

OWNER/CONTRACTOR COORDINATION NOTES

THE FOLLOWING NOTES SHALL SERVE AS A GUIDE TO THE CONTRACTOR TO VERIFY EACH CONDITION WITHIN THE PRODUCT MANUFACTURER OR SUPPLIER AND/OR LOCAL JURISDICTIONS FOR THEIR REQUIREMENTS PRIOR TO SUBMITTING A BID TO THE OWNER OR PROCEEDING WITH THEIR WORK.

THE ITEMS OUTLINED BELOW ARE NOT INTENDED TO BE AN EXHAUSTIVE ANALYSIS OF ALL POSSIBLE AREAS OF CONCERN OR CONFLICT, BUT RATHER TO SERVE AS A BEGINNING POINT IN IDENTIFYING COMMONLY OVERLOOKED AREAS IN THE CONSTRUCTION PROCESS.

1. REVIEW MANUFACTURER'S PRODUCT LITERATURE AND GENERAL NOTES FOR INSTALLATION INSTRUCTIONS UNIQUE TO THE PROJECT CONSTRUCTION TYPE (I.E. I-HOUR UNIT SEPARATION & STAIRWAY REQUIREMENTS)

A. HVAC EQUIPMENT AND DUCTING
B. RECESSED AND SEMI-RECESSED LIGHTING
C. ALL EXHAUST FANS AND DUCTING
D. RECEPTACLE BOXES (I.E. T.V., TELEPHONE, ELECT., PLUMBING)
E. ANY OTHER BUILT-IN OR RECESSED EQUIPMENT WHICH MAY PENETRATE THE INTEGRITY OF A RATED FLOOR/CEILING OR WALL ASSEMBLY

2. REVIEW LOCAL JURISDICTION REQUIREMENTS FOR COMPLETE INSTALLATIONS OF THE FOLLOWING IN THE APARTMENT BUILDINGS:

A. FIRE EXTINGUISHER SIZE AND LOCATION
B. TELEPHONE:
C. CABLE T.V. UTILITY:
D. POWER UTILITY (VAULT REQUIREMENT-EASEMENTS):
E. TRASH SERVICE:
F. WATER UTILITY:

4. THE FOLLOWING ITEMS SHALL BE BIDDER DESIGN SYSTEM. THE CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM TO THE OWNER AND BUILDING DEPARTMENT WHICH COMPLIES WITH ALL JURISDICTIONAL REQUIREMENTS.

A. BUILDING AND SITE ELECTRICAL
B. HVAC SYSTEM IN MGR. OFFICE @ P1, AMENITIES AREAS @ P2 AND SPOT & WHOLE HOUSE VENTILATION IN APARTMENT
C. PLUMBING SYSTEM
D. BUILDING EXTERIOR SIGNAGE
E. POOL & SPA DESIGN AND EQUIPMENT

5. BARRIER FREE UNIT COORDINATION: ALL GROUND FLOOR UNITS TO BE STATE TYPE 'B' (BARRIER FREE) UNITS UNLESS NOTED AS H/C UNITS STATE TYPE 'A' (BARRIER FREE). SEE UNIT FLOOR PLANS FOR UNIT DESIGN. BARRIER FREE ACCESS MUST BE PROVIDED TO ALL UNIT FRONT DOOR ENTRIES. SEE CIVIL PLANS FOR ACCESSIBLE ROUTE OF TRAVEL REQUIREMENTS.

THE TIMBERS PH-II APARTMENTS VANCOUVER, WASHINGTON (BIDDER/DESIGN TYPE SET)

PROJECT CONSULTANTS

OWNER/APPLICANT: MRT INVESTMENTS LLC
3512 1/4TH COURT
BATTLE GROUND, WA 98604
(360) 608-9012

REP: REID ISAACSON
REID@MRTINVESTMENTS.COM

ARCHITECT: RONHOVDE ARCHITECTS LLC
14900 INTERURBAN AVE SOUTH
SUITE 130
TUKWILA, WA 98168
(206) 854-5500

REP: LES SEIFERT
LES@RONHOVDEARCHITECTS.COM

CIVIL ENGINEER: SGA ENGINEERING
2005 BROADWAY
VANCOUVER, WA 98663
(360) 993-0111

REP: ERIC GOLEMO
EGOLEMO@SGAENGINEERING.COM

LANDSCAPE ARCHITECT: SGA ENGINEERING
2005 BROADWAY
VANCOUVER, WA 98663
(360) 993-0111

REP: ERIC GOLEMO
EGOLEMO@SGAENGINEERING.COM

PROJECT STATISTICS

SITE ADDRESS: 602 NE 86TH ST
VANCOUVER, WASHINGTON 98665

PARCEL NUMBER(S): 14531000, 145313000, 145301000, 145324000

ZONING: R-43

GOVERNING CODES: 2009 IBC, IFC, IMC, IPC, ANSI
AIIT-I-2003, 2004 WASHINGTON STATE ENERGY CODE

SITE AREA: PH-42,266; PH-2 (4380 = TOTAL 62,642 SQ. FT. (1.43 ACRES)

SETBACKS: SOUTH 20'-0" REAR YARD
WEST 10'-0" SIDE YARD
NORTH 10'-0" FRONT YARD
EAST 10'-0" SIDE YARD

MAX. LOT COVERAGE: 50% ALLOWABLE
PH-13,945 + PH-2,835 = +/-22,300 SQ.FT. = 35% PROPOSED

UNIT COUNT: 45 TOTAL
14 NEW UNITS
26 EXISTING UNITS

PARKING REQUIRED: 45 UNITS x 1.5 STALLS = 68 REQUIRED
PH-35 (IN PARKING GARAGE) + PH-2 = 42

4 ADA STALLS REQUIRED PER TABLE 106.1, 4 PROVIDED
2 ADA VAN STALLS = 20x16' (PROPOSED AT PHASE 2)
2 ADA STANDARD STALLS = 8x16' (EXISTING AT PHASE 1)
3 COMPACT = 8'6"x15' (PROPOSED AT PHASE 2)
75 STANDARD = 9x20'

REFUSE STORAGE AREA: (45 UNITS = 50SF) + (25 UNITS x 55F = 175)
225 SQ. FT. TOTAL REQUIRED AND PROVIDED

SHARED OUTDOOR AREA: REC. BLDG. - 3,001 SQ. FT.
OPEN SPA COURTYARD - 3,926 SQ. FT.
GENERAL OPEN AREA - 5,630 SQ. FT.

TOTAL = 12,557 SQ. FT. (PROVIDED)
45 UNITS x 200 SQ. FT. = 9,000 SQ. FT. (REQUIRED)

PRIVATE OUTDOOR AREA: EACH GROUND FLOOR UNIT SHALL HAVE AN OUTDOOR PRIVATE AREA (PATIO-USED) NOT LESS THAN 48 SQ. FT. AND A WIDTH OF NOT LESS THAN 4 FEET. (A MINIMUM OF 60 SQ. FT. PROPOSED) - SEE A.O.1 FOR LOCATIONS

LANDSCAPE AREA REQUIRED: LANDSCAPE AREA PROVIDED:

RECREATIONAL AMENITY AREA: 62,642 SQ. FT. NET AREA + 9,132 SQ. FT. \$4M TRACT = 71,774 x .2 = 14,355 S.F. MIN.

LANDSCAPE AREA PROVIDED: 9,470 SQ. FT.

-2,716 SQ. FT.

=16,926 SQ. FT. PROPOSED

GENERAL NOTES

I. PLEASE NOTIFY THE ARCHITECT IF ANY DISCREPANCIES EXIST WITHIN THE DRAWINGS.
2. ALL METHODS, MATERIALS & WORKMANSHIP SHALL CONFORM TO THE 2009 IBC AS AMENDED & ADOPTED BY THE LOCAL JURISDICTION.
3. COMPLY WITH ALL APPLICABLE CODES, ORDINANCES & MANUF. INSTALLATION DIRECTIONS/SPECS.
4. VERIFY GRADES SHOWN ON DRAWINGS.
5. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS.
6. DO NOT SCALE DRAWINGS.
7. VERIFY ALL ROUGH DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS CONTRACT OR BY OTHERS.
8. VERIFY SIZE & LOCATION OF & PROVIDE ALL OPENINGS THROUGH FLOORS & WALLS, FLOOR CLEAT ANCHORS, INSERTS, MACHINE BASES AND ROUGH BUCLES & BACKING FOR SURFACE-MOUNTED ITEMS. JOIST NOTCHING AND HOLE BORING SHALL COMPLY WITH IBC.
9. REPETITIVE FEATURES & SECTION CALLOUTS ARE OFTEN DRAWN ONLY ONCE & SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
10. CUT SLOPES TO 2:1 MAXIMUM.
II. ALL DOORS NOT LOCATED BY DIMENSIONS ON PLANS, INTERIOR ELEVATIONS OR DETAILS SHALL BE 4' FROM FACE OF STAIR TO EDGE OF DOOR OPENING OR CENTERED BETWEEN ROOM PARTITIONS AS SHOWN.
12. FINISH FLOOR (FIN. FLR) REFERS TO TOP OF PLYWOOD, LIGHT WEIGHT CONCRETE, OR CONCRETE SLAB.
13. TYPICAL FRAME PARTITIONS, INTERIOR 2x4, EXTERIOR ARE 2x6 STUDS AT 16" O.C. UNO. (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION)
14. REFER TO INTERIOR ELEVATIONS FOR CABINET, COUNTER LENGTHS, DIMENSIONS, COUNTERTOP MATERIALS AND DETAIL REFERENCE. VERIFY ALL DIMENSIONS.
15. PROVIDE JOIST UNDER BEARING WALLS WHICH ARE PARALLEL WITH FRAMING DIRECTION.
16. MOISTURE CONTROL:
A. WALLS VAPOR RETARDERS (DO MIN. TYPE D, WEATHER RESISTIVE BARRIER, TYPIC. OR EQUAL) EXTERIOR FIBER OWNERS (RVA), PERM RATED PAINT OR MIL. POLY & INTERIOR PER OWNER)
GENERAL: A SINGLE VAPOR RETARDER** OF NOT MORE THAN 10 PERM DRY CUP RATING SHALL BE INSTALLED IN EXTERIOR WALLS, EXTERIOR CEILINGS*, AND EXTERIOR FLOORS. THE VAPOR RETARDER SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS ON THE WARM SIDE (IN WINTER) OF ALL INSULATION. THE RETARDER SHALL BE CONTINUOUS AND BE THE SAME SIDE OF THE VAPOUR BARRIER. THE MATERIALS BETWEEN IT AND THE CONDITIONED SPACE IS NOT MORE THAN 33 PERCENT OF THE TOTAL R-VALUE OF THE WALL SECTION AT THE INSULATED CAVITY. * WITH VENTILATION SPACE ABOVE LESS THAN 12" ** 4 MIL. POLY. * WALLS & CEILING & 4 MIL. BLACK POLY. & FLOOR
B. CEILING WITH ATTIC, RECESSED LIGHTING FIXTURES: KNEES INSTALLED IN THE BUILDING ENVELOPE, RECESSED LIGHTING FIXTURES SHALL NOT OVERLAP THE FOLLOWING REQ. 1. TYPE IC RATED, MANUFACTURED WITH NO PENETRATIONS BETWEEN THE INSIDE OF THE RECESSED FIXTURE AND CEILING CAVITY AND SEALED OR GASKETED OR PLUGGED. 2. TYPE IC RATED, INSTALLED INSIDE A SCALED BOX CONSTRUCTED FROM A MINIMUM ONE-HALF INCH THICK GYPSUM WALL BOARD, OR CONSTRUCTED FROM A MINIMUM ONE-HALF INCH THICK VAPOR BARRIER, OR OTHER AIR TIGHT ASSEMBLY MANUFACTURED FOR THIS PURPOSE.
3. TYPE IC RATED, CERTIFIED UNDER ASTM E283 TO HAVE NO MORE THAN 2.0 CFM AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY. THE LIGHTING FIXTURE SHALL BE TESTED AT SEVENTY-FIVE PASCALS OR 151 LBS./FT. PRESSURE DIFFERENCE AND HAVE A LABEL ATTACHED SHOWING COMPLIANCE
C. CATHEDRAL CEILING (NO ATTIC) VAPOR RETARDER HAVING A DRY CUP PERM RATING OF 1.0 OR LESS. (4 MIL. POLY)
D. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, AND BETWEEN PAV. PAELS. OTHER THAN PENETRATIONS OF UTILITY SERVICES AROUND MAIN FLOORS AND ROOFS AND OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR NEITHERSTRIPPED TO LIMIT AIR LEAKAGE.
E. ALL EXTERIOR DOORS OR DOORS SERVING AS AN ACCESS TO AN ENCLOSED UNHEATED AREA SHALL BE WEATHERSTRIPPED TO LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. ALLOWABLE INFILTRATION RATE = 0.5 CUBIC FEET/MINUTE (CFM) AND NOT GREATER THAN 2 CFM/LINEAR FT. SWINGING = 25 CFM/LINEAR FT. FOR SLIDING (WHEN TESTED WITH A DIFFERENTIAL PRESSURE OF 151 PSF OR EQUIVALENT TO A 25 MPH WIND).
F. ALL EXTERIOR WINDOWS SHALL BE DESIGNED TO OMIT AIR LEAKAGE INTO OR FROM THE BUILDING ENVELOPE. MANUFACTURED WINDOWS SHALL HAVE AIR INSULATION RATES ON GREATER THAN 0.5 CFM AND NOT GREATER THAN 3 CFM/LINEAR FT. OF OPERABLE SASH CRACK (WHEN TESTED WITH A DIFFERENTIAL PRESSURE OF 151 PSF OR EQUIVALENT TO A 25 MPH WIND).
G. ALL WINDOWS & S.G.D. SHALL BE VINYL DOUBLE GLAZED (SAFETY GLASS AT SLIDING GLASS DOORS & WINDOWS PER U.B.C. REQUIREMENTS). U = (SEE INSULATION NOTES ON COVER SHEET).
H. FIREPLACES: FIREPLACES SHALL BE PROVIDED WITH EACH OF THE FOLLOWING: A. TIGHTLY FITTING FLUE DAMPERS, OPERATED BY A READILY ACCESSIBLE MANUAL OR APPROVED AUTOMATIC CONTROL B. AN OUTSIDE SOURCE FOR COMBUSTION AIR DUCTED INTO THE FIREBOX. THE DUCT SHALL BE AT LEAST SIX SQUARE INCHES, AND SHALL BE PROVIDED WITH AN OPERABLE OUTSIDE AIR DUCT DAMPER C. TIGHTLY FITTING GLASS OR METAL DOORS, OR FLUE DRAFT INDUCTION FAN OR AS APPROVED FOR MINIMIZING BACK-DRAFTING. EXCEPTION: FIREPLACES WITH GAS LOGS SHALL BE INSTALLED IN ACCORDANCE WITH THE UNIFORM MECHANICAL CODE CHAPTER 803 D. DIRECT VENT GAS FIREPLACE TO BE INSTALLED PER LATEST IMC, IBC, AND STATE ENERGY AND VENTILATION CODES.

TOTAL BUILDING AREAS - NET											
BUILDING	UNIT TYPES USED					BUILDING UNITS	BUILDING AREA (S.F.)	COVERED DECKS & PATIO'S	STAIR WELL ENTRY	MECH CLO. 50	GROSS BUILDING AREAS
	UNIT 1-MID UNIT UP LEV	UNIT 1-MID UNIT MID LEV	UNIT 1-END STAIR UP	UNIT 2-MID UNIT UP LEV	UNIT 2-Breezeway UNIT LOW LEV	PER 502.I					
A	1	1	4	2	1	8	10,476	538	473	400	11,887
B	1	1	4	2	1	11	10,437	678	486	550	12,151
TOTALS						19	20,913	1,216	959	950	24,038

UNIT AREAS "Net"			
UNIT TYPE	NET AREA	QUANTITY	TOTAL AREA (SQ. FT.)
PER 502.I			
UNIT 1 - END UNIT UPPER LEVEL	778 SQ.FT.	1	778 SQ.FT.
UNIT 1 - END UNIT LOW LEVEL	778 SQ.FT.	1	778 SQ.FT.
UNIT 1- END UNIT W/ STAIR UPPER	756 SQ.FT.	1	756 SQ.FT.
UNIT 1 - END UNIT W/ STAIR LOWER	740 SQ.FT.	1	740 SQ.FT.
		4	
UNIT 2- MIDDLE UNIT UPPER LEVEL	976 SQ.FT.	4	3,906 SQ.FT.
UNIT 2- MIDDLE UNIT MIDDLE LEVEL	976 SQ.FT.	2	1,952 SQ.FT.
UNIT 2- BREEZEWAY UNIT LOWER LEVEL	1,021 SQ.FT.	4	4,084 SQ.FT.
UNIT 2 - BREEZEWAY UNIT UPPER LEVEL	1,021 SQ.FT.	2	2,042 SQ.FT.
UNIT 2 - END UNIT UPPER LEVEL	1,008 SQ.FT.	2	2,016 SQ.FT.
UNIT 2- END UNIT LOWER LEVEL	1,008 SQ.FT.	1	1,008 SQ.FT.
		15	
RECREATION BUILDING	2,854 SQ.FT.	1	2,854
1ST	1,427		
2ND	1,427		
		1	
PROJECT TOTAL		19 (PLUS REC. BLDG.)	20,913 SQ.FT.

GARAGE AND CARPORT AREAS			
UNIT TYPE	NET AREA	BLDG. QUANTITY	TOTAL AREA (SQ. FT.)
4 BAY CARPORT	612 SQ.FT.	1	612
5 BAY CARPORT	765 SQ.FT.	1	765
PROJECT TOTAL		2	1,377 SQ.FT.

Fixture Count															
BUILDINGS	UNIT 1	UNIT 2	REC	W. C.	LAV.	TUB/SH	SHOWE	DISH W.	CLOTH WASHE	CLOTH DRYER	RANGE HOODS	EXHAUS FANS	FURNACE	HOSE B/WATER HEATER	
A	2	6	1	16	16	14	1	9	8	8	9	25	9	2	9
B	2	9	0	20	20	20	0	11	11	11	11	31	11	2	11
TOTALS				36	36	34	1	20	19	19	20	56	20	46	20

PROJECT:	10	
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3	4-7-12 2nd PLAN REVIEW RESUBMITTAL	
2	5-8-12 PLAN REVIEW RESPONSE	
1	3-2-12 PERMIT SUBMITTAL	
NO.	DATE	DESCRIPTION
REVISIONS		
SHEET CONTENTS:		
GENERAL NOTES		
UNIT AREAS		
BUILDING AREAS		
FIXTURE COUNT		
JOB NO.:	201038	SHEET NO.
DRAWN BY:	LW	
CHECKED BY:	TJR	
DATE:	3-2-11	
CS-2		

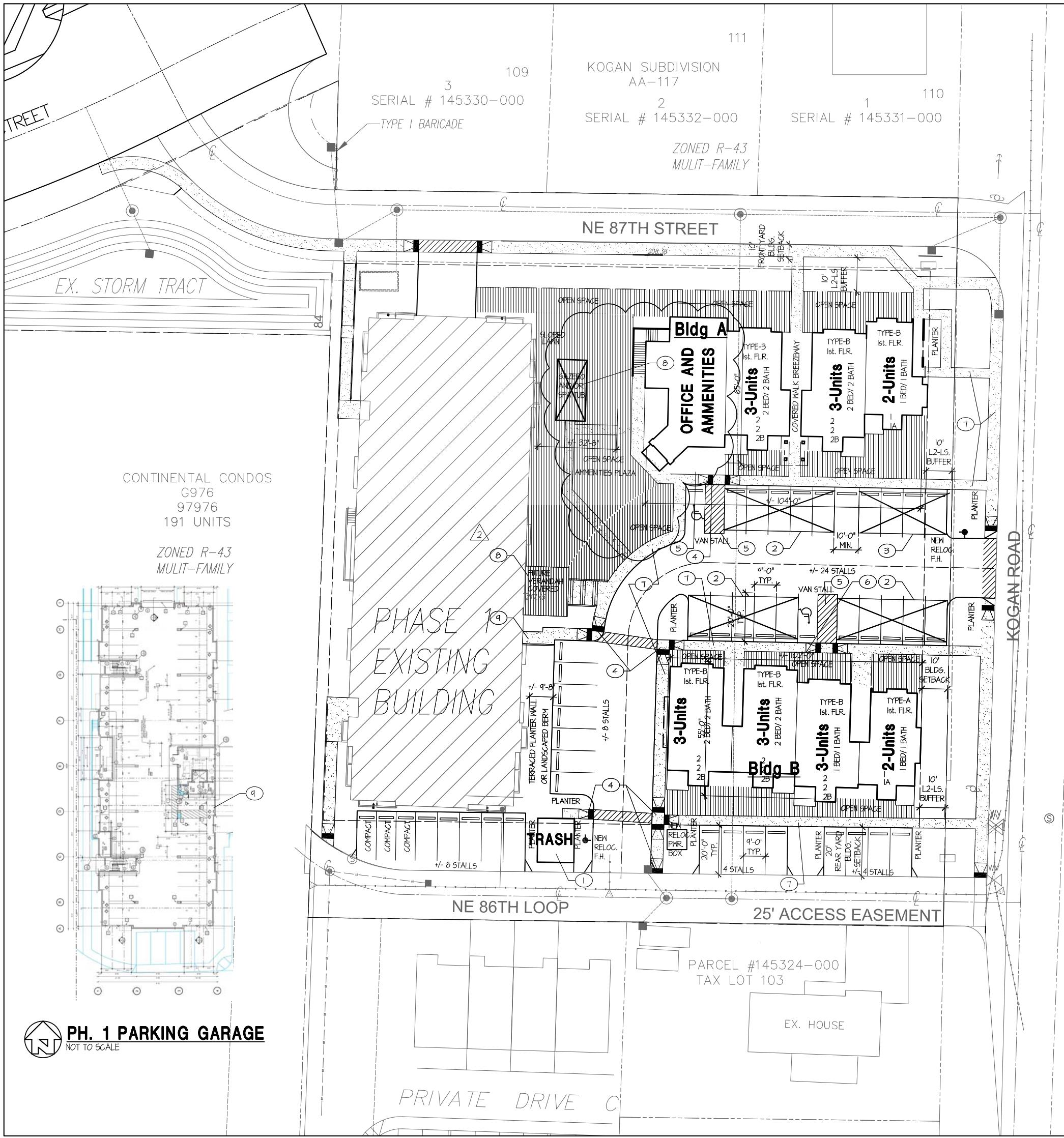
THE
RONHOVDE
ARCHITECTS
L L C

14900 INTERURBAN AVE SOUTH
SUITE 138
TUKWILA, WASHINGTON 98168
(206) 859-5500 | FAX (206) 854-5501
ronhovdearchitects.com

4344 REGISTERED
ARCHITECT
J. RONHOVDE
OR-JAN RONHOVDE
STATE OF WASHINGTON

THE TIMBERS
PHASE II
at town center

VANCOUVER, WA



FLAG NOTES

- (1) DUMPSTER ENCLOSURE. SEE 13/A9.3
 - (2) 5 STALL CARPORT. SEE A6.1
 - (3) 4 STALL CARPORT. SEE A6.1
 - (4) RAMP WITH DETECTABLE RAISED TRUSTED DOMES. SEE 1/A9.5
 - (5) 8' WIDE STRIPED MANEUVERING AREA. SEE 2/A9.4
 - (6) H/C SIGN. SEE 3/A9.4
 - (7) NEW SIDEWALK. SEE CIVIL DRAWINGS
 - (8) FUTURE ITEM TO BE SUBMITTED UNDER SERPARATE PERMIT APPLICATION.
 - (9) NEW OPENING IN EXISTING PHASE I BUILDING TO PROVIDE ADA ACCESS TO AND FROM REC. BLDG.

VANCOUVER, WA

THE TIMBERS PHASE II at towne center

towne center

JOB NO.:	2010.38	SHEET NO.
DRAWN BY:	LWS	
CHECKED BY:	TJR	
DATE:	3-2-11	

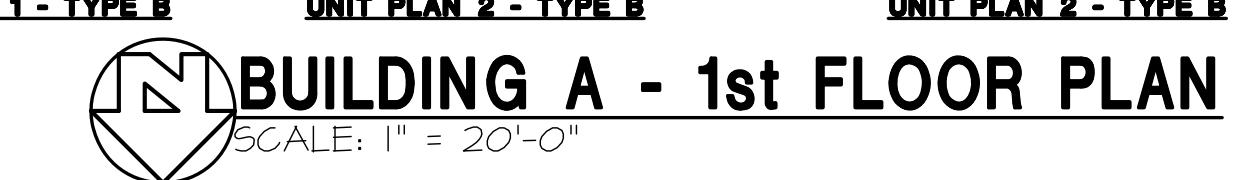
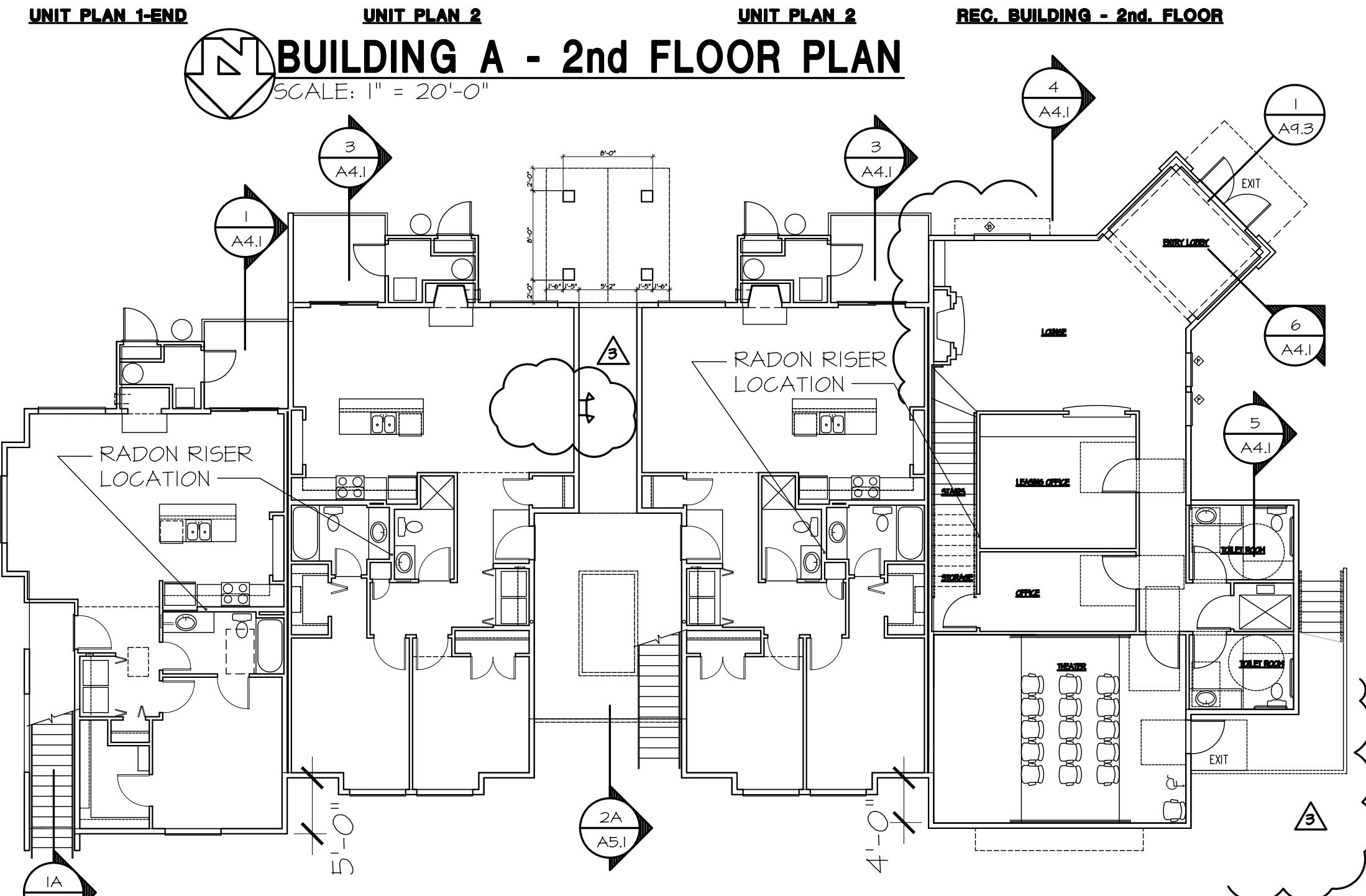
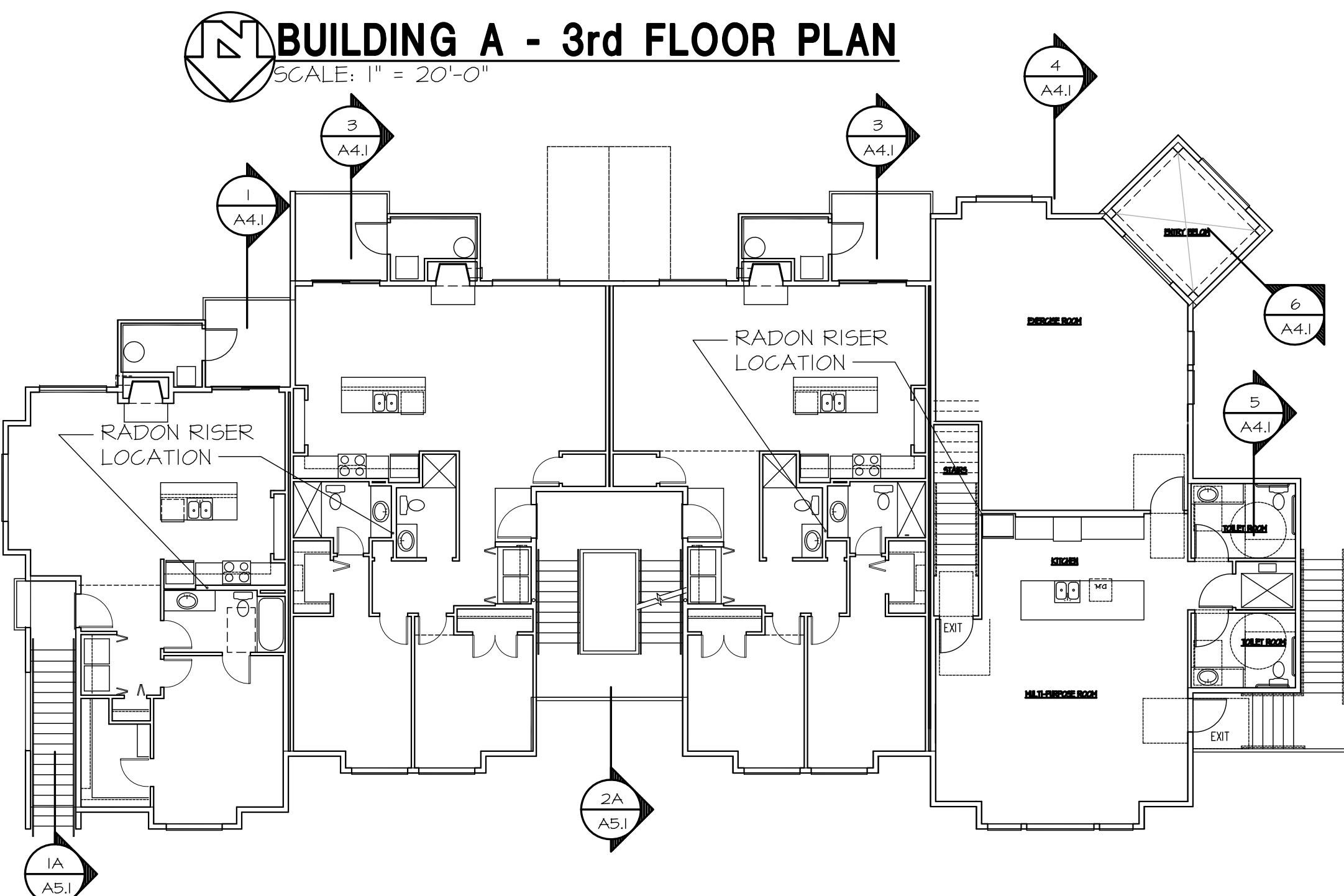
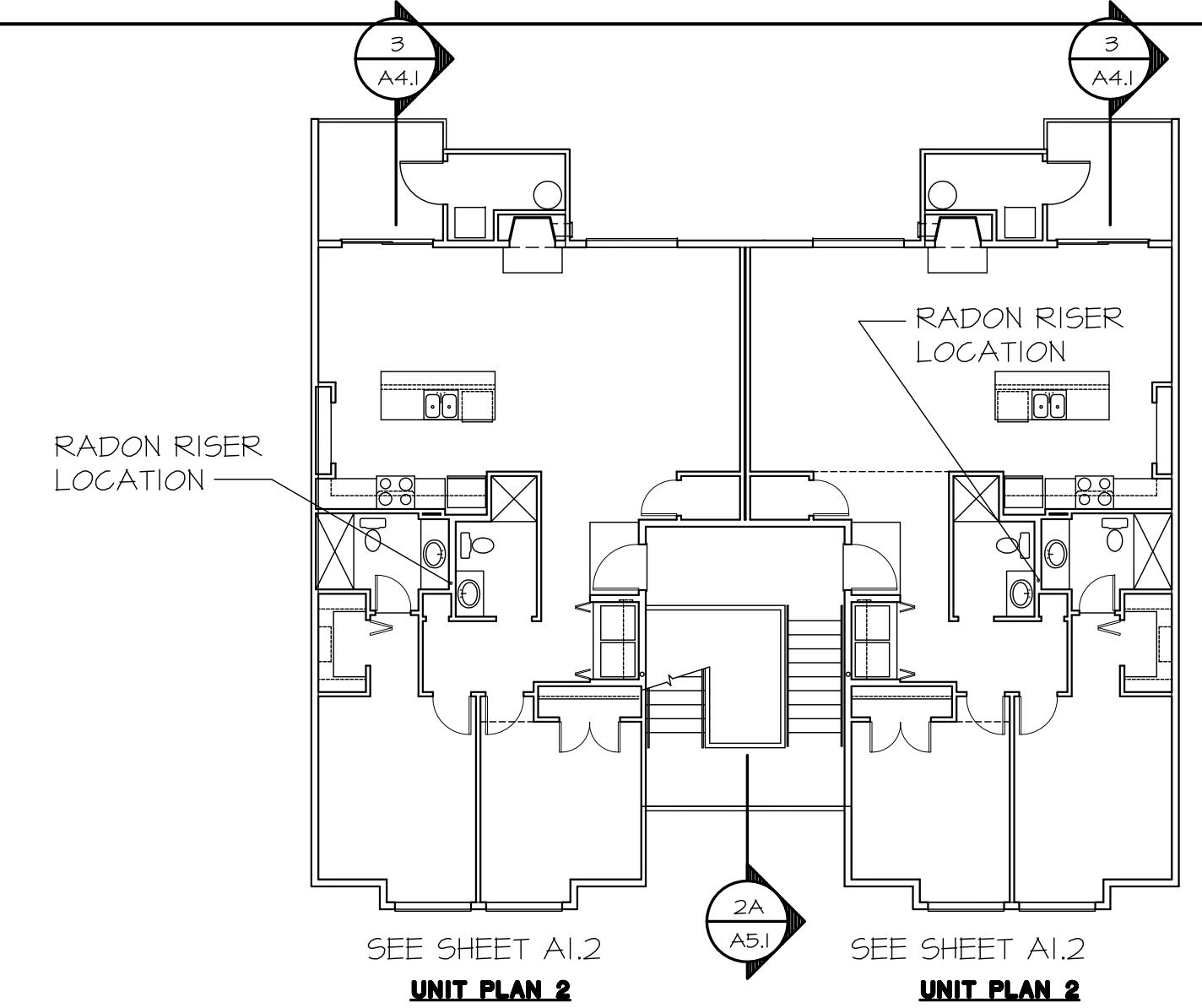
THE
RONHOVDE
ARCHITECTS
L L C

14900 INTERURBAN AVE SOUTH
SUITE 138
TUKWILA, WASHINGTON 98168
(206) 859-5500 | FAX (206) 859-5501
ronhovdearchitects.com

J. Ronhovde
DR. JAN RONHOVDE
STATE OF WASHINGTON
4344 REGISTERED ARCHITECT

THE TIMBERS PHASE II at town center

VANCOUVER, WA



GENERAL CODE AND EXITING NOTES BLDG. A

OCCUPANCY GROUP:
R-2 - APARTMENT (MULTI-FAMILY DWELLINGS)
A3 - REC. AREA
U - CARPORT

FIRE SPRINKLER SYSTEM: NFPA13R

CONSTRUCTION TYPE: 5-A SPRINKLED (FOR R-2 AND A3 OCCUPANCIES)
CONSTRUCTION TYPE: 5-A NON-SPRINKLED (FOR U OCCUPANCY)

A-3 OCCUPANCY
BASIC = 11,500 NET SQ. FT. ALLOWABLE PER TABLE 543
STORIES = 2 PER TABLE 503

ACTUAL NET AREA = 1,427 SQ. FT. 1st. STORY + 1,427 s.f. 2nd. STORY = 2,854 s.f. TOTAL AREA INCREASES NOT ALLOWED DUE TO NFPA 13R SPRINKLER SYSTEM.
ACTUAL HEIGHT = 2 STORIES, 21FT TO AVERAGE HEIGHT OF ROOF PLANE - PER 502

R-2 OCCUPANCY
BASIC = 12,000 s.f. ALLOWABLE PER STORY PER 504.2
ALLOWABLE NET AREA = 36,000 s.f. (DUE TO 3 STORIES PER 506.4)
ACTUAL NET AREA = 3,587 s.f. 1st. STORY + 3,587 s.f. 2nd. STORY + 3,540 s.f. 3RD STORY = 9,664 s.f. TOTAL
ACTUAL HEIGHT = 3 STORIES 31'-2" ft.

SEPARATION BETWEEN OCCUPANCIES = 1 HR. TABLE 508.4.1.2
SEPARATION PROPOSED = 1 HOUR

TOTAL BUILDING NET AREA = 12,518 s.f.

ACTUAL/ALLOWABLE RATIOS = $\frac{9,664}{36,000} + \frac{2,854}{11,500} = .60 < 1$

CONSTRUCTION COMPONENTS
FIRE RESISTANCE RATINGS PER TABLE 601
1-HOUR AT ALL COMPONENTS EXCEPT INTER NON-BEARING WALLS

AT:
PRIMARY STRUCTURAL FRAME
INTERIOR & EXTERIOR BEARING WALLS
FLOORS SEPARATING UNITS
ROOF/CEILING CONSTRUCTION

PROJECT:		
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3	4-7-12	2nd PLAN REVIEW RESUBMITTAL
2	5-8-12	PLAN REVIEW RESPONSE
1	3-2-12	PERMIT SUBMITTAL
NO.	DATE	DESCRIPTION
REVISIONS		
SHEET CONTENTS:		
OVERALL PLANS		
BUILDING A		
THIS SHEET ADDED		△
JOB NO.:	201030	SHEET NO.
DRAWN BY:	LW6	
CHECKED BY:	TJR	
DATE:	3-2-11	

A0.3

THE
RONHOVDE
ARCHITECTS
L L C

14900 INTERURBAN AVE SOUTH
SUITE 138
TUKWILA, WASHINGTON 98168
(206) 859-5500 | FAX (206) 859-5501
ronhovdearchitects.com

4344
REGISTERED
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JAN RONHOVDE
STATE OF WASHINGTON

THE TIMBERS PHASE II at town center

VANCOUVER, WA

GENERAL CODE AND EXITING NOTES

BLDG. B

OCCUPANCY GROUP:
R-2 - APARTMENT (MULTI-FAMILY DWELLINGS)

FIRE SPRINKLER SYSTEM: NFPA13R

CONSTRUCTION TYPE: 5-A SPRINKLED (FOR R-2 OCCUPANCIES)

R-2 OCCUPANCY
BASIC = 12,000 s.f. ALLOWABLE PER STORY PER 503
ALLOWABLE NET AREA = 36,000 s.f. (DUE TO 3 STORIES PER 506.4.1.2)
ACTUAL NET AREA = 4,510 s.f. 1st. STORY + 4,510 s.f. 2nd. STORY + 3,674 s.f. 3RD STORY =
12,819 s.f. TOTAL

ALLOWABLE BLDG. HEIGHT = 2 STORIES [ER TABLE + 1 STORY INCREASE = 3 STORIES
ACTUAL HEIGHT = 3 STORIES 31'-2" f.t.]

