TEMPERATURE(°F)
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
EG	EXHAUST GRILLE
EXH	EXHAUST
FA	FACE AREA
FC	FAN COIL; FORWARD CURVED
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FF	FINAL FILTER
FPM	FEET PER MINUTE
FS	FLOW SWITCH
FV	FACE VELOCITY
GALV	GALVANIZED
GR	GRILLE
H	HUMIDIFIER, HUMIDISTAT
HC	HEATING COIL
HTG	HEATING
HV	HEAT AND VENT UNIT
HHWR	HEATING WATER RETURN
HHWS	HEATING WATER SUPPLY
HX	HEAT EXCHANGER
IMC	INTERNATIONAL MECHANICAL CODE
LAT	LEAVING AIR TEMPERATURE
MA	MIXED AIR
NPSH	NET POSITIVE SUCTION HEAD
OA	OUTSIDE AIR
OAT	OUTSIDE AIR TEMPERATURE
ODP	OPEN DRIPPROOF
OSA	OUTSIDE AIR
OV	OUTLET VELOCITY
PF	PREFILTER
PHC	PREHEAT COIL
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION (GAS)
RHC	REHEAT COIL
RH	RELATIVE HUMIDITY
RA	RETURN AIR
RF	RETURN FAN
RG	RETURN GRILLE
S	SUPPLY
SFD	SMOKE/FIRE DAMPER
SP	STATIC PRESSURE
SD	SMOKE DAMPER; SUPPLY DIFFUSER
SA	SUPPLY AIR; SOUND ATTENUATOR
SF	SUPPLY FAN
SG	SUPPLY GRILLE
SR	SUPPLY REGISTER
SL	SOUND LINE
T, TSTAT	THERMOSTAT
TEFC	TOTALLY ENCLOSED, FAN COOLED
TG	TRANSFER GRILLE

GENERAL LEGEND

	NORTH ARROW
	DETAIL / DRAWING REFERENCE
	SECTION REFERENCE
	CONSTRUCTION NOTE
	REVISION SYMBOL
	BOLD LINE WEIGHT INDICATES NEW WORK
	LIGHT LINE WEIGHT INDICATES EXISTING WORK
	SLASHED LINE INDICATES EXISTING WORK TO BE DEMOLISHED

HVAC DUCTWORK LEGEND

	SUPPLY OR EXHAUST TAKEOFF
	SUPPLY DUCT TURNING TOWARD
	SUPPLY DUCT TURNING AWAY
	EXHAUST DUCT TURNING TOWARD
	EXHAUST DUCT TURNING AWAY
	ROUND DUCT TURNING TOWARD
	ROUND DUCT TURNING AWAY
	TRANSITION
	SMOKE DAMPER
	MOTORIZED DAMPER
	VOLUME DAMPER
	BACKDRAFT DAMPER
	FIRE DAMPER
	FLEXIBLE CONNECTION
	TURNING VANES
	FLEXIBLE DUCT
	SUPPLY DIFFUSER
	RETURN GRILLE
	EXHAUST GRILLE
	THERMOSTAT
	EQUIPMENT TAG
	DIFFERENTIAL PRESSURE SENSOR
	CARBON DIOXIDE SENSOR

MECHANICAL SHEET LIST

SHEET NUMBER	SHEET NAME
M-001	HVAC LEGEND, ABBREVIATIONS AND GENERAL NOTES
M-101-R	HVAC REMOVAL PLAN
M-101	FIRST FLOOR HVAC PLAN
M-102	HVAC PIPING FIRST FLOOR PLAN
M-103	ROOF HVAC PLAN
M-401	ENLARGED HVAC PLANS
M-402	HVAC SECTIONS
M-501	HVAC DETAILS
M-601	HVAC SCHEDULES
M-602	HVAC SCHEDULES
M-603	HVAC SCHEDULES
M-701	SEQUENCE OF OPERATIONS
M-702	CONTROL POINTS LIST

HVAC PIPING LEGEND

	PIPING IDENTIFIER, SEE ABBREVIATIONS
	ELBOW DOWN
	ELBOW UP
	TEE
	TEE DN
	TEE UP
	ISOLATION OR SHUT-OFF VALVE (NO), TYPE AS SPECIFIED
	ISOLATION OR SHUT-OFF VALVE (NC), TYPE AS SPECIFIED
	CHECK VALVE
	ISOLATION OR SHUT-OFF VALVE (NO), TYPE AS SPECIFIED
	ISOLATION OR SHUT-OFF VALVE (NC), TYPE AS SPECIFIED
	3-VALVE CONTROL VALVE
	PRESSURE REDUCING VALVE
	CAP
	REDUCER

GENERAL CONSTRUCTION NOTES

- PLANS ARE DIAGRAMMATIC AND DO NOT SHOW ALL BRANCHES, VALVES, SPECIALTIES AND EQUIPMENT.
- ALL PIPING, VALVES AND EQUIPMENT ARE TO BE REMOVED IN DEMOLITION AREAS.
- VALVES INDICATED FOR SHUT-OFF ISOLATION ARE SHOWN IN APPROXIMATE LOCATIONS. REFER TO REFERENCED BLDG. DRAWINGS FOR DETAILED SYSTEMS.
- FIELD VERIFY EXACT LOCATIONS VALVES, EQUIPMENT AND PIPING.
- CONTRACTOR TO VERIFY SYSTEM SHUT DOWN PRIOR TO ANY REMOVAL WORK.
- CONTRACTOR TO RE-OPEN VALVES AFTER COMPLETION OF REMOVAL, CAP, & CUT TO RESTORE SYSTEM OPERATION WHERE REQUIRED.
- SYSTEM SHUT DOWN REMOVAL, CUT & CAP SHALL ONLY BEGIN AFTER NEW, RE-ROUTED SYSTEM IS IN PLACE FOR SERVICE CONTINUITY WHERE REQUIRED.
- ALL SYSTEMS SHALL BE DRAINED AND DISPOSAL OF FLUIDS HANDLED AS REQUIRED PER OWNER'S STANDARDS.
- MECHANICAL DRAWINGS SHOW DISCONNECT AND RECONNECT POINTS AT THE PROJECT'S BOUNDARIES. AN ATTEMPT WAS MADE TO SHOW MAJOR MECHANICAL UTILITY WORK WITHIN THE PROJECT'S BOUNDARIES. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL/DISPOSAL OF ALL MECHANICAL WORK WITHIN THE PROJECT'S BOUNDARY.

WASHINGTON STATE ENERGY CODE NOTES

- PROVIDE POST CONSTRUCTION COMMISSIONING AND COMPLETION REQUIREMENTS IN ACCORDANCE WITH SECTION C408 AND ACCORDING WITH THE CONTRACT DOCUMENTS. SEE SPECIFICATION SECTIONS 23 05 00, 23 08 00 AND ALL OTHER APPLICABLE SPECIFICATION SECTIONS.
- PROVIDE CLOSE OUT DOCUMENTATION AND TRAINING OF BUILDING OPERATIONS PERSONNEL FOR ALL MECHANICAL COMPONENTS IN ACCORDANCE WITH SECTION C103.6. SEE SPECIFICATIONS FOR MORE INFORMATION.
- EACH SUPPLY AIR OUTLET AND ZONE TERMINAL DEVICE SHALL BE EQUIPPED WITH MEANS FOR AIR BALANCING PER SECTION C408.2.2.1. SEE SPECIFICATIONS FOR DETAILS.
- BALANCE ALL HVAC SYSTEMS IN ACCORDANCE WITH SECTION C408.2.2. GENERALLY ACCEPTED ENGINEERING STANDARDS AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. SEE SPECIFICATION SECTION 23 05 93 AND ALL OTHER APPLICABLE SPECIFICATION SECTIONS.
- ALL DUCTWORK SHALL BE CONSTRUCTED AND ERECTED PER THE INTERNATIONAL MECHANICAL CODE 2018 EDITION. SEE SECTION C403.10.2 OF THE 2018 WASHINGTON STATE ENERGY CODE AND SPECIFICATIONS FOR MORE INFORMATION.
- ALL NEW DUCTWORK IS LOW PRESSURE. (EDIT AS NEEDED - SEE SECTION C403.10.2 FOR DETAILS)
- ALL DUCTS AND PLENUMS THAT ARE PART OF AN HVAC SYSTEM SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH TABLE C403.10.1.1 AND C403.10.1.2. SEE SPECIFICATIONS FOR MORE INFORMATION.
- ALL PIPING SERVING AS PART OF A HEATING OR COOLING SYSTEM SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH TABLE C403.10.3. SEE SPECIFICATIONS FOR MORE INFORMATION.
- PROVIDE CONTROLS IN ACCORDANCE WITH SECTION C403.4 AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ALL DOMESTIC HOT WATER PIPING TO FIXTURES SHALL BE DONE IN ACCORDANCE WITH THE WASHINGTON STATE ENERGY CODE 2018 EDITION INCLUDING SECTION C404.3.
- ALL PIPING SERVING AS PART OF PLUMBING SYSTEMS SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH TABLE C403.10.3. SEE SPECIFICATIONS FOR MORE INFORMATION.
- OUTPUT CAPACITIES OF HEATING AND COOLING EQUIPMENT AND SYSTEMS ARE NO GREATER THAN THE SMALLEST AVAILABLE EQUIPMENT SIZE THAT EXCEEDS THE CALCULATED LOADS.



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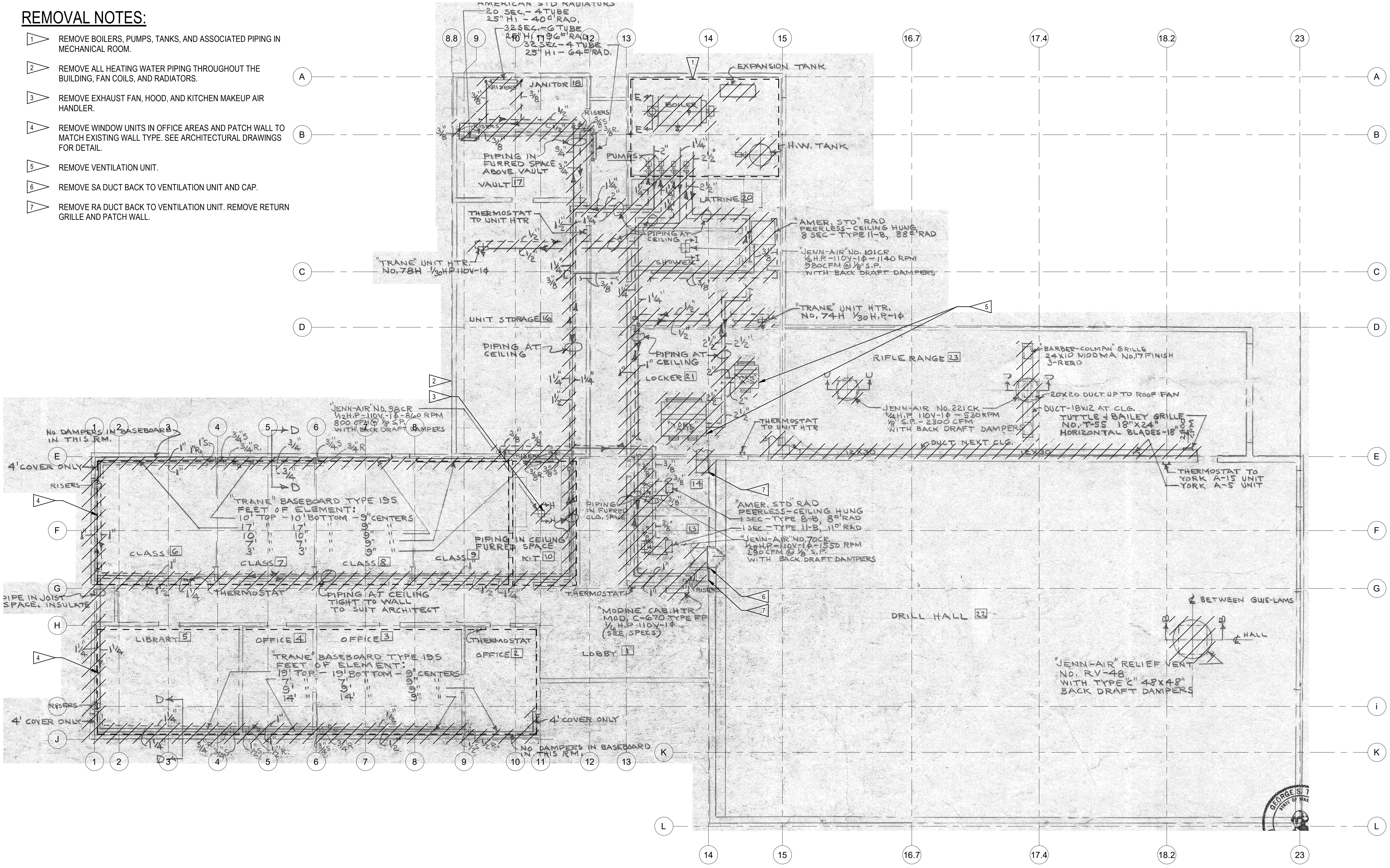
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HVAC LEGEND, ABBREVIATIONS
AND GENERAL NOTES

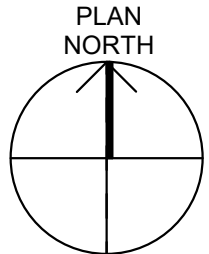
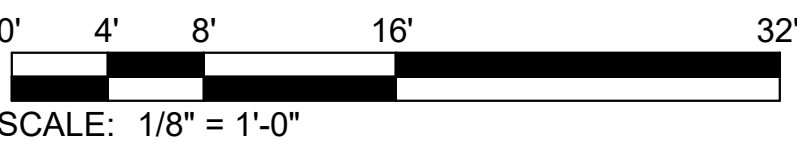
M-001

REMOVAL NOTES:

- 1 REMOVE BOILERS, PUMPS, TANKS, AND ASSOCIATED PIPING IN MECHANICAL ROOM.
- 2 REMOVE ALL HEATING WATER PIPING THROUGHOUT THE BUILDING, FAN COILS, AND RADIATORS.
- 3 REMOVE EXHAUST FAN, HOOD, AND KITCHEN MAKEUP AIR HANDLER.
- 4 REMOVE WINDOW UNITS IN OFFICE AREAS AND PATCH WALL TO MATCH EXISTING WALL TYPE. SEE ARCHITECTURAL DRAWINGS FOR DETAIL.
- 5 REMOVE VENTILATION UNIT.
- 6 REMOVE SA DUCT BACK TO VENTILATION UNIT AND CAP.
- 7 REMOVE RA DUCT BACK TO VENTILATION UNIT. REMOVE RETURN GRILLE AND PATCH WALL.



1 HVAC REMOVAL PLAN
1/8" = 1'-0"



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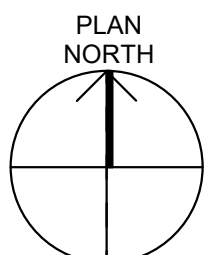
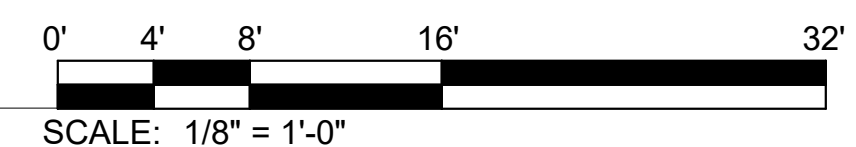
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HVAC REMOVAL PLAN

M-101-R

1. ALL DUCT IS LOW PRESSURE CLASS AS DEFINED BY SMACNA STANDARDS.

- 1 MOUNT CONDENSING UNIT TO CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS. SEE CIVIL DRAWINGS FOR CONCRETE PAD DETAILS.
- 2 ROUTE DUCT BETWEEN JOIST.
- 3 PROVIDE DOOR TRANSFER GRILLE.
- 4 CAP EXISTING DUCT FITTING.
- 5 DUCT PENETRATION SHALL BE NO MORE THAN 11'-0" AFF TO TOP OF DUCT, NO LOWER THAN 9'-6" BOD.



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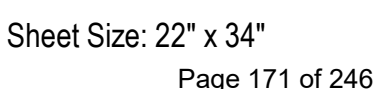
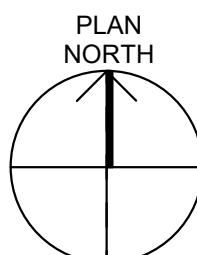
FIRST FLOOR HVAC PLAN

M-101

Sheet Size: 22" x 34"

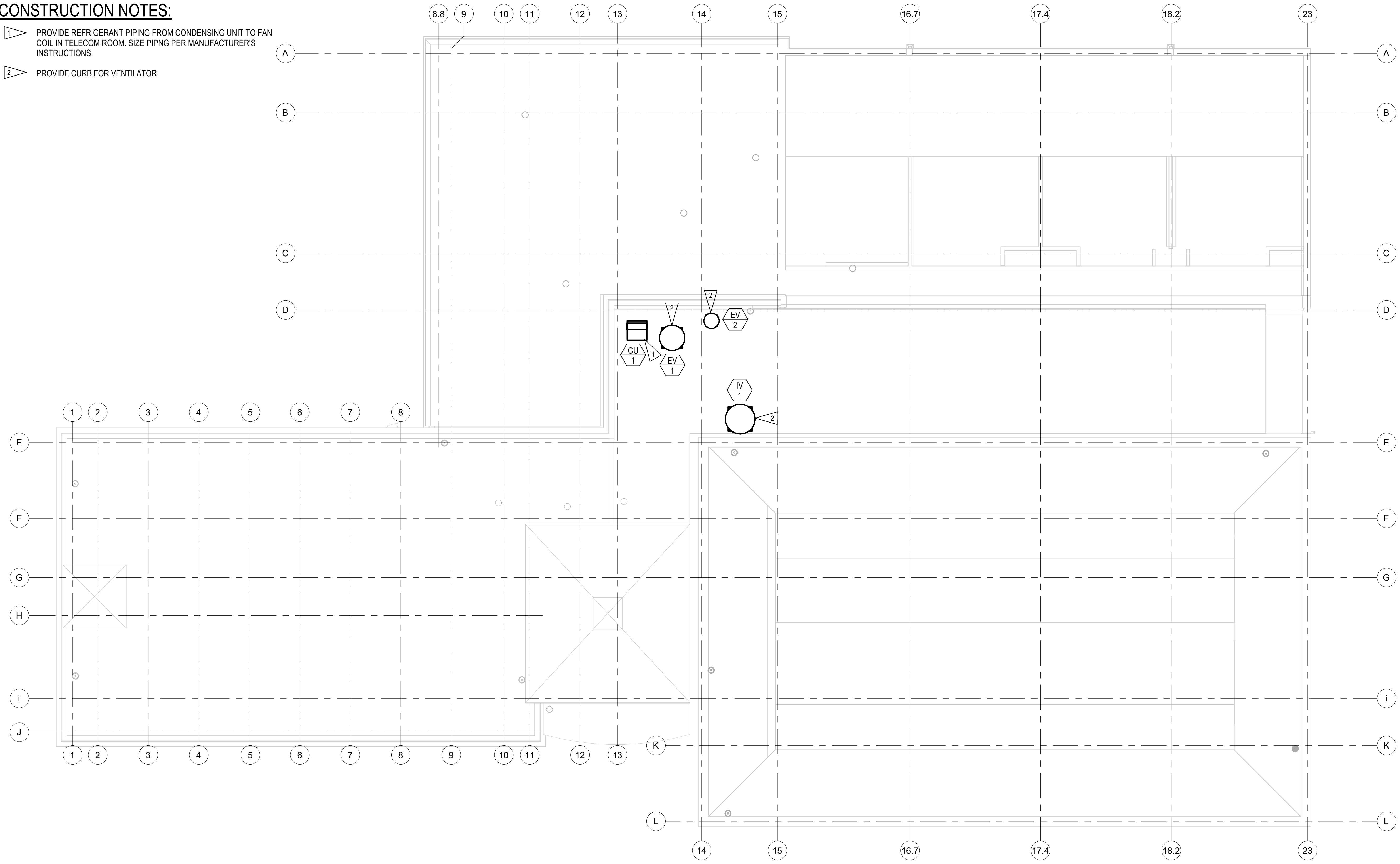
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1. PROVIDE REFRIGERANT PIPING TO EDGE OF PAD, UP UNISTRUT STRUCTURE, AND ACROSS UNISTRUT BRACKET TO BUILDING. PENETRATE THROUGH WALL, AND ROUTE TO ASSOCIATED BRANCH CONTROLLER. REFRIGERANT PIPING TO BE CONTRACTOR DESIGNED IN ACCORDANCE WITH MANUFACTURER'S DESIGN GUIDELINES.
2. PROVIDE REFRIGERANT PIPING FROM BRANCH CONTROLLER TO ASSOCIATED FAN COIL UNITS. SIZE PIPING PER MANUFACTURER'S REQUIREMENTS. ROUTE CONDENSATE FROM BRANCH CONTROLLER TO FLOOR DRAIN ON SOUTH WALL. REFRIGERANT PIPING TO BE CONTRACTOR DESIGNED IN ACCORDANCE WITH MANUFACTURER'S DESIGN GUIDELINES.
3. PROVIDE CONDENSATE DRAIN LINE FROM FAN COIL TO JANITORS SINK IN JANITORS ROOM 120.
4. PROVIDE PIPING FROM FAN COIL UNIT ON WALL TO CONDENSING UNIT ON ROOF. ROUTE CONDENSATE DRAIN LINE TO JANITORS SINK.



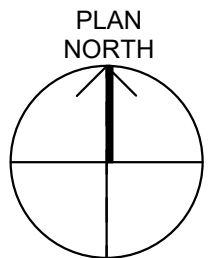
CONSTRUCTION NOTES:

- 1 PROVIDE REFRIGERANT PIPING FROM CONDENSING UNIT TO FAN COIL IN TELECOM ROOM. SIZE PIPNG PER MANUFACTURER'S INSTRUCTIONS.
- 2 PROVIDE CURB FOR VENTILATOR.



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

0' 4' 8' 16' 32'
SCALE: 1/8" = 1'-0"



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ROOF HVAC PLAN

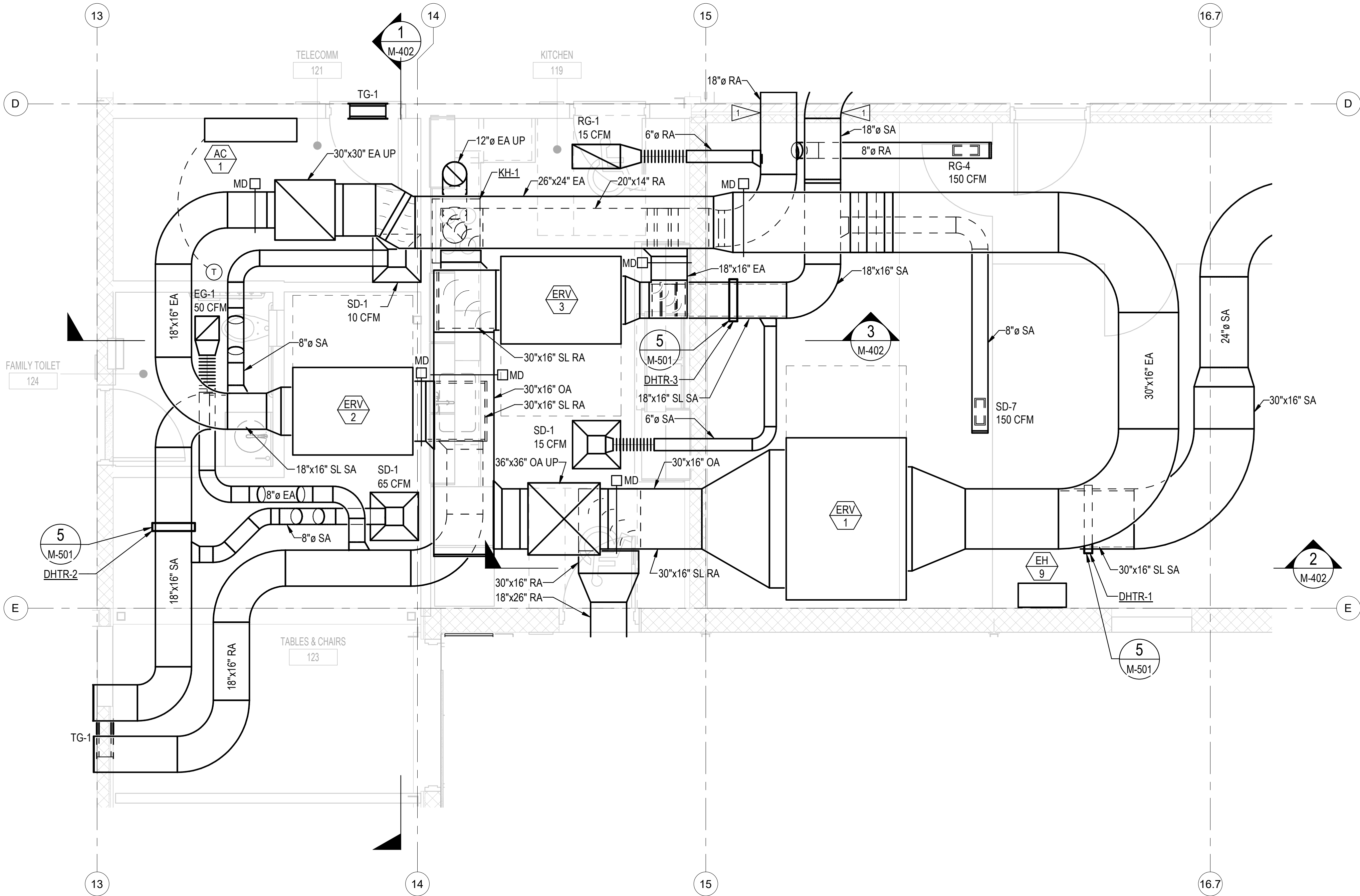
M-103

GENERAL NOTES:

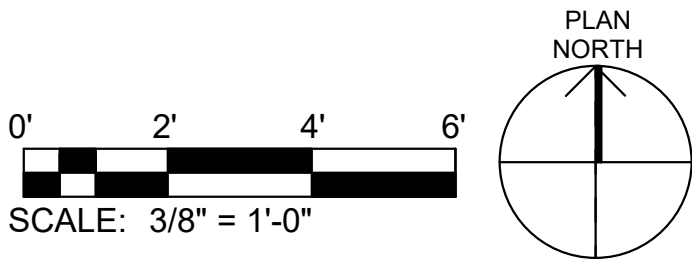
1. ALL DUCT IS LOW PRESSURE CLASS AS DEFINED BY SMACNA STANDARDS.

CONSTRUCTION NOTES:

1 DUCT PENETRATION SHALL BE NO MORE THAN 11'-0" AFF TO TOP OF DUCT, NO LOWER THAN 9'-6" BOD.



1 FIRST FLOOR HVAC ENLARGED PLAN
3/8" = 1'-0"



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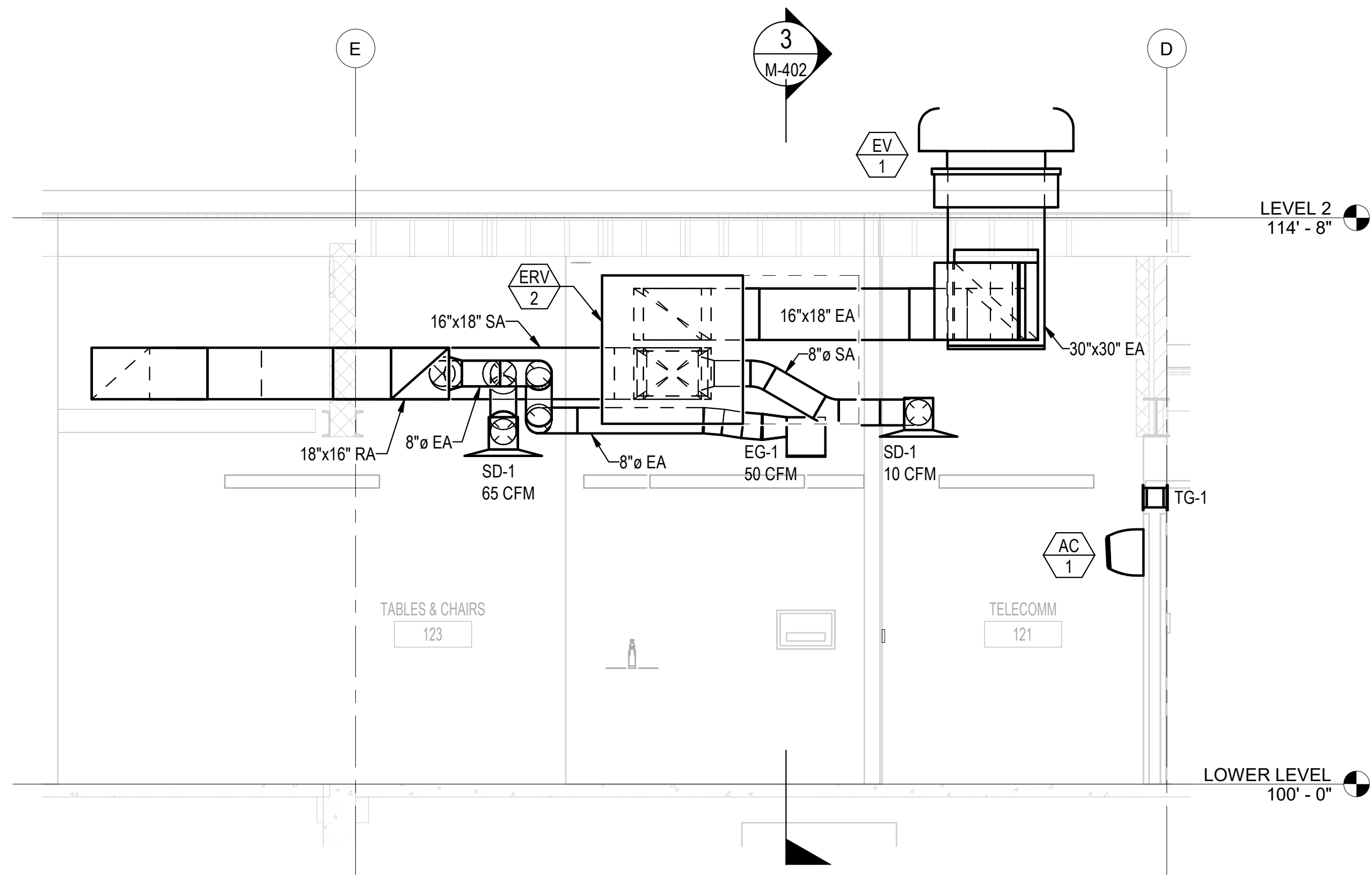
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ENLARGED HVAC PLANS

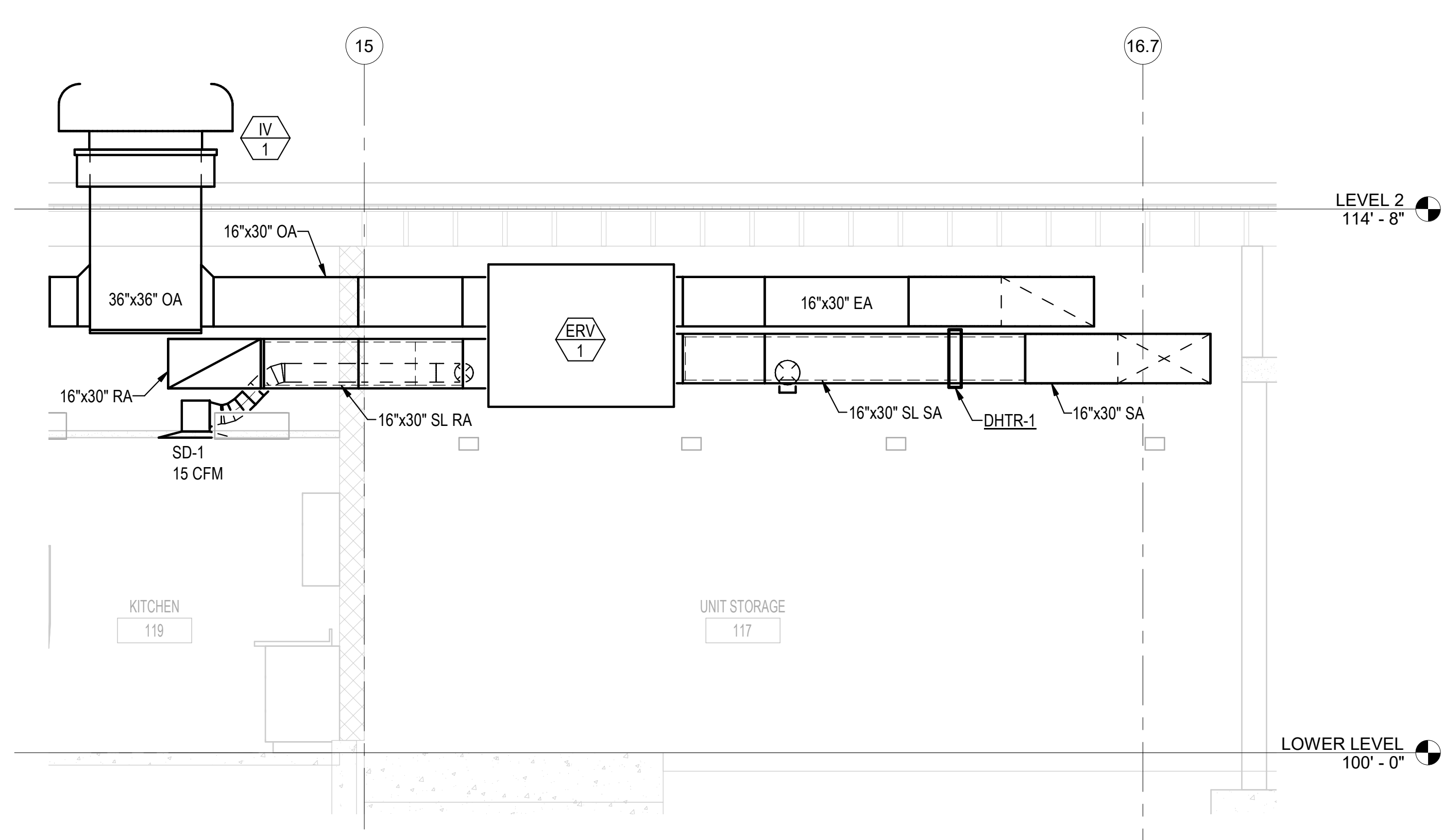
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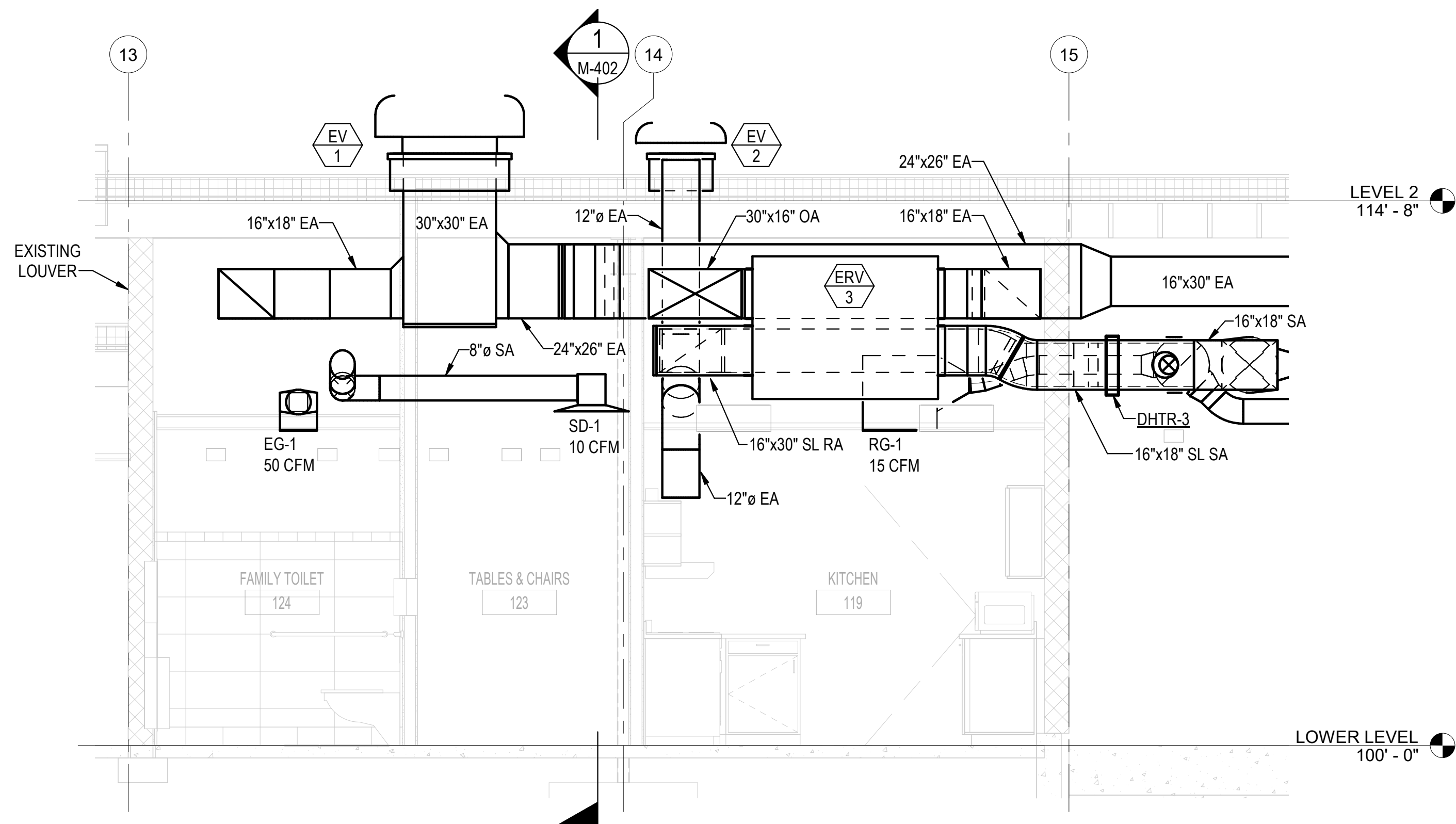
HVAC SECTION
3/8" = 1'-0"

1



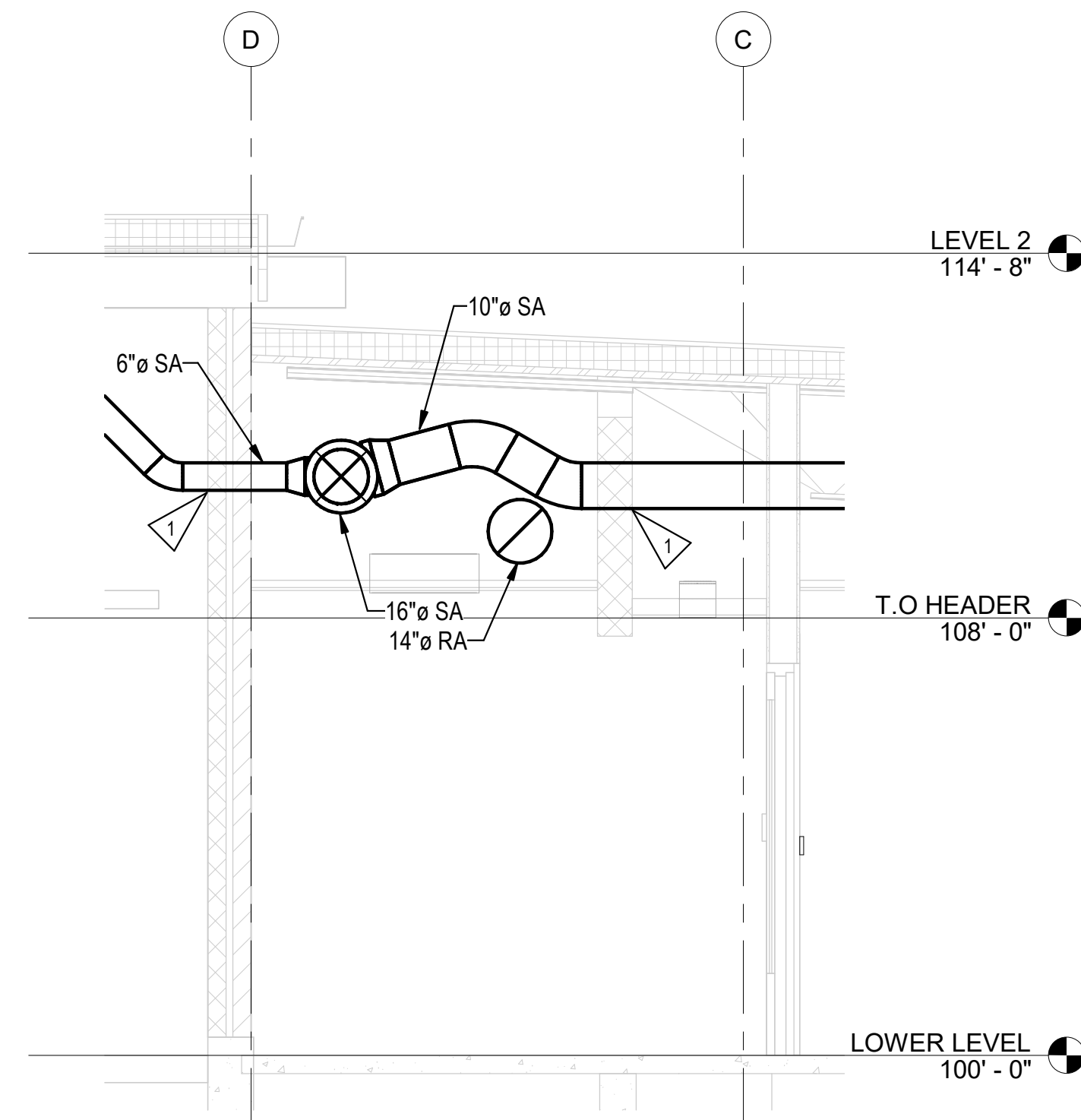
HVAC SECTION
3/8" = 1'-0"

2



HVAC SECTION
3/8" = 1'-0"

3

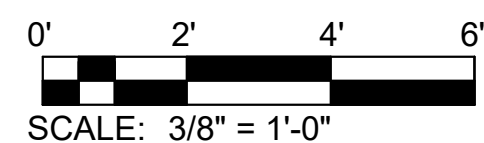


HVAC SECTION
3/8" = 1'-0"

4

CONSTRUCTION NOTES:

- 1 DUCT PENETRATION SHALL BE NO MORE THAN 11'-0" AFF TO TOP OF DUCT, NO LOWER THAN 9'-6" BOD.



