

Schmidt House Heritage Grant Upgrades

swalling
WALK
ARCHITECTS

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Schmidt House
Heritage Grant Upgrades
330 Schmidt Place
Tumwater, WA 98501

5904
REGISTERED
ARCHITECT
SHEILA K SWALLING
STATE OF WASHINGTON

PROJECT No.
22023.1
PARCEL No.

DATE
04-20-2022
REVISIONS

PERMIT
SET

TITLE SHEET,
CODE INFO.,
SITE PLAN &
CONTACTS

T1.0

GENERAL NOTES

1. Contractor shall obtain all permits required by local and state governing authorities.

2. All work shall meet the standards and specifications of the local and state governing authorities. Reference Codes and Standards and amendments shall be the edition most recently adopted or in use in the jurisdiction.

3. Contractor shall verify all dimensions in field and shall coordinate installation of all materials and/or equipment whose dimensions are fixed. In the event that existing conditions are found to vary from assumed conditions, notify Architect immediately for clarification.

4. Contractor shall coordinate the work of all trades required to perform the Work. Where installation and/or connection of equipment is not specified and where such connection and/or installation is required for a complete and operable facility, the Contractor shall be held responsible for such installation and/or connection.

5. All work required by these Contract Documents shall be furnished and installed complete and in operating condition. Contractor shall furnish and install any miscellaneous items that may not be covered in the plans, but are necessary to provide a complete and workable project.

6. Repetitive features not noted on the drawings shall be completely provided as if drawn in full. If certain features are not fully shown or called for on the drawings, their construction shall be of the same character as for similar conditions that are shown or called for.

7. Contractor shall be responsible for all bracing, shoring, and storm water control necessary for safety, environmental protection, and completion of the work.

8. If hazardous materials are found to exist on this project, the Contractor shall cease all work related to the hazardous materials and immediately notify the Owner in writing of the circumstances.

9. Dimensions shown are as follows:
- To the face of stud at walls
- To the face of concrete at foundation walls
- To the center of columns and openings
- To the top of slab or plywood subfloor (when building stairs, take into account thickness of finished floor material)
Dimensions for door and window sizes are approximate. Contractor to verify all such dimensions, and rough openings with manufacturers.

10. Contractor to verify all elevations prior to starting work. Notify Architect of any variations from assumed conditions.
11. Contractor to verify size, location and material required for sanitary sewer, storm and water lines.

12. Verify and confirm all requirements of the Utility Companies unless noted otherwise.

13. Contractor shall be responsible for locating all existing utilities whether shown herein or not and to protect them from damage.

14. Contractor shall bear all expense of repair or replacement of utilities or other property damage by operations in conjunction with the execution of this work.

15. Drawings shall not be scaled.

16. Plans which appear as background on ceiling, plumbing, HVAC, electrical, and site improvement drawings are for the purpose only of illustrating general plan configurations. Such background shall not be used for portions of the work other than that pertaining to the title of each sheet. Refer to the appropriate sheet for each portion of the work.

17. All discrepancies found among drawings and notes shall be reported to the Architect for clarification. Architectural drawings are not intended to perfectly portray all work to be performed. In the event that drawings or notes do not accurately reflect the needs of the work, or the requirements of the Owner, or the requirements of code or jurisdictional authorities, notify the Architect immediately for clarification.

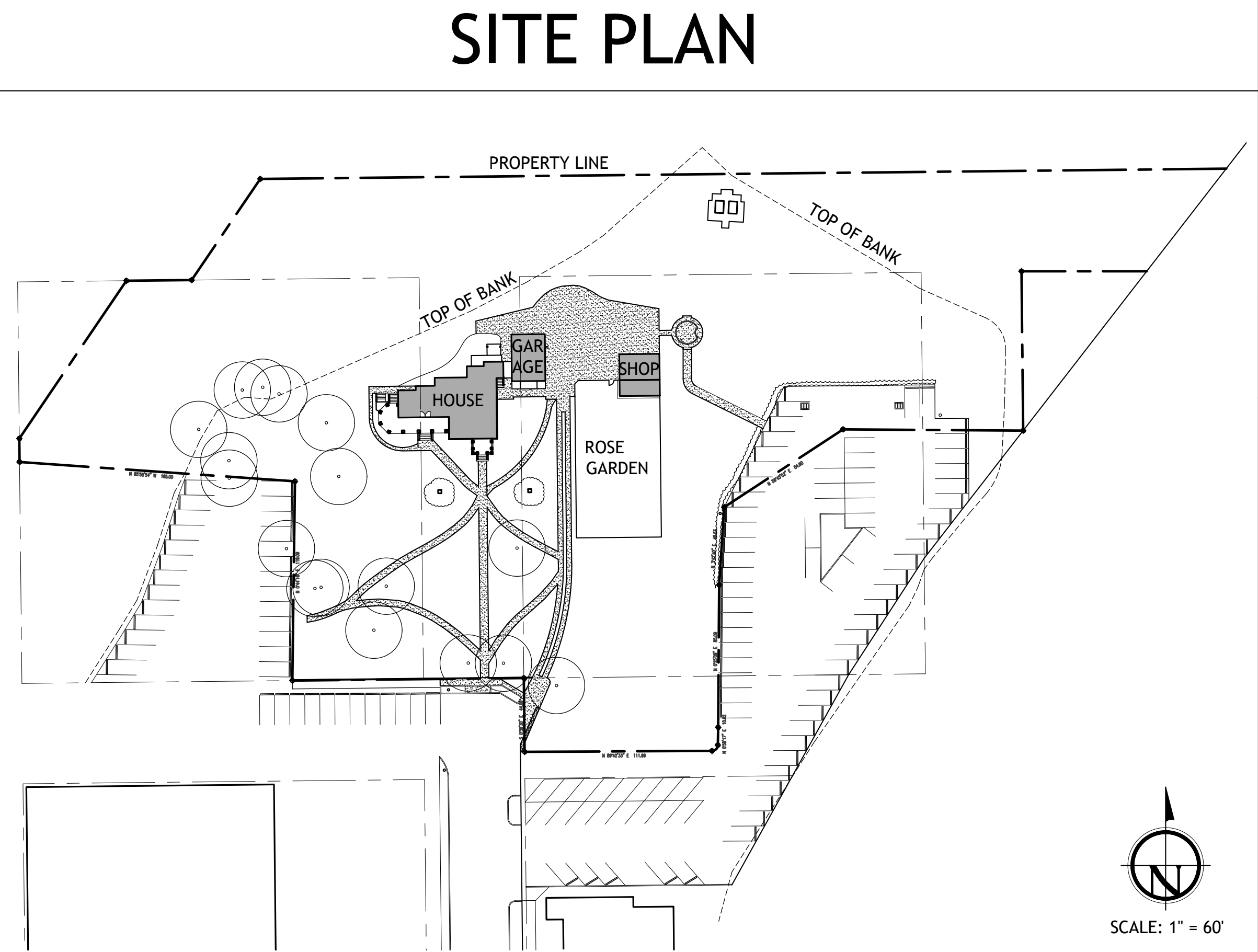
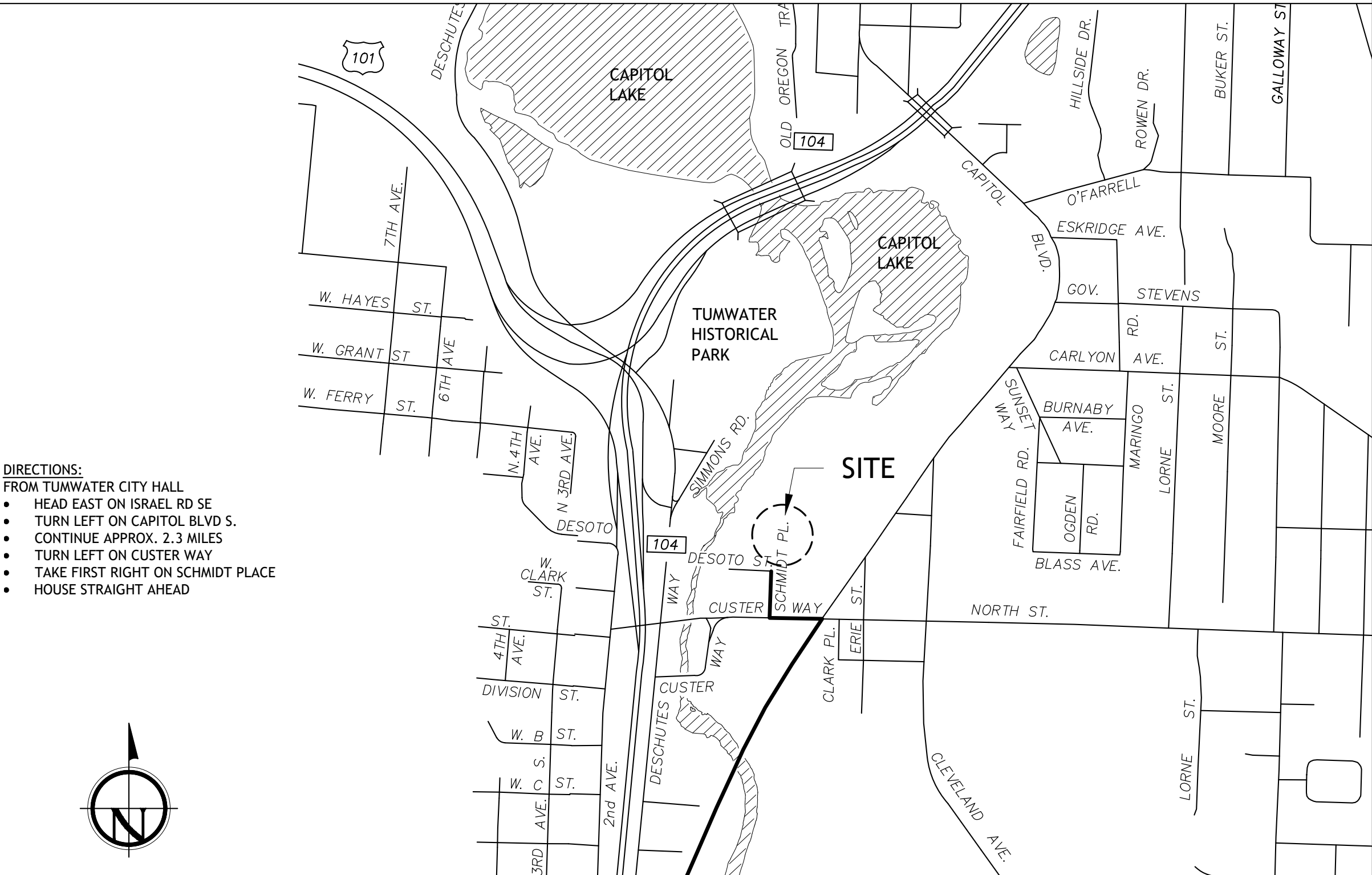
18. No portion of the work requiring a shop drawing or sample submission shall be commenced until the submission has been approved by the Owner's Representative. All such portions of the work shall be in accordance with approved shop drawings and sample. Owner's Representative shall determine which portions of the Work shall require shop drawing submittals.

19. All materials stored on or off the site shall be protected from weather to prevent damage and deterioration until use. Failure to protect materials may be cause for rejection of work.

20. Project Modifications: The Architect is not responsible for consequences arising directly or indirectly from the actions of others in connection with the project, including but not limited to changes made in plans, details, materials, or construction techniques made by the Owner, the Contractor, or any other party not working directly for the Architect.

21. Provide backing in wall for all wall mounted equipment / accessories. Provide seismic restraint for all free-standing shelving units.

VICINITY MAP



SHEET INDEX

- T1.0 TITLE SHEET, CODE INFO., VICINITY MAP & CONTACTS
- D2.0 BASEMENT DEMOLITION PLAN
- D2.1 FIRST FLOOR DEMOLITION PLAN
- A2.0 BASEMENT PLAN AND DOOR SCHEDULE
- A2.1 FIRST FLOOR PLAN
- A3.0 ADA RESTROOM SECTION, ENLARGED ADA PLAN, ELEVATIONS
- A4.0 DETAILS
- E1.1 LIGHTING PLAN - FIRST FLOOR
- M1.0 HVAC PLANS, MECHANICAL NOTES, EQUIPMENT SCHEDULES
- P1.0 PLUMBING PLANS, PLUMBING NOTES, PLUMBING SCHEDULE

CONTACTS

OWNER:
Olympia Tumwater Foundation
PO Box 4098
Tumwater, WA 98501
Office: 360.943.2550
Contact: John Freedman
jfreedman@olytumfoundation.org

HOUSE COMMITTEE:
Jill Crowson
John Freedman
Karen Johnson
Nic Crowson

FIRE SUPPRESSION:
Knight Fire Protection
9702 Lathrop Industrial Dr SW
Tumwater, WA 98512
Phone: 360.786.8606
Contact: Roger White
roger@knightfire.net

ARCHITECT:
Swalling Walk Architects
525 Columbia St. NW Suite 201
Olympia, WA 98501
Office: (360) 539-5175
Contact: Sheila Swalling or Kara Walk
sheila@swallingwalk.com

GENERAL CONTRACTOR:
FORMA Construction Company
PO Box 11489
Olympia, WA 98508
Contact: Michael Miltimore, Project Manager
Phone: 360.754.5788
Email: Michael.Miltimore@formacc.com
License # FORMACC878OR Exp: 9/19/2023

HVAC & PLUMBING:
Sunset Air
PO Box 8208
Lacey, WA 98509
Phone: 360.923.1244 x116
Contact: Joe Bettridge
JAB@sunsetair.com

BUILDING DEPT. INFO.

- PROJECT DESCRIPTION:**
- ADA restroom addition within existing garage
 - Exterior platform Lift added off terrace
 - Selected remodel at basement archives including:
New ductless HVAC
New fire suppression system
New doors

PROJECT ADDRESS:
330 Schmidt Place
Tumwater, WA 98501

PARCEL #: 4570 100 0005

ZONING: HC, Historic Commercial

EXISTING CONSTRUCTION TYPE:
Type V-B

OCCUPANCY TYPE: B

BUILDING CODE:
2018 International Existing Building Codes as amended by the State of Washington

PROJECT AREAS:

| | |
|--------------------------|----------|
| ADA Restroom | 81 |
| Platform Lift (exterior) | 0 |
| Basement Archives | 900 |
| Total Project Area | 981 S.F. |

EXISTING HOUSE AREAS:

| | |
|-----------|------------|
| Basement | 2,401 |
| 1st Floor | 1,816 |
| 2nd Floor | 1,584 |
| 3rd Floor | 696 |
| Total | 5,497 S.F. |

Garage 560 S.F.

