SEE DETAIL BELOW

MARINE DRIVE

MARINE DRIVE

60' ROW

S48°46'35"E 1782.27'

50' PROPERTY LINE SETBACK

100' PROPERTY LINE SETBACK

EXISTING WETLANDS

EXISTING WETLANDS

NOTE: ONLY EXISTING CONTOURS SHOWING

100' PROPERTY LINE SETBACK

N27°16'09"E 712.59'

100' PROPERTY LINE SETBACK

EXISTING WETLANDS

S70°42'09"E 431.39'

PROPOSED VEGETATION

FIRE LANE

~PAVEMENT~

~PAVEMENT~

PUBLIC WATERMAIN

BUILDING 3 RECLAMATION BUILDING

185'

100'

100'

70'

EQUIPMENT

FFE=85.00'

125'

125'

BUILDING 2 SEPARATION

FFE=85.00'

100'

CONCRETE PAD

BUILDING 5 TWITCH

FFE=85.00'

50'

SHREDDER EQUIPMENT UNIT

CONCRETE STORAGE AREA

WORK/UNLOADING AREA

~PAVEMENT~

30' PROPERTY LINE SETBACK

FIRE LANE

NEW RAILROAD SPUR

S56°18'58"E 972.62'

NEW RAILROAD SPUR

30'

L=203.56'
Δ=14°23'56"
R=810.00'

STORMWATER TREATMENT SYSTEM

~PAVEMENT~

SCALE SHACK

BUILDING 1 OFFICE/SHOP

125'

30'

50'

OFFICE/SHOP PARKING

24'

1 2 3 4 5 6 7 8 9 10 11

12 13 14 15

16 17 18

STORMWATER DETENTION POND

44'

POND ACCESS

~GRAVEL~

50' WETLANDS BUFFER

50' WETLANDS BUFFER

100' PROPERTY LINE SETBACK

100' PROPERTY LINE SETBACK

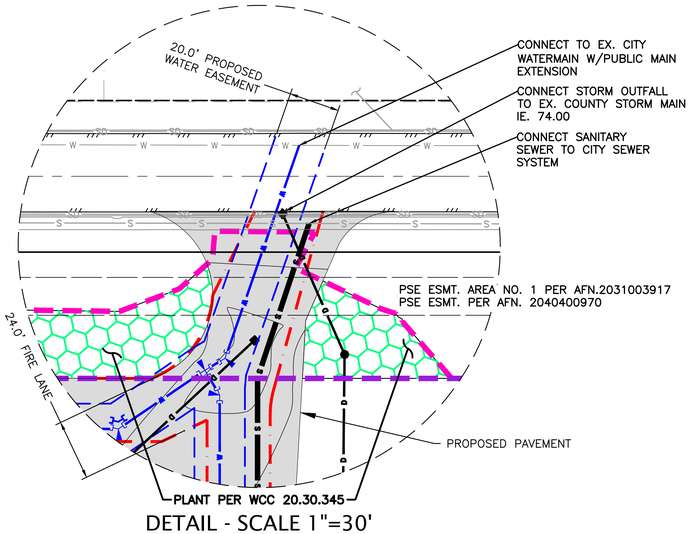
L=280.
Δ=22°5
R=70

60 30 0 60

H. SCALE: 1"=60'

LEGEND

- PROPOSED STORM PIPE
- PROPOSED WATER EASEMENT
- PROPOSED WATER LINE
- POND BOTTOM ELEVATION 74.0'
- POND FILL TO DAYLIGHT
- PROPOSED PARKING
- PROPOSED GRAVEL
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY CENTERLINE
- EXISTING RIGHT OF WAY
- EXISTING RAILROAD
- EXISTING ASPHALT
- EXISTING WETLANDS
- EXISTING WATER LINE
- EXISTING CURB
- EXISTING STORM LINE
- EXISTING EASEMENT
- PROPOSED BUILDINGS
- PROPOSED CONCRETE
- LIMITS OF EXISTING FILL
- PROPOSED VEGETATION PLANTINGS
- 50' & 100' SETBACKS
- FIRELANE
- PROPOSED PAVEMENT
- WETLAND BUFFER
- WETLAND LIMITS



DETAIL - SCALE 1"=30'

IMPACT DESIGN
5426 BARRETT ROAD, SUITE A103
360-389-8138 WWW.BOLD-IMPACT.COM

SCOTT IAN GODFREY
CERTIFICATE NUMBER 21097
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
10-19-2023

RECEIVED
Date:10/23/2023Staff Sig:
Case #: PRE2023-00097

ABC RECYCLING
OVERALL SITE PLAN
PRELIMINARY
741 MARINE DRIVE
BELLINGHAM, WASHINGTON 98226

REV	DATE	BY	DESCRIPTION

PROJECT NUMBER: 21029
DESIGNED/DRAWN BY: BLS
CHECKED BY: SIG
ISSUE DATE: 10-19-2023

5 OF: 25

Z:\Shared\PROJECTS\21029 741 Marine Dr (ABC Recycling)\DWG\21029_ABC_Recycling_Site_Plan_2.dwg Oct 19, 2023 - 5:42pm

IMPACT DESIGN
5426 BARRETT ROAD, SUITE A103
360-389-8188 WWW.BOLD-IMPACT.COM

SCOTT IAN GODFREY
STATE OF WASHINGTON
21109
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
10-19-2023

ABC RECYCLING
OVERALL SITE PLAN - 100 SCALE
PRELIMINARY
741 MARINE DRIVE
BELLINGHAM, WASHINGTON 98226

REV	DATE	BY	DESCRIPTION

PROJECT NUMBER: 21029
DESIGNED/DRAWN BY: BLS
CHECKED BY: SIG
ISSUE DATE: 10-19-2023

6
OF: 25

Z:\Shared\PROJECTS\21029 741 Marine Dr (ABC Recycling)\DWG\21029_ABC_Recycling_Site_Plan_2.dwg Oct 19, 2023-5:46pm

ABC RECYCLING BUILDING 1 OFFICE/SHOP

741 MARINE DRIVE, Bellingham, WA

PROJECT CRITERIA

GENERAL SITE INFORMATION:

ADDRESS:	741 MARINE DRIVE, BELLINGHAM WA
PARCEL #S:	3802231063740000
	THAT PTN OF ENOCH COMPTON DON CLAIM DAF-BEG ON SLY LI OF MARIETTA RD 992.4 FT S-613.2 FT E OF NW COR SEC 23 BEING COR COMM TO SECS 14-15-22-23-TH S 25 DEG 50'00" W 1170 FT M/L TO GOVT MEANDER LI OF BELLINGHAM BAY-TH SELY FOL SD MEANDER LI TO SE COR OF
NEIGHBORHOOD:	
SUB AREA:	2
ZONING:	HEAVY IMPACT INDUSTRIAL

PROJECT DESCRIPTION/WORK TO BE PERFORMED:

NEW CONSTRUCTION OF A PRE ENGINEERED METAL BUILDING

GENERAL BUILDING INFORMATION:

TYPE OF CONSTRUCTION:	IIB
NUMBER OF STORIES:	1 STORY
OCCUPANCY CLASSIFICATION(S):	S1
MIXED OCCUPANCY	
COMPLIANCE METHODS:	FIRE PROTECTED SEPARATIONS
SPRINKLER SYSTEM:	NOT PROVIDED
ALLOWABLE BUILDING HEIGHT:	
ACTUAL BUILDING HEIGHT:	32'-3.25"
HEAT TYPE:	NON HEATED

SITE COVERAGE INFORMATION

SEE CIVIL PLANS

PARKING REQUIREMENTS: (TOTAL PROJECT)

1 PER EMPLOYEE/SHIFT = 15 PER SHIFT =15 STALLS

PARKING PROVIDED =18 STALLS INCL. 2 H.C.

DEFERRED SUBMITTAL ITEMS:

1. PRE FAB STEEL BUILDING PLANS & ENGINEERING

APPLICABLE BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE AND AMENDMENTS – CHAPTER 51-50 WAC
2018 INTERNATIONAL MECHANICAL CODE AND AMENDMENTS – CHAPTER 51-52 WAC
2018 INTERNATIONAL FUEL GAS CODE AND AMENDMENTS – CHAPTER 51-52 WAC
2018 INTERNATIONAL ENERGY CONSERVATION CODE (WECC) AND AMENDMENTS – CHAPTER 51-11C & 51-11R WAC
2017 NATIONAL FUEL GAS CODE (NFPA 54) – CHAPTER 51-52 WAC
2018 UNIFORM PLUMBING CODE (UPC) AND AMENDMENTS – CHAPTERS 51-56, 51-57 WAC
2020 NATIONAL ELECTRIC CODE (NFPA 70) – CHAPTER 296-46B WAC
2018 INTERNATIONAL FIRE CODE (IFC) AND AMENDMENTS – CHAPTER 51-54 WAC
THE IFC IS ADOPTED AND AMENDED PER REGULATIONS SET FORTH IN BMC 17.20.

ALLOWABLE AREA (PER IBC TABLE 506.2) (MOST RESTRICTIVE USE):

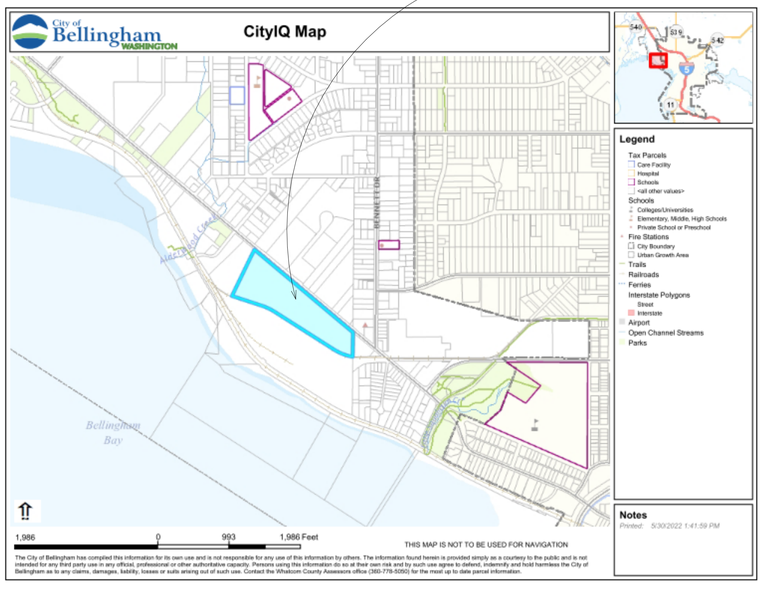
BASIC AREA ALLOWANCE NS, IIB, (F2)	=17500 SF PER FLOOR
ACTUAL AREA	=6294 SF
BASIC STORY ALLOWANCE NS, IIB, (F2)	=2 STORIES
ACTUAL STORY	=1 STORY

BUILDING COMPLIES WITH AREA AND STORIES

OCCUPANT LOADS (IBC 1004.1.2):

OCCUPANT LOAD 200 SF (GROSS) = 6294/200 =31 OCC.

AREA OF WORK



DRAWING SHEET LIST

Sheet List	
Sheet Number	Sheet Name
A1.0	Cover Sheet
A1.1	General Notes
A1.3	Site Plan
A2.0	Floor Plan
A3.0	Elevations
A3.2	Perspective Views
A4.0	Building Section
A5.0	Roof & RCP Plan

STRUCTURAL SHEETS:

SEE STRUCTURAL COVER SHEET

BUILDING MANUFACTURER:

SEE MANUFACTURER COVER SHEET

CIVIL SHEETS:

SEE CIVIL COVER SHEET

PROJECT TEAM

ARCHITECT:
TRC ARCHITECTURE, LLC
ROBERT MATICHUK
PO BOX 1075
BELLINGHAM, WA 98227
p/f: 360.393.3131

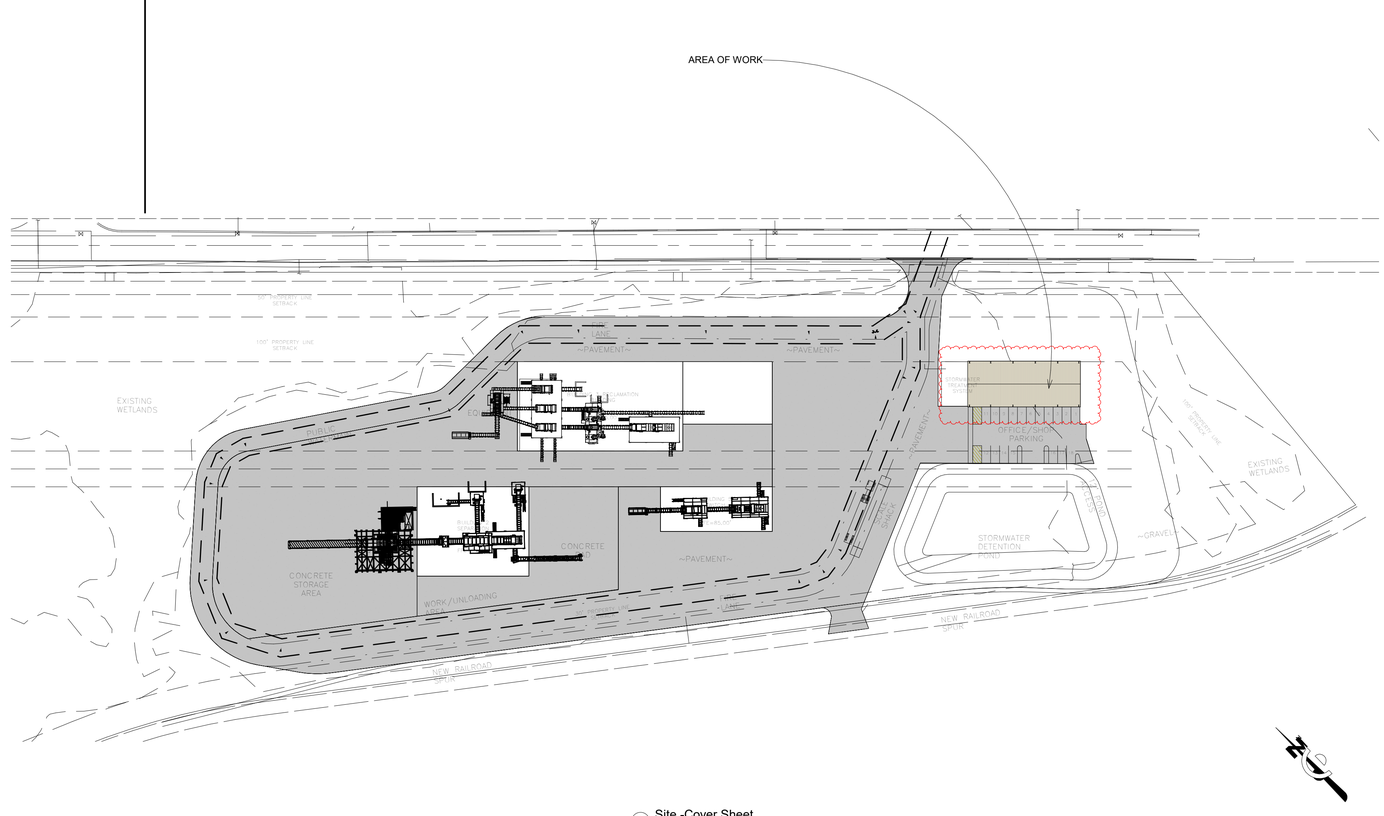
OWNER:
A B C RECYCLING REALTY CORP
2219 RIMLAND DR STE 301
BELLINGHAM, WA 98226-8759

GENERAL CONTRACTOR:
T.B.D.

BUILDING JURISDICTION:
WHATCOM COUNTY
BUILDING SERVICES
5280 NORTHWEST DR.
BELLINGHAM, WA 98226
360.778.5900

STRUCTURAL ENGINEER:
Brandon Hausmann, PE
Principal
Direct: (360) 474-7541
Office: (360) 200-8703 ex 1
203 W. Chestnut St.
Bellingham WA 98225

CIVIL ENGINEER:
Scott Goodall, MS, PE
Principal
Impact Design, LLC
5426 Barrett Road, Suite A103
Ferndale, WA 98248
(360) 389-8138
www.bold-impact.com



2 Site -Cover Sheet
1" = 80'-0"

www.trcarchitecture.com
PO Box 1075
Bellingham, WA 98227
360.393.3131

7852 REGISTERED ARCHITECT
ROBERT K. MATICHUK
STATE OF WASHINGTON

Custom Design For: ABC RECYCLING
Building 1 Office/Shop
741 Marine Dr
Bellingham WA 98226

Project number	TRC 22-001
Date	Oct 20 2023
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM
Set Description:	
Permit Set	

Cover Sheet

A1.0

ABBREVIATIONS

A
ADJ ADJACENT
A.F.F. ABOVE FINISH FLOOR
A.F.G. ABOVE FINISH GRADE

B
BLK BLOCKING
B.O. BOTTOM OF

C
CL CENTERLINE
CLR CLEAR
CLG CEILING
CONC CONCRETE
COL COLUMN
CONT CONTINUOUS
CONST CONSTRUCTION
CTR COUNTER

D
DTL DETAIL
DIM DIMENSION
DWG DRAWING

E
ELEC ELECTRICAL
EQ EQUAL
EXST'G EXISTING
ENG ENGINEER

F
F.F. FINISH FLOOR
F.C.I.C FURNISHED BY CONTRACTOR INSTALLED BY CONTRACTOR
F.O.I.C FURNISHED BY OWNER INSTALLED BY CONTRACTOR
F.O.I.O. FURNISHED BY OWNER INSTALLED BY OWNER
F.R. FIRE RESISTANT
F.E. FIRE EXTINGUISHER
FBGL. FIBERGLASS
F.O.W. FACE OF WALL

G
GA GAUGE
G.C. GENERAL CONTRACTOR
GLAM GLUE LAMINATE
GYPBD GYPSUM WALL BOARD

H
HDWR HARDWARE
HDR HEADER
H.M. HOLLOW METAL
HGT HEIGHT

I
INST. INSTALL / INSTALLED
INSUL. INSULATION

M
MAT MATERIAL
MECH MECHANICAL
MLV MICRO LAMINATE WOOD
MIN. MINIMUM

N
N/A NOT APPLICABLE
N.I.C. NOT IN CONTRACT
N.T.S. NOT TO SCALE

P
PL PLATE LINE
PLYWD. PLYWOOD
P-LAM PARALLEL LAMINATE WOOD
PT PRESSURE TREATED

R
REQ'D REQUIRED
REV. REVISION/REVISED

S
SCH'D SCHEDULE
SIM SIMILAR
S.O.G. SLAB ON GRADE
SQ.FT. SQUARE FOOT
SUSP. SUSPENDED

T
TEMP TEMPERED
TYP TYPICAL
T.O. TOP OF

V
V.I.F. VERIFY IN FIELD

CONSTRUCTION NOTES:

1. APPLICABLE BUILDING CODES VERIFY LOCAL ZONING AND BUILDING CODES PRIOR TO BEGINNING CONSTRUCTION.
2. ALL MECHANICAL (INCL. FIRE SPRINKLERS) , ELECTRICAL AND PLUMBING BID-DESIGN UNDER SEPARATE PERMIT TO COMPLY WITH ALL APPLICABLE LOCAL CODES.
3. DO NOT SCALE DRAWINGS. CONSULT BUILDING DESIGNER AND OWNER FOR ANY DIMENSIONAL CLARIFICATIONS, ERRORS OR CONFLICTS. FLOOR PLANS TAKE PRECEDENCE OVER ELEVATIONS IF CONFLICTING. GENERAL CONTRACTOR MUST VERIFY DIMENSIONS PRIOR TO PROCEEDING.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION OF WORK BETWEEN SUB-CONTRACTOR TRADES, AND FOR PROVIDING WEATHER-TIGHT SEALS, FLASHING AND CAULKING AT ALL CONNECTIONS AND PENETRATIONS. REFER TO IBC CHAPTER 11 FOR MINIMUM WEATHER PROTECTION REQMTS., INCLUDING, BUT NOT LIMITED TO, HEAD FLASHING AT ALL OPENINGS.
5. PROVIDE ENGINEERED SHOP DRAWINGS FOR ALL TRUSSES, TRUSS TYPE JOISTS, STEEL BEAMS AND GLU-LAM BEAMS. SUBMIT TO ENGINEER FOR REVIEW.
6. THESE DRAWINGS ARE BID-DESIGN DOCUMENTS. THE OWNER/DEVELOPER AND CONTRACTOR SHALL ASSUME RESPONSIBILITY, LIABILITY AND INDEMNIFY THE BUILDING DESIGNER FOR COORDINATION OF BID-DESIGN WORK, INCLUDING BUT NOT LIMITED TO GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING, HEATING AND VENTILATION. THE BUILDING DESIGNER IS NOT LIABLE FOR CHANGES/CORRECTIONS MADE BY ON SITE INSPECTION DURING THE COURSE OF CONSTRUCTION OR FOR DETAILS AND SPECIFICATIONS NOT INCLUDED.
7. THE CONTRACTOR SHALL UTILIZE CONSTRUCTION TECHNIQUES AND PRACTICES STANDARD AND ACCEPTABLE TO THE CONSTRUCTION INDUSTRY. THE BUILDING DESIGNER DOES NOT ASSUME LIABILITY OR RESPONSIBILITY FOR METHODS OF CONSTRUCTION DETAILS & SPECIFICATIONS NOT INCLUDED IN THESE BUILDING PERMITS ONLY CONTRACT DOCUMENTS.
8. THE BUILDING DESIGNER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE BUILDING DESIGNER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR CONTRACTORS EMPLOYEES, OR EMPLOYEES OF SUPPLIERS OR SUBCONTRACTORS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL OR OCCUPANCY BY ANY PERSON.
9. THESE DOCUMENTS HAVE BEEN PREPARED FOR A NEGOTIATED CONSTRUCTION CONTRACT, AND MAY LACK SOME DETAIL AND SPECIFICATIONS REQUIRED FOR A COMPLETE COMPETITIVE BID SELECTION PROCESS.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BUILDING AND SITE SECURITY DURING CONSTRUCTION PERIODS.
11. WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
12. THE CONTRACTOR MUST VERIFY THE ROOF SYSTEM IS CONSTRUCTED PER MANUFACTURES REQUIREMENTS TO CREATE A WEATHERPROOF AND WATERPROOF ROOF. VERIFY INSTALLATION OF ALL ROOF PENETRATIONS, CURBS, CANTS & FLASHING TO PROPERLY SHED WATER AND STOP WIND DRIVEN RAIN & SNOW. VERIFY ENTIRE ROOF SYSTEM IS DESIGNED & CONSTRUCTED TO ALLOW FOR THE PROPER EXPANSION & CONTRACTION OF THE SUPPORTING STRUCTURE & THE ROOF SYSTEM. CONDENSATION WILL BE CREATED ON THE HEATED SIDE OF ALL ROOF SYSTEMS SURFACES AND PARTS; THEREFORE, CARE MUST BE TAKEN TO PROPERLY INSTALL THE CORRECT INSULATION, VENTILATION AND VAPOR BARRIERS.
13. CONTRACTOR IS TO VERIFY STRUCTURAL INFORMATION, SPECIFICATIONS AND DETAILS WITH THE STRUCTURAL ENGINEER AND/OR ATTACHED STRUCTURAL SHEET(S). FAILURE TO VERIFY MAY RESULT IN CONFLICTING INFORMATION CONTAINED ON THE ARCHITECTURAL SHEETS. THE DESIGNER DOES NOT TAKE RESPONSIBILITY FOR STRUCTURAL COMPONENTS OR CALCULATIONS.

FRAMING (STRUCTURAL NOTES TO TAKE PRIORITY):
1. THIS STRUCTURE TO COMPLY WITH MINIMUM NAILING SCHEDULE PER ENG. CALCS. OR IBC TABLE 2304.6.1.
2. SOLID BLOCKING REQUIRED AT ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS.
3. PROVIDE APPROVED ANCHORAGE OF BEAMS OR GIRDERS TO POSTS.
4. T.J.I. OR EQUIVALENT FLOOR JOISTS. FLOOR JOIST DESIGN BY LICENSED WASH. STATE MANUFACTURER. FLOOR JOIST DESIGN AND SPECIFICATIONS INCLUDING ALL METAL CONNECTORS. HANGERS AND CLIPS TO BE ON-SITE DURING CONSTRUCTION AND INSTALLED AS PER MANF. INSTRUCTIONS.
5. ALL WINDOW AND DOOR HEADERS TO BE 4x10 DF-2 IN A ONE-FLOOR OR THE TOP FLOOR OF A MULTI-FLOOR BLD. 6x10 FOR BASEMENTS AND OTHER FLOORS OTHER THAN THE TOP FLOOR. UNLESS NOTED OTHERWISE BY ENGINEER OF RECORD.
6. FRAMING LUMBER: KD, 19 % MAX MOISTURE CONTENT, S4S GRADE TO WWPA. AND IRC SPECIFICATIONS. DOUGLAS FIR-LARCH IS PREFERRED. MINIMUM GRADED STRESS VALUES: 2x STUDS @ 1200 PSI; JOISTS AND RAFTERS @ 1250 PSI; POSTS A 700 PSI, SAWN BEAMS @ 1300 PSI NOMINAL SIZES, MAXIMUM SPANS, SPACING, BLOCKING AND OTHER DETAILING IN COMPLIANCE WITH INTERNATIONAL BUILDING CODE.
7. PRESSURE TREATED LUMBER: WOLMANIZED, CCA PRESSURE TREATED LUMBER AT MUD SILLS, EXPOSED DECK FRAMING, EXTERIOR STRUCTURAL POSTS, POSTS SUPPORTING MAIN FLOOR STRUCTURE, AND OTHER WOOD / CONCRETE CONTACT LOCATIONS.
8. ROOF TRUSSES: FACTORY FABRICATED GANG-NAILED WOOD TRUSSES, ENGINEERED BY MFR. FOR SITE WIND LOADING AND COMBINED NORMAL LOADS SPANS AND CONFIGURATIONS AS SHOWN ON DRAWINGS AND AS REQUIRED.
9. GLUE LAMINATED BEAMS (GLB):DOUGLAS FIR, 24F-V4, BUILDING DESIGN RURAL APPEARANCE (ONLY IF EXPOSED) GRADE LEAVE PROTECTIVE WRAP IN PLACE UNTIL FINISH PROCESSES ARE UNDERWAY.
10. ANCHORS: SIMPSON PLY CLIPS AT EDGES OF ROOF SHEATHING PANELS, MID-SPAN BETWEEN RAFTERS OR TRUSSES; TRUSS/PLATE HOLD DOWNS AT EACH BEARING AND OTHER INTERSECTION AS REQUIRED.
11. STUDS: EXTERIOR WALL STUDS ARE TO BE 2"x6"s OF B FIR KILN DRIED SPACED AT 16" O.C. INTERIOR STUDS ARE TO BE 2"x4"s OF B FIR KILN DRIED SPACED AT 16" O.C. STUDS IN BEARING WALLS ARE LIMITED TO 10 FEET IN HEIGHT UNLESS APPROVED BY ENGINEER.

STAIRS:
1. IBC 1005 & 1011
2. IBC 1011.2 STAIRWAY WIDTH. THE WIDTH OF THE STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT SUCH WIDTH SHALL NOT BE LESS THAN 44 INCHES. EXCEPTION: STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.
3. IBC 1011.3 HEADROOM. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.
4. IBC 1011.5.2 RISER HEIGHT AND TREAD DEPTH. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 11 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE AND A MINIMUM TREAD DEPTH OF 10 INCHES WITHIN THE CLEAR WIDTH OF THE STAIR.

DECKS:
1. WOOD DECK CONSTRUCTION SHALL BE OF WOLMANIZED / PRESSURE TREATED WOOD. DECKING (SEE PLANS) DECK RAILINGS (REQUIRED IF DECK IS 30" ABOVE GRADE) SHALL BE A MINIMUM OF 42" IN HEIGHT WITH A MAXIMUM OF 4" SPACING BETWEEN PICKETS. PER IBC 1015.
2. METAL OR BOLT ON DECK CONSTRUCTION SHALL BE A DEFERRED SUBMITTAL IN ALL CASES.

DISCLOSURE:
1. THE PLAN REVIEW GUIDE INCLUDED WITH YOUR PERMIT DOCUMENTS CONTAINS A LISTING OF COMMON CODE ERRORS AND OMISSIONS. APPROVAL OF THE PLANS DOES NOT PERMIT THE VIOLATION OF ANY BUILDING. MECHANICAL, PLUMBING, ELECTRICAL, FIRE, OR ZONING CODE OR ANY OTHER FEDERAL, STATE, OR CITY REGULATIONS.
2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING SMOKE DETECTORS. ENSURE FULL COMPLIANCE WITH CURRENT FIRE CODE.
3. CONTRACTOR IS TO SECURE BUILDING SITE/LOCATION. VERIFY STRUCTURAL AND NON-STRUCTURAL COMPONENTS PRIOR TO COMMENCING CONSTRUCTION.
4. DO NOT SCALE THESE DRAWINGS. DISCREPANCIES WITH PROVIDED DIMENSIONS MUST BE COMMUNICATED TO THE DESIGN FIRM AT THE EARLIEST CONVENIENCE
5. TRC ARCHITECTURE (DESIGN FIRM) IS NOT RESPONSIBLE FOR EXISTING SITE CONDITIONS, DIMENSIONS, COMPLIANT OR NON-COMPLIANT CODE ISSUES, ETC.
6. ALL MARKUPS BY THE BUILDING / PLANNING DEPARTMENTS MUST BE FORWARD TO THE DESIGN FIRM PRIOR TO CONSTRUCTION COMMENCING.

VENTILATION NOTES

1203.1 GENERAL:
BUILDINGS SHALL BE PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH SECTION 1203.4, OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.

MECHANICAL VENTILATION IS REQUIRED IN GROUP R OCCUPANCIES

1203.2 ATTIC SPACES:
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1 INCH OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, WITH 50 PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

EARTHWORK NOTES

1. BUILDING BACKFILL: CLEAN GRANULAR SOIL MATERIAL, FREE OF STICKS, DEBRIS, TURF AND ROCKS OVER 6" DIAMETER.
2. GARAGE SLAB BALLAST: PIT RUN GRAVEL.
3. BASEMENT SLAB BALLAST: CLEAN SAND, OR PEA GRAVEL (8' BED).
4. FOOTING DRAINS: WASHED (3/4" MIN.) DRAIN ROCK, 12" MIN. COVER OVER PERIMETER DRAIN.
5. CRAWL SPACE BED: PEA GRAVEL OR CLEAN SAND, 2" MIN. BED OVER VAPOR
6. 6 MIL BLACK VISQUEEN BARRIER (FOR CRAWL SURFACE).
7. BACKFILL, SLOPE ALL FINISH GRADES AWAY FROM BUILDING WALLS AT A 2 % (MIN.)
8. REFER TO SOILS REPORT FOR RECOMMENDED BACK FILL AND SOIL COMPACTION.

SEWERAGE + DRAINAGE:
1. FOUNDATION DRAIN PER IBC 1805.4.2.
2. DRAINAGE DISCHARGE TO AN APPROVED DRAINAGE SYSTEM PER IBC 1805.4.3.

ROOF CONSTRUCTION NOTES

GENERAL:
1. APPROVED ROOFING MATERIAL
2. 30# FELT PAPER, COUNTER FLASHED
3. 1/2" CDX PLYWOOD SHEATHING OR PER ENGINEER'S SCHEDULE, USE SIMPSON PSCL (PANEL SHEATHING CLIPS) 1 PER BAY.
4. PRE-ENGINEERED TRUSSES
5. R-49 INSULATION, MINIMUM.
6. 2 LAYERS OF 5/8" TYPE X G.W.B. LID.
7. ONE COAT VAPOR BARRIER PRIMER.
8. FINISH PAINT - OWNER TO SPECIFY COLOR.
9. ROOF PITCH, AS SHOWN ON PLAN.
10. SIMPSON CLIPS AT EACH TRUSS/RAFTER TO PLATE CONNECTION.
11. TYPICAL SOFFIT OVERHANGS, AS SHOWN ON PLAN, USE VENTED BLOCKING PER TRUSS/RAFTER BAY.
12. ADEQUATE CONNECTION AND TRANSFER OF LOAD FROM ROOF SYSTEM TO BEARING WALLS REQUIRED.
13. DRAFT STOPS WHERE NECESSARY PER CODE.
14. ALL PERIMETER AND BEARING WALL HEADERS TO BE 4x10 DF#2, U.N.O.

TRUSSES:
1. TRUSSES TO BE ENGINEERED BY LICENSED TRUSS MANUFACTURER.
2. HANG TRUSSES AND RAFTERS WITH APPROVED SIMPSON HANGERS AS PER ENGINEERS SPECIFICATIONS.

FOR ADDITIONAL INFORMATION REFER TO 2015 IBC, SECTION 15, ROOF ASSEMBLIES & ROOFTOP STRUCTURES.

TYPICAL SHEET DISCLAIMER

REFER TO STRUCTURAL SHEETS (S) FOR SPECIFICATIONS & CALCULATIONS. USE ARCHITECTURAL SHEET FOR DIMENSIONAL INFORMATION ONLY.

STRUCTURAL FILL NOTES

STRUCTURAL FILL ADDED TO THIS SITE WHICH WILL SUPPORT BUILDING STRUCTURES SHALL BE APPROVED BY A GEO-TECHNICAL ENGINEER LICENSED TO WORK IN THE STATE OF WASHINGTON. A REPORT FROM SAID ENGINEER REGARDING THE SUITABILITY OF THE PREPARED SITE TO SUPPORT THE PROPOSED STRUCTURE SHALL BE SUBMITTED TO BUILDING SERVICES PRIOR TO ANY REQUESTS FOR FOUNDATION INSPECTION(S).

