

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.

ABBREVIATIONS

NOTE: Clarify with Architect all abbreviations not listed.

AB.	ANCHOR BOLT	FND.	FOUNDATION	R.	RISER
A.C.F.	ABOVE FINISHED FLOOR	F.O.B.	FACE OF BRICK	R.D.	ROOF DRAIN
AGGR.	AGGREGATE	F.O.C.	FACE OF CONCRETE	R.E.	REFER TO ...
ALT.	ALTERNATE	F.P.	FOOT	R.EFR.	REFRIGERATOR
APPROX.	APPROXIMATE	F.TG.	FTG.	R.EINF.	REINFORCED
ARCH.	ARCHITECTURAL	FURR.	FURRING	R.EQ'D.	REQUIRED
BD.	BOARD	G.ALV.	GAUGE	R.RO.	ROOM
BLDG.	BUILDING	GALV.	GALVANIZED	S.	SOUTH
BLOK.	BLOCK	G.C.	GENERAL CONTRACTOR	S.C.	SOLID CORE
BLOK'S.	BLOCKING	G.L.	GLASS	SCHED.	SCHEDULE
BM.	BEAM	G.R.	GRADE	S.ECT.	SECTION
BOT.	BOTTOM	G.YP.	GYPSUM	S.F.	SQUARE FOOT
BTWN.	BETWEEN	G.YP. BD.	GYPSUM BOARD	S.HT.	SHEET
BUR.	BUILT UP ROOFING	H.B.	HOSE BIBB	SIM.	SIMILAR
B.W.	BOTH WAYS	H.C.	HOLLOW CORE	SPEC.	SPECIFICATION
C.J.	CONTROL JT.	H/C	HANDICAPPED	S.Q. OF	SQUARE
CL.G.	CEILING	HDWD.	HARDWOOD	S.S.	STAINLESS STEEL
CLKG.	CAULKING	HDWE.	hardware	STAGG.	STAGGERED
CLR.	CLEAR	H.M.	HOLLOW METAL	STD.	STANDARD
CMU.	CONCRETE MASONRY UNIT	HR.	HR.	STIFF.	STIFFENER
CONN.	CONNECTION	HT.	HEIGHT	STEEL	STEEL
CONN.	CONCRETE	I.D.	HEATING, VENTILATION AND	STRUCT.	STRUCTURAL
CONN.	CONNECTION	INSUL.	AIR CONDITIONING	SUSP.	SUSPENDED
CONT.	CONSTR.	INT.	INSULATION	TREAD	TOP AND BOTTOM
C.T.	CONTINUOUS	INTERIOR	TR.	TER.	TERRAZZO
DEG.	DEGREE	JAN.	JANITOR	T & B	TONGUE & GROOVE
DET./DTL.	DETAIL	JNT.	JOINT	V.	THICK.
D.F.	DRINKING FOUNTAIN	KIT.	KITCHEN	U.N.O.	TYPE
DIAG.	DIAGONAL	LAB.	LABORATORY	UNL.	UNLESS NOTED
DIA.%	DIAMETER	LAM.	LAMINATE	OTHERWISE	OTHERWISE
DN.	DOWN	LAV.	LAVATORY	VCT.	NOTES OTHERWISE
DS.	DSOWNSPOUT	LT.	LIGHT	VER.	NOTES OTHERWISE
DWG.	DRAWING			VERT.	NOTES OTHERWISE
(E)	EXISTING	M.	MANUFACTURER	W.	WEST
EA.	EACH	MACH.	MACHINICAL	W.C.	WITH
E.I.J.	EXJECTION JOINT	MEMB.	MEMBRAN	WD.	WATER CLOSET
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	M.FR.	MANUFACTURER	WO.	WOOD
EL.	ELEV.	M.H.	MANOHE	WITHOUT	WITHOUT
ELEC.	ELECTRICAL	MIN.	MINIMUM		
ELEV.	ELEVATION	MISC.	MISCELLANEOUS		
EMER.	EMERGENCY	M.O.	MASONRY OPENING		
ENCL.	ENCLOSURE	M.TL.	MATERIAL		
EQUIP.	EQUIPMENT	MULL.	MULLION		
EWI.	EACH WAY	N.	NORTH		
EWC.	ELECTRIC WATER COOLER	N.I.C.	NOT IN CONTRACT		
EXP.	EXPANSION	NO.	NUMBER		
EXT.	EXTERIOR	NO. M.	NOMINAL		
F.A.	FIRE ALARM	NO. S.	NO. OF SCALE		
F.D.	FIRE DEPARTMENT	O.C.	ON CENTER		
FD.C.	FIRE DEPARTMENT CONNECTION	O.D.	OUTSIDE DIAMETER		
FE.	FIRE EXTINGUISHER	O.H.	OVERHEAD		
FEC.	FIRE EXTINGUISHER CABINET	O.P.	OPENING		
FF.	FINISH FLOOR	O.P.	OPPOSITE		
F.H.C.	FIRE HOSE CABINET	PCT.	PRE-CAST		
FIN.	FINISH	PL.	PROPERTY LINE		
FL.	FLUSH LINE	PLAH.	PLASTIC LAMINATE		
FLR.	FLOOR	PLA.	PLASTER		
FLUOR.	FLUORESCENT	PLY.	PLYWOOD		
		PR.	PAIR		
		Q.T.	QUARRY TILE		

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

REP: ERIC GOLEMO
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PROJECT STATISTICS

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

PARCEL NUMBER(S): 14531000, 14531000, 14530100, 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 14386 = 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 8,355 = +/-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

PARKING PROVIDED: PH-35 (IN PARKING GARAGE) + PH-2 41 = 82

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 55Ft = 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:

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

14,355 S.F. MIN.

9,470 SQ. FT.

9,132 SQ. FT.

-2,716 SQ. FT.

=16,926 SQ. FT. PROPOSED

PROJECT LOCATION:

SHEET INDEX

CIVIL - SGA ENGINEERING

CIVIL SITE DESIGN AND SITE DEVELOPMENT DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER.

ARCHITECTURAL - RONHODE ARCHITECTS

CS-1 COVER SHEET

CS-2 GENERAL NOTES, BUILDING AREAS, UNIT AREAS, PLUMBING FIXTURE SCHEDULE

A.O.1 SITE PLAN

A.O.2 OMITTED

A.O.3 BUILDING A CODE REVIEW PLANS

A.O.4 BUILDING B CODE REVIEW PLANS

SCHEDULES, NOTES, FLAG NOTES AND HC UPDATES

A.I.1 UNIT 1 AND 1 END FLOOR PLAN

A.I.2 UNIT 1 TYPE A AND B

A.I.3 UNIT 2 FLOOR PLAN

A.I.4 UNIT 2 TYPE B FLOOR PLAN

A.I.5 REC. UNIT FLOOR PLANS

A.I.6 BUILDINGS A & B ROOF PLAN

A.I.7 BUILDINGS A EXTERIOR ELEVATIONS, & FINISH SCHEDULE

A.I.8 BUILDINGS B EXTERIOR ELEVATIONS, & FINISH SCHEDULE

A.I.9 STAIR SECTIONS

A.I.10 STAIR SECTIONS

A.I.11 CARPORT PLAN - TYPE C4 & C5

A.I.12 OMITTED

A.I.13 OMITTED

A.I.14 WALL SECTIONS

A.I.15 WALL SECTIONS

A.I.16 WALL SECTIONS

A.I.17 WALL SECTIONS

<p

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, OPENINGS AND 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 UBC 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
	9
	8
	7
	6
	5
	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:	
GENERAL NOTES	
UNIT AREAS	
BUILDING AREAS	
FIXTURE COUNT	
JOB NO.:	201038
DRAWN BY:	LW
CHECKED BY:	TJR
DATE:	3-2-11
CS-2	

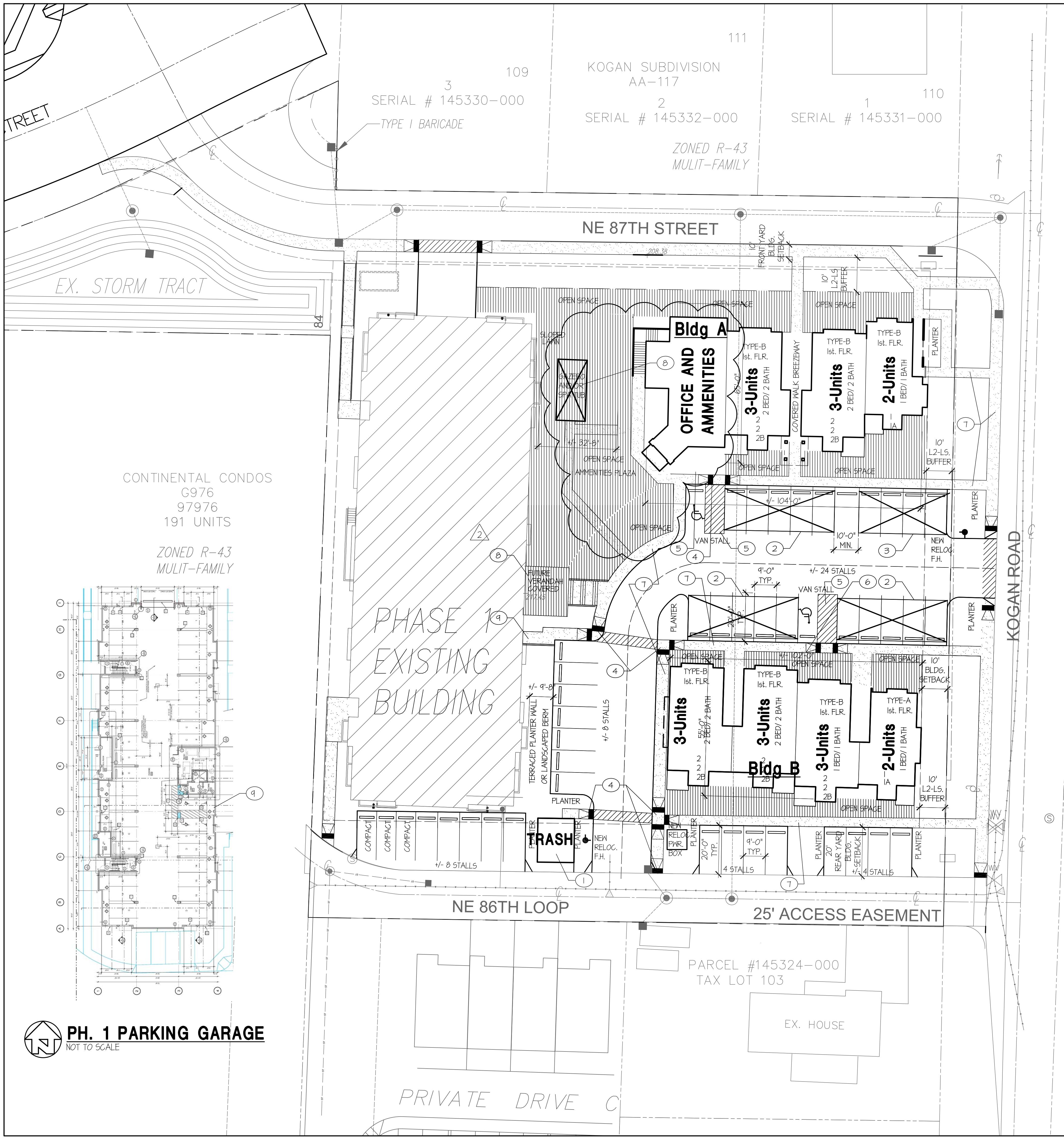
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THE TIMBERS
PHASE II
at town center

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

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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 = 14,275 SQ. FT. 1st. STORY + 14,275 s.f. 2nd. STORY = 28,545 s.f. TOTAL
AREA INCREASES NOT ALLOWED DUE TO NFPA 13R SPRINKLER SYSTEM.
ACTUAL HEIGHT = 2 STORIES, 21'FT 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 = 35,875 s.f. 1st. STORY + 3,587 s.f. 2nd. STORY + 3,540 s.f. 3RD STORY =
36,064 s.f. TOTAL
ACTUAL HEIGHT = 3 STORIES 31'-2" FT.

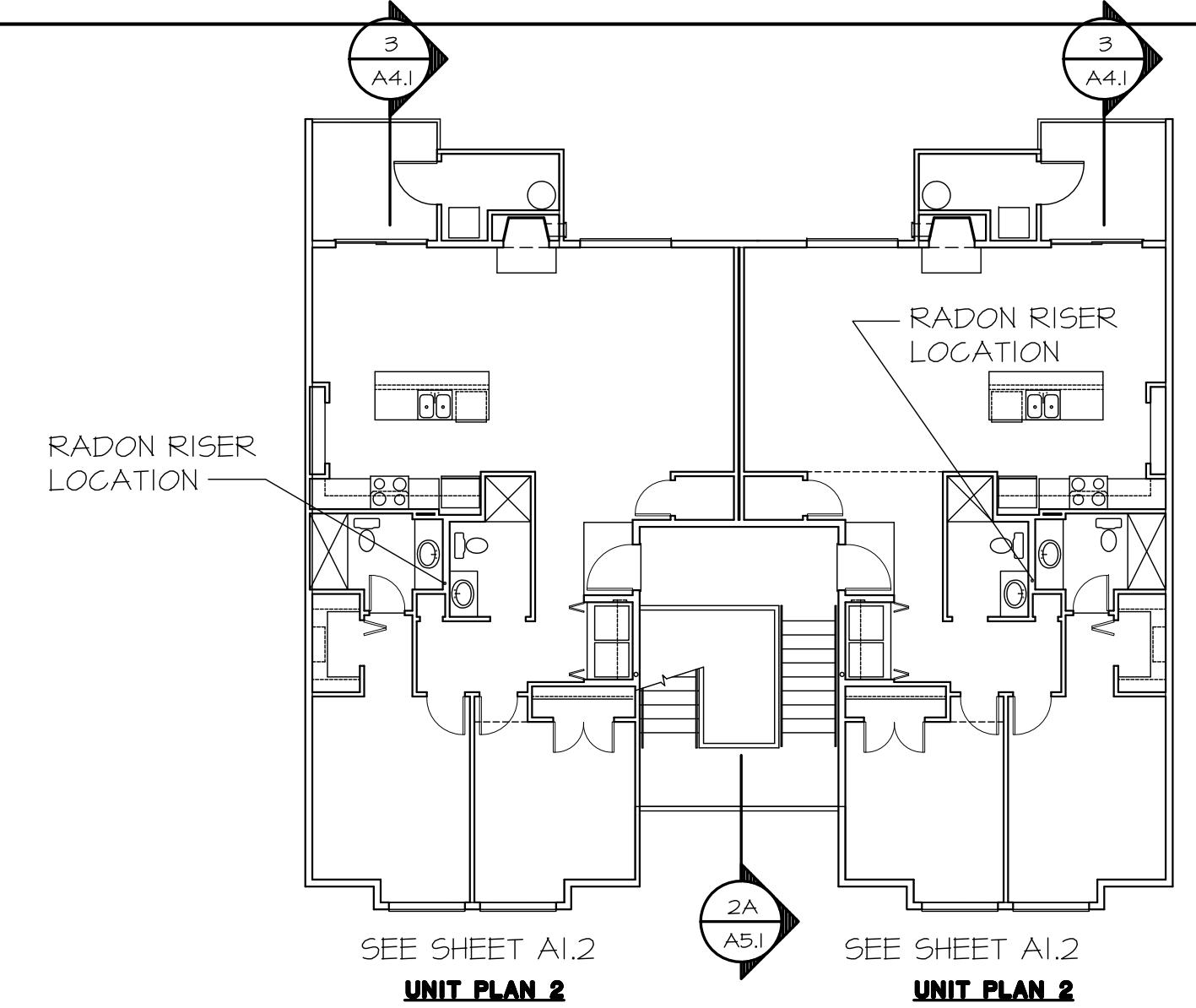
SEPARATION BETWEEN OCCUPANCIES = 1 HR. TABLE 508.4.1.2
SEPARATION PROPOSED = 1 HOUR

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

ACTUAL/ALLOWABLE RATIOS = $\frac{36,064}{36,000} + \frac{2,854}{11,500} = .60 < 1$

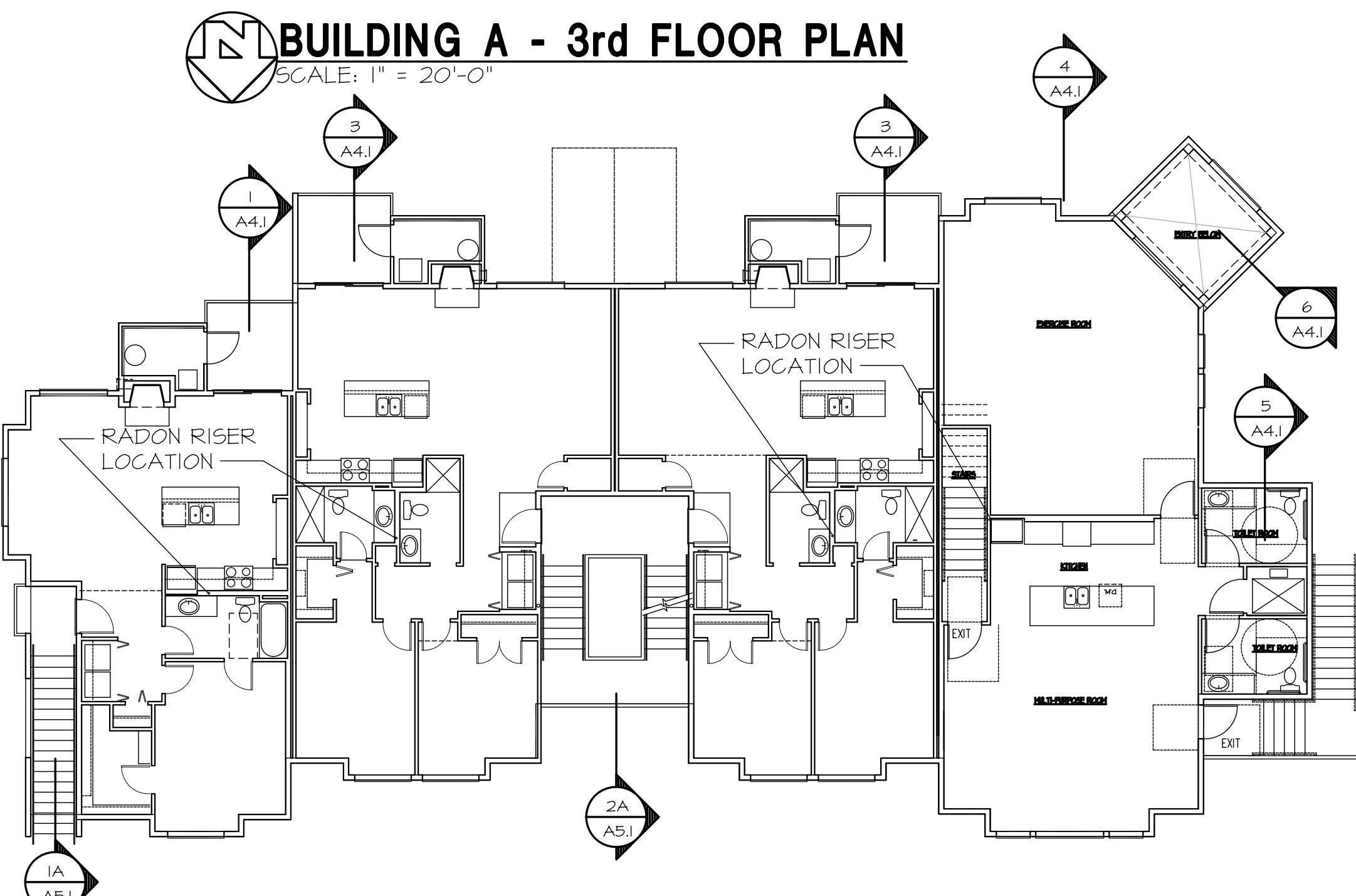
CONSTRUCTION COMPONENTS
FIRE RESISTANCE RATINGS PER TABLE 601
1-HOUR AT ALL COMPONENTS EXCEPT INTER NON-BEARING WALLS

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



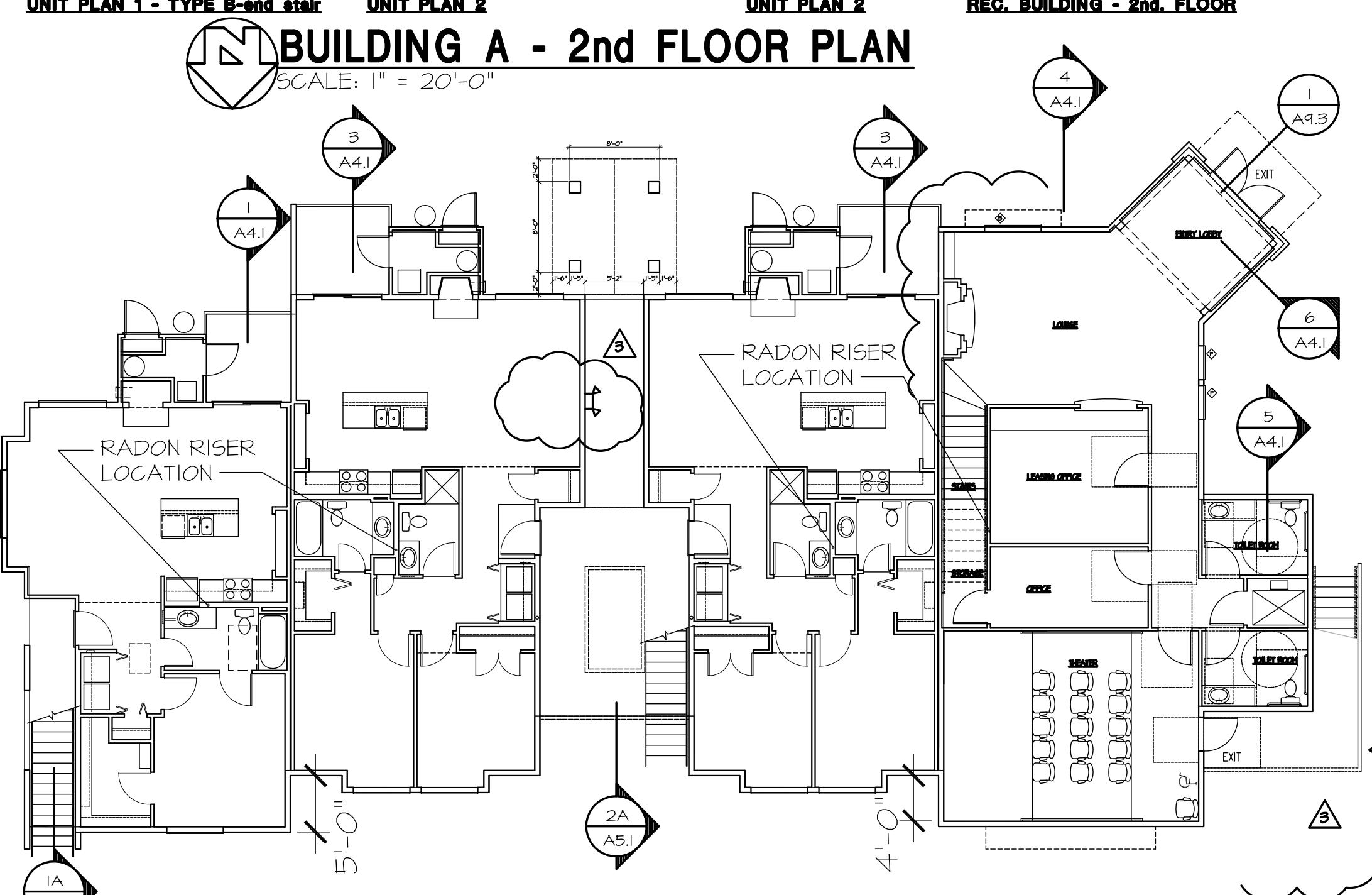
BUILDING A - 3rd FLOOR PLAN

SCALE: 1" = 20'-0"



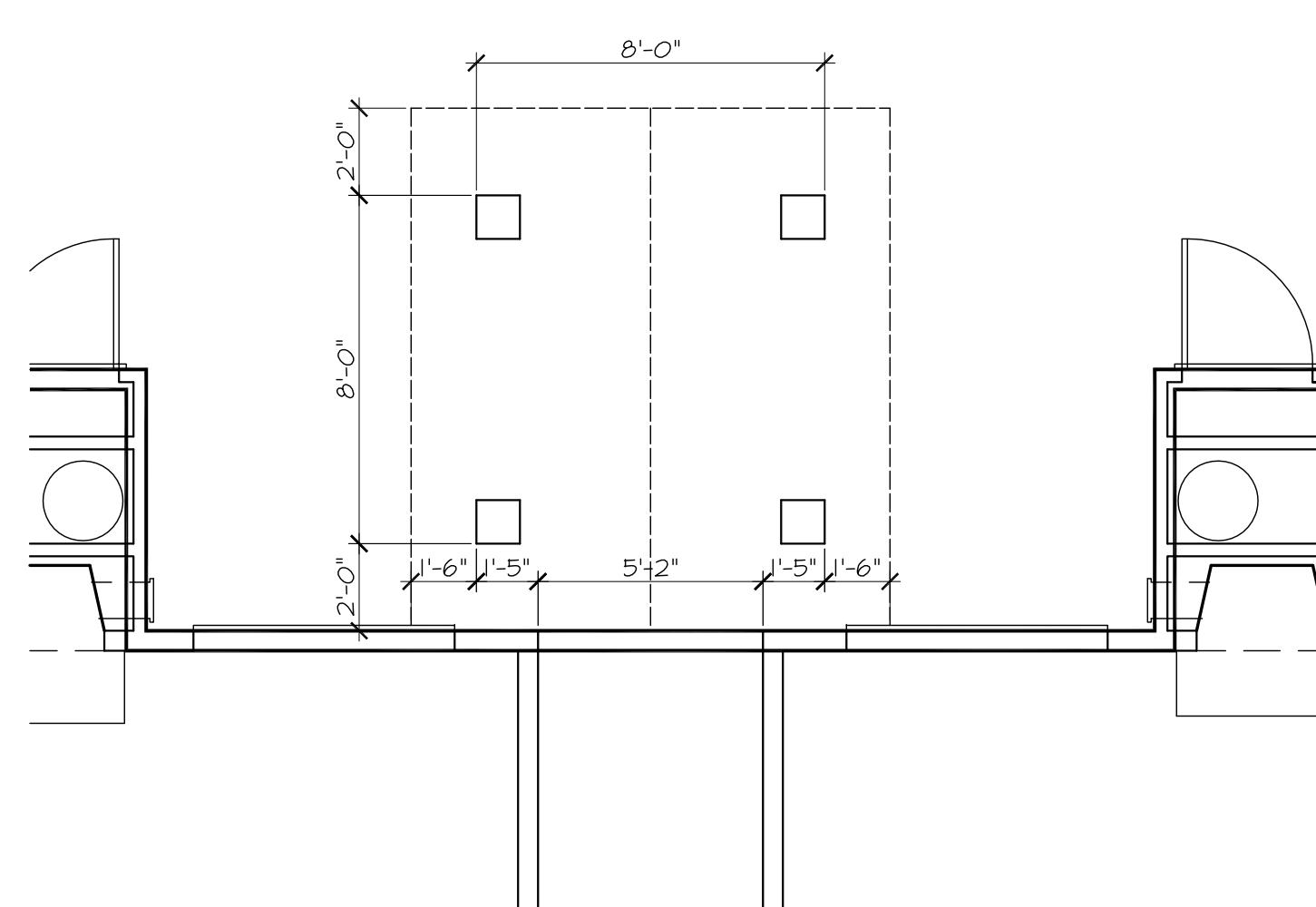
BUILDING A - 2nd FLOOR PLAN

SCALE: 1" = 20'-0"



BUILDING A - 1st FLOOR PLAN

SCALE: 1" = 20'-0"



BUILDING A - BREEZEWAY DORMER

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

THIS SHEET ADDED

10	
9	
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4	I-29-13 CONTRACTOR RFI'S
3	4-7-12 2nd PLAN REVIEW SUBMITTAL
2	5-8-12 PLAN REVIEW RESPONSE
1	3-2-12 PERMIT SUBMITTAL
NO. DATE DESCRIPTION	
REVISIONS	
SHEET CONTENTS:	
OVERALL PLANS	
BUILDING A	
JOB NO.:	201030
DRAWN BY:	LW6
CHECKED BY:	TJR
DATE:	3-2-11
SHEET NO.	A0.3

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4344
REGISTERED
ARCHITECT
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.I.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.I.2

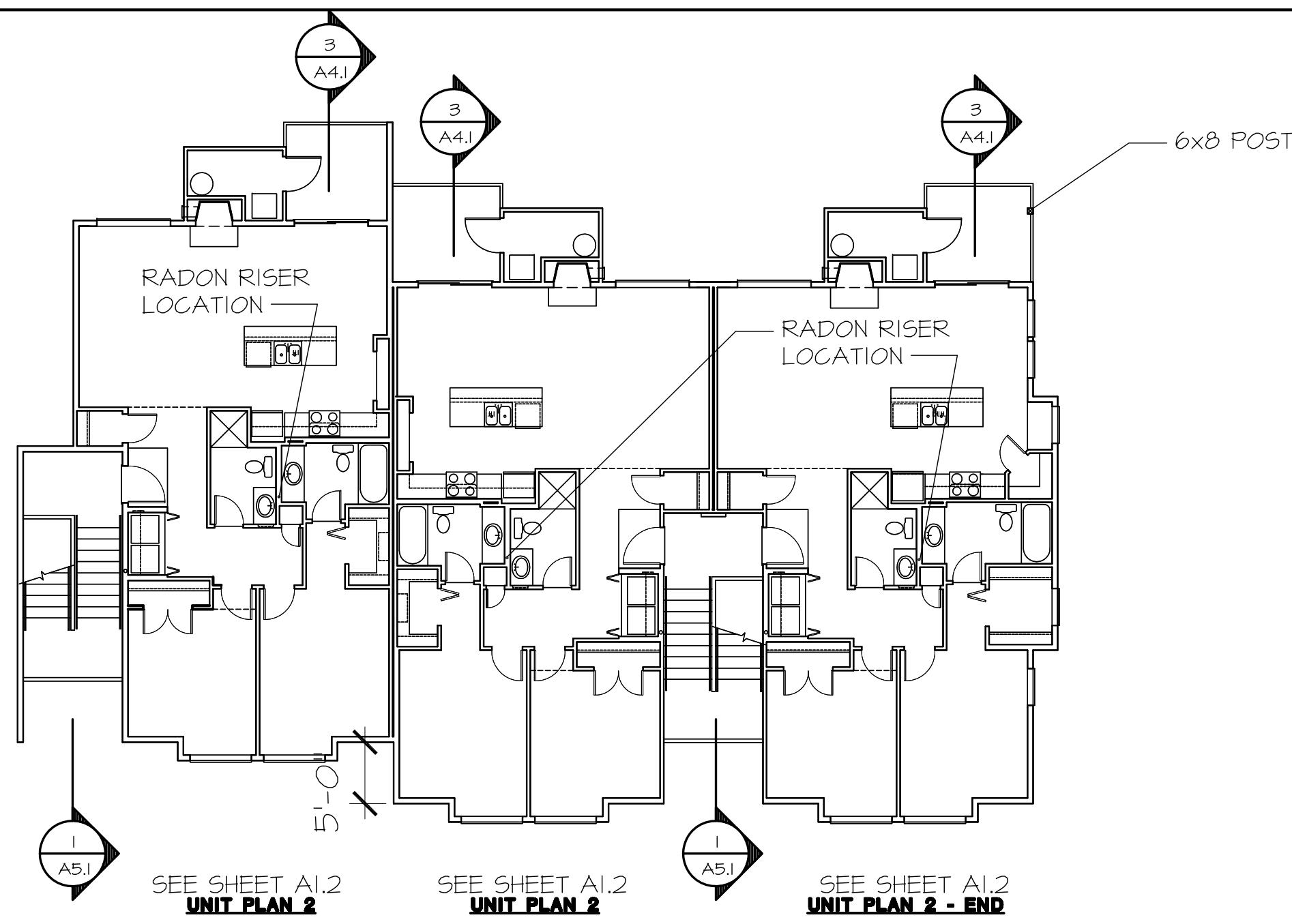
SEPARATION PROPOSED = 1 HOUR

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

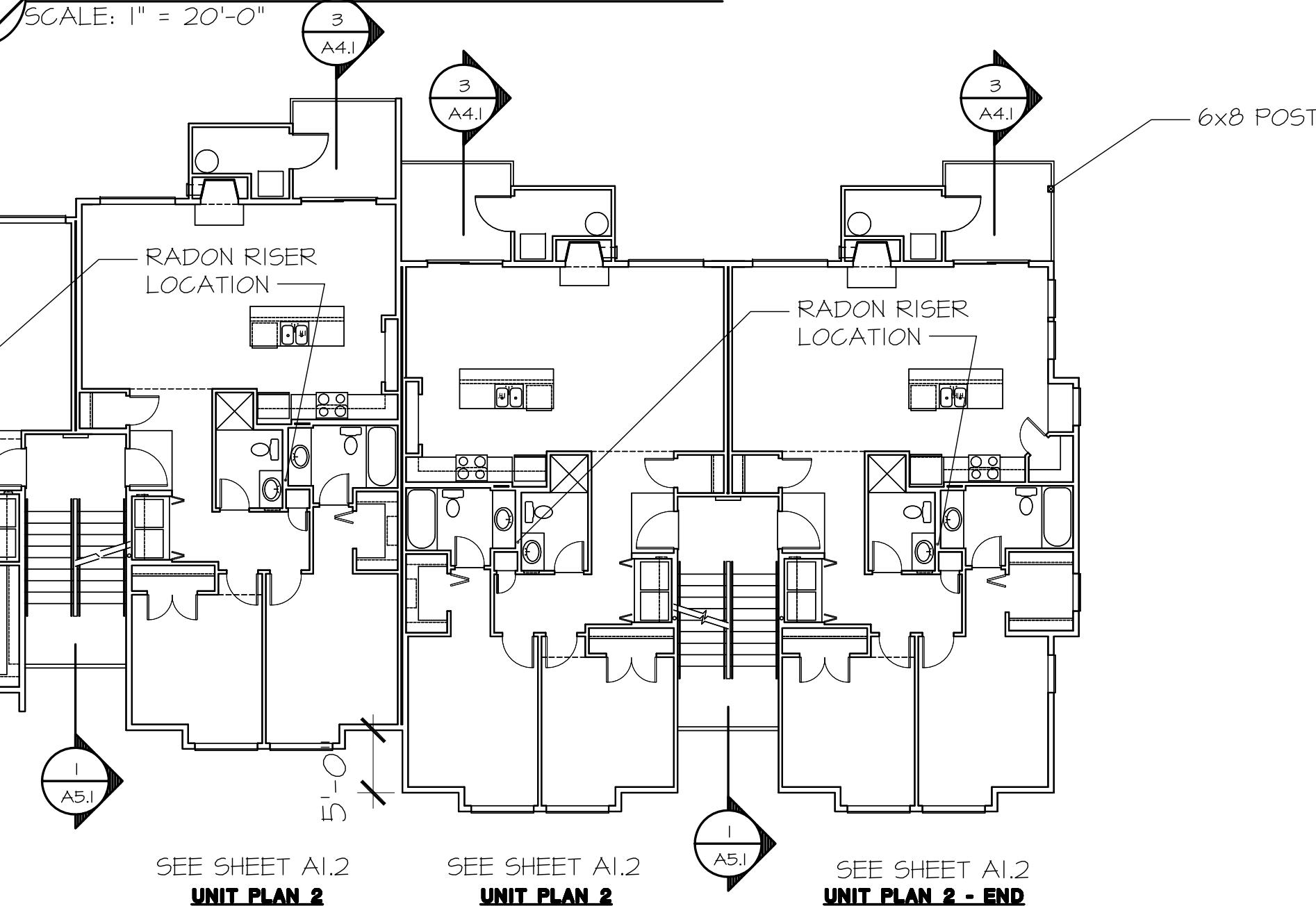
ACTUAL/ALLOWABLE RATIOS = $\frac{12,819}{36,000} = .36 < 1$

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

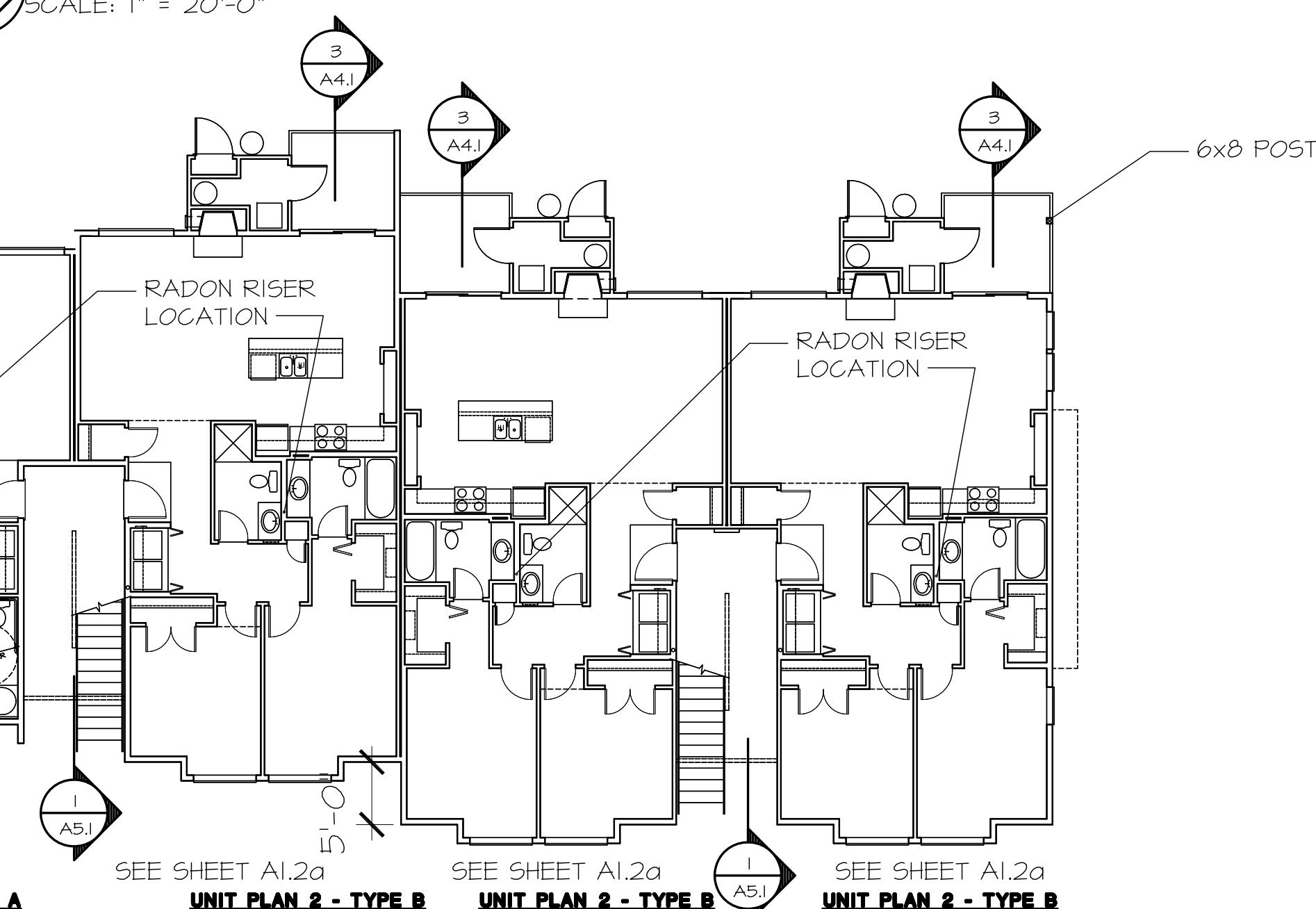
AT:
PRIMARY STRUCTURAL FRAME
INTERIOR & EXTERIOR BEARING WALLS
FLOORS SEPARATING UNITS
ROOF/CEILING CONSTRUCTION



BUILDING B - 3rd FLOOR PLAN



BUILDING B - 2nd FLOOR PLAN



BUILDING B - 1st FLOOR PLAN

PROJECT:	
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4	I-29-13 CONTRACTOR RFIS
3	4-7-12 2nd PLAN REVIEW SUBMITTAL
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:	3-2-11
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:	LMB		
CHECKED BY:	TJR		
DATE:	3-2-11		

A1.0

DOOR SCHEDULE

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 PN'L RAISED	3068	WOOD	NR.	H.C.	4
11.	BI-FOLD 2 PN'L RAISED	2468	WOOD	NR.	H.C.	4
12.	BI-FOLD PR 2 PN'L RAISED	5068	WOOD	NR.	H.C.	4
13.	BI-FOLD PR 2 PN'L RAISED	4068	WOOD	NR.	H.C.	4
14.	BI-PASS	6068	WOOD	NR.	H.C.	4, 9,
15.	BI-FOLD 2 PN'L RAISED	2668 FR	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 PN'L 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

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.B. - SEMI-GLOSS ENAMEL *
13. G.W.B. - SATIN ENAMEL *
14. G.W.B. - FLAT LATEX *
15. G.W.B. - FIRE-TAPED

16. CONCRETE
17. W.R.G.B. - SEMI-GLOSS ENAMEL *
18. G.W.B. - SATIN ENAMEL *
19. G.W.B. - FLAT LATEX **
20. G.W.B. - FIRE-TAPED

21. CONCRETE
22. W.R.G.B. - SEMI-GLOSS ENAMEL *
23. G.W.B. - SATIN ENAMEL *
24. G.W.B. - FLAT LATEX **
25. G.W.B. - FIRE-TAPED

26. SUSPENDED ACOUSTICAL CEILING
27. 31. 4" RUBBER
28. 32. PAINT GRADE WOOD
29. 33. WOOD - SANDSTAIN AND LAQUER TO MATCH CASING
30. 34. WANSOC - SEE INTERIOR ELEVATIONS OR NOTES

31. 41. WR.G.B. AT TUB OR SHOWER
32. 42. VINYL WALL COVERING AT WALLS WITH SMOOTH WALL FINISH, CONSULT OWNER FOR TYPE
33. 43.