NUMBER OF STORIES:
Existing house: 3 plus basement

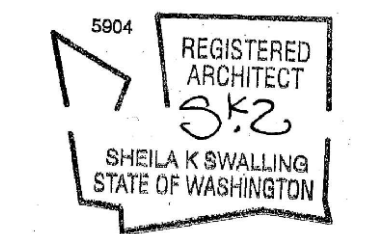
PARKING: Existing, no change

DEFERRED SUBMITTALS:
Fire Suppression System

ABBREVIATIONS

| | | | |
|----------------------------|---------------------------------------------------|-----------------------------|------------------------------|
| +/ - PLUS OR MINUS | EJ EXPANSION JOINT | JT JOINT | SA SMOKE ALARM ABOVE |
| ADJ ADJUSTABLE | EP ELECTRICAL PANEL | LAV LAVATORY | SAF SELF ADHERED FLASHING |
| AFF ABOVE FINISH FLOOR | EQ EQUAL | LB POUND | SC SOLID CORE |
| BCT BABY CHANGING TABLE | EQUIP EQUIPMENT | LIN LINEN | SD SOAP DISPENSER |
| BLT-IN BUILT-IN | EXIST EXISTING | LT LIGHT | SG SAFETY GLAZING |
| BN BEAM | EXIST'G EXISTING | MC MEDICINE CABINET | SH SINGLE HUNG |
| BO BOTTOM OF | EXP EXPOSED | MDO MEDIUM DENSITY OVERLAY | SIM SIMILAR |
| BRM BROOM CLOSET | F FREEZER | MECH MECHANICAL | SF SQUARE FEET |
| B/W BETWEEN | FD FLOOR DRAIN | MFR MANUFACTURER OR | SN SHAMPOO NICHE |
| BU BUILT-UP | FE FIRE EXTINGUISHER | MANUFACTURED | SND SANITARY NAPKIN DISPOSAL |
| CB CUTTING BOARD | FF FACTORY FINISH | MIN MINIMUM | SQ FT SQUARE FEET |
| CH CEILING HEIGHT | FIO FURNISH & INSTALLED BY OWNER | SS MINOR | SS STAINLESS STEEL |
| CJ CONTROL JOINT | FIN FINISH | SSD SEE STRUCTURAL DRAWINGS | SV SHEET VINYL |
| CM CARBON MONOXIDE ALARM | FO FACE OF | NTS NOT TO SCALE | SYM SYMMETRICAL |
| CONC CONCRETE MASONRY UNIT | FOIC FURNISHED BY OWNER & INSTALLED BY CONTRACTOR | OC ON CENTER | T TREAD |
| CLO CLOSET | FT FOOT OR FEET | OD OVERFLOW DRAIN | TB TOWEL BAR |
| COL CLEAN OUT | FV FIELD VERIFY | OH OPPOSITE HAND | TBG TONGUE & GROOVE |
| COLUMN | GA GAUGE | O/ OVER | TO TOP OF |
| CJ CONTROL JOINT | GALV GALVANIZED | OPP OPPOSITE | TPD TOILET PAPER DISPENSER |
| CONC CONCRETE | GC GENERAL CONTRACTOR | PKT POCKET DOOR | TS TUBE STEEL |
| CPT CARPET | GLB GLU-LAMINATED BEAM | POS POINT OF SALE | TYP TYPICAL |
| CSMT CASEMENT | GS GAS STARTER | PR PAIR | UC UNDER COUNTER |
| CT CERAMIC TILE | GW GLASS WASHER | PT PRESERVATIVE TREATED | UNO UNLESS NOTED OTHERWISE |
| D DRYER OR DEEP | GWB GYPSUM WALLBOARD | PTD PAPER TOWEL DISPENSER | VG VERTICAL GRAIN |
| DM DIMENSION | HB HOSE BIB | R RADIUS OR RISER | WD WASHING MACHINE |
| DN DOWN | ICF INSULATED CONCRETE FORM | RD ROOF DRAIN | WOM WALK-OFF MAT |
| DS DOWNSPOUT | INSUL INSULATION | REF REFRIGERATOR | WH WATER HEATER |
| DW DISHWASHER | | RL RAIN LEADER | WR WASTE RECEPTACLE |
| | | RS ROUGH SAWN | WSCOT WAINSCOT |

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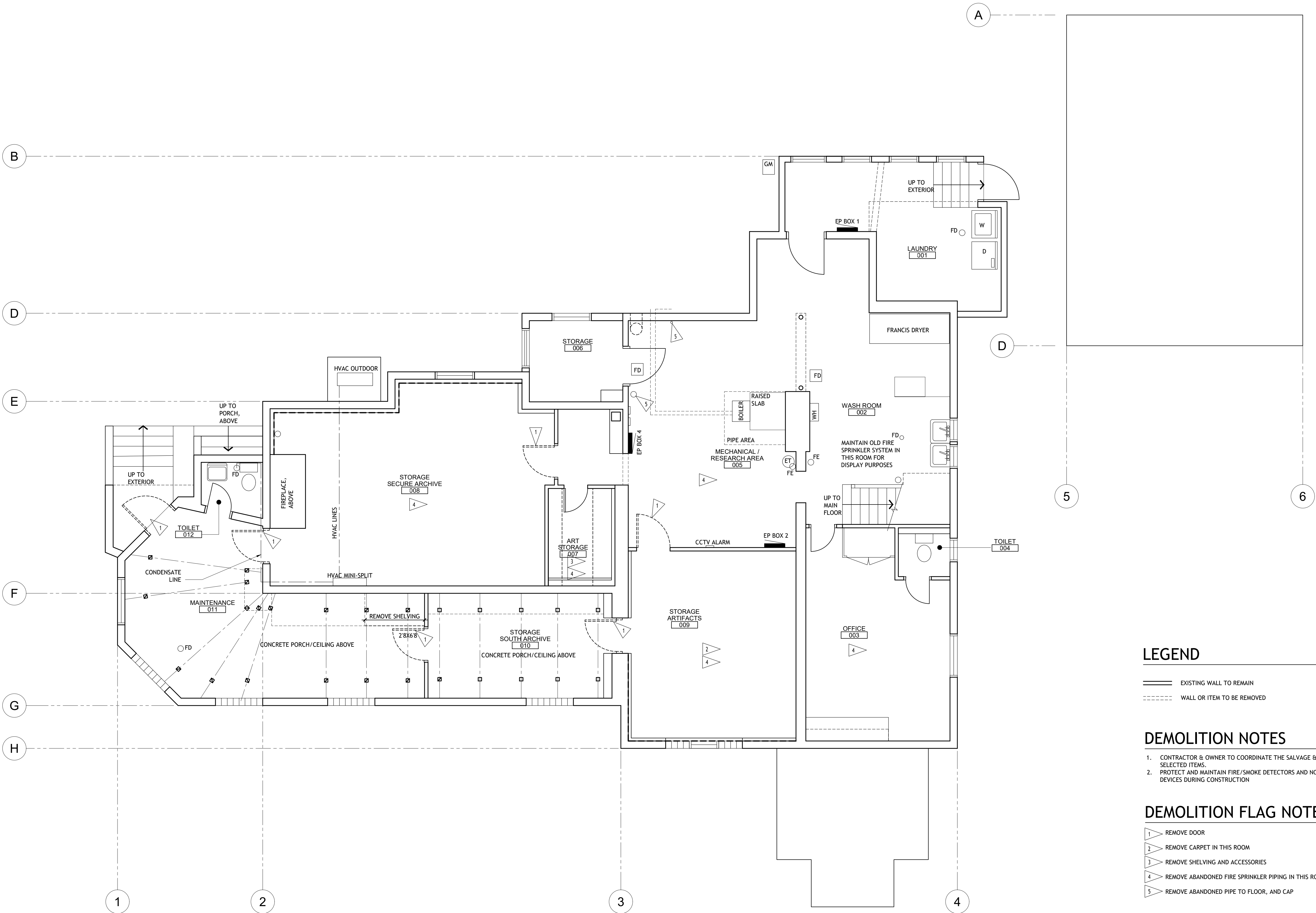
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BASEMENT
DEMOLITION
PLAN

D2.0



LEGEND

- EXISTING WALL TO REMAIN
- WALL OR ITEM TO BE REMOVED

DEMOLITION NOTES

- CONTRACTOR & OWNER TO COORDINATE THE SALVAGE & REUSE OWNER SELECTED ITEMS.
- PROTECT AND MAINTAIN FIRE/SMOKE DETECTORS AND NOTIFICATION DEVICES DURING CONSTRUCTION

DEMOLITION FLAG NOTES

- 1. REMOVE DOOR
- 2. REMOVE CARPET IN THIS ROOM
- 3. REMOVE SHELVEING AND ACCESSORIES
- 4. REMOVE ABANDONED FIRE SPRINKLER PIPING IN THIS ROOM
- 5. REMOVE ABANDONED PIPE TO FLOOR, AND CAP

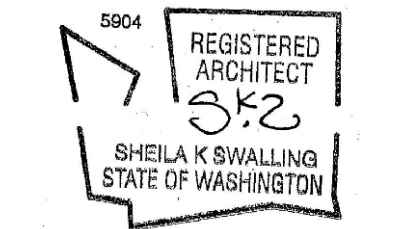


BASEMENT DEMOLITION PLAN

1/4"=1'-0"

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Heritage Grant Upgrades

330 Schmidt Place
Tumwater, WA 98501

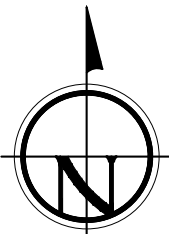
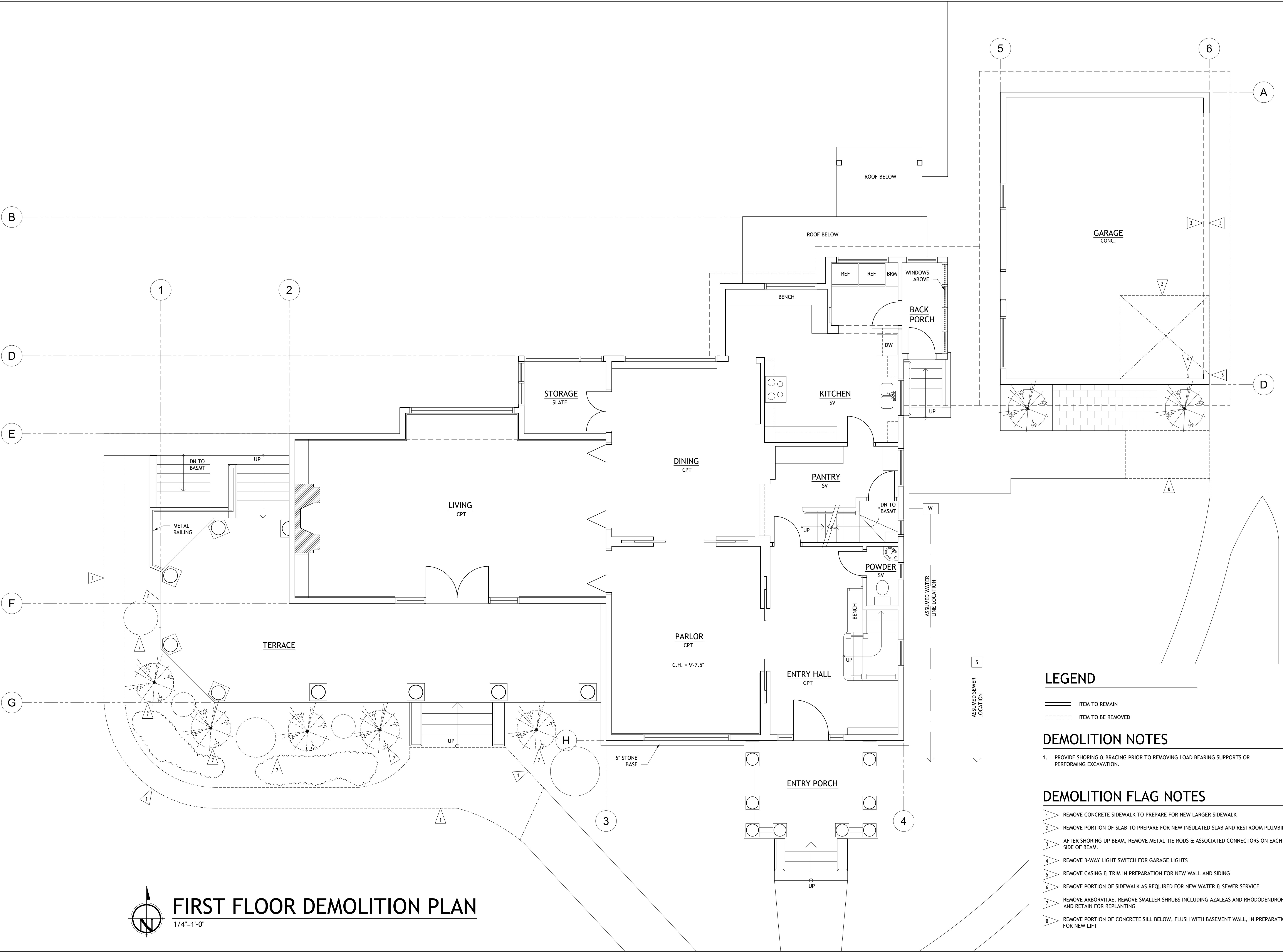


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| PROJECT No. |
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FIRST FLOOR
DEMOLITION
PLAN

D2.1



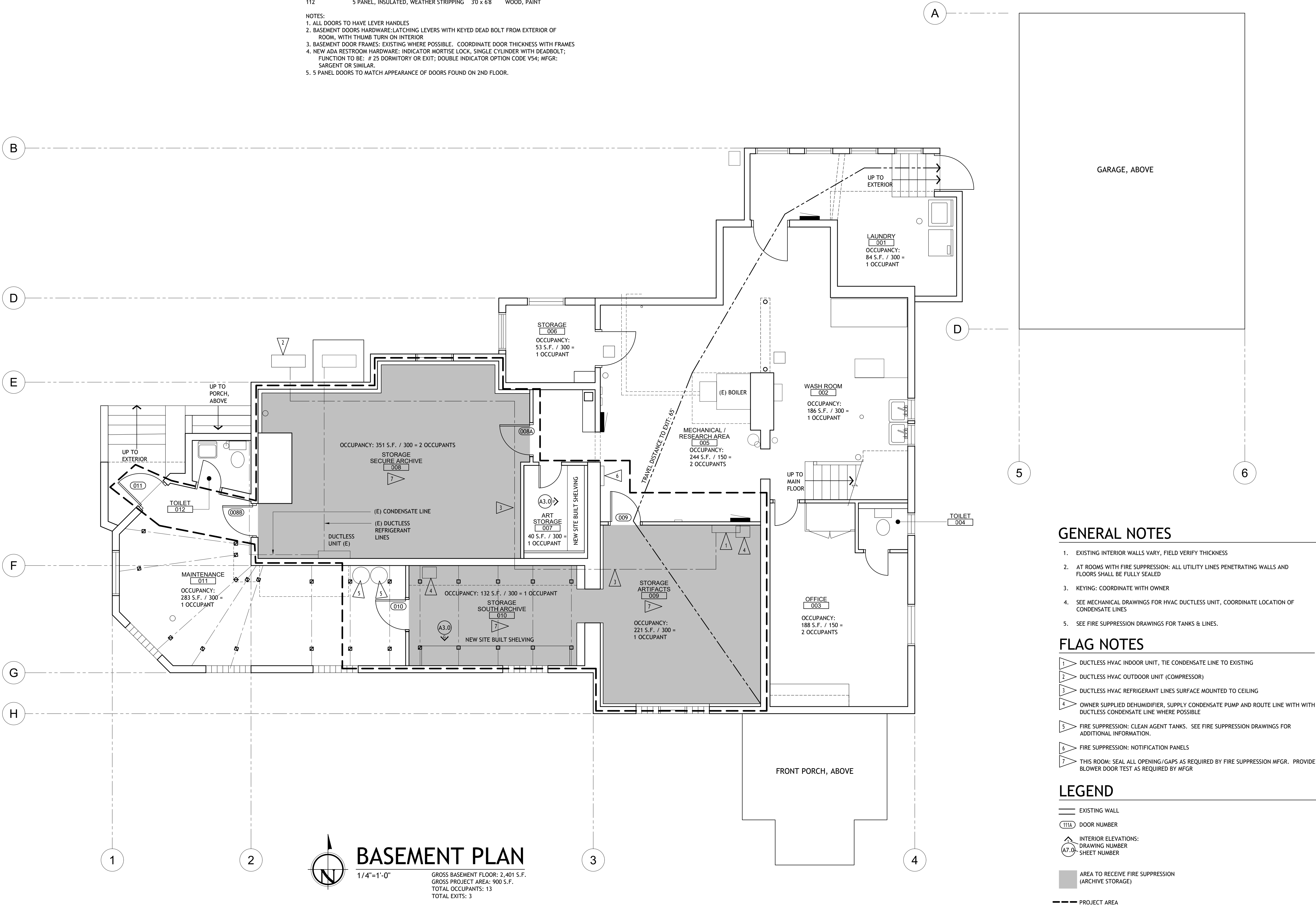
FIRST FLOOR DEMOLITION PLAN

1/4"=1'-0"

DOOR SCHEDULE

| DOOR NUMBER | TYPE | SIZE | MATERIAL/FINISH |
|-------------|---------------------------------------|---------|-----------------|
| 008A | 5 PANEL, WEATHER STRIPING | 30 x 68 | WOOD, PAINT |
| 008B | 5 PANEL, WEATHER STRIPING | 30 x 68 | WOOD, PAINT |
| 009 | 5 PANEL, WEATHER STRIPING | 30 x 68 | WOOD, PAINT |
| 010 | 5 PANEL, WEATHER STRIPING | 30 x 68 | WOOD, PAINT |
| 011 | FLUSH, INSULATED, WEATHER STRIPING | 30 x 68 | METAL, PAINT |
| 112 | 5 PANEL, INSULATED, WEATHER STRIPPING | 30 x 68 | WOOD, PAINT |

- NOTES:
- ALL DOORS TO HAVE LEVER HANDLES
 - BASEMENT DOORS HARDWARE: LATCHING LEVERS WITH KEYED DEAD BOLT FROM EXTERIOR OF ROOM, WITH THUMB TURN ON INTERIOR
 - BASEMENT DOOR FRAMES: EXISTING WHERE POSSIBLE. COORDINATE DOOR THICKNESS WITH FRAMES
 - NEW ADA RESTROOM HARDWARE: INDICATOR MORTISE LOCK, SINGLE CYLINDER WITH DEADBOLT; FUNCTION TO BE: # 25 DORMITORY OR EXIT; DOUBLE INDICATOR OPTION CODE V54; MFG: SARGENT OR SIMILAR.
 - 5 PANEL DOORS TO MATCH APPEARANCE OF DOORS FOUND ON 2ND FLOOR.