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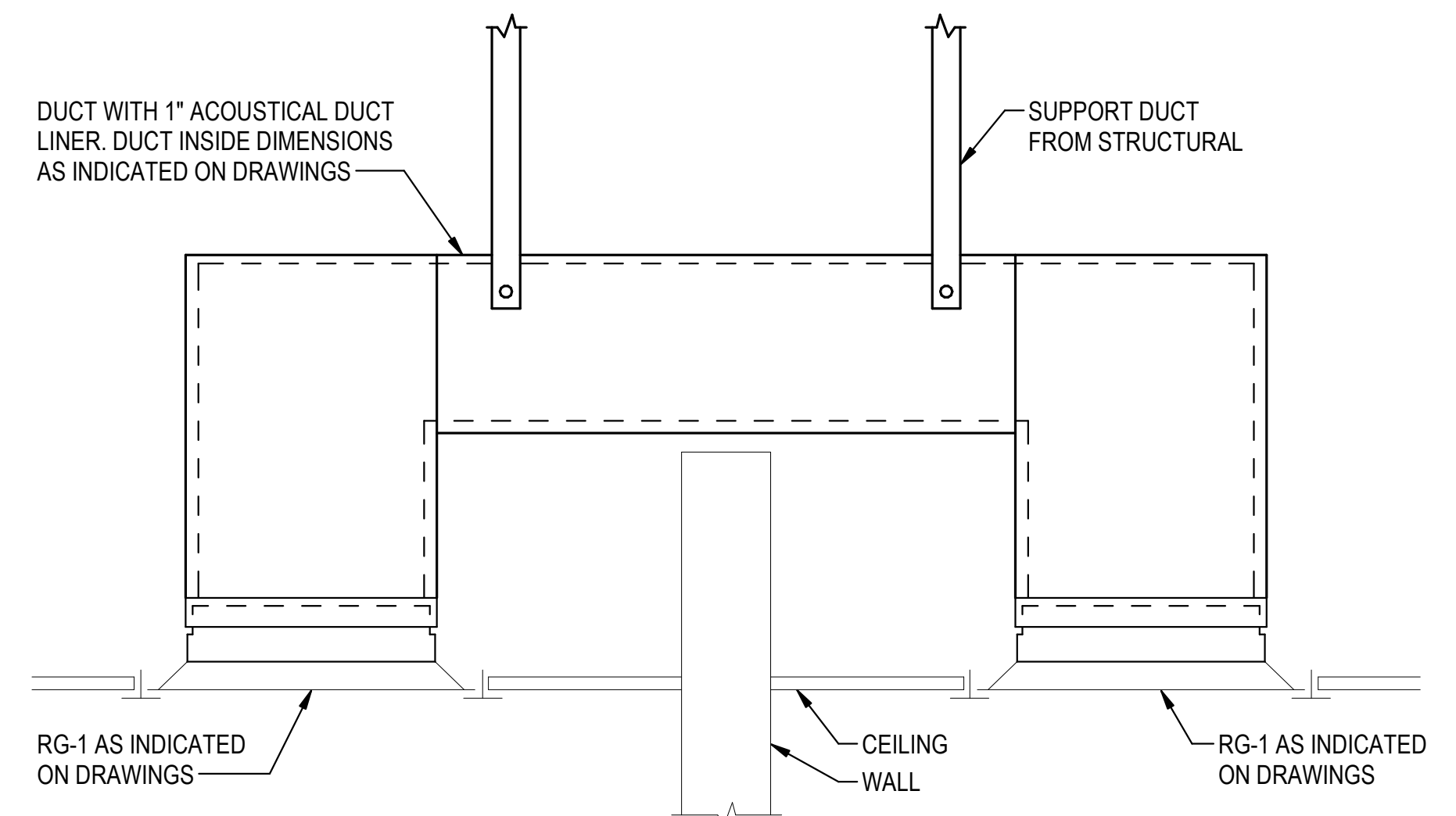
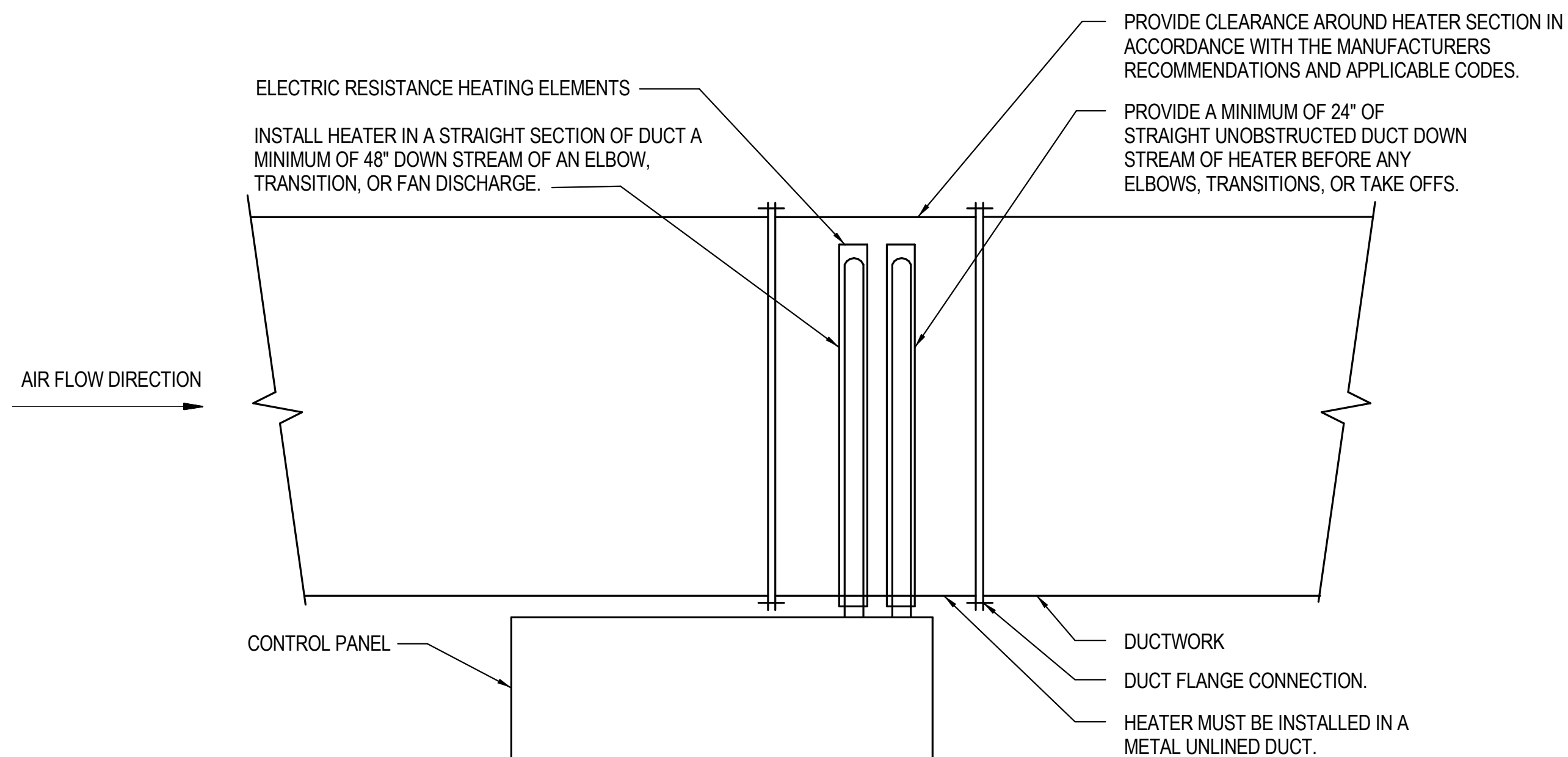
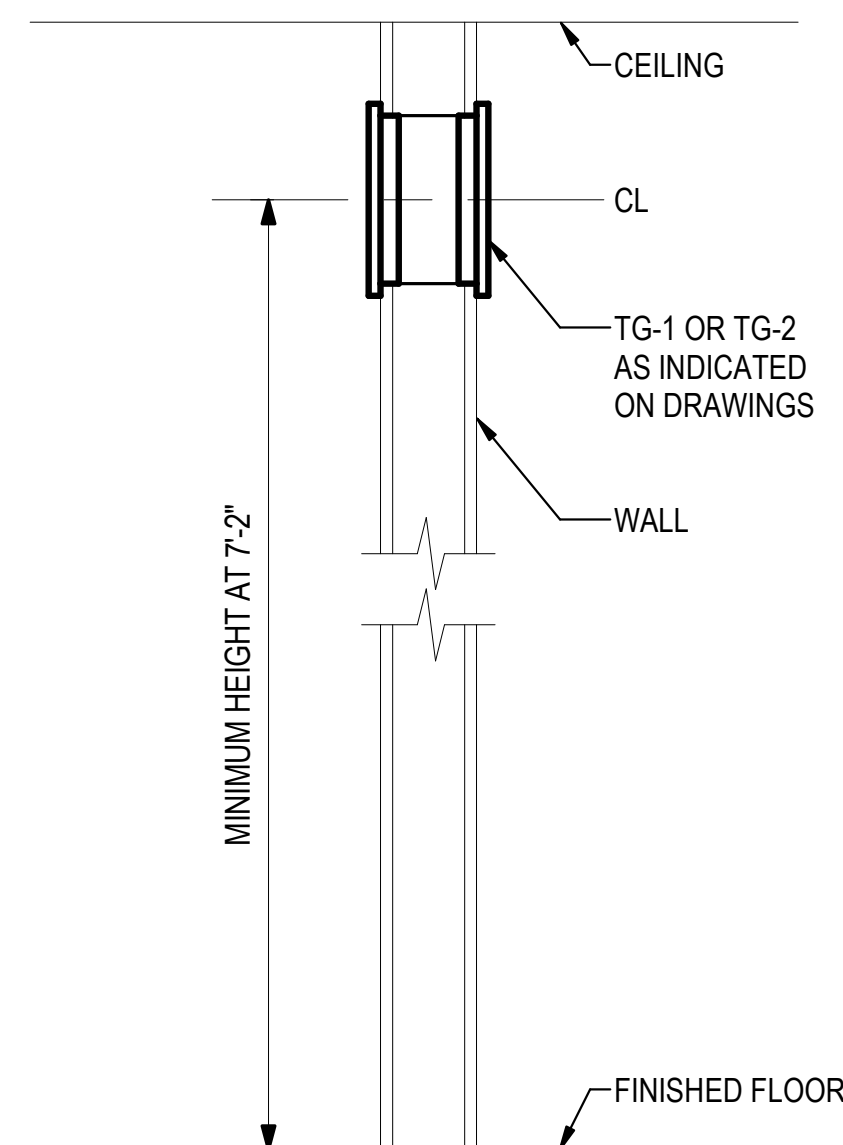
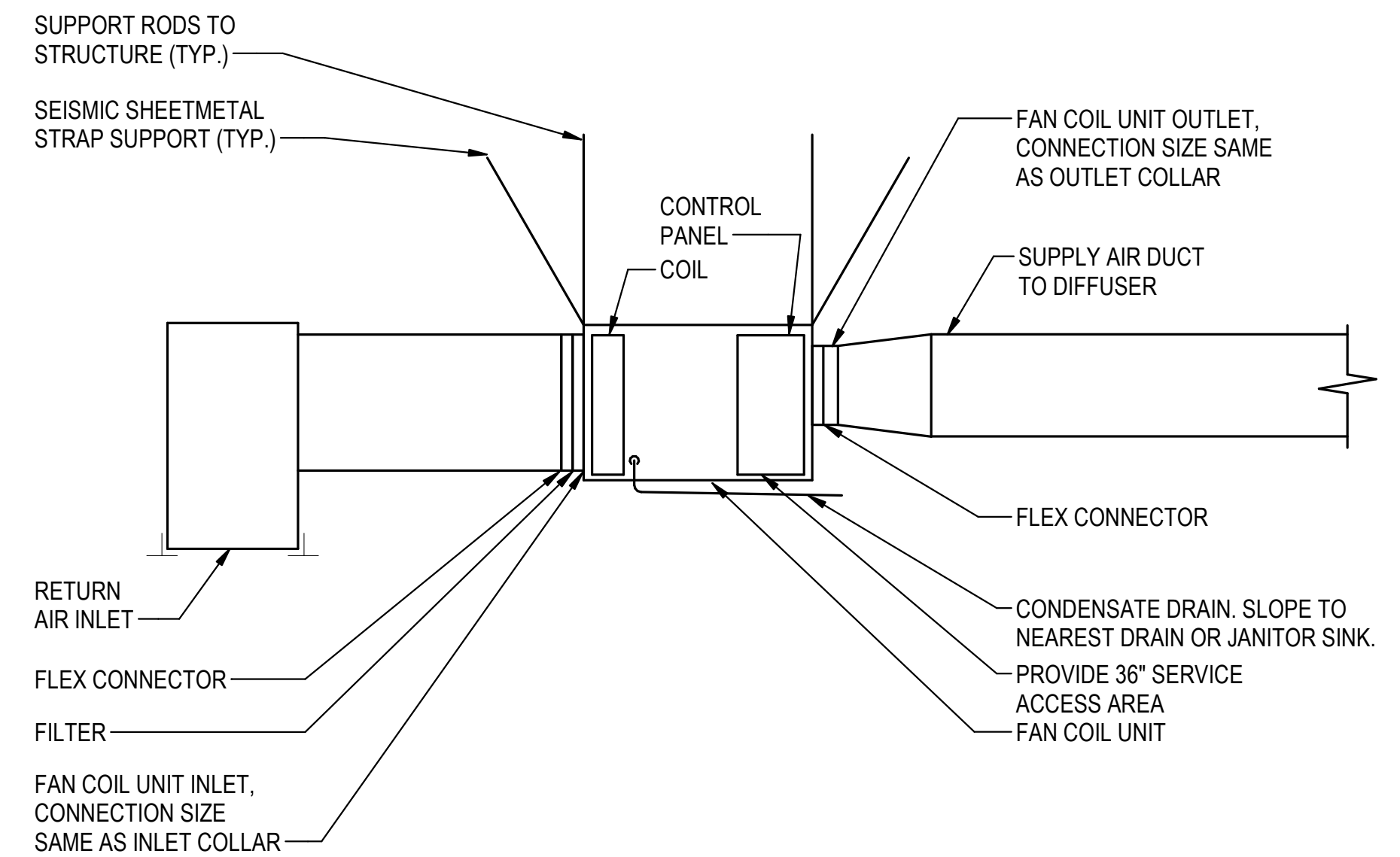
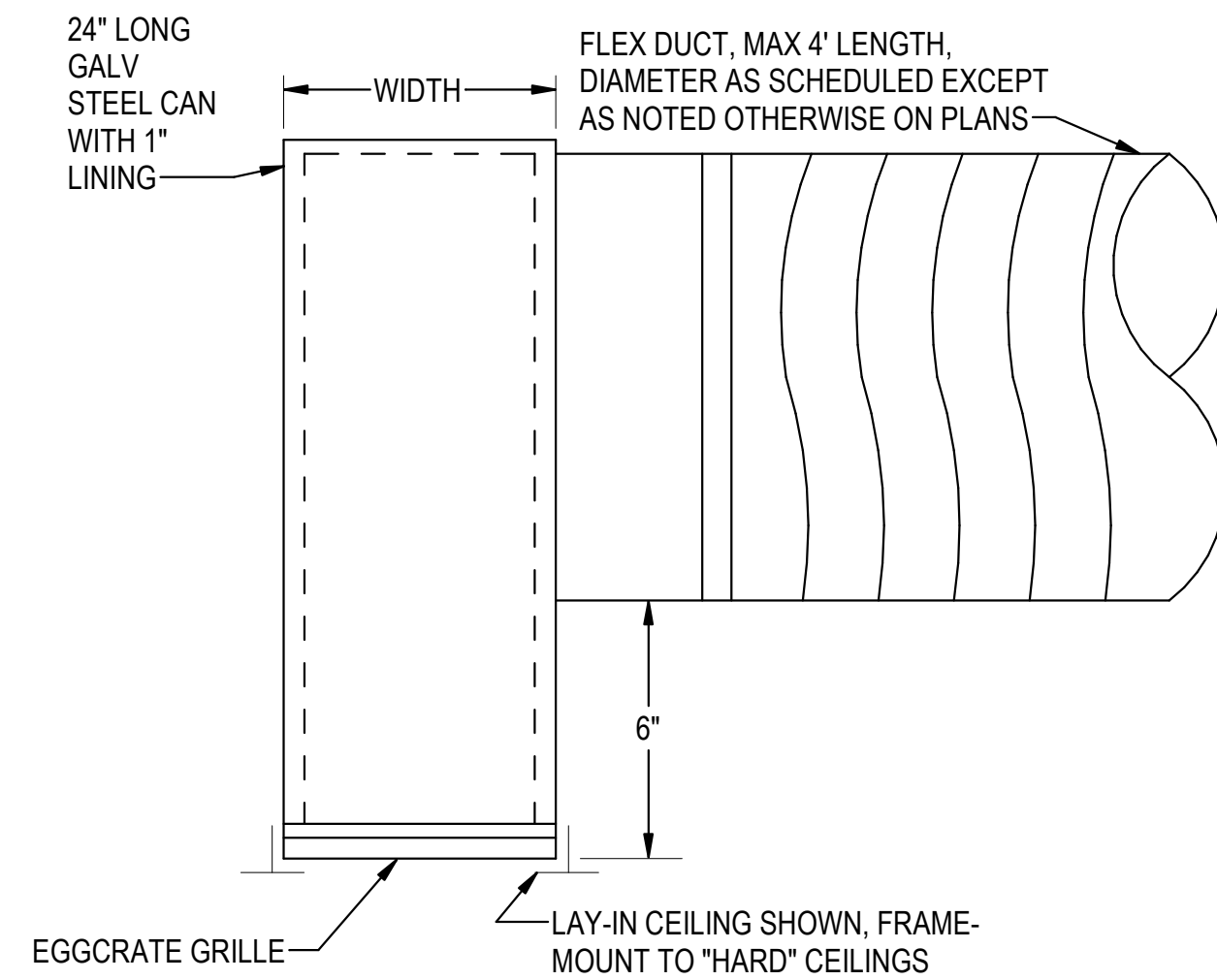
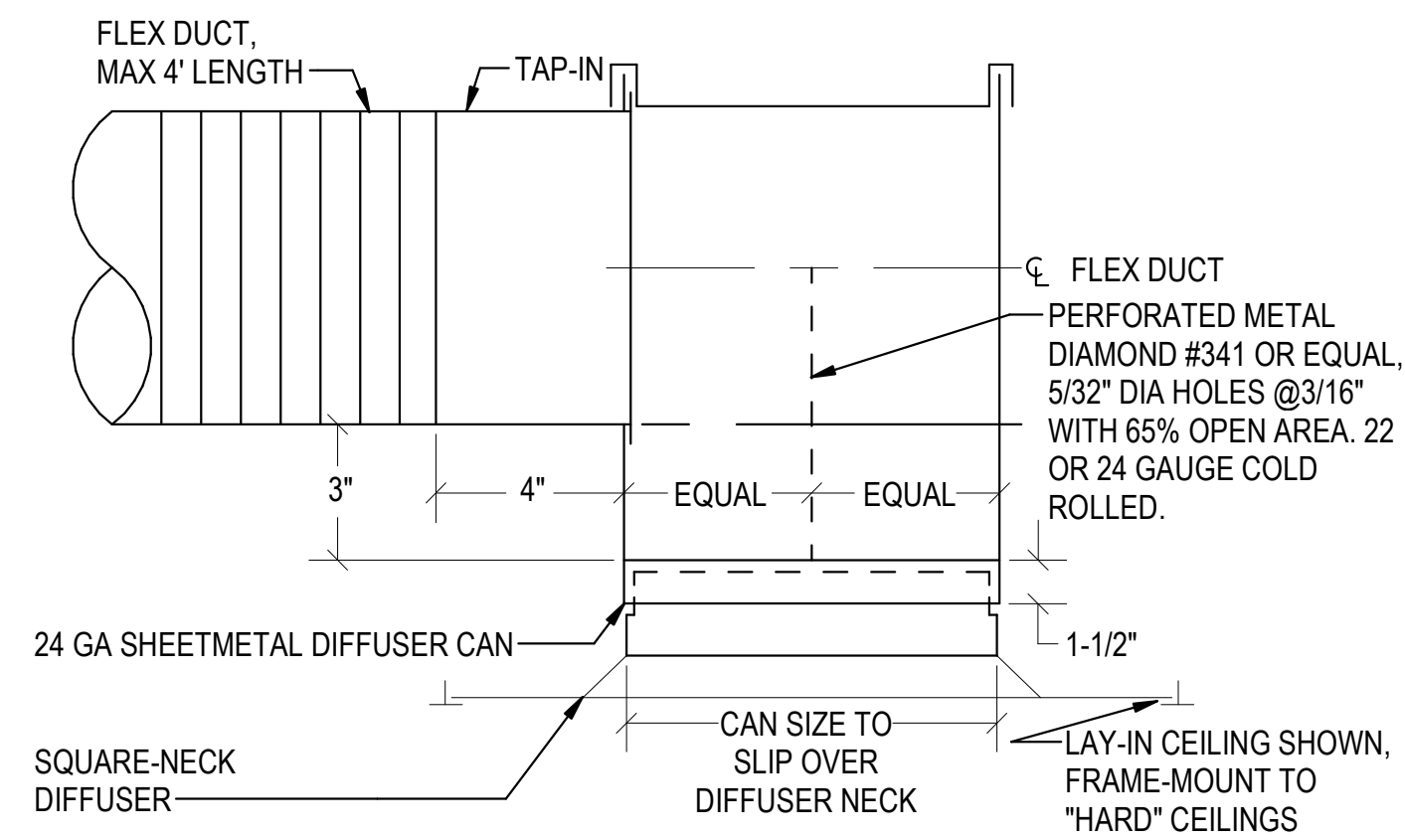
Project No.: 21067
Designed By: KRL
Drawn By: VGM
Checked By: JOI

Mark	Description	Date

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ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 W AVENUE, ANACORTES, WA

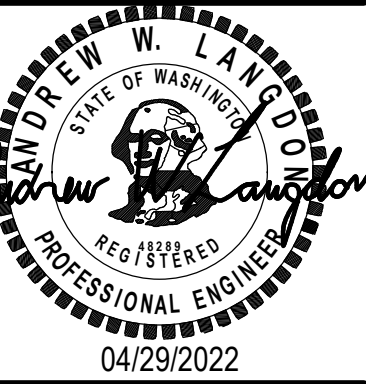
HVAC SECTIONS

M-402



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100 J. S. O'Connell

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METHOD

READINESS CENTER RENOVATION & REPAIR

2219 M AVENUE, ANACORTES, WA

HVAC DETAILS

M-501

Size: 22" x 34"

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UNIT HEATER SCHEDULE														
CALLOUT		SERVICE	FAN			HEATING COIL			ELECTRICAL [1]			BASIS OF DESIGN		NOTES
TYPE	MARK		CFM	MOTOR HP	RPM	EAT (DEG F)	LAT (DEG F)	CAPACITY (KW)	V	HZ	Ø	MANUFACTURER	MODEL	
EH	1	FIRE RISER	100	0.1	850	55	90	4	208	60	3	QMARK	AWH44083F	[2]
EH	2	LOBBY	100	0.1	850	55	90	4	208	60	3	QMARK	AWH44083F	[2]
EH	3	MULTIPURPOSE	100	0.1	850	55	90	4.8	208	60	3	QMARK	AWH45083F	[2]
EH	4	MULTIPURPOSE	100	0.1	850	55	90	4.8	208	60	3	QMARK	AWH45083F	[2]
EH	5	MENS TOILET/SHOWER	100	0.1	850	55	90	4.8	208	60	3	QMARK	AWH45083F	[2]
EH	6	MENS TOILET/SHOWER	100	0.1	850	55	90	4.8	208	60	3	QMARK	AWH45083F	[2]
EH	7	MECH ROOM	100	0.1	850	55	90	2	208	60	3	QMARK	AWH4408F	[2]
EH	8	WOMENS TOILET/ SHOWER	100	0.1	850	55	90	2	208	60	3	QMARK	AWH4408F	[2]
EH	9	UNIT STORAGE WEST	100	0.1	850	55	90	4	208	60	3	QMARK	AWH44083F	[2]
EH	10	UNIT STORAGE EAST	100	0.1	850	55	90	4.8	208	60	3	QMARK	AWH45083F	[2]
EH	11	VAULT	100	0.1	850	55	90	2	208	60	3	QMARK	AWH4408F	[2]

SCHEDULE NOTES:
[1] UNIT PROVIDED WITH INTEGRAL DISCONNECT.
[2] 24 VOLT RELAY FOR USE WITH REMOTE THERMOSTAT.

DEHUMIDIFIER SCHEDULE													
CALLOUT		SERVICE	FAN			ELECTRICAL				DEHUMIDIFICATION	BASIS OF DESIGN		NOTES
TYPE	MARK		CFM	MOTOR HP	RPM	V	HZ	Ø	FLA	PINTS/DAY	MANUFACTURER	MODEL	
DH	1	VAULT	170	0.75	850	110	60	1	5	15	EBAC	CD30-SE	

SPLIT SYSTEM UNIT SCHEDULE																							
CALLOUT		LOCATION	AREA SERVED	UNIT CONFIGURATION	ECON	RATED UNIT EFFICIENCY [1]	INDOOR FAN				COOLING [4]			REFER TYPE	OPERATING WEIGHT (LBS)	ELECTRICAL [7] [8]						BASIS OF DESIGN	
TYPE	MARK						SEER	CFM	ESP (IN WC) [2] [3]	MOTOR		NOMINAL CAPACITY (TONS) [5]	TOTAL COOLING (BTUH)			SENSIBLE COOLING (BTUH)	V	HZ	Ø	MOCP	MCA	SCCR	MANUFACTURER
						HP				BHP [6]													
AC	1	TELECOM	TELECOM	HORIZONTAL	N	-	385	0.5	0.05	0.04	3	30017	25456	R-410A	28	208	60	1	-	-	-	MITSUBISHI	TPKA0A0361KA70A
CU	1	ROOF	TELECOM	ROOF	N	18.8	3880	-	-	-	3	30017	25456	R-410A	92	208	60	1	31	25	30	MITSUBISHI	TRUYA0361KA70NA

SCHEDULE NOTES:
[1] TEST PROCEDURE: AHRI 210/240 OR AHRI 340/360
[2] STATIC PRESSURE EXTERNAL TO UNIT
[3] INCLUDES ALLOWANCE FOR FILTER LOADING
[4] AT 95 DEG F OUTDOOR AIR DRYBULB TEMPERATURE
[5] NOMINAL TONNAGE INCLUDED FOR REFERENCE ONLY - DO NOT USE FOR FINAL SIZING OF EQUIPMENT
[6] MAXIMUM ALLOWABLE MOTOR BRAKEHORSE POWER AT MAX FLOW AND ESP PER FAN MOTOR
[7] SINGLE POINT CONNECTION AND UNIT PROVIDED WITH INTEGRAL DISCONNECT
[8] POWER CONNECTION TO BE MADE TO CONDENSING UNIT WITH CONDUIT AND POWER CONNECTED TO INDOOR UNIT FROM OUTDOOR UNIT

AIR TERMINAL SCHEDULE																
CALLOUT	AIR TERMINAL DESCRIPTION	AIRFLOW CAPACITY LIMITS (CFM)		NOMINAL SIZE		NECK			MAX NC	MAX TSP DROP (IN. W.G.)	MATERIAL	OBD	FINISH	BASIS OF DESIGN		NOTES
		MAXIMUM	MINIMUM	LENGTH	WIDTH	FOR ROUND	FOR RECTANGULAR							MANUFACTURER	MODEL	
							LENGTH	WIDTH								
SD-1	CEILING MOUNTED SUPPLY DIFFUSER	125	0	24"	24"	-	6"	6"	<10	0.06	STEEL		#26 WHITE	TITUS	MCD	
SD-2	CEILING MOUNTED SUPPLY DIFFUSER	225	125	24"	24"	-	8"	8"	12	0.06	STEEL		#26 WHITE	TITUS	MCD	
SD-3	CEILING MOUNTED SUPPLY DIFFUSER	350	225	24"	24"	-	10"	10"	17	0.06	STEEL		#26 WHITE	TITUS	MCD	
SD-4	CEILING MOUNTED SUPPLY DIFFUSER	475	350	24"	8"	-	12"	12"	19	0.07	STEEL		#26 WHITE	TITUS	MCD	
SD-5	SIDE WALL SUPPLY GRILLE	75	0	12"	6"	-	-	-	17	0.07	STEEL	YES	#26 WHITE	TITUS	350RL	
SD-6	DUCT MOUNTED SUPPLY GRILLE (GYM)	820	0	24"	8"	-	-	-	22	0.14	STEEL		#26 WHITE	TITUS	DL	
SD-7	DUCT MOUNTED SUPPLY GRILLE	150	0	12"	4"	-	-	-	17	0.07	STEEL		#26 WHITE	TITUS	S300F	
RG-1	CEILING MOUNTED RETURN GRILLE	799	0	24"	12"	-	22"	10"	19	0.07	STEEL		#26 WHITE	TITUS	50F	
RG-2	CEILING MOUNTED RETURN GRILLE	1200	800	24"	24"	-	22"	22"	20	0.07	STEEL		#26 WHITE	TITUS	50F	
RG-3	DUCT MOUNTED RETURN GRILLE (GYM)	820	0	28"	30"	-	-	-	20	0.07	STEEL					
RG-4	DUCT MOUNTED RETURN GRILLE	150	0	12"	4"	-	-	-	17	0.07	STEEL		#26 WHITE	TITUS	S300F	
TG-1	WALL MOUNTED TRANSFER GRILLE	75	0	18"	6"	-	-	-	19	0.07	STEEL		#26 WHITE	TITUS	350RL	
EG-1	CEILING MOUNTED EGGRATE RETURN GRILLE	50	0	12"	12"	-	10"	10"	10	0.01	STEEL	NO	#26 WHITE	TITUS	50F	
EG-2	CEILING MOUNTED EGGRATE RETURN GRILLE	175	0	18"	18"	-	16"	16"	10	0.01	STEEL	NO	#26 WHITE	TITUS	50F	
IV-1	OUTSIDE AIR VENTILATION INTAKE	4000	0	46"	46"	36"	-	-	-	0.06	ALUMINUM		-	GREENHECK	GRSI-36	[1]
EV-1	EXHAUST VENTILATOR	4500	0	48"	48"	30"	-	-	-	0.15	ALUMINUM		-	GREENHECK	GRSR-30	[1]
EV-2	EXHAUST VENTILATOR	1000	0	29"	29"	15"	-	-	-	0.06	ALUMINUM		-	GREENHECK	GRSR-15	[1]

SCHEDULE NOTES:
[1] PROVIDE INSECT SCREEN AND CLASS 1 MOTORIZED DAMPER.



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Project No.: 21067
Designed By: KRL
Drawn By: VGM
Checked By: JOI

Mark	Description	Date

WASHINGTON MILITARY DEPARTMENT

ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 W AVENUE, ANACORTES, WA

HVAC SCHEDULES

M-601

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VARIABLE REFRIGERANT FLOW HEAT PUMP SCHEDULE															
CALLOUT		LOCATION	REFRIGERANT	COOLING					HEATING			COMPRESSOR		BASIS OF DESIGN	
TYPE	MARK			LBS OF REFRIGERANT	NOMINAL CAPACITY (TONS) [1]	TOTAL COOLING CAPACITY (BTH)	RATED EFFICIENCY [2]		HEATING CAPACITY (MBH)	RATED EFFICIENCY [3]	SCHE [4]	TYPE	QTY	MANUFACTURER	MODEL
							EER	IEER		COP (DUCTED/NONDUCTED)	(DUCTED/NONDUCTED)				
HP	1	OUTDOOR	R410A	70.2	18	214296	11.15	22.3	172066	3.23/3.62	23.8/27.8	INVERTER SCROLL	1	mitsubishi	TURYE2163AN40AN
HP	2	OUTDOOR	R410A	36.9	10	117801	12.65	26.05	101761	3.61/4.01	25.3/29.1	INVERTER SCROLL	1	mitsubishi	TURY1203AN40AN

SCHEDULE NOTES:
[1] NOMINAL TONNAGE INCLUDED FOR REFERENCE ONLY - DO NOT USE FOR FINAL SIZING OF EQUIPMENT.
[2] RATED EFFICIENCY PER AHRI 1230. SYSTEM IS COMPLIANT WITH TABLE C403.2.3(1) OF THE WASHINGTON ENERGY CODE, COMMERCIAL PROVISIONS; SEER=SEASONAL ENERGY EFFICIENCY RATIO; IEER=INTEGRATED ENERGY EFFICIENCY RATIO; EER=ENERGY EFFICIENCY RATIO
[3] RATED EFFICIENCY PER AHRI 1230. SYSTEM IS COMPLIANT WITH TABLE C403.2.3(1) OF THE WASHINGTON ENERGY CODE, COMMERCIAL PROVISIONS; COP=COEFFICIENT OF PERFORMANCE; HSPF=HEATING SEASONAL PERFORMANCE FACTOR
[4] SCHE AT NOMINAL CONDITIONS; SCHE=SIMULTANEOUS COOLING AND HEATING EFFICIENCY

VARIABLE REFRIGERANT FLOW FAN COIL UNIT SCHEDULE																			
CALLOUT		SERVICE	OUTDOOR UNIT	STYLE			COOLING			HEATING	FILTRATION	FAN MOTOR EFFICIENCY [%]	REFRIGERANT	ELECTRICAL			BASIS OF DESIGN		NOTES
TYPE	MARK				SUPPLY AIRFLOW (CFM)	ESP (IN WC) [1] [2]	CAPACITY (TONS) [3]	TOTAL COOLING (BTH)	SENSIBLE COOLING (BTH)	TOTAL HEATING (BTH)				POWER SUPPLY	MCA	MOP	MANUFACTURER	MODEL	
FCU	1	RETENTION OFFICE	HP-1	4 WAY CASSETTE	280	-	0.5	4598	4193	3669	MERV 13	75	R410A	208-230/1	0.24	15	mitsubishi	TPLFYP005FM140A	[4]
FCU	2A	ADMIN (104)	HP-1	WALL MOUNTED	918	-	2.5	27591	21241	22278	-	72	R410A	208-230/1	0.63	15	mitsubishi	TPKFYP030KM142A	[4]
FCU	2B	ADMIN (104)	HP-1	WALL MOUNTED	918	-	2.5	27591	21241	22278	-	72	R410A	208-230/1	0.63	15	mitsubishi	TPKFYP030KM142A	[4]
FCU	3	OFFICE (105)	HP-1	WALL MOUNTED	918	-	2	22073	18797	17691	-	72	R410A	208-230/1	0.63	15	mitsubishi	TPKFY024KM142A	[4]
FCU	4A	ADMIN (106)	HP-1	WALL MOUNTED	918	-	2.5	27591	21241	22278	-	72	R410A	208-230/1	0.63	15	mitsubishi	TPKFYP030KM142A	[4]
FCU	4B	ADMIN (106)	HP-1	WALL MOUNTED	918	-	2	22073	18797	17691	-	72	R410A	208-230/1	0.63	15	mitsubishi	TPKFY024KM142A	[4]
FCU	5A-1	ADMIN (107) WEST	HP-1	WALL MOUNTED	918	-	2	22073	18797	17691	-	72	R410A	208-230/1	0.63	15	mitsubishi	TPKFY024KM142A	[4]
FCU	5A-2	ADMIN (107) WEST	HP-1	WALL MOUNTED	438	-	1.5	16555	11692	13104	-	72	R410A	208-230/1	0.24	15	mitsubishi	TPKFY018LM140A	[4]
FCU	5B	ADMIN (107) CENTRAL	HP-1	WALL MOUNTED	297	-	1	11036	7809	8845	-	72	R410A	208-230/1	0.24	15	mitsubishi	TPKFY012LM140A	[4]
FCU	5C	ADMIN (107) EAST	HP-1	WALL MOUNTED	297	-	1	11036	7809	8845	-	72	R410A	208-230/1	0.24	15	mitsubishi	TPKFY012LM140A	[4]
FCU	6	CONFERENCE	HP-1	WALL MOUNTED	918	-	2	22073	18797	17691	-	72	R410A	208-230/1	0.63	15	mitsubishi	TPKFY024KM142A	[4]
FCU	7	FITNESS ROOM	HP-2	CEILING MOUNTED DUCTED	883	1.0	2.5	28292	21091	26660	MERV 13	75	R410A	208-230/1	2.88	15	mitsubishi	TPEFYP030MA144A	[4] [5]
FCU	8	CLASSROOM (115)	HP-2	CEILING MOUNTED DUCTED	883	1.0	2	22634	18663	21171	MERV 13	75	R410A	208-230/1	2.88	15	mitsubishi	TPEFYP024MA144A	[4] [5]
FCU	9	CLASSROOM (116A)	HP-2	CEILING MOUNTED DUCTED	883	1.0	2	22634	18663	21171	MERV 13	75	R410A	208-230/1	2.88	15	mitsubishi	TPEFYP024MA144A	[4] [5]
FCU	10	CLASSROOM (116B)	HP-2	CEILING MOUNTED DUCTED	883	1.0	2	22634	18663	21171	MERV 13	75	R410A	208-230/1	2.88	15	mitsubishi	TPEFYP024MA144A	[4] [5]
FCU	11	MOTHERS ROOM	HP-2	WALL MOUNTED	297	-	1	11317	7937	10585	-	72	R410A	208-230/1	0.24	15	mitsubishi	TPKFY012LM140A	[4]
FCU	12	VESTIBULE (118A)	HP-2	WALL MOUNTED	297	-	1	11317	7937	10585	-	72	R410A	208-230/1	0.24	15	mitsubishi	TPKFY012LM140A	[4]

SCHEDULE NOTES:
[1] WITH UNIT AT MAXIMUM CONDITIONS.
[2] INCLUDES ALLOWANCE FOR FILTER LOADING.
[3] NOMINAL TONNAGE INCLUDED FOR REFERENCE ONLY.
[4] PROVIDE CONDENSATE PUMP OPTION.
[5] PROVIDE FILTER BOX WITH 2" MERV-13 FILTER.

VARIABLE REFRIGERANT FLOW BRANCH SELECTOR BOX SCHEDULE										
CALLOUT		SERVICE	REFRIGERANT	ELECTRICAL [1]			OPERATING WEIGHT (LBS)	BASIS OF DESIGN		NOTES
TYPE	MARK			POWER SUPPLY	MCA	MOP		MANUFACTURER	MODEL	
BC	1	HP-1	R410A	208/1	0.83	15	106	mitsubishi	TCMBM1012JA11N4BV	
BC	2	HP-2	R410A	208/1	0.83	15	106	mitsubishi	TCMBM0108JA11N4BV	

SCHEDULE NOTES:
[1] SINGLE POINT CONNECTION.

DUCT HEATER SCHEDULE											
CALLOUT		LOCATION	SERVICE	SIZE (INCHES)	COIL SIZE (kW)	ELECTRIAL (V//HZ)	CONTROL	AMPS	BASIS OF DESIGN		NOTES
TYPE	MARK								MANUFACTURER	MODEL	
DHTR	1	TABLE & CHAIRS	ERV-1	22x22	17	208/3/60	SCR	47.1	GREENHECK	IDHE	
DHTR	2	TABLE & CHAIRS	ERV-2	18x18	5	208/3/60	SCR	13.8	GREENHECK	IDHE	
DHTR	3	KITCHEN	ERV-3	18x18	5	208/3/60	SCR	13.8	GREENHECK	IDHE	



Project No.: 21067	Designed By: KRL
Mark	Drawn By: VGM
Description	Checked By: JOI
Date	

KITCHEN EXHAUST HOOD SCHEDULE																		
CALLOUT		LOCATION	FAN TYPE	FAN										MAX SOUND LEVEL (DBA)	OPERATING WEIGHT (LBS)	BASIS OF DESIGN		NOTES
TYPE	MARK			CFM	DRIVE TYPE	E.S.P (IN WC)	RPM	MOTOR			ELECTRICAL					MANUFACTURER	MODEL	
								SPEED	HP	BHP	V	HZ	PH					
KH	1	KITCHEN	PROP	400	DIRECT	0.75	1797	0.22	1/4	0.22	120	60	1	71	135	CAPTIVEAIRE	WRH-36	[1]

SCHEDULE NOTES:
[1] PROVIDE WITH CAPTRATE SOLO FILTER.

ENERGY RECOVERY VENTILATOR																																		
CALLOUT		LOCATION	SERVICE	SUPPLY FAN									RETURN FAN									FILTER		MAX SOUND LEVEL DBA	OPERATING WEIGHT (LBS)	ELECTRICAL					BASIS OF DESIGN		NOTES	
TYPE	MARK			FAN TYPE	DRIVE TYPE	CFM [1]	E.S.P. (IN WC) [2] [3]	QTY	RPM [1]	MOTOR			FAN TYPE	DRIVE TYPE	CFM [1]	E.S.P. (IN WC) [2] [3]	QTY	RPM [1]	MOTOR			TYPE	MAX VEL			V	HZ	PH	MOCP	MCA	MANUFACTURER	MODEL		
										SPEED	BHP	HP							SPEED	BHP	HP													
ERV	1	UNIT STORAGE	DRILL HALL	PLENUM	DIRECT	3275	1.5	2	2172	1750	1.21	1.5	PLENUM	DIRECT	3275	1.5	2	2302	1750	1.31	1.5	MERV8	500	76.6	912	208	60	3	20	19.7	GREENHECK	ECV-40-P-L	[1]	
ERV	2	TABLE AND CHAIRS	ADMIN/ OFFICE/ RESTROOMS	PLENUM	DIRECT	1800	1.5	2	2235	1750	1.33	1.5	PLENUM	DIRECT	2700	1.5	2	2386	1750	1.53	2	MERV8	500	71	647	208	60	3	15	12	GREENHECK	ECV-20-P-L	[1]	
ERV	3	KITCHEN	CLASSROOM/ STORAGE	PLENUM	DIRECT	1635	1.5	1	2125	1750	1.15	1.5	PLENUM	DIRECT	1635	1.5	1	2264	1750	1.32	1.5	MERV8	500	71	645	208	60	3	15	10.4	GREENHECK	ECV-20-P-L	[1]	

ENERGY RECOVERY VENTILATOR - CONTINUED									
CALLOUT		ENERGY RECOVERY							
TYPE	MARK	WINTER				SUMMER			
		OSA DB/WB (DEG F)	RETURN AIR DB/WB (DEG F)	CAPACITY (MBH)	ASHRAE 90.1 ENTHALPY RECOVERY RATIO	OUTSIDE AIR DB/WB (DEG F)	RETURN AIR DB/WB (DEG F)	CAPACITY (MBH)	ASHRAE 90.1 ENTHALPY RECOVERY RATIO
ERV	1	23.1/19.3	72.0/55.7	81.6	45.9	72.3/62.0	75/62.5	2.9	64.5
ERV	2	23.1/19.3	72.0/55.7	55.1	50.4	72.3/62.0	75/62.5	0.0	67.3
ERV	3	23.1/19.3	72.0/55.7	64.9	53.2	72.3/62.0	75/62.5	1.4	68.9

SCHEDULE NOTES:
[1] WITH UNIT AT MAXIMUM CONDITIONS
[2] STATIC PRESSURE EXTERNAL TO UNIT
[3] INCLUDES ALLOWANCE FOR FILTER LOADING



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Project No.: 21067	Date
Designed By: KRL	
Drawn By: VGM	
Checked By: JOI	

WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 W AVENUE, ANACORTES, WA
HVAC SCHEDULES

SEQUENCE OF OPERATION

GENERAL SYSTEM DESCRIPTION AND REQUIREMENTS:

ALL SETPOINTS, TIME SETTINGS AND OTHER VALUES SHALL BE OPERATOR ADJUSTABLE UNLESS INDICATED OTHERWISE.

THE DDC SYSTEM SHALL HAVE DIRECT TRENDING CAPABILITY FOR ALL POINTS WITHIN THE SYSTEM AND THE ABILITY TO STORE SEASONAL TREND DATA AND GRAPHICALLY DISPLAY DATA.

GRAPHICALLY DISPLAY THE SYSTEM DESCRIBED IN THIS DOCUMENT AND SHOWN ON THE DESIGN DRAWINGS. INCLUDE ALL POINTS LISTED ON THE POINTS LIST. REFERENCE PLANS FOR SENSOR LOCATION AND SYSTEM LAYOUT.

ENERGY RECOVERY VENTILATOR (ERV)

THE ENERGY RECOVERY VENTILATOR (ERV) IS EQUIPPED WITH ECM SUPPLY FAN, ECM EXHAUST FAN, AND HEAT EXCHANGER BYPASS. THE ERV SYSTEM SHALL BE FULLY CONTROLLED BY THE MANUFACTURER'S ELECTRONIC CONTROLLERS AND CONTROL SYSTEM.

ERV START/STOP

THE ERV SYSTEM SHALL INTERLOCK EACH ERV WITH ASSOCIATED FCU. THE ERV SYSTEM SHALL START EACH ERV WHEN ANY ASSOCIATED FCU ARE ENABLED AND DISABLED WHEN ALL ASSOCIATED FCUS ARE DISABLED.

WHEN AN ERV IS DISABLED, THE DDC SYSTEM SHALL CLOSE ITS OUTSIDE AIR AND EXHAUST AIR DAMPER. WHEN AN ERV IS ENABLED, THE DDC SYSTEM SHALL OPEN ITS OUTSIDE AIR AND EXHAUST AIR DAMPERS.

BELOW IS THE INTENDED SEQUENCE FOR ERV OPERATION BY MANUFACTURER'S CONTROL SYSTEM

TEMPERATURE CONTROL FOR ERV 1-3

THE DDC SYSTEM SHALL MONITOR SUPPLY AIR TEMPERATURE FROM ERV 1-3 AND MODULATE THE SCR ELECTRIC COIL CONTROLLER TO MAINTAIN A SUPPLY AIR TEMPERATURE OF 60 DEG F.

ECM FAN MOTOR CONTROL

THE ECM FAN SPEED FOR THE SUPPLY FAN AND EXHAUST FAN SHALL BE SET TO MAINTAIN THE AIRFLOW SPECIFIED ON THE EQUIPMENT SCHEDULE. THE AIR BALANCER SHALL DETERMINE THE FAN SPEED SETTINGS.