NOTES:
1. CONTRACTOR IS TO VERIFY STRUCTURAL INFORMATION, SPECIFICATIONS AND DETAILS WITH THE STRUCTURAL ENGINEER AND/OR ATTACHED STRUCTURAL SHEET(S). FAILURE TO VERIFY MAY RESULT IN CONFLICTING INFORMATION CONTAINED ON THE ARCHITECTURAL SHEETS. THE DESIGNER DOES NOT TAKE RESPONSIBILITY FOR STRUCTURAL COMPONENTS OR CALCULATIONS.
2. REFER TO STRUCTURAL SHEETS (S) FOR SPECIFICATIONS & CALCULATIONS.
3. A GEO ENGINEER IS REQUIRED TO BE ONSITE FOR PLACEMENT OF ALL STRUCTURAL FILL MATERIALS.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE, WASHINGTON STATE REGULATIONS FOR BARRIER FREE DESIGN, WASHINGTON STATE ENERGY CODE, AND ALL APPLICABLE LOCAL CODES, ORDINANCES, AND STANDARDS.
2. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONAL DETAILS, ETC, AND NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
3. ALL ITEMS MARKED "N.I.C." ARE NOT PART OF THIS CONTACT.
4. ALL WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURE'S LATEST RECOMMENDED OR WRITTEN DIRECTIONS.
5. DO NOT-SCALE DRAWINGS, DIMENSIONS GOVERN. THE CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES.
6. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF STUD, OR FACE OF FOUNDATION WALL UNLESS OTHERWISE NOTED.
7. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS' FOR OTHER SIMILAR WORK.
8. WHERE DEVICES, OR ITEMS OR PARTS THEREOF ARE REFERRED TO IN SINGULAR, IT IS INTENDED THAT SUCH SHALL APPLY TO AS MANY SUCH DEVICES, ITEMS OR PARTS AS ARE REQUIRED TO PROPERLY COMPLETE THE WORK.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE.
10. THE CONTRACTOR WILL VERIFY AND CONFORM TO ALL UTILITY COMPANIES UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS.
11. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
13. CONTRACTOR SHALL SECURE RELEVANT CITY AND STATE APPROVALS RELATING TO FIRE CONSTRUCTION, LABOR, HEALTH AND LICENSING.
14. CONTRACTOR SHALL SECURE AND PROVIDE ALL PERMITS FOR OCCUPANCY, UTILITIES AND ANY OTHERS REQUIRED BY GOVERNING AUTHORITIES BEYOND THE BASIC BUILDING PEN-NIT, MAKING TIMELY APPLICATIONS AND INQUIRES, PAYING ALL FEES AND POSTING ALL BONDS TO BE RELEASED AT FT COMPLETION OF CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE DRAWINGS, SHOP DRAWINGS AND CALCULATIONS AS REQUIRED FOR OWNER APPROVAL AND PERMITTING OF THE FIRE ALARM / MONITORING SYSTEM, AND ALL OTHER SYSTEMS REQUIRING BIDDER DESIGN. SUCH REVIEW AND APPROVAL SHALL BE BY THE OWNER. ALLOW A MINIMUM OF TWO WEEKS FOR REVIEW.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDING AND SITE WHILE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.
17. ALL TRIM, PLASTER, AND GYPSUM WALL BOARD SYSTEMS SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE.
18. ALL EXPOSED GYPSUM BOARD TO HAVE METAL EDGES AT ALL CORNERS AND WALL INTERSECTIONS,.
19. ALL GLASS AND GLAZING SHALL COMPLY WITH SECTION 24 OF THE 2015 IBC. AND THE U.S. PRODUCT SAFETY COMMISSION, SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS (42 FR 1426; 16 CFR PART 1202)
20. THE CONTRACTOR SHALL VERIFY ALL DOOR AND WINDOW ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MANUFACTURES.
21. ALL REQUIRED FIRE DOORS SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING THE SPECIFIC RATING.
22. ELECTRICAL ROUGH-IN, AND REFLECTED CEILING PLAN ARE FOR THE GENERAL INFORMATION OF THE CONTRACTOR. EXACT LOCATIONS SHALL BE VERIFIED.
23. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
24. PROVIDE PORTABLE FIRE EXTINGUISHER, EACH HAVING A MINIMUM UL CLASSIFICATION OF 2A:10B:C. EXTINGUISHER SHALL BE DISTRIBUTED THROUGHOUT PREMISES ON THE BASIS OF ONE EXTINGUISHER PER EACH 3,000 FEET OF FLOOR AREA. ALL EXTINGUISHERS SHALL BE HUNG IN CONSPICUOUS LOCATIONS SO THAT THEIR TOPS ARE NOT MORE THAN FIVE FEET A.F.F. WHERE EXTINGUISHERS ARE NOT VISIBLE IN ALL DIRECTIONS PROVIDE APPROVED INDICATING SIGNS.
25. SOUND INSULATE ALL PLUMBING WALLS AND LINES.
26. PROVIDE BLOCKING IN ALL WALLS TO SUPPORT CABINETRY, SHELVING, BATHROOM FIXTURES, DISPLAY RAILS AND ALL OTHER EQUIPMENT OR IMPROVEMENTS AS REQUIRED.
27. THE PREMISES ADDRESS SHALL BE PROMINENTLY DISPLAYED ON OR ADJACENT TO THE MAIN ENTRANCE. NUMBERS SHALL BE A MINIMUM 8 INCHES IN HEIGHT WITH A PRINCIPAL STROKE WIDTH OF 3/4" AND SHALL PROVIDE A POSITIVE CONTRAST WITH THEIR BACKGROUND.
28. APPROVED PLANS AND CALCULATIONS, SIGNED, SEALED AND DATED SHALL BE ON SITE AT ALL TIMES OF INSPECTION AND CONSTRUCTION.
29. AT ALL TUB/SHOWER LOCATIONS, WALL COVERINGS SHALL BE PLASTIC OR LAMINATE TO A MINIMUM 70 INCHES ABOVE DRAIN.
30. ALL SMOKE DETECTORS TO BE HARD WIRED WITH APPROVED BATTERY BACK-UP'S.ALL GAS APPLIANCES SHALL HAVE AN INTERMITTENT IGNITION DEVICE.
31. FLASH AND COUNTER FLASH ALL ROOF TO WALL CONNECTIONS. U.N.O.
32. WATERPROOF MATERIAL SHALL BE INSTALLED AROUND TUBS AND SHOWERS TO A MIN. HEIGHT OF SIX FEET ABOVE FINISH FLOOR.
33. DRYERS SHALL BE VENTED TO OUTSIDE. PER LOCAL CODE.

CONTRACTOR NOTES

1. CONTRACTOR IS TO VERIFY STRUCTURAL INFORMATION, SPECIFICATIONS AND DETAILS WITH THE STRUCTURAL ENGINEER AND/OR ATTACHED STRUCTURAL SHEET(S). FAILURE TO VERIFY MAY RESULT IN CONFLICTING INFORMATION CONTAINED ON THE ARCHITECTURAL SHEETS. THE DESIGNER DOES NOT TAKE RESPONSIBILITY FOR STRUCTURAL COMPONENTS OR CALCULATIONS.

CONCRETE NOTES

REFER TO STRUCTURAL ENGINEERS NOTES

FIRE CODE NOTES

1. VERIFY LOCATION OF 110v SMOKE ALARMS & CARBON MONOXIDE ALARMS WITH LOCAL FIRE DEPT. AND/OR LOCAL BUILDING DEPT. ALL SMOKE ALARMS WITHIN INDIVIDUAL UNITS WILL BE INTERCONNECTED.
2. BEFORE ANY COMBUSTIBLE CONSTRUCTION BEGINS AN APPROVED WATER SUPPLY SHALL BE AVAILABLE.
3. STAIRWELL STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS.
4. FIRE SAFETY DURING CONSTRUCTION SHALL BE PER IFC 2015, CHAPTER 33, ENTITLED "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."

FIRE RATED PENETRATIONS

AS PER UL LISTED SYSTEM NO. F-C-2134, USE APPROVED 3M FIRE BARRIER CP 25WB+ CAULK OR FD 150+ CAULK FOR ALL THROUGH FLOOR-WALL-CEILING PENETRATIONS. NOT TO EXCEED 1/2" DIAMETER BEAD CONTINUOUSLY AROUND PIPE.

FIRE BLOCKING NOTES

718.1 General. Fireblocking and draftstopping shall be installed in combustible concealed locations in accordance with this section. Fireblocking shall comply with Section 718.2. Draftstopping in floor/ceiling spaces and attic spaces shall comply with Sections 718.3 and 718.4, respectively.
718.2 Fireblocking. In combustible construction, Fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking shall be installed in the locations specified in Sections 718.2.2 through 718.2.7.
718.2.2 Concealed wall spaces. Fireblocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs, as follows:
1. Vertically at the ceiling and floor levels.
2. Horizontally at intervals not exceeding 10 feet (3048 mm).
718.2.5 Ceiling and floor openings. Where required by Section 712.1.7, Exception 1 of Section 714.4.1.2 or Section 714.4.2, fireblocking of the annular space around vents, pipes, ducts, chimneys and fireplaces at ceilings and floor levels shall be installed with a material specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and resist the free passage of flame and the products of combustion.

* REFER TO IBC CODE TEXT FOR MORE DETAILED INFORMATION REGARDING FIREBLOCKING

DRAFTSTOP NOTES

718.3 Draftstopping in floors. In combustible construction, draftstopping shall be installed to subdivide floor/ceiling assemblies in the locations prescribed in Sections 718.3.2 through 718.3.3.
718.3.2 Groups R-1, R-2, R-3 and R-4. Draftstopping shall be provided in floor/ceiling spaces in Group R-1 buildings, in Group R-2 buildings with three or more dwelling units, in Group R-3 buildings with two dwelling units and in Group R-4 buildings. Draftstopping shall be located above and in line with the dwelling unit and sleeping unit separations.
Exceptions:
1. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
2. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2, provided that automatic sprinklers are also installed in the combustible concealed spaces where the draftstopping is being omitted.
718.4 Draftstopping in attics. In combustible construction, draftstopping shall be installed to subdivide attic spaces and concealed roof spaces in the locations prescribed in Sections 718.4.2 and
718.4.2 Groups R-1 and R-2. Draftstopping shall be provided in attics, mansards, overhangs or other concealed roof spaces of Group R-2 buildings with three or more dwelling units and in all Group R-1 buildings. Draftstopping shall be installed above, and in line with, sleeping unit and dwelling unit separation walls that do not extend to the underside of the roof sheathing above.
Exceptions:
1. Where corridor walls provide a sleeping unit or dwelling unit separation, draftstopping shall only be required above one of the corridor walls.
2. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
3. In occupancies in Group R-2 that do not exceed four stories above grade plane, the attic space shall be subdivided by draftstops into areas not exceeding 3,000 square feet (279 m2) or above every two dwelling units, whichever is smaller.
4. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2, provided that automatic sprinklers are also installed in the combustible concealed space where the draftstopping is being omitted.

* REFER TO IBC CODE TEXT FOR MORE DETAILED INFORMATION REGARDING FIREBLOCKING

I HEREBY CERTIFY THAT THIS DOCUMENT, CONSISTING OF PLANS, DESIGNS AND SPECIFICATIONS WAS PREPARED UNDER MY PERSONAL SUPERVISION AND MEETS THE CURRENT EDITION OF THE IBC/IRC CODE. ALL PLANS & CALCULATIONS MEET THE GENERALLY ACCEPTED STANDARDS OF PRACTICE WITHIN THE STATE OF WASHINGTON.
ALL IDEAS, DESIGN AND PLANS INDICATED IN THESE DRAWINGS ARE OWNED AND THE PROPERTY OF TRC ARCHITECTURE. ANY REPRODUCTION OF THESE PLANS MUST HAVE WRITTEN PERMISSION FROM TRC ARCHITECTURE. WRITTEN DIMENSIONS SHALL HAVE PRECEDENT OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY DIMENSIONS IN THE FIELD AND NOTIFY TRC ARCHITECTURE OF ANY VARIATIONS. CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE IBC/IRC CODE

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7852 REGISTERED ARCHITECT
ROBERT K. MATICHUK
STATE OF WASHINGTON

Custom Design For: ABC RECYCLING

Building 1 Office/Shop
741 Marine Dr
Bellingham WA 98226

Project number	TRC 22-001
Date	Oct 20 2023
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM

Set Description:
Permit Set

General Notes

A1.1

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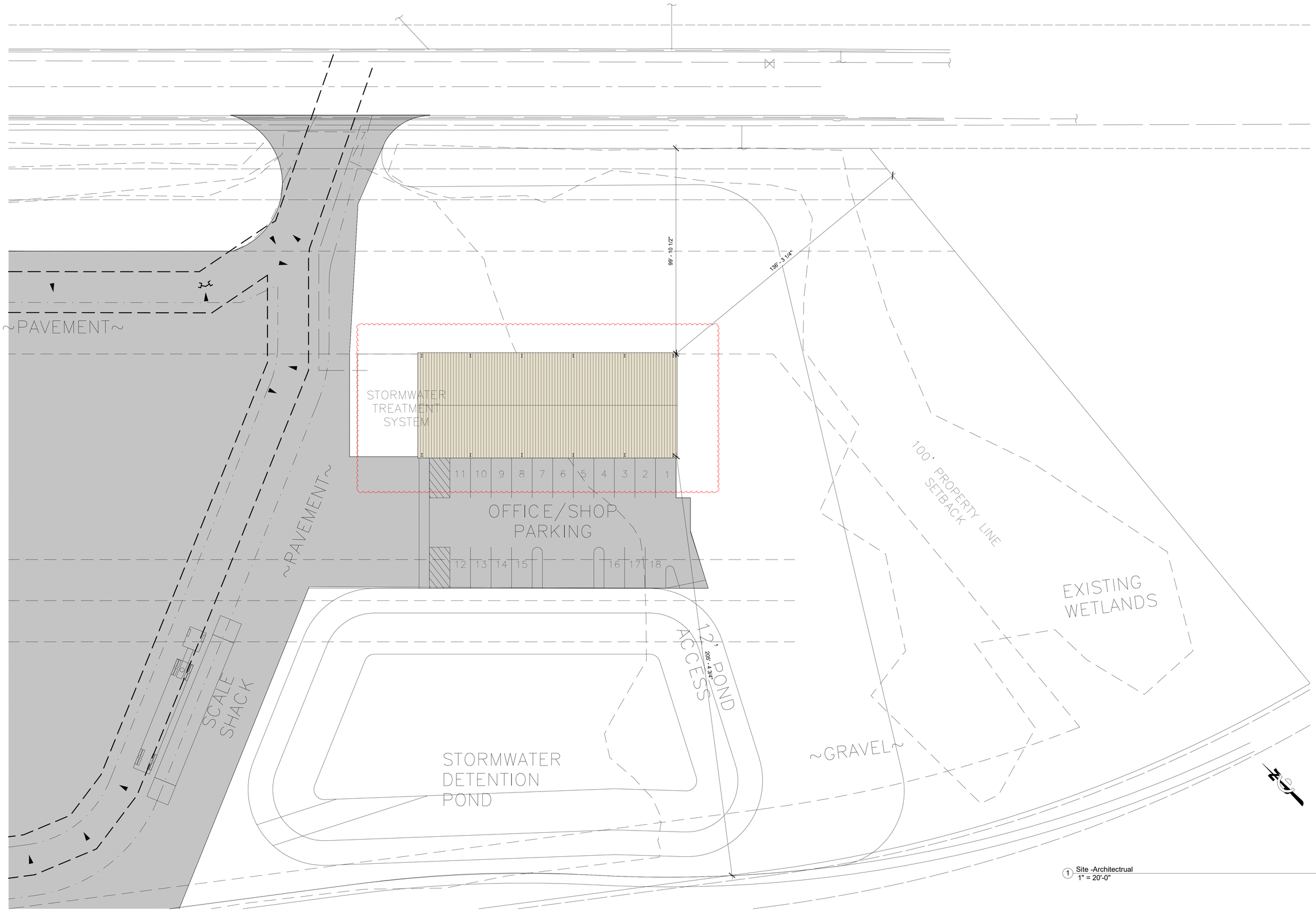

1 Site -Architectrual
1" = 20'-0"

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I HEREBY CERTIFY THAT THIS DOCUMENT, CONSISTING OF PLANS, DESIGNS AND SPECIFICATIONS WAS PREPARED UNDER MY PERSONAL SUPERVISION AND MEETS THE CURRENT EDITION OF THE BC/RC CODE. ALL PLANS & CALCULATIONS MEET THE GENERALLY ACCEPTED STANDARDS OF PRACTICE WITHIN THE STATE OF WASHINGTON.

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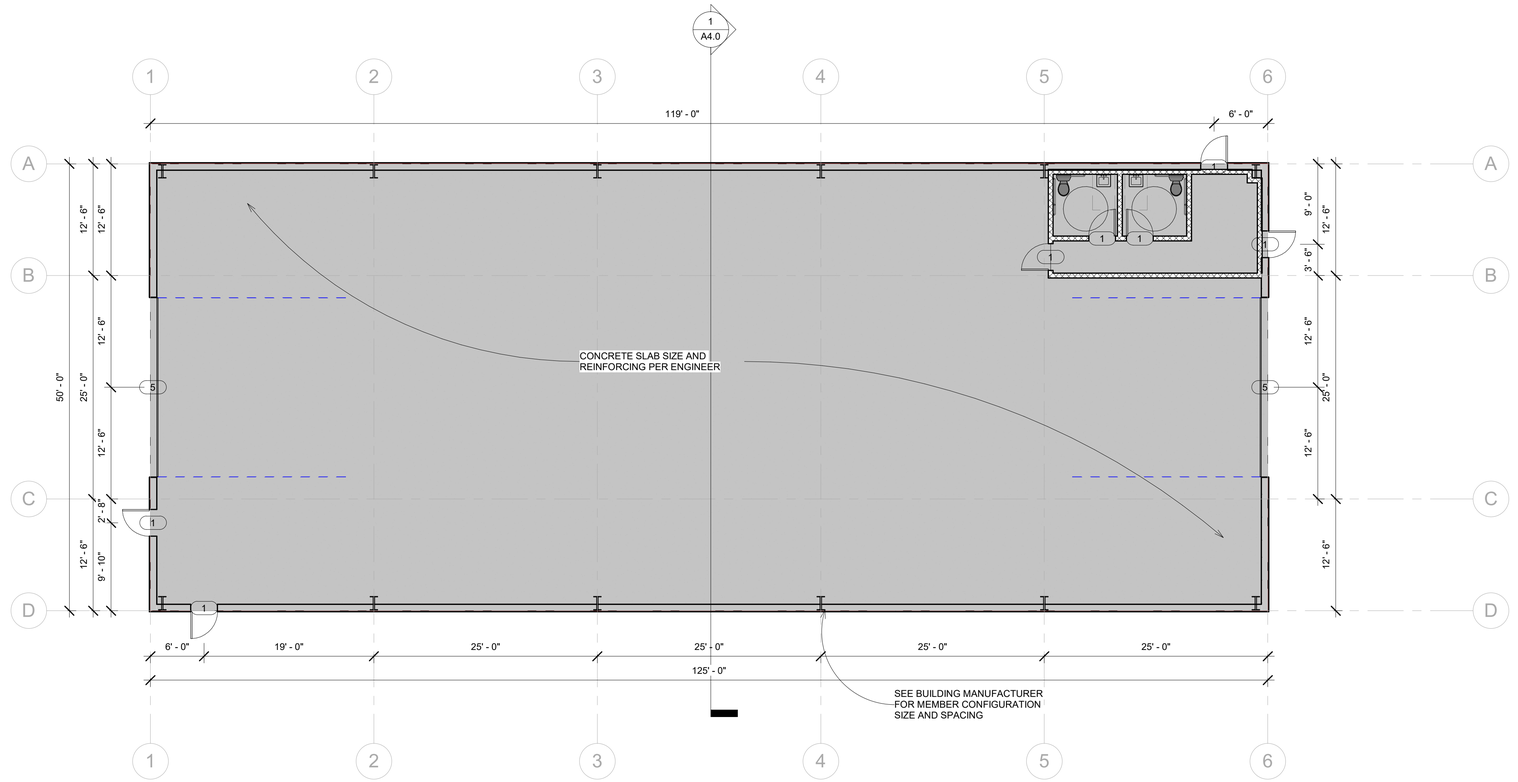
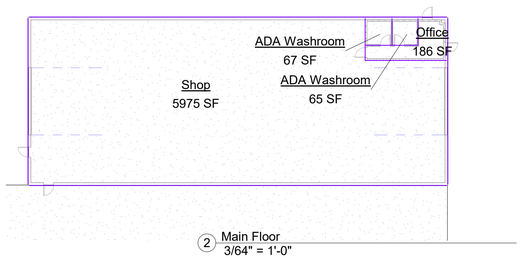
Site Plan

A1.3



1 Main Floor Plan
1/8" = 1'-0"



2 Main Floor
3/64" = 1'-0"

Door Schedule				
Door Type	Count	Function	Door Size	Type Comments
1	7	Exterior	3/0 7/0 Flush Steel	Insulated metal door and frame, key pad exterior lock, ADA lever latchas required
5	2	Exterior	20' x 20' Overhead	W/Locking Pull Chain

Grand total: 9

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Floor Plan

A2.0

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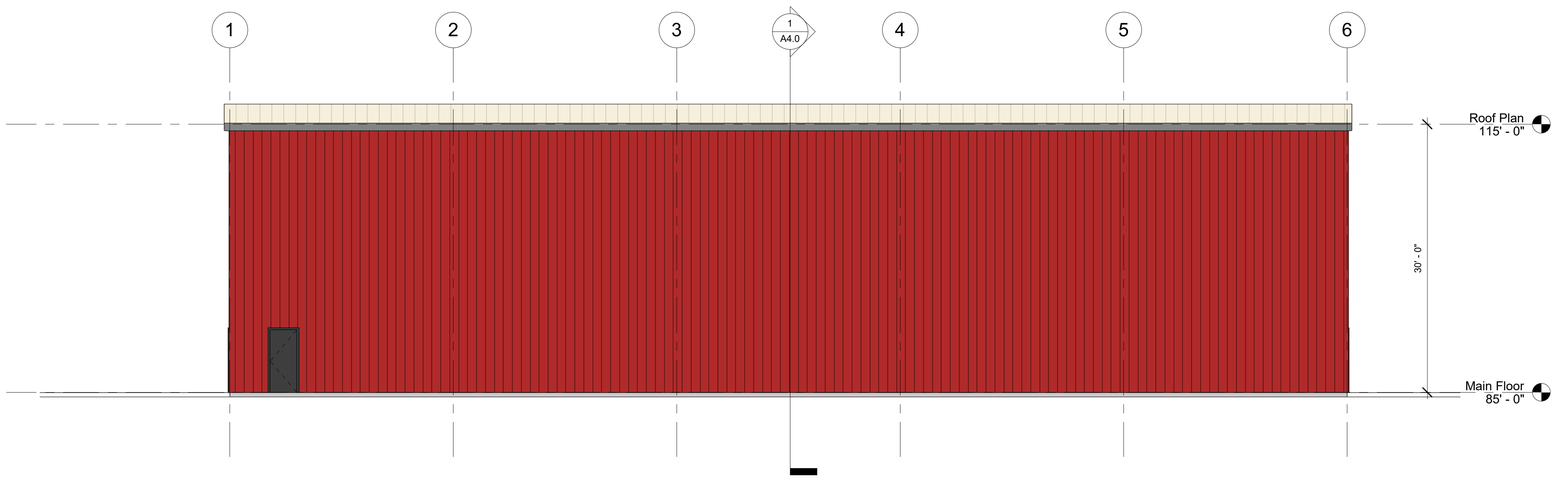
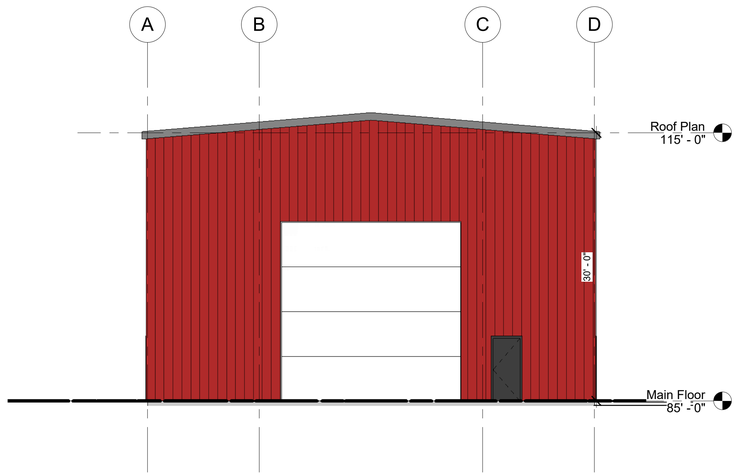
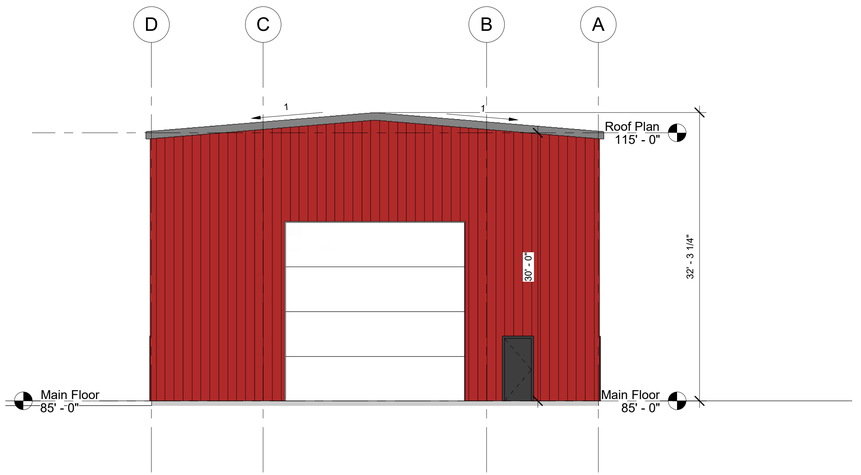


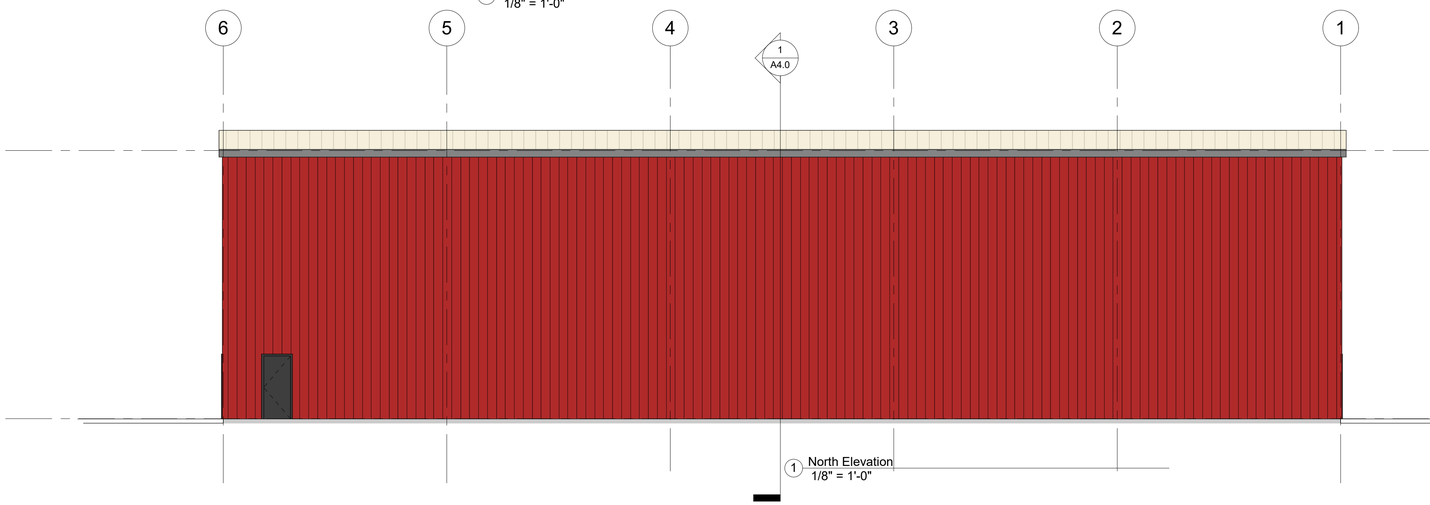
4 South Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



3 East Elevation
1/8" = 1'-0"



1 North Elevation
1/8" = 1'-0"

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Elevations

A3.0

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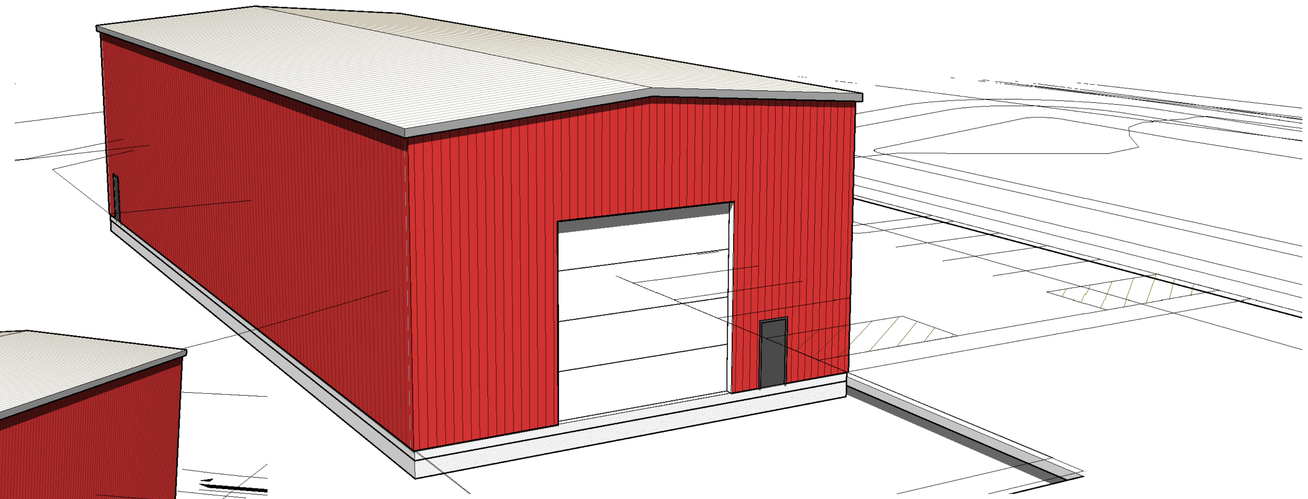
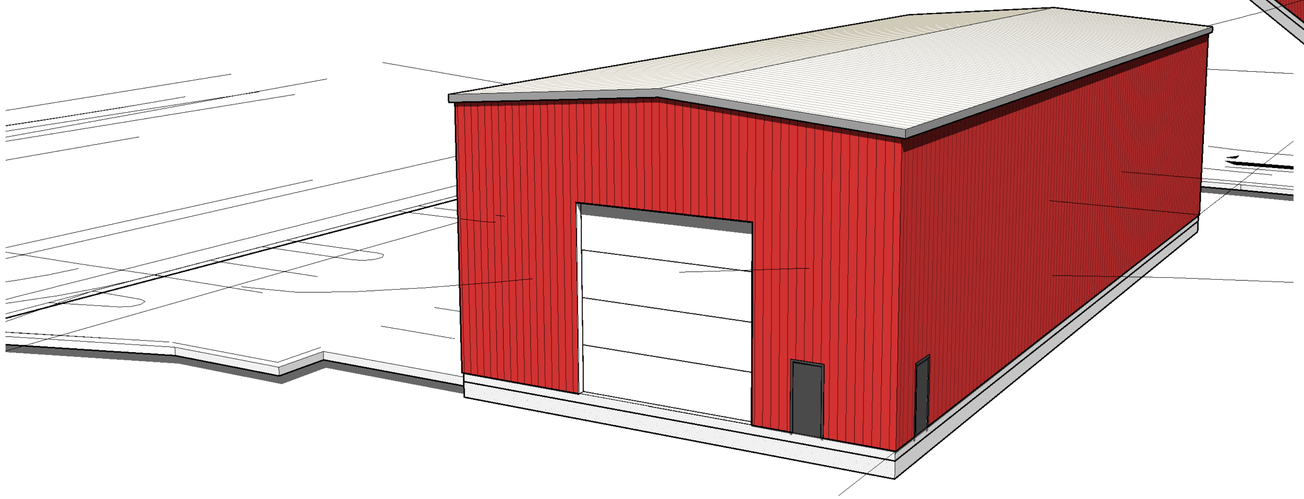
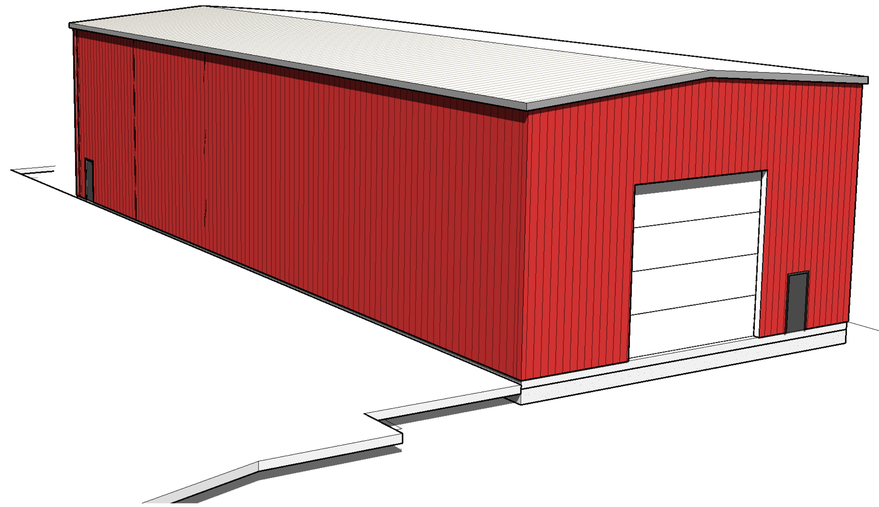


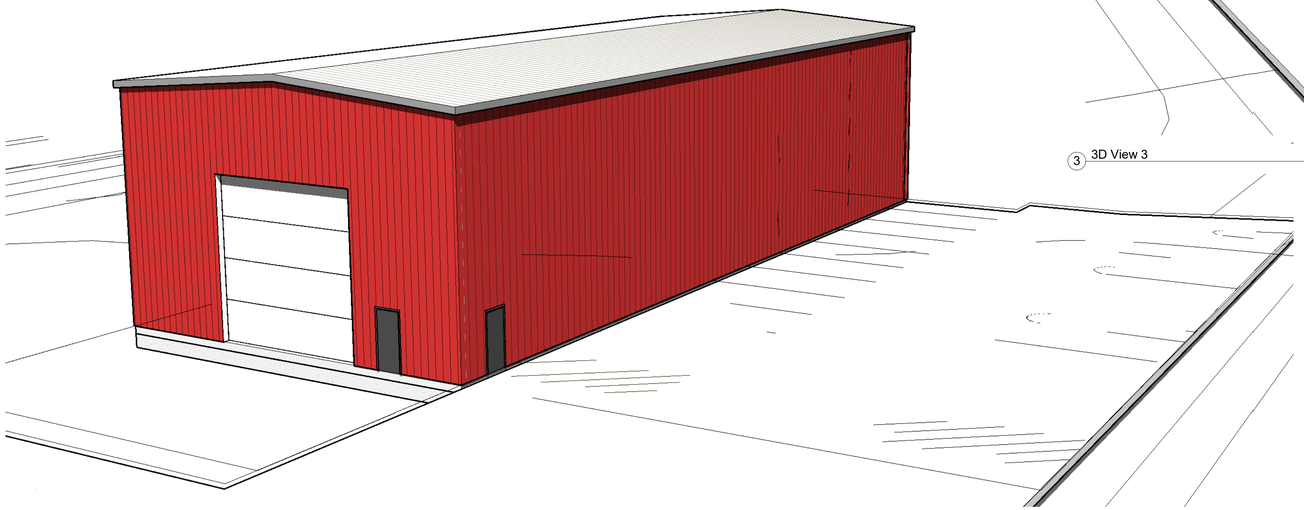
1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