GENERAL NOTES

- EXISTING INTERIOR WALLS VARY, FIELD VERIFY THICKNESS
- AT ROOMS WITH FIRE SUPPRESSION: ALL UTILITY LINES PENETRATING WALLS AND FLOORS SHALL BE FULLY SEALED
- KEYING: COORDINATE WITH OWNER
- SEE MECHANICAL DRAWINGS FOR HVAC DUCTLESS UNIT, COORDINATE LOCATION OF CONDENSATE LINES
- SEE FIRE SUPPRESSION DRAWINGS FOR TANKS & LINES.

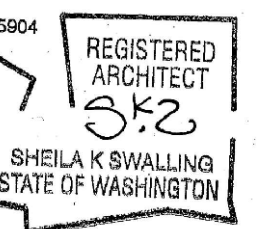
FLAG NOTES

- DUCTLESS HVAC INDOOR UNIT, TIE CONDENSATE LINE TO EXISTING
- DUCTLESS HVAC OUTDOOR UNIT (COMPRESSOR)
- DUCTLESS HVAC REFRIGERANT LINES SURFACE MOUNTED TO CEILING
- OWNER SUPPLIED DEHUMIDIFIER, SUPPLY CONDENSATE PUMP AND ROUTE LINE WITH WITH DUCTLESS CONDENSATE LINE WHERE POSSIBLE
- FIRE SUPPRESSION: CLEAN AGENT TANKS. SEE FIRE SUPPRESSION DRAWINGS FOR ADDITIONAL INFORMATION.
- FIRE SUPPRESSION: NOTIFICATION PANELS
- THIS ROOM: SEAL ALL OPENING/GAPS AS REQUIRED BY FIRE SUPPRESSION MFG. PROVIDE BLOWER DOOR TEST AS REQUIRED BY MFG

LEGEND

- EXISTING WALL
- DOOR NUMBER
- INTERIOR ELEVATIONS: DRAWING NUMBER, SHEET NUMBER
- AREA TO RECEIVE FIRE SUPPRESSION (ARCHIVE STORAGE)
- PROJECT AREA

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Tumwater, WA 98501



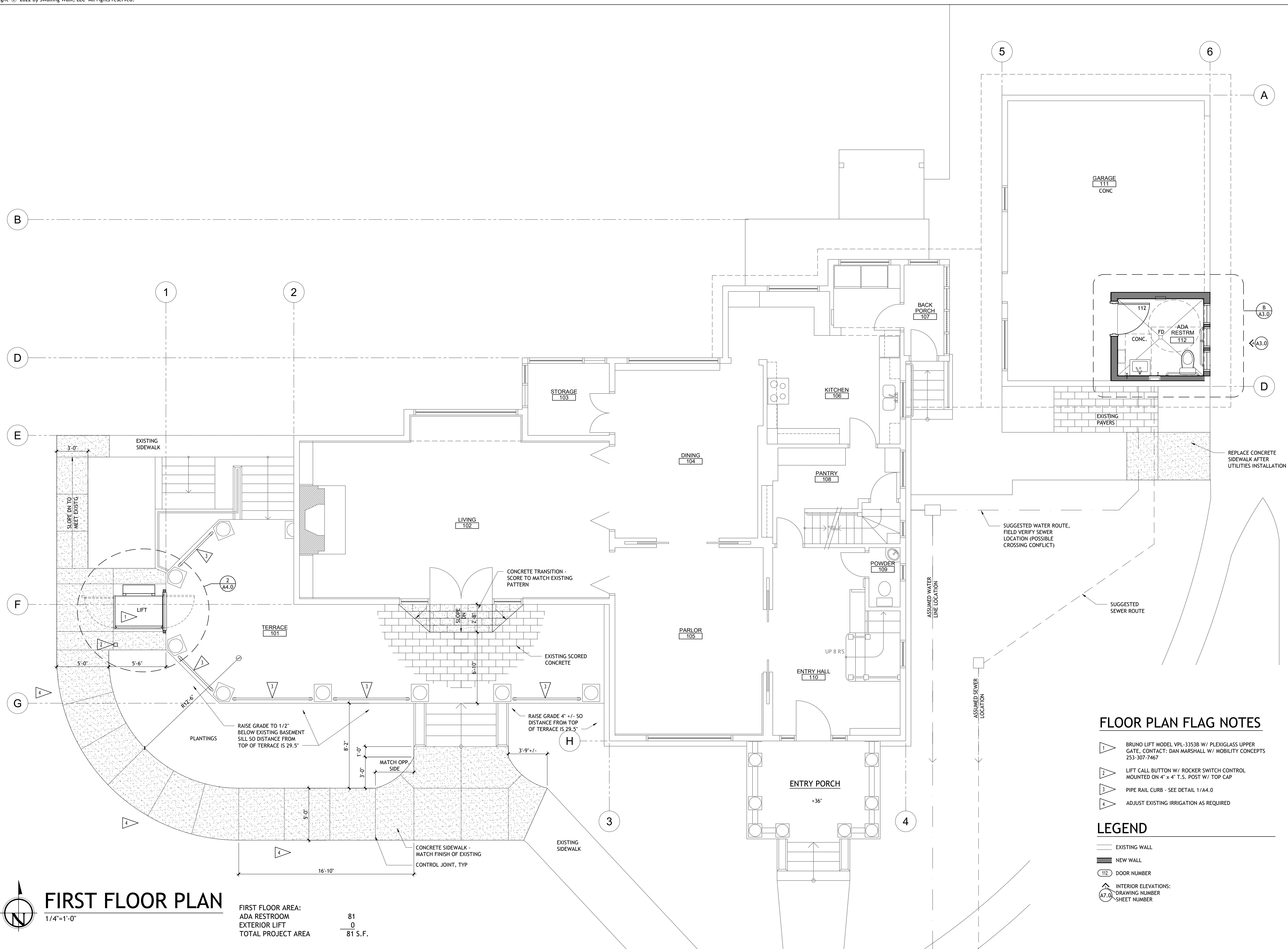
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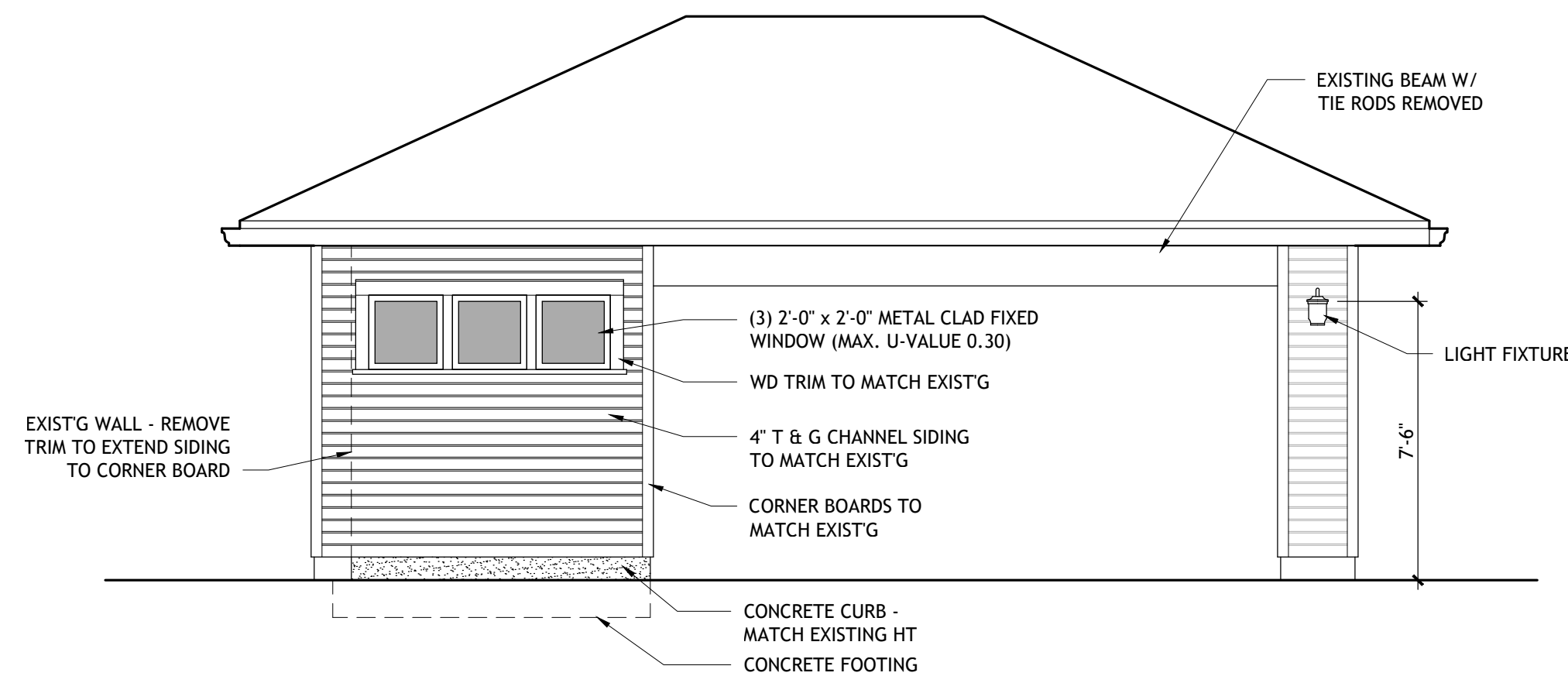
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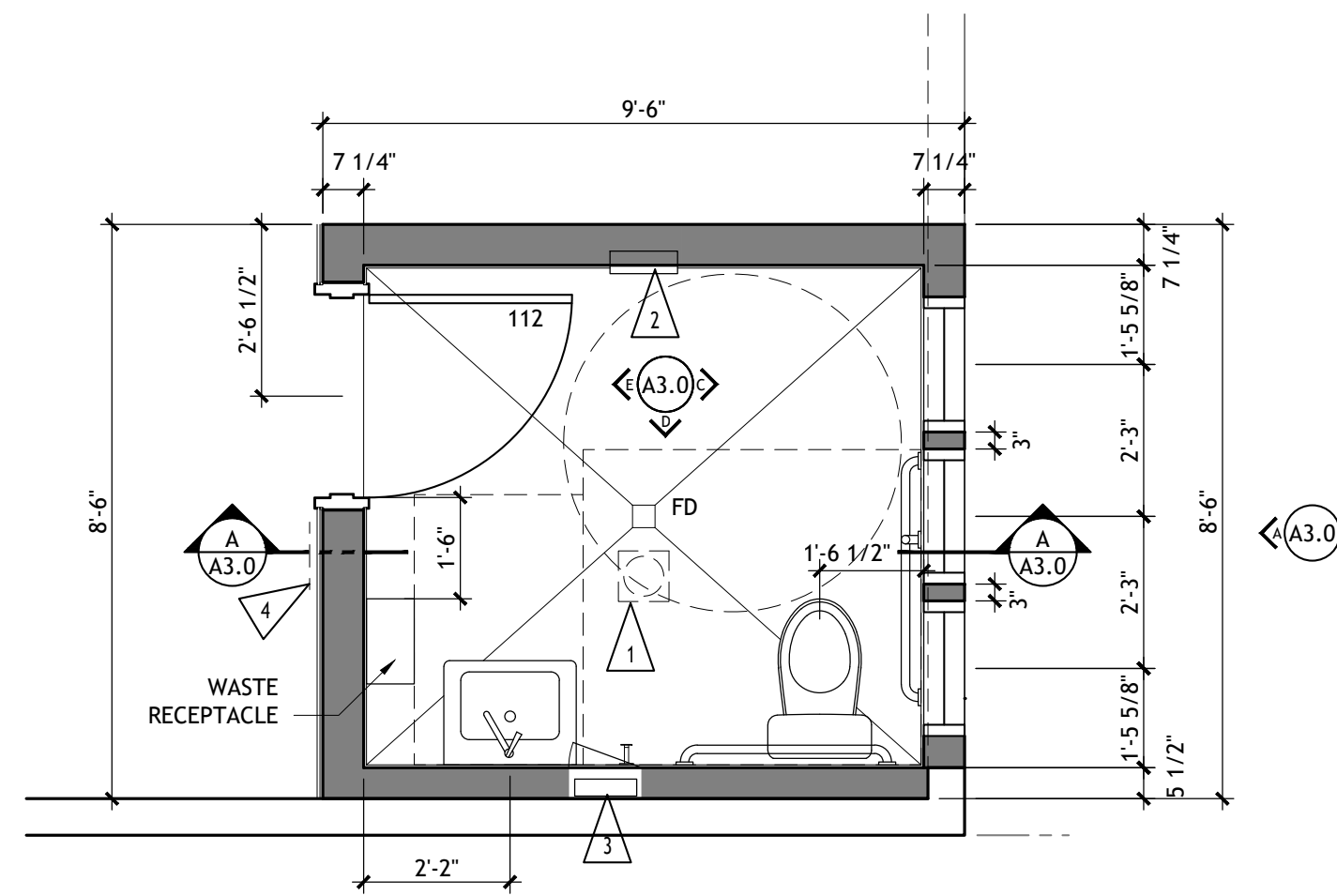
FIRST FLOOR PLAN

A2.1





A EAST ELEVATION @ GARAGE
1/4" = 1'-0"