REMARKS
GEILING
FLOORS
WALLS

ELECTRICAL SYMBOL KEY

1. DUPLEX OUTLET
2. DUPLEX OUTLET (SWITCH ONE SIDE)
3. DUPLEX OUTLET (WATERPROOF)
4. DUPLEX OUTLET GROUND FAULT INTER
5. OUTLET (3 WIRE, 220 V)
6. SWITCH (1 POLE)
7. SWITCH (3 WAY)
8. SWITCH (WATERPROOF)
9. JUNCTION BOX
10. THERMOSTAT INTERCONNECTED W/ BATTERY BACKUP
11. SMOKE DETECTOR VENT TO OUTSIDE
12. TELEPHONE OUTLET, WALL
13. CHIMES BUTTON
14. INCANDESCENT LIGHT, CEILING
15. INCANDESCENT LIGHT, WALL MTD.
16. INCANDESCENT LIGHT, EXIT, CEILING
17. INCANDESCENT LIGHT, PULL CHAIN, CLG.
18. INCANDESCENT LIGHT, PENDANT, CLG.
19. INCANDESCENT LIGHT, RECESSED, CLG.
20. FLUORESCENT LIGHT, SURFACE, CLG.
21. FLUORESCENT LIGHT, RECESSED, CLG.
22. ADAPTABLE DWELLING UNIT: (H/C)
23. IN LIEU OF ACCESSORIES, ADAPTABLE UNITS MAY BE USED WHERE PROVISIONS FOR THE FUTURE INSTALLATION OF THE FOLLOWING ITEMS ARE PROVIDED:
24. LOWERED KITCHEN COUNTER
25. GRAB BARS
26. LAVATORY REQUIREMENTS
27. MIRRORS AND SHELVES
28. WINDOW HARDWARE
29. SEE FLOOR PLANS FOR DETAILS

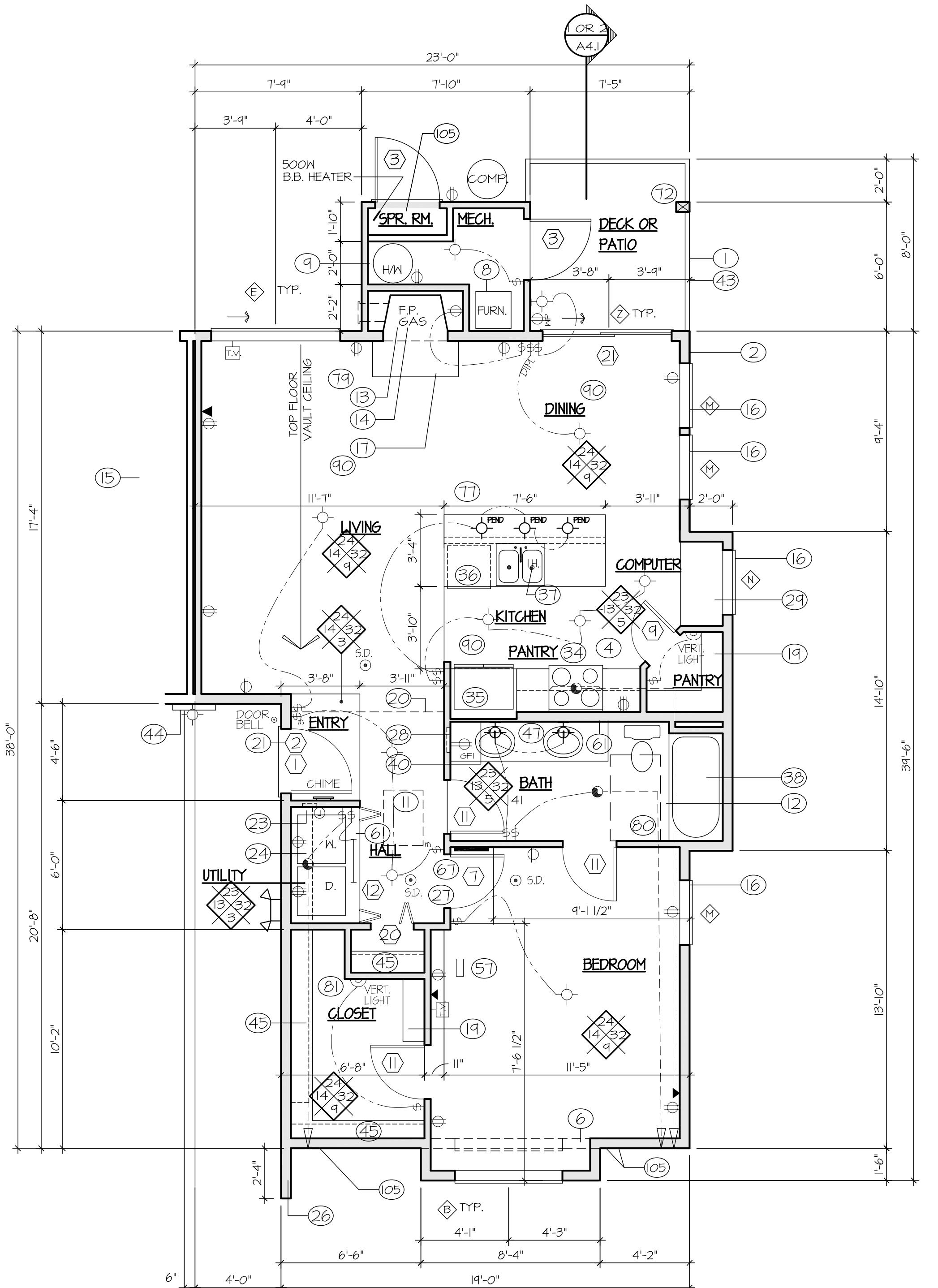
THE
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ARCHITECT
DR. JAN RONHOVDE
STATE OF WASHINGTON

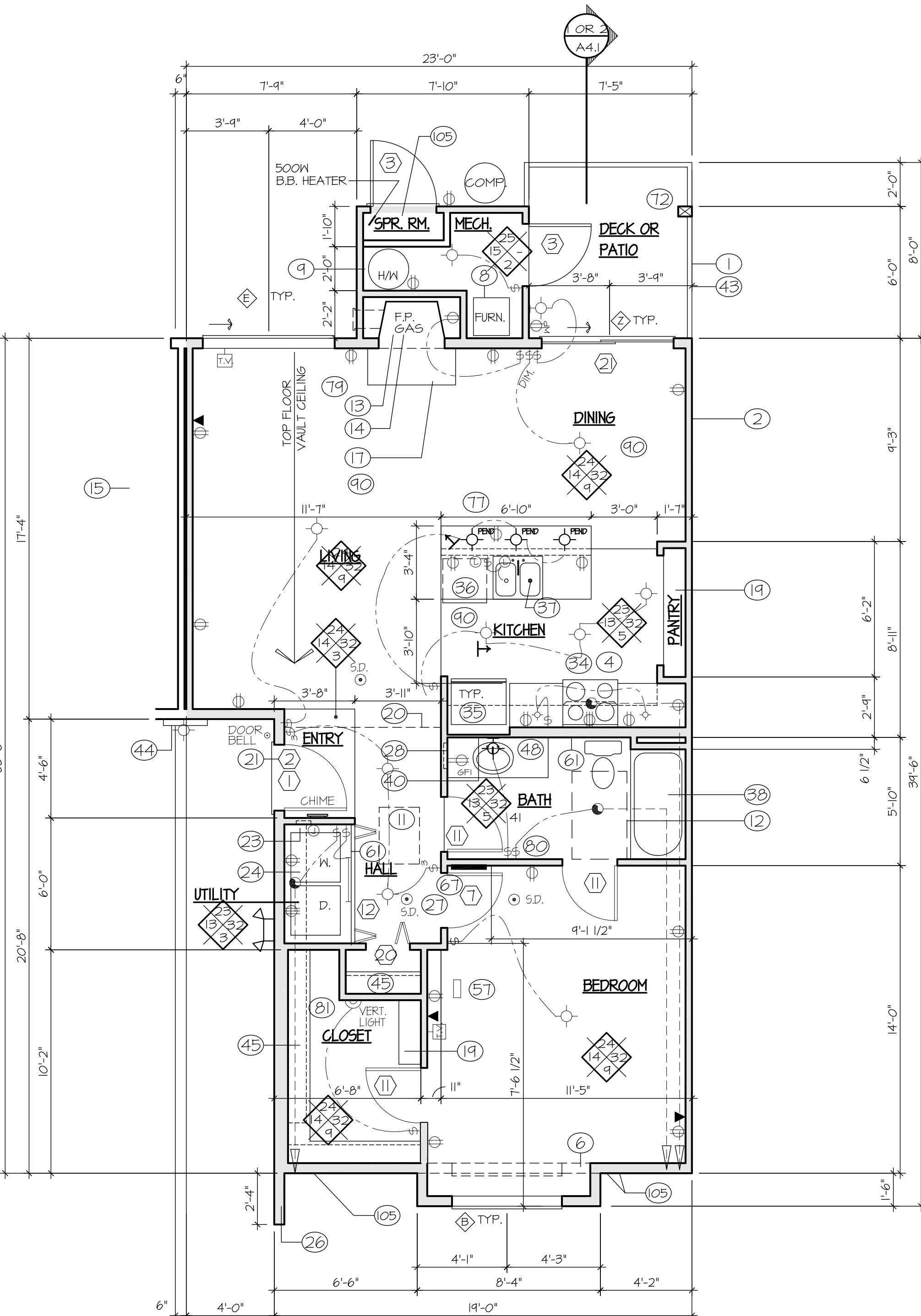
THE TIMBERS PHASE II at town center

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			
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4	I-29-13		CONTRACTOR RFIS
3	9-7-12		2nd PLAN REVIEW RESUBMITAL
2	5-8-12		PLAN REVIEW RESPONSE
1	3-2-12		PERMIT SUBMITTAL
NO.	DATE		

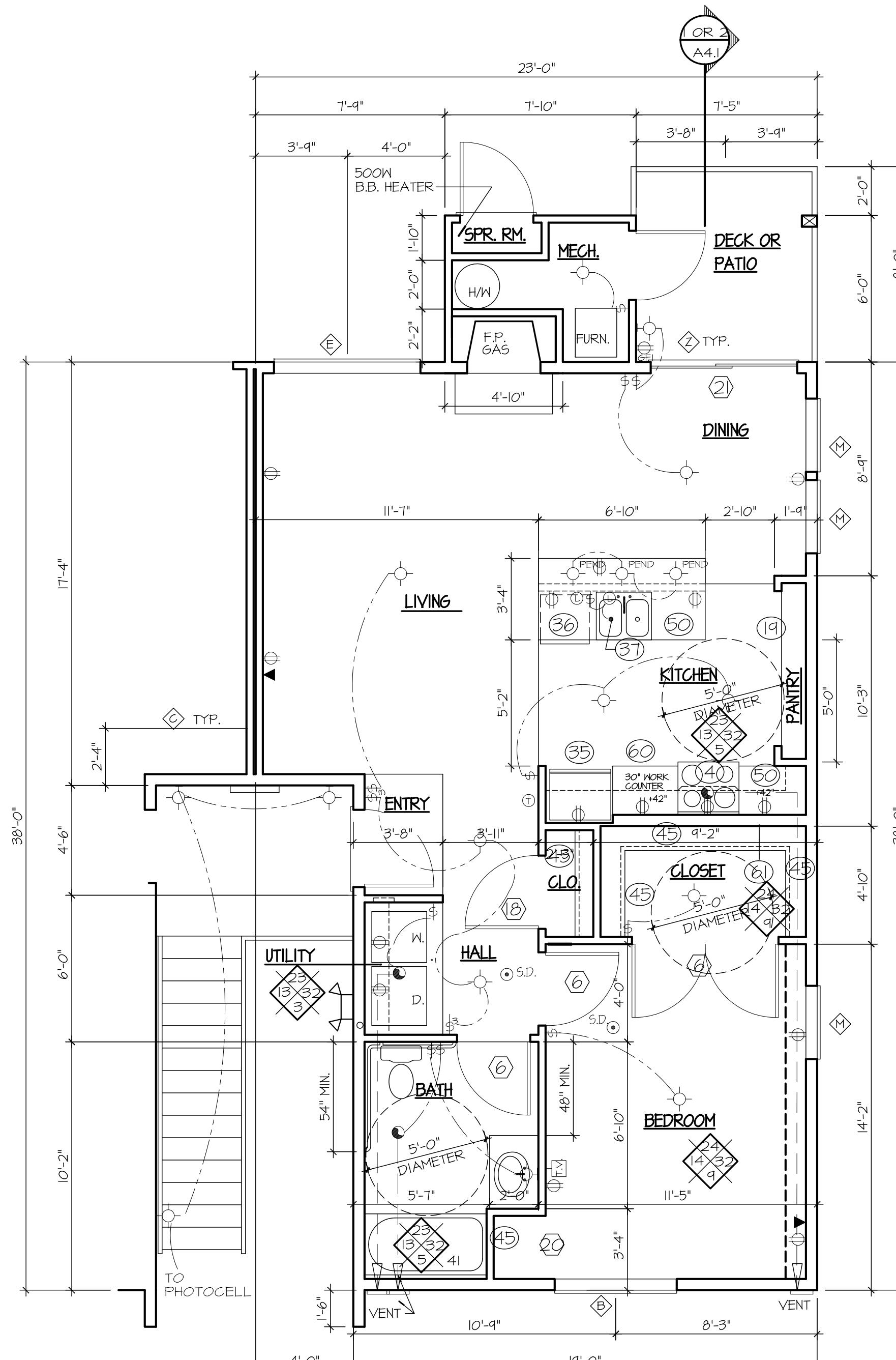
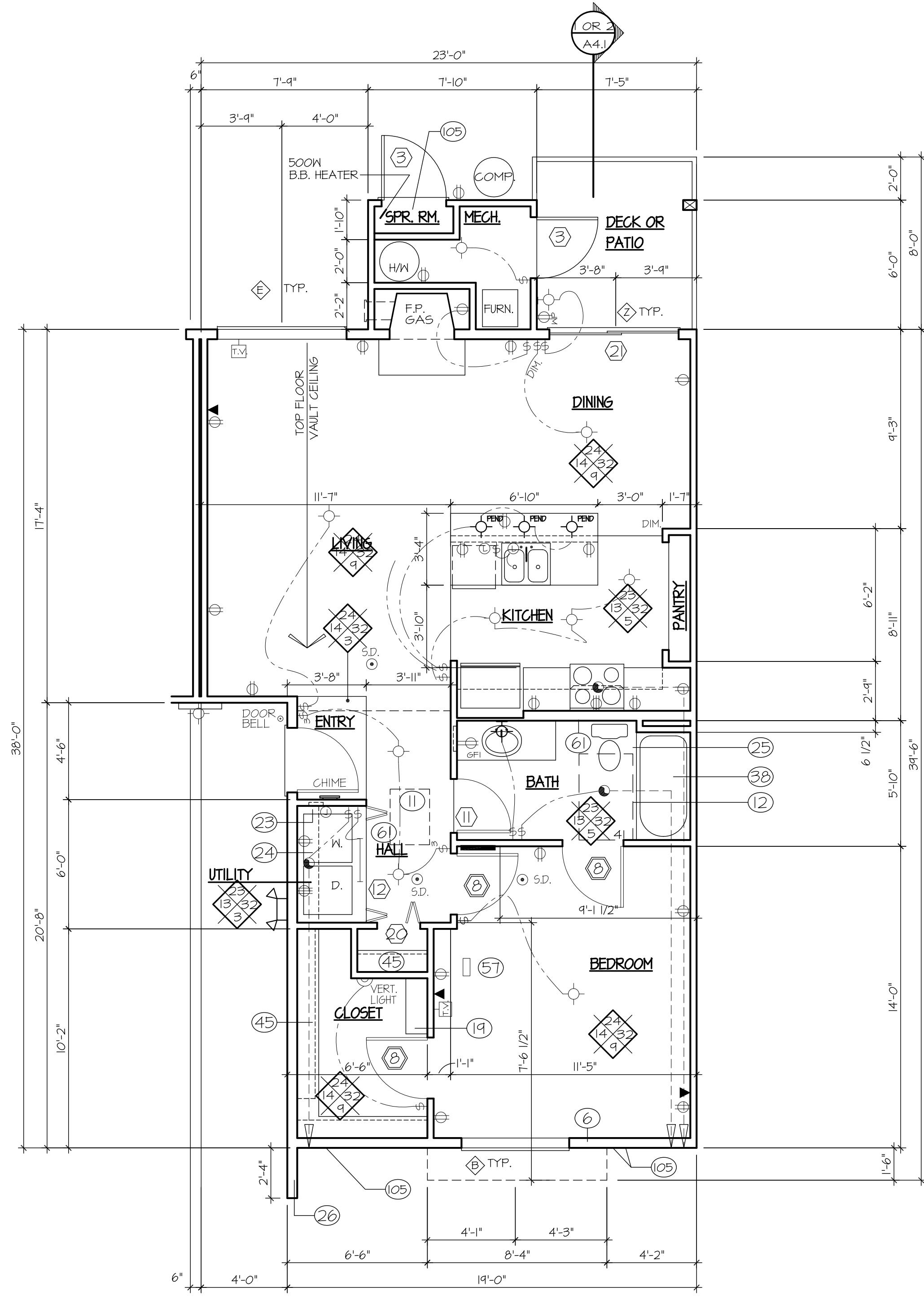
SHEET CONTENTS:
UNIT PLAN 1
UNIT PLAN 1 - END

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

A1.1

THE TIMBERS
PHASE II
at town center

VANCOUVER, WA



SEE SHEET A1.2A ANSI REACH INFORMATION

10	
9	
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4	I-29-13 CONTRACTOR RFI'S
3	4-7-12 2nd PLAN REVIEW RESUBMITTAL
2	5-8-12 PLAN REVIEW RESPONSE
1	3-2-12 PERMIT SUBMITTAL
NO.	DATE
	DESCRIPTION

REVISONS

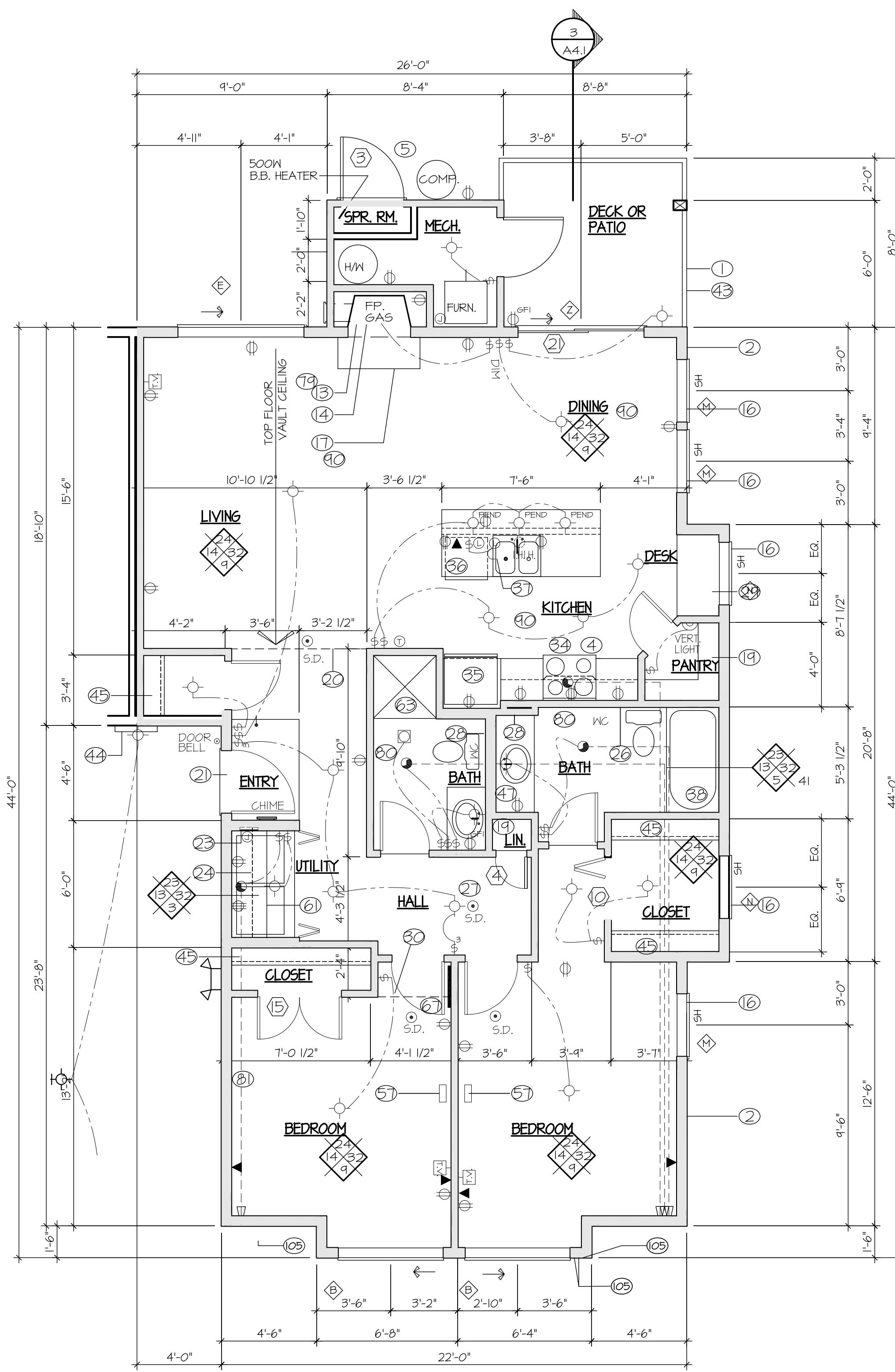
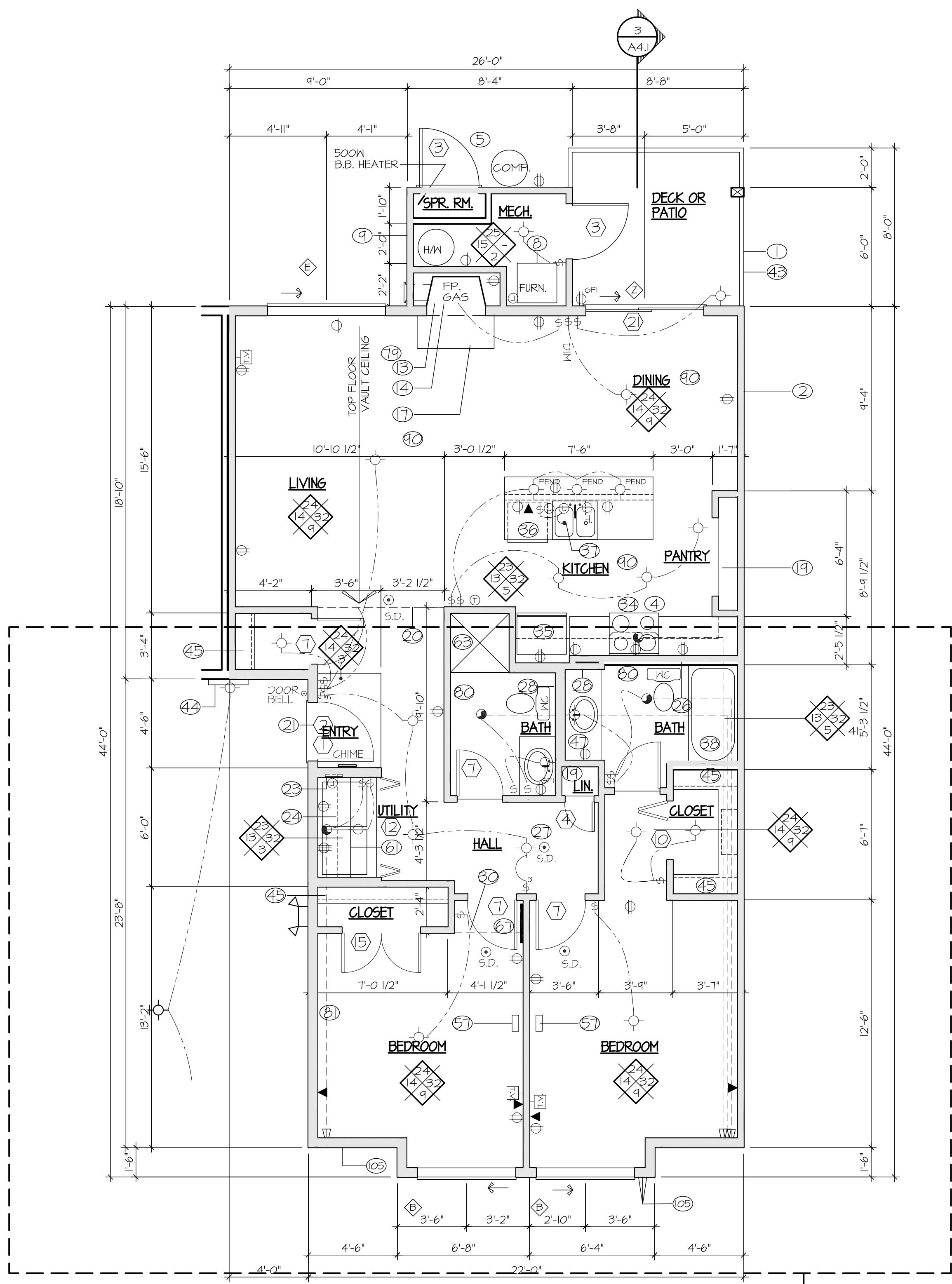
SHEET CONTENTS:	
UNIT PLAN 1 - TYPE A	
UNIT PLAN 1 - TYPE B	

JOB NO.: 201030 **SHEET NO.:** A1.1a
DRAWN BY: LM6 **CHECKED BY:** TJR
DATE: 3-2-12

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ARCHITECT
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STATE OF WASHINGTON

THE TIMBERS
PHASE II
at town center

VANCOUVER, WA

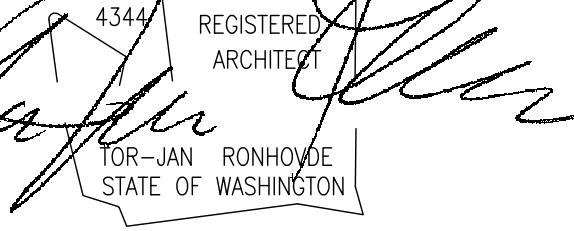


NOTES:

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.

NO.	DATE	DESCRIPTION
10		
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4	I-29-13	CONTRACTOR RFI'S
3	9-7-12	2nd PLAN REVIEW RESUBMITTAL
2	5-8-12	PLAN REVIEW RESPONSE
1	3-2-12	PERMIT SUBMITTAL
REVISIONS		
SHEET CONTENTS:		
UNIT PLAN 2		
JOB NO.:	201030	SHEET NO.
DRAWN BY:	LW6	
CHECKED BY:	TJR	
DATE:	3-2-11	

A1.2



THE TIMBERS PHASE II at town center

VANCOUVER, WA

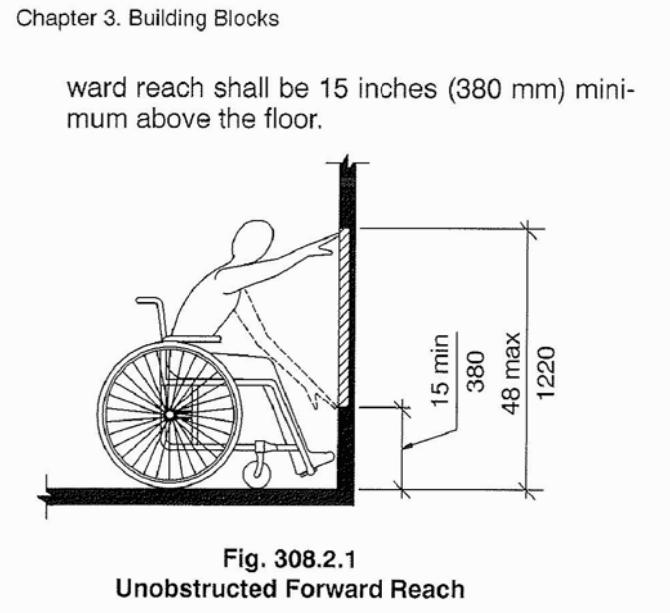


Fig. 308.2.1
Unobstructed Forward Reach

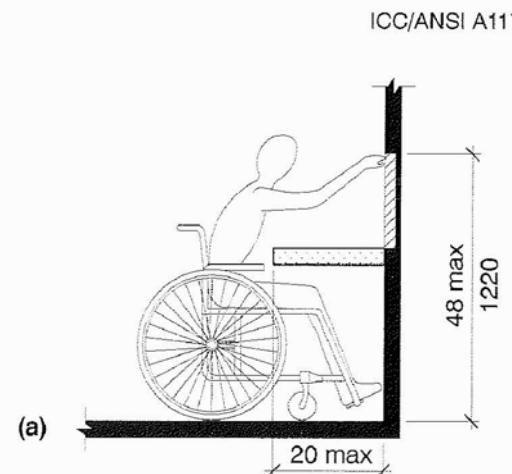


Fig. 308.2.2
Obstructed High Side Reach

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) minimum. 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.

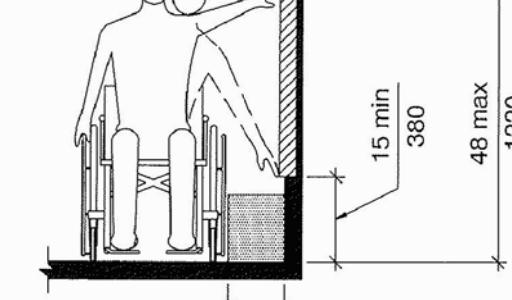


Fig. 308.3.1
Unobstructed Side Reach

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.

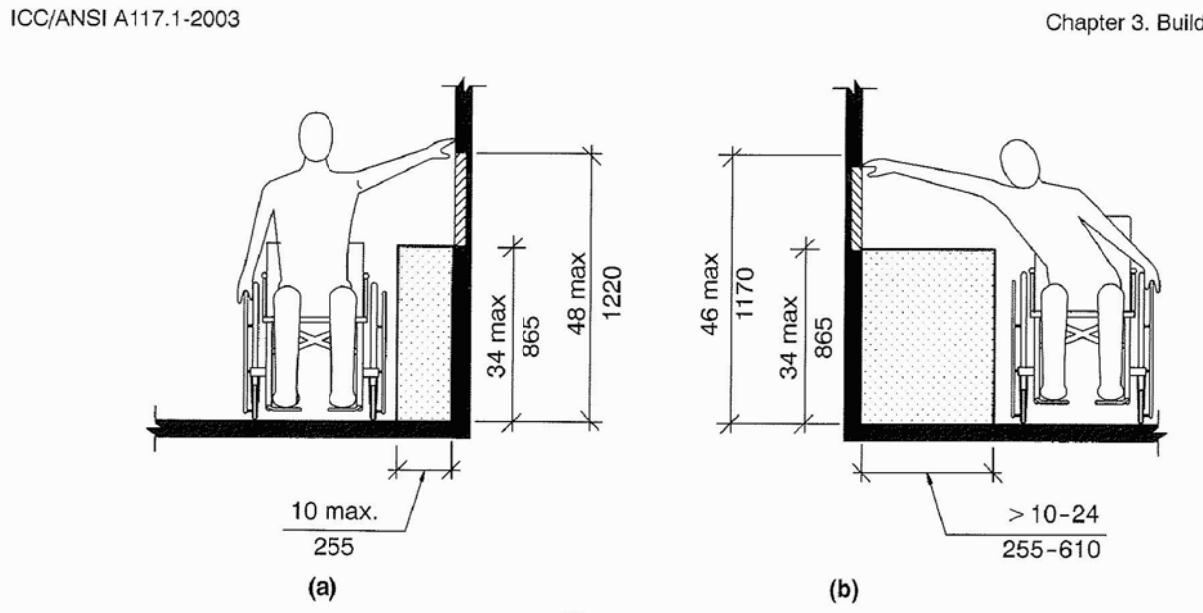


Fig. 308.3.2
Obstructed High Side Reach

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in Section 308.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping,

pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds (22.2 N) maximum.

EXCEPTION: Gas pump nozzles shall not be required to provide operable parts that have an activating force of 5.0 pounds (22.2 N) maximum.