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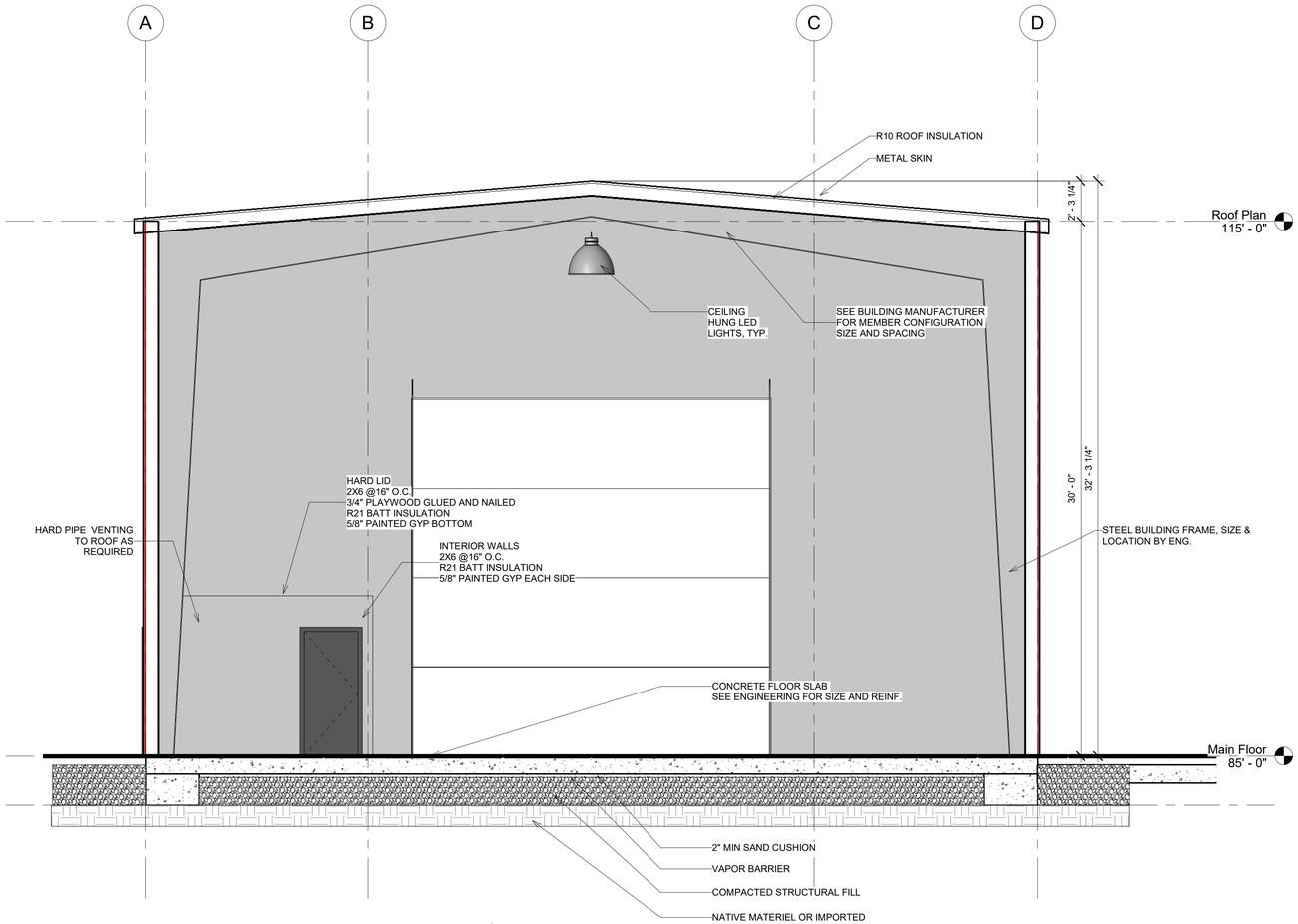
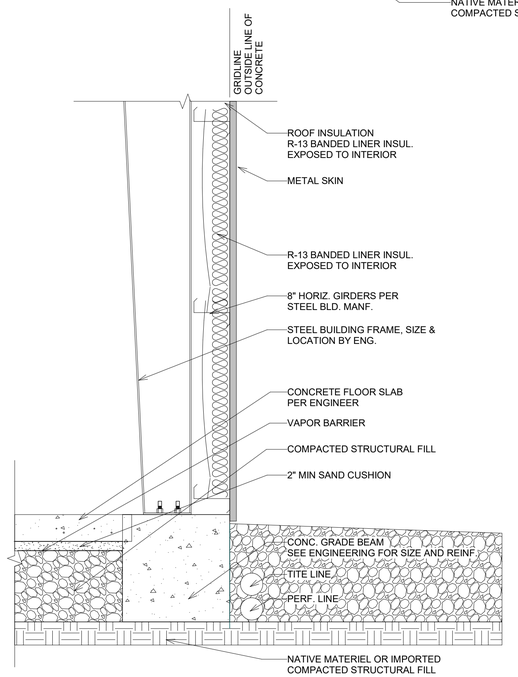
Perspective Views

A3.2



1 Section 1
1/4" = 1'-0"



2 Wall - Non Rated Exterior Main Frame
3/4" = 1'-0"

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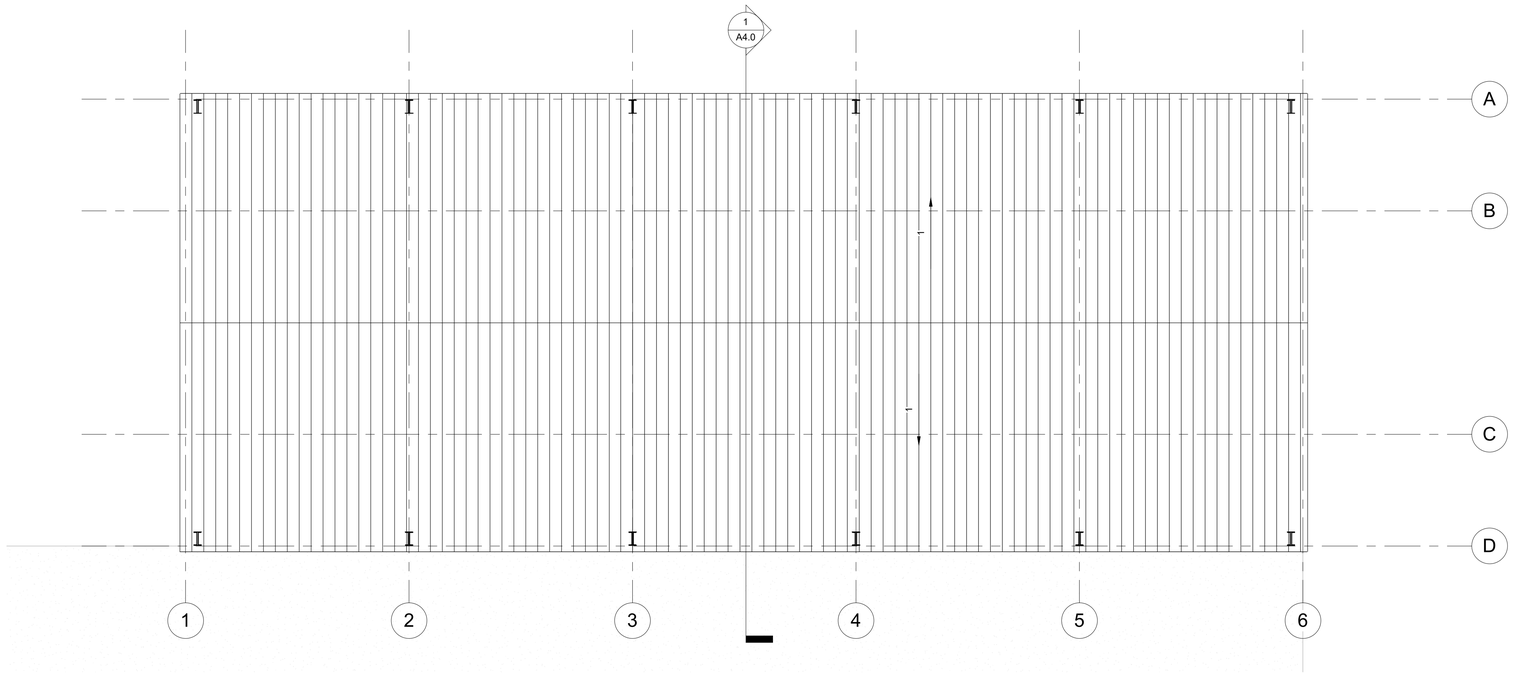
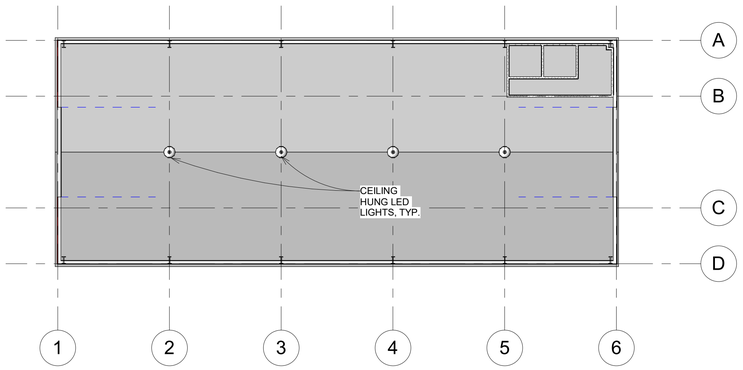
Building Section

A4.0



1 Roof Plan
1/8" = 1'-0"



2 Reflected Ceiling Plan
1/16" = 1'-0"

3 Lighting - High Bay LED
12" = 1'-0"

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Permit Set

Roof & RCP Plan

A5.0

ABC RECYCLING BUILDING 2 SEPARATION

741 MARINE DRIVE, Bellingham, WA

PROJECT CRITERIA

GENERAL SITE INFORMATION:

ADDRESS: 741 MARINE DRIVE, BELLINGHAM WA
PARCEL #S: 3802231063740000

THAT PTN OF ENOCH COMPTON DON CLAIM DAF-BEG ON SLY LI OF MARIETTA RD 992.4 FT S-613.2 FT E OF NW COR SEC 23 BEING COR COMM TO SECS 14-15-22-23-TH S 25 DEG 50'00" W 1170 FT M/L TO GOVT MEANDER LI OF BELLINGHAM BAY-TH SELY FOL SD MEANDER LI TO SE COR OF
NEIGHBORHOOD:
SUB AREA: 2
ZONING: HEAVY IMPACT INDUSTRIAL

PROJECT DESCRIPTION/WORK TO BE PERFORMED:

NEW CONSTRUCTION OF A PRE ENGINEERED METAL BUILDING

GENERAL BUILDING INFORMATION:

TYPE OF CONSTRUCTION: IIB
NUMBER OF STORIES: 1 STORY
OCCUPANCY CLASSIFICATION(S): F-2
MIXED OCCUPANCY
COMPLIANCE METHODS: FIRE PROTECTED SEPARATIONS
SPRINKLER SYSTEM: NOT PROVIDED
ALLOWABLE BUILDING HEIGHT:
ACTUAL BUILDING HEIGHT: 37'-4.25"
HEAT TYPE: NON HEATED

Site Coverage Information

SEE CIVIL PLANS

PARKING REQUIREMENTS: (TOTAL PROJECT)

1 PER EMPLOYEE/SHIFT = 15 PER SHIFT =15 STALLS

PARKING PROVIDED =18 STALLS INCL. 2 H.C.

DEFERRED SUBMITTAL ITEMS:

1. PRE FAB STEEL BUILDING PLANS & ENGINEERING

APPLICABLE BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE AND AMENDMENTS – CHAPTER 51-50 WAC
2018 INTERNATIONAL MECHANICAL CODE AND AMENDMENTS – CHAPTER 51-52 WAC
2018 INTERNATIONAL FUEL GAS CODE AND AMENDMENTS – CHAPTER 51-52 WAC
2018 INTERNATIONAL ENERGY CONSERVATION CODE (WECC) AND AMENDMENTS – CHAPTER 51-11C & 51-11R WAC
2017 NATIONAL FUEL GAS CODE (NFPA 54) – CHAPTER 51-52 WAC
2018 UNIFORM PLUMBING CODE (UPC) AND AMENDMENTS – CHAPTERS 51-56, 51-57 WAC
2020 NATIONAL ELECTRIC CODE (NFPA 70) -- CHAPTER 296-46B WAC
2018 INTERNATIONAL FIRE CODE (IFC) AND AMENDMENTS – CHAPTER 51-54 WAC
THE IFC IS ADOPTED AND AMENDED PER REGULATIONS SET FORTH IN BMC 17.20.

ALLOWABLE AREA (PER IBC TABLE 506.2) (MOST RESTRICTIVE USE):

BASIC AREA ALLOWANCE NS, IIB, (F2) =23000 SF PER FLOOR

ACTUAL AREA =13058 SF

BASIC STORY ALLOWANCE NS, IIB, (F2) =2 STORIES
ACTUAL STORY =1 STORY

BUILDING COMPLIES WITH AREA AND STORIES

OCCUPANT LOADS (IBC 1004.1.2):

OCCUPANT LOAD 200 SF (GROSS) = 13058/200 =65 OCC.

DRAWING SHEET LIST

Sheet List	
Sheet Number	Sheet Name
A1.0	Cover Sheet
A1.1	General Notes
A1.3	Site Plan
A2.0	Floor Plan
A3.0	Elevations
A3.2	Perspective Views
A4.0	Building Section
A5.0	Roof & RCP Plan

STRUCTURAL SHEETS:

SEE STRUCTURAL COVER SHEET

CIVIL SHEETS:

SEE CIVIL COVER SHEET

BUILDING MANUFACTURER:

SEE MANUFACTURER COVER SHEET

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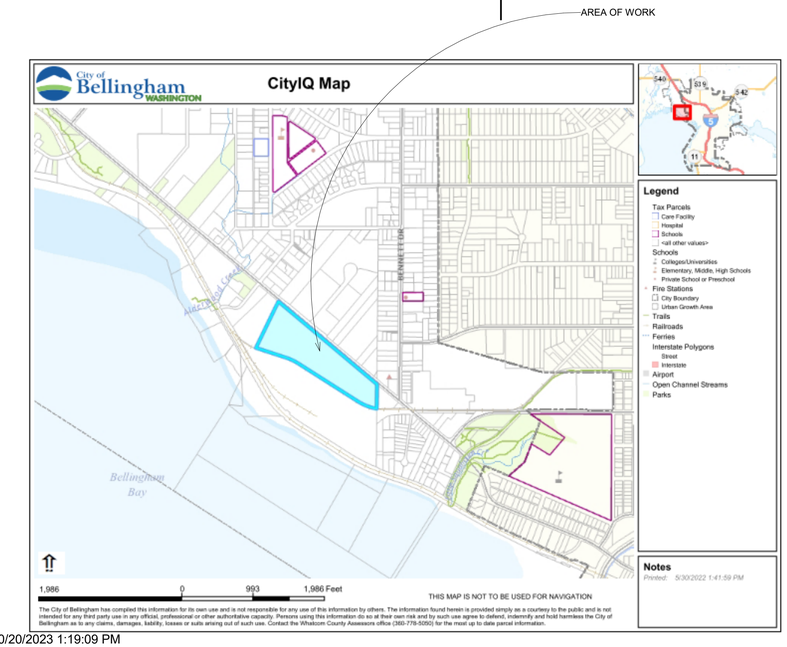

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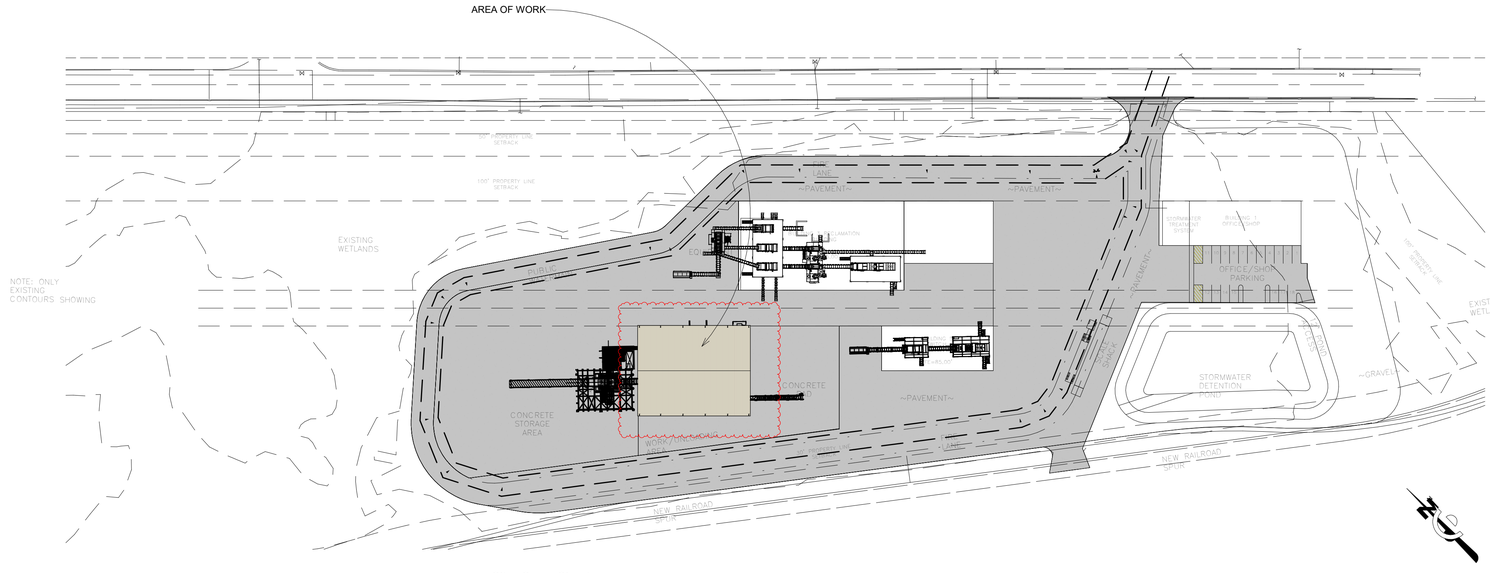

2 Site -Cover Sheet
1" = 80'-0"

I HEREBY CERTIFY THAT THIS DOCUMENT, CONSISTING OF PLANS, DESIGNS AND SPECIFICATIONS WAS PREPARED UNDER MY PERSONAL SUPERVISION AND MEETS THE CURRENT EDITION OF THE BCIRC CODE. ALL PLANS & CALCULATIONS MEET THE GENERALLY ACCEPTED STANDARDS OF PRACTICE WITHIN THE STATE OF WASHINGTON.

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7852 REGISTERED ARCHITECT
ROBERT K. MATICHUK
STATE OF WASHINGTON

Custom Design For: ABC RECYCLING
Building 2 Separation
741 Marine Dr
Bellingham WA 98226

Project number	TRC 22-001
Date	Oct 20 2023
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM

Set Description:
Permit Set

Cover Sheet

A1.0

ABBREVIATIONS

A
ADJ ADJACENT
A.F.F. ABOVE FINISH FLOOR
A.F.G. ABOVE FINISH GRADE

B
BLK BLOCKING
B.O. BOTTOM OF

C
CL CENTERLINE
CLR CLEAR
CLG CEILING
CONC CONCRETE
COL COLUMN
CONT CONTINUOUS
CONST CONSTRUCTION
CTR COUNTER

D
DTL DETAIL
DIM DIMENSION
DWG DRAWING

E
ELEC ELECTRICAL
EQ EQUAL
EXST'G EXISTING
ENG ENGINEER

F
F.F. FINISH FLOOR
F.C.I.C FURNISHED BY CONTRACTOR INSTALLED BY CONTRACTOR
F.O.I.C FURNISHED BY OWNER INSTALLED BY CONTRACTOR
F.O.I.O. FURNISHED BY OWNER INSTALLED BY OWNER
F.R. FIRE RESISTANT
F.E. FIRE EXTINGUISHER
FBGL. FIBERGLASS
F.O.W. FACE OF WALL

G
GA GAUGE
G.C. GENERAL CONTRACTOR
GLAM GLUE LAMINATE
GYPBD GYPSUM WALL BOARD

H
HDWR HARDWARE
HDR HEADER
H.M. HOLLOW METAL
HGT HEIGHT

I
INST. INSTALL / INSTALLED
INSUL. INSULATION

M
MAT MATERIAL
MECH MECHANICAL
MLV MICRO LAMINATE WOOD
MIN. MINIMUM

N
N/A NOT APPLICABLE
N.I.C. NOT IN CONTRACT
N.T.S. NOT TO SCALE

P
PL PLATE LINE
PLYWD. PLYWOOD
P-LAM PARALLEL LAMINATE WOOD
PT PRESSURE TREATED

R
REQ'D REQUIRED
REV. REVISION/REVISED

S
SCH'D SCHEDULE
SIM SIMILAR
S.O.G. SLAB ON GRADE
SQ.FT. SQUARE FOOT
SUSP. SUSPENDED

T
TEMP TEMPERED
TYP TYPICAL
T.O. TOP OF

V
V.I.F. VERIFY IN FIELD

CONSTRUCTION NOTES:

1. APPLICABLE BUILDING CODES VERIFY LOCAL ZONING AND BUILDING CODES PRIOR TO BEGINNING CONSTRUCTION.
2. ALL MECHANICAL (INCL. FIRE SPRINKLERS) , ELECTRICAL AND PLUMBING BID-DESIGN UNDER SEPARATE PERMIT TO COMPLY WITH ALL APPLICABLE LOCAL CODES.
3. DO NOT SCALE DRAWINGS. CONSULT BUILDING DESIGNER AND OWNER FOR ANY DIMENSIONAL CLARIFICATIONS, ERRORS OR CONFLICTS. FLOOR PLANS TAKE PRECEDENCE OVER ELEVATIONS IF CONFLICTING. GENERAL CONTRACTOR MUST VERIFY DIMENSIONS PRIOR TO PROCEEDING.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION OF WORK BETWEEN SUB-CONTRACTOR TRADES, AND FOR PROVIDING WEATHER-TIGHT SEALS, FLASHING AND CAULKING AT ALL CONNECTIONS AND PENETRATIONS. REFER TO IBC CHAPTER 11 FOR MINIMUM WEATHER PROTECTION REQMTS., INCLUDING, BUT NOT LIMITED TO, HEAD FLASHING AT ALL OPENINGS.
5. PROVIDE ENGINEERED SHOP DRAWINGS FOR ALL TRUSSES, TRUSS TYPE JOISTS, STEEL BEAMS AND GLU-LAM BEAMS. SUBMIT TO ENGINEER FOR REVIEW.
6. THESE DRAWINGS ARE BID-DESIGN DOCUMENTS. THE OWNER/DEVELOPER AND CONTRACTOR SHALL ASSUME RESPONSIBILITY, LIABILITY AND INDEMNIFY THE BUILDING DESIGNER FOR COORDINATION OF BID-DESIGN WORK, INCLUDING BUT NOT LIMITED TO GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING, HEATING AND VENTILATION. THE BUILDING DESIGNER IS NOT LIABLE FOR CHANGES/CORRECTIONS MADE BY ON SITE INSPECTION DURING THE COURSE OF CONSTRUCTION OR FOR DETAILS AND SPECIFICATIONS NOT INCLUDED.
7. THE CONTRACTOR SHALL UTILIZE CONSTRUCTION TECHNIQUES AND PRACTICES STANDARD AND ACCEPTABLE TO THE CONSTRUCTION INDUSTRY. THE BUILDING DESIGNER DOES NOT ASSUME LIABILITY OR RESPONSIBILITY FOR METHODS OF CONSTRUCTION DETAILS & SPECIFICATIONS NOT INCLUDED IN THESE BUILDING PERMITS ONLY CONTRACT DOCUMENTS.
8. THE BUILDING DESIGNER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE BUILDING DESIGNER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR CONTRACTORS EMPLOYEES, OR EMPLOYEES OF SUPPLIERS OR SUBCONTRACTORS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL OR OCCUPANCY BY ANY PERSON.
9. THESE DOCUMENTS HAVE BEEN PREPARED FOR A NEGOTIATED CONSTRUCTION CONTRACT, AND MAY LACK SOME DETAIL AND SPECIFICATIONS REQUIRED FOR A COMPLETE COMPETITIVE BID SELECTION PROCESS.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BUILDING AND SITE SECURITY DURING CONSTRUCTION PERIODS.
11. WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
12. THE CONTRACTOR MUST VERIFY THE ROOF SYSTEM IS CONSTRUCTED PER MANUFACTURES REQUIREMENTS TO CREATE A WEATHERPROOF AND WATERPROOF ROOF. VERIFY INSTALLATION OF ALL ROOF PENETRATIONS, CURBS, CANTS & FLASHING TO PROPERLY SHED WATER AND STOP WIND DRIVEN RAIN & SNOW. VERIFY ENTIRE ROOF SYSTEM IS DESIGNED & CONSTRUCTED TO ALLOW FOR THE PROPER EXPANSION & CONTRACTION OF THE SUPPORTING STRUCTURE & THE ROOF SYSTEM. CONDENSATION WILL BE CREATED ON THE HEATED SIDE OF ALL ROOF SYSTEMS SURFACES AND PARTS; THEREFORE, CARE MUST BE TAKEN TO PROPERLY INSTALL THE CORRECT INSULATION, VENTILATION AND VAPOR BARRIERS.
13. CONTRACTOR IS TO VERIFY STRUCTURAL INFORMATION, SPECIFICATIONS AND DETAILS WITH THE STRUCTURAL ENGINEER AND/OR ATTACHED STRUCTURAL SHEET(S). FAILURE TO VERIFY MAY RESULT IN CONFLICTING INFORMATION CONTAINED ON THE ARCHITECTURAL SHEETS. THE DESIGNER DOES NOT TAKE RESPONSIBILITY FOR STRUCTURAL COMPONENTS OR CALCULATIONS.

FRAMING (STRUCTURAL NOTES TO TAKE PRIORITY):
1. THIS STRUCTURE TO COMPLY WITH MINIMUM NAILING SCHEDULE PER ENG. CALCS. OR IBC TABLE 2304.6.1.
2. SOLID BLOCKING REQUIRED AT ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS.
3. PROVIDE APPROVED ANCHORAGE OF BEAMS OR GIRDERS TO POSTS.
4. T.J.I. OR EQUIVALENT FLOOR JOISTS. FLOOR JOIST DESIGN BY LICENSED WASH. STATE MANUFACTURER. FLOOR JOIST DESIGN AND SPECIFICATIONS INCLUDING ALL METAL CONNECTORS. HANGERS AND CLIPS TO BE ON-SITE DURING CONSTRUCTION AND INSTALLED AS PER MANF. INSTRUCTIONS.
5. ALL WINDOW AND DOOR HEADERS TO BE 4x10 DF-2 IN A ONE-FLOOR OR THE TOP FLOOR OF A MULTI-FLOOR BLD. 6x10 FOR BASEMENTS AND OTHER FLOORS OTHER THAN THE TOP FLOOR. UNLESS NOTED OTHERWISE BY ENGINEER OF RECORD.
6. FRAMING LUMBER: KD, 19 % MAX MOISTURE CONTENT, S4S GRADE TO WWPA. AND IRC SPECIFICATIONS. DOUGLAS FIR-LARCH IS PREFERRED. MINIMUM GRADED STRESS VALUES: 2x STUDS @ 1200 PSI; JOISTS AND RAFTERS @ 1250 PSI; POSTS A 700 PSI, SAWN BEAMS @ 1300 PSI NOMINAL SIZES, MAXIMUM SPANS, SPACING, BLOCKING AND OTHER DETAILING IN COMPLIANCE WITH INTERNATIONAL BUILDING CODE.
7. PRESSURE TREATED LUMBER: WOLMANIZED, CCA PRESSURE TREATED LUMBER AT MUD SILLS, EXPOSED DECK FRAMING, EXTERIOR STRUCTURAL POSTS, POSTS SUPPORTING MAIN FLOOR STRUCTURE, AND OTHER WOOD / CONCRETE CONTACT LOCATIONS.
8. ROOF TRUSSES: FACTORY FABRICATED GANG-NAILED WOOD TRUSSES, ENGINEERED BY MFR. FOR SITE WIND LOADING AND COMBINED NORMAL LOADS SPANS AND CONFIGURATIONS AS SHOWN ON DRAWINGS AND AS REQUIRED.
9. GLUE LAMINATED BEAMS (GLB):DOUGLAS FIR, 24F-V4, BUILDING DESIGN RURAL APPEARANCE (ONLY IF EXPOSED) GRADE LEAVE PROTECTIVE WRAP IN PLACE UNTIL FINISH PROCESSES ARE UNDERWAY.
10. ANCHORS: SIMPSON PLY CLIPS AT EDGES OF ROOF SHEATHING PANELS, MID-SPAN BETWEEN RAFTERS OR TRUSSES; TRUSS/PLATE HOLD DOWNS AT EACH BEARING AND OTHER INTERSECTION AS REQUIRED.
11. STUDS: EXTERIOR WALL STUDS ARE TO BE 2"x6"s OF B FIR KILN DRIED SPACED AT 16" O.C. INTERIOR STUDS ARE TO BE 2"x4"s OF B FIR KILN DRIED SPACED AT 16" O.C. STUDS IN BEARING WALLS ARE LIMITED TO 10 FEET IN HEIGHT UNLESS APPROVED BY ENGINEER.

STAIRS:
1. IBC 1005 & 1011
2. IBC 1011.2 STAIRWAY WIDTH. THE WIDTH OF THE STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT SUCH WIDTH SHALL NOT BE LESS THAN 44 INCHES. EXCEPTION: STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.
3. IBC 1011.3 HEADROOM. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.
4. IBC 1011.5.2 RISER HEIGHT AND TREAD DEPTH. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 11 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE AND A MINIMUM TREAD DEPTH OF 10 INCHES WITHIN THE CLEAR WIDTH OF THE STAIR.

DECKS:
1. WOOD DECK CONSTRUCTION SHALL BE OF WOLMANIZED / PRESSURE TREATED WOOD. DECKING (SEE PLANS) DECK RAILINGS (REQUIRED IF DECK IS 30" ABOVE GRADE) SHALL BE A MINIMUM OF 42" IN HEIGHT WITH A MAXIMUM OF 4" SPACING BETWEEN PICKETS. PER IBC 1015.
2. METAL OR BOLT ON DECK CONSTRUCTION SHALL BE A DEFERRED SUBMITTAL IN ALL CASES.

DISCLOSURE:
1. THE PLAN REVIEW GUIDE INCLUDED WITH YOUR PERMIT DOCUMENTS CONTAINS A LISTING OF COMMON CODE ERRORS AND OMISSIONS. APPROVAL OF THE PLANS DOES NOT PERMIT THE VIOLATION OF ANY BUILDING. MECHANICAL, PLUMBING, ELECTRICAL, FIRE, OR ZONING CODE OR ANY OTHER FEDERAL, STATE, OR CITY REGULATIONS.
2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING SMOKE DETECTORS. ENSURE FULL COMPLIANCE WITH CURRENT FIRE CODE.
3. CONTRACTOR IS TO SECURE BUILDING SITE/LOCATION. VERIFY STRUCTURAL AND NON-STRUCTURAL COMPONENTS PRIOR TO COMMENCING CONSTRUCTION.
4. DO NOT SCALE THESE DRAWINGS. DISCREPANCIES WITH PROVIDED DIMENSIONS MUST BE COMMUNICATED TO THE DESIGN FIRM AT THE EARLIEST CONVENIENCE
5. TRC ARCHITECTURE (DESIGN FIRM) IS NOT RESPONSIBLE FOR EXISTING SITE CONDITIONS, DIMENSIONS, COMPLIANT OR NON-COMPLIANT CODE ISSUES, ETC.
6. ALL MARKUPS BY THE BUILDING / PLANNING DEPARTMENTS MUST BE FORWARD TO THE DESIGN FIRM PRIOR TO CONSTRUCTION COMMENCING.

VENTILATION NOTES

1203.1 GENERAL:
BUILDINGS SHALL BE PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH SECTION 1203.4, OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.

MECHANICAL VENTILATION IS REQUIRED IN GROUP R OCCUPANCIES

1203.2 ATTIC SPACES:
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1 INCH OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, WITH 50 PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

EARTHWORK NOTES

1. BUILDING BACKFILL: CLEAN GRANULAR SOIL MATERIAL, FREE OF STICKS, DEBRIS, TURF AND ROCKS OVER 6" DIAMETER.
2. GARAGE SLAB BALLAST: PIT RUN GRAVEL.
3. BASEMENT SLAB BALLAST: CLEAN SAND, OR PEA GRAVEL (8' BED).
4. FOOTING DRAINS: WASHED (3/4" MIN.) DRAIN ROCK, 12" MIN. COVER OVER PERIMETER DRAIN.
5. CRAWL SPACE BED: PEA GRAVEL OR CLEAN SAND, 2" MIN. BED OVER VAPOR
6. 6 MIL BLACK VISQUEEN BARRIER (FOR CRAWL SURFACE).
7. BACKFILL, SLOPE ALL FINISH GRADES AWAY FROM BUILDING WALLS AT A 2 % (MIN.)
8. REFER TO SOILS REPORT FOR RECOMMENDED BACK FILL AND SOIL COMPACTION.

SEWERAGE + DRAINAGE:
1. FOUNDATION DRAIN PER IBC 1805.4.2.
2. DRAINAGE DISCHARGE TO AN APPROVED DRAINAGE SYSTEM PER IBC 1805.4.3.

ROOF CONSTRUCTION NOTES

GENERAL:
1. APPROVED ROOFING MATERIAL
2. 30# FELT PAPER, COUNTER FLASHED
3. 1/2" CDX PLYWOOD SHEATHING OR PER ENGINEER'S SCHEDULE, USE SIMPSON PSCL (PANEL SHEATHING CLIPS) 1 PER BAY.
4. PRE-ENGINEERED TRUSSES
5. R-49 INSULATION, MINIMUM.
6. 2 LAYERS OF 5/8" TYPE X G.W.B. LID.
7. ONE COAT VAPOR BARRIER PRIMER.
8. FINISH PAINT - OWNER TO SPECIFY COLOR.
9. ROOF PITCH, AS SHOWN ON PLAN.
10. SIMPSON CLIPS AT EACH TRUSS/RAFTER TO PLATE CONNECTION.
11. TYPICAL SOFFIT OVERHANGS, AS SHOWN ON PLAN, USE VENTED BLOCKING PER TRUSS/RAFTER BAY.
12. ADEQUATE CONNECTION AND TRANSFER OF LOAD FROM ROOF SYSTEM TO BEARING WALLS REQUIRED.
13. DRAFT STOPS WHERE NECESSARY PER CODE.
14. ALL PERIMETER AND BEARING WALL HEADERS TO BE 4x10 DF#2, U.N.O.

TRUSSES:
1. TRUSSES TO BE ENGINEERED BY LICENSED TRUSS MANUFACTURER.
2. HANG TRUSSES AND RAFTERS WITH APPROVED SIMPSON HANGERS AS PER ENGINEERS SPECIFICATIONS.

