PORT ANGELES
WASHINGTON, U.S. | DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

AGENDA
HEARING EXAMINER

Virtual Meeting
Attend Virtual Meeting Here: https://www.cityofpa.us/984/Live-Virtual-Meetings
February 15, 2024
9:00 AM or shortly thereafter

I. CALL TO ORDER

II. HEARING EXAMINER RULES AND PROCEDURES

III. PUBLIC HEARINGS

1. **Shoreline Substantial Development Permit No. 23-70; 439 Marine Drive**
   Shoreline Substantial Development Permit (SMA) application proposing the development of a 17-acre Marine Trades Center involving clearing and grading of the site and demolition of remnant mill structures; construction of a boat hoist access road; construction of a vehicle access road; construction of a boat storage and work area; construction of building pad sites (graded and gravel surface, approximately 10.7 acres in size); installation of riparian zone restoration planting adjacent to Valley Creek estuary; installation of water, sewer, and electrical utilities; installation of stormwater outfall, conveyance, and treatment infrastructure to support the development and protect water quality.

   EXHIBITS

   Exhibit 1: SMA 23-70 Staff Report
   Exhibit 2: SMA Application Materials
   Exhibit 3: Letter of Complete Application
   Exhibit 4: Public Noticing Materials
   Exhibit 5: Agency Comments
   Exhibit 6: SEPA Determination
   Exhibit 7: Staff Presentation

2. **Conditional Use Permit No. 23-79; 717, 723, and 725 E 4th Street**
   Conditional Use Permit (CUP) application proposing the establishment of a new early learning center and childcare facility operated by Olympic Peninsula YMCA on parcels containing residential dwelling units that the applicant plans to remove.

   EXHIBITS

   Exhibit 1: CUP 23-79 Staff Report

Exhibit 2: CUP Application Materials
Exhibit 3: Letter of Complete Application
Exhibit 4: Public Noticing Materials
Exhibit 5: Agency and Public Comments
Exhibit 6: SEPA Determination
Exhibit 7: Staff Presentation

IV. ADJOURNMENT

This meeting will be conducted as a virtual meeting. Members of the public have the option to attend the meeting remotely through the Webex virtual meeting platform. For those planning to attend, learn how to watch the meeting live and participate during the public comment period by visiting: https://www.cityofpa.us/Live-Virtual-Meetings.

Public Hearing #1
Shoreline Substantial Development Permit Application No. 23-70

PORT ANGELES
WASHINGTON, U.S. | DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

DATE:	February 15, 2024
FROM:	Department of Community & Economic Development
RE:	Port of Port Angeles Marine Trades Center Development Shoreline Substantial Development Permit Application No. 23-70
APPLICANT/OWNER:	Port of Port Angeles, 338 W 1st Street, Port Angeles, WA 98362
LOCATION:	439 Marine Drive, Port Angeles, WA 98362
REQUEST:	Development of a 17-acre industrial boat maintenance and repair center on a former mill site in the shoreline jurisdiction

STAFF REPORT

I. SUMMARY

Jesse Waknitz, Environmental Manager for the Port of Port Angeles, submitted a Shoreline Substantial Development Permit (SMA) application proposing the development of a 17-acre Marine Trades Center (MTC) accommodating boat repair, maintenance, and construction activities at the former K-Ply Plywood Mill site. The project is located at 439 Marine Drive on Parcel Nos. 06-30-00-00-1000, 06-30-00-00-1035, 06-30-00-00-3512, 06-30-00-00-3518, 06-30-00-00-3527, 06-30-00-00-3533, 06-30-00-00-3542, 06-30-00-00-3600, 06-30-00-00-3700, and portions of Parcel Nos. 06-30-00-00-1305 and 06-30-00-07-9400 in the City of Port Angeles. On October 27, 2023, the Department of Community & Economic Development (CED) received payment for the application and began an evaluation of the proposal for compliance with the City of Port Angeles Shoreline Master Program (SMP) and the Port Angeles Municipal Code (PAMC). The proposed development includes clearing and grading of the site, demolition of remnant mill structures, construction of a boat hoist access road, construction of a vehicle access road, construction of a boat storage and work area, construction of building pad sites with graded gravel surfaces (approximately 10.7 acres in size), installation of riparian zone restoration planting adjacent to the Valley Creek estuary environmentally sensitive area, installation of water, sewer, and electrical utilities, and installation of stormwater outfall, conveyance, and treatment infrastructure to support the development and protect water quality.

An SMA application is required for any substantial development proposed within a designated shoreline area in the City of Port Angeles. The shoreline jurisdictional boundaries are established by the Washington State Shoreline Management Act (Chapter 90.58 of the Revised Code of Washington [RCW]) and the City of Port Angeles Shoreline Master Program (Chapter 15.08 PAMC). In Port Angeles, regulated shorelines include the Port Angeles Harbor marine waters, the Strait of Juan de Fuca (north to the international boundary), and tidally influenced portions of Valley, Tumwater, Peabody, and Ennis Creeks. This includes areas covered by water and associated "shore lands," generally the landward area within 200 feet of the ordinary high-water mark (OHWM) and associated wetlands and river deltas.

SMA Application No. 23-70 was determined to be complete on November 24, 2023, and a notice of the application was posted on the property and published in the *Peninsula Daily News* newspaper within 14 working days from the determination of completeness. The SMA application was routed to other City divisions and relevant agencies for their comments regarding the proposed work. The proposed project includes ground-disturbing activities, for which appropriate development permits will need to be obtained. An Archaeological Resources Survey for the Marine Trades Industrial Park Project was prepared by Cardno, Inc. and issued on June 25, 2021. The survey contains a Monitoring and Inadvertent Discovery Plan (MIDP) that the developer and project contractors shall adhere to. Subject to the August 14, 2006 Settlement Agreement between the State of Washington, Lower Elwha Klallam Tribe, Port of Port Angeles, and the City of Port Angeles, the Tribe shall be consulted because the proposed project includes "ground-disturbing activities" within or near areas identified as having a heightened potential for containing archaeological resources. The Washington Department of Archeology & Historic Preservation (DAHP) assigned the proposal project number 2021-04-02416 and the Department of Ecology (ECY) reviewed the proposal during the SEPA review process.

Per Section 2.18.065 PAMC, the Director of Community and Economic Development is the final review authority for all shoreline substantial development permit applications that (1) include a permitted use and (2) receive a SEPA threshold Determination of Non-Significance. This proposal meets the criteria enabling the Director to decide whether to approve the permit.

Consistency

In preparation and submission of a shoreline substantial development permit application, the applicant has demonstrated that all standards will be met in accordance with the PAMC. Conditions placed on the permit will ensure those standards will be maintained for the permit's duration.

Recommendation

Having reviewed and considered the application materials, public and agency comments, and all other information presented to City staff, the Director of Community & Economic Development recommends that the Hearing Examiner adopt the findings included within this Staff Report for application No. 23-70 and conditionally approve the Shoreline Substantial Development Permit with recommended conditions and subject to all applicable PAMC and SMP provisions.

CONTENTS

I. SUMMARY 1

II. PROPOSED DEVELOPMENT 3

III. FACTS RELEVANT TO THE APPLICATION 4

IV. PROCEDURE 5

V. PUBLIC AND AGENCY COMMENTS 6

VI. FINDINGS OF FACT & STAFF ANALYSIS 7

VII. RECOMMENDATION, CONCLUSIONS, AND CONDITIONS 18

VIII. APPENDICES 21

II. PROPOSED DEVELOPMENT

The Shoreline Substantial Development Permit application pertains to a request to establish a water-related and water-oriented use that primarily involves boat maintenance and repair. According to the applicant's narrative, the Marine Trades Center (MTC) use must be located near the shoreline to make the activities feasible:

> "The proposed marine trades activities at the MTC are supported by the existing water dependent boat haul out pier located at the northwest corner of the MTC. The boat building and repair activities must be located near and adjacent to the haul out pier because it is not reasonable or best safety practices to transport boats more than 500 to 1000 feet via heavy lift equipment."

The development will contribute to the continued environmental cleanup of the K-Ply Plywood Mill site and enhance the shoreline environment by including ecological restoration actions. Figure 1 depicts the proposed improvements comprising the MTC in relation to the shoreline jurisdiction and Marine Drive. The project site is located partially within Shoreline Segment J of the High-Intensity Marine (HI-M) Environment, as established by Section 2.B.2 of the SMP. Figure 2 depicts the extent of Shoreline Segment J containing the project site.

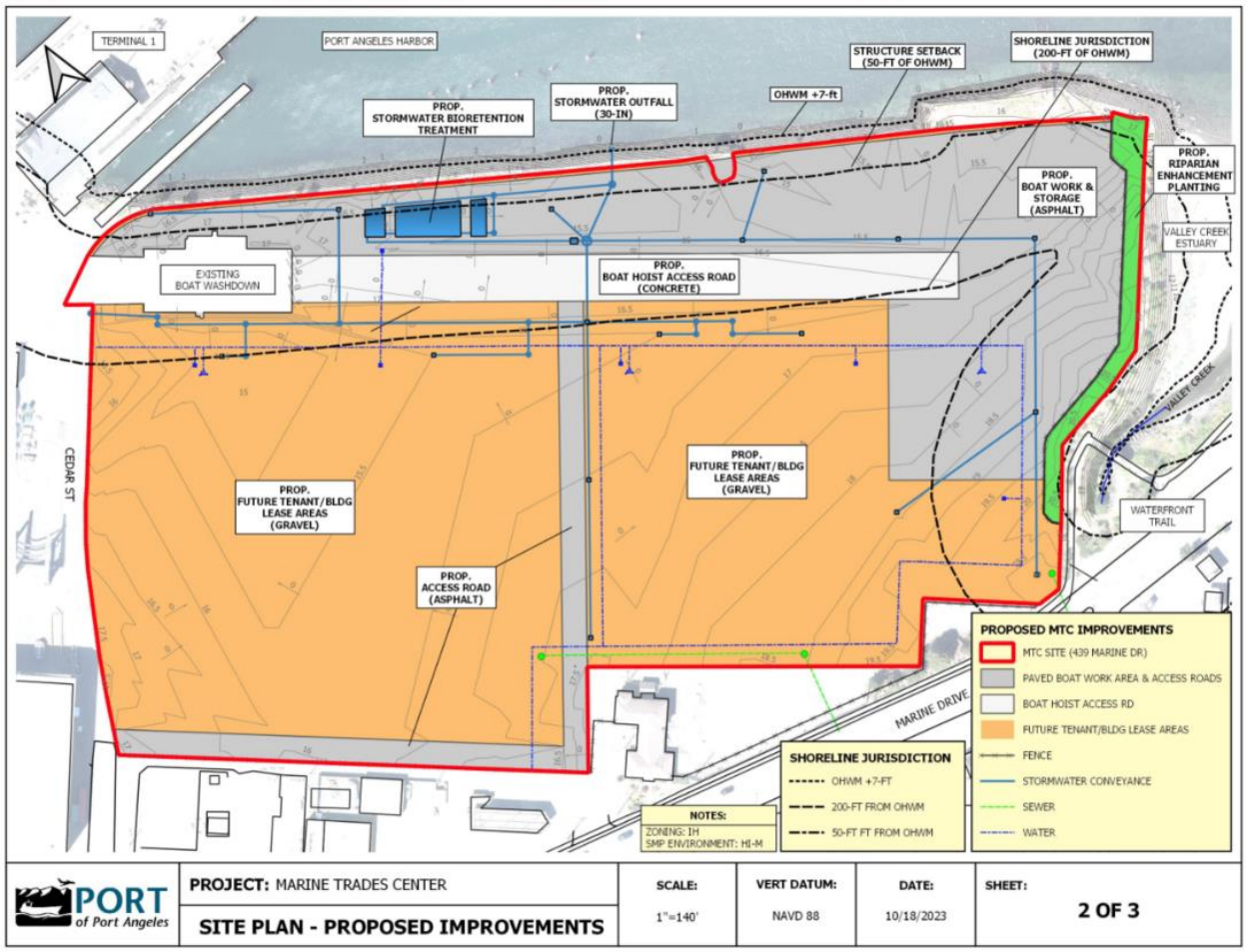


Figure 1: Location of proposed Marine Trades Center in relation to the shoreline jurisdiction and Marine Drive.

Figure 2: Shoreline Segment J of the High-Intensity Marine (HI-M) Environment

III. FACTS RELEVANT TO THE APPLICATION

Description of Subject Property: 17-acre site north of Marine Drive and west of Valley Creek Estuary Park
Address: 439 Marine Drive
Tax Parcel IDs: 06-30-00-00-1000, 06-30-00-00-1035, 06-30-00-00-3512, 06-30-00-00-3518, 06-30-00-00-3527, 06-30-00-00-3533, 06-30-00-00-3542, 06-30-00-00-3600, 06-30-00-00-3700, and portions of Parcel Nos. 06-30-00-00-1305 and 06-30-00-07-9400
Zoning: Industrial, Heavy (IH)
Comprehensive Plan Designation: Industrial
Shoreline Designation: Segment J of the High-Intensity Marine (HI-M) Environment

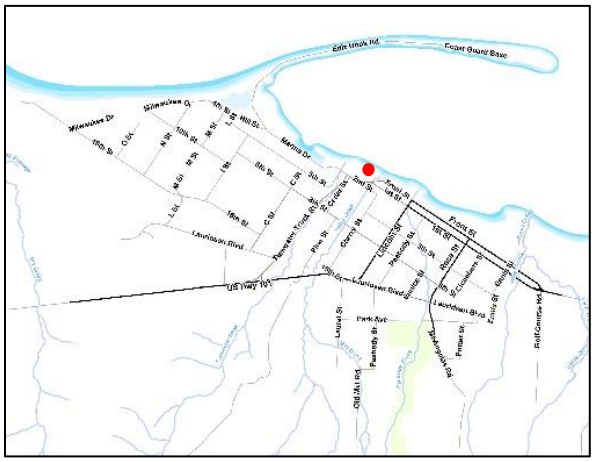


Figure 3: Approximate Location of Property

Existing Conditions

The project site is owned by the Port of Port Angeles and is located at 439 Marine Drive, Port Angeles, WA 98362, in the Industrial, Heavy (IH) zone. The site was formerly used as the K-Ply Plywood Mill and has since been remediated, leveled, and filled with crushed gravel. The plywood mill was in operation from 1941 until 2011 and led to significant contamination of the site. The former mill was demolished in 2013 by the Port of Port Angeles, which began undertaking a cleanup initiative to remediate the site following the environmental pollution that occurred during its use as a plywood mill. The Washington State Department of Ecology has monitored the ongoing cleanup of the project site in accordance with a series of agreements in place for the site. The Port of Port Angeles entered into an Environmental Covenant (Auditor's Number 2017-1351541) with the Department of Ecology in 2017 to address the residual contamination that exists

on the site. A marine vessel washdown facility was authorized at 439 Marine Drive through Shoreline Substantial Development Permit approval in 2018. SMA No. 17-98, approved in May 2018, was issued upon staff determining that the proposed washdown facility complied with the SMP. An 18,600 square foot concrete boat washdown pad was constructed in 2018 near the northwest corner of the site through Permit No. 18-1306. The project narrative indicates that this pad will be integrated into the proposed MTC facility. The majority of the site's area is unvegetated and surfaced with concrete and gravel. The proposed MTC facility would significantly increase the site's lot coverage, but the initial phase primarily involves the construction of supporting infrastructure that will enable future development of the proposed individual building pad sites. The proposal involves the demolition of the remaining structures associated with the defunct mill. Figure 4 depicts the boat washdown facility constructed in 2018 and the existing vegetation on the project site.

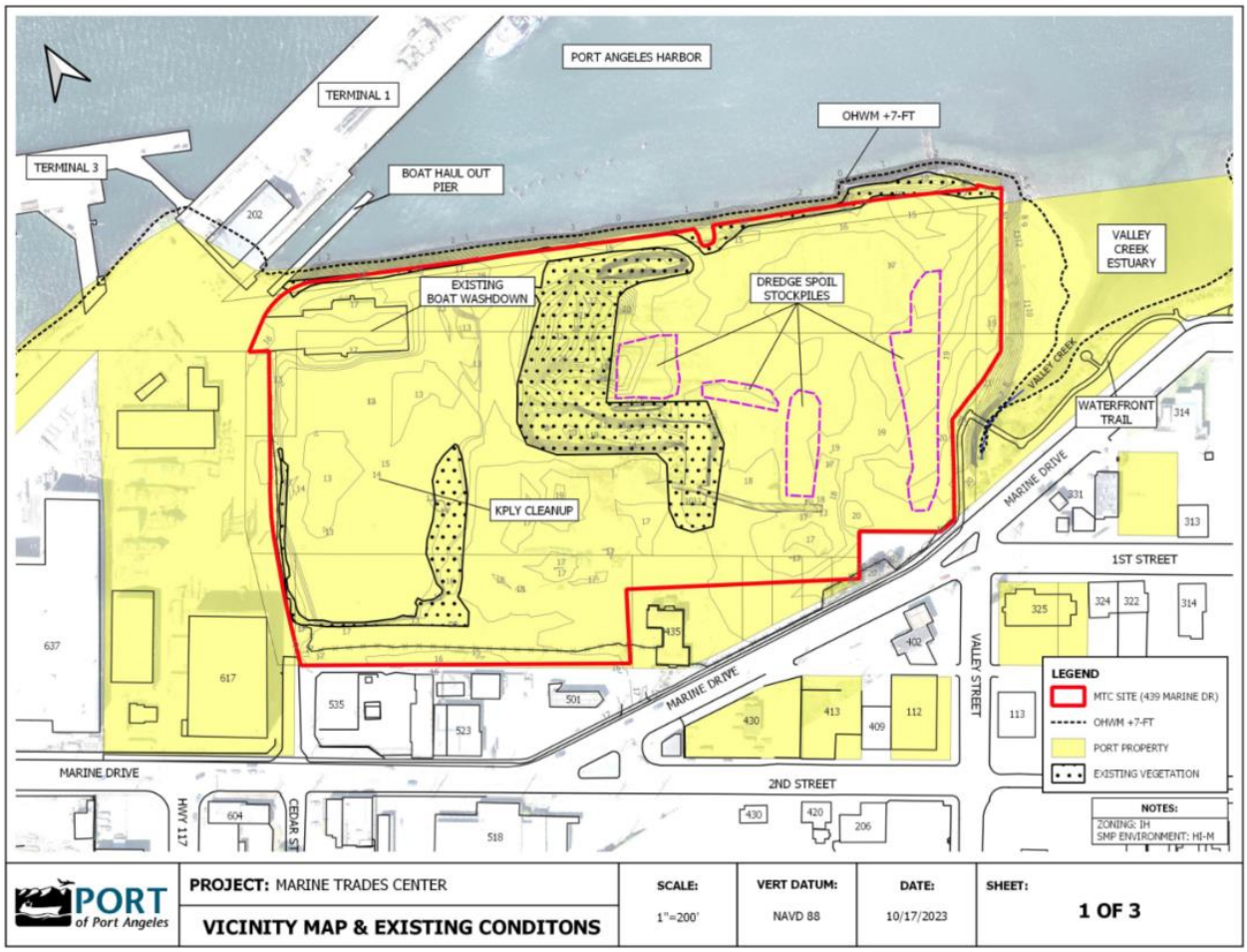


Figure 4: Existing conditions of the Port of Port Angeles property that the applicant proposes to develop into the MTC.