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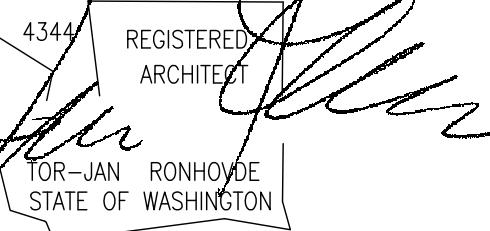
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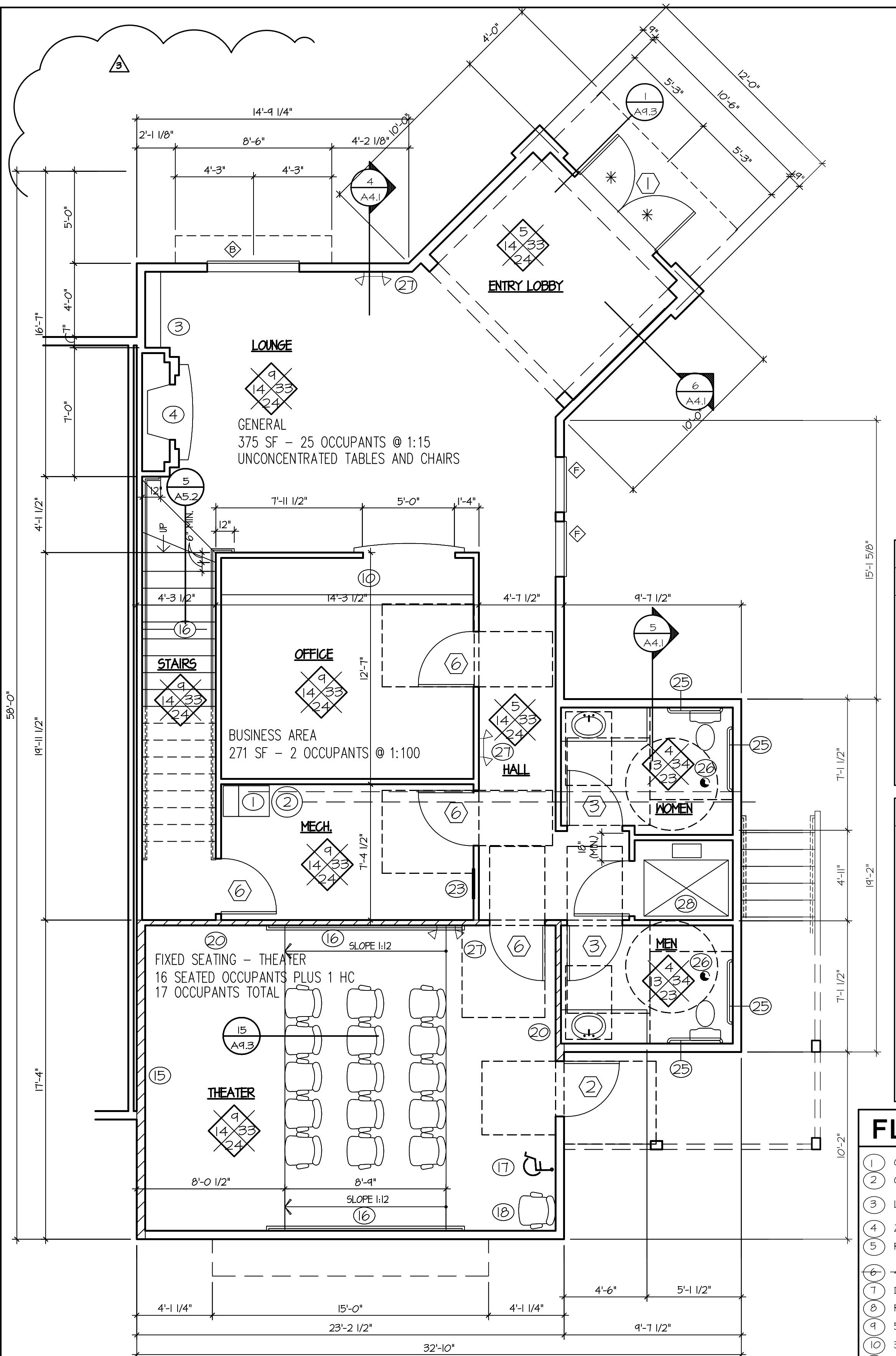
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THE TIMBERS PHASE II at town center

VANCOUVER, WA

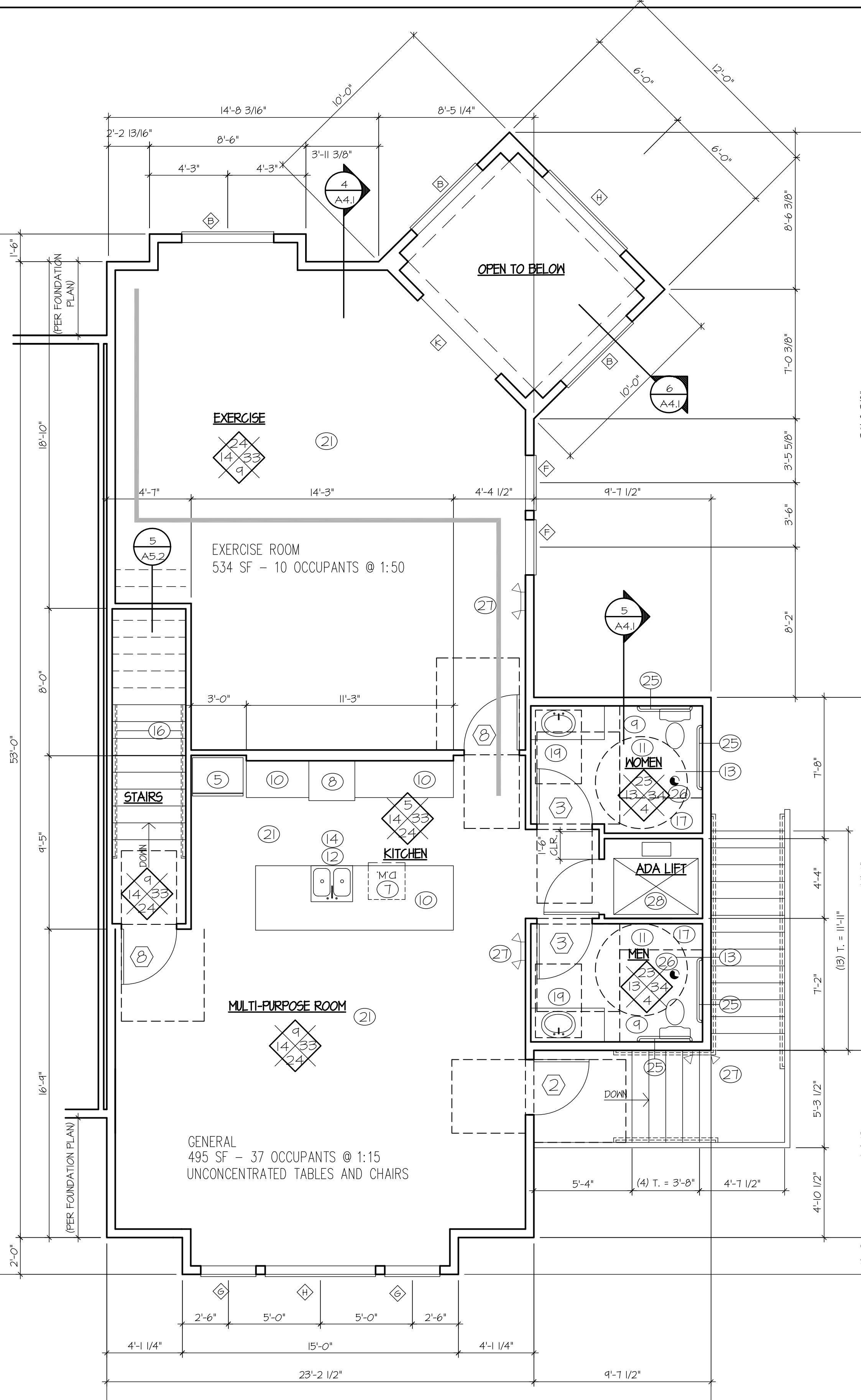


ROOM FINISH SCHEDULE	
1. CONCRETE - TROWEL FINISH	
2. SEALED CONCRETE - SMOOTH FINISH	
3. SHEET VINYL	
4. VINYL COMPOSITION TILE	
5. CERAMIC TILE	
6. WOOD PARQUET	
7. HARDWOOD	
8. QUARRY TILE	
9. CARPET	
10.	
11. CONCRETE	
12. W.R.G.W.B. - SEMI-GLOSS ENAMEL *	
13. G.W.B. - SEMI GLOSS ENAMEL **	
14. G.W.B. - 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		
8		
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6		
5		
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

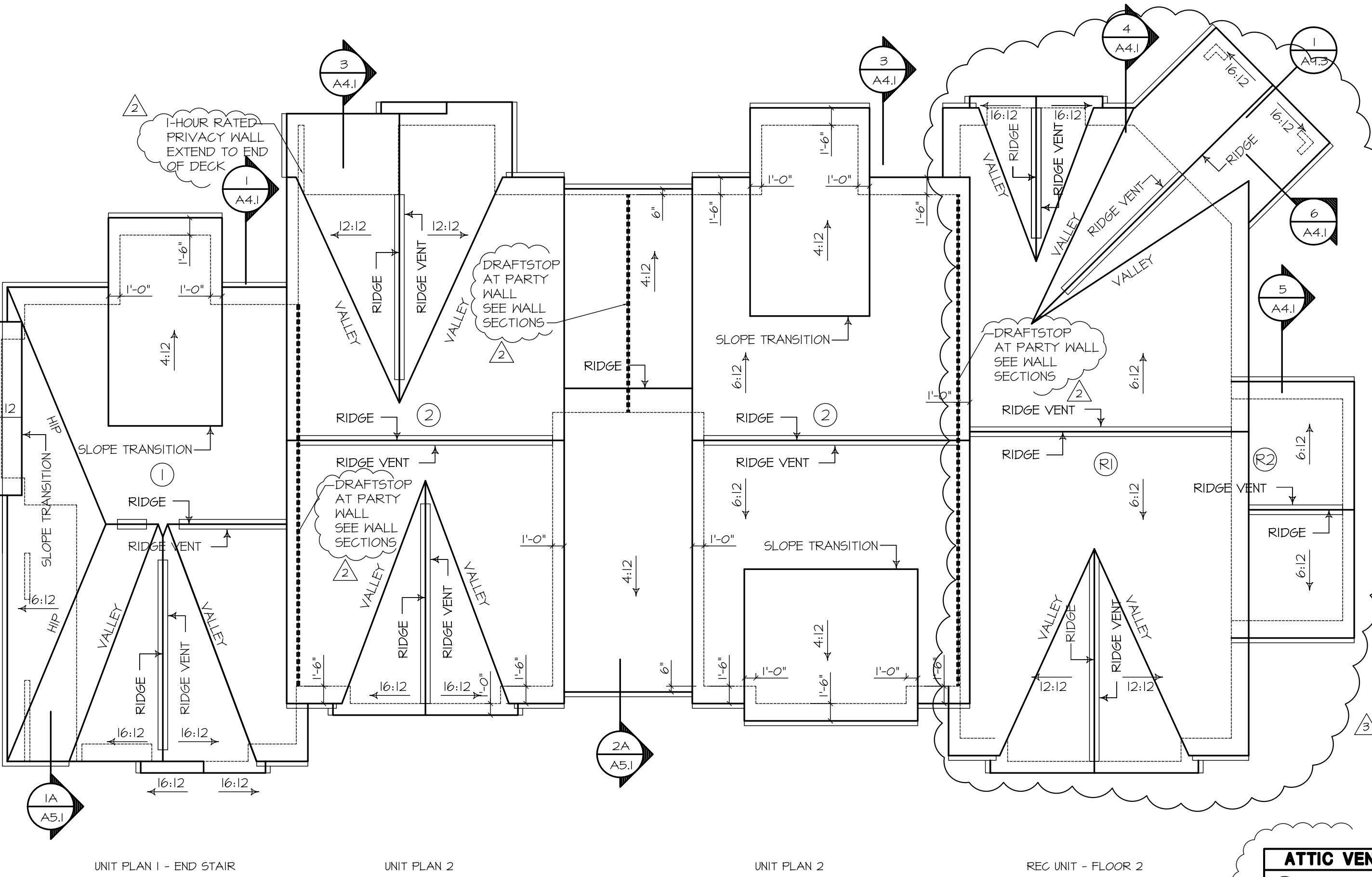
Date: 3-2-11

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

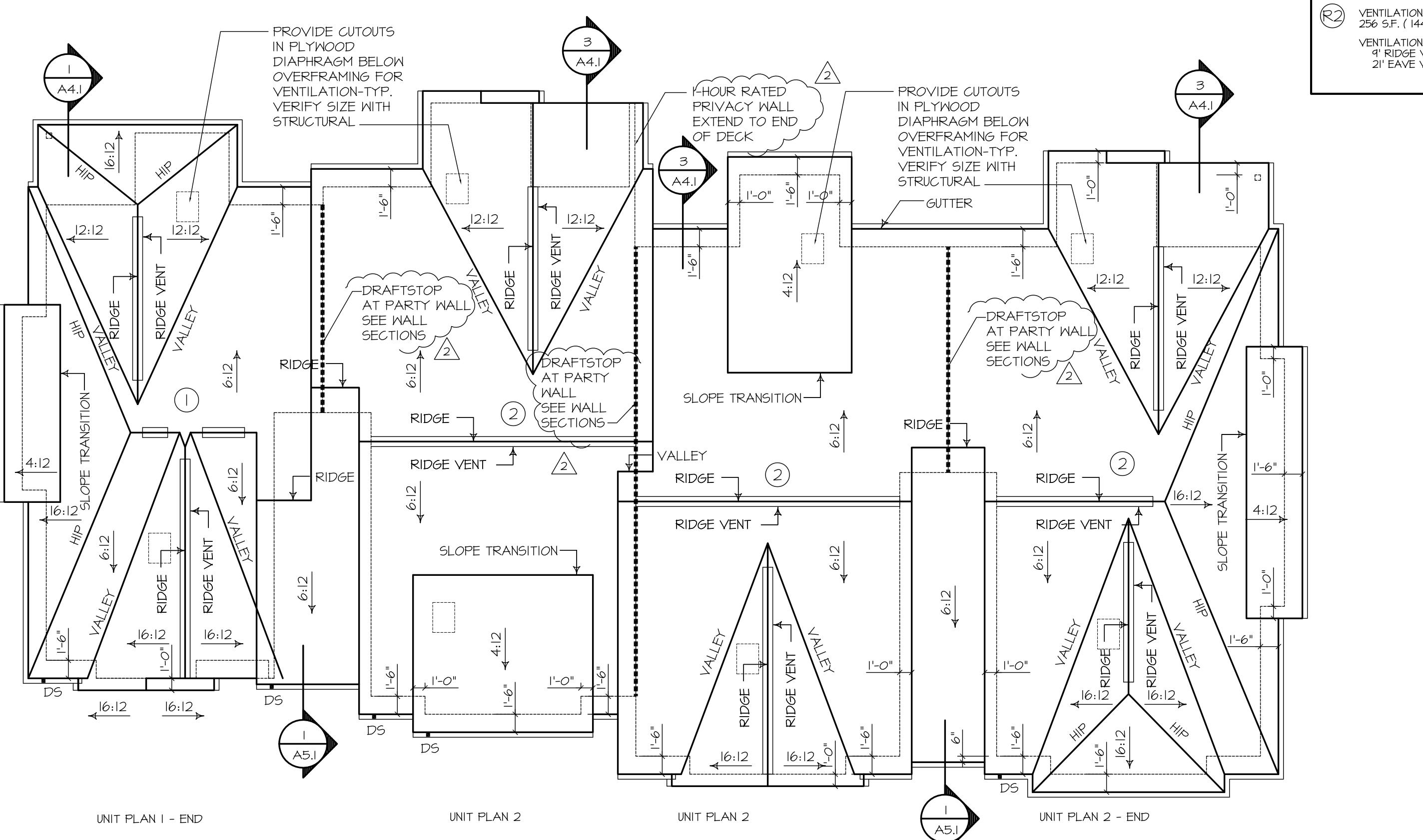
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THE TIMBERS PHASE II at town center

VANCOUVER, WA



ROOF PLAN BUILDING A



ROOF PLAN BUILDING B

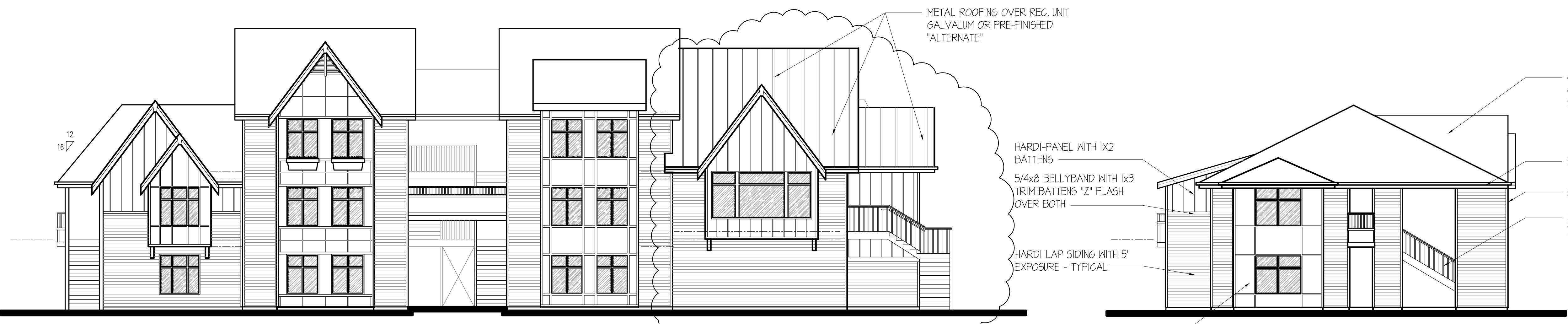
ATTIC VENT. CALCULATIONS		
①	VENTILATION REQUIRED: 804 S.F. (144/300)	= 385 S.I.
	VENTILATION PROVIDED: 14' RIDGE VENT AT 18 S.I./FT. 26 EAVE VENT AT 45 S.I./FT.	= 342 S.I. = 459 S.I.
②	VENTILATION REQUIRED: 1011 S.F. (144/300)	= 511 S.I.
	VENTILATION PROVIDED: 22' RIDGE VENT AT 18 S.I./FT. 44 EAVE VENT AT 45 S.I./FT.	= 346 S.I. = 549 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. = 166 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									
		R E V I S I O N S									
		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 TIMBERS
PHASE II
at town center

VANCOUVER, WA



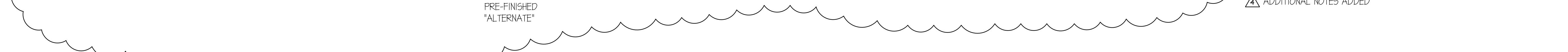
BUILDING A - NORTH

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



BUILDING A - SOUTH

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



BUILDING A - WEST

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

FINISH LEGEND	
LAP SIDING WITH 2" REVEAL	
HARDI-PANEL WITH IX2 BATTENS	
HARDI-PANEL WITH 5/4x4 BATTENS	
LAP SIDING WITH A 5" REVEAL	
LAP SIDING WITH A 8" REVEAL	
CULTURED STONE	

INSTALL ALL EXTERIOR FINISHES PER MANUFACTURE SPECIFICATIONS
AND INSTALLATION INSTRUCTIONS

10	
9	
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5	
4	I-29-13 CONTRACTOR RFI'S
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:	LM6
CHECKED BY:	TJR
DATE:	3-2-11
SHEET NO.	A3.1

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THE TIMBERS
PHASE II
at town center

VANCOUVER, WA



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

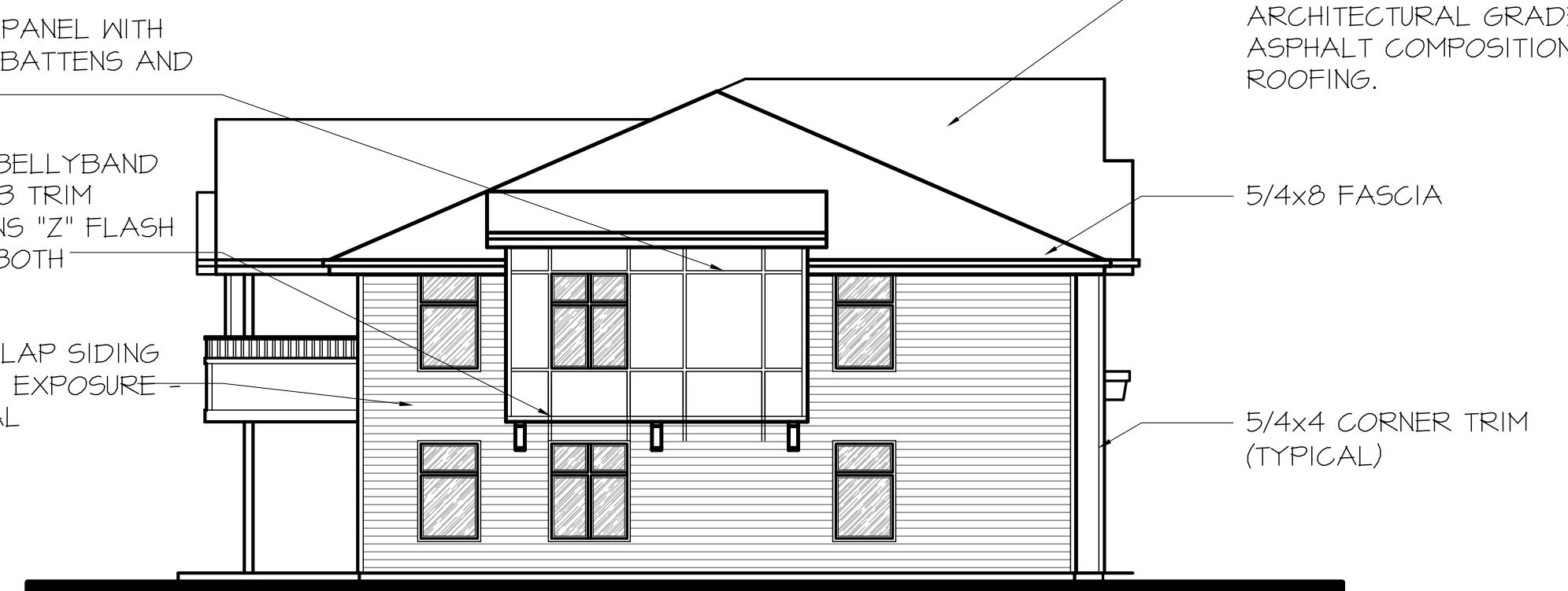
UNIT PLAN II
UNIT PLAN II
UNIT PLAN II - TYPE B

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 - NORTH

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



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

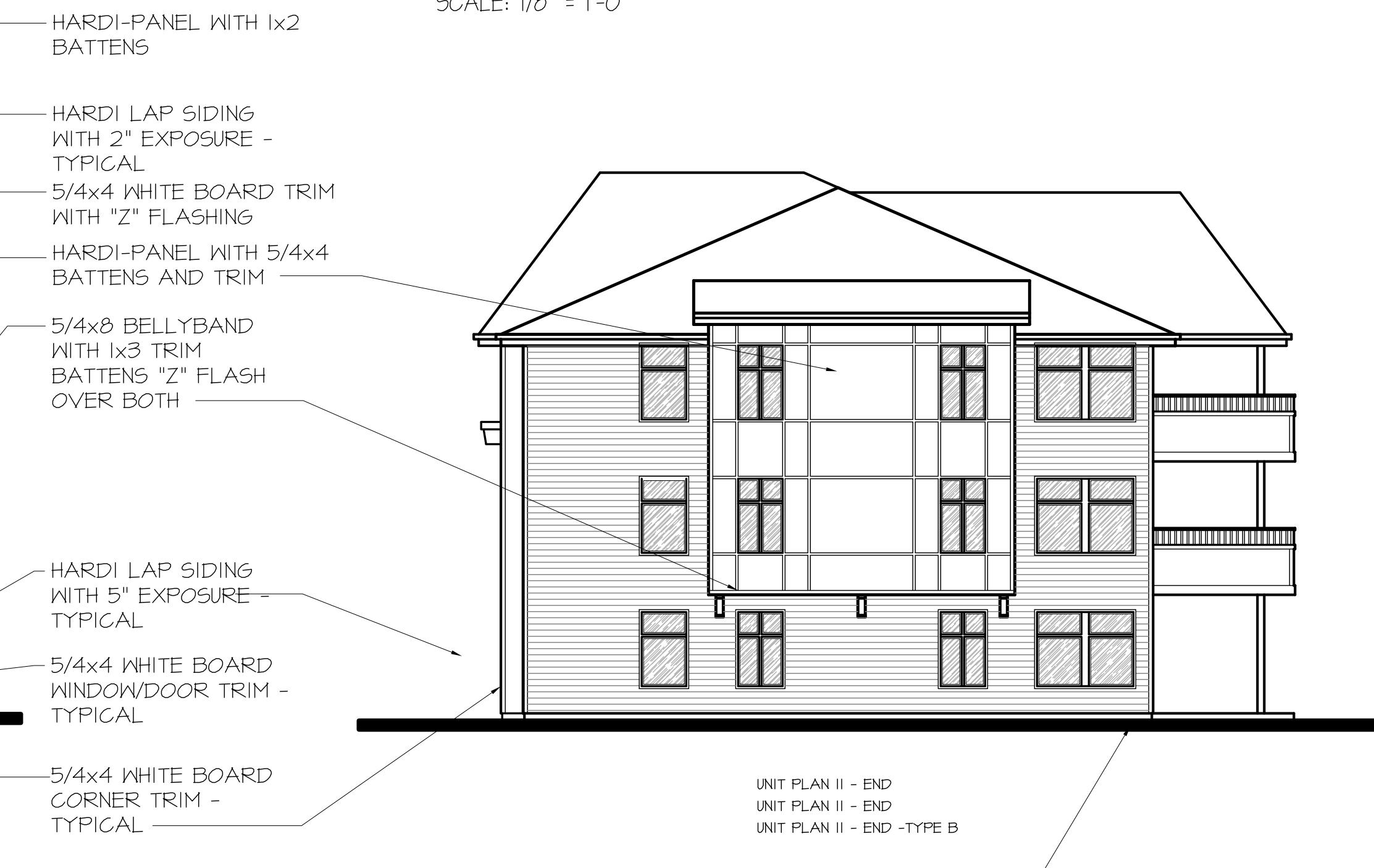
BUILDING B - EAST

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



BUILDING B - SOUTH

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



BUILDING B - WEST

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

FINISH LEGEND	
LAP SIDING WITH 2" REVEAL	I-29-13 CONTRACTOR RFIS
HARDI-PANEL WITH 1x2 BATTENS	3 4-7-12 2nd PLAN REVIEW RESUBMITTAL
HARDI-PANEL WITH 5/4x4 BATTENS	2 5-8-12 PLAN REVIEW RESPONSE
LAP SIDING WITH A 5" REVEAL	1 3-2-12 PERMIT SUBMITTAL
LAP SIDING WITH A 8" REVEAL	NO. DATE DESCRIPTION
CULTURED STONE	R E V I S I O N S
SHEET CONTENTS:	
EXTERIOR ELEVATIONS BUILDING B	
JOB NO.: 201038	SHEET NO.
DRAWN BY: LM6	A3.2
CHECKED BY: TJR	
DATE: 3-2-11	

PROJECT:

INSTALL ALL EXTERIOR FINISHES PER MANUFACTURE SPECIFICATIONS AND INSTALLATION INSTRUCTIONS

A3.2

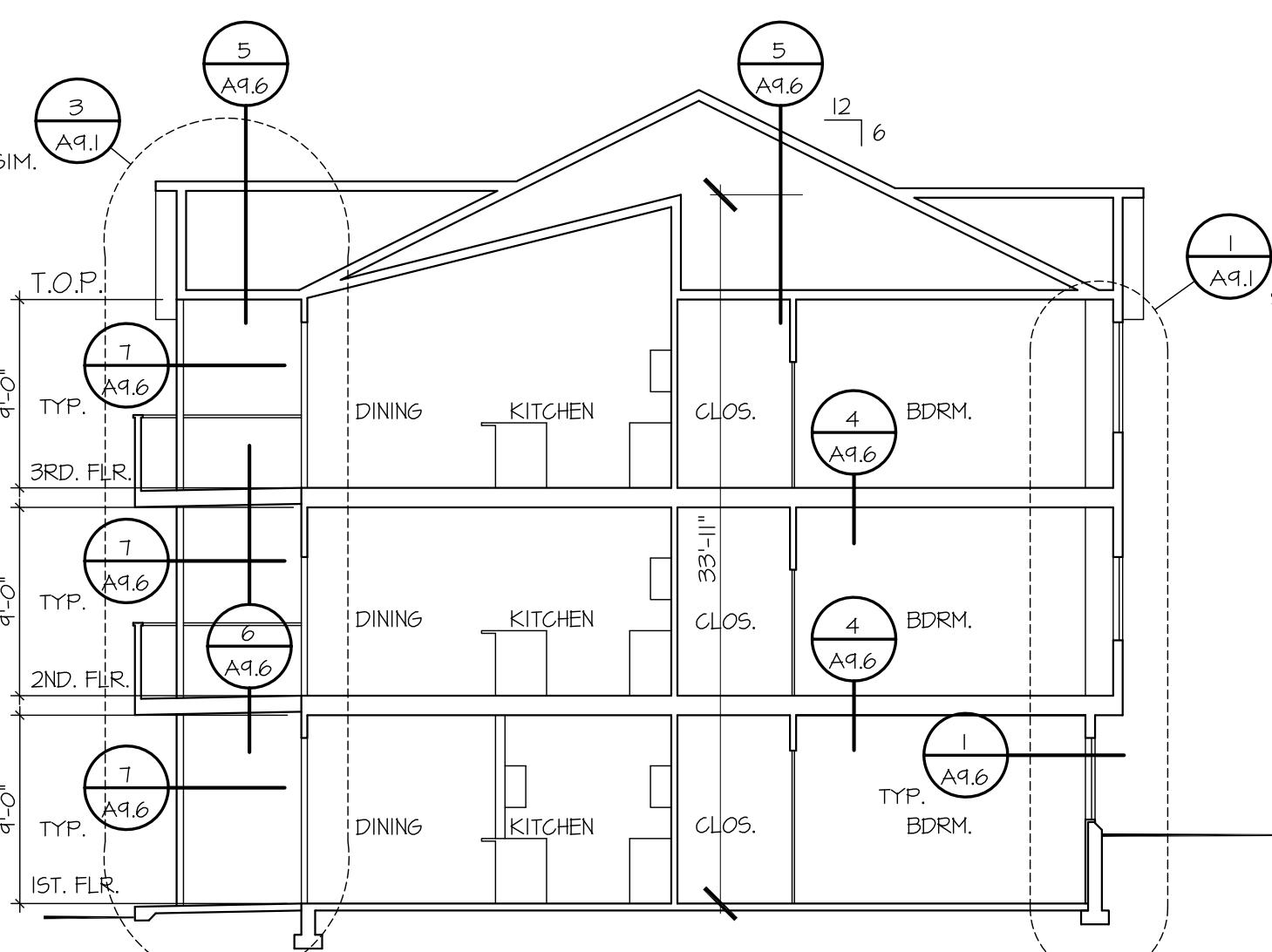
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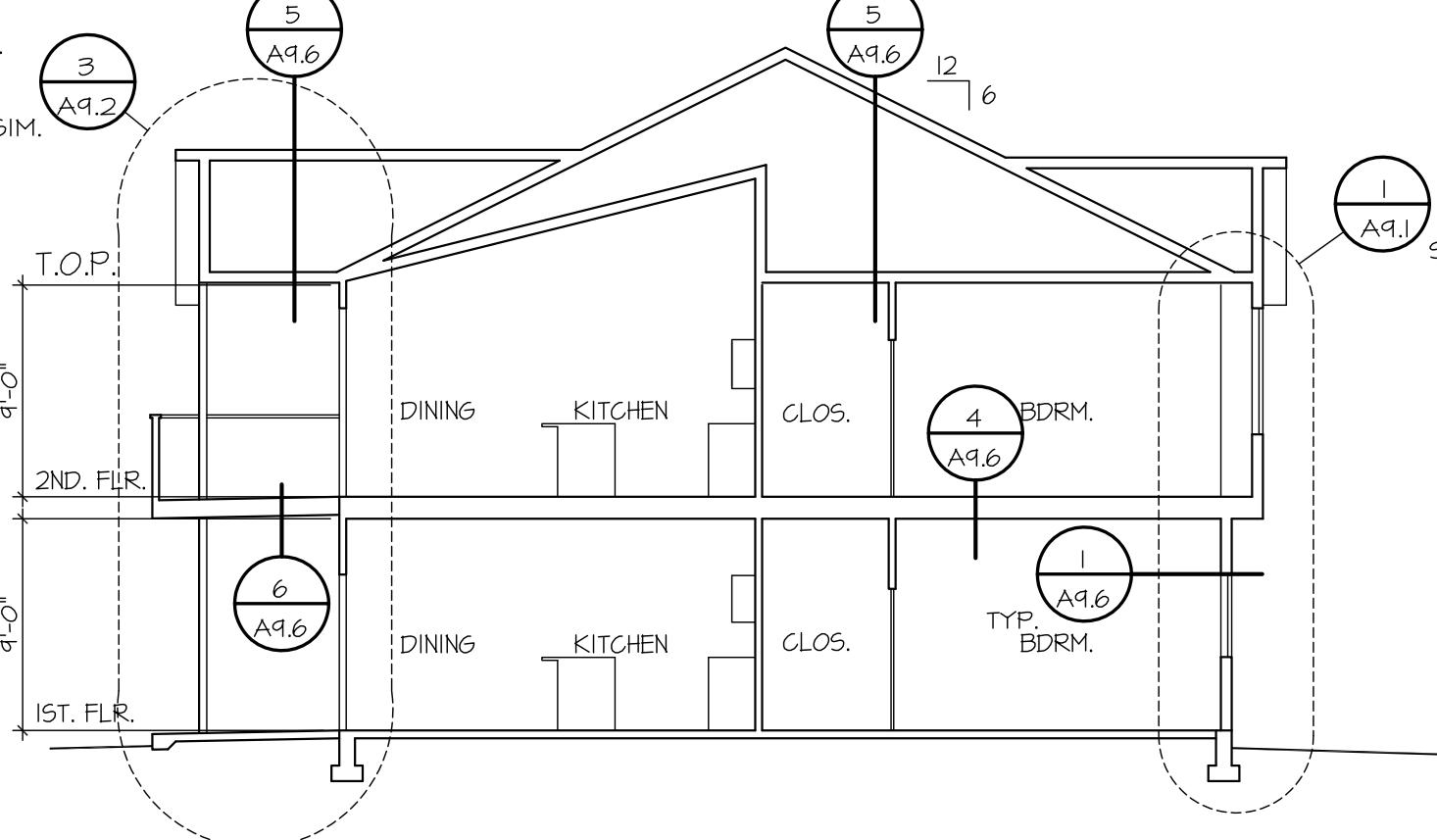
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THE TIMBERS
PHASE II
at town center

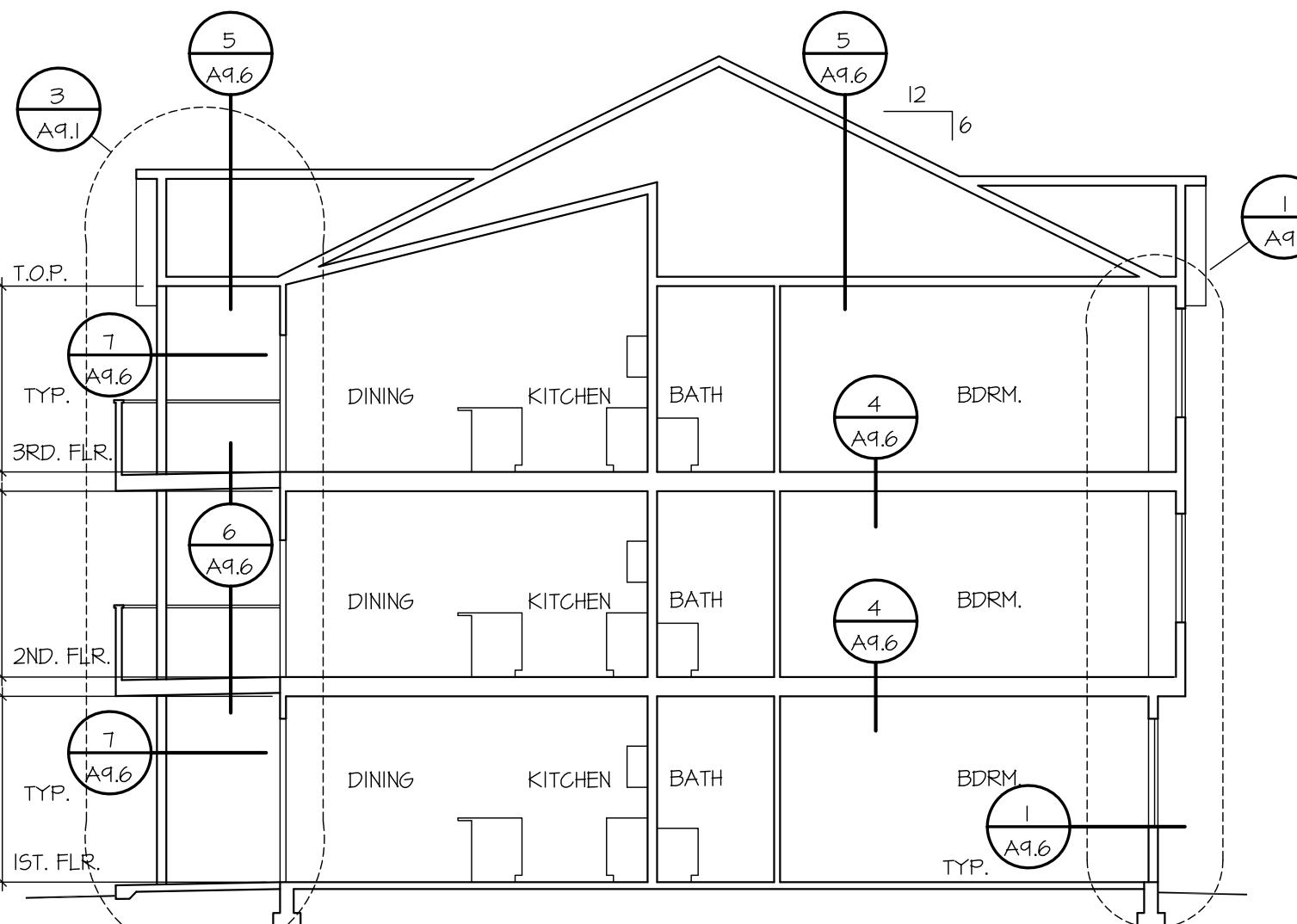
VANCOUVER, WA



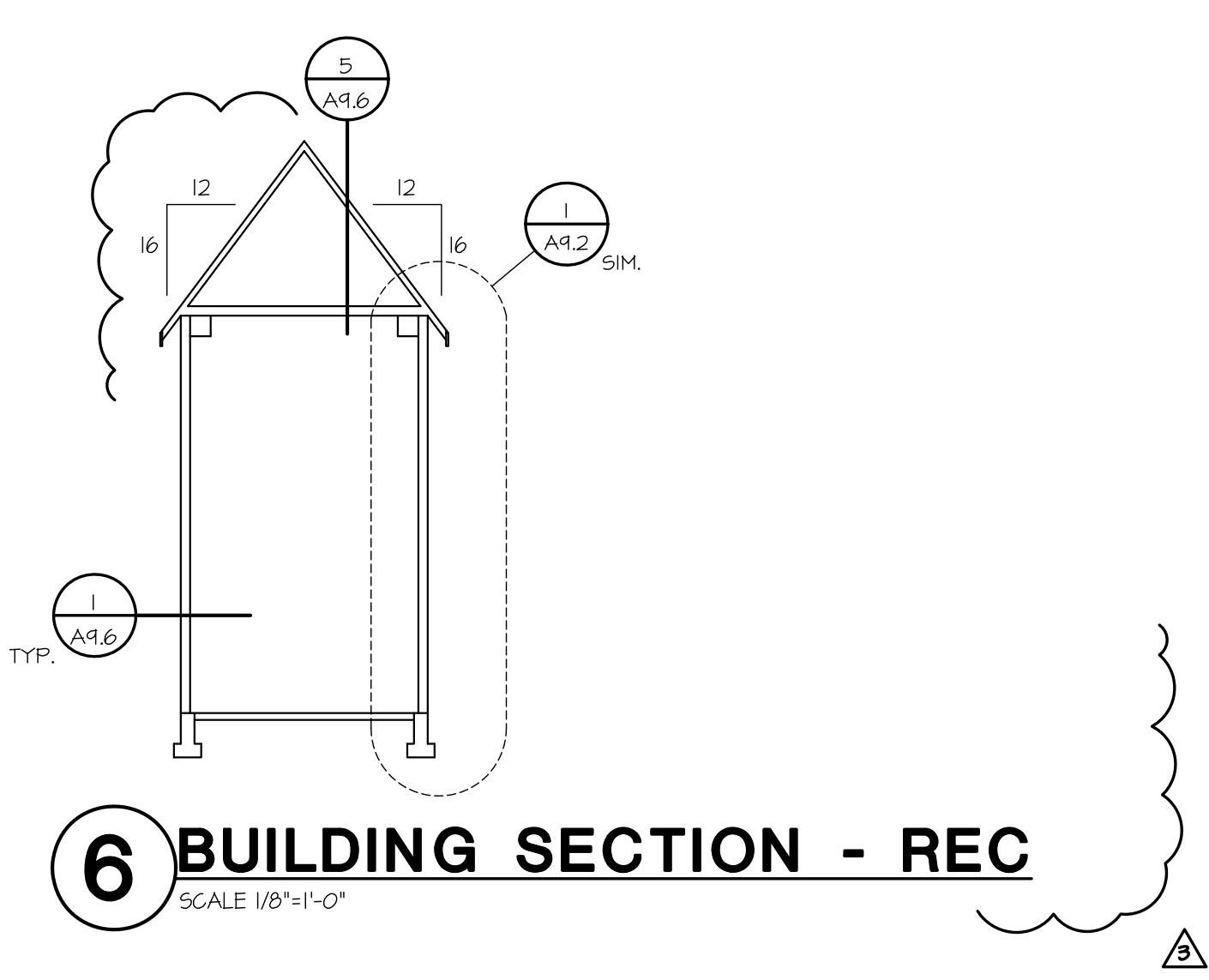
1 BUILDING SECTION - UNIT 1
SCALE 1/8"=1'-0"