FOR ADDITIONAL INFORMATION REFER TO 2015 IBC, SECTION 15, ROOF ASSEMBLIES & ROOFTOP STRUCTURES.

TYPICAL SHEET DISCLAIMER

REFER TO STRUCTURAL SHEETS (S) FOR SPECIFICATIONS & CALCULATIONS. USE ARCHITECTURAL SHEET FOR DIMENSIONAL INFORMATION ONLY.

STRUCTURAL FILL NOTES

STRUCTURAL FILL ADDED TO THIS SITE WHICH WILL SUPPORT BUILDING STRUCTURES SHALL BE APPROVED BY A GEO-TECHNICAL ENGINEER LICENSED TO WORK IN THE STATE OF WASHINGTON. A REPORT FROM SAID ENGINEER REGARDING THE SUITABILITY OF THE PREPARED SITE TO SUPPORT THE PROPOSED STRUCTURE SHALL BE SUBMITTED TO BUILDING SERVICES PRIOR TO ANY REQUESTS FOR FOUNDATION INSPECTION(S).

NOTES:
1. CONTRACTOR IS TO VERIFY STRUCTURAL INFORMATION, SPECIFICATIONS AND DETAILS WITH THE STRUCTURAL ENGINEER AND/OR ATTACHED STRUCTURAL SHEET(S). FAILURE TO VERIFY MAY RESULT IN CONFLICTING INFORMATION CONTAINED ON THE ARCHITECTURAL SHEETS. THE DESIGNER DOES NOT TAKE RESPONSIBILITY FOR STRUCTURAL COMPONENTS OR CALCULATIONS.
2. REFER TO STRUCTURAL SHEETS (S) FOR SPECIFICATIONS & CALCULATIONS.
3. A GEO ENGINEER IS REQUIRED TO BE ONSITE FOR PLACEMENT OF ALL STRUCTURAL FILL MATERIALS.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE, WASHINGTON STATE REGULATIONS FOR BARRIER FREE DESIGN, WASHINGTON STATE ENERGY CODE, AND ALL APPLICABLE LOCAL CODES, ORDINANCES, AND STANDARDS.
2. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONAL DETAILS, ETC, AND NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
3. ALL ITEMS MARKED "N.I.C." ARE NOT PART OF THIS CONTACT.
4. ALL WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURE'S LATEST RECOMMENDED OR WRITTEN DIRECTIONS.
5. DO NOT-SCALE DRAWINGS, DIMENSIONS GOVERN. THE CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES.
6. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF STUD, OR FACE OF FOUNDATION WALL UNLESS OTHERWISE NOTED.
7. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS' FOR OTHER SIMILAR WORK.
8. WHERE DEVICES, OR ITEMS OR PARTS THEREOF ARE REFERRED TO IN SINGULAR, IT IS INTENDED THAT SUCH SHALL APPLY TO AS MANY SUCH DEVICES, ITEMS OR PARTS AS ARE REQUIRED TO PROPERLY COMPLETE THE WORK.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE.
10. THE CONTRACTOR WILL VERIFY AND CONFORM TO ALL UTILITY COMPANIES UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS.
11. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
13. CONTRACTOR SHALL SECURE RELEVANT CITY AND STATE APPROVALS RELATING TO FIRE CONSTRUCTION, LABOR, HEALTH AND LICENSING.
14. CONTRACTOR SHALL SECURE AND PROVIDE ALL PERMITS FOR OCCUPANCY, UTILITIES AND ANY OTHERS REQUIRED BY GOVERNING AUTHORITIES BEYOND THE BASIC BUILDING PEN-NIT, MAKING TIMELY APPLICATIONS AND INQUIRES, PAYING ALL FEES AND POSTING ALL BONDS TO BE RELEASED AT FT COMPLETION OF CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE DRAWINGS, SHOP DRAWINGS AND CALCULATIONS AS REQUIRED FOR OWNER APPROVAL AND PERMITTING OF THE FIRE ALARM / MONITORING SYSTEM, AND ALL OTHER SYSTEMS REQUIRING BIDDER DESIGN. SUCH REVIEW AND APPROVAL SHALL BE BY THE OWNER. ALLOW A MINIMUM OF TWO WEEKS FOR REVIEW.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDING AND SITE WHILE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.
17. ALL TRIM, PLASTER, AND GYPSUM WALL BOARD SYSTEMS SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE.
18. ALL EXPOSED GYPSUM BOARD TO HAVE METAL EDGES AT ALL CORNERS AND WALL INTERSECTIONS,.
19. ALL GLASS AND GLAZING SHALL COMPLY WITH SECTION 24 OF THE 2015 IBC. AND THE U.S. PRODUCT SAFETY COMMISSION, SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS (42 FR 1426; 16 CFR PART 1202)
20. THE CONTRACTOR SHALL VERIFY ALL DOOR AND WINDOW ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MANUFACTURES.
21. ALL REQUIRED FIRE DOORS SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING THE SPECIFIC RATING.
22. ELECTRICAL ROUGH-IN, AND REFLECTED CEILING PLAN ARE FOR THE GENERAL INFORMATION OF THE CONTRACTOR. EXACT LOCATIONS SHALL BE VERIFIED.
23. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
24. PROVIDE PORTABLE FIRE EXTINGUISHER, EACH HAVING A MINIMUM UL CLASSIFICATION OF 2A:10B:C. EXTINGUISHER SHALL BE DISTRIBUTED THROUGHOUT PREMISES ON THE BASIS OF ONE EXTINGUISHER PER EACH 3,000 FEET OF FLOOR AREA. ALL EXTINGUISHERS SHALL BE HUNG IN CONSPICUOUS LOCATIONS SO THAT THEIR TOPS ARE NOT MORE THAN FIVE FEET A.F.F. WHERE EXTINGUISHERS ARE NOT VISIBLE IN ALL DIRECTIONS PROVIDE APPROVED INDICATING SIGNS.
25. SOUND INSULATE ALL PLUMBING WALLS AND LINES.
26. PROVIDE BLOCKING IN ALL WALLS TO SUPPORT CABINETRY, SHELVING, BATHROOM FIXTURES, DISPLAY RAILS AND ALL OTHER EQUIPMENT OR IMPROVEMENTS AS REQUIRED.
27. THE PREMISES ADDRESS SHALL BE PROMINENTLY DISPLAYED ON OR ADJACENT TO THE MAIN ENTRANCE. NUMBERS SHALL BE A MINIMUM 8 INCHES IN HEIGHT WITH A PRINCIPAL STROKE WIDTH OF 3/4" AND SHALL PROVIDE A POSITIVE CONTRAST WITH THEIR BACKGROUND.
28. APPROVED PLANS AND CALCULATIONS, SIGNED, SEALED AND DATED SHALL BE ON SITE AT ALL TIMES OF INSPECTION AND CONSTRUCTION.
29. AT ALL TUB/SHOWER LOCATIONS, WALL COVERINGS SHALL BE PLASTIC OR LAMINATE TO A MINIMUM 70 INCHES ABOVE DRAIN.
30. ALL SMOKE DETECTORS TO BE HARD WIRED WITH APPROVED BATTERY BACK-UP'S.ALL GAS APPLIANCES SHALL HAVE AN INTERMITTENT IGNITION DEVICE.
31. FLASH AND COUNTER FLASH ALL ROOF TO WALL CONNECTIONS. U.N.O.
32. WATERPROOF MATERIAL SHALL BE INSTALLED AROUND TUBS AND SHOWERS TO A MIN. HEIGHT OF SIX FEET ABOVE FINISH FLOOR.
33. DRYERS SHALL BE VENTED TO OUTSIDE. PER LOCAL CODE.

CONTRACTOR NOTES

1. CONTRACTOR IS TO VERIFY STRUCTURAL INFORMATION, SPECIFICATIONS AND DETAILS WITH THE STRUCTURAL ENGINEER AND/OR ATTACHED STRUCTURAL SHEET(S). FAILURE TO VERIFY MAY RESULT IN CONFLICTING INFORMATION CONTAINED ON THE ARCHITECTURAL SHEETS. THE DESIGNER DOES NOT TAKE RESPONSIBILITY FOR STRUCTURAL COMPONENTS OR CALCULATIONS.

CONCRETE NOTES

REFER TO STRUCTURAL ENGINEERS NOTES

FIRE CODE NOTES

1. VERIFY LOCATION OF 110v SMOKE ALARMS & CARBON MONOXIDE ALARMS WITH LOCAL FIRE DEPT. AND/OR LOCAL BUILDING DEPT. ALL SMOKE ALARMS WITHIN INDIVIDUAL UNITS WILL BE INTERCONNECTED.
2. BEFORE ANY COMBUSTIBLE CONSTRUCTION BEGINS AN APPROVED WATER SUPPLY SHALL BE AVAILABLE.
3. STAIRWELL STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS.
4. FIRE SAFETY DURING CONSTRUCTION SHALL BE PER IFC 2015, CHAPTER 33, ENTITLED "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."

FIRE RATED PENETRATIONS

AS PER UL LISTED SYSTEM NO. F-C-2134, USE APPROVED 3M FIRE BARRIER CP 25WB+ CAULK OR FD 150+ CAULK FOR ALL THROUGH FLOOR-WALL-CEILING PENETRATIONS. NOT TO EXCEED 1/2" DIAMETER BEAD CONTINUOUSLY AROUND PIPE.

FIRE BLOCKING NOTES

718.1 General. Fireblocking and draftstopping shall be installed in combustible concealed locations in accordance with this section. Fireblocking shall comply with Section 718.2. Draftstopping in floor/ceiling spaces and attic spaces shall comply with Sections 718.3 and 718.4, respectively.
718.2 Fireblocking. In combustible construction, Fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking shall be installed in the locations specified in Sections 718.2.2 through 718.2.7.
718.2.2 Concealed wall spaces. Fireblocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs, as follows:
1. Vertically at the ceiling and floor levels.
2. Horizontally at intervals not exceeding 10 feet (3048 mm).
718.2.5 Ceiling and floor openings. Where required by Section 712.1.7, Exception 1 of Section 714.4.1.2 or Section 714.4.2, fireblocking of the annular space around vents, pipes, ducts, chimneys and fireplaces at ceilings and floor levels shall be installed with a material specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and resist the free passage of flame and the products of combustion.

* REFER TO IBC CODE TEXT FOR MORE DETAILED INFORMATION REGARDING FIREBLOCKING

DRAFTSTOP NOTES

718.3 Draftstopping in floors. In combustible construction, draftstopping shall be installed to subdivide floor/ceiling assemblies in the locations prescribed in Sections 718.3.2 through 718.3.3.
718.3.2 Groups R-1, R-2, R-3 and R-4. Draftstopping shall be provided in floor/ceiling spaces in Group R-1 buildings, in Group R-2 buildings with three or more dwelling units, in Group R-3 buildings with two dwelling units and in Group R-4 buildings. Draftstopping shall be located above and in line with the dwelling unit and sleeping unit separations.
Exceptions:
1. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
2. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2, provided that automatic sprinklers are also installed in the combustible concealed spaces where the draftstopping is being omitted.
718.4 Draftstopping in attics. In combustible construction, draftstopping shall be installed to subdivide attic spaces and concealed roof spaces in the locations prescribed in Sections 718.4.2 and
718.4.2 Groups R-1 and R-2. Draftstopping shall be provided in attics, mansards, overhangs or other concealed roof spaces of Group R-2 buildings with three or more dwelling units and in all Group R-1 buildings. Draftstopping shall be installed above, and in line with, sleeping unit and dwelling unit separation walls that do not extend to the underside of the roof sheathing above.
Exceptions:
1. Where corridor walls provide a sleeping unit or dwelling unit separation, draftstopping shall only be required above one of the corridor walls.
2. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
3. In occupancies in Group R-2 that do not exceed four stories above grade plane, the attic space shall be subdivided by draftstops into areas not exceeding 3,000 square feet (279 m2) or above every two dwelling units, whichever is smaller.
4. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2, provided that automatic sprinklers are also installed in the combustible concealed space where the draftstopping is being omitted.

* REFER TO IBC CODE TEXT FOR MORE DETAILED INFORMATION REGARDING FIREBLOCKING

I HEREBY CERTIFY THAT THIS DOCUMENT, CONSISTING OF PLANS, DESIGNS AND SPECIFICATIONS WAS PREPARED UNDER MY PERSONAL SUPERVISION AND MEETS THE CURRENT EDITION OF THE IBC/IRC CODE. ALL PLANS & CALCULATIONS MEET THE GENERALLY ACCEPTED STANDARDS OF PRACTICE WITHIN THE STATE OF WASHINGTON.
ALL IDEAS, DESIGN AND PLANS INDICATED IN THESE DRAWINGS ARE OWNED AND THE PROPERTY OF TRC ARCHITECTURE. ANY REPRODUCTION OF THESE PLANS MUST HAVE WRITTEN PERMISSION FROM TRC ARCHITECTURE. WRITTEN DIMENSIONS SHALL HAVE PRECEDENT OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY DIMENSIONS IN THE FIELD AND NOTIFY TRC ARCHITECTURE OF ANY VARIATIONS. CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE IBC/IRC CODE

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7852 REGISTERED ARCHITECT
ROBERT K. MATICHUK
STATE OF WASHINGTON

Custom Design For: ABC RECYCLING

Building 2 Separation
741 Marine Dr
Bellingham WA 98226

Project number	TRC 22-001
Date	Oct 20 2023
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM

Set Description:
Permit Set

General Notes

A1.1

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PROPERTY LINE
SETBACK

PROPERTY LINE
SETBACK

FIRE
LANE

~PAVEMENT~

~PAVEMENT~

240' - 1"

PUBLIC
WATERMAIN

EQUIPMENT

BUILDING 3 RECLAMATION
BUILDING

FFE=85.00'

BUILDING 5
TWITCH

FFE=85.00'

CONCRETE
PAD

~PAVEMENT~

CONCRETE
STORAGE
AREA

WORK/UNLOADING
AREA

97' - 9 1/2"

30' PROPERTY LINE
SETBACK

FIRE
LANE

NEW RAILROAD
SPUR

1 Site -Architectrual
1" = 20'-0"

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Bellingham WA 98226

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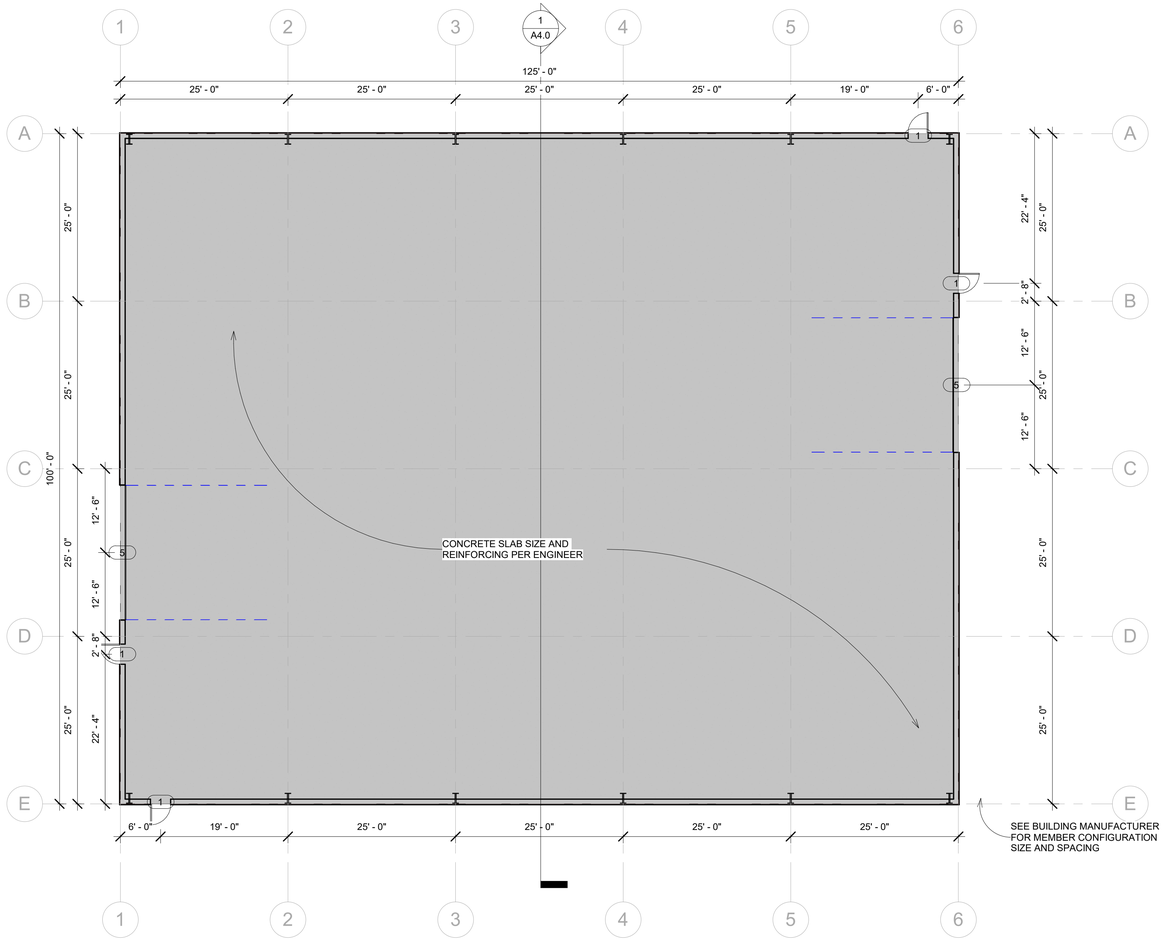
Site Plan

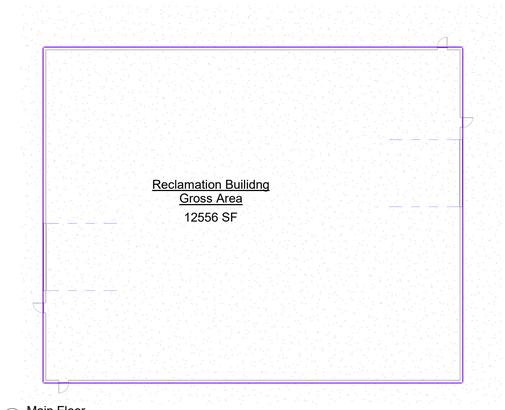
A1.3



1 Main Floor Plan
3/32" = 1'-0"

Door Schedule				
Door Type	Count	Function	Door Size	Type Comments
1	4	Exterior	3/0 7/0 Flush Steel	Insulated metal door and frame, key pad exterior lock, ADA lever latchas required
5	2	Exterior	20' x 20' Overhead	W/Locking Pull Chain

Grand total: 6



2 Main Floor
3/64" = 1'-0"

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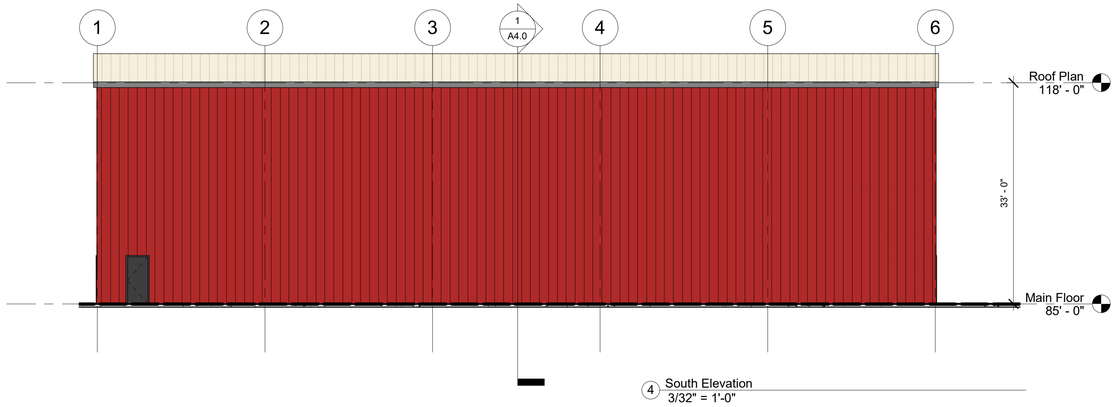
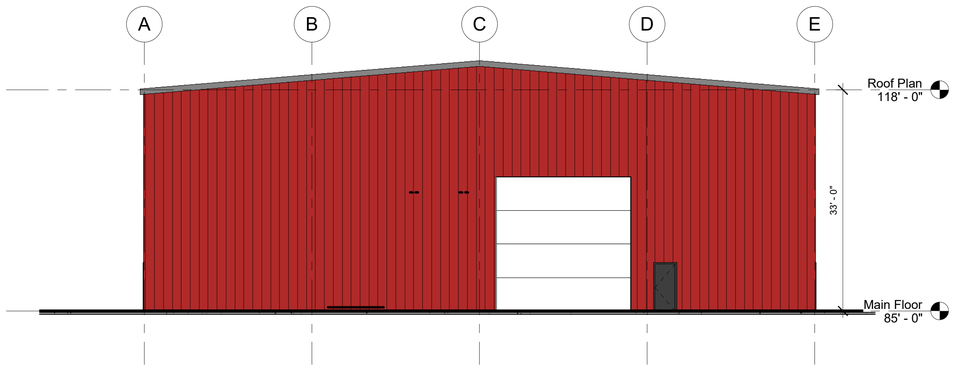
Floor Plan

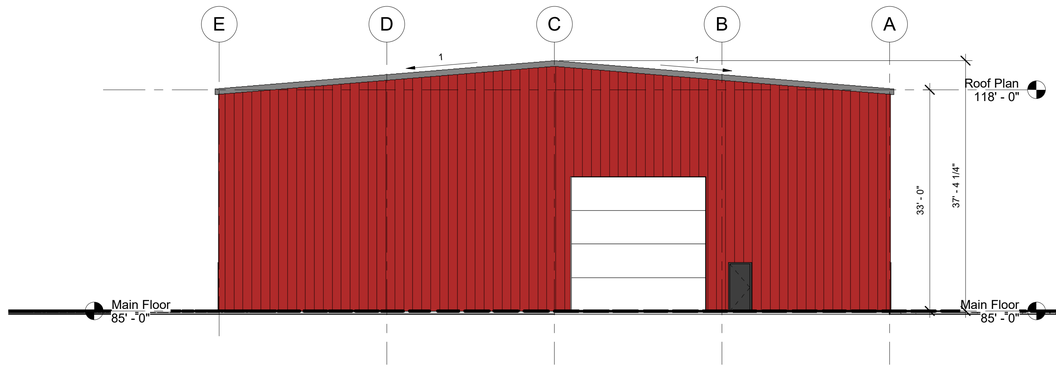
A2.0



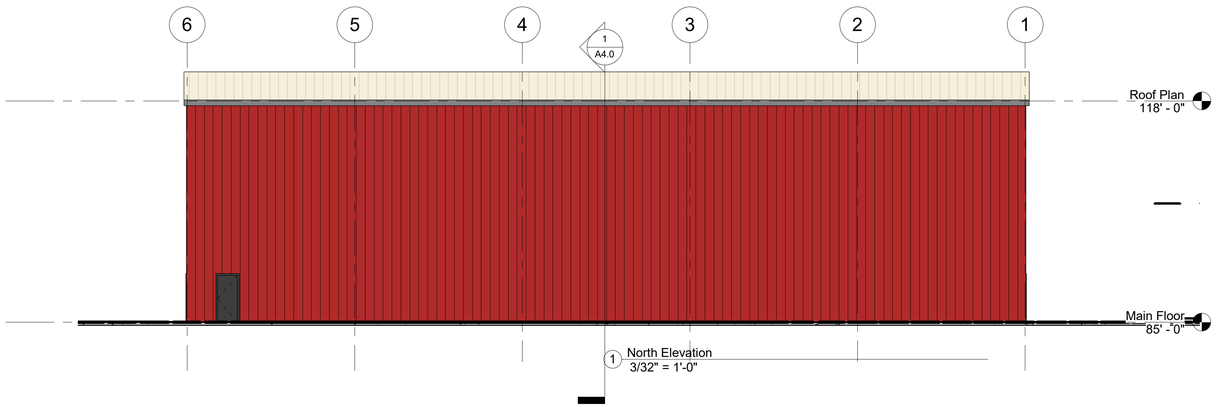
4 South Elevation
3/32" = 1'-0"



2 West Elevation
3/32" = 1'-0"



3 East Elevation
3/32" = 1'-0"



1 North Elevation
3/32" = 1'-0"

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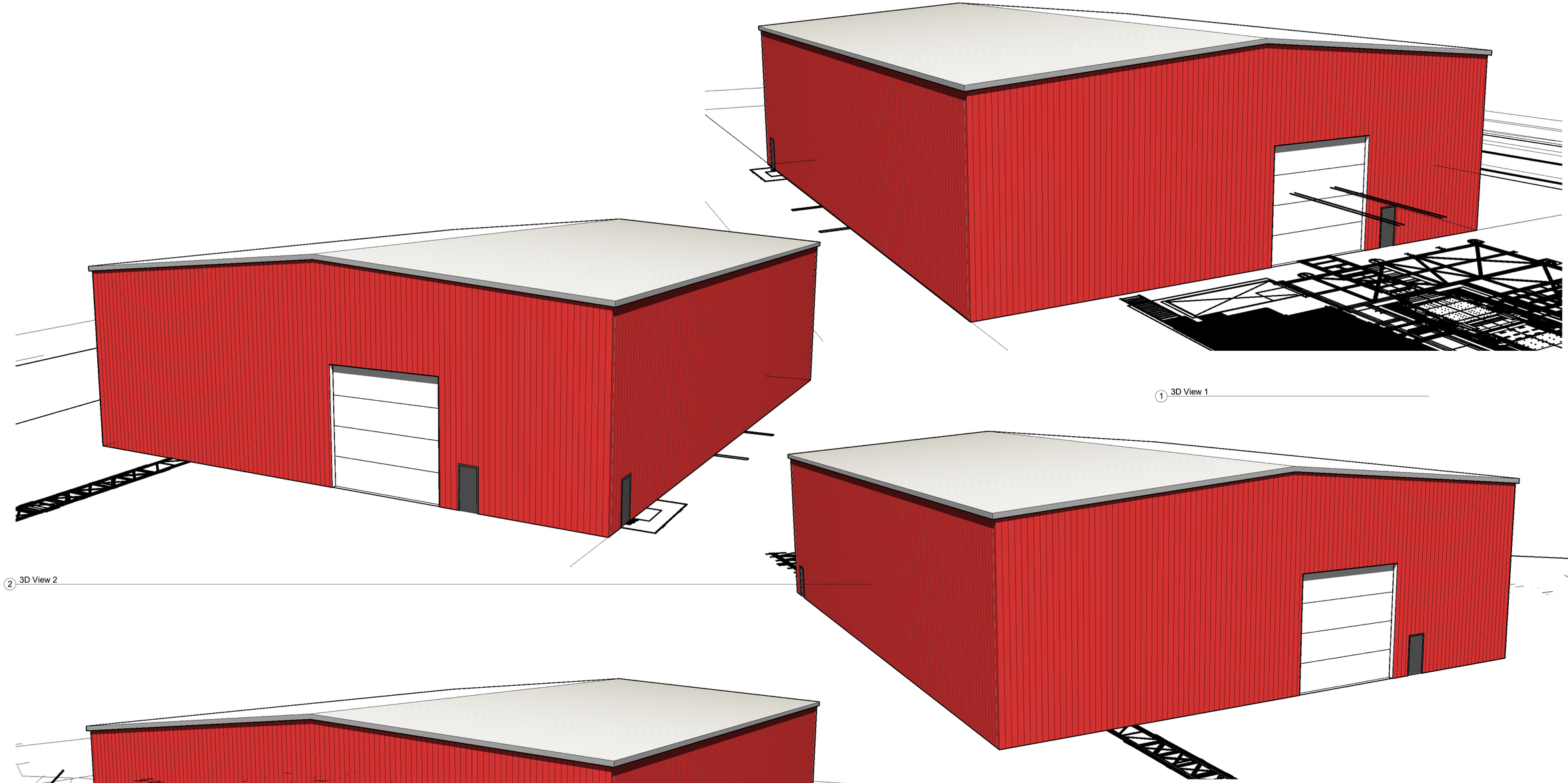
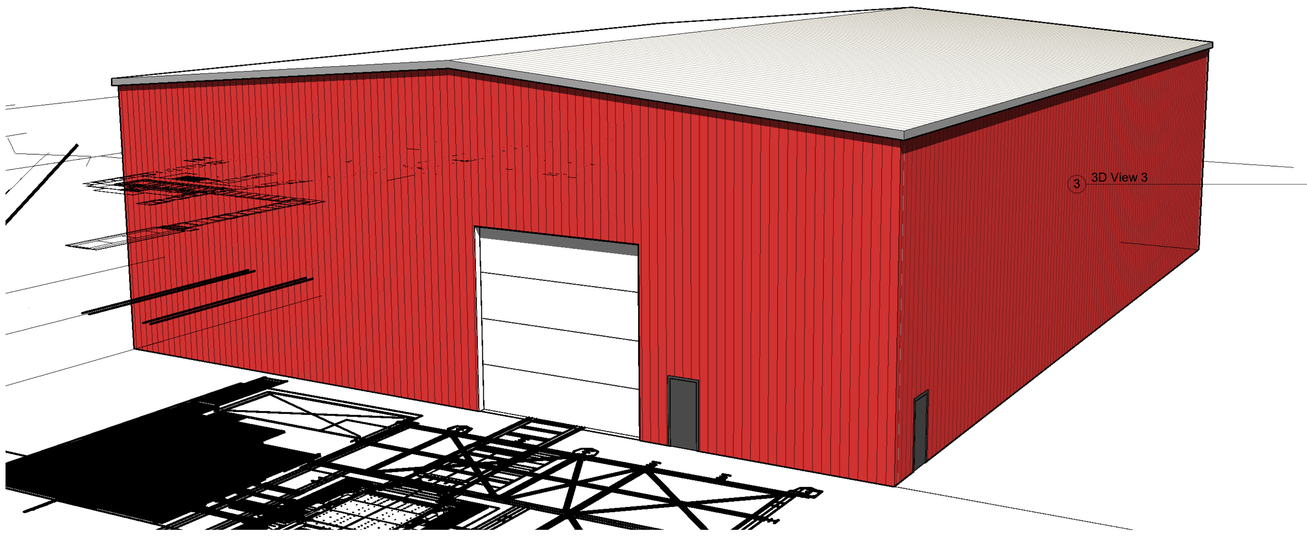
Elevations

A3.0



1 3D View 1

2 3D View 2



3 3D View 3

4 3D View 4

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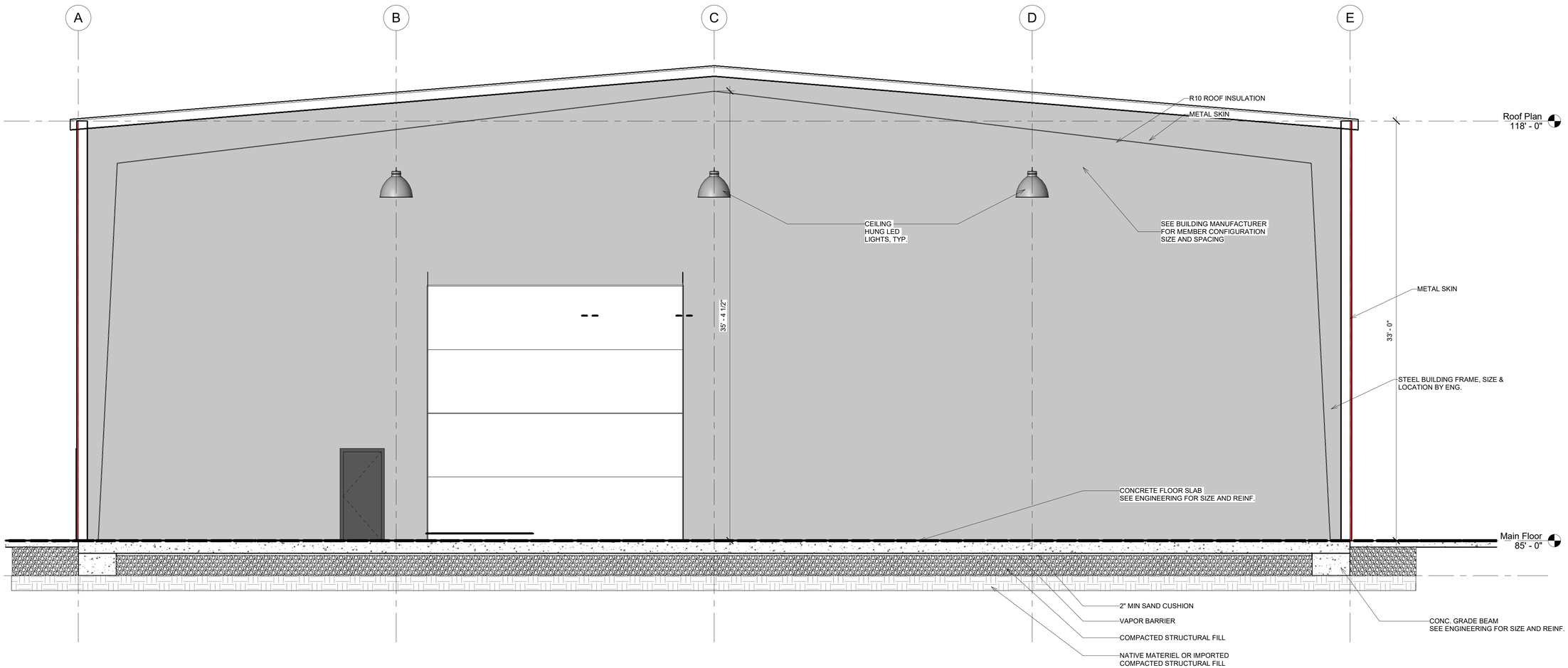
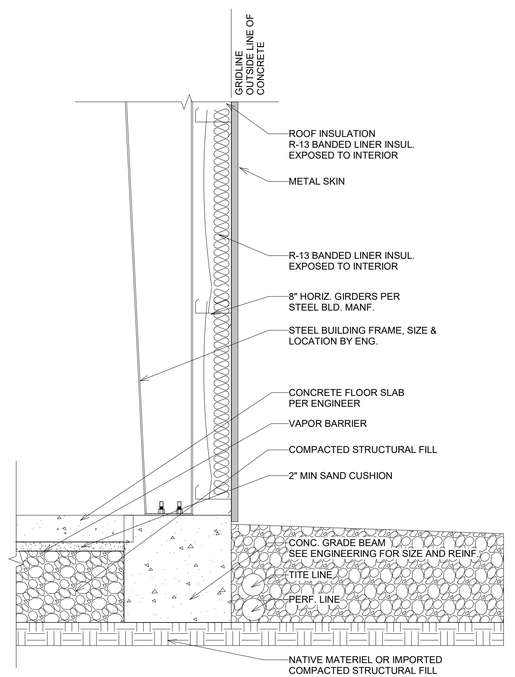
Perspective Views