IV. PROCEDURE

On October 25, 2023, the Department of Community & Economic Development (CED) received a Shoreline Substantial Development Permit (SMA) Application, which was assigned application number 23-70. On October 27, 2023, the City's Finance Department received payment for the application allowing Planning Division staff to begin an initial completeness review. Planning Division staff determined the application to be complete on November 24, 2023. A final decision by the Director of Community and Economic

Development is to occur no later than 120 days from the date of determination of completeness, as required by Section 18.02.100 PAMC. Section 7.E.1.c requires that public comment periods for SMA applications be 30 days in length in accordance with RCW 90.58.140(4). In addition to complying with the procedure for SMA applications established in the City's SMP, staff processed the application in accordance with WAC 173-27-110 and Chapter 18.02 PAMC. Staff provided notice of the application on the following dates in the manner specified:

1. December 5, 2023 – General Public Notice of Application: Staff posted a physical notice at City Hall, published project information on the City's website, and posted a notice sign as close as practicable to the project site.
2. December 5, 2023 – Adjacent Property Owner Notification: Staff mailed notice of the SMA application and public comment period to all property owners within 300 feet of the subject parcel.
3. December 5, 2023 – Interdepartmental Notification: Staff emailed the Notice of Application to appropriate City departments.
4. December 5, 2023 – Agency Notification: Staff emailed the Notice of Application to relevant agencies with jurisdiction.
5. December 6, 2023 – *Peninsula Daily News*: Staff published legal notice of the SMA application in the *Peninsula Daily News*.

The SMA public comment period was 30 days long and closed on January 5, 2024.

1. January 25, 2024 - General Public Notice of Public Hearing: Staff posted a physical notice at City Hall, published project information on the City's website, and posted a notice sign as close as practicable to the project site.
2. January 25, 2024 - Adjacent Property Owner Notification: Staff mailed notice of the public hearing to all property owners within 300 feet of the subject parcel.
6. January 25, 2024 - *Peninsula Daily News*: Staff published legal notice of the public hearing in the *Peninsula Daily News*.

V. PUBLIC AND AGENCY COMMENTS

Public Comments

The City did not receive any public comments during the comment period.

Department/Division Comments

Planning Division staff circulated the application to relevant City Departments for review. The interdepartmental routing included the following departments:

- Department of Community & Economic Development
- Department of Public Works and Utilities
- Fire Department
- Police Department

Comments received from the Electrical Operations Division, the Engineering Division, and the Fire Department are incorporated into this Staff Report.

Agency Comments

Planning Division staff circulated the application to relevant external agencies for review. Agencies also had the opportunity to review the proposal and provide comments when the Port of Port Angeles, acting as lead agency under SEPA, issued a Mitigated Determination of Nonsignificance for the proposal on January 4, 2023.

Comments received from the Southwest Regional Office of the Washington State Department of Ecology are incorporated into this Staff Report.

VI. FINDINGS OF FACT & STAFF ANALYSIS

Findings of Fact

CED staff based the analysis and findings of fact on the application materials, the PAMC, relevant state laws, standards, plans, agency and public comments, and all other materials available during the review period. Collectively, the information in the Staff Report is the record of review. The analysis and findings in this report summarize the analysis completed by CED staff.

City of Port Angeles Comprehensive Plan

All Shoreline Substantial Development Permit applications must conform with the Port Angeles Comprehensive Plan. Planning Division staff identified the following Port Angeles Comprehensive Plan policies to support the decision and conditions of approval for Application No. 23-70:

Growth Management Element		
Goal: G-2A	**To manage growth in a responsible manner that is beneficial to the community as a whole, is sensitive to the rights and needs of individuals, and is consistent with the State of Washington's Growth Management Act.**	
	Policy: P-2A.01	In all its actions and to the extent consistent with the provisions of this comprehensive plan, the City will strive to implement the following goals of the State Growth Management Act: *g) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.* *j) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.* *k) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities of jurisdictions to reconcile conflicts.*
	Policy: P-2A.13	Ensure the protection of critical areas occurring within the PAUGA.

Staff Analysis: Application No. 23-70 is consistent with the goals, policies, and intent of the Growth Management Element by proposing development within the City of Port Angeles intended to facilitate economic development of Port of Port Angeles property in a manner that facilitates local industry and accounts for the protection of the shoreline environment. The proposal includes restoration planting and environmental cleanup that will contribute to air, soil, and water quality at the site. Staff processed the

application in accordance with the permitting timeline established by Chapter 18.02 PAMC, and the public has been provided with the opportunity to provide input.

Land Use Element		
Goal: G-3B	**To protect and enhance the area's unique physical features, its natural, historical, archaeological, and cultural amenities, and the overall environment.**	
	Policy: P-3B.01	Encourage identification, preservation, and restoration of sites and structures that have historical or cultural significance
G-3D	**Promote cleanup of environmentally contaminated sites within the city.**	
	Policy: P-3D.01	Actively pursue and participate in environmental remediation of contaminated sites using best available science.
Goal: G-3L	**To provide and incentivize opportunities for industrial development in a manner, which efficiently uses the community's natural resources and physical environment, has minimal impact on the natural environment, contributes to quality of life, and is compatible with the desired development patterns.**	
	Policy: P-3L.02	Develop infrastructure, which makes sites attractive and ready to develop, including transportation facilities and utilities at industrial parks. Industrial development should be encouraged to follow industrial park design concepts.
	Policy: P-3L.03	Ensure that industrial areas mitigate nuisances and hazardous characteristics such as noise, air, water, odor, pollution, or objectionable visual material.
Goal: G-3M	**To facilitate reuse of large vacant or isolated industrial areas no longer in operation to improve the local economy and employment stability.**	
	Policy: P-3M.01	Allow a wide range of land uses in the redevelopment of large vacant or isolated industrial areas no longer in operation, including mixed-use development, commercial development, or residential development as well as industrial uses, provided that these uses will not encourage the conversion of other industrial areas to non-industrial use.

Staff Analysis: Application No. 23-70 is consistent with the General and Industrial goals, policies, and intent of the Land Use Element, especially Goal G-3M. The proposal describes the reuse of a large industrial area that is no longer operating as a mill and has been sitting largely vacant since cessation of the previous use. The proposed MTC has the potential to contribute to the economy by facilitating local employment and expansion of the City's maritime sector. The proposal involves continued ecological restoration and environmental cleanup. According to the applicant, the Port of Port Angeles has already removed 50,000 tons of contaminated soils from the site in 2016. Protection of cultural resources will be ensured by adherence to the MIDP prepared by Cardno, Inc. and HDR Engineering, Inc. The combination of industrial reuse and protection of resources ensures consistency with the above policies of the Land Use Element.

Utilities & Public Services Element		
Goal: G-5D	**To provide utility services in an efficient and cost-effective manner.**	
	Policy: P-5D.09	Provide infrastructure to all industrial lands to encourage development.

Staff Analysis: The proposal involves installation of utility services to the site in a manner that facilitates development of underutilized industrial lands. This is consistent with the above policy of the Utilities & Public Services Element.

Conservation Element		
Goal: G-7A	**To promote sustainable development and land use that is compatible with the overall natural environment, historical, archaeological, and cultural amenities.**	
	Policy: P-7A.01	Require all development, including the location and design of all structures and open space areas, to be compatible with the unique physical features and natural amenities of the land and complement the environment in which it is placed, while recognizing the rights of private ownership.
	Policy: P-7A.02	Promote compatibility between the land and its use by regulating the intensity of the land use.
	Policy: P-7A.06	Regulate site design, preparation, and development to avoid or minimize damage to wetlands and other environmentally sensitive areas
	Policy: P-7A.11	Implement site-specific requirements for individual development proposals to mitigate any negative impacts created by the development, particularly to an area identified as an environmentally sensitive area.
Goal: G-7B	**To protect and enhance the area's unique physical features, its natural, historical, archaeological, and cultural amenities, and the overall environment.**	
	Policy: P-7B.01	Maintain and preserve the City's unique physical features and natural amenities, such as creeks, streams, lakes, ponds, wetlands, ravines, bluffs, shorelines, and fish and wildlife habitats.
	Policy: P-7B.08	Maintain and enhance the quality of water resources through the regulation of clearing, grading, dumping, discharging, and draining and the provision of flood and erosion control measures and regulations to protect wetlands and other environmentally sensitive areas.
Goal: G-7D	**To preserve and enhance the City's shoreline, its natural vegetation and wildlife and to mitigate for present and planned impacts in a manner consistent with the State Shoreline Management Act and the City's Shoreline Master Program.**	
	Policy: P-7D.02	Maintain and restore riparian vegetation in shoreline areas and on tributary streams, which affect shoreline resources wherever possible.
	Policy: P-7D.07	Designate an adequate shoreline area for water-oriented commercial and industrial development based on the Land Use Element.
	Policy: P-7D.08	Locate shoreline uses and activities to avoid environmentally sensitive and ecologically valuable areas and to ensure the preservation and protection of shoreline natural areas and resources.

Staff Analysis: Application No. 23-70 is consistent with the goals, policies, and intent of the Conservation Element because it proposes the continued remediation of a contaminated industrial site to reduce the environmental impact of the facility on a critical shoreline environment. The proposal involves riparian zone restoration planting adjacent to the Valley Creek estuary, consistent with Policy P-7D.02. Policy P-7D.07 explicitly encourages water-oriented industrial development. The proposal accounts for the adjacent shoreline and stream environments in a manner consistent with current environmental regulations. The review process and required conditions placed on permits for individual structures within the MTC will ensure that each aspect of the development will mitigate impacts in a manner consistent with the SMP, thereby contributing to the fulfillment of Goal G-7D.

Port Angeles Municipal Code (PAMC)

The following PAMC provisions are considered relevant to this application. Planning Division staff provides comments under each provision to demonstrate the analysis that has occurred with the application review process and the findings of fact relevant to the application.

Title 2 – Administration and Personnel

Per Subsection 2.18.065(A)(5) PAMC, the Director of Community and Economic Development has the review authority and is authorized and directed to hear and decide on shoreline substantial development permit applications for permitted uses that receive a SEPA threshold determination of non-significance.

Staff Analysis: Application No. 23-70 could be subject to an administrative review process and does not require a public hearing, although the City deemed a public hearing prudent due to the size of the site and the extent of proposed improvements. The proposed development would establish a water-related and water-oriented use that primarily involves boat maintenance and repair. According to the Shoreline Use Matrix in the SMP (Page 42), water-dependent and water-related industrial uses are permitted in the High-Intensity Marine (HI-M) Environment. The proposed use received a threshold determination of non-significance from the Port of Port Angeles, acting as lead agency under SEPA. The Port of Port Angeles issued a Mitigated Determination of Non-Significance (MDNS) for the proposed use on January 4, 2023. The Director, acting as Shoreline Administrator, has the authority to decide whether to grant a shoreline substantial development permit to the proposed use.

Subsection 2.18.060(B) PAMC establishes the appeal procedure for the Hearing Examiner's decision on a shoreline substantial development permit application. Subsection 2.18.065(B) PAMC establishes the appeal procedure for the Director's decision on a shoreline substantial development permit application.

Staff Analysis: An appeal of a decision must be filed within 15 days after the Director or Hearing Examiner issues the decision. Per Section 7.E.4 of the SMP, any person aggrieved by the granting, denying, or rescinding of a permit on shorelines of the state may seek review from the shorelines hearings board by filing a petition for review within twenty-one days of the date of filing of the decision as defined in RCW 90.58.140(6).

Chapter 15.08 PAMC – Shoreline Management

Section 15.08.020 PAMC contains the City's SMP, which establishes the regulations applicable to development proposed within Shoreline Segment J of the High-Intensity Marine (HI-M) Environment. CED staff considered SMP regulations in analyzing the proposal. The following sections of the SMP are relevant to this development proposal and warrant staff analysis:

Section 2.B.2 (Environment Designation Provisions and Regulations – High-Intensity Marine Environment) of the SMP establishes the purpose, designation criteria, management policies, and development regulations applicable to the HI-M Environment. The dimensional requirements applicable to development in the HI-M Environment are as follows:

	Vegetation Conservation Area	Structure Setbacks (from the OHWM)	Maximum Structure Height
Segment E (facing the Strait)	N/A	N/A	N/A
Segment E (facing the Harbor)	OHWM to the waterward extent of new structural road foundation	15 feet	15 feet
Segment J	N/A	50 feet*	75 feet

The proposed development will occur within Shoreline Segment J, where no vegetation conservation area (VCA) applies to shoreline development. Figure 5 depicts the extent of Shoreline Segment J. Water-dependent uses are permitted within the 50-foot setback. Per Subsection 2.B.2.d.ii of the SMP (Page 20), utilization of the west side of the Valley Creek Estuary for restoration or mitigation is contingent upon execution of a formal agreement (conservation easement, etc.) between the property owner and party proposing mitigation or restoration. Such agreement shall ensure access to and maintenance of the utilized area, and guarantee preservation of the utilized area in perpetuity. If an agreement meeting the conditions outlined above cannot be reached, compensatory mitigation shall occur on the same parcel where the unavoidable impact occurs or through other measures established in this SMP. In this case, the Port of Port Angeles is the property owner of the land along the west side of the Valley Creek estuary and is also the party proposing restoration planting in that location.

Figure 5: Shoreline Segment J

Staff Analysis: All proposed improvements are consistent with the development regulations specific to Shoreline Segment J of the High-Intensity Marine (HI-M) Environment. The applicant's site plan depicts the 50-foot structure setback from the OHWM and demonstrates that all proposed building sites for boat maintenance facilities will meet this setback requirement.

Section 2.C.1 (Shoreline Use and Modification Matrices – Shoreline Use Matrix) of the SMP establishes which uses may be permitted and which are prohibited in the shoreline environment.

Staff Analysis: Boat building and repair is a water-oriented industrial use. The applicant's narrative describes why the proposed use must be located near the shoreline, stating that "the boat building and repair activities must be located near and adjacent to the haul out pier because it is not reasonable or best safety practices to transport boats more then 500 to 1000 feet via heavy lift equipment." Establishing a new water-oriented industrial use in the High-Intensity Marine (HI-M) Environment is permitted by the Shoreline Use Matrix of the SMP.

Section 3.1.c (Generally Applicable Policies and Regulations – Regulations) of the SMP establishes regulations that apply to all uses in all shoreline environments. Staff analysis is provided below in response to each of these eight regulations.

1. Except when specifically exempted by statute, all proposed shoreline uses and development, including those that do not require a shoreline permit, must conform to the Shoreline Management Act, Chapter 90.58 RCW, and the policies and regulations of this SMP.

   Staff Analysis: The proposed development consists of an industrial marine trades center that meets the definition of "substantial development" in Chapter 6 of the SMP. The development has a total cost exceeding $7,047. The proposed development is not eligible for a letter of exemption because it does not meet any of the exemption criteria in WAC 173-27-050. Therefore, the proposal requires a shoreline substantial development permit. Staff finds that the proposal conforms to the Shoreline Management Act, Chapter 90.58 RCW, and the policies and regulations of the SMP when all conditions of approval are adhered to.

2. All proposed shoreline uses and development, including those not requiring a shoreline permit, may be allowed only when consistent with the underlying City zoning, PAMC Title 17.

   Staff Analysis: The proposed development consists of an industrial use consistent with the underlying IH zone. Chapter 17.34 PAMC establishes uses permitted in the IH zone. Per Section 17.34.020 PAMC, ship building, storage, and repair uses, storage yards, and accessory uses are permitted in the IH zone. The proposed use is consistent with the zoning designation. Future development will need to demonstrate compliance with applicable design standards, including the Urban Services Standards and Guidelines, at time of building permit application.

3. All new shoreline modifications must support an allowable shoreline use that conforms to the provisions of this SMP.

   Staff Analysis: The proposed development includes shoreline modifications consisting of the establishment of a stormwater outfall and environmental restoration planting. Per the Shoreline Modification Matrix in Section 2.C.2 of the SMP, environmental restoration and outfalls are permitted modifications in the shoreline environment.

4. Shoreline uses and modifications listed as "prohibited" shall not be authorized as a shoreline variance or shoreline conditional use permit.

   Staff Analysis: The proposed development does not constitute a prohibited shoreline use or modification.

5. Permit applicants shall submit management plans detailing application of pesticides, fertilizers, and other chemicals as part of the permit application. Plans shall indicate the pesticide to be used and amount to be used and assurance that use of the chemical is approved for the intended use and that the chemicals are applied per Department of Agriculture or Department of Ecology regulations, and indemnify the City for any liability resulting from the pesticide use. The Shoreline Administrator will require the use of best management practices for fertilizer application to protect water quality. The public must be notified through announcements and on-site signage when chemicals are applied.

   Staff Analysis: The proposed development does not involve the application of pesticides, fertilizers, or other chemicals. This regulation does not apply to the proposed development.

6. All shoreline uses and developments shall analyze the environmental impacts of the proposal and include measures to mitigate environmental impacts not otherwise avoided or mitigated by compliance with the Master Program and other applicable regulations. Where required, the City will apply mitigation measures in the following sequence of steps listed in order of priority, with (a) being top priority:
   a. Avoiding the impact altogether by not taking a certain action or parts of an action;
   b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
   c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
   d. Reducing or eliminating the impact over time by preservation and maintenance operations;
   e. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and
   f. Monitoring the impact and the compensation projects (from subsection e. above) and taking appropriate corrective measures.

   Staff Analysis: The applicant, acting as lead agency under SEPA checklist, issued an MDNS in 2023 that specified mitigation measures. The applicant indicates an intent to adhere to these mitigations measures to ensure compliance with applicable environmental regulations. The mitigation measures included in the MDNS ensure that the proposal meets this regulation of the SMP and that the proposal adheres to the requirements of other agencies with jurisdiction, resulting in no net negative impact on the shoreline environment.

7. The City may allow fee payment in lieu of physical compensatory mitigation measures provided:
   a. There is an established program to restore ecological functions using those funds;
   b. The funds are sufficient to provide mitigation so that there is no net loss of ecological function; and
   c. There is a direct and demonstrated correlation between the impacted ecological functions and the restored functions that the fee will fund.

Staff Analysis: The applicant is not proposing fee payment instead of complying with the mitigation measures contained in the MDNS. This regulation does not apply to the proposed development.

8. All shoreline development, uses, and activities shall be located, designed, constructed, and managed in a manner which:
    a. Minimizes adverse impacts to surrounding land and water uses and is aesthetically compatible with other existing or planned uses in the affected area;
    b. Avoids disturbance of and minimizes adverse impacts to fish and wildlife resources, including spawning, nesting, rearing and habitat areas and migratory routes;
    c. Minimizes interference with natural shoreline processes such as water circulation and sediment transport and accretion;
    d. Avoids adverse impacts to public health and safety;
    e. Minimizes the need for shoreline defense and stabilization measures and flood protection works, such as bulkheads, fill, levees, dikes, groins or substantial site regrades; and
    f. Utilizes effective erosion control methods during both project construction and operation.