HEAT EXCHANGER

WHEN THE SYSTEM IS IN HX BYPASS MODE OPEN THE HX BYPASS DAMPER. THE INVERSE CONFIGURATION SHALL BE ENABLED WHEN ALLOWING AIR TO FLOW THROUGH THE HEAT EXCHANGER.

COOLING MODE:

- 1. WHEN THE OUTSIDE AIR TEMPERATURE (OAT) IS LESS THAN THE DISCHARGE AIR SETPOINT AND THE OAT IS LESS THE THE RETURN AIR TEMPERATURE (RAT) ALLOW SUPPLY AIR TO FLOW THROUGH THE HEAT EXCHANGER (HX).
- 2. WHEN OAT IS LESS THAN THE DISCHARGE AIR SETPOINT AND OAT IS GREATER THAN RAT BYPASS SUPPLY AIR AROUND THE HEAT EXCHANGER.
- 3. WHEN OAT IS GREATER THAN THE DISCHARGE AIR SETPOINT AND THE OAT IS GREATER THAN THE RAT ALLOW SUPPLY AIR TO FLOW THROUGH THE HX.
- 4. WHEN OAT IS GREATER THAN THE DISCHARGE AIR SETPOINT AND THE OAT IS LESS THAN RAT BYPASS SUPPLY AIR AROUND THE HEAT EXCHANGER.

HEATING MODE:

- 1. WHEN OAT IS LESS THAN THE DISCHARGE AIR SETPOINT AND OAT IS LESS THAN RAT ALLOW SUPPLY AIR TO FLOW THROUGH THE HEAT EXCHANGER.
- 2. WHEN OAT IS LESS THAN THE DISCHARGE AIR SETPOINT AND THE OAT IS GREATER THAN THE RAT BYPASS HX.
- 3. WHEN OAT IS GREATER THAN THE DISCHARGE AIR SETPOINT AND THE OAT IS GREATER THAN RAT ALLOW SUPPLY AIR TO FLOW THROUGH THE HEAT EXCHANGER.
- 4. WHEN THE OAT IS GREATER THAN THE DISCHARGE AIR SETPOINT AND THE OAT IS LESS THAN RAT BYPASS SUPPLY AIR AROUND THE HEAT EXCHANGER.

MORNING WARM UP AND MORNING COOL DOWN

THE ERV SYSTEM SHALL DISABLE THE ERV WHEN THE ASSOCIATED FCU ARE IN MORNING WARM UP OR MORNING COOL DOWN MODE.

SAFETIES AND ALARMS

ANNUNCIATE ALARMS AT THE DDC SYSTEM'S FRONT END COMPUTER WHEN ANY OF THE FOLLOWING EVENTS OCCUR. CREATE SEPARATE POINTS FOR EACH ALARM LISTED BELOW.

AIR FILTERS

THE ERV SYSTEM SHALL MONITOR THE FILTER RUN TIME AND SHALL PROVIDE AN ALARM WHEN THE RUN TIME EXCEEDS THE SETPOINT.

VARIABLE REFRIGERANT FLOW(VRF) SYSTEM

THE FAN COIL UNITS (FCU), BRANCH CONTROLLERS (BC) AND HEAT PUMPS (HP) ARE EQUIPPED WITH VARIABLE REFRIGERANT FLOW (VRF). THE VRF SYSTEM SHALL BE FULLY CONTROLLED BY THE MANUFACTURER'S ELECTRONIC CONTROLLERS AND CONTROL SYSTEM.

PROVIDE GRAPHICAL DISPLAY AND INTERFACE (INTELLIGENT TOUCH MODULE) TO THE SYSTEM DESCRIBED IN THIS DOCUMENT AND SHOWN ON THE DESIGN DRAWINGS. INCLUDE AND PROVIDE ACCESS TO ALL POINTS AVAILABLE TO THE VRF SYSTEM INTERFACE MODULE. INCLUDE AND PROVIDE ACCESS TO ALL READABLE POINTS THRU THE DIRECT DIGITAL CONTROL SYSTEM AND WRITABLE POINTS AS REQUIRED WITHIN THIS SEQUENCE.

PROVIDE ROOM THERMOSTATS/SENSORS WITH THE ABILITY TO TEMPORARILY PLACE THE SYSTEM IN OCCUPIED MODE.

PROVIDE ROOM THERMOSTATS/SENSORS WITH THE ABILITY TO ADJUST SETPOINTS +/- 3° F.

INITIAL DEFAULT ROOM TEMPERATURE SETPOINTS SHALL BE 68° F HEATING, 75° F COOLING WITH A 5°F DEAD BAND UNLESS OTHERWISE NOTED.

SYSTEM OPERATION:

THE SYSTEM SHALL BE FULLY CONTROLLED BY THE MANUFACTURER'S CONTROL SYSTEM. THE DDC SYSTEM SHALL INDEX THE SYSTEM TO OCCUPIED MODE AT 7:00 AM TO 6:00 PM (ADJ.). WHEN NOT IN OCCUPIED MODE THE DDC SYSTEM SHALL INDEX THE SYSTEM TO UNOCCUPIED MODE.THE OCCUPANTS SHALL HAVE THE ABILITY TO INDEX THE SYSTEM TO OCCUPIED MODE FOR ADJUSTABLE TIME PERIOD WHEN THE SYSTEM IS INDEXED TO UNOCCUPIED MODE.

TEMPERATURE CONTROL

THE VRF SYSTEM SHALL MONITOR THE INDIVIDUAL SPACE TEMPERATURES SERVED BY THE FCU. THE VRF CONTROLLER SHALL MODULATE THE SYSTEM TO MAINTAIN SPACE TEMPERATURE SETPOINT.

NIGHT SETBACK:

WHEN UNIT IS IN UNOCCUPIED MODE AND THE SPACE TEMPERATURE REACHES 60°F (ADJ.), THE VRF SYSTEM SHALL ENABLE FCUs IN THE CORRESPONDING ZONE. WHEN THE ZONE/SPACE TEMPERATURE REACHES 65°F (ADJ.) THE VRF SYSTEM SHALL TOGGLE BACK TO UNOCCUPIED MODE AND THE FCU'S SHALL SHUTDOWN.

NIGHT SETUP:

WHEN UNIT IS IN UNOCCUPIED MODE AND THE SPACE TEMPERATURE REACHES 85°F (ADJ.), THE VRF SYSTEM SHALL ENABLE FCUs IN THE CORRESPONDING ZONE. WHEN THE ZONE/SPACE TEMPERATURE REACHES 80°F (ADJ.) THE VRF SYSTEM SHALL TOGGLE BACK TO UNOCCUPIED MODE AND THE FCUs SHALL SHUTDOWN.

MORNING WARM-UP/COOL-DOWN OPTIMIZATION

THE CONTROL SYSTEM SHALL "LEARN" THE THERMAL CHARACTERISTICS OF THE BUILDING AND AIR DISTRIBUTION SYSTEMS TO PROVIDE OPTIMUM START TIMES FOLLOWING NIGHT SETBACK AND NIGHT SETUP. THE OPTIMUM START TIMES SHALL BE BASED ON LOGGED WARM-UP TIMES, COOL-DOWN TIMES, OUTSIDE AIR TEMPERATURES AND TIME OF DAY. THE CONTROL SYSTEM SHALL REFINЕ THE OPTIMUM START TO BE THE LATEST TIME TO HAVE THE SPACES UP TO OCCUPIED TEMPERATURE BY THE BEGINNING OF THE OCCUPIED PERIOD.

SAFETIES AND ALARMS:

ANNUNCIATE ALARMS AT THE DDC SYSTEM'S FRONT END COMPUTER WHEN ANY OF THE FOLLOWING EVENTS OCCUR. CREATE SEPARATE POINTS FOR EACH ALARM LISTED BELOW.

VRF

ALL SYSTEM AND DIAGNOSTIC ALARMS FROM VRF SYSTEM.

SPACE TEMPERATURE ALARM

ALARM WHEN SPACE TEMPERATURE IS ABOVE SET POINT DURING OCCUPIED MODE FOR MORE THAN FIFTEEN (15) MINUTES.

SPLIT SYSTEM AIR CONDITIONING (SSAC) (AC-1) UNIT

THE SSAC SHALL BE FULLY CONTROLLED BY THE MANUFACTURER'S ELECTRONIC CONTROLLERS AND CONTROL SYSTEM.

PROVIDE GRAPHICAL DISPLAY AND INTERFACE (INTELLIGENT TOUCH MODULE) TO THE SYSTEM DESCRIBED IN THIS DOCUMENT AND SHOWN ON THE DESIGN DRAWINGS. INCLUDE AND PROVIDE ACCESS TO ALL POINTS AVAILABLE TO THE SSAC SYSTEM INTERFACE MODULE. INCLUDE AND PROVIDE ACCESS TO ALL READABLE POINTS THRU THE DIRECT DIGITAL CONTROL SYSTEM AND WRITABLE POINTS AS REQUIRED WITHIN THIS SEQUENCE.

PROVIDE ROOM THERMOSTATS/SENSORS WITH THE ABILITY TO ADJUST SETPOINTS +/- 3° F.

INITIAL DEFAULT ROOM TEMPERATURE SETPOINTS SHALL BE 68° F HEATING, 75° F COOLING, UNLESS OTHERWISE NOTED.

UNIT OPERATION:

THE SYSTEM SHALL BE FULLY CONTROLLED BY THE MANUFACTURER'S CONTROL SYSTEM.

TEMPERATURE CONTROL:

THE SSAC CONTROLLER SHALL MONITOR THE INDIVIDUAL SPACE TEMPERATURES SERVED BY THE FCU. THE SSAC CONTROLLER SHALL MODULATE THE SYSTEM TO MAINTAIN SPACE TEMPERATURE SETPOINT.

SAFETIES AND ALARMS:

ANNUNCIATE ALARMS AT THE DDC SYSTEM'S FRONT END COMPUTER WHEN ANY OF THE FOLLOWING EVENTS OCCUR. CREATE SEPARATE POINTS FOR EACH ALARM LISTED BELOW.

SPLIT SYSTEM HEAT PUMP CONTROLLER

ALL SYSTEM AND DIAGNOSTIC ALARMS FROM SPLIT SYSTEM HEAT PUMP CONTROLLER.

FAN FAILURE

ALARM WHEN CONTROLLER SENDS START OR STOP SIGNAL TO FAN AND THERE IS NO PROOF OF STATUS ALIGNMENT FOR ONE (1) MINUTE (ADJ.).

SPACE TEMPERATURE ALARM

ALARM WHEN SPACE TEMPERATURE IS ABOVE SET POINT DURING OCCUPIED MODE FOR MORE THAN FIFTEEN (15) MINUTES.

DEHUMIDIFIER (DH-1)

THE VAULT DEHUMIDIFIER SHALL BE FULLY CONTROLLED BY THE MANUFACTURER'S ELECTRONIC CONTROLLERS AND CONTROL SYSTEM.

SAFETIES AND ALARMS

ANNUNCIATE ALARMS AT THE DDC SYSTEM'S FRONT END COMPUTER WHEN ANY OF THE FOLLOWING EVENTS OCCUR. CREATE SEPARATE POINTS FOR EACH ALARM LISTED BELOW.

HIGH SPACE HUMIDITY

ALARM WHEN RELATIVE HUMIDITY LEVEL IS AT OR ABOVE 50% RH (ADJ.) FOR MORE THAN ONE (1) MINUTE (ADJ.).

HEAT PUMP DOMESTIC HOT WATER HEATING SYSTEM

THE DOMESTIC HOT WATER HEATING SHALL BE FULLY CONTROLLED BY THE MANUFACTURER'S ELECTRONIC CONTROLLERS AND CONTROL SYSTEM.

PROVIDE GRAPHICAL DISPLAY AND INTERFACE (INTELLIGENT TOUCH MODULE) TO THE SYSTEM DESCRIBED IN THIS DOCUMENT AND SHOWN ON THE DESIGN DRAWINGS. INCLUDE AND PROVIDE ACCESS TO ALL POINTS AVAILABLE TO THE DOMESTIC HOT WATER HEATING SYSTEM INTERFACE MODULE. INCLUDE AND PROVIDE ACCESS TO ALL READABLE POINTS THRU THE DIRECT DIGITAL CONTROL SYSTEM AND WRITABLE POINTS AS REQUIRED WITHIN THIS SEQUENCE.

RECIRCULATION PUMP START/STOP

THE DDC SYSTEM SHALL MONITOR DOMESTIC RETURN HOT WATER TEMPERATURE AND ENABLE THE RECIRCULATION PUMP IF THE RETURN WATER TEMPERATURE IS BELOW 115° F. IF THE DOMESTIC RETURN HOT WATER TEMPERATURE IS ABOVE 117°F DISABLE THE RECIRCULATION PUMP.

SAFETIES AND ALARMS

ANNUNCIATE ALARMS AT THE DDC SYSTEM'S FRONT END COMPUTER WHEN ANY OF THE FOLLOWING EVENTS OCCUR. CREATE SEPARATE POINTS FOR EACH ALARM LISTED BELOW.

LOW WATER RETURN TEMPERATURE

ALARM WHEN DOMESTIC RETURN HOT WATER TEMPERATURE IS BELOW 115° F FOR MORE THAN THIRTY (30) MINUTES.

ELECTRIC WALL HEATERS (EH-1-11)

THE DDC SYSTEM SHALL ENABLE/ DISABLE ELECTRIC WALL HEATERS WHEN TEMPERATURE DROPS BELOW 55F (ADJ.)

SAFETIES AND ALARMS

ANNUNCIATE ALARMS AT THE DDC SYSTEM'S FRONT END COMPUTER WHEN ANY OF THE FOLLOWING EVENTS OCCUR. CREATE SEPARATE POINTS FOR EACH ALARM LISTED BELOW.

SPACE TEMPERATURE ALARM

ALARM WHEN SPACE TEMPERATURE IS BELOW SET POINT (55F, ADJ.) DURING OCCUPIED MODE FOR MORE THAN FIFTEEN (15) MINUTES.



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Project No.: 21067	Designed By: KRL	Drawn By: VGM	Checked By: JOI
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Mark	Description	Date

WASHINGTON MILITARY DEPARTMENT

ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 W AVENUE, ANACORTES, WA

SEQUENCE OF OPERATIONS



POINTS LIST						
POINT DESCRIPTOR	POINT TYPE					REMARKS
	DI	AI	DO	AO	VP	
GENERAL						
OUTSIDE AIR TEMPERATURE SENSOR		●				
BUILDING OCCUPIED/UNOCCUPIED SCHEDULE				●		
FIRE ALARM CONTROL PANEL					●	FIRE ALARM
ENERGY RECOVERY VENTILATOR						
SYSTEM ON/OFF					●	
SUPPLY FAN SPEED					●	
EXHAUST FAN SPEED					●	
OUTSIDE AIR DAMPER			●			HARDWIRE INTERLOCK WITH ERV
EXHAUST AIR DAMPER			●			HARDWIRE INTERLOCK WITH ERV
OCCUPANCY CALL					●	FROM ZONE OCC OVERRRIDE
ELECTRIC COIL CONTROL (DH-1-3)				●		
ELECTRIC COIL FAILURE ALARM					●	
VARIABLE REFRIGERANT FLOW (VRF) SYSTEM						
SPACE TEMPERATURE SET POINT					●	
SPACE TEMPERATURE					●	
CU STATUS					●	HP HARDWIRED TO BAS PANEL
CU ALARM					●	HP HARDWIRED TO BAS PANEL
OCCUPANCY CALL					●	FROM ZONE OCC OVERRRIDE
SPACE TEMPERATURE ALARM					●	ALARM
SPLIT SYSTEM AIR CONDITIONING UNIT FOR TELECOM (AC-1)						
SPACE TEMPERATURE SET POINT					●	
SPACE TEMPERATURE					●	
FAN STATUS					●	
HEATING/COOLING STATUS					●	
CU STATUS					●	
FAN FAILURE ALARM					●	ALARM
SPACE TEMPERATURE ALARM					●	ALARM
DEHUMIDIFIER						
SPACE HUMIDITY LEVEL ALARM					●	ALARM
ELECTRIC WALL HEATER						
HEATER ON/OFF			●			
SPACE TEMPERATURE ALARM					●	ALARM
HEAT PUMP DOMESTIC HOT WATER HEATING SYSTEM						
DOMESTIC HOT WATER RETURN TEMPERATURE		●				
DOMESTIC HOT WATER RETURN TEMPERATURE SET POINT				●		
RECIRCULATION PUMP ENABLE			●			
LOW WATER TEMPERATURE ALARM					●	ALARM



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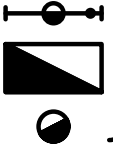
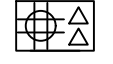
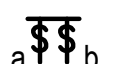
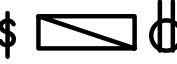
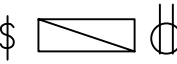
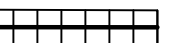
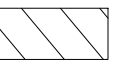
Project No.: 21067
Designed By: KRL
Drawn By: VGM
Checked By: JOJ

Mark	Description	Date

WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 M AVENUE, ANACORTES, WA
CONTROL POINTS LIST

M-702

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ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
LIGHTING		RECEPTACLES	
	RECESSED LIGHT FIXTURE		DUPLEX RECEPTACLE (E INDICATES EXISTING TO BE REPLACED)
	SURFACE OR PENDANT MOUNT LIGHT FIXTURE (CIRCLE INDICATES RECESSED OR CONCEALED JUNCTION BOX)		DUPLEX RECEPTACLE (G INDICATES GROUND FAULT CIRCUIT INTERRUPTER)
	WALL MOUNT LIGHT FIXTURE		DUPLEX RECEPTACLE (C INDICATES ABOVE COUNTER, S INDICATES SWITCHED)
	SURFACE OR PENDANT MOUNT STRIP LIGHT (CIRCLE INDICATES RECESSED OR CONCEALED JUNCTION BOX)		FOURPLEX RECEPTACLE
	EGRESS FIXTURE WITH EMERGENCY BATTERY PACK. PROVIDE ADDITIONAL UNSWITCHED HOT LEG.		(1) SWITCHED DUPLEX RECEPTACLE AND (1) NON-SWITCHED DUPLEX RECEPTACLE INSTALLED TOGETHER IN THE SAME BOX.
	EXIT LIGHT FIXTURE (PROVIDE DIRECTION ARROWS AS INDICATED) PROVIDE ADDITIONAL UNSWITCHED HOT LEG.		COMBINATION FLOOR BOX W/ (4) CAT6 DATA. FOURPLEX ISOLATED GROUND RECEPTACLE AND DATA JUNCTION BOX WITH SEPARATE 1" C. TO ACCESSIBLE CEILING OR NEAREST CABLE TRAY LOCATION, UNLESS NOTED OTHERWISE. MAINTAIN COMMUNICATION / DATA OUTLET REQUIREMENTS ('S' INDICATES CONTROLLED).
	EMERGENCY BATTERY PACK WITH TWIN HEAD FLOOD PROVIDE ADDITIONAL UNSWITCHED HOT LEG.		SPECIAL PURPOSE OUTLET - 1Ø, VOLTAGE AND AMPERES AS INDICATED
SWITCHES			CEILING MOUNTED DUPLEX RECEPTACLE
	SINGLE POLE SWITCH (3 INDICATES 3-WAY SWITCH)	EQUIPMENT, WIRING AND RACEWAYS	
	LOW VOLTAGE SWITCH FOR LIGHTING CONTROL		CONDUIT STUB OUT (PROVIDE CONCRETE MARKER ON EXTERIOR)
	COMBINATION SWITCH / OCCUPANCY SENSOR		RACEWAY CONCEALED IN WALL OR CEILING
	MULTI-GANGED SWITCH (LOWER CASE LETTERS INDICATES SWITCHING)		RACEWAY CONCEALED UNDERGROUND OR UNDER FLOOR SLAB, P = PRIMARY , S = SECONDARY
	PUSH BUTTON EMERGENCY SHUTOFF SWITCH		SURFACE METAL RACEWAY
	PUSH-BUTTON CONTROLLER		JUNCTION BOX - SIZE PER CODE (F INDICATES FIRE ALARM SYSTEM)
	LOW VOLTAGE LIGHTING CONTROL PANEL		MOTOR CONNECTION
	PHOTOCELL CONTROL		CIRCUIT BREAKER
	CEILING MOUNTED OCCUPANCY SENSOR (LIGHTING CONTROL)		120/208 VOLT PANELBOARD (OR AT RATED VOLTAGE AS NOTED)
	CEILING MOUNTED VACANCY SENSOR (LIGHTING CONTROL)		HANDHOLE
MISCELLANEOUS			ROUGH-IN FOR ADA AUTO DOOR OPENER
	CONSTRUCTION NOTES		METER
	DEMOLITION NOTES		SURGE PROTECTION DEVICE
	W INDICATES WEATHERPROOF FOR ALL DEVICES, PROVIDE LOCKING COVER ON RECEPTACLES.	NETWORK INFRASTRUCTURE	
	ALL DEVICES WITH HEAVY LINE WEIGHT INDICATES NEW WORK		TELECOMMUNICATIONS OUTLET - WALL MOUNT (4/S BOX WITH SINGLE-GANG MUDRING AND COVER PLATE) WITH (1) 1" CONDUIT TO ACCESSIBLE CEILING SPACE, MOUNT AT +18" AFF UNLESS NOTED OTHERWISE. ("C" INDICATES ABOVE COUNTER, # INDICATES QUANTITY, IF DIFFERENT THAN 2).
	ALL DEVICES WITH LIGHT LINE WEIGHT INDICATES EXISTING TO BE RETAINED		CEILING MOUNTED DATA OUTLET - ROUGH-IN NEXT TO POWER WITH BLANK COVER PLATE (# INDICATES QUANTITY, IF DIFFERENT THAN TWO)
	ALL DEVICES WITH DASH LINE INDICATES EXISTING TO BE REMOVED		LOW VOLTAGE LADDER TRAY - 18" WIDE UNLESS OTHERWISE NOTED. PROVIDE MOUNTING HARDWARE AS REQUIRED.
	DETAIL CALL OUT - A INDICATES DETAIL IDENTIFICATION, E2 INDICATES SHEET TAKEN FROM, E3 INDICATES SHEET DRAWN ON		LOW VOLTAGE WIRE TRAY - 18" WIDE UNLESS OTHERWISE NOTED. PROVIDE MOUNTING HARDWARE AS REQUIRED.
	MECHANICAL EQUIPMENT CONNECTION		TELECOMMUNICATIONS MAIN GROUNDING BUS-BAR.
	PRIMARY DAYLIGHT ZONE		
	SECONDARY DAYLIGHT ZONE		

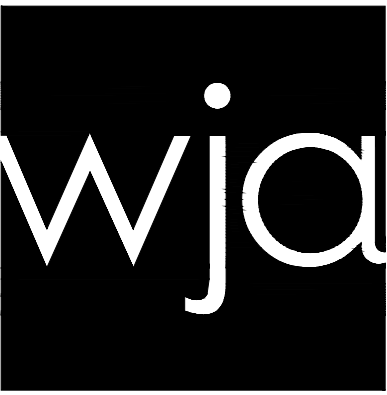
ABBREVIATIONS	
AF	AMP FRAME (MIN.)
AT	AMP TRIP

COMMISSIONING REQUIREMENTS FOR THE LIGHTING CONTROL SYSTEM

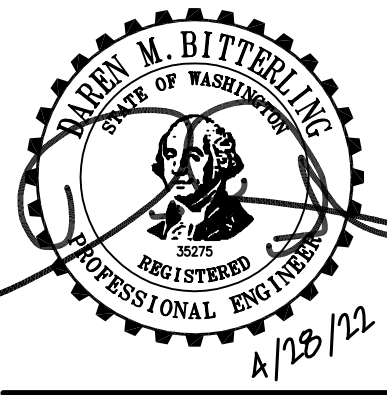
CONTRACTOR SHALL COMMISSION THE LIGHTING CONTROL AND ENERGY METERING SYSTEM FOR COMPLIANCE WITH SECTION C408 OF THE 2018 WA STATE ENERGY CODE. REFERENCE DETAILED COMMISSIONING FOR COMMISSIONING OF ELECTRICAL POWER AND LIGHTING SYSTEMS AND ENERGY METERING IN SPECIFICATIONS SECTION 26 08 00 COMMISSIONING OF ELECTRICAL SYSTEMS. TESTING SHALL ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN MANUFACTURER'S INSTALLATION INSTRUCTIONS. WRITTEN PROCEDURES WHICH CLEARLY DESCRIBE THE INDIVIDUAL SYSTEMATIC TEST PROCEDURES, THE EXPECTED SYSTEMS' RESPONSE OR ACCEPTANCE CRITERIA FOR EACH PROCEDURE, THE ACTUAL RESPONSE OR FINDINGS, AND ANY PERTINENT DISCUSSION SHALL BE FOLLOWED. AT A MINIMUM, TESTING SHALL AFFIRM OPERATION DURING NORMALLY OCCUPIED DAYLIGHT CONDITIONS. THE CONSTRUCTION DOCUMENTS SHALL STATE THE PARTY WHO WILL CONDUCT THE REQUIRED FUNCTIONAL TESTING.

FOR OCCUPANT SENSORS, TIME SWITCHES, PROGRAMMABLE SCHEDULE CONTROLS, PHOTO-SENSORS OR DAY-LIGHTING CONTROLS ARE INSTALLED, THE FOLLOWING PROCEDURES SHALL BE PERFORMED:

- CONFIRM THAT THE PLACEMENT, SENSITIVITY AND TIME OUT ADJUSTMENTS FOR OCCUPANT SENSORS YIELD ACCEPTABLE PERFORMANCE.
- CONFIRM THAT THE TIME SWITCHES AND PROGRAMMABLE SCHEDULES CONTROLS ARE PROGRAMMED TO TURN THE LIGHTS OFF.
- CONFIRM THAT THE PLACEMENT AND SENSITIVITY ADJUSTMENTS FOR PHOTO-SENSOR CONTROLS REDUCE ELECTRIC LIGHT BASED ON THE AMOUNT OF USABLE DAYLIGHT IN THE SPACE AS SPECIFIED



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Project No.: 21024
Designed By: BM
Drawn By: JT
Checked By: BM

Mark	Description	Date

WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 M AVENUE, ANACORTES, WA

ELECTRICAL LEGEND

E-001

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GENERAL NOTES (APPLY TO ALL SHEETS)

1. FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO DIGGING. PROVIDE AND MAKE ALL ARRANGEMENTS FOR A UTILITY LOCATE PRIOR TO BEGINNING ANY UNDERGROUND WORK. COORDINATE EQUIPMENT LOCATIONS AND CLEARANCES WITH ALL TRADES PRIOR TO INSTALLATION.

2. COORDINATE ALL WORK WITH OWNER PRIOR TO COMMENCING.

3. SEE ONE-LINE DIAGRAM ON E6.01 FOR MORE INFORMATION.

4. PROVIDE PULL STRING IN ALL EMPTY CONDUITS.

5. COMPLETELY SEAL ALL NEW BUILDING PENETRATIONS ON BOTH SIDES TO MATCH ADJACENT SURFACE. ALL PATCHES SHALL MATCH FIRE RATING OF EXISTING WALL ASSEMBLY.

6. THE CONTRACTOR/INSTALLING VENDOR IS RESPONSIBLE TO VERIFY ALL CMU/CONCRETE WALLS, BRICK WALLS, CABLE ROUTING AND ALL WORK REQUIRED TO FACILITATE A COMPLETE AND FULLY FUNCTIONAL SYSTEM.

7. THE CONTRACTOR SHALL REFER TO STRUCTURAL DRAWINGS FOR BRACE FRAMED OR SHEAR WALLS. CONTRACTOR SHALL MOUNT DEVICES AND ROUTE CONDUIT SO AS NOT TO INTERFERE WITH THE STRUCTURAL INTEGRITY OF THE WALL.
8. ALL CONDUITS MUST BE A MINIMUM OF 6'-6" ABOVE ALL MECHANICAL EQUIPMENT AND MECHANICAL CLEARANCE SPACES. E.C. WILL BE RESPONSIBLE TO MOVE ANY CONDUITS WHICH DO NOT COMPLY.

9. CONDUIT SHALL NOT BE SURFACE MOUNTED IN ANY FINISHED AREAS WITHOUT SPECIAL PERMISSION FROM THE ENGINEER. CONTRACTOR SHALL TAKE SPECIAL CARE AND COORDINATE WITH OTHER DISCIPLINES TO INSURE CONDUIT IS HIDDEN.

10. REVIEW ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF AREAS WITH ACCESSIBLE CEILING TILES, GWB, AND OPEN CEILINGS. PROVIDE MANUFACTURER APPROVED BACK BOXES IN AREAS WITH CEILINGS THAT ARE OPEN TO STRUCTURE. ROUTE CONDUIT ON TOP OF ROOF DECK UNDER INSULATION TO CONCEAL. UTILIZE RIGID GALVANIZED STEEL CONDUIT.

11. IN THE MDF, ELEC, MECH, UTILITY, AND OTHER LOCATIONS, COORDINATE THE EXACT LOCATIONS OF EQUIPMENT WITH THE ARCHITECT, MECHANICAL CONTRACTOR, ELECTRICAL CONTRACTOR AND ALL OTHER TRADES, PRIOR TO ROUGH IN. PROVIDE MISCELLANEOUS MATERIALS SUCH AS UNISTRUT & THREADED ROD TO MOUNT ELECTRICAL EQUIPMENT AS REQUIRED.

12. GROUNDING SHALL CONFORM TO NEC 250.

13. TELECOMMUNICATIONS GROUNDING SHALL CONFORM TO TIA-607-B.

14. COORDINATE PHASING AND SEQUENCE OF ALL WORK WITH ARCHITECT AND GC.
15. EACH LOW VOLTAGE LIGHTING CONTROL HOMERUN SHALL BE PROVIDED WITH THE REQUIRED NUMBER OF CONDUCTORS FOR EACH SWITCH LEG THAT IT SERVES.

16. PANEL DESIGNATIONS AND CIRCUIT NUMBERS ARE ONLY INDICATED ON THE DRAWINGS FOR REFERENCE BY THE ELECTRICAL CONTRACTOR. THE E.C. IS RESPONSIBLE TO PROVIDE ALL CONDUIT, WIRING, JUNCTION BOXES AND MISCELLANEOUS ACCESSORIES TO ACCOMMODATE INSTALLATION AND CONNECTION OF ALL DEVICES INDICATED ON THE CONTRACT DOCUMENTS. ALL WIRING HOMERUNS SHALL BE IN HARD CONDUIT BACK TO THE DESIGNATED PANELBOARD. ALL JUNCTION BOXES SHALL BE LABELED IDENTIFYING THE PANELBOARD AND CIRCUIT CONTAINED WITHIN. THERE SHALL BE NO MORE THAN (3) CIRCUITS PER HOMERUN. MULTI-WIRE CIRCUITS ARE NOT ALLOWED. EACH CIRCUIT SHALL CONTAIN A DEDICATED NEUTRAL UNLESS SPECIFICALLY ALLOWED BY THE ENGINEER. ALL WIRING SHALL BE SIZED ACCORDING TO THE AMPACITY OF THE CIRCUIT BREAKER INDICATED ON THE PANEL SCHEDULE. ALL CONDUITS SHALL BE SIZED PER NEC CODE BASED ON THE CONDUCTOR SIZE, TYPE, QUANTITY AND MINIMUM FILL REQUIREMENTS. CIRCUITS OVER 120' FOR 120V AND 250' FOR 277V SHALL BE UPSIZED ONE WIRE SIZE TO ACCOUNT FOR VOLTAGE DROP. E.C. IS RESPONSIBLE TO SHOW ALL JUNCTION BOX LOCATIONS, CONDUIT ROUTING AND HOMERUNS ON A SET OF AS-BUILT DRAWINGS.

GENERAL DEMOLITION NOTES

1. COORDINATE PHASING AND SEQUENCE OF ALL WORK WITH ARCHITECT, GC, AND OWNER. SEE ARCHITECTURAL PLANS AND DIVISION 0 AND 1 SPECIFICATIONS FOR ADDITIONAL INFORMATION.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INCLUDE IN HIS BID ALL COSTS ASSOCIATED WITH NECESSARY DEMOLITION TO ALLOW NEW CONSTRUCTION SHOWN IN CONTRACT DOCUMENTS. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL REMOVE ALL EXISTING RECEPTACLES, LIGHTING FIXTURES, DEVICES, ABANDONED RACEWAYS, CONDUCTORS, TOGETHER WITH ANY AUXILIARY ITEMS TO ALLOW NEW CONSTRUCTION AND FINISH TO OCCUR AS COMPLEMENTED BY THE CONTRACT DOCUMENTED.

2. THESE PLANS DELINEATE THE BASIC SCOPE OF WORK FOR THE REMOVAL OF EXISTING MATERIAL.THE DEMOLITION DRAWINGS AND NOTES ARE PROVIDED WITH THE INTENT TO GENERALLY DESCRIBE AREAS AND LIMITS OF WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SITE AND CONDITIONS THERE ON; AND SHALL RELY SOLEY ON REVIEW OF THE BIDDING DOCUMENTS IN DETERMINING THE EXTENT OF DEMOLITION WORK REQUIRED. COORDINATION OF THESE DRAWINGS WITH REQUIREMENTS FOR CONTRACT WORK IS THE RESPONSIBILITY OF THE CONTRACTOR, DISCREPANCIES BETWEEN OR WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL PROVIDE CLARITY SKETCHES, DIAGRAMS, AND FIELD DIMENSIONS OF EXISTING CONDITIONS AT THE REQUEST OF THE ENGINEER IF/WHEN CONFLICTS ARE IDENTIFIED.

3. REMOVE ALL WIRES, CABLES, SURFACE MOUNT RACEWAYS AND ALL APPURTENANCES WHICH SERVE DEVICES BEING REMOVED. CUT CONDUIT FLUSH TO CEILING OR WALL WHEN CONCEALED, AND SEAL OFF WITH SPRAY FOAM. ABANDON FLUSH BOXES AND NON-ACCESSIBLE CONDUIT, PROVIDE COVER PLATES FOR ALL BOXES TO REMAIN. AT BUILDING EXTERIOR CUT CONDUIT FLUSH TO GRADE AND SEAL WITH GROUT.

4. CONTRACTOR TO REMOVE AND DELIVER TO OWNER ALL DEVICES THAT ARE IDENTIFIED BY OWNER TO BE RETAINED. CONTRACTOR SHALL COORDINATE WITH OWNER TO ASSURE THAT ALL ITEMS TO BE RETAINED ARE IDENTIFIED PRIOR TO THE START OF DEMOLITION. ALL ITEMS NOT IDENTIFIED SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF SITE.

5. FOR DEMOLITION SHEETS ONLY, UNLESS NOTED OTHERWISE DISCONNECT AND REMOVE ALL DEVICES. MAINTAIN CONTINUITY OF ALL DEVICES AND EQUIPMENT TO REMAIN. PROVIDE JUNCTION BOXES, CONDUIT AND WIRE TO EXTEND EXISTING CIRCUITS TO NEW PANELS AS REQUIRED.

TARGET FOOTCANDLE LEVELS

CLASSROOMS - 50FC
FITNESS ROOM - 50FC

LIGHTING SEQUENCE OF OPERATIONS

GENERAL REQUIREMENTS

1. OCCUPANCY/VACANCY SENSORS SHALL BE CONNECTED TOGETHER FOR CONTROL OF ALL LIGHTS IN THE ROOM. OCCUPANCY/VACANCY SENSOR TIME OUT PERIOD SHALL BE SET FOR 20-MINUTES AFTER NO OCCUPANCY IS DETECTED.

a. OCCUPANCY SENSORS: AUTO ON/AUTO OFF

1. AUTO ON TO NO MORE THAN 50% LIGHT FIXTURE OUTPUT, UNLESS OTHERWISE NOTED.

b. VACANCY SENSORS: MANUAL ON/AUTO OFF
2. PHOTOCELLS SHALL BE CONFIGURED TO COMPLETELY SHUT OFF ALL LIGHTS IN THE DAY LIGHT ZONES WITH ADEQUATE NATURAL LIGHT.

3. AT ALL SPACES WITH OCCUPANCY/VACANCY SENSORS, WHETHER INTEGRAL TO THE LIGHT FIXTURE OR NOT, PROVIDE AUXILIARY CONTACT FOR INTERFACE TO ENERGY MANAGEMENT SYSTEM FOR CONTROL OF HVAC EQUIPMENT DURING UNOCCUPIED TIMES.

4. PHOTOCELLS TO BE INSTALLED IN EDGE OF PRIMARY AND SECONDARY DAYLIGHT ZONES. TRIGGER ONE OF THE PHOTOCELLS TO CONTROL LIGHTS IN THE PRIMARY DAYLIGHT ZONES, TRIGGER TWO OF THE PHOTOCELLS TO CONTROL LIGHTS IN THE SECONDARY DAYLIGHT ZONES.

5. PROGRAMMING SHALL BE PROVIDED FOR THE TIME ADJUSTMENT OF LIGHTS ON SITE.

6. ALL CONTROLLED OR SWITCHED RECEPTACLES, AS INDICATED ON THE PLANS, SHALL BE SWITCHED ON AND OFF BY THE OCCUPANCY/VACANCY SENSOR IN THE SPACE.

TYPICAL SPACES:

1. CLASSROOMS / FITNESS ROOM / MULTIPURPOSE:

a. PHOTOCELL TO BE LOCATED WITHIN DZ1

b. PHOTOCELL TO TRIGGER LIGHTS TO MAINTAIN AVERAGE FOOT-CANDLE LEVEL.

c. PROVIDE WITH COMPATIBLE LOW VOLTAGE 0-10V DIMMER SWITCH.

ROOM LIGHTS DESIGNATION "(p)"

a. LIGHTS IN PRIMARY DAYLIGHT ZONE (PDZ) - DIM CONTROLLED WITH PHOTOCELL TRIGGER LEVEL 1.

ROOM LIGHTS DESIGNATION "(s)"

a. LIGHTS IN SECONDARY DAYLIGHT ZONE (SDZ) - DIM CONTROLLED WITH PHOTOCELL TRIGGER LEVEL 2.
2. CORRIDORS / VAULT:

a. LIGHTS TO 'FULL ON' BY MASTER SWITCH OR OCCUPANCY SENSOR.

b. OCCUPANCY SENSORS OVERRIDE TO 'FULL ON' UPON ACTIVATION. OFF AFTER 20 MINUTES OF NO MOTION DETECTION.
3. CONFERENCE ROOMS:

a. ALL LIGHTS TO BE DIMMED & SWITCHED ON/OFF PER DESIGNATED ZONES.

b. PROVIDE WITH COMPATIBLE LOW VOLTAGE 0-10V DIMMER SWITCH.
4. INDIVIDUAL OFFICES / MOTHER'S ROOM:

a. PROVIDE WITH COMPATIBLE LOW VOLTAGE 0-10V DIMMER SWITCH.

b. PROVIDE VACANCY SENSOR ON CEILING.
5. INDIVIDUAL RESTROOMS:

a. PROVIDE COMBINATION VACANCY SENSOR SWITCH ON WALL.
6. TOILET / SHOWERS:

a. LIGHTS TO 'FULL ON' BY LOCAL SWITCH OR OCCUPANCY DETECTION.

b. OCCUPANCY SENSORS OVERRIDE TO 'FULL ON' UPON ACTIVATION. OFF AFTER 20 MINUTES OF NO MOTION DETECTION.
7. STORAGE / CUSTODIAL:

a. LIGHTS AUTO OFF BY VACANCY SENSOR IN CEILING OR INTEGRAL WITH WALL SWITCH.
8. MECH RM / FIRE RISER / TELECOM:

a. LIGHTS CONTROLLED WITH STANDARD ON/OFF TOGGLE SWITCH.

EXTERIOR BUILDING MOUNTED LIGHT FIXTURES
LIGHT FIXTURES SHALL CONTAIN INTEGRAL MOTION/PHOTO SENSORS. LIGHT SHALL BE ON FROM DUSK TO DAWN. REDUCE LIGHT OUTPUT TO 30% UNLESS MOTION IS DETECTED, ON TO 100% FOR 5 MINUTES.

wja

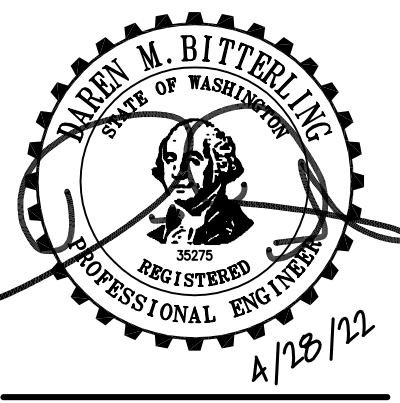
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Project No.: 21024

Designed By: BM

Drawn By: JT

Checked By: BM

Date	Description	Mark

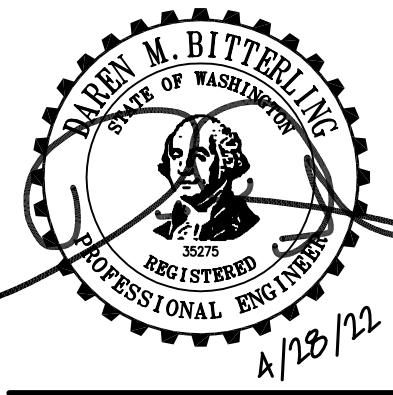
WASHINGTON MILITARY DEPARTMENT

ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 W AVENUE, ANACORTES, WA

ELECTRICAL NOTES
AND SCHEDULES

MECHANICAL EQUIPMENT CONNECTION SCHEDULE													
EQUIP.	VOLT/PH	LOAD			CIRCUIT		CONDUIT/WIRE SIZE	MANUAL STARTER (NOTE 1)	MAGNETIC STARTER (NOTE 1)	FUSED DISC. (NOTE 1)	MIN. A.I.C. (AMPS)	DUCT DETECTOR (NOTE 2)	NOTES & REMARKS
		VA	MCA	HP	PANEL	BKR							
EH- 1	208/3	4000	11.11		A	1,3,5	3/4" C., (4) #12 CU & (1) #12 CU						3
EH- 2	208/3	4000	11.11		D	24,26,28	3/4" C., (4) #12 CU & (1) #12 CU						3
EH- 3	208/3	4800	13.33		A	7,9,11	3/4" C., (4) #12 CU & (1) #12 CU						3
EH- 4	208/3	4800	13.33		A	13,15,17	3/4" C., (4) #12 CU & (1) #12 CU						3
EH- 5	208/3	4800	13.33		A	19,21,23	3/4" C., (4) #12 CU & (1) #12 CU						3
EH- 6	208/3	4800	13.33		A	25,27,29	3/4" C., (4) #12 CU & (1) #12 CU						3
EH- 7	208/3	2000	5.56		A	31,33,35	3/4" C., (4) #12 CU & (1) #12 CU						3
EH- 8	208/3	2000	5.56		A	37,39,41	3/4" C., (4) #12 CU & (1) #12 CU						3
EH- 9	208/3	4000	11.11		C	56,58,60	3/4" C., (4) #12 CU & (1) #12 CU						3
EH- 10	208/3	4800	13.33		C	62,64,66	3/4" C., (4) #12 CU & (1) #12 CU						3
EH- 11	208/3	2000	5.56		C	68,70,72	3/4" C., (4) #12 CU & (1) #12 CU						3
DH- 1	120/1	600	5		C	20	3/4" C., (4) #12 CU & (1) #12 CU			EC			30AF/20AT
KH- 1	120/1	696	5.8	1/4	C	55	3/4" C., (2) #12 CU & (1) #12 CU	EC					
AC- 1	208/1	208	1				3/4" C., (3) #8 CU & (1) #10 CU						FED FROM OUTDOOR UNIT (CU-1)
CU- 1	208/1	5200	25		T	2,4	3/4" C., (3) #8 CU & (1) #10 CU			EC			60AF/30AT
FCU- 1	208/1	49.92	0.24		D	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
FCU- 2A	208/1	131.04	0.63		D	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
FCU- 2B	208/1	131.04	0.63		D	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
FCU- 3	208/1	131.04	0.63		D	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
FCU- 4A	208/1	131.04	0.63		D	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
FCU- 4B	208/1	131.04	0.63		D	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
FCU- 5A-1	208/1	131.04	0.63		D	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
FCU- 5A-2	208/1	49.92	0.24		D	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
FCU- 5B	208/1	49.92	0.24		D	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
FCU- 5C	208/1	49.92	0.24		D	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
FCU- 6	208/1	131.04	0.63		D	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
FCU- 7	208/1	599.04	2.88		B	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
FCU- 8	208/1	599.04	2.88		B	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
FCU- 9	208/1	599.04	2.88		B	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
FCU- 10	208/1	599.04	2.88		B	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
FCU- 11	208/1	49.92	0.24		B	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
FCU- 12	208/1	49.92	0.24		B	20,22	3/4" C., (3) #12 CU & (1) #12 CU	EC					
BC- 1	208/1	172.64	0.83		A	12,14	3/4" C., (3) #12 CU & (1) #12 CU	EC					
BC- 2	208/1	172.64	0.83		A	12,14	3/4" C., (3) #12 CU & (1) #12 CU	EC					
DHTR- 1	208/3	17000	47.1		C	37,39,41	1-1/4" C., (4) #4 CU & (1) #10 CU			EC	10,000		60AF/60AT
DHTR- 2	208/3	5000	13.8		C	43,45,47	3/4" C., (4) #10 CU & (1) #12 CU			EC			30AF/20AT
DHTR- 3	208/3	5000	13.8		C	49,51,53	3/4" C., (4) #10 CU & (1) #12 CU			EC			30AF/20AT
HP- 1	208/3	26280	73		A	20,22,24	2" C., (4) #1 CU & (1) #6 CU			EC	10,000		200AF/125AT
HP- 2	208/3	15480	43		A	26,28,30	1-1/4" C., (4) #4 CU & (1) #8 CU			EC	5,000		100AF/70AT
ERV- 1	208/3	7092	19.7	3	C	38,40,42	3/4" C., (4) #10 CU & (1) #10 CU			EC		EC	30AF/20AT
ERV- 2	208/3	4320	12	3.5	C	44,46,48	3/4" C., (4) #12 CU & (1) #12 CU			EC			30AF/15AT
ERV- 3	208/3	3744	10.4	3	C	50,52,54	3/4" C., (4) #12 CU & (1) #12 CU			EC			30AF/15AT
P- 1	120/1			1/20	A	10	3/4" C., (2) #12 CU & (1) #12 CU	EC					
WH- 1	208/1	9000	67	—	A	16,18	1-1/4" C., (3) #4 CU & (1) #8 CU						

NOTE: 1. CONTRACTOR LISTED SHALL FURNISH AND INSTALL THE LISTED DEVICE.
2. DUCT SMOKE DETECTORS SHALL BE FURNISHED AND WIRED BY THE ELECTRICAL CONTRACTOR AND INSTALLED BY THE MECHANICAL CONTRACTOR.