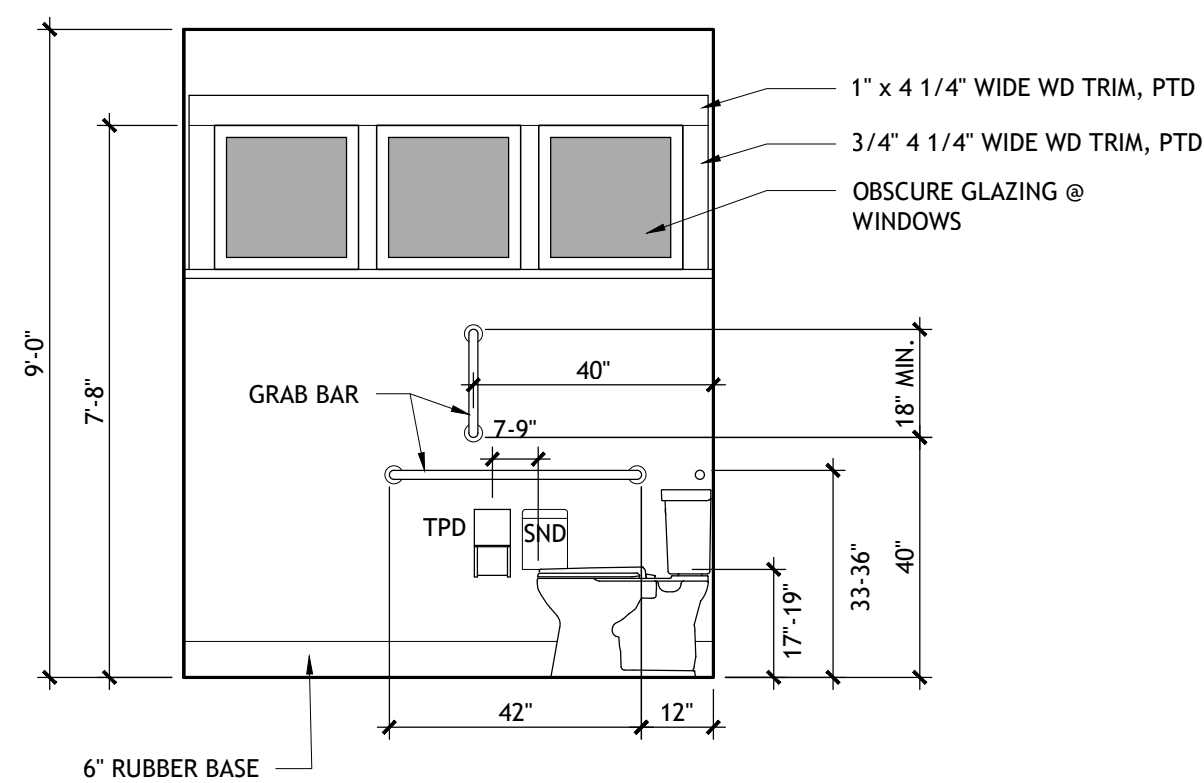
B ENLARGED ADA RESTROOM
3/8" = 1'-0"

RESTROOM SPECIFICATIONS

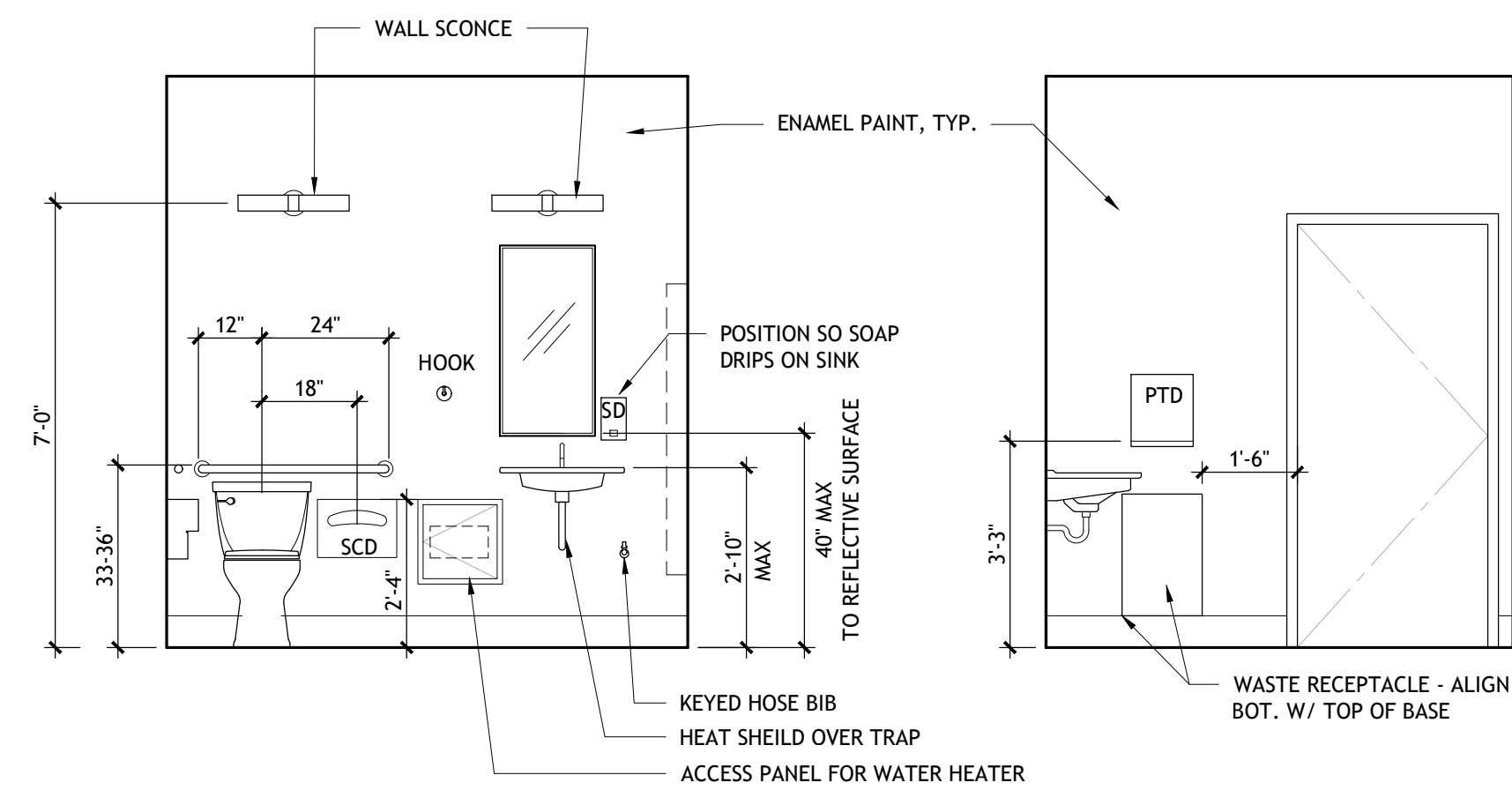
1. SEAT COVER DISPENSER (SCD) - BOBRICK MODEL B-4221, SURFACE-MOUNTED, TYPE 304, 20 GA STAINLESS STEEL
2. TOILET PAPER DISPENSER (TPD) - BOBRICK MODEL B4288, SURFACE-MOUNTED MULTI-ROLL DISPENSER, TYPE 304 STAINLESS STEEL
3. SANITARY NAPKIN DISPOSAL (SND) - BOBRICK MODEL B-270, SURFACE-MOUNTED, TYPE 304, 22 GA STAINLESS STEEL
4. PAPER TOWEL DISPENSER - BOBRICK MODEL B-9262, SURFACE-MOUNTED, TYPE 304, 18 GA STAINLESS STEEL, C-FOLD OR MULTIFOLD PAPER TOWELS
5. WASTE RECEPTACLE - BOBRICK MODEL B-277, SURFACE MOUNT, TYPE 304, 20 GAGE W/ LINER MATE
6. MIRROR - BOBRICK MODEL B-290 SERIES, 18" W x 36", GLASS MIRROR WITH STAINLESS STEEL ANGLE FRAME
7. COAT & PURSE HOOK - BOBRICK MODEL B-9542, 303 MACHINED SOLID STAINLESS STEEL IN SATIN FINISH
8. GRAB BARS - BOBRICK MODEL B-5806 SERIES, 1 1/4" DIA. STAINLESS STEEL GRAB BARS WITH SNAP FLANGE, SATIN FINISH, SIZES AS NOTED ON INTERIOR ELEVATIONS
9. TOILET - KOHLER MODEL K-31621 CIMARRON, COMFORT HEIGHT, COLOR - WHITE
10. SINK - NAMEEKS MODEL CERASTYLE 04000-U, WHITE CERAMIC, SINGLE BOWL, SINGLE HOLE, WALL MOUNTED, ADA COMPLIANT
11. CONCRETE FLOOR - POLISHED & SEALED

RESTROOM FLAG NOTES

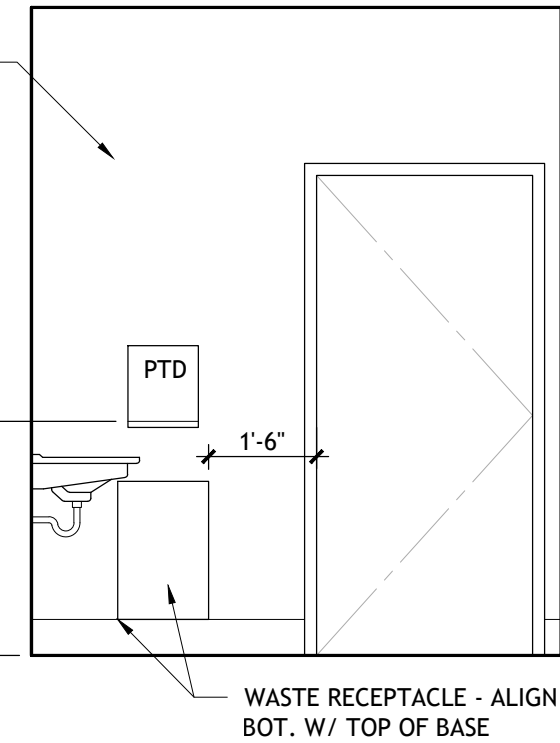
- | | |
|---|-------------------------------------------------------------------------------------------------|
| 1 | EXHAUST FAN ABOVE PER MECHANICAL, CONNECT TO LIGHT OCCUPANCY SENSOR |
| 2 | WALL HEATER PER MECHANICAL |
| 3 | WATER HEATER PER MECHANICAL, MOUNTED IN STUD CAVITY WITH ACCESS PANEL. SEE INTERIOR ELEV. BELOW |
| 4 | ADA RESTROOM SIGN PER CODE. MOUNT BOTTOM OF SIGN @ 48" ABOVE CONCRETE SLAB |



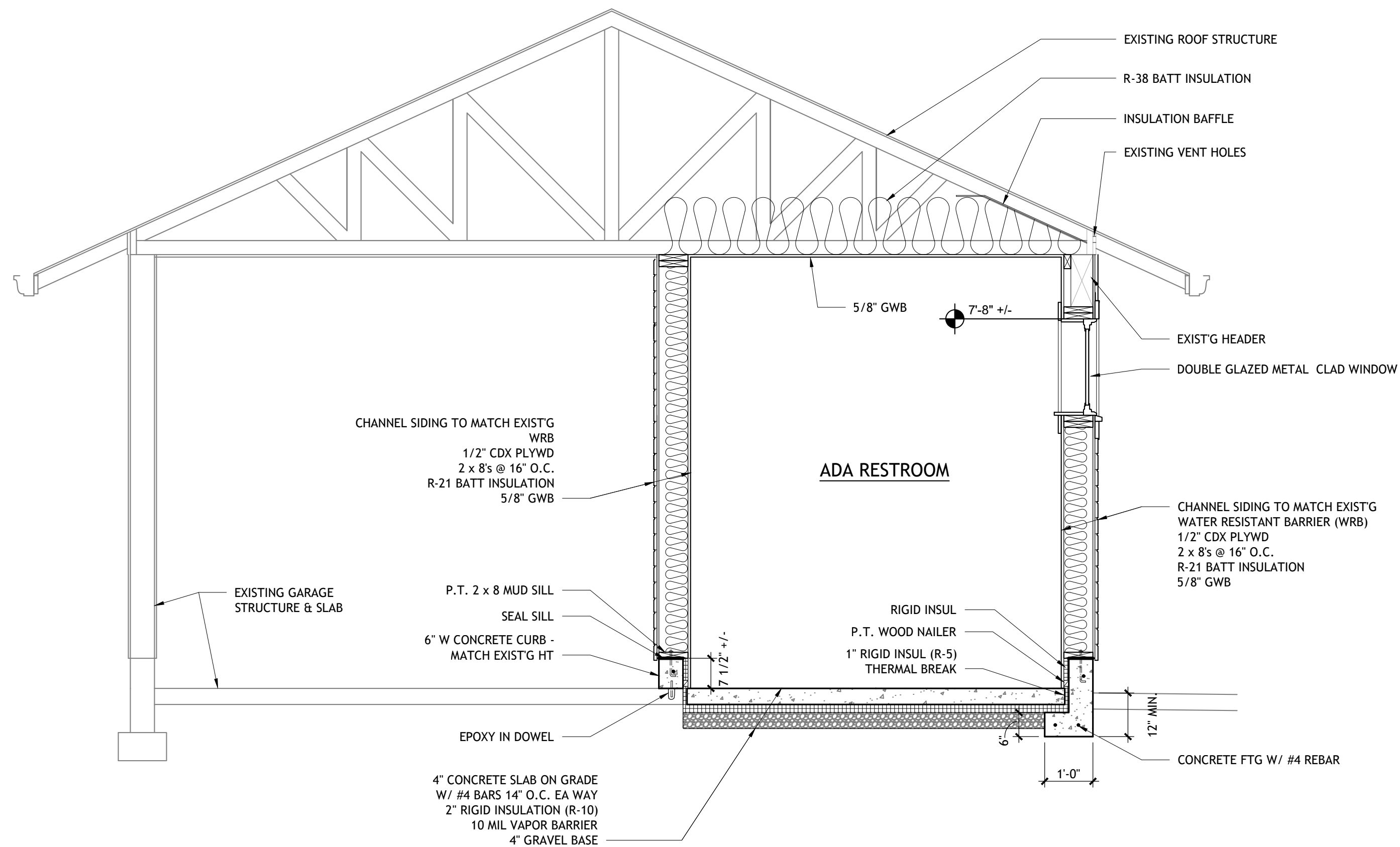
C ADA RESTROOM - East
3/8" = 1'-0"



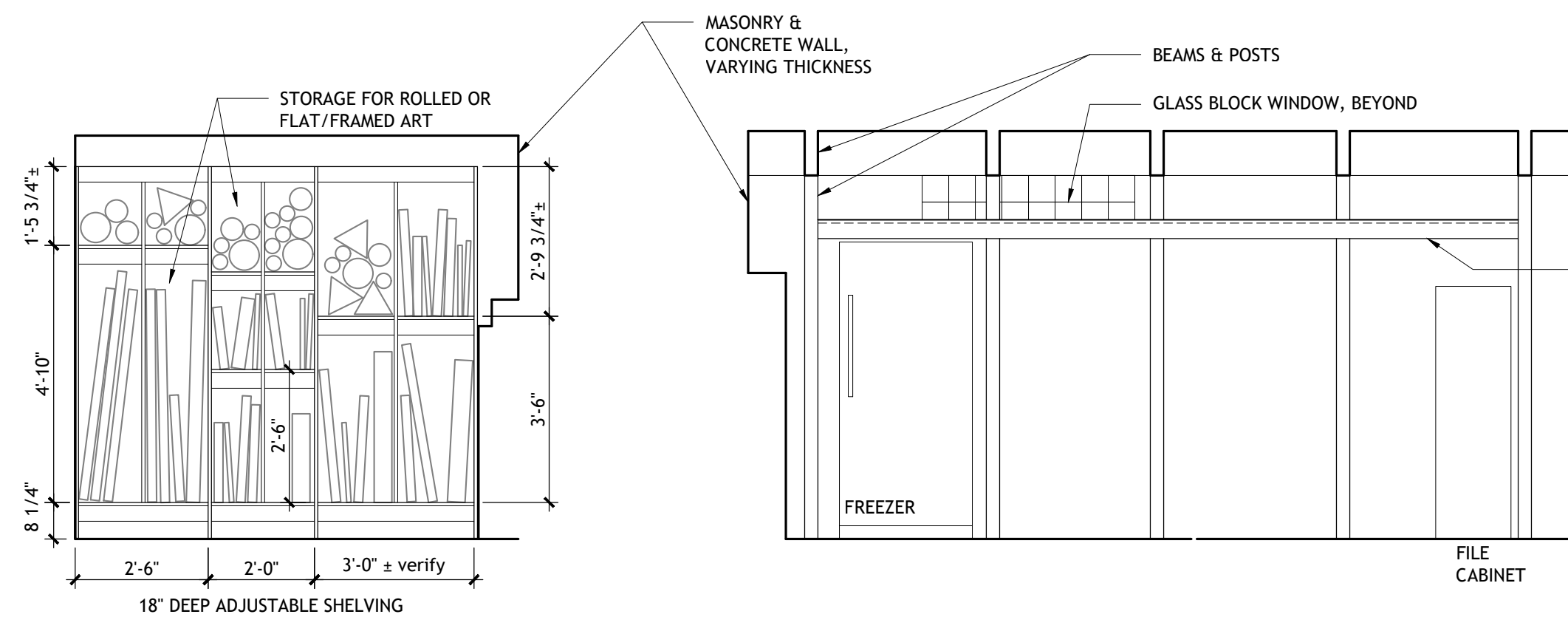
(D) ADA RESTROOM - South
3/8" = 1'-0"