Staff Analysis: The proposed development is intended to comply with these standards. The City's clearing & grading regulations, Urban Services Standards and Guidelines, and requirements of agencies with jurisdiction will help ensure that development of the site will not adversely impact fish and wildlife resources, natural shoreline processes, public health and safety, or existing shoreline defense and stabilization infrastructure.

Section 3.2.c (Archaeological and Historical Resources and Sites – Regulations) of the SMP establishes regulations that are applicable to archaeological and historical resources and sites in all shoreline environments. Staff analysis is provided below in response to each of these nine regulations.

1. City Planning Staff shall review the information provided by the project applicant and consult in-house archaeological and historical reference materials, including but not limited to:
    a. City of Port Angeles' Archaeological Predictive Model;
    b. Washington State's online database of archaeological and historical resources (WISAARD).

Staff Analysis: The project site is within a general area of the City of Port Angeles identified as having a heightened potential of containing archaeological resources. On August 14, 2006, the Port of Port Angeles entered a Settlement Agreement with the State of Washington, the Lower Elwha Klallam Tribe, and the City of Port Angeles. Section 8 of the agreement stipulates the development of an analysis resulting in a predictive model to determine high, medium, and low probability areas for cultural resources. The agreement stipulates that the City and Port will prepare and implement permitting and planning procedures consistent with the agreement. In conjunction with this agreement, the City has established standard conditions for ground disturbing activities in high-probability areas. The proposed development will involve ground-disturbing activities. A professional archaeologist shall monitor all ground disturbing work related to this proposal in accordance with the MIDP prepared by Cardno,

Inc. The requirement for archaeological monitoring is a recommended condition of approval (Condition #13) of the SSDP and a mitigation measure identified in the MDNS.

2. Planning staff shall consult with the Lower Elwha Klallam Tribe on all shoreline projects with ground-disturbing components.

   Staff Analysis: The Lower Elwha Klallam Tribe was notified of the proposal and has previously been involved with archaeological monitoring on this site. According to an Archaeological Site Inventory Form submitted by the applicant, archaeological monitoring for geotechnical test pit excavations associated with K Ply remedial clean-up projects was conducted by the Lower Elwha Klallam Tribe in December 2017. The archaeologist present on the project site will have the responsibility of notifying appropriate agencies of any cultural resources. The City will act in accordance with the 2006 Settlement Agreement if notified that archaeological or cultural resources have been identified.

3. Based upon the results of consultation with the Tribe, City planning staff or the authorized approval body may add conditions to the project permit in order to require the identification and protection of historical and archaeological resources that might otherwise be adversely affected by the project. These conditions will adhere to standard and accepted professional cultural resources practices.

   Staff Analysis: Conditions #13 and #14 ensure adherence to standard and accepted professional cultural resources practices. A mitigation measure included in the MDNS requires archaeological monitoring of all ground-disturbing work. Cessation of all work and immediate notification of the City must occur if any phenomena of potential archaeological interest are discovered during development activity.

4. In addition to any other conditions that may be imposed on a project, all shoreline permits shall contain provisions requiring developers and property owners to immediately cease work and notify the City Planning Department, Department of Archaeology and Historic Preservation and affected Indian Tribes if any items of possible archaeological interest are uncovered during excavations. In such cases, the developer or property owner shall be required to allow a site inspection and evaluation by an archaeologist meeting the federal Secretary of the Interior's standards for a professional archaeologist. The professional archaeologist shall ensure that any inadvertent archaeological discoveries are properly recorded, reported, and mitigated prior to resuming the project.

   Staff Analysis: Condition #14 satisfies this provision.

5. The City may require that development be postponed in such areas to allow investigation of public acquisition potential and/or retrieval and preservation of significant artifacts.

   Staff Analysis: There is no need to postpone development for further investigation unless new information becomes available indicating that further investigation is necessary. The project includes ground-disturbing activities. Protection of any archaeological resources is ensured to the extent possible if the applicant adheres to all conditions of approval.

6. The City may deny a permit based upon archaeological conditions when the City determines that a site has significant archaeological, natural, scientific or historical value. No shoreline permit shall be issued which would pose a threat to a significant archaeological site.

Staff Analysis: All available evidence indicates that the proposed development will not threaten any significant archaeological site. Denial of the permit is unnecessary to protect archaeological resources if the applicant complies with required conditions and the MIDP dated May 21, 2021.

7. In the event that unforeseen factors constituting an emergency as defined in WAC 173-27-040 (2)(d) necessitate rapid action to retrieve or preserve artifacts or data, the project may be exempted from the requirement to obtain a substantial development permit. The City shall notify the State Department of Ecology, the State Attorney General's Office, the State Historic Preservation Office, and the Lower Elwha Klallam Tribe of the exemption in a timely manner.

   Staff Analysis: This regulation does not apply to this proposal. The project requires a shoreline substantial development permit.

8. Historical or archaeological resources shall be considered in park, open space, public access and site planning, with access to such areas designed and managed so as to give maximum protection to the resource and surrounding environment.

   Staff Analysis: CED staff considered historic and archaeological resources through this analysis. No alterations to the proposal are necessary to protect resources or the environment provided that the applicant adheres to conditions and requirements intended to protect archaeological and cultural resources.

9. Interpretation of historical and archaeological features (e.g., informational or interpretive panels along trails) shall be provided as part of public projects when the Shoreline Administrator, in consultation with the Lower Elwha Klallam Tribe, determines that it is appropriate based on the sensitivity of the features, interpretive opportunities, and other relevant circumstances.

   Staff Analysis: The project proposal consists primarily of a maritime industrial park where public access will be limited. There are opportunities for interpretation outside the boundaries of the project site where the importance of this location can be relayed in lieu of direct placement on the subject property. Condition #12 requires that consideration and consultation of the Lower Elwha Klallam Tribe be made prior to the occupancy of any future structure proposed on the site.

Section 5.B.1.c (Shoreline Use General Policies and Regulations – Regulations) of the SMP establishes general regulations that are applicable to all developments and uses in the shoreline jurisdiction. Staff analysis is provided below in response to the relevant regulation from this section.

1. All uses not explicitly covered in the SMP require a conditional use permit. The City's Shoreline Administrator shall impose conditions on all shoreline permits and exemptions as needed to ensure that the proposed use or development meets the policies of this SMP.

   Staff Analysis: Shoreline Segment J of the High-Intensity Marine (HI-M) Environment permits water-oriented industrial uses as an allowed use. Conditions have been included in this report to ensure that the proposed use or development meets the policies of the SMP.

Section 5.B.5.c of the SMP establishes regulations applicable to industrial developments and uses in the shoreline jurisdiction. Staff analysis is provided below in response to the relevant regulations from this section.

1. New industrial uses or developments, or significant expansion or intensification of existing industrial uses or activities, shall be consistent with the Port Angeles Harbor Resource Management Plan, and be accompanied by a feasibility or use analysis acceptable to the City that assesses regional or state-wide need.

   Staff Analysis: The proposed new industrial use includes significant intensification of the activities near the shoreline environment. The applicant's narrative states that the proposal is consistent with the Port Angeles Harbor Resource Management Plan (HRMP). The proposal is consistent with numerous recommendations of the HRMP, including the recommendations to protect and improve ecological conditions in the Port Angeles Harbor. Recommendations of the HRMP include removing derelict structures, cleaning up contaminated sediment, and planting native riparian vegetation (Page 29 of the HRMP). The HRMP also calls for low-impact development (LID) techniques (Page 30 of the HRMP), which the applicant intends to integrate into the site's development. According to the project narrative, "the project will include a centralized bioretention stormwater treatment facility that is consistent with LID techniques detailed in Ecology's Stormwater Management Manual for Western Washington." The City finds the proposal to be consistent with the HRMP.

7. New or expanded port and/or industrial developments shall employ the best available technology, practices, and procedures for the safe handling of fuels and toxic or hazardous materials to prevent them from entering the water, and optimum means shall be employed for prompt and effective cleanup of any spills that do occur.

   Staff Analysis: The future development of the site with structures will necessitate an evaluation of fuel and waste disposal means. The property owner and occupants of the site will be responsible for appropriately handling spills.

8. Industrial display and other exterior lighting shall, to the extent feasible, be designed, shielded, and operated to avoid illuminating the water surface and to reduce light pollution into the night sky and residential areas.

   Staff Analysis: The project narrative addresses this requirement, stating that the proposed lighting will be directed toward the center of the site to avoid off-site light pollution.

10. All new or expanded industrial uses or developments located adjacent to the Olympic Discovery/Waterfront Trail shall provide a minimum 10-foot-wide strip of landscaping between buildings and the trail. The landscaping shall include:
    a. Shrubs that will grow to at least 3 feet high within two years of planting;
    b. Vegetative ground cover that will cover the planted area within at least two years;
    c. Trees will be required if the Administrator determines there is sufficient space depending on the setting and the desired tree species; and
    d. The City Shoreline Administrator may modify required landscaping patterns within these areas to avoid safety and security concerns.

Staff Analysis: The project site is adjacent to a segment of the Port Angeles Waterfront Trail. The applicant is proposing to install a 20-foot-wide vegetation buffer between the MTC and the Waterfront Trail. The Shoreline Administrator does not recommend modifying the landscaping requirements from those contained in the SMP.

11. Low Impact Development (LID) techniques shall be incorporated into the design of new industrial uses and development, where feasible.

    Staff Analysis: The applicant is proposing to incorporate LID techniques into the design of the proposed bioretention stormwater treatment facility. According to the project narrative, soil contamination on the site makes certain LID infiltration practices infeasible.

12. Industrial activities, including ship and boat building and repair yards, shall employ Best Management Practices (BMPs) concerning the various services and activities they perform and their impacts on water quality. Industrial uses and activities shall adhere to the applicable standards in the City of Port Angeles Urban Services Standards and Guidelines.

    Staff Analysis: The applicants narrative confirms that industrial activities will be consistent with the BMPs in the Washington State Department of Ecology Boatyard General Permit and the Stormwater Management Manual for Western Washington. The recommended conditions of approval ensure that development is consistent with the applicable standards in the City of Port Angeles Urban Services Standards and Guidelines (USSG). Review of individual building permit applications will involve confirmation by the Public Works & Utilities Department that the development of structures on the site is consistent with applicable requirements of the USSG.

Title 17 – Zoning

Chapter 17.34 PAMC establishes permitted uses and dimensional requirements applicable in the Industrial, Heavy (IH) zone.

Staff Analysis: Per Sections 17.34.020 and 17.34.030 PAMC, the IH zone permits ship building, storage, and repair uses, storage yards, and accessory uses. The proposed development is an industrial use consistent with the underlying IH zone.

Environmental Review

State Environmental Policy Act (SEPA)

The Port of Port Angeles assumed lead agency status and issued a Mitigated Determination of Non-Significance (MDNS) per WAC 197-11-350. The Port issued the MDNS on January 4, 2023 and notified relevant agencies with jurisdiction. The Port completed all required public notice procedures and comment periods for the MDNS, with the SEPA comment period ending on January 18, 2023. The determination was published in the SEPA Register as SEPA record number 202300018. The Port determined that mitigation measures are necessary and specified the measures in the MDNS. The mitigation measures in the MDNS are intended to ensure compliance with Washington State Department of Ecology requirements, applicable stormwater and erosion control standards, environmentally sensitive area protection requirements, and archaeological resource protection laws. The MDNS is included as Appendix E of this staff report.

VII. RECOMMENDATION, CONCLUSIONS, AND CONDITIONS

The Director of Community and Economic Development, in their capacity as the City's Shoreline Administrator, has reviewed and considered the staff report, application materials, comments, and all information presented by the applicant. The Director of Community and Economic Development recommends that the Hearing Examiner conditionally approve SMA Application No. 23-70 for a Shoreline Substantial Development Permit and makes the following conclusions:

Conclusions

1. Staff's review of the application materials, PAMC, standards, plans, public comment, and all other materials available during the review period constitutes the basis of the analysis and findings of fact. The information contained in the staff report is the record of the review. The analysis and findings in this report summarize the application review completed by City Staff.
2. The Planning Division recommends the Director of Community and Economic Development adopt the findings included within the Staff Report for application No. 23-70 and approve the Shoreline Substantial Development Permit, subject to all recommended conditions of approval contained herein, the mitigation measures included in the MDNS dated January 4, 2023, and applicable PAMC requirements.
3. Per Section 2.18.065 PAMC, the Director of Community and Economic Development has the review authority and is authorized and directed to hear and decide on shoreline substantial development permit applications for a permitted use when the application receives a SEPA threshold determination of non-significance. The decision of the Director shall be an administrative decision. Such a decision may be appealed to the Hearing Examiner, provided that the appeal must be filed with the City within 15 days after the Director issues the decision. If an appeal is not filed within the applicable period, the decision of the Directors is the final decision of the City. An appeal application for any decision of the Director shall stay all further proceedings by the Department of Community and Economic Development specific to the property under appeal. After local appeals are complete, a person may appeal to the Shorelines Hearings Board within 21 days of the "date of filing" of the decision as defined in RCW 90.58.140(6).
4. The proposed project and its development, construction, and operation as conditioned are consistent with relevant goals, policies, objectives, and standards of the Port Angeles Comprehensive Plan.
5. The FEMA Clallam County, Washington 2023 Revised Preliminary Flood Map Viewer shows that the project site is partially within a moderate flood hazard area (Zone X). This is an area between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. This conditional approval and the issuance of the Shoreline Substantial Development Permit fulfills the review requirement of Subsection 15.12.220(A) PAMC. The site does not meet the definition of "area of special flood hazard" contained in Section 15.12.080 PAMC.

Conditions of Approval

The Department of Community and Economic Development (CED) Staff analysis of Shoreline Substantial Development Permit Application No. 23-70 concludes that the proposed use complies with the City of Port

Angeles Municipal Code's requirements and the Shoreline Master Program. The Director recommends that the following conditions be placed on the permit to ensure compliance for the development's duration:

1. The applicant shall obtain all applicable permits from the City of Port Angeles, including but not limited to building permits, demolition permits, electrical permits, clearing and grading permits, and right-of-way permits, before undertaking development activity on the site.
2. The mitigation measures included in the Mitigated Determination of Non-Significance (MDNS) issued by the Port of Port Angeles on January 4, 2023 are adopted herein as conditions of approval. The applicant shall implement all mitigation measures as specified in the MDNS.
3. The applicant shall follow the recommendations contained in the Archaeological Resources Survey issued by Cardno, Inc. and HDR Engineering, Inc. on June 25, 2021 and shall adhere to all procedures contained in the Monitoring and Inadvertent Discovery Plan issued by Cardno, Inc. and HDR Engineering, Inc. on May 21, 2021.
4. The applicant or contractor performing the work shall adhere to the Washington State Department of Ecology requirements and recommendations specified in the January 18, 2023 letter issued by the Southwest Regional Office.
5. The site plan submitted as a component of any future building permit application shall include an electrical utility plan to enable evaluation of proposed electrical connections and infrastructure by the Electrical Operations Division of the Public Works & Utilities Department.
6. Water supply lines and hydrant spacing shall be adequate to meet the fire flow demands of any future structures. All future buildings and emergency access roads will require review and approval by the City of Port Angeles to ensure compliance with applicable PAMC and International Fire Code requirements.
7. The proposed landscaping between the MTC and the Port Angeles Waterfront Trail shall comply with the following criteria established by Section 5.B.5.c.10 of the SMP:
    a. Shrubs shall grow to at least 3 feet high within two years of planting; and
    b. Vegetative ground cover shall cover the planted area within at least two years of planting.
8. The applicant or contractor performing the work shall request an inspection from the Planning Division upon completion of the proposed improvements.
9. All industrial activities occurring on the project site shall be consistent with the BMPs in the Washington State Department of Ecology Boatyard General Permit and the Stormwater Management Manual for Western Washington (SMMWW), including the S401 BMPs for the Building, Repair, and Maintenance of Boats and Ships (SMMWW, Page 575). The applicant shall also ensure that development occurring on the site is consistent with applicable standards in Chapter 18.08 PAMC and the City of Port Angeles Urban Services Standards and Guidelines.
10. Off-street parking shall comply with the requirements of Section 17.34.060 PAMC. Future building permit applications must include sufficient information demonstrating compliance with parking and landscaping requirements applicable to development in the IH zone.

11. The applicant shall comply with all applicable local, state, and federal government regulations. Issuance of this permit does not exempt the applicant from compliance with other applicable local, state, or federal permitting requirements. All work conducted under this permit shall conform to the applicable requirements of the PAMC and those of any other City division or agency with jurisdiction.
12. Prior to occupancy of any structure, the Port of Port Angeles must obtain a letter signed by the Shoreline Administrator, following consultation with the Lower Elwha Klallam Tribe, that requires or waives the need for interpretative signage on the site.
13. The applicant shall hire an archaeologist approved by CED to be present on-site during ground disturbances. The archaeologist must meet Washington State guidelines for a professional archaeologist and shall maintain contact with CED staff prior to and during the permitted project. A professional report shall be issued by the archaeologist and provided to CED upon completion of the ground disturbing activities.
14. Regardless of the presence of an archaeological monitor, if any phenomena of possible archaeological interest are uncovered during ground disturbances, the developer shall immediately stop such work and notify CED staff. CED will work to ensure that all possible archaeological resources are handled in accordance with applicable law. In the event archaeological artifacts, features, or human remains are discovered, CED will immediately notify the Lower Elwha Klallam Tribal Chair and specified Tribal staff. The City will also notify the Washington State Department of Archaeology and Historic Preservation, as required by RCW 27.44 and 27.53. Work may not resume in the area of the find until CED is satisfied that archaeological resources have been properly protected.

VIII. APPENDICES

Appendix A: SMA Application No. 23-70 Materials
Appendix B: Letter of Complete Application
Appendix C: Public Noticing Materials
Appendix D: Agency Comments
Appendix E: SEPA Determination

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT APPLICATION

Exhibit 2

Department of Community & Economic Development
321 E. 5th Street, Port Angeles, WA 98362
360.417.4750 | www.cityofpa.us | ced@cityofpa.us

PZ 23-70
file no.

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

The City of Port Angeles Shoreline Master Program (SMP) is a planning document that outlines goals and policies for the shorelines of the City and the City's Urban Growth Area (UGA), and also a regulatory code that establishes regulations for development occurring in "shoreline jurisdiction."

The applicable area for "shoreline jurisdiction", generally includes all land currently within two hundred feet of the shoreline. All areas within the shoreline jurisdiction have a designation, classified in Chapter 2 of the SMP.

The purpose of a Shoreline Substantial Development Permit (SSDP) is to preserve and enhance the shorelines of the City of Port Angeles through regulatory parameters within which development may occur, unless such development meets the criteria for an exemption (see Shoreline Exemptions below).

"Substantial development" means any development which meets the criteria of RCW 90.58.030(3)(e).

Please review the City of Port Angeles Shoreline Master Program for more information.