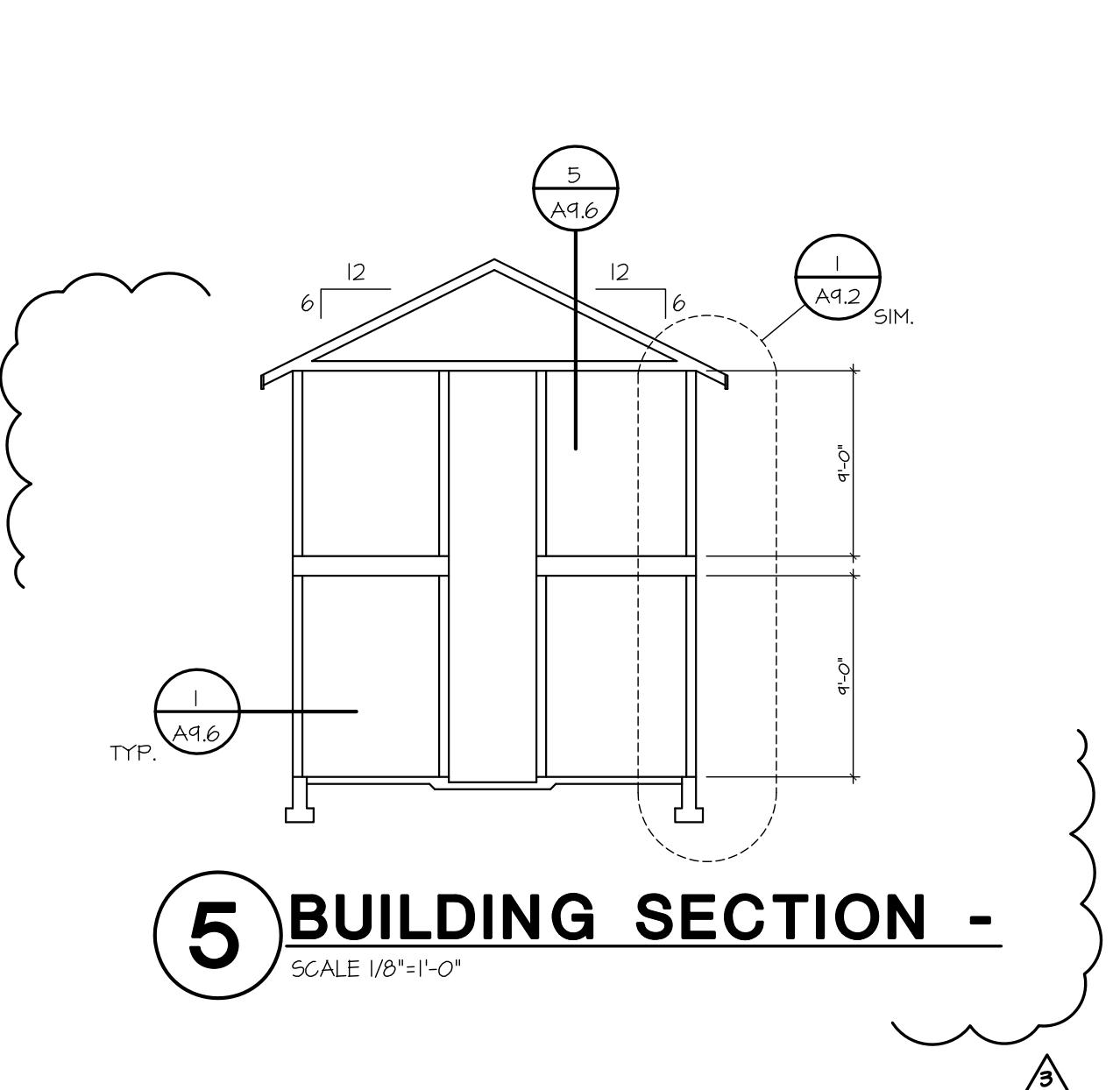
2 BUILDING SECTION - UNIT 1
SCALE 1/8"=1'-0"



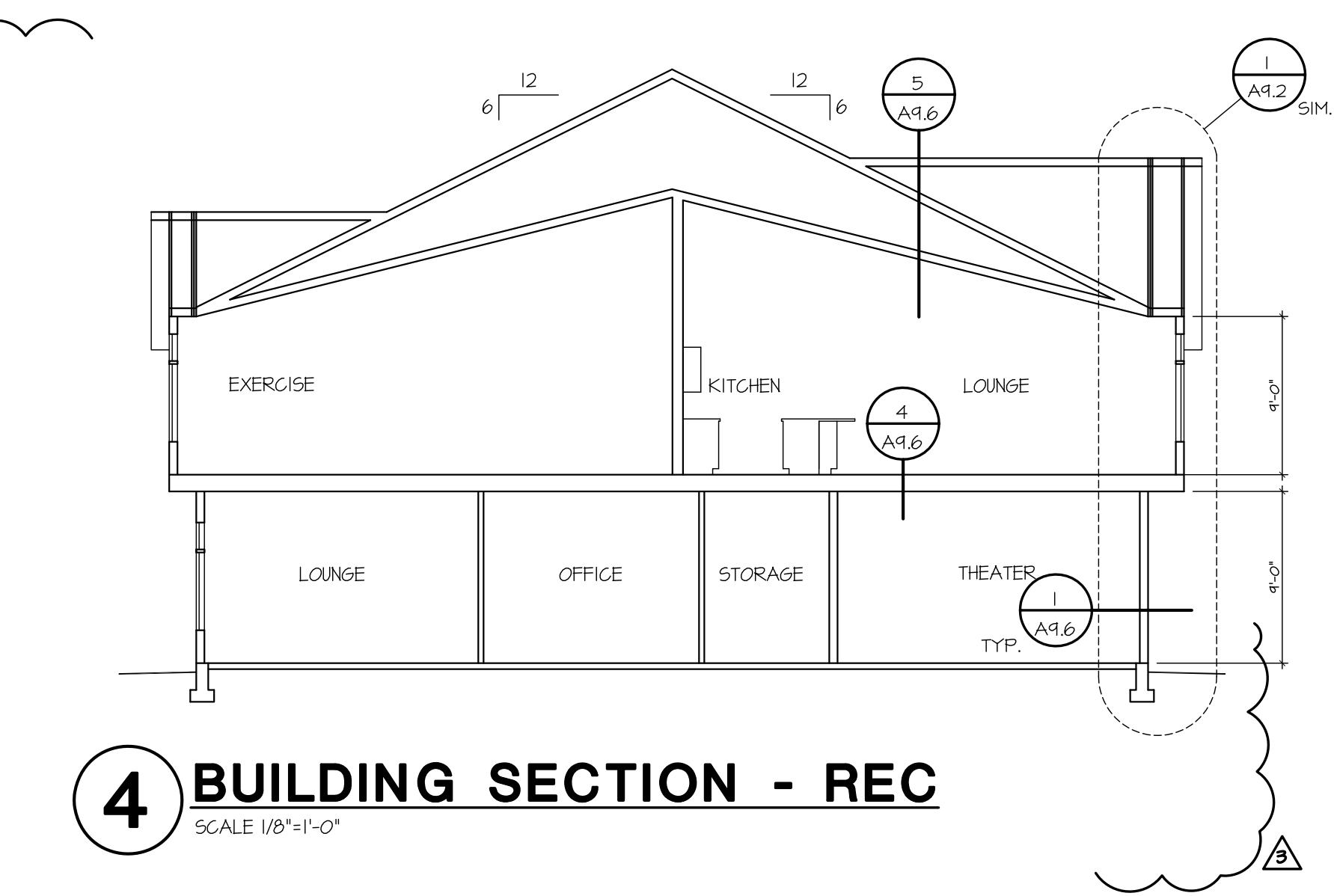
3 BUILDING SECTION - UNIT 2
SCALE 1/8"=1'-0"



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

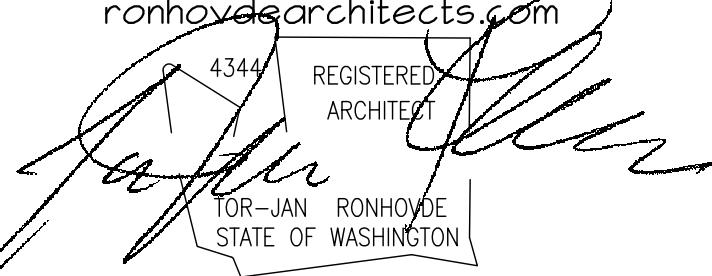


5 BUILDING SECTION - REC
SCALE 1/8"=1'-0"



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

PROJECT:	
10	
9	
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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	



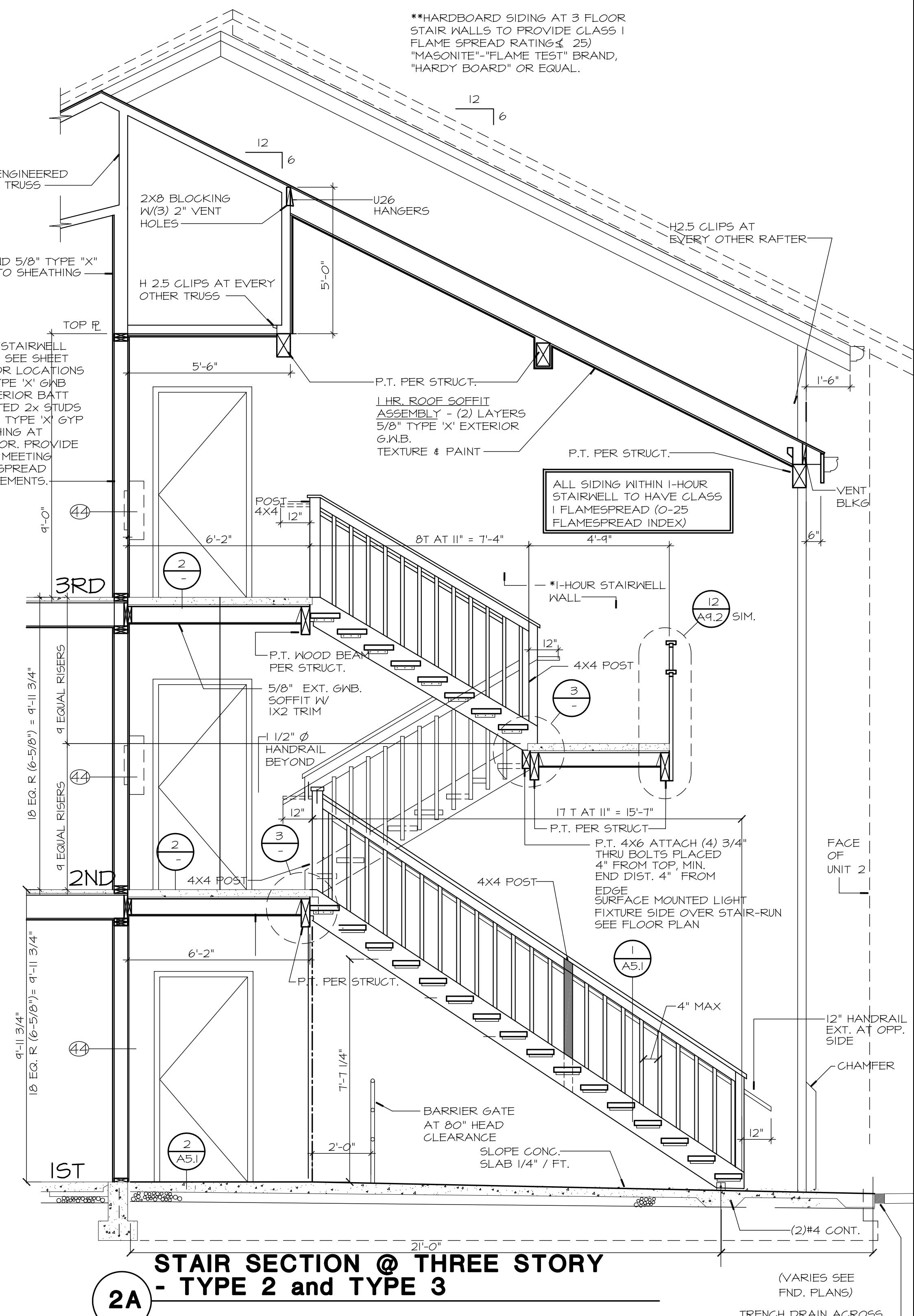
THE TIMBERS PHASE II at town center

VANCOUVER, WA

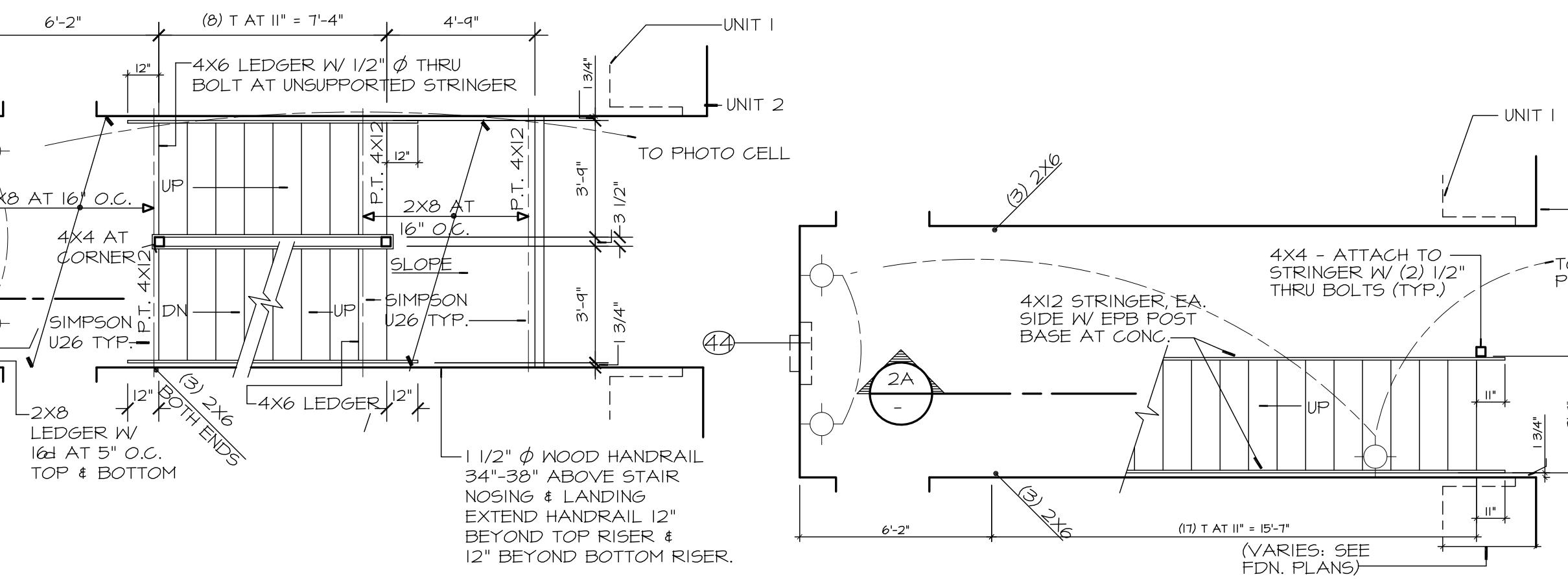
NO.	DATE	DESCRIPTION
10		
9		
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3	4-7-12	2nd PLAN REVIEW RESUBMITTAL
2	5-8-12	PLAN REVIEW RESPONSE
1	3-2-12	PERMIT SUBMITTAL
REVISIONS		
SHEET CONTENTS:		
STAIR SECTIONS		
TYPE 1, 2 & 3		
STAIR PLANS		
TYPE 1 & 2		
JOB NO.: 201038		
DRAWN BY: LM6		
CHECKED 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

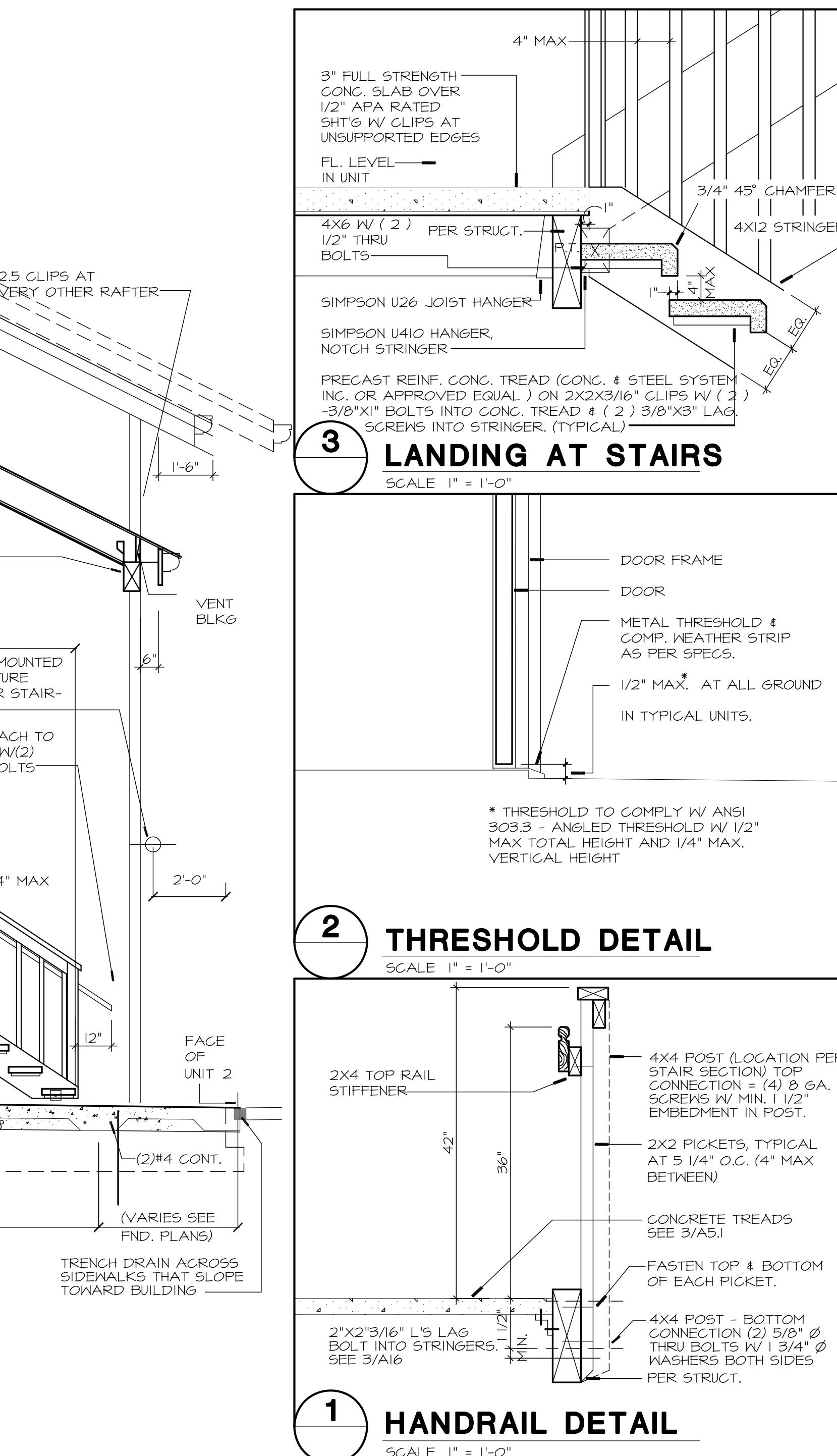


SECOND FLOOR PLAN - TYPE 2

1/4"=1'-0"

FIRST FLOOR PLAN - TYPE 2

1/4"=1'-0"



3 LANDING AT STAIRS

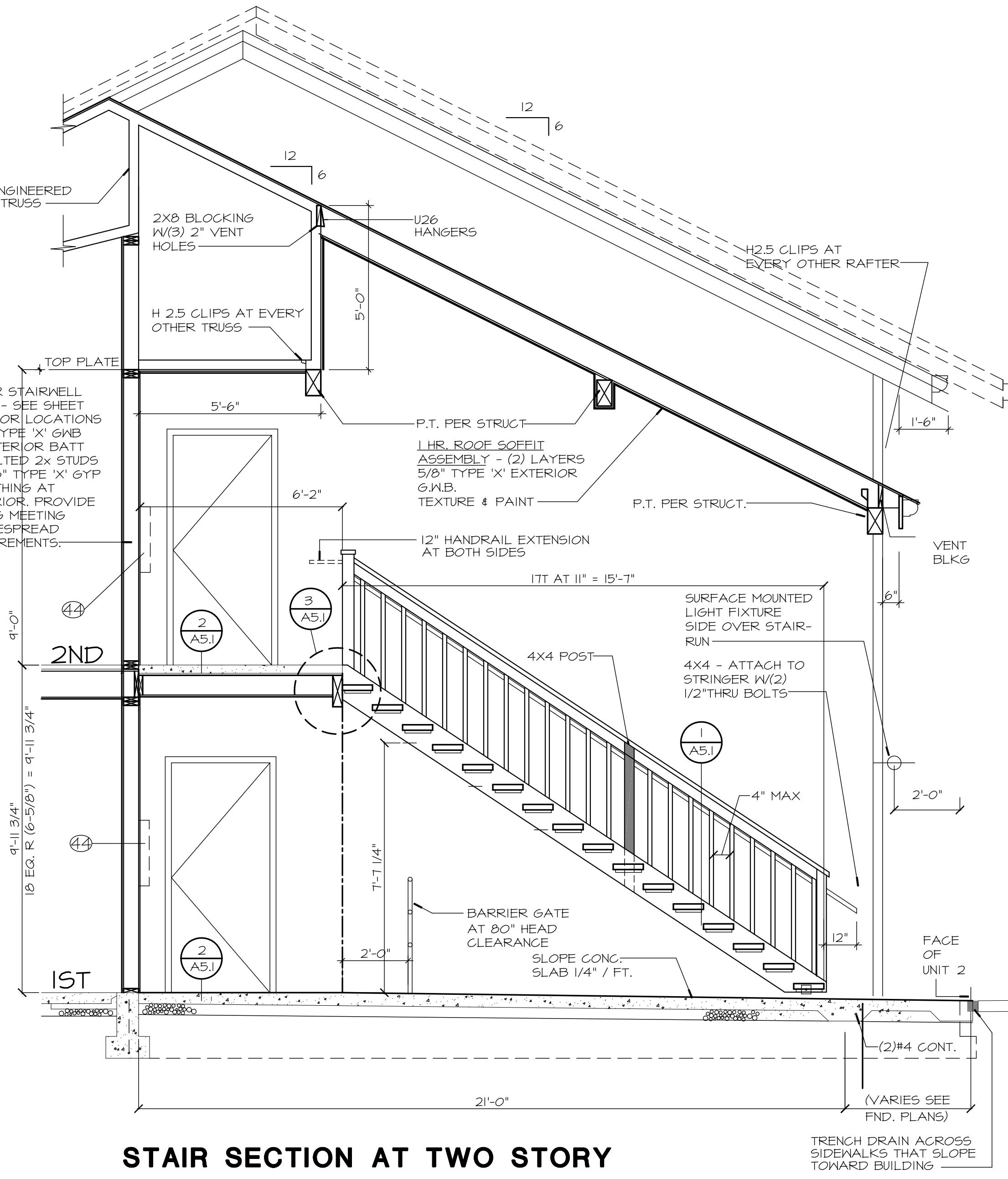
SCALE 1" = 1'-0"

2 THRESHOLD DETAIL

SCALE 1" = 1'-0"

1 HANDRAIL DETAIL

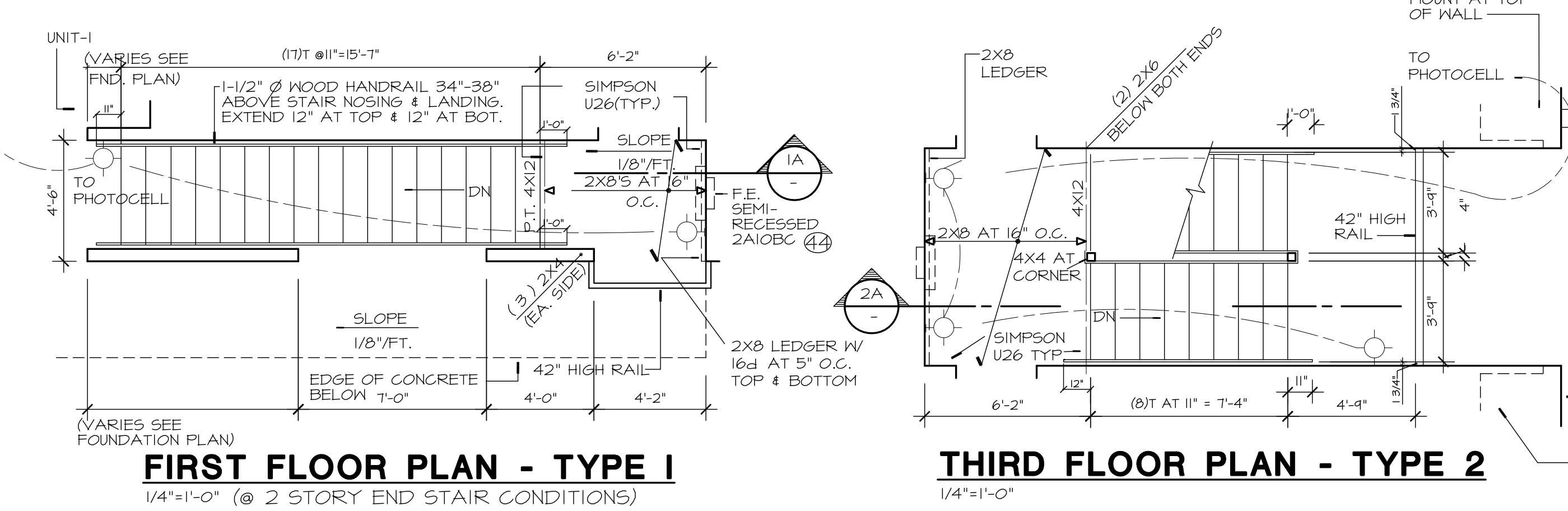
SCALE 1" = 1'-0"



STAIR SECTION AT TWO STORY
CONDITION - TYPE 1

1A

3/8"=1'-0"



FIRST FLOOR PLAN - TYPE 1

1/4"=1'-0" (@ 2 STORY END STAIR CONDITIONS)

THIRD FLOOR PLAN - TYPE 2

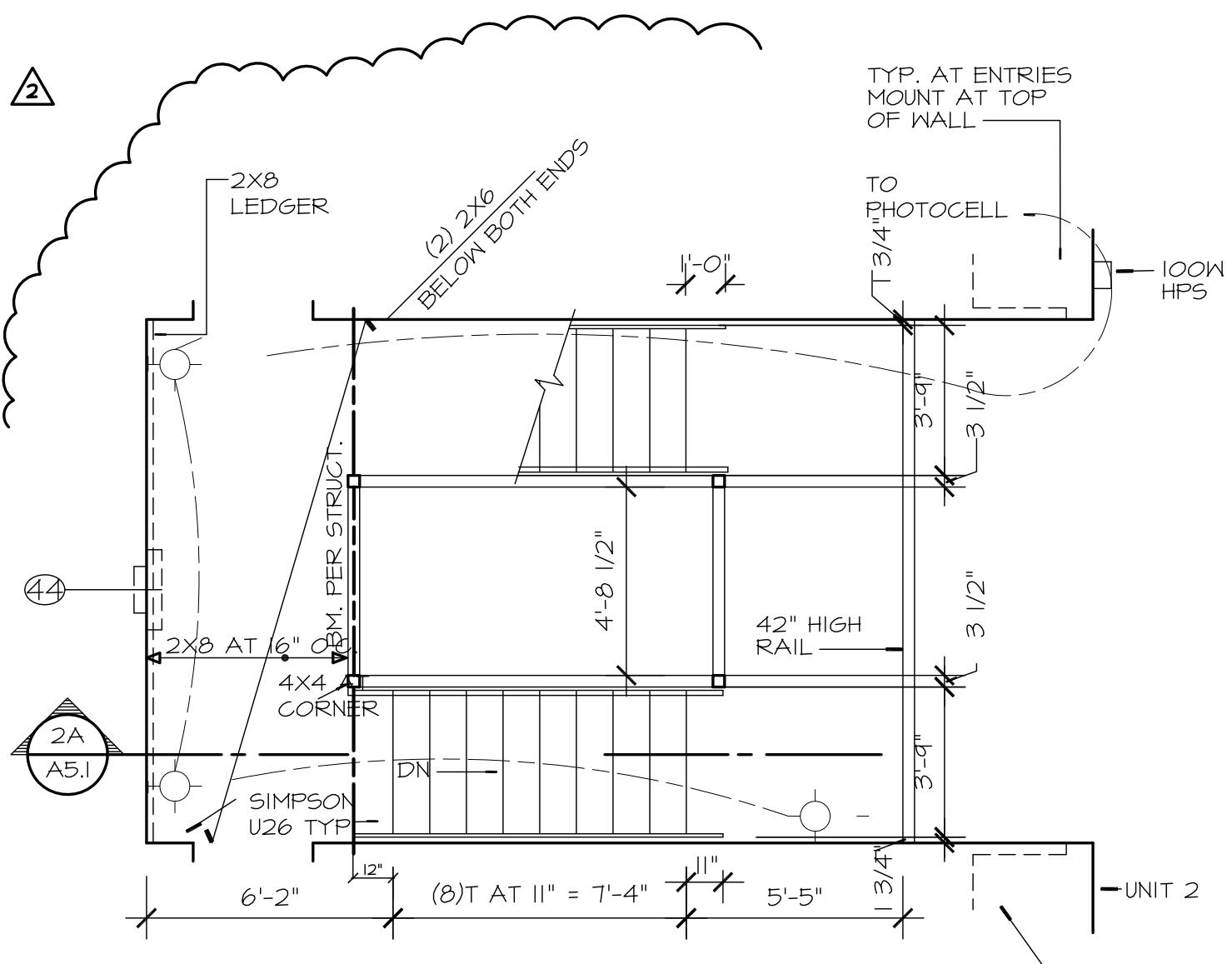
1/4"=1'-0"

10		
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6		
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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
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		

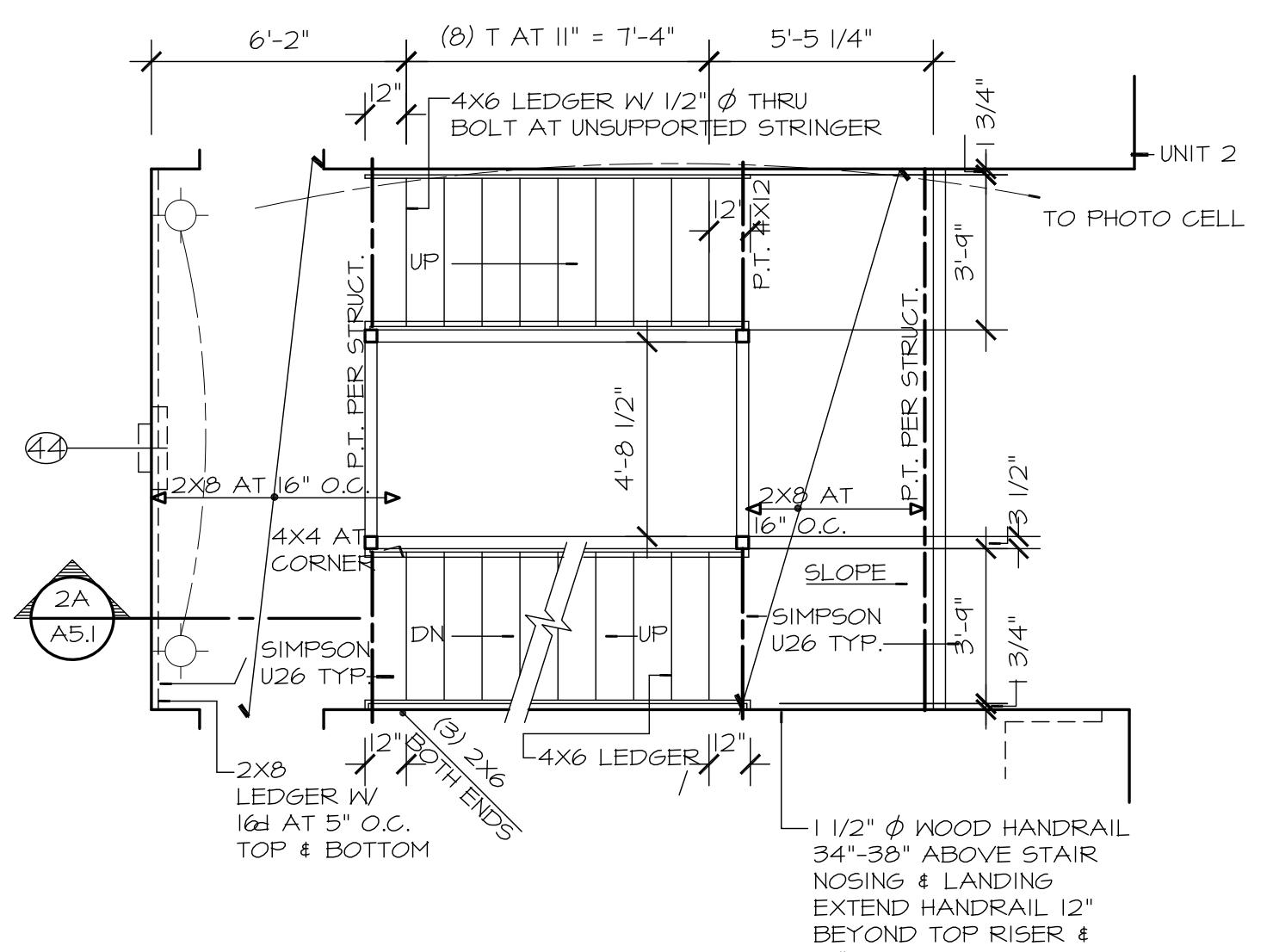
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THE TIMBERS PHASE II at town center

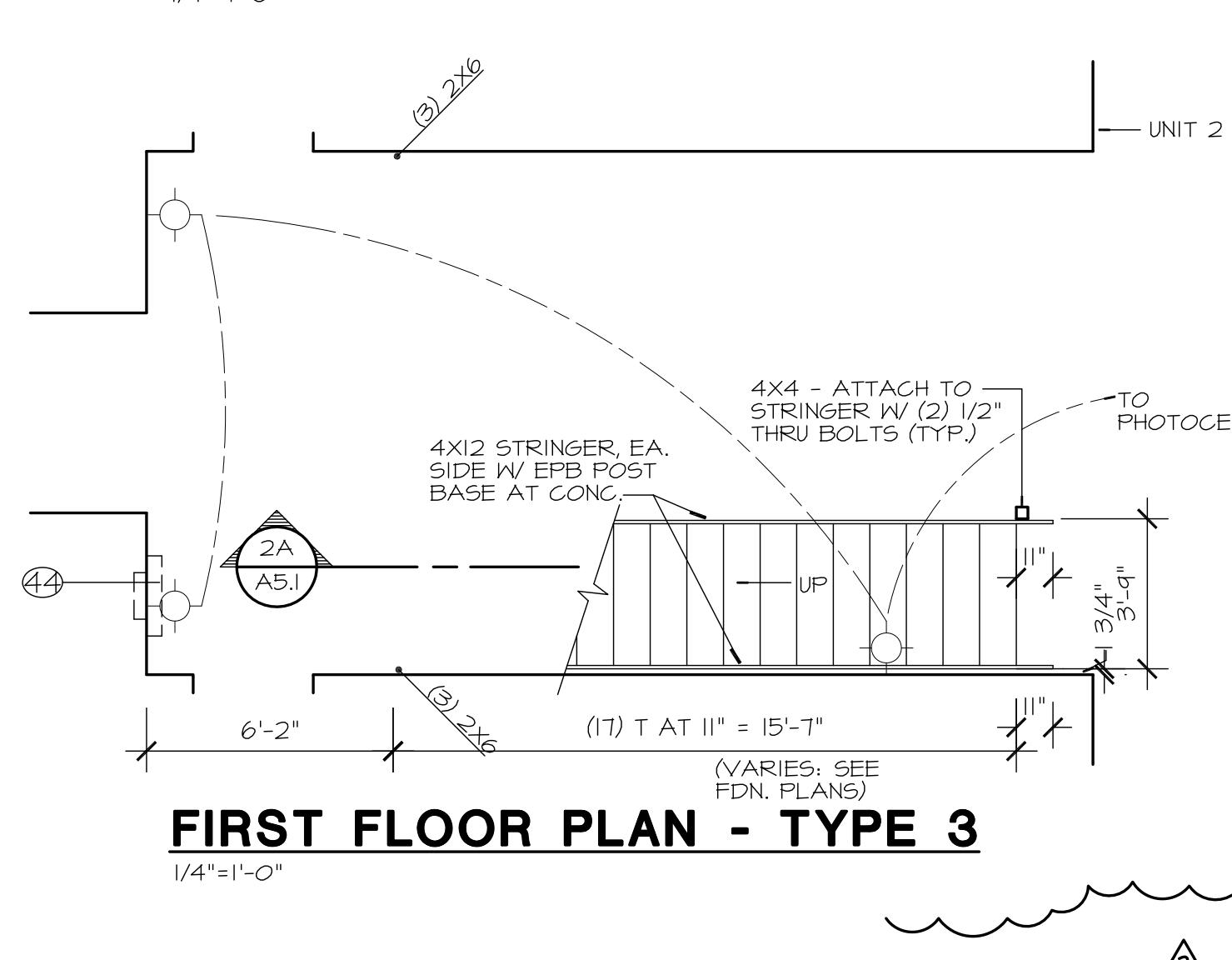
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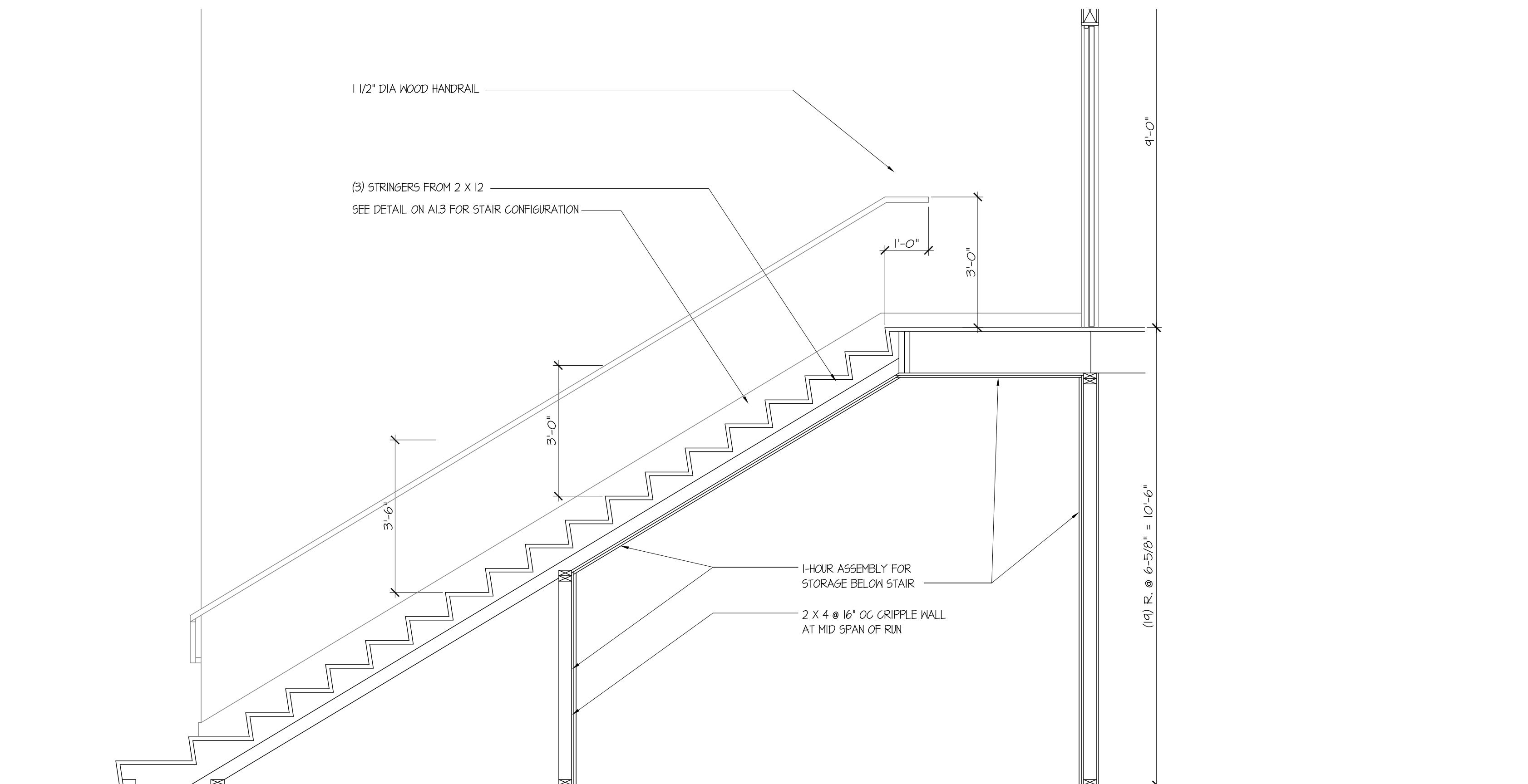
THIRD FLOOR PLAN - TYPE 3