Project No.: 21024

Designed By: BM

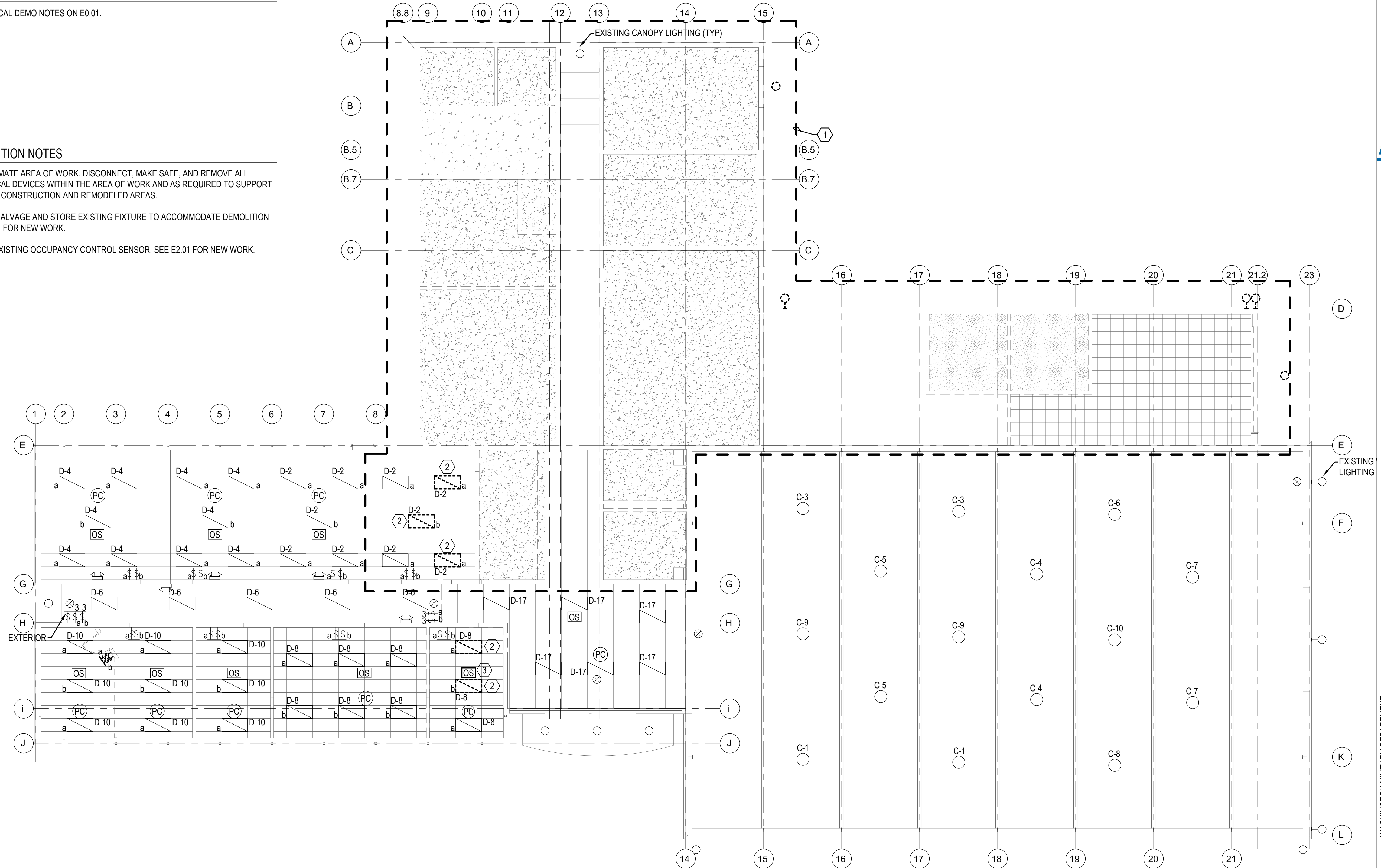
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Checked By: BM

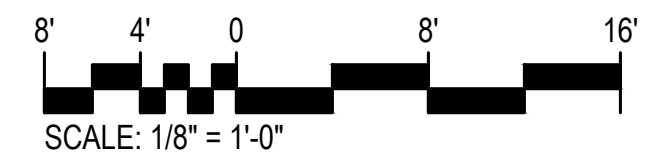
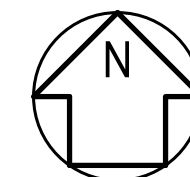
Mark	Description	Date

1. SEE TYPICAL DEMO NOTES ON E0.01.

- 1 APPROXIMATE AREA OF WORK. DISCONNECT, MAKE SAFE, AND REMOVE ALL ELECTRICAL DEVICES WITHIN THE AREA OF WORK AND AS REQUIRED TO SUPPORT THE NEW CONSTRUCTION AND REMODELED AREAS.
- 2 RETAIN, SALVAGE AND STORE EXISTING FIXTURE TO ACCOMMODATE DEMOLITION SEE E2.01 FOR NEW WORK.
- 3 RETAIN EXISTING OCCUPANCY CONTROL SENSOR. SEE E2.01 FOR NEW WORK.



1 ELECTRICAL LIGHTING DEMO PLAN



GENERAL DEMOLITION NOTES

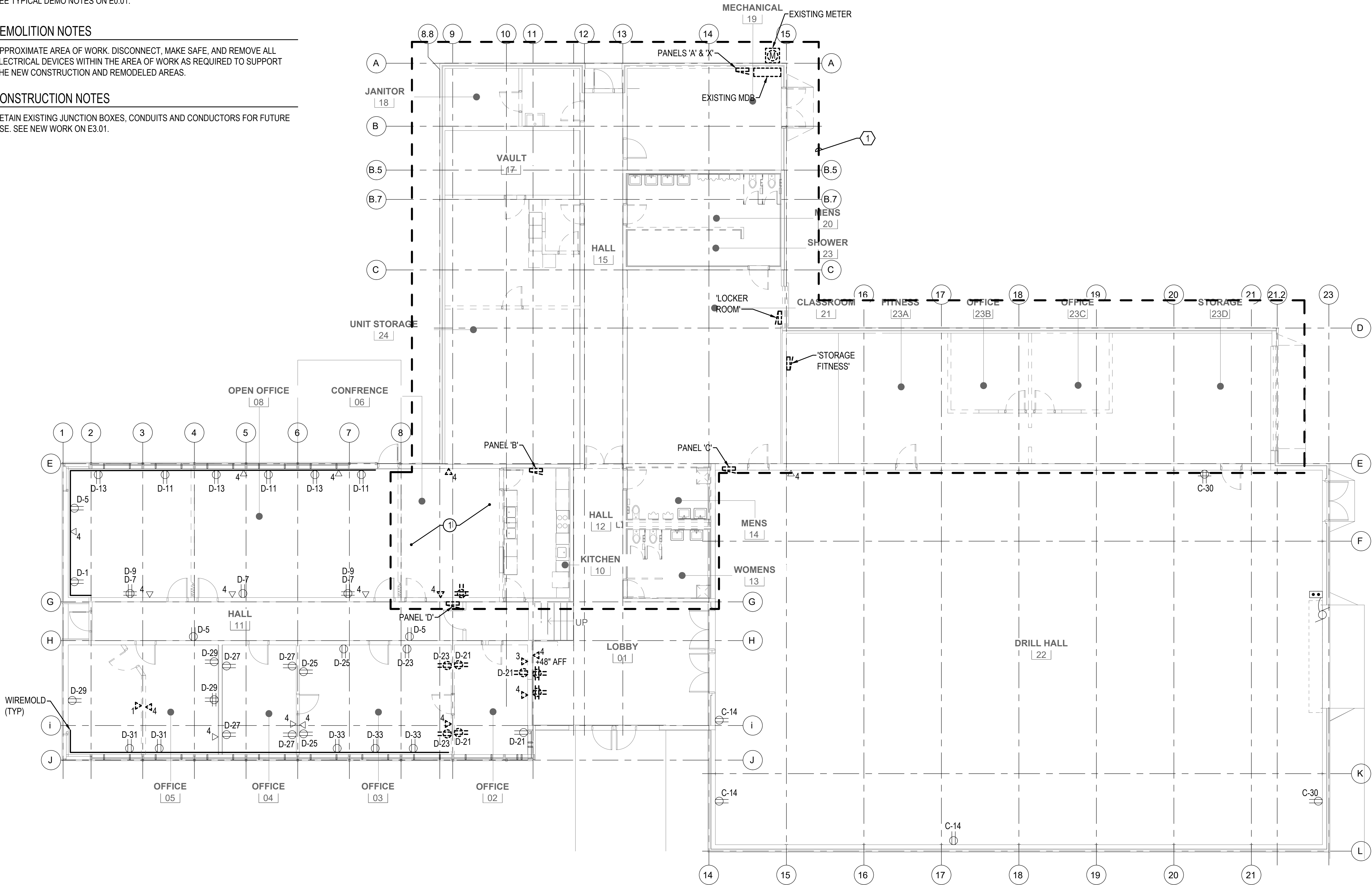
1. SEE TYPICAL DEMO NOTES ON E0.01.

DEMOLITION NOTES

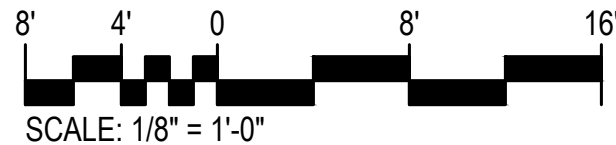
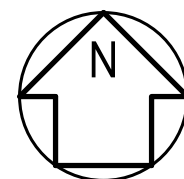
- 1 APPROXIMATE AREA OF WORK. DISCONNECT, MAKE SAFE, AND REMOVE ALL ELECTRICAL DEVICES WITHIN THE AREA OF WORK AS REQUIRED TO SUPPORT THE NEW CONSTRUCTION AND REMODELED AREAS.

CONSTRUCTION NOTES

- 1 RETAIN EXISTING JUNCTION BOXES, CONDUITS AND CONDUCTORS FOR FUTURE USE. SEE NEW WORK ON E3.01.



1 ELECTRICAL POWER & SYSTEMS DEMO PLAN
SCALE: 1/8"=1'-0"



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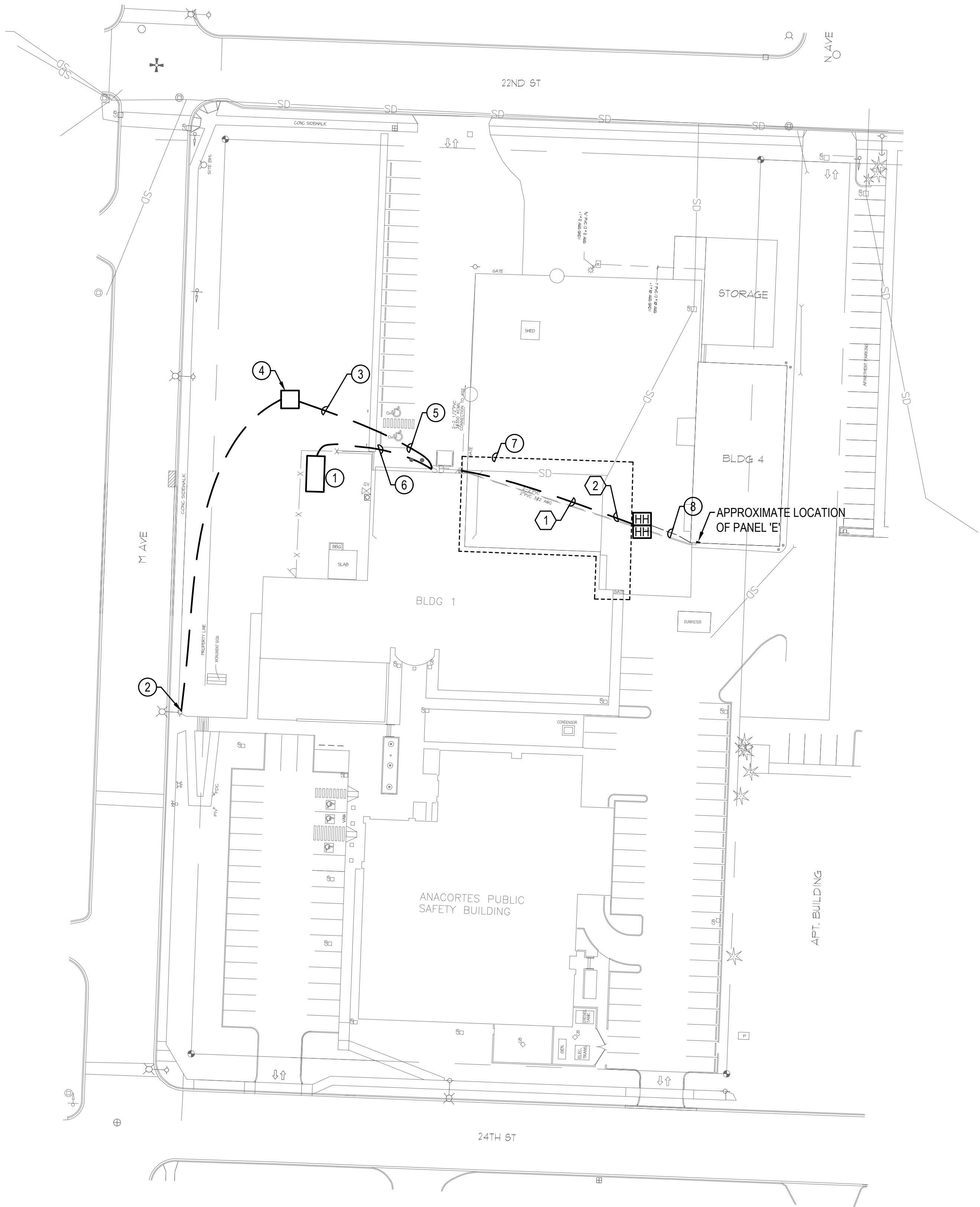


Project No.: 21024	Designed By: BM	Drawn By: JT	Checked By: BM
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Mark	Description	Date

WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 M AVENUE, ANACORTES, WA
ELECTRICAL POWER &
SYSTEMS DEMO PLAN

ED-301



1 ELECTRICAL SITE PLAN
SCALE: 1"=40'-0"

GENERAL NOTES

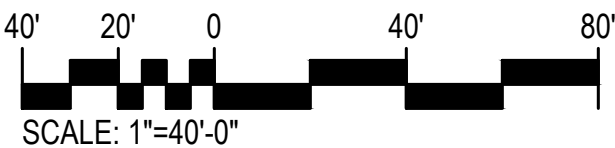
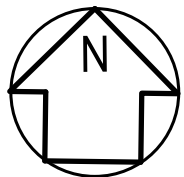
1. REFER TO GENERAL AND DEMOLITION NOTES ON E0.02.
2. FIELD VERIFY EXISTING CONDITIONS AND COORDINATE WITH ALL TRADES PRIOR TO COMMENCING WORK.
3. SEE ONE-LINE DIAGRAM ON E6.01 FOR MORE INFORMATION.
4. SEE E7.00 FOR TRENCHING DETAILS.
5. COORDINATE WITH PSE PRIOR TO STARTING WORK.
6. ALL ELECTRICAL SERVICE WORK SHALL BE PER PSE'S REQUIREMENTS AND STANDARDS.

CONSTRUCTION NOTES

1. PROPOSED FUTURE GENERATOR LOCATION.
2. PROPOSED UTILITY SERVICE POINT AT EXISTING UTILITY POLE.
3. PRIMARY ELECTRICAL FEED BY UTILITY. TRENCHING BY EC.
4. PROPOSED UTILITY TRANSFORMER LOCATION.
5. ELECTRICAL SERVICE CONDUCTORS. SEE ONE-LINE DIAGRAM.
6. PROVIDE (2) 4" AND (1) 1-1/2" CONDUITS FROM FUTURE GENERATOR LOCATION TO FUTURE ATS LOCATION IN ELEC/MECH ROOM. PROVIDE (3) 1" CONDUITS FROM FUTURE GENERATOR LOCATION AND TERMINATE AT FUTURE ATS LOCATION IMMEDIATELY ADJACENT TO ELEC/MECH ROOM.
7. APPROXIMATE LIMITS OF NEW ADDITION. SEE PLANS FOR NEW WORK WITHIN EXISTING BUILDING FOOTPRINT.
8. (3) 2" EXISTING UNDERGROUND CONDUIT.

DEMOLITION NOTES

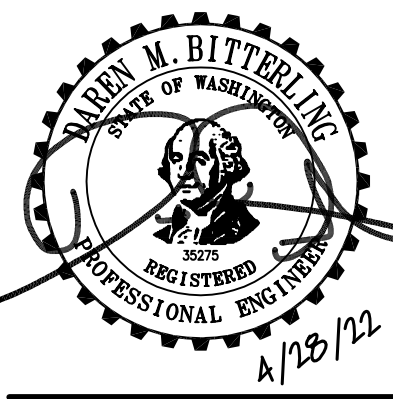
1. COMPLETELY REMOVE ALL POWER CONDUCTORS BETWEEN BUILDING 1 AND 4 AND UNDERGROUND CONDUIT UNDER NEW BUILDING FOOTPRINT. PROVIDE NEW (3) 2" UNDERGROUND CONDUIT UNDER NEW BUILDING FOOTPRINT TO NEW HANDHOLES. RETAIN REMAINING CONDUIT INTO BUILDING 4 TO GREATEST EXTENT POSSIBLE. REPAIR AND REROUTE ANY CONDUIT DAMAGED DURING CONSTRUCTION. SEE ONE-LINE DIAGRAM FOR MORE INFORMATION.
2. COMPLETELY REMOVE ALL COMMUNICATION CABLES BETWEEN BUILDING 1 AND 4 AND UNDERGROUND CONDUIT UNDER NEW BUILDING FOOTPRINT. PROVIDE NEW 2" CONDUIT, AS REQUIRED, FOR RE-ROUTING OF COMMUNICATION CABLES FROM EXISTING MECHANICAL/ELECTRICAL ROOM THROUGH NEWLY CONSTRUCTED ADDITION ABOVE ACCESSIBLE CEILING, WHERE POSSIBLE, AND CONCEALED TO EXTENT POSSIBLE IF OPEN TO STRUCTURE TO NEW COMMUNICATIONS HANDHOLE.



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ELECTRICAL SITE PLAN

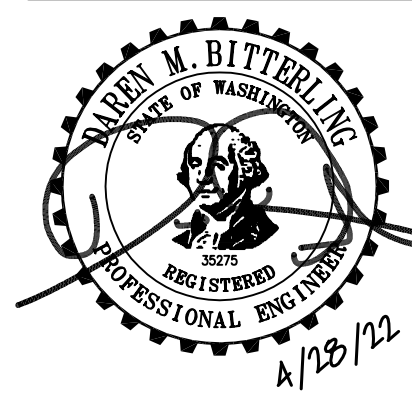
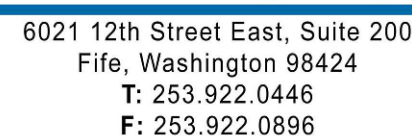
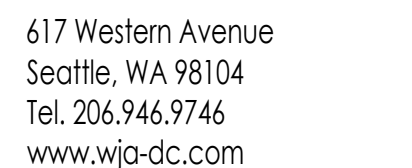
E-101

1. REFER TO GENERAL NOTES ON E0.02.

- ① CORRIDOR LIGHTING CONTROL SWITCH.
- ② REINSTALL RETAINED EXISTING LIGHT FIXTURE IN LOCATION INDICATED.
RECONFIGURE RETAINED EXISTING LIGHT FIXTURE CONTROL, TO BE CONTROLLED
WITH EXISTING LIGHT FIXTURES IN EXISTING ROOM AS INDICATED.
- ③ RELOCATE RETAINED EXISTING OCCUPANCY SENSOR TO NEW LOCATION AND
ALSO RECONFIGURE THE SENSOR TO BE INCORPORATED WITH EXISTING ROOM
LIGHTING CONTROLS.
- ④ MOUNT CENTERED JUST ABOVE DOOR.



04/29/2022



Project No.: 21024

Designed By: BM

Drawn By: JT

Checked By: BM

Date _____

Description

Mark

WASHINGTON MILITARY DEPARTMENT

ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 M AVENUE, ANACORTES, WA

ELECTRICAL LIGHTING PLAN

E-201

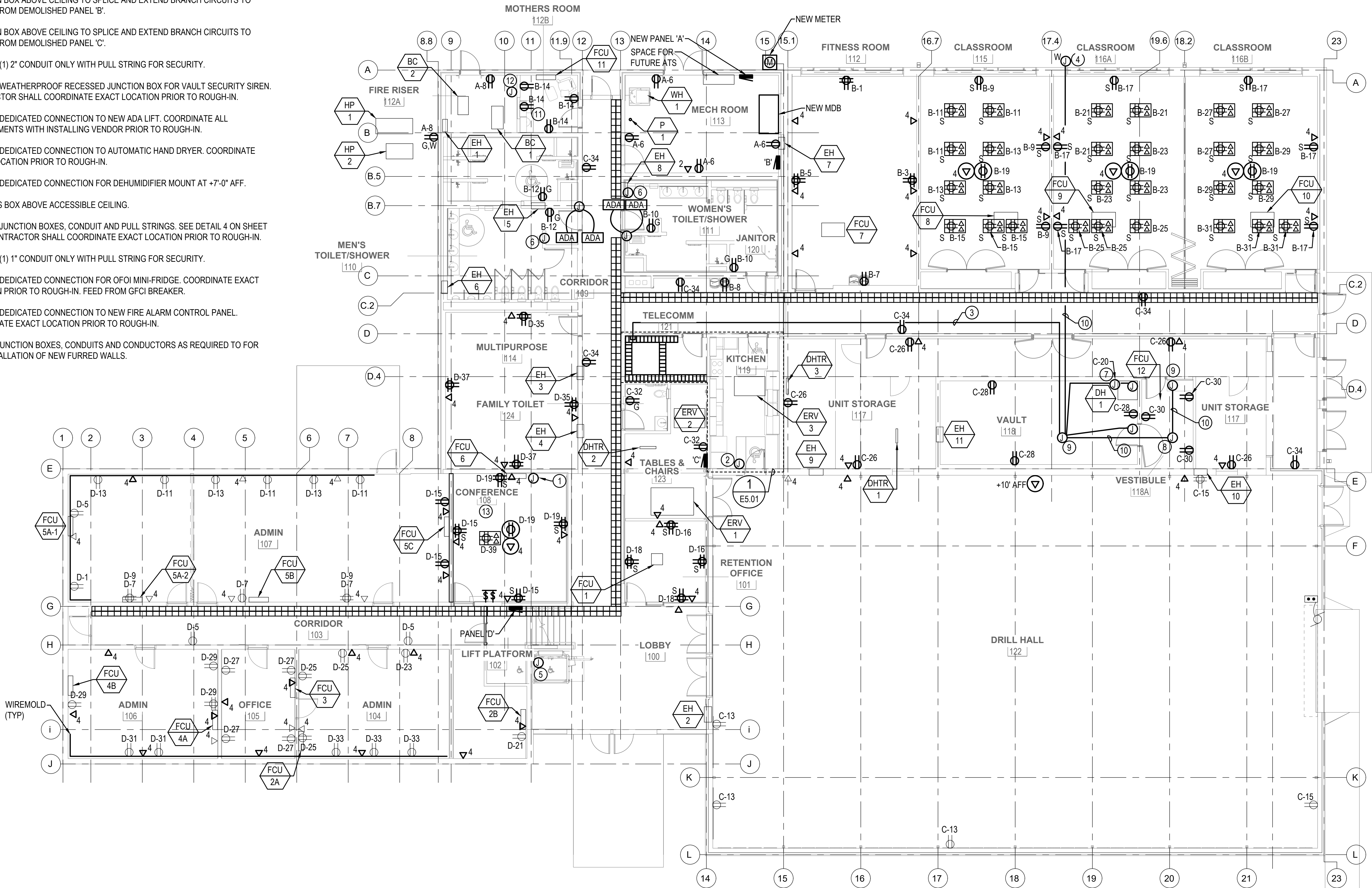
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GENERAL NOTES

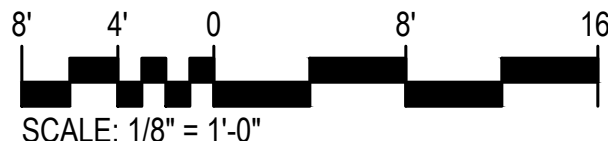
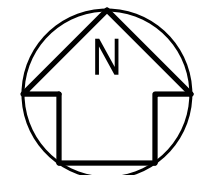
1. REFER TO GENERAL NOTES ON E0.02.

CONSTRUCTION NOTES

1. JUNCTION BOX ABOVE CEILING TO SPLICE AND EXTEND BRANCH CIRCUITS TO REMAIN FROM DEMOLISHED PANEL 'B'.
2. JUNCTION BOX ABOVE CEILING TO SPLICE AND EXTEND BRANCH CIRCUITS TO REMAIN FROM DEMOLISHED PANEL 'C'.
3. PROVIDE (1) 2" CONDUIT ONLY WITH PULL STRING FOR SECURITY.
4. PROVIDE WEATHERPROOF RECESSED JUNCTION BOX FOR VAULT SECURITY SIREN. CONTRACTOR SHALL COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN.
5. PROVIDE DEDICATED CONNECTION TO NEW ADA LIFT. COORDINATE ALL REQUIREMENTS WITH INSTALLING VENDOR PRIOR TO ROUGH-IN.
6. PROVIDE DEDICATED CONNECTION TO AUTOMATIC HAND DRYER. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN.
7. PROVIDE DEDICATED CONNECTION FOR DEHUMIDIFIER MOUNT AT +7'-0" AFF.
8. MOUNT 4S BOX ABOVE ACCESSIBLE CEILING.
9. PROVIDE JUNCTION BOXES, CONDUIT AND PULL STRINGS. SEE DETAIL 4 ON SHEET E7.00. CONTRACTOR SHALL COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN.
10. PROVIDE (1) 1" CONDUIT ONLY WITH PULL STRING FOR SECURITY.
11. PROVIDE DEDICATED CONNECTION FOR OFI MINI-FRIDGE. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN. FEED FROM GFCI BREAKER.
12. PROVIDE DEDICATED CONNECTION TO NEW FIRE ALARM CONTROL PANEL. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN.
13. EXTEND JUNCTION BOXES, CONDUITS AND CONDUCTORS AS REQUIRED TO FOR THE INSTALLATION OF NEW FURRED WALLS.

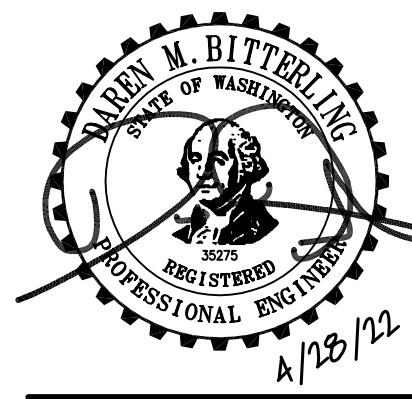


1 ELECTRICAL POWER & SYSTEMS PLAN
SCALE: 1/8"=1'-0"



design collaborative
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Project No.: 21024
Designed By: BM
Drawn By: JT
Checked By: BM

Mark	Description	Date

WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 M AVENUE, ANACORTES, WA
**ELECTRICAL POWER &
SYSTEMS PLAN**

E-301



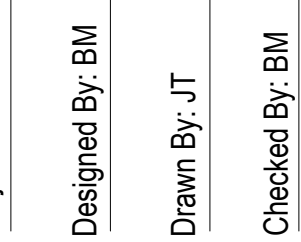
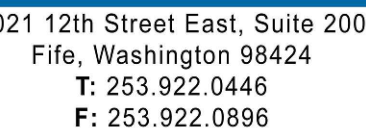
1. REFER TO GENERAL NOTES ON E0.02.

1. REFER TO GENERAL NOTES ON E0.02.

- ① 208V, 50A OUTLET FOR OVEN/RANGE. CONNECT WITH 3/4" C., (3)#6 CU AND (1)#10 CU GND.
- ② PROVIDE DEDICATED CONNECTION FOR DISHWASHER. PROVIDE CORD AND PLUG ATTACHMENT AND PUNCH OUT TO ADJACENT ACCESSIBLE CABINET AS REQUIRED. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN. FEED FROM GFCI BREAKER.
- ③ PROVIDE DEDICATED CONNECTION FOR MICROWAVE. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN. FEED FROM GFCI BREAKER.
- ④ PROVIDE DEDICATED CONNECTION FOR REFRIGERATOR. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN. FEED FROM GFCI BREAKER.
- ⑤ PROVIDE DEDICATED CONNECTION FOR FREEZER. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN. FEED FROM GFCI BREAKER.
- ⑥ MOUNT ABOVE RACK. COORDINATE EXACT LOCATION WITH OWNER REPRESENTATIVE.
- ⑦ PROVIDE FIRE RATED BACKBOARD FROM +6" AFF TO 8'-6" AFF.
- ⑧ PROVIDE DEDICATED CONNECTION TO MASS NOTIFICATION SYSTEM. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN.
- ⑨ LOCATED ON ROOF. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR.



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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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WASHINGTON MILITARY DEPARTMENT

ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 M AVENUE, ANACORTES, WA

2219 M AVENUE, ANACORTES, WA

ELECTRICAL ENLARGED
PLANS

E-501

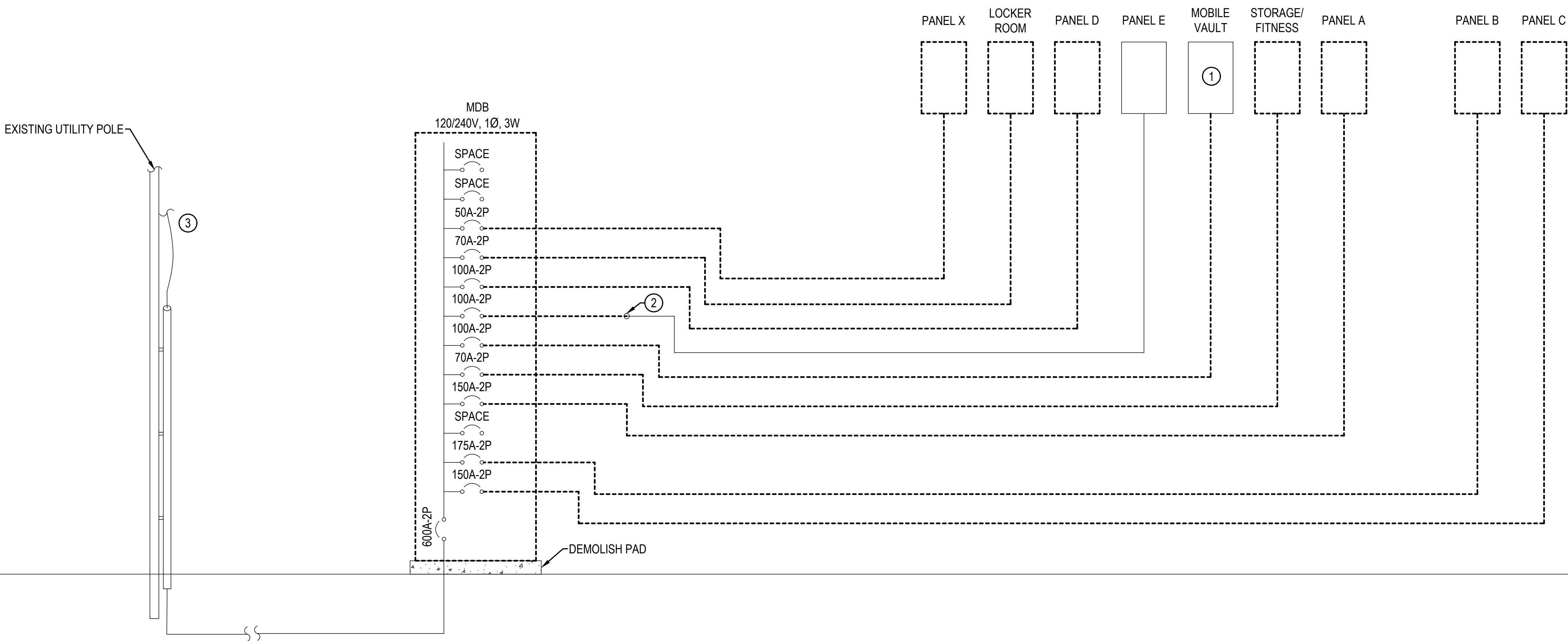
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EXISTING ONE-LINE DIAGRAM

SCALE: DIAGRAMMATIC



GENERAL NOTES

1. DEMO EQUIPMENT AND DEVICES INDICATED AS REQUIRED.

CONSTRUCTION NOTES

- 1 EQUIPMENT TO BE REMOVED BY GOVERNMENT. EC TO COMPLETELY REMOVE ALL CONDUIT, CONDUCTORS, AND ASSOCIATED APPURTENANCES.
- 2 RETAIN CONDUIT AND CONDUCTORS TO PANEL 'E' FOR RECONNECTION.
- 3 TO UTILITY TRANSFORMER. COORDINATE WITH PSE FOR ALL ELECTRICAL SERVICE WORK AND DISCONNECTION OF EXISTING SERVICE.



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Project No.: 21024

Designed By: BM

Drawn By: JT

Checked By: BM

Date

Description

Mark

WASHINGTON MILITARY DEPARTMENT

ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 N AVENUE, ANACORTES, WA

ELECTRICAL ONE-LINE DIAGRAMS



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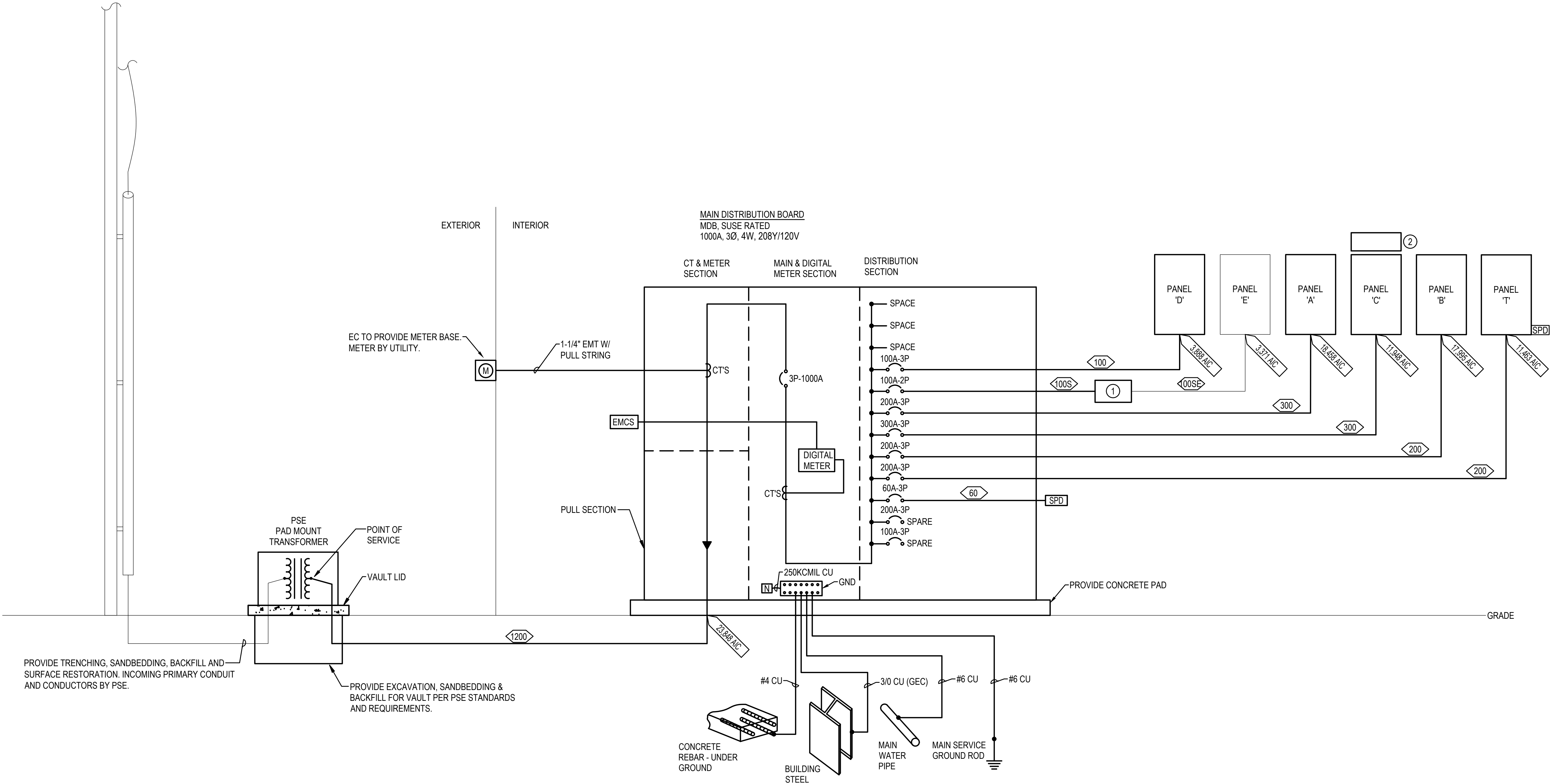
COPPER CONDUIT/FEEDER SCHEDULE	
FEEDER NUMBER	CONDUIT/FEEDER SIZE
60	(1) 1-1/4"C., W/ (4) #4 CU & (1) #10 CU GND
100	(1) 2"C., W/ (4) #2 CU & (1) #8 CU GND
100S	(1) 2"C., W/ (3) #2 CU & (1) #8 CU GND
100SE	(1) 2"C., W/ (3) #2 CU & (1) #8 CU GND IN EXISTING CONDUIT
200	(1) 2-1/2"C., W/ (4) 3/0 CU & (1) #6 CU GND
300	(1) 3"C., W/ (4)350KCMIL & (1) #4 CU GND
1200	(3) SETS OF 4"C., W/ (4) 600KCMIL CU & (1) 3/0 CU GND IN EACH

GENERAL NOTES

1. COORDINATE ALL WORK WITH PSE PRIOR TO STARTING CONSTRUCTION.

CONSTRUCTION NOTES

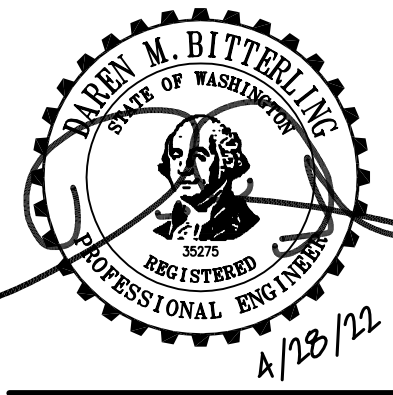
- ① INTERCEPT EXISTING CONDUIT FOR PANEL 'E' IN ELEC/MECH ROOM. PROVIDE JUNCTION BOX, EXTEND CONDUIT TO RE-FEED PANEL 'E' FROM NEW 'MDB' AS REQUIRED.
- ② JUNCTION BOX TO SPLICE AND EXTEND EXISTING BRANCH CIRCUITS FROM NEW PANEL 'C'.