REQUIRED APPLICATION MATERIALS CHECKLIST

Only completed applications will be accepted. An application must include all of the following information:

- ☑ **SMA:** A completed application signed by the applicant or applicant's representative
- ☑ **JARPA** (Joint Aquatic Resource Permit Application): Complete and acquire authorized signatures
- ☑ **SEPA Checklist**: Complete and acquire authorized signatures (If determined necessary by staff)
- ☑ **Project Narrative Letter:** A detailed explanation of the project goals, plan, outcome
- ☑ **A Vicinity Map:** Showing the relation to surrounding properties, Proximity to the shoreline or Ordinary High Water Mark (OHWM), zoning, and land use
- ☑ **A Site Plan (x2):** Accurate drawing complete with all property lines, existing and proposed structures, parking plan (if applicable), required setbacks, and significant vegetation (Scale: 1'' = 20')
- ☑ **Site Photos:** Photos that illustrate the layout of the property and any structures or proposed uses
- ☑ **Mailing Addresses:** Mailing labels and a list (MS Excel format) of property owners within 300 feet of the proposed site, obtained from the Clallam County Assessor's Office.
- ☑ **Digital Copy of Site Plan**: Provide a digital copy via email or portable storage device

SHORELINE EXEMPTION

Certain specific developments listed in WAC 173-27-040 are exempt from the definition of substantial development and are therefore exempt from the substantial development permit process of the SMA.

To file for exemption from a Shoreline Substantial Development Permit, please submit an Shoreline Exemption Application (SPE).

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT APPLICATION

Exhibit 2

Department of Community & Economic Development
321 E. 5th Street, Port Angeles, WA 98362
360.417.4750 | www.cityofpa.us | ced@cityofpa.us

PZ 23-70
file no.

APPLICANT INFORMATION

Applicant Name: Port of Port Angeles (Property Owner: ☑ Yes ☐ No)
Mailing Address: 338 W. First Street, Port Angeles, WA 98362
Phone: 360.460.1364 Email: jessew@portofpa.com
Applicant's Representative (If other than applicant): Jesse Waknitz
Phone: 360.460.1364 Email: jessew@portofpa.com
(If applicant, or applicant's representative, is not the owner, property owner acknowledgment of this proposed land use action must be provided)

PROJECT INFORMATION

Project Title: Marine Trades Center Development
Project Summary: (1-2 Sentences)
Redevelopment of former 18-acre K-Ply Mill site into Marine Trades Center as location for boat construction and repair.

SUBJECT PROPERTY

Full Street Address: 439 Marine Drive, Port Angeles WA, 98363
Property ID / Parcel #: 063000001035 / 55895 and others Current Zoning: Industrial Heavy
Shoreline Designation: High Intensity Marine Environment
(Per Chapter 2 of the City of Port Angeles Shoreline Master Program)

Property Owner(s): _____ (☑ Same as Applicant)
Property Owner Address: _____

I have read and completed the application and attached all application materials and know it to be true and correct. I am authorized to apply for this permit and understand that additional information may be required and it is my responsibility to determine what other permits are required and to obtain permits prior to work, use, or activity. I understand that I will forfeit fees if I withdraw the application prior to permit issuance.

10/18/2023 Jesse Waknitz

Date Print Name Signature (☐ Owner ☐ Representative)

Notes:	DATE STAMP
Fees: $750.00 (SSDP) + $350.00 (SEPA if applicable) = $1,100.00	

PORT of Port Angeles
Celebrating 100 years serving Clallam County

P.O. Box 1350
338 West First Street
Port Angeles, WA 98362
360.457.8527

Board of Commissioners
Connie Beauvais, President
Colleen McAleer, Vice President
Steven Burke, Secretary
Executive Director
Paul Jarkiewicz

October 18, 2023 Serial No.: 2023-36

City of Port Angeles Department of Community and Economic Development
c/o Pat Bartholick (via email to Permits Permits@cityofpa.us)
321 E 5th Street
Port Angeles, WA 98362

RE: Shoreline Substantial Development Permit Application – Project Narrative Letter – Port of Port Angeles Marine Trades Center Development

Dear Mr. Bartholick:

The Port of Port Angeles is proposing to develop the Marine Trades Center [1](MTC or project) at the former K-Ply Plywood Mill site in the spring of 2024. This letter is part the Shoreline Substantial Development Permit Application for this redevelopment project and details the project goals, plans and outcome.

1 Project Purpose and Goals

The development of the Marine Trade Center at the site of the former plywood mill has been a high-level priority in the Port's Strategic Plan as a means to foster the growth of living wage jobs in Clallam County. The 17-acre property was a former plywood mill that operated from 1943 until its closure in December 2011. As a part of the Port of Port Angeles' environmental cleanup efforts the Port demolished more than 180,000 square feet of mill structures, removed residual soil contamination and is ready to move forward into redevelopment of the property. The federal Economic Development Administration has provided a $7.3 Million grant to support construction of the Marine Trade Center. The $11.1M project will transform the site from its current idle state to a busy industrial center for boat maintenance and repair.

The Port of Port Angeles' goal is to diversify the Port's waterfront property in order to service the marine trade economy in Clallam County. This diversification of business will create a strong economic backbone for many years to come. The 17-acres of industrial property is some of the last industrial waterfront property in the Puget Sound and has been the target of multiple private and government economic inquiries. Since its establishment in January 1923, the Port's mission has been to create living wage jobs and create economic success for Clallam County. This redevelopment project is positive progress towards that goal.

The MTC project is designed to meet the following goals and objectives that align with Port's Strategic Plan.

Goal 1: Make Strategic Investments to Foster Living Wage Jobs

[1] Note: This Project has undergone NEPA and SEPA review under the name "Marine Trades Industrial Park". For marketing purposes the Project name has been changed from Marine Trades Industrial Park to Marine Trades Center (MTC). MTC is used throughout this shoreline permit application.

Objective 1: Expand maritime commerce opportunities through the development of the Marine Trades Center

Goal 2: Improve Environmental Stewardship

Objective 2: Employ best practices and industry standards to ensure compliance of local, state and federal environmental rules and regulations.

a. *Improve nearshore habitat function at the MTC site by restoration upland planting adjacent to the Valley Creek Estuary.*
b. *Improve water quality adjacent to MTC by meeting or exceeding appliable NPDES permit conditions and standards.*

2 Project Location and Existing Site Conditions

2.1 Project Location

The project site is located at 439 Marine Drive, in Port Angeles, Washington and is adjacent to Port Angeles Harbor (See Vicinity Map). The approximate 17-acre project site is located on parcels: 063000001000, 063000001035, 063000003700, 063000003600, 063000003542, 063000003533, 063000003527, 063000003518, 063000003512 and parts of parcels 063000001305 and 063000079400.

Directly north of the project site is Port Angeles Harbor, to the east is the Valley Creek Estuary Park and restoration site, to the south is Marine Drive and multiple gas stations and marine trades companies and to the west is multiple marine trades companies and the Port's marine terminal complex.

2.2 Zoning and Other Designations within the Project Site

The project site is located within the Industrial Heavy (IH) zone. The project site is also located within City of Port Angeles (City) shoreline jurisdiction. According to the Port Angeles Shoreline Master Program, the project site is located within the Aquatic Harbor (A-H) Environment and High Intensity Marine (HI-M) Environment, Segment J.

2.3 Existing Structures and Vegetation within the Project Site

The project site is approximlety 17-acres of waterfront industrial property adjacent to Port Angeles Harbor. The project location was the site of a plywood mill from the 1940s to 2012. In 2012 through 2016 the Port demolished the plywood mill structure and cleaned up subsurface petroleum contamination at the site. 90% of site is currently vacant with the majority of the site unvegetated with an impervious concrete and gravel surface. At the northwest corner of the site is the existing 18,600-square feet concrete boat washdown pad. This pad was constructed in 2018 and is an important component of the MTC. The 1,200 linear feet of shoreline at the site is armored with rip rap from an elevation of +16-ft to 0.0-ft. The site does include 2-acres of herbaceous vegetation that consists of noxious weeds (Scotch broom, Himalayan blackberry, Canada thistle and various grasses) and native species (Red alder samplings, cedar samplings, and coastal sagebrush). This vegetation is located at the center of the site on wood debris piles adjacent to a stormwater conveyance ditch and along the top of the rip rap slope at the north end of the site.

A few remnant concrete structures and building basement footings from the plywood mill are at grade or subgrade and are located in the center of the project site. These structures will be removed as part of this project.

3 Project Description

The Port proposes to develop the Marine Trades Center along the Port Angeles waterfront. The MTC will be a site for boat repair, maintenance, and construction. The project includes (See attached Site Plan for overview of proposed improvements):

- Clearing and Grading of the site and demolition of remnant mill structures
- Construction of boat hoist access road (Concrete paving, approximately 790-ft long by 55-ft wide)
- Construction of vehicle access road (Asphalt paving, approximately 1000-ft long by 30-ft wide)
- Construction of boat storage and work area (Asphalt paving, approximately 4-acres in size)
- Construction of building pad sites (Graded and gravel surface, approximately 10.7-acres in size)
- Installation of riparian zone restoration planting adjacent to Valley Creek Estuary (Approximately 11,200-square feet of native vegetation)
- Installation of upland utilities (water, sewer, and power)
- Installation of 30-in stormwater outfall, conveyance and treatment infrastructure to support this industrial development and protect water quality.

3.1 Stormwater Treatment

The proposed impervious surfaces and associated stormwater outfall will discharge stormwater from an industrial site with marine trades activities to the marine waters of Port Angeles Harbor. To reduce the impact to water quality the project will include a three phase bioretention stormwater treatment facility. This facility will be designed to meet benchmarks and discharge limits of the Washington State Department of Ecology (Ecology) Boatyard General Permit (BYGP). The BYGP is a National Pollutant Discharge Elimination System (NPDES) permit for stormwater and wastewater discharges associated from boatyards and marine trades activities.

Stormwater conveyance will include multiple catch basins and conveyance pipe up to 30-in in diameter to a single lift station to pump stormwater to a three phased bioretention treatment facility. This treatment facility will be sized to treat stormwater from the entire 17-acres of impervious surface at the project site. The three phases or cells of the treatment system include a pretreatment phase (pea gravel), a treatment phase (standard Ecology stormwater compost and sand biofiltration mix) and a third polishing phase (up-flow through expanded shale and bio-char). The treated stormwater will then discharge through the proposed 30-in outfall to Port Angeles Harbor.

3.2 Restoration Planting

This project replaces of herbaceous vegetation in the riparian zone with impervious surfaces (concrete and asphalt paved access roads and gravel building sites). Per the federal Endangered Species Act (ESA) Section 7 consultation for this project in in line with Chapter 2 Section 12 of the City SMP, impacts to the riparian vegetation along the shoreline have been off-set with a proposed riparian zone restoration planting adjacent to the Valley Creek Estuary (Approximately 11,200-square feet of native vegetation). This proposed planting will consist of Shore pine (Pinus contorta), Nootka rose (Rose nutkana), Snowberry (Symphoricarpos albus) and Red flowering current (Ribes sanguineum) planted at an elevation of approximlety +17-ft.

4 Applicable Shoreline Master Program Regulations

Applicable requirements from the Shoreline Master Program (SMP) for substantial development activities within shoreline jurisdiction are bolded and italicized for easy reference; the Port's response follows below.

4.1 Chapter 2(B)(2) - High-Intensity Marine (HI-M) Environment, Segment J

The proposed MTC development is a water-related and water-oriented use that occurs in the HI-M Environment and meets the purpose of this environment with boat building and repair being the focus of this development. The proposed marine trades activities at the MTC are supported by the existing water dependent boat haul out pier located at the northwest corner of the MTC. The boat building and repair activities must be located near and adjacent to the haul out pier because it is not reasonable or best safety practices to transport boats more then 500 to 1000-feet via heavy lift equipment.

This redevelopment project includes ecological restoration, low impact stormwater development techniques and is the next step in the environmental cleanup of the former plywood mill site as detailed below.

- Ecological Restoration Per the federal Endangered Species Act (ESA) Section 7 consultation for this project in inline with Chapter 3 Section 12 of the City SMP impacts to the riparian vegetation along the shoreline have been off-set with a proposed riparian zone restoration planting adjacent to Valley Creek Estuary (Approximately 11,200-square feet of native vegetation). This proposed planting will consist of Shore pine (Pinus contorta), Nootka rose (Rose nutkana), Snowberry (Symphoricarpos albus) and Red flowering current (Ribes sanguineum) planted at an elevation of approximlety +17-ft. The plant species selected have thrived at adjacent restoration and mitigation plantings along Port Angeles Harbor. Mulch will be used as ground cover to reduce invasive plant species and irrigation will be installed for plant establishment. Valley Creek Estuary is habitat for both steelhead and coho. Resident coastal cutthroat trout are the dominate fish population in the creek. The proposed planting will build on the exiting habitat benefits of this pocket estuary and compensate for habitat impacts from the MTC Project.
- Low Impact Stormwater Development To protect water quality in Port Angeles Harbor the project includes a substantial bioretention stormwater treatment system. This treatment facility will be sized to treat stormwater from the entire 17-acres of impervious surface at the project site. The three phases or cells of the treatment system include a pretreatment phase (pea gravel), a treatment phase (standard Ecology stormwater compost and sand biofiltration mix) and a third polishing phase (up-flow through expanded shale and bio-char). This facility will be designed to meet benchmarks and discharge limits of the Washington State Department of Ecology (Ecology) Boatyard General Permit (BYGP). The BYGP is a National Pollutant Discharge Elimination System (NPDES) permit for stormwater and wastewater discharges associated from boatyards and marine trades activities.
- Environmental Cleanup Per State Model Toxics Control Act requirements, the Port removed 50,000-tons of petroleum contaminated soil from the project site in 2016 as part of the K-Ply Site Cleanup. The source of contamination was historic industrial operations. The goal of the cleanup is to protect surface water quality in Port Angeles Harbor from contaminated groundwater discharge. This cleanup site is currently undergoing 10-years of post-cleanup action monitoring that includes semiannual groundwater monitoring. Groundwater contamination concentration are trending towards cleanup goals. The MTC redevelopment project will be built in-line the cleanup site's environmental covenant and soil management plan. Monitoring wells and infiltration galleries used for bioremediation nutrient supplementation will be protected and incorporated into the MTC development.

4.2 Chapter 2(C) - Shoreline Use and Modification Matrices

Per SMP Table 1. Shoreline Use Matrix the proposed MTC Project and water-related industrial use of boat building and repair within the HI-M Environment is a permitted use. Accessory parking at the MTC will be

landward of the shoreline jurisdiction and will incorporated into adjacent Port property or within or around future tenant lease areas. There will be no primary parking at the MTC.

Per SMP Table 2. Shoreline Modification Matrix the proposed MTC Project stormwater outfall and environmental restoration planting are permitted modifications in the HI-M Environment.

4.3 Chapter 3(1)(c)(6) – Regulations

All shoreline uses and developments shall analyze the environmental impacts of the proposal and include measures to mitigate environmental impacts not otherwise avoided or mitigated by compliance with the Master Program and other applicable regulations.

The project will result in habitat impacts and potential water quality impacts. Habitat impacts could result from the intertidal encroachment during the construction of the proposed outfall and the replacement of herbaceous vegetation in the riparian zone with impervious surfaces (gravel and asphalt). Water quality impacts may result from the discharge of stormwater during construction of the project and then from the proposed marine trades operations at the completed facility.

4.3.1 Outfall Construction Impacts & Proposed Mitigation

The proposed 30-in stormwater outfall will be set at an elevation of +6.64-ft in existing rip rap armored shoreline at the site that extends from +16-ft to the toe of the slope at 0.0-ft. Existing rip rap below and in the footprint of the outfall will be removed and then reinstalled around and below the outfall pipe. If this construction was conducted in the water and with no standard best management practices (BMPs) temporary water quality or habitat impacts could result. To minimize these potential impacts the project has been designed to avoid and minimize adverse impacts from construction of the outfall by implementation of the following BMPs:

- **Timing** - The outfall construction activities are currently planned for the 2024 in-water construction season. The construction of the outfall will be conducted during the approved Washington Department of Fish and Wildlife windows for in-water work corresponding to fish species that may occupy marine areas within the action area (July 15 through February 15). Work will occur during low tide in the approved WDFW in-water work window and in phases to coordinate with tidal exposure. Outfall installation work will be conducted in the dry at low tides.
- **Reuse of Rip Rap** - The existing rip-rap in the immediate area of the proposed outfall will be neatly removed and set aside at adjacent upland location for reuse.
- **Spill Prevention & Countermeasures** - The project contractor will be required to provide and implement impact minimization measures and BMPs including the preparation of a Spill Prevention, Control and Countermeasures Plan (SPCC plan). BMPs will be included to avoid any potential impacts from hazardous materials. These BMPs include inspecting construction equipment daily to ensure that there are no leaks of hydraulic fluids, fuel, lubricants or other petroleum products and locating temporary material and equipment staging areas at the adjacent upland paved area.

4.3.2 Riparian Zone Vegetation Impacts & Proposed Mitigation

The shoreline at the project site is highly armored, but does include 2-acres of herbaceous vegetation that consists of noxious weeds (Scotch broom, Himalayan blackberry, Canada thistle and various grasses) and native plants (Red alder samplings, cedar samplings, and coastal sagebrush). This vegetation is located at the center of the site on wood debris piles adjacent to a stormwater conveyance ditch and along the top of the rip rap slope

at the north end of the site. Per Chapter 2 of the SMP the HI-M Environment Section J does not have a designated Vegetation Conservation Area. Along the north of the project area 10,800-sf of existing vegetation will be converted into asphalt paved areas for marine trades activities (See attached Figure 3). Per the federal Endangered Species Act (ESA) Section 7 consultation for this project in in line with Chapter 2 Section 12 of the City SMP, impacts to the riparian vegetation along the shoreline have been off-set with a proposed riparian zone restoration planting adjacent to the Valley Creek Estuary (Approximately 11,200-square feet of native vegetation). This proposed planting will consist of Shore pine (Pinus contorta), Nootka rose (Rose nutkana), Snowberry (Symphoricarpos albus) and Red flowering current (Ribes sanguineum) planted at an elevation of approximlety +17-ft. The plant species selected have thrived at adjacent restoration and mitigation plantings along Port Angeles Harbor. Mulch will be used as ground cover to reduce invasive plant species and irrigation will be installed for plant establishment. Valley Creek Estuary is habitat for both steelhead and coho. Resident coastal cutthroat trout are the dominate fish population in the creek. The proposed planting will build on the exiting habitat benefits of this pocket estuary and compensate for the MTC project's habitat impacts.

This Port responsible on-site habitat mitigation is on Port owned property and the Valley Creek Estuary is also Port owned property. This planting work would be conducted at the same time as the adjacent MTC project improvements with a goal of the planting being completed in October or November of the project construction year. The restoration planting would be monitored and maintained by the Port with annual reports submitted to the US Army Corps of Engineers and National Marine Fishery Services. To ensure the long-term protection of the proposed mitigation site the Port will record a restrictive covenant that includes USACE permit and project drawings to the project property.