SEPARATION BETWEEN OCCUPANCIES = 1 HR. TABLE 508.4.1.2

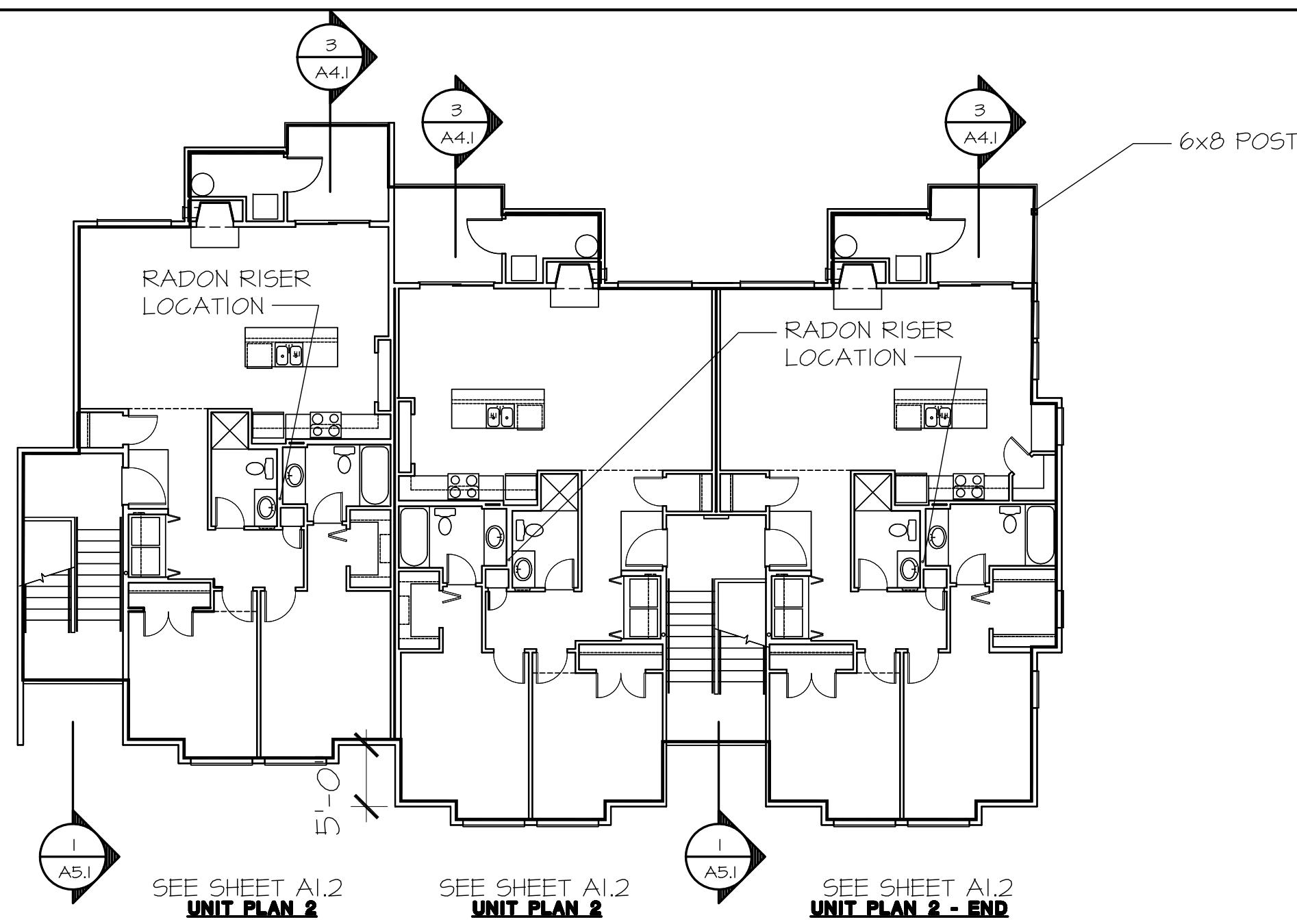
SEPARATION PROPOSED = 1 HOUR

TOTAL BUILDING NET AREA = 12,819 s.f.

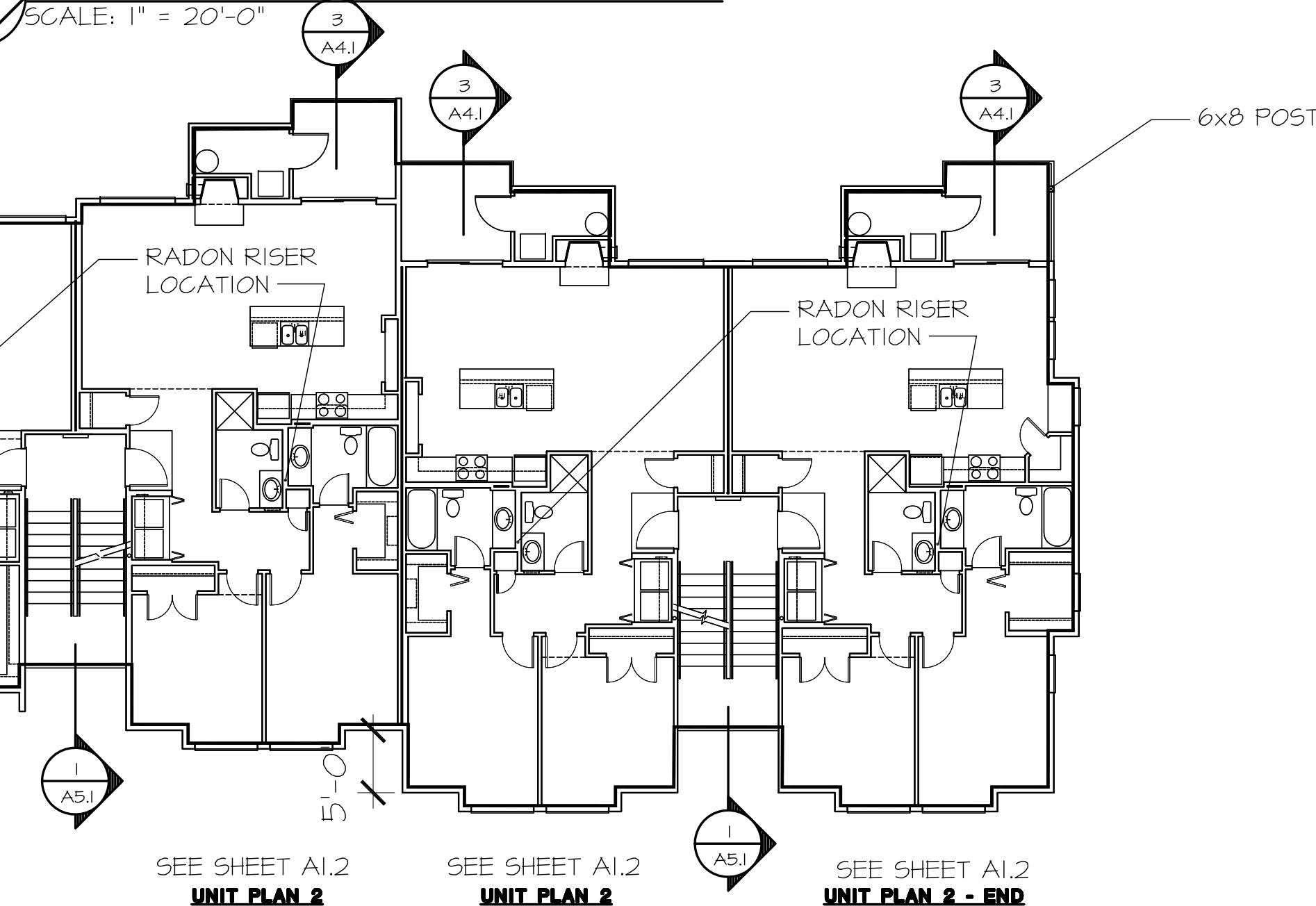
ACTUAL/ALLOWABLE RATIOS = $\frac{12,819}{36,000} = .36 < 1$

CONSTRUCTION COMPONENTS
FIRE RESISTANCE RATINGS PER TABLE 601
1-HOUR AT ALL COMPONENTS EXCEPT INTER NON-BEARING WALLS

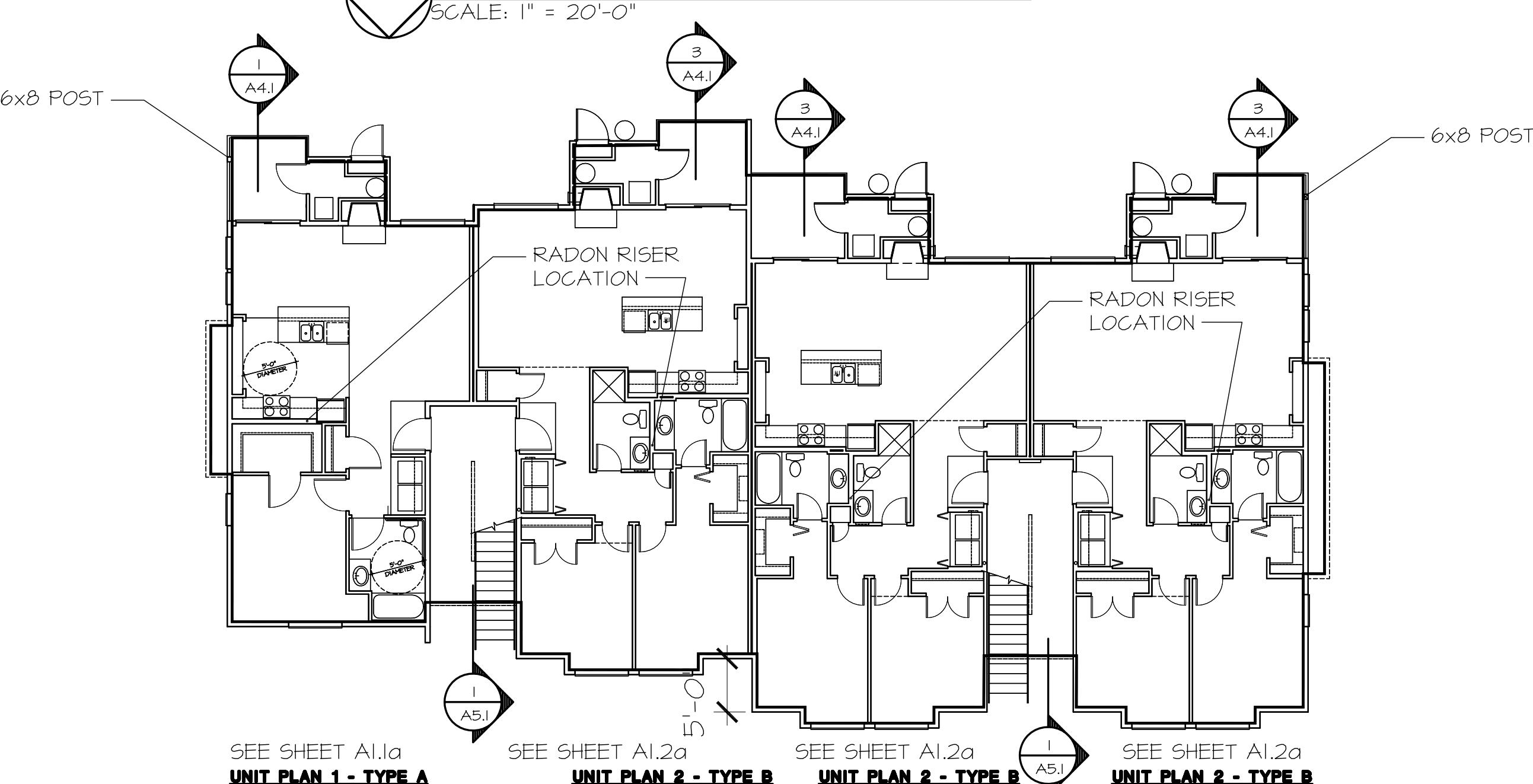
AT:
PRIMARY STRUCTURAL FRAME
INTERIOR & EXTERIOR BEARING WALLS
FLOORS SEPARATING UNITS
ROOF/CEILING CONSTRUCTION



BUILDING B - 3rd FLOOR PLAN



BUILDING B - 2nd FLOOR PLAN



BUILDING B - 1st FLOOR PLAN

PROJECT:	
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3	4-7-12 2nd PLAN REVIEW RESUBMITTAL
2	5-8-12 PLAN REVIEW RESPONSE
1	3-2-12 PERMIT SUBMITTAL
NO. DATE	DESCRIPTION
REVISIONS	
SHEET CONTENTS:	
OVERALL PLANS BUILDING B	
JOB NO.:	201030
DRAWN BY:	LW6
CHECKED BY:	TJR
DATE:	3-2-12
SHEET NO.	
A0.4	

THIS SHEET
ADDED

THE TIMBERS PHASE II at town center

VANCOUVER, WA

PROJECT:	
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3	4-T-12 2nd PLAN REVIEW RESUBMITTAL
2	5-B-12 PLAN REVIEW RESPONSE
1	3-2-12 PERMIT SUBMITTAL
NO.	DATE DESCRIPTION

R E V I S I O N S

SHEET CONTENTS:

**FLAG NOTES
SCHEDULES
NOTES
HC UPGRADES**

JOB NO.: 201038 SHEET NO.
DRAWN BY: LM6
CHECKED BY: TJR
DATE: 3-2-11

A1.0

DOOR SCHEDULE						PROVIDE SAFETY GLAZING IN AREAS SUBJECT TO HUMAN IMPACT PER IBC 2406
PROVIDE SAFETY GLAZING IN AREAS SUBJECT TO HUMAN IMPACT PER IBC 2406						
NO.	TYPE	SIZE	FRAME	RATING	CORE	REMARKS
1.	2 PANEL METAL	3068	WOOD	I-HOUR	S.C.	1, 2, 4, 5, 6, 7, 12
2.	2 PANEL METAL	3068	WOOD	NR	S.C.	1, 2, 4, 5, 7, 12
3.	EXTERIOR FIBERGLASS	21068	WOOD	N.R.	INSUL.	4, 10, 11, 12, 13
4.	WOOD 2 PANEL RAISED	1668	WOOD	NR.	INSUL.	4
5.						
6.	WOOD 2 PANEL RAISED	3068	WOOD	NR.	H.C.	3, 4,
7.	WOOD 2 PANEL RAISED	2668	WOOD	NR.	H.C.	3, 4,
8.	WOOD 2 PANEL RAISED	21068	WOOD	NR.	H.C.	3, 4, 10
9.	WOOD 2 PANEL RAISED	2068	WOOD	NR.	H.C.	4
10.	BI-FOLD 2 PNL RAISED	3068	WOOD	NR.	H.C.	4
11.	BI-FOLD 2 PNL RAISED	2468	WOOD	NR.	H.C.	4
12.	BI-FOLD PR 2 PNL RAISED	5068	WOOD	NR.	H.C.	4
13.	BI-FOLD PR 2 PNL RAISED	4068	WOOD	NR.	H.C.	4
14.	BI-PASS	6068	WOOD	NR.	H.C.	4, 9,
15.	BI-FOLD 2 PNL RAISED	2668 PR	WOOD	NR.	H.C.	4
16.	POCKET DOOR	3068	WOOD	NR.	H.C.	3, 4,
17.	BI-FOLD	3068	WOOD	NR.	H.C.	4, 8,
18.	BI-FOLD	5068	WOOD	NR.	H.C.	4, 9,
19.	FLUSH WOOD PAIR	4068	WOOD	NR.	H.C.	4,
20.	BI-FOLD 2 PNL RAISED	2068	WOOD	NR.	H.C.	4,
21.	SLIDING GLASS DOOR	60610	VINYL	NR.	H.C.	14

DOOR NOTES

NOTE: ALL F.F.H. & H/C UNITS
TO HAVE LEVER HANDLES

- 1 3/4" THICK METAL CLAD FOAM CORE DOOR
- SELF CLOSING HINGES
- PRIVACY LOCK AT BATH
- EXTERIOR DOORS 1 3/4" THICK ; INTERIOR DOORS 1 3/8" THICK.
- DEAD BOLT LOCK & DOOR VIEWER AT UNIT ENTRY DOORS, PROVIDE SECOND DOOR VIEWER @ +40" AFF AT ALL GROUND FLOOR UNITS (EXCEPT UNIT TYPES E & F)
- 1-HOUR RATED ASSEMBLY, 450 DEGREE LABEL (SEC. 1005.3.3.5), SELF CLOSING, AT STAIRWELLS OF "INTERIOR" UNITS - SEE SHEET A2 FOR 1-HOUR RATED STAIRWELL LOCATIONS
- PROVIDE SECOND DOOR VIEWER @ +40" AFF AT ALL GROUND FLOOR UNITS (EXCEPT UNIT TYPES E & F)
- Louvered BI-FOLD FOR VENTILATION PER MECHANICAL REQUIREMENTS
- W MIRRORED FRONTS
- VERIFY 32" CLEAR WIDTH WHEN OPEN
- KEYED LOCK AT GROUND FLOOR UNITS
- 1/2" MAX. THRESHOLD AT GROUND FLOOR UNITS
- DOORS TO DECK STORAGE/MECHANICAL ROOMS TO BE PROVIDED WITH (2) LOUVER OPENINGS EACH 12" HIGH BY 18" WIDE, TOP AT 6" BELOW DOOR HEAD AND BOTTOM AT 6" ABOVE DOOR SILL
- SLIDING GLASS DOORS 3/4" MAX. THRESHOLD W/ ATTACHED BEVEL SLOPING NOT MORE THAN 1:2

WINDOW SCHEDULE

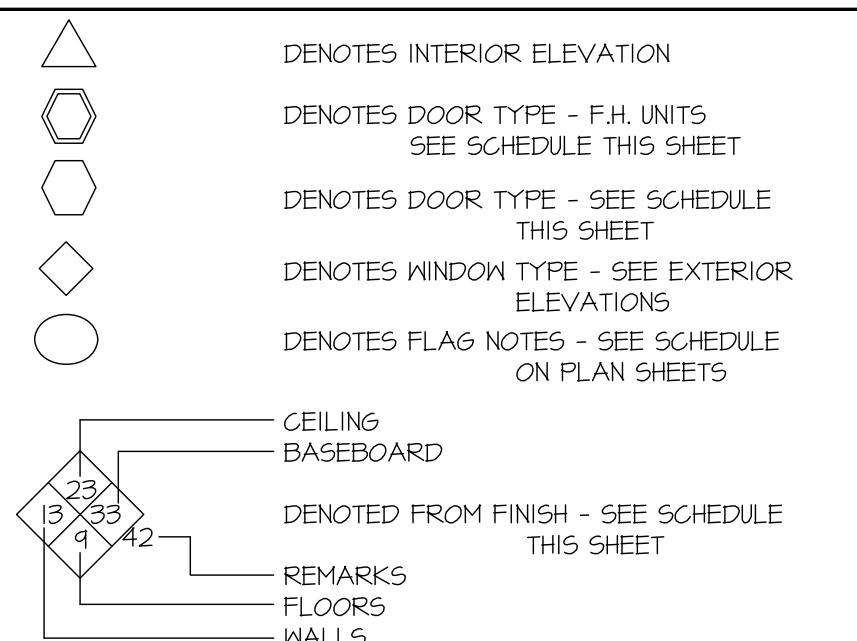
MARK	SIZE	TYPE	REMARKS
A	3060	PIC	
B	5050	SLIDER	
C	4060	PIC	
D	4040	PIC	*
E	6060	SLIDER	
F	4040	PIC	
G	3083	PIC	
H	6090	PIC	W RADIUS TOP
I	3040	PIC	INTERIOR
J	2840	PIC	INTERIOR
K	4040	PIC	INTERIOR
L	5060	SLIDER	
M	3050	S.H.	
N	3040	S.H.	
O	1050	PIC	SIDELIGHT *
P	6010	PIC	TRANSOM
Q	5050	SLIDER	
R	1650	PIC	
S	8060	SLIDER	XOOX
T	6040	SLIDER	
U	2626	OCTAGON PIC	*
V	1660	PIC	
W	4020	1/2 RND. PIC.	
X	5010	PIC	TRANSOM
Y	6068	SLIDING GLASS DOOR	*
Z	60610	SLIDING GLASS DOOR	*
AA	3030	SLIDER	
BB	2030	S.H.	
CC	4610	PIC	TRANSOM

* ALL WINDOWS WITHIN 24" ARC OF ANY DOOR ASSEMBLY SHALL BE SAFETY GLAZING PER IBC

ROOM FINISH SCHEDULE

FLOOR	1. CONCRETE - TROWEL FINISH	2. SEALED CONCRETE - SMOOTH FINISH	3. SHEET VINYL	4. VINYL COMPOSITION TILE	5. CERAMIC TILE	6. WOOD PARQUET	7. HARDWOOD	8. QUARRY TILE	9. CARPET	10.
	1. CONCRETE - TROWEL FINISH	2. SEALED CONCRETE - SMOOTH FINISH	3. SHEET VINYL	4. VINYL COMPOSITION TILE	5. CERAMIC TILE	6. WOOD PARQUET	7. HARDWOOD	8. QUARRY TILE	9. CARPET	10.
	11. CONCRETE	12. W.R.G.WB. - SEMI-GLOSS ENAMEL *	13. G.WB. - SATIN ENAMEL *	14. G.WB. - FLAT LATEX *	15. G.WB. - FIRE-TAPED	16.				
	21. CONCRETE	22. W.R.G.WB. - SEMI-GLOSS ENAMEL *	23. G.WB. - SATIN ENAMEL *	24. G.WB. - FLAT LATEX **	25. G.WB. - FIRE-TAPED	26. SUSPENDED ACOUSTICAL CEILING				
	31. 4" RUBBER	32. PAINT GRADE WOOD	33. WOOD - SAND-STAIN AND LAQUER TO MATCH CASING	34. WANSOCOT - SEE INTERIOR ELEVATIONS OR NOTES						
	41. W.R.G.WB. AT TUB OR SHOWER	42. VINYL WALL COVERING AT WALLS WITH SMOOTH WALL FINISH, CONSULT OWNER FOR TYPE	43.							

SYMBOL LEGEND



GYPSUM WALL BOARD NOTES:

1. SEE 1-HOUR NAILING NOTES ON WALL SECTIONS FOR 1-HOUR WALL AND CEILING SEPARATIONS.
2. INDICATES DROPPED SOFFIT + 7'-0" A.F.F. FOR HVAC DUCTING, EXTEND CEILING G.W.B. OVER DROPPED SOFFIT AND FIRETAPE AT BOTTOM OF JOISTS.
3. PROVIDE JOIST LINING AT RECESSED CEILING LIGHT FIXTURE LOCATIONS, EXHAUST VENT LOCATIONS, AND HVAC FRESH AIR SUPPLY DUCT LOCATIONS. JOIST LINING 3-SIDES TO BE 5/8" TYPE X G.W.B. (FIRETAPE) FOR FULL LENGTH OF DUCT AND BLOCK ENDS OF JOIST SPACE IN 5/8" TYPE X G.W.B.
4. PROVIDE 5/8" EXTERIOR TYPE X' G.W.B. AT EXTERIOR WALLS REQUIRING A FIRE RATING IN LIEU OF INTERIOR GYPSUM WALL BOARD.

SEE EXTERIOR ELEVATIONS FOR WINDOW SCHEDULE
SEE SHEET A10.1 FOR INTERIOR ELEVATIONS

FAIR HOUSING (F.H.) CONFORMANCE GUIDELINES

- THE UNITS INDICATED "F.H." ON THE SITE PLAN NEED THE FOLLOWING PROVISIONS TO OBTAIN CONFORMANCE TO THE FEDERAL FAIR HOUSING ACT GUIDELINES
1. BLOCKING FOR GRAB BARS LOCATED BEHIND THE WATER CLOSET AND WITHIN THE TUB ENCLOSURE MUST BE PROVIDED. (SEE DETAILS)
 2. PROVIDE MINIMUM OF 2'-10" DOORS (SWING) TO EACH ROOM. THESE DOORS CAN PROVIDE THE 32" CLEAR OPENING IF THE FUTURE TENANT INSTALLS OFF-HINGES LATER AS ALLOWED BY THE REQUIREMENTS. SEE PG. 24380, JUNE 15, 1990 FEDERAL REGISTER.
 3. MINIMUM OF 6' WIDE SLIDING GLASS DOORS SHALL BE PROVIDED.
 4. PROVIDE 1/2" MAXIMUM DROP AT ALL THRESHOLDS, EXCEPT AT EXTERIOR DECK OR PATIO, SEE DOOR NOTE #14 FOR SLIDING GLASS PATIO DOORS
 5. SWITCHES, ENVIRONMENTAL CONTROLS, AND OUTLETS SHALL BE MOUNTED BETWEEN 15" AND 18" ABOVE FINISH FLOOR.
 6. PROVIDE MINIMUM OF 40" BETWEEN OPPOSING CABINETS OR APPLIANCES IN THE KITCHENS.

FLAG NOTES

- | | |
|--|---|
| 1. 1 HR RATED SCREEN WALL, SEE ROOF PLAN FOR LOCATIONS | 63. 36" x 36" PREFORMED FIBERGLASS SHOWER W/ TEMP GLASS OBSCURE DOOR |
| 2. 2x6 EXTERIOR WALL OR 2x4 DOUBLE STUD PARTY WALL (SAME AS SHOWN AT LEFT SIDE OF UNIT) | 64. PROVIDE 2 LAYERS 5/8" TYPE 1X4 END BEHIND TUB/SHOWER @ 2-HR WALLS AND 1 LAYER @ 1HR WALLS |
| 3. 40" MIN. CLEARANCE BETWEEN OPPOSING COUNTERS & APPLIANCES. (CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION) | 65. 15 CFM VENT (W/ 24-HR TIMER IF NOT WHOLE HOUSE FAN) |
| 4. DROP-IN RANGE | 66. DASHED LINE INDICATES GARAGE @ 1ST FLOOR |
| 5. SPRINKLER RISER ROOM - LOCATIONS PER SITE PLAN | 67. ELECTRICAL PANEL |
| 6. DASHED LINE INDICATES WALL & WINDOW LOCATION AT LOWER LEVEL | 68. DASHED LINE INDICATES 2ND FLOOR WALLS ABOVE |
| 7. 2X4 EXTERIOR WALL | 69. PROVIDE 1-HR CONSTRUCTION @ GARAGE WALLS & CEILING (TAPE, TEXTURE & PAINT) |
| 8. GAS FURNACE : 50 - 75 C.F.M. OUTSIDE AIR MIN. (VENT TO OUTSIDE) | 70. OUTLET IN CEILING FOR GARAGE DOOR OPENER |
| 9. GAS HOT WATER TANK: PROVIDE DRAIN AND EXPANSION TANK PER CITY REQS | 71. 4"- STEEL BOLLARD SET IN CONCRETE |
| 10. SOFFIT LINE @ TOP FLOOR | 72. P.T. 4x4 POST W/ SQ. OR ROUND COLUMN (DESIGN PER OWNER) |
| 11. 22"x30" ATTIC ACCESS AT TOP UNIT 1 HOUR RATED LISTED ASSEMBLY SEE DETAIL 3/A3 | 73. A/C PLYWOOD SOFFIT W/ 1x2 TRIM @ PORCH |
| 12. 30x48 INCH SPACE PER F.H. REQUIRED (48" AT TUB FACE) | 74. PROVIDE 10" HIGH PLATFORM UNDER GAS/H/W/TANK + FURN. |
| 13. DIRECT VENT FIREPLACE, OPENABLE WINDOWS NOT PERMITTED WITHIN 3 FEET OF VENT. | 75. FURR DOWN CEILING AS NEEDED TO RUN VENTING, OPTIONAL VENT THRU ROOF. |
| 14. PRE-MANUFACTURED ZERO CLEARANCE FIREPLACE. INSTALL PER MANUFACTURE SPECIFICATIONS. | 76. DROPPED LIGHT SOFFIT |
| 15. WINDOW AT END STAIR CONDITIONS | 77. UNDER COUNTER OUTLET |
| 16. WINDOW AT END CONDITION | 78. +48" COUNTER |

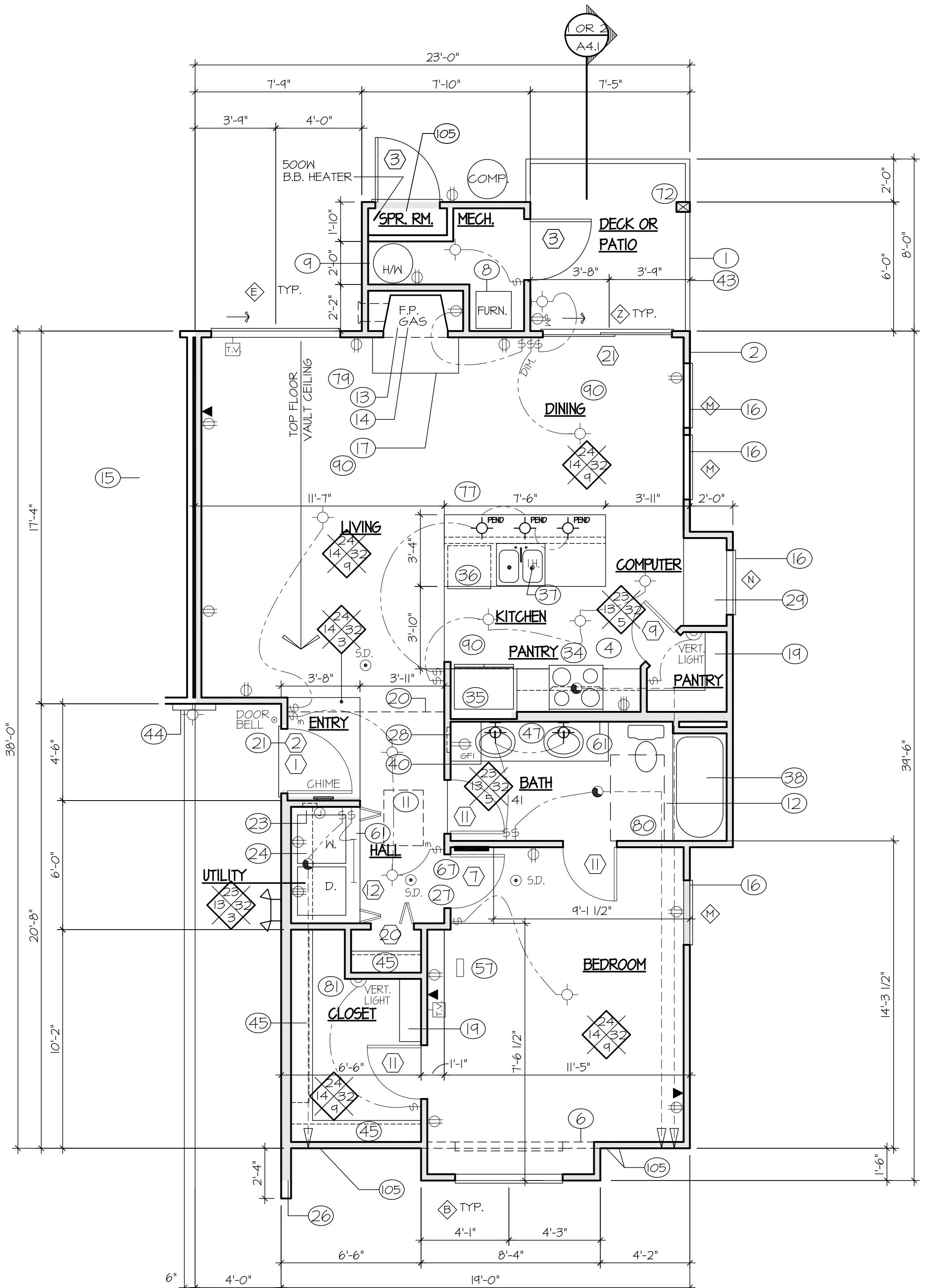
THE
RONHOVDE
ARCHITECTS
L L C

14900 INTERURBAN AVE SOUTH
SUITE 138
TUKWILA, WASHINGTON 98168
(206) 859-5500 | FAX (206) 859-5501
ronhovdearchitects.com

4344 REGISTERED
ARCHITECT
DR. JAN RONHOVDE
STATE OF WASHINGTON

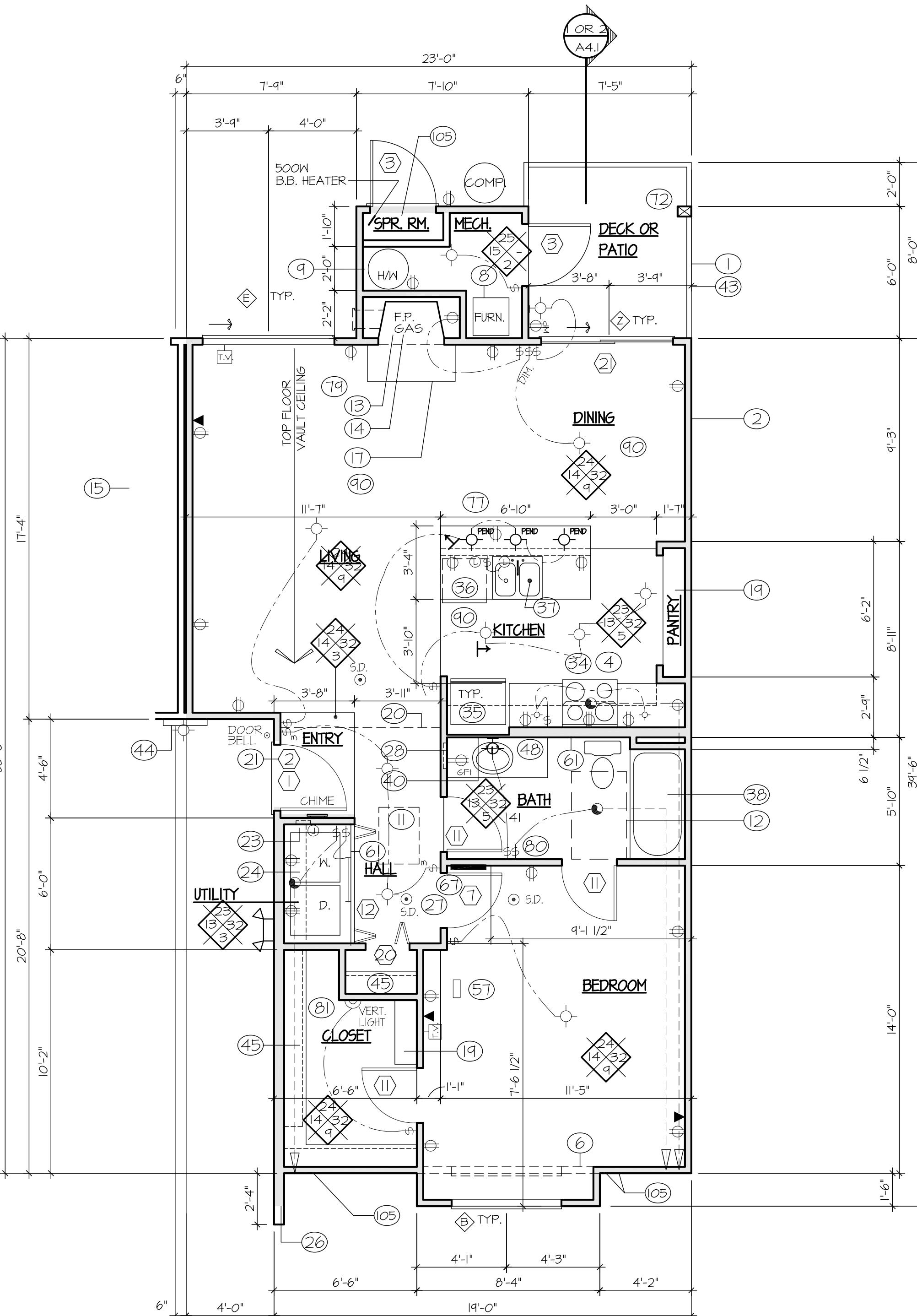
THE TIMBERS PHASE II at town center

VANCOUVER, WA



UNIT PLAN 1 - END

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



UNIT PLAN 1

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

SEE EXTERIOR ELEVATIONS FOR WINDOW SCHEDULE
SEE SHEET A10.1 FOR INTERIOR ELEVATIONS

SEE SHEET A1.2A FOR IBC TYPE B UNITS

REVISIONS	NO.	DATE	DESCRIPTION
10			
9			
8			
7			
6			
5			
4			
3	4-T-12		2nd PLAN REVIEW RESUBMITTAL
2	5-B-12		PLAN REVIEW RESPONSE
1	3-2-12		PERMIT SUBMITTAL
NO.	DATE		DESCRIPTION