① ONE-LINE DIAGRAM
SCALE: DIAGRAMMATIC

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Project No.: 21024	Designed By: BM	Drawn By: JT	Checked By: BM
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Mark	Description	Date

WASHINGTON MILITARY DEPARTMENT

ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 W AVENUE, ANACORTES, WA

ELECTRICAL ONE-LINE DIAGRAMS

PANEL: MDB (NEW)		3 PH		4 WIRE		VOLTAGE: 208Y/120V				1000A MCB							
LOC:		MOUNT: FLUSH				FEED: BOTTOM											
TYPE: NEMA 1		POLES: 36				SF MAINS: NO				25,000AIC MINIMUM							
LOAD TYPE	LOAD	CIRCUIT DIRECTORY		CIR. NO.	CIR. BRKR P	AMP	A	B	C	CIR. BRKR P	AMP	CIR. NO.	CIRCUIT DIRECTORY		LOAD	LOAD TYPE	
SF	25199	PANEL 'A'		1	3	300	34497			3	200	2	PANEL 'B'		9298	SF	
SF	28797			3				35760				4			6963	SF	
SF	28379			5					34469						6	6090	SF
SF	27967	PANEL 'C'		7	3	300	34639			3	100	8	PANEL 'D'		6672	SF	
SF	29144			9					36041						10	6897	SF
SF	28744			11					34716						12	5972	SF
H	8407	PANEL 'E'		13	2	100	16581			3	200	14	PANEL 'T'		8174	SF	
H	7231			15					13155						16	5924	SF
				17						2970					18	2970	SF
		SPARE		19	3	200				3	100	20	SPARE				
				21											22		
				23											24		
		SPACE		25								26	SPACE				
				27								28					
				29								30					
		SPACE		31						3	30	32	SPD				
				33								34					
				35								36					
	183868	TOTAL		THIS PANEL->				85717	84955	72156	TOTAL				58960		
							85717	84955	72156	TOTAL CONNECTED LOAD (VA): 242,828.24				TOTAL CONNECTED CURRENT (A): 674.02			
		LIGHTING(125%) = 30265.00				LARGEST MOTOR(125%) = 32850.00				KITCHEN LOADS(65%) = 10956.40				TOTAL DEMAND LOAD (VA): 231,981.64			
		RECEPTS<=10000(100%) = 10000.00				OTHER MOTORS(100%) = 33474.00				APPLIANCES(100%) = 0.00				TOTAL DEMAND CURRENT (A) 643.92			
		RECEPTS>10000(50%) = 17570.00				MOTOR TOTAL = 66324.00				DEDICATED(100%) = 12866.24							
		RECEPTS TOTAL = 27570.00				WATER HEATERS(100%) = 9000.00				MISC(100%) = 0.00							
NOTES: L=LIGHTING, R=RECEPTACLES, H=ELECTRIC HEAT, ML=LARGEST MOTOR, MO=OTHER MOTORS, WH=WATER HEATERS, K=KITCHEN LOADS, A=APPLIANCES, D=DEDICATED, X=MISC, SF=SUB FEED																	

PANEL: B (NEW)		3 PH		4 WIRE		VOLTAGE: 208Y/120V				200A MCB						
LOC:		MOUNT: FLUSH				FEED: TOP										
TYPE: NEMA 1		POLES: 42				SF MAINS: NO				19,000AIC MINIMUM						
LOAD TYPE	LOAD	CIRCUIT DIRECTORY	CIR. NO.	CIR. BRKR P	AMP	A	B	C	CIR. BRKR P	AMP	CIR. NO.	CIRCUIT DIRECTORY	LOAD	LOAD TYPE		
R	360	RECEPT. - FITNESS ROOM 112	1	1	20	970			1	20	2	LTG - CORRIDOR 109	610	L		
R	360	RECEPT. - FITNESS ROOM 112	3	1	20		1575		1	20	4	LTG - CLASSROOMS 115, 116A, 116B	1215	L		
R	360	RECEPT. - FITNESS ROOM 112	5	1	20			1410	1	20	6	LTG - RESTROOMS	1050	L		
D	1200	DRINKING FOUNTAIN - FITNESS 112	7	1	20	2400			1	20	8	DRINKING FOUNTAIN - CORRIDOR 109	1200	D		
R	540	RECEPT. - CLASSROOM 115	9	1	20		900		1	20	10	RECEPT. - WOMENS 111	360	R		
R	1080	RECEPT. - CLASSROOM 115	11	1	20			1440	1	20	12	RECEPT. - MENS 110	360	R		
R	1080	RECEPT. - CLASSROOM 115	13	1	20	1800			1	20	14	RECEPT. - MOTHERS ROOM 112B	720	R		
R	1080	RECEPT. - CLASSROOM 115	15	1	20		1080		1	20	16	SPARE				
R	1080	RECEPT. - CLASSROOM 116A,116B,115	17	1	20			1080	1	20	18	SPARE				
R	720	RECEPT. - CLASSROOM 116A, 116B	19	1	20	1968			2		20	FCU-7,8,9,10,11,12	1248	D		
R	1080	RECEPT. - CLASSROOM 116A	21	1	20		2328			20	22		1248	D		
R	1080	RECEPT. - CLASSROOM 116A	23	1	20			1080	1	20	24	SPARE				
R	1080	RECEPT. - CLASSROOM 116A	25	1	20	1080			1	20	26	SPARE				
R	1080	RECEPT. - CLASSROOM 116B	27	1	20		1080				28	SPACE				
R	1080	RECEPT. - CLASSROOM 116B	29	1	20			1080			30	SPACE				
R	1080	RECEPT. - CLASSROOM 116B	31	1	20	1080					32	SPACE				
		SPARE	33	1	20						34	SPACE				
		SPARE	35	1	20						36	SPACE				
		SPARE	37	1	20				3		38					
		SPACE	39								40	SPARE				
		SPACE	41							20	42					
	14340	TOTAL	THIS PANEL->				9298	6963	6090	TOTAL				8011		
						9298	6963	6090								
		LIGHTING(125%) = 3593.75					LARGEST MOTOR(125%) = 0.00				KITCHEN LOADS(65%) = 0.00				TOTAL CONNECTED LOAD (VA): 22,351.00	
		RECEPTS<=10000(100%) = 10000.00					OTHER MOTORS(100%) = 0.00				APPLIANCES(100%) = 0.00				TOTAL CONNECTED CURRENT (A): 62.04	
		RECEPTS>10000(50%) = 2290.00					MOTOR TOTAL = 0.00				DEDICATED(100%) = 4896.00					
		RECEPTS TOTAL = 12290.00					WATER HEATERS(100%) = 0.00				MISC(100%) = 0.00				TOTAL DEMAND LOAD (VA): 20,779.75	
		ELECTRIC HEAT(100%) = 0.00													TOTAL DEMAND CURRENT (A) 57.68	
NOTES: L=LIGHTING, R=RECEPTACLES, H=ELECTRIC HEAT, ML=LARGEST MOTOR, MO=OTHER MOTORS, WH=WATER HEATERS, K=KITCHEN LOADS, A=APPLIANCES, D=DEDICATED, X=MISC, SF=SUB FEED																

PANEL: A (NEW)		3 PH		4 WIRE		VOLTAGE: 208Y/120V				300A MCB						
LOC:		MOUNT: FLUSH				FEED: TOP										
TYPE: NEMA 1		POLES: 42				SF MAINS: NO				19,000AIC MINIMUM						
LOAD TYPE	LOAD	CIRCUIT DIRECTORY	CIR. NO.	CIR. BRKR		A	B	C	CIR. BRKR		CIR. NO.	CIRCUIT DIRECTORY	LOAD	LOAD TYPE		
				P	AMP				P	AMP						
H	1333	EH-1	1	3	20	1513			1	20	2	LTG - MECH ROOM 113	180	L		
H	1333		3				1393			1	20	4	LTG - FIRE RISER RM 112A	60	L	
H	1333		5					2053			1	20	6	RECEPT. - MECH ROOM 113	720	R
H	1600	EH-3	7	3	20	1960			1	20	8	RECEPT. - FIRE RISER 112A	360	R		
H	1600		9					2100			1	20	10	P-1	500	D
H	1600		11						1773		2		12	BC-1, BC-2	173	D
H	1600	EH-4	13	3	20	1773				20	14		173	D		
H	1600		15					6100			2		16	WH-1	4500	WH
H	1600		17						6100			60	18		4500	WH
H	1600	EH-5	19	3	20	10360			3		20	HP-1	8760	ML		
H	1600		21					10360					22	8760	ML	
H	1600		23						10360				125	24	8760	ML
H	1600	EH-6	25	3	20	6760			3		26	HP-2	5160	ML		
H	1600		27					6760					28	5160	ML	
H	1600		29						6760				60	30	5160	ML
H	667	EH-7	31	3	20	2167			1	20	32	EM. LTG - DRILL HALL (EX. CKT X-3)	1500	L		
H	667		33					1417			1	20	34	EM. LTG - DRILL HALL (EX. CKT X-4)	750	L
H	667		35						667				36			
H	667	EH-8	37	3	20	667					38					
H	667		39					667					40			
H	667		41						667				42			
	27200	TOTAL	THIS PANEL->				25199	28797	28379	TOTAL				55175		
							25199	28797	28379	TOTAL CONNECTED LOAD (VA): 82,375.28				TOTAL CONNECTED CURRENT (A): 228.65		
										TOTAL DEMAND LOAD (VA): 89,567.78				TOTAL DEMAND CURRENT (A) 248.62		
NOTES: L=LIGHTING, R=RECEPTACLES, H=ELECTRIC HEAT, ML=LARGEST MOTOR, MO=OTHER MOTORS, WH=WATER HEATERS, K=KITCHEN LOADS, A=APPLIANCES, D=DEDICATED, X=MISC, SF=SUB FEED																

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PANEL: D (NEW)		3 PH		4 WIRE		VOLTAGE: 208Y/120V		100A MCB								
LOC:		MOUNT: FLUSH		FEED: TOP												
TYPE: NEMA 1		POLES: 42		SF MAINS: NO		10,000AIC MINIMUM										
LOAD TYPE	LOAD	CIRCUIT DIRECTORY	CIR. NO.	CIR. BRKR		A	B	C	CIR. BRKR		CIR. NO.	CIRCUIT DIRECTORY	LOAD	LOAD TYPE		
				P	AMP				P	AMP						
R	180	RECEPT. - ADMIN 107 (EX. CKT D-1)	1	1	20	620			1	20	2	LTG E. CLASSROOMS (EX. CKT D-2)	440	L		
		SPARE	3	1	20		550		1	20	4	LTG W. CLASSROOMS (EX. CKT D-4)	550	L		
R	540	RECEPT. - CORR. 103 (EX. CKT D-5)	5	1	20			815	1	20	6	LTG CORRIDOR (EX. CKT D-6)	275	L		
R	540	RECEPT. - ADMIN 107 (EX. CKT D-7)	7	1	20	980			1	20	8	LTG E. OFFICES (EX. CKT D-8)	440	L		
R	360	RECEPT. - ADMIN 107 (EX. CKT D-9)	9	1	20		855		1	20	10	LTG W. OFFICES (EX. CKT D-10)	495	L		
R	540	RECEPT. - ADMIN 107 (EX. CKT D-11)	11	1	20			1044	1	20	12	LTG CONF. 108 & MULTIPURPOSE 114	504	L		
R	540	RECEPT. - ADMIN 107 (EX. CKT D-13)	13	1	20	660			1	20	14	LTG RETENTION OFFICE 101	120	L		
R	1080	RECEPT. - ADMIN 107 & CONF. 108	15	1	20		1800		1	20	16	RECEPT. - RENTENTION OFFICE 101	720	R		
L	440	LTG LOBBY (EX. CKT D-17)	17	1	20			1160	1	20	18	RECEPT. - RENTENTION OFFICE 101	720	R		
R	900	RECEPT. - CONF. 108	19	1	20	1458			2		20	FCU-1,2A,2B,3,4A,4B,5A-1,5A-2,5B,5C,6	558	D		
R	180	RECEPT. - ADMIN 104 (EX. CKT D-21)	21	1	20		738			20	22		558	D		
R	180	RECEPT. - ADMIN 104 (EX. CKT D-23)	23	1	20			1513	3		24		1333	H		
R	540	RECEPT. - ADMIN 104 (EX. CKT D-25)	25	1	20	1873					26	EH-2	1333	H		
R	720	RECEPT. - OFFICE 105 (EX. CKT D-27)	27	1	20		2053			20	28		1333	H		
R	720	RECEPT. - ADMIN 106 (EX. CKT D-29)	29	1	20			720			30					
R	360	RECEPT. - ADMIN 106 (EX. CKT D-31)	31	1	20	360					32					
R	540	RECEPT. - ADMIN 104 (EX. CKT D-33)	33	1	20		540				34					
R	720	RECEPT. - MULTIPURPOSE 114	35	1	20			720			36					
R	720	RECEPT. - MULTIPURPOSE 114	37	1	20	720					38					
R	360	RECEPT. - CONF. 108	39	1	20		360				40					
		SPARE	41	1	20						42					
	10160	TOTAL	THIS PANEL->					6672	6897	5972	TOTAL					9381
												TOTAL CONNECTED LOAD (VA): 19,540.96				
												TOTAL CONNECTED CURRENT (A): 54.24				
												TOTAL DEMAND LOAD (VA): 19,776.96				
												TOTAL DEMAND CURRENT (A) 54.90				
NOTES: L=LIGHTING, R=RECEPTACLES, H=ELECTRIC HEAT, ML=LARGEST MOTOR, MO=OTHER MOTORS, WH=WATER HEATERS, K=KITCHEN LOADS, A=APPLIANCES, D=DEDICATED, X=MISC, SF=SUB FEED																

PANEL: T (NEW)		3 PH		4 WIRE		VOLTAGE: 208Y/120V		200A MCB							
LOC:		MOUNT: FLUSH		FEED: TOP											
TYPE: NEMA 1		POLES: 42		SF MAINS: NO		12,000AIC MINIMUM									
LOAD TYPE	LOAD	CIRCUIT DIRECTORY	CIR. NO.	CIR. BRKR		A	B	C	CIR. BRKR		CIR. NO.	CIRCUIT DIRECTORY	LOAD	LOAD TYPE	
				P	AMP				P	AMP					
R	360	RECEPT. - TEL. COM. 121	1	1	20	3064			2		2	AC-1, CU-1	2704	D	
R	360	RECEPT. - TEL. COM. 121	3	1	20		3064			40	4		2704	D	
R	360	RECEPT. - TEL. COM. 121	5	1	20			360			6	SPACE			
R	360	RECEPT. - TEL. COM. 121	7	1	20	360					8	SPACE			
R	360	RECEPT. - TEL. COM. 121	9	1	20		360				10	SPACE			
R	360	RECEPT. - TEL. COM. 121	11	1	20			360	3		12				
R	2500	30A RECEPT. - TEL. COM. 121	13	1	30	2500					14	SPARE			
R	2500	30A RECEPT. - TEL. COM. 121	15	1	30		2500		20		16				
R	2250	30A RECEPT. - TEL. COM. 121	17	2				2250			18	SPACE			
R	2250		19		30	2250					20	SPACE			
		SPACE	21								22	SPACE			
		SPACE	23								24	SPACE			
		SPACE	25								26	SPACE			
		SPACE	27								28	SPACE			
		SPACE	29								30	SPACE			
			31								32				
			33								34				
			35								36				
			37								38				
			39								40				
			41								42				
	11660	TOTAL	THIS PANEL->				8174	5924	2970	TOTAL				5408	
						8174	5924	2970	TOTAL CONNECTED LOAD (VA): 17,068.00 TOTAL CONNECTED CURRENT (A): 47.38						
		LIGHTING(125%) = 0.00 RECEPTS<=10000(100%) = 10000.00 RECEPTS>10000(50%) = 830.00 RECEPTS TOTAL = 10830.00 ELECTRIC HEAT(100%) = 0.00				LARGEST MOTOR(125%) = 0.00 OTHER MOTORS(100%) = 0.00 MOTOR TOTAL = 0.00 WATER HEATERS(100%) = 0.00			KITCHEN LOADS(65%) = 0.00 APPLIANCES(100%) = 0.00 DEDICATED(100%) = 5408.00 MISC(100%) = 0.00	TOTAL DEMAND LOAD (VA): 16,238.00 TOTAL DEMAND CURRENT (A) 45.07					
NOTES: L=LIGHTING, R=RECEPTACLES, H=ELECTRIC HEAT, ML=LARGEST MOTOR, MO=OTHER MOTORS, WH=WATER HEATERS, K=KITCHEN LOADS, A=APPLIANCES, D=DEDICATED, X=MISC, SF=SUB FEED															



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617 Western Avenue
Seattle, WA 98104
Tel. 206.946.9746
www.wja-dc.com



6021 12th Street East, Suite 200
Fife, Washington 98424
T: 253.922.0446
F: 253.922.0896



Project No.: 21024

Designed By: BM

Drawn By: JT

Checked By: BM

Date

Description

Mark

WASHINGTON MILITARY DEPARTMENT

ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 M AVENUE, ANACORTES, WA

PANEL SCHEDULES

E-612

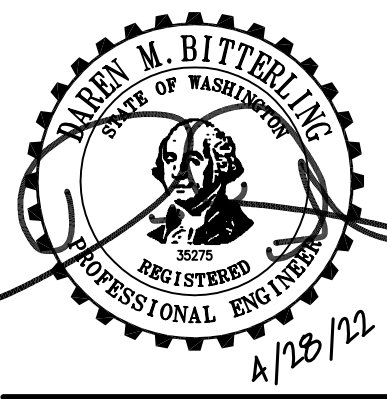
PANEL: C (NEW)		3 PH		4 WIRE		VOLTAGE: 208Y/120V		300A MCB		LOAD TYPE				
LOC:		MOUNT: FLUSH		FEED: TOP		SF MAINS: NO		13,000AIC MINIMUM						
TYPE: NEMA 1		POLES: 84												
LOAD			CIR.	CIR. BRKR				CIR. BRKR	CIR.			LOAD		
TYPE	LOAD	CIRCUIT DIRECTORY	NO.	P	AMP	A	B	C	P	AMP	NO.	CIRCUIT DIRECTORY	LOAD	TYPE
L	1200	LTG - DRILL HALL 122 (EX. CKT C-1)	1	1	20	2400			1	20	2	LTG - DRILL HALL 122 (EX. CKT C-3)	1200	L
		LTG - DRILL HALL 122 (EX. CKT C-2)	3	1	20		1200		1	20	4	LTG - DRILL HALL 122 (EX. CKT C-4)	1200	L
L	1200	LTG - DRILL HALL 122 (EX. CKT C-5)	5	1	20			2400	1	20	6	LTG - DRILL HALL 122 (EX. CKT C-7)	1200	L
L	600	LTG - DRILL HALL 122 (EX. CKT C-6)	7	1	20	1200			1	20	8	LTG - DRILL HALL 122 (EX. CKT C-8)	600	L
L	1200	LTG - DRILL HALL 122 (EX. CKT C-9)	9	1	20		1200		1	20	10	LTG - DRILL HALL 122 (EX. CKT C-11)		
L	600	LTG - DRILL HALL 122 (EX. CKT C-10)	11	1	20			600	1	20	12	LTG - DRILL HALL 122 (EX. CKT C-12)		
R	540	RECEPT. - DRILL HALL (EX. CKT C-14)	13	1	20	939			1	20	14	LTG - KITCHEN, IT ROOM, STORAGE	399	L
R	540	RECEPT. - DRILL HALL (EX. CKT C-30)	15	1	20		1572		1	20	16	LTG - UNIT STORAGE 117, 118, 118A	1032	L
K	1500	MICROWAVE - KITCHEN 119	17	1	20			1652	1	20	18	LTG - EXTERIOR E. SIDE	152	L
K	1500	MICROWAVE - KITCHEN 119	19	1	20	2100			1	20	20	DH-1	600	D
K	720	RECEPT. - KITCHEN 119	21	1	20		720		1	20	22	SPARE		
K	720	RECEPT. - KITCHEN 119	23	1	20			720	1	20	24	SPARE		
K	720	RECEPT. - KITCHEN 119	25	1	20	1620			1	20	26	RECEPT. - UNIT STORAGE 117	900	R
K	1000	DISHWASHER - KITCHEN 119	27	1	20		1720		1	20	28	RECEPT. - VAULT 118	720	R
K	1000	FREEZER - KITCHEN 119	29	1	20			1540	1	20	30	RECEPT. - VESTIBULE 118A	540	R
K	1000	REFRIGERATOR - KITCHEN 119	31	1	20	1360			1	20	32	RECEPT. - T&C 123	360	R
K	4000	RANGE - KITCHEN 119	33	2			5080		1	20	34	RECEPT. - CORRIDOR 109	1080	R
K	4000		35		50			4180	1	20	36	RECEPT. - ROOFTOP	180	R
H	5667		37	3		8031			3		38		2364	MO
H	5667	DHTR-1	39				8031				40	ERV-1	2364	MO
H	5667		41		60			8031		30	42		2364	MO
H	1667		43	3		3107			3		44		1440	MO
H	1667	DHTR-2	45				3107				46	ERV-2	1440	MO
H	1667		47		30			3107		20	48		1440	MO
H	1667		49	3		2915			3		50		1248	MO
H	1667	DHTR-3	51				2915				52	ERV-3	1248	MO
H	1667		53		30			2915		20	54		1248	MO
K	696	KH-1	55	1	20	2029			3		56		1333	H
		SPACE	57				1333				58	EH-9	1333	H
		SPACE	59					1333		20	60		1333	H
		SPACE	61			1600			3		62		1600	H
		SPACE	63				1600				64	EH-10	1600	H
		SPACE	65					1600		20	66		1600	H
		SPACE	67			667			3		68		667	H
		SPACE	69				667				70	EH-11	667	H
		SPACE	71					667		20	72		667	H
		SPACE	73								74	SPARE		
		SPACE	75								76	SPACE		
		SPACE	77								78	SPACE		
		SPACE	79								80	SPACE		
		SPACE	81								82	SPACE		
		SPACE	83								84	SPACE		
	49736	TOTAL	THIS PANEL->			27967	29144	28744	TOTAL				36119	
						27967	29144	28744	TOTAL CONNECTED LOAD (VA): 85,855.00			TOTAL CONNECTED CURRENT (A): 238.31		
LIGHTING(125%) = 13228.75 RECEPTS<=10000(100%) = 4860.00 RECEPTS>10000(50%) = 0.00 RECEPTS TOTAL = 4860.00 ELECTRIC HEAT(100%) = 37800.00 LARGEST MOTOR(125%) = 3375.00 OTHER MOTORS(100%) = 12456.00 MOTOR TOTAL = 15831.00 WATER HEATERS(100%) = 0.00 KITCHEN LOADS(65%) = 10956.40 APPLIANCES(100%) = 0.00 DEDICATED(100%) = 600.00 MISC(100%) = 0.00 TOTAL DEMAND LOAD (VA): 83,276.15 TOTAL DEMAND CURRENT (A) 231.15														
NOTES: L=LIGHTING, R=RECEPTACLES, H=ELECTRIC HEAT, ML=LARGEST MOTOR, MO=OTHER MOTORS, WH=WATER HEATERS, K=KITCHEN LOADS, A=APPLIANCES, D=DEDICATED, X=MISC, SF=SUB FEED														



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Fife, Washington 98424
T: 253.922.0446
F: 253.922.0896



Project No.: 21024

Designed By: BM

Drawn By: JT

Checked By: BM

Date

Description

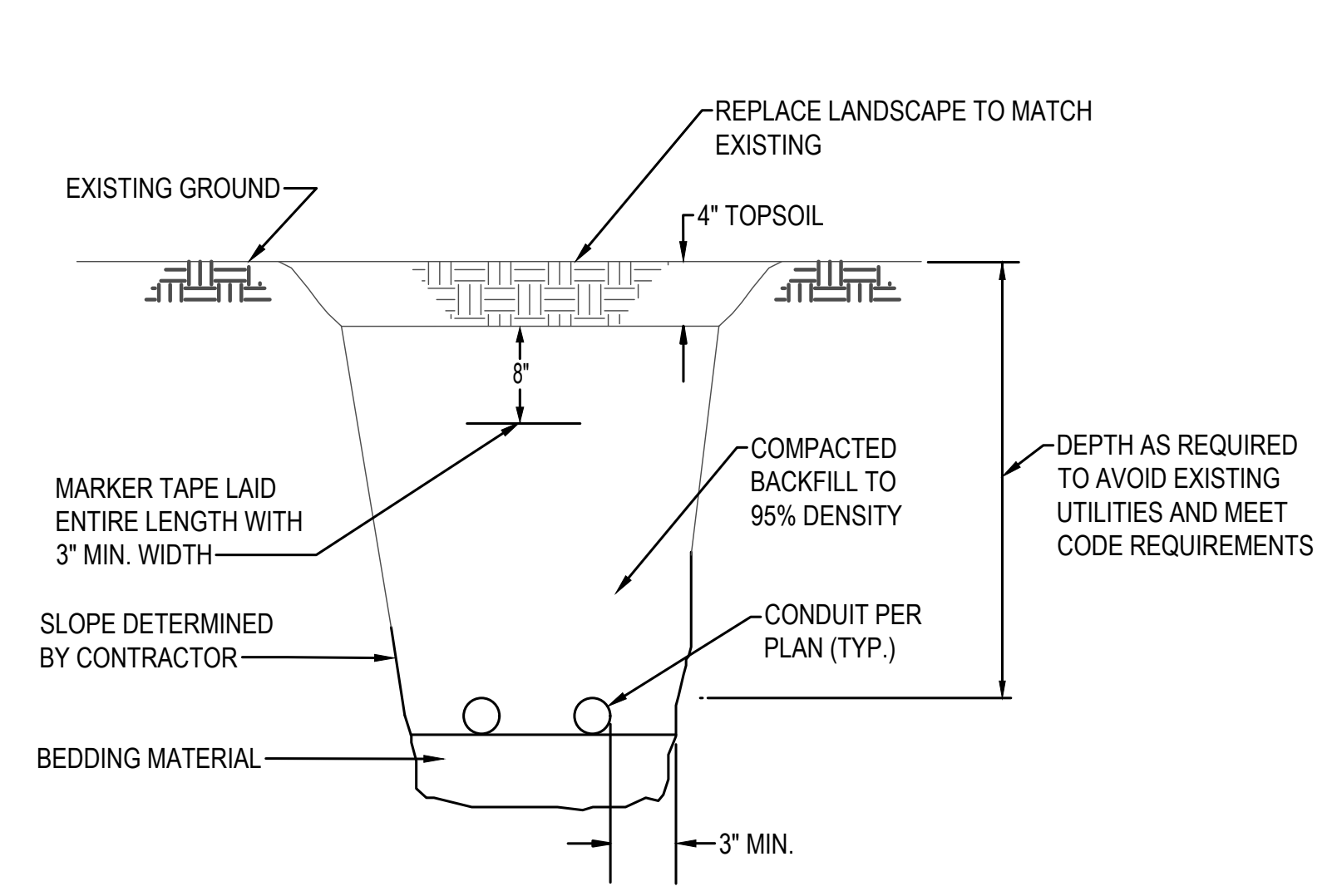
Mark

WASHINGTON MILITARY DEPARTMENT

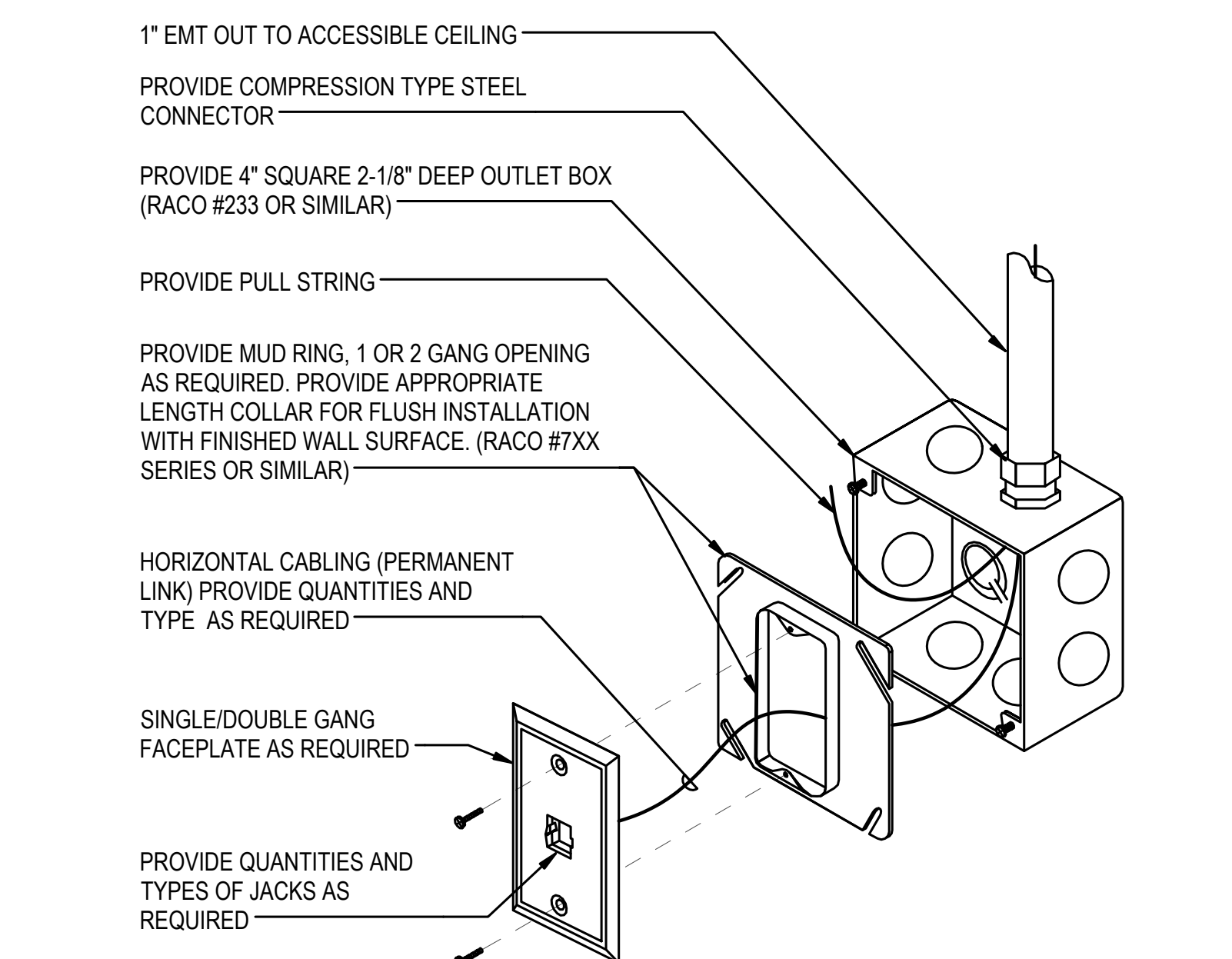
ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 M AVENUE, ANACORTES, WA

PANEL SCHEDULES

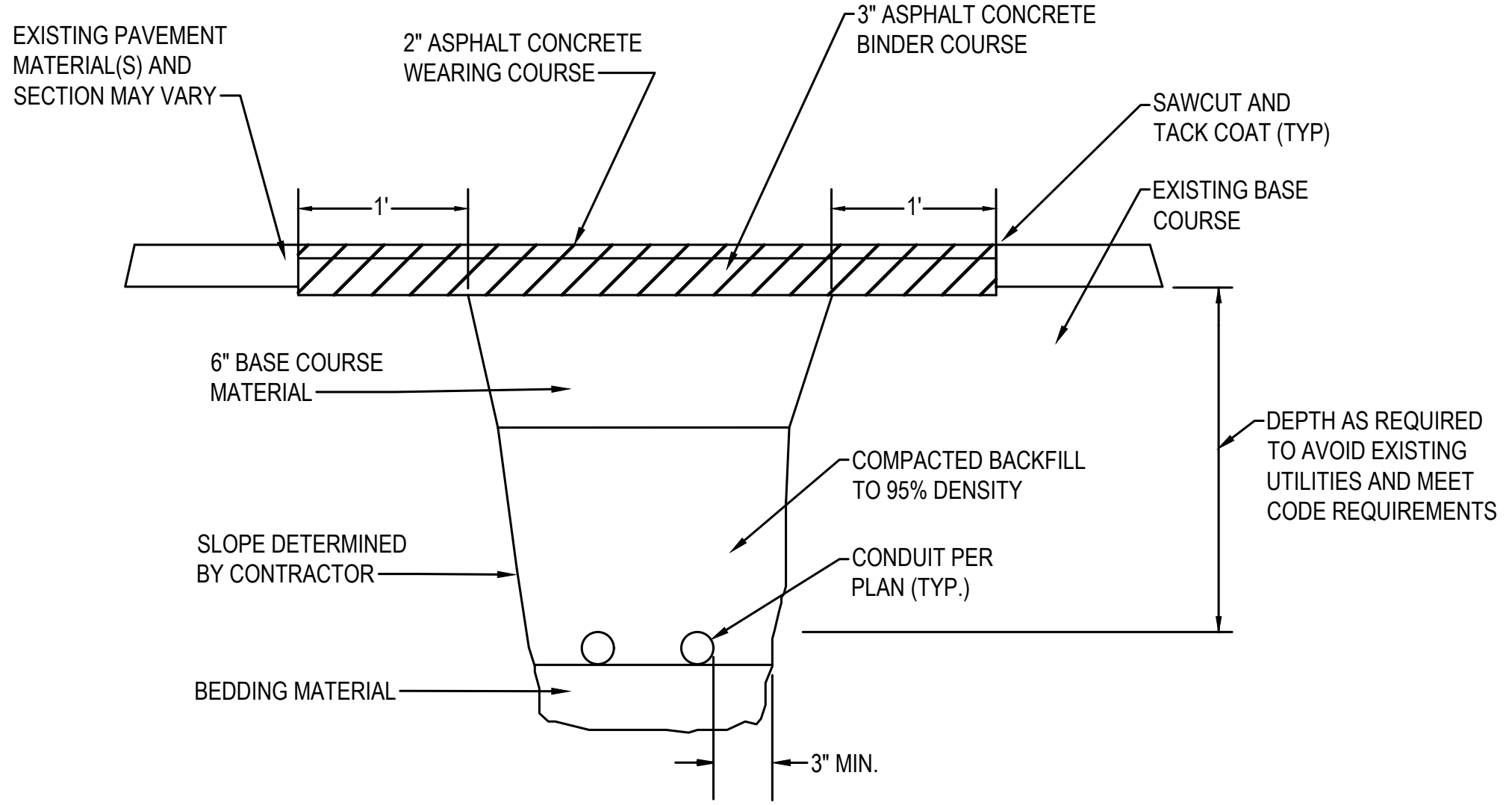
4/14/2022 2:45:18 PM C:\Users\ctreat.W\ADESIGN Documents\Anacortes RC Addition_2022-Central_ctreat@wja-dc.com.rvt



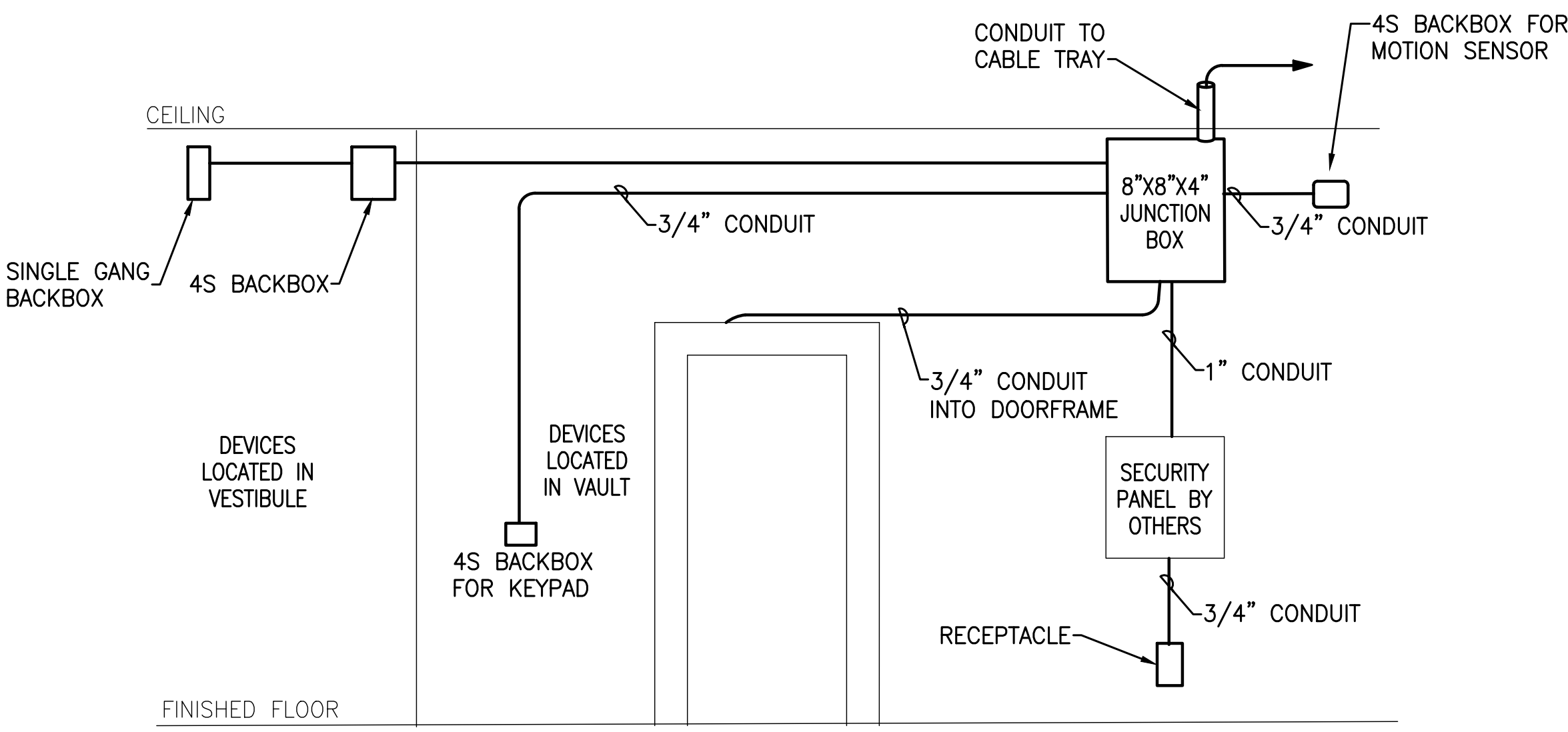
1 UNDERGROUND - LANDSCAPE AREAS
SCALE: DIAGRAMMATIC



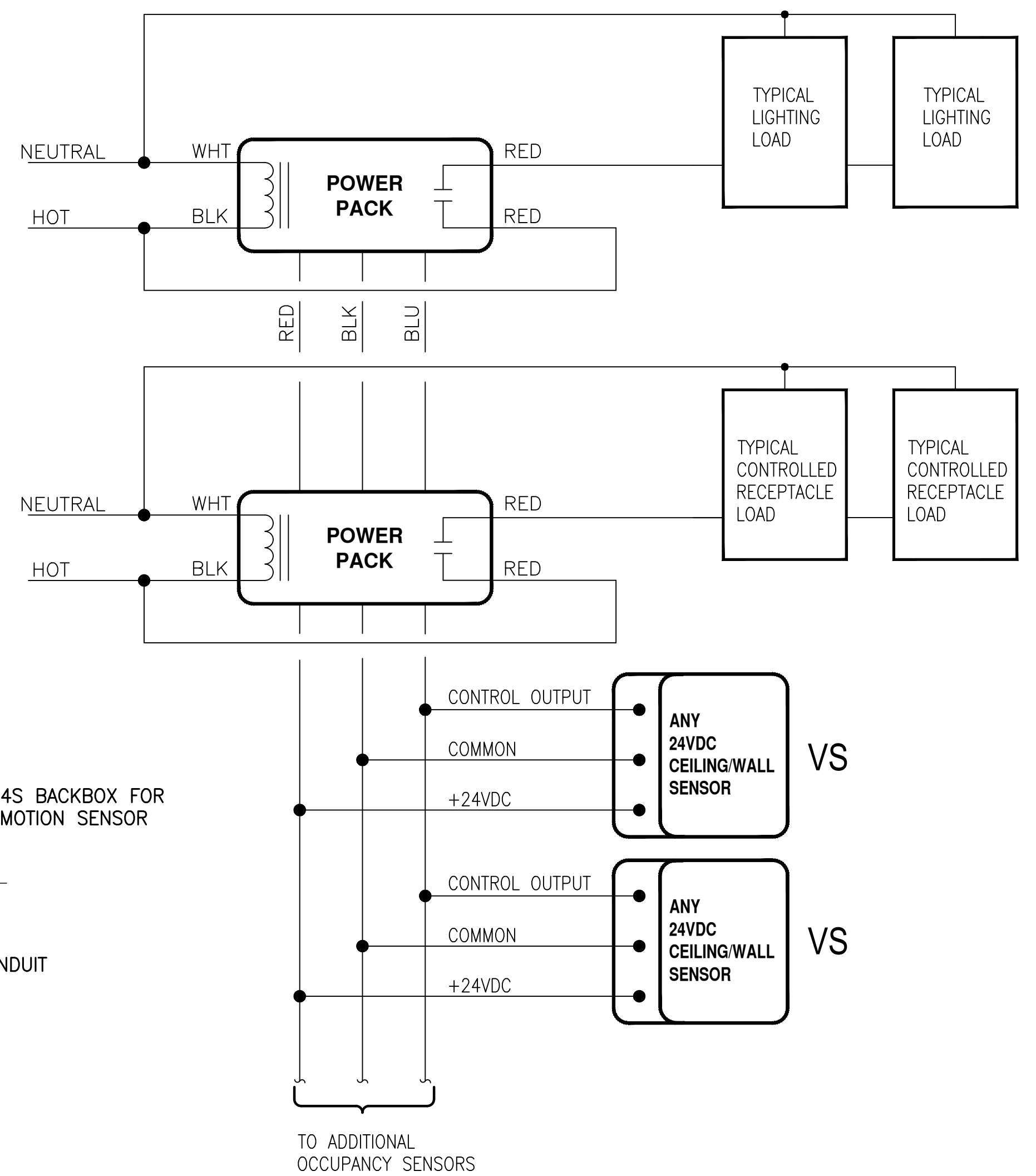
3 TELECOMMUNICATIONS OUTLET
INSTALLATION DETAIL - NEW LOCATION IN NEW WALLS
SCALE: DIAGRAMMATIC



2 UNDERGROUND - ASPHALT AREAS
SCALE: DIAGRAMMATIC

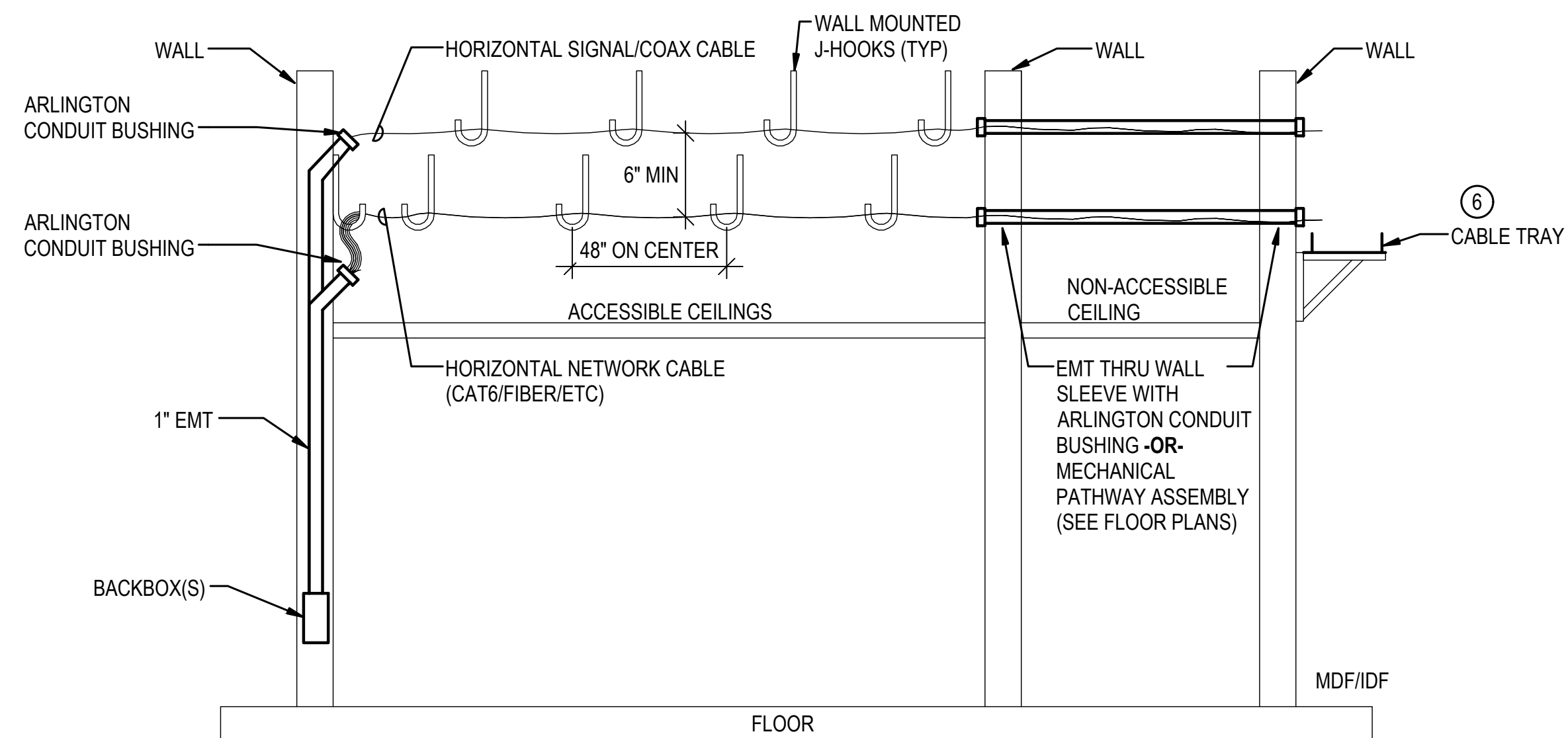


4 VAULT SECURITY DIAGRAM ROUGH-IN
SCALE: DIAGRAMMATIC

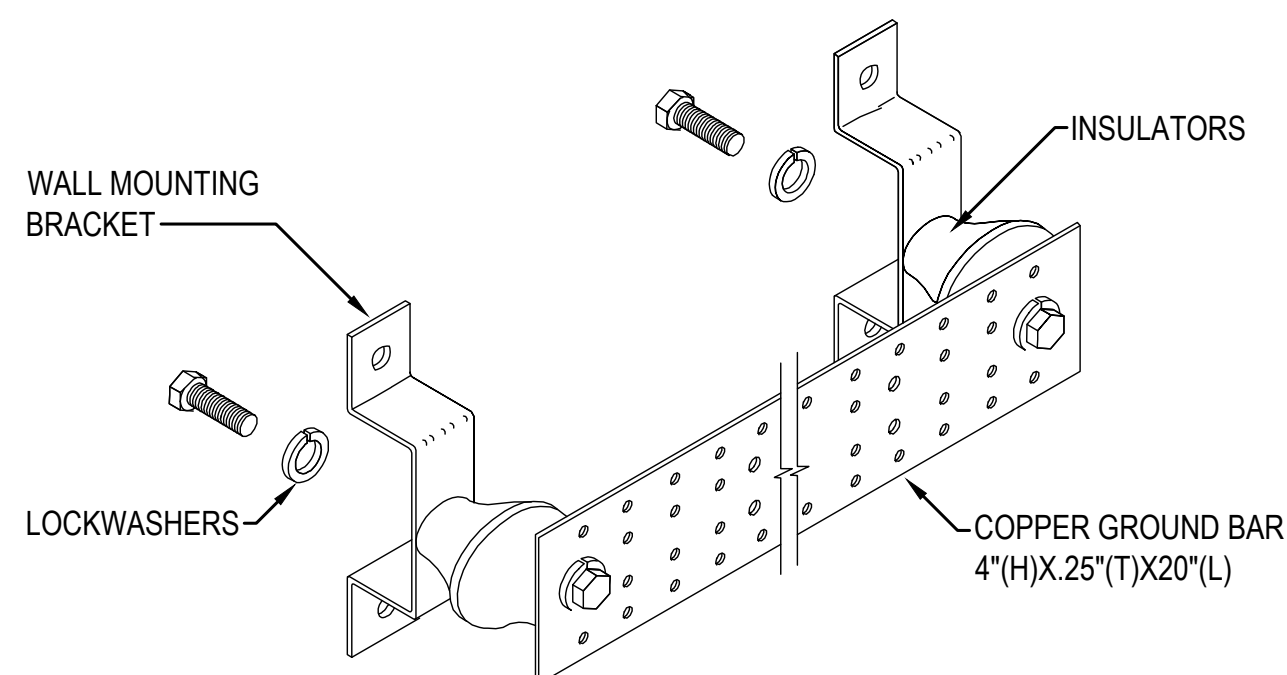


5 LIGHTING AND POWER CONTROL DIAGRAM
SCALE: DIAGRAMMATIC

Project No.: 21024	Designed By: BM	Drawn By: JT	Checked By: BM
Date			
Description			
Mark			