4.3.3 Water Quality Impacts & Proposed Mitigation

The proposed project will result in 17 acres of asphalt/concrete roads and marine trades work surfaces and gravel building pad sites. Stormwater generated from boat repair and maintenance with no best management practices (BMPs) implemented or treatment, would likely result in receiving waters exceeding WA State water quality standards for the protection of aquatic life. These potential water quality impacts to Port Angeles Harbor are avoidable with BMPs and treatment required in the WA State BYGP and Construction Stormwater General Permit. To meet and exceed the stormwater BYGP benchmarks and effluent limits, this project includes the installation of a three phase bioretention facility. The three phases or cells of the treatment system include a pretreatment phase (pea gravel), a treatment phase (standard Ecology stormwater compost and sand biofiltration mix) and a third polishing phase (up-flow through expanded shale and bio-char). This aggressive three phase process removes metals to below 15 µg/L and total suspended solids below 5 mg/L. These discharge concentrations are well be below the BYGP benchmarks that are in place to meet WA State water quality standards for the protection of aquatic life.

4.4 Chapter 3(2) – Archaeological and Historical Resources and Sites

An archaeological survey was conducted at the project site in March 2021, when 30 test pits were excavated throughout the 17-acres of the upland site. The findings of this survey are included in the attached CONFIDENTIAL - Archaeological Resources Survey for the Marine Trades Industrial Park Project prepared by Cardno in April 2021. (*Note: This report is confidential and exempt from public disclosure per 54 U.S.C. Section 307103(a) of the National Historic Preservation Act and exclusions permitted by the Freedom of Information Act, Revised Code of Washington 42.56.300).* All ground-disturbing survey activities in the area of potential effects were monitored by a professional archaeologist in compliance with state of Washington and federal regulations; in accordance with the 2006 Settlement Agreement established between the Port, the City of Port Angeles, and

the Lower Elwha Klallam Tribe for the protection of cultural resources; and under the guidance of a site-specific Monitoring and Inadvertent Discovery Plan (MIDP).

Cultural resources monitoring is necessary during the project construction, for both the stormwater outfall and upland improvements. The project has been designed to avoid known archaeological sites and all project construction will be monitored by a professional archaeologist and a Monitoring and Inadvertent Discovery Plan will be developed for the project.

The U.S. Economic Development Administration has conducted and completed the NHPA Section 106 review process for this project. See the attached State Historic Preservation Officer letter (Dated 7/7/2021) concurring with the federal lead agency's proposed actions for complying with the NHPA.

4.5 Chapter 3(3)– Critical Areas (General)

There are no known critical areas in the Project Site, as defined in Port Angeles Municipal Code Title 15 in the project areas, such as marine bluffs, stream ravines, wetlands, geologically hazardous areas or frequently flooder areas.

4.6 Chapter 3(4)– Critical Areas (Critical Saltwater Habitats and Habitat Areas for Priority Species and Species of Concern)

There are no known critical saltwater habitat in the Project Site as defined in WAC 173-26-221 (2)(iii)(A) in the project areas, such as Kelp beds, eelgrass beds, fish spawning and holding areas for herring, sand lance and smelt, subsistence, commercial, and recreational shellfish beds, mudflats, intertidal habitats with vascular plants, and areas with which priority species have a primary association.

4.7 Chapter 3(7)– Parking

Accessory parking for workers, employees and contractors at the MTC will be be for the permitted shoreline use of marine trades (boat building & repair). This phase of the MTC development does not include planned parking improvements. Planned parking to achieve optimum land use will be incorporated into subsequent tenant or Port lead development around the proposed building footprints at the MTC. All stormwater from interim parking or future planned parking development at the MTC will be conveyed to the site's stormwater bioretention treatment facility to protect water quality in Port Angeles Harbor.

4.8 Chapter 3(8)– Public Access

Public access is not required as part of development if any of the following conditions apply:

b. Public access is demonstrated to be infeasible or undesirable due to reasons of incompatible uses, safety, security, or impact to the shoreline environment. In those instances, alternative means of providing public access shall be proposed.

Public access is undesirable at the Port's proposed Marine Trades Center Development because of incompatible uses, security and safety concerns. Alternative means of public access on Port property is provided and is currently being improved at the adjacent Port Angeles Boat Haven Jetty per the Port Recreation and Public Access Plan.

The MTC is and will be an industrial site directly adjacent to existing marine trades and marine terminal activities. Activities at the proposed facility will include the movement of boats via wheeled lifts and the repair and construction of boats. These uses are not compatible with public access because of security and safety

concerns. To separate these incompatible uses a fence is proposed along the southern and eastern edge of the site to protect the public and provide a safe work environment for marine trades company employees. Workers safety is the number one priority at all job sites and is critical in a working waterfront.

As the Marine Trades Center is being established the Port is developing and improving public access improvements at an alternative location on our community's waterfront. Per the Port's Recreation and Public Access Plan as an alternative to public access at the MTC, the Port is improving public access at the Port Angeles Boat Haven Jetty. Historically the jetty was used for log storage and since 2007 it has been used for dry land boat storage and anchor chain staging. Laydown and storage were not the best use of this land and in 2023 the Port begin redeveloping the jetty as a location for the general public to enjoy the water's edge and have wonderful views of the harbor. The boats and anchor chain have been removed from the jetty and parking stops have been installed on 600 linear feet of the harbor. This newly created shoreline public access is a great location for the general public to enjoy the harbor on foot or bike from the City's waterfront trail or via car from Marine Drive. Future additions in early 2024 will include picnic tables, trash receptacles and way-finding signage at the intersection of Marine Drive and Boathave Drive. The new public access location is a better use of public property and photos below detail these improvements.

Photo 1 – 2021 Boat Haven Jetty – Boat Storage

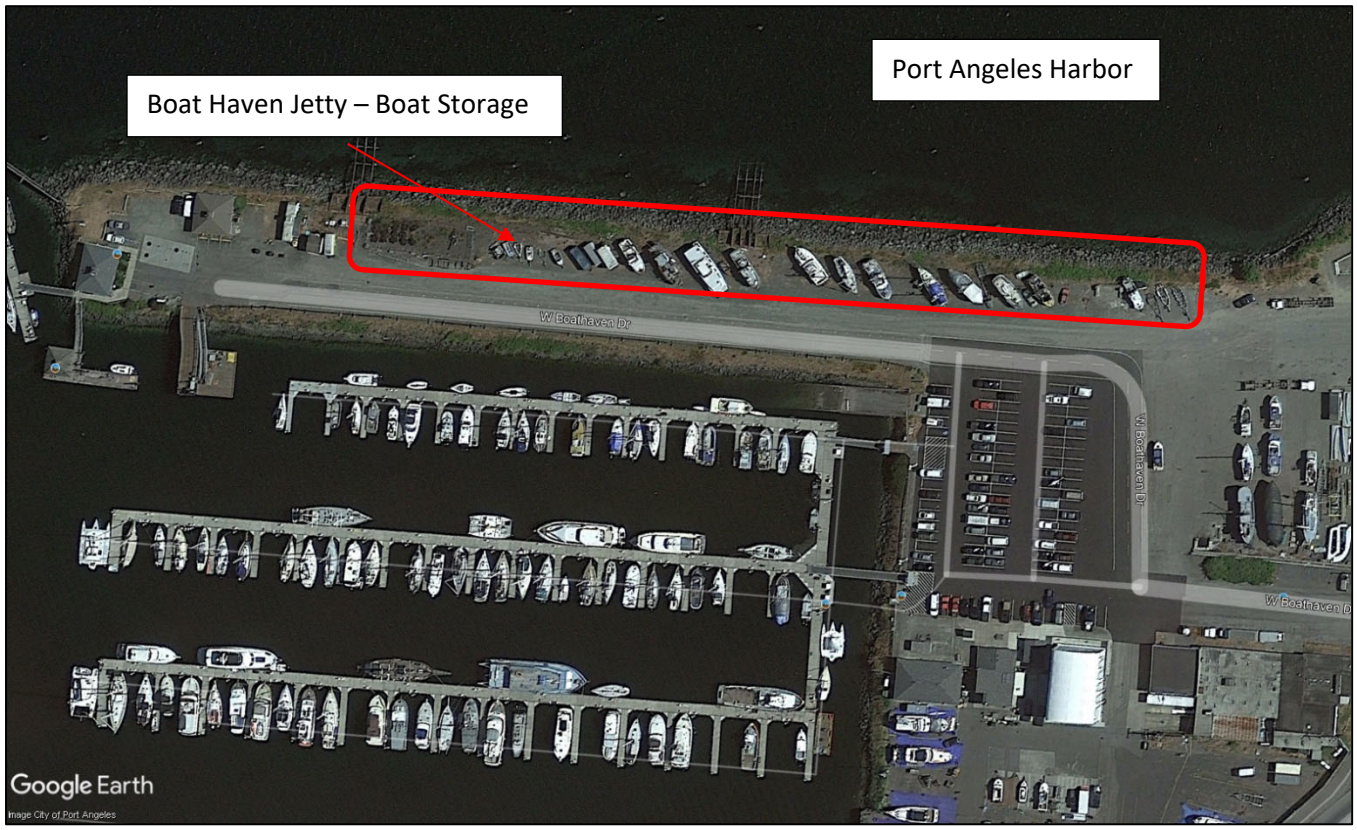
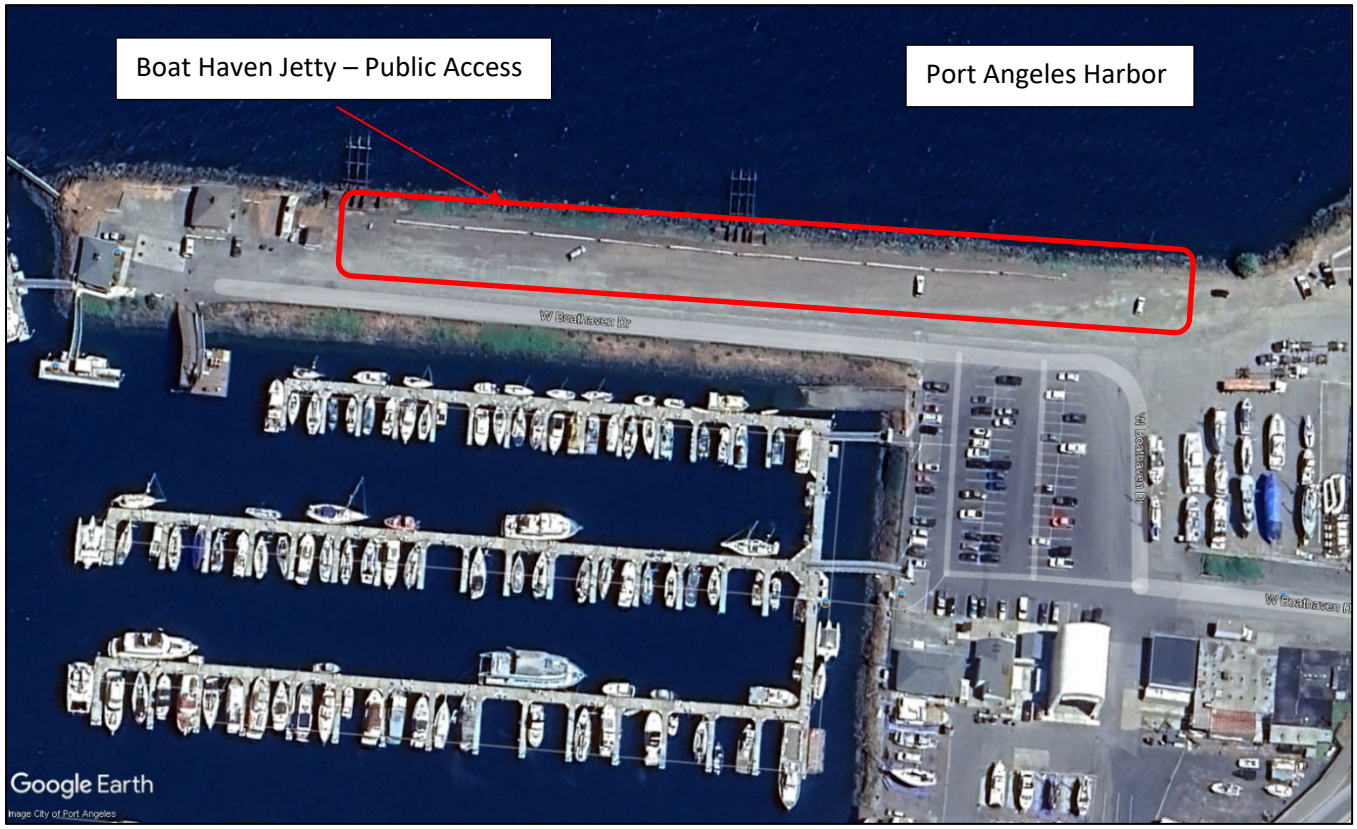


Photo 2 – 2023 Boat Haven Jetty – Public Access Improvements



4.9 Chapter 3(9)– Shorelines of Statewide Significance

This project does not occur at or below extreme low tide and will not impact shorelines of statewide significance.

4.10 Chapter 3(11)– Utilities (Accessory)

Accessory utilities shall be placed outside of shoreline jurisdiction when feasible. When accessory utilities must be placed within shoreline jurisdiction, they shall be placed underground, when feasible.

Water supply and stormwater conveyance and treatment utilities will be placed within the shoreline jurisdiction. All of these utilities will be below ground except for the stormwater treatment system.

The stormwater treatment facility will be a 3-stage biofiltration facility. The Stage 1 is a pre-filter that will consist of a pea gravel filter media that will be installed in an 800-square feet in a cast-in-place concrete retaining wall structure. Stage 2 will filter stormwater through a biofiltration soil mix that will be placed in an 3,000-square feet above ground cast-in-place concrete retaining wall structure. Lastly, the stormwater will pass through stage 3 polishing media consisting of bio-char and expanded shale installed in an 800-square feet above ground cast-in-place concrete retaining wall structure. The concrete structures of all three stages will extend three to four feet above and below the the ground surface.

The proposed 30-in stormwater outfall will be set at an elevation of +6.64-ft in existing rip rap armored shoreline at the site that extends from +16-ft to the toe of the slope at 0.0-ft.
Existing rip rap below and in the footprint of the outfall will be removed and then reinstalled around and below the outfall pipe.

4.11 Chapter 3(12)– Vegetation Conservation

The shoreline at the project site is highly armored, but does include 2-acres of herbaceous vegetation that consists of noxious weeds (Scotch broom, Himalayan blackberry, Canada thistle and various grasses) and native plants (Red alder samplings, cedar samplings, and coastal sagebrush). This vegetation is located at the center of the site on wood debris piles adjacent to a stormwater conveyance ditch and along the top of the rip rap slope at the north end of the site. Per Chapter 2 of the SMP the HI-M Environment Section J does not have a designated Vegetation Conservation Area. Within in the area that would be a designated VCA, along the north of the project area, 10,800-sf of existing vegetation will be converted into asphalt paved areas for marine trades activities (See attached Figure 3). Per the federal Endangered Species Act (ESA) Section 7 consultation for this project in inline with Chapter 2 Section 12 of the City SMP, impacts to the riparian vegetation along the shoreline have been off-set with a proposed riparian zone restoration planting adjacent to the Valley Creek Estuary (Approximately 11,200-square feet of native vegetation). This proposed planting will consist of Shore pine (Pinus contorta), Nootka rose (Rose nutkana), Snowberry (Symphoricarpos albus) and Red flowering current (Ribes sanguineum) planted at an elevation of approximlety +17-ft MLLW. The plant species selected have thrived at adjacent restoration and mitigation plantings along Port Angeles Harbor. Mulch will be used as ground cover to reduce invasive plant species and irrigation will be installed for plant establishment. Valley Creek Estuary is habitat for both steelhead and coho. Resident coastal cutthroat trout are the dominate fish population in the creek. The proposed planting will build on the exiting habitat benefits of this pocket estuary and compensate for the MTC project's habitat impacts.

This Port responsible on-site habitat improvement is on Port owned property and the Valley Creek Estuary is also Port owned property. This planting work would be conducted at the same time as the adjacent MTC project improvements with a goal of the planting being completed in October or November of the project construction year. The restoration planting would be monitored and maintained by the Port with annual reports submitted to the US Army Corps of Engineers and National Marine Fishery Services. To ensure the long-term protection of the proposed mitigation site the Port will record a restrictive covenant that includes USACE permit and project drawings to the project property.

4.12 Chapter 3(13)– Water Quality and Quantity

The project will conform to local, state and federal water quality standards with compliance under the State Stormwater management Manual for Western Washington, State Construction Stormwater General Permit, State Boat Yard General Permit and City of Port Angeles Urban Servies Standards and Guidelines Manual. The proposed project will result in 17 acres of asphalt/concrete roads and marine trades work surfaces and gravel building pad sites. Stormwater generated from boat repair and maintenance with no best management practices (BMPs) implemented or treatment, would likely result in receiving waters exceeding WA State water quality standards for the protection of aquatic life. These potential water quality impacts to Port Angeles Harbor are avoidable with BMPs and treatment required in the WA State Boat Yard General Permit (BYGP) and Construction Stormwater General Permit. To meet and exceed the stormwater BYGP benchmarks and effluent limits detailed this project includes the installation of a three phase bioretention facility. The three phases or cells of the treatment system include a pretreatment phase (pea gravel), a treatment phase (standard Ecology stormwater compost and sand biofiltration mix) and a third polishing phase (up-flow through expanded shale and bio-char). This aggressive three phase process removes metals to below 15 µg/L and total suspended solids below 5 mg/L. These discharge concentrations are well be below the BYGP benchmarks that are in place to meet WA State water quality standards for the protection of aquatic life.

4.13 Chapter 4(5)– Dredging and Disposal

The project does not involve any dredging, but will reuse approximately 11,000 cubic yards dredge spoils as fill from the 2020 Terminal 3 Maintenance Dredge. In 2020 the Port dredged the berth at Terminal 3 and restored the operating depth to -45-ft MLLW. The dredging produced 15,000 cubic yards of dredged spoils that were staged, dewatered and then sampled for disposal at the K-Ply/Marine Trades Center Site. The project goal was the beneficial reuse of the dredge spoils as fill at the K-Ply/MTC Site. The K-Ply environmental cleanup left the site about 4-ft below the surrounding grade, so the reuse of the dredge spoils as fill would be a benefit to the site and reduce the amount of spoils that would need to landfilled in eastern Oregon or Washington. After dewatering and testing of the spoils, 4,000-cubic yards were not suitable for reuse because of exceedances of soil reuse criteria concentrations. 11,000-cubic yards did meet reuse standards. This 11,000-cy of dredge spoils is currently being stockpiled at the MTC Site. This material will be reused to do post-remediation grading at the K-Ply Site and MTC Site Development. This reuse plan has been approved by the Washington State Department of Ecology and implementation will be coordinated with Ecology.

4.14 Chapter 5(5)– Industry

The proposed MTC development is an industrial development that includes boat building and repair supported by an existing Port owned boat haul out pier. The joint use of the publicly owned haul out pier by existing marine trades operations and proposed operations at the MTC is an efficient use of our communities shoreline and limits environmental impacts compared to having multiple facilities. This project is the redevelopment of Port owned industrial site that was formally a plywood mill and is adjacent to existing marine trades operations and is consistent with the Port Angeles Harbor Resource Management Plan.