SHEET CONTENTS:
UNIT PLAN 1
UNIT PLAN 1 - END

JOB NO.:	201038	SHEET NO.
DRAWN BY:	LMB	
CHECKED BY:	TJR	
DATE:	3-2-12	

A1.1

THE
RONHOVDE
ARCHITECTS
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14900 INTERURBAN AVE SOUTH
SUITE 130

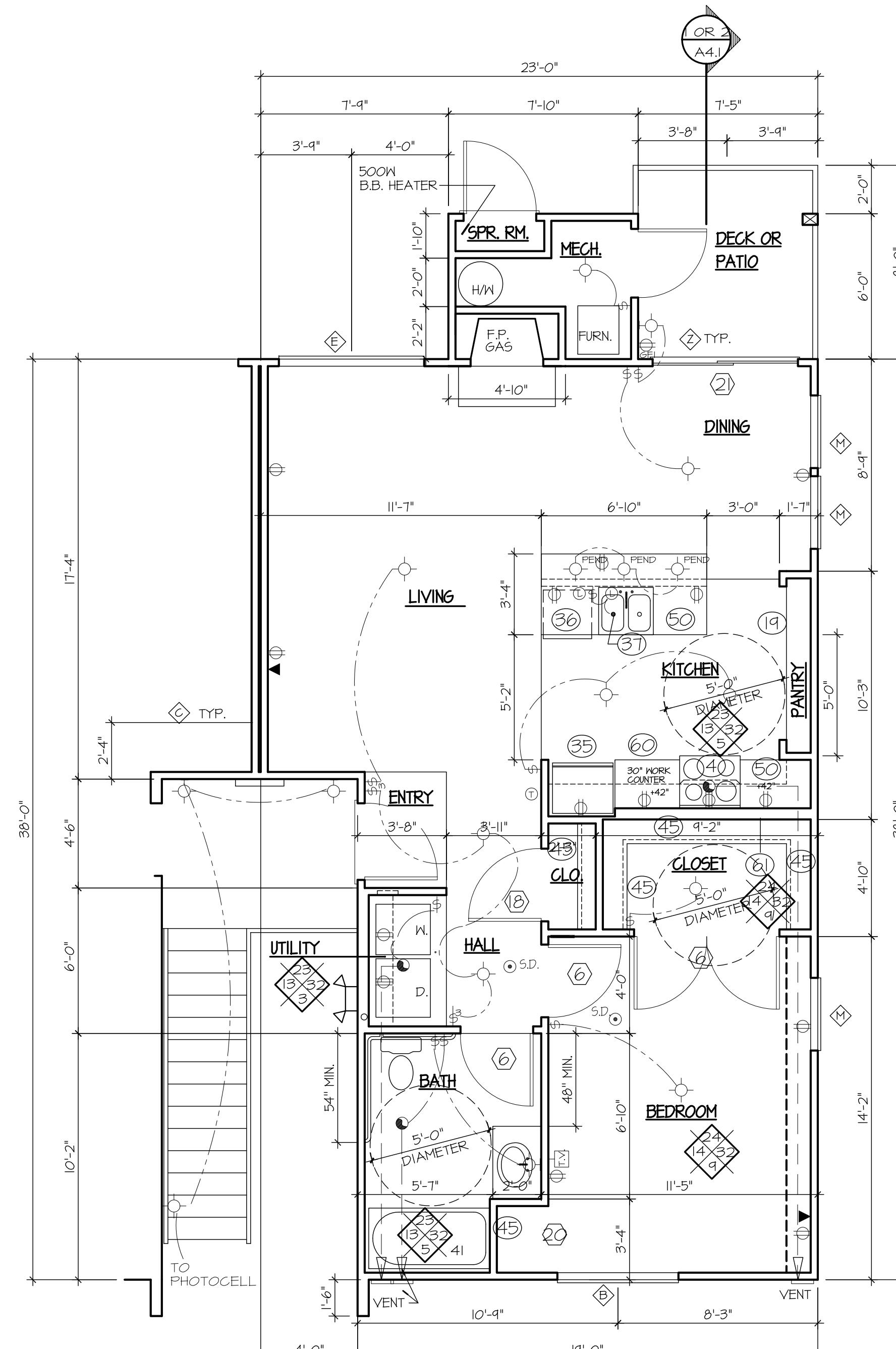
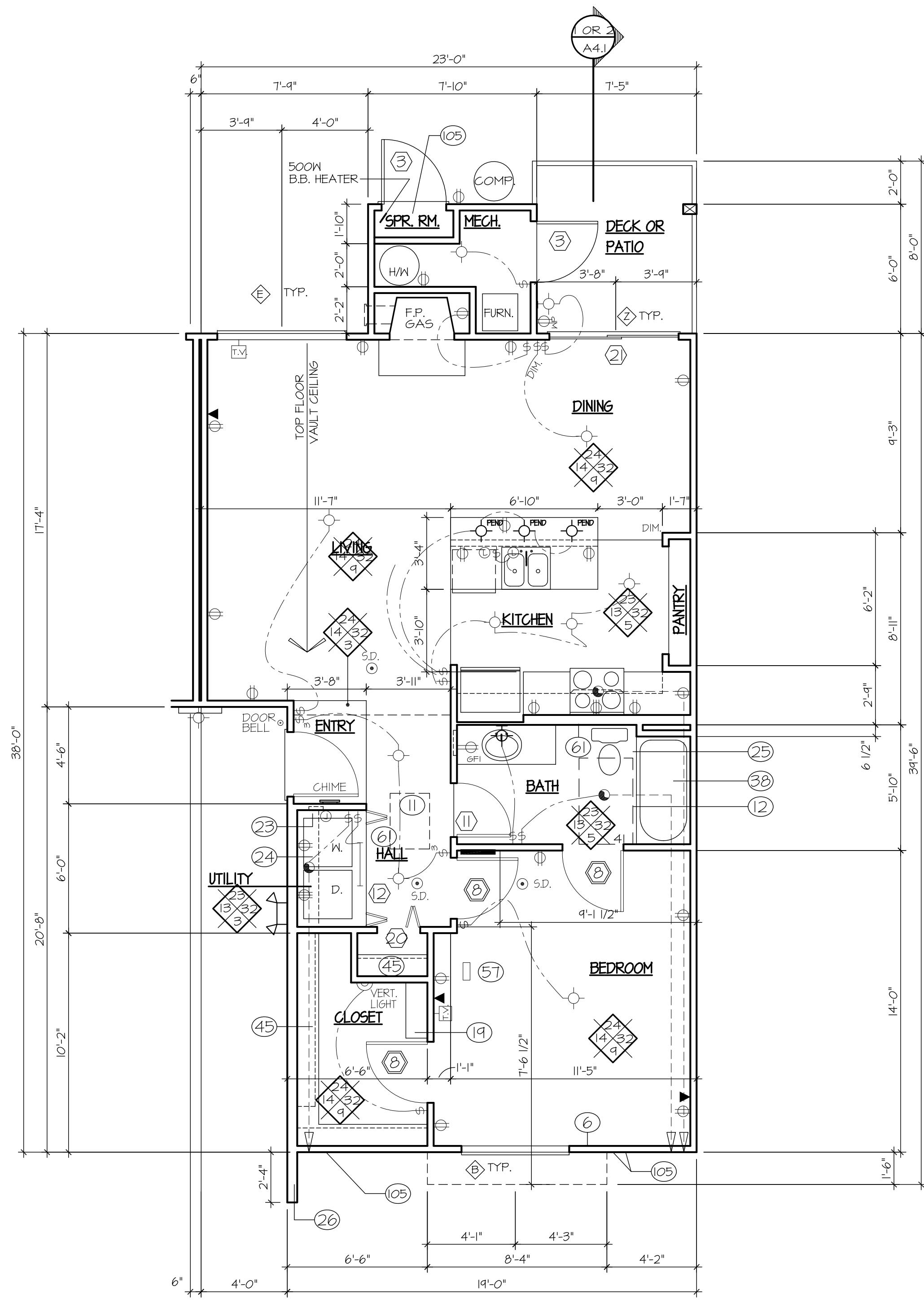
TUKWILA, WASHINGTON 98168
(206) 859-5500 | FAX (206) 859-5501

ronhovdearchitects.com

JAN RONHOVDE
4344 REGISTERED
ARCHITECT
STATE OF WASHINGTON

THE TIMBERS PHASE II at town center

VANCOUVER, WA



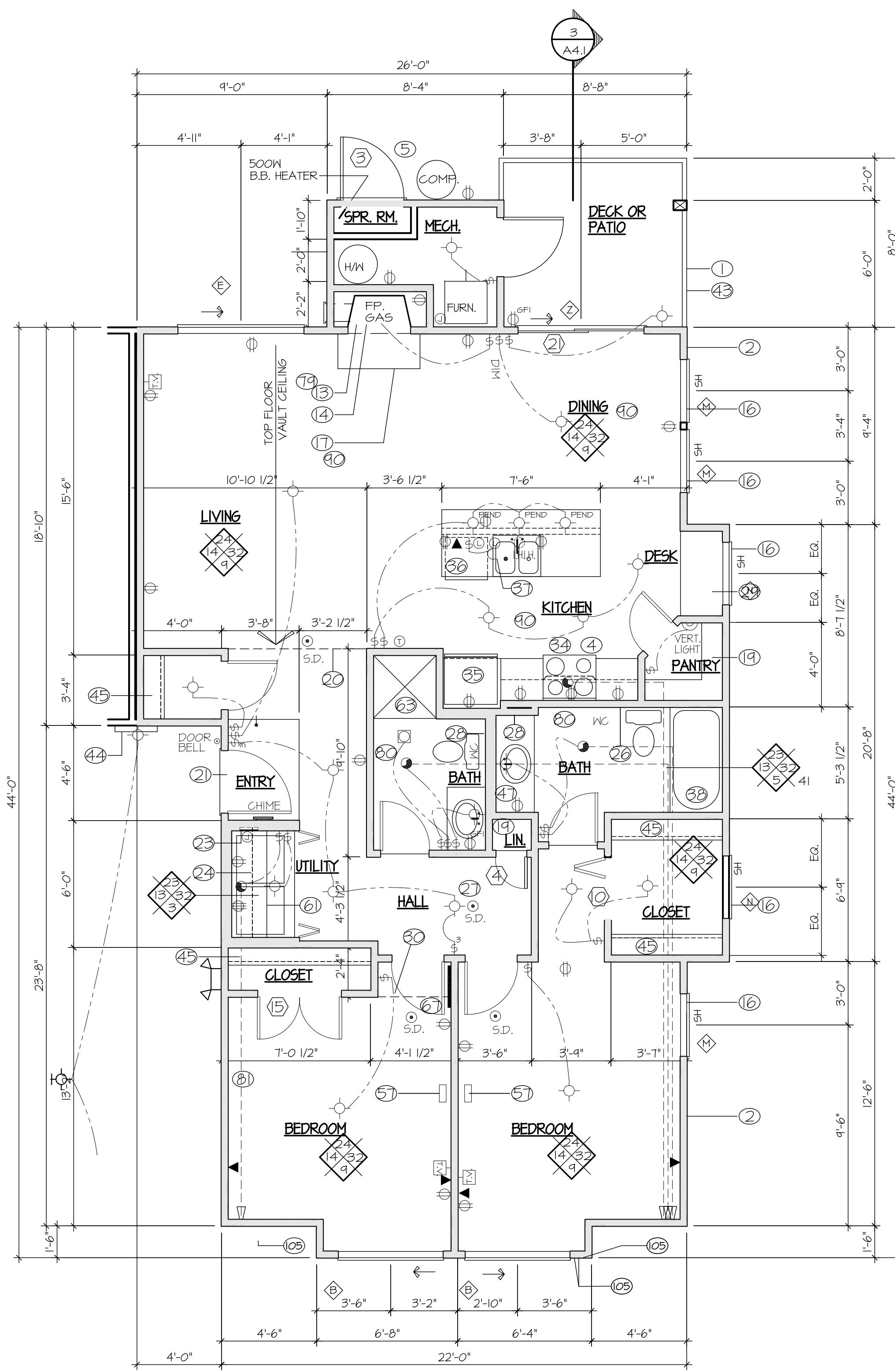
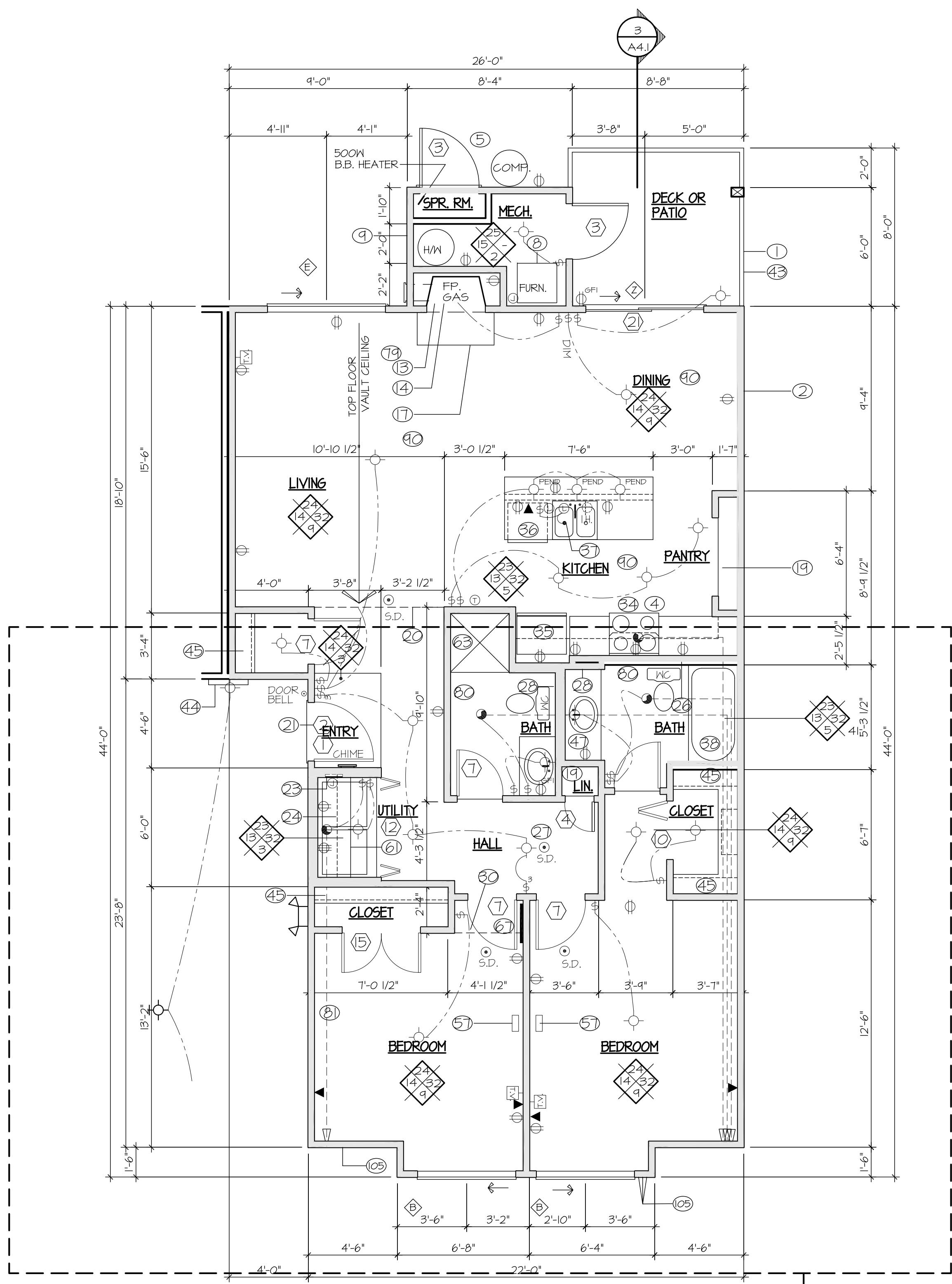
SEE SHEET A1.2A ANSI REACH INFORMATION

10	
9	
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3	4-7-12 2nd PLAN REVIEW RESUBMITTAL
2	5-8-12 PLAN REVIEW RESPONSE
1	3-2-12 PERMIT SUBMITTAL
NO.	DATE DESCRIPTION
REVISIONS	
SHEET CONTENTS:	
UNIT PLAN 1 - TYPE A	
UNIT PLAN 1 - TYPE B	
JOB NO.:	201030
DRAWN BY:	LW
CHECKED BY:	TJR
DATE:	3-2-12
SHEET NO.	A1.1a

4344
REGISTERED
ARCHITECT
DR. JAN RONHOVDE
STATE OF WASHINGTON

THE TIMBERS
PHASE II
at town center

VANCOUVER, WA



NOTES:
 1. SEE SHT. A1.0 FOR SPECIAL CONSTRUCTION AT WATERCLOSET & TUB
 2. REMOVABLE BASE CABINETS. PROVIDE COUNTER TOP SUPPORT(S) MEETING KNEESPACE REQUIREMENTS. FLOORING TO EXTEND UNDER COUNTER
 3. - KNEESPACE REQUIREMENTS WHEN ADAPTABLE UNIT IS MADE ACCESSIBLE:
 27" HIGH, 30" WIDE (MIN), 19" DEPTH. SEE B1/A1.5.
 - MAX. 6-1/2" DEPTH
 - INSULATE HOTWATER SUPPLY AND DRAIN PIPES. TOP OF SINK RIM TO BE 34" MAX AFF.

REVISIONS	NO.	DATE	DESCRIPTION
10			
9			
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7			
6			
5			
4			
3	4-T-12		2nd PLAN REVIEW RESUBMITTAL
2	5-B-12		PLAN REVIEW RESPONSE
1	3-2-12		PERMIT SUBMITTAL
NO. DATE DESCRIPTION			

SHEET CONTENTS:
UNIT PLAN 2

JOB NO.: 201038 SHEET NO.
DRAWN BY: LM6
CHECKED BY: TJR
DATE: 3-2-11

A1.2

THE TIMBERS PHASE II at town center

VANCOUVER, WA

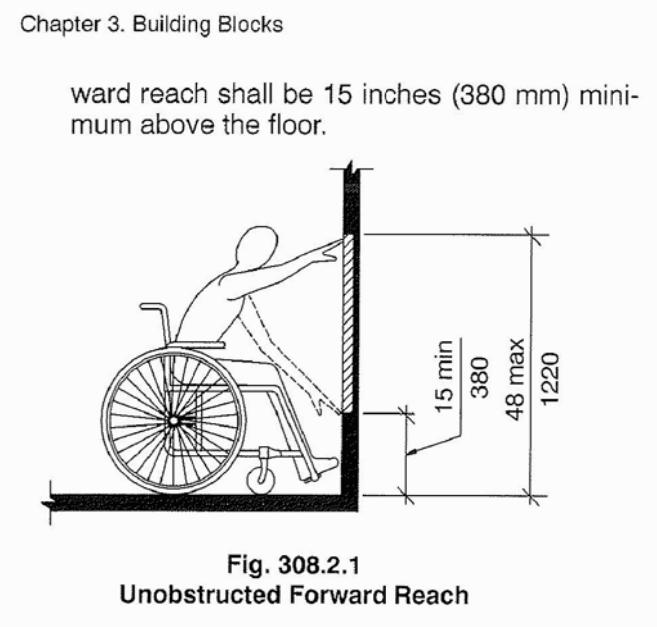


Fig. 308.2.1
Unobstructed Forward Reach

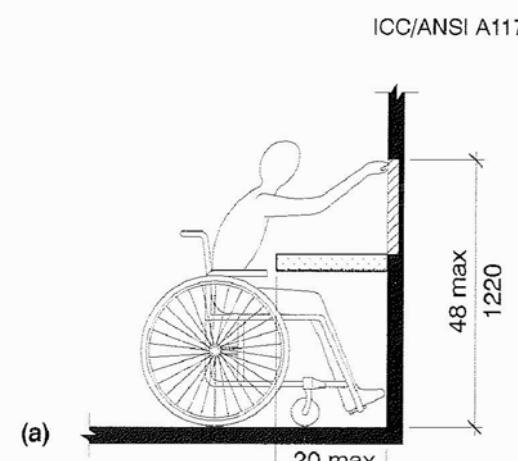


Fig. 308.2.1
Unobstructed Forward Reach

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum, and the reach depth shall be 25 inches (635 mm) maximum.

308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.

EXCEPTION: Existing elements shall be permitted at 54 inches (1370 mm) maximum above the floor.

308.3.2 Obstructed High Reach. Where a clear floor space allows a parallel approach to an object and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

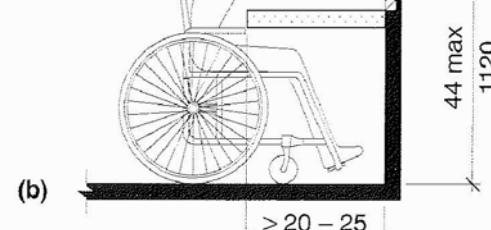


Fig. 308.2.2
Obstructed High Forward Reach

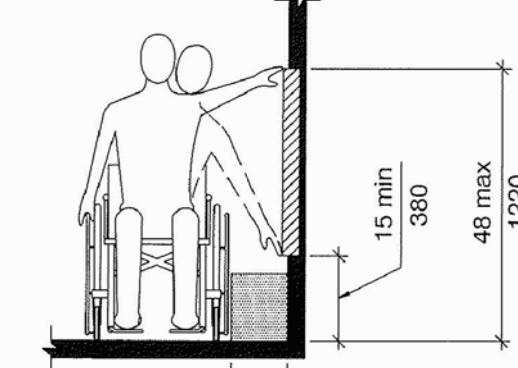


Fig. 308.3.1
Unobstructed Side Reach

309 Operable Parts

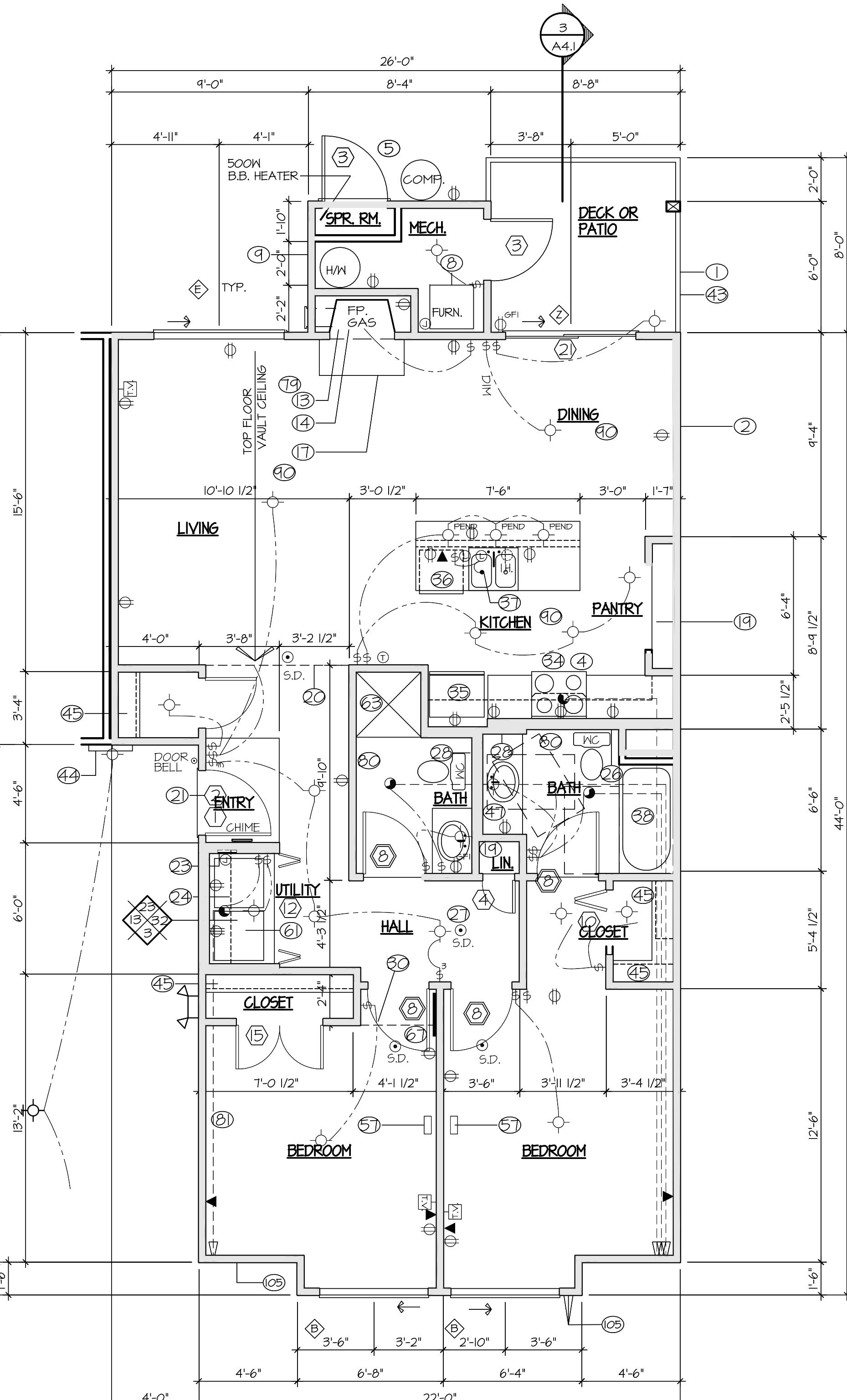
309.1 General. Operable parts required to be accessible shall comply with Section 309.

309.2 Clear Floor Space. A clear floor space complying with Section 305 shall be provided.

12

NOTES:

1. SEE SHT. A10 FOR SPECIAL CONSTRUCTION AT WATERCLOSET & TUB
2. REMOVABLE BASE CABINETS, PROVIDE COUNTER TOP SUPPORT(S) MEETING KNEESPACE REQUIREMENTS, FLOORING TO EXTEND UNDER COUNTER
3. - KNEESPACE REQUIREMENTS WHEN ADAPTABLE UNIT IS MADE ACCESSIBLE:
27" HIGH, 30" WIDE (MIN), 19" DEPTH, SEE I3/A4.5.
- MAX. 6-1/2" DEPTH
- INSULATE HOT/WATER SUPPLY AND DRAIN PIPES.
- TOP OF SINK RIM TO BE 34" MAX AFF.



UNIT PLAN 2 - TYPE B

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

10	
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3	4-7-12 2nd PLAN REVIEW RESUBMITTAL
2	5-8-12 PLAN REVIEW RESPONSE
1	3-2-12 PERMIT SUBMITTAL
NO. DATE DESCRIPTION	

REVISIONS

SHEET CONTENTS:

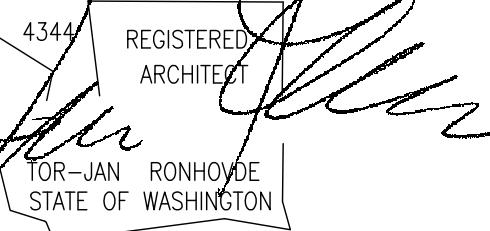
UNIT PLAN 2 - TYPE B

ANSI REACH INFO.

JOB NO.:	201030	SHEET NO.:	
DRAWN BY:	LW	CHECKED BY:	TJR
DATE:	3-2-11	DATE:	

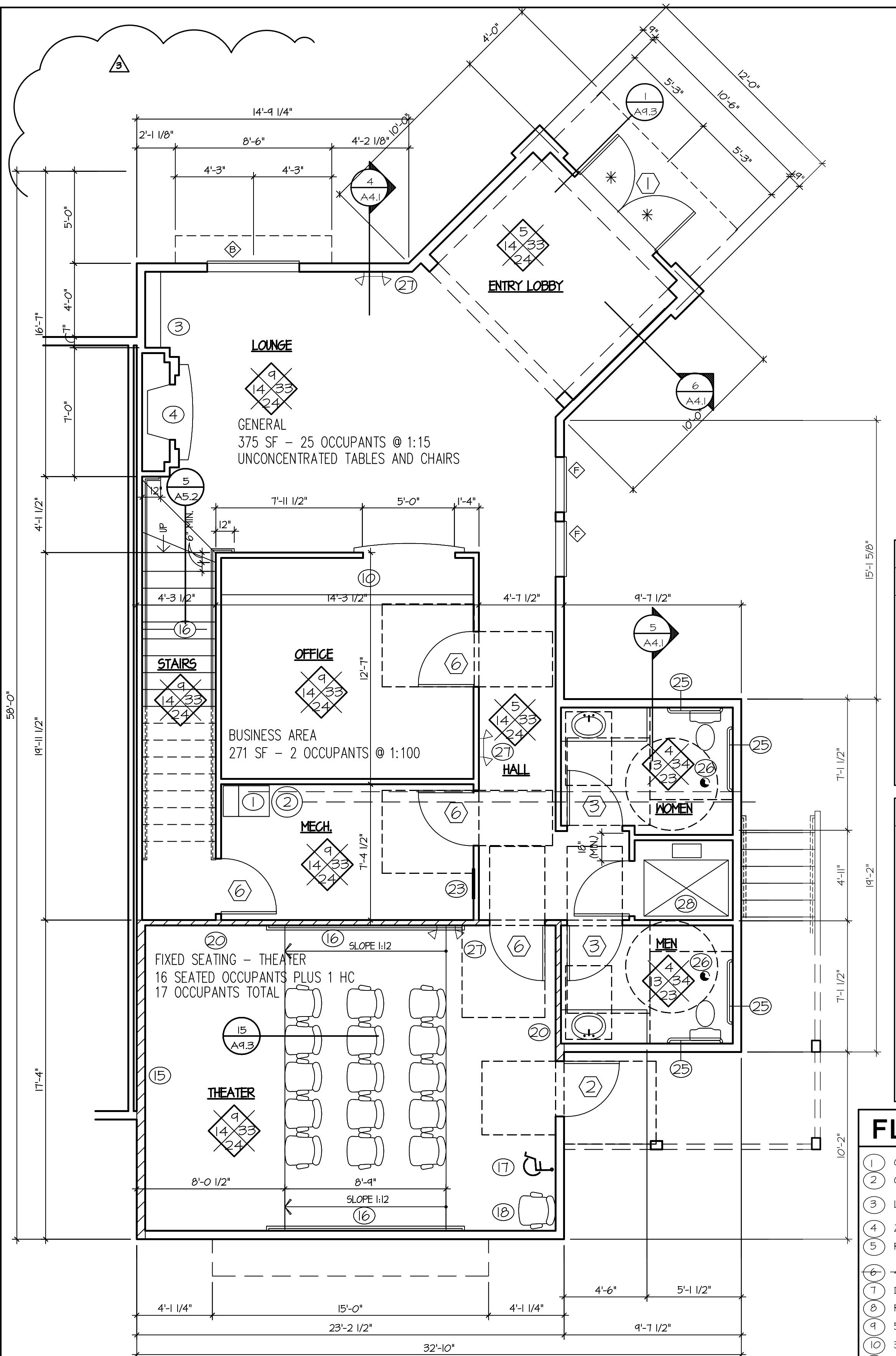
A1.2a

THIS SHEET
ADDED



THE TIMBERS PHASE II at town center

VANCOUVER, WA

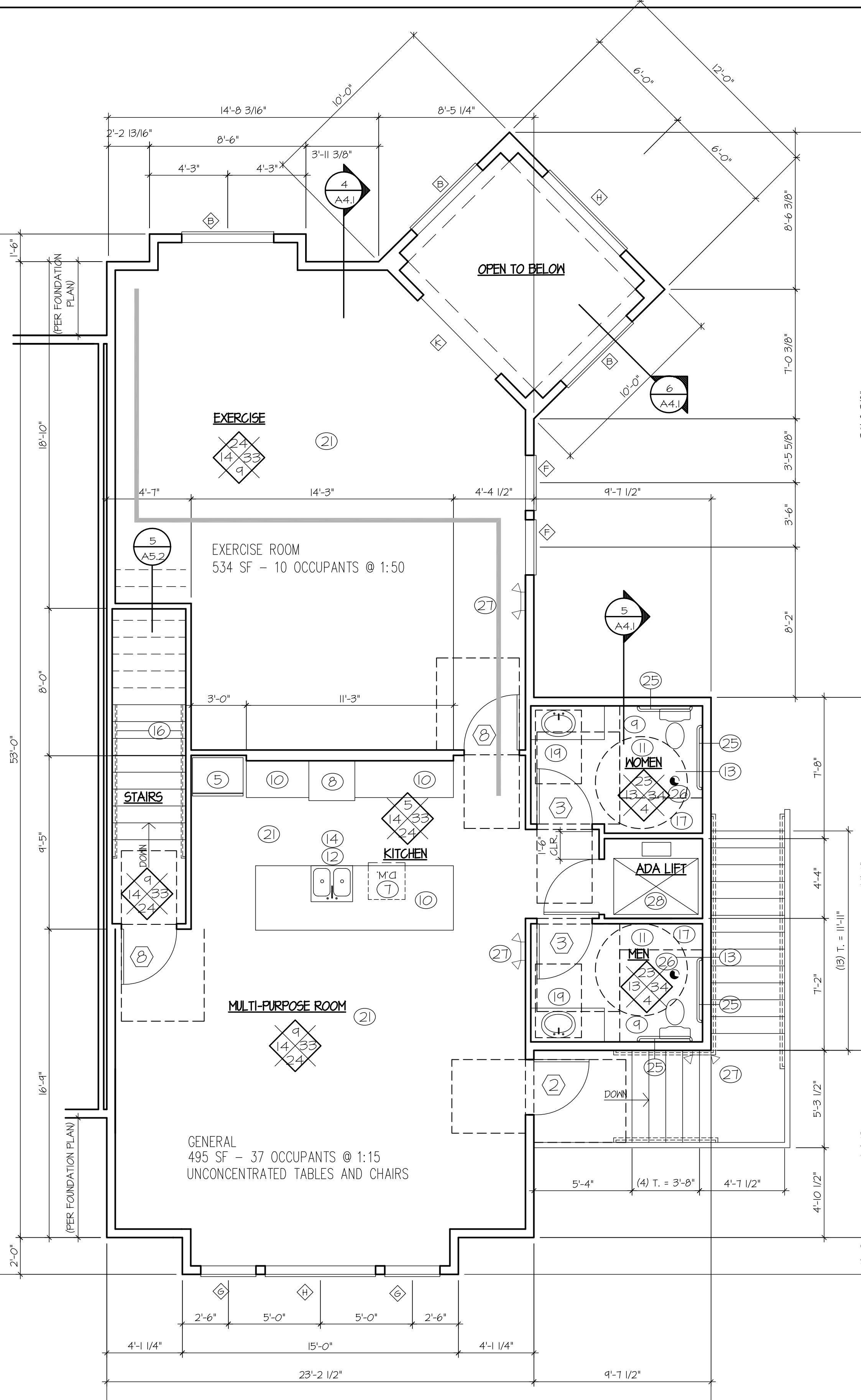


ROOM FINISH SCHEDULE	
1. CONCRETE - TROWEL FINISH	
2. SEALED CONCRETE - SMOOTH FINISH	
3. SHEET VINYL	
4. VINYL COMPOSITION TILE	
5. CERAMIC TILE	
6. WOOD PARQUET	
7. HARDWOOD	
8. QUARRY TILE	
9. CARPET	
10.	
11. CONCRETE	
12. W.R.G.W.B. - SEMI-GLOSS ENAMEL *	
13. G.W.B. - SEMI GLOSS ENAMEL **	
14. G.W.B. - FLAT LATEX **	
15. G.W.B. - FIRE-TAPED	
16.	
21. CONCRETE	
22. W.R.G.W.B. - SEMI-GLOSS ENAMEL *	
23. G.A.B. - SEMI-GLOSS ENAMEL *	
24. G.A.B. - FLAT LATEX *	
25. G.A.B. - FIRE-TAPED	
26. SUSPENDED ACOUSTICAL CEILING	
27.	
31. 4" RUBBER	
32. WOOD - SEMI-GLOSS	
33. WOOD - SEMI-GLOSS TO MATCH CASING	
34. 4' HIGH P-LAM, WAINSCOT	
35.	
41. W.R.G.W.B. AT TUB OR SHOWER	
42. VINYL WALL COVERING AT WALLS WITH SMOOTH	
WALL FINISH, CONSULT OWNER FOR TYPE	
43.	
* "ORANGE PEEL" FINISH UNLESS OTHERWISE NOTED	
** "KNOCK-DOWN" TEXTURE UNLESS OTHERWISE NOTED	
NOTE: ALL PAINT COLOR TO BE "EGG SHELL" PER OWNERS	
DIRECTION	

DOOR SCHEDULE						
NO.	TYPE	OPENING SIZE	FIRE RATING	FRAME	CORE	DOOR NOTES
1.	FULL LT. PAIR	6'0" x 6'	N.R.	WOOD	S.C.	14-8 9/12
2.	HALF LT.	3'0" x 6'	N.R.	WOOD	S.C.	14-8 12
3.	2 PANEL	3'0" x 6'	N.R.	WOOD	S.C.	3-4-6
4.	2 PANEL	3'0" x 6'	N.R.	WOOD	S.C.	14
5.	HALF LT.	3'0" x 6'	N.R.	WOOD	S.C.	14-8 9/12
6.	HALF LT.	3'0" x 6'	N.R.	WOOD	S.C.	4-6-12
7.	2 PANEL PAIR	6'0" x 6'	N.R.	WOOD	S.C.	14
8.	FULL LT. PAIR	6'0" x 6'	N.R.	WOOD	S.C.	14
9.	2 PNL. MTL.	3'0" x 6'	N.R.	WOOD	S.C.	14
10.	SAUNA	5'0" x 6'	N.R.	WOOD	S.C.	14
11.	2 PNL BI-PASS	5'0" x 6'	N.R.	WOOD	S.C.	14
12.	FULL LT.	16'0" x 6'	N.R.	WOOD	S.C.	14,11-12
13.	FULL LT.	3'0" x 6'	N.R.	WOOD	S.C.	14,11-12

DOOR SCHEDULE NOTES	
I.	1 3/4" THICK METAL CLAD FOAM CORE DOOR
2.	WITH SELF CLOSING HINGES COORDINATED CLOSER AT DOUBLE DOORS OPENING ONTO POOL DECK
3.	WITH PRIVACY LOCK AT BATH
4.	EXTERIOR DOORS 1 3/4" THICK - INTERIOR DOORS 1 3/8" THICK.
5.	WITH DEAD BOLT
6.	WITH KEYED LOCK @ OFFICE SIDE
7.	BY BIDDER/DESIGN
8.	PANIC HARDWARE
9.	W/ EXTERIOR KEYED LATCH
10.	HARDWARE @ 54" A.F.F. AT DOORS OPENING ONTO POOL DECK--
11.	W/ 24" SIDELITE "SAFETY GLAZING"
12.	W/ "SAFETY GLAZING"

FLAG NOTES	
1.	GAS FURNACE - DIRECT VENT WITH COMBUSTION AIR DIRECTLY TO APPLIANCE
2.	GAS HOT WATER TANK - DIRECT VENT WITH COMBUSTION AIR DIRECTLY TO APPLIANCE
3.	LOW BOOK SHELVES
4.	ZERO CLEARANCE FIRE PLACE - VENT TO WALL
5.	RESIDENTIAL REFRIGERATOR / FREEZER
6.	42" HIGH HALF-WALL IN-PAINTED WOOD CAP
7.	DISHWASHER WITH AIR-SAP AT SINK
8.	RESIDENTIAL OVEN/MICRO. FOR WARMING ONLY
9.	56" x 60" CLEAR FLOOR SPACE FOR PARALLEL & FORWARD APPROACH TO WATER CLOSET
10.	34" HIGH WORK COUNTER - SEE A1.2a FOR CLEARANCES (W/ UPPER CABINET WHERE SHOWN)
11.	60" DIA. UNOBSTRUCTED FLOOR SPACE FOR ADA TURN AROUND
12.	RESIDENTIAL KITCHEN SINK
13.	SEE A1.4.4 FOR TOILET ROOM FIXTURE DIMENSIONAL REQUIREMENTS
14.	SINK COUNTER @ 34" A.F.F. - SINK WITH LEVER HANDLES 'SIDE APPROACH'
15.	WALL MOUNTED THEATER SCREEN
16.	1-1/2" DIA. HANDRAIL BETWEEN 34"-38" ABOVE FIN FLOOR
17.	36"x48" SPACE FOR WHEEL CHAIR PER ANSI 802.3, 802.4 - PROVIDE MIN. (1) COMPANION SEAT PER ANSI 802.1.
18.	PROVIDE FOLDING OR REMOVABLE ARM REST AT END OF ROW PER ANSI 802.8.1
19.	30"x48" MIN UNOBSTRUCTED FLOOR SPACE FOR BATHROOM SINK FORWARD OR SIDE APPROACH
20.	PROVIDE R-13 SOUND BATTIS BETWEEN STUDS & R/C CHANNEL EACH SIDE OF INTERIOR SURROUNDING WALLS @ THEATER ROOM (SHOWN HATCHED)
21.	VAULTED CEILING
22.	* = INDICATES SAFETY GLAZING REQUIRED
23.	ELECTRICAL PANEL
24.	30"x48" CLEAR FLOOR SPACE FOR INDIVIDUAL USE.
25.	GRAB BARS PER A1.9
26.	50 CFM BATHROOM VENT. VENT TO WALL OR ROOF
27.	PER IBC 10.06 NOT LESS THAN 0.2 FT. CANDLE AT WALKING SURFACE. BATTERY BACK-UP FOR NOT LESS THAN 90 MINUTES
28.	ADA LIFT - SEE SHEET A1.7



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
10		
9		
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4		
3	4-7-12	2nd PLAN REVIEW RESUBMITTAL
2	5-8-12	PLAN REVIEW RESPONSE
1	3-2-12	PERMIT SUBMITTAL
NO.	DATE	DESCRIPTION

REVISIONS

Sheet Contents:

REC. UNIT FLOOR PLAN

Job No.: 201038 **Sheet No.:** A1.3

Drawn By: LM6 **Checked By:** TJR

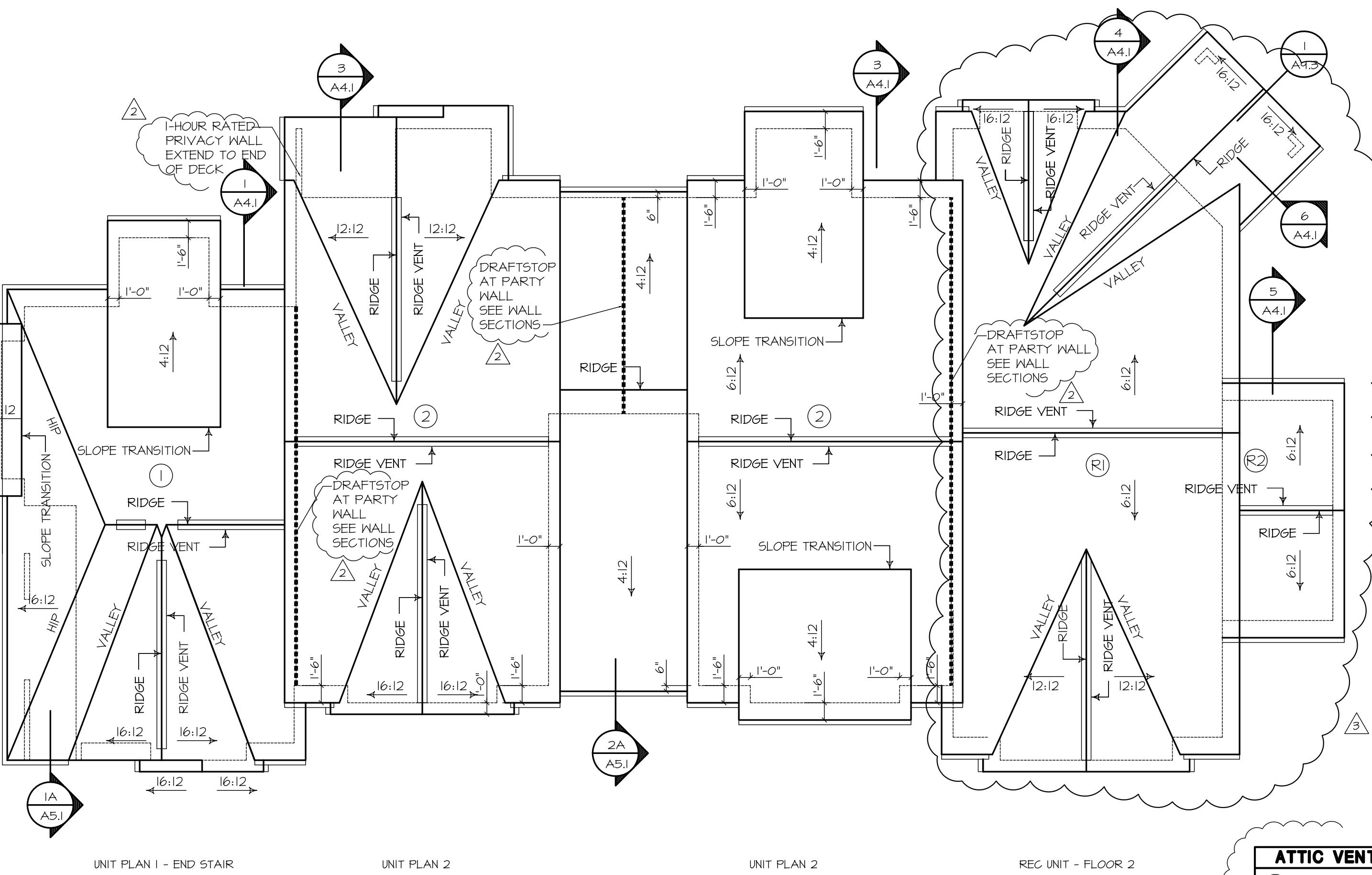
Date: 3-2-11

THIS PLAN FLIPPED FROM LAST SUBMITTAL
THIS ENTIRE SHEET REVISED FROM LAST SUBMITTAL

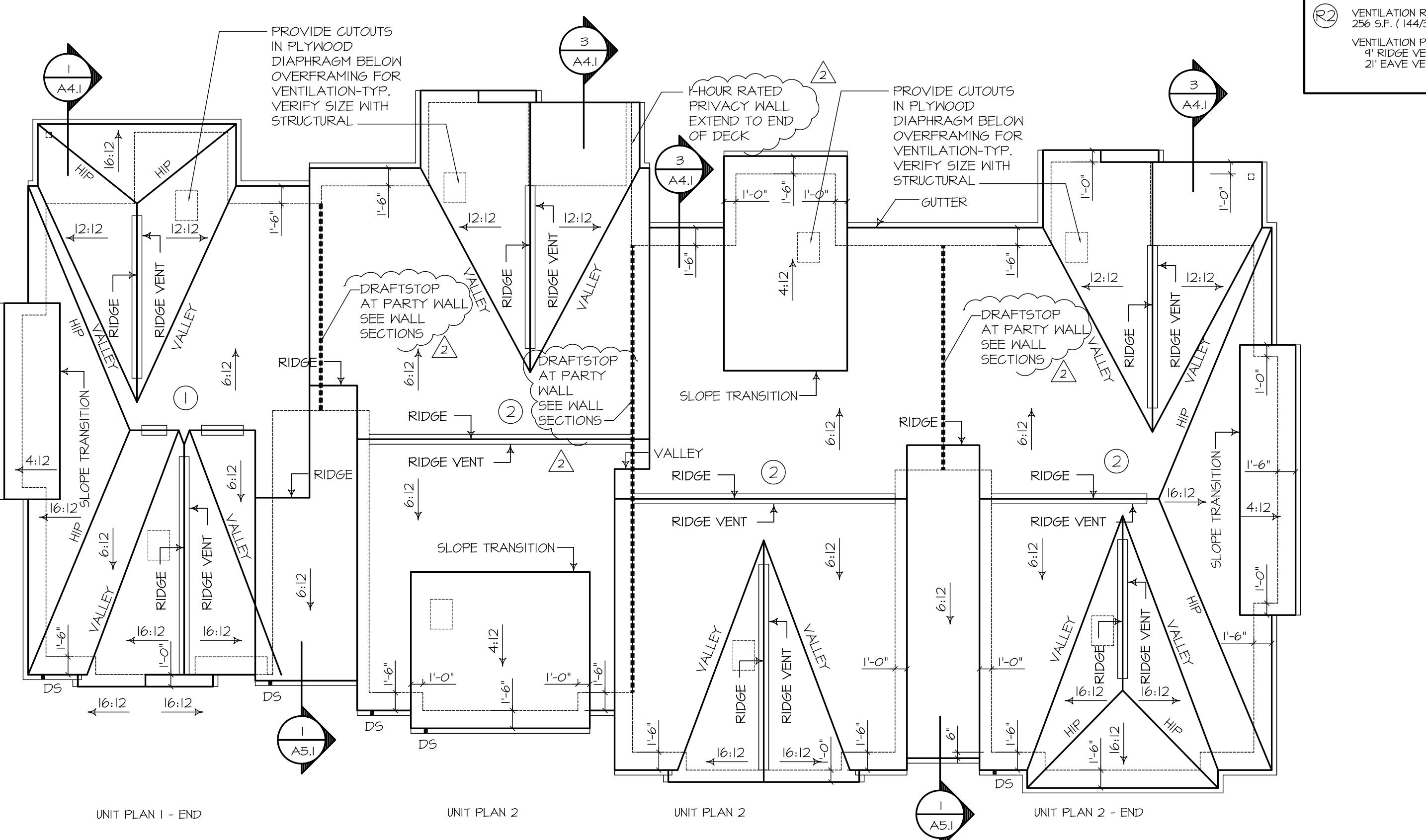
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STATE OF WASHINGTON

THE TIMBERS PHASE II at town center

VANCOUVER, WA



ROOF PLAN BUILDING A



ROOF PLAN BUILDING B

ATTIC VENT. CALCULATIONS		
①	VENTILATION REQUIRED: 804 S.F. (144/300)	= 385 S.I.
	VENTILATION PROVIDED: 14' RIDGE VENT AT 18 S.I./FT. 26 EAVE VENT AT 45 S.I./FT.	= 342 S.I. = 454 S.I.
②	VENTILATION REQUIRED: 1011 S.F. (144/300)	= 511 S.I.
	VENTILATION PROVIDED: 22' RIDGE VENT AT 18 S.I./FT. 44 EAVE VENT AT 45 S.I./FT.	= 346 S.I. = 544 S.I.
③	VENTILATION REQUIRED: 282 S.F. (144/300)	= 616 S.I.
	VENTILATION PROVIDED: 62' RIDGE VENT AT 18 S.I./FT. 11' EAVE VENT AT 45 S.I./FT.	= 44 S.I. = 126 S.I.
④	VENTILATION REQUIRED: 256 S.F. (144/300)	= 128 S.I.
	VENTILATION PROVIDED: 9' RIDGE VENT AT 18 S.I./FT. 21' EAVE VENT AT 45 S.I./FT.	= 62 S.I. = 94 S.I. = 256 S.I.

PROJECT	10	9	8	7	6	5	4	3	2	1	0
3	4-T-12	2nd PLAN REVIEW RESUBMITTAL									
2	5-B-12	PLAN REVIEW RESPONSE									
1	3-T-12	PERMIT SUBMITTAL									
NO.	DATE	DESCRIPTION									
		REVISIONS									
		SHEET CONTENTS:									
		ROOF PLAN BUILDING'S A & B									
		ATTIC VENT. CALCS.									
JOB NO.:	201030	SHEET NO.									
DRAWN BY:	LW										
CHECKED BY:	TJR										
DATE:	3-2-11										

A2.1

THE
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ARCHITECTS
L L C

14900 INTERURBAN AVE SOUTH
SUITE 138
TUKWILA, WASHINGTON 98168
(206) 859-5500 | FAX (206) 859-5501
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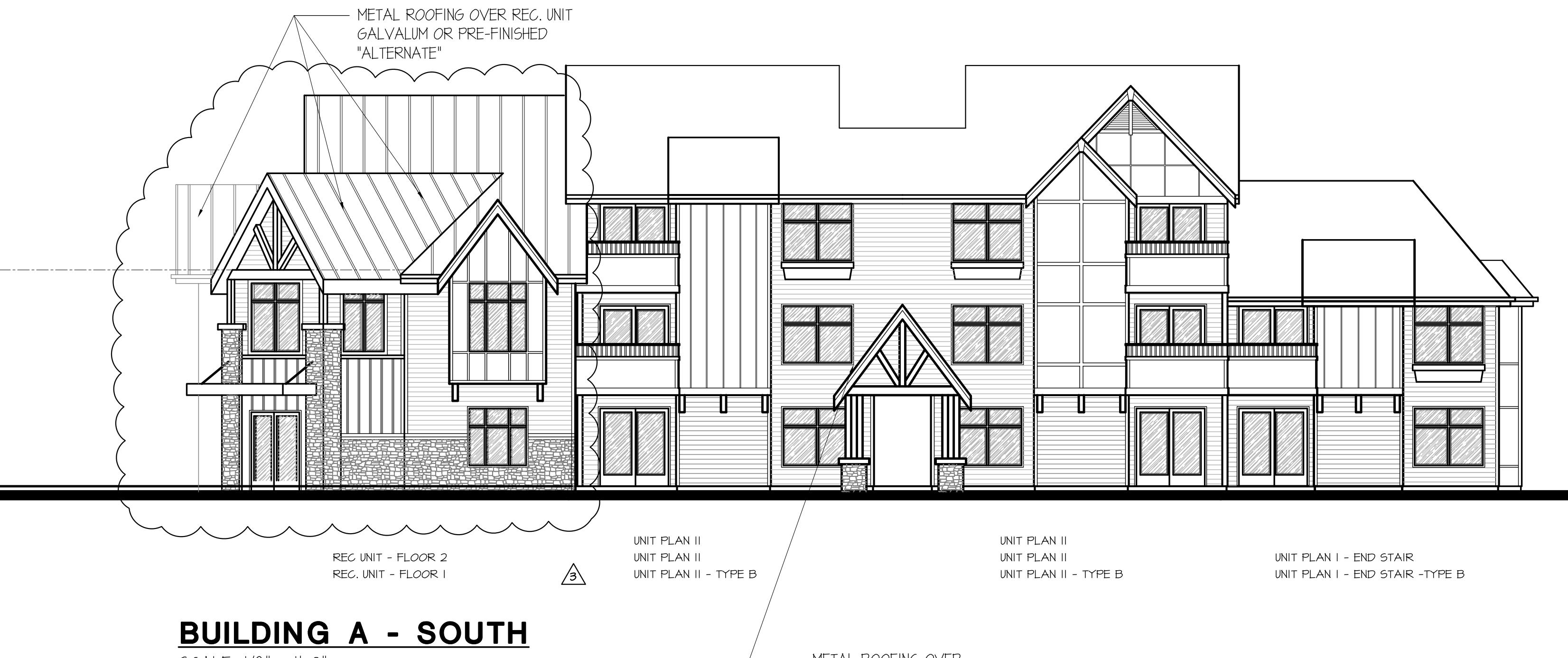
THE TIMBERS
PHASE II
at town center

VANCOUVER, WA



BUILDING A - NORTH

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



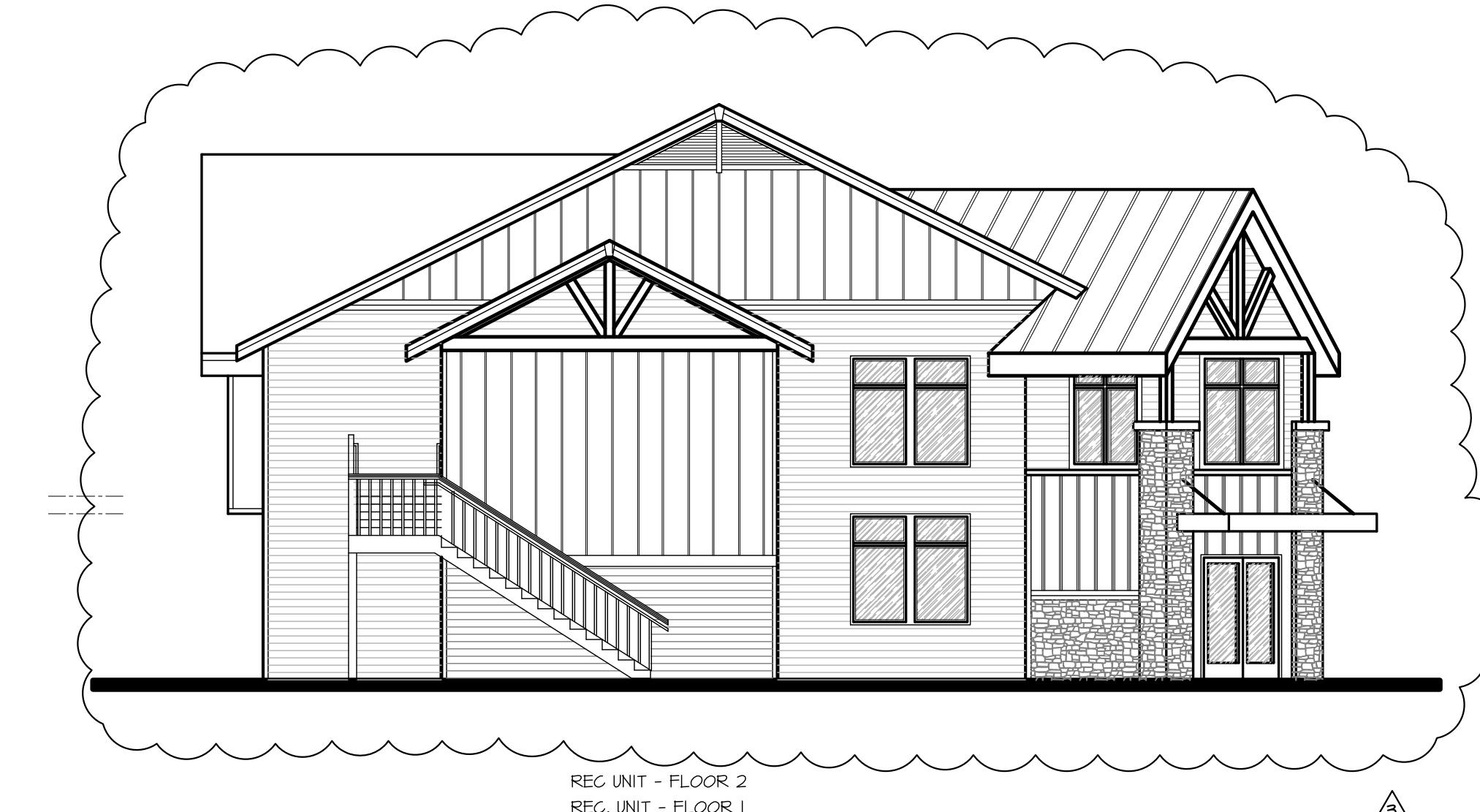
BUILDING A - SOUTH

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



BUILDING A - EAST

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



BUILDING A - WEST

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

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3	4-7-12 2nd PLAN REVIEW RESUBMITTAL
2	5-8-12 PLAN REVIEW RESPONSE
1	3-2-12 PERMIT SUBMITTAL
NO.	DATE DESCRIPTION
REVISIONS	
SHEET CONTENTS:	
EXTERIOR ELEVATIONS	
BUILDING A	
JOB NO.:	201038
DRAWN BY:	LW6
CHECKED BY:	TJR
DATE:	3-2-11
SHEET NO.	A3.1

FINISH LEGEND

	CEDAR SHAKE SIDING
	CEDAR BOARD & BATT SIDING
	LAP SIDING WITH A 5° REVEAL
	LAP SIDING WITH A 8° REVEAL
	CULTURED STONE

JOB NO.:	201038	SHEET NO.
DRAWN BY:	LW6	
CHECKED BY:	TJR	
DATE:	3-2-11	
		A3.1

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**THE TIMBERS
PHASE II
at town center**

VANCOUVER, WA



BUILDING B - NORTH

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

UNIT PLAN II
UNIT PLAN II
UNIT PLAN II - TYPE B

UNIT PLAN II
UNIT PLAN II
UNIT PLAN II - TYPE B

UNIT PLAN II - END
UNIT PLAN II - END
UNIT PLAN II - END - TYPE B



BUILDING B - EAST

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

UNIT PLAN I - END
UNIT PLAN I - END - TYPE A



BUILDING B - SOUTH

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

UNIT PLAN II
UNIT PLAN II
UNIT PLAN II - END - TYPE B

UNIT PLAN II
UNIT PLAN II
UNIT PLAN II - END - TYPE B

UNIT PLAN II - END
UNIT PLAN I - END - TYPE A



BUILDING B - WEST

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

UNIT PLAN II - END
UNIT PLAN II - END
UNIT PLAN II - END - TYPE B

PROJECT:

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3	4-7-12 2nd PLAN REVIEW RESUBMITTAL
2	5-8-12 PLAN REVIEW RESPONSE
1	3-2-12 PERMIT SUBMITTAL
NO.	DATE DESCRIPTION

REVISIONS

SHEET CONTENTS:

**EXTERIOR ELEVATIONS
BUILDING B**

FINISH LEGEND

CEDAR SHAKE SIDING
CEDAR BOARD & BATT SIDING
LAP SIDING WITH A 5° REVEAL
LAP SIDING WITH A 8° REVEAL
CULTURED STONE

JOB NO.: 201038
DRAWN BY: LM6
CHECKED BY: TJR
DATE: 3-2-11

SHEET NO.
A3.2

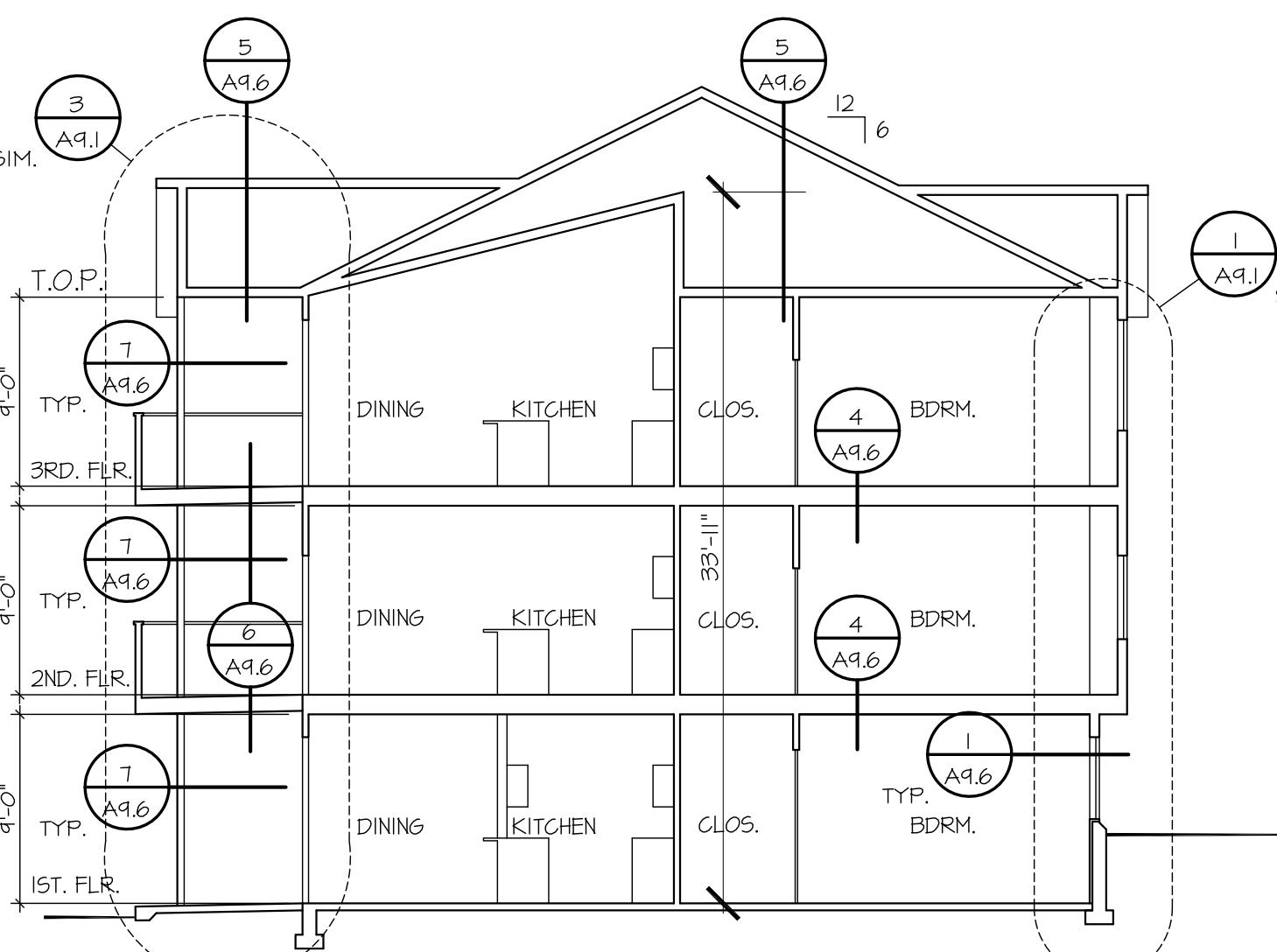
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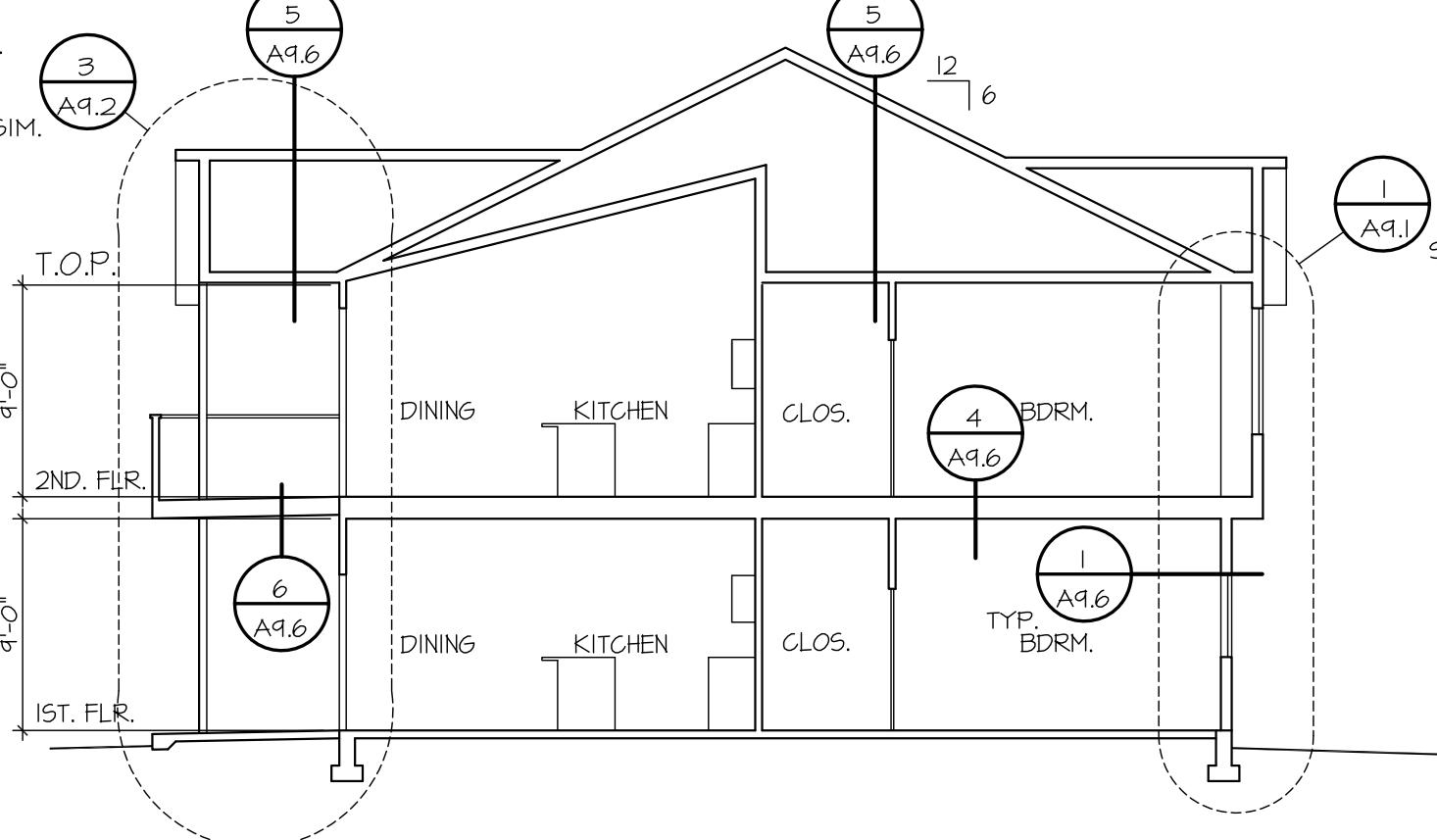
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THE TIMBERS PHASE II at town center

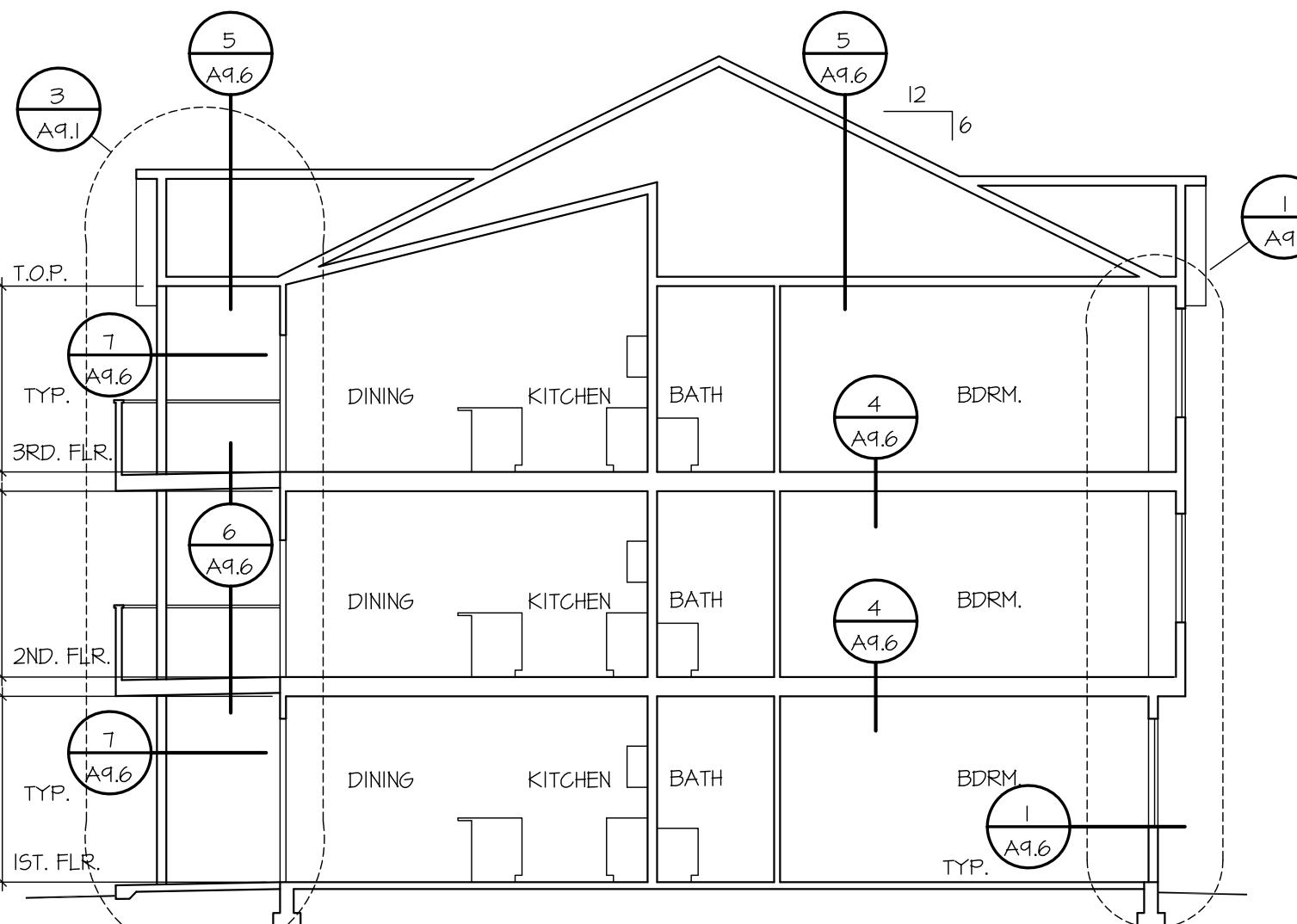
VANCOUVER, WA



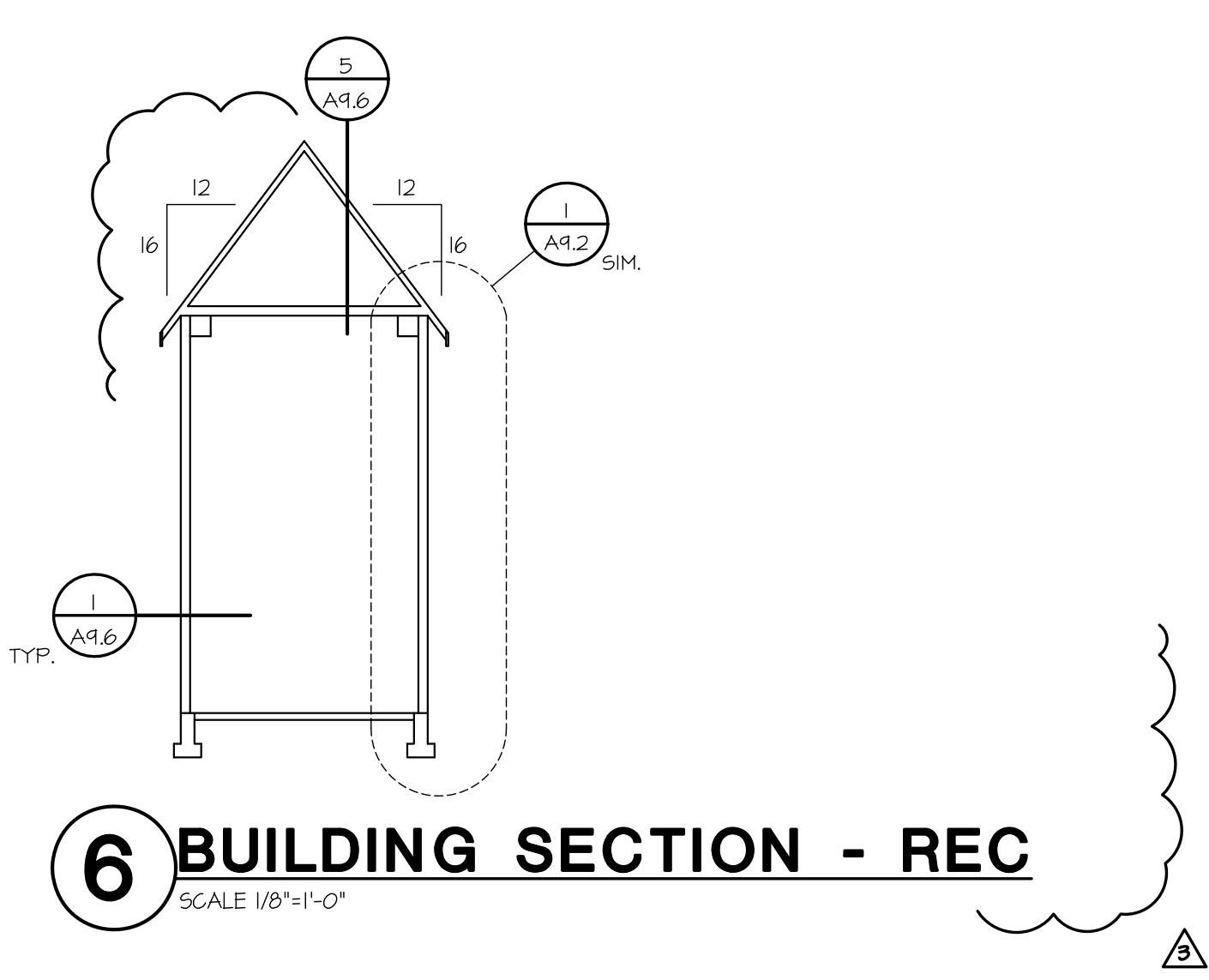
1 BUILDING SECTION - UNIT 1
SCALE 1/8"=1'-0"



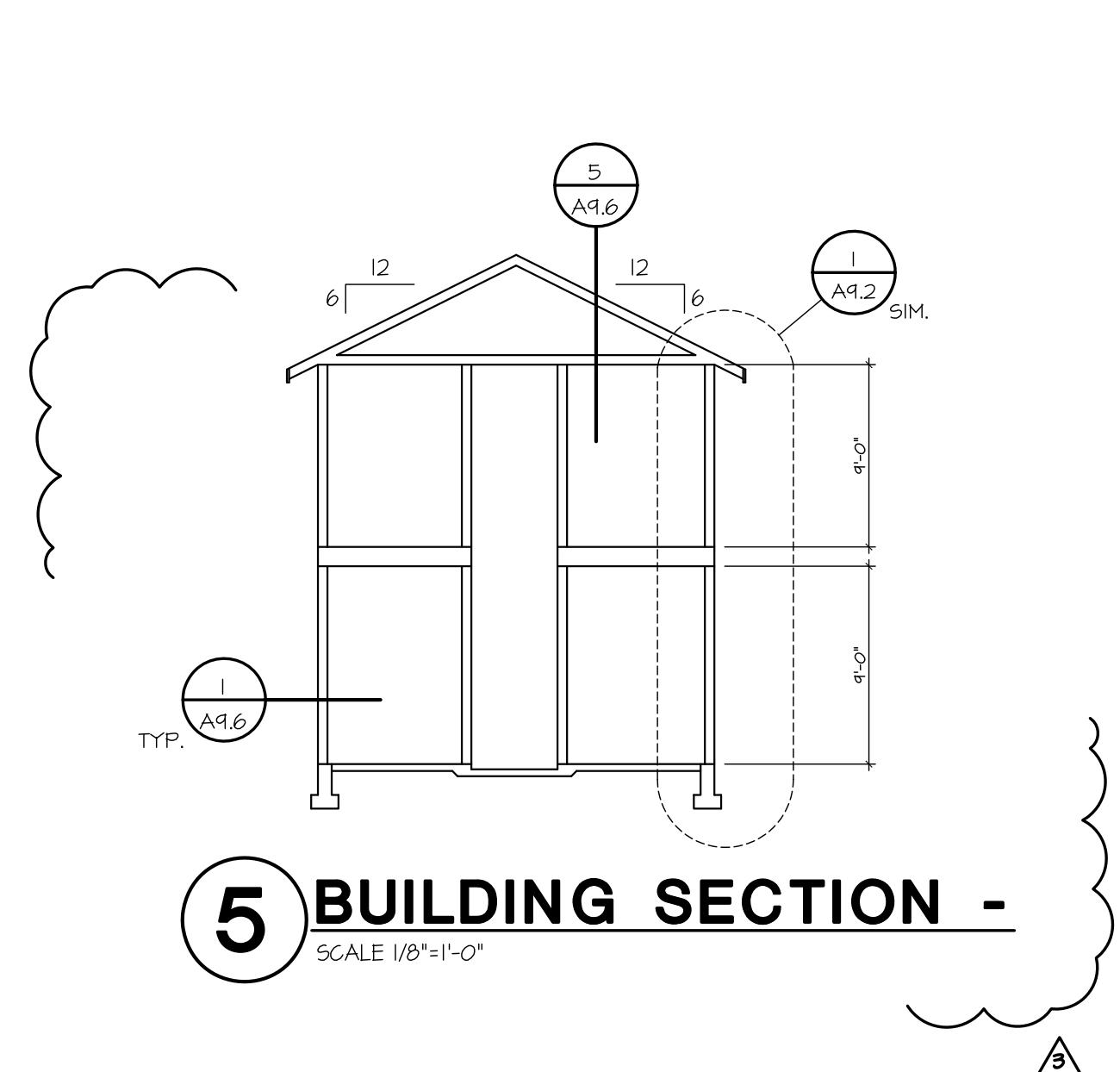
2 BUILDING SECTION - UNIT 1
SCALE 1/8"=1'-0"



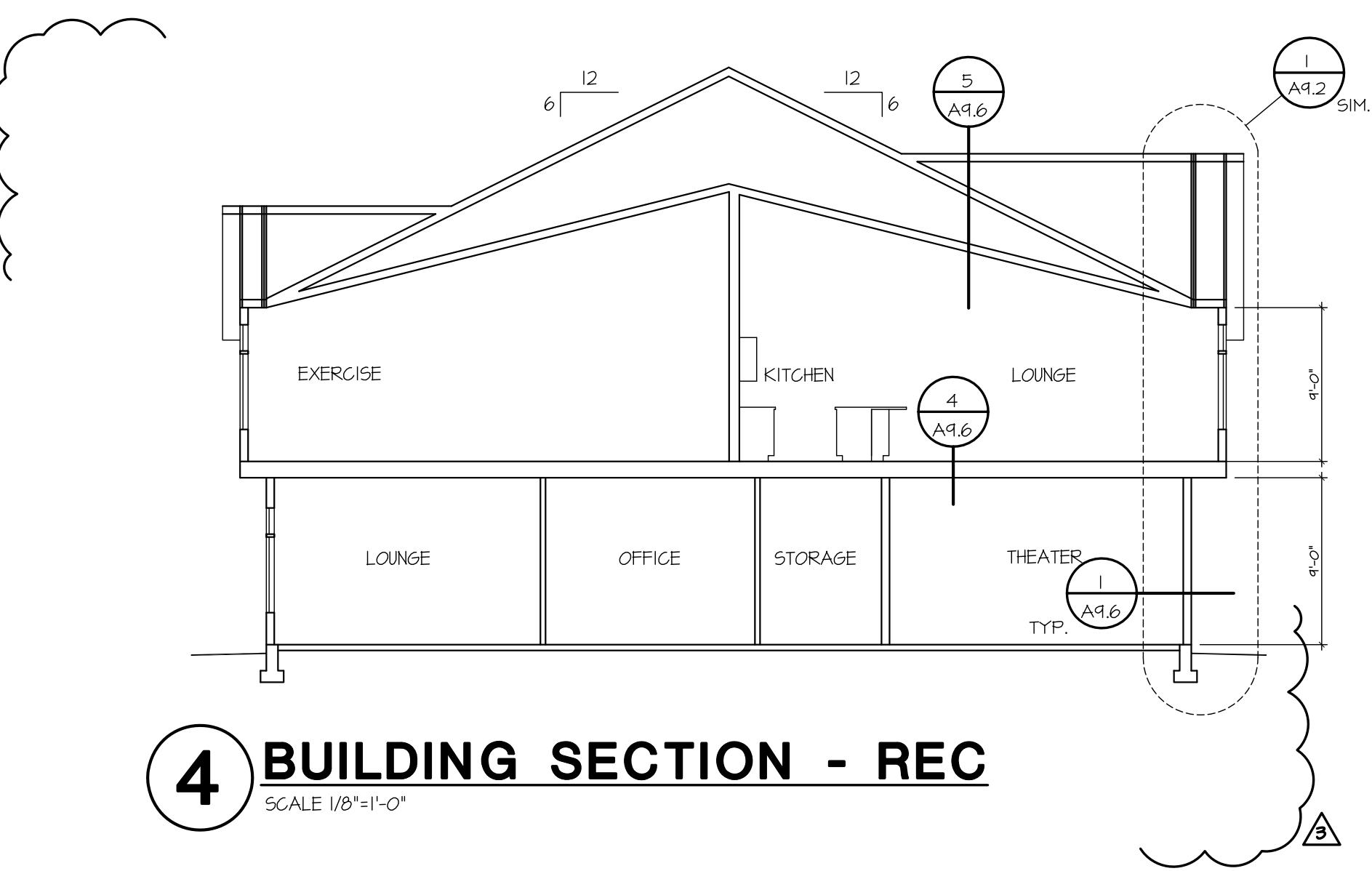
3 BUILDING SECTION - UNIT 2
SCALE 1/8"=1'-0"