A3.2



1 Section 1
1/4" = 1'-0"



3 Wall - Non Rated Exterior Main Frame
3/4" = 1'-0"

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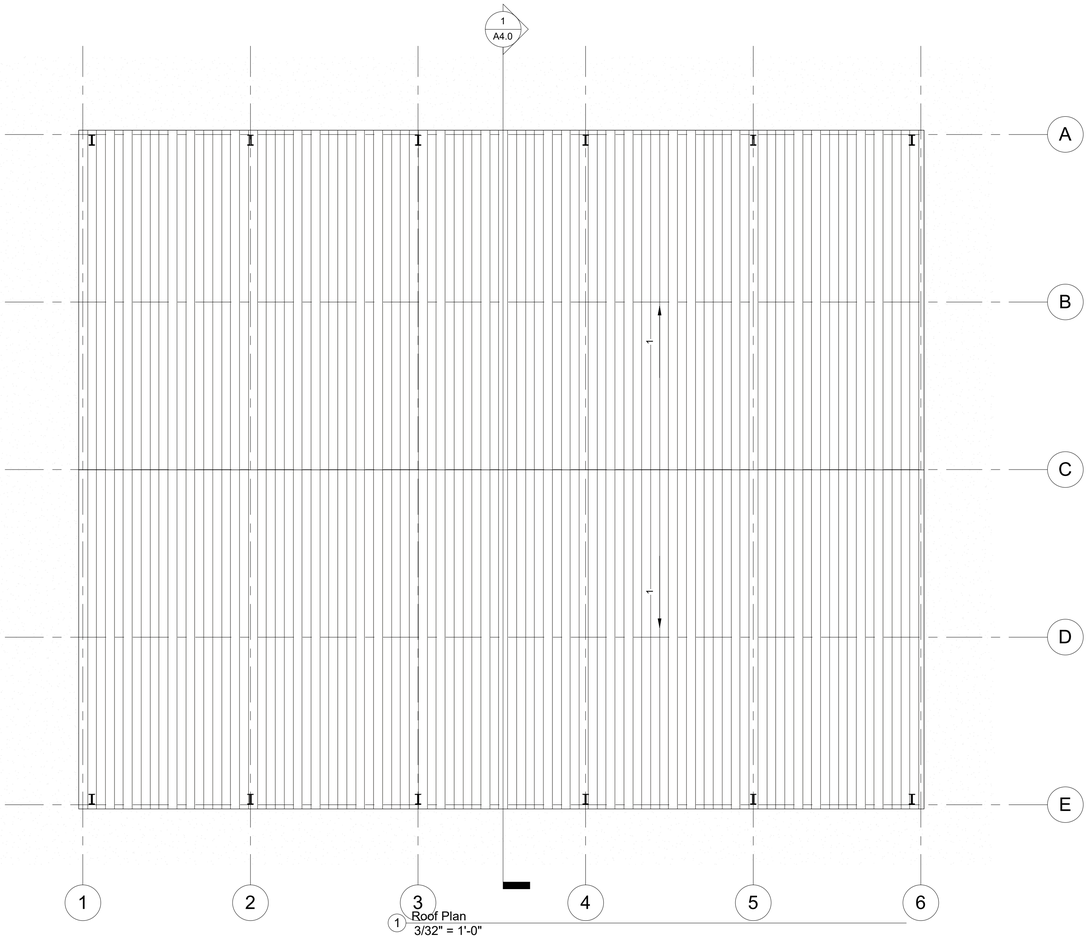
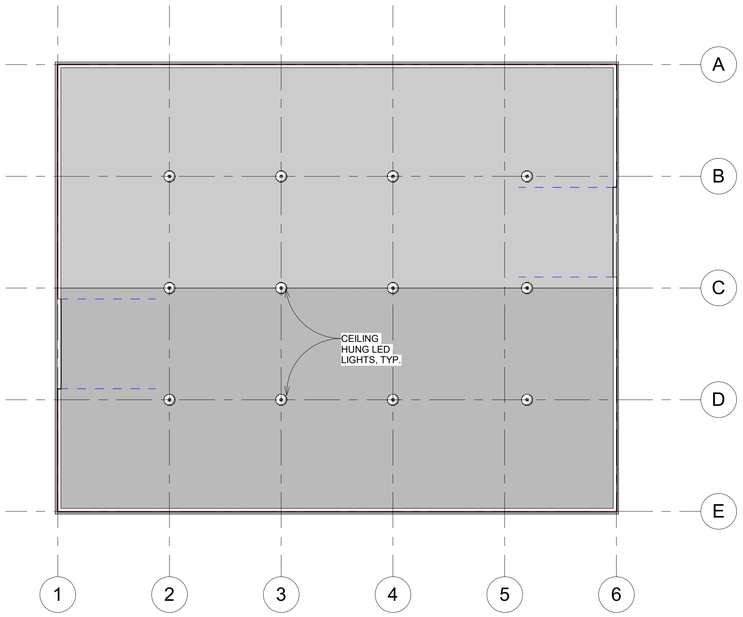
Building Section

A4.0



1 Roof Plan
3/32" = 1'-0"



2 Reflected Ceiling Plan
1/16" = 1'-0"

3 Lighting - High Bay LED
12" = 1'-0"

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Checked by:	RKM

Set Description:
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Roof & RCP Plan

A5.0

ABC RECYCLING BUILDING 3 RECLAMATION

741 MARINE DRIVE, Bellingham, WA

PROJECT CRITERIA

GENERAL SITE INFORMATION:

ADDRESS: 741 MARINE DRIVE, BELLINGHAM WA
PARCEL #S: 3802231063740000

THAT PTN OF ENOCH COMPTON DON CLAIM DAF-BEG ON SLY LI OF MARIETTA RD 992.4 FT S-613.2 FT E OF NW COR SEC 23 BEING COR COMM TO SECS 14-15-22-23-TH S 25 DEG 50'00" W 1170 FT M/L TO GOVT MEANDER LI OF BELLINGHAM BAY-TH SELY FOL SD MEANDER LI TO SE COR OF
NEIGHBORHOOD:
SUB AREA: 2
ZONING: HEAVY IMPACT INDUSTRIAL

PROJECT DESCRIPTION/WORK TO BE PERFORMED:

NEW CONSTRUCTION OF A PRE ENGINEERED METAL BUILDING

GENERAL BUILDING INFORMATION:

TYPE OF CONSTRUCTION: IIB
NUMBER OF STORIES: 1 STORY
OCCUPANCY CLASSIFICATION(S): F-2
MIXED OCCUPANCY
COMPLIANCE METHODS: FIRE PROTECTED SEPARATIONS
SPRINKLER SYSTEM: NOT PROVIDED
ALLOWABLE BUILDING HEIGHT:
ACTUAL BUILDING HEIGHT: 34'-4.25"
HEAT TYPE: NON HEATED

Site Coverage Information

SEE CIVIL PLANS

PARKING REQUIREMENTS: (TOTAL PROJECT)

1 PER EMPLOYEE/SHIFT = 15 PER SHIFT =15 STALLS

PARKING PROVIDED =18 STALLS INCL. 2 H.C.

DEFERRED SUBMITTAL ITEMS:

1. PRE FAB STEEL BUILDING PLANS & ENGINEERING

APPLICABLE BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE AND AMENDMENTS – CHAPTER 51-50 WAC
2018 INTERNATIONAL MECHANICAL CODE AND AMENDMENTS – CHAPTER 51-52 WAC
2018 INTERNATIONAL FUEL GAS CODE AND AMENDMENTS – CHAPTER 51-52 WAC
2018 INTERNATIONAL ENERGY CONSERVATION CODE (WECC) AND AMENDMENTS – CHAPTER 51-11C & 51-11R WAC
2017 NATIONAL FUEL GAS CODE (NFPA 54) – CHAPTER 51-52 WAC
2018 UNIFORM PLUMBING CODE (UPC) AND AMENDMENTS – CHAPTERS 51-56, 51-57 WAC
2020 NATIONAL ELECTRIC CODE (NFPA 70) -- CHAPTER 296-46B WAC
2018 INTERNATIONAL FIRE CODE (IFC) AND AMENDMENTS – CHAPTER 51-54 WAC
THE IFC IS ADOPTED AND AMENDED PER REGULATIONS SET FORTH IN BMC 17.20.

ALLOWABLE AREA (PER IBC TABLE 506.2) (MOST RESTRICTIVE USE):

BASIC AREA ALLOWANCE NS, IIB, (F2) =23000 SF PER FLOOR

ACTUAL AREA =25095 SF
ALLOWABLE WITH AREA INCREASE =40250 SF

BASIC STORY ALLOWANCE NS, IIB, (F2) =2 STORIES
ACTUAL STORY =1 STORY

BUILDING COMPLIES WITH AREA AND STORIES

ALLOWABLE AREA CALCULATIONS (IBC 506.2.4):

AREA INCREASE (506.2.1, EQUATION 5-1):
SINGLE OCCUPANCY ONE-STORY BUILDING

F=PERIMETER OF OPEN SPACE = 760ft
W1=78', W2=527', W3=220', W4=924'
W=(L1xW1, L2xW2, L3xW3, L4xW4)/F
W=(78*280 + 100*527 + 220x180 + 100*924)/760
W=(206540)/760 = 271 ft (30ft MUST BE USED)

I(f) = INCREASE FACTOR FOR FRONTAGE = (F/P-0.25) x W/30
I(f) = [(1053ft/1053ft) - 0.25] x 30ft/30 = 0.75

$A_a = A_t + (N_a \times I_f)$
Aa = 23000 + (23000x0.75) **=40250 SF**
ALLOWABLE AREA =40250 SF

OCCUPANT LOADS (IBC 1004.1.2):

OCCUPANT LOAD 200 SF (GROSS) = 25095/200 =125 OCC.

DRAWING SHEET LIST

Sheet List	
Sheet Number	Sheet Name
A1.0	Cover Sheet
A1.1	General Notes
A1.3	Site Plan
A2.0	Floor Plan
A3.0	Elevations
A3.2	Perspective Views
A4.0	Building Section
A5.0	Roof & RCP Plan

STRUCTURAL SHEETS:

SEE STRUCTURAL COVER SHEET

CIVIL SHEETS:

SEE CIVIL COVER SHEET

BUILDING MANUFACTURER:

SEE MANUFACTURER COVER SHEET

PROJECT TEAM

ARCHITECT:
TRC ARCHITECTURE, LLC
ROBERT MATICHUK
PO BOX 1075
BELLINGHAM, WA 98227
p/f: 360.393.3131

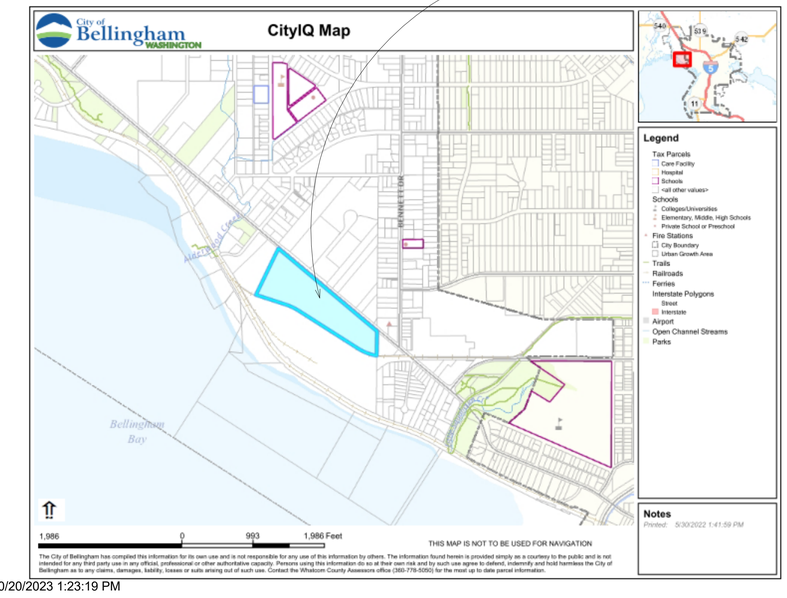
OWNER:
A B C RECYCLING REALTY CORP
2219 RIMLAND DR STE 301
BELLINGHAM, WA 98226-8759

GENERAL CONTRACTOR:
T.B.D.

BUILDING JURISDICTION:
WHATCOM COUNTY
BUILDING SERVICES
5280 NORTHWEST DR.
BELLINGHAM, WA 98226
360.778.5900

STRUCTURAL ENGINEER:
Brandon Hausmann, PE
Principal
Direct: (360) 474-7541
Office: (360) 200-8703 ex 1
203 W. Chestnut St.
Bellingham WA 98225

CIVIL ENGINEER:
Scott Goodall, MS, PE
Principal
Impact Design, LLC
5426 Barrett Road, Suite A103
Ferndale, WA 98248
(360) 389-8138
www.bold-impact.com



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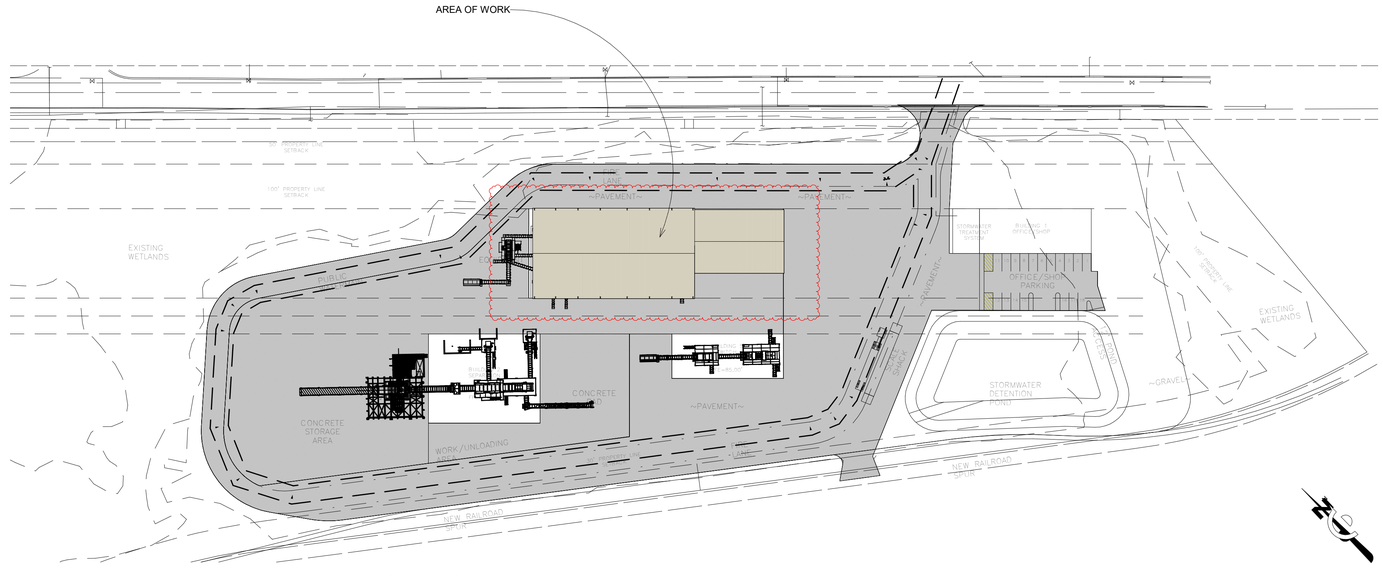

2 Site -Cover Sheet
1" = 80'-0"

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STATE OF WASHINGTON

Custom Design For: ABC RECYCLING
Building 3 Reclamation
741 Marine Dr
Bellingham WA 98226

Project number	TRC 22-001
Date	Oct 20 2023
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM

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Cover Sheet

A1.0

ABBREVIATIONS

A
ADJ ADJACENT
A.F.F. ABOVE FINISH FLOOR
A.F.G. ABOVE FINISH GRADE

B
BLK BLOCKING
B.O. BOTTOM OF

C
CL CENTERLINE
CLR CLEAR
CLG CEILING
CONC CONCRETE
COL COLUMN
CONT CONTINUOUS
CONST CONSTRUCTION
CTR COUNTER

D
DTL DETAIL
DIM DIMENSION
DWG DRAWING

E
ELEC ELECTRICAL
EQ EQUAL
EXST'G EXISTING
ENG ENGINEER

F
F.F. FINISH FLOOR
F.C.I.C FURNISHED BY CONTRACTOR INSTALLED BY CONTRACTOR
F.O.I.C FURNISHED BY OWNER INSTALLED BY CONTRACTOR
F.O.I.O. FURNISHED BY OWNER INSTALLED BY OWNER
F.R. FIRE RESISTANT
F.E. FIRE EXTINGUISHER
FBGL. FIBERGLASS
F.O.W. FACE OF WALL

G
GA GAUGE
G.C. GENERAL CONTRACTOR
GLAM GLUE LAMINATE
GYPBD GYPSUM WALL BOARD

H
HDWR HARDWARE
HDR HEADER
H.M. HOLLOW METAL
HGT HEIGHT

I
INST. INSTALL / INSTALLED
INSUL. INSULATION

M
MAT MATERIAL
MECH MECHANICAL
MLV MICRO LAMINATE WOOD
MIN. MINIMUM

N
N/A NOT APPLICABLE
N.I.C. NOT IN CONTRACT
N.T.S. NOT TO SCALE

P
PL PLATE LINE
PLYWD. PLYWOOD
P-LAM PARALLEL LAMINATE WOOD
PT PRESSURE TREATED

R
REQ'D REQUIRED
REV. REVISION/REVISED

S
SCH'D SCHEDULE
SIM SIMILAR
S.O.G. SLAB ON GRADE
SQ.FT. SQUARE FOOT
SUSP. SUSPENDED

T
TEMP TEMPERED
TYP TYPICAL
T.O. TOP OF

V
V.I.F. VERIFY IN FIELD

CONSTRUCTION NOTES:

1. APPLICABLE BUILDING CODES VERIFY LOCAL ZONING AND BUILDING CODES PRIOR TO BEGINNING CONSTRUCTION.
2. ALL MECHANICAL (INCL. FIRE SPRINKLERS) , ELECTRICAL AND PLUMBING BID-DESIGN UNDER SEPARATE PERMIT TO COMPLY WITH ALL APPLICABLE LOCAL CODES.
3. DO NOT SCALE DRAWINGS. CONSULT BUILDING DESIGNER AND OWNER FOR ANY DIMENSIONAL CLARIFICATIONS, ERRORS OR CONFLICTS. FLOOR PLANS TAKE PRECEDENCE OVER ELEVATIONS IF CONFLICTING. GENERAL CONTRACTOR MUST VERIFY DIMENSIONS PRIOR TO PROCEEDING.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION OF WORK BETWEEN SUB-CONTRACTOR TRADES, AND FOR PROVIDING WEATHER-TIGHT SEALS, FLASHING AND CAULKING AT ALL CONNECTIONS AND PENETRATIONS. REFER TO IBC CHAPTER 11 FOR MINIMUM WEATHER PROTECTION REQMTS., INCLUDING, BUT NOT LIMITED TO, HEAD FLASHING AT ALL OPENINGS.
5. PROVIDE ENGINEERED SHOP DRAWINGS FOR ALL TRUSSES, TRUSS TYPE JOISTS, STEEL BEAMS AND GLU-LAM BEAMS. SUBMIT TO ENGINEER FOR REVIEW.
6. THESE DRAWINGS ARE BID-DESIGN DOCUMENTS. THE OWNER/DEVELOPER AND CONTRACTOR SHALL ASSUME RESPONSIBILITY, LIABILITY AND INDEMNIFY THE BUILDING DESIGNER FOR COORDINATION OF BID-DESIGN WORK, INCLUDING BUT NOT LIMITED TO GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING, HEATING AND VENTILATION. THE BUILDING DESIGNER IS NOT LIABLE FOR CHANGES/CORRECTIONS MADE BY ON SITE INSPECTION DURING THE COURSE OF CONSTRUCTION OR FOR DETAILS AND SPECIFICATIONS NOT INCLUDED.
7. THE CONTRACTOR SHALL UTILIZE CONSTRUCTION TECHNIQUES AND PRACTICES STANDARD AND ACCEPTABLE TO THE CONSTRUCTION INDUSTRY. THE BUILDING DESIGNER DOES NOT ASSUME LIABILITY OR RESPONSIBILITY FOR METHODS OF CONSTRUCTION DETAILS & SPECIFICATIONS NOT INCLUDED IN THESE BUILDING PERMITS ONLY CONTRACT DOCUMENTS.
8. THE BUILDING DESIGNER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE BUILDING DESIGNER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR CONTRACTORS EMPLOYEES, OR EMPLOYEES OF SUPPLIERS OR SUBCONTRACTORS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL OR OCCUPANCY BY ANY PERSON.
9. THESE DOCUMENTS HAVE BEEN PREPARED FOR A NEGOTIATED CONSTRUCTION CONTRACT, AND MAY LACK SOME DETAIL AND SPECIFICATIONS REQUIRED FOR A COMPLETE COMPETITIVE BID SELECTION PROCESS.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BUILDING AND SITE SECURITY DURING CONSTRUCTION PERIODS.
11. WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
12. THE CONTRACTOR MUST VERIFY THE ROOF SYSTEM IS CONSTRUCTED PER MANUFACTURES REQUIREMENTS TO CREATE A WEATHERPROOF AND WATERPROOF ROOF. VERIFY INSTALLATION OF ALL ROOF PENETRATIONS, CURBS, CANTS & FLASHING TO PROPERLY SHED WATER AND STOP WIND DRIVEN RAIN & SNOW. VERIFY ENTIRE ROOF SYSTEM IS DESIGNED & CONSTRUCTED TO ALLOW FOR THE PROPER EXPANSION & CONTRACTION OF THE SUPPORTING STRUCTURE & THE ROOF SYSTEM. CONDENSATION WILL BE CREATED ON THE HEATED SIDE OF ALL ROOF SYSTEMS SURFACES AND PARTS; THEREFORE, CARE MUST BE TAKEN TO PROPERLY INSTALL THE CORRECT INSULATION, VENTILATION AND VAPOR BARRIERS.
13. CONTRACTOR IS TO VERIFY STRUCTURAL INFORMATION, SPECIFICATIONS AND DETAILS WITH THE STRUCTURAL ENGINEER AND/OR ATTACHED STRUCTURAL SHEET(S). FAILURE TO VERIFY MAY RESULT IN CONFLICTING INFORMATION CONTAINED ON THE ARCHITECTURAL SHEETS. THE DESIGNER DOES NOT TAKE RESPONSIBILITY FOR STRUCTURAL COMPONENTS OR CALCULATIONS.

FRAMING (STRUCTURAL NOTES TO TAKE PRIORITY):
1. THIS STRUCTURE TO COMPLY WITH MINIMUM NAILING SCHEDULE PER ENG. CALCS. OR IBC TABLE 2304.6.1.
2. SOLID BLOCKING REQUIRED AT ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS.
3. PROVIDE APPROVED ANCHORAGE OF BEAMS OR GIRDERS TO POSTS.
4. T.J.I. OR EQUIVALENT FLOOR JOISTS. FLOOR JOIST DESIGN BY LICENSED WASH. STATE MANUFACTURER. FLOOR JOIST DESIGN AND SPECIFICATIONS INCLUDING ALL METAL CONNECTORS. HANGERS AND CLIPS TO BE ON-SITE DURING CONSTRUCTION AND INSTALLED AS PER MANF. INSTRUCTIONS.
5. ALL WINDOW AND DOOR HEADERS TO BE 4x10 DF-2 IN A ONE-FLOOR OR THE TOP FLOOR OF A MULTI-FLOOR BLD. 6x10 FOR BASEMENTS AND OTHER FLOORS OTHER THAN THE TOP FLOOR. UNLESS NOTED OTHERWISE BY ENGINEER OF RECORD.
6. FRAMING LUMBER: KD, 19 % MAX MOISTURE CONTENT, S4S GRADE TO WWPA. AND IRC SPECIFICATIONS. DOUGLAS FIR-LARCH IS PREFERRED. MINIMUM GRADED STRESS VALUES: 2x STUDS @ 1200 PSI; JOISTS AND RAFTERS @ 1250 PSI; POSTS A 700 PSI, SAWN BEAMS @ 1300 PSI. NOMINAL SIZES, MAXIMUM SPANS, SPACING, BLOCKING AND OTHER DETAILING IN COMPLIANCE WITH INTERNATIONAL BUILDING CODE.
7. PRESSURE TREATED LUMBER: WOLMANIZED, CCA PRESSURE TREATED LUMBER AT MUD SILLS, EXPOSED DECK FRAMING, EXTERIOR STRUCTURAL POSTS, POSTS SUPPORTING MAIN FLOOR STRUCTURE, AND OTHER WOOD / CONCRETE CONTACT LOCATIONS.
8. ROOF TRUSSES: FACTORY FABRICATED GANG-NAILED WOOD TRUSSES, ENGINEERED BY MFR. FOR SITE WIND LOADING AND COMBINED NORMAL LOADS SPANS AND CONFIGURATIONS AS SHOWN ON DRAWINGS AND AS REQUIRED.
9. GLUE LAMINATED BEAMS (GLB):DOUGLAS FIR, 24F-V4, BUILDING DESIGN RURAL APPEARANCE (ONLY IF EXPOSED) GRADE LEAVE PROTECTIVE WRAP IN PLACE UNTIL FINISH PROCESSES ARE UNDERWAY.
10. ANCHORS: SIMPSON PLY CLIPS AT EDGES OF ROOF SHEATHING PANELS, MID-SPAN BETWEEN RAFTERS OR TRUSSES; TRUSS/PLATE HOLD DOWNS AT EACH BEARING AND OTHER INTERSECTION AS REQUIRED.
11. STUDS: EXTERIOR WALL STUDS ARE TO BE 2"x6"s OF B FIR KILN DRIED SPACED AT 16" O.C. INTERIOR STUDS ARE TO BE 2"x4"s OF B FIR KILN DRIED SPACED AT 16" O.C. STUDS IN BEARING WALLS ARE LIMITED TO 10 FEET IN HEIGHT UNLESS APPROVED BY ENGINEER.

STAIRS:
1. IBC 1005 & 1011
2. IBC 1011.2 STAIRWAY WIDTH. THE WIDTH OF THE STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT SUCH WIDTH SHALL NOT BE LESS THAN 44 INCHES. EXCEPTION: STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.
3. IBC 1011.3 HEADROOM. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.
4. IBC 1011.5.2 RISER HEIGHT AND TREAD DEPTH. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 11 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE AND A MINIMUM TREAD DEPTH OF 10 INCHES WITHIN THE CLEAR WIDTH OF THE STAIR.

DECKS:
1. WOOD DECK CONSTRUCTION SHALL BE OF WOLMANIZED / PRESSURE TREATED WOOD. DECKING (SEE PLANS) DECK RAILINGS (REQUIRED IF DECK IS 30" ABOVE GRADE) SHALL BE A MINIMUM OF 42" IN HEIGHT WITH A MAXIMUM OF 4" SPACING BETWEEN PICKETS. PER IBC 1015.
2. METAL OR BOLT ON DECK CONSTRUCTION SHALL BE A DEFERRED SUBMITTAL IN ALL CASES.

DISCLOSURE:
1. THE PLAN REVIEW GUIDE INCLUDED WITH YOUR PERMIT DOCUMENTS CONTAINS A LISTING OF COMMON CODE ERRORS AND OMISSIONS. APPROVAL OF THE PLANS DOES NOT PERMIT THE VIOLATION OF ANY BUILDING. MECHANICAL, PLUMBING, ELECTRICAL, FIRE, OR ZONING CODE OR ANY OTHER FEDERAL, STATE, OR CITY REGULATIONS.
2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING SMOKE DETECTORS. ENSURE FULL COMPLIANCE WITH CURRENT FIRE CODE.
3. CONTRACTOR IS TO SECURE BUILDING SITE/LOCATION. VERIFY STRUCTURAL AND NON-STRUCTURAL COMPONENTS PRIOR TO COMMENCING CONSTRUCTION.
4. DO NOT SCALE THESE DRAWINGS. DISCREPANCIES WITH PROVIDED DIMENSIONS MUST BE COMMUNICATED TO THE DESIGN FIRM AT THE EARLIEST CONVENIENCE
5. TRC ARCHITECTURE (DESIGN FIRM) IS NOT RESPONSIBLE FOR EXISTING SITE CONDITIONS, DIMENSIONS, COMPLIANT OR NON-COMPLIANT CODE ISSUES, ETC.
6. ALL MARKUPS BY THE BUILDING / PLANNING DEPARTMENTS MUST BE FORWARD TO THE DESIGN FIRM PRIOR TO CONSTRUCTION COMMENCING.

VENTILATION NOTES

1203.1 GENERAL:
BUILDINGS SHALL BE PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH SECTION 1203.4, OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.

MECHANICAL VENTILATION IS REQUIRED IN GROUP R OCCUPANCIES

1203.2 ATTIC SPACES:
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1 INCH OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, WITH 50 PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

EARTHWORK NOTES

1. BUILDING BACKFILL: CLEAN GRANULAR SOIL MATERIAL, FREE OF STICKS, DEBRIS, TURF AND ROCKS OVER 6" DIAMETER.
2. GARAGE SLAB BALLAST: PIT RUN GRAVEL.
3. BASEMENT SLAB BALLAST: CLEAN SAND, OR PEA GRAVEL (8' BED).
4. FOOTING DRAINS: WASHED (3/4" MIN.) DRAIN ROCK, 12" MIN. COVER OVER PERIMETER DRAIN.
5. CRAWL SPACE BED: PEA GRAVEL OR CLEAN SAND, 2" MIN. BED OVER VAPOR
6. 6 MIL BLACK VISQUEEN BARRIER (FOR CRAWL SURFACE).
7. BACKFILL, SLOPE ALL FINISH GRADES AWAY FROM BUILDING WALLS AT A 2 % (MIN.)
8. REFER TO SOILS REPORT FOR RECOMMENDED BACK FILL AND SOIL COMPACTION.

SEWERAGE + DRAINAGE:
1. FOUNDATION DRAIN PER IBC 1805.4.2.
2. DRAINAGE DISCHARGE TO AN APPROVED DRAINAGE SYSTEM PER IBC 1805.4.3.

ROOF CONSTRUCTION NOTES

GENERAL:
1. APPROVED ROOFING MATERIAL
2. 30# FELT PAPER, COUNTER FLASHED
3. 1/2" CDX PLYWOOD SHEATHING OR PER ENGINEER'S SCHEDULE, USE SIMPSON PSCL (PANEL SHEATHING CLIPS) 1 PER BAY.
4. PRE-ENGINEERED TRUSSES
5. R-49 INSULATION, MINIMUM.
6. 2 LAYERS OF 5/8" TYPE X G.W.B. LID.
7. ONE COAT VAPOR BARRIER PRIMER.
8. FINISH PAINT - OWNER TO SPECIFY COLOR.
9. ROOF PITCH, AS SHOWN ON PLAN.
10. SIMPSON CLIPS AT EACH TRUSS/RAFTER TO PLATE CONNECTION.
11. TYPICAL SOFFIT OVERHANGS, AS SHOWN ON PLAN, USE VENTED BLOCKING PER TRUSS/RAFTER BAY.
12. ADEQUATE CONNECTION AND TRANSFER OF LOAD FROM ROOF SYSTEM TO BEARING WALLS REQUIRED.
13. DRAFT STOPS WHERE NECESSARY PER CODE.
14. ALL PERIMETER AND BEARING WALL HEADERS TO BE 4x10 DF#2, U.N.O.

TRUSSES:
1. TRUSSES TO BE ENGINEERED BY LICENSED TRUSS MANUFACTURER.
2. HANG TRUSSES AND RAFTERS WITH APPROVED SIMPSON HANGERS AS PER ENGINEERS SPECIFICATIONS.

FOR ADDITIONAL INFORMATION REFER TO 2015 IBC, SECTION 15, ROOF ASSEMBLIES & ROOFTOP STRUCTURES.

TYPICAL SHEET DISCLAIMER

REFER TO STRUCTURAL SHEETS (S) FOR SPECIFICATIONS & CALCULATIONS. USE ARCHITECTURAL SHEET FOR DIMENSIONAL INFORMATION ONLY.

STRUCTURAL FILL NOTES

STRUCTURAL FILL ADDED TO THIS SITE WHICH WILL SUPPORT BUILDING STRUCTURES SHALL BE APPROVED BY A GEO-TECHNICAL ENGINEER LICENSED TO WORK IN THE STATE OF WASHINGTON. A REPORT FROM SAID ENGINEER REGARDING THE SUITABILITY OF THE PREPARED SITE TO SUPPORT THE PROPOSED STRUCTURE SHALL BE SUBMITTED TO BUILDING SERVICES PRIOR TO ANY REQUESTS FOR FOUNDATION INSPECTION(S).