4.14.1 Chapter 5(5)(c)(8)– Exterior Lighting

8. Industrial display and other exterior lighting shall, to the extent feasible, be designed, shielded, and operated to avoid illuminating the water surface and to reduce light pollution into the night sky and residential areas.

The light system at the facility will be a programmable LED system with light fixtures directed toward the center upland portion of the site to reduce the amount of light pollution in the vicinity of Port Angeles Harbor and adjacent property.

4.14.2 Chapter 5(5)(c)(9)&(10)&(13)– Screening and Landscaping Buffers

9. All industrial loading and service areas shall be located and/or screened to minimize visual impacts to public shoreline areas. If such facilities cannot be located to avoid impacts, parking and service areas shall be screened from view from public access areas by a 10-foot strip of landscaping with evergreen trees and shrubs that will provide a full visual screen within five years of planting. The Administrator may modify required landscaping patterns within these areas to avoid safety and security concerns.

10. All new or expanded industrial uses or developments located adjacent to the Olympic Discovery/Waterfront Trail shall provide a minimum 10-foot-wide strip of landscaping between buildings and the trail. The landscaping shall include:

a. Shrubs that will grow to at least 3 feet high within two years of planting;

b. Vegetative ground cover that will cover the planted area within at least two years;

c. Trees will be required if the Administrator determines there is sufficient space depending on the setting and the desired tree species; and

d. The City Shoreline Administrator may modify required landscaping patterns within these areas to avoid safety and security concerns.

13. The City may require that new or expanded upland industrial development be set back and buffered from adjacent shoreline properties used for nonindustrial purposes in accordance with PAMC 17.34.050 B. Such setbacks or buffers are intended to minimize conflicts between incompatible uses and to minimize the impacts of noise and dust that may be generated by industrial activities. If the Administrator determines that buffers are required as outlined above, such buffers shall be a minimum of 10 feet in width, and planted with vegetative materials that will reach 6 feet in height within 5 years of planting. The applicant will be required to prepare and maintain landscape buffers in ways that guarantee the survivability of the vegetation, and shall be required to monitor and maintain such areas for a period of at least 5 years. Plants shall be selected to minimize visual or noise intrusion to adjacent properties, minimize erosion and protect water quality. Buffers shall not be used for storage of industrial equipment or materials, parking, or for waste disposal, but may be used for public access if consistent with provisions of the SMP.

To be consistent with screening and buffering of industrial uses from adjacent non-industrial uses the project includes a 20-feet wide vegetation planting of native shrubs and trees along the eastern boundary of the project to further screen and buffer the Valley Creek Estuary and Waterfront Trail from the proposed marine trades activities.

4.14.3 Chapter 5(5)(c)(11)– Low Impact Development

The project will include a centralized bioretention stormwater treatment facility that is consistent with LID techniques detailed in Ecology's Stormwater Management Manual for Western Washington. LID infiltration practices such as pervious paving or rain gardens will not be utilized because of known residual soil contamination at the site.

4.14.4 Chapter 5(5)(c)(12)– Boat Building & Repair Best Management Practices.

All industrial activities with a focus on boat building and repair will be consistent with the Best Management Practices in the WA Department of Ecology Boat Yard Geneal Permit and Ecology's Stormwater Management Manual for Western Washington Section S401 BMPs for Building, Repair and Maintenance of Boats and Ships. These source control BMPs are important in protecting water quality in Port Angeles Harbor and air quality at adjacent properties.

5 Conclusion

As demonstrated in this narrative and the supporting materials that compose the application package, the proposed MTC development compliant with applicable provisions from the City SMP. Please contact me via email at jessew@portofpa.com or 36.460.1364 if additional information is needed.

Sincerely,

Jesse Waknitz
Environmental Manager
Port of Port Angeles

LIST OF ATTACHMENTS

1. Shoreline Substantial Development Permit Application
2. SMP SDP Application Drawings
    a. Sheet 1 – Vicinity Map & Existing Conditions
    b. Sheet 2 – Site Plan
    c. Sheet 3 – Proposed Vegetation Removal in VCA
3. JARPA
4. CONFIDENTIAL – Archaeological Resources Survey and Section 106 Documentation (Note, this information will be sent by separate email detailed as CONFIDENTIAL).
5. SEPA DNS & Checklist (Port was lead agency)
6. Site Photos
7. Mailing Addresses of Property Owners within 300 feet of Proposed Site

WASHINGTON STATE
Joint Aquatic Resources Permit Application (JARPA) Form[1,2] [help]

US Army Corps of Engineers ®
Seattle District

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.

AGENCY USE ONLY

Date received:

Agency reference #: _____

Tax Parcel #(s): _____

Part 1–Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [help]
Marine Trades Center Development

Part 2–Applicant

The person and/or organization responsible for the project. [help]

2a. Name (Last, First, Middle)			
Waknitz, Jesse			
2b. Organization (If applicable)			
Port of Port Angeles			
2c. Mailing Address (Street or PO Box)			
338 W. First Street			
2d. City, State, Zip			
Port Angeles, WA 98362			
2e. Phone (1)	**2f.** Phone (2)	**2g.** Fax	**2h.** E-mail
360.460.1364	360.457.8527		jessew@portofpa.com

[1]Additional forms may be required for the following permits:
- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

[2]To access an online JARPA form with [help] screens, go to http://www.epermitting.wa.gov/site/alias__resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

Part 3–Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [help]

3a. Name (Last, First, Middle)			
3b. Organization (If applicable)			
3c. Mailing Address (Street or PO Box)			
3d. City, State, Zip			
3e. Phone (1)	**3f.** Phone (2)	**3g.** Fax	**3h.** E-mail

Part 4–Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [help]

☒ Same as applicant. (Skip to Part 5.)

☐ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)

☐ There are multiple upland property owners. Complete the section below and fill out JARPA Attachment A for each additional property owner.

☐ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete JARPA Attachment E to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
4b. Organization (If applicable)			
4c. Mailing Address (Street or PO Box)			
4d. City, State, Zip			
4e. Phone (1)	**4f.** Phone (2)	**4g.** Fax	**4h.** E-mail

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [help]

☐ There are multiple project locations (e.g. linear projects). Complete the section below and use JARPA Attachment B for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]

☐ Private
☐ Federal
☒ Publicly owned (state, county, city, special districts like schools, ports, etc.)
☐ Tribal
☐ Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)

5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]

439 Marine Drive

5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]

Port Angeles, WA 98363

5d. County [help]

Clallam

5e. Provide the section, township, and range for the project location. [help]

¼ Section	Section	Township	Range
NE	3	30N	6W

5f. Provide the latitude and longitude of the project location. [help]

- Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)

48.123689 N lat. / 123.442017 W long.

5g. List the tax parcel number(s) for the project location. [help]

- The local county assessor's office can provide this information.

063000001000, 063000001035, 063000003700, 063000003600, 063000003542, 063000003533, 063000003527, 063000003518, 063000003512 and parts of parcels 063000001305 and 063000079400

5h. Contact information for all adjoining property owners. (If you need more space, use JARPA Attachment C.) [help]

Name	Mailing Address	Tax Parcel # (if known)
Judson Linnabary	102 N Cedar St, Port Angeles, WA 98363	063000003620, 063000003640
Petrocard Inc	730 Central Ave S, Kent, WA 98032-6109	063000003680
City of Port Angeles (for adjacent Marine Drive)	321 E 5th St, Port Angeles, WA 98362	063000003536, 063000003524, 063000003515, 063054road71

5i. List all wetlands on or adjacent to the project location. [help]

The USFWS National Wetlands Inventory Mapper identifies one wetland on site. However, this water feature (Log pond) was filled in 1999. Therefore, no wetlands occur on or adjacent to the project location

5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]

Port Angeles Harbor, a part of the Strait of Juan de Fuca, is directly north of the project. Valley Creek, a small stream that flows south to north into Port Angeles Harbor, is adjacent to the project to the east. Another small stream, Tumwater Creek, is approximately 500 feet west of the project location.

5k. Is any part of the project area within a 100-year floodplain? [help]

☐ Yes ☒ No ☐ Don't know

5l. Briefly describe the vegetation and habitat conditions on the property. [help]

The site does include 2-acres of herbaceous vegetation that consists of noxious weeds (Scotch broom, Himalayan blackberry, Canada thistle and various grasses) and native plants (Red alder samplings, cedar samplings, and coastal sagebrush)This vegetation is located at the center of the site on wood debris piles adjacent to a stormwater conveyance ditch and along the top of the rip rap slope at the north end of the site and at the east of the site adjacent to the Valley Creek Estuary Currently most of the property is either gravel or concrete surfaces.

5m. Describe how the property is currently used. [help]

The project property is currently vacant and ready for redevelopment.

5n. Describe how the adjacent properties are currently used. [help]

To the west of the project site is the Port's Marine Terminal and east of the site is the Port owned Valley Creek Estuary. To the south of the property is Marine Drive as well as several commercial buildings (gas station and marine trades business).

5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]

The project site is approximlety 18-acres of waterfront industrial property adjacent to Port Angeles Harbor. The project location was the site of a plywood mill from the 1940s to 2012. In 2012 through 2016 the Port demolished the plywood mill structure and cleaned up subsurface petroleum contamination at the site. 90% of site is currently vacant with the majority of the site unvegetated with an impervious concrete and gravel surface. At the northwest corner of the site is the existing 18,600-square feet concrete boat washdown pad. This pad was constructed in 2018 and is an important component of the MTC. A few remnant concrete structures and building basement footings from the plywood mill are at grade or subgrade and are located in the center of the project site. These structures will be removed as part of this project.

5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]

Driving westbound on US-101 into Port Angeles, turn right onto E Front St / US-101. Continue onto Marine Drive and turn right onto S Cedar St. S Cedar St will turn into N Cedar St.

Part 6–Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [help]

Development of 18-acre Marine Trades Center as location for boat building and repair.

6b. Describe the purpose of the project and why you want or need to perform it. [help]

The Port proposes to develop the Marine Trades Center along the Port Angeles waterfront. The MTC will be a site for boat repair, maintenance, and construction. The project includes:

- Clearing and Grading of the site and demolition of remnant mill structures
- Construction of boat hoist access road (Concrete paving, approximately 790-ft long by 55-ft wide)
- Construction of vehicle access road (Asphalt paving, approximately 1000-ft long by 30-ft wide)
- Construction of boat storage and work area (Asphalt paving, approximately 4-acres in size)
- Construction of building pad sites (Graded and gravel surface, approximately 10.7-acres in size)
- Installation of riparian zone restoration planting adjacent to Valley Creek Estuary (Approximately 11,200-square feet of native vegetation)
- Installation of upland utilities (water, sewer, and power)
- Installation of 30-in stormwater outfall, conveyance and treatment infrastructure to support this industrial development and protect water quality.

6c. Indicate the project category. (Check all that apply) [help]

☐ Commercial ☐ Residential ☐ Institutional ☐ Transportation ☐ Recreational

☐ Maintenance ☐ Environmental Enhancement ☒ Industrial

6d. Indicate the major elements of your project. (Check all that apply) [help]

☐ Aquaculture	☐ Culvert	☐ Float	☐ Retaining Wall (upland)
☐ Bank Stabilization	☐ Dam / Weir	☐ Floating Home	☒ Road
☐ Boat House	☐ Dike / Levee / Jetty	☐ Geotechnical Survey	☐ Scientific Measurement Device
☐ Boat Launch	☐ Ditch	☒ Land Clearing	☐ Stairs
☐ Boat Lift	☐ Dock / Pier	☐ Marina / Moorage	☒ Stormwater facility
☐ Bridge	☐ Dredging	☐ Mining	☐ Swimming Pool
☐ Bulkhead	☒ Fence	☒ Outfall Structure	☐ Utility Line
☐ Buoy	☐ Ferry Terminal	☐ Piling/Dolphin	
☐ Channel Modification	☐ Fishway	☐ Raft	

☒ Other: 18-acre Marine Trades Center improvements

- Clearing and Grading of the site and demolition of remnant mill structures
- Construction of boat hoist access road (Concrete paving, approximately 790-ft long by 55-ft wide)
- Construction of vehicle access road (Asphalt paving, approximately 1000-ft long by 30-ft wide)
- Construction of boat storage and work area (Asphalt paving, approximately 4-acres in size)
- Construction of building pad sites (Graded and gravel surface, approximately 10.7-acres in size)
- Installation of riparian zone restoration planting adjacent to Valley Creek Estuary (Approximately 11,200-square feet of native vegetation)
- Installation of upland utilities (water, sewer, and power)
- Installation of 30-in stormwater outfall, conveyance and treatment infrastructure to support this industrial development and protect water quality.

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [help]

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

- Clearing and Grading of the site and demolition of remnant mill structures
  - These activities will occur within 50-ft of Port Angeles Harbor and be started in the Spring of 2024 utilizing heavy construction equipment (excavators, bull dozers and dump trucks).
- Construction of boat hoist access road (Concrete paving, approximately 790-ft long by 55-ft wide)
  - These activities will occur within 120-ft of Port Angeles Harbor and be started in the Spring of 2024 utilizing heavy construction equipment (excavators, bull dozers, concrete pump truck and dump trucks).
- Construction of vehicle access road (Asphalt paving, approximately 1000-ft long by 30-ft wide)
  - These activities will occur within 170-ft of Port Angeles Harbor and be started in the Spring of 2024 utilizing heavy construction equipment (excavators, bull dozers, asphalt paver, rollers and dump trucks).
- Construction of boat storage and work area (Asphalt paving, approximately 4-acres in size)
  - These activities will occur within 50-ft of Port Angeles Harbor and be started in the Spring of 2024 utilizing heavy construction equipment (excavators, bull dozers, asphalt paver, rollers and dump trucks).
- Construction of building pad sites (Graded and gravel surface, approximately 10.7-acres in size)
  - These activities will occur within 170-ft of Port Angeles Harbor and be started in the Spring of 2024 utilizing heavy construction equipment (excavators, bull dozers, graders and dump trucks).
- Installation of riparian zone restoration planting adjacent to Valley Creek Estuary (Approximately 11,200-square feet of native vegetation)
  - These activities will occur within 50-ft of Port Angeles Harbor and 50-ft of Valley Creek and be started in the Spring of 2024 utilizing heavy construction equipment (excavators) and manual labor.
- Installation of upland utilities (water, sewer, and power)
  - These activities will occur within 50-ft of Port Angeles and be started in the Spring of 2024 utilizing heavy construction equipment (excavators and dump trucks) and manual labor.
- Installation of 30-in stormwater outfall, conveyance and treatment infrastructure to support this industrial development and protect water quality.
  - These activities will occur directly adjacent to Port Angeles and be started in the Spring of 2024 utilizing heavy construction equipment (excavators, dump trucks and concrete pump trucks) and manual labor.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [help]

- If the project will be constructed in phases or stages, use JARPA Attachment D to list the start and end dates of each phase or stage.

Start Date: April 2024 End Date: November 2024 ☐ See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [help]

$11,000,0000

6h. Will any portion of the project receive federal funding? [help]

- **If yes**, list each agency providing funds.

☒ Yes ☐ No ☐ Don't know

Part 7–Wetlands: Impacts and Mitigation

☐ Check here if there are wetlands or wetland buffers on or adjacent to the project area.
(If there are none, skip to Part 8.) [help]

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [help]

☐ Not applicable

7b. Will the project impact wetlands? [help]

☐ Yes ☐ No ☐ Don't know

7c. Will the project impact wetland buffers? [help]

☐ Yes ☐ No ☐ Don't know

7d. Has a wetland delineation report been prepared? [help]

- **If Yes**, submit the report, including data sheets, with the JARPA package.

☐ Yes ☐ No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [help]

- **If Yes**, submit the wetland rating forms and figures with the JARPA package.

☐ Yes ☐ No ☐ Don't know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [help]

- **If Yes**, submit the plan with the JARPA package and answer 7g.
- **If No, or Not applicable**, explain below why a mitigation plan should not be required.

☐ Yes ☐ No ☐ Don't know

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [help]

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [help]

Activity (fill, drain, excavate, flood, etc.)	Wetland Name[1]	Wetland type and rating category[2]	Impact area (sq. ft. or Acres)	Duration of impact[3]	Proposed mitigation type[4]	Wetland mitigation area (sq. ft. or acres)

[1] If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.
[2] Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.
[3] Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.
[4] Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: _____

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [help]

7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [help]

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, "waterbodies" refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [help]

☒ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [help]

☐ Not applicable

The only in-water work element for the outfall project will be the installation of the outfall pipe, pipe bedding, and outfall protection rock. The outfall is located at Mean Higher High Water (MHHW) elevation to minimize potential impacts to the aquatic environment. The outfall will be located on a shoreline slope with existing rip rap slope protection rock. The outfall protection rock will be of similar rock material to existing slope protection rock. All work will be completed in the dry for the project using upland based construction equipment.

Best management practices (BMPs) will be implemented during the installation of the outfall structure. All removed materials would be disposed of at an approved upland disposal facility. Other measures to avoid impacts include the following:

- All applicable permits for the Project would be obtained prior to construction. All work would be performed according to the requirements and conditions of these permits.
- The contractor would be responsible for the preparation and implementation of a Spill Prevention, Control, and Countermeasures Plan to be used for the duration of the Project.
- Excess or waste materials would not be disposed of or abandoned waterward of mean higher high water (MHHW) or allowed to enter waters of the State.
- No petroleum products, chemicals, or other toxic or deleterious materials would be allowed to enter surface waters.
- The contractor will be required to retrieve any floating debris generated during construction. Debris will be disposed of at an appropriate upland facility.

Construction materials would not be stored where high tides, wave action, or upland runoff can cause materials to enter surface waters.

8b. Will your project impact a waterbody or the area around a waterbody? [help]

☒ Yes ☐ No

8c. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [help]

- **If Yes**, submit the plan with the JARPA package and answer 8d.
- **If No, or Not applicable,** explain below why a mitigation plan should not be required.

☐ Yes ☒ No ☐ Don't know

Project approach described in 8a is intended to incorporate mitigation measures to avoid or minimize adverse impacts to the non-wetland waterbody. No impacts to waters of the US are anticipated. Therefore, no mitigation beyond requirements for BMPs during onsite construction are being proposed for the project.

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [help]

N/A

8e. Summarize impact(s) to each waterbody in the table below. [help]

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name[1]	Impact location[2]	Duration of impact[3]	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected
Outfall Pipe Installation	Strait of Juan de Fuca	In	1 day	0	2.5 sq. ft.
Outfall Protection Rock	Strait of Juan de Fuca	In	2 days	5 CY	64 sq. ft.

[1] If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.
[2] Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.
[3] Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [help]

For outfall pipe installation, pipe will be a 30 inch diameter ductile iron storm drain pipe with a trash rack. Pipe bedding will be crushed surfacing base course and quarry spalls sourced locally. Pipe bedding and backfill will not extend past the existing shoreline slope. Pipe and bedding/backfill material will be placed using upland based construction equipment (excavator) and work will be done in the dry.