SECOND FLOOR PLAN - TYPE 3

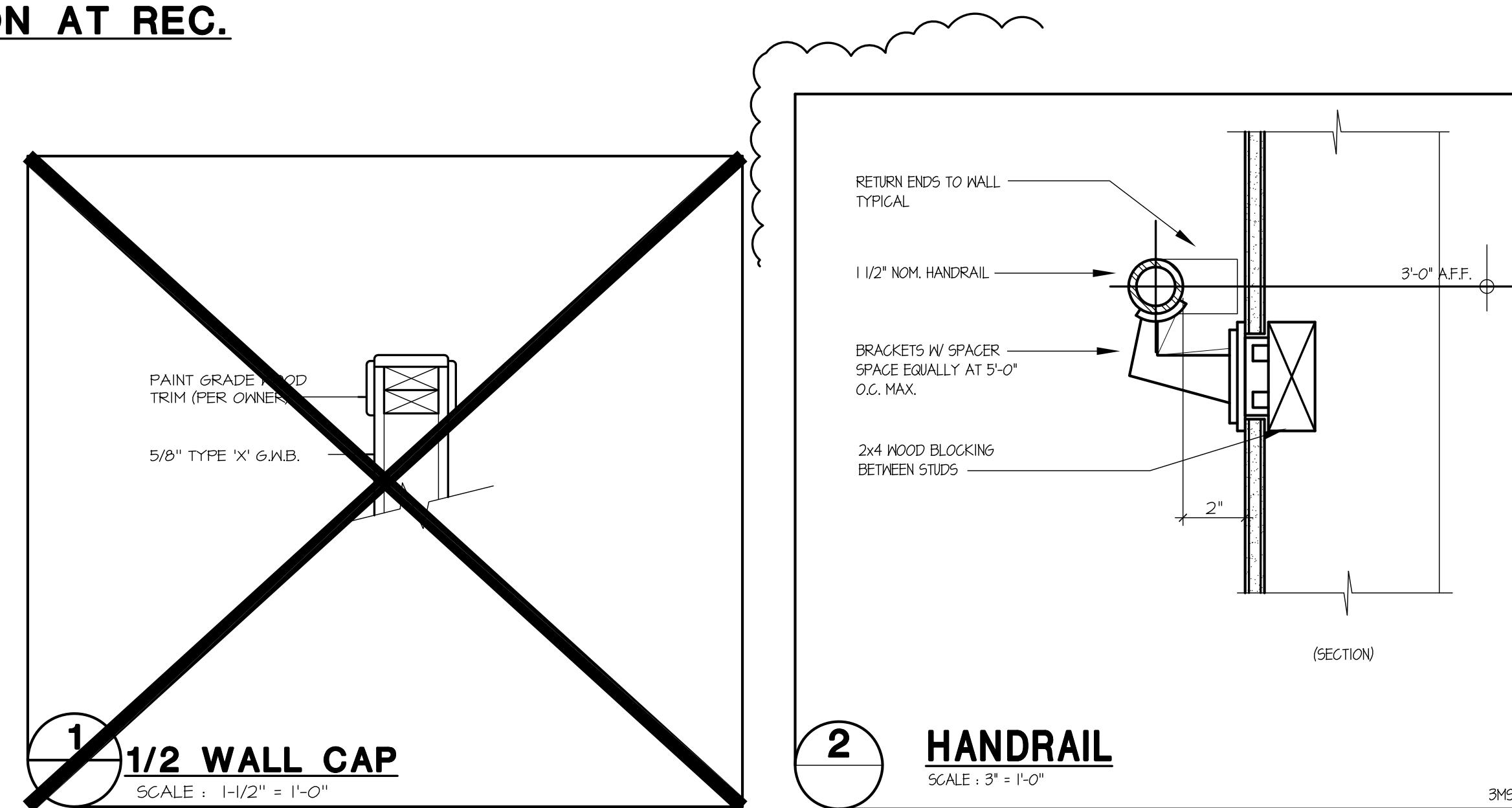


FIRST FLOOR PLAN - TYPE 3



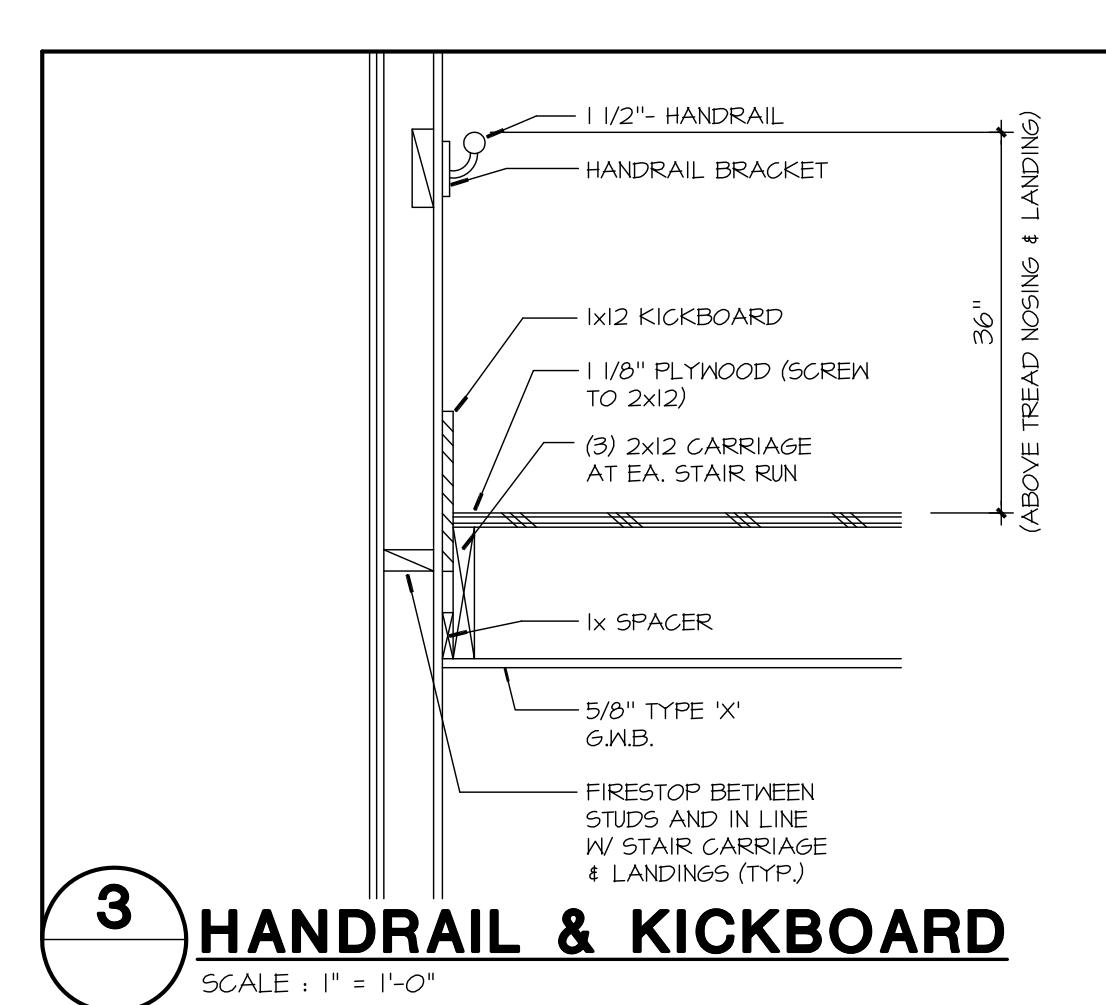
5 STAIR SECTION AT REC.

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



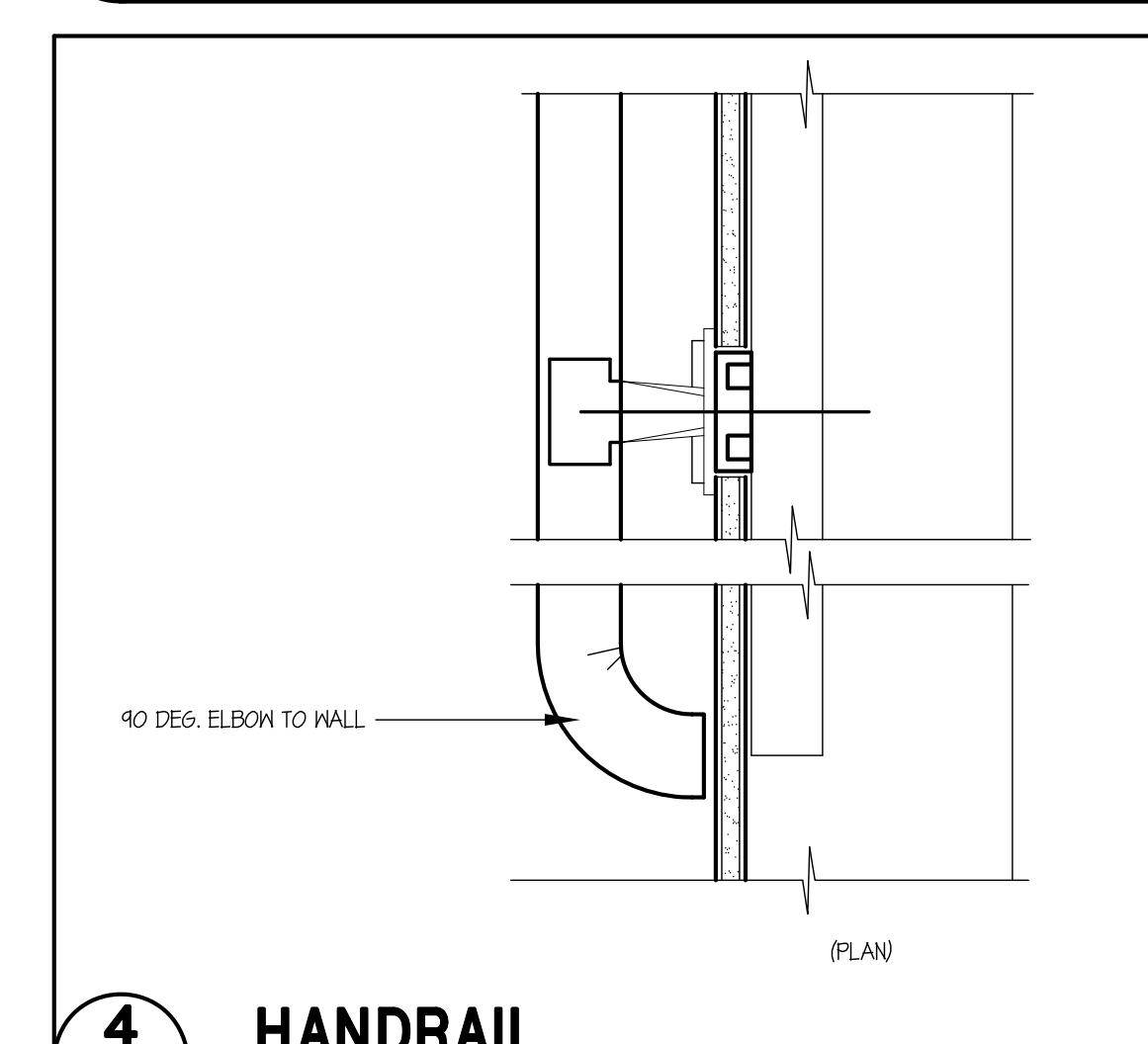
2 HANDRAIL

SCALE : 3" = 1'-0"



3 HANDRAIL & KICKBOARD

SCALE : 1" = 1'-0"



4 HANDRAIL

SCALE : 3" = 1'-0"

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

SHEET CONTENTS:	
STAIR SECTIONS	
REC. UNIT	
STAIR PLANS	
TYPE 3 & REC, DETAILS	

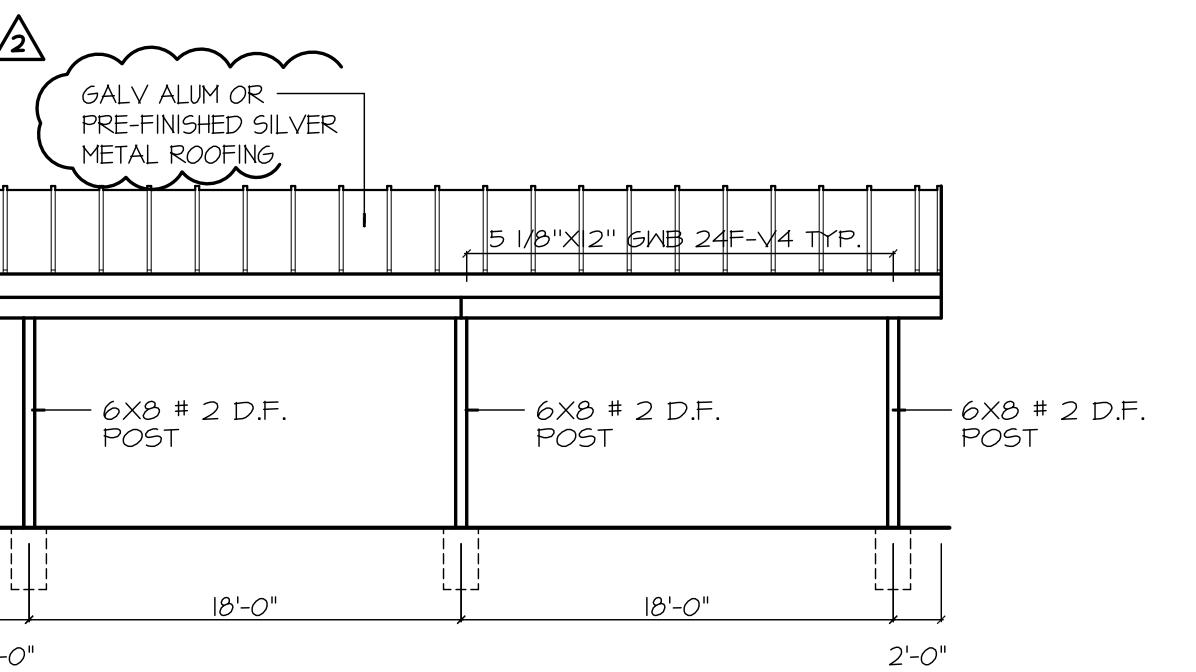
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DRAWN BY:	LW6	
CHECKED BY:	TJR	
DATE:	3-2-11	

A5.2

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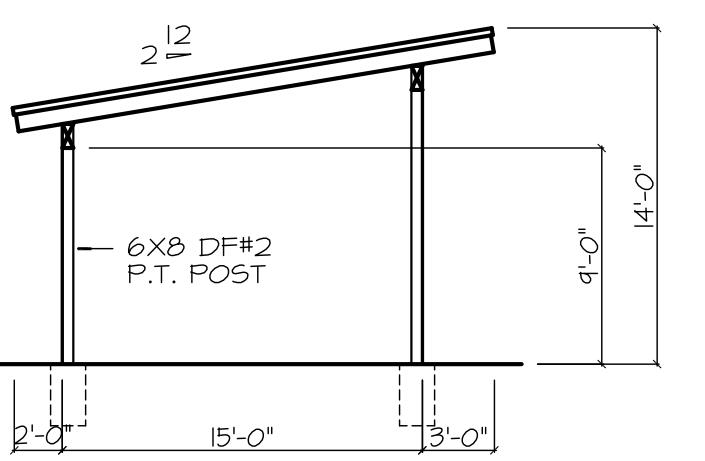
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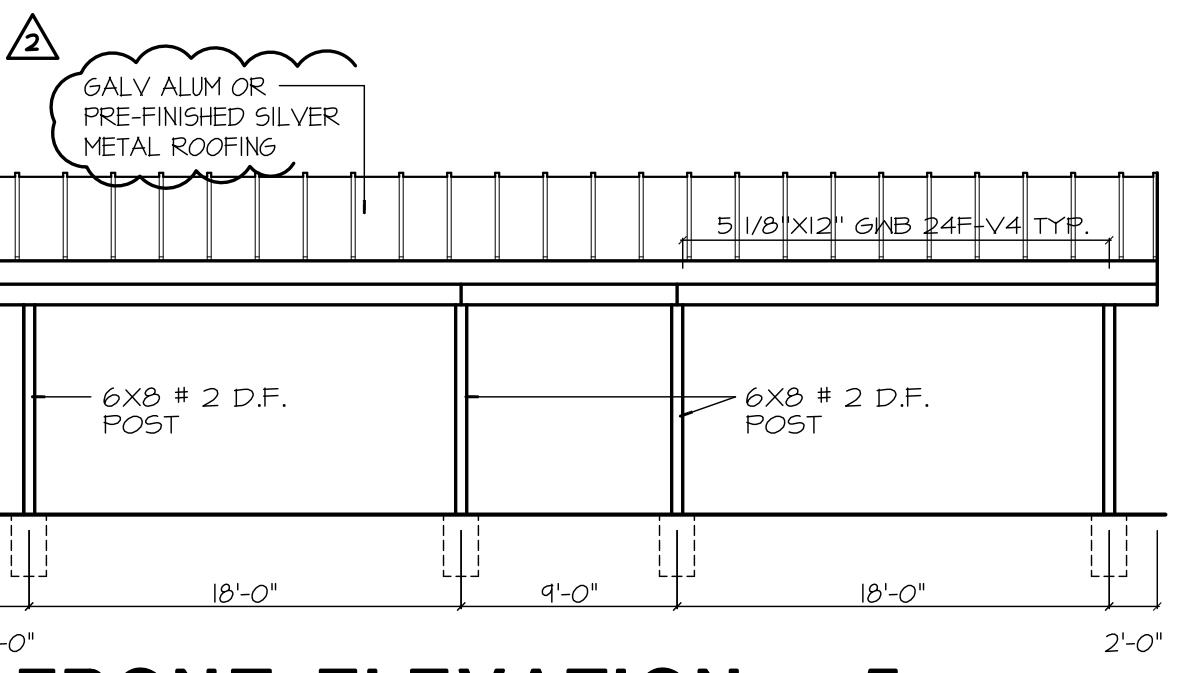
FRONT ELEVATION - 4

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



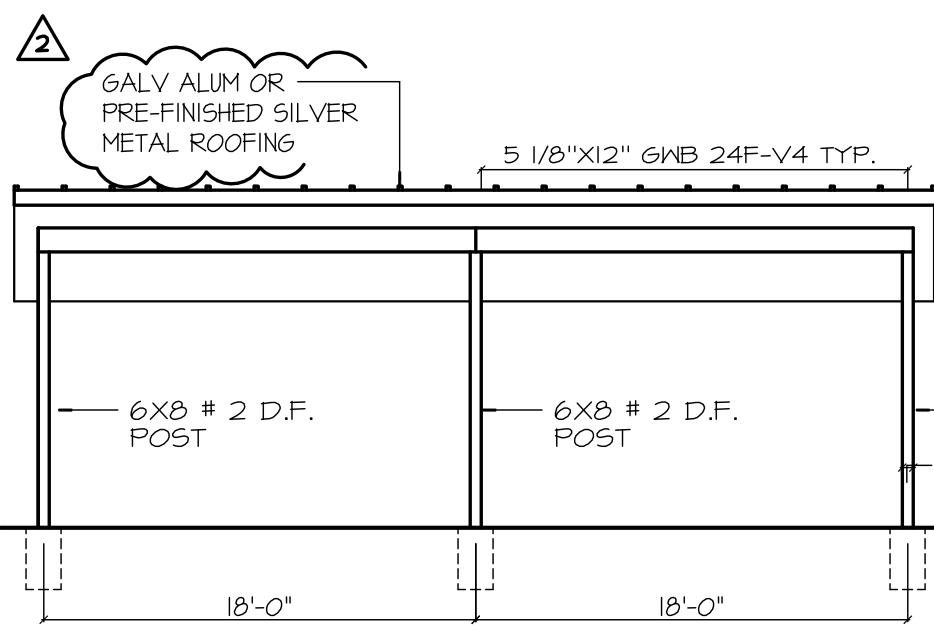
TYP. END

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



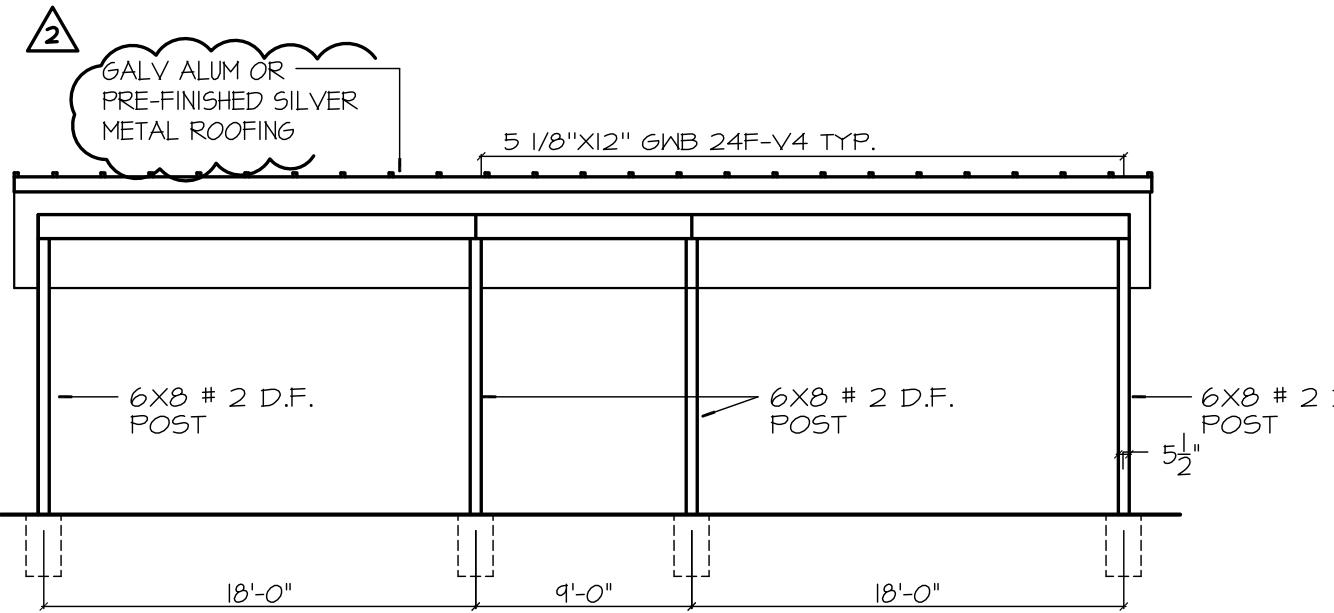
FRONT ELEVATION - 5

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



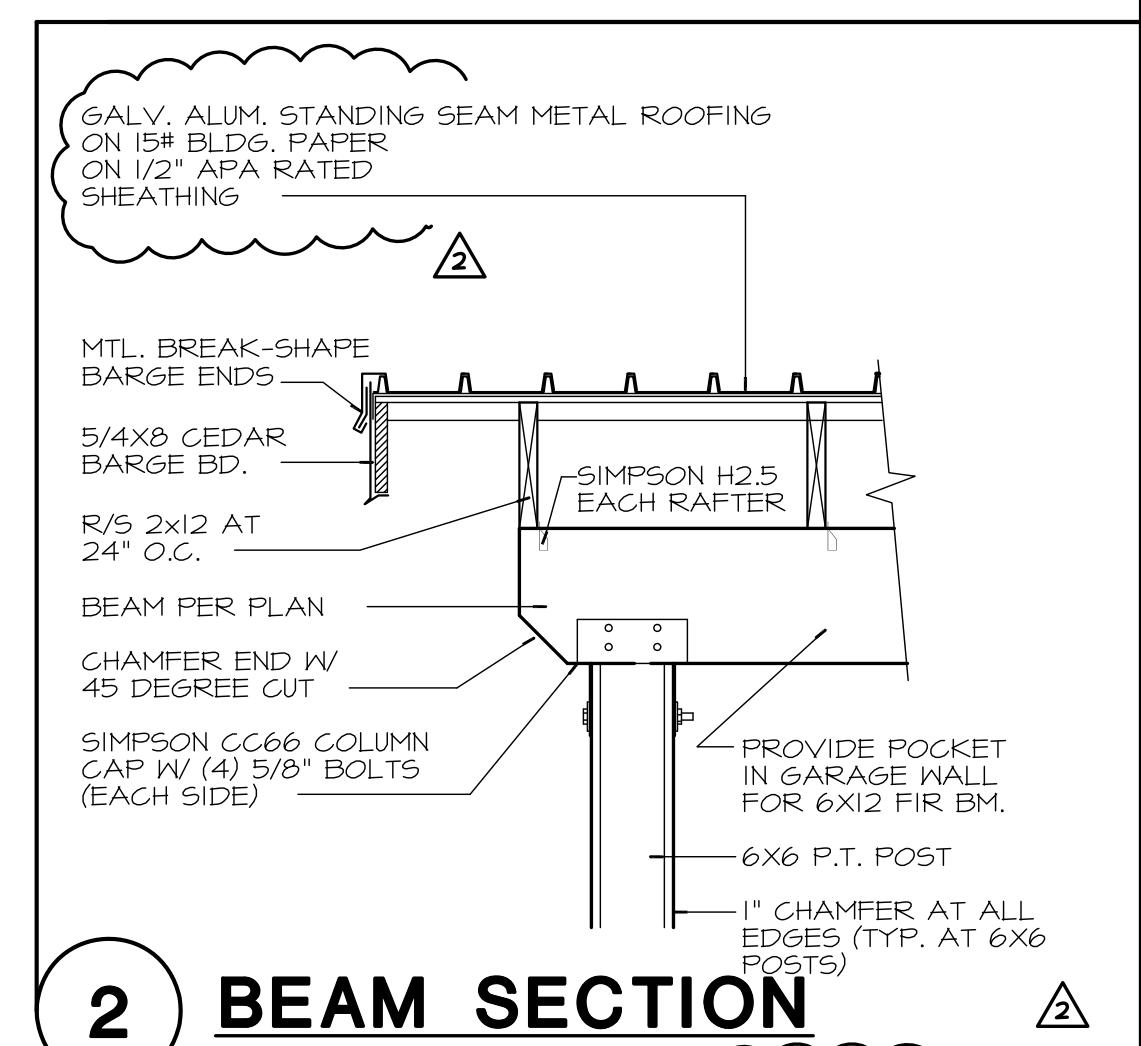
FRONT ELEVATION - 4

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



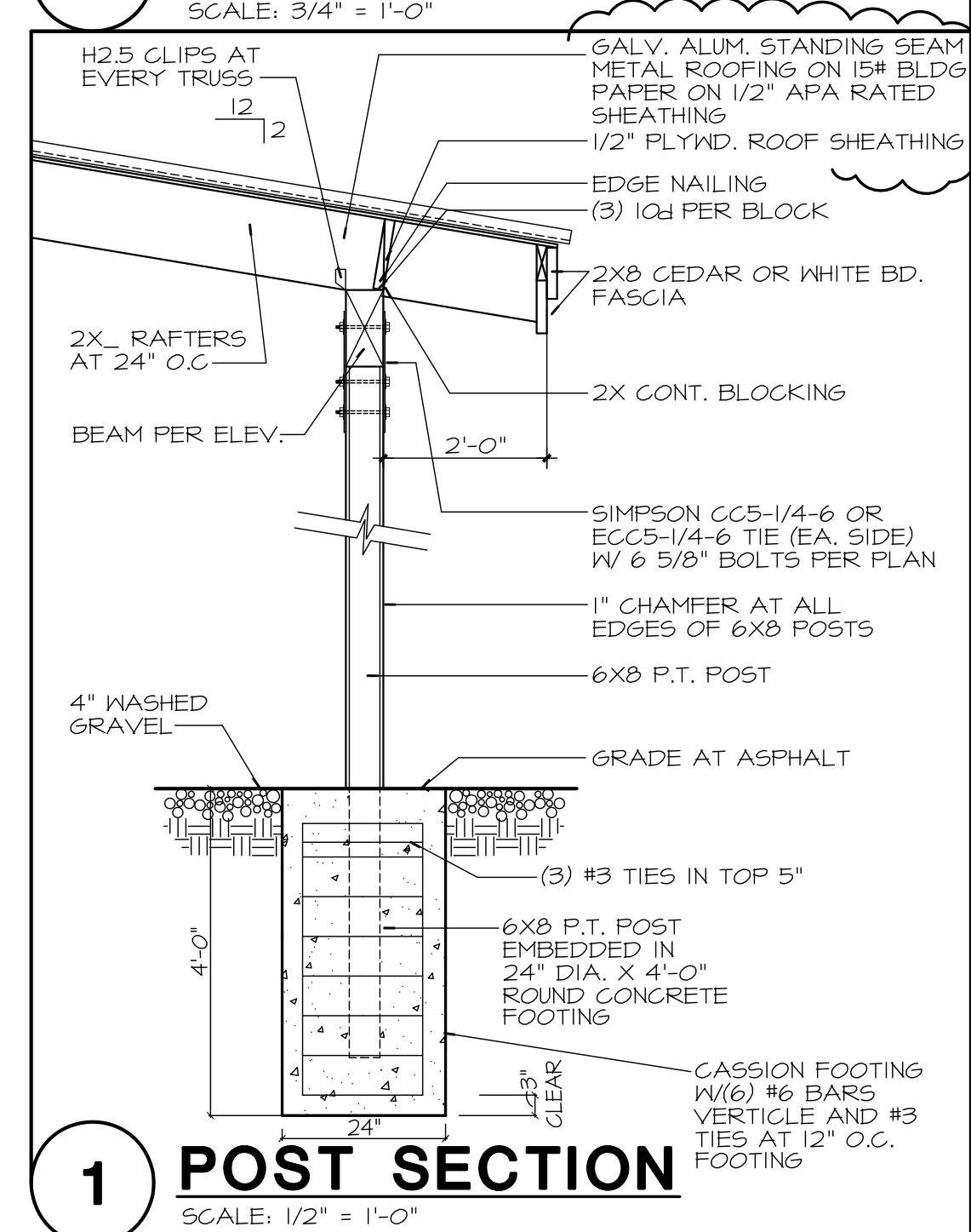
FRONT ELEVATION - 5

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



2 BEAM SECTION

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



1 POST SECTION

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

THE TIMBERS PHASE II at town center

VANCOUVER, WA

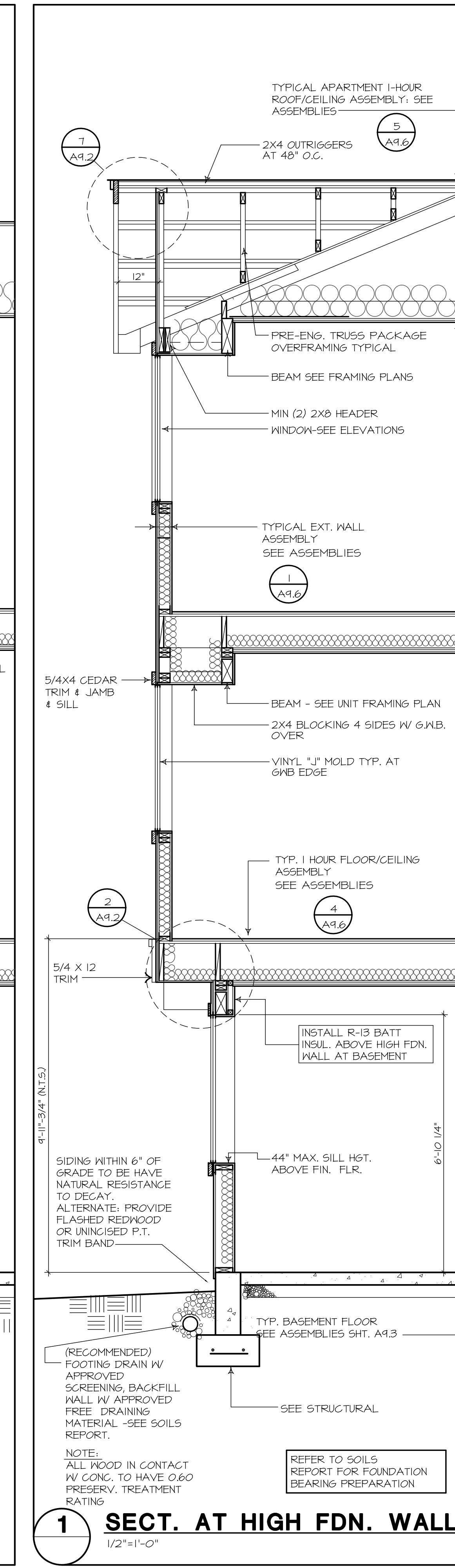
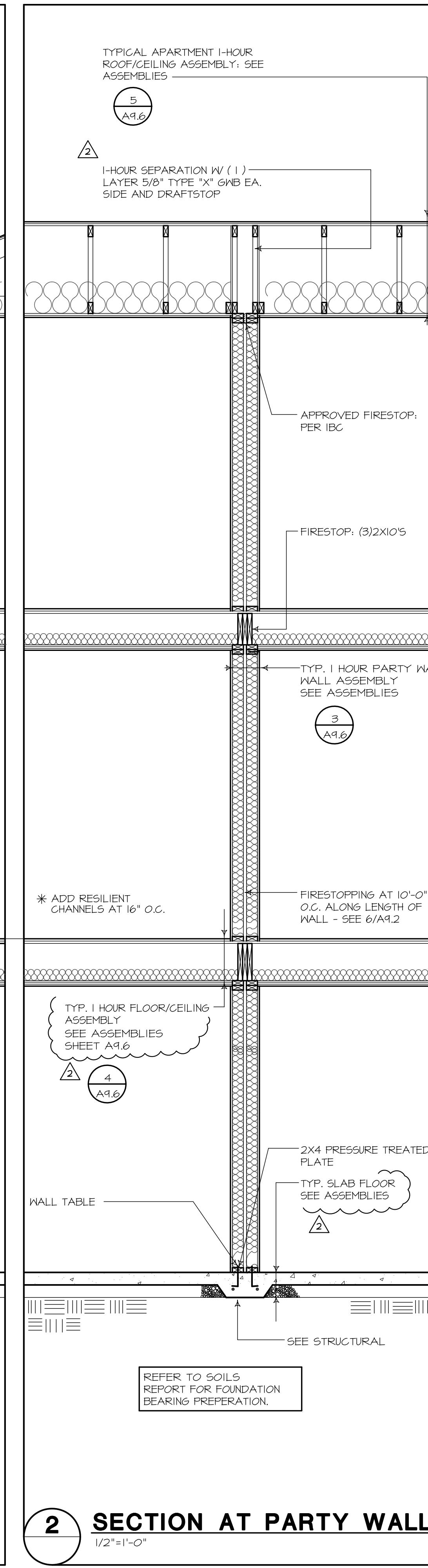
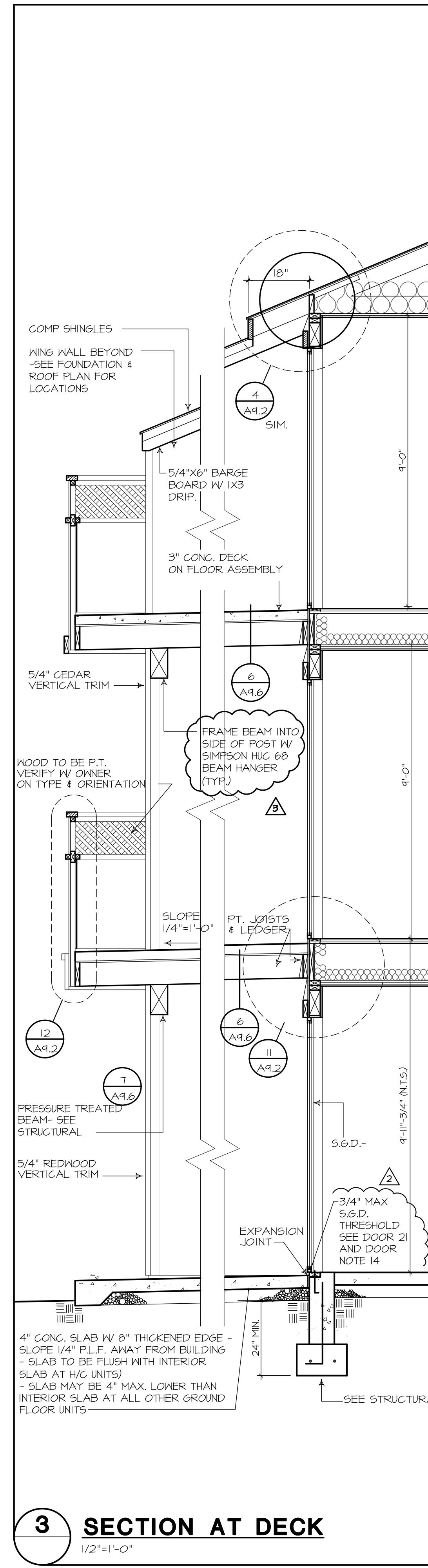
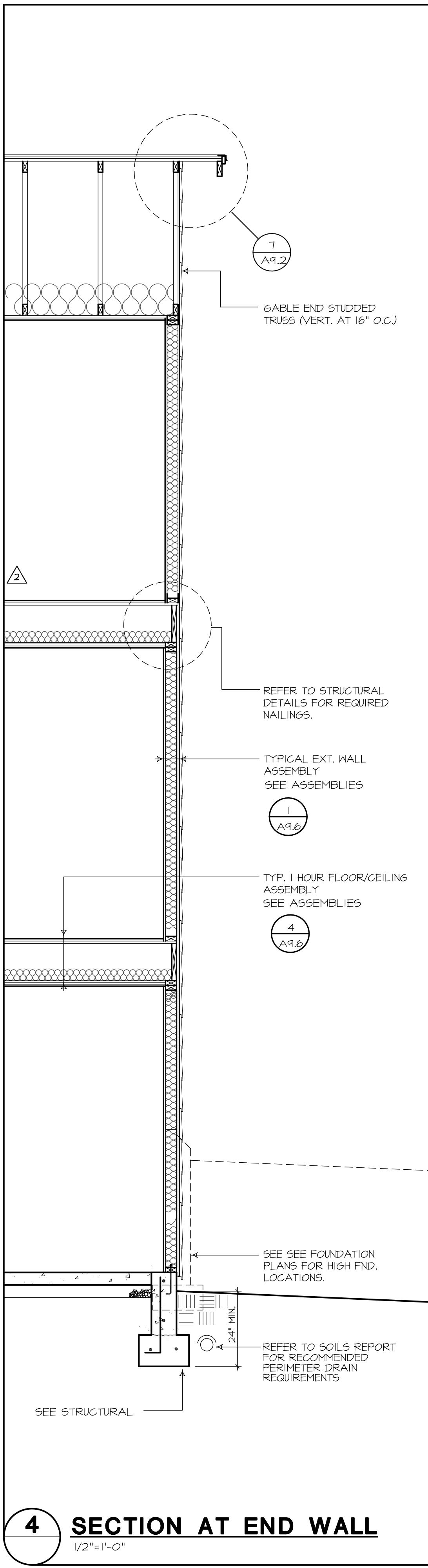
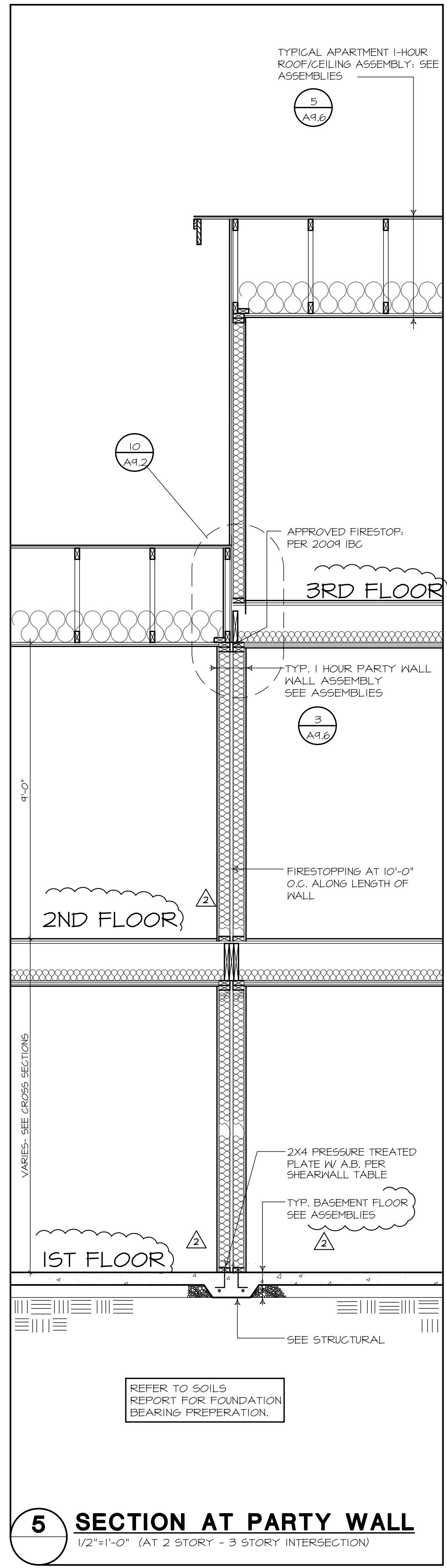
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3	4-T-12	2nd PLAN REVIEW RESUBMITTAL
2	5-B-12	PLAN REVIEW RESPONSE
1	3-2-12	PERMIT SUBMITTAL
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REVISIONS		
SHEET CONTENTS:		
CARPORT PLANS		
TYPE C4 & C5		
JOB NO.:	201030	SHEET NO.
DRAWN BY:	LW6	
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