6 BUILDING SECTION - REC
SCALE 1/8"=1'-0"

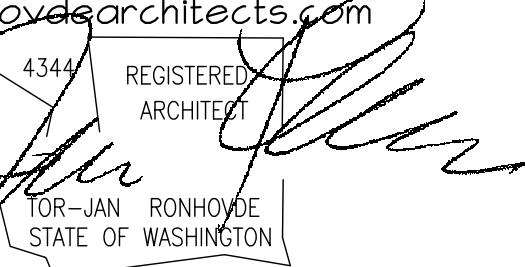


5 BUILDING SECTION - REC
SCALE 1/8"=1'-0"



4 BUILDING SECTION - REC
SCALE 1/8"=1'-0"

PROJECT:	
10	
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3	4-T-12 2nd PLAN REVIEW RESUBMITAL
2	5-B-12 PLAN REVIEW RESPONSE
1	3-2-12 PERMIT SUBMITTAL
NO. DATE	DESCRIPTION
REVISIONS	
SHEET CONTENTS:	
BUILDING CROSS SECTIONS	
JOB NO.:	201030
DRAWN BY:	LW6
CHECKED BY:	TJR
DATE:	3-2-11
SHEET NO.	
A4.1	



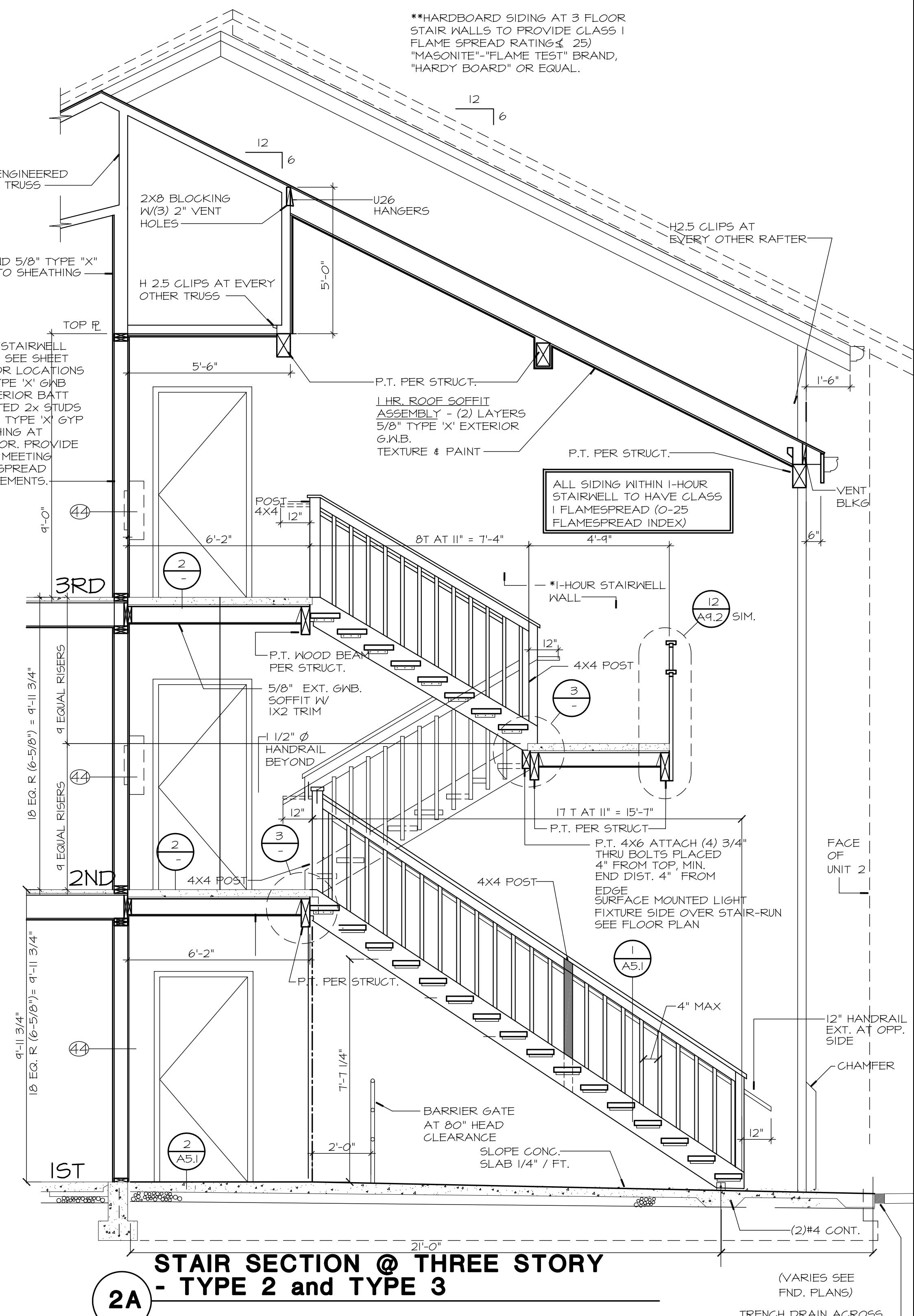
THE TIMBERS PHASE II at town center

VANCOUVER, WA

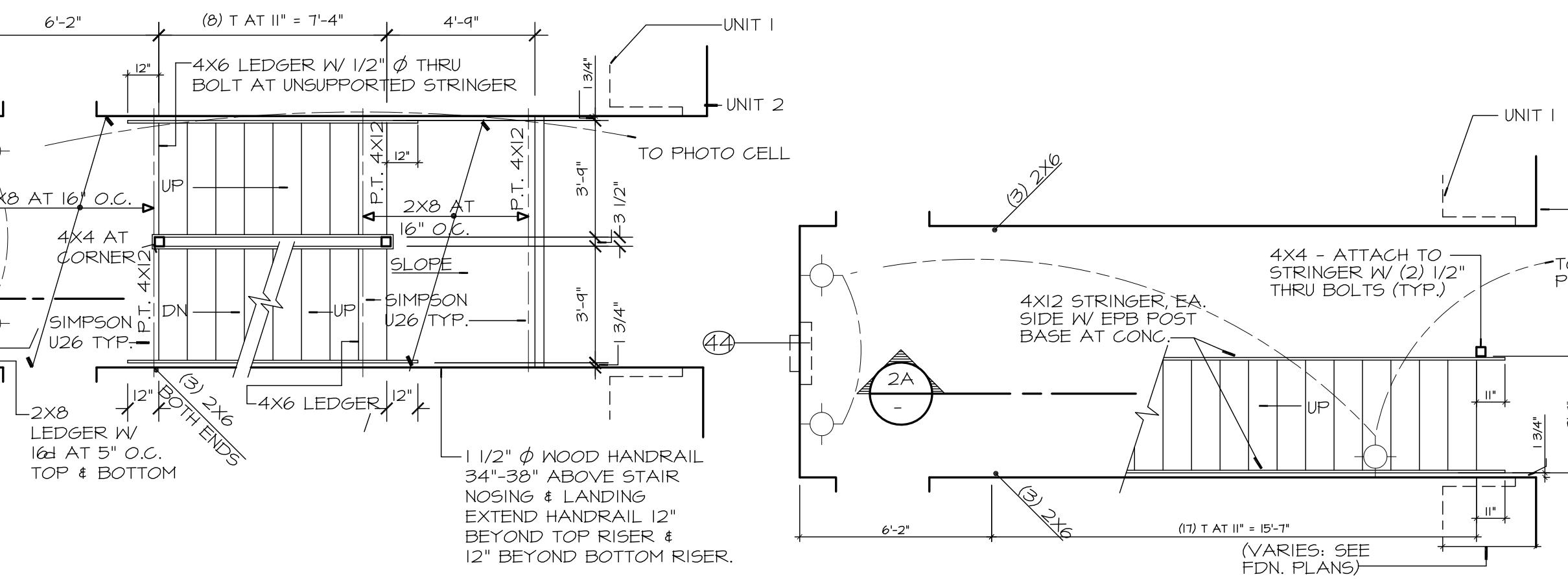
NO.	DATE	DESCRIPTION
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3	4-7-12	2nd PLAN REVIEW RESUBMITTAL
2	5-8-12	PLAN REVIEW RESPONSE
1	3-2-12	PERMIT SUBMITTAL
REVISIONS		
SHEET CONTENTS:		
STAIR SECTIONS		
TYPE 1, 2 & 3		
STAIR PLANS		
TYPE 1 & 2		
JOB NO.: 201038		
DRAWN BY: LM6		
CHECKED BY: TJR		
DATE: 3-2-11		

**STAIR SECTIONS
TYPE 1, 2 & 3
STAIR PLANS
TYPE 1 & 2**

**HARDBOARD SIDING AT 3 FLOOR
STAIR WALLS TO PROVIDE CLASS I
FLAME SPREAD RATING (25)
"MASONITE" "FLAME TEST" BRAND,
"HARDY BOARD" OR EQUAL.



STAIR SECTION @ THREE STORY
- TYPE 2 and TYPE 3



FIRST FLOOR PLAN - TYPE 1

1/4"=1'-0"

(@ 2 STORY END STAIR CONDITIONS)

SECOND FLOOR PLAN - TYPE 2

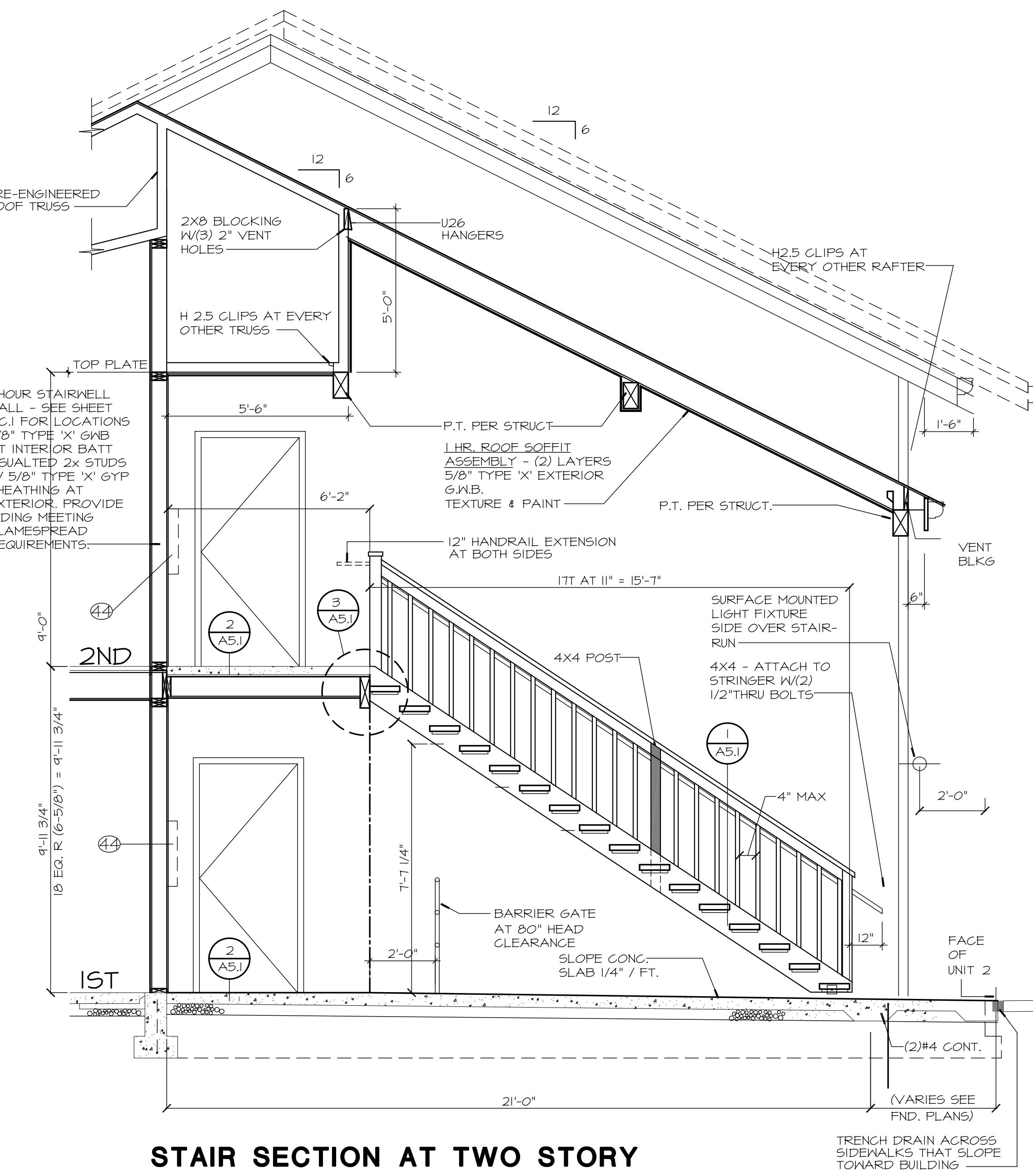
1/4"=1'-0"

(VARIES SEE FDN. PLANS)

FIRST FLOOR PLAN - TYPE 2

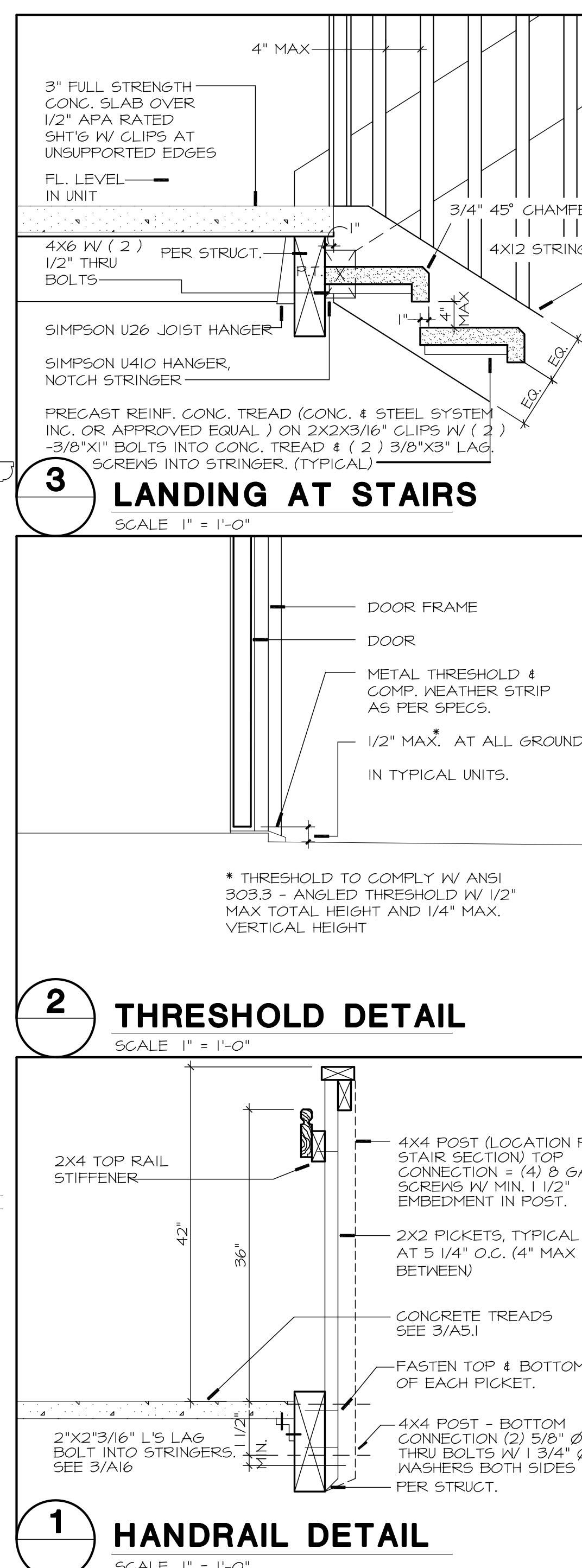
1/4"=1'-0"

(VARIES SEE FDN. PLANS)



STAIR SECTION AT TWO STORY
CONDITION - TYPE 1

1A

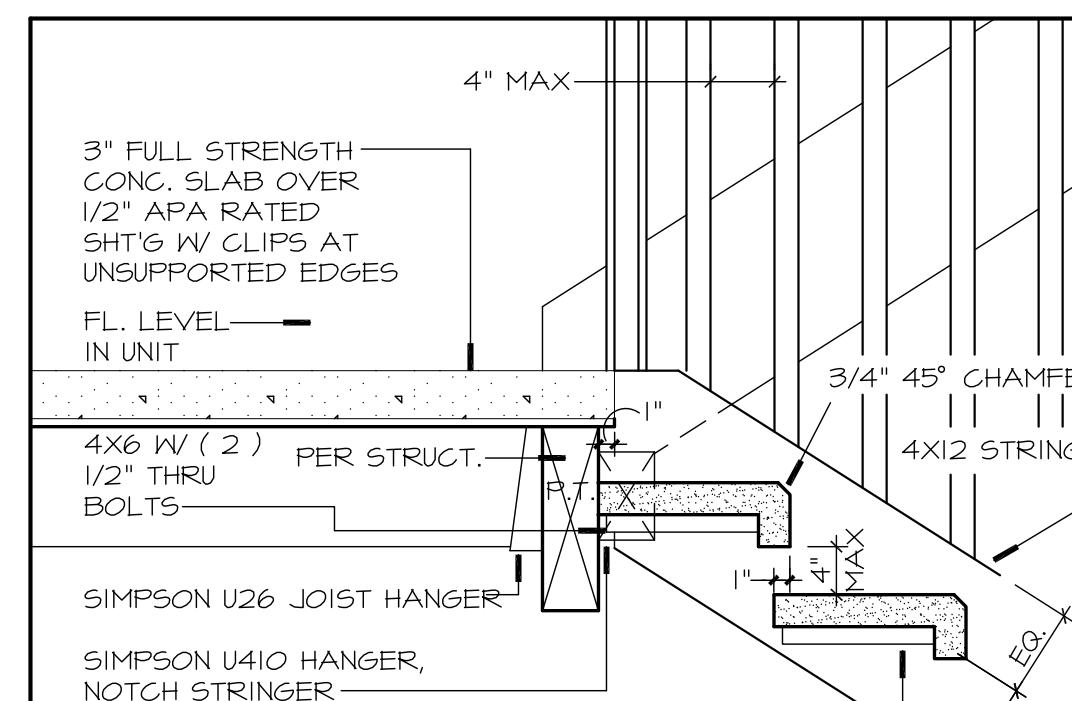


THRESHOLD DETAIL

SCALE 1" = 1'-0"

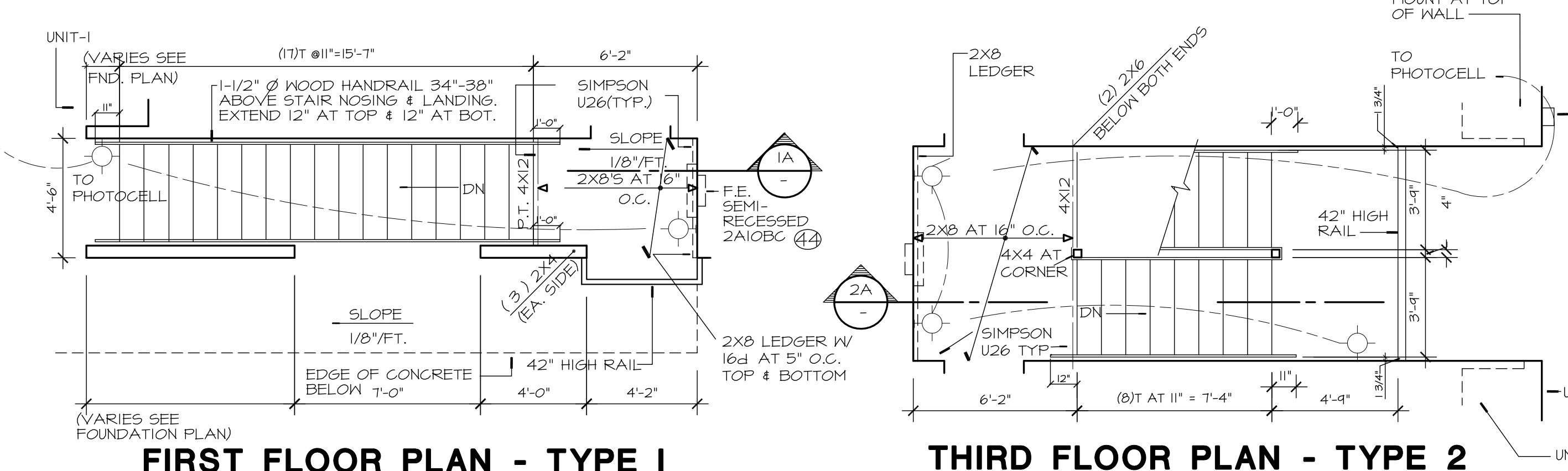
HANDRAIL DETAIL

SCALE 1" = 1'-0"



LANDING AT STAIRS

SCALE 1" = 1'-0"



FIRST FLOOR PLAN - TYPE 1

1/4"=1'-0"

THIRD FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FOUNDATION PLAN)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

FIRST FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

FIRST FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

FIRST FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

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(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

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SECOND FLOOR PLAN - TYPE 2

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SECOND FLOOR PLAN - TYPE 2

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SECOND FLOOR PLAN - TYPE 2

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SECOND FLOOR PLAN - TYPE 2

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SECOND FLOOR PLAN - TYPE 2

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SECOND FLOOR PLAN - TYPE 2

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SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

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SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

(VARIES SEE FDN. PLANS)

SECOND FLOOR PLAN - TYPE 2

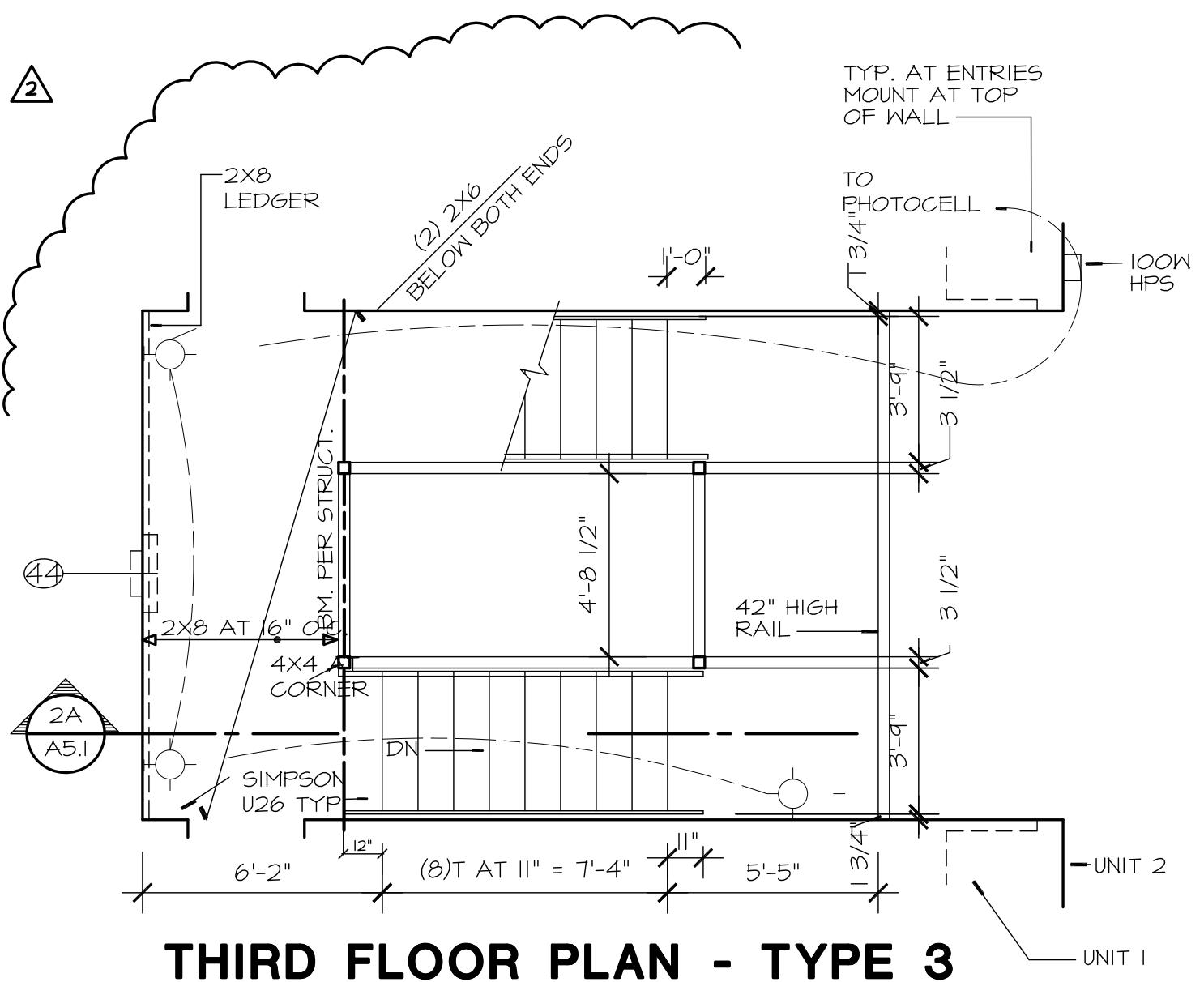
1/4"=1'-0"

(VARIES SEE FDN. PLANS)

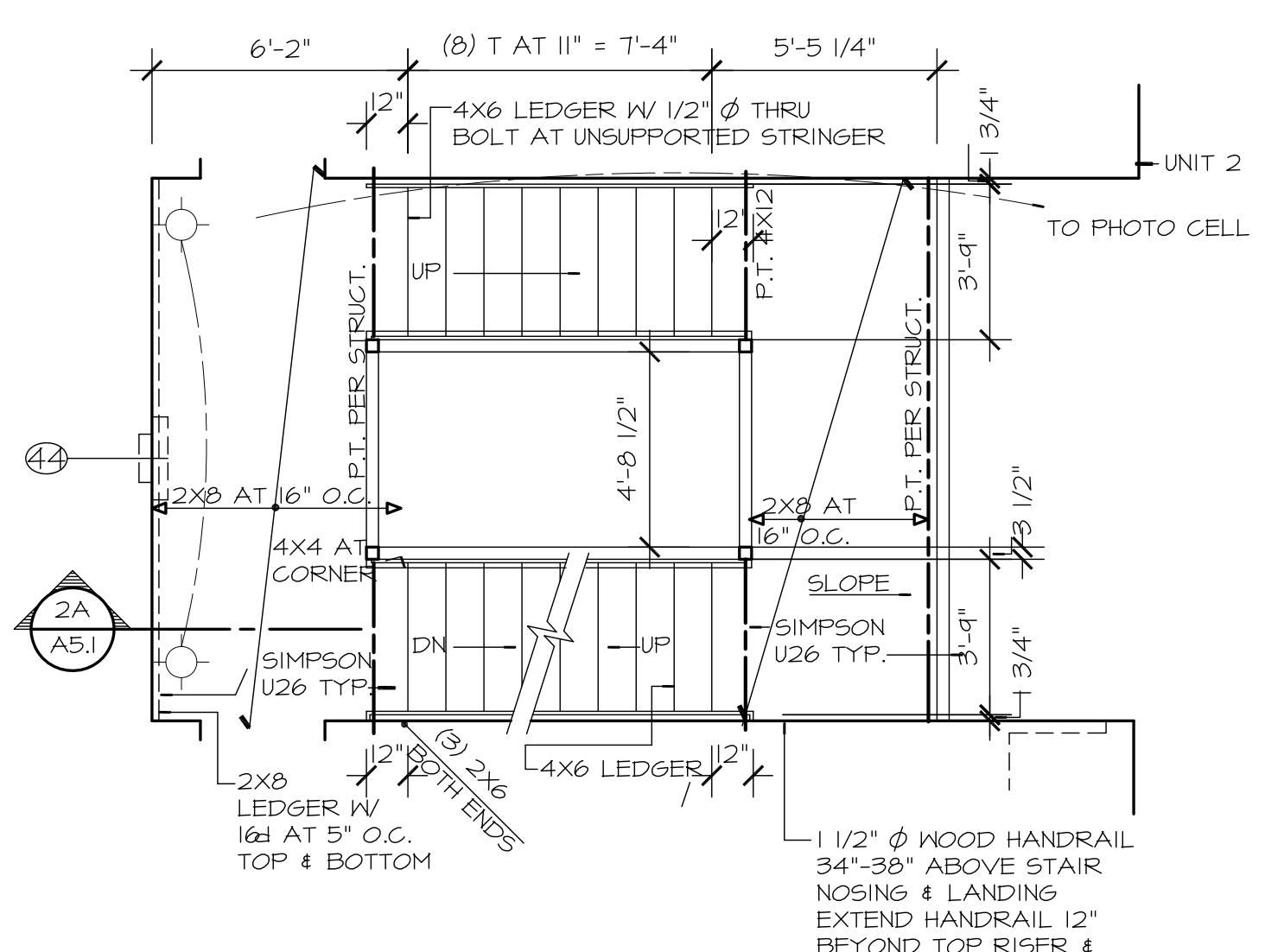
SECOND FLOOR PLAN - TYPE 2

THE TIMBERS PHASE II at town center

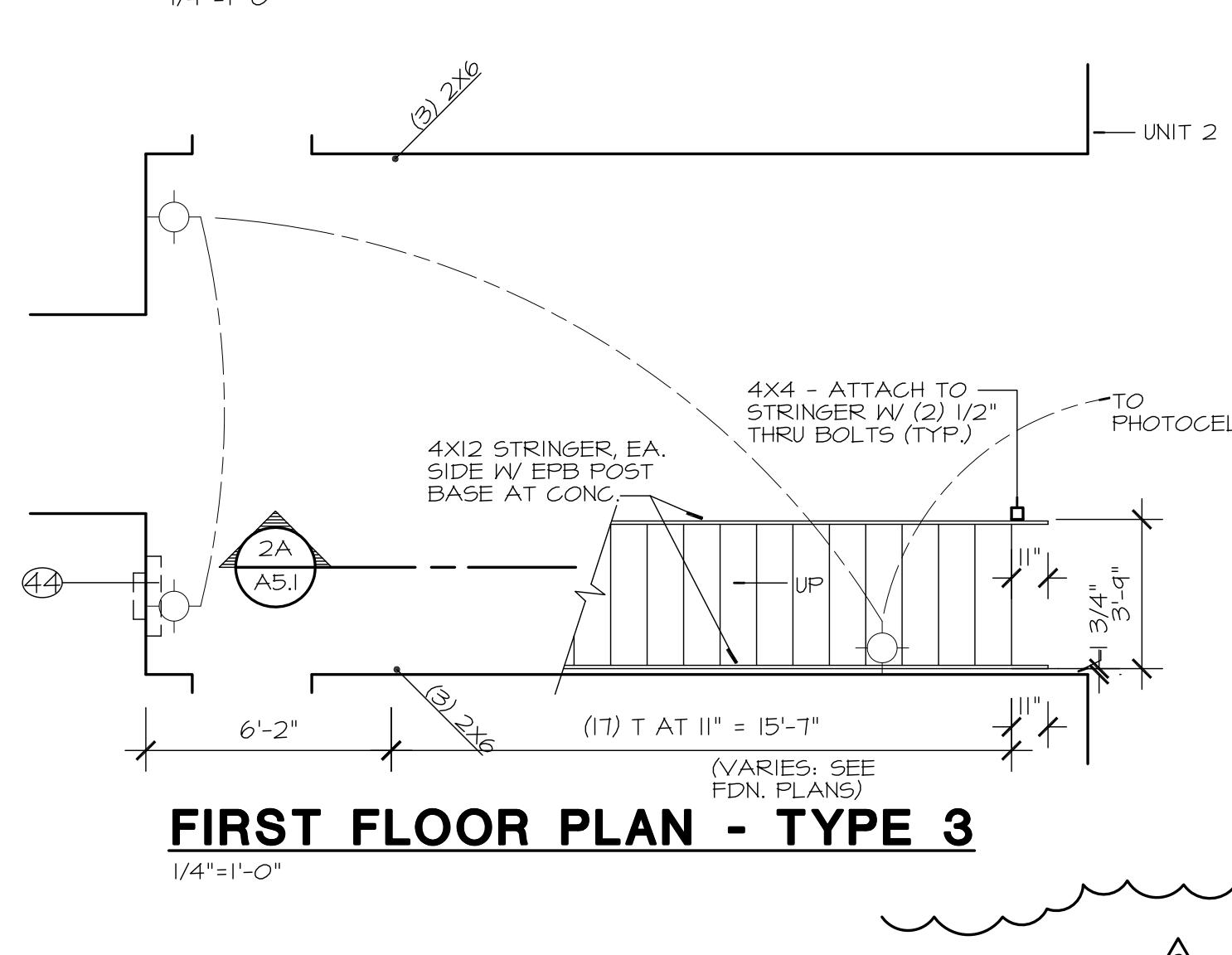
VANCOUVER, WA



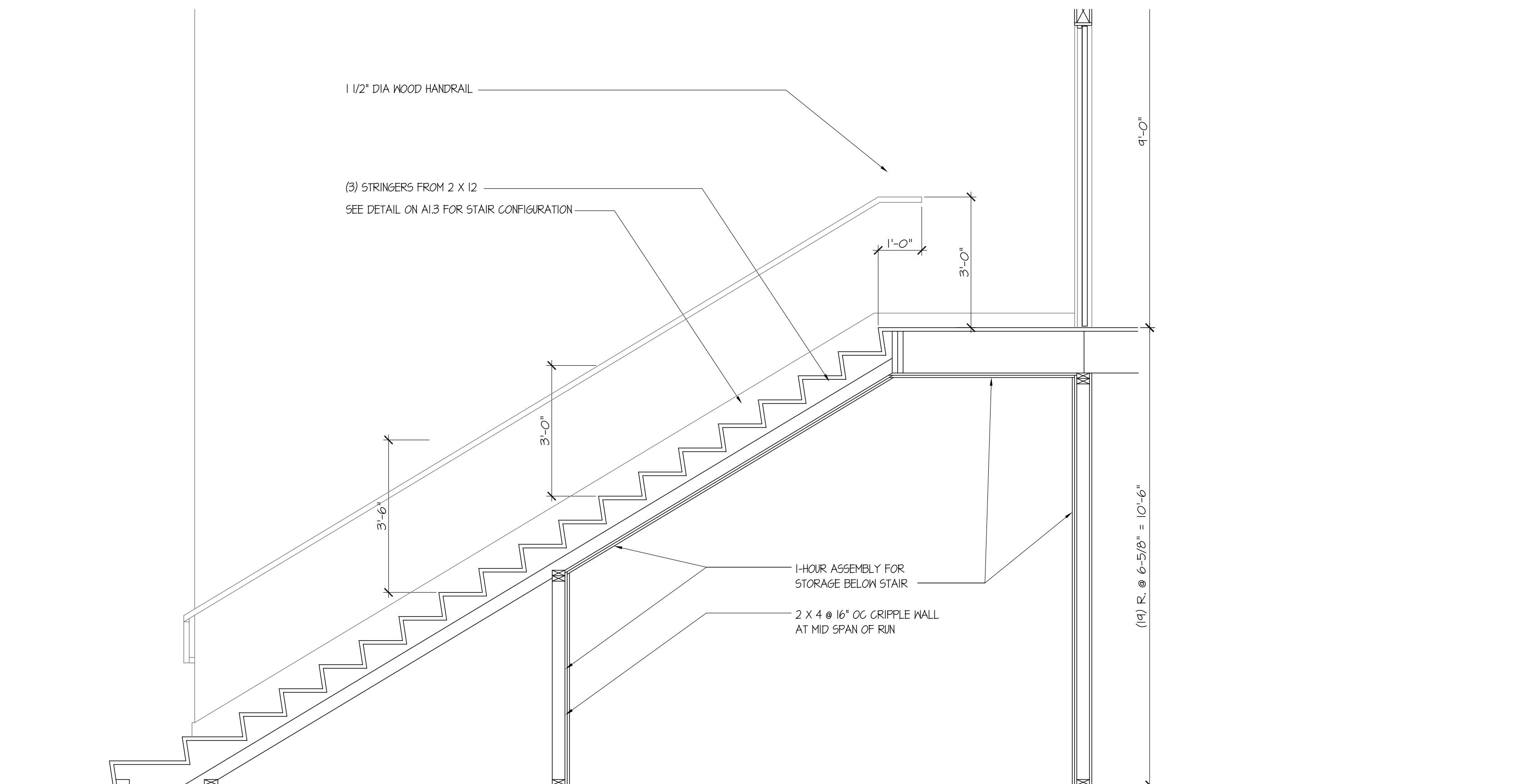
THIRD FLOOR PLAN - TYPE 3



SECOND FLOOR PLAN - TYPE 3

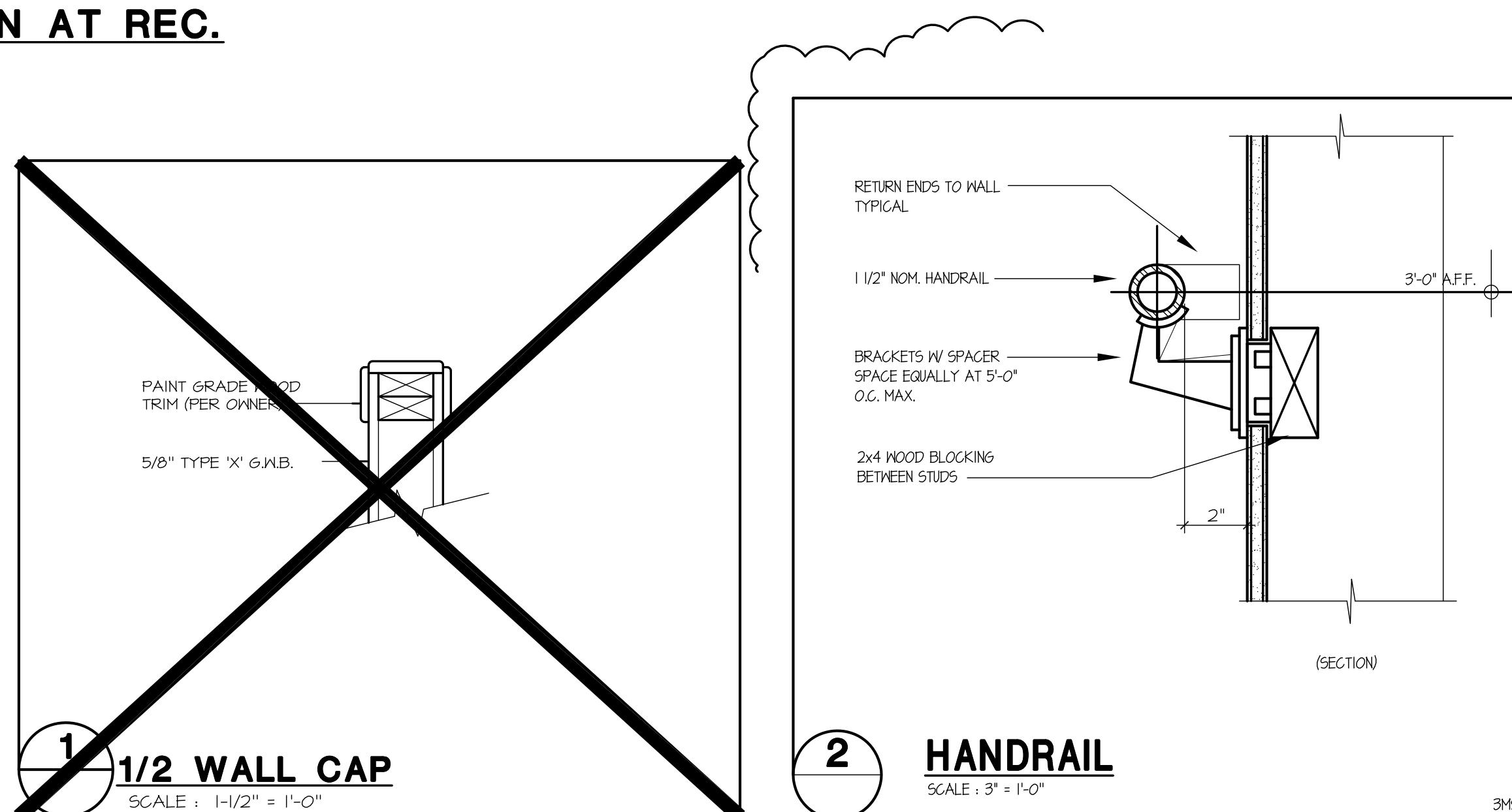


FIRST FLOOR PLAN - TYPE 3



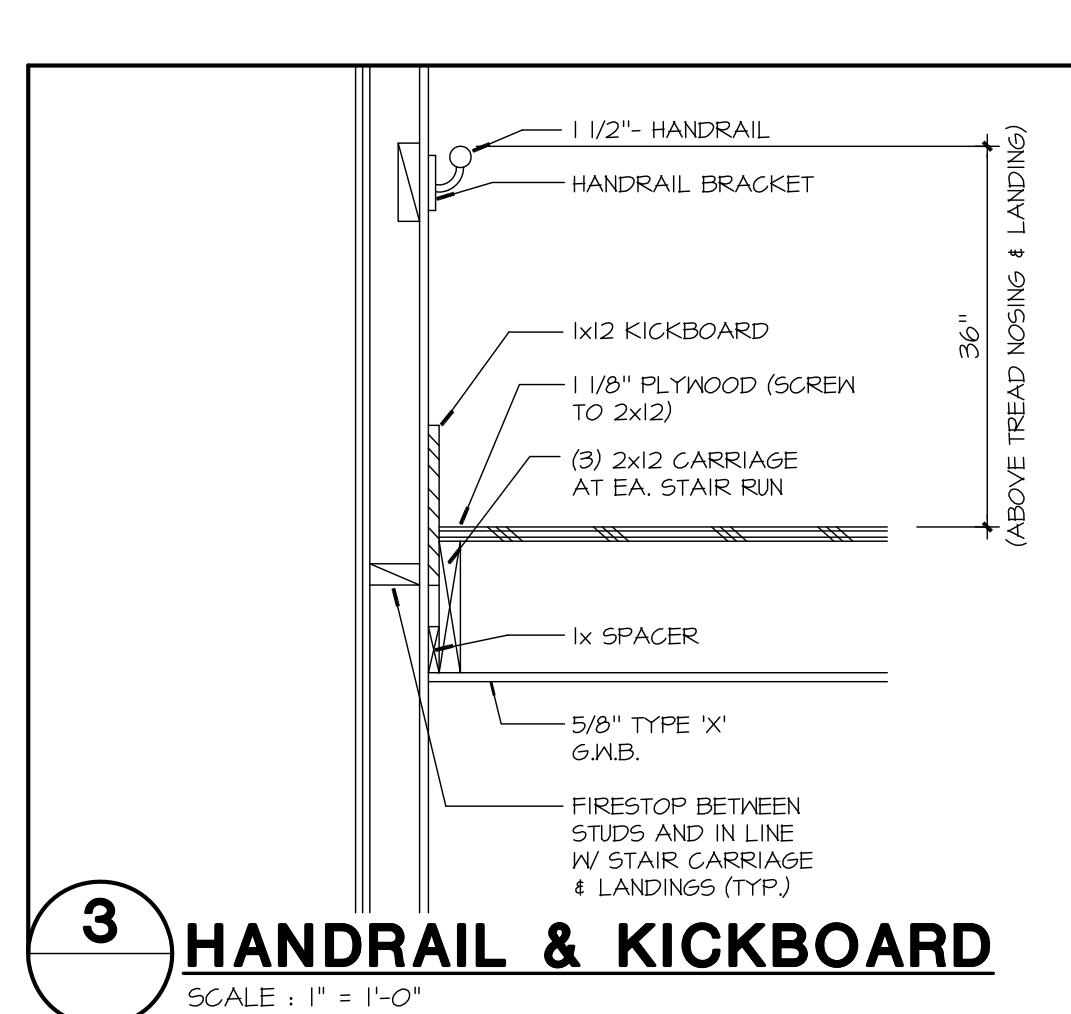
5 STAIR SECTION AT REC.