For outfall pipe protection rock, the protection rock will be similar in size and composition to the existing shoreline slope protection rock at the location of the proposed outfall will be sourced locally and existing shoreline protection rock will be salvaged and re-used as possible. The new protection rock will be tied/blended into the existing shoreline protection rock. Protection rock material will be placed using upland based construction equipment (excavator) and work will be done in the dry.

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [help]

The only excavation anticipated for the project is excavation of the trenching necessary for the proposed outfall pipe installation. Existing shoreline protection rock may salvaged and re-used as possible. Excavation will be done by upland based construction equipment (excavator) and work will be done in the dry. There is no dredging associated with this project. Any material removed will be disposed of at an approved upland disposal site.

8h. Have you prepared a Water Quality Monitoring Plan (WQMP) for all in-water work (below ordinary high water), over water work or discharges to waters of the state?

☐ Yes ☐ No

If NO describe the monitoring that you will be conducting including parameters, equipment and locations, or explain why monitoring will not be necessary. [help]

Part 9–Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [help]

Agency Name	Contact Name	Phone	Most Recent Date of Contact
U.S. Economic Development Administration	Rowena Defato	RDefato@eda.gov	7/18/2023
NOAA/NMFS	Nissa Rudh	nissa.rudh@noaa.gov	7/18/2023
USACE	Pamela Sanguinetti	pamela.sanguinetti@usace.army.mil	10/16/2023

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [help]

- **If Yes,** list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d.

☒ Yes ☐ No

Southwest corner of Port Angeles Harbor:

o Dissolved Oxygen and Bacteria (fecal coliform) in water

o Metals and PAHs in sediment

East of Terminal 2 (Black Ball Ferry): bacteria (fecal coliform)

9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [help]

- Go to http://cfpub.epa.gov/surf/locate/index.cfm to help identify the HUC.

17110020

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [help]

- Go to https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up to find the WRIA #.

18

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help]

- Go to https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria for the standards.

☒ Yes ☐ No ☐ Not applicable

9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help]

- If you don't know, contact the local planning department.
- For more information, go to: https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases.

☒ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☐ Other: _____

9g. What is the Washington Department of Natural Resources Water Type? [help]

- Go to http://www.dnr.wa.gov/forest-practices-water-typing for the Forest Practices Water Typing System.

☒ Shoreline ☐ Fish ☐ Non-Fish Perennial ☐ Non-Fish Seasonal

9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help]

- **If No**, provide the name of the manual your project is designed to meet.

☒ Yes ☐ No

Name of manual: _____

9i. Does the project site have known contaminated sediment? [help]

- **If Yes**, please describe below.

☒ Yes ☐ No

Yes, contaminated sediment has been encountered throughout Port Angeles Harbor as identified on Ecology's Water Quality Assessment for Washington web page. Contaminants encountered in the sediment near the project site included dioxins and PAHs. This project will not encounter these sediments as the rip rap slope at the site extends to 0.0' MLLW and the outfall work will be at around 7.0' MLLW.

9j. If you know what the property was used for in the past, describe below. [help]

Pre-contact/Ethno-historic Period

The modern-day City of Port Angeles is in the ethnohistoric territory of the Klallam (Clallam, S'Klallam), a Central Coast Salish people whose villages ranged along the north shore of the Olympic Peninsula from Hoko River to Port Discovery Bay, with some territory extending into the San Juan Islands and Hood Canal (Gunther 1927) and inland to the crest of the Olympic Mountains. Ethnographic reports and oral tradition place three Klallam villages facing north towards Ediz Hook along the shore of modern-day Port Angeles. Tze-whit-zen (or Tcīwī'tsen , 45CA523, and I'ēnis (45CA468) at the mouth of Ennis Creek, were documented by Gunther (1927). A third village, near the Project Site, shown on a 1853 Coast and Geodetic Survey map near the paired mouths of Tumwater and Valley Creeks was recalled in childhood memories by Lower Elwha Klallam elder accounts (Beery 2010).

Historic Period to Current Operations (As observed from Sanborn Maps and Historic Photos)

Prior to 1916 – Tidelands

1916 – Elevated railroad trestle built over tidelands at the site

1920s – There area was filled with hydraulic dredge spoils

1926 – Adjacent Terminal 1 was constructed

1942 – Land leased by Port to Pen Ply and Pen Ply plywood mill begin operation

2013 – Plywood mill closed for final time and Port demolished the mill structures

2016 – Port completed environmental cleanup of the mill site by excavating 50 thousand tons of petroleum-contaminated soil from the site

Current – Site is vacant and ready for redevelopment

REFERENCES CITED

Beery, Derrick – 2010, Combined Sewer Overflow Project: Cultural Resources Assessment for CSO Phase 1 Project, City of Port Angeles, Clallam County, Washington. Prepared for the City of Port Angeles.

Gunther, Erna – 1927, Klallam Ethnography. University of Washington Publications in Anthropology 1(5):171-314.

9k. Has a cultural resource (archaeological) survey been performed on the project area? [help]

- **If Yes**, attach it to your JARPA package.

☒ Yes ☐ No

Archaeological survey was conducted at the project site in March 2021, when 30 test pits were excavated throughout the 18 acres of the upland site. The findings of this survey are included in the attached report.(Note: This report is confidential and exempt from public disclosure per 54 U.S.C. Section 307103(a) of the National Historic Preservation Act and exclusions permitted by the Freedom of Information Act, Revised Code of Washington 42.56.300). All ground-disturbing survey activities in the area of potential effects were monitored by a professional archaeologist in compliance with state of Washington and federal regulations; in accordance with the 2006 Settlement Agreement established between the Port, the City of Port Angeles, and the Lower Elwha Klallam Tribe for the protection of cultural resources; and under the guidance of a site-specific Monitoring and Inadvertent Discovery Plan (MIDP).

Cultural resources monitoring is necessary during the project construction, for both the stormwater outfall and upland improvements. The project has been designed to avoid known archaeological sites and all project construction will monitored by a professional archaeologist and that a Monitoring and Inadvertent Discovery Plan will be developed for the project.

The U.S. Economic Development Administration has conducted and completed the NHPA Section 106 review process for this project. See the attached State Historic Preservation Officer letter (Dated 7/7/2021) concurring with the federal lead agency's proposed actions for complying with the NHPA.

9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [help]

Puget Sound Chinook salmon (*Oncorhynchus tshawytscha*);
Coastal-Puget Sound bull trout (*Salvelinus confluentus*);
Puget Sound steelhead trout (*O. mykiss*);
Boccacio (*Sebastes paucispinis*);
Yelloweye rockfish (*S. ruberrinmus*);
Pacific eulachon (*Thaleichthys pacificus*)
Green Sturgeon (*Acipenser medirostris*)
Pacific eulachon (*Thaleichthys pacificus*);
Southern resident orca (*Orcinus orca*);
Humpback whale (*Megaptera novaeangliae*);
Marbled murrelet (*Brachyramphus marmoratus*);
Loggerhead sea turtle (*Caretta caretta*);
Green sea turtle (*Chelonia mydas*);
Olive Ridley sea turtle (*Lepidochelys olivacea*); and
Leatherback turtle (*Dermochelys coriacea*).

9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [help]

The following species on the WDFW Priority Habitats and Species List occur in the vicinity of the project but are not expected to be affected by the proposed work:

Dungeness crab (*Cancer magister*), Pacific lamprey (*Lampetra tridentata*), river lamprey (*Lampetra ayresii*), longfin smelt (*Spirinchus thaleichthys*), Pacific herring (*Clupea pallasii*), surf smelt (*Hypomesus pretiosus*), bull trout – Dolly Varden (*Salvelinus malma*), Chinook salmon, chum salmon (*O. keta*), searun cutthroat trout (*O. clarki*), coho salmon (*O. kisutch*), pink salmon (*O. gorbuscha*), steelhead (*O. mykiss*), Pacific sand lance (*Ammodytes hexapterus*), Brandt's cormorant (*Phalacrocorax penicillatus*), marbled murrelet (*Brachyramphus marmoratus*), western grebe (*Aechmophorus occidentalis*), great blue heron (*Ardea herodias*), cavity-nesting ducks, bald eagle (*Haliaeetus leucocephalus*), peregrine falcon (*Falco peregrinus*), and harbor seal (*Phoca vitulina*).

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at http://apps.oria.wa.gov/opas/.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on agency addresses for completed JARPA.

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [help]

- For more information about SEPA, go to https://ecology.wa.gov/regulations-permits/SEPA-environmental-review.

☒ A copy of the SEPA determination or letter of exemption is included with this application.

☐ A SEPA determination is pending with _____ (lead agency). The expected decision date is _____.

☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [help]

☐ This project is exempt (choose type of exemption below).

☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

_____

☐ Other: _____

☐ SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [help]

LOCAL GOVERNMENT

Local Government Shoreline permits:

☒ Substantial Development ☐ Conditional Use ☐ Variance

☐ Shoreline Exemption Type (explain): _____

Other City/County permits:

☐ Floodplain Development Permit ☐ Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

☒ Hydraulic Project Approval (HPA) ☐ Fish Habitat Enhancement Exemption – Attach Exemption Form

Washington Department of Natural Resources:

☐ Aquatic Use Authorization

Complete JARPA Attachment E and submit a check for $25 payable to the Washington Department of Natural Resources. **Do not send cash.**

Washington Department of Ecology:

☒ Section 401 Water Quality Certification

☐ Authorization to impact waters of the state, including wetlands (Check this box if the proposed impacts are to waters not subject to the federal Clean Water Act)

FEDERAL AND TRIBAL GOVERNMENT

United States Department of the Army (U.S. Army Corps of Engineers):

☒ Section 404 (discharges into waters of the U.S.) ☒ Section 10 (work in navigable waters)

United States Coast Guard:

For projects or bridges over waters of the United States, contact the U.S. Coast Guard at:

☐ Bridge Permit: D13-SMB-D13-BRIDGES@uscg.mil

☐ Private Aids to Navigation (or other non-bridge permits): D13-SMB-D13-PATON@uscg.mil

United States Environmental Protection Agency:

☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) on tribal lands where tribes do not have treatment as a state (TAS)

Tribal Permits: (Check with the tribe to see if there are other tribal permits, e.g., Tribal Environmental Protection Act, Shoreline Permits, Hydraulic Project Permits, or other in addition to CWA Section 401 WQC)

☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) where the tribe has treatment as a state (TAS).

Part 11–Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [help]

11a. Applicant Signature (required) [help]

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. _____ (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. JW (initial)

Applicant Printed Name	Applicant Signature	Date

11b. Authorized Agent Signature [help]

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

Authorized Agent Printed Name	Authorized Agent Signature	Date

11c. Property Owner Signature (if not applicant) [help]

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

Property Owner Printed Name	Property Owner Signature	Date
Jesse Waknitz - Port of Port Angeles	Jesse Waknitz	10/18/2023

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than $10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 09/2018

PORT of Port Angeles

P.O. Box 1350
338 West First Street
Port Angeles
Washington 98362
360.457.8527

Board of Commissioners
Connie Beauvais, *President*
Colleen McAleer, *Vice President*
Steven Burke, *Secretary*
Executive Director
Geoff James

STATE ENVIRONMENTAL POLICY ACT

Mitigated Determination of NonSignificance

January 4, 2023

Lead agency: Port of Port Angeles

Agency Contact: Jesse Waknitz, Environmental Manager, 360.460.1364, jessew@portofpa.com

Description of proposal: Marine Trades Industrial Park Development - The proposed project is the development of the 16-acre Marine Trades Industrial Park (MTIP), located between Valley Street and Cedar Street on the Port Angeles waterfront. The MTIP will be a site for boat repair, maintenance, and construction. The project includes grading of the site, demolition of existing concrete foundations, construction of a boat hoist access road, vehicle access road, work pad sites, building pad sites, the installation of upland utilities (water, sewer, stormwater and power) and upland restoration planting.

Location of proposal: 439 Marine Drive, between Valley Street and Cedar Street in Port Angeles, WA. 48.123689 N lat / -123.442017 W long

Applicant: Port of Port Angeles

Port of Port Angeles has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030. The necessary mitigation measures are listed below, the Environmental Checklist is attached and is available at: https://portofpa.com/393/SEPA

This determination is based on the following findings and conclusions:

Mitigation Measures

For the MTIP development the Port of Port Angeles will implement the following actions to avoid, minimize and mitigate potential impacts from the proposed project:

1. Stormwater
    a. The Port will obtain coverage under the WA State Department of Ecology Construction Stormwater General Permit. And prepare and implement a Stormwater Pollution Prevention Plan and associated best management practices per this permit.
    b. The Port will obtain coverage under the WA State Department of Ecology Boat Yard General Permit (BYGP). And prepare and implement a Stormwater Pollution Prevention Plan and associated best management practices per this permit.

c. This project includes the construction of a stormwater bioretention treatment sized for the site.

2. Riparian & Shoreline Environment
    a. All work on the construction of the proposed outfall will be conducted in dry.
    b. Project includes 500-ft x 20-ft riparian enhancement planting at the east end of the project site, adjacent to the Valley Creek Estuary. This planting is a buffer between the industrial site and the estuary and offsets impacts from vegetation removal from other areas of the site development.
3. Cultural Resources
    a. A professional archaeologist and archaeological monitors will monitor all ground disturbing work related to this Proposal per the project specific Monitoring and Inadvertent Discovery Plan, dated May 5, 2021.
    b. The proposed project improvements have been located to the greatest extent possible, north of the historic mouth of Valley Creek, estimated historic shoreline and above historic tideland elevation.
4. Contaminated Soil & Groundwater
    a. If contaminated soil or groundwater is encountered during project construction the media will be managed per the K-Ply Soil Management Plan, dated December 2016, and in coordination with the WA State Department of Ecology.
5. Traffic and Transportation
    a. During the final design of the proposed improvements a traffic impact analysis will be conducted and any impacts anticipated will be offset or reduced by appropriate mitigation measures.
6. The Project will be consistent with all federal, state and local approvals, permits and regulations.

This MDNS is issued under WAC 197-11-350 and the comment period will end on **January 18, 2023**.

Comments should be addressed to:

Port of Port Angeles
Attn: Jesse Waknitz
338 W. First Street
Port Angeles, WA 98362

Comments may also be submitted via email to: jessew@portopa.com

Responsible Official: Chris Hartman, Director of Engineering, 360.457.8527, chrish@portofpa.com

Signature _____ Date 1/4/2023
(Chris Hartman, SEPA Responsible Official)

Appeal process: There is no administrative appeal for this determination per Port of Port Angeles SEPA Resolution 20-1227. Procedures for appeal of this SEPA threshold determination are set forth in Chapter 43.21C RCW including, without limitation, RCW 43.21C.060, 43.21C.075, and RCW 43.21C.080 and Chapter 197-11 WAC including, without limitation, WAC 197-11-680.

SEPA ENVIRONMENTAL CHECKLIST

PORT OF PORT ANGELES
MARINE TRADES INDUSTRIAL PARK

A. Background

1. Name of proposed project, if applicable:

Marine Trades Industrial Park

2. Name of applicant:

Port of Port Angeles

3. Address and phone number of applicant and contact person:

Port of Port Angeles
338 W. First Street
Port Angeles, WA 98362
360-460-1364
Jesse Waknitz – Environmental Manager

4. Date checklist prepared:

12/22/2022

5. Agency requesting checklist:

Port of Port Angeles is the Lead Agency for SEPA review & compliance.

6. Proposed timing or schedule (including phasing, if applicable):

It is anticipated that construction on this project will begin in 2nd QTR 2024 with facility operations beginning 1st QTR 2025.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The proposed project for construction in 2024 includes development of site-wide utilities, grading entire site and paving at the north end of the project location. Future improvements at

the south side of the site could include construction of industrial buildings with an approximate size of 10,000-sf to 30,000-sf, depending on tenant's needs. The construction of buildings could be conducted by the Port or future tenant. The construction of these buildings and associated site improvements (parking, utilities to buildings, laydown and landscaping) would undergo SEPA review when project details are better defined, and meaningful environmental review could be conducted.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

I. Habitat Improvement Plan for the Marine Trades Industrial Park, by Port of Port Angeles October 26, 2022.

II. National Environmental Policy Act Environmental Assessment for Marine Trades Industrial Park, Project # 07-79-07719, by Economic Development Administration, September 21, 2021.

III. Biological Evaluation for Marine Trades Industrial Park, by HartCrowser Prepared for Port of Port Angeles, June 7, 2021.

IV. Archeological Resources Survey for the Marine Trades Industrial Park Project, by Cardno Prepared for Port of Port Angeles, June 2021.

V. Monitoring and Inadvertent Discovery Plan for the Marine Trades Industrial Park, by Cardno for Port of Port Angeles, May 5, 2021.

VI. K-Ply Soil Management Plan, by Floyd Snider for the Port of Port Angeles and the WA State Department of Ecology, December 2016.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no applications pending for governmental approvals of other proposals directly affecting the Port's Marine Trades Industrial Park project**.**

10. List any government approvals or permits that will be needed for your proposal, if known.

Permits or approvals required for construction:

I. Economic Development Administration – National Environmental Policy Act Determination or Review.

II. US. Army Corps of Engineers – Nationwide Permit #7 for Proposed Stormwater Outfall

   a. WA Department of Ecology (Ecology) – Water Quality Certification

III. National Marine Fisheries Service and US Fish & Wildlife – Section 7 of Endangered Species Act Consultation

IV. Regional Tribes and WA Department of Archaeology & Historic Preservation – Section 106 of National Historic Preservation Act Consultation.

V. WA State Department of Fish & Wildlife – Hydraulic Project Approval for Proposed Stormwater Outfall

VI. Ecology – Construction Stormwater General Permit (CSGP)

VII. Ecology – Coastal Zone Management Consistency Certification

VIII. City of Port Angeles (City) – Shoreline Substantial Development Permit

IX. City – Building and/or Clearing & Grading Permit

X. City – Binding Site Improvement Plan Approval and Recording

Permits or approvals required for Marine Trades Industrial Park operations:

I. Ecology – Boat Yard General Permit (BYGP) for Stormwater Discharge

II. Ecology – Resource Conservation & Recovery Act Generator ID# (note: this may be issued to Port or tenants at the completed facility)

III. Olympic Region Clean Air Agency (ORCAA) – Notice of Construction For Any Welding, Sanding, Sand Blasting, Painting or Fiberglass Application (note: this may be issued to Port or tenants at the completed facility)

IV. City – Minor Industrial User Permit for Discharge to Sanitary Sewer

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed project is the development of the 16-acre Marine Trades Industrial Park (MTIP), located between Valley Street and Cedar Street on the Port Angeles waterfront (Sheet 1). The MTIP will be a site for boat repair, maintenance, and construction. The project includes grading of the site, demolition of existing concrete foundations, construction of an boat hoist access road, vehicle access road, work pad sites, building pad sites, the installation of upland utilities (water, sewer, stormwater and power) and upland restoration planting. The stormwater infrastructure includes catch basins, piping, bioretention treatment and an outfall to Port Angeles Harbor.

See attached permit drawings Sheet 1 through 7 for overview of proposed project. A Binding Site Improvement Plan (BSIP) will be developed and approved by the City of Port Angeles prior to operation of the facility. The BSIP will detail lot layouts, easements and improvements with in the MTIP.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Project is located at:
439 Marine Drive, North of Marine Drive, between Valley Street and Cedar Street in Port Angeles, WA.