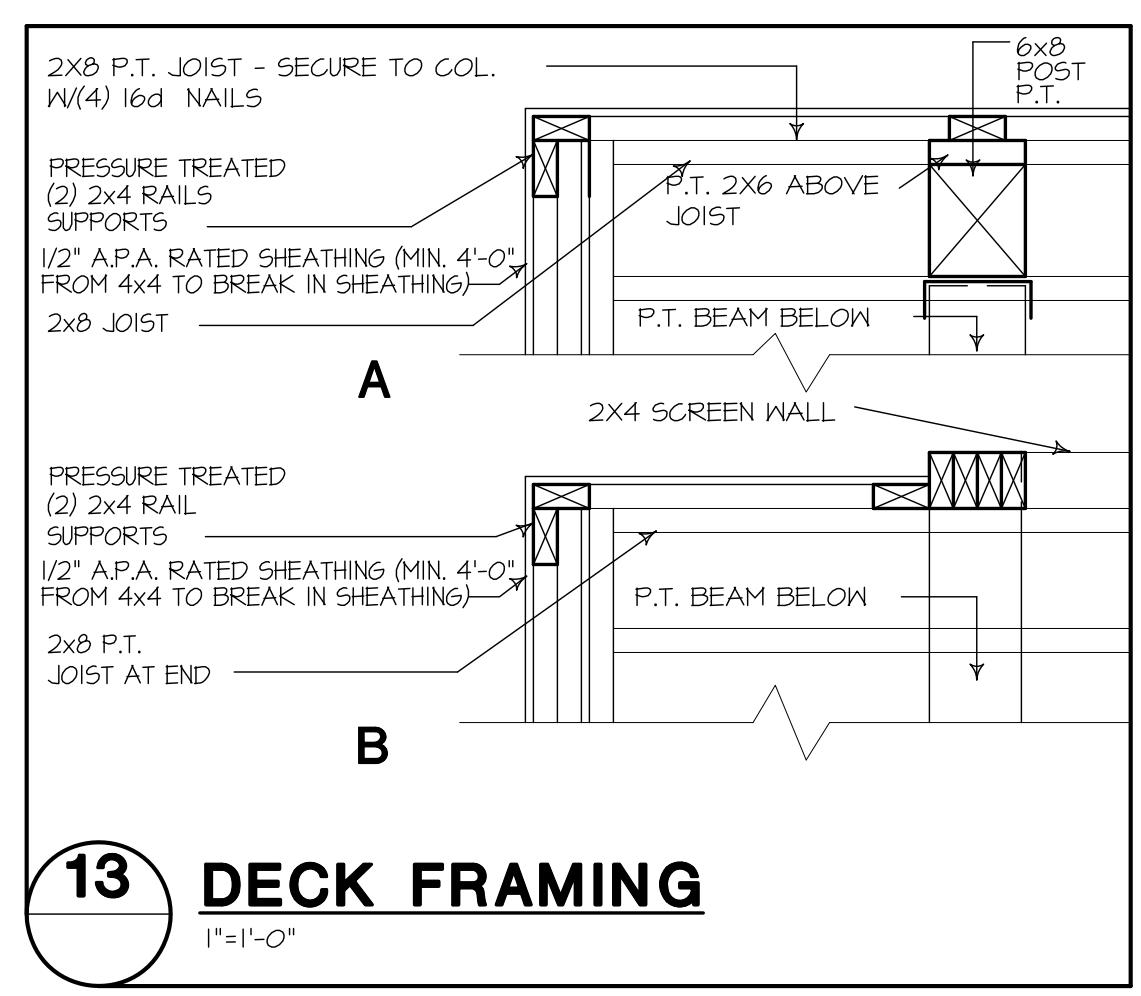
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DATE: 3-2-11	
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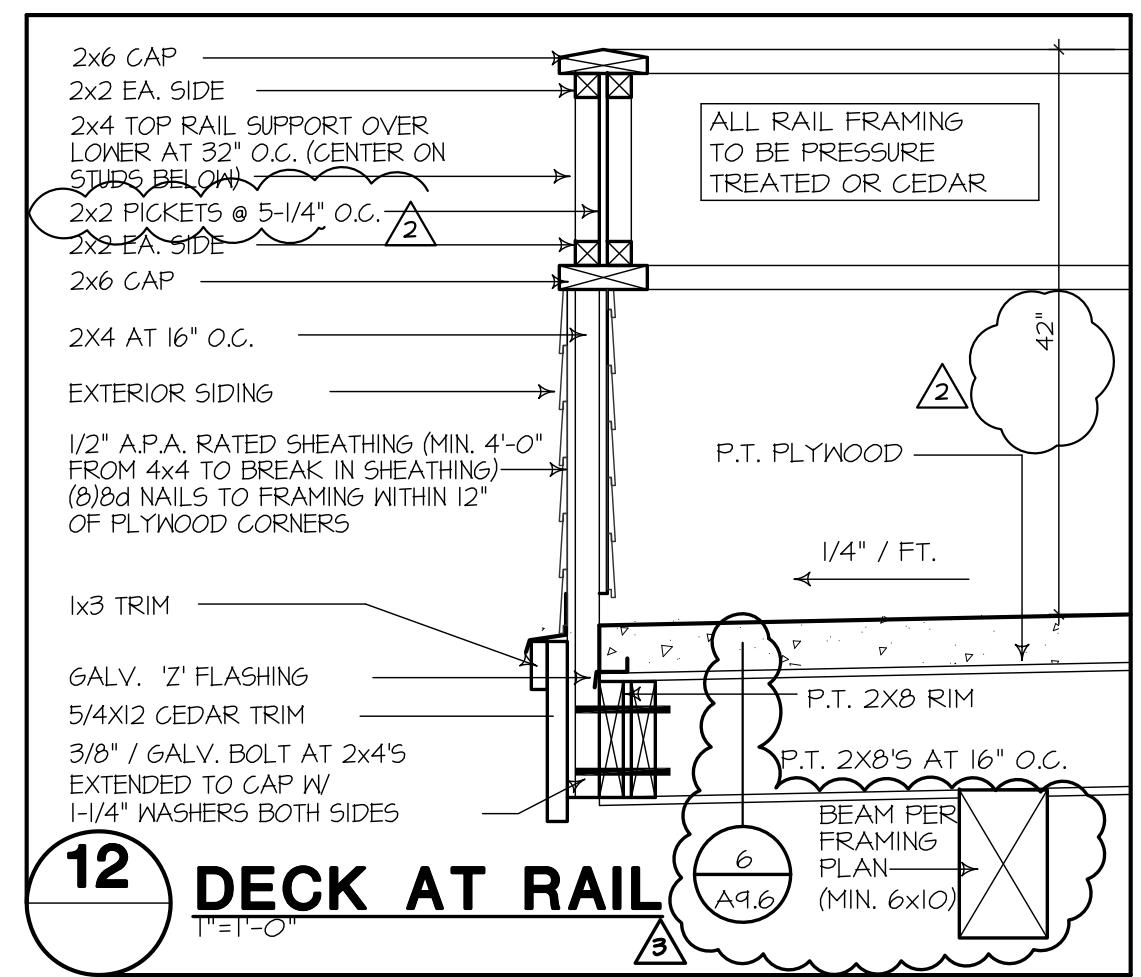
*John Ronhovde
SARAH RONHOVDE
OR-JAN RONHOVDE
STATE OF WASHINGTON*

THE TIMBERS PHASE II at town center

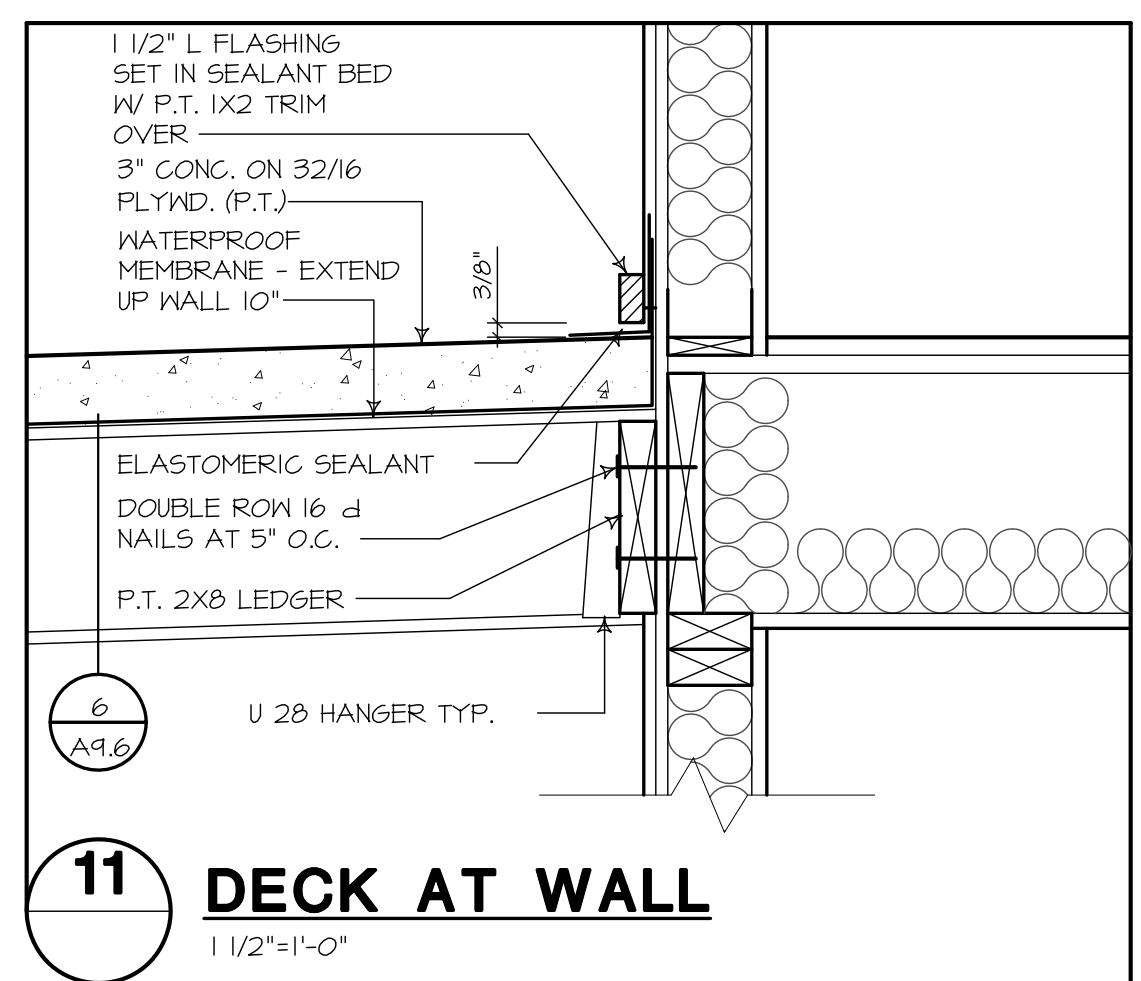
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	SHEET CONTENTS:
	WALL SECTIONS
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CHECKED BY:	TJR
DATE:	3-2-11
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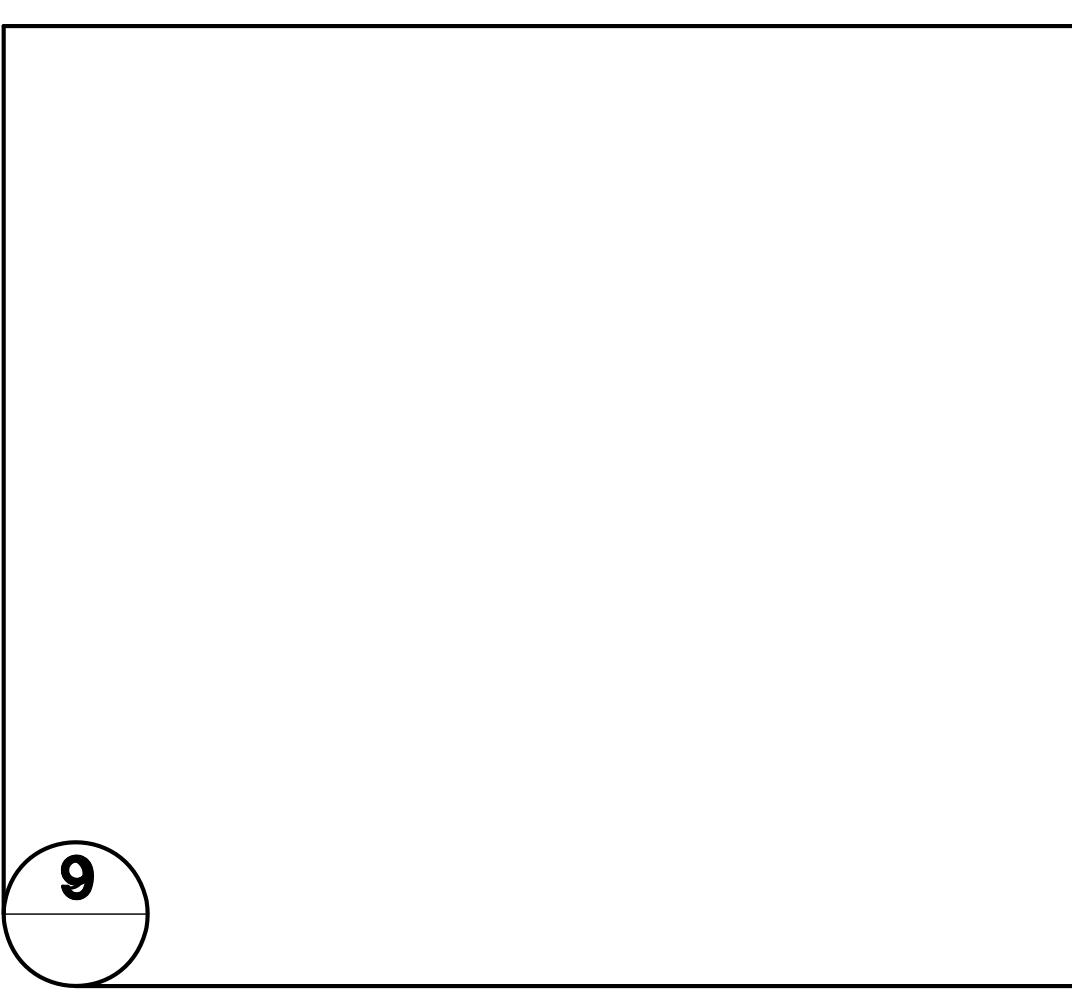
13 DECK FRAMING



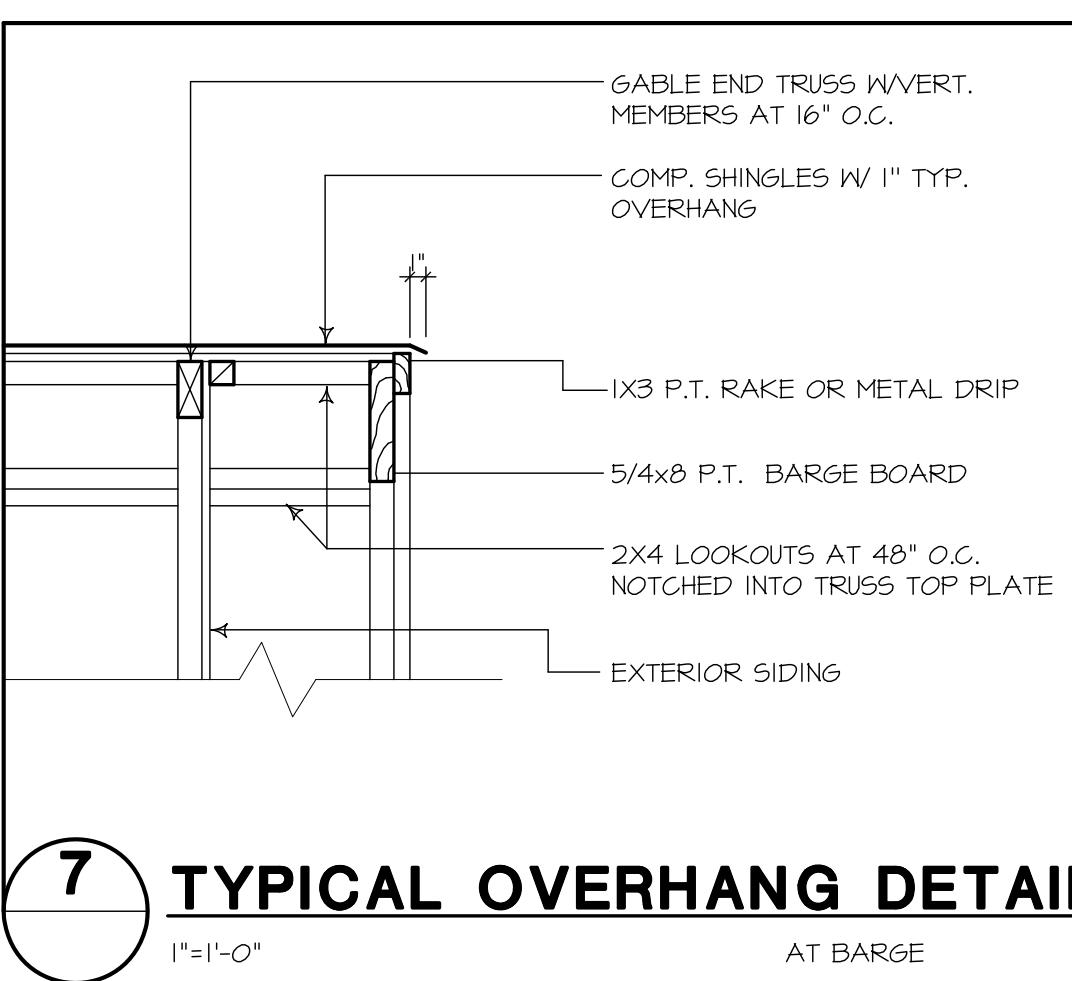
12 DECK AT RAIL



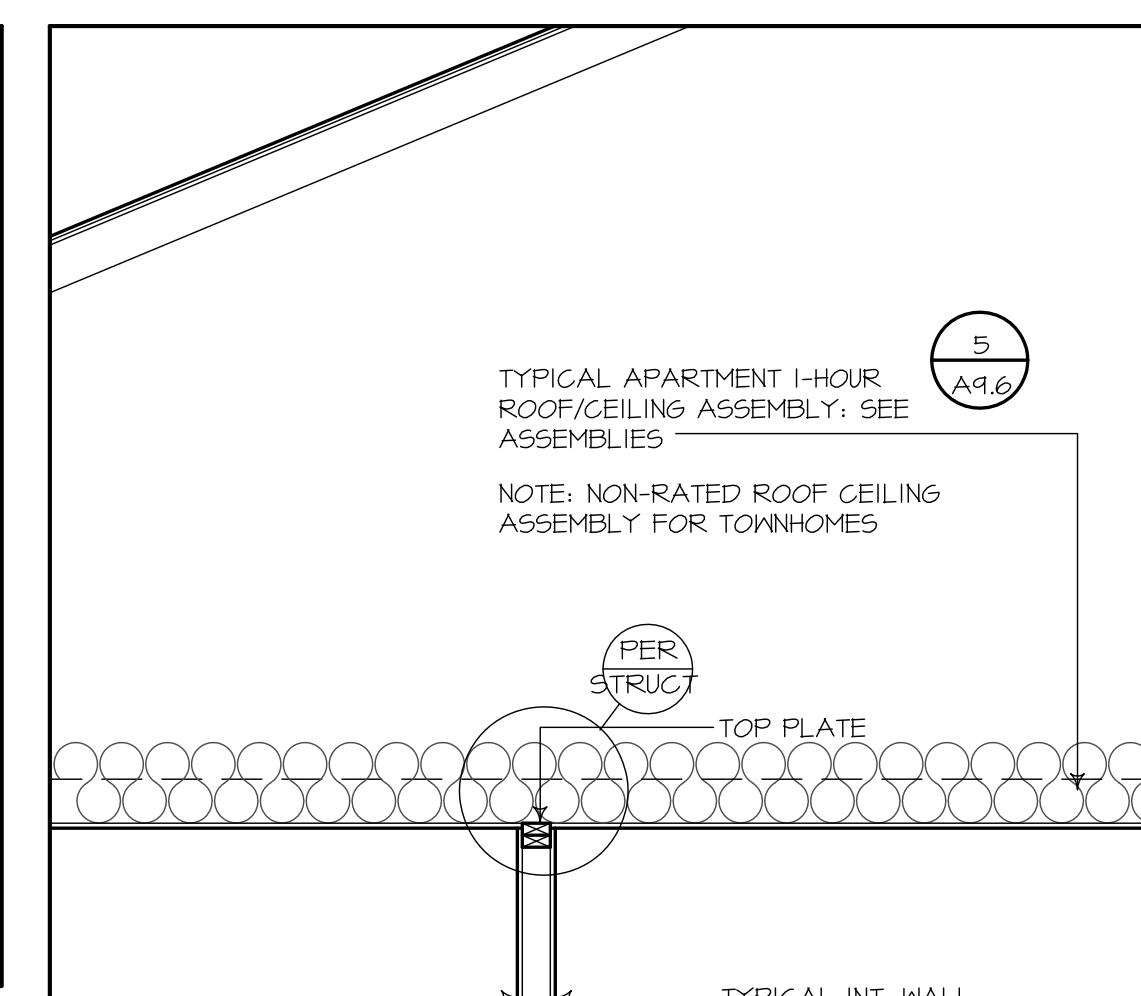
11 DECK AT WALL



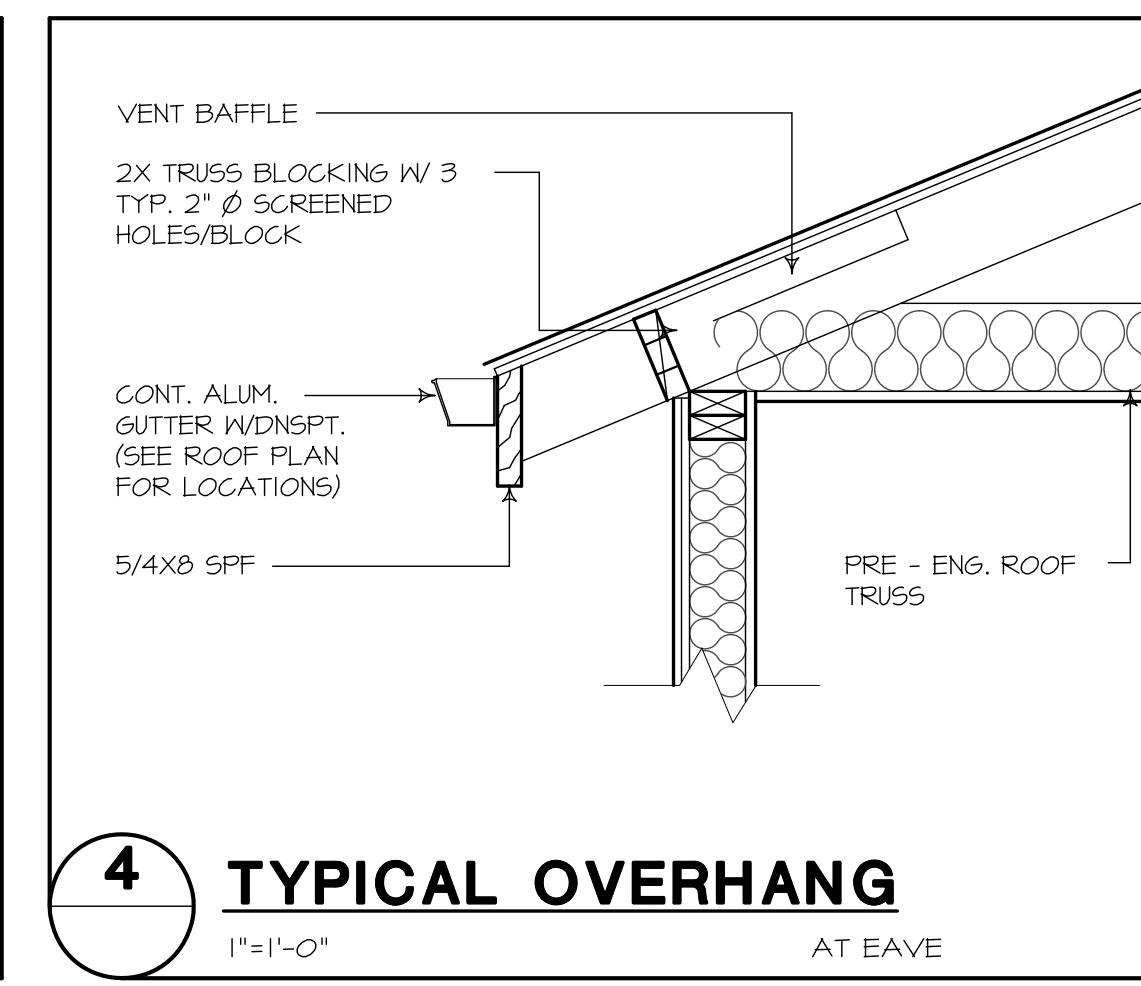
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7 TYPICAL OVERHANG DETAIL

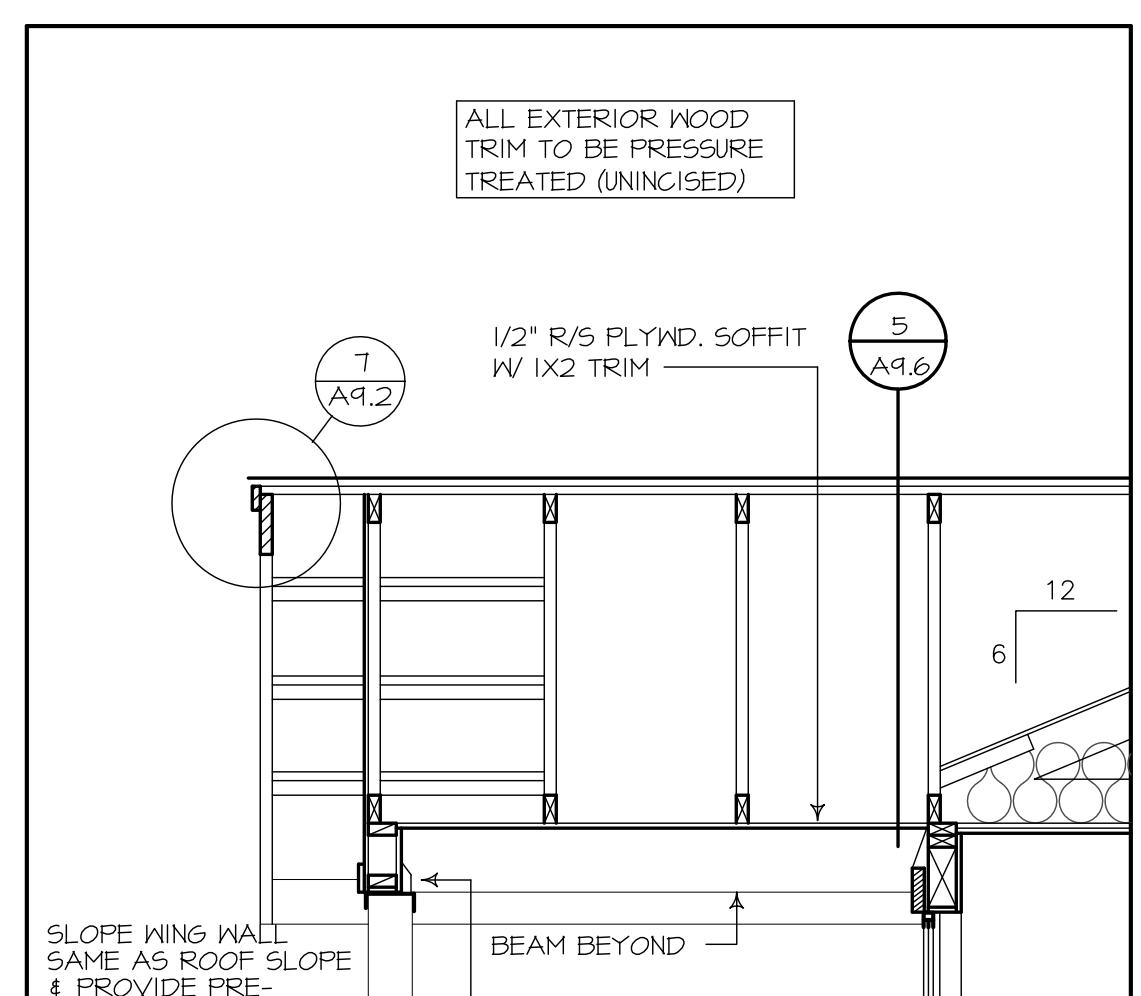


5 APARTMENT / TOWNHOME
INT. SHEAR/BEARING WALL



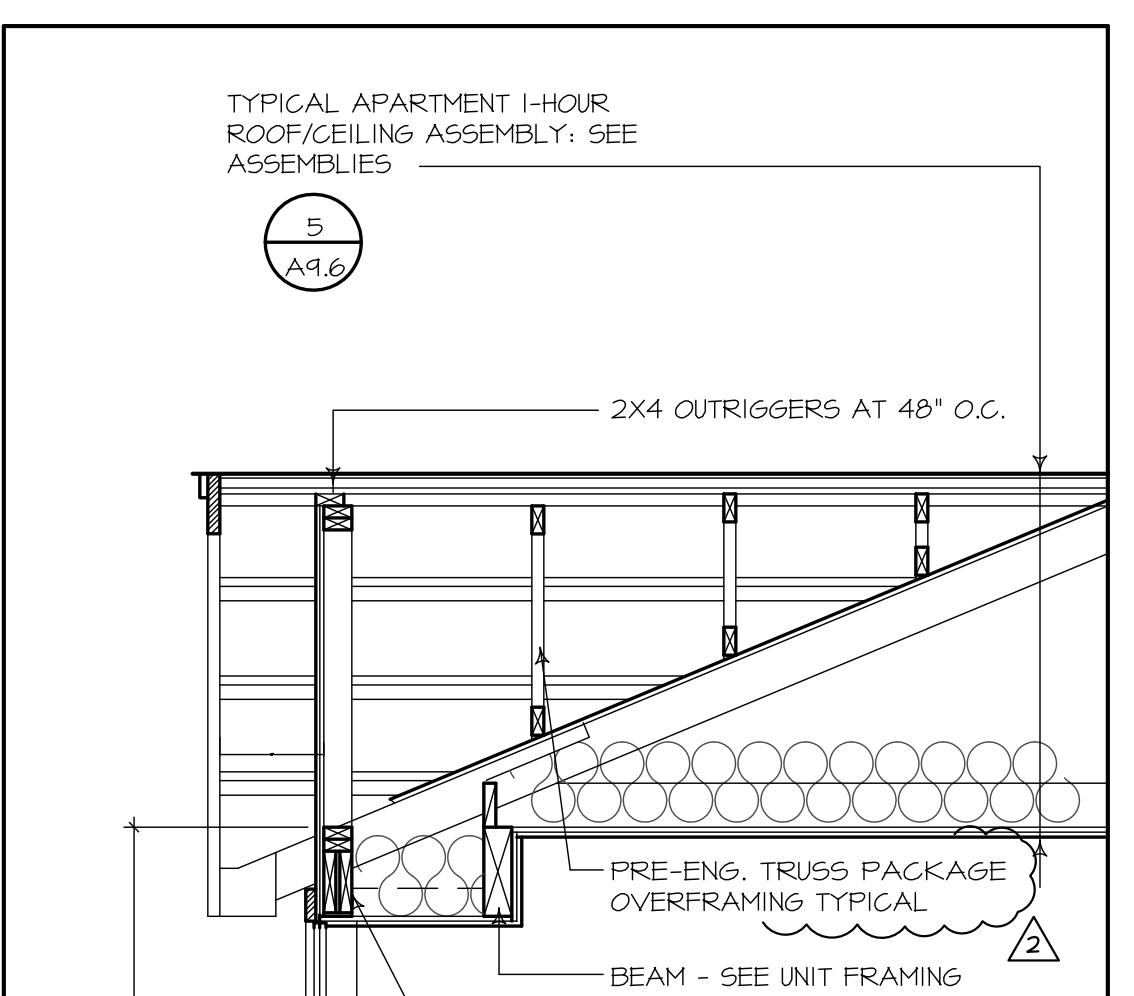
4 TYPICAL OVERHANG

AT EAVE



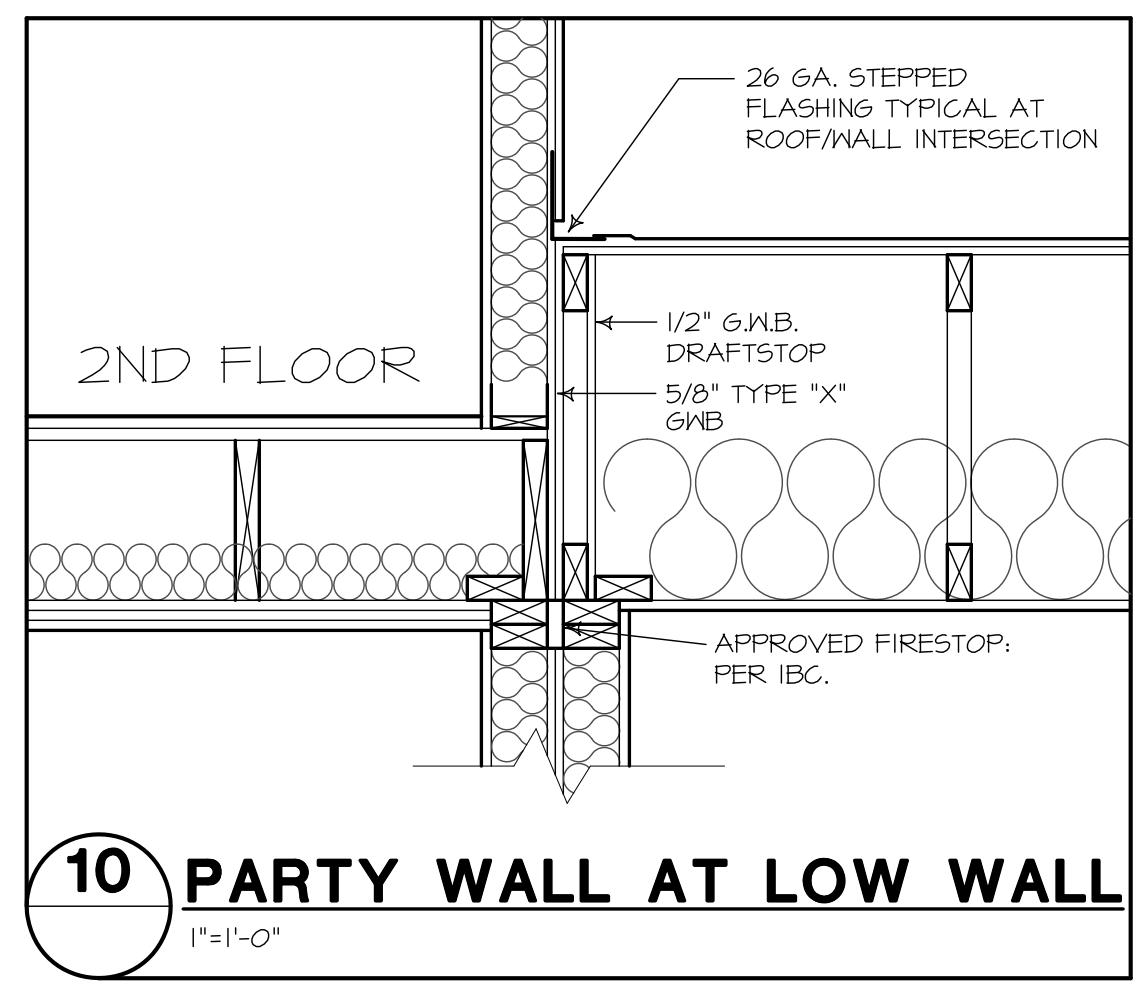
3 TWO STORY DECK W/ ROOF

1/2'=1'-0"