NOTES:
1. CONTRACTOR IS TO VERIFY STRUCTURAL INFORMATION, SPECIFICATIONS AND DETAILS WITH THE STRUCTURAL ENGINEER AND/OR ATTACHED STRUCTURAL SHEET(S). FAILURE TO VERIFY MAY RESULT IN CONFLICTING INFORMATION CONTAINED ON THE ARCHITECTURAL SHEETS. THE DESIGNER DOES NOT TAKE RESPONSIBILITY FOR STRUCTURAL COMPONENTS OR CALCULATIONS.
2. REFER TO STRUCTURAL SHEETS (S) FOR SPECIFICATIONS & CALCULATIONS.
3. A GEO ENGINEER IS REQUIRED TO BE ONSITE FOR PLACEMENT OF ALL STRUCTURAL FILL MATERIALS.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE, WASHINGTON STATE REGULATIONS FOR BARRIER FREE DESIGN, WASHINGTON STATE ENERGY CODE, AND ALL APPLICABLE LOCAL CODES, ORDINANCES, AND STANDARDS.
2. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONAL DETAILS, ETC, AND NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
3. ALL ITEMS MARKED "N.I.C.' ARE NOT PART OF THIS CONTACT.
4. ALL WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURE'S LATEST RECOMMENDED OR WRITTEN DIRECTIONS.
5. DO NOT-SCALE DRAWINGS, DIMENSIONS GOVERN. THE CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES.
6. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF STUD, OR FACE OF FOUNDATION WALL UNLESS OTHERWISE NOTED.
7. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS' FOR OTHER SIMILAR WORK.
8. WHERE DEVICES, OR ITEMS OR PARTS THEREOF ARE REFERRED TO IN SINGULAR, IT IS INTENDED THAT SUCH SHALL APPLY TO AS MANY SUCH DEVICES, ITEMS OR PARTS AS ARE REQUIRED TO PROPERLY COMPLETE THE WORK.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE.
10. THE CONTRACTOR WILL VERIFY AND CONFORM TO ALL REQUIREMENTS OF ALL UTILITY COMPANIES UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS.
11. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
13. CONTRACTOR SHALL SECURE RELEVANT CITY AND STATE APPROVALS RELATING TO FIRE CONSTRUCTION, LABOR, HEALTH AND LICENSING.
14. CONTRACTOR SHALL SECURE AND PROVIDE ALL PERMITS FOR OCCUPANCY, UTILITIES AND ANY OTHERS REQUIRED BY GOVERNING AUTHORITIES BEYOND THE BASIC BUILDING PEN-NIT, MAKING TIMELY APPLICATIONS AND INQUIRES, PAYING ALL FEES AND POSTING ALL BONDS TO BE RELEASED AT FT COMPLETION OF CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE DRAWINGS, SHOP DRAWINGS AND CALCULATIONS AS REQUIRED FOR OWNER APPROVAL AND PERMITTING OF THE FIRE ALARM / MONITORING SYSTEM, AND ALL OTHER SYSTEMS REQUIRING BIDDER DESIGN. SUCH REVIEW AND APPROVAL SHALL BE BY THE OWNER. ALLOW A MINIMUM OF TWO WEEKS FOR REVIEW.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDING AND SITE WHILE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.
17. LATHING, PLASTER, AND GYPSUM WALL BOARD SYSTEMS SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE.
18. ALL EXPOSED GYPSUM BOARD TO HAVE METAL EDGES AT ALL CORNERS AND WALL INTERSECTIONS,.
19. ALL GLASS AND GLAZING SHALL COMPLY WITH SECTION 24 OF THE 2015 IBC. AND THE U.S. PRODUCT SAFETY COMMISSION. SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS (42 FR 1426; 16 CFR PART 1202)
20. THE CONTRACTOR SHALL VERIFY ALL DOOR AND WINDOW ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MANUFACTURES.
21. ALL REQUIRED FIRE DOORS SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING THE SPECIFIC RATING.
22. ELECTRICAL ROUGH-IN, AND REFLECTED CEILING PLAN ARE FOR THE GENERAL INFORMATION OF THE CONTRACTOR. EXACT LOCATIONS SHALL BE VERIFIED.
23. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
24. PROVIDE PORTABLE FIRE EXTINGUISHER, EACH HAVING A MINIMUM UL CLASSIFICATION OF 2A-10B:C. EXTINGUISHER SHALL BE DISTRIBUTED THROUGHOUT PREMISES ON THE BASIS OF ONE EXTINGUISHER PER EACH 3,000 FEET OF FLOOR AREA. ALL EXTINGUISHERS SHALL BE HUNG IN CONSPICUOUS LOCATIONS SO THAT THEIR TOPS ARE NOT MORE THAN FIVE FEET A.F.F. WHERE EXTINGUISHERS ARE NOT VISIBLE IN ALL DIRECTIONS PROVIDE APPROVED INDICATING SIGNS.
25. SOUND INSULATE ALL PLUMBING WALLS AND LINES.
26. PROVIDE BLOCKING IN ALL WALLS TO SUPPORT CABINETRY, SHELVING, BATHROOM FIXTURES, DISPLAY RAILS AND ALL OTHER EQUIPMENT OR IMPROVEMENTS AS REQUIRED.
27. THE PREMISES ADDRESS SHALL BE PROMINENTLY DISPLAYED ON OR ADJACENT TO THE MAIN ENTRANCE. NUMBERS SHALL BE A MINIMUM 8 INCHES IN HEIGHT WITH A PRINCIPAL STROKE WIDTH OF 3/4" AND SHALL PROVIDE A POSITIVE CONTRAST WITH THEIR BACKGROUND.
28. APPROVED PLANS AND CALCULATIONS, SIGNED, SEALED AND DATED SHALL BE ON SITE AT ALL TIMES OF INSPECTION AND CONSTRUCTION.
29. AT ALL TUB/SHOWER LOCATIONS, WALL COVERINGS SHALL BE PLASTIC OR LAMINATE TO A MINIMUM 70 INCHES ABOVE DRAIN.
30. ALL SMOKE DETECTORS TO BE HARD WIRED WITH APPROVED BATTERY BACK-UP'S.ALL GAS APPLIANCES SHALL HAVE AN INTERMITTENT IGNITION DEVICE.
31. FLASH AND COUNTER FLASH ALL ROOF TO WALL CONNECTIONS. U.N.O.
32. WATERPROOF MATERIAL SHALL BE INSTALLED AROUND TUBS AND SHOWERS TO A MIN. HEIGHT OF SIX FEET ABOVE FINISH FLOOR.
33. DRYERS SHALL BE VENTED TO OUTSIDE. PER LOCAL CODE.

CONTRACTOR NOTES

1. CONTRACTOR IS TO VERIFY STRUCTURAL INFORMATION, SPECIFICATIONS AND DETAILS WITH THE STRUCTURAL ENGINEER AND/OR ATTACHED STRUCTURAL SHEET(S). FAILURE TO VERIFY MAY RESULT IN CONFLICTING INFORMATION CONTAINED ON THE ARCHITECTURAL SHEETS. THE DESIGNER DOES NOT TAKE RESPONSIBILITY FOR STRUCTURAL COMPONENTS OR CALCULATIONS.

CONCRETE NOTES

REFER TO STRUCTURAL ENGINEERS NOTES

FIRE CODE NOTES

1. VERIFY LOCATION OF 110v SMOKE ALARMS & CARBON MONOXIDE ALARMS WITH LOCAL FIRE DEPT. AND/OR LOCAL BUILDING DEPT. ALL SMOKE ALARMS WITHIN INDIVIDUAL UNITS WILL BE INTERCONNECTED.
2. BEFORE ANY COMBUSTIBLE CONSTRUCTION BEGINS AN APPROVED WATER SUPPLY SHALL BE AVAILABLE.
3. STAIRWELL STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS.
4. FIRE SAFETY DURING CONSTRUCTION SHALL BE PER IFC 2015, CHAPTER 33, ENTITLED "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."

FIRE RATED PENETRATIONS

AS PER UL LISTED SYSTEM NO. F-C-2134, USE APPROVED 3M FIRE BARRIER CP 25WB+ CAULK OR FD 150+ CAULK FOR ALL THROUGH FLOOR-WALL-CEILING PENETRATIONS. NOT TO EXCEED 1/2" DIAMETER BEAD CONTINUOUSLY AROUND PIPE.

FIRE BLOCKING NOTES

718.1 General. Fireblocking and draftstopping shall be installed in combustible concealed locations in accordance with this section. Fireblocking shall comply with Section 718.2. Draftstopping in floor/ceiling spaces and attic spaces shall comply with Sections 718.3 and 718.4, respectively.
718.2 Fireblocking. In combustible construction, Fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking shall be installed in the locations specified in Sections 718.2.2 through 718.2.7.
718.2.2 Concealed wall spaces. Fireblocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs, as follows:
1. Vertically at the ceiling and floor levels.
2. Horizontally at intervals not exceeding 10 feet (3048 mm).
718.2.5 Ceiling and floor openings. Where required by Section 712.1.7, Exception 1 of Section 714.4.1.2 or Section 714.4.2, fireblocking of the annular space around vents, pipes, ducts, chimneys and fireplaces at ceilings and floor levels shall be installed with a material specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and resist the free passage of flame and the products of combustion.

* REFER TO IBC CODE TEXT FOR MORE DETAILED INFORMATION REGARDING FIREBLOCKING

DRAFTSTOP NOTES

718.3 Draftstopping in floors. In combustible construction, draftstopping shall be installed to subdivide floor/ceiling assemblies in the locations prescribed in Sections 718.3.2 through 718.3.3.
718.3.2 Groups R-1, R-2, R-3 and R-4. Draftstopping shall be provided in floor/ceiling spaces in Group R-1 buildings, in Group R-2 buildings with three or more dwelling units, in Group R-3 buildings with two dwelling units and in Group R-4 buildings. Draftstopping shall be located above and in line with the dwelling unit and sleeping unit separations.
Exceptions:
1. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
2. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2, provided that automatic sprinklers are also installed in the combustible concealed spaces where the draftstopping is being omitted.
718.4 Draftstopping in attics. In combustible construction, draftstopping shall be installed to subdivide attic spaces and concealed roof spaces in the locations prescribed in Sections 718.4.2 and
718.4.2 Groups R-1 and R-2. Draftstopping shall be provided in attics, mansards, overhangs or other concealed roof spaces of Group R-2 buildings with three or more dwelling units and in all Group R-1 buildings. Draftstopping shall be installed above, and in line with, sleeping unit and dwelling unit separation walls that do not extend to the underside of the roof sheathing above.
Exceptions:
1. Where corridor walls provide a sleeping unit or dwelling unit separation, draftstopping shall only be required above one of the corridor walls.
2. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
3. In occupancies in Group R-2 that do not exceed four stories above grade plane, the attic space shall be subdivided by draftstops into areas not exceeding 3,000 square feet (279 m2) or above every two dwelling units, whichever is smaller.
4. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2, provided that automatic sprinklers are also installed in the combustible concealed space where the draftstopping is being omitted.

* REFER TO IBC CODE TEXT FOR MORE DETAILED INFORMATION REGARDING FIREBLOCKING

I HEREBY CERTIFY THAT THIS DOCUMENT, CONSISTING OF PLANS, DESIGNS AND SPECIFICATIONS WAS PREPARED UNDER MY PERSONAL SUPERVISION AND MEETS THE CURRENT EDITION OF THE BOIRC CODE. ALL PLANS & CALCULATIONS MEET THE GENERALLY ACCEPTED STANDARDS OF PRACTICE WITHIN THE STATE OF WASHINGTON.
ALL IDEAS, DESIGN AND PLANS INDICATED IN THESE DRAWINGS ARE OWNED AND THE PROPERTY OF TRC ARCHITECTURE. ANY REPRODUCTION OF THESE PLANS MUST HAVE WRITTEN PERMISSION FROM TRC ARCHITECTURE. WRITTEN DIMENSIONS SHALL HAVE PRECEDENT OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY DIMENSIONS IN THE FIELD AND NOTIFY TRC ARCHITECTURE OF ANY VARIATIONS. CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE BOIRC CODE

trc architecture
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7852 REGISTERED ARCHITECT ROBERT K. MATICHUK STATE OF WASHINGTON

Custom Design For: ABC RECYCLING
Building 3 Reclamation
741 Marine Dr
Bellingham WA 98226

Project number	TRC 22-001
Date	Oct 20 2023
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM

Set Description:
Permit Set

General Notes

A1.1

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50' PROPERTY LINE SETBACK

100' PROPERTY LINE SETBACK

FIRE LANE

~PAVEMENT~

~PAVEME

100' - 0"

PUBLIC WATERMAN

EQUIPMENT

BUILDING 2 SEPARATION

FFE=85.00'

BUILDING 5 SWITCH

FFE=85.00'

CONCRETE PAD

213' - 11 3/4"

~PAVEMENT~

CONCRETE STORAGE AREA

WORK/UNLOADING AREA

30' PROPERTY LINE SETBACK

FIRE LANE

1 Site -Architectrual
1" = 20'-0"

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I HEREBY CERTIFY THAT THIS DOCUMENT, CONSISTING OF PLANS, DESIGNS AND SPECIFICATIONS WAS PREPARED UNDER MY PERSONAL SUPERVISION AND MEETS THE CURRENT EDITION OF THE BOIRC CODE. ALL PLANS & CALCULATIONS MEET THE GENERALLY ACCEPTED STANDARDS OF PRACTICE WITHIN THE STATE OF WASHINGTON.

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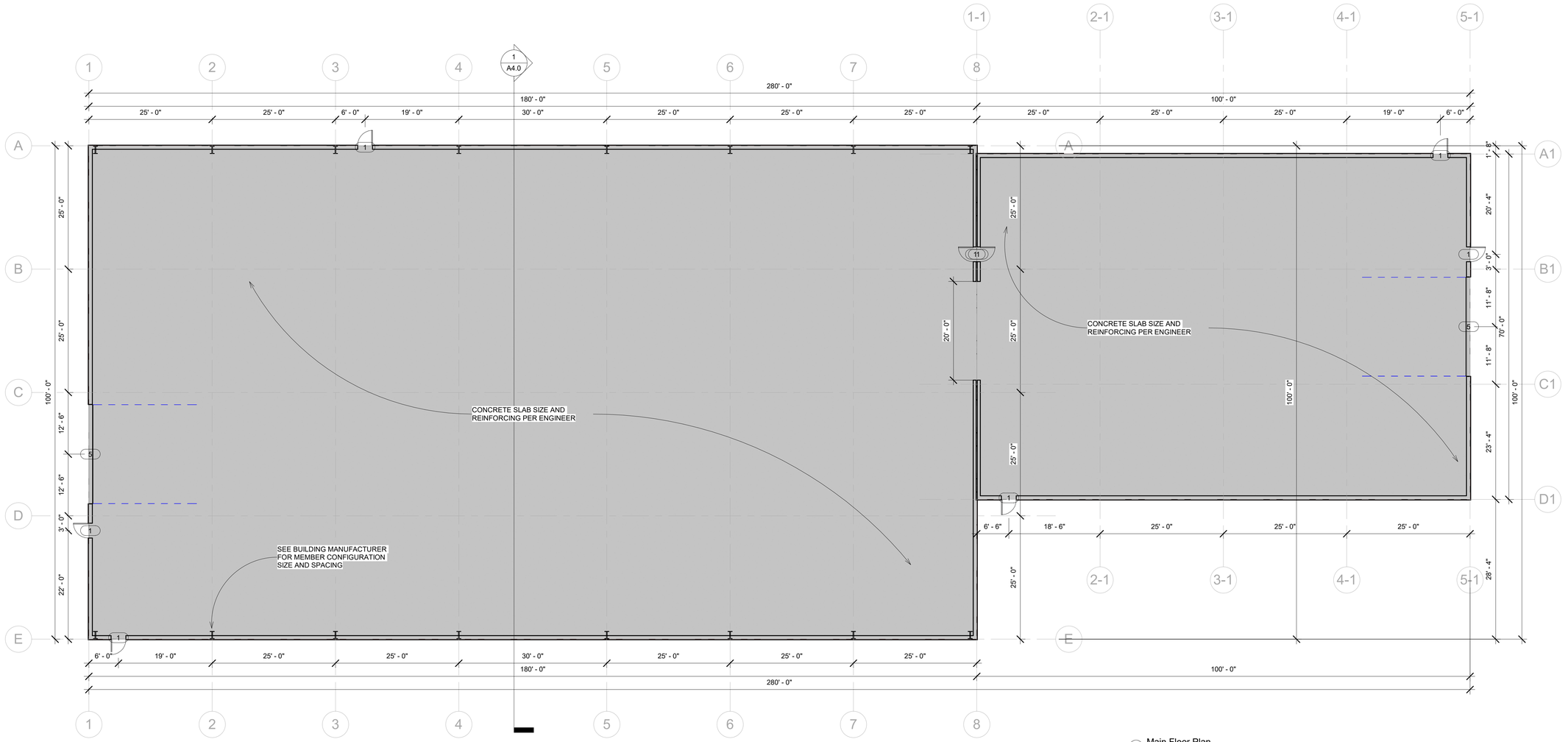
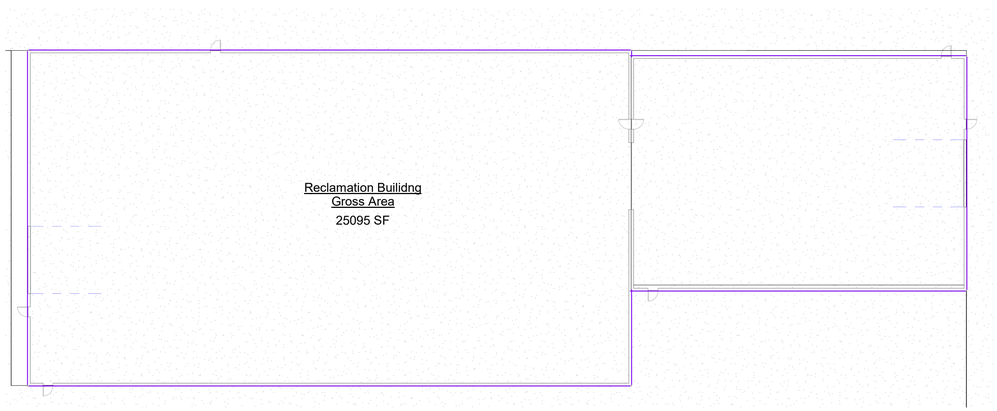
Site Plan

A1.3



1 Main Floor Plan
3/32" = 1'-0"



2 Main Floor
3/64" = 1'-0"

Door Schedule				
Door Type	Count	Function	Door Size	Type Comments
1	8	Exterior	3/0 7/0 Flush Steel	Insulated metal door and frame, key pad exterior lock, ADA lever latchas required
5	2	Exterior	20' x 20' Overhead	W/Locking Pull Chain

Grand total: 10

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Design by:	RKM
Drawn by:	RKM
Checked by:	RKM

Set Description:
Permit Set

Floor Plan

A2.0

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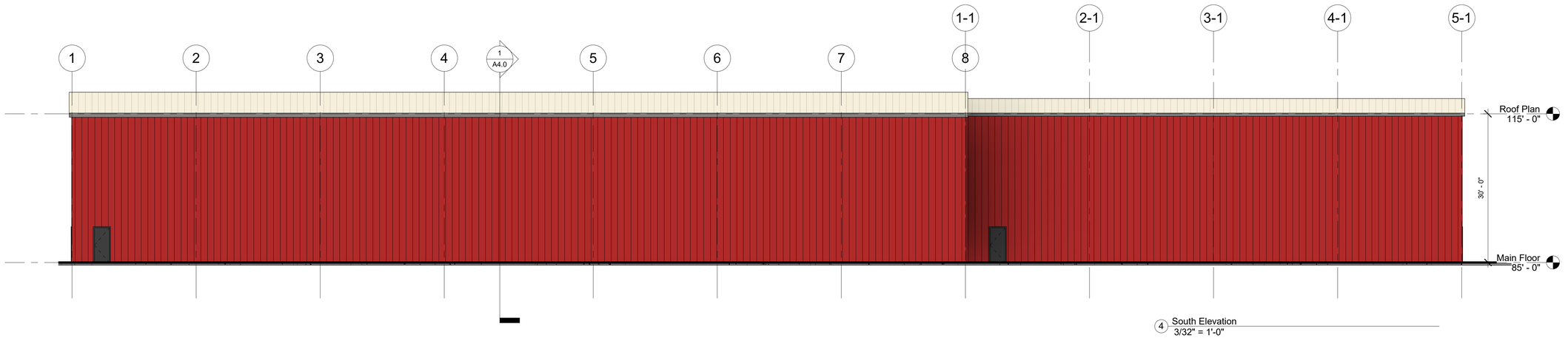
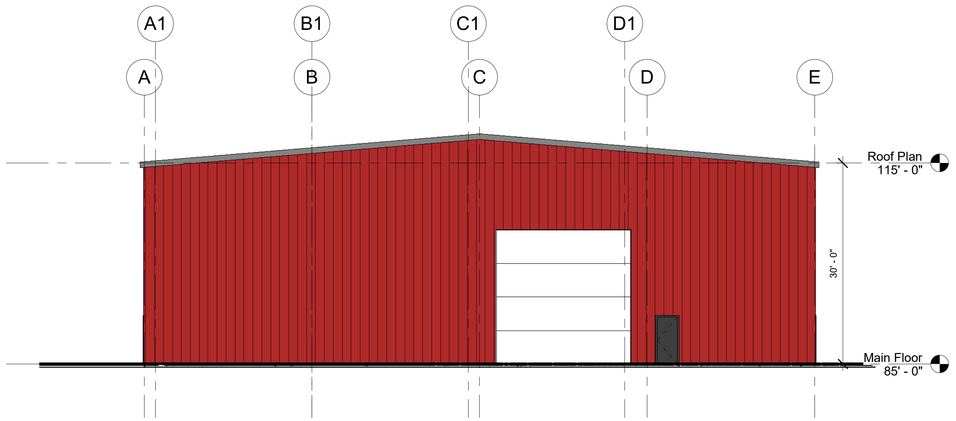
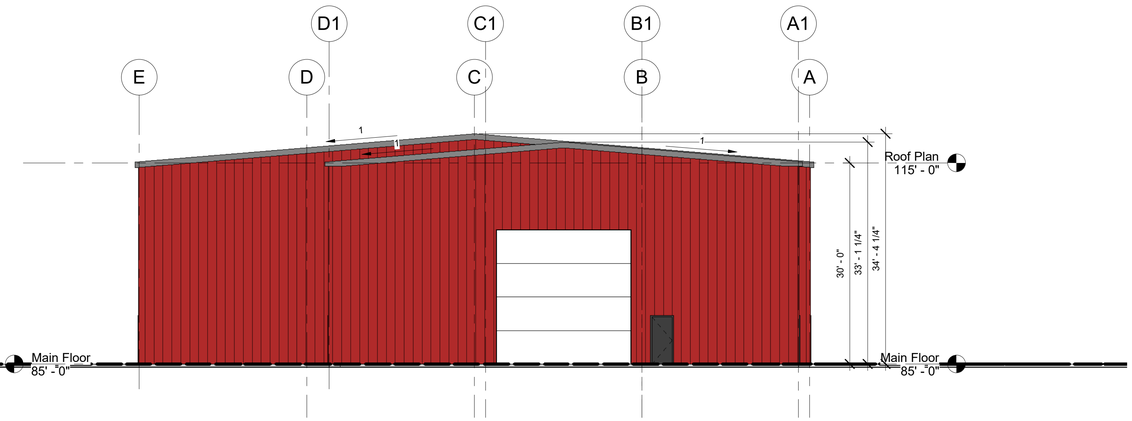


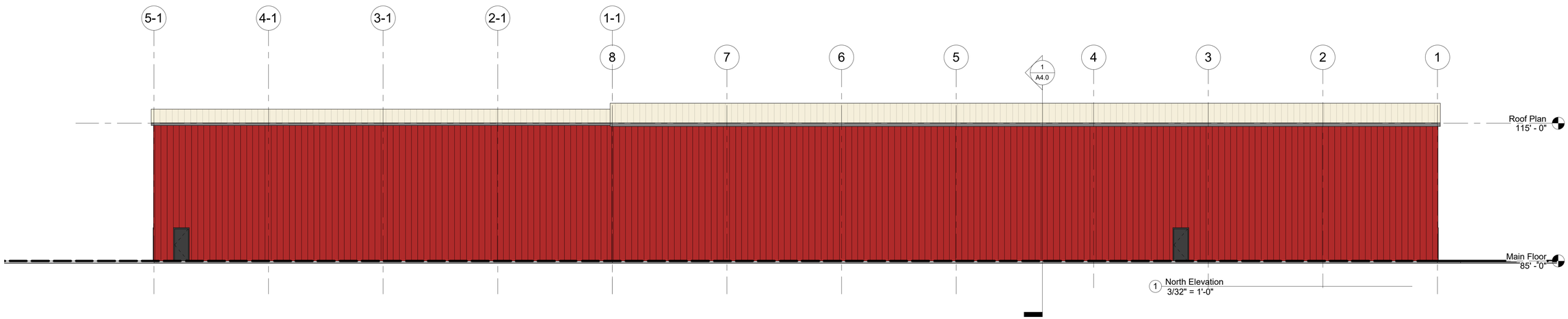
4 South Elevation
3/32" = 1'-0"



2 West Elevation
3/32" = 1'-0"



3 East Elevation
3/32" = 1'-0"



1 North Elevation
3/32" = 1'-0"

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7852 REGISTERED ARCHITECT
ROBERT K. MATICHUK
STATE OF WASHINGTON

Custom Design For: ABC RECYCLING

Building 3 Reclamation
741 Marine Dr
Bellingham WA 98226

Project number	TRC 22-001
Date	Oct 20 2023
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM

Set Description:
Permit Set

Elevations

A3.0

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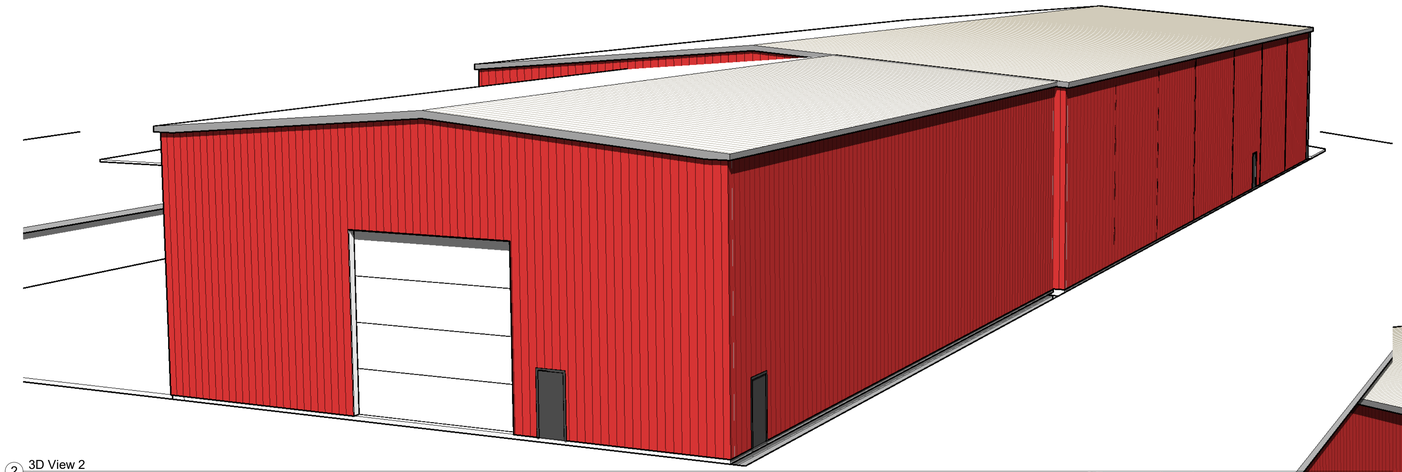
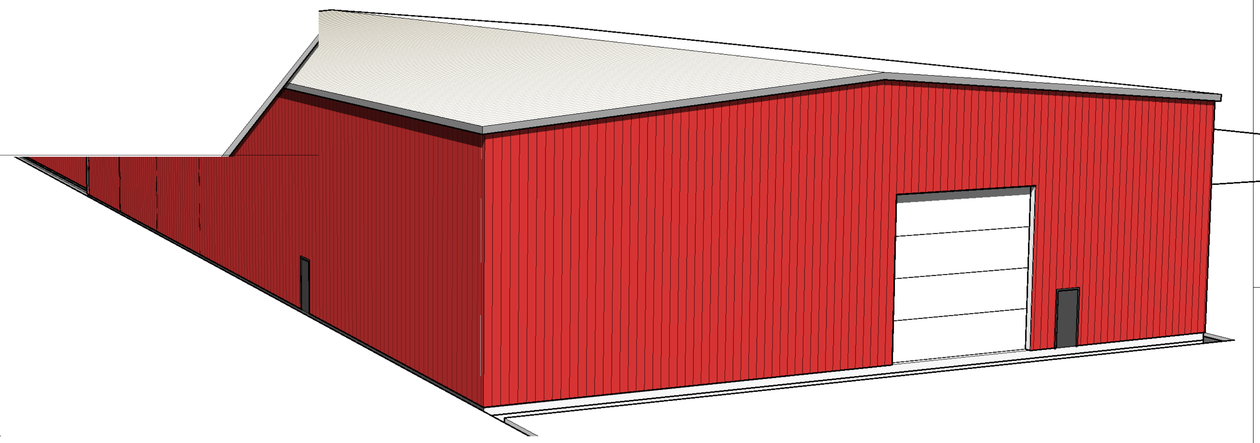


2 3D View 2



3 3D View 3

1 3D View 1

4 3D View 4

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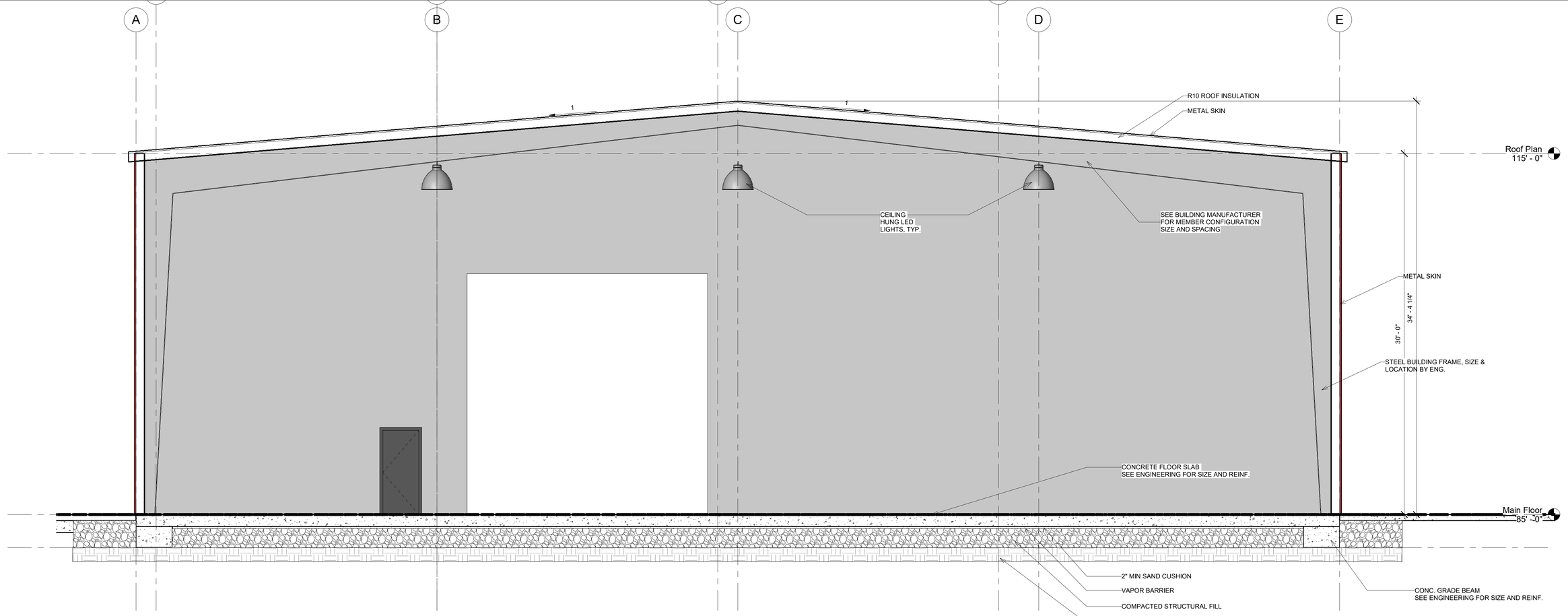
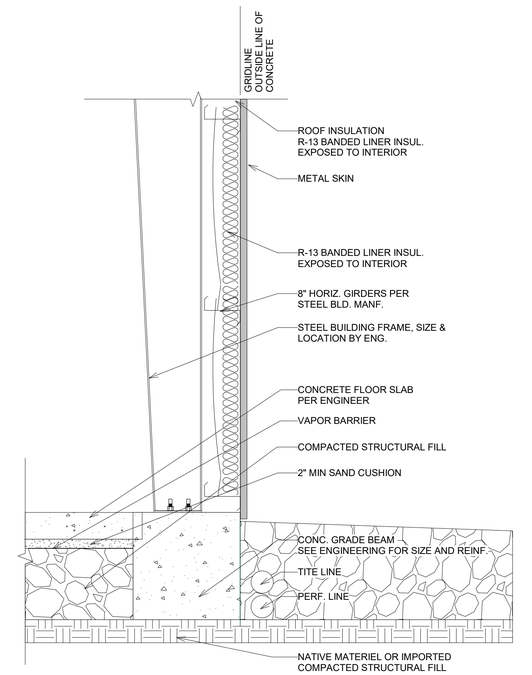
Perspective Views

A3.2



1 Section 1
1/4" = 1'-0"



3 Wall - Non Rated Exterior Main Frame
3/4" = 1'-0"

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Building Section

A4.0

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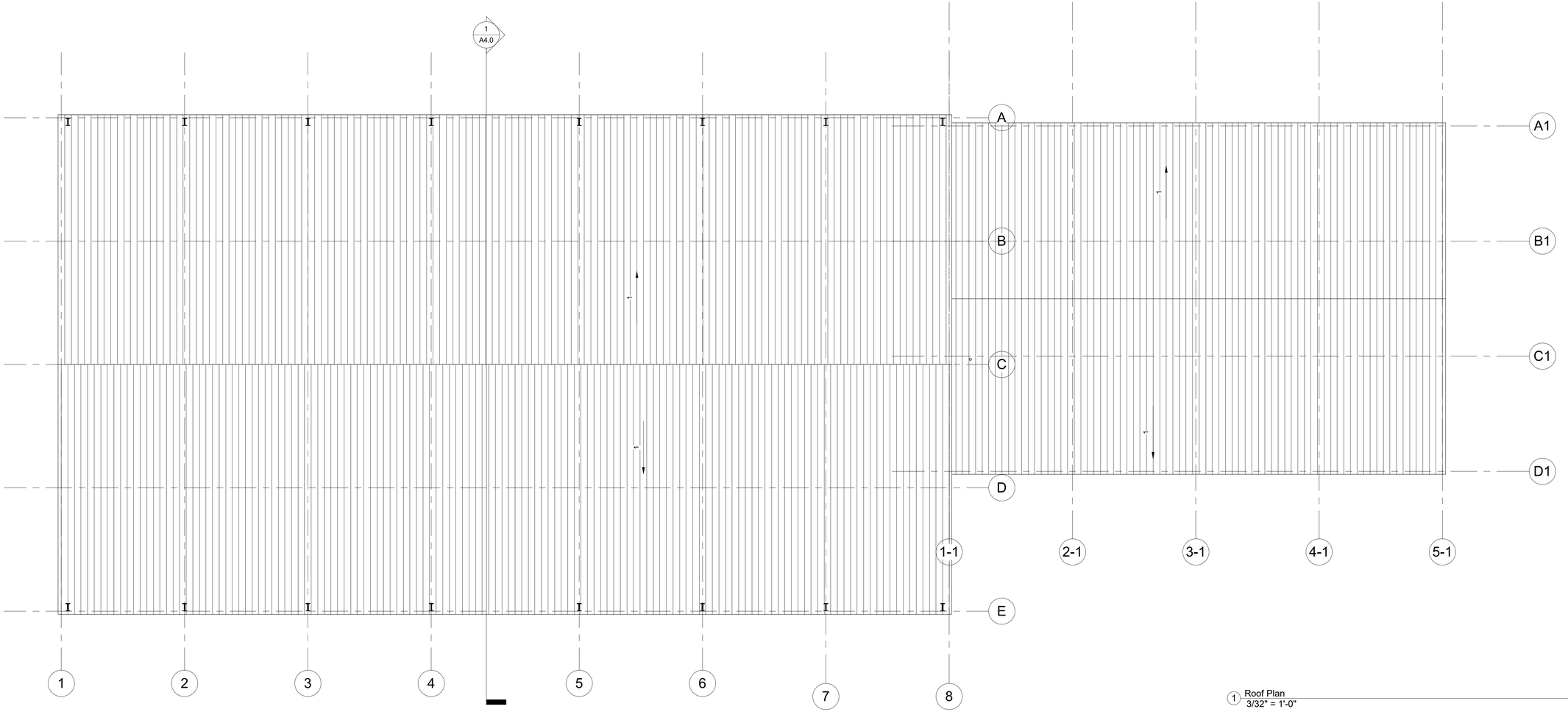
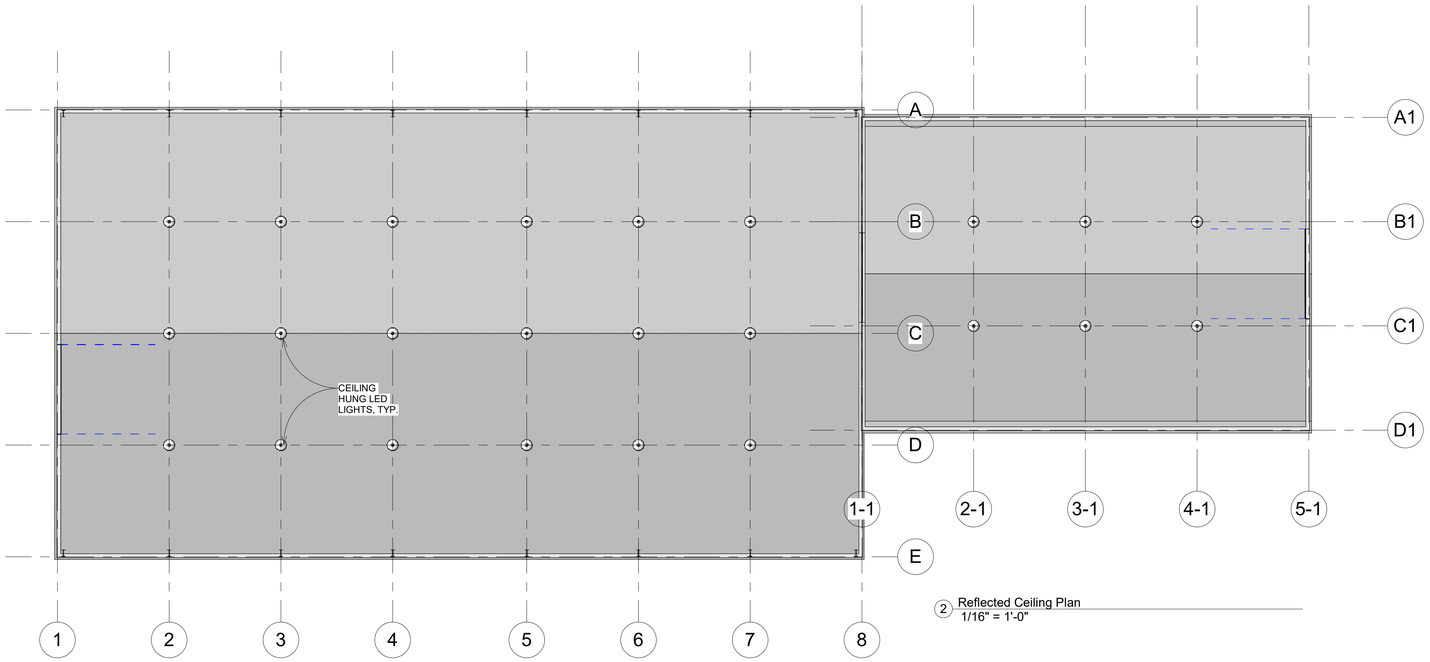


1 Roof Plan
3/32" = 1'-0"



2 Reflected Ceiling Plan
1/16" = 1'-0"

3 Lighting - High Bay LED
12" = 1'-0"

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Set Description:
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Roof & RCP Plan

A5.0

ABC RECYCLING BUILDING 5 TWITCH

741 MARINE DRIVE, Bellingham, WA

PROJECT CRITERIA

GENERAL SITE INFORMATION:

ADDRESS: 741 MARINE DRIVE, BELLINGHAM WA
PARCEL #S: 3802231063740000

THAT PTN OF ENOCH COMPTON DON CLAIM DAF-BEG ON SLY LI OF MARIETTA RD 992.4 FT S-613.2 FT E OF NW COR SEC 23 BEING COR COMM TO SECS 14-15-22-23-TH S 25 DEG 50'00" W 1170 FT M/L TO GOVT MEANDER LI OF BELLINGHAM BAY-TH SELY FOL SD MEANDER LI TO SE COR OF
NEIGHBORHOOD:
SUB AREA: 2
ZONING: HEAVY IMPACT INDUSTRIAL

PROJECT DESCRIPTION/WORK TO BE PERFORMED:

NEW CONSTRUCTION OF A PRE ENGINEERED METAL BUILDING

GENERAL BUILDING INFORMATION:

TYPE OF CONSTRUCTION:	IIB
NUMBER OF STORIES:	1 STORY
OCCUPANCY CLASSIFICATION(S):	F-2
MIXED OCCUPANCY	
COMPLIANCE METHODS:	FIRE PROTECTED SEPARATIONS
SPRINKLER SYSTEM:	NOT PROVIDED
ALLOWABLE BUILDING HEIGHT:	
ACTUAL BUILDING HEIGHT:	32'-3.25"
HEAT TYPE:	NON HEATED

Site Coverage Information

SEE CIVIL PLANS

PARKING REQUIREMENTS: (TOTAL PROJECT)

1 PER EMPLOYEE/SHIFT = 15 PER SHIFT =15 STALLS

PARKING PROVIDED =18 STALLS INCL. 2 H.C.