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



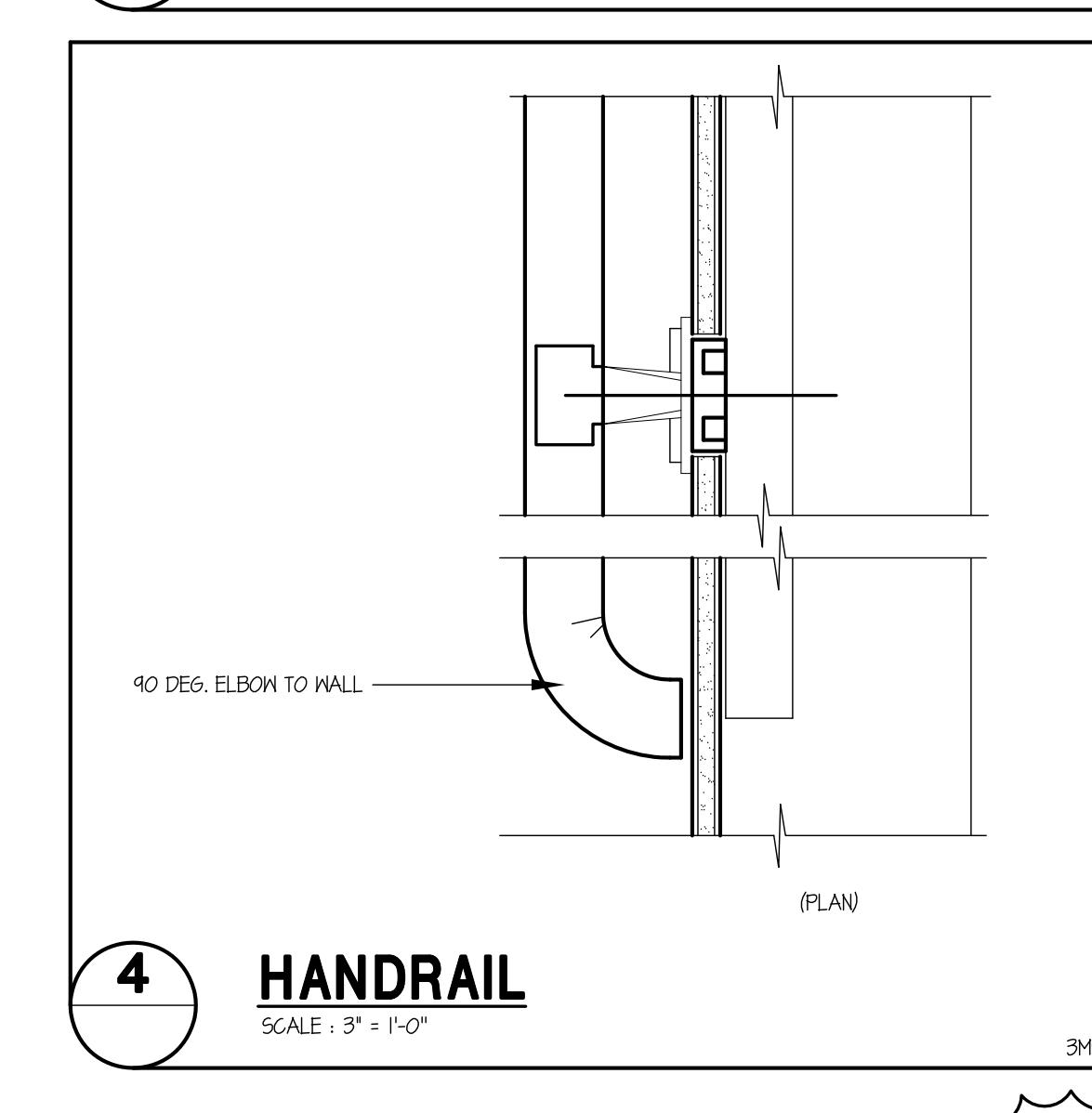
1 1/2 WALL CAP

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



3 HANDBRAIL & KICKBOARD

SCALE : 1" = 1'-0"



4 HANDBRAIL

SCALE : 3" = 1'-0"

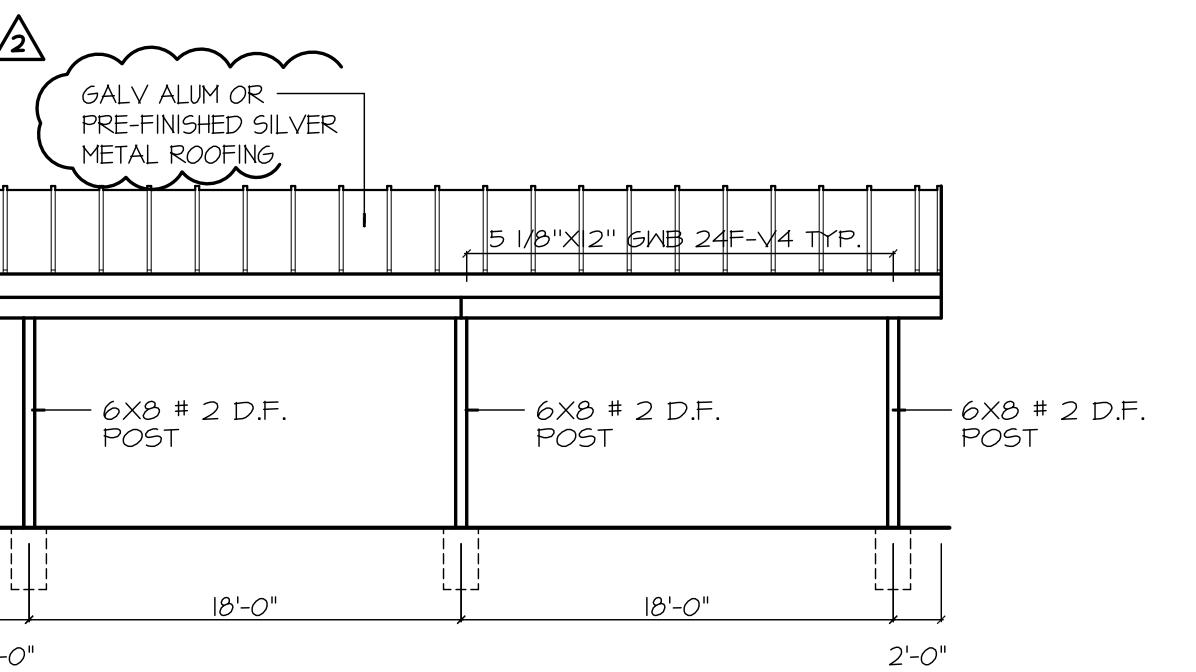
NO.	DATE	DESCRIPTION
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9		
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3	4-7-12	2nd PLAN REVIEW RESUBMITTAL
2	5-8-12	PLAN REVIEW RESPONSE
1	3-2-12	PERMIT SUBMITTAL
NO. DATE DESCRIPTION		
REVISIONS		
SHEET CONTENTS:		
STAIR SECTIONS		
REC. UNIT		
STAIR PLANS		
TYPE 3 & REC, DETAILS		
JOB NO.:	201038	SHEET NO.
DRAWN BY:	LW6	
CHECKED BY:	TJR	
DATE:	3-2-12	

A5.2

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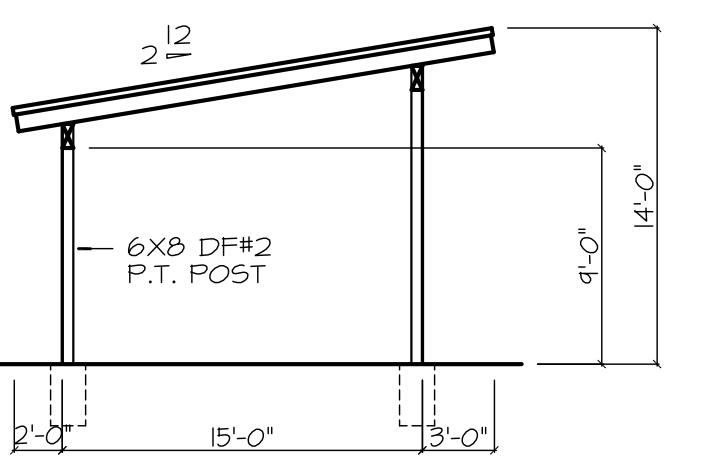
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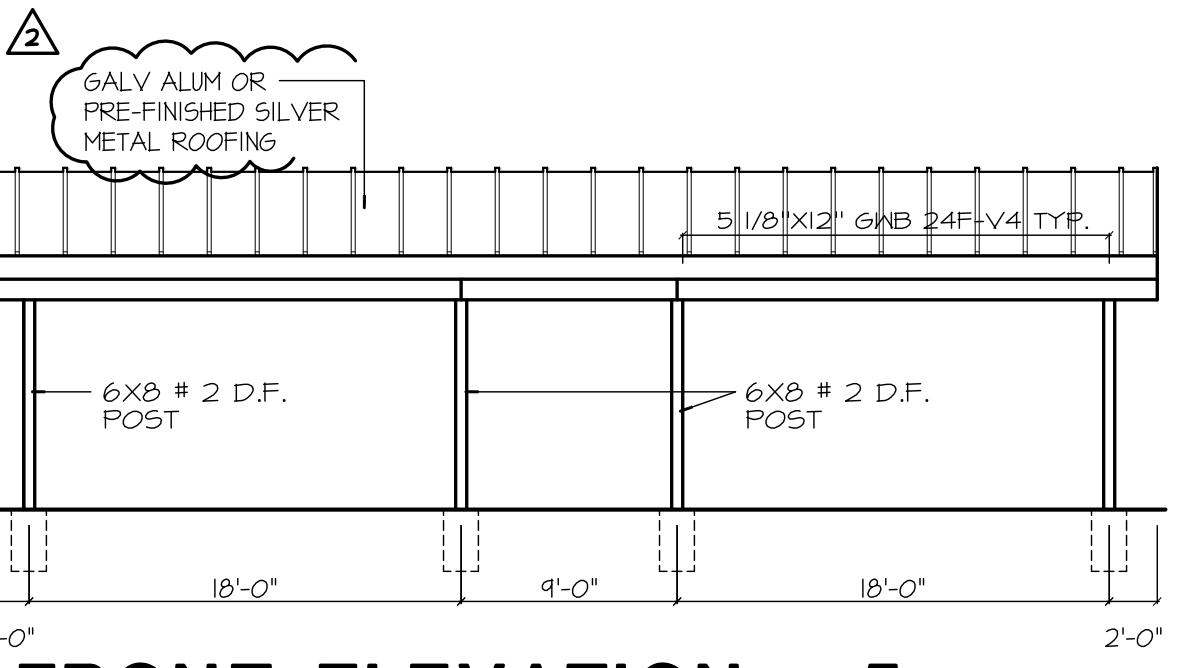
FRONT ELEVATION - 4

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



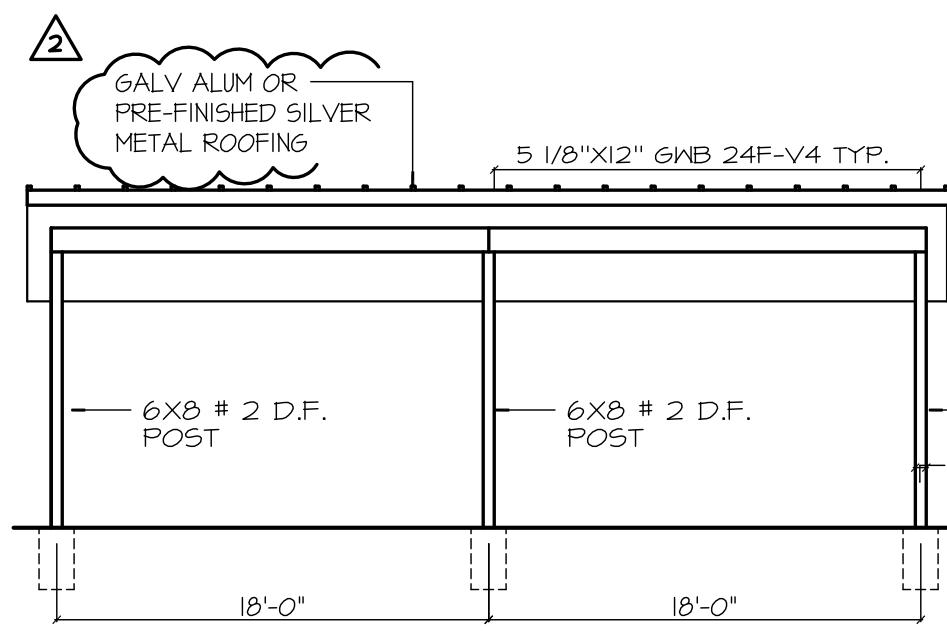
TYP. END

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



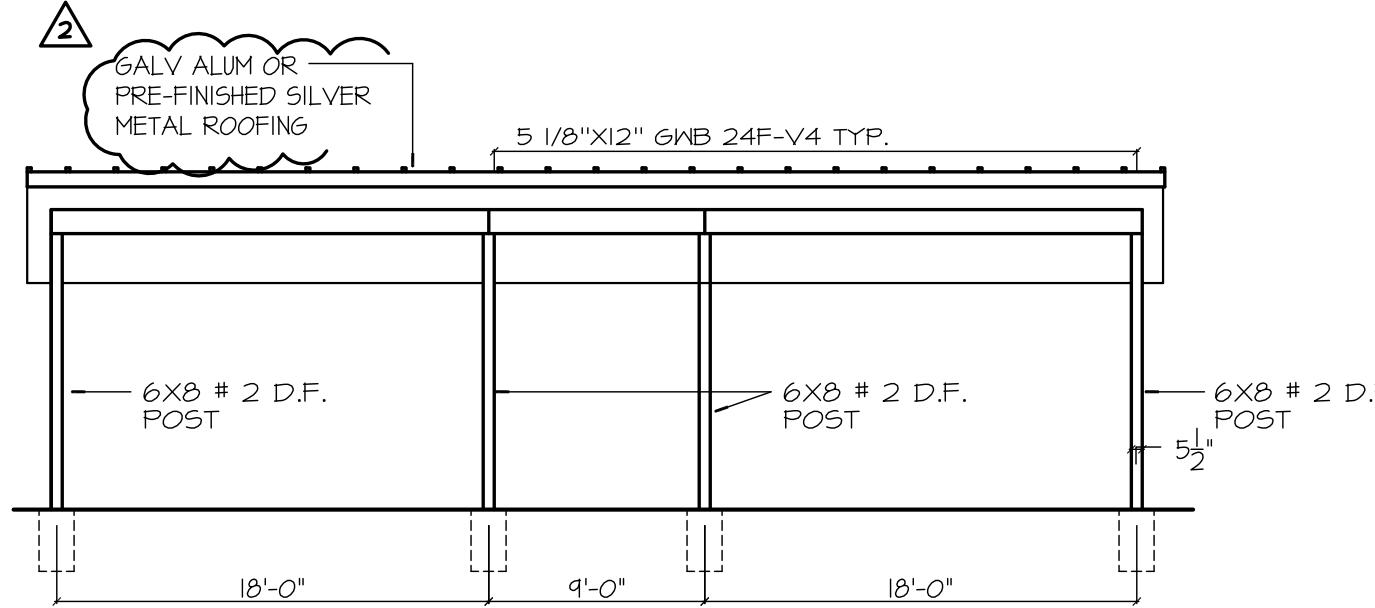
FRONT ELEVATION - 5

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



FRONT ELEVATION - 4

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

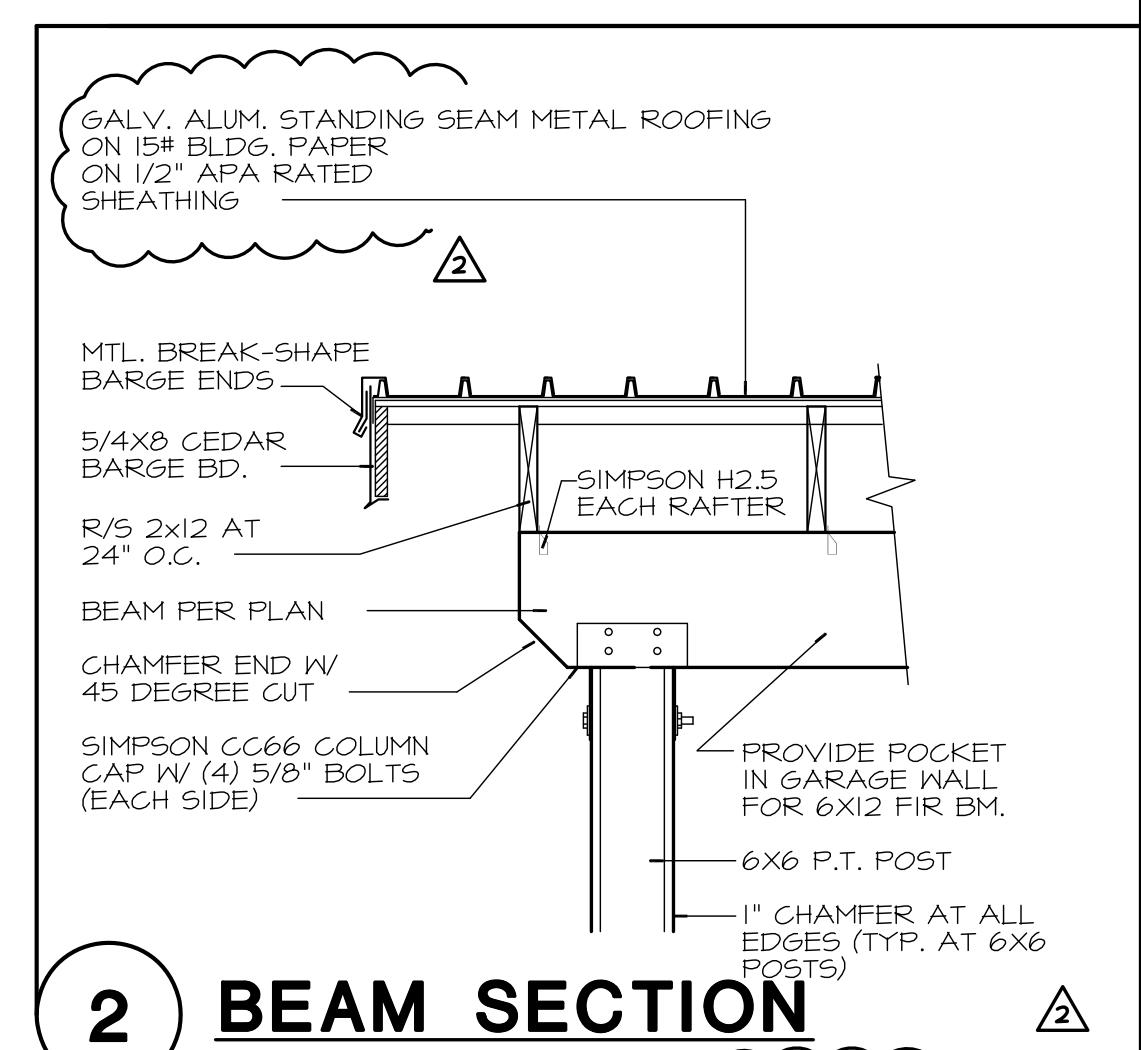


FRONT ELEVATION - 5

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

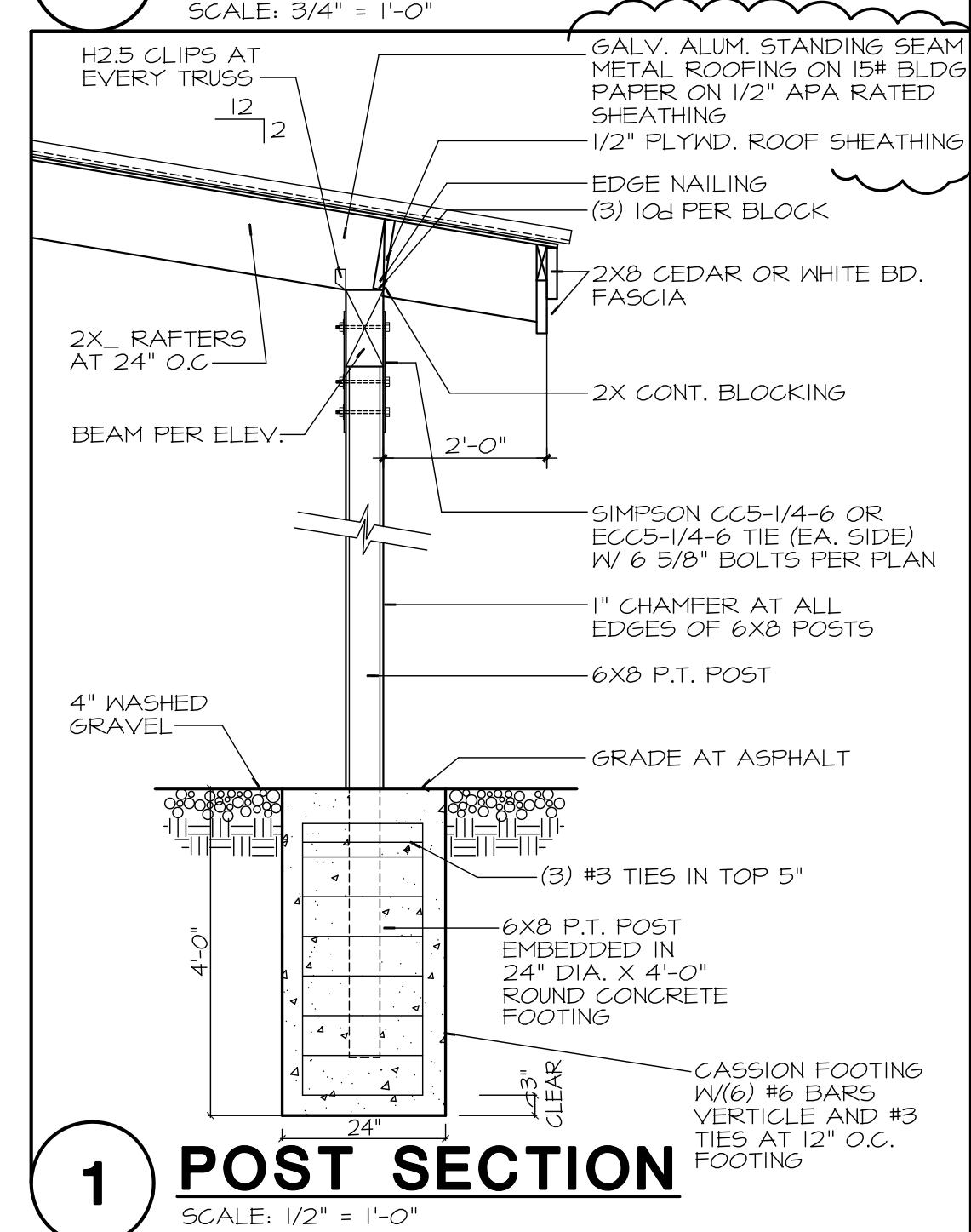
THE TIMBERS PHASE II at town center

VANCOUVER, WA



2 BEAM SECTION

SCALE: 3/4" = 1'-0"



1 POST SECTION

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

10		
9		
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2	5-B-12	PLAN REVIEW RESPONSE
1	3-2-12	PERMIT SUBMITTAL
NO.	DATE	DESCRIPTION
REVISIONS		
SHEET CONTENTS:		
CARPORT PLANS		

TYPE C4 & C5

JOB NO.:	201030	SHEET NO.
DRAWN BY:	LW6	
CHECKED BY:	TJR	
DATE:	3-2-11	

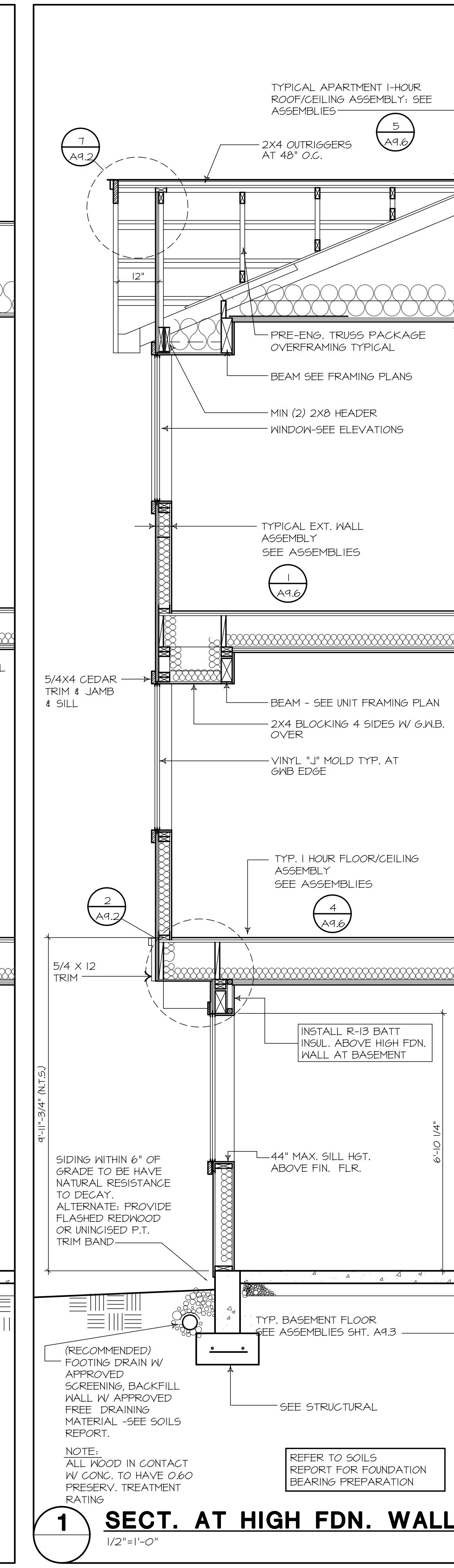
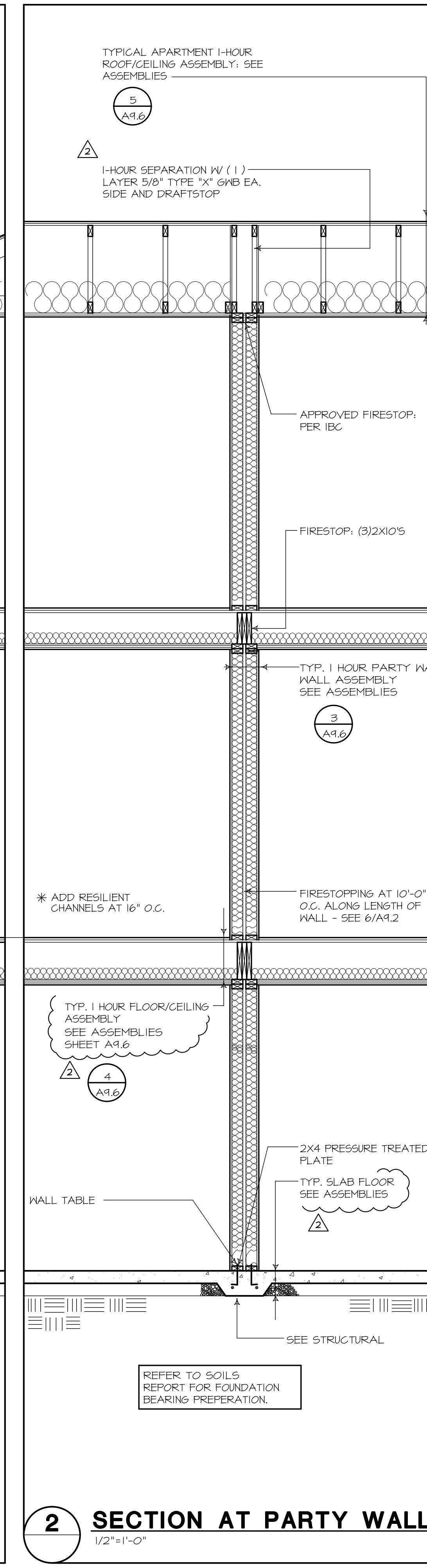
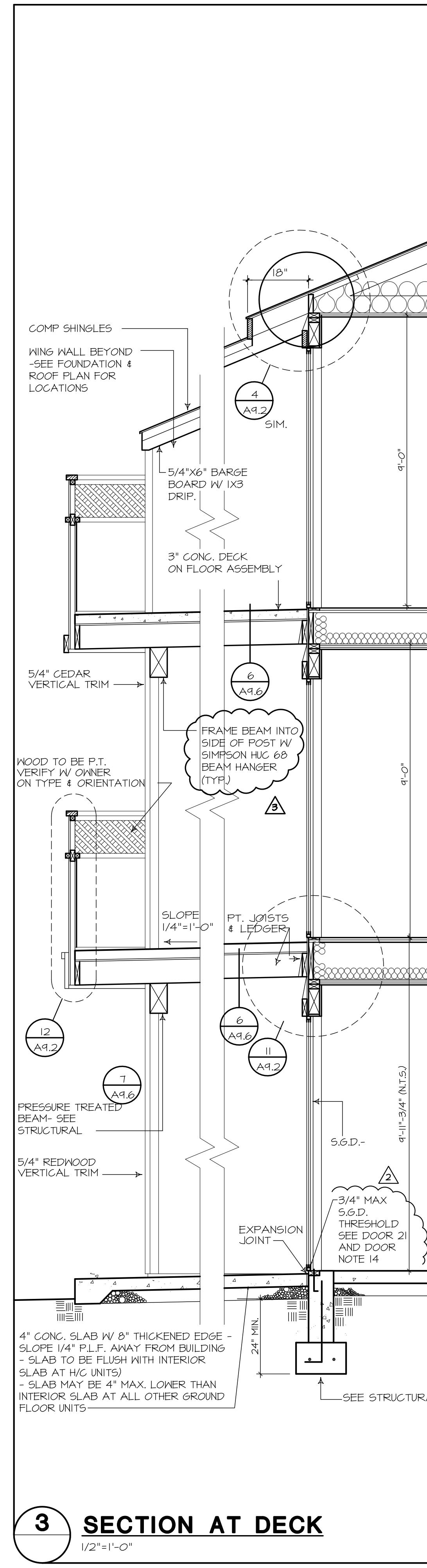
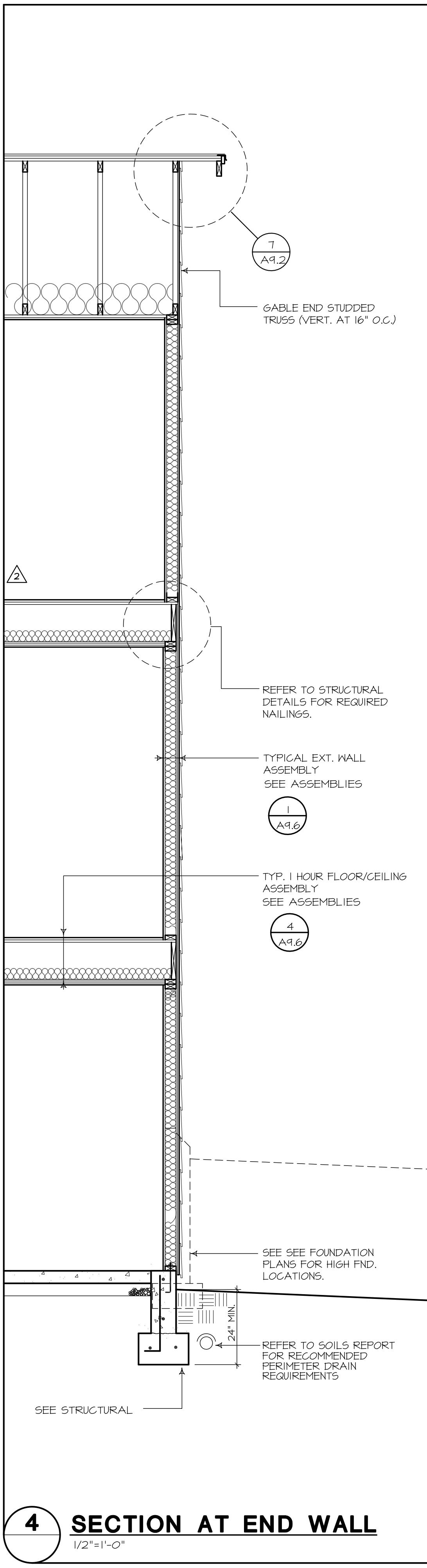
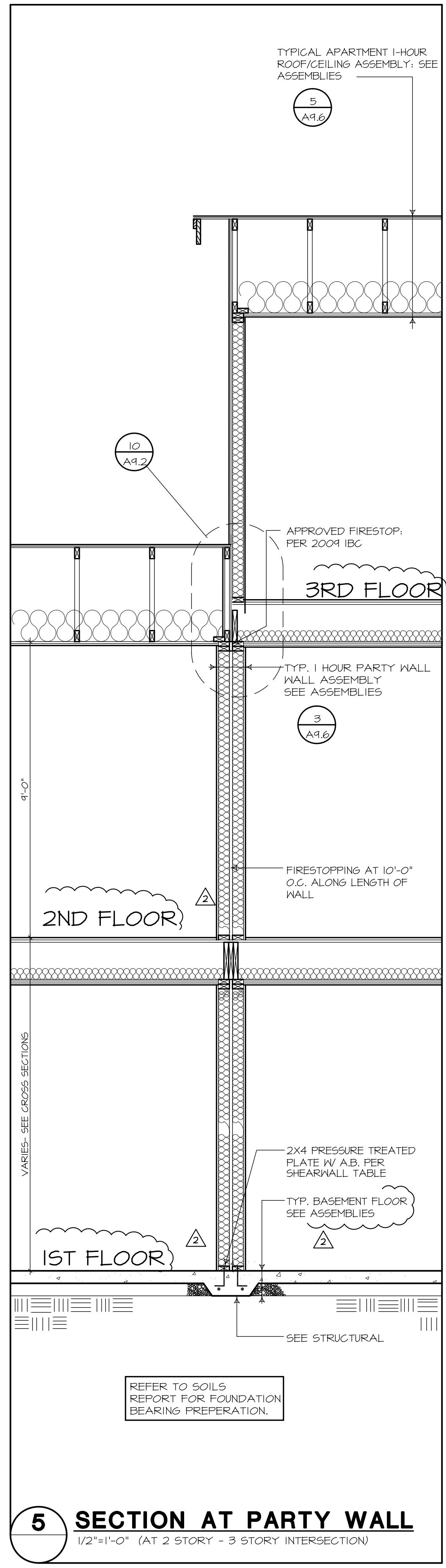
A6.1

Jan Ronhovde
DR. JAN RONHOVDE
REGISTERED ARCHITECT
STATE OF WASHINGTON

THE TIMBERS PHASE II at town center

VANCOUVER, WA

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JOB NO.: 201038 SHEET NO.	
DRAWN BY: LM6	
CHECKED BY: TJR	
DATE: 3-2-11	
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*John Ronhovde
SARAH RONHOVDE
OR-JAN RONHOVDE
STATE OF WASHINGTON*

THE TIMBERS PHASE II at town center

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THE TIMBERS PHASE II at town center

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THE TIMBERS

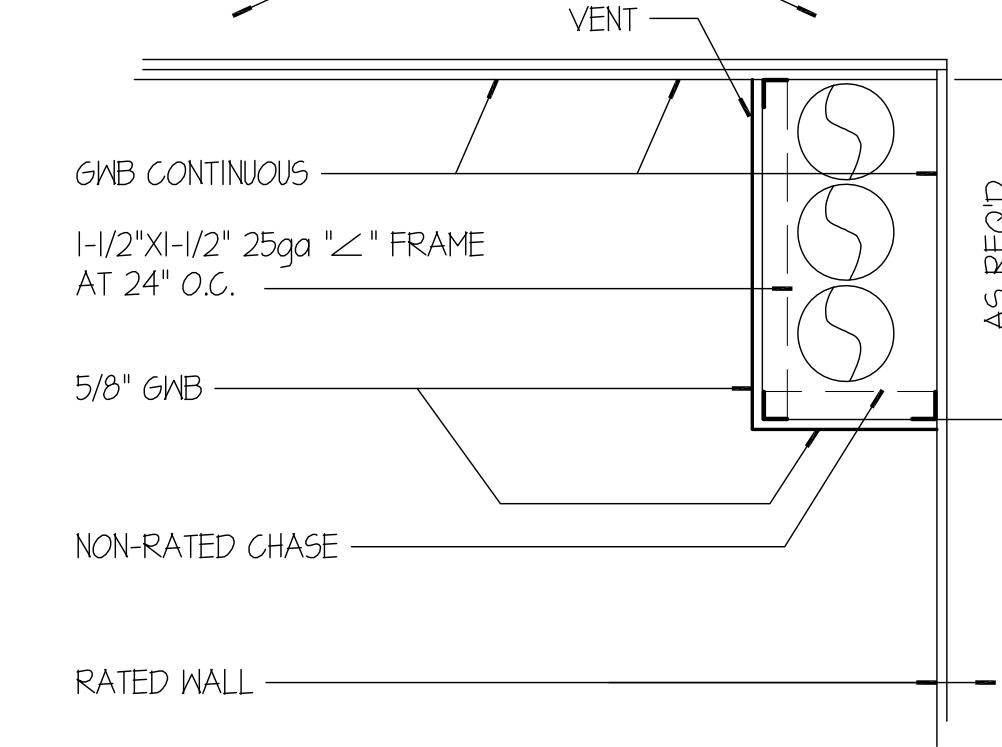
PHASE II

at town center

THE
RONHOVDE
ARCHITECTS
L L C

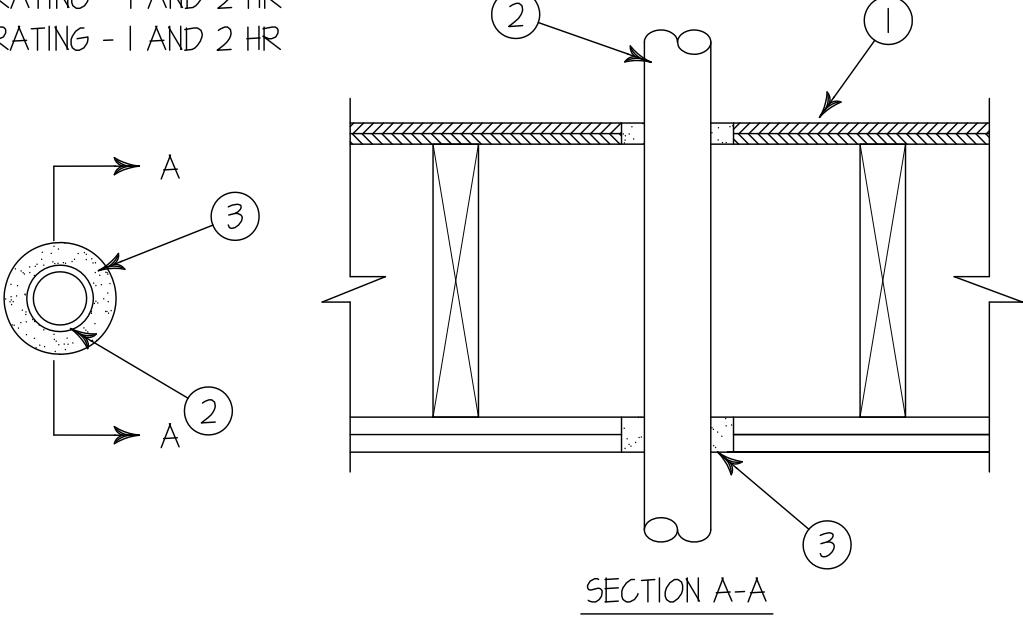
14900 INTERURBAN AVE SOUTH
SUITE 138
TUKWILA, WASHINGTON 98168
(206) 859-5500 | FAX (206) 859-5501
ronhovdearchitects.com