1 J-HOOK AND CABLE TRAY SECTION DETAIL
SCALE: DIAGRAMMATIC



2 TYPICAL TELECOMMUNICATIONS
GROUNDING BAR DETAIL
SCALE: DIAGRAMMATIC

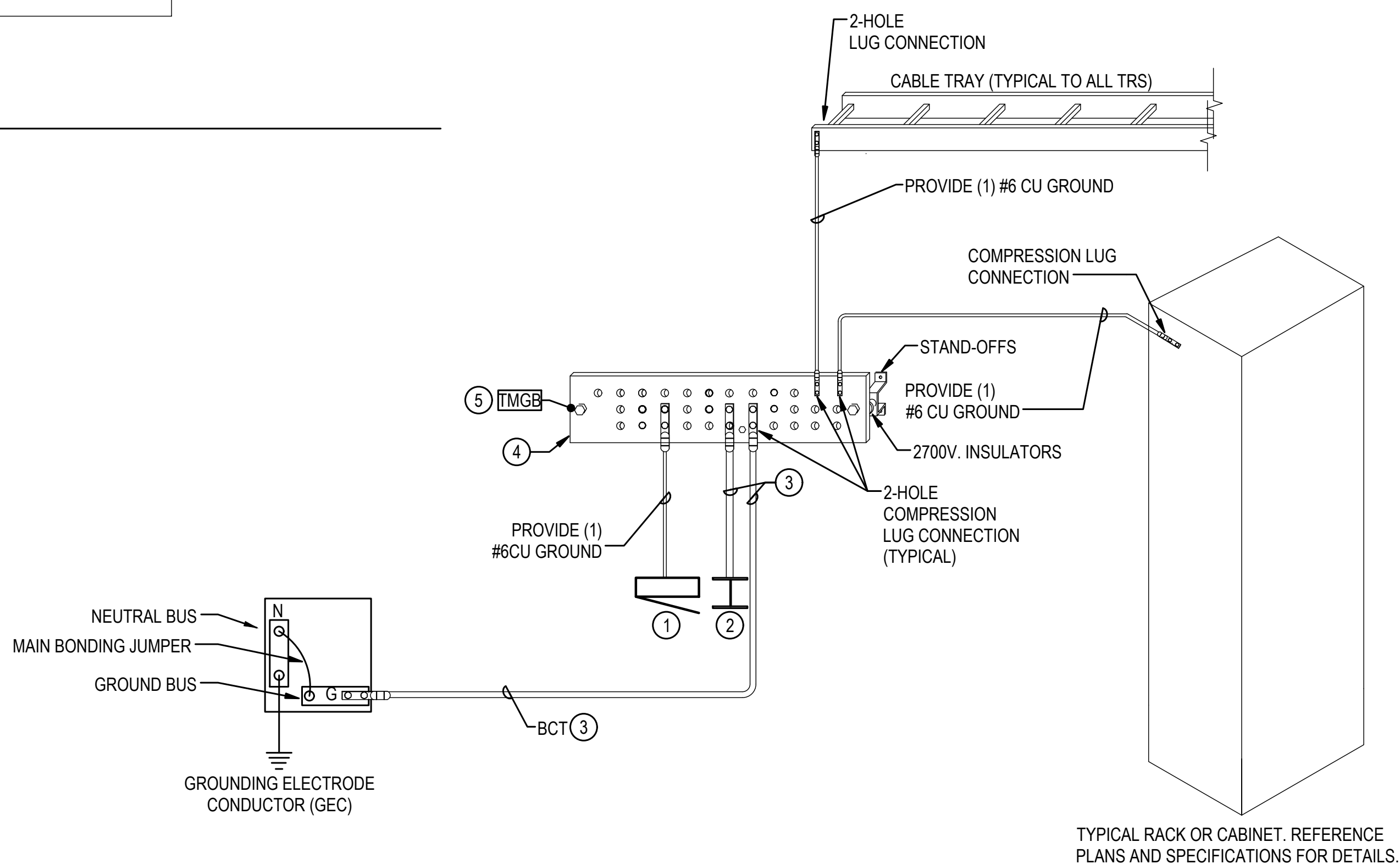
TELECOMMUNICATIONS BONDING BACKBONE (TBB) CONDUCTOR SIZE VS LENGTH	
TBB/GE LINEAR LENGTH m (FT)	TBB/GE SIZE (AWG)
LESS THAN 4 (13)	6
4-6 (14-20)	4
6-8 (21-26)	3
8-10 (27-33)	2
10-13 (34-41)	1
13-16 (42-52)	1/0
16-20 (53-66)	2/0
20-26 (67-84)	3/0
26-32 (85-105)	4/0
32-38 (106-125)	250 kcmil
38-46 (126-150)	300 kcmil
46-53 (151-175)	350 kcmil
53-76 (176-250)	500 kcmil
76-91 (251-300)	600 kcmil
GREATER THAN 91 (301)	750 kcmil

SCHEDULE NOTES

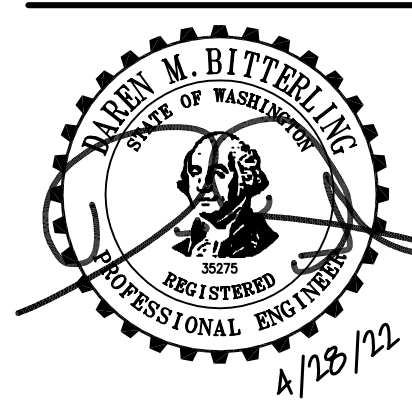
1. MINIMUM TBB/GE SHALL BE #6 AWG. THE TBB SHOULD BE SIZED AT 2 KCMIL PER LINEAR FOOT OF CONDUCTOR LENGTH UP TO A MAXIMUM OF 750 KCMIL.
2. THE BCT SHALL BE, AT A MINIMUM, THE SAME SIZE AS THE LARGEST TBB.
3. THE TABLE IS REFERENCED FROM TIA-607-B 6.3.2 TABLE 1.

CONSTRUCTION NOTES

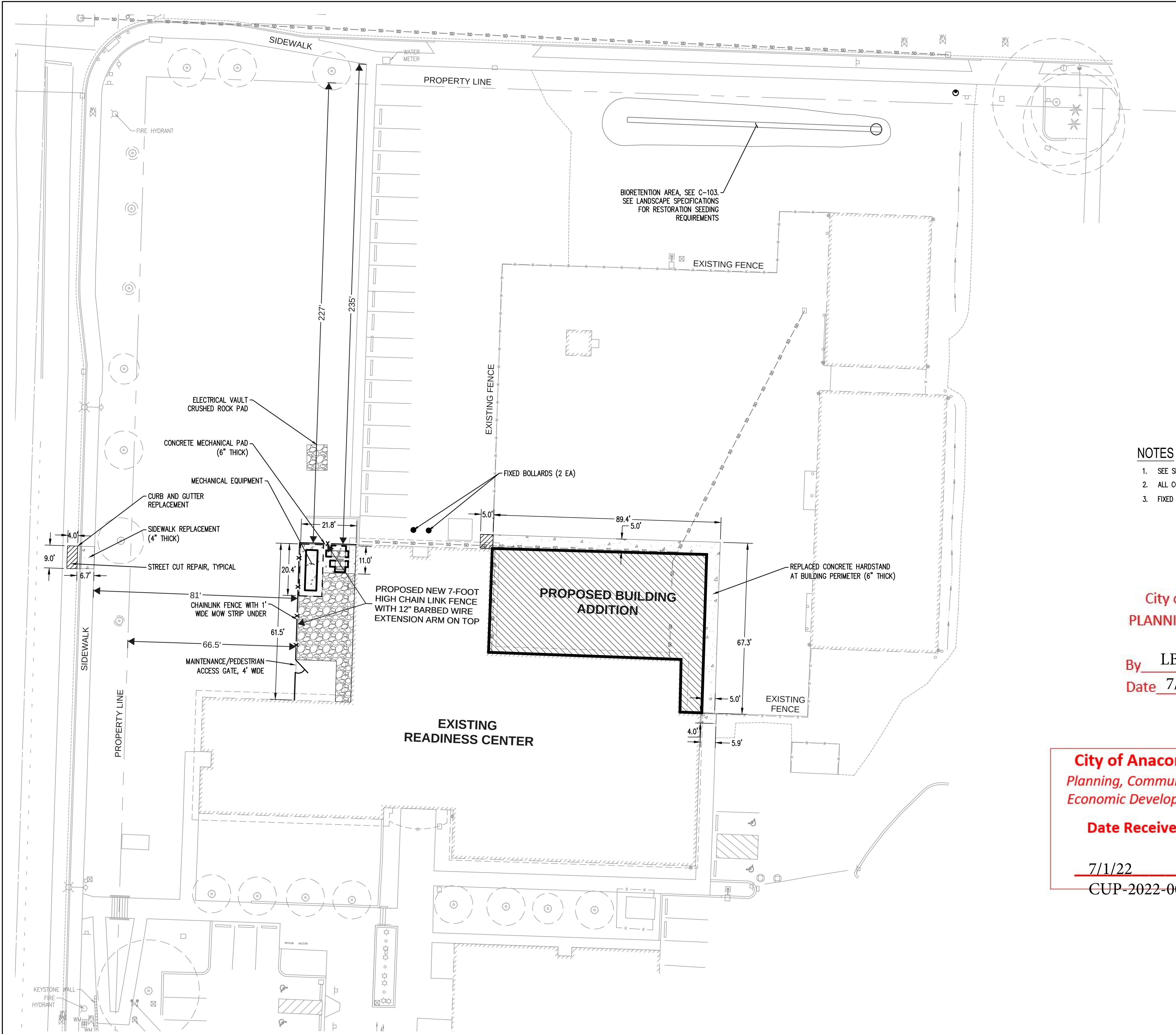
- ① PROVIDE CONNECTION TO MAIN PANEL BOARD 'T'.
- ② PROVIDE BOND CONNECTION TO BUILDING STEEL, SIZED PER FIGURE 6.3.2 (SIZING OF THE TBB) OF TIA-607-B2 INCLUDED ON THIS SHEET.
- ③ PROVIDE COPPER GROUND CONDUCTOR WITH GREEN OUTER JACKET. SIZED AS SHOWN ON THE TELECOMMUNICATIONS GROUNDING AND BONDING RISER DIAGRAM.
- ④ MOUNT PLATE ON PLYWOOD BACKBOARD.
- ⑤ TELECOMMUNICATION GROUNDING BUSBAR 4"(H)X.25"(T)X12"(L).
- ⑥ CABLE TRAY IS SHOWN FOR REFERENCE ONLY. REVIEW FLOOR PLANS FOR CABLE TRAY LOCATIONS AND INSTALLATION.



3 TYPICAL TELECOMMUNICATIONS GROUNDING AND BONDING DETAIL
SCALE: DIAGRAMMATIC



3/2/2022 3:53:33 PM N:\PROJECTS\1906 WJA DESIGN COLLABORATIVE\21-000635 ANACORTES READINESS CENTER RENOVATIONS AND ADDITION\CADD\21-000635 C-102.DWG



LEGEND

- FIXED BOLLARD (SEE DETAIL 5, SHEET C-503)
- x—x—x— 7" HIGH CHAIN LINK FENCE (UNPAINTED) WITH SINGLE 3-STRAND BARBED WIRE OUTRIGGER, (SEE DETAILS 1-4, SHEET C-503)
- CONCRETE PAVEMENT, 6" THICK (SEE DETAIL 2, SHEET C-501)
- CRUSHED ROCK, 4" THICK
- ASPHALT PAVEMENT, MATCH EXISTING STREET CUT REPAIR, SEE CITY OF ANACORTES STANDARD DETAIL, ST-01 (SEE DETAIL 1, SHEET C-502)
- CURB AND GUTTER REPLACEMENT, SEE CITY OF ANACORTES STANDARD DETAIL, ST-03 (SEE DETAIL 2, SHEET C-502)

NOTES

- SEE SHEET C-100 FOR SURVEY NOTES.
- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3500 PSI.
- FIXED BOLLARDS MUST BE 4" MINIMUM IN DIAMETER, A316 STAINLESS STEEL.

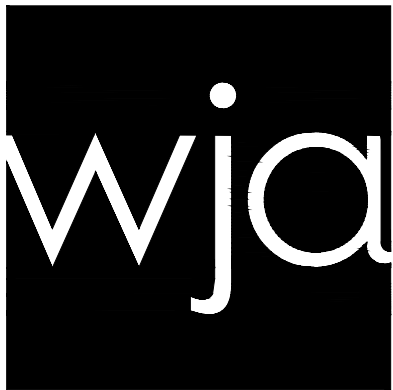
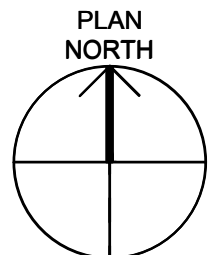
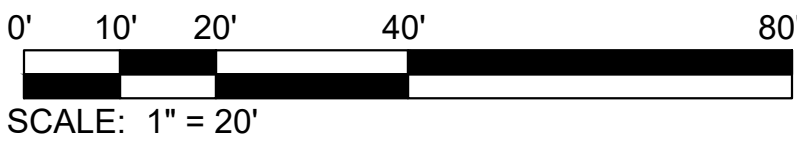
City of Anacortes
PLANNING APPROVED

By LBG
Date 7/1/22

City of Anacortes
Planning, Community &
Economic Development

Date Received:

7/1/22
CUP-2022-0003



617 Western Avenue
Seattle, WA 98104
Tel. 206.946.9746
www.wja-dc.com

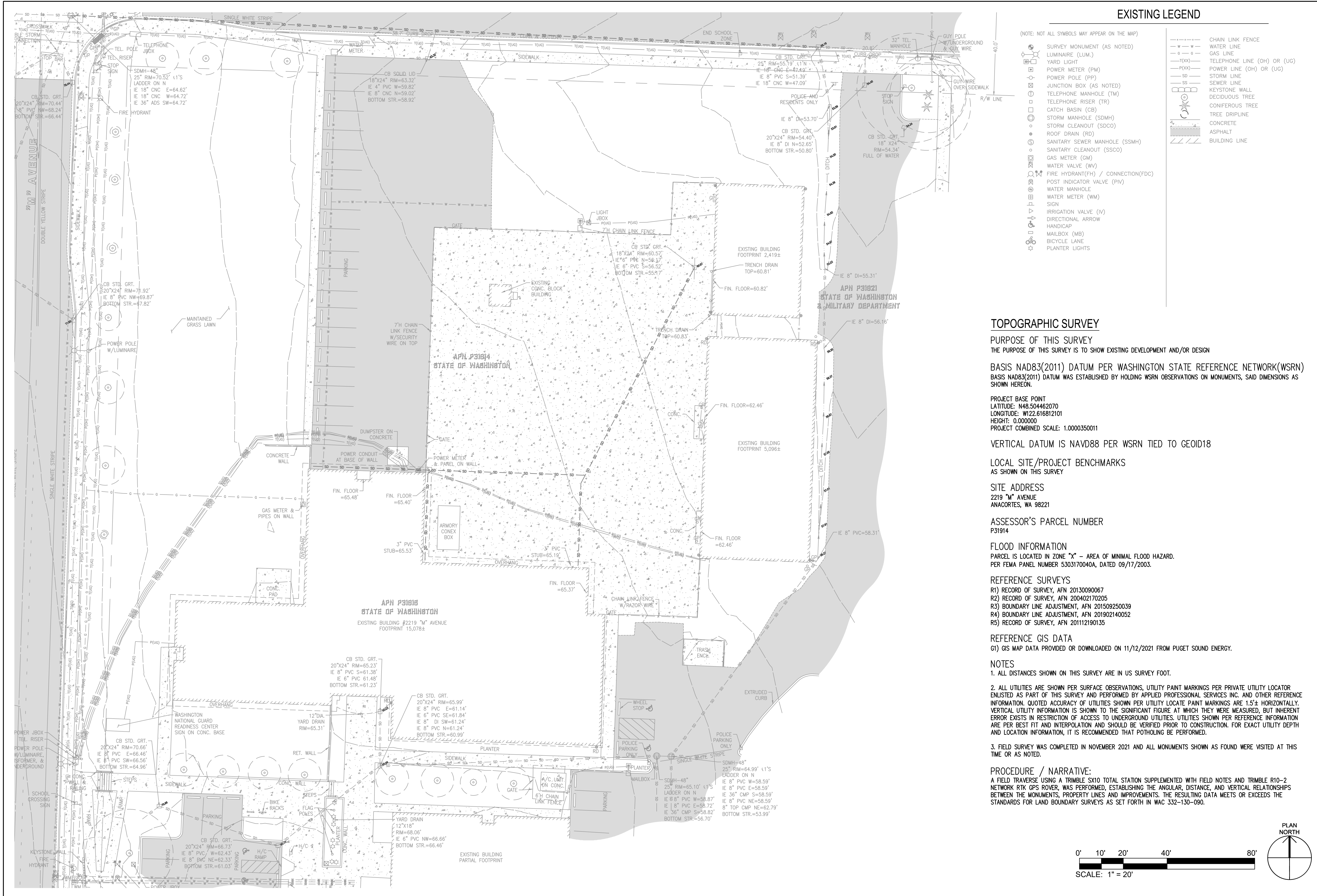
SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200,
LACEY, WA 98516
P: 360.352.1465 F: 360.352.1509
SCJALLIANCE.COM

Project No.:	21024
Designed By:	KK
Drawn By:	KK
Checked By:	CJ

WASHINGTON MILITARY DEPARTMENT
ANACORTES READINESS CENTER - RENOVATION & EXPANSION
2219 N AVENUE, ANACORTES, WA

CIVIL SITE PLAN

C-102



EXISTING LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- SURVEY MONUMENT (AS NOTED)
- LUMINAIRE (LUM.)
- YARD LIGHT
- POWER METER (PM)
- POWER POLE (PP)
- JUNCTION BOX (AS NOTED)
- TELEPHONE MANHOLE (TM)
- TELEPHONE RISER (TR)
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- STORM CLEANOUT (SDCO)
- ROOF DRAIN (RD)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY CLEANOUT (SSCO)
- GAS METER (GM)
- WATER VALVE (WV)
- FIRE HYDRANT(FH) / CONNECTION(FDC)
- POST INDICATOR VALVE (PIV)
- WATER MANHOLE
- WATER METER (WM)
- SIGN
- IRRIGATION VALVE (IV)
- DIRECTIONAL ARROW
- HANDICAP
- MAILBOX (MB)
- BICYCLE LANE
- PLANTER LIGHTS

- CHAIN LINK FENCE
- WATER LINE
- GAS LINE
- TELEPHONE LINE (OH) OR (UG)
- POWER LINE (OH) OR (UG)
- STORM LINE
- SEWER LINE
- KEYSTONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIPLINE
- CONCRETE
- ASPHALT
- BUILDING LINE

TOPOGRAPHIC SURVEY

PURPOSE OF THIS SURVEY

THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING DEVELOPMENT AND/OR DESIGN

BASIS NAD83(2011) DATUM PER WASHINGTON STATE REFERENCE NETWORK(WSRN)
BASIS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT
LATITUDE: N48.504462070
LONGITUDE: W122.616812101
HEIGHT: 0.000000
PROJECT COMBINED SCALE: 1.0000350011

VERTICAL DATUM IS NAVD88 PER WSRN TIED TO GEOID18

LOCAL SITE/PROJECT BENCHMARKS
AS SHOWN ON THIS SURVEY

SITE ADDRESS
2219 "M" AVENUE
ANACORTES, WA 98221

ASSESSOR'S PARCEL NUMBER
P31914

FLOOD INFORMATION

PARCEL IS LOCATED IN ZONE "X" - AREA OF MINIMAL FLOOD HAZARD.
PER FEMA PANEL NUMBER 5303170040A, DATED 09/17/2003.

REFERENCE SURVEYS

- R1) RECORD OF SURVEY, AFN 20130090067
- R2) RECORD OF SURVEY, AFN 200402170205
- R3) BOUNDARY LINE ADJUSTMENT, AFN 201509250039
- R4) BOUNDARY LINE ADJUSTMENT, AFN 201902140052
- R5) RECORD OF SURVEY, AFN 201112190135

REFERENCE GIS DATA

- G1) GIS MAP DATA PROVIDED OR DOWNLOADED ON 11/12/2021 FROM PUGET SOUND ENERGY.

NOTES

- 1. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.

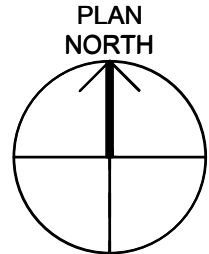
2. ALL UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS, UTILITY PAINT MARKINGS PER PRIVATE UTILITY LOCATOR ENLISTED AS PART OF THIS SURVEY AND PERFORMED BY APPLIED PROFESSIONAL SERVICES INC. AND OTHER REFERENCE INFORMATION. QUOTED ACCURACY OF UTILITIES SHOWN PER UTILITY LOCATOR PAINT MARKINGS ARE 1.5'± HORIZONTALLY. VERTICAL UTILITY INFORMATION IS SHOWN TO THE SIGNIFICANT FIGURE AT WHICH THEY WERE MEASURED, BUT INHERENT ERROR EXISTS IN RESTRICTION OF ACCESS TO UNDERGROUND UTILITIES. UTILITIES SHOWN PER REFERENCE INFORMATION ARE PER BEST FIT AND INTERPOLATION AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. FOR EXACT UTILITY DEPTH AND LOCATION INFORMATION, IT IS RECOMMENDED THAT POT-HOLING BE PERFORMED.

- 3. FIELD SURVEY WAS COMPLETED IN NOVEMBER 2021 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.

PROCEDURE / NARRATIVE:

A FIELD TRAVERSE USING A TRIMBLE SX10 TOTAL STATION SUPPLEMENTED WITH FIELD NOTES AND TRIMBLE R10-2 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

0' 10' 20' 40' 80'
SCALE: 1" = 20'





NOTICE OF APPLICATION and Public Hearing

SCAN HERE TO VIEW
Application Materials:



File Number: CUP-2022-0003

Property Owner: Washington Military Department

Applicant: Clint Treat, AIA

Date of Application: May 3, 2022

Date of Completeness: May 9, 2022

Project Location: 2219 M Avenue

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:

The applicant is requesting a Conditional Use Permit for the renovation and addition of the existing Anacortes Readiness Center. Work includes a 3,600 SF building addition with new classrooms, fitness room and corridor. Alterations to portions of the existing include new toilet/showers rooms, kitchen, conference, mother's room, multipurpose room, and a new ADA lift. New mechanical, fire protection, mass notification and electrical service to be incorporated. Building to receive a complete structural seismic upgrade and reroof. Minor repair and finishes to be provided in areas affected.

Required Project Permits/Approvals: The following may be required in addition to the above: Commercial Building Permit, Fence Permit

SEPA Review: The proposal is subject to SEPA review. The Washington Military Department is the lead SEPA lead agency.

Public Comment Period: The joint Notice of Application and Public Hearing was published on June 8, 2022. Written comments must be submitted to the contact person listed below by **5:00 PM on June 29, 2022**.

Public Hearing: Planning Commission Open Record Public Hearing - Wednesday, **July 13, 2022, at 6:00 PM**
City Council Closed Record Decision Hearing - Monday, **July 25, 2022, at 6:00 PM**

- Virtual meeting participation instructions and connection information can be viewed here: <https://www.anacorteswa.gov/700/Meeting-Documents-and-Video>. Meeting attendance options will be posted on the applicable agenda published the week before the meeting. Hearings will be conducted in accordance with the rules of procedure adopted by the hearing body.
- Members of the public who require special assistance to participate in or access the public hearing may contact the [City Clerk](#) 24 hours before the meeting to make special arrangements. Dial 360-299-1960.

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

Document Availability: Application documents may also be reviewed at <https://www.anacorteswa.gov/161/Planning-Community-Economic-Development> by clicking "**Current Land Use Projects & Notices**".

Appeals: Any party with standing may appeal the decision, once made, within 14 calendar days after written notice of the decision is mailed, per the provisions in AMC 19.20.180, *Appeals*.

For Project Information: Nathan Goldschmidt, Associate Environmental Planner; 360-588-8376, nathang@cityofanacortes.org; City of Anacortes Department of Planning, Community, & Economic Development, P.O. Box 547, Anacortes, WA 98221

AFFIDAVIT OF POSTING

City of Anacortes Planning, Community, & Economic Development

I, **Nathan Goldschmidt**, declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on **June 7, 2022**, the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **CUP-2022-0003**, was posted on the subject property.



June 9, 2022

Signature

Date

ADVERTISING PROOF

1215 Anderson Rd,
Mount Vernon, WA 98274
Ph. Fax: (907) 452-5054



STANWOOD CAMANO NEWS

BILLING DATE:	ACCOUNT NO:
06/03/22	45993



NOTICE OF APPLICATION and Public Hearing

File Number:
CUP-2022-0003

Property Owner: Wash-
ington Military Department

Applicant: Clint Treat, AIA

Date of Application:
May 3, 2022

Date of Completeness:
May 9, 2022

Project Location:
2219 M Avenue

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOL- LOWING PROPOSAL:

The applicant is requesting a Conditional Use Permit for the renovation and addition of the existing Anacortes Readiness Center. Work includes a 3,600 SF building addition with new classrooms, fitness room and corridor. Alterations to portions of the existing include new toilet/showers rooms, kitchen, conference, mother's room, multipurpose room, and a new ADA lift. New mechanical, fire protection, mass notification and electrical service to be incorporated. Building to receive a complete structural seismic upgrade and reroof. Minor repair and finishes to be provided in areas affected.

Required Project Permits/Approvals: The following may be required in addition to the above: Commercial Building Permit, Fence Permit

SEPA Review: The proposal is subject to SEPA review. The Washington Military Department is the

CITY OF ANACORTES
PO BOX 547
ANACORTES, WA 98221

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
245206	NOTICE OF APPLICATIO	06/08/22	06/08/22	2	\$166.46

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: \$0.00
Surcharge: \$0.00
Credits: \$0.00

Gross: \$166.46
Paid Amount: \$0.00

Amount Due: \$166.46

We Appreciate Your Business!

AD# 245206

military Department is the lead SEPA lead agency.

Public Comment Period:
The joint Notice of Application and Public Hearing was published on June 8, 2022. Written comments must be submitted to the contact person listed below by **5:00 PM on June 29, 2022**.

Public Hearing:
Planning Commission
Open Record Public Hearing - Wednesday, **July 13, 2022, at 6:00 PM**
City Council Closed
Record Decision Hearing - Monday, **July 25, 2022, at 6:00 PM**

> Virtual meeting participation instructions and connection information can be viewed here: <https://www.anacorteswa.gov/700/Meeting-Documents-and-Video>. Meeting attendance options will be posted on the applicable agenda published the week before the meeting. Hearings will be conducted in accordance with the rules of procedure adopted by the hearing body.

> Members of the public who require special assistance to participate in or access the public hearing may contact the City Clerk 24 hours before the meeting to make special arrangements.
Dial 360-299-1960.

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

Document Availability:
Application documents may also be reviewed at <https://www.anacorteswa.gov/161/Planning-Community-Economic-Development> by clicking "*Current Land Use Projects & Notices*".

Appeals: Any party with standing may appeal the decision, once made, within 14 calendar days after written notice of the decision is mailed, per the provisions in AMC 19.20.180, Appeals.

For Project Information:
Nathan Goldschmidt,
Associate Environmental Planner
360-588-8370

Planner; 360-588-8370,
nathang@cityofanacortes.org; City of Anacortes
Department of Planning,
Community, & Economic
Development, P.O. Box
547, Anacortes, WA 98221

**Published
June 8, 2022
AA-245206**



Land Use Permit Application - Departmental Review

Designated staff in each identified department review and comment on the permit application. Managing Planner uploads comments received from identified outside agencies and from the public during the comment period.

Application Information

Routing Date *

5/3/2022

Application Date *

5/3/2022

Managing Planner *

Nathan Goldschmidt

Planner Phone

360-588-8231

Permit Number *

CUP-2022-0003

Applicant Name *

CLINT TREAT

Applicant Email *

ctreat@wja-dc.com

Applicant Phone

Applicant Address *

617 WESTERN AVE SEATTLE, WA 98104

Parcel(s)

Parcel No.

P31914

Parcel No.

P31915

Parcel No.

P31912

Project Name *

CUP-2022-0003 - Anacortes Readiness Center Addition and Alteration

Project Contact *

CLINT TREAT

Project Contact Email *

ctreat@wja-dc.com

Project Address *

2219 M AVE ANACORTES, WA 98221-3728

Project Description *

RENOVATION AND ADDITION OF THE EXISTING ANACORTES READINESS CENTER. WORK INCLUDES 3,600 SF BUILDING ADDITION WITH NEW CLASSROOMS, FITNESS ROOM AND CORRIDOR. ALTERATIONS TO PORTIONS OF THE EXISTING INCLUDE NEW TOILET/SHOWER

Review Type *

Type 4

Review Type Description *

City Council Decisions

SEPA Type *

Optional DNS

Is this permit related to other current or prior permit applications? *☒ Yes ☐ No**Child Permits**

Subordinate permits submitted for approval in conjunction with this primary permit

Permit**Description****Related Permits**

Previously approved permits related to this primary permit

Permit**Description**

BLD-2022-0330

Renovate old building including seismic upgrade, and add a 3600 sf addition.
Part of CUP-2022-0003

Reviewer Selection**Comment Period (CD from NOA) ***

21

Comment Period End Date *

6/29/2022

Applicant Comment Response Due

7/6/2022

Departmental Review Required by *

Please check all City departments that must review this application. Other members of the DRG list will be notified of the application and will receive a link to view the application packet but the review process will not wait for their feedback.

- | | | |
|--|---|--|
| ☒ Building | ☒ Engineering | ☐ Fiber |
| ☒ Fire | ☐ Legal | ☐ Museum |
| ☒ Operations | ☐ Parks | ☒ Police |
| ☒ Sanitation | ☐ Streets | ☒ Water Distribution |
| ☐ WWTP | ☐ N/A | |

Outside Review

Select which outside agencies and utilities you would like to invite to comment on the application.

Type *

Local ▾

Agency *

Anacortes School District - Assistant to ▾

Email *

tramsay@asd103.org

Reviewer Comments**Application is ***☒ Complete ☐ Voided**Comments due by:**

6/29/2022

Staff Comments

Enter your comments in the blank row below, or click Next Reviewer to create a new row for your remarks. You may Upload Word or PDF files with your remarks.

Commenter	Dept	Comments	Upload
Koegel, Matt ▾	Sanitation	All good from Solid Waste	Upload
Nemeth, Terry ▾	Water	No water issues at this time	Upload

Fuller, Chris ▾	Police	No issues	Upload
Kennedy, Jack ▾	Fire	No issues with Land Use. Building alterations required per previous correspondence.	Upload
Lange, Steve ▾	Engineering	No issues	Upload
Frisinger, Rob ▾	Building	Building has no concerns.	Upload

Agency Comments

Commenters will automatically be emailed notification of the decision.

Commenter	Commenter Email	Comment
		Upload

Public Comments

Commenters will automatically be emailed notification of the decision.

Commenter	Commenter Email	Comment
		Upload

Comments

Nathan Goldschmidt

From: M. Wallis <mattwallisphotography@gmail.com>
Sent: Friday, June 10, 2022 9:32 PM
To: Nathan Goldschmidt
Subject: Cup-2022-0003 Washington Military

Follow Up Flag: Follow up
Flag Status: Flagged

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

Thank you for the notice of Conditional use permit. Our only concern with this project is: noise from construction done outside appropriate work hours. Please remind all contractors of the allowable work hour per city code and enforce these rules.

Thank you
Matt & Jill Wallis
2027 L Ave.
Anacortes



ANACORTES PLANNING COMMISSION

Findings of Fact, Conclusions of Law and Recommendation

File Number	CUP-2022-0003
Project Name	Anacortes Readiness Center Addition and Alteration
Proposal Description	The agent on behalf of the property owner has requested a Conditional Use Permit for the construction of an addition to the existing Anacortes Readiness Center. Work includes a 3,600 sq. ft. building addition with new classrooms, fitness room and corridor. The work will also include alterations to portions of the existing building including new toilet/shower rooms, kitchen, conference room, mother's room, multipurpose room, and a new ADA lift.
Public Hearing	Anacortes Planning Commission
Public Hearing Date	July 13, 2022
PC Deliberations	July 13, 2022
Decision Body	Anacortes City Council
Closed Record Hearing Date	July 25, 2022
Exhibits	Exhibit 1: Staff Report Exhibit 2: Application Materials Exhibit 3: Project Site Plan Exhibit 4: Noticing Exhibit 5: Comments

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, conclusions of law, and recommendation:

Findings of Fact & Conclusions of Law

1. The Staff report dated July 1, 2022 (Exhibit 1) accurately describes the project proposal and its Findings of Fact and Conclusions of Law are hereby incorporated by reference as the Planning Commission's Findings of Fact and Conclusions of Law.
2. The following members of the public provided testimony during the public hearing: Suzanne Gilbert
3. The following additional exhibits were entered into the record at the public hearing: ____
4. The following additional Findings of Fact and/or Conclusions of Law are entered: ____

Recommendation

Based on the foregoing findings and conclusions of law, and review of the City's regulatory authority to implement the policies, standards, and regulations of the Anacortes Municipal Code, the Planning Commission hereby makes the following recommendation regarding the subject Conditional Use Permit application:

- ☐ Approve with Conditions
☒ Approve
☐ Deny

Subject to staff's recommended conditions in the Staff Report dated July 1, 2022 and any additional Commissioner conditions of approval as listed below:

1. _____

PLANNING COMMISSION RECOMMENDATION				
Planning Commissioners	Approve	Deny	Absent	Abstain
Frank Jeretzky	X			
Jack Curtis			X	
Sarah Reuther	X			
Linda Martin			X	
Gary Molyneaux	X			
Jeff Graf	X			
Ward MacKenzie			X	
TOTAL	4		3	

ANACORTES PLANNING COMMISSION Anacortes, Washington


Sarah Reuther
Planning Commission Chair

7/22/22
Date



CITY COUNCIL

Finding of Facts, Conclusions of Law, & Decision

A. PROJECT SUMMARY DATA

PROJECT INFORMATION:

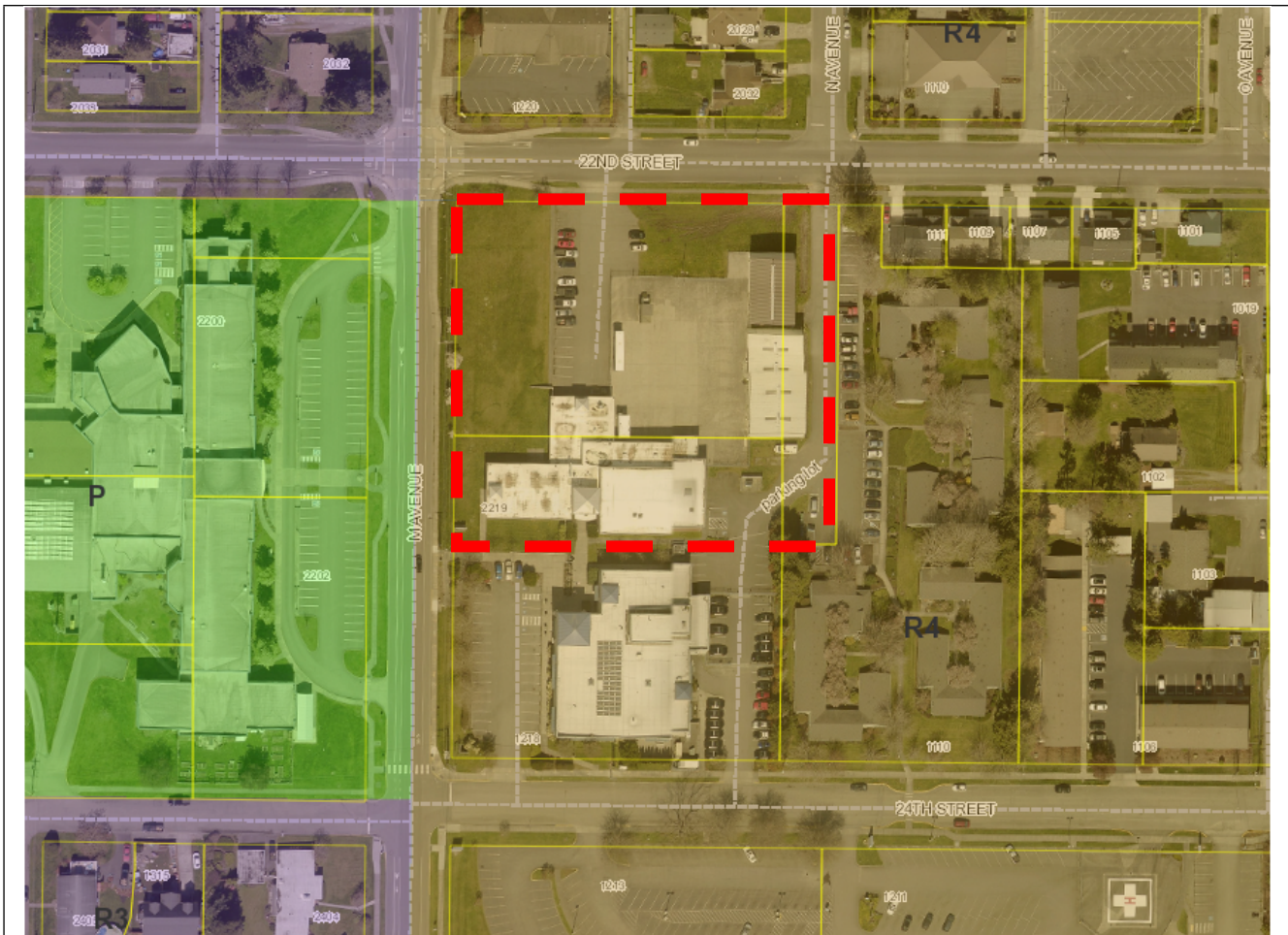
File Number	CUP-2022-0003	Date of Report	July 1, 2022
Project Title	Anacortes Readiness Center Addition and Alteration		
Project Address	2219 M Avenue	APN(s)	P31914, P31915, P31921
Request	The agent on behalf of the property owner has requested a Conditional Use Permit for the construction of an addition to the existing Anacortes Readiness Center. Work includes a 3,600 sq. ft. building addition with new classrooms, fitness room and corridor. The work will also include alterations to portions of the existing building including new toilet/shower rooms, kitchen, conference room, mother's room, multipurpose room, and a new ADA lift.		
Property Owner /Applicant	Washington Military Department Attn: Sachin Saldanha 36 Quartermaster Road Tacoma, WA 98430		
Agent	Clint Treat, AIA, wja design collaborative 617 Western Ave. Seattle, WA 98104		
Application Date	May 3, 2022	Complete Application Date	May 9, 2022
PC Public Hearing Date	July 13, 2022	CC Closed Record Decision Hearing Date	July 25, 2022
Comprehensive Plan Designation	Residential High Density	Zoning	R4
Water Supply	City	Sewer Supply	City

STAFF RECOMMENDATION: Approve, with conditions

CITY STAFF CONTACTS:

Name:	Title:	Phone:	E-mail:
Libby Grage	Planning Manager	360-299-1986	libbyb@cityofanacortes.org

PROJECT LOCATION & SURROUNDING AREA



SITE & SURROUNDING USES:

	Comprehensive Plan	Zoning	Land Use
North	Residential High Density	R4	Businesses and SFRs
East	Residential High Density	R4	Apartments and SFRs
South	Residential High Density & Medical Overlay	R4 / Med-O	Island Hospital
West	Public	P	Anacortes Middle School

B. PROCEDURAL

1. **Type of Review.** The proposed use would be considered a “Public Safety Facility” per AMC 19.44.020(E) and would be permitted with a conditional use permit (CUP) per AMC Table 19.41.040.

The application for a CUP is a Type 4 review process, requiring a preapplication meeting with city staff, a preapplication neighborhood meeting, a 21-day public comment period, a public hearing before Planning Commission, and a closed record decision hearing before City Council.

2. **Project history.** The mandatory preapplication meeting was held on April 26, 2022, with the mandatory neighborhood meeting being held on May 31, 2022. The application for a conditional use permit was submitted on May 3, 2022 and determined to be complete of May 9, 2022.

3. **Public notice and reviewing departments/agencies.** A notice of application with a 21-day public comment period was published in the Anacortes American and mailed to adjacent property owners within 300' on June 8, 2022, and posted on the City website/City Hall/City Library, posted on the subject site, on June 7, 2022.

The project application was routed for review to applicable agencies and City departments.

REVIEWING DEPARTMENTS & AGENCIES			
City of Anacortes	Local Agencies	State & Federal	Other
• Building • Fire • PW – Operations • PW – Sanitation • PW – Streets • PW – Engineering • PW – Water • Fiber • Police	• Anacortes School District		

4. **Consideration of written comments and applicant responses.** The joint notice of application and public hearing outlined the public comment period, ending July 29, 2022. In making its recommendation, the Department considered timely received written comments and the applicant's responses, if any, as required in AMC 19.20.130(C).
 - 4.1 Comments relaying no issue or concern were received from the City's Sanitation, Water Distribution, Police, Fire, Engineering and Building Departments.
 - 4.2 One public comment was received from Matt & Jill Wallis concerning noise for construction. The commenters requested that allowable work hours per city code be enforced.
5. **Environmental review.** The proposed development is subject to SEPA. The Washington Military Department acted as SEPA lead agency for the proposal.
6. **Public Hearing.** A pre-decision open record public hearing before the Planning Commission was held on July 13, at 6:00 PM with a City Council Closed Record Decision Hearing scheduled for July 25, at 6:00 PM.

C. DEPARTMENT REVIEW – Findings of Fact

1. The project proposes the construction of a 3,600 sq. ft. building addition with new classrooms, fitness room and corridor. The addition is for the purpose of increasing program areas of uses already occurring within the building. Alterations to portions of the existing building include new toilet/shower rooms, kitchen, conference room, mother's room, multipurpose room, and a new ADA lift. New mechanical, fire protection, mass notification and electrical service to be incorporated. The building will also receive a complete structural seismic upgrade and reroof.
 - 1.1. With development, on-site stormwater treatment will be improved by constructing a bioretention facility to treat the approximately 4,425 sq. ft. of replaced impervious surface area.