DEFERRED SUBMITTAL ITEMS:

1. PRE FAB STEEL BUILDING PLANS & ENGINEERING

APPLICABLE BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE AND AMENDMENTS – CHAPTER 51-50 WAC
2018 INTERNATIONAL MECHANICAL CODE AND AMENDMENTS – CHAPTER 51-52 WAC
2018 INTERNATIONAL FUEL GAS CODE AND AMENDMENTS – CHAPTER 51-52 WAC
2018 INTERNATIONAL ENERGY CONSERVATION CODE (WECC) AND AMENDMENTS – CHAPTER 51-11C & 51-11R WAC
2017 NATIONAL FUEL GAS CODE (NFPA 54) – CHAPTER 51-52 WAC
2018 UNIFORM PLUMBING CODE (UPC) AND AMENDMENTS – CHAPTERS 51-56, 51-57 WAC
2020 NATIONAL ELECTRIC CODE (NFPA 70) -- CHAPTER 296-46B WAC
2018 INTERNATIONAL FIRE CODE (IFC) AND AMENDMENTS – CHAPTER 51-54 WAC
THE IFC IS ADOPTED AND AMENDED PER REGULATIONS SET FORTH IN BMC 17.20.

ALLOWABLE AREA (PER IBC TABLE 506.2) (MOST RESTRICTIVE USE):

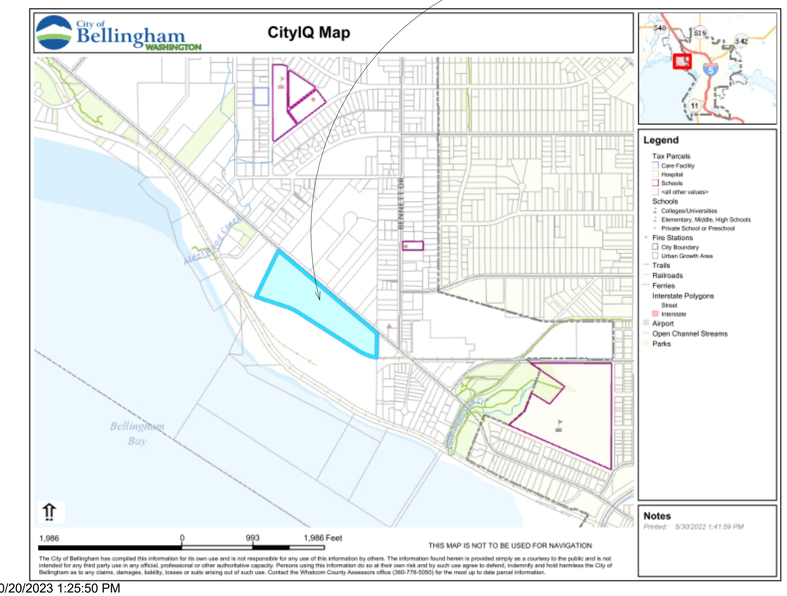
BASIC AREA ALLOWANCE NS, IIB, (F2)	=23000 SF PER FLOOR
ACTUAL AREA	=6294 SF
BASIC STORY ALLOWANCE NS, IIB, (F2)	=2 STORIES
ACTUAL STORY	=1 STORY

BUILDING COMPLIES WITH AREA AND STORIES

OCCUPANT LOADS (IBC 1004.1.2):

OCCUPANT LOAD 200 SF (GROSS) = 6294/200 =31 OCC.

AREA OF WORK



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DRAWING SHEET LIST

Sheet List	
Sheet Number	Sheet Name
A1.0	Cover Sheet
A1.1	General Notes
A1.3	Site Plan
A2.0	Floor Plan
A3.0	Elevations
A3.2	Perspective Views
A4.0	Building Section
A5.0	Roof & RCP Plan

STRUCTURAL SHEETS:

SEE STRUCTURAL COVER SHEET

CIVIL SHEETS:

SEE CIVIL COVER SHEET

BUILDING MANUFACTURER:

SEE MANUFACTURER COVER SHEET

PROJECT TEAM

ARCHITECT:
TRC ARCHITECTURE, LLC
ROBERT MATICHUK
PO BOX 1075
BELLINGHAM, WA 98227
p/f: 360.393.3131

OWNER:
A B C RECYCLING REALTY CORP
2219 RIMLAND DR STE 301
BELLINGHAM, WA 98226-8759

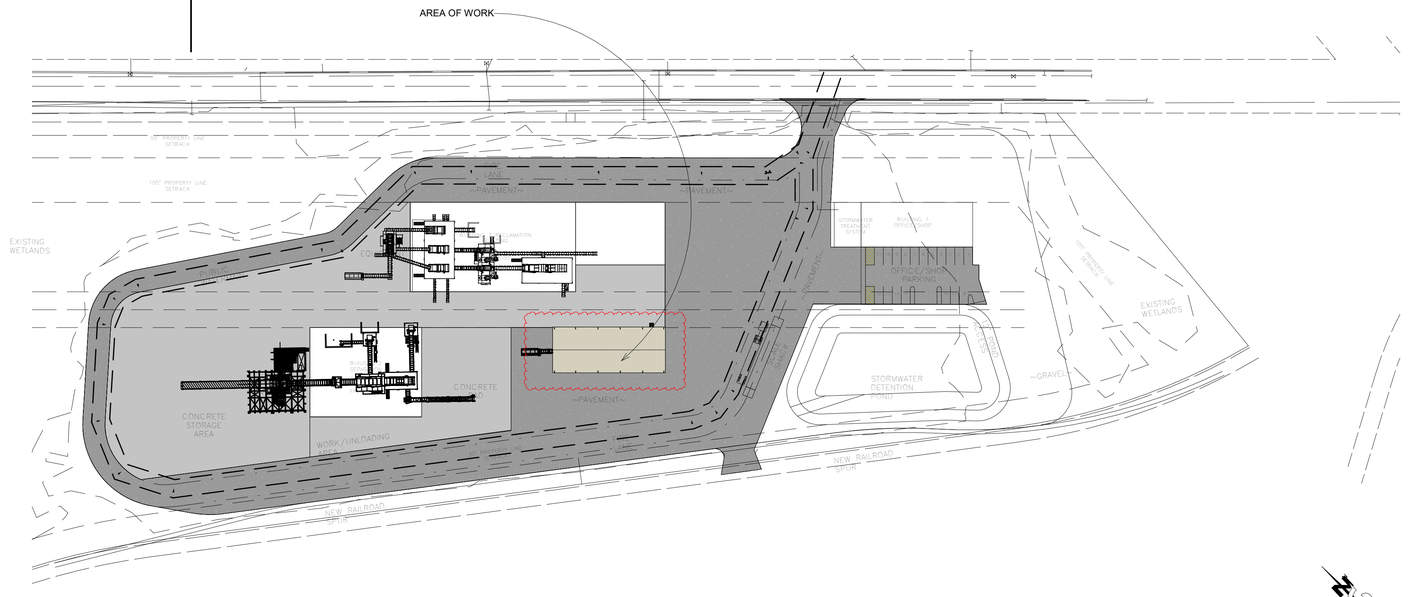
GENERAL CONTRACTOR:
T.B.D.

BUILDING JURISDICTION:
WHATCOM COUNTY
BUILDING SERVICES
5280 NORTHWEST DR.
BELLINGHAM, WA 98226
360.778.5900

STRUCTURAL ENGINEER:
Brandon Hausmann, PE
Principal
Direct: (360) 474-7541
Office: (360) 200-8703 ex 1
203 W. Chestnut St.
Bellingham WA 98225

CIVIL ENGINEER:
Scott Goodall, MS, PE
Principal
Impact Design, LLC
5426 Barrett Road, Suite A103
Ferndale, WA 98248
(360) 389-8138
www.bold-impact.com

AREA OF WORK



2 Site -Cover Sheet
1" = 80'-0"

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Cover Sheet

A1.0

ABBREVIATIONS

A
ADJ ADJACENT
A.F.F. ABOVE FINISH FLOOR
A.F.G. ABOVE FINISH GRADE

B
BLK BLOCKING
B.O. BOTTOM OF

C
CL CENTERLINE
CLR CLEAR
CLG CEILING
CONC CONCRETE
COL COLUMN
CONT CONTINUOUS
CONST CONSTRUCTION
CTR COUNTER

D
DTL DETAIL
DIM DIMENSION
DWG DRAWING

E
ELEC ELECTRICAL
EQ EQUAL
EXST'G EXISTING
ENG ENGINEER

F
F.F. FINISH FLOOR
F.C.I.C FURNISHED BY CONTRACTOR INSTALLED BY CONTRACTOR
F.O.I.C FURNISHED BY OWNER INSTALLED BY CONTRACTOR
F.O.I.O. FURNISHED BY OWNER INSTALLED BY OWNER
F.R. FIRE RESISTANT
F.E. FIRE EXTINGUISHER
FBGL. FIBERGLASS
F.O.W. FACE OF WALL

G
GA GAUGE
G.C. GENERAL CONTRACTOR
GLAM GLUE LAMINATE
GYPBD GYPSUM WALL BOARD

H
HDWR HARDWARE
HDR HEADER
H.M. HOLLOW METAL
HGT HEIGHT

I
INST. INSTALL / INSTALLED
INSUL. INSULATION

M
MAT MATERIAL
MECH MECHANICAL
MLV MICRO LAMINATE WOOD
MIN. MINIMUM

N
N/A NOT APPLICABLE
N.I.C. NOT IN CONTRACT
N.T.S. NOT TO SCALE

P
PL PLATE LINE
PLYWD. PLYWOOD
P-LAM PARALLEL LAMINATE WOOD
PT PRESSURE TREATED

R
REQ'D REQUIRED
REV. REVISION/REVISED

S
SCH'D SCHEDULE
SIM SIMILAR
S.O.G. SLAB ON GRADE
SQ.FT. SQUARE FOOT
SUSP. SUSPENDED

T
TEMP TEMPERED
TYP TYPICAL
T.O. TOP OF

V
V.I.F. VERIFY IN FIELD

CONSTRUCTION NOTES:

1. APPLICABLE BUILDING CODES VERIFY LOCAL ZONING AND BUILDING CODES PRIOR TO BEGINNING CONSTRUCTION.
2. ALL MECHANICAL (INCL. FIRE SPRINKLERS) , ELECTRICAL AND PLUMBING BID-DESIGN UNDER SEPARATE PERMIT TO COMPLY WITH ALL APPLICABLE LOCAL CODES.
3. DO NOT SCALE DRAWINGS. CONSULT BUILDING DESIGNER AND OWNER FOR ANY DIMENSIONAL CLARIFICATIONS, ERRORS OR CONFLICTS. FLOOR PLANS TAKE PRECEDENCE OVER ELEVATIONS IF CONFLICTING. GENERAL CONTRACTOR MUST VERIFY DIMENSIONS PRIOR TO PROCEEDING.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION OF WORK BETWEEN SUB-CONTRACTOR TRADES, AND FOR PROVIDING WEATHER-TIGHT SEALS, FLASHING AND CAULKING AT ALL CONNECTIONS AND PENETRATIONS. REFER TO IBC CHAPTER 11 FOR MINIMUM WEATHER PROTECTION REQMTS., INCLUDING, BUT NOT LIMITED TO, HEAD FLASHING AT ALL OPENINGS.
5. PROVIDE ENGINEERED SHOP DRAWINGS FOR ALL TRUSSES, TRUSS TYPE JOISTS, STEEL BEAMS AND GLU-LAM BEAMS. SUBMIT TO ENGINEER FOR REVIEW.
6. THESE DRAWINGS ARE BID-DESIGN DOCUMENTS. THE OWNER/DEVELOPER AND CONTRACTOR SHALL ASSUME RESPONSIBILITY, LIABILITY AND INDEMNIFY THE BUILDING DESIGNER FOR COORDINATION OF BID-DESIGN WORK, INCLUDING BUT NOT LIMITED TO GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING, HEATING AND VENTILATION. THE BUILDING DESIGNER IS NOT LIABLE FOR CHANGES/CORRECTIONS MADE BY ON SITE INSPECTION DURING THE COURSE OF CONSTRUCTION OR FOR DETAILS AND SPECIFICATIONS NOT INCLUDED.
7. THE CONTRACTOR SHALL UTILIZE CONSTRUCTION TECHNIQUES AND PRACTICES STANDARD AND ACCEPTABLE TO THE CONSTRUCTION INDUSTRY. THE BUILDING DESIGNER DOES NOT ASSUME LIABILITY OR RESPONSIBILITY FOR METHODS OF CONSTRUCTION DETAILS & SPECIFICATIONS NOT INCLUDED IN THESE BUILDING PERMITS ONLY CONTRACT DOCUMENTS.
8. THE BUILDING DESIGNER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE BUILDING DESIGNER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR CONTRACTORS EMPLOYEES, OR EMPLOYEES OF SUPPLIERS OR SUBCONTRACTORS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL OR OCCUPANCY BY ANY PERSON.
9. THESE DOCUMENTS HAVE BEEN PREPARED FOR A NEGOTIATED CONSTRUCTION CONTRACT, AND MAY LACK SOME DETAIL AND SPECIFICATIONS REQUIRED FOR A COMPLETE COMPETITIVE BID SELECTION PROCESS.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BUILDING AND SITE SECURITY DURING CONSTRUCTION PERIODS.
11. WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
12. THE CONTRACTOR MUST VERIFY THE ROOF SYSTEM IS CONSTRUCTED PER MANUFACTURES REQUIREMENTS TO CREATE A WEATHERPROOF AND WATERPROOF ROOF. VERIFY INSTALLATION OF ALL ROOF PENETRATIONS, CURBS, CANTS & FLASHING TO PROPERLY SHED WATER AND STOP WIND DRIVEN RAIN & SNOW. VERIFY ENTIRE ROOF SYSTEM IS DESIGNED & CONSTRUCTED TO ALLOW FOR THE PROPER EXPANSION & CONTRACTION OF THE SUPPORTING STRUCTURE & THE ROOF SYSTEM. CONDENSATION WILL BE CREATED ON THE HEATED SIDE OF ALL ROOF SYSTEMS SURFACES AND PARTS; THEREFORE, CARE MUST BE TAKEN TO PROPERLY INSTALL THE CORRECT INSULATION, VENTILATION AND VAPOR BARRIERS.
13. CONTRACTOR IS TO VERIFY STRUCTURAL INFORMATION, SPECIFICATIONS AND DETAILS WITH THE STRUCTURAL ENGINEER AND/OR ATTACHED STRUCTURAL SHEET(S). FAILURE TO VERIFY MAY RESULT IN CONFLICTING INFORMATION CONTAINED ON THE ARCHITECTURAL SHEETS. THE DESIGNER DOES NOT TAKE RESPONSIBILITY FOR STRUCTURAL COMPONENTS OR CALCULATIONS.

FRAMING (STRUCTURAL NOTES TO TAKE PRIORITY):
1. THIS STRUCTURE TO COMPLY WITH MINIMUM NAILING SCHEDULE PER ENG. CALCS. OR IBC TABLE 2304.6.1.
2. SOLID BLOCKING REQUIRED AT ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS.
3. PROVIDE APPROVED ANCHORAGE OF BEAMS OR GIRDERS TO POSTS.
4. T.J.I. OR EQUIVALENT FLOOR JOISTS. FLOOR JOIST DESIGN BY LICENSED WASH. STATE MANUFACTURER. FLOOR JOIST DESIGN AND SPECIFICATIONS INCLUDING ALL METAL CONNECTORS. HANGERS AND CLIPS TO BE ON-SITE DURING CONSTRUCTION AND INSTALLED AS PER MANF. INSTRUCTIONS.
5. ALL WINDOW AND DOOR HEADERS TO BE 4x10 DF-2 IN A ONE-FLOOR OR THE TOP FLOOR OF A MULTI-FLOOR BLD. 6x10 FOR BASEMENTS AND OTHER FLOORS OTHER THAN THE TOP FLOOR. UNLESS NOTED OTHERWISE BY ENGINEER OF RECORD.
6. FRAMING LUMBER: KD, 19 % MAX MOISTURE CONTENT, S4S GRADE TO WWPA. AND IRC SPECIFICATIONS. DOUGLAS FIR-LARCH IS PREFERRED. MINIMUM GRADED STRESS VALUES: 2x STUDS @ 1200 PSI; JOISTS AND RAFTERS @ 1250 PSI; POSTS A 700 PSI, SAWN BEAMS @ 1300 PSI NOMINAL SIZES, MAXIMUM SPANS, SPACING, BLOCKING AND OTHER DETAILING IN COMPLIANCE WITH INTERNATIONAL BUILDING CODE.
7. PRESSURE TREATED LUMBER: WOLMANIZED, CCA PRESSURE TREATED LUMBER AT MUD SILLS, EXPOSED DECK FRAMING, EXTERIOR STRUCTURAL POSTS, POSTS SUPPORTING MAIN FLOOR STRUCTURE, AND OTHER WOOD / CONCRETE CONTACT LOCATIONS.
8. ROOF TRUSSES: FACTORY FABRICATED GANG-NAILED WOOD TRUSSES, ENGINEERED BY MFR. FOR SITE WIND LOADING AND COMBINED NORMAL LOADS SPANS AND CONFIGURATIONS AS SHOWN ON DRAWINGS AND AS REQUIRED.
9. GLUE LAMINATED BEAMS (GLB):DOUGLAS FIR, 24F-V4, BUILDING DESIGN RURAL APPEARANCE (ONLY IF EXPOSED) GRADE LEAVE PROTECTIVE WRAP IN PLACE UNTIL FINISH PROCESSES ARE UNDERWAY.
10. ANCHORS: SIMPSON PLY CLIPS AT EDGES OF ROOF SHEATHING PANELS, MID-SPAN BETWEEN RAFTERS OR TRUSSES; TRUSS/PLATE HOLD DOWNS AT EACH BEARING AND OTHER INTERSECTION AS REQUIRED.
11. STUDS: EXTERIOR WALL STUDS ARE TO BE 2"x6"s OF B FIR KILN DRIED SPACED AT 16" O.C. INTERIOR STUDS ARE TO BE 2"x4"s OF B FIR KILN DRIED SPACED AT 16" O.C. STUDS IN BEARING WALLS ARE LIMITED TO 10 FEET IN HEIGHT UNLESS APPROVED BY ENGINEER.

STAIRS:
1. IBC 1005 & 1011
2. IBC 1011.2 STAIRWAY WIDTH. THE WIDTH OF THE STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT SUCH WIDTH SHALL NOT BE LESS THAN 44 INCHES. EXCEPTION: STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.
3. IBC 1011.3 HEADROOM. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.
4. IBC 1011.5.2 RISER HEIGHT AND TREAD DEPTH. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 11 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE AND A MINIMUM TREAD DEPTH OF 10 INCHES WITHIN THE CLEAR WIDTH OF THE STAIR.

DECKS:
1. WOOD DECK CONSTRUCTION SHALL BE OF WOLMANIZED / PRESSURE TREATED WOOD. DECKING (SEE PLANS) DECK RAILINGS (REQUIRED IF DECK IS 30" ABOVE GRADE) SHALL BE A MINIMUM OF 42" IN HEIGHT WITH A MAXIMUM OF 4" SPACING BETWEEN PICKETS. PER IBC 1015.
2. METAL OR BOLT ON DECK CONSTRUCTION SHALL BE A DEFERRED SUBMITTAL IN ALL CASES.

DISCLOSURE:
1. THE PLAN REVIEW GUIDE INCLUDED WITH YOUR PERMIT DOCUMENTS CONTAINS A LISTING OF COMMON CODE ERRORS AND OMISSIONS. APPROVAL OF THE PLANS DOES NOT PERMIT THE VIOLATION OF ANY BUILDING. MECHANICAL, PLUMBING, ELECTRICAL, FIRE, OR ZONING CODE OR ANY OTHER FEDERAL, STATE, OR CITY REGULATIONS.
2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING SMOKE DETECTORS. ENSURE FULL COMPLIANCE WITH CURRENT FIRE CODE.
3. CONTRACTOR IS TO SECURE BUILDING SITE/LOCATION. VERIFY STRUCTURAL AND NON-STRUCTURAL COMPONENTS PRIOR TO COMMENCING CONSTRUCTION.
4. DO NOT SCALE THESE DRAWINGS. DISCREPANCIES WITH PROVIDED DIMENSIONS MUST BE COMMUNICATED TO THE DESIGN FIRM AT THE EARLIEST CONVENIENCE
5. TRC ARCHITECTURE (DESIGN FIRM) IS NOT RESPONSIBLE FOR EXISTING SITE CONDITIONS, DIMENSIONS, COMPLIANT OR NON-COMPLIANT CODE ISSUES, ETC.
6. ALL MARKUPS BY THE BUILDING / PLANNING DEPARTMENTS MUST BE FORWARD TO THE DESIGN FIRM PRIOR TO CONSTRUCTION COMMENCING.

VENTILATION NOTES

1203.1 GENERAL:
BUILDINGS SHALL BE PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH SECTION 1203.4, OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.

MECHANICAL VENTILATION IS REQUIRED IN GROUP R OCCUPANCIES

1203.2 ATTIC SPACES:
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1 INCH OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, WITH 50 PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

EARTHWORK NOTES

1. BUILDING BACKFILL: CLEAN GRANULAR SOIL MATERIAL, FREE OF STICKS, DEBRIS, TURF AND ROCKS OVER 6" DIAMETER.
2. GARAGE SLAB BALLAST: PIT RUN GRAVEL.
3. BASEMENT SLAB BALLAST: CLEAN SAND, OR PEA GRAVEL (8' BED).
4. FOOTING DRAINS: WASHED (3/4" MIN.) DRAIN ROCK, 12" MIN. COVER OVER PERIMETER DRAIN.
5. CRAWL SPACE BED: PEA GRAVEL OR CLEAN SAND, 2" MIN. BED OVER VAPOR
6. 6 MIL BLACK VISQUEEN BARRIER (FOR CRAWL SURFACE).
7. BACKFILL, SLOPE ALL FINISH GRADES AWAY FROM BUILDING WALLS AT A 2 % (MIN.)
8. REFER TO SOILS REPORT FOR RECOMMENDED BACK FILL AND SOIL COMPACTION.

SEWERAGE + DRAINAGE:
1. FOUNDATION DRAIN PER IBC 1805.4.2.
2. DRAINAGE DISCHARGE TO AN APPROVED DRAINAGE SYSTEM PER IBC 1805.4.3.

ROOF CONSTRUCTION NOTES

GENERAL:
1. APPROVED ROOFING MATERIAL
2. 30# FELT PAPER, COUNTER FLASHED
3. 1/2" CDX PLYWOOD SHEATHING OR PER ENGINEER'S SCHEDULE, USE SIMPSON PSCL (PANEL SHEATHING CLIPS) 1 PER BAY.
4. PRE-ENGINEERED TRUSSES
5. R-49 INSULATION, MINIMUM.
6. 2 LAYERS OF 5/8" TYPE X G.W.B. LID.
7. ONE COAT VAPOR BARRIER PRIMER.
8. FINISH PAINT - OWNER TO SPECIFY COLOR.
9. ROOF PITCH, AS SHOWN ON PLAN.
10. SIMPSON CLIPS AT EACH TRUSS/RAFTER TO PLATE CONNECTION.
11. TYPICAL SOFFIT OVERHANGS, AS SHOWN ON PLAN, USE VENTED BLOCKING PER TRUSS/RAFTER BAY.
12. ADEQUATE CONNECTION AND TRANSFER OF LOAD FROM ROOF SYSTEM TO BEARING WALLS REQUIRED.
13. DRAFT STOPS WHERE NECESSARY PER CODE.
14. ALL PERIMETER AND BEARING WALL HEADERS TO BE 4x10 DF#2, U.N.O.

TRUSSES:
1. TRUSSES TO BE ENGINEERED BY LICENSED TRUSS MANUFACTURER.
2. HANG TRUSSES AND RAFTERS WITH APPROVED SIMPSON HANGERS AS PER ENGINEERS SPECIFICATIONS.

FOR ADDITIONAL INFORMATION REFER TO 2015 IBC, SECTION 15, ROOF ASSEMBLIES & ROOFTOP STRUCTURES.

TYPICAL SHEET DISCLAIMER

REFER TO STRUCTURAL SHEETS (S) FOR SPECIFICATIONS & CALCULATIONS. USE ARCHITECTURAL SHEET FOR DIMENSIONAL INFORMATION ONLY.

STRUCTURAL FILL NOTES

STRUCTURAL FILL ADDED TO THIS SITE WHICH WILL SUPPORT BUILDING STRUCTURES SHALL BE APPROVED BY A GEO-TECHNICAL ENGINEER LICENSED TO WORK IN THE STATE OF WASHINGTON. A REPORT FROM SAID ENGINEER REGARDING THE SUITABILITY OF THE PREPARED SITE TO SUPPORT THE PROPOSED STRUCTURE SHALL BE SUBMITTED TO BUILDING SERVICES PRIOR TO ANY REQUESTS FOR FOUNDATION INSPECTION(S).

NOTES:
1. CONTRACTOR IS TO VERIFY STRUCTURAL INFORMATION, SPECIFICATIONS AND DETAILS WITH THE STRUCTURAL ENGINEER AND/OR ATTACHED STRUCTURAL SHEET(S). FAILURE TO VERIFY MAY RESULT IN CONFLICTING INFORMATION CONTAINED ON THE ARCHITECTURAL SHEETS. THE DESIGNER DOES NOT TAKE RESPONSIBILITY FOR STRUCTURAL COMPONENTS OR CALCULATIONS.
2. REFER TO STRUCTURAL SHEETS (S) FOR SPECIFICATIONS & CALCULATIONS.
3. A GEO ENGINEER IS REQUIRED TO BE ONSITE FOR PLACEMENT OF ALL STRUCTURAL FILL MATERIALS.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE, WASHINGTON STATE REGULATIONS FOR BARRIER FREE DESIGN, WASHINGTON STATE ENERGY CODE, AND ALL APPLICABLE LOCAL CODES, ORDINANCES, AND STANDARDS.
2. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONAL DETAILS, ETC, AND NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
3. ALL ITEMS MARKED "N.I.C." ARE NOT PART OF THIS CONTACT.
4. ALL WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURE'S LATEST RECOMMENDED OR WRITTEN DIRECTIONS.
5. DO NOT-SCALE DRAWINGS, DIMENSIONS GOVERN. THE CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES.
6. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF STUD, OR FACE OF FOUNDATION WALL UNLESS OTHERWISE NOTED.
7. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS' FOR OTHER SIMILAR WORK.
8. WHERE DEVICES, OR ITEMS OR PARTS THEREOF ARE REFERRED TO IN SINGULAR, IT IS INTENDED THAT SUCH SHALL APPLY TO AS MANY SUCH DEVICES, ITEMS OR PARTS AS ARE REQUIRED TO PROPERLY COMPLETE THE WORK.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE.
10. THE CONTRACTOR WILL VERIFY AND CONFORM TO ALL UTILITY COMPANIES UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS.
11. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
13. CONTRACTOR SHALL SECURE RELEVANT CITY AND STATE APPROVALS RELATING TO FIRE CONSTRUCTION, LABOR, HEALTH AND LICENSING.
14. CONTRACTOR SHALL SECURE AND PROVIDE ALL PERMITS FOR OCCUPANCY, UTILITIES AND ANY OTHERS REQUIRED BY GOVERNING AUTHORITIES BEYOND THE BASIC BUILDING PEN-NIT, MAKING TIMELY APPLICATIONS AND INQUIRES, PAYING ALL FEES AND POSTING ALL BONDS TO BE RELEASED AT FT COMPLETION OF CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE DRAWINGS, SHOP DRAWINGS AND CALCULATIONS AS REQUIRED FOR OWNER APPROVAL AND PERMITTING OF THE FIRE ALARM / MONITORING SYSTEM, AND ALL OTHER SYSTEMS REQUIRING BIDDER DESIGN. SUCH REVIEW AND APPROVAL SHALL BE BY THE OWNER. ALLOW A MINIMUM OF TWO WEEKS FOR REVIEW.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDING AND SITE WHILE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.
17. ALL TRIM, PLASTER, AND GYPSUM WALL BOARD SYSTEMS SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE.
18. ALL EXPOSED GYPSUM BOARD TO HAVE METAL EDGES AT ALL CORNERS AND WALL INTERSECTIONS,.
19. ALL GLASS AND GLAZING SHALL COMPLY WITH SECTION 24 OF THE 2015 IBC. AND THE U.S. PRODUCT SAFETY COMMISSION, SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS (42 FR 1426; 16 CFR PART 1202)
20. THE CONTRACTOR SHALL VERIFY ALL DOOR AND WINDOW ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MANUFACTURES.
21. ALL REQUIRED FIRE DOORS SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING THE SPECIFIC RATING.
22. ELECTRICAL ROUGH-IN, AND REFLECTED CEILING PLAN ARE FOR THE GENERAL INFORMATION OF THE CONTRACTOR. EXACT LOCATIONS SHALL BE VERIFIED.
23. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
24. PROVIDE PORTABLE FIRE EXTINGUISHER, EACH HAVING A MINIMUM UL CLASSIFICATION OF 2A:10B:C. EXTINGUISHER SHALL BE DISTRIBUTED THROUGHOUT PREMISES ON THE BASIS OF ONE EXTINGUISHER PER EACH 3,000 FEET OF FLOOR AREA. ALL EXTINGUISHERS SHALL BE HUNG IN CONSPICUOUS LOCATIONS SO THAT THEIR TOPS ARE NOT MORE THAN FIVE FEET A.F.F. WHERE EXTINGUISHERS ARE NOT VISIBLE IN ALL DIRECTIONS PROVIDE APPROVED INDICATING SIGNS.
25. SOUND INSULATE ALL PLUMBING WALLS AND LINES.
26. PROVIDE BLOCKING IN ALL WALLS TO SUPPORT CABINETRY, SHELVING, BATHROOM FIXTURES, DISPLAY RAILS AND ALL OTHER EQUIPMENT OR IMPROVEMENTS AS REQUIRED.
27. THE PREMISES ADDRESS SHALL BE PROMINENTLY DISPLAYED ON OR ADJACENT TO THE MAIN ENTRANCE. NUMBERS SHALL BE A MINIMUM 8 INCHES IN HEIGHT WITH A PRINCIPAL STROKE WIDTH OF 3/4" AND SHALL PROVIDE A POSITIVE CONTRAST WITH THEIR BACKGROUND.
28. APPROVED PLANS AND CALCULATIONS, SIGNED, SEALED AND DATED SHALL BE ON SITE AT ALL TIMES OF INSPECTION AND CONSTRUCTION.
29. AT ALL TUB/SHOWER LOCATIONS, WALL COVERINGS SHALL BE PLASTIC OR LAMINATE TO A MINIMUM 70 INCHES ABOVE DRAIN.
30. ALL SMOKE DETECTORS TO BE HARD WIRED WITH APPROVED BATTERY BACK-UP'S.ALL GAS APPLIANCES SHALL HAVE AN INTERMITTENT IGNITION DEVICE.
31. FLASH AND COUNTER FLASH ALL ROOF TO WALL CONNECTIONS. U.N.O.
32. WATERPROOF MATERIAL SHALL BE INSTALLED AROUND TUBS AND SHOWERS TO A MIN. HEIGHT OF SIX FEET ABOVE FINISH FLOOR.
33. DRYERS SHALL BE VENTED TO OUTSIDE. PER LOCAL CODE.