JAN RONHOVDE
FOR JAN RONHOVDE
STATE OF WASHINGTON
4344 REGISTERED ARCHITECT



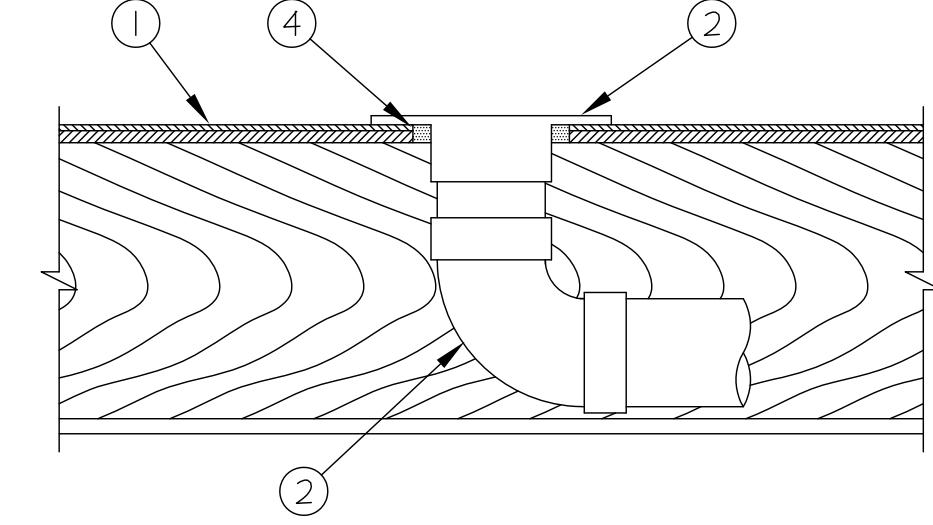
RATED FLOOR / CEILING VENT
GNB CONTINUOUS
1-1/2" x 1-1/2" 25ga "L" FRAME
AT 24" O.C.
5/8" GNB
NON-RATED CHASE
RATED WALL

UL SYSTEM NO. F-C-2160
F RATING - 1 AND 2 HR
T RATING - 1 AND 2 HR



I. FLOOR-CEILING ASSEMBLY THE 1 AND 2 HR FIRE-RATED SOLID OR TRUSS LUMBER JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY. THE GENERAL CONSTRUCTION FEATURES OF THE FLOOR-CEILING ASSEMBLY ARE SUMMARIZED BELOW.
A. FLOORING SYSTEM LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX DIAMETER OF OPENING SHALL BE 4 IN.
B. WOOD JOISTS* NOM 10 IN. DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OR STRUCTURAL WOOD MEMBERS* WITH BRIDGING AS REQUIRED AND WITH ENDS FIRESTOPPED.
C. FURRING CHANNELS (NOT SHOWN) RESILIENT GALVANIZED STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS BETWEEN FIRST AND SECOND LAYERS OF WALLBOARD (ITEM 1D). FURRING CHANNELS SPACED MAX 24 IN.
D. GYPSUM BOARD* NOM 4 FT WIDE BY 5/8 IN. THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. FIRST LAYER OF WALLBOARD NAILED TO WOOD JOISTS; SECOND LAYER OF WALLBOARD SCREW-ATTACHED TO FURRING CHANNELS. MAX DIAM OF CEILING OPENING IS 4 IN.
2. THROUGH PENETRANTS ONE NONMETALLIC PIPE OR CONDUIT TO BE INSTALLED ECCENTRICALLY OR CONCENTRICALLY WITHIN THE FIRESTOP SYSTEM. ANNUAL SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF OPENING TO BE MIN 1/2 IN. AND MAX 1-1/8 IN. PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES OR CONDUITS MAY BE USED:
A. POLYVINYL CHLORIDE (PVC) PIPE NOM 2 IN. DIAM (OR SMALLER) SCHEDULE 40 SOLID OR CELLULAR CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
B. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE NOM 2 IN. DIAM (OR SMALLER) SDR13.5 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS.
3. FILL, VOID OR CAVITY MATERIAL* - SEALANT MIN 3/4 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH THE BOTTOM SURFACE OF FLOOR.
HILTI CONSTRUCTION CHEMICALS, DIV OF
HILTI INC - FS-ONE SEALANT.
*BEARING THE UL CLASSIFICATION MARK

UL SYSTEM NO. F-C-2203
F RATING - 1 HR
T RATING - 1/2 HR



I. FLOOR-CEILING ASSEMBLY THE 1 HR FIRE-RATED SOLID OR TRUSS LUMBER JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY. THE GENERAL CONSTRUCTION FEATURES OF THE FLOOR-CEILING ASSEMBLY ARE SUMMARIZED BELOW.
A. FLOORING SYSTEM LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX DIAM OF OPENING SHALL BE 5 IN.
B. WOOD JOISTS* NOM 10 IN. DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OR STRUCTURAL WOOD MEMBERS* WITH BRIDGING AS REQUIRED AND WITH ENDS FIRESTOPPED.
C. GYPSUM BOARD* NOM 5/8 IN. THICK, 4 FT WIDE AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
2. CLOSET FLANGE ACRYLONITRILE BUTADIENE STYRENE (ABS) OR POLYVINYL CHLORIDE (PVC) CLOSET STUB SIZED TO ACCOMMODATE DRAIN PIPE. CLOSET FLANGE INSTALLED OVER DRAIN PIPING WITHIN FLOOR OPENING WITH FLANGE SECURED TO PLYWOOD FLOOR WITH STEEL SCREWS. DIAM OF CIRCULAR OPENING THROUGH FLOORING (ITEM 1A) TO BE MAX 1/4 IN. LARGER THAN OUTSIDE DIAM OF CLOSET FLANGE.
3. DRAIN PIPING NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 40 ACRYLONITRILE BUTADIENE STYRENE (ABS) OR POLYVINYL CHLORIDE (PVC) DRAIN PIPE AND 90 DEGREE ELBOW FOR USE IN VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS. PIPE INSTALLED CONCENTRICALLY WITHIN FIRESTOP SYSTEM.
4. FILL, VOID OR CAVITY MATERIAL* - SEALANT MIN 3/4 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH THE BOTTOM SURFACE OF FLOOR.
HILTI CONSTRUCTION CHEMICALS, DIV OF
HILTI INC - FS-ONE SEALANT.
5. WATER CLOSET (NOT SHOWN) - FLOOR-MOUNTED VITREOUS CHINA WATER CLOSET.
*BEARING THE UL CLASSIFICATION MARK

HILTI
FIRESTOP SYSTEMS

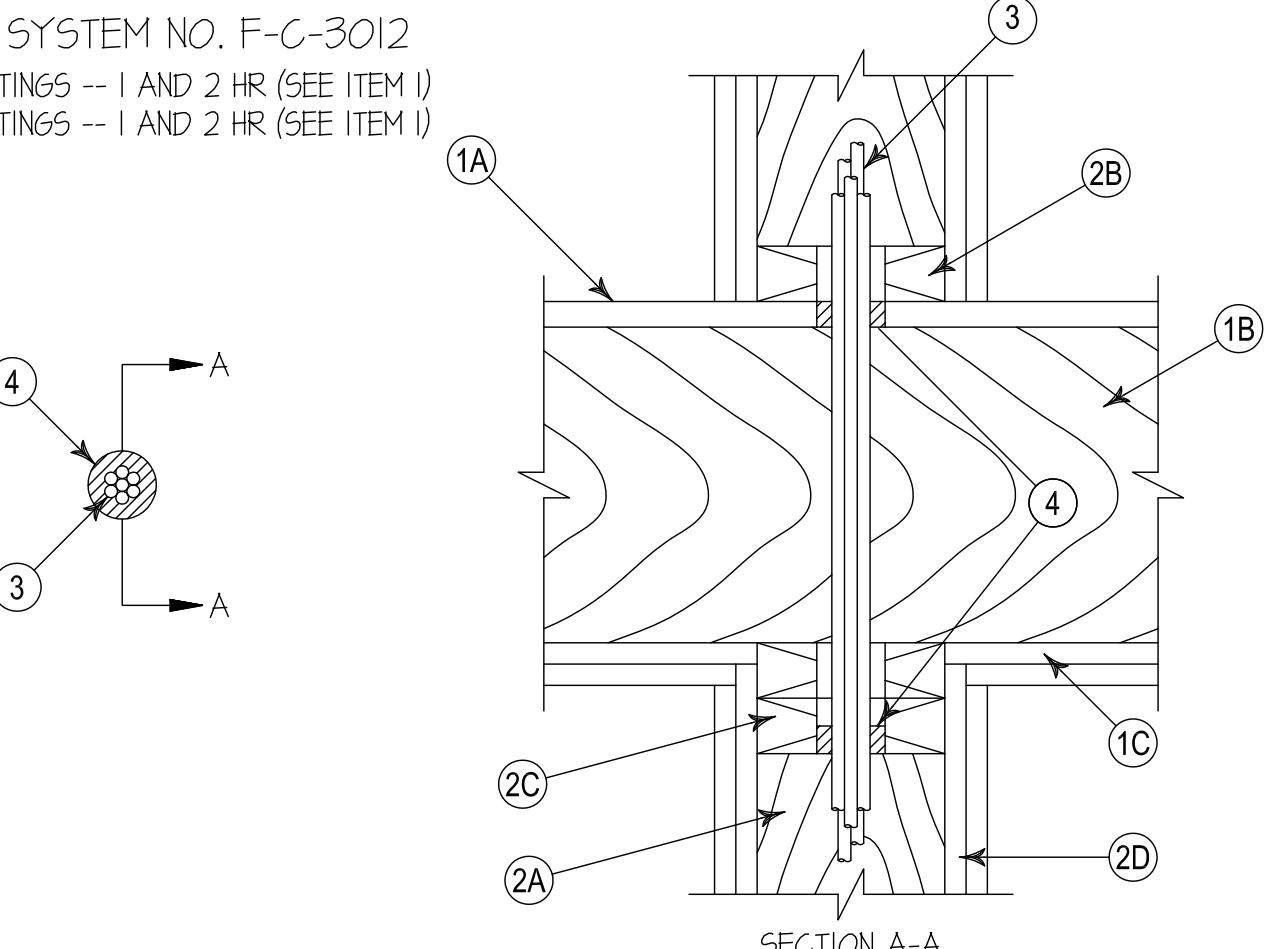
Reproduced by HILTI, Inc. Courtesy of
Underwriters Laboratories, Inc.
December 17, 1999



1-HR PLUMBING PENETRATION

SCALE: N/A

UL SYSTEM NO. F-C-3012
F RATINGS -- 1 AND 2 HR (SEE ITEM 1)
T RATINGS -- 1 AND 2 HR (SEE ITEM 1)



I. FLOOR-CEILING ASSEMBLY - THE 1 OR 2 HR FIRE-RATED SOLID OR TRUSS LUMBER JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY. THE F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE RATING OF THE FLOOR-CEILING AND WALL ASSEMBLIES. THE GENERAL CONSTRUCTION FEATURES OF THE FLOOR-CEILING ASSEMBLY ARE SUMMARIZED BELOW.
A. FLOORING SYSTEM - LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX DIAM OF OPENING FOR 1 OR 2 HR ASSEMBLY IS 2-1/2 IN. OR 2 IN., RESPECTIVELY.
B. WOOD JOISTS* - NOM 10 IN. DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OR STRUCTURAL WOOD MEMBERS* WITH BRIDGING AS REQUIRED AND WITH ENDS FIRESTOPPED.
C. FURRING CHANNELS -- (NOT SHOWN) - RESILIENT GALVANIZED STEEL FURRING INSTALLED IN ACCORDANCE WITH THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES DESIGNS IN THE FIRE RESISTANCE DIRECTORY.
D. GYPSUM BOARD* - THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS SHALL BE AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
2. CHASE WALL -- THROUGH THE PENETRANT (ITEM 3) SHALL BE ROUTED THROUGH A FIRE-RATED SINGLE, DOUBLE OR STAGGERED WOOD STUD/GYPSUM WALLBOARD CHASE WALL HAVING A FIRE RATING CONSISTENT WITH THAT OF THE FLOOR-CEILING ASSEMBLY. THE CHASE WALL SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L300 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
A. STUDS - NOM 2 BY 6 IN. OR DOUBLE NOM 2 BY 4 IN. LUMBER STUDS.
B. SOLE PLATE - NOM 2 BY 6 IN. OR PARALLEL 2 BY 4 IN. LUMBER PLATES, TIGHTLY BUTTED.
C. TOP PLATE - THE DOUBLE TOP PLATE SHALL CONSIST OF TWO NOM 2 BY 6 IN. LUMBER PLATES. MAX DIAM OF OPENING IS 1-1/2 IN.
D. GYPSUM BOARD* - THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS SHALL BE AS SPECIFIED IN INDIVIDUAL WALL AND PARTITION DESIGN.
3. CABLES - IN 1 HR FIRE-RATED ASSEMBLIES, AGGREGATE CROSS-SECTIONAL AREA OF CABLES IN OPENING TO BE MAX 45 PERCENT OF THE CROSS-SECTIONAL AREA OF THE OPENING (MAX 2 IN. DIAM BUNDLE). CABLES TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR ASSEMBLY. ANY COMBINATION OF THE FOLLOWING TYPES AND SIZES OF COPPER CONDUCTORS MAY BE USED:
A. RG 94 COAXIAL CABLE WITH SINGLE CONDUCTOR, CELLULAR POLYETHYLENE CELLULAR FOAM INSULATION AND POLYVINYL CHLORIDE (PVC) JACKET.
B. MAX 8/C NO. 22 AWG TELEPHONE CABLE WITH POLYVINYL CHLORIDE (PVC) JACKETING.
C. MAX 2/C NO. 22 AWG CABLE WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKETING.
D. MAX 3/C WITH GROUND NO. 210 AWG ALUMINUM OR COPPER TYPE MC CABLE WITH POLYVINYL CHLORIDE (PVC) INSULATION.
E. MAX 3/C WITH GROUND NO. 210 AWG TYPE NM CABLE WITH POLYVINYL CHLORIDE (PVC) INSULATION.
F. MAX 3/C NO. 12 AWG MC (BX) CABLE WITH POLYVINYL CHLORIDE (PVC) INSULATION.
G. MAX 1 IN. DIAM METAL CLAD TEK CABLE WITH PVC JACKET.
4. FILL, VOID OR CAVITY MATERIAL* - SEALANT - MIN 3/4 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR. A GENEROUS BEAD OF FILL MATERIAL ALSO APPLIED WITHIN THE ANNULUS OF THE TOP PLATE, FLUSH WITH BOTTOM SURFACE OF LOWER TOP PLATE. HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC - FS-ONE SEALANT OR FS-ONE SEALANT
*BEARING THE UL CLASSIFICATION MARK

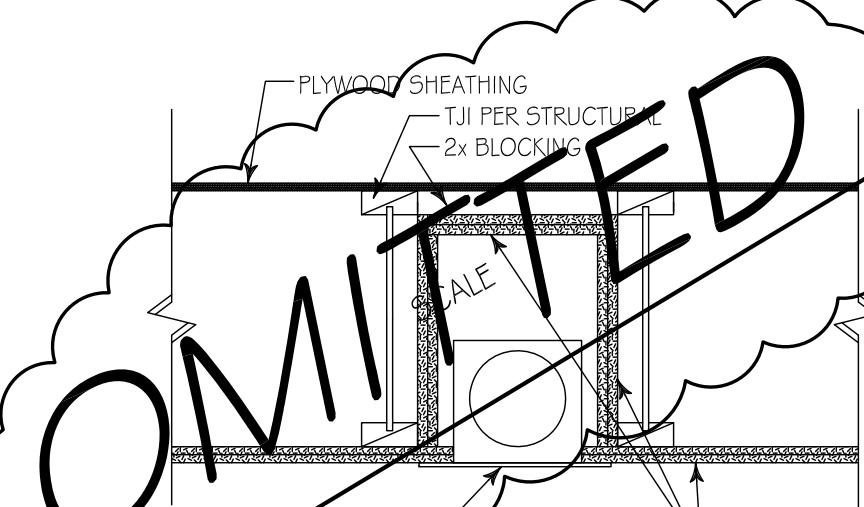
HILTI
FIRESTOP SYSTEMS

Reproduced by HILTI, Inc. Courtesy of
Underwriters Laboratories, Inc.



1-HR TOILET DRAIN CONC. FLOOR

SCALE: N/A



1-HR RECESSED CAN OR DUCT. DTL.
SIMILAR @ FLOOR REGISTERS
SCALE: 1" = 1'-0"

HILTI
FIRESTOP SYSTEMS

Reproduced by HILTI, Inc. Courtesy of
Underwriters Laboratories, Inc.



1-HR ELECTRICAL CHASE WALL

SCALE: N/A

HILTI
FIRESTOP SYSTEMS

Reproduced by HILTI, Inc. Courtesy of
Underwriters Laboratories, Inc.



1-HR PLUMBING CHASE WALL

SCALE: N/A

HILTI
FIRESTOP SYSTEMS

Reproduced by HILTI, Inc. Courtesy of
Underwriters Laboratories, Inc.



1-HR TUB DRAIN WOOD FLOOR

SCALE: N/A

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3	4-T-12 2nd PLAN REVIEW RESUBMITTAL
2	5-B-12 PLAN REVIEW RESPONSE
1	3-3-12 PERMIT SUBMITTAL
NO.	DATE DESCRIPTION

REVISIONS	
SHEET CONTENTS: FIRE PROTECTION DETAILS	

JOB NO.	201030	SHEET NO.
DRAWN BY:	LW6	
CHECKED BY:	TJR	
DATE:	3-2-11	A9.5

THE TIMBERS

PHASE II

at town center

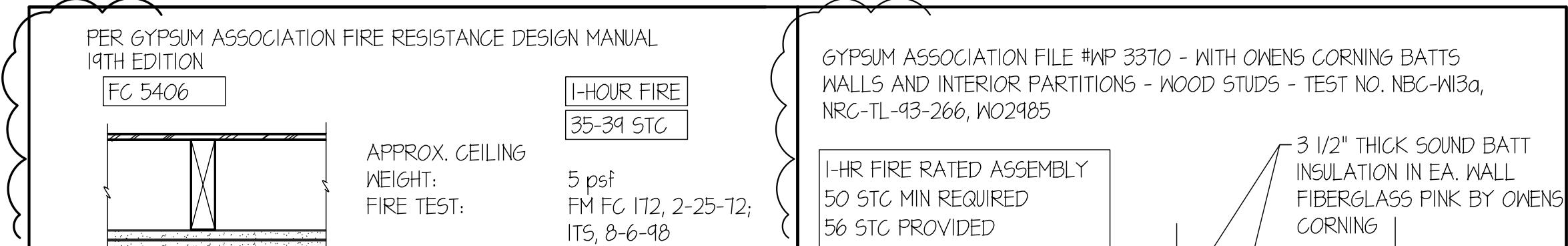
**THE
RONHOVDE
ARCHITECTS
L L C**

14900 INTERURBAN AVE SOUTH
SUITE 130
TUKWILA, WASHINGTON 98168
(206) 854-5500 | FAX (206) 854-5501
ronhovdearchitects.com

4344 REGISTERED
ARCHITECT
JAN RONHOVDE
STATE OF WASHINGTON

PROJECT:

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3	4-T-12 2nd PLAN REVIEW RESUBMITTAL
2	5-B-12 PLAN REVIEW RESPONSE
1	3-2-12 PERMIT SUBMITTAL
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SHEET CONTENTS:	
ASSEMBLIES *RATED*	
WALL TYPES, FLOOR AND ROOF/CLG.	
JOB NO.:	201038
DRAWN BY:	LW6
CHECKED BY:	TJR
DATE:	3-2-11
A9.6	



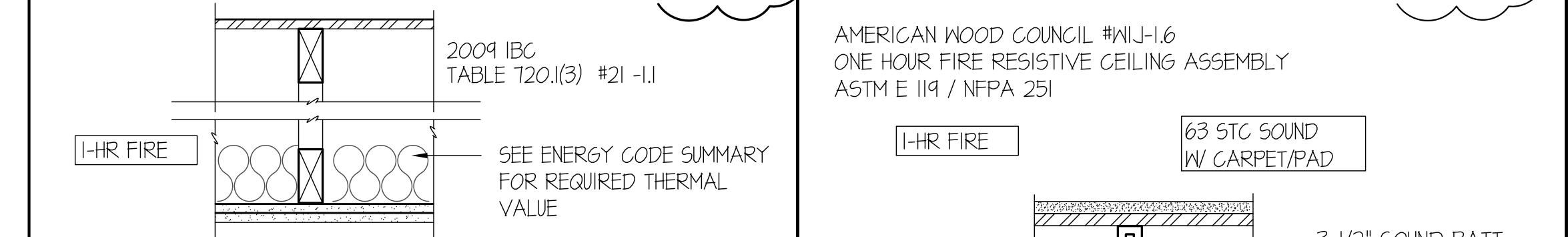
BASE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO 2x10 JOISTS AT 24" O.C. WITH I-1/4" TYPE W OR 5 DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO JOISTS WITH I-1/8" TYPE W OR 5 DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOISTS AND I-1/2" TYPE 6 DRYWALL SCREWS 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOISTS. JOISTS OFFSET 24" FROM BASE LAYER JOISTS. WOOD JOISTS SUPPORTING 1/2" PLYWOOD WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO JOISTS WITH 8d NAILS. CEILING PROVIDES ONE HOUR FIRE RESISTANCE PROTECTION FOR FRAMING, INCLUDING TRUSSES.

3 1/2" THICK SOUND BATT INSULATION IN EA. WALL. FIBERGLASS PINK BY OWENS CORNING

5/8" TYPE X GNB OR OTHER APPROVED FIREBLOCKING MATERIAL INSTALLED HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT PER IBC 11.2.2

ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. ON SEPARATE PLATES SPACED 1" APART WITH 6D COATED NAILS, 1 7/8" LONG, .0915" SHANK, 1/4" HEADS, 1" O.C. JOINTS STAGGERED 16" ON OPPOSITE SIDES (NLB) SEE STRUCTURAL DETAIL FOR SHEAR WALL LOCATION

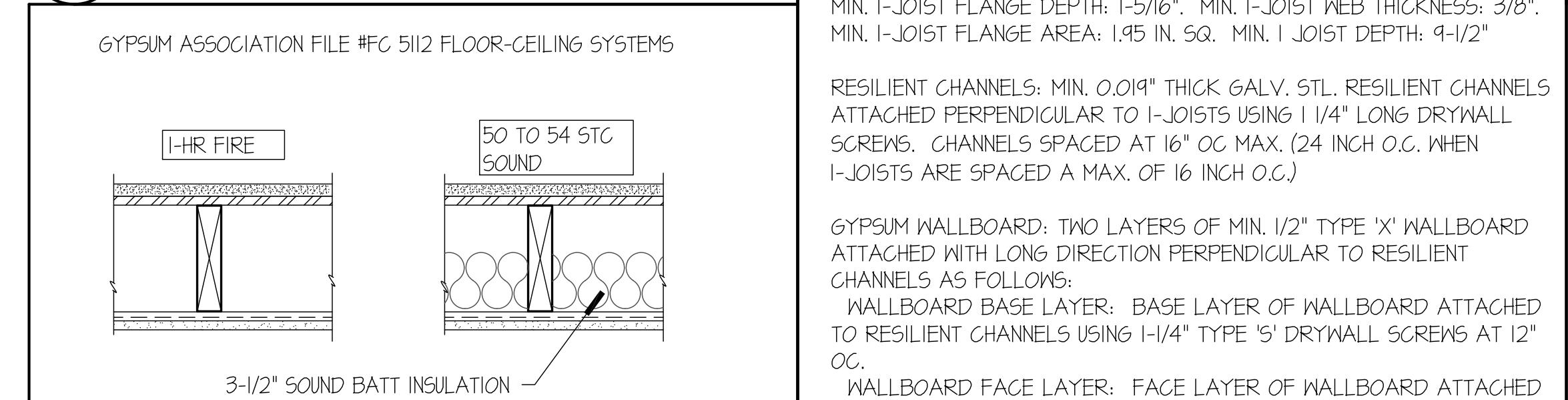
6-1-HR-GA file FC 5406
NOT TO SCALE
6 1-HOUR DECK ASSEMBLY



WOOD JOIST, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSS WITH 8d NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN SHALL NOT BE LESS THAN NOMINAL 1/2" LESS THAN REQUIRED BY CHAPTER NOMINAL 1/2" LESS THAN REQUIRED BY CHAPTER 23.

CEILING CONSTRUCTION:
BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS 24" O.C. WITH I-1/4" TYPE S OR TYPE W DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH I-1/8" TYPE S OR TYPE W DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE 6 DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOISTS, 12" O.C.

5-1-HR-Generic-2004IBC
NOT TO SCALE
5 1-HOUR ROOF/CEILING



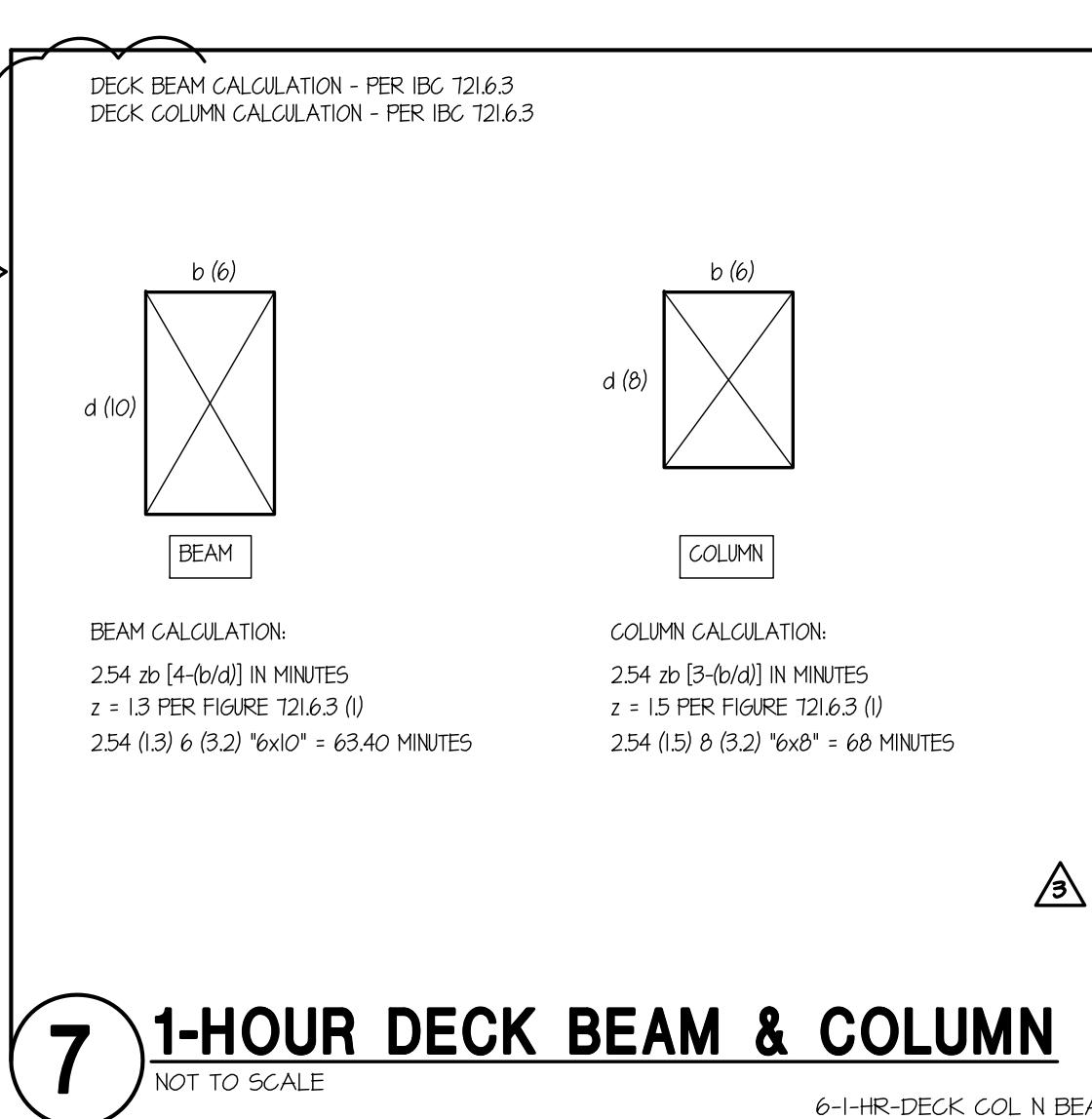
ONE LAYER 5/8" PROPRIETARY TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. (16" O.C. WHEN BATT INSULATION IS USED; 12" O.C. WHEN LOOSE FILL INSULATION IS USED) WITH I-1/4" TYPE 5 DRYWALL SCREWS 12" O.C. GYPSUM BOARD END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED WITH SCREWS 8" TO ADDITIONAL PIECES OF CHANNEL 60" LONG LOCATED 3" BACK ON EITHER SIDE OF END JOISTS. RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO NOMINAL 2x10 JOISTS SPACED A MAX. OF 24" O.C. WITH I-1/4" TYPE 5 DRYWALL SCREWS. GLASS OR MINERAL FIBER BATT INSULATION STAPLED TO SUBFLOOR OR LOOSE FILL INSULATION APPLIED DIRECTLY OVER GYPSUM BOARD. WOOD JOISTS SUPPORTING 15/32" WOOD STRUCTURAL PANEL SUBFLOOR APPLIED AT RIGHT ANGLES TO JOISTS WITH CONSTRUCTION ADHESIVE AND 6d RING SHANK NAILS 12" O.C. MINIMUM 1/2" PROPRIETARY GYPSUM FLOOR TOPPING APPLIED OVER SUBFLOOR.

STC AND IIC RATED WITH BOTH JOISTS AND RESILIENT CHANNEL SPACED 16" O.C., 3-1/2" GLASS FIBER INSULATION IN JOIST SPACES, 1" PROPRIETARY GYPSUM FLOOR TOPPING Poured OVER 1" PROPRIETARY SOUND REDUCTION MAT, AND FINISH FLOORING OF C&P, SHEET VINYL, ENGINEERED WOOD LAMINATE, AND CERAMIC TILE.

PROPRIETARY GYPSUM COMPONENTS
U.S. GYPSUM CO. - 5/8" SHEETROCK BRAND FIRECODE "C"
CORE GYPSUM PANELS
- LEVELROCK BRAND FLOOR UNDERLAYMENT

5/8" GNB TYPE "X" 4" WIDE APPLIED HORIZ.
BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6d HORIZ. APPLICATION REPRESENTS THE DIRECTION OF LEAST FIRE RESISTANCE AS OPPOSED TO VERTICAL APPLICATION.
JOINTS AND FASTENER HEADS:
WALLBOARD JOINTS COVERED W/ PAPER TAPE AND JOINT COMPOUND FASTENER HEADS COVERED WITH JOINT COMPOUND.

1-1-HR-EXT-GENERIC-WOOD SHTG.
1 1-HOUR EXTERIOR WALL



7 1-HOUR DECK BEAM & COLUMN

6-1-HR-GA-FC5112
NOT TO SCALE
4 1-HOUR FLOOR/CEILING

*Jayden Ronhovde
SARAH RONHODE
DOR-JAN RONHODE
STATE OF WASHINGTON*

THE TIMBERS PHASE II at town center

VANCOUVER, WA

10	
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3	4-T-12 2nd PLAN REVIEW RESUBMITTAL
2	5-B-12 PLAN REVIEW RESPONSE
1	3-2-12 PERMIT SUBMITTAL
NO.	DATE DESCRIPTION

REVISIONS

SHEET CONTENTS:

LIFT INFORMATION

JOB NO.:	201038	SHEET NO.
DRAWN BY:	LW6	
CHECKED BY:	TJR	
DATE:	3-2-11	A9.7

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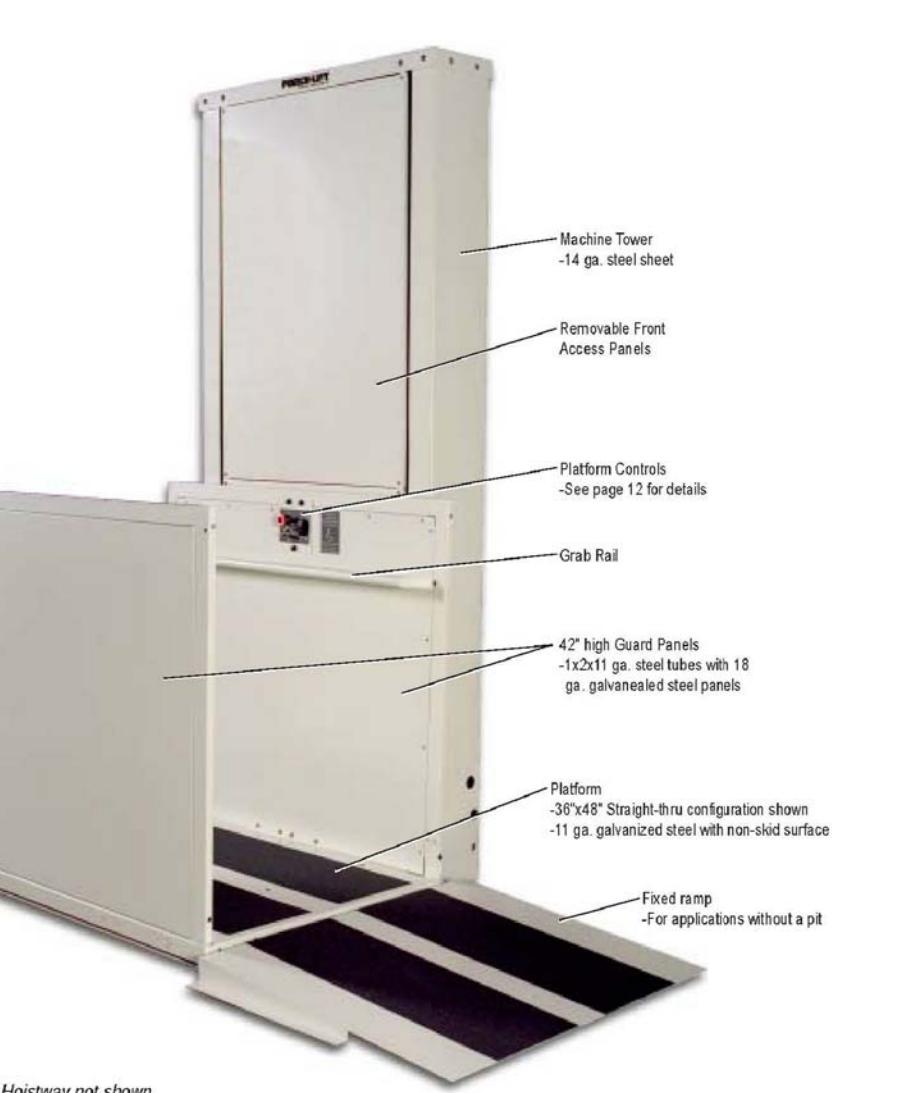
PORCH-LIFT VERTICAL PLATFORM LIFT

Planning Guide

for PL-S Standard Model in a Hoistway
for Architects and Lift Contractors

January 9, 2004

Porch-Lift overview



Note: Hoistway not shown.

A ThyssenKrupp business segment company
ACCESS INDUSTRIES

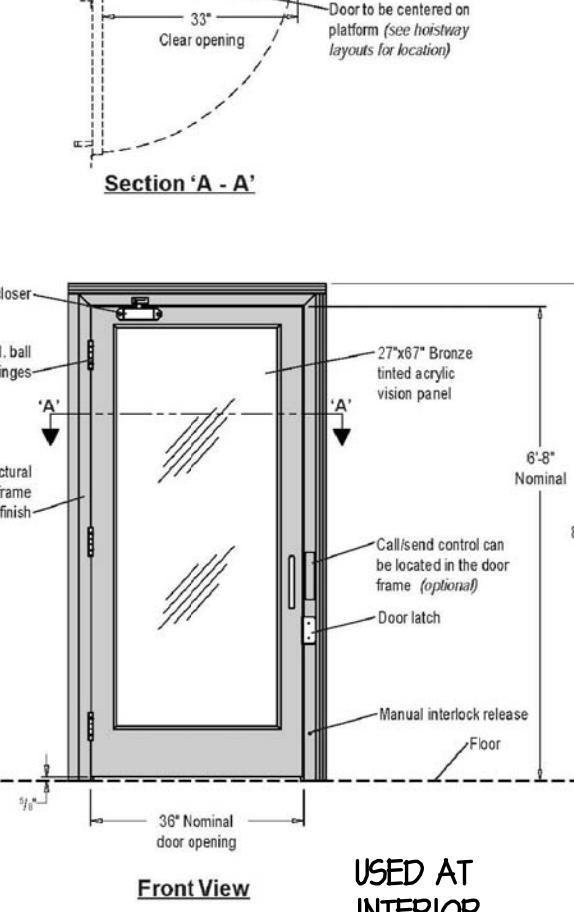
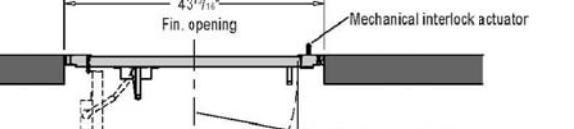
Non-fire rated door with VDR™ interlock (Similar to door on the model PL-ENC Enclosure)

-Constructed of structural aluminum extrusions, powder coated finish.

-Hoistway side of door frame is recessed into the hoistway wall.

-UL listed mechanical interlock included inside door frame.

-Call/send control can be mounted in the door frame adjacent to the door pull (optional).



USED AT
INTERIOR
OF REC.