2. The existing use is considered a “Public Safety Facility” per AMC 19.44.020. “Public Safety Facility” is defined as “a facility for the provision of fire and rescue, medical, police, and emergency response services by a governmental entity”.
3. The project site is zoned Residential High Density (R4).
 - 3.1. Per AMC Table 19.41.040, a “Public Safety Facility” is permitted in the R4 zone with a conditional use permit (CUP).
4. The project site is currently developed with an approximately 15,000 sq. ft. armory, originally opened in 1963, along with parking area, and 2 storage buildings.
 - 4.1. The existing building/facility was constructed prior to a change in the code in 2019, which now requires a conditional use permit for public safety facilities in the R4 zone. Therefore, the proposed addition triggers the requirement for a CUP.
5. Based on the plans submitted, the proposal will be in conformance with the form and intensity standards for the R4 zone:
 - Maximum lot coverage: 50% - **Proposed:** 33% ((29,914 sq. ft. existing + 3,650 sq. ft. new = 32,564 sq. ft. total building coverage) / 90,605 sq. ft. site area)
 - Minimum landscaped area: 20% - **Proposed:** Unchanged
 - Maximum height: 40 feet – **Proposed:** 28 feet
 - Minimum setbacks: Street/Rear – 10 feet; Side: 5 feet 1st floor; 7.5 feet upper floors – **Proposed:** 175 feet from north property line; 126 feet from east property line
6. The site as 19 existing marked parking stalls. The proposed addition, which includes a fitness room and classrooms, is not anticipated to increase the occupancy of the building and will only serve existing programs occurring on the site. Therefore, no additional parking spaces are proposed.
7. **AMC 19.36.040 - CONDITIONAL USE PERMIT REVIEW CRITERIA.**
 Anacortes Municipal Code Chapter 19.36 provides certain criteria for approval of a Conditional Use Permit. Below are the criteria, along with staff comments:
 - 7.1. ***The use would comply with any specific requirements for the conditional use specified elsewhere in this code;***
Staff Comments: The code does not include any requirements specific to a public safety facility.
 - 7.2. ***Access to the site is appropriate considering the anticipated volume of traffic resulting from the use;***
Staff Comments: The project does not propose to change site’s existing access via 22nd Street, and it is not anticipated that the addition will result in an increase of occupant loads or the volume of traffic.
 - 7.3. ***Off-street parking and loading facilities are adequate in terms of location, amount, and design to service the use;***

Staff Comments: The site contains existing off-street parking and will remain unchanged with exception to the secured/fenced military vehicle parking area that will have a reduction in area

to accommodate the proposed building addition. The current user has verified this is acceptable and will not impact their use of the site.

- 7.4. ***The amount and location of open space and the provision of screening is such that buffering of incompatible uses is achieved;***

Staff Comments: The existing use has been in operation for 60 years and there are no known compatibility issues that have arisen with surrounding uses within the more recent past. The addition is located on the northeast side of the building and will be approximately 175 feet from the north property line and screened from adjacent residential uses by an existing 5,000 sq. ft. warehouse building.

- 7.5. ***The location and intensity of outdoor lighting is such that it does not cast light on adjacent, adjoining, or neighboring properties;***

Staff Comments: New building mounted exterior lighting will be provided at new entries to the building. Applicant states that new entry lighting will be designed to operate by the same means and time schedule as existing exterior lighting. Lighting is designed for life safety exits only. As conditioned, lighting will conform to city standards.

- 7.6. ***Hours and manner of operation of the proposed use, including anticipated noise generation, are not inconsistent with the adjacent or nearby uses;***

Staff Comments: The hours of operation are not proposed to change. The contractor will be required to comply with city established hours of work and noise standards during construction activities.

- 7.7. ***Public facilities and utilities are capable of adequately serving the proposed use;***

Staff Comments: Review by applicable city departments has determined that public facilities and utilities are capable of adequately servicing the development or could be pending the approval and completion of the required improvements. Additionally, payment by the applicant of applicable impact fees and general facilities charges will mitigate the proposal's impact on public facilities and utilities.

- 7.8. ***The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;***

Staff Comments: The proposal's conformance to form and intensity regulations help to ensure that the proposal is suitable to the physical conditions of the site.

- 7.9. ***Any other factors deemed relevant to the decision-maker.***

Staff Comments: No other relevant factors have been identified.

D. CONCLUSIONS

1. The proposed development was processed consistent with AMC Table 19.20.030-1 for Type 4, City Council review.
2. The proposed development has been reviewed for consistency with the criteria outlined in AMC 19.36 Conditional Use Permits.

3. As conditioned, the proposed development is consistent with the Anacortes Municipal Code.

In making its recommendation, the Department considered timely received written comments and the applicant's responses, if any, as required in AMC 19.20.130(C).

E. RECOMMENDATION

1. Staff recommendation—approve
2. Planning Commission recommendation—approve

F. DECISION

Based upon the application, Findings of Fact, and Conclusions of the staff report, staff recommends that the Planning Commission recommend approval of the site plan and conditional use permit with the following conditions of approval:

1. The site plan stamped "PLANNING APPROVED" on July 1, 2022, shall be the approved site layout or as amended and approved during building permit review.
2. Pursuant to AMC 19.69.040, exterior lighting shall be installed to ensure light is directed downward on to the subject site and must be shielded to direct light away from sky and adjacent residential uses.
3. All site utilities must be placed underground.
4. Noise levels are not to exceed those as established by AMC 19.69.020.
5. Applicant must obtain all applicable local, state, and federal permits and authorizations prior to start of site work.

INTRODUCED, PASSED, AND APPROVED BY CITY COUNCIL OF THE CITY OF ANACORTES on this 25th Day of July 2022.

CITY OF ANACORTES, WASHINGTON

Matt Miller, Mayor

Approved as to form and legality:

Attest:

Darcy Swetnam, WSBA #40530

Steve D. Hoglund, City Clerk/Treasurer

JUDICIAL APPEAL

Per AMC 19.20.030.1 and 19.20.240.A, there is no further administrative appeal available for this decision. Appeals of the decision must be made to Superior Court pursuant to Chapter 36.70C RCW.

ATTACHMENTS LIST

1. Signed PC Recommendation
2. Exhibit 1 – Staff Report
3. Exhibit 2—Application Materials
4. Exhibit 3—Project Site Plan
5. Exhibit 4—Noticing
6. Exhibit 5—Comments



City Council Agenda Bill

Meeting Date: July 25, 2022

Agenda Item: 7.a.

Agenda Item Title: Amending the 2022 - 2027 Capital Facilities Plan (CFP)

Staff Contact(s): STEVE HOGLUND

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
STEVE HOGLUND	Public Hearing

Item Summary: Anacortes Municipal Code section 19.16.030(C) requires a public hearing to be held, after a 2 week notice period, before the City's Capital Facilities Plan can be amended, and that amendment has to be consistent with the City's annual budget.

Budget Impact:

Previous Action:

Recommended Motion: NA

Alternative Actions: NA

Attachments (listed in order presented):

1. 2022 - 2027 CFP amendment

Capital Facilities Plan

Amending Ordinance 4027

Amending the CFP

- The CFP may be amended but it needs to be in conjunction with the City budget amendment.
- AMC 19.16.030(C) requires:
 - Public Hearing to amend the CFP
 - 2 week notice of Public Hearing
 - Consistency with City budget
- Comment period is open
 - Comments can be made to Finance Director or the Planning Manager
 - steveh@cityofanacortes.org, libbyB@cityofanacortes.org

Original Transportation CFP

- Adopted CFP has 32nd and M at \$50,000 in FY 2022 for limited grant funded design work.
- The \$50,000 in resources are within the Grant line in 2022

Project Costs:	2022	2023	2024	2025	2026	2027	Total
ADA Ramps	\$100,000	\$105,000	\$110,000	\$115,000	\$120,000	\$125,000	\$675,000
Sidewalk and Trip Hazard Repairs	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
R Avenue Safety and Mobility Improvements	850,000	0	3,500,000	0	0	0	4,350,000
12th Street and K Avenue Intersection	0	0	1,000,000	0	0	0	1,000,000
SR 20 Spur (Oakes Ave) Sidewalk Improvements	0	1,000,000	0	1,000,000	0	0	2,000,000
Non-Motorized Improvements	10,000	10,500	11,000	11,500	12,000	12,600	67,600
17th Street Q Ave Intersection	0	2,000,000	0	0	0	0	2,000,000
32nd Street and M Avenue Improvements	50,000	0	0	0	0	0	50,000
South Commercial Avenue Corridor Plan -- Phase I C	200,000	2,000,000	0	0	0	0	2,200,000
0	0	0	0	0	0	0	0
37th Street Paving and Stormwater Upgrades	0	3,000,000	0	0	0	0	3,000,000
Annual Pavement Maintenance	1,850,000	1,942,500	1,980,000	2,079,000	2,180,000	2,289,000	12,320,500
Guemes Channel Trail Phases II, III, & VI	0	0	0	0	0	3,500,000	3,500,000
South Commercial Avenue Corridor Plan -- Phase II C	0	0	20,000,000	20,000,000	20,000,000	0	60,000,000
Kansas Ave	0	0	0	0	1,200,000	0	1,200,000
South March Point Road Reconstruction	0	0	0	0	0	2,550,000	2,550,000
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
Totals	\$3,260,000	\$10,258,000	\$26,801,000	\$23,405,500	\$23,712,000	\$8,676,600	\$96,113,100

Project Funding Sources:	2022	2023	2024	2025	2026	2027	Total
Taxes	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000	\$7,800,000
REET	\$624,750	\$515,500	521,000	526,500	1,732,000	537,600	4,457,350
Utility Tax	\$350,000	\$442,500	480,000	579,000	680,000	789,000	3,320,500
Impact Fees	\$0	\$3,000,000	1,000,000	1,000,000	0	0	5,000,000
Grants	\$985,250	\$5,000,000	23,500,000	20,000,000	20,000,000	6,050,000	75,535,250
Rates/User Fees	\$0	\$0	0	0	0	0	0
Debt	\$0	\$0	0	0	0	0	0
Fund Balance	\$0	\$0	0	0	0	0	0
Totals	\$3,260,000	\$10,258,000	\$26,801,000	\$23,405,500	\$23,712,000	\$8,676,600	\$96,113,100

Amended Transportation CFP

- City was notified in early 2022 that the grant was approved for the current year
- \$200K in Impact Fees was identified to pay for design that the grant doesn't cover
- The proposed amendment totals 1.6M project cost.
- Resources are 1.4M Grants, 200K Impact Fees

Project Costs:	2022	2023	2024	2025	2026	2027	Total
ADA Ramps	\$100,000	\$105,000	\$110,000	\$115,000	\$120,000	\$125,000	\$675,000
Sidewalk and Trip Hazard Repairs	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
R Avenue Safety and Mobility Improvements	850,000	0	3,500,000	0	0	0	4,350,000
12th Street and K Avenue Intersection	0	0	1,000,000	0	0	0	1,000,000
SR 20 Spur (Oakes Ave) Sidewalk Improvements	0	1,000,000	0	1,000,000	0	0	2,000,000
Non-Motorized Improvements	10,000	10,500	11,000	11,500	12,000	12,600	67,600
17th Street Q Ave Intersection	0	2,000,000	0	0	0	0	2,000,000
32nd Street and M Avenue Improvements	1,600,000	0	0	0	0	0	1,600,000
South Commercial Avenue Corridor Plan -- Phase I C	200,000	2,000,000	0	0	0	0	2,200,000
	0	0	0	0	0	0	0
37th Street Paving and Stormwater Upgrades	0	3,000,000	0	0	0	0	3,000,000
Annual Pavement Maintenance	1,850,000	1,942,500	1,980,000	2,079,000	2,180,000	2,289,000	12,320,500
Guemes Channel Trail Phases II, III, & VI	0	0	0	0	0	3,500,000	3,500,000
South Commercial Avenue Corridor Plan -- Phase II C	0	0	20,000,000	20,000,000	20,000,000	0	60,000,000
Kansas Ave	0	0	0	0	1,200,000	0	1,200,000
South March Point Road Reconstruction	0	0	0	0	0	2,550,000	2,550,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Totals	\$4,810,000	\$10,258,000	\$26,801,000	\$23,405,500	\$23,712,000	\$8,676,600	\$97,663,100

Project Funding Sources:	2022	2023	2024	2025	2026	2027	Total
Taxes	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000	\$7,800,000
REET	\$624,750	\$515,500	521,000	526,500	1,732,000	537,600	4,457,350
Utility Tax	\$350,000	\$442,500	480,000	579,000	680,000	789,000	3,320,500
Impact Fees	\$200,000	\$3,000,000	1,000,000	1,000,000	0	0	5,200,000
Grants	\$2,335,250	\$5,000,000	23,500,000	20,000,000	20,000,000	6,050,000	76,885,250
Rates/User Fees	\$0	\$0	0	0	0	0	0
Debt	\$0	\$0	0	0	0	0	0
Fund Balance	\$0	\$0	0	0	0	0	0
Totals	\$4,810,000	\$10,258,000	\$26,801,000	\$23,405,500	\$23,712,000	\$8,676,600	\$97,663,100

Original Parks CFP

- Adopted CFP has the Skatepark in FY 2024 at \$500,000; \$250,000 in Grants, \$250,000 Contributions.

Project Costs:	2022	2023	2024	2025	2026	2027	Total
Parks Infrastructure	\$0	\$50,000	\$0	\$50,000	\$0	\$50,000	\$150,000
Grand View Cemetery Improvement and Expansion	0	0	0	0	0	0	0
Washington Park Restroom & Infrastructure	325,000	0	0	0	0	0	325,000
Pocket Park Construction	0	0	0	150,000	0	0	150,000
Heart Lake Improvements	0	0	0	500,000	0	0	500,000
H Avenue Stream Restoration & Educational Trail.	0	0	0	0	0	250,000	250,000
Tommy Thompson Trestle and Causeway Replacement	350,000	0	0	0	0	0	350,000
Washington Park Campground Improvements	50,000	0	0	0	0	0	50,000
Cap Sante Lookout and Trail Improvements	125,000	0	0	0	0	0	125,000
Storvik Park field lighting and improvements	0	0	0	0	700,000	0	700,000
Storvik Park small courts makeover	0	0	40,000	0	0	0	40,000
Bicycle and Pedestrian Connections	0	0	50,000	0	0	0	50,000
Ace of Hearts restrooms and upgrades	0	0	0	0	500,000	0	500,000
Heart Lake Water Quality	0	0	0	0	0	300,000	300,000
West Side Park	0	0	0	400,000	0	0	400,000
Ship Harbor Wetland Interpretive Trail	0	0	0	0	300,000	0	300,000
Skate Park Replacement	0	0	500,000	0	0	0	500,000
N Avenue Park Improvements	20,000	0	0	0	0	0	20,000
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
Totals	\$870,000	\$50,000	\$590,000	\$1,100,000	\$1,500,000	\$600,000	\$4,710,000

Project Funding Sources:	2022	2023	2024	2025	2026	2027	Total
Taxes	\$95,000	\$0	\$0	\$0	\$0	\$0	\$95,000
REET	100,000	50,000	50,000	50,000	100,000	175,000	525,000
Utility Tax	0	0	0	0	0	0	0
Impact Fees	0	0	0	160,000	675,000	0	835,000
Grants	655,000	0	290,000	300,000	550,000	225,000	2,020,000
Rates/User Fees	0	0	0	0	0	0	0
Contributions	0	0	250,000	140,000	175,000	0	565,000
Fund Balance	20,000	0	0	450,000	0	200,000	670,000
Totals	\$870,000	\$50,000	\$590,000	\$1,100,000	\$1,500,000	\$600,000	\$4,710,000

Amended Parks CFP

- Interest and contributions in the Skatepark have increased and moved the timeframe to the current year.
- Proposed amendment would increase project cost to \$900,000.
- Resources would be \$100,000 REET, and \$800,000 Contributions

Project Costs:	2022	2023	2024	2025	2026	2027	Total
Parks Infrastructure	\$0	\$50,000	\$0	\$50,000	\$0	\$50,000	\$150,000
Grand View Cemetery Improvement and Expansion	0	0	0	0	0	0	0
Washington Park Restroom & Infrastructure	325,000	0	0	0	0	0	325,000
Pocket Park Construction	0	0	0	150,000	0	0	150,000
Heart Lake Improvements	0	0	0	500,000	0	0	500,000
H Avenue Stream Restoration & Educational Trail.	0	0	0	0	0	250,000	250,000
Tommy Thompson Trestle and Causeway Replacement	350,000	0	0	0	0	0	350,000
Washington Park Campground Improvements	50,000	0	0	0	0	0	50,000
Cap Sante Lookout and Trail Improvements	125,000	0	0	0	0	0	125,000
Storvik Park field lighting and improvements	0	0	0	0	700,000	0	700,000
Storvik Park small courts makeover	0	0	40,000	0	0	0	40,000
Bicycle and Pedestrian Connections	0	0	50,000	0	0	0	50,000
Ace of Hearts restrooms and upgrades	0	0	0	0	500,000	0	500,000
Heart Lake Water Quality	0	0	0	0	0	300,000	300,000
West Side Park	0	0	0	400,000	0	0	400,000
Ship Harbor Wetland Interpretive Trail	0	0	0	0	300,000	0	300,000
Skate Park Replacement	900,000	0	0	0	0	0	900,000
N Avenue Park Improvements	20,000	0	0	0	0	0	20,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Totals	\$1,770,000	\$50,000	\$90,000	\$1,100,000	\$1,500,000	\$600,000	\$5,110,000

Project Funding Sources:	2022	2023	2024	2025	2026	2027	Total
Taxes	\$95,000	\$0	\$0	\$0	\$0	\$0	\$95,000
REET	200,000	50,000	50,000	50,000	100,000	175,000	625,000
Utility Tax	0	0	0	0	0	0	0
Impact Fees	0	0	0	160,000	675,000	0	835,000
Grants	655,000	0	40,000	300,000	550,000	225,000	1,770,000
Rates/User Fees	0	0	0	0	0	0	0
Contributions	800,000	0	0	140,000	175,000	0	1,115,000
Fund Balance	20,000	0	0	450,000	0	200,000	670,000
Totals	\$1,770,000	\$50,000	\$90,000	\$1,100,000	\$1,500,000	\$600,000	\$5,110,000



City Council Agenda Bill

Meeting Date: July 25, 2022

Agenda Item: 8.b.

Agenda Item Title: Second Quarter Finance Update

Staff Contact(s): STEVE HOGLUND

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
STEVE HOGLUND	Staff Report

Item Summary: As of June month end all revenue and expenditure streams of the City's are meeting expectations. There are a number of negative indicators in the economy, such as the inflation rate and rising interest rates, however the effects of those issues have not yet had a noticeable effect on City revenues.

Budget Impact:
NA

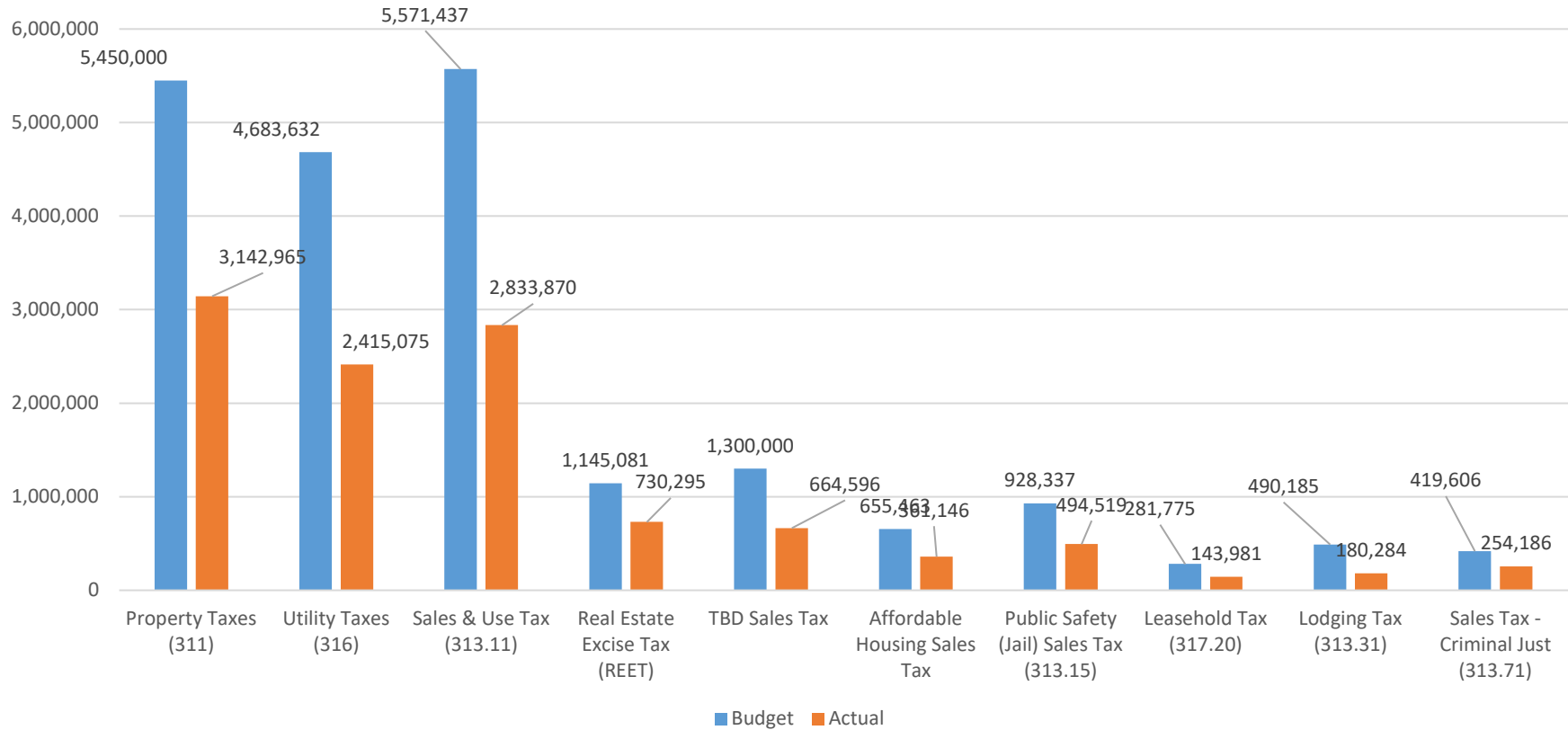
Previous Action: NA

Recommended Motion: NA

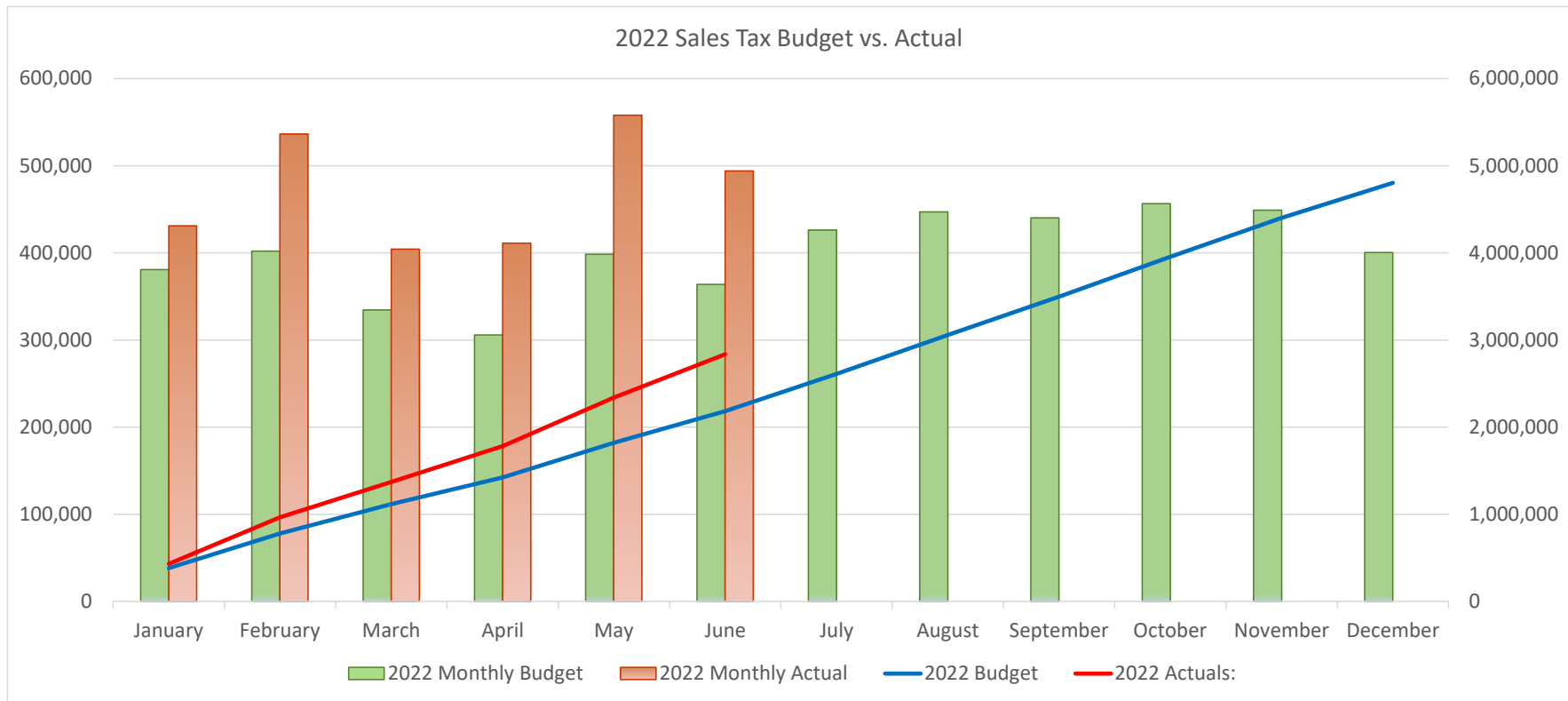
Alternative Actions: NA

Attachments (listed in order presented):
1. June 2022 Council 7.25.22 updated

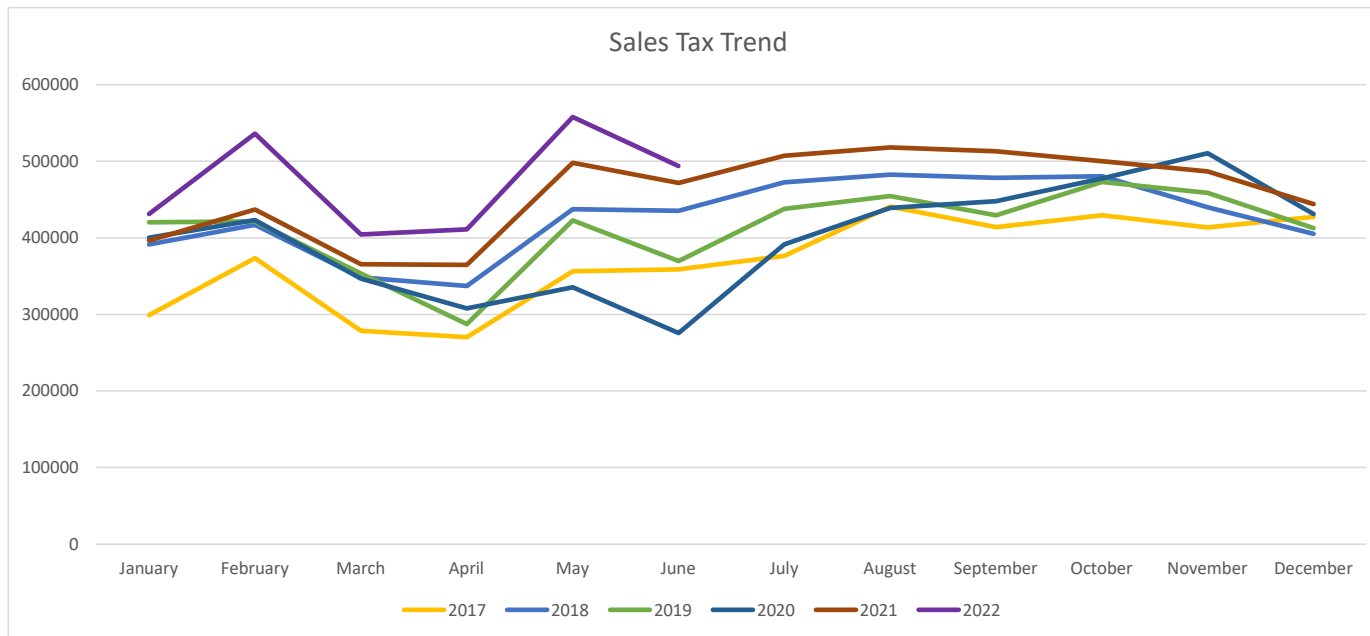
2022 Tax Revenue Budget to Actual



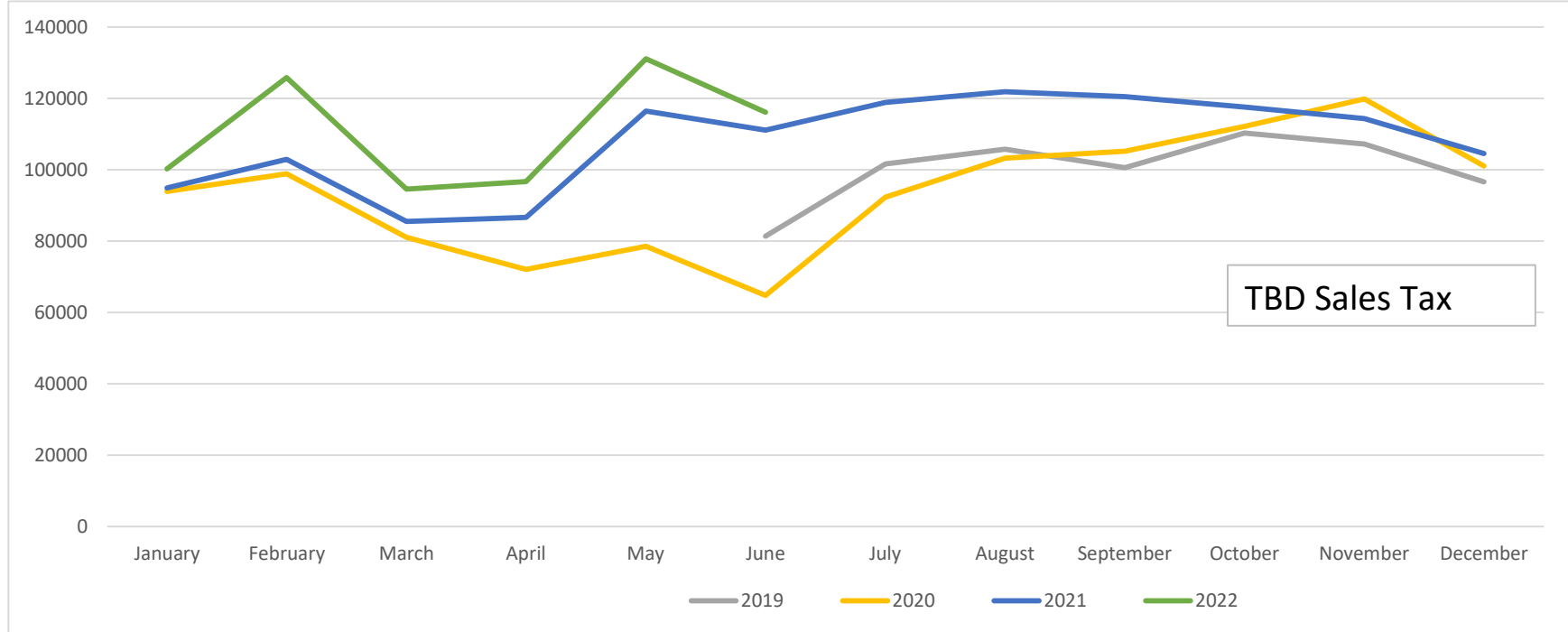
Taxes	Budget	Actual	June 2022	50.0%
Property Taxes (311)	5,450,000	3,142,965	57.7%	% through the year
Utility Taxes (316)	4,683,632	2,415,075	51.6%	
Sales & Use Tax (313.11)	5,571,437	2,833,870	50.9%	
Real Estate Excise Tax (REET)	1,145,081	730,295	63.8%	
TBD Sales Tax	1,300,000	664,596	51.1%	
Affordable Housing Sales Tax	655,463	361,146	55.1%	
Public Safety (Jail) Sales Tax (313.15)	928,337	494,519	53.3%	
Leasehold Tax (317.20)	281,775	143,981	51.1%	
Lodging Tax (313.31)	490,185	180,284	36.8%	
Sales Tax - Criminal Just (313.71)	419,606	254,186	60.6%	
Totals Taxes:	20,925,516	11,220,917	53.6%	



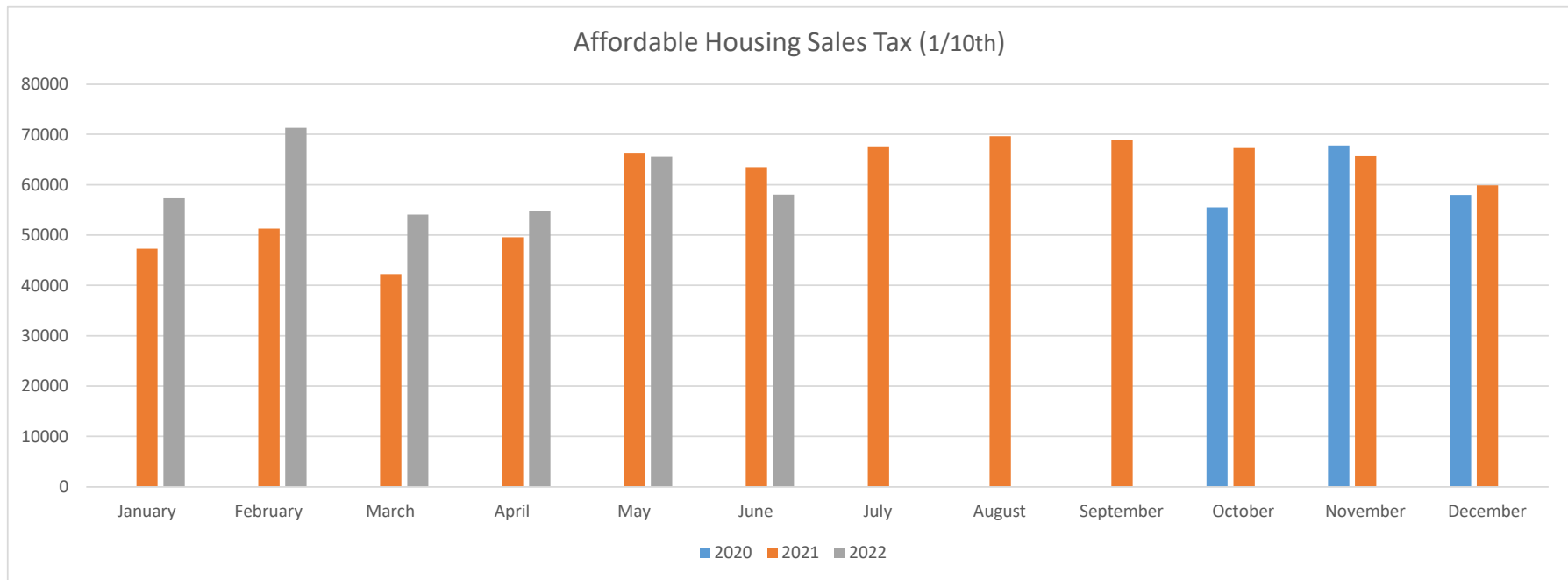
	January	February	March	April	May	June	July	August	September	October	November	December
2022 Budget	380,748	782,556	1,116,881	1,422,410	1,820,555	2,184,355	2,610,316	3,057,092	3,497,232	3,953,692	4,402,543	4,802,938
2022 Actuals:	430,965	967,109	1,371,311	1,782,213	2,340,119	2,833,870						
Year to budget amount:	50,217	184,552	254,430	359,803	519,564	649,515						
Year to budget %:	13.2%	23.6%	22.8%	25.3%	28.5%	29.7%						
2022 Monthly Budget	380,748	401,808	334,325	305,529	398,145	363,800	425,960	446,776	440,141	456,460	448,851	400,395
2022 Monthly Actual	430,965	536,144	404,203	410,901	557,907	493,751						
2021 Monthly Actual	396,463	437,146	365,464	364,730	498,122	471,508	507,387	518,037	513,138	500,010	486,642	444,329



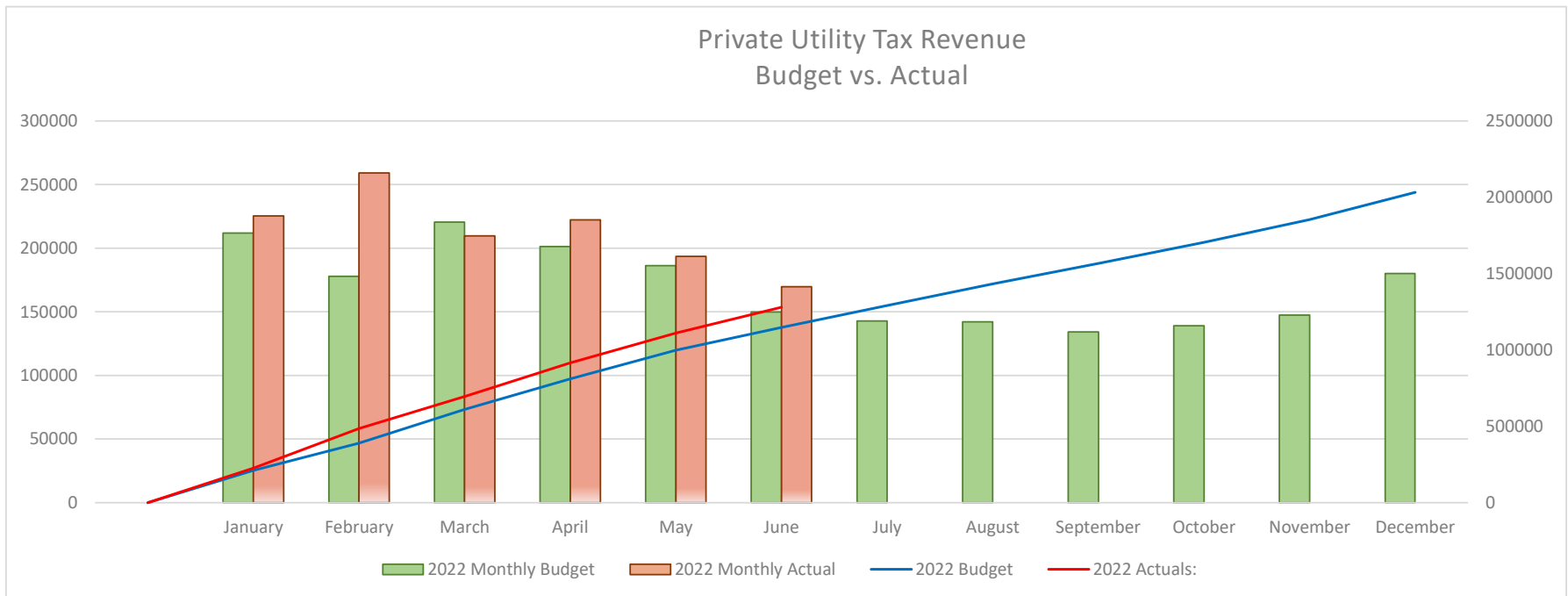
	2017	2018	2019	2020	2021	2022
January	298,921	391,598	420,175	400,099	396,463	430,965
February	373,446	417,159	421,673	423,337	437,146	536,144
March	278,816	348,395	353,636	346,823	365,464	404,203
April	270,333	336,990	287,158	307,729	364,730	410,901
May	356,187	437,549	422,952	335,461	498,122	557,907
June	358,896	435,146	369,676	275,574	471,508	493,751
July	376,437	472,366	437,794	391,368	507,387	
August	440,609	482,490	454,723	439,209	518,037	
September	414,095	478,476	429,701	447,841	513,138	
October	429,664	480,657	472,714	477,759	500,010	
November	413,760	439,992	458,568	510,712	486,642	
December	427,580	405,194	412,861	431,157	444,329	
Total	4,438,743	5,126,010	4,941,631	4,787,068	5,502,976	2,833,870



	2019	2020	2021	2022
January		93,886	94,852	100,244
February		98,863	102,871	125,859
March		81,075	85,550	94,568
April		72,018	86,601	96,681
May		78,490	116,425	131,121
June	81,431	64,760	111,056	116,123
July	101,649	92,272	118,832	
August	105,751	103,243	121,854	
September	100,542	105,176	120,443	
October	110,304	112,158	117,544	
November	107,157	119,883	114,353	
December	96,594	101,040	104,533	
	703,428	1,122,864	1,294,914	664,596

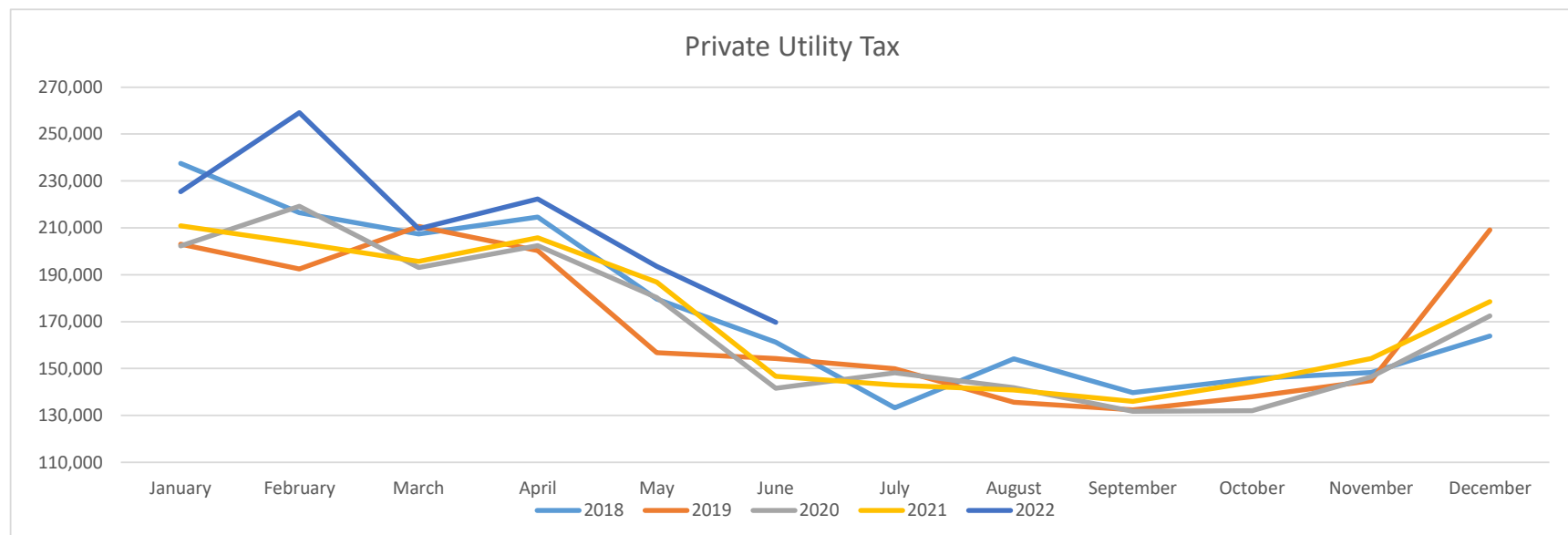


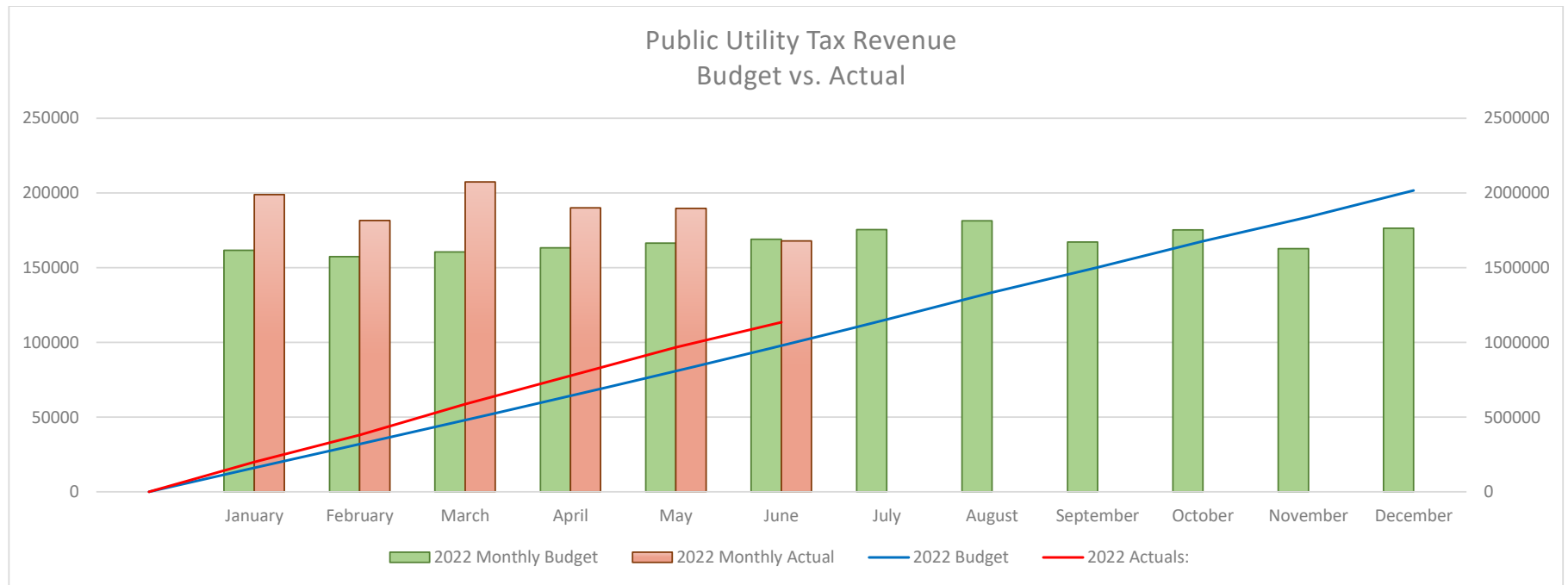
Budget Year	2020	2021	2022		
		Total	Total	State Credit	Sales Tax
January		47,266	57,334	7,285	50,049
February		51,308	71,285	9,141	62,144
March		42,234	54,103	6,955	47,147
April		49,536	54,814	6,562	48,251
May		66,344	65,551	8,423	57,128
June		63,503	58,060		58,060
July		67,605			
August		69,650			
September		68,966			
October	55,492	67,297			
November	67,789	65,667			
December	57,964	59,878			
	181,245	719,253	361,146		