CONTRACTOR NOTES

1. CONTRACTOR IS TO VERIFY STRUCTURAL INFORMATION, SPECIFICATIONS AND DETAILS WITH THE STRUCTURAL ENGINEER AND/OR ATTACHED STRUCTURAL SHEET(S). FAILURE TO VERIFY MAY RESULT IN CONFLICTING INFORMATION CONTAINED ON THE ARCHITECTURAL SHEETS. THE DESIGNER DOES NOT TAKE RESPONSIBILITY FOR STRUCTURAL COMPONENTS OR CALCULATIONS.

CONCRETE NOTES

REFER TO STRUCTURAL ENGINEERS NOTES

FIRE CODE NOTES

1. VERIFY LOCATION OF 110v SMOKE ALARMS & CARBON MONOXIDE ALARMS WITH LOCAL FIRE DEPT. AND/OR LOCAL BUILDING DEPT. ALL SMOKE ALARMS WITHIN INDIVIDUAL UNITS WILL BE INTERCONNECTED.
2. BEFORE ANY COMBUSTIBLE CONSTRUCTION BEGINS AN APPROVED WATER SUPPLY SHALL BE AVAILABLE.
3. STAIRWELL STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS.
4. FIRE SAFETY DURING CONSTRUCTION SHALL BE PER IFC 2015, CHAPTER 33, ENTITLED "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."

FIRE RATED PENETRATIONS

AS PER UL LISTED SYSTEM NO. F-C-2134, USE APPROVED 3M FIRE BARRIER CP 25WB+ CAULK OR FD 150+ CAULK FOR ALL THROUGH FLOOR-WALL-CEILING PENETRATIONS. NOT TO EXCEED 1/2" DIAMETER BEAD CONTINUOUSLY AROUND PIPE.

FIRE BLOCKING NOTES

718.1 General. Fireblocking and draftstopping shall be installed in combustible concealed locations in accordance with this section. Fireblocking shall comply with Section 718.2. Draftstopping in floor/ceiling spaces and attic spaces shall comply with Sections 718.3 and 718.4, respectively.
718.2 Fireblocking. In combustible construction, Fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking shall be installed in the locations specified in Sections 718.2.2 through 718.2.7.
718.2.2 Concealed wall spaces. Fireblocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs, as follows:
1. Vertically at the ceiling and floor levels.
2. Horizontally at intervals not exceeding 10 feet (3048 mm).
718.2.5 Ceiling and floor openings. Where required by Section 712.1.7, Exception 1 of Section 714.4.1.2 or Section 714.4.2, fireblocking of the annular space around vents, pipes, ducts, chimneys and fireplaces at ceilings and floor levels shall be installed with a material specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and resist the free passage of flame and the products of combustion.

* REFER TO IBC CODE TEXT FOR MORE DETAILED INFORMATION REGARDING FIREBLOCKING

DRAFTSTOP NOTES

718.3 Draftstopping in floors. In combustible construction, draftstopping shall be installed to subdivide floor/ceiling assemblies in the locations prescribed in Sections 718.3.2 through 718.3.3.
718.3.2 Groups R-1, R-2, R-3 and R-4. Draftstopping shall be provided in floor/ceiling spaces in Group R-1 buildings, in Group R-2 buildings with three or more dwelling units, in Group R-3 buildings with two dwelling units and in Group R-4 buildings. Draftstopping shall be located above and in line with the dwelling unit and sleeping unit separations.
Exceptions:
1. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
2. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2, provided that automatic sprinklers are also installed in the combustible concealed spaces where the draftstopping is being omitted.
718.4 Draftstopping in attics. In combustible construction, draftstopping shall be installed to subdivide attic spaces and concealed roof spaces in the locations prescribed in Sections 718.4.2 and
718.4.2 Groups R-1 and R-2. Draftstopping shall be provided in attics, mansards, overhangs or other concealed roof spaces of Group R-2 buildings with three or more dwelling units and in all Group R-1 buildings. Draftstopping shall be installed above, and in line with, sleeping unit and dwelling unit separation walls that do not extend to the underside of the roof sheathing above.
Exceptions:
1. Where corridor walls provide a sleeping unit or dwelling unit separation, draftstopping shall only be required above one of the corridor walls.
2. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
3. In occupancies in Group R-2 that do not exceed four stories above grade plane, the attic space shall be subdivided by draftstops into areas not exceeding 3,000 square feet (279 m2) or above every two dwelling units, whichever is smaller.
4. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2, provided that automatic sprinklers are also installed in the combustible concealed space where the draftstopping is being omitted.

* REFER TO IBC CODE TEXT FOR MORE DETAILED INFORMATION REGARDING FIREBLOCKING

I HEREBY CERTIFY THAT THIS DOCUMENT, CONSISTING OF PLANS, DESIGNS AND SPECIFICATIONS WAS PREPARED UNDER MY PERSONAL SUPERVISION AND MEETS THE CURRENT EDITION OF THE IBC/IRC CODE. ALL PLANS & CALCULATIONS MEET THE GENERALLY ACCEPTED STANDARDS OF PRACTICE WITHIN THE STATE OF WASHINGTON.
ALL IDEAS, DESIGN AND PLANS INDICATED IN THESE DRAWINGS ARE OWNED AND THE PROPERTY OF TRC ARCHITECTURE. ANY REPRODUCTION OF THESE PLANS MUST HAVE WRITTEN PERMISSION FROM TRC ARCHITECTURE. WRITTEN DIMENSIONS SHALL HAVE PRECEDENT OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY DIMENSIONS IN THE FIELD AND NOTIFY TRC ARCHITECTURE OF ANY VARIATIONS. CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE IBC/IRC CODE

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7852 REGISTERED ARCHITECT
ROBERT K. MATICHUK
STATE OF WASHINGTON

Custom Design For: ABC RECYCLING

Building 5 Twitch
741 Marine Dr
Bellingham WA 98226

Project number	TRC 22-001
Date	Oct 20 2023
Design by:	RKM
Drawn by:	RKM
Checked by:	RKM

Set Description:
Permit Set

General Notes

A1.1

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FIRE LANE

~PAVEMENT~

~PAVEMENT~

240' - 0"

BUILDING 3 RECLAMATION BUILDING

65.00'

STORMWATER TREATMENT SYSTEM

BUILDING 1 OFFICE/SHOP

~PAVEMENT~

11 10 9 8 7 6 5 4 3 2 1

OFFICE/SHOP PARKING

12 13 14 15 16 17 18

12' POND ACCESS

SCALE SHACK

STORMWATER DETENTION POND

CONCRETE PAD

~PAVEMENT~

112' - 7"

30' PROPERTY LINE SETBACK

FIRE LANE

NEW RAILROAD SPUR

N

1 Site -Architectrual
1" = 20'-0"

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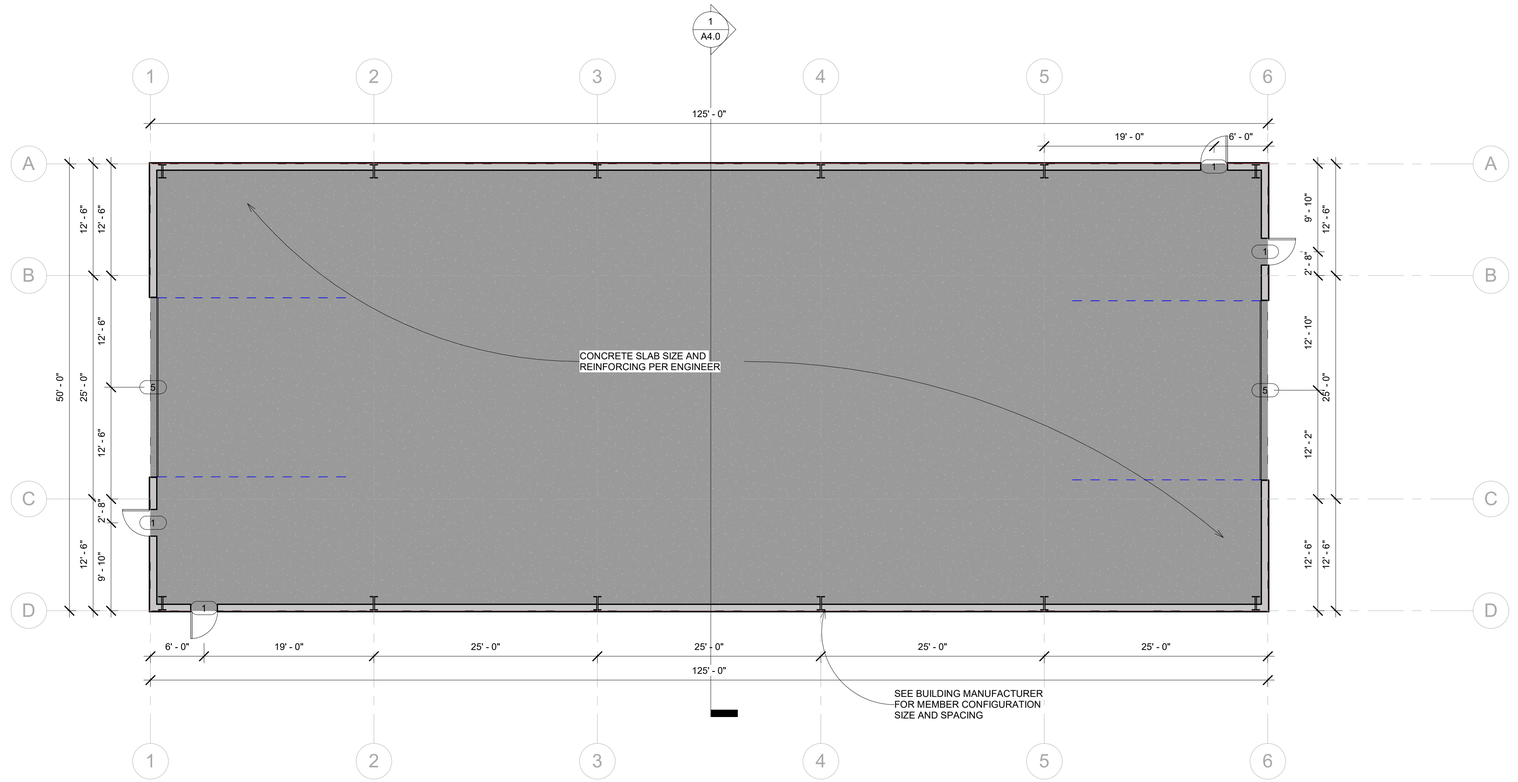
Site Plan

A1.3



1 Main Floor Plan
1/8" = 1'-0"

2 Main Floor
3/64" = 1'-0"

Door Schedule				
Door Type	Count	Function	Door Size	Type Comments
1	4	Exterior	3/0 7/0 Flush Steel	Insulated metal door and frame, key pad exterior lock, ADA lever latchas required
5	2	Exterior	20' x 20' Overhead	W/Locking Pull Chain

Grand total: 6

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Floor Plan

A2.0

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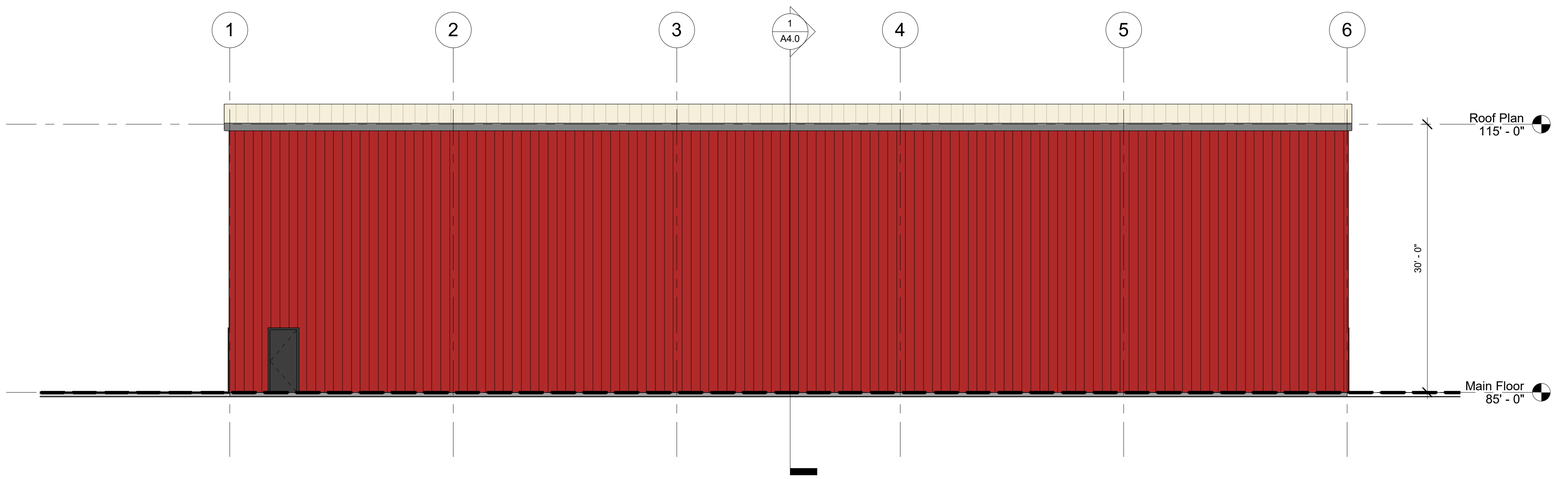
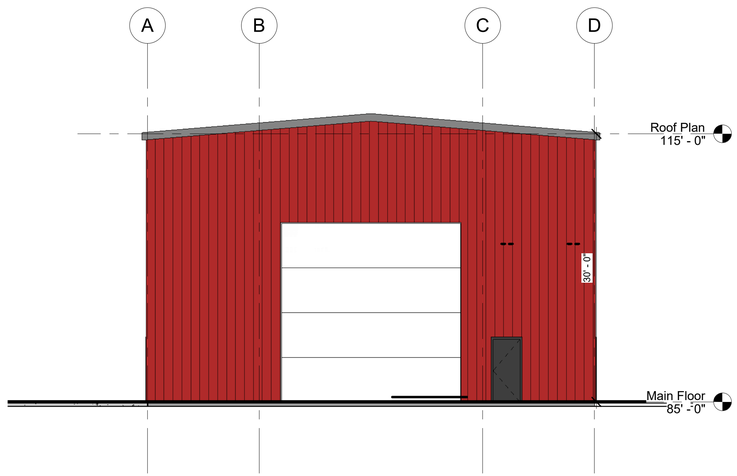
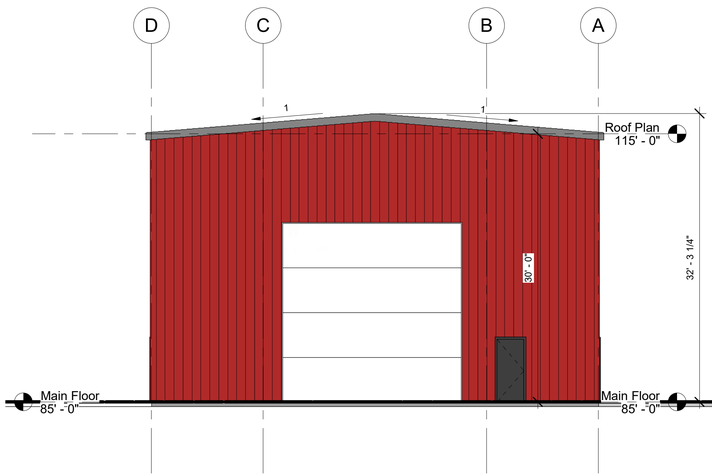


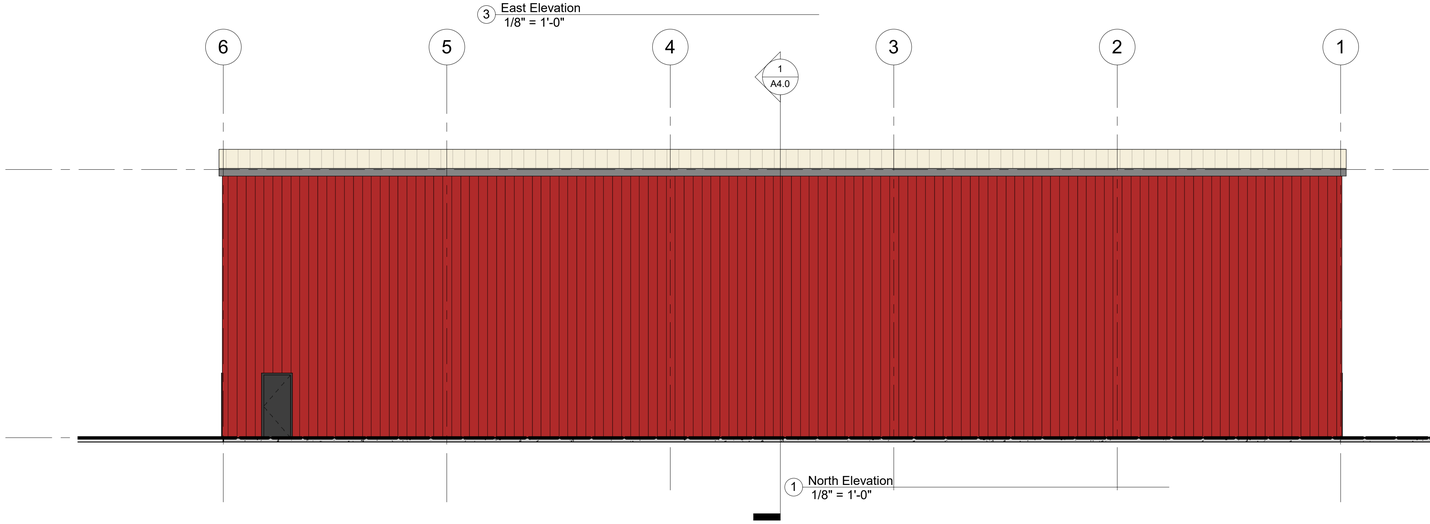
4 South Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



3 East Elevation
1/8" = 1'-0"



1 North Elevation
1/8" = 1'-0"

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Elevations

A3.0

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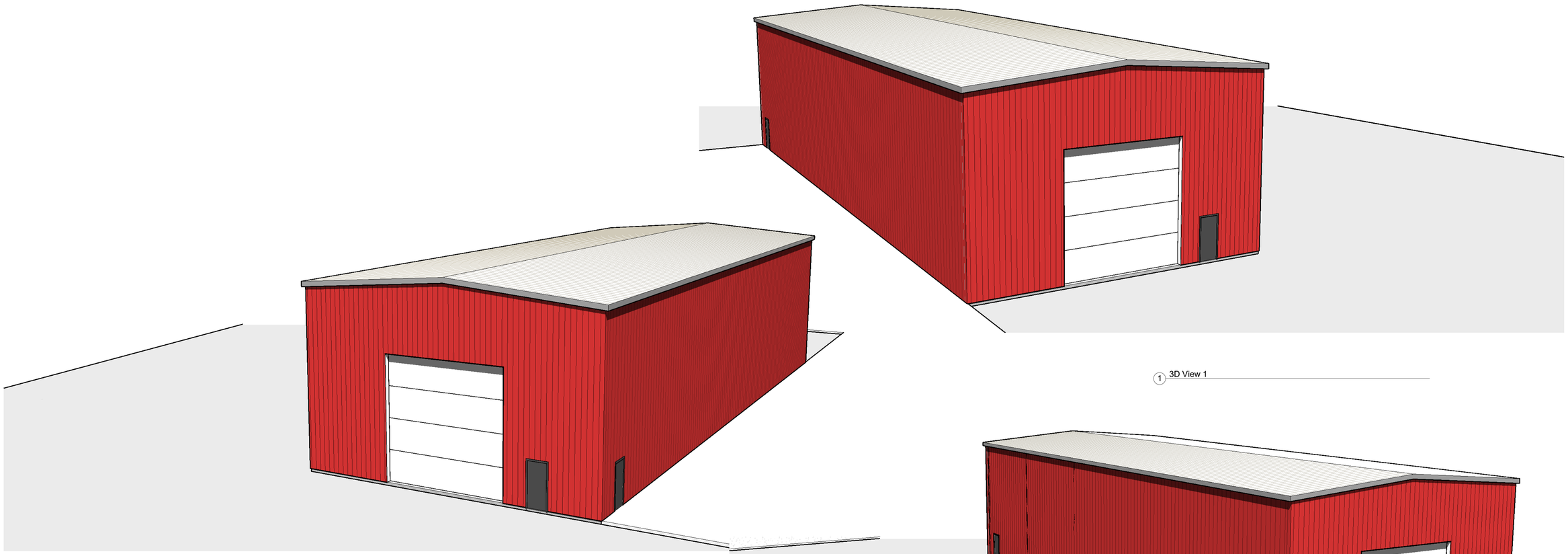
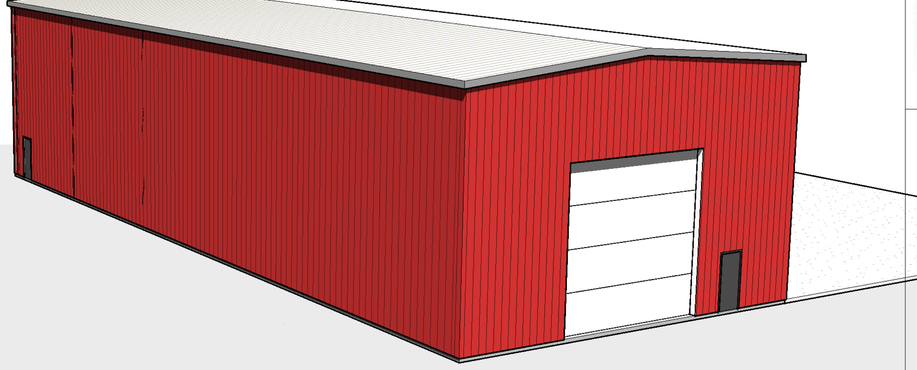
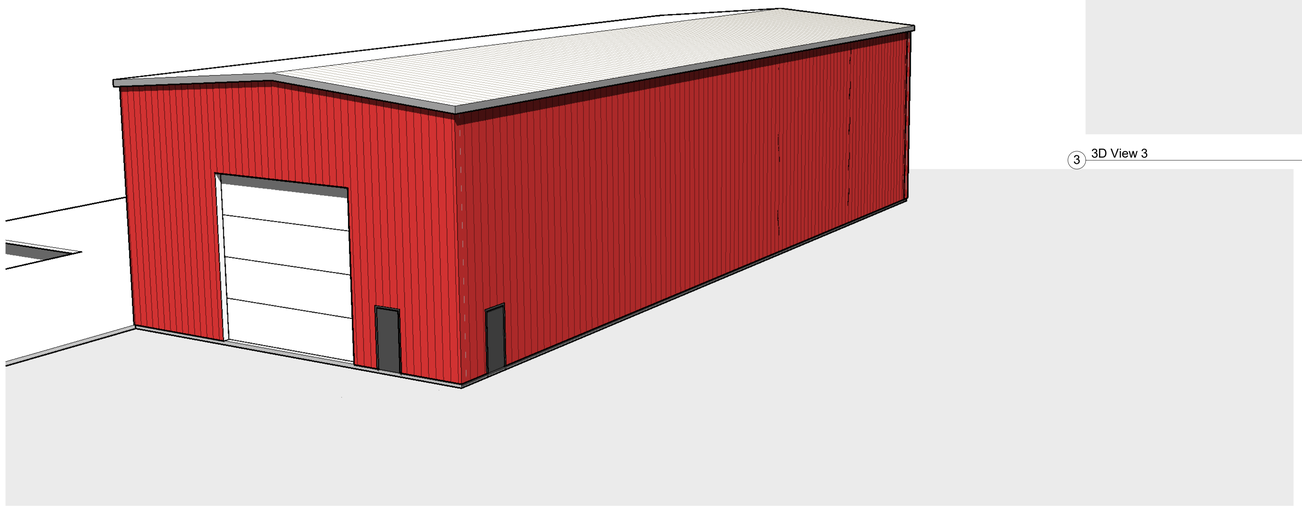


1 3D View 1

2 3D View 2



3 3D View 3



4 3D View 4

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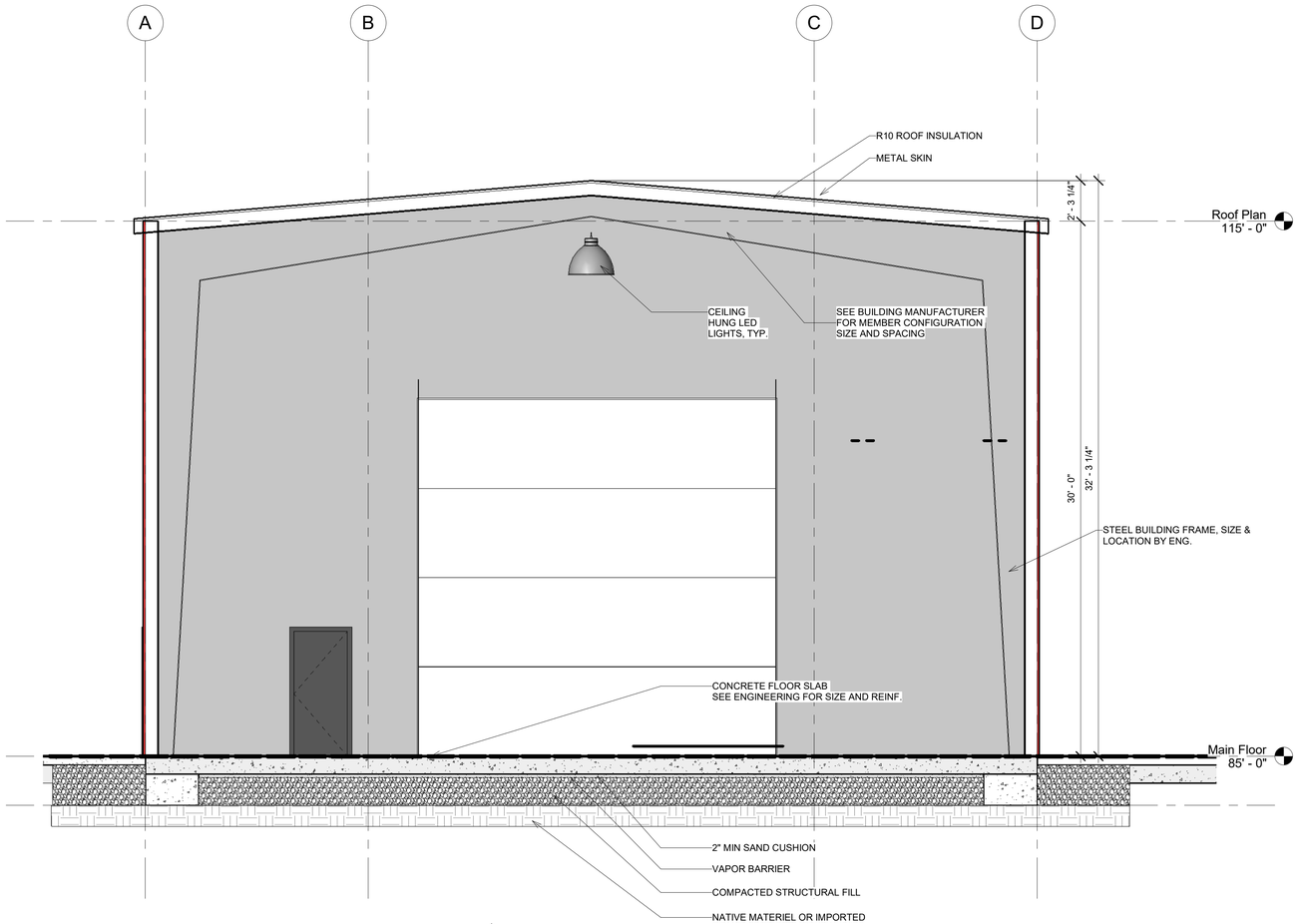
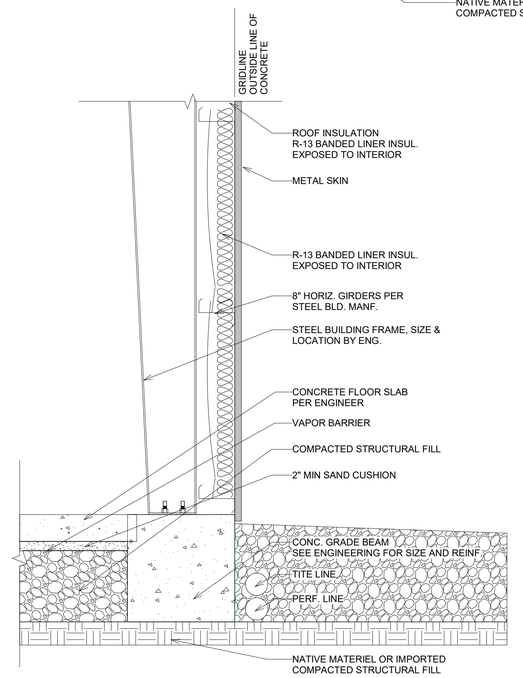
Perspective Views

A3.2



1 Section 1
1/4" = 1'-0"



2 Wall - Non Rated Exterior Main Frame
3/4" = 1'-0"

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Building Section

A4.0

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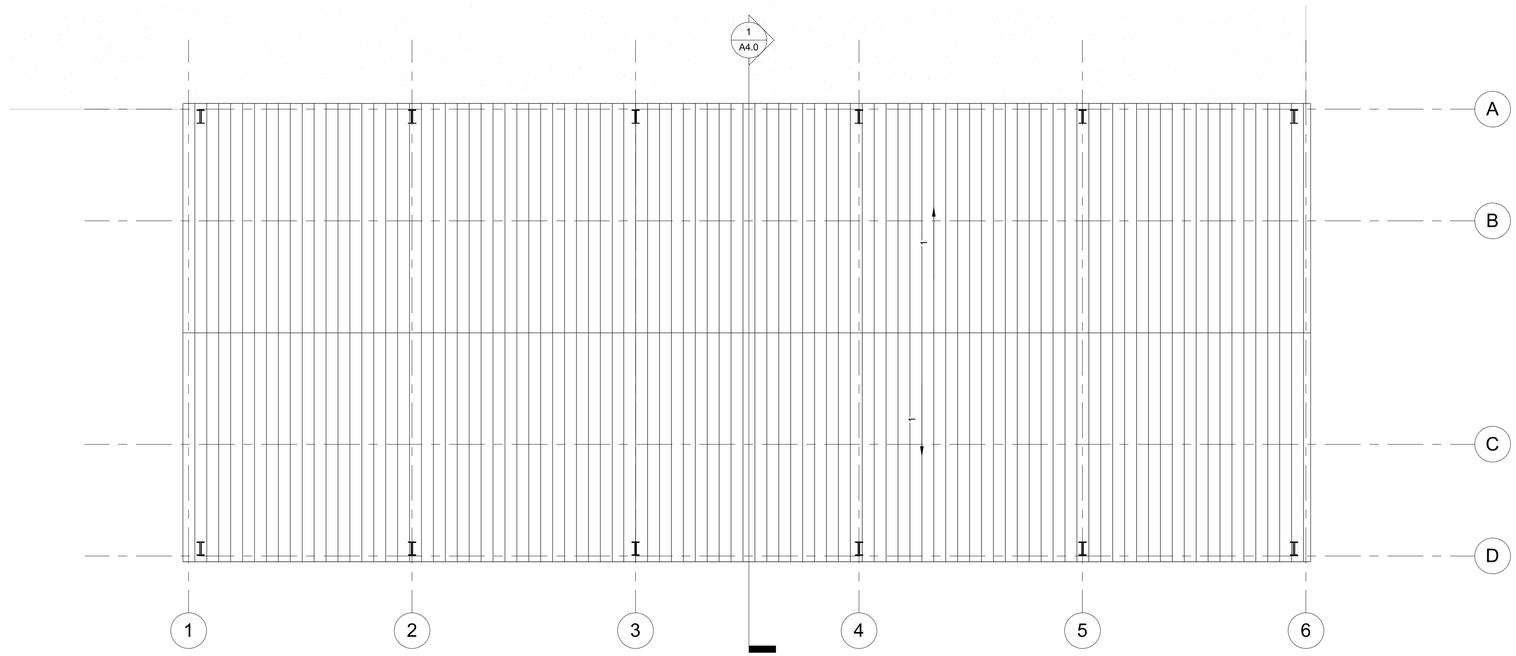
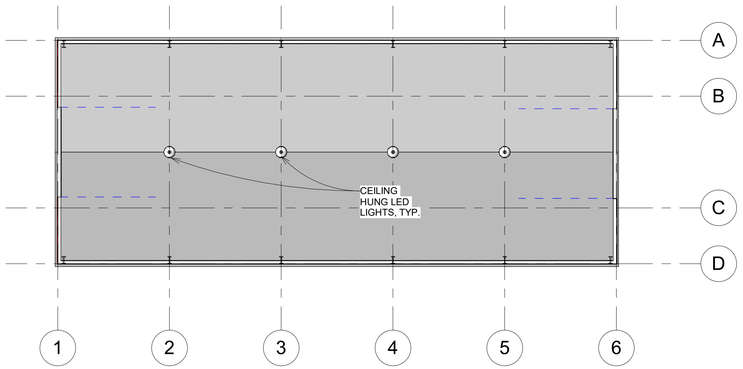


1 Roof Plan
1/8" = 1'-0"



2 Reflected Ceiling Plan
1/16" = 1'-0"

3 Lighting - High Bay LED
12" = 1'-0"

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Set Description:
Permit Set

Roof & RCP Plan

A5.0