Top landing gate with VDR™ interlock

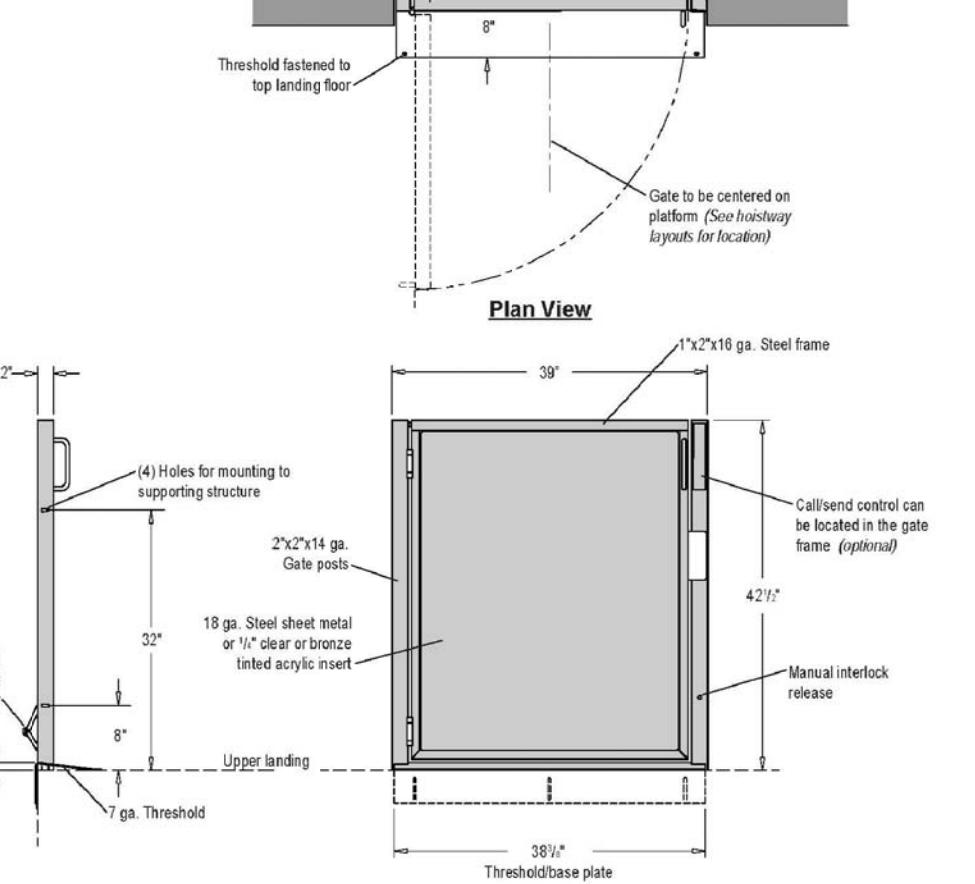
-Hoistway side of gate and frame is recessed flush with the hoistway wall.

-UL listed mechanical interlock included inside door frame.

-Call/send control is mounted in the gate frame adjacent to the door pull (optional).

-An extra set of VDR™ can be provided for use with a 30° exit platform.

-An extra set of VDR™ can be provided for use with a 30° exit platform.



USED AT
INTERIOR
OF REC.

Grab rail



Used to assist individuals when maneuvering on the platform.
• Mounted on platform guard rail and machine tower side.
• Located 30" above platform floor.



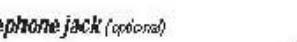
Used when the lift is recessed to the lower landing floor.
30" x 30" opening (30" deep).
• 12" wide.
• 12" deep.
• 12" wide.
Notes: Lower landing door must meet the ADA up to 7" to accommodate the fixed access ramp.



Automatically opens/gate or door when platform stops at the landing.
• Operates on the top of platform surface on the hinge side. Landing is required by contractor.
• Automatically reseals when ambient conditions are encountered.
• Operates on the top of the landing. Gate/door can be opened by pressing call/send button.
• Requires 115VAC outlet near the top of the gate/door on the hinge side of the landing.



Used to disable (without disconnecting the batteries).
• Located inside the machine tower.



Used to provide telephone service for the user in event of an emergency.
• Located near the platform controls.
• Telephone is A3 Acceptable equipment provided by building owner.



The standard color for all equipment is black.
• Optional colors include white, silver, and gold.
• Standard colors are selected from 800 RAL colors available at no extra premium. Lowest cost color is white/black/silver/black.

SECTION 14420 WHEELCHAIR LIFTS

PART 1 GENERAL

1.01 SUMMARY

A vertical platform lift for wheelchair users, manufactured by a vertical platform lift manufacturer, designed to provide access to or within a building for mobility impaired persons. Lift consists of machine tower and littlest platform selected and dimensioned to fit within the building footprint to suit building access requirements indoors or outdoors.

1.02 REFERENCES

A. Local building codes, manufacturers and installation standards:
1. American National Standards Institute (ANSI)
2. International Building Code (IRC)
3. International Residential Code (IRC)
4. Underwriters Laboratories (UL)
5. International Building Code (IBC)
6. International Residential Code (IRC)
7. American Society for Testing Materials (ASTM)
8. American Society for Welding (AWS)

1.03 SYSTEM DESCRIPTION

A. Drive:

1. AC powered ball screw drive - 1/2 hp, 120 V, 20/40 Hz, instant reversing motor.

2. Battery powered - 10 hp, 24 VDC, instant reversing motor with two 12V, 33 Ah, sealed no-maintenance batteries with 24 V 1.7 amp "smart charge" battery charger.

3. AC powered - 1.2 rope'd hydraulic drive; 3/4 hp 24 VDC pump motor with two 12V, 33 Ah, sealed no-maintenance batteries with 24 V 3.5 amp "smart charge" battery charger.

4. Rated Load: 750 lbs. with minimum safety factor of 5X.

F. Rated Speed: 9 ft/min (ball screw drive) or 18.21 ft/min (hydraulic drive).

G. Platform Size: (specify) 30" x 48", 36" x 60" or 36" x 48" high guard panels.

H. Machine Tower: 14 ga. steel tubing.

I. Drive: 14 ga. steel tubing.

J. Platform Controls: Directional paddle switch, off/on key switch, emergency stop switch with alarm and illuminated key switch.

K. Landing Controls: Directional paddle switch and on/off key switch (specify options) emergency stop switch with alarm and illuminated key switch.

L. Options: Call/send controls, platform controls, etc.

M. Options: Call/send controls, platform controls, etc.

N. Options: Call/send controls, platform controls, etc.

O. Options: Call/send controls, platform controls, etc.

P. Options: Call/send controls, platform controls, etc.

Q. Options: Call/send controls, platform controls, etc.

R. Options: Call/send controls, platform controls, etc.

S. Options: Call/send controls, platform controls, etc.

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THE TIMBERS

PHASE II

at town center

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NO.	DATE DESCRIPTION
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SHEET CONTENTS:	
GENERAL ANSI SITE AND BUILDING REQUIREMENTS	
JOB NO.:	201030
DRAWN BY:	LW
CHECKED BY:	TJR
DATE:	3-2-11
A9.8	

Chapter 5. General Site and Building Elements

501 General

501.1 Scope. General site and building elements required to be accessible by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 5.

502 Parking Spaces

502.1 General. Accessible car and van parking spaces shall comply with Section 502.

502.2 Vehicle Space Size. Car parking spaces shall be 96 inches (2440 mm) minimum in width. Van parking spaces shall be 132 inches (3350 mm) minimum in width.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) minimum in width where the adjacent access aisle is 96 inches (2440 mm) minimum in width.

502.3 Vehicle Space Marking. Car and van parking spaces shall be marked to define the width. Where parking spaces are marked with lines, the width measurements of parking spaces and adjacent access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be per-

mitted to include the full width of the line defining the parking space or access aisle.

502.4 Access Aisle. Car and van parking spaces shall have an adjacent access aisle complying with Section 502.

502.4.1 Location. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. Access aisles shall not overlap with the vehicular way. Parking spaces shall be permitted to have access aisles placed on either side of the car or van parking space. Van parking spaces that are angled shall have access aisles located on the passenger side of the parking space.

502.4.2 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) minimum in width.

502.4.3 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.4.4 Marking. Access aisles shall be marked so as to discourage parking in them. Where access aisles are marked with lines, the width measurements of access aisles and adjacent parking spaces shall be made from the centerline of the markings.

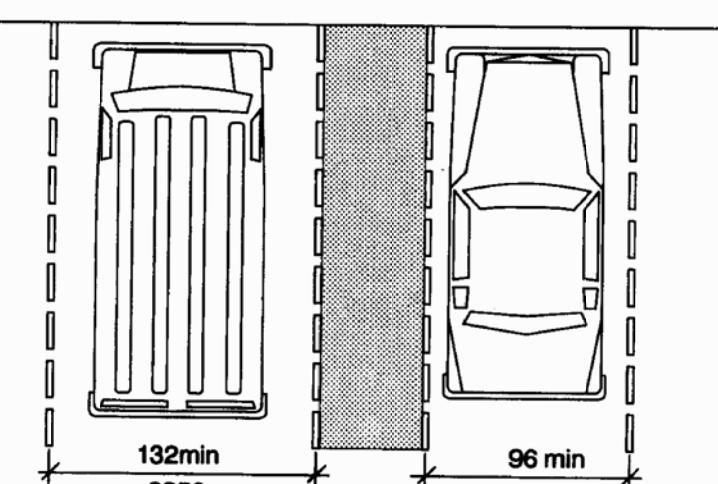


Fig. 502.2
Vehicle Parking Space Size

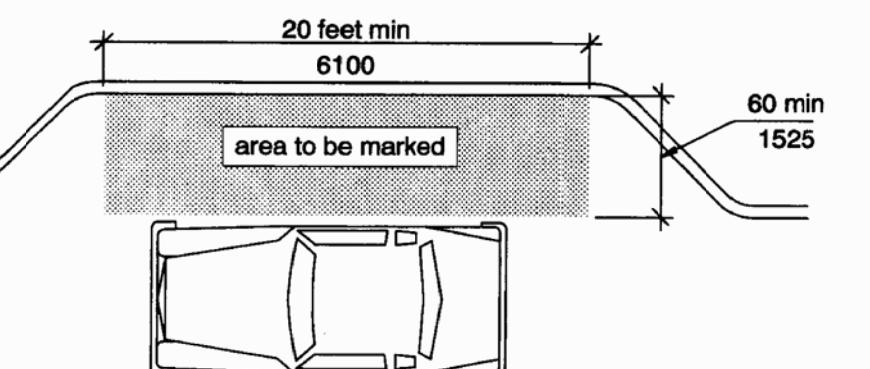


Fig. 503.3
Passenger Loading Zone Access Aisle

504 Stairways

504.1 General. Accessible stairs shall comply with Section 504.

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4 inches (100 mm) minimum and 7 inches (180 mm) maximum in height. Treads shall be 11 inches (280 mm) minimum in depth.

504.3 Handrails. Stairs shall have handrails complying with Section 505.

504.4 Lighting. Lighting for interior stairways shall comply with Section 504.8.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be $\frac{1}{2}$ inch (13 mm) maximum. Nosings that project beyond risers shall have

504.6 Handrails. Stairs shall have handrails complying with Section 505.

504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

504.8 Lighting. Lighting for interior stairways shall comply with Section 504.8.

504.9 Stair Level Identification. Stair level identification signs in tactile characters complying with Section 703.3 shall be located at each floor level landing in all enclosed stairways adjacent to the door leading from the stairwell into the corridor to identify the floor level. The exit door discharging to the outside or to the level of exit discharge shall have a tactile sign stating "EXIT."

504.10 Tread Surface. Stair treads shall comply with Section 302 and shall have a slope not steeper than 1:48.

504.11 Nosings. The radius of curvature at the leading edge of the tread shall be $\frac{1}{2}$ inch (13 mm) maximum. Nosings that project beyond risers shall have

504.12 Handrail Identification. Handrail identification signs in tactile characters complying with Section 703.3 shall be located at each floor level landing in all enclosed stairways adjacent to the door leading from the stairwell into the corridor to identify the floor level. The exit door discharging to the outside or to the level of exit discharge shall have a tactile sign stating "EXIT."

504.13 Handrail Height. Handrails shall have a cross section complying with Section 505.7.1 or 505.7.2.

504.14 Circular Cross Sections. Handrails with a circular cross section shall have an outside diameter of $\frac{1}{2}$ inches (32 mm) minimum and 2 inches (51 mm) maximum.

504.15 Noncircular Cross Sections. Handrails with a noncircular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and $\frac{1}{2}$ inches (160 mm) maximum, and a cross-section dimension of $2\frac{1}{4}$ inches (57 mm) maximum.

504.16 Handrail Extensions. Handrails shall extend beyond and in the same direction of stair flights and ramp runs in accordance with Section 505.10.

504.17 Continuous Handrails. Continuous handrails at the inside turn of stairs and ramps.

504.18 Discontinuous Handrails. Handrails are not required for handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within the aisle.

504.19 Handrail Fittings. Handrails shall not rotate within their fittings.

504.20 Handrail Clearance. Handrails, and any wall or other surfaces adjacent to them, shall be free of any sharp or abrasive elements. Edges shall be rounded.

504.21 Handrail Cross Section. Handrails shall have a cross section complying with Section 505.7.1 or 505.7.2.

504.22 Handrail Height. Handrails shall have a cross section complying with Section 505.7.1 or 505.7.2.

504.23 Circular Cross Sections. Handrails with a circular cross section shall have an outside diameter of $\frac{1}{2}$ inches (32 mm) minimum and 2 inches (51 mm) maximum.

504.24 Noncircular Cross Sections. Handrails with a noncircular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and $\frac{1}{2}$ inches (160 mm) maximum, and a cross-section dimension of $2\frac{1}{4}$ inches (57 mm) maximum.

504.25 Handrail Extensions. Handrails shall extend beyond and in the same direction of stair flights and ramp runs in accordance with Section 505.10.

504.26 Continuous Handrails. Continuous handrails at the inside turn of stairs and ramps.

504.27 Discontinuous Handrails. Handrails are not required for handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within the aisle.

504.28 Handrail Fittings. Handrails shall not rotate within their fittings.

504.29 Handrail Clearance. Handrails, and any wall or other surfaces adjacent to them, shall be free of any sharp or abrasive elements. Edges shall be rounded.

504.30 Handrail Cross Section. Handrails shall have a cross section complying with Section 505.7.1 or 505.7.2.

504.31 Handrail Height. Handrails shall have a cross section complying with Section 505.7.1 or 505.7.2.

504.32 Circular Cross Sections. Handrails with a circular cross section shall have an outside diameter of $\frac{1}{2}$ inches (32 mm) minimum and 2 inches (51 mm) maximum.

504.33 Noncircular Cross Sections. Handrails with a noncircular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and $\frac{1}{2}$ inches (160 mm) maximum, and a cross-section dimension of $2\frac{1}{4}$ inches (57 mm) maximum.

504.34 Handrail Extensions. Handrails shall extend beyond and in the same direction of stair flights and ramp runs in accordance with Section 505.10.

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504.69 Noncircular Cross Sections. Handrails with a noncircular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and $\frac{1}{2}$ inches (160 mm) maximum, and a cross-section dimension of $2\frac{1}{4}$ inches (57 mm) maximum.

504.70 Handrail Extensions. Handrails shall extend beyond and in the same direction of stair flights and ramp runs in accordance

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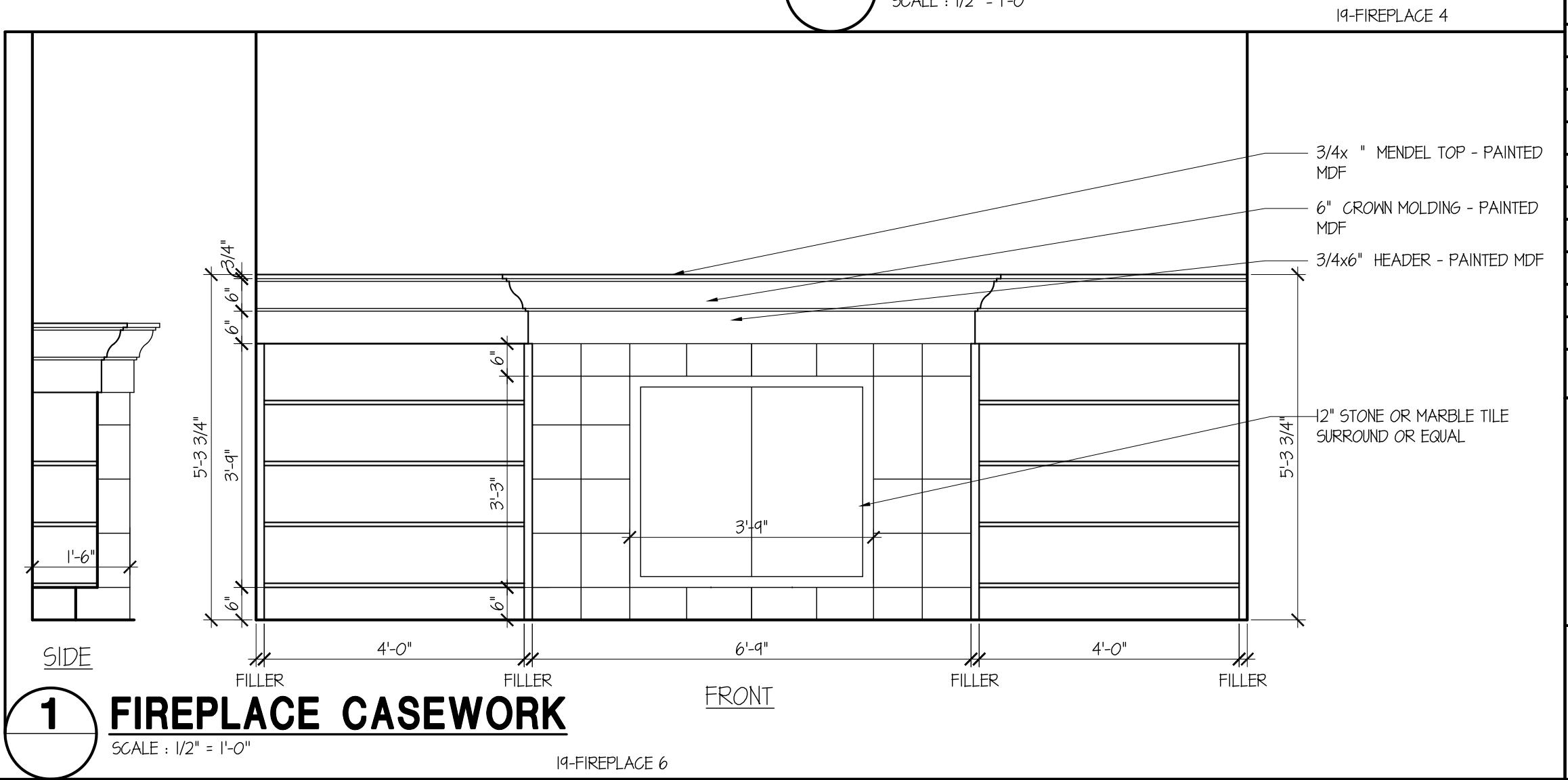
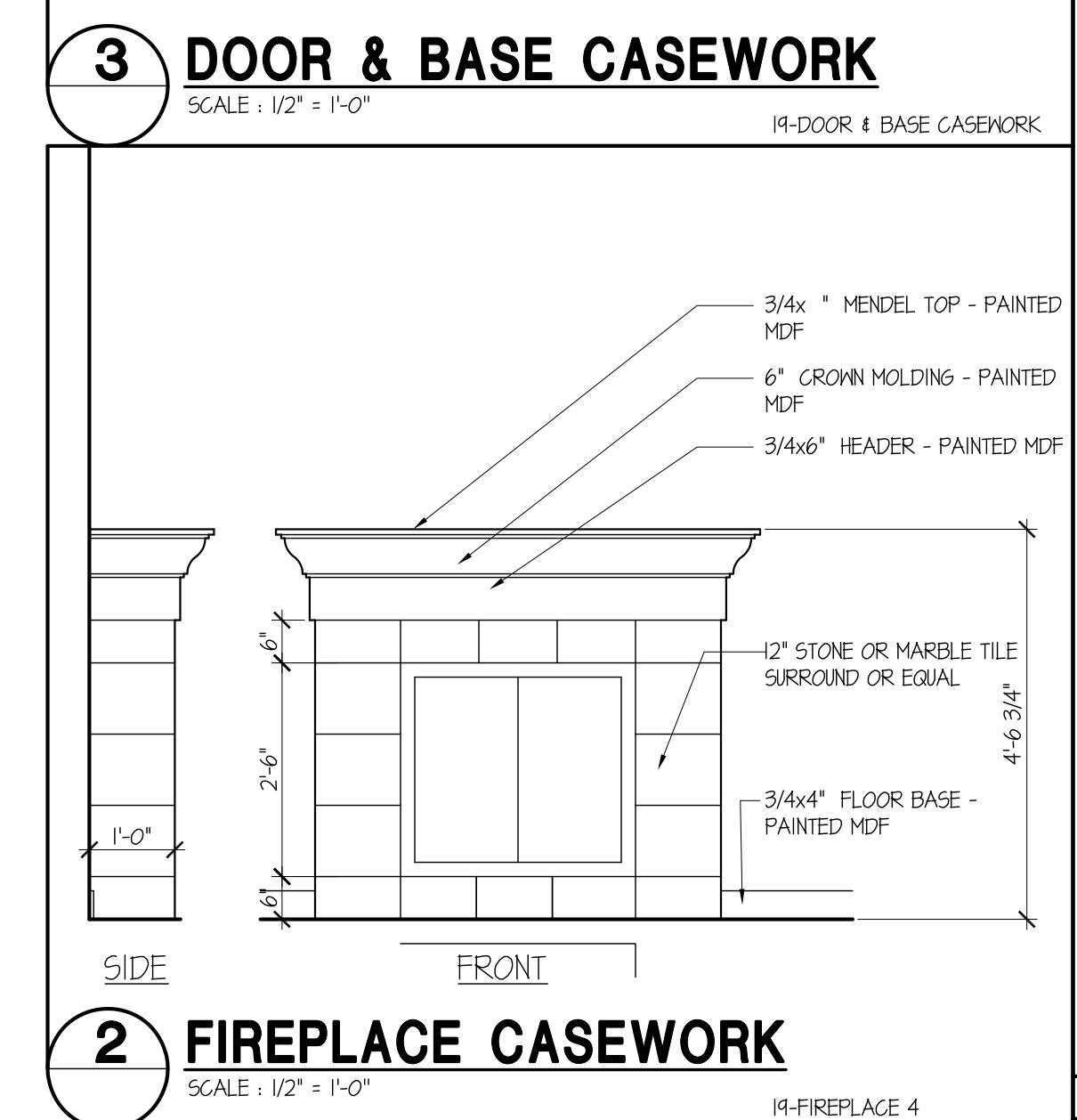
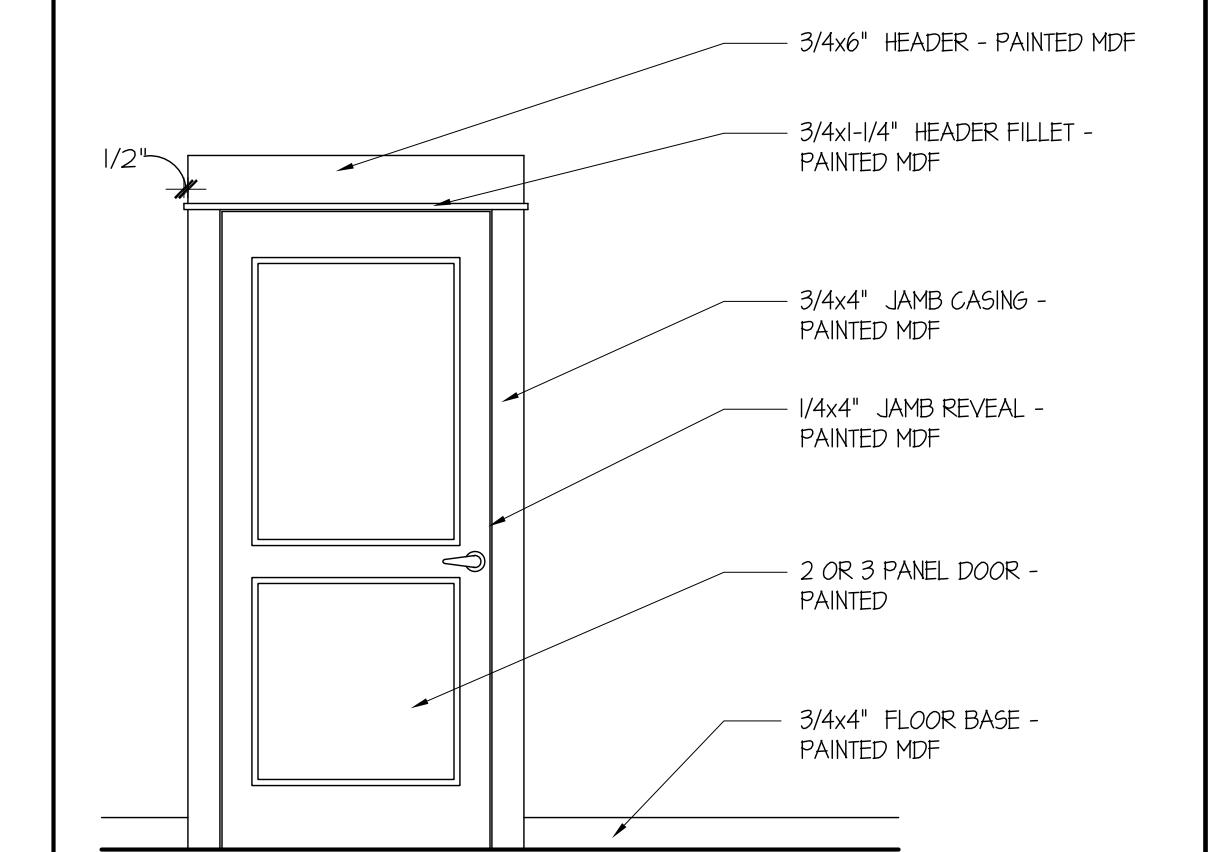
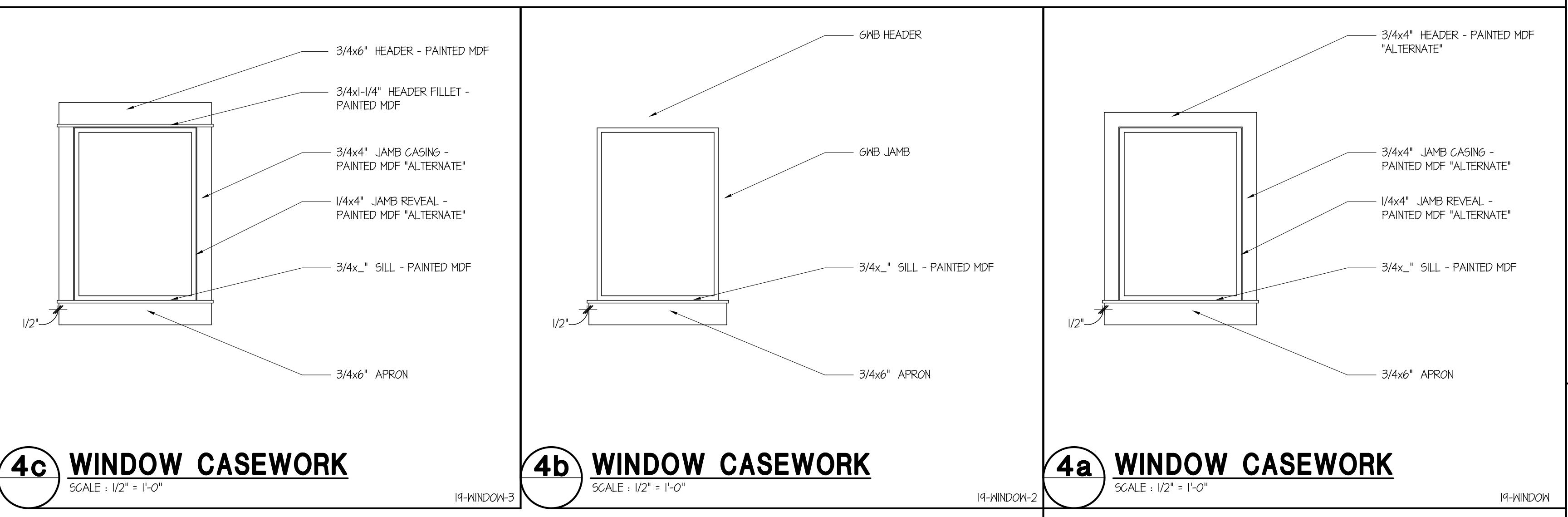
14900 INTERURBAN AVE SOUTH
SUITE 138

TUKWILA, WASHINGTON 98168
(206) 854-5500 FAX (206) 854-5501
ronhovdearchitects.com

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ARCHITECT
TOR-JAN RONHOVDE
STATE OF WASHINGTON

THE TIMBERS PHASE II at town center

VANCOUVER, WA

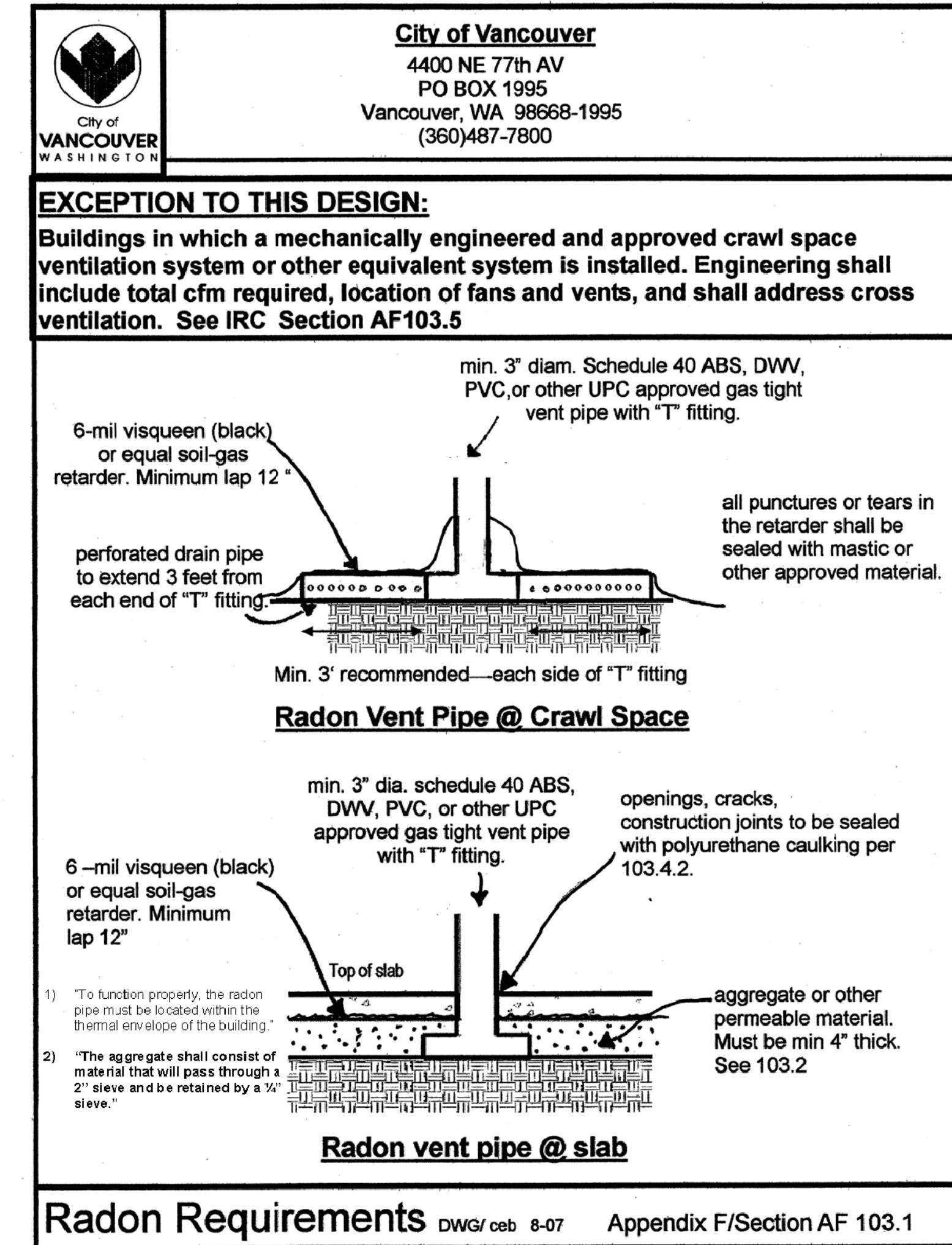
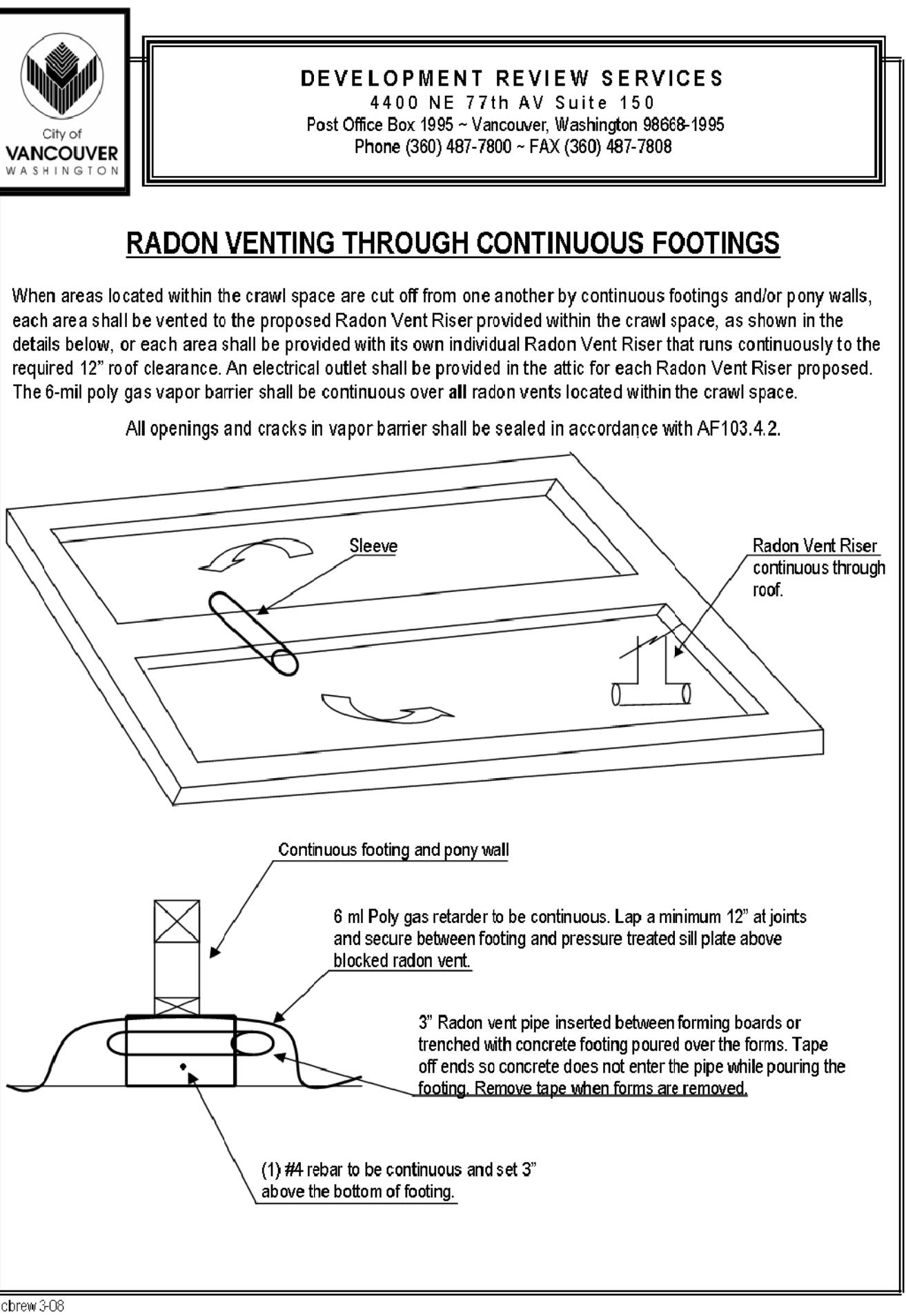
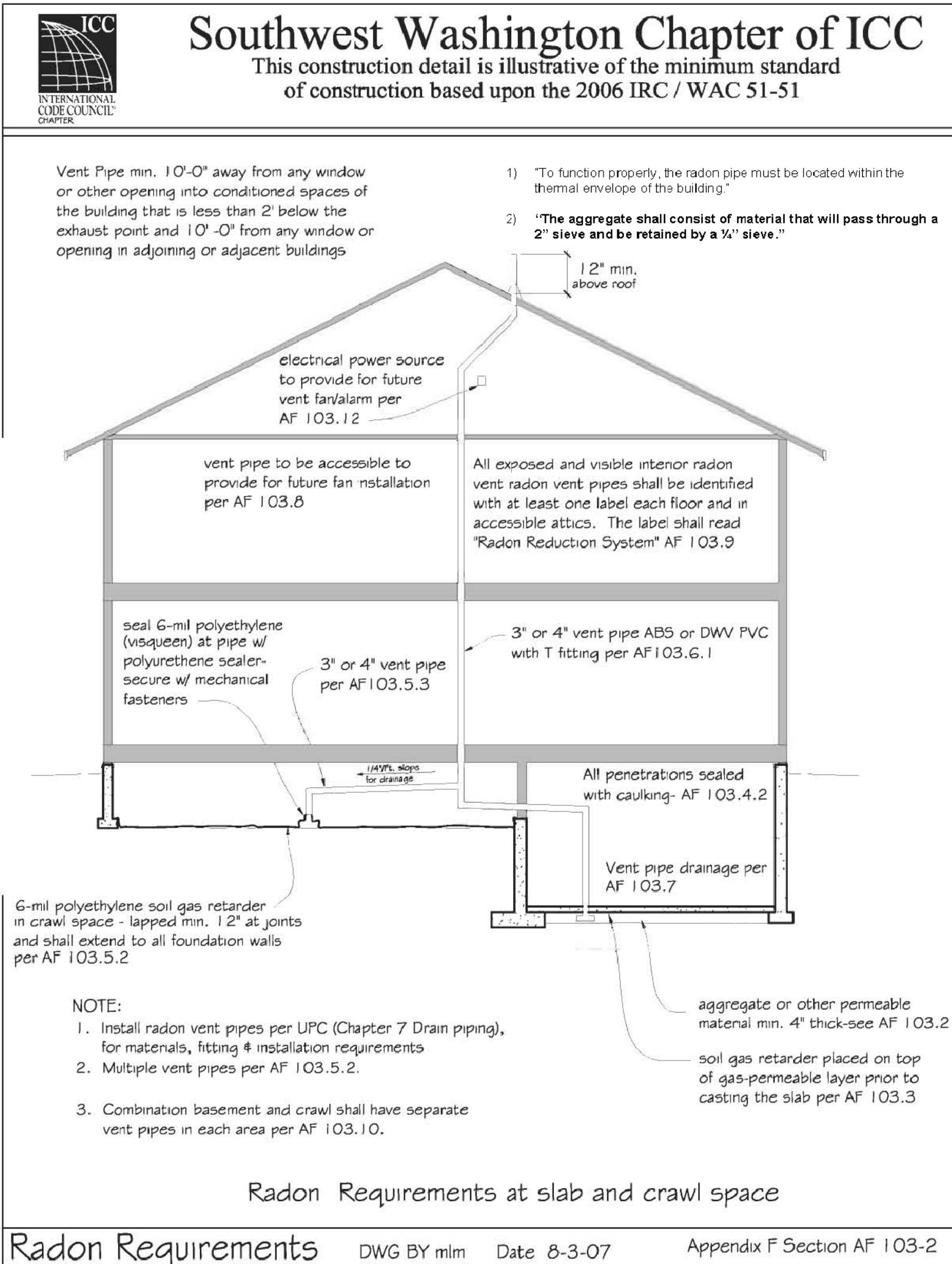


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2	5-8-12 PLAN REVIEW RESPONSE
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JOB NO.:	201038
DRAWN BY:	LMS
CHECKED BY:	TJR
DATE:	3-2-11
SHEET NO.	A10.2

VANCOUVER, WA

THE TIMBERS PHASE II at town center

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2	5-8-12	PLAN REVIEW RESPONSE
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RADON REQUIREMENTS AND DETAILS		
JOB NO.:	201038	SHEET NO.
DRAWN BY:	LW6	
CHECKED BY:	TJR	
DATE:	3-2-12	
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**THE
RONHOVDE
ARCHITECTS
L L C**

14900 INTERURBAN AVE SOUTH
SUITE 130
TUKWILA, WASHINGTON 98168
(206) 859-5500 | FAX (206) 859-5501
ronhovdearchitects.com

4344 REGISTERED ARCHITECT
DR. JAN RONHOVDE
STATE OF WASHINGTON