	January	February	March	April	May	June	July	August	September	October	November	December
2022 Budget	211,813	389,602	610,098	811,397	997,540	1,147,388	1,290,120	1,432,214	1,566,283	1,705,280	1,852,757	2,032,709
2022 Actuals:	225,393	484,492	694,093	916,402	1,110,026	1,279,768						
YTD BVA	13,580	94,890	83,995	105,005	112,486	132,380						
Year to budget:	6.4%	24.4%	13.8%	12.9%	11.3%	11.5%						
2022 Monthly Budget	211,813	177,789	220,496	201,298	186,143	149,848	142,732	142,094	134,069	138,997	147,477	179,952
2022 Monthly Actual	225,393	259,099	209,601	222,309	193,623	169,743						
Month % change:	6.9%	27.3%	7.1%	8.0%	3.6%	15.7%						
2021 Total:	210,833	203,490	195,627	205,790	186,862	146,662	142,908	140,856	135,977	144,220	154,306	178,539

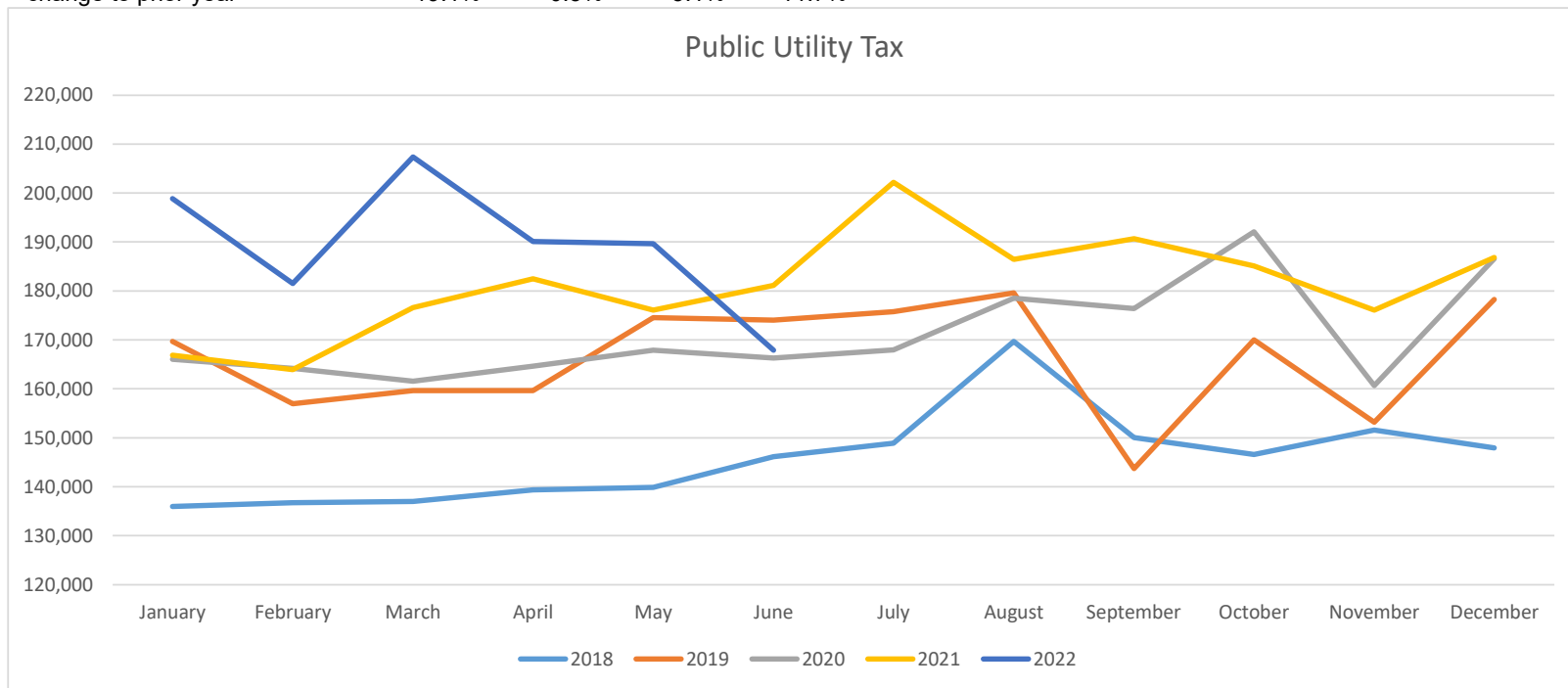
	2018	2019	2020	2021	2022
January	237,503	203,068	202,313	210,833	225,393
February	216,387	192,484	219,178	203,490	259,099
March	207,311	210,623	193,011	195,627	209,601
April	214,587	200,246	202,350	205,790	222,309
May	179,620	156,765	180,309	186,862	193,623
June	161,189	154,311	141,553	146,662	169,743
July	133,295	149,919	148,136	142,908	
August	154,113	135,620	141,887	140,856	
September	139,734	132,439	131,839	135,977	
October	145,677	137,959	132,075	144,220	
November	148,286	144,836	146,404	154,306	
December	163,852	209,136	172,431	178,539	
	2,101,552	2,027,405	2,011,485	2,046,070	1,279,768
Jan - May:	1,055,407	963,186	997,160	1,002,602	1,110,026
change to prior year		-8.7%	3.5%	0.5%	10.7%

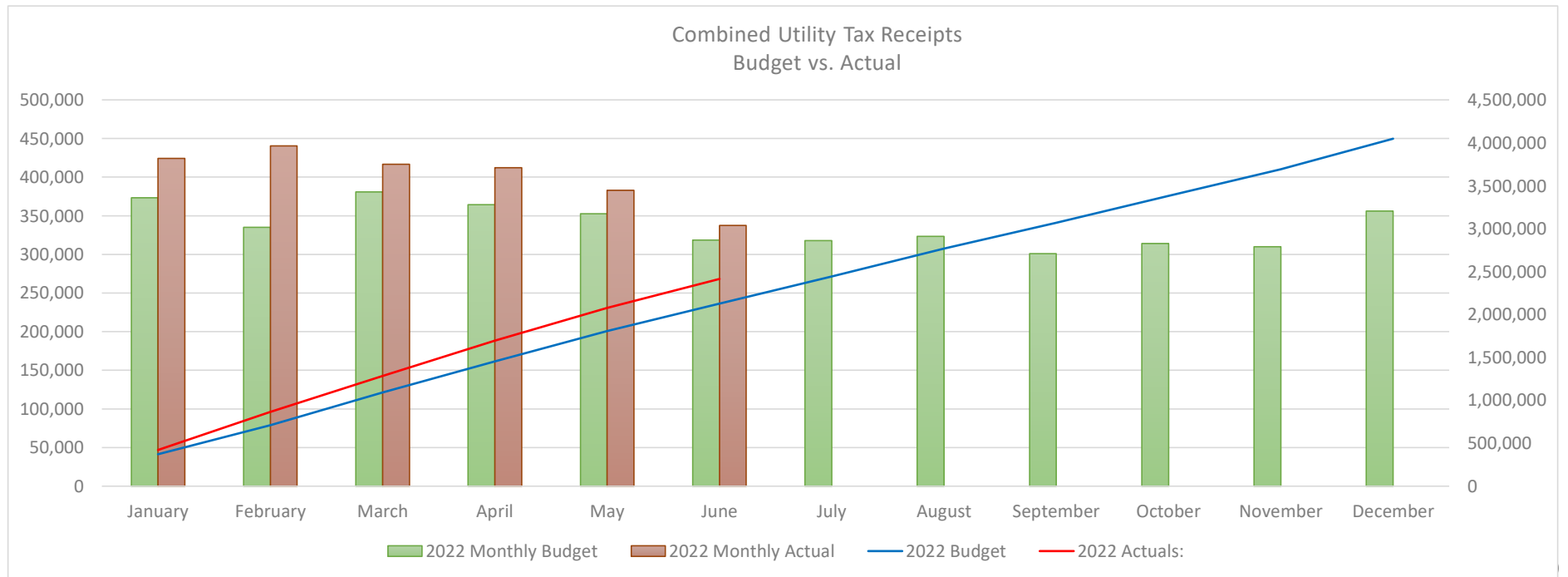




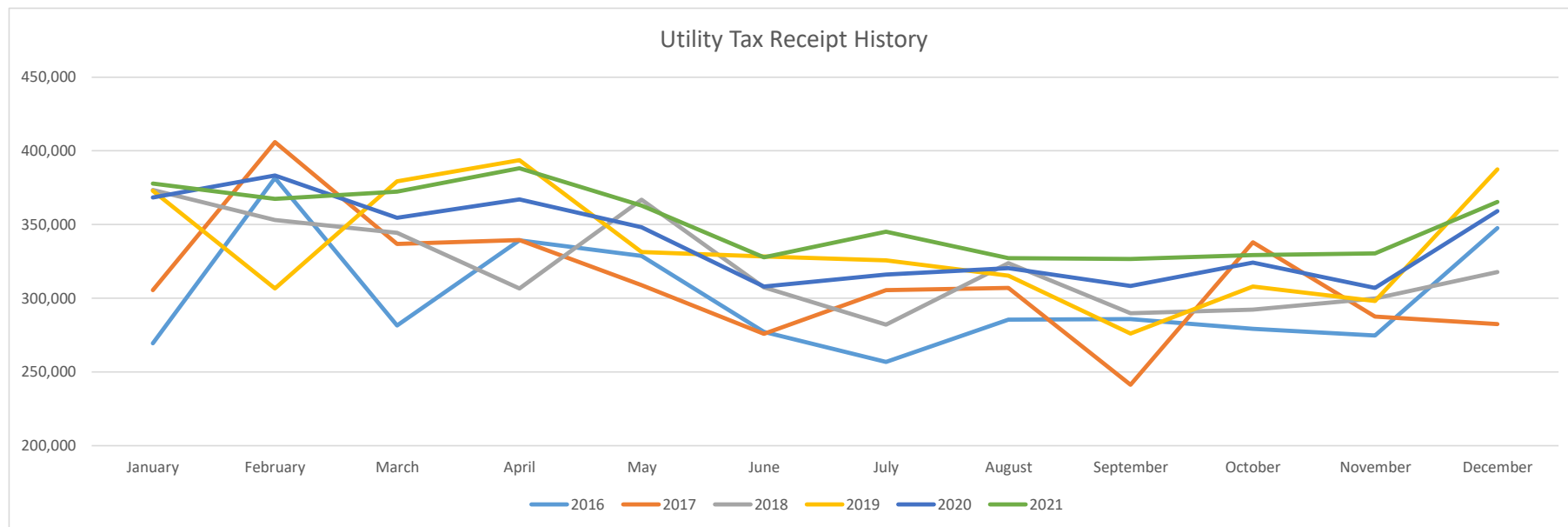
	January	February	March	April	May	June	July	August	September	October	November	December
2022 Budget	161,511	318,890	479,298	642,499	808,948	977,856	1,153,277	1,334,599	1,501,651	1,676,910	1,839,554	2,015,902
2022 Actuals:	198,864	380,360	587,727	777,778	967,388	1,135,306						
Year to budget:	23.1%	19.3%	22.6%	21.1%	19.6%	16.1%						
2022 Monthly Budget	161,511	157,379	160,408	163,201	166,449	168,907	175,422	181,322	167,051	175,259	162,645	176,348
2022 Monthly Actual	198,864	181,496	207,367	190,051	189,610	167,918						
Month % change:	19.2%	10.7%	17.4%	4.2%	7.7%	-7.3%						
2021 Total:	166,845	163,954	176,574	182,475	176,085	181,104	202,195	186,416	190,675	185,113	176,047	186,811

	2018	2019	2020	2021	2022	
January	136,012	169,706	166,039	166,845	198,864	19.2%
February	136,725	156,981	164,195	163,954	181,496	10.7%
March	136,985	159,656	161,558	176,574	207,367	17.4%
April	139,355	159,659	164,608	182,475	190,051	4.2%
May	139,902	174,565	167,864	176,085	189,610	7.7%
June	146,134	174,048	166,318	181,104	167,918	-7.3%
July	148,868	175,780	167,981	202,195		
August	169,702	179,595	178,523	186,416		
September	150,015	143,733	176,387	190,675		
October	146,576	170,022	192,061	185,113		
November	151,565	153,202	160,687	176,047		
December	147,917	178,279	186,553	186,811		
	1,749,757	1,995,225	2,052,775	2,174,294	1,135,306	
Jan - May:	688,979	820,566	824,265	865,933	967,388	
change to prior year		19.1%	0.5%	5.1%	11.7%	





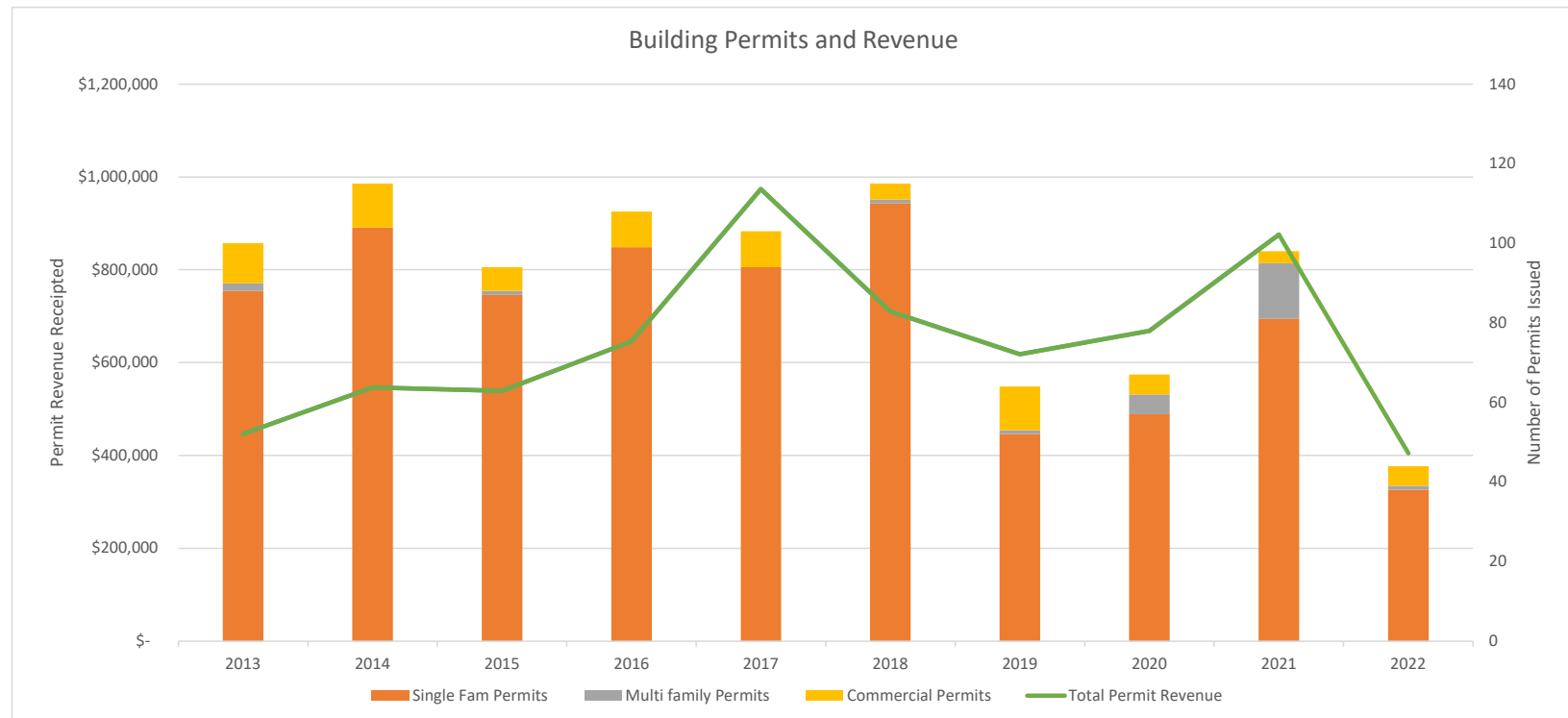
	January	February	March	April	May	June	July	August	September	October	November	December
2022 Budget	373,324	708,492	1,089,397	1,453,896	1,806,488	2,125,243	2,443,397	2,766,813	3,067,934	3,382,189	3,692,311	4,048,611
2022 Actuals:	424,257	864,852	1,281,820	1,694,180	2,077,414	2,415,075						
Year to budget:	50,933	156,359	192,423	240,284	270,926	289,831						
Year to budget %	13.6%	22.1%	17.7%	16.5%	15.0%	13.6%						
2022 Monthly Budget	373,324	335,168	380,904	364,499	352,592	318,755	318,154	323,416	301,120	314,256	310,122	356,300
2022 Monthly Actual	424,257	440,595	416,968	412,360	383,234	337,661						
2021 Total:	377,678	367,444	372,201	388,265	362,947	327,766	345,102	327,272	326,652	329,333	330,353	365,350

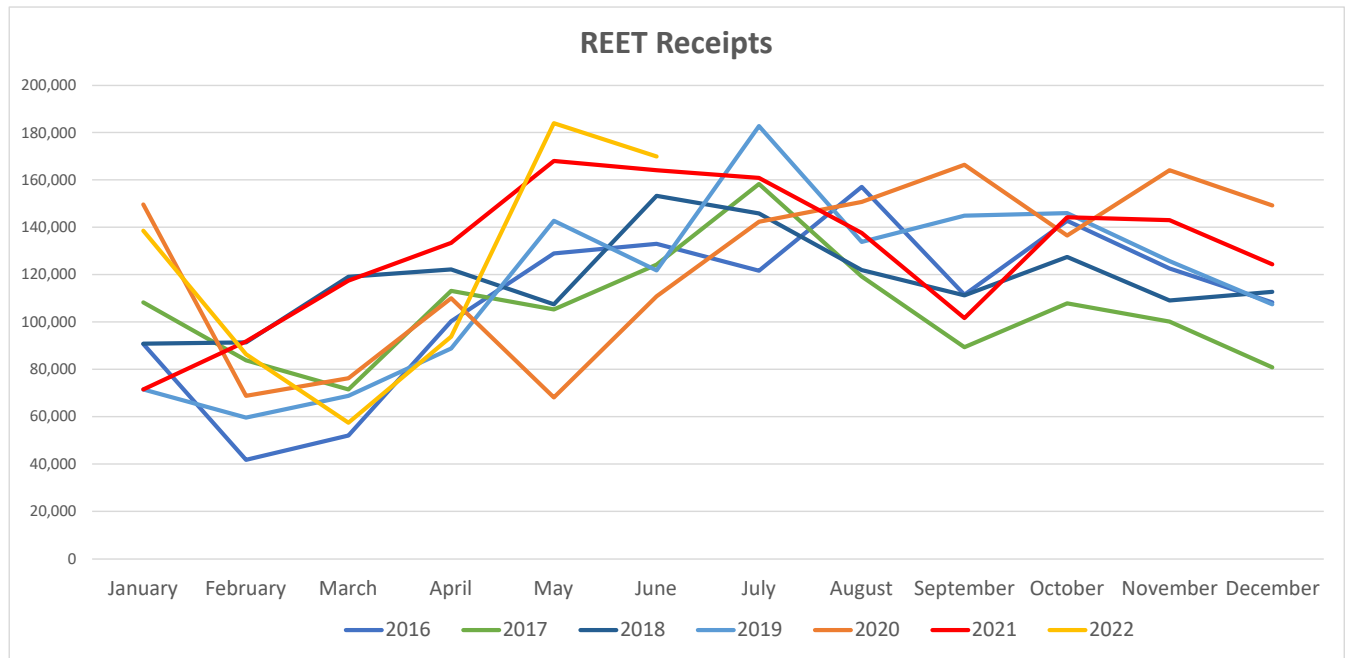


	2014	2015	2016	2017	2018	2019	2020	2021	2022
January	343,874	318,920	269,357	305,477	373,515	372,774	368,352	377,678	424,257
February	351,050	248,731	381,609	406,056	353,112	306,609	383,373	367,444	440,595
March	322,360	288,511	281,559	336,829	344,296	379,289	354,568	372,201	416,968
April	298,086	310,771	339,263	339,444	306,609	393,751	366,958	388,265	412,360
May	279,575	345,954	328,761	308,905	366,853	331,330	348,173	362,947	383,234
June	267,179	221,517	277,213	275,798	307,323	328,359	307,871	327,766	337,661
July	258,998	275,368	256,921	305,388	282,163	325,699	316,117	345,102	0
August	257,652	287,043	285,519	306,924	323,815	315,215	320,410	327,272	0
September	216,927	318,123	285,810	241,469	289,749	276,172	308,226	326,652	0
October	321,486	209,429	279,301	337,919	292,254	307,981	324,136	329,333	0
November	256,365	280,144	274,687	287,552	299,851	298,037	307,092	330,353	0
December	262,981	356,122	347,630	282,396	317,769	387,415	358,984	365,350	0
Jan - May Receipts:	3,436,531	3,460,633	3,607,630	3,734,156	3,857,310	4,022,631	4,064,260	4,220,364	2,415,075
% Change:	1,594,944	1,512,887	1,600,549	1,696,710	1,744,386	1,783,753	1,821,425	1,868,535	2,077,414
		-5.1%	5.8%	6.0%	2.8%	2.3%	2.1%	2.6%	11.2%

BUILDING PERMIT REVENUES

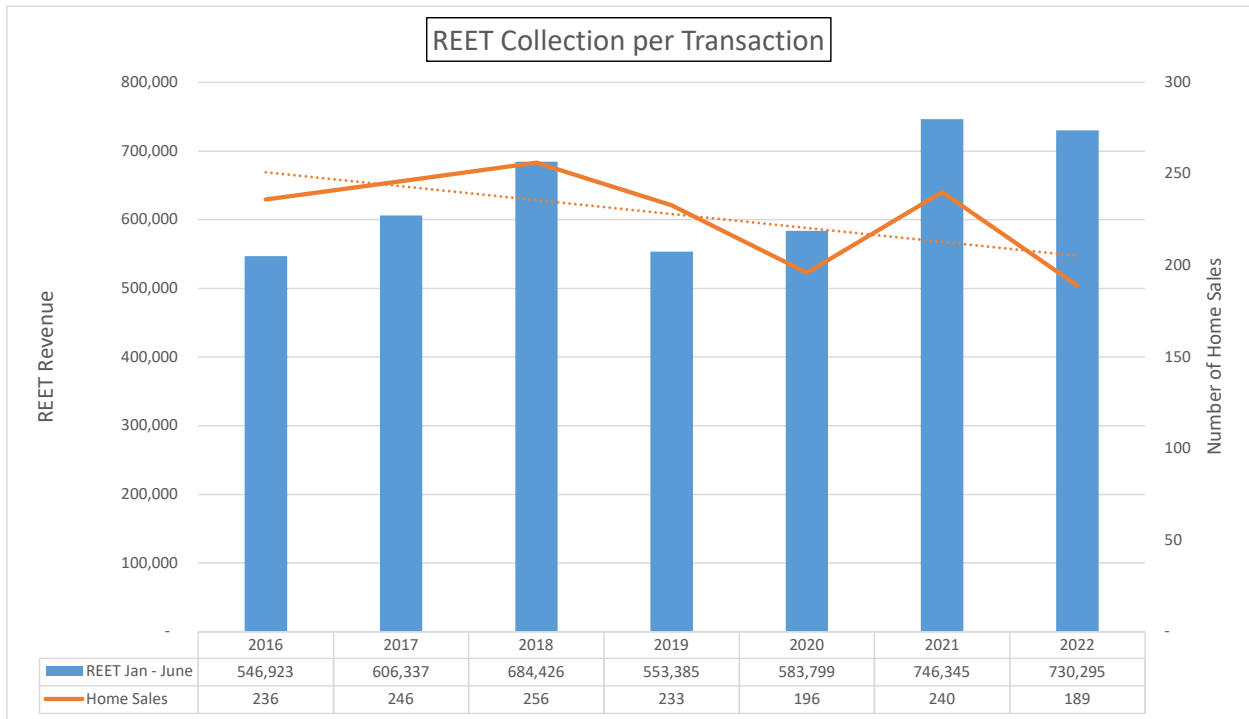
Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
January	28,841	32,823	42,370	40,543	37,646	50,909	49,435	30,146	22,012	38,269
February	27,298	35,500	37,608	59,400	22,296	36,824	23,424	58,146	41,759	57,673
March	43,193	54,017	46,117	62,836	417,281	97,950	17,289	67,837	63,770	32,869
April	29,932	61,243	90,131	66,401	70,171	49,316	102,494	70,047	104,849	129,174
May	54,417	26,370	39,880	91,587	76,816	51,462	52,645	42,837	55,790	82,518
June	46,064	51,989	62,135	69,296	68,217	80,324	51,172	54,137	46,659	64,311
July	31,586	47,646	37,835	49,642	71,066	56,868	57,444	70,663	138,206	
August	57,429	48,008	55,805	64,252	60,555	99,921	88,115	31,103	75,823	
September	32,946	58,395	19,478	32,719	19,003	77,574	29,884	30,517	84,851	
October	39,243	44,476	26,812	38,917	47,880	32,541	52,695	128,550	88,917	
November	20,680	34,684	49,130	32,710	38,720	37,865	45,641	41,113	40,027	
December	34,675	51,321	31,718	37,582	44,698	38,436	47,794	43,363	112,925	
Total Permit Revenue	\$ 446,305	\$ 546,473	\$ 539,019	\$ 645,884	\$ 974,350	\$ 709,990	\$ 618,031	\$ 668,460	\$ 875,589	\$ 404,814
June Permit Revenue	\$ 229,747	\$ 261,943	\$ 318,241	\$ 390,063	\$ 692,427	\$ 366,785	\$ 296,458	\$ 323,150	\$ 334,839	\$ 404,814
Single Fam Permits	88	104	87	99	94	110	52	57	81	38
Multi family Permits	2	0	1	0	0	1	1	5	14	1
Commercial Permits	10	11	6	9	9	4	11	5	3	5
	100	115	94	108	103	115	64	67	98	44





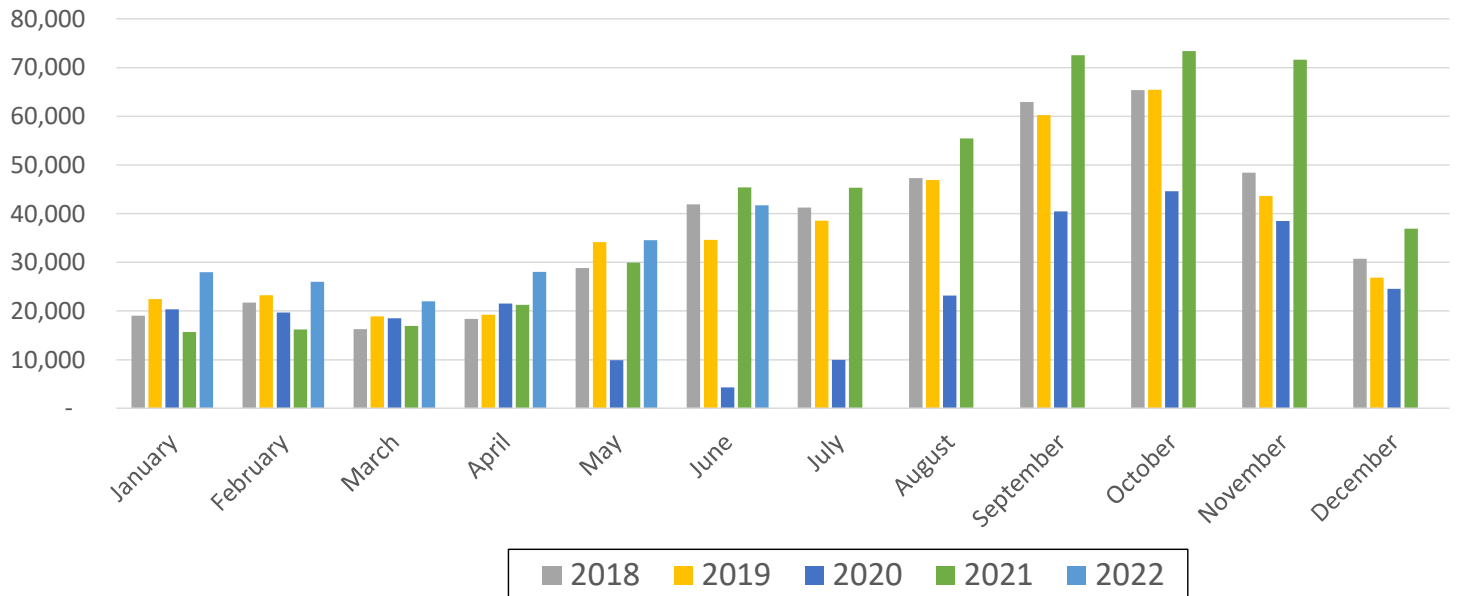
REET Receipts by Month

	2016	2017	2018	2019	2020	2021	2022
January	90,785	108,345	90,855	71,476	149,648	71,592	138,615
February	41,788	83,871	91,344	59,737	68,822	91,741	86,421
March	52,085	71,546	119,086	68,816	76,264	117,446	57,470
April	100,310	113,091	122,262	88,848	109,995	133,383	93,814
May	128,959	105,290	107,540	142,701	68,237	168,108	184,069
June	132,996	124,195	153,339	121,806	110,834	164,075	169,907
July	121,693	158,342	145,919	182,759	142,306	160,909	
August	157,115	119,278	121,977	133,793	150,709	137,646	
September	111,482	89,402	111,249	144,927	166,527	101,680	
October	142,738	107,915	127,479	145,979	136,495	144,241	
November	122,623	100,151	109,063	125,671	164,106	143,035	
December	108,345	80,913	112,696	107,435	149,223	124,416	
Total:	1,310,919	1,262,338	1,412,809	1,393,949	1,493,165	1,558,272	730,295
Historical Jan - June	546,923	606,337	684,426	553,385	583,799	746,345	730,295



	2016	2017	2018	2019	2020	2021	2022
REET Jan - June	546,923	606,337	684,426	553,385	583,799	746,345	730,295
Home Sales Jan-June	236	246	256	233	196	240	189
REET per Sale	2,317	2,465	2,674	2,375	2,979	3,110	3,864
% change per transaction		6%	8%	-11%	25%	4%	24%

Lodging Tax Receipts



	2016	2017	2018	2019	2020	2021	2022
January	17,536	17,886	19,062	22,489	20,342	15,670	28,007
February	19,794	23,002	21,713	23,227	19,723	16,233	25,983
March	14,723	15,558	16,304	18,886	18,518	16,946	21,970
April	18,327	17,694	18,402	19,242	21,562	21,268	28,065
May	23,959	26,059	28,812	34,187	9,880	29,926	34,545
June	28,702	33,354	41,909	34,634	4,300	45,421	41,714
July	34,718	34,696	41,262	38,593	9,969	45,350	
August	42,774	49,671	47,304	46,945	23,170	55,496	
September	56,371	60,826	62,948	60,259	40,472	72,592	
October	59,795	59,541	65,386	65,474	44,595	73,395	
November	44,510	55,567	48,402	43,665	38,478	71,660	
December	24,792	37,117	30,722	26,845	24,579	36,934	
Total:	386,002	430,970	442,226	434,445	275,588	500,891	180,284
% Change year over year		11.6%	2.6%	-1.8%	-36.6%	81.8%	

CITY OF ANACORTES

ALL FUNDS

Revenues/Expenditures

January - June 2022

		2022	Year to date	
		Adj Budget	Actuals	50.0%
001	GENERAL FUND			
	Revenue	30,328,484	9,488,162	31%
	Expenditure	30,328,484	12,826,072	42%
	Difference	0.00	-3,337,909	
101	PARK & RECREATION			
	Revenue	2,221,368	1,335,491	60%
	Expenditure	2,221,368	1,078,974	49%
	Difference	0.00	256,516	
102	CEMETERY			
	Revenue	249,338	141,999	57%
	Expenditure	249,338	115,355	46%
	Difference	0.00	26,644	
103	LIBRARY			
	Revenue	1,642,791	953,787	58%
	Expenditure	1,642,791	840,237	51%
	Difference	0.00	113,551	
104	STREET MAINTENANCE			
	Revenue	3,097,003	1,099,894	36%
	Expenditure	3,097,003	873,337	28%
	Difference	0.00	226,558	
105	STREET CONSTRUCTION			
	Revenue	3,138,013	401,081	13%
	Expenditure	3,138,013	92,945	3%
	Difference	0.00	308,136	
107	WASHINGTON PARK			
	Revenue	245,844	180,191	73%
	Expenditure	245,844	126,637	52%
	Difference	0.00	53,554	
108	PARKS CAPITAL			
	Revenue	870,000	114,886	13%
	Expenditure	870,000	61,835	
	Difference	0.00	53,050	
109	AFFORDABLE HOUSING			
	Revenue	655,463	361,147	55%
	Expenditure	655,463	308,863	
	Difference	0.00	52,284	
110	AMBULANCE FUND			
	Revenue	4,819,815	2,913,296	60%
	Expenditure	4,819,815	2,682,161	56%
	Difference	0.00	231,135	
112	DEVELOPMENT IMPACT FEES			
	Revenue	200,000	173,605	
	Expenditure	200,000	0	

CITY OF ANACORTES

ALL FUNDS

Revenues/Expenditures

January - June 2022

		2022	Year to date		
		Adj Budget	Actuals	50.0%	
	Difference	0.00	173,605		
113	ACFL MANAGEMENT FUND				
	Revenue	56,355	2,024	4%	
	Expenditure	56,355	37,755	67%	
	Difference	0.00	-35,731		
135	LODGING TAX				
	Revenue	490,328	184,335	38%	
	Expenditure	490,328	193,037	39%	
	Difference	0.00	-8,702		
335	REET				
	Revenue	2,394,750	740,609	31%	
	Expenditure	2,394,750	0	0%	
	Difference	0.00	740,609		
401	WATER				June = 50%
	Revenue	20,495,077	11,310,875	55%	Chgs budg 11,543,098
	Expenditure	20,495,077	5,453,141	27%	Actuals: 6,106,385
	Difference	0.00	5,857,734		% collected: 53%
440	SEWER				
	Revenue	30,098,447	4,434,603	15%	Chgs budg 7,073,754
	Expenditure	30,098,447	3,826,224	13%	Actuals: 3,650,687
	Difference	0.00	608,379		% collected: 52%
445	STORM DRAIN				
	Revenue	1,640,209	1,020,473	62%	Chgs budg 1,828,059
	Expenditure	1,640,209	672,316	41%	Actuals: 956,945
	Difference	0.00	348,156		% collected: 52%
450	SANITATION				
	Revenue	5,361,126	2,705,700	50%	
	Expenditure	5,361,126	2,487,538	46%	
	Difference	0.00	218,163		
501	EQUIPMENT RENTAL FUND				
	Revenue	2,877,311	1,410,331	49%	
	Expenditure	2,877,311	1,111,748	39%	
	Difference	0.00	298,584		
611	FIREMEN'S PENSION FUND				
	Revenue	46,257	32,173	70%	
	Expenditure	46,257	21,750	47%	
	Difference	0.00	10,423		



City Council Agenda Bill

Meeting Date: July 25, 2022

Agenda Item: 8.c.

Agenda Item Title: Ordinance 4027 Amending the 2022-2027 CFP

Staff Contact(s): STEVE HOGLUND

Approved for Submittal to Council by **Action Type**

STEVE HOGLUND

Ordinance

DARCY SWETNAM

Item Summary: There were 2 projects in the 2022-2027 CFP whose status has changed dramatically since the budget year started. The grant that the City applied for to construct the 32nd and M roundabout was approved earlier than anticipated, which allowed the project to get fully underway in the first half of 2022, rather than the small amount of design that was originally planned for. The Skate park project also received a large amount of unanticipated contributions that allowed the project schedule to shift from 2024 to 2022. It is also noted the cost estimate of the skate park also evolved from \$500,000 to \$900,000.

Budget Impact:

1950000

Previous Action: Ordinance 3099 adopting the 2022-2027 CFP.

2 week public notice period opened July 11, 2022.

Recommended Motion: I move to approve ordinance 4027 amending the 2022-2027 CFP

Alternative Actions: Do not approve, direct staff as to next steps

Attachments (listed in order presented):

1. Ordinance 4027 Amending 2022-2027 CFP

ORDINANCE NO. 4027

AN ORDINANCE AMENDING ORDINANCE NO. 3099 ENTITLED "AN ORDINANCE ADOPTING THE CAPITAL FACILITIES PLAN (CFP) FOR THE 6-YEAR PERIOD 2021-2026

WHEREAS, RCW 36.70A.070(3) requires jurisdictions operating under the Growth Management Act to include a capital facilities element in their comprehensive plan, which the City of Anacortes is, and does, so therefore needs to amend the Capital Facilities Plan (CFP) in conjunction with the City Budget, and

WHEREAS, in advocating the City's business several resources that would support two projects included in the adopted CFP changed such that design and construction of those projects could begin immediately, and

WHEREAS, there was one project in the Transportation section of the CFP and one project in the Parks section of the CFP whose resources and timelines have changed such that they no longer fit within the parameters they were budgeted in, and it is the desire of the City Council to not inhibit but enable those projects to proceed at the accelerated rate that have developed, and

WHEREAS, the project that amendment is required in the Transportation section is the 32nd and M Roundabout project that was originally adopted into the 2022 project year at \$50,000 funded by grant resources that would be amended to 1,600,000 with 1,400,000 in grants and 200,000 in Impact Fees as the resources to fund the project, and

WHEREAS, the projects that amendment is required in the Parks section is the Skatepark replacement project in that was originally adopted into the 2024 project year at \$500,000 funded by a combination of grants and contributions that would be amended to 900,000 in the 2022 project year with 100,000 in REET funding from the City and 800,000 in Contributions as the resources to fund the project.

NOW, Therefore be it ordained by the City Council of the City of Anacortes, Washington:

Ordinance No. 3099 dated December 13, 2021 adopting the Capital Facilities Plan for the six year period 2022 – 2027 is hereby amended to reflect the following revisions to expenditures and revenues in the departments:

- Transportation is amended in project year 2022 for the 32nd and M Roundabout from 50,000 to 1,600,000
-
- Parks is amended to move the Skatepark replacement from project year 2024 to 2022 and revised from 500,000 to 900,000

This Ordinance shall take effect from and after five (5) days after its passage and publication, as required by law.

PASSED AND APPROVED this 25th day of July, 2022
CITY OF ANACORTES, WASHINGTON

BY:

Matt Miller, Mayor

ATTEST:

Steven D. Hoglund, City Clerk

APPROVED AS TO FORM:

Darcy J. Swetnam, WSBA # 40530
City Attorney



City Council Agenda Bill

Meeting Date: July 25, 2022

Agenda Item: 8.d.

Agenda Item Title: Ordinance 4026: 2022 Second Quarter Budget Amendment

Staff Contact(s): STEVE HOGLUND

Approved for Submittal to Council by **Action Type**

STEVE HOGLUND

Ordinance

DARCY SWETNAM

Item Summary: Several expenditure budget lines are requested to be amended to bring the Budget more in line with actual activity. The body cams and less lethal tools in the Police Department are being funded through a state grant over a period of several years; these expenses were not noted in the original budget but have no net effect to the City's finances. The OpenGov implementation was not in place by the time of budget development, but Council was briefed on the OpenGov selection and contract process earlier in the year; this budget amendment gets the Budget caught up with actual activity. The Skate Park project was initially identified for budget year 2024 but community funding activities have allowed that project to accelerate to the current budget year. The Fire Department has experienced a number of staffing issues that has resulted in higher levels of overtime than anticipated during budget development.

Budget Impact:

The net effect to the budget from this amendment is -2,874,079

Previous Action: 2022 Budget ordinance 3999

1Q 2022 Amending ordinance 4018

Recommended Motion:

Alternative Actions: I move to adopt ordinance 4026 amending the 2022 operating budget.

Attachments (listed in order presented):

1. Ammending ordinance 4026 2Q22 updated

ORDINANCE 4026

AN ORDINANCE AMENDING ORDINANCE NO. 4000 ADOPTED ON DECEMBER 13, 2021, ENTITLED "AN ORDINANCE ADOPTING THE BUDGET FOR ALL MUNICIPAL PURPOSES AND USES FOR THE YEAR 2022"

WHEREAS, Ordinance 4000 was adopted on December 13, 2021 that established the annual budget for fiscal year 2022, and

WHEREAS, The Police Department has implemented body cameras and less lethal tools that are being paid with grant funds and the accounting for these transactions were not put in place during the budget development period, and

WHEREAS, The Finance Department is in the process of implementing the OpenGov budgeting and transparency software package whose first year subscription fee and one time implementation fee were not known at the time of budget development, and

WHEREAS, Due to a grass roots donation effort the Skate Park project has been accelerated from Budget Year 2024 to the current year, and

WHEREAS, The Fire Department has suffered a tremendous amount of staffing challenges including staff departures and Covid leave which has resulted in more overtime than was anticipated during budget development.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Anacortes, Washington, as follows:

Section 1. Ordinance No. 4000 dated December 13, 2021 adopting the Budget for all Municipal purposes and Uses for the fiscal year 2022 is hereby amended to reflect the aforementioned revisions to expenditures and revenues in the following areas:

BARS #	Description	Expense (DR)	Revenue (CR)
001.310.521.70.35	Body Cam Progress Pmt	18,900	
001.000.308.00.00	State Legislative Impact Grant		18,900
001.310.521.70.35	Less lethal tools	15,290	
001.000.308.00.00	Less lethal grant		15,290
001.210.514.20.41	OpenGov: Subscription and Implementation Fee	95,000	
001.000.308.00.00	Fund Balance		95,000
108.410.594.76.60	REET Transfer Skate Park	900,000	
108.410.367.00.00	Contributions		800,000
108.410.397.00.00	Transfer in to parks		100,000
335.711.597.00.00	REET 1 Trans Out	100,000	
335.240.308.10.00	REET 1 Fund Balance		100,000

110.320.522.10.12	EMS Overtime	150,000	
110.320.342.60.00	Ambulance Revenues		150,000

Section 2. Effective date. This Ordinance shall take effect from and after five (5) days after its passage and publication, as required by law.

PASSED AND APPROVED THIS 25th day of July, 2022.

CITY OF ANACORTES, WASHINGTON

BY: _____
Matt Miller, Mayor

ATTEST:

(Corporate Seal)

Steven D. Hoglund, City Clerk

APPROVED AS TO FORM

Darcy Swetnam, WSBA #40530
City Attorney