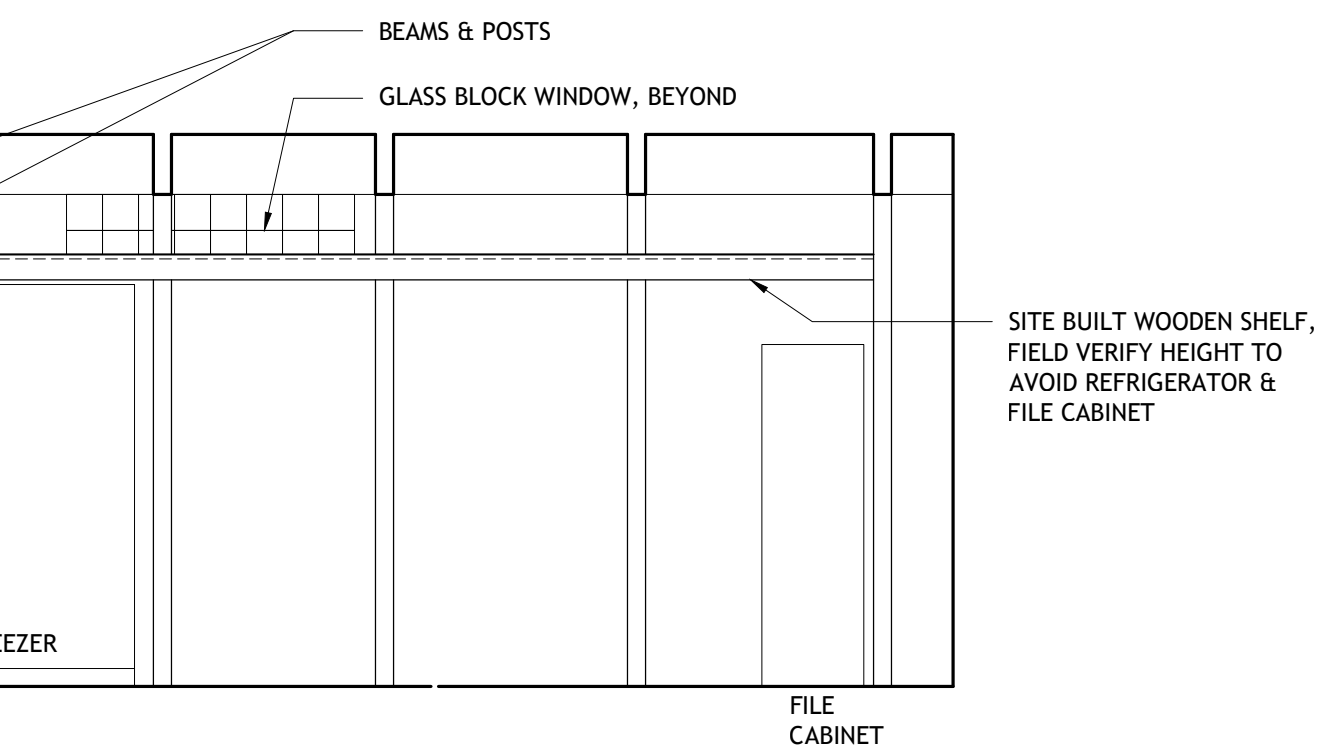
E ADA RESTROOM - West
3/8" = 1'-0"



SECTION A-A THRU GARAGE
1/2"=1'-0"



F ART STORAGE - EAST
3/8" = 1'-0"



G SOUTH ARCHIVE - SOUTH
3/8" = 1'-0"

STRUCTURAL NOTES

STRUCTURAL CONCRETE

GENERAL

All concrete shall meet the requirements of ACI-301, "Specifications For Structural Concrete For Buildings." Proportioning of ingredients for each concrete mix shall be by Method 2 or the alternate procedure given in ACI-301, Chapter Seven. Place concrete per ACI-304 and conform to ACI-306R for cold weather placement and ACI-305R for hot weather placement. All concrete thicker or deeper than 4 inches shall be vibrated during placement. Use internal mechanical vibrators. Do not over-vibrate. Inserts, bolts, boxes, pipes, conduits, and other accessories shall be securely installed and inspected prior to placing concrete. Remove water, debris, wood, and loose concrete from space where concrete is to be placed.

Protect all concrete from premature drying, excessive hot or cold temperature. Curing should start immediately after the concrete has been finished and be continued for at least seven (7) days.

PROPERTIES

Footings, foundation walls and slab-on-grade:

- f'c : 2500 PSI minimum at 28 days, 5 ½ sack minimum mix
- Slump : 5 inches maximum
- 4 inches maximum at interior slab-on-grade
- water / cement : 0.45 maximum by weight
- air entrainment : 5% +/- 1%
- 3% +/- 1% at interior slab-on-grade
- ¾ inch maximum size aggregate

MATERIALS

Cement: ASTM C150, normal – Type I or I-II
Coarse and fine aggregate: ASTM C33
Water shall be clean and not detrimental to concrete.

ADMIXTURES

Water reducing admixture: ASTM C494, Type A. Admixtures shall be used in exact accordance with manufacturer's instructions.
Air entrainment: ASTM C260 and ASTM C494, except those containing chlorides may not be used.
No other admixture permitted unless approved by the Consulting Engineer. Do not use calcium chloride or related materials.

PLACEMENT

- A. General: Comply with requirements of ACI 304 and as follows:
- Schedule continuous placement and consolidation to prevent formation of cold joints.
 - Deposit concrete as close as possible to its final location, to avoid segregation.
 - Thoroughly consolidate without displacing reinforcing using internal vibrators.
 - Strike off and level concrete slab surfaces, using bull floats before bleed water can collect on surface. Do not work concrete further until finishing operations are commenced.

REINFORCING STEEL

Reinforcing steel shall conform to ASTM A615 Grade 60 new billet stock, deformed steel free of rust, scale or other bond-reducing coatings. Tie bars securely with #16 double annealed wire. Fabricate in accordance with ACI 315.

Provide support as indicated or recommended by ACI STD 315. Reinforcing shall be placed in accordance with "CRSI Recommended Practice For Placing Reinforcing Bars."

CONCRETE COVER

The following concrete cover shall be provided for reinforcement:

- Concrete cast against and permanently exposed to earth:
 - 3 inches for footings
 - 2 inches for interior slab-on-grade
- Concrete exposed to earth or weather:
 - 1½ inches for #5 bars and smaller and WWF

CONCRETE DOWELING ADHESIVE (CDA)

INTO CONCRETE

Adhesive anchors shall consist of a threaded anchor rod, nut, and washer and an injectable adhesive material. Manufacturer's instructions shall be followed for all installation steps including: material handling and storing, substrate drilling and cleaning, and adhesive installation. The injectable adhesive material shall be HIT HY 200 (A or R), as manufactured by Hilti, Inc or SET-PACK EZ, as manufactured by Simpson.

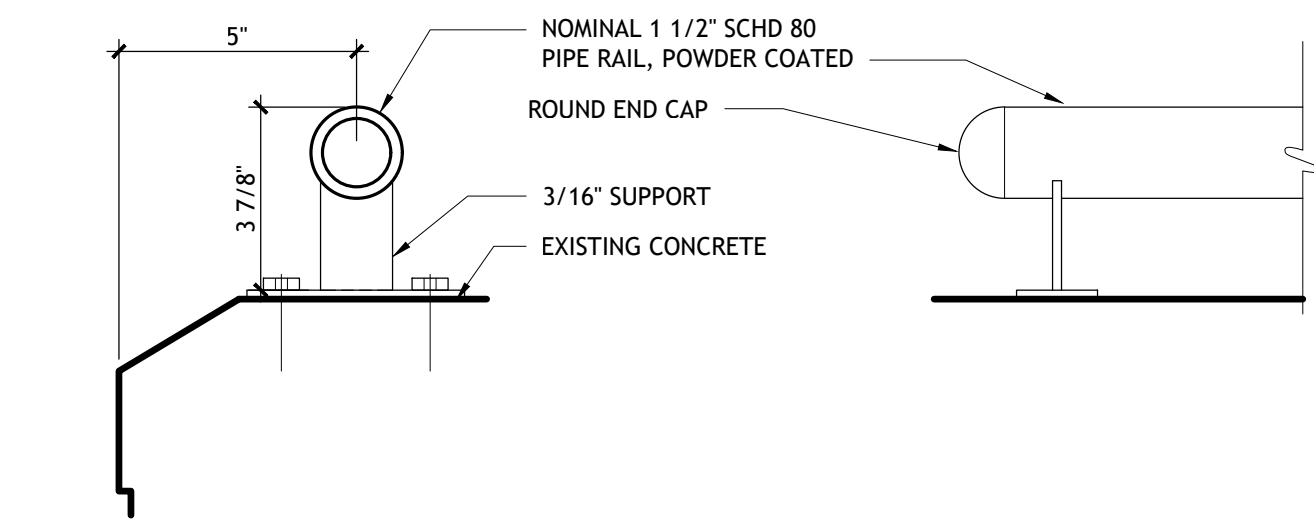
- Only injection tools and static mixing nozzles recommended by the manufacturer shall be used.
- Anchor rods shall be ASTM A36 furnished with two chamfered end so that either end will accept a nut and washer.

Epoxy Adhesive Installation Procedure:

Procedure to install the epoxy anchors: Drill holes with a bit 1/8 inch larger than the rod diameter to the specified depth. The hole shall be brushed and blown with compressed air. The epoxy shall be injected on the ground until the gray and black are thoroughly mixed. The epoxy shall then be injected in the hole and the rod inserted and rotated. Record the Expiration Date of the adhesive and the Temperature at the time of the installation.

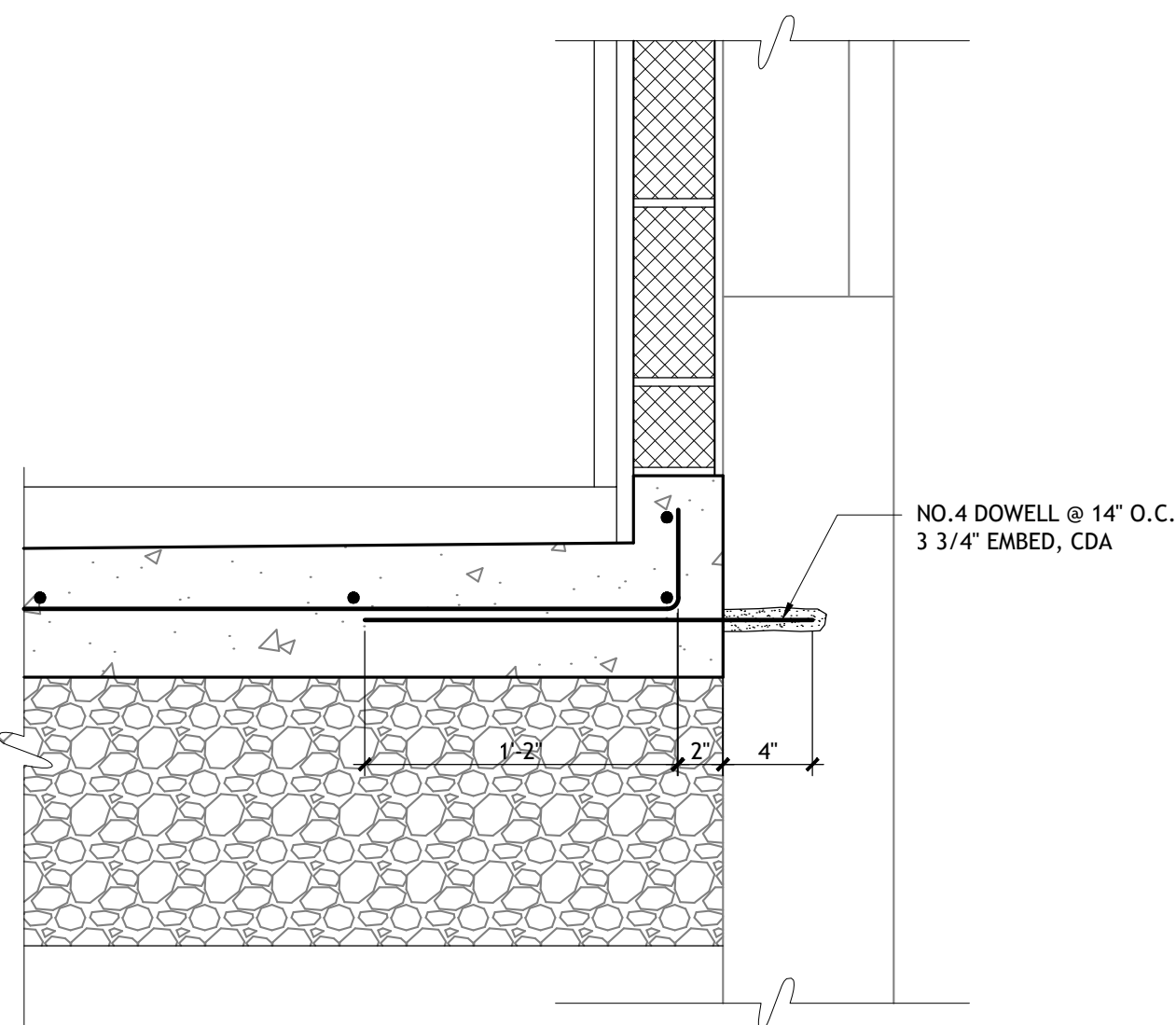
SECTIONS AND DETAILS

Sections and details showing reinforcing, bolts, framing members, and connections are intended to illustrate specific detail. No attempt has been made to show all elements passing through a specific section or detail. Exposed bolted beam connections may have to be furred by the Contractor to conceal connector. Construction details not specifically shown on the drawings shall follow similar details or sections of this project as approved by the Consulting Engineer.