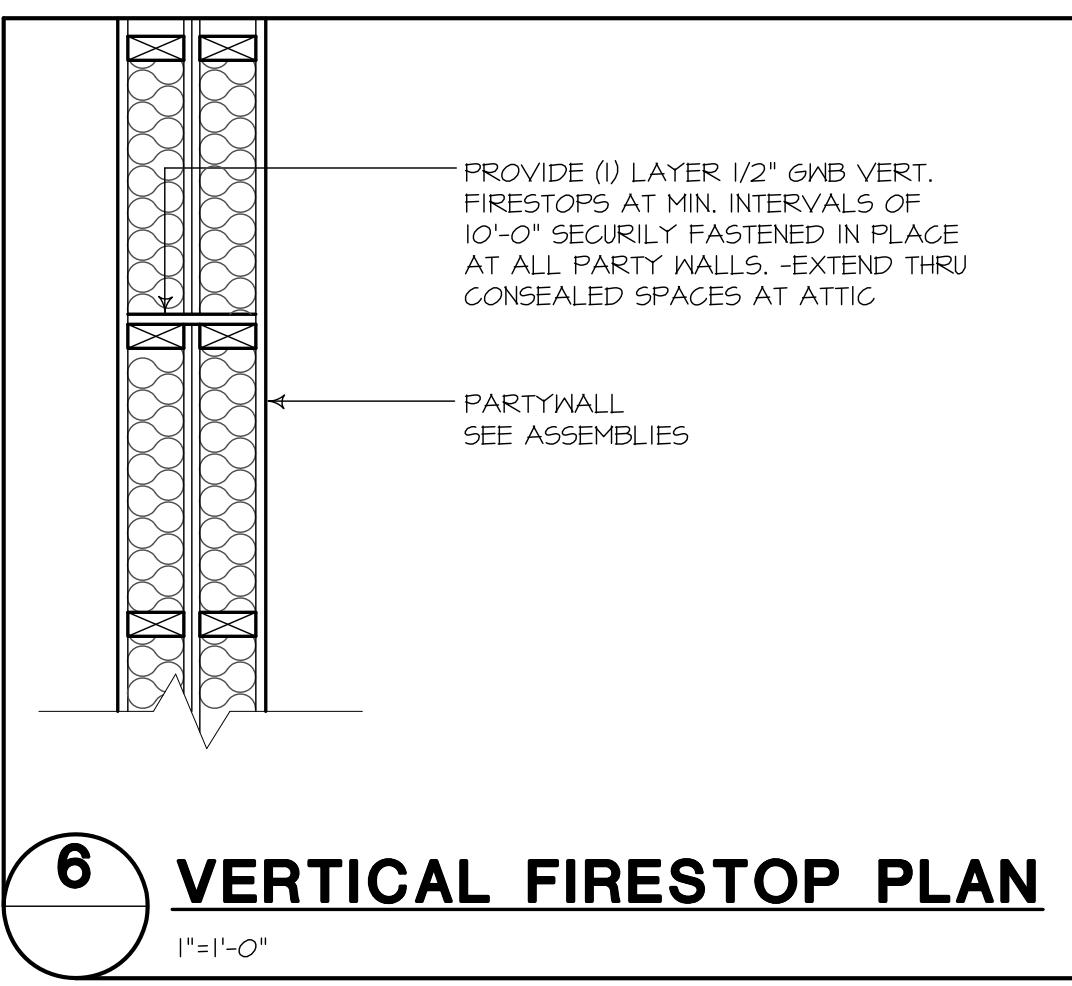


1 2 STORY FRONT WALL

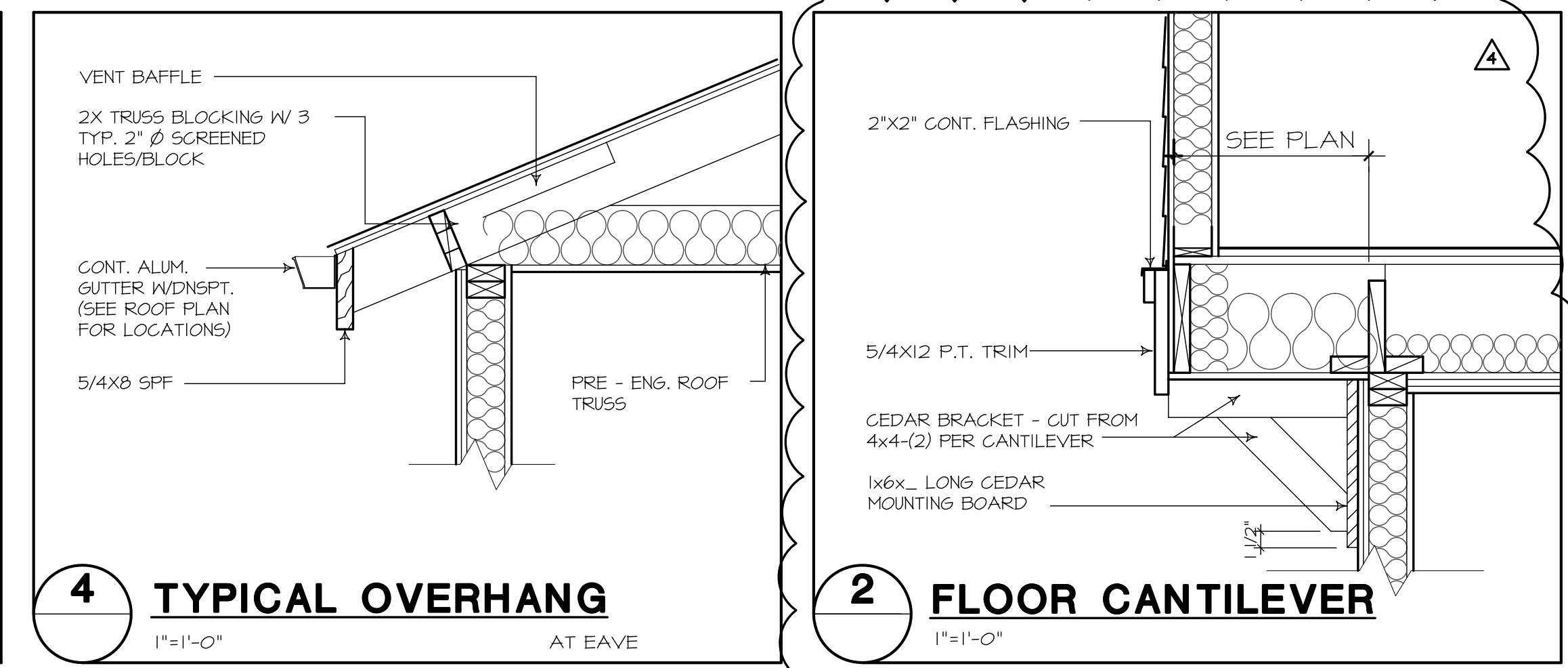
1/2'=1'-0"



10 PARTY WALL AT LOW WALL



6 VERTICAL FIRESTOP PLAN



2 FLOOR CANTILEVER

AT EAVE

THE TIMBERS PHASE II

at town center

VANCOUVER, WA

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THE TIMBERS

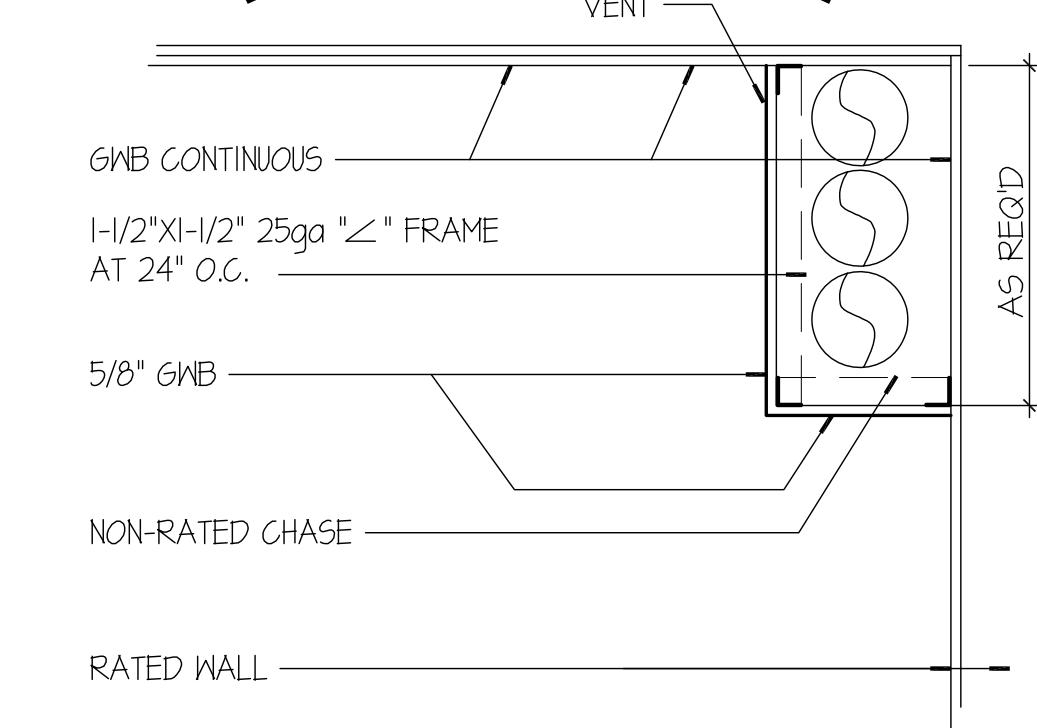
PHASE II

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

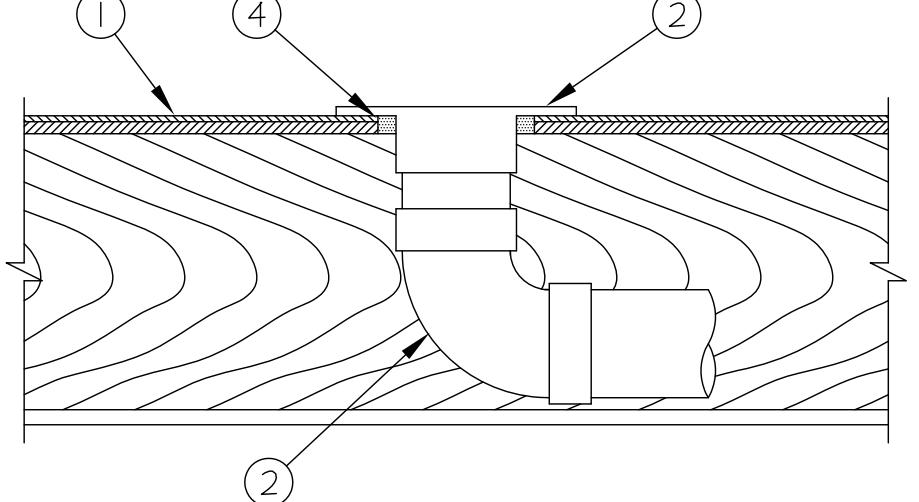
JAN RONHOVDE
FOR JAN RONHOVDE
STATE OF WASHINGTON
4344 REGISTERED ARCHITECT



RATED WALL

UL SYSTEM NO. F-C-2103

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 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. 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 1/8 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.

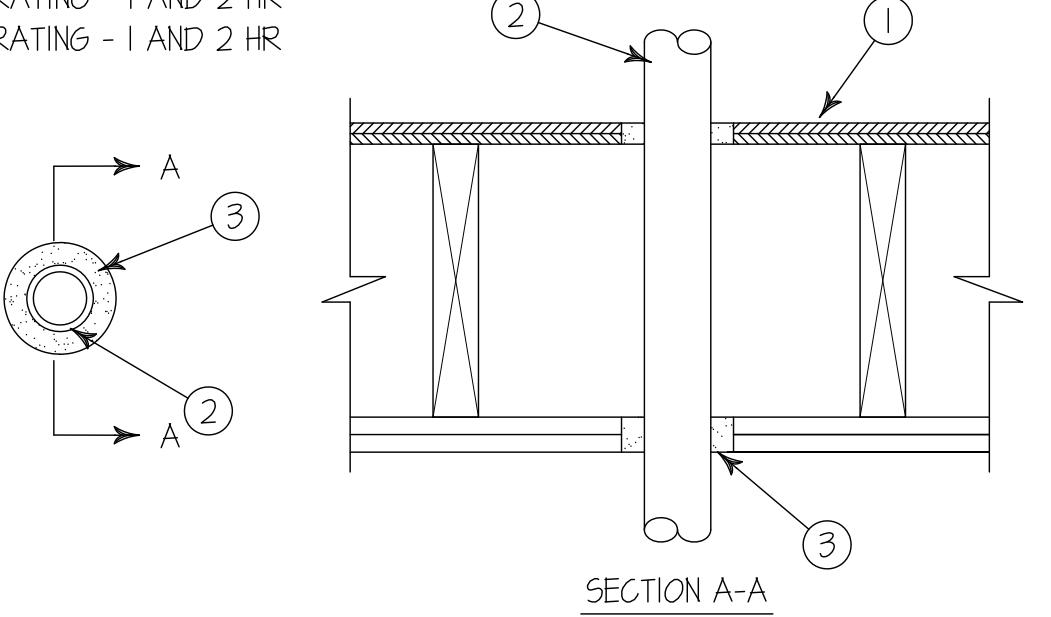
4. FILL, VOID OR CAVITY MATERIAL*--SEALANT MIN 3/4 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH THE BOTTOM SURFACE OF FLOOR.

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

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 DIAM 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. GYPSUM BOARD* NOM 5/8 IN. THICK, 4 FT WIDE AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.

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) SDR135 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

HILTI

FIRESTOP SYSTEMS

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

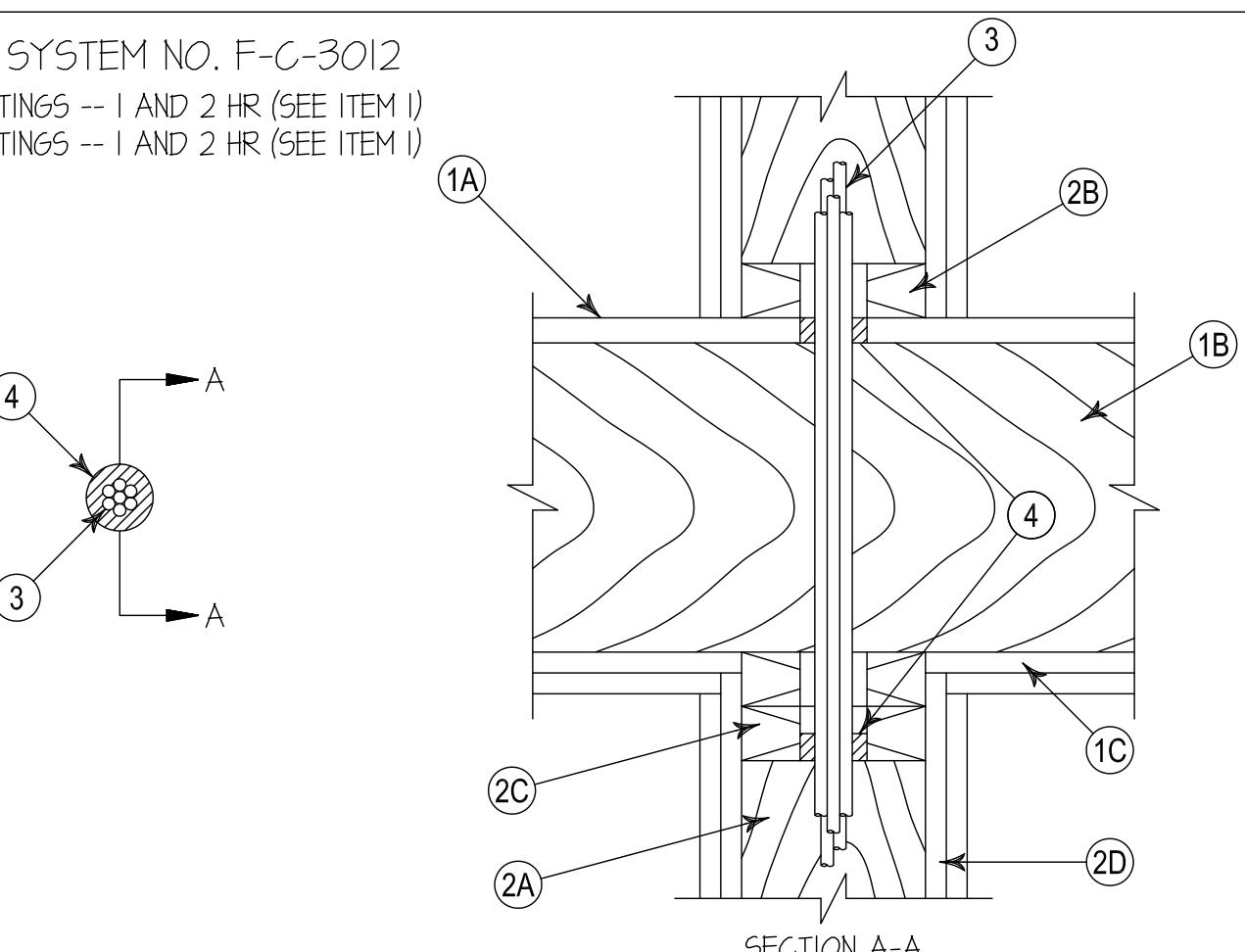
1-HR PLUMBING PENETRATION

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 FLOOR 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) -- AS REQUIRED -- 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 -- THE THROUGH PENETRANT (ITEM 3) SHALL BE ROUTED THROUGH A FIRE-RATED SINGLE, DOUBLE OR STAGGERED WOOD STUD/GYP BOARD 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 NUMBER 2 BY 4 IN. LUMBER STUDS.

B. SOLE PLATE -- 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. OR TWO NOM 2 BY 4 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.

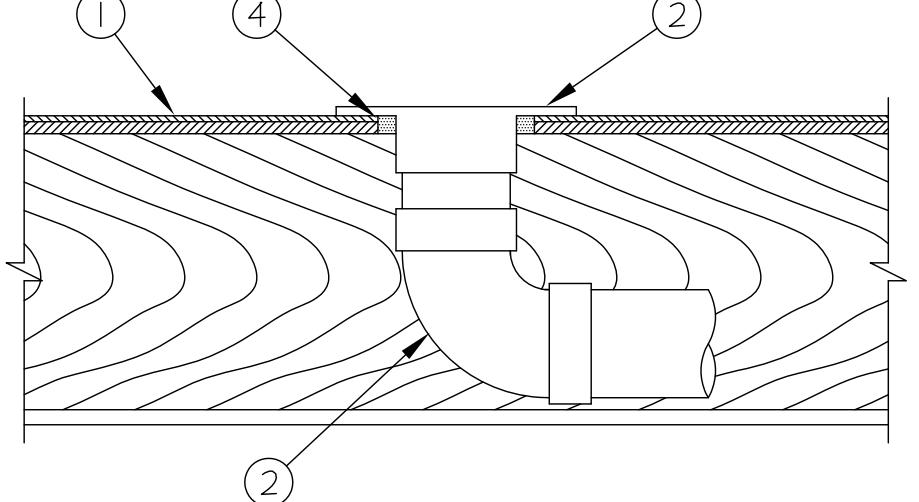
G. MAX 1 IN. DIAM METAL CLAD TEK CABLE WITH PVC JACKET.

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

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 1/8 IN. LARGER THAN OUTSIDE DIAM OF CLOSET FLANGE.

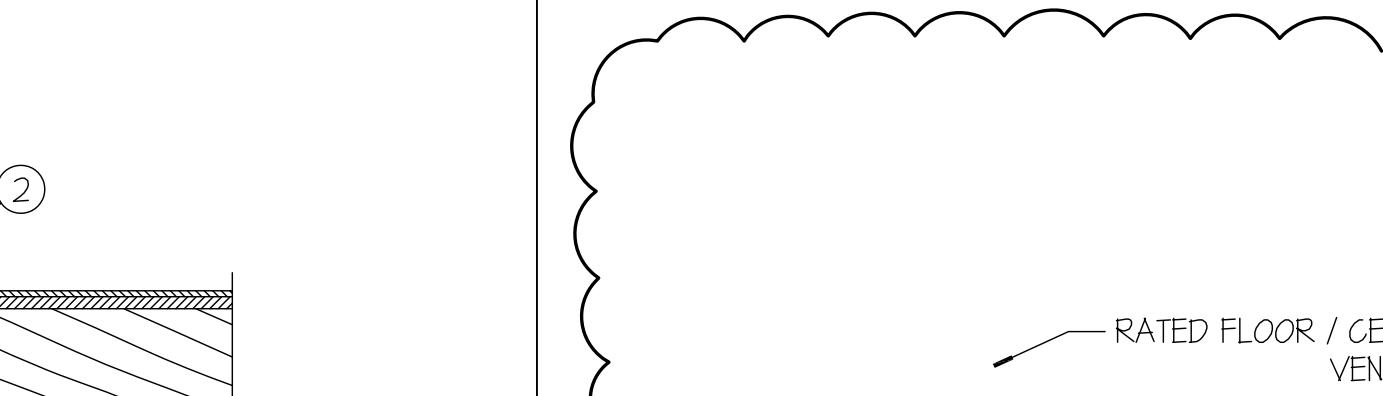
3. DRAIN PIPING NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 40 ACRYLONITRILE BUTADIENE STYRENE (ABS) OR POLYVINYL CHLORIDE (PVC) DRAIN PIPE AND 90 DEGREE ELBOW FOR USE IN VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS. PIPE INSTALLED CONCENTRICALLY WITHIN FIRESTOP SYSTEM.

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

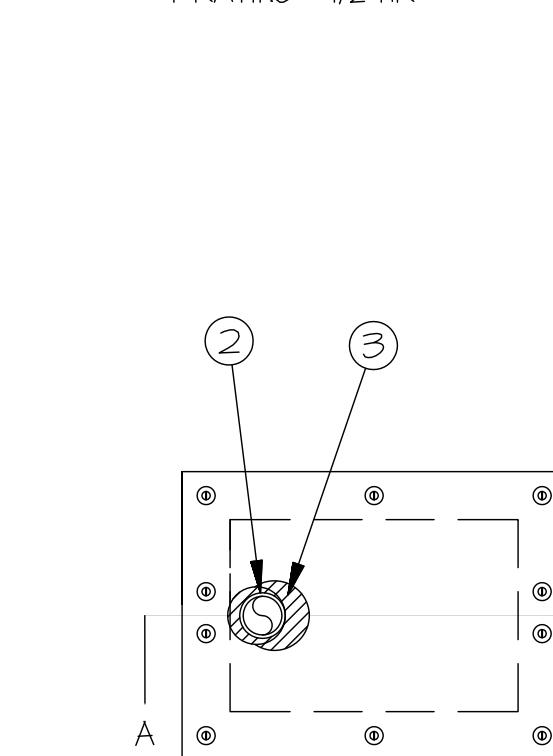
HILTI INC -- FS-ONE SEALANT

5. WATER CLOSET (NOT SHOWN)--FLOOR MOUNTED VITREOUS CHINA WATER CLOSET.
*BEARING THE UL CLASSIFICATION MARK



UL SYSTEM NO. F-C-2204

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 IS 3 IN.

B. WOOD JOISTS* NOM 2 BY 10 IN. DEEP (OR DEEPER) LUMBER JOISTS SPACED 16 IN. OC WITH NOM 1 BY 3 IN. LUMBER BRIDGING AND WITH ENDS FIRESTOPPED AS AN ALTERNATE TO LUMBER 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 (ITEM 1B) BETWEEN WALLBOARD (ITEM 1D) AND WOOD JOISTS AS REQUIRED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.

D. GYPSUM BOARD* NOM 4 FT WIDE BY 5/8 IN. THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.

2. CHASE WALL -- THE THROUGH PENETRANT (ITEM 3) SHALL BE ROUTED THROUGH A 1 HR FIRE-RATED SINGLE, DOUBLE OR STAGGERED WOOD STUD/GYP BOARD 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 NUMBER 2 BY 4 IN. LUMBER STUDS.

B. SOLE PLATE -- 2 BY 6 IN. OR PARALLEL 2 BY 4 IN. LUMBER PLATES.

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. THROUGH PENETRANTS ONE NONMETALLIC PIPE TO BE INSTALLED EITHER ECCENTRICALLY OR CONCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNUAL SPACE BETWEEN THE THROUGH PENETRANT AND THE PERIPHERY OF THE OPENING SHALL BE A MIN 0.1 IN. (POINT CONTACT) TO A MAX OF 5/8 IN. PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE FLOOR-CEILING ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES MAY BE USED:

A. POLYVINYL CHLORIDE (PVC) PIPE NOM 2 IN. DIAM (OR SMALLER) SCHEDULE 40 CELLULAR OR SOLID CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.

B. ACRYLONITRILE BUTADIENE STYRENE (ABS) PIPE NOM 2 IN. DIAM (OR SMALLER) SCHEDULE 40 CELLULAR OR SOLID CORE ABS PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.

C. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE NOM 2 IN. DIAM (OR SMALLER) SDR135 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.

D. GYPSUM BOARD* THICKNESS, TYPE, NUMBER OF LAYERS

THE TIMBERS

PHASE II

at town center

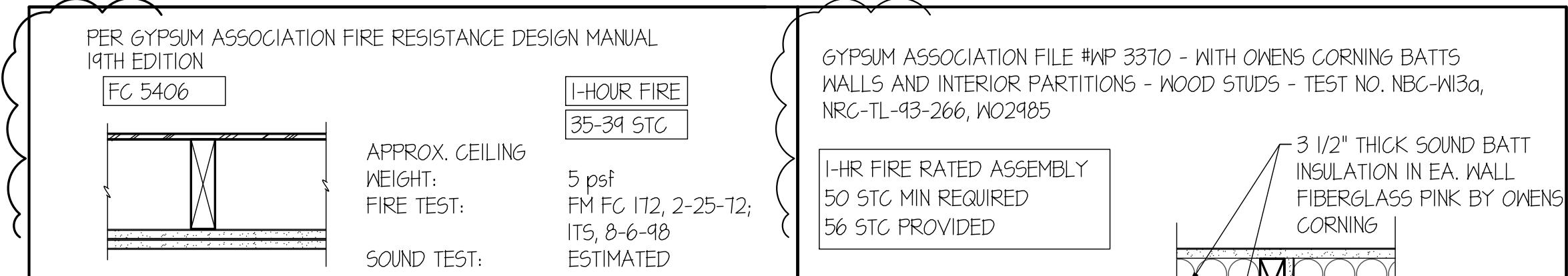
**THE
RONHOVDE
ARCHITECTS
L L C**

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
NO.	DATE DESCRIPTION
REVISIONS	
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. JOINTS 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

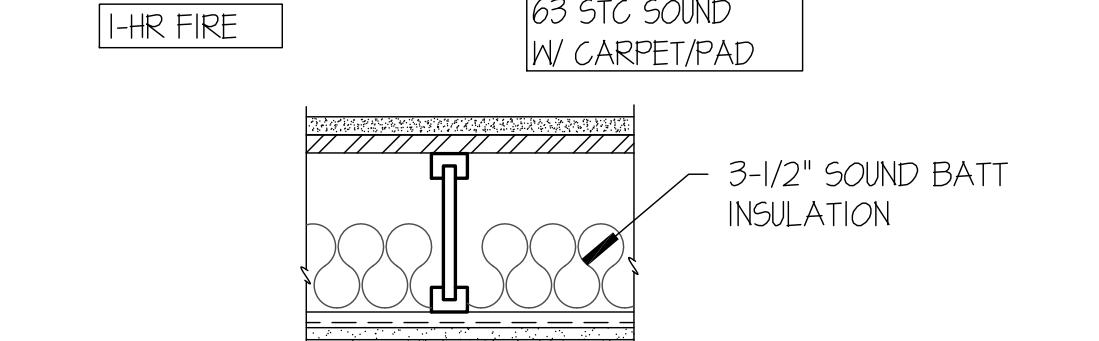
5/8" TYPE X GNB OR OTHER APPROVED FIREBLOCKING MATERIAL INSTALLED HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT PER IBC 11.2.2

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

6-I-HR-GA file FC 5406
NOT TO SCALE
3 1-HOUR PARTY WALL NOTES

AMERICAN WOOD COUNCIL #WJ-1.6
ONE HOUR FIRE RESISTIVE CEILING ASSEMBLY
ASTM E 119 / NFPA 251



FLOOR TOPPING: 3/4" GYPSUM CONCRETE LIGHTWEIGHT OR NORMAL CONCRETE TOPPING

FLOOR SHEATHING: MIN. 23/32" THICK T & G WOOD SHEATHING (EXPOSURE 1). INSTALLED PER CODE REQUIREMENTS W MIN. 8D COMMON NAILS AND GLUED TO JOIST TOP FLANGES WITH AFG-O1 CONSTRUCTION ADHESIVE.

INSULATION: INSULATION FITTED BETWEEN I-JOISTS SUPPORTED BY RESILIENT CHANNELS.

STRUCTURAL MEMBERS: WOOD I-JOISTS SPACED A MAXIMUM OF 24" O.C. MIN. I-JOIST FLANGE DEPTH: 1-5/16". MIN. I-JOIST WEB THICKNESS: 3/8". MIN. I-JOIST FLANGE AREA: 145 IN. SQ. MIN. I JOIST DEPTH: 9-1/2"

RESILIENT CHANNELS: MIN. 0.019" THICK GALV. STL. RESILIENT CHANNELS ATTACHED PERPENDICULAR TO I-JOISTS USING 1/4" LONG DRYWALL SCREWS. CHANNELS SPACED AT 16" OC MAX. (24 INCH O.C. WHEN I-JOISTS ARE SPACED A MAX. OF 16 INCH O.C.)

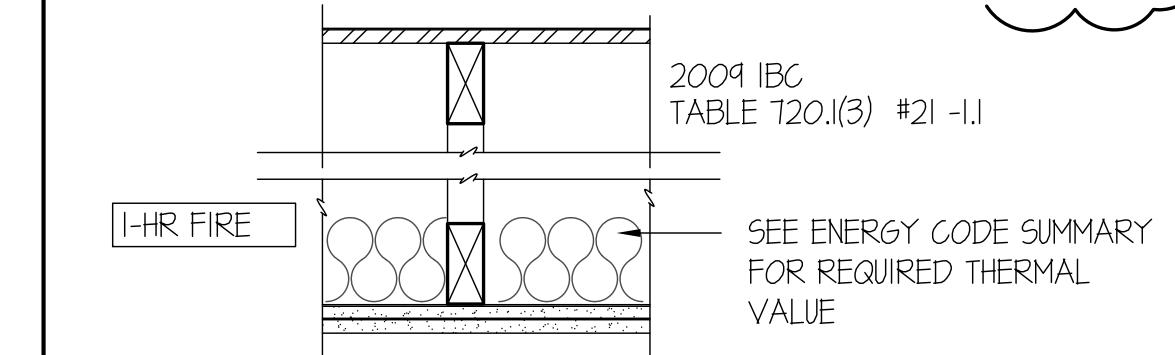
GYPSUM WALLBOARD: TWO LAYERS OF MIN. 1/2" TYPE 'X' WALLBOARD ATTACHED WITH LONG DIRECTION PERPENDICULAR TO RESILIENT CHANNELS AS FOLLOWS:

WALLBOARD BASE LAYER: BASE LAYER OF WALLBOARD ATTACHED TO RESILIENT CHANNELS USING I-1/4" TYPE 5' DRYWALL SCREWS AT 12" OC.

WALLBOARD FACE LAYER: FACE LAYER OF WALLBOARD ATTACHED TO RESILIENT CHANNELS THROUGH BASE LAYER USING 1-5/8" TYPE 'S' DRYWALL SCREWS SPACED AT 12" OC. EDGE JOINTS OF WALLBOARD FACE LAYER OFFSET 24 INCHES FROM THOSE OF BASE LAYER. ADDITIONALLY, WALLBOARD FACE LAYER ATTACHED TO BASE LAYER WITH I-1/2" TYPE "G" DRYWALL SCREWS SPACED 8 INCHES O.C., PLACED 6 INCHES FROM FACE LAYER END JOINTS.

FINISH SYSTEM: FACE LAYER COVERED WITH TAPE AND COATED WITH JOINT COMPOUND. SCREW HEADS COVERED WITH JOINT COMPOUND.

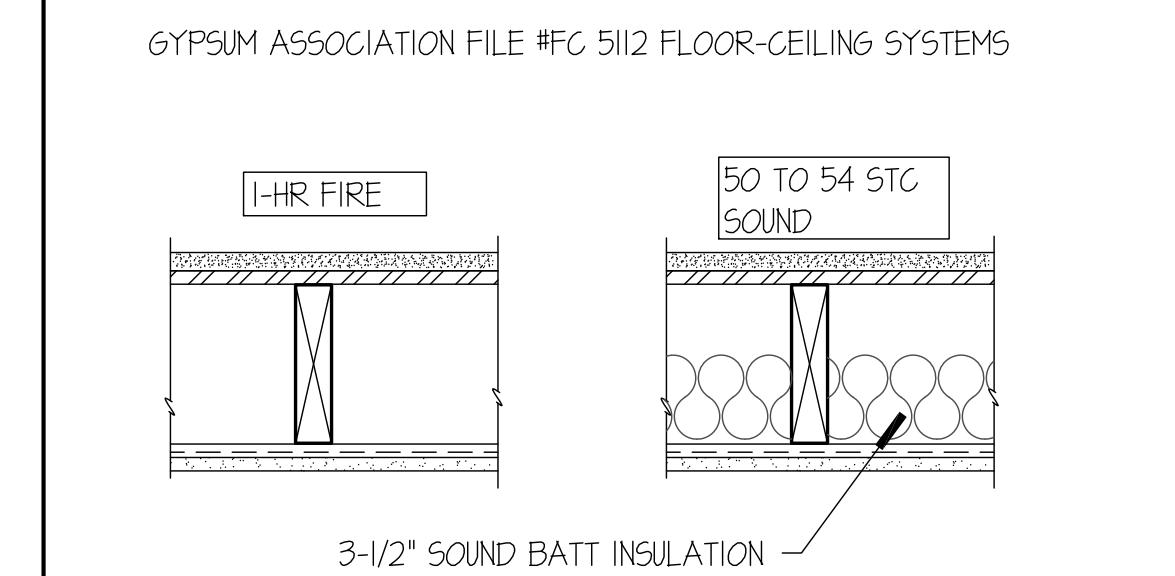
14-I-HR-WJ-1.6
NOT TO SCALE
2 1-HOUR FLOOR/CEILING



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 & DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOISTS, 12" O.C.

15-I-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" 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.

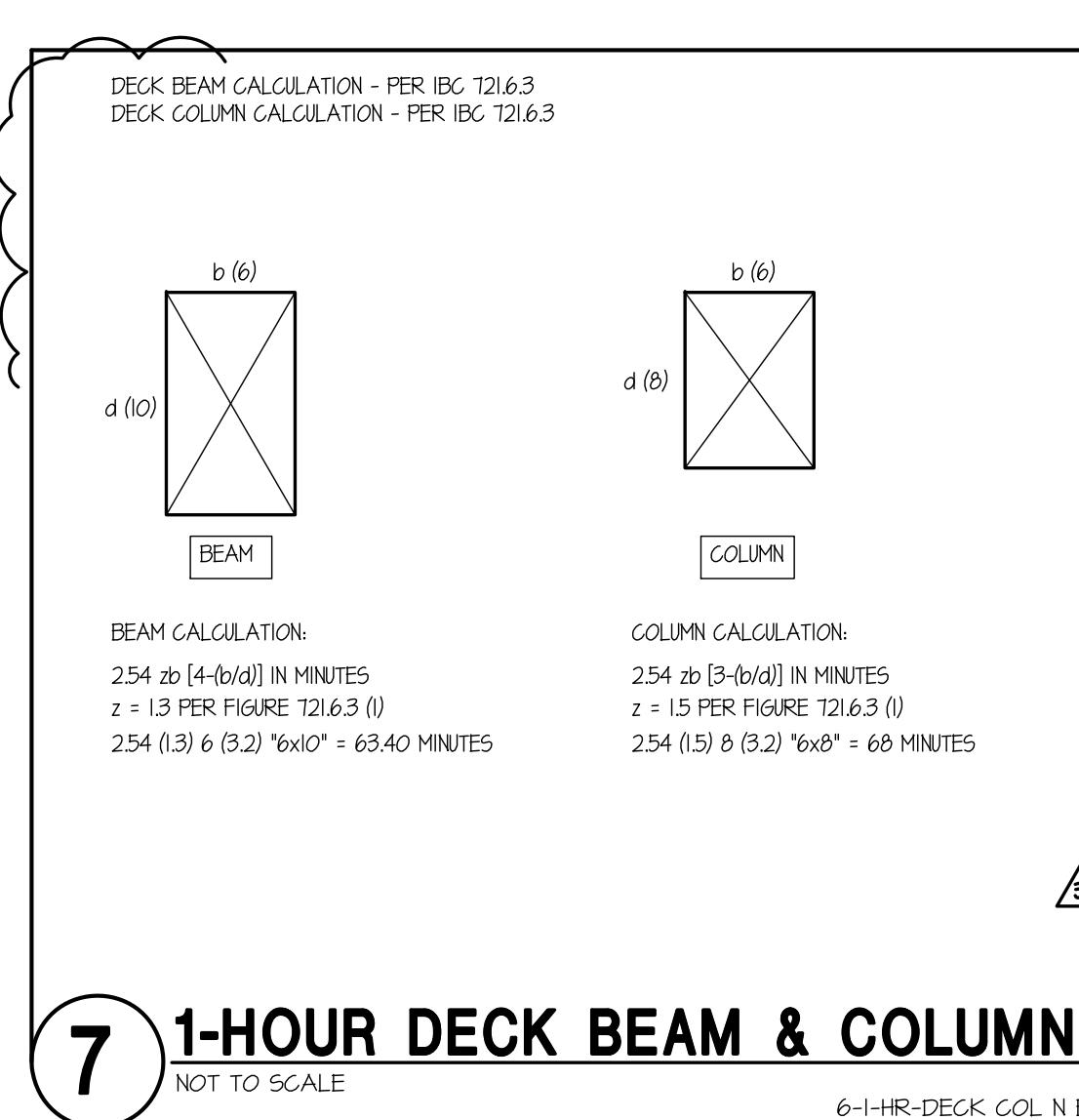
PROPRIETARY GYPSUM COMPONENTS
U.S. GYPSUM CO. - 5/8" SHEETROCK BRAND FIRECODE "C"
CORE GYPSUM PANELS
- LEVELROCK BRAND FLOOR UNDERLAYMENT

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

14-I-HR-GA-FC5112
NOT TO SCALE
1 1-HOUR EXTERIOR WALL

14-I-HR-GA-FC5112
NOT TO SCALE
1 1-HOUR EXTERIOR WALL

6-I-HR-EXT-GENERIC-WOOD SHTG.