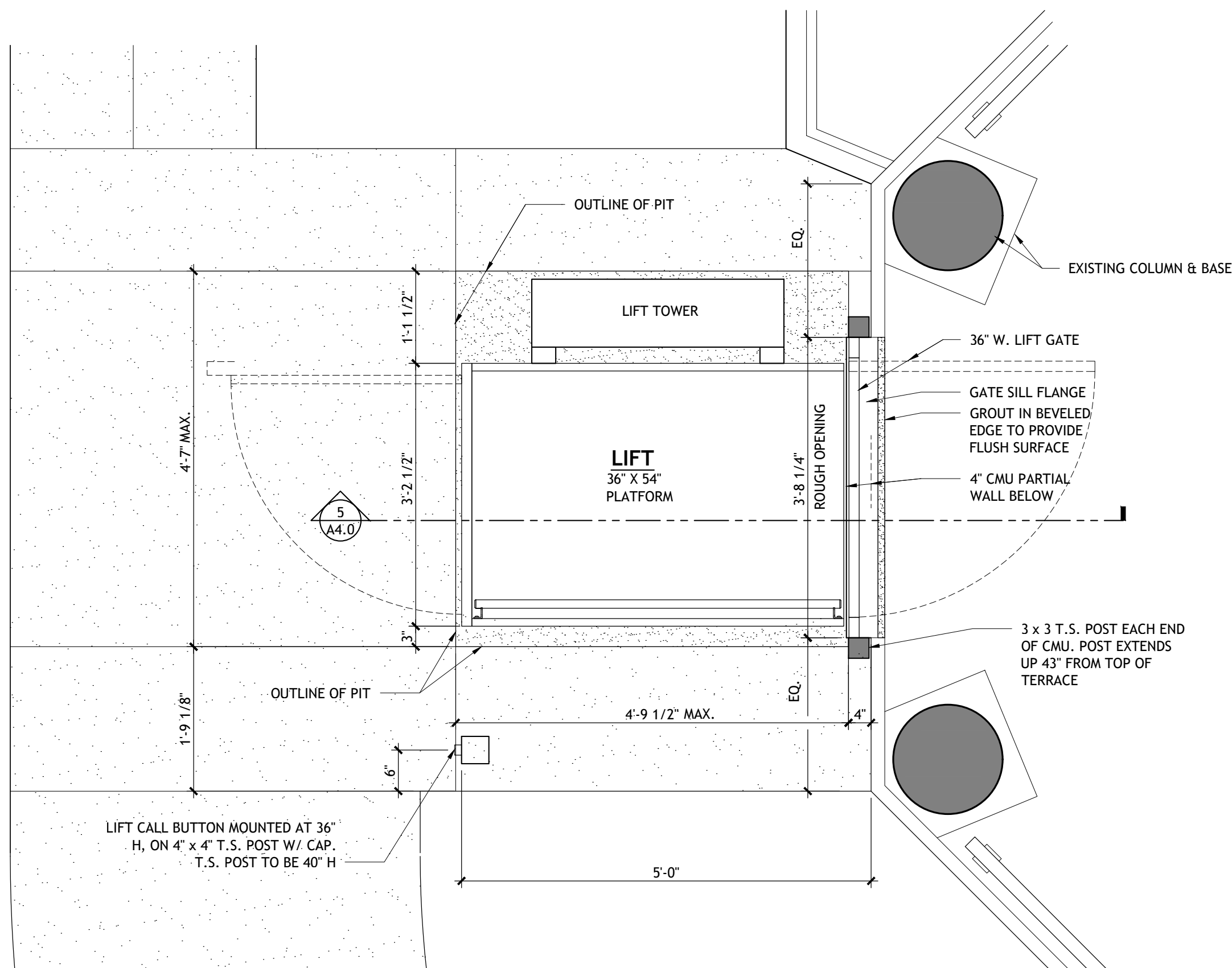


1 CURB DETAIL @ TERRACE
3" = 1'-0"

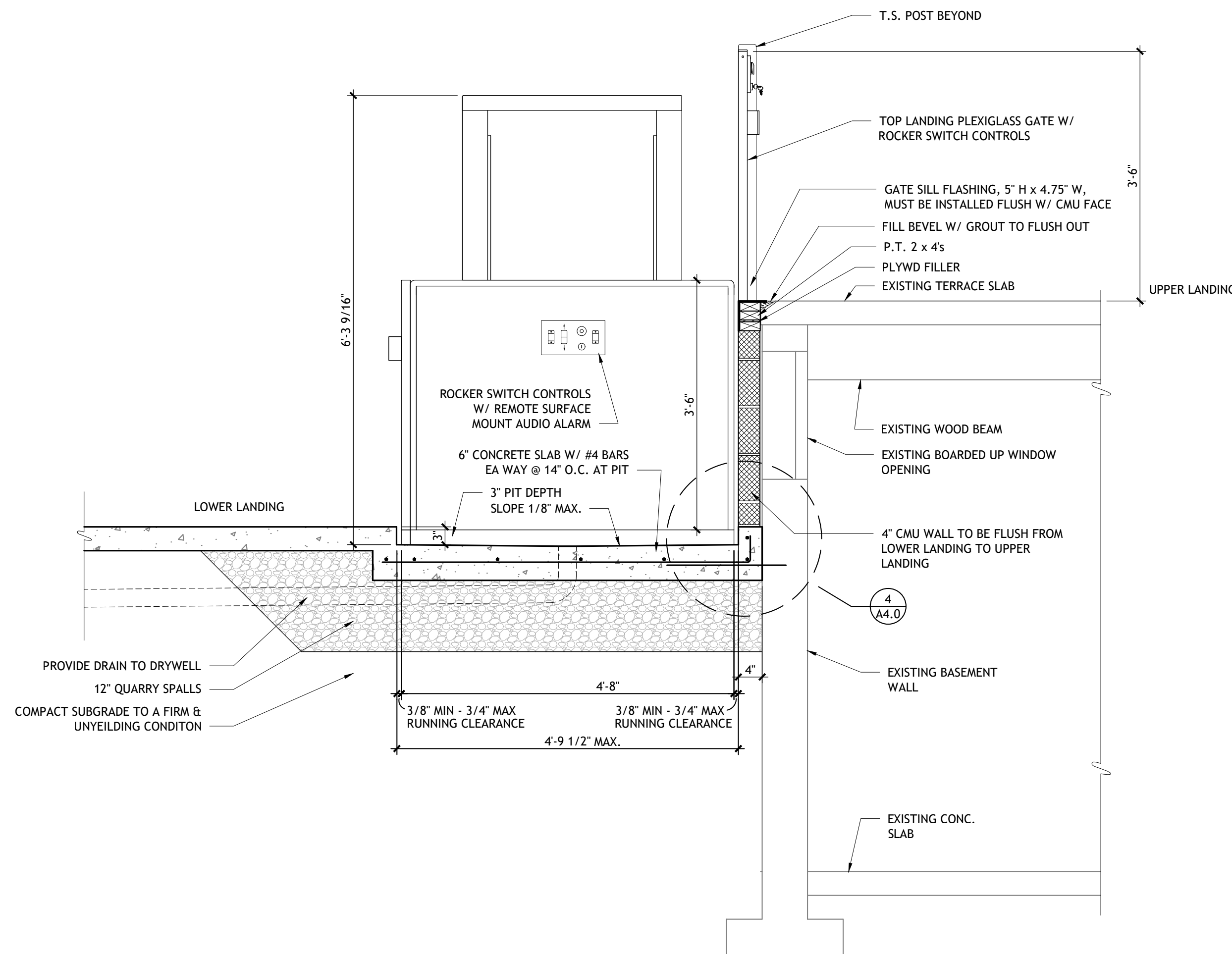
3



4 REBAR @ LIFT SLAB
1 1/2" = 1'-0"



2 PLAN @ LIFT
3" = 1'-0"



5 SECTION THRU LIFT
3/4" = 1'-0"

LIGHTING FLAG NOTES

- A

REPLACE EXISTING LIGHT FIXTURE WITH NEW: ELK NORWICH 66322-4 BOWL PENDANT IN AGED BRONZE WITH AMBER GLASS AND LED LAMPS
- B

TECH LIGHTING MONORAIL SYSTEM, FINISH - NICKEL
LAMPS: TECH LIGHTING, TELLUM HEAD, COLOR - WHITE
- C

MONOPOINT FIXTURE:
- D

REPLACE EXISTING SURFACE MOUNT LIGHT FIXTURE WITH NEW: SQAURE, LOW PROFILE LED BY RELIABLE
- E

SQUARE, CEILING MOUNTED, LOW PROFILE LED FIXTURE BY RELIABLE
- F

WALL SCONCE: GEORGE KOVACS, SABER II, MODEL P5042-077-L, FINISH - CHROME
- G

MONOPOINT FIXTURE MOUNTED TO SIDE OF BEAM
- H

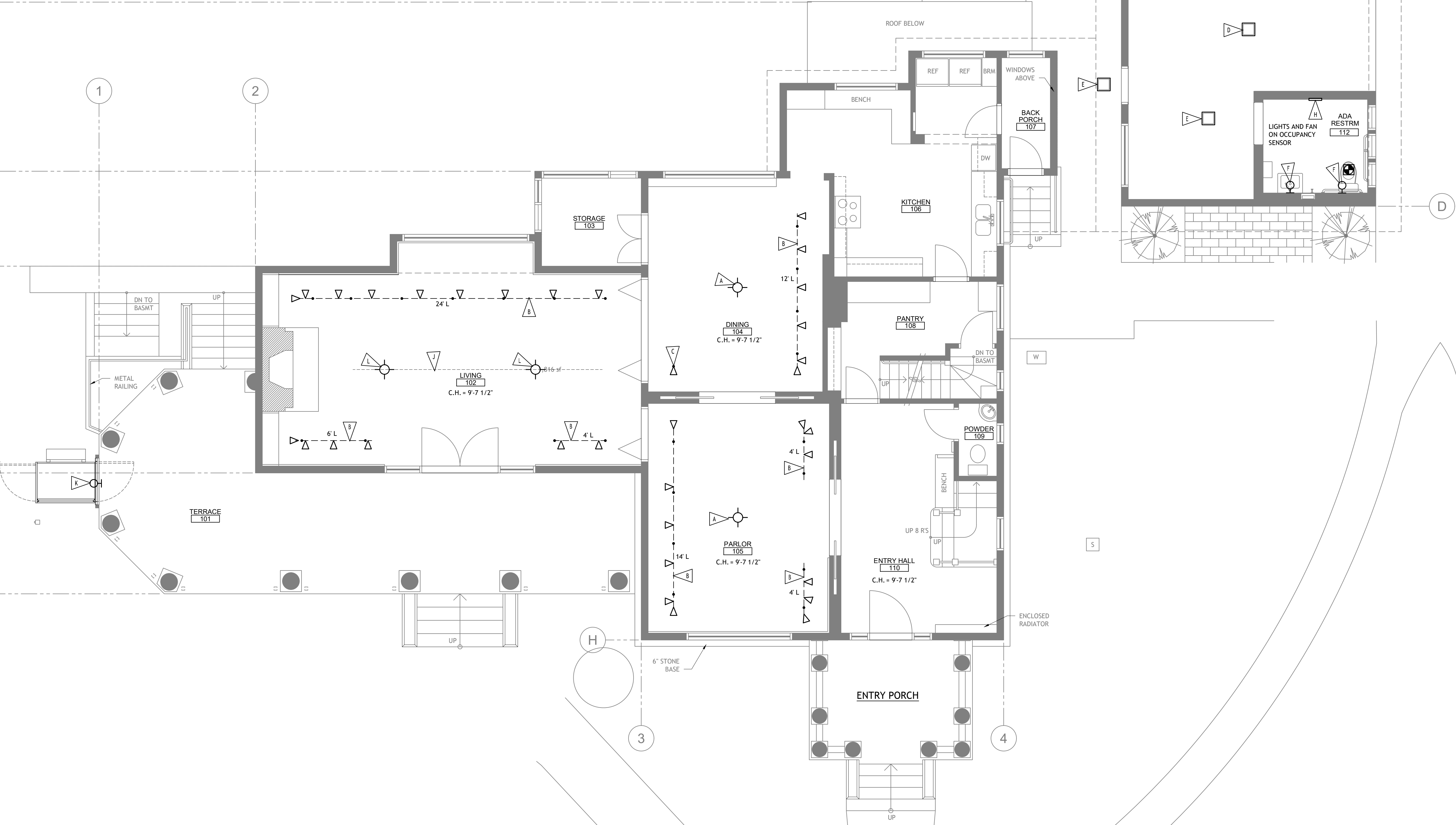
WALL HEATER PER MECHANICAL
- J

REMOVE EXISTING TRACK LIGHTING
- K

NEW DOWNLIGHT W/ PHOTO CELL, MOUNTED TO SIDE OF BEAM ABOVE FOR VISIBILITY AT LIFT:
WAC LIGHTING, WS-W65607-WT, WHITE, DARK SKY RATED
- L

REPLACE EXISTING LIGHT FIXTURE WITH NEW: ELK NORWICH 66197-5 FIVE LIGHT CHANDELIER IN OILED BRONZE AMBER GLASS AND LED LAMPS
- M

REPLACE EXISTING LIGHT FIXTURE WITH NEW: MERRIMACK - 1 LIGHT WALL MOUNT, 8761-66-L THE GREAT OUTDOORS, BLACK, 12 1/4" H, DARK SKY RATING. CENTER IN WALL PANEL AND MOUNT AT 7'-6" ABOVE CONCRETE.





LIGHTING PLAN - 1ST FLOOR

1/4"=1'-0"

GENERAL MECHANICAL NOTES

1. ALL THERMOSTATS USED FOR BOTH HEATING AND COOLING SHALL PROVIDE A RANGE OR DEADBAND OF AT LEAST 5°F. WSEC SECTION C403.4.1.2
2. ALL THERMOSTATS ARE TO BE SEVEN DAY PROGRAMMABLE, MICRO-PROCESSOR BASED.
3. ALL HEATING AND COOLING SYSTEMS SHALL HAVE AUTOMATIC START CONTROLS FOR EACH HVAC SYSTEM WSEC SECTION C403.4.2.3
4. ALL DUCTWORK SHALL BE CONSTRUCTED AND SEALED PER SMACNA STANDARDS.
5. ALL DUCTWORK SHALL BE BRACED PER 2018 IMC. DUCT SUPPORT PER SECTION 603.10.
6. ALL REFRIGERANT USED SHALL BE PURON (R-410A).
7. ALL FLUES SHALL BE LOCATED A MINIMUM OF 10' FROM OUTDOOR AIR INTAKES.
8. ALL EXHAUST TERMINATIONS SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM, OR 3' ABOVE OUTDOOR INTAKES.
9. ALL AIR-ECONOMIZERS SHALL HAVE MODULATING OUTDOOR AIR AND RETURN AIR DAMPERS CAPABLE OF PROVIDING 100% OUTDOOR AIR FOR COOLING. WSEC SECTION C403.5.1
10. ALL AIR-ECONOMIZERS SHALL BE FULLY MODULATING AND CAPABLE OF PARTIAL COOLING (INTEGRATED OPERATION). WSEC SECTION C403.5.1
11. AIR HANDLERS WHICH SUPPLY IN EXCESS OF 2,000 CFM SHALL HAVE A RETURN MOUNTED SMOKE DUCT DETECTOR.
12. ALL ADDRESSABLE FUNCTIONS OF DUCT SMOKE DETECTORS, AND WIRING FOR SHUTDOWN, SHALL BE BY OTHERS.
13. ALL ROOF MOUNTED UNITS SHALL BE SECURED TO THEIR RESPECTIVE ROOF CURBS.
14. ALL EXPOSED EDGES OF INTERNAL DUCT LINER SHALL BE SEALED WITH A MASTIC COATING.
15. ALL COMPLETION REQUIREMENTS MUST COMPLY WITH WSEC SECTION C408.1
16. TO COMPLY WITH WSEC SECTION C408.1.1 & C403.13 SYSTEMS DOCUMENTATION, RECORD DOCUMENTS AND TRAINING WILL BE COMPLETED AND COORDINATED WITH OWNER.
17. TO COMPLY WITH WSEC SECTION C408.2 PRELIMINARY COMMISSIONING REPORT WILL BE SUBMITTED TO OWNER AFTER BEING CERTIFIED BY REGISTERED DESIGN PROFESSIONAL OR APPROVED AGENCY. EXCEPTION: MECHANICAL SYSTEMS COMMISSIONING NOT REQUIRED FOR BUILDINGS WITH TOTAL EQUIPMENT CAPACITY LESS THAN 240,000 BTU/H COOLING & 300,000 BTU/H HEATING
18. ALL THERMOSTATS TO BE MOUNTED SUCH THAT THE TOP OF THE DEVICE IS 48" ABOVE FINISHED FLOOR.
19. ALL GAS PIPING SHALL BE SIZED PER 2018 IFGC.
20. ALL HVAC SYSTEMS SHALL BE AIR BALANCED AND ADJUSTED TO DELIVER FINAL FLOW RATES WITHIN 10% OF DESIGN RATES.
21. OUTDOOR AIR SUPPLY AND EXHAUST DUCTS SHALL SHUT AUTOMATICALLY WHEN THE SYSTEM OR SPACES SERVED ARE NOT IN USE OR DURING BUILDING WARM-UP, COOLDOWN, AND SETBACK. WSEC SECTION C403.7.8
22. OUTDOOR AIR SUPPLY AND EXHAUST DUCTS SHALL BE EQUIPPED WITH MOTORIZED DAMPERS ACCORDING TO WSEC SECTION C403.7.8
23. EQUIPMENT SHALL MEET THE MINIMUM EFFICIENCY REQUIREMENTS OF WSEC SECTION C403.3.2
24. SYSTEM SIZING TO COMPLY WITH WSEC SECTION C403.3.1
25. DAMPER LEAKAGE RATES SHALL COMPLY WITH WSEC SECTION C403.7.8
26. ALL GAS FIRED EQUIPMENT GREATER THAN 225,000 BTU/H SHALL HAVE AN INTERMITTENT IGNITION DEVICE.

DUCT INSULATION SCHEDULE

| DUCT TYPE: | LOCATION | INSULATION R-TYPE | TYPE |
|------------------------------|---------------------------------------------------------------------------------------|-------------------|------------------|
| SUPPLY/RETURN | OUTSIDE THE BUILDING (INCLUDES ATTICS ABOVE INSULATION, CRAWLSPACES, PARKING GARAGES) | R-8 | 2" WRAP OR LINER |
| SUPPLY/RETURN | UNCONDITIONED SPACE (ENCLOSED BUT NOT IN CONDITIONED ENVELOPE) | R-6 | 2" WRAP OR LINER |
| OSA | NOT WITHIN CONDITIONED SPACE | R-0 | - |
| OSA (< 2800 CFM) | WITHIN CONDITIONED SPACE | R-7 | 2" WRAP OR LINER |
| OSA (≥ 2800 CFM) | WITHIN CONDITIONED SPACE, UPSTREAM OF MOTORIZED DAMPER | R-16 | - |
| OSA (≥ 2800 CFM) | WITHIN CONDITIONED SPACE, DOWNSTREAM OF MOTORIZED DAMPER | R-8 | 2" WRAP OR LINER |
| SUPPLY (< 55 °F OR > 105 °F) | WITHIN CONDITIONED SPACE, NOT EXPOSED TO SPACE SERVED. | R-3.3 | 1" WRAP OR LINER |
| SUPPLY (< 55 °F OR > 105 °F) | WITHIN CONDITIONED SPACE, EXPOSED TO SPACE SERVED. | R-0 | - |
| SUPPLY (≥ 55 °F OR ≤ 105 °F) | WITHIN CONDITIONED SPACE | R-0 | - |
| RETURN | WITHIN CONDITIONED SPACE, OTHER THAN BELOW | R-0 | - |
| EXHAUST | OTHER THAN BELOW | R-0 | - |
| EXHAUST/RETURN | WITHIN CONDITIONED SPACE, DOWNSTREAM OF ERV & UPSTREAM OF MOTORIZED DAMPED | R-8 | 2" WRAP OR LINER |
| EXHAUST/RELIEF | WITHIN CONDITIONED SPACE, DOWNSTREAM OF MOTORIZED DAMPER | R-16 | - |

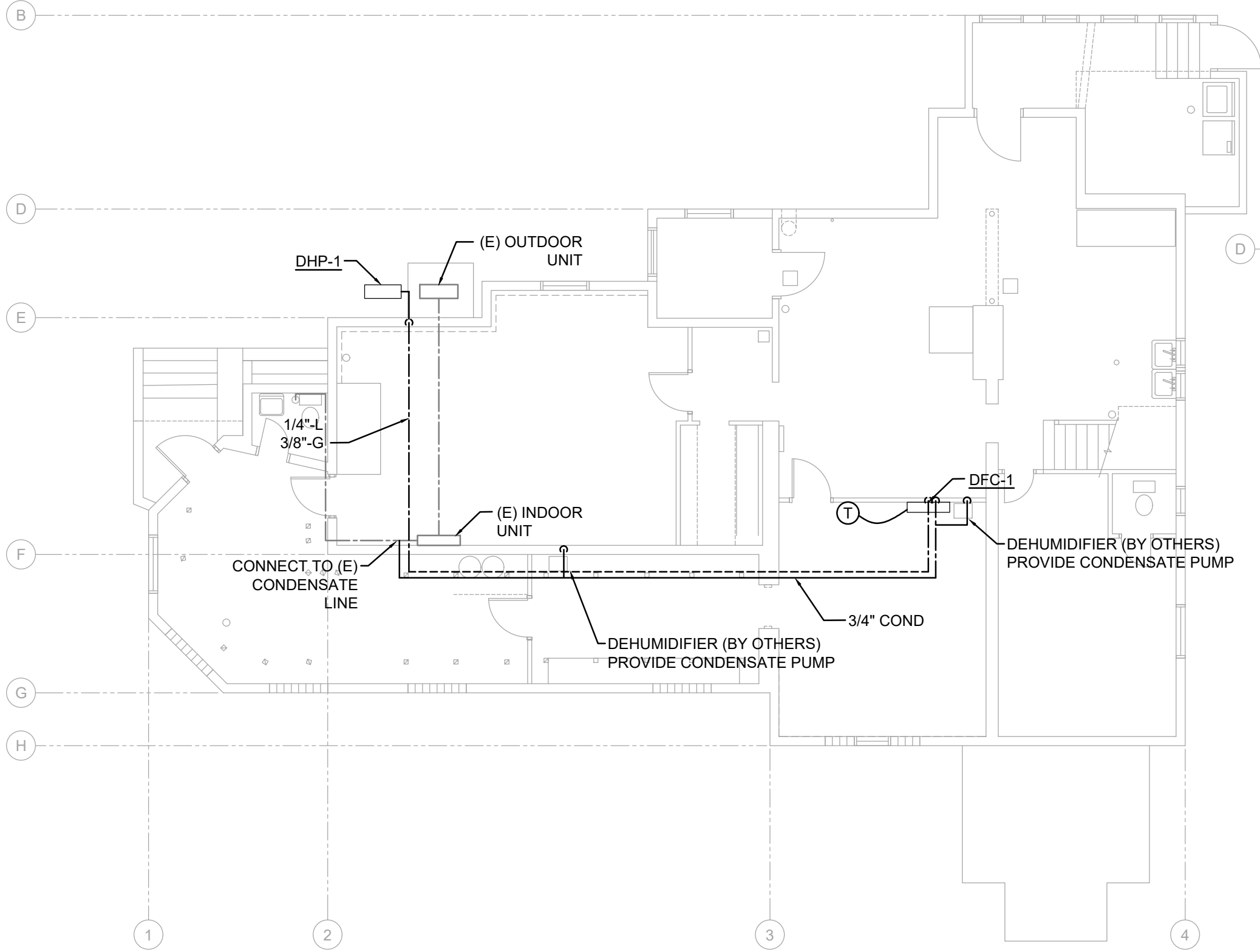
SEQUENCE OF OPERATIONS

DUCTLESS SPLIT SYSTEM SHALL BE CONTROLLED BY DAIKIN PROGRAMMABLE THERMOSTAT

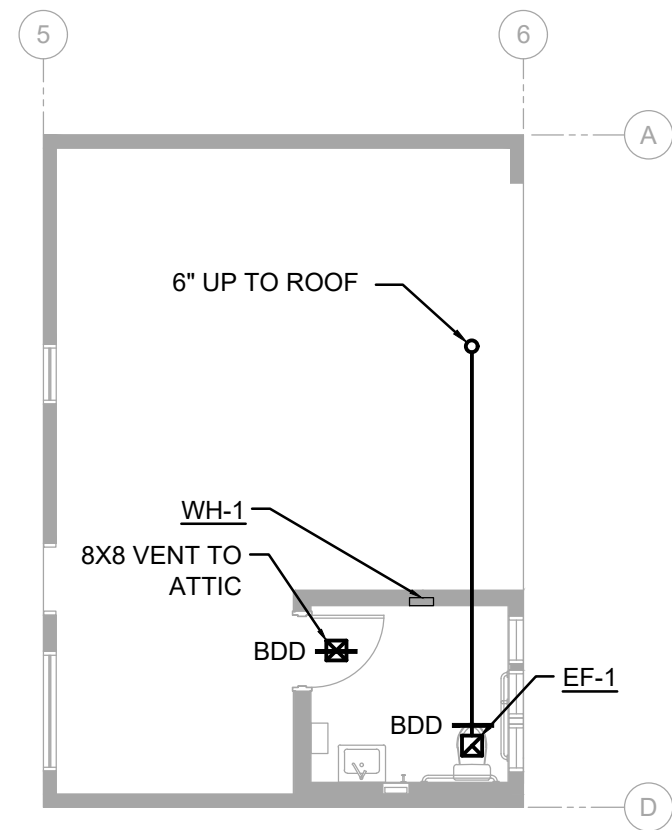
EXHAUST FAN SHALL CYCLE WITH OCCUPANCY SENSOR

MECHANICAL LEGEND

| SYMBOL | DESCRIPTION |
|--------|-------------------------------------------------------|
| | SUPPLY - SUSPENDED CEILING |
| | SUPPLY - HARD CEILING |
| | RETURN - SUSPENDED CEILING |
| | RETURN - HARD CEILING |
| | SUPPLY - ROUND DIFFUSER |
| | SUPPLY - SIDE WALL |
| | RETURN - SIDE WALL |
| | CEILING EXHAUST FAN |
| | CO SENSOR |
| | MOTORIZED DAMPER |
| | FIRE DAMPER |
| | COMBINATION FIRE/SMOKE DAMPER |
| | DUCT SMOKE DETECTOR |
| | MOTORIZED ZONE DAMPER |
| | MANUAL VOLUME DAMPER |
| | THERMOSTAT |
| | TEMPERATURE SENSOR |
| | REFRIGERANT LEAK DETECTOR |
| | SUPPLY DUCT UP OR DOWN |
| | RETURN DUCT UP OR DOWN |
| | RECTANGULAR OR ROUND DUCT |
| | SOUNDLINED DUCT* *SIZES ARE CLEAR INSIDE DIMENSION |
| | RECTANGULAR DUCT CALLOUT |
| | ROUND DUCT CALLOUT |
| | RECTANGULAR OR ROUND TRANSITION |
| | SQUARE TO ROUND TRANSITION |
| | TRANSITION |
| | RECTANGULAR OR ROUND TAP |
| | WYE DUCT FITTING |
| | DUCT UP OR DOWN |
| | GAS LINE |
| | CAR DAMPER |



BASEMENT HVAC PLAN
SCALE: 1/8" = 1' - 0"



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

WALL HEATER SCHEDULE

| MARK | MAKE | MODEL | QUANTITY | WATTAGE | VOLTAGE | THERMOSTAT (INTEGRAL/REMOTE) |
|------|------|---------|----------|---------|---------|------------------------------|
| WH-1 | KING | PAW1215 | 1 | 500 | 120 | INTEGRAL |

FAN SCHEDULE

| MARK | MAKE | MODEL | QUANTITY | STYLE | FLOW (Constant VFD) | CFM | ESP (IN H2O) | BDD (Yes No) | MOTOR HP | BHP | FLA (Amps) | WATTS | Voltage (Volt - Phase) | WEIGHT (Lbs) | Comments |
|------|-----------|------------|----------|-------------|-----------------------|-----|--------------|----------------|----------|-----|------------|-------|------------------------|--------------|----------|
| EF-1 | PANASONIC | EV-0511VQ1 | 1 | CEILING EXH | CONSTANT | 80 | 0.250 | YES | - | - | 0.2 | 10.8 | 120-1 | 11 | |

DUCTLESS SPLIT SYSTEM SCHEDULES

| MARK | QTY | MAKE | MODEL | SEER | HSPF | COOLING CAP. (BTU/h) | HEATING CAP. @ 47°F (BTU/h) | HEATING CAP. @ 17°F (BTU/h) | MAX LINE LENGTH | MAX LINE HEIGHT | COOLING TEMP RANGE | Refrigerant Line Size | MCA (Amps) | MOCP (Amps) | Voltage (Volt - Phase) | WT (lbs) | Comments |
|---------------|-----|--------|------------------------|------|------|----------------------|-----------------------------|-----------------------------|-----------------|-----------------|--------------------|-----------------------|------------|-------------|------------------------|----------|------------------|
| DFC-1 DHP-1 | 1 | DAIKIN | FTXS09LVJU RXS09LVJU | 25 | 12.5 | 9,000 | 12,000 | 7,700 | 65.6 | 49.2 | 50°F - 115°F | 1/4"-L, 3/8"-G | 8 | 15 | 208-230/60/1 | 20 75 | INDOOR OUTDOOR |

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DESIGNED BY: JAB
DRAWN BY: ZDW
REVIEWED BY:

REVISIONS
0 04/20/22 PERMIT

HVAC PLANS, GENERAL MECHANICAL NOTES & EQUIPMENT SCHEDULES

SHEET NUMBER

GENERAL PLUMBING NOTES

- ALL PIPING AND PLUMBING PER 2018 UPC.
- FIELD VERIFY ALL PLUMBING MATERIAL/EQUIPMENT LOCATIONS AND DIMENSIONS BEFORE PROCEEDING WITH ANY WORK AND REPORT ALL DISCREPANCIES TO THE GENERAL CONTRACTOR.
- THESE PLANS ARE SCHEMATIC AND DO NOT INDICATE EVERY OFFSET REQUIRED FOR ROUTING. IT SHALL BE THE P.C.'S RESPONSIBILITY TO COORDINATE PIPE ROUTING AND ELEVATIONS WITH OTHER AFFECTED TRADES BEFORE CONSTRUCTION. WHERE CONFLICTS OCCUR, REROUTING MAY BE NECESSARY.
- COORDINATE PLUMBING INSTALLATION WITH HVAC MECHANICAL, FIRE PROTECTION, AND THE ELECTRICAL CONTRACTOR.
- PLUMBING CONTRACTOR TO COORDINATE LINE VOLTAGE POWER CONNECTIONS WITH THE E.C. FOR EQUIPMENT WITHIN THE PLUMBING CONTRACTORS SCOPE.
- FIELD COORDINATE FOOTING, FLOOR AND WALL SLEEVES WHERE NECESSARY
- ALL PIPE SIZING NOTED ON THE DRAWINGS ARE MINIMUM.
- PROVIDE CLEANOUTS ON SANITARY SEWER SYSTEM AS REQUIRED BY 2018 UPC.
- ALL FIRE STOPPING OF THROUGH AND MEMBRANE PENETRATION AS REQUIRED BY THE UPC SHALL BE PROVIDED AND INSTALLED BY THE P.C.
- SLOPE 3" AND SMALLER WASTE PIPING AT 2% PER FOOT MINIMUM. SLOPE 4" AND LARGER WASTE PIPING AT 1% PER FOOT MINIMUM
- PIPE INSULATION TO BE PROVIDED ON ALL HOT WATER PIPING PER THE WSEC, AS INDICATED IN THE PIPE INSULATION SCHEDULE BELOW. METALLIC COLD WATER PIPING, AND PIPES SUBJECT TO SWEATING, SHALL BE INSULATED AT A MINIMUM OF 1/2" FOR CONDENSATION CONTROL. TRAPS AND FIXTURE PIPING BELOW ADA LAVATORIES SHALL BE ISOLATED WITH 1" INSULATION AND SHIELDS.
- HANGERS AND SUPPORTS SHALL BE PER MSS SP-88. PROVIDE LINE-SIZE HANGERS FOR ALL INSULATED SERVICES EXCEPT CHILLED WATER (LINE-SIZE HANGERS DO NOT REQUIRE SHIELDS OR RIGID INSERTS. THE INSULATION IS EXTENDED OVER THE HANGERS). CHILLED WATER SERVICE TO RECEIVE OVERSIZED HANGERS WITH SHIELDS AND RIGID INSERTS.
- G.C. TO PROVIDE AND INSTALL ACCESS PANELS WHERE NECESSARY FOR ACCESS TO ISOLATION VALVES, CLEANOUTS AND ELECTRONIC FIXTURE CONTROLLERS. P.C. TO COORDINATE LOCATIONS WITH G.C.
- P.C. TO PROVIDE ACCESSIBLE SHUTOFFS FOR ALL DOMESTIC HOT AND COLD WATER LINES SERVING FIXTURES.
- PROVIDE AND SIZE VENTS PER UPC. COMBINE VENTS AND COORDINATE ROOF PENETRATIONS WITH G.C. PRIOR TO INSTALLATION. ALL ROOF PENETRATIONS REQUIRE FLASHING.
- ALL FLOOR DRAINS REQUIRE TRAP PRIMERS UNLESS OTHERWISE NOTED. SIZE AND INSTALL PER INDUSTRY STANDARDS.
- P.C. SHALL PROVIDE MARKUP OF DEVIATIONS FROM CONTRACT DWGS FOR INCORPORATION IN AS-BUILT SET ON FULL SIZE DRAWINGS.
- P.C. SHALL PROVIDE FULL PLUMBING SUBMITTAL PACKAGE TO SUNSET AIR FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
- LABEL ALL PIPING AND DIRECTION OF FLOW.
- P.C. SHALL INSTALL UNDERGROUND WASTE, WATER AND DRAINS TO A POINT 5-FEET PAST THE BUILDING FOUNDATION. CONNECTION TO SITE UNDERGROUND UTILITIES SHALL BE BY OTHERS.

| PIPING | LOCATION | MATERIAL | JOINT |
|-----------------|--------------|------------------------------|------------------------------------------------------|
| COLD WATER: | ALL | <=2" - PEX / >=2" COPPER | PROPEX CONNECTION/NO-LEAD SOLDER |
| HOT WATER: | ALL | <=2" - PEX / >=2" COPPER | PROPEX CONNECTION/NO-LEAD SOLDER |
| RAIN LEADERS: | ALL | PVC (CAST IRON IF IN PLENUM) | SOLVENT WELD CEMENT (HUBLESS) |
| WASTE: | ABOVE GROUND | PVC (CAST IRON IF IN PLENUM) | SOLVENT WELD CEMENT (HUBLESS) |
| WASTE: | BELOW GROUND | PVC | SOLVENT WELD CEMENT |
| INDIRECT WASTE: | ALL | PVC | SOLVENT WELD CEMENT |
| VENT: | ALL | PVC | SOLVENT WELD CEMENT |
| GAS: | ALL | SCHEDULE 40 BLACK IRON | MEGA-PRESS <= 2" (THRD JOINTS AT VALVES, EQPT. ETC.) |

22.

PIPING INSULATION SCHEDULE:

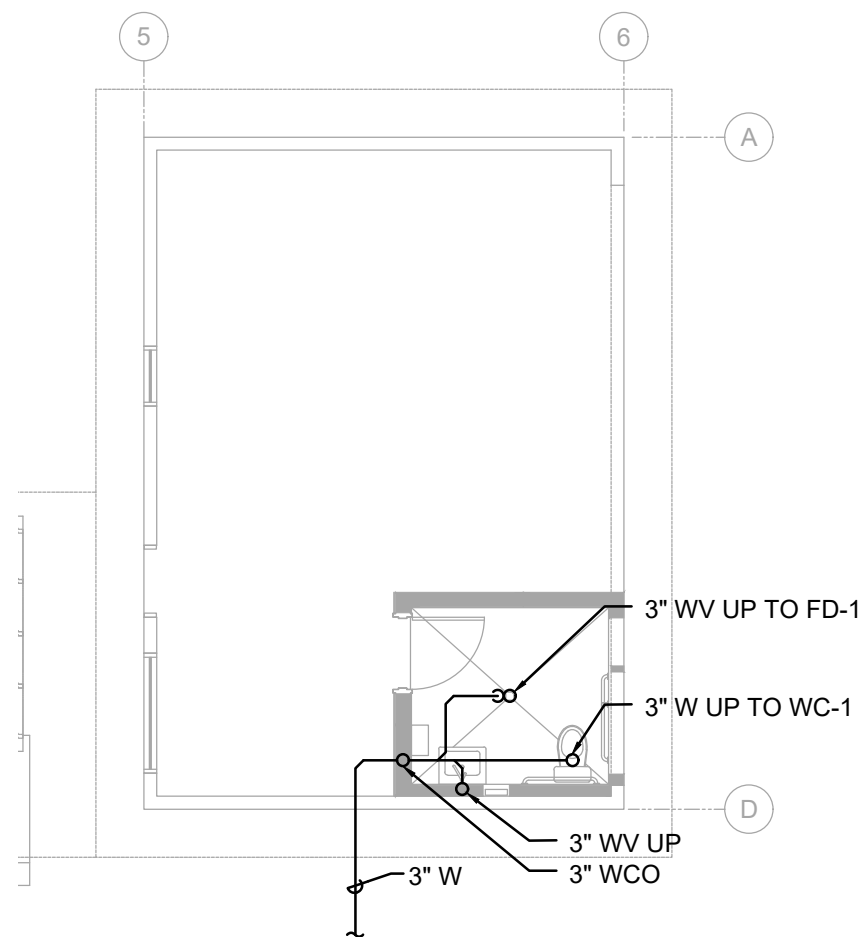
| PIPING TYPE | PIPE SIZE | INSULATION TYPE | MATERIAL | INSULATION THICKNESS |
|---------------------------|---------------|-----------------|------------------|-----------------------------------|
| UNDERSIDE OF ROOF DRAINS: | ALL | FIBERGLASS | ALL | 1/2" MIN. (USE LINE SIZE HANGERS) |
| OVERHEAD RAIN LEADERS: | ALL | FIBERGLASS | ALL | 1/2" MIN. (USE LINE SIZE HANGERS) |
| VERTICAL RAIN LEADERS: | ALL | NOT REQUIRED | ALL | -- |
| OVERHEAD COLD WATER: | ALL | FIBERGLASS | ALL (EXCEPT PEX) | 1/2" MIN. (USE LINE SIZE HANGERS) |
| HOT WATER | 1/2" - 1-1/2" | FIBERGLASS | ALL | 1" (USE LINE SIZE HANGERS) |
| | 1-1/2" - 4" | FIBERGLASS | ALL | 1-1/2" (USE LINE SIZE HANGERS) |

PLUMBING LEGEND

| SYMBOL | ABBREV. | DESCRIPTION |
|--------|---------|-----------------------------------------------------------------------------|
| ---- | NG | GAS PIPE |
| ---- | DCW | DOMESTIC COLD WATER |
| ---- | DHW | DOMESTIC HOT WATER |
| ---- | DHWR | DOMESTIC HOT WATER CIRCULATING |
| ---- | W | DOMESTIC WASTE |
| ----- | V | DOMESTIC VENT |
| ---- | CW | CONDENSATE WATER |
| ---- | HPW | HIGH PRESSURE WATER |
| | | ISOLATING VALVE |
| | | GLOBE VALVE |
| | | GATE VALVE |
| | | CHECK VALVE |
| | | BUTTERFLY VALVE |
| | | PRESSURE REDUCING VALVE |
| | | BALL VALVE |
| | | UNION |
| | | BALANCING VALVE |
| | | PETES PLUG |
| | | STRAINER |
| | | MOTORIZED VALVE |
| | | REDUCED PRESSURE BACKFLOW PREVENTER |
| | | PRESSURE REGULATOR VALVE (GAS) |
| | | SOLENOID VALVE (GAS) |
| | | RELIEF VALVE |
| | PDI-A' | WATER HAMMER ARRESTOR. LETTER INDICATES PLUMBING & DRAINAGE INSTITUTE SIZE. |

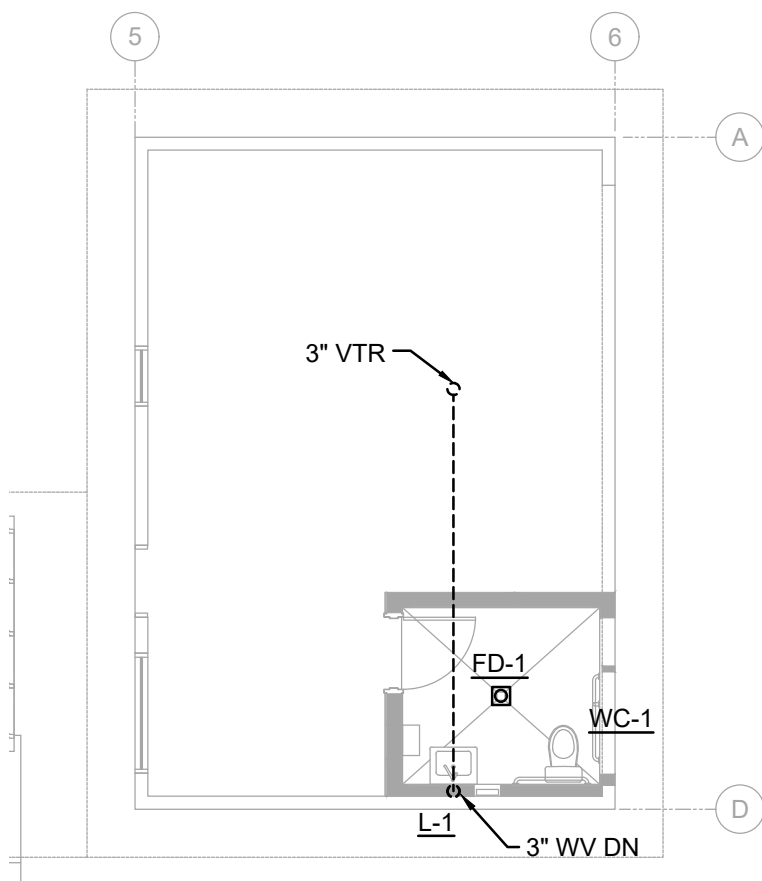
PLUMBING FIXTURE SCHEDULE

| SYMBOL | DESCRIPTION | | MANUFACTURER & MODEL NUMBERS | W IN | V IN | CW IN | HW IN | GAS IN | ELEC. | REMARKS |
|--------|------------------------------|---------------------|-----------------------------------------------------------------|--------|--------|-------|-------|--------|-------|----------------------------------------------------------------------|
| WC-1 | WATER CLOSET ADA FLOOR MOUNT | TOILET: SEAT: TANK: | PROFLO: PF1403TWH PROFLO: PFTSCOF2000WH PROFLO: PF5112WHM | 3" | 2" | 1" | - | - | - | VERIFY HANDLE ORIENTATION |
| L-1 | LAV WALL-HUNG SINGLE HANDLE | SINK: FAUCET: | NAMEEKS: 042000-U KOHLER: FAIRFAX K-12182-CP | 1 1/2" | 1 1/2" | 1/2" | 1/2" | - | - | ONE HOLE SINK |
| HB-1 | HOSE BIB KEY HANDLE | UNIT: | WOODFORD: 65 | - | - | 3/4" | - | - | - | WITH INTEGRAL VACUUM BREAKER. COORDINATE MOUNTING HEIGHT WITH G.C. |
| FD-1 | LIGHT DUTY FLOOR DRAIN | UNIT: | ZURN: EZ1 (2", 3", 4") | VARIES | - | - | - | - | - | PROVIDE PRECISION PLUMBING PRODUCTS #P-1 TRAP OR EQUAL WHEN REQUIRED |
| TP-1 | TRAP PRIMER | UNIT: | PROFLO:P2500 FOR 1-2 DRAINS - PFPDUU FOR MULTIPLE | - | - | - | - | - | - | PIPE SIZE PER TRAP AND PRIMER INSTRUCTIONS |
| TWH-1 | TANKLESS WATER HEATER | WATER HEATER: | EEMAX SPEX35 | - | - | 1/2" | 1/2" | - | 240V | |



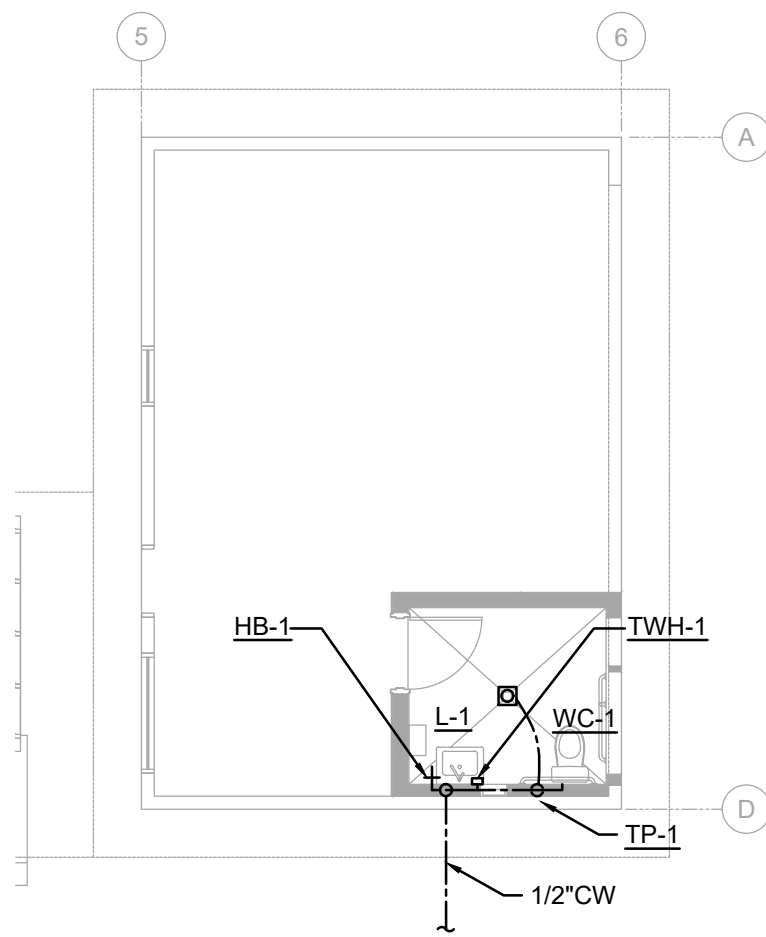
UNDERGROUND DWV PLAN

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



1ST FLOOR DWV PLAN

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



DWS PLAN

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



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EXPIRES: 08-11-22

SCHMIDT HOUSE

330 Schmidt Place
Turnwater, WA 98501

DESIGNED BY: JAB
DRAWN BY: ZDW
REVIEWED BY:

REVISIONS
0 04/20/22 PERMIT

PLUMBING PLANS,
GENERAL NOTES AND
SCHEDULES

SHEET NUMBER

P1.0