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

THE TIMBERS PHASE II at town center

VANCOUVER, WA

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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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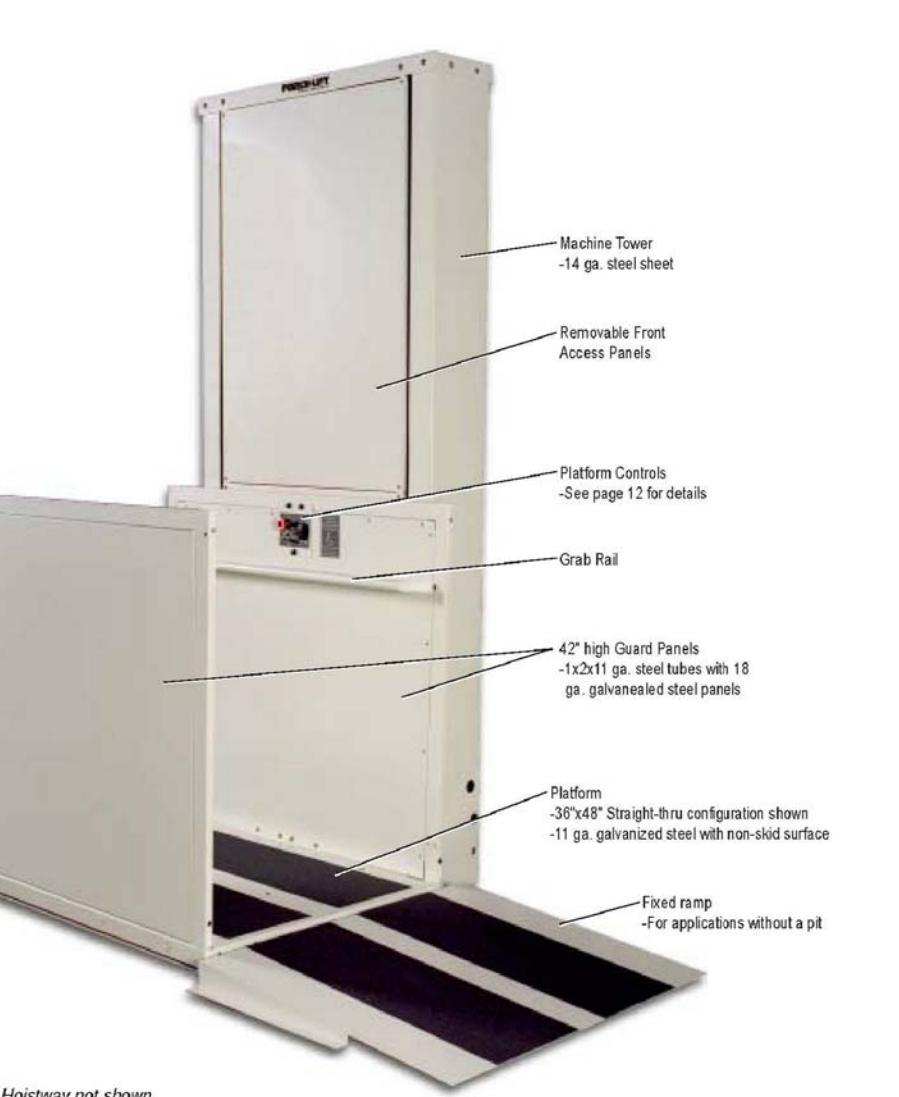
PORCH-LIFT VERTICAL PLATFORM LIFT

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

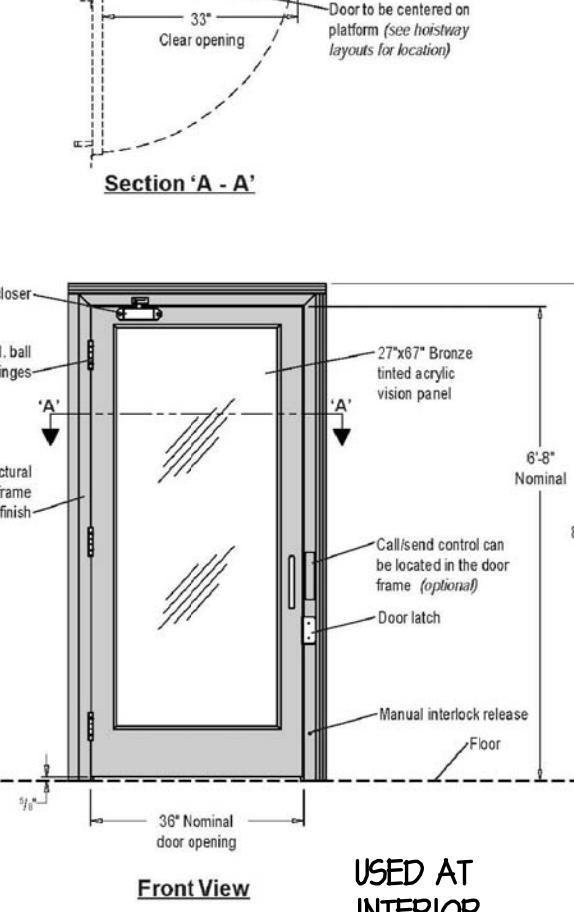
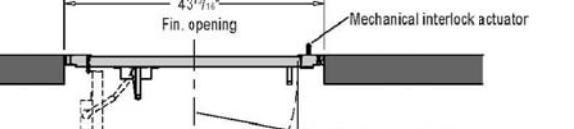
Non-fire rated door with VDR™ interlock (Similar to door on the model PL-ENC Enclosure)

-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

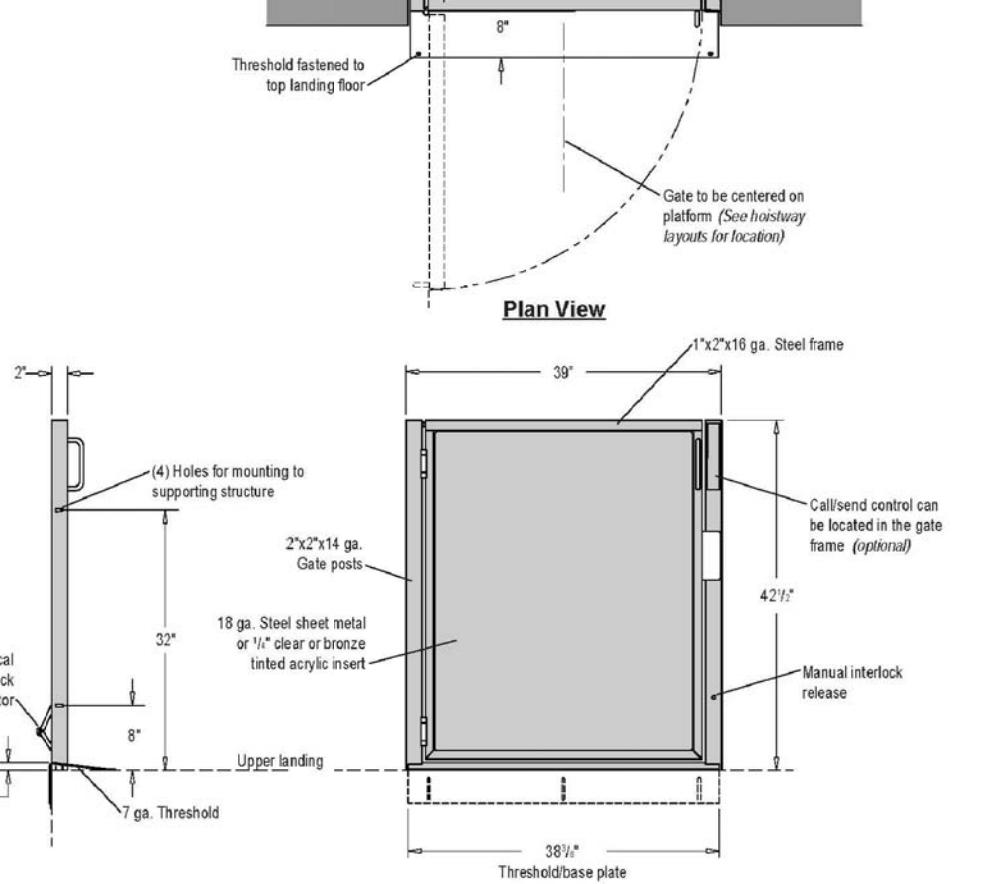
-Hoistway side of gate and frame is recessed flush with the hoistway wall.

-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 size 45° cut is provided for use with a 30° exit platform.

-An extra size 45° cut is provided for use with a 30° exit platform.



USED AT
EXTERIOR
OF REC.

Grab rail



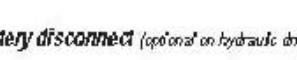
Used to assist individuals when maneuvering on the platform.
• Mounted on platform guard rail or machine tower side.
• Located 33" above platform floor.



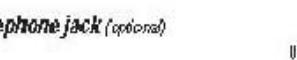
Used when the lift is recessed to the lower landing floor.
30" running track (45")
1" thick
1" thick deep
• 1" thick wide
Note: Lower landing door must meet the code up to 3" to accommodate the fixed access ramp.



Automatically opens/gate or door when platform stops at the landing.
• Operates in the top of operation on the hinge side. Landing is required by contractor.
• Automatically reseals when ambient conditions are encountered.
• Operates in 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. Other colors are available.
Standard colors are selected from RAL 9010 colors are also available as premium. Lowest cost color is white/black/silver/black.

SECTION 14420 WHEELCHAIR LIFTS

PART 1 GENERAL

1.01 SUMMARY

A vertical platform lift, wheelchair lift, manufactured in accordance with manufacturer's design 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

All parts shall be designed, manufactured and installed in accordance with the following standards:

1. American National Standards Institute (ANSI)

2. International Building Code (IRC)

3. American Congress of Architects (ACAAG)

4. Underwriters Laboratories (UL)

5. International Building Code (IBC)

6. American Society for Testing Materials (ASTM)

7. American Society for Quality (ASQ)

8. American Welding Society (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. Automatic self closing flush mount, 10" high fire rated door with VDR™ mechanical interlock and 27x97" bronze tinted acrylic insert panel.

3. Rated Speed: 1.2 ft/sec.

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

5. Rated Travel: 9'-0" from platform (ball screw drive) or 18'-2" from platform (hydraulic drive).

6. Platform Size: (specify) 30"x48", 36"x60" or 36"x48" with 42" high guard panels.

7. Maximum Travel: (specify) 30', 53', 75', 99', 123', 147' or 171'.

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

F. Rated Speed: 1.2 ft/sec (from platform) or 18'-0" from platform (hydraulic drive).

G. Platform Size: (specify) 30"x48", 36"x60" or 36"x48" with 42" high guard panels.

H. Maximum Travel: (specify) 30', 53', 75', 99', 123', 147' or 171'.

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

J. Rated Speed: 1.2 ft/sec.

K. Platform Size: (specify) 30"x48", 36"x60" or 36"x48" with 42" high guard panels.

L. Maximum Travel: (specify) 30', 53', 75', 99', 123', 147' or 171'.

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

N. Rated Speed: 1.2 ft/sec.

O. Platform Size: (specify) 30"x48", 36"x60" or 36"x48" with 42" high guard panels.

P. Maximum Travel: (specify) 30', 53', 75', 99', 123', 147' or 171'.

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

R. Rated Speed: 1.2 ft/sec.

S. Platform Size: (specify) 30"x48", 36"x60" or 36"x48" with 42" high guard panels.

T. Maximum Travel: (specify) 30', 53', 75', 99', 123', 147' or 171'.

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

V. Rated Speed: 1.2 ft/sec.

W. Platform Size: (specify) 30"x48", 36"x60" or 36"x48" with 42" high guard panels.

X. Maximum Travel: (specify) 30', 53', 75', 99', 123', 147' or 171'.

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

Z. Rated Speed: 1.2 ft/sec.

A. Platform Size: (specify) 30"x48", 36"x60" or 36"x48" with 42" high guard panels.

B. Maximum Travel: (specify) 30', 53', 75', 99', 123', 147' or 171'.

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

D. Rated Speed: 1.2 ft/sec.

E. Platform Size: (specify) 30"x48", 36"x60" or 36"x48" with 42" high guard panels.

F. Maximum Travel: (specify) 30', 53', 75', 99', 123', 147' or 171'.

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

H. Rated Speed: 1.2 ft/sec.

I. Platform Size: (specify) 30"x48", 36"x60" or 36"x48" with 42" high guard panels.

J. Maximum Travel: (specify) 30', 53', 75', 99', 123', 147' or 171'.

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

L. Rated Speed: 1.2 ft/sec.

M. Platform Size: (specify) 30"x48", 36"x60" or 36"x48" with 42" high guard panels.

N. Maximum Travel: (specify) 30', 53', 75', 99', 123', 147' or 171'.

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

P. Rated Speed: 1.2 ft/sec.

Q. Platform Size: (specify) 30"x48", 36"x60" or 36"x48" with 42" high guard panels.

R. Maximum Travel: (specify) 30', 53', 75', 99', 123', 147' or 171'.

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

T. Rated Speed: 1.2 ft/sec.

U. Platform Size: (specify) 30"x48", 36"x60" or 36"x48" with 42" high guard panels.

V. Maximum Travel: (specify) 30', 53', 75', 99', 123', 147' or 171'.

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

X. Rated Speed: 1.2 ft/sec.

Y. Platform Size: (specify) 30"x48", 36"x60" or 36"x48" with 42" high guard panels.

Z. Maximum Travel: (specify) 30', 53', 75', 99', 123', 147' or 171'.

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

B. Rated Speed: 1.2 ft/sec.

C. Platform Size: (specify) 30"x48", 36"x60" or 36"x48" with 42" high guard panels.

D. Maximum Travel: (specify) 30', 53',

THE
RONHOVDE
ARCHITECTS
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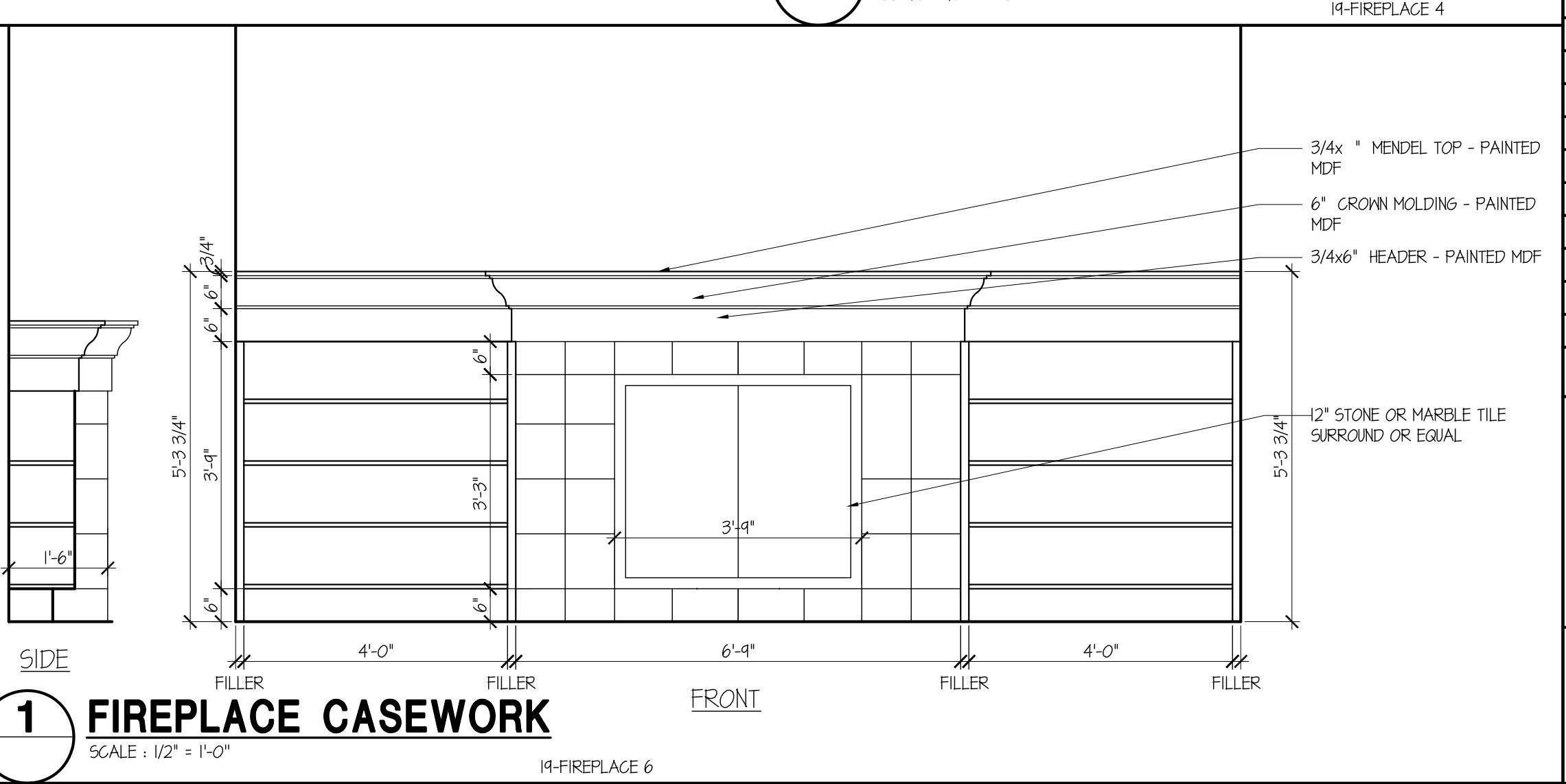
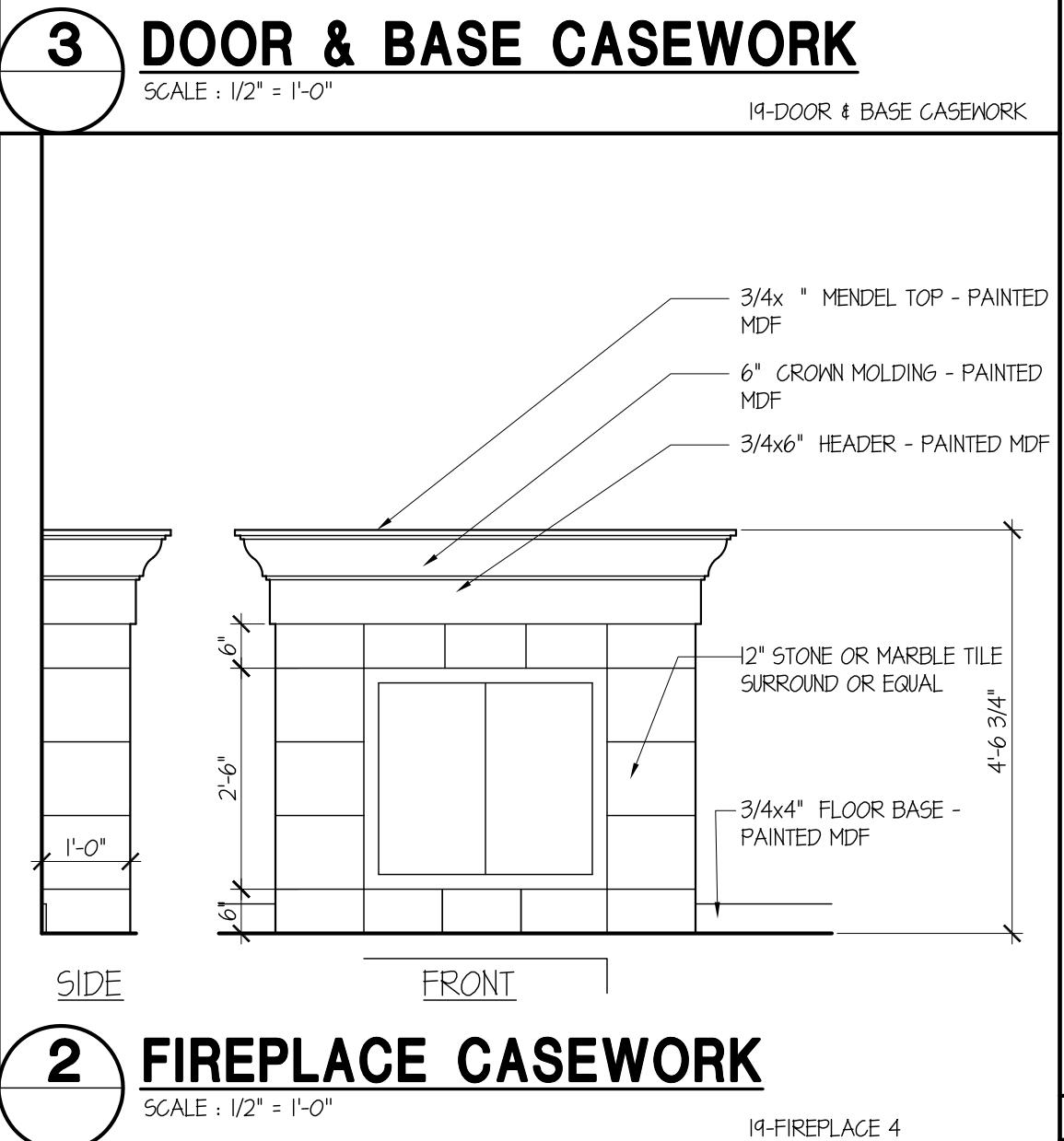
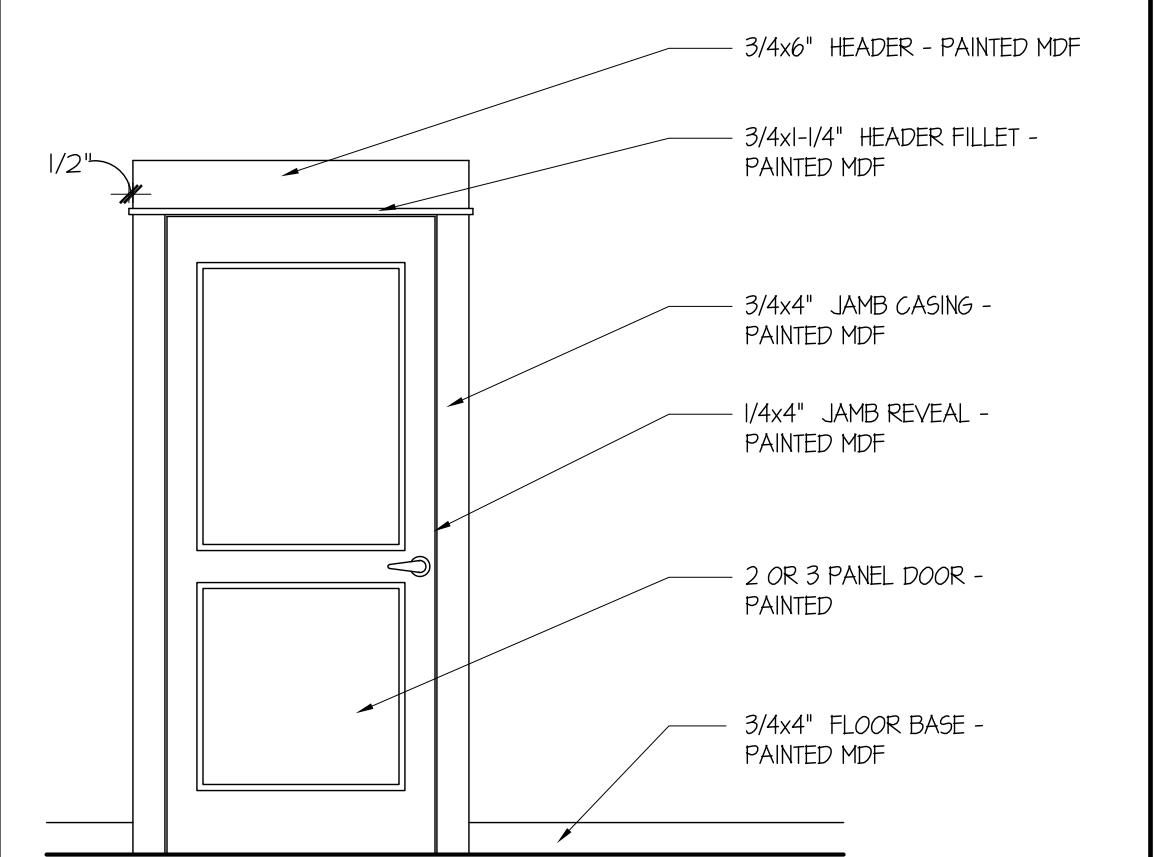
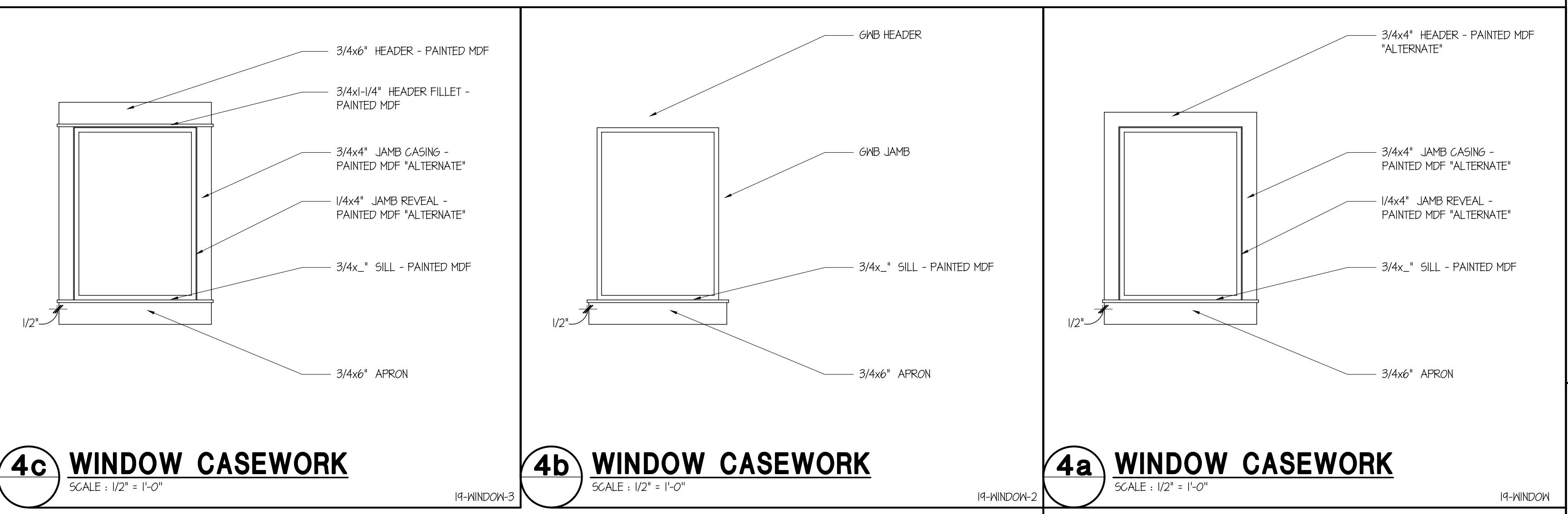
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THE TIMBERS PHASE II at town center

VANCOUVER, WA

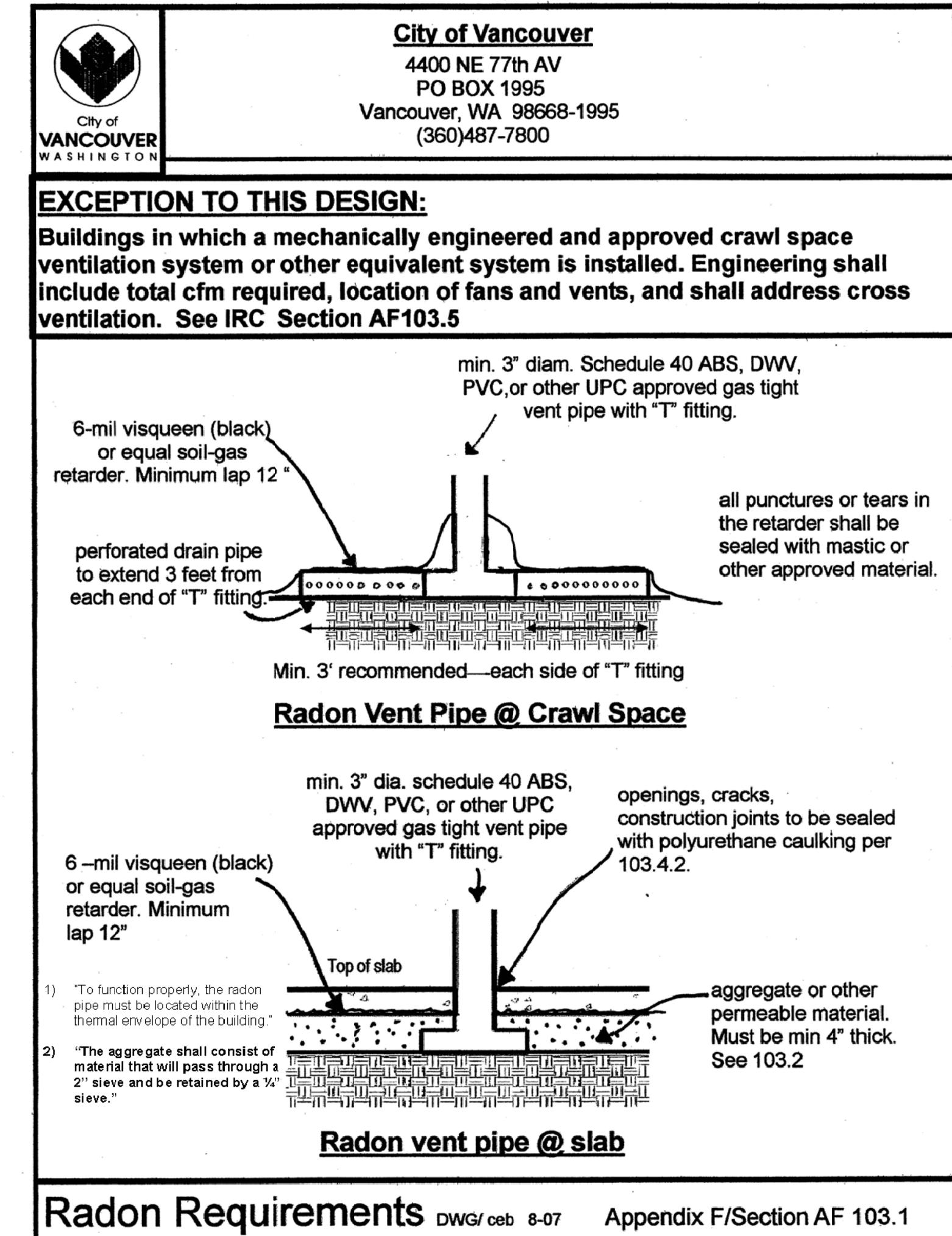
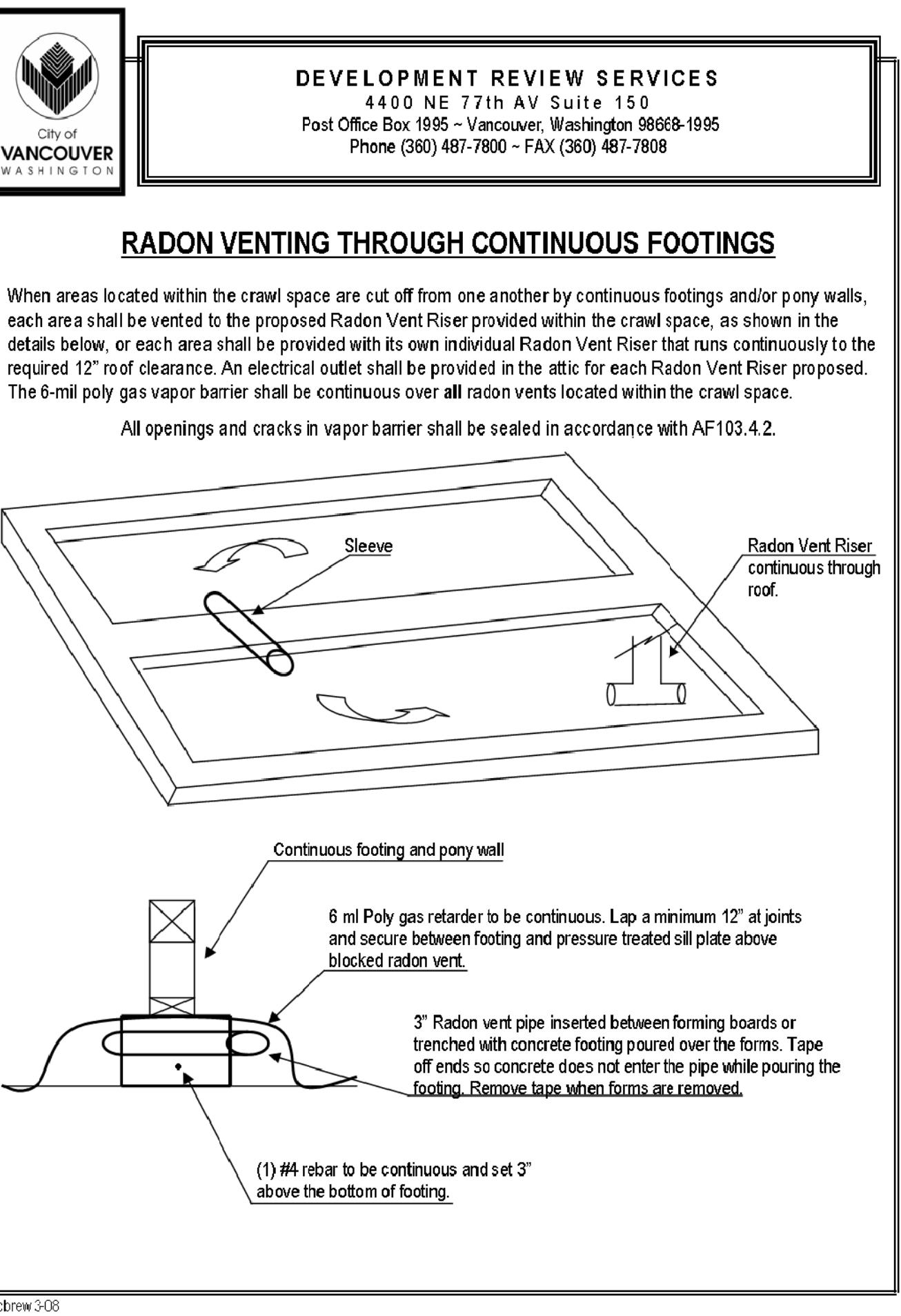
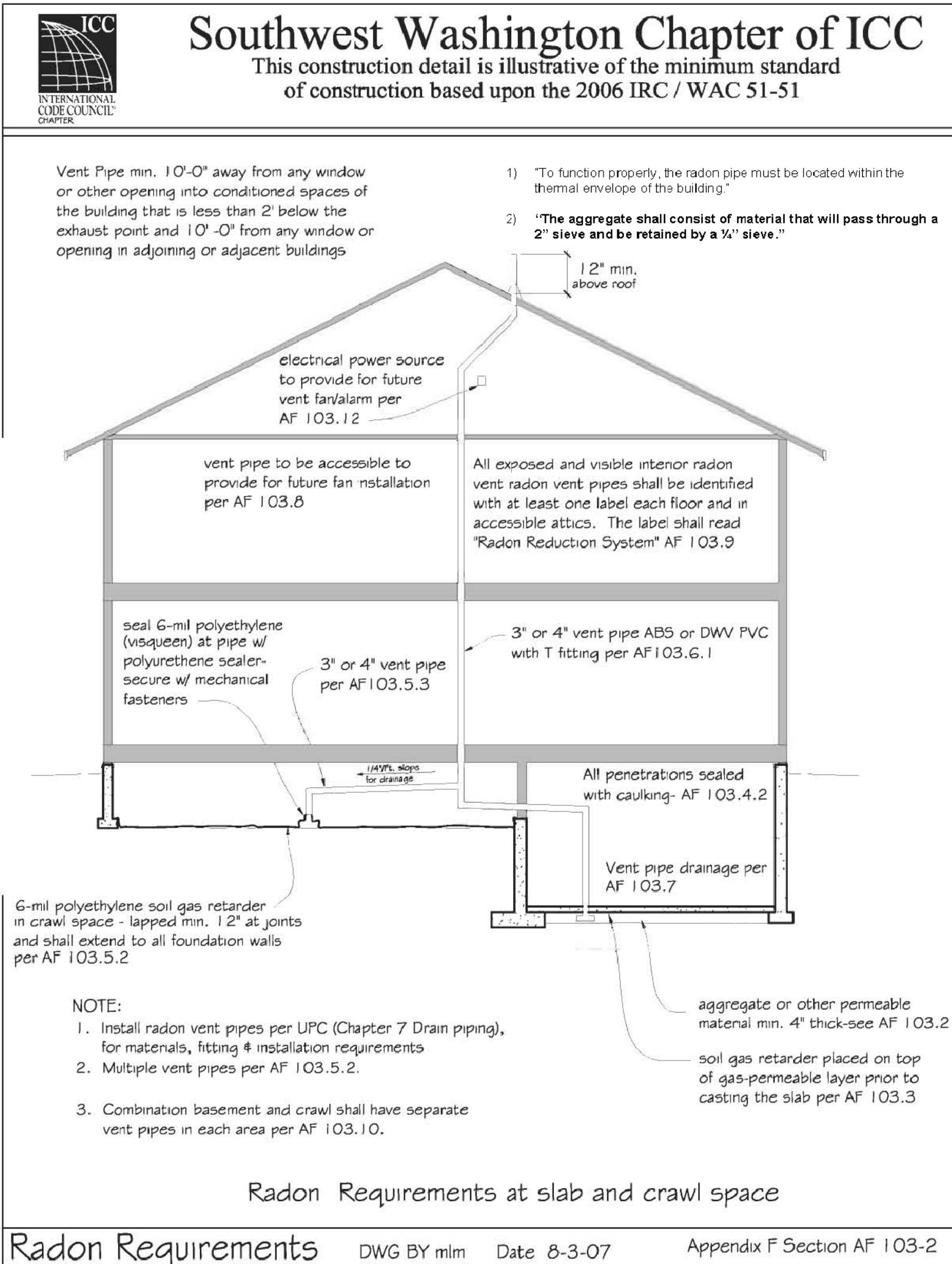


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VANCOUVER, WA

THE TIMBERS PHASE II at town center

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JOB NO.:	201038	SHEET NO.
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CHECKED BY:	TJR	
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