48.123689 N lat. / 123.442017 W long.

NE1/4, Sec 4, T30N, R6W

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope is approximlety 35% at the rip rap armored shoreline along the north side of the project site. The rest of the site is relatively flat with a 2.5-acre depression at the footprint of the former K-Ply cleanup site excavation that sits approximlety 3-ft below surrounding grade and a 1-acre vegetated (noxious weeds, coastal sagebrush and red alder samplings) area consisting of raised wood debris piles, a stormwater drainage ditch and below grade concrete foundations from former plywood mill building.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per the geotechnical study (HartCrowser, 2018) the site was historically tidelands and was filled in the 1920s with hydraulic dredge spoils. In the 1940s a log pond was excavated in the eastern half of the project site for the plywood mill operations at the site. This log pond was filled with various suitable fill in the 1990s. In 2016, at the western side of the site a 2.8-acre footprint was excavated to a depth of -12-ft below the ground surface to remove petroleum contaminated soils per the K-Ply cleanup action. This excavation footprint was backfilled with clean overburden (historic dredge fill), recycled concrete spalls and gravel backfill.

In general, the fill at the site is up to 15-ft thick.

Source: *Geotechnical Conceptual Design Study, Marine Trades Industrial Park Infrastructure Design, Foundation and Seismic Considerations, By HartCrowser for Port of Port Angeles, March 30, 2018*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None observed, but entire Port Angeles Waterfront is susceptible to liquefaction during earthquake because of the unconsolidated, water-saturated, and sandy fill.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Filling, excavation and grading will occur across the majority site to level the project area for paving, gravel surfacing, utility trenching and stormwater bioretention treatment facility. It is estimated that combination approximlety 50,000-cy of suitable dredge spoils, gravel borrow,

structural fill, and crushed surfacing base course will be imported onto the project site. And 25,000-cy of unsuitable existing fill, wood debris and concrete demolition debris will be exported from the site. Suitable fill material will be sourced from regional gravel pits in Clallam, Jefferson or Kitsap Counties as needed. Dredge spoils from the 2021 dredging of the Port's Terminal 3 Berth may also be used as fill for this project. The dredge spoils have been tested and meet industrial standards for for reuse at the MTIP site. This potential reuse will be coordinated with WA Department of Ecology.

Unsuitable exported material will be transported and staged for reuse as non-structural fill by the project contractor at a location (likely in-use gravel pit or pit under active reclamation) that is suitable for such staging as will be detailed project specification. Any contaminated material excavated or encountered will managed per the K-Ply Soil Management Plan that was prepared by Floyd Snider for the Port of Port Angeles and the WA State Department of Ecology, Dated December 2016.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, erosion could occur as a result of the clearing and construction. To mitigate the potential for erosion and to limit impacts from erosion the construction on the project will occur in the dry season of the spring and summer months and best management practices per the the Ecology Construction Stormwater General Permit will be implemented as needed. These BMPs will be documented in the Construction Stormwater Pollution Prevention Plan (SWPPP) for the project.

The final use of the facility for boat repair, maintenance and construction will occur on paved or graveled surfaces. The stormwater from these surfaces and activities will be conveyed to a proposed bioretention stormwater treatment system.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Most of the site will be covered with impervious surface (asphalt, concrete or gravel).

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

To mitigate the potential for erosion and to limit impacts from erosion the construction on the project will occur in the dry season of the spring and summer months and best management practices per the the Ecology Construction Stormwater General Permit will be implemented as needed to control erosion.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and emissions from construction equipment will be generated during construction. After the project is completed emissions from the sanding and painting of boats may occur.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off-site sources of emissions or odors have been observed adjacent to the project site.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

During construction dust suppression measures and BMPs per the CSGP and Stormwater Management Manual for Western Washington (SWMMWW) will be implemented and documented in the construction SWPPP.

For the operation of the completed project, during boat repair, maintenance and construction, BMPs and pollution control equipment per the BYGP and/or ORCAA air permits will be implemented as needed to reduce or control emissions.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Directly north of the project site is Port Angeles Harbor and directly east is Valley Creek and associated pocket estuary.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The proposed project will occur directly adjacent to Port Angeles Harbor and the Valley Creek Estuary (See attached permit drawings Sheets 1-7). Below is summary of improvements within 200 feet of these water bodies:

1. Stormwater conveyance and treatment
    a. 30-inch stormwater outfall to be installed in rip rap shoreline at project.
    b. Stormwater bioretention treatment system
    c. 30-inch stormwater conveyance pipes, catch basins and manholes
2. Multiple concrete or asphalt paved pads for boat repair and maintenance
3. 20-ft wide riparian planting of trees and shrubs, adjacent to Valley Creek Estuary.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Approximlety 5-cy of outfall protection rock (rip rap) will be installed in and around the the proposed outfall at an elevation of Mean Higher-High Water (+7.06-ft MLLW) (See permit plans, sheets 4 & 5.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, this project will not require surface withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The proposed stormwater outfall is within the 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharge of waste materials to surface water is anticipated.

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Ground water will not be withdrawn for this project. Potable water to the site is supplied by the City of Port Angeles.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The site will be serviced by the City of Port Angeles sanitary sewer system. There will be no discharge of waste material to the ground or subsurface.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

At the completed site stormwater will sheet flow on paved or graveled surfaces to a series of catch basins and then will be conveyed via below ground pipes to a bioretention stormwater treatment system. After treatment stormwater will be discharged Port Angeles Harbor through the proposed outfall.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials will not enter the ground or surface waters because operational, source control and treatment BMPs will be implemented at the completed project site per the WA Ecology Boat Yard Stormwater General Permit (BYGP).

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposed project does not alter or affect drainage patterns adjacent or in the vicinity of the site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

BMPs will be implemented as required per the WA Ecology Construction Stormwater General Permit during facility construction and then Boat Yard General Permit during facility operation.

4. Plants [help]

a. Check the types of vegetation found on the site:

X ___deciduous tree: alder, maple, aspen, other
___evergreen tree: fir, cedar, pine, other
X ___shrubs (Scotch broom, Himalayan blackberry and Coastal sagebrush)
X ___grass
(Grass is only plant found at the project site)
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Approximately 2-acres of vegetation (Scotch broom, Himalayan blackberries, Canada thistle, Red alder samplings and Coastal sagebrush) will be removed along the shoreline and in the center of the project site (See Sheet 6).

c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered plant species within the project area

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

To mitigate for the removal of riparian zone vegetation at the site the Port is proposing to plant a 11,200-sf buffer of native trees and shrubs on the east side of the project site, adjacent to the Valley Creek Estuary (See Sheet 7).

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry, Scotch broom and Canada thistle have been observed at the site. These plants will be removed during project construction.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

USFWS and NMFS list the following threatened and endangered species for Port Angeles Harbor and upland areas of Clallam County:

- Chinook Salmon (*Oncorhynchus tshawytscha*): Puget Sound Chinook Salmon
- Chum Salmon (*Oncorhynchus keta*): Hood Canal Summer-Run Chum Salmon
- Steelhead (*Oncorhynchus mykiss*): Puget Sound Steelhead
- Pacific Eulachon (*Thaleichthys pacificus*): Pacific Eulachon Southern
- Green Sturgeon (*Acipenser medirostris*): North American Green Sturgeon Southern
- Bocaccio (*Sebastes paucispinis*): Puget Sound/Georgia Basin
- Canary Rockfish (*Sebastes pinniger*)
- Yelloweye Rockfish (*Sebastes ruberrimus*)
- Killer whale (*Orcinus orca*): Southern Resident Killer Whale
- Humpback Whale (*Megaptera novaeangliae*): Western North Pacific
- Stellar Sea Lion (*Eumetopias jubatus*)
- Leatherback Sea Turtle (*Dermochelys coriacea*)
- Bull Trout (*Salvelinus confluentus*)
- Marbled Murrelet (*Brachyrampphus marmoratus*)
- Short-tailed Albatross (*Phoebastria (=Diomedea) albatrus*)
- Streaked Horned Lark (*Eremphila alpestris strigata*)
- Yellow-billed Cuckoo (Coccyzus americanus)

Endangered Species Act, Section 7 consultation is currently in-process with EDA as lead agency. All conditions and requirements from this consultation and federal agency (NMFS & USFWS) biological opinions will be incorporated into final project design and facility operation.

c. Is the site part of a migration route? If so, explain.

The area is on the general migration route for birds, however the industrial project site does not provide habitat for migrating birds.

d. Proposed measures to preserve or enhance wildlife, if any:

Port is proposing to plant a 11,200-sf buffer of native trees and shrubs on the east side of the project site, adjacent to the Valley Creek Estuary (See Sheet 7).

e. List any invasive animal species known to be on or near the site.

No invasive animal species have been observed on or near the site.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used to meet the completed projects energy needs. For this phase of the site development, electricity will be used for operating equipment and tools used in the maintenance and construction of boats.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This project will not affect potential solar energy use on adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No energy conservation features are proposed.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

There is petroleum hydrocarbon (gasoline, BTEX and diesel) contamination in the soil and groundwater at the project site from past fuel farm and plywood mill activities. The bulk of this contamination was removed from the site in 2016 by the Port under an agreed order with WA State Department of Ecology for the cleanup of the K-Ply Site. There are known areas and likely unidentified areas of residual contamination at the the project site (See Sheet 3). Contaminated soil or groundwater encountered during this project will be managed per the K-Ply Site Soil Management Plan for the Construction Completion Report. This management plan was prepared by Port consultant, Floyd Snider for WA Department of Ecology, approved construction completion documentation for the K-PLY cleanup, dated December 2016.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Existing contaminated groundwater and soil conditions will not affect project development, but any contaminated material encountered will be managed per the existing K-Ply Site Soil

Management Plan.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

In-process and used paint, oil, fuel, antifreeze, and boat anodes (zinc) will be present during site operations. These chemicals and materials will be stored in proper locations (Under cover and on secondary containment) and any used materials will be recycled or disposed of in the appropriate manner.

4) Describe special emergency services that might be required.

Normal spill response and fire response will be needed during project construction and then during facility operations.

5) Proposed measures to reduce or control environmental health hazards, if any:

To reduce the impacts from spills or leaks of petroleum products the project contractor will be required to develop a Spill Response Plan and have spill response equipment and supplies on site during construction.

Once the site is operational, there will be multiple spill kits at the site to respond to any spills or leaks.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The project is an industrial development on industrial zoned property, noise from adjacent vehicle traffic and and existing industrial activity (marine trades & cargo operations) will not impact the proposed project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

During construction, heavy equipment will be utilized which produce noise. Total construction duration is anticipated to be 10 days. Working hours will typically be from 7am to 7pm. No long-term noise that is not expected from an industrial site will be created by finished project.

3) Proposed measures to reduce or control noise impacts, if any:

Construction equipment will have mufflers and exhaust equipment will conform to State and local regulations regarding construction noise.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Ninety percent of the project site is currently vacant. Project area was the site of the K-Ply plywood mill. This mill was demolished in 2012 and the petroleum contamination at the site was cleaned up in 2016 so that the waterfront property could be redeveloped into a new industrial use.

Currently in the northwest corner of the project site is a boat washdown pad and associated treatment system. The washdown pad was constructed in 2018 and will be an important cornerstone to the operation of the MTIP.

To the south of the project site is the office of a marine logistics company, gas station, marine trades company, waterfront trail and Marine Drive. To the west of the project site is a marine trades company, Port boat haul-out pier and Port Marine Terminals 1 & 3. The current industrial land uses will support and will be supported by the proposed MTIP project.

To the east of the project site is the Valley Creek Estuary and Park and to the north is Port Angeles Harbor. To enlarge and enhance the buffer between the MTIP and the Valley Creek Estuary, a 20-ft wide riparian planting with trees and shrubs will be installed as part of this project (See Drawing Sheet 7).

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has never been working farmland or forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable because there are no working farms or forest land in the vicinity of the proposed project.

c. Describe any structures on the site.

At the northwest corner of the project site is a 18,000-sf concrete boat washdown pad and in the center of the site there is 6,000-sf concrete foundation from the K-Ply Mill.

The washdown structure and the service it provides is an important cornerstone to the operations at the MTIP.

d. Will any structures be demolished? If so, what?

The concrete mill foundation will be demolished and removed from the site as part of this project. All the other mill foundations and footings were removed in 2012 and 2016, but this

remaining foundation supported an internal access route and could not be removed during mill demolition.

e. What is the current zoning classification of the site?

The site is zoned as IH Industrial Heavy by the City of Port Angeles.

f. What is the current comprehensive plan designation of the site?

Per the City of Port Angeles 2019 Comprehensive Plan the designation for the site is industrial use and the Project meets plan goal G-31 “To facilitate reuse of large vacant or isolated industrial areas no longer in operation to improve the local economy and employment Stability”.

g. If applicable, what is the current shoreline master program designation of the site?

High-Intensity Marine (HI-M) Environment.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The project site is not classified as a critical area.

i. Approximately how many people would reside or work in the completed project?

Approximately 115 jobs could be generated directly at the completed MTIP project (BST Associates, 2020).

Source: *Marine Trades Industrial Park Economic Impact Narrative, by BST Associates for the Port of Port Angeles, June 25, 2020.*

j. Approximately how many people would the completed project displace?

This project will not displace any people because the site is currently vacant and ready for development.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed use of site for marine trades is in-line with City Shoreline Master Program and proposed 20-ft vegetated buffer adjacent to the Valley Creek Estuary will ensure compatibility with surrounding public uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable. This project has no impacts to agricultural or forest lands.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures proposed for this phase of the site redevelopment. Under future phase boat repair and construction buildings could be up to 75-ft in height per City zoning code.

b. What views in the immediate vicinity would be altered or obstructed?

This phase of the development will not obstruct or alter views in the immediate vicinity. Future phases that could include the construction of multiple buildings could alter views.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The proposed 20-ft vegetated buffer adjacent to the Valley Creek Estuary.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This project will include pole mounted lights along internal access routes and adjacent to work areas. These will be standard LED bulbs with shrouds to direct the light down and illuminate the appropriate surfaces. These lights would be on at night for security and safety.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No, pole mounted lights will be standard LED bulbs with shrouds to reduce glare or stray light pollution.

c. What existing off-site sources of light or glare may affect your proposal?

None have been observed.

d. Proposed measures to reduce or control light and glare impacts, if any:

Pole mounted lights will be standard LED bulbs with shrouds to reduce glare or stray light pollution.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

Directly south of the site is the City of Port Angeles Waterfront Trail (Olympic Discovery Trail).

b. Would the proposed project displace any existing recreational uses? If so, describe.

The project will not displace any existing recreational users**.**

d. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This project will not impact existing recreational opportunities on the Port Angeles Waterfront. The Waterfront Trail south of the MTIP site may be improved in the future by the City of Port Angeles.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

The plywood mill at the site was demolished in 2012. There is a 6,000-sf section of a concrete mill foundation at the site that was not removed in 2012 or during the 2016 cleanup action because it supports an access way through the site. This foundation will be demolished and removed from the site for this proposed project. Per the archaeological resources survey for the project and associated Section 106 consultation this mill foundation is not eligible for listing in the National Register of Historic Places.

e. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

An archaeological resources survey was conducted at the site in 2021 by a professional archaeologist for this proposed project (See reference below). The results of this survey were provided to the the Lower Elwha Klallam Tribe, other Tribes with interest in Clallam County and the WA State Department of Archaeology & Historic Preservation (DAHP) during the Section 106 of the National Historic Preservation Act review/consultation for this proposed project.

Source: *Archeological Resources Survey for the Marine Trades Industrial Park Project, by Cardno Prepared for Port of Port Angeles, June 2021.*

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The archaeological resources survey and then consultation with Lower Elwha Klallam Tribe and DAHP were used to access the potential impacts to cultural and historic resources on or near the project site.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Per the recommendation of the professional archaeologist that conducted the site survey and from the consultation with the Lower Elwha Klallam Tribe and DAHP, the project construction will be monitored by a professional archaeologist in accordance with the Monitoring and Inadvertent Discovery Plan (MIDP) that was developed for the project.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The completed project would be served by the vacated Cedar Street off Marine Drive and has direct access to the S. Tumwater Truck Route (HWY 117) and State Highway 101.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Clallam Transit provides service in the general area of the project site.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Parking for the project will be at existing Port parking areas south of Marine Drive.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

A new access road is proposed along the center of the project site and would connect to Marine Drive. This access road would provide a secondary entrance and emergency vehicle access to the site.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will utilize water transportation via the existing boat haul-out pier located adjacent to the project site, for the transport of boats to and from the upland facility.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The goal is to have an increase of 50 to 100 vehicular trips per day to the completed project area. Peak volumes would occur Mon-Friday during the morning and evening commutes. 10% of this traffic is expected to be trucks delivering materials or equipment to the site.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposal will not interfere with the movement of agricultural goods. The project is directly adjacent to the Port's Terminal 3 that is used for the export of forest products. The Port operations team will ensure that this new development does not interfere with this existing operation by having appropriate traffic control and signage on internal Port terminal access roads.

h. Proposed measures to reduce or control transportation impacts, if any:

To assess and to reduce or control any transportation impacts a traffic study will be conducted as part of final design for this project. Through the traffic impact analysis, if potential significant traffic, parking or non-motorized impacts are anticipated, the Port will identify measures to reduce or off-set these impacts.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities [help]

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The project includes site-wide utilities that include water, sewer, power, stormwater conveyance and treatment, lighting & high-speed telecommunications. The installation of these utilities will include trenching, laying pipe or conduit and then backfilling with suitable fill.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

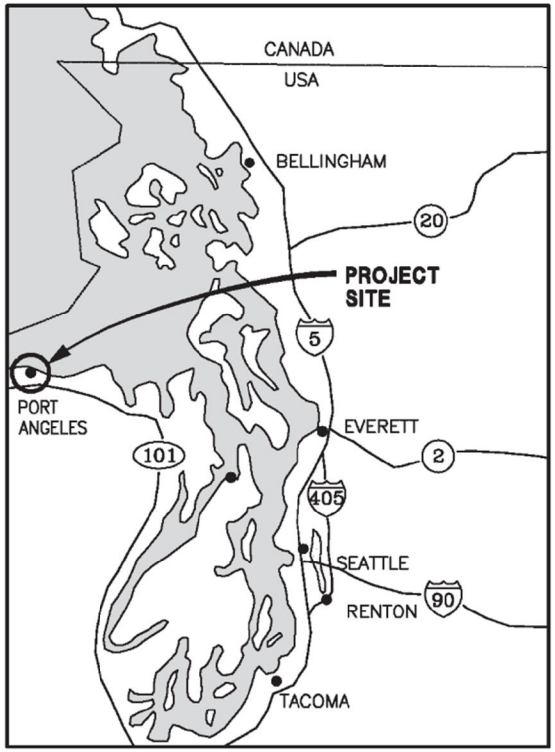
Name of signee Jesse Waknitz

Position and Agency/Organization Environmental Manager / Port of Port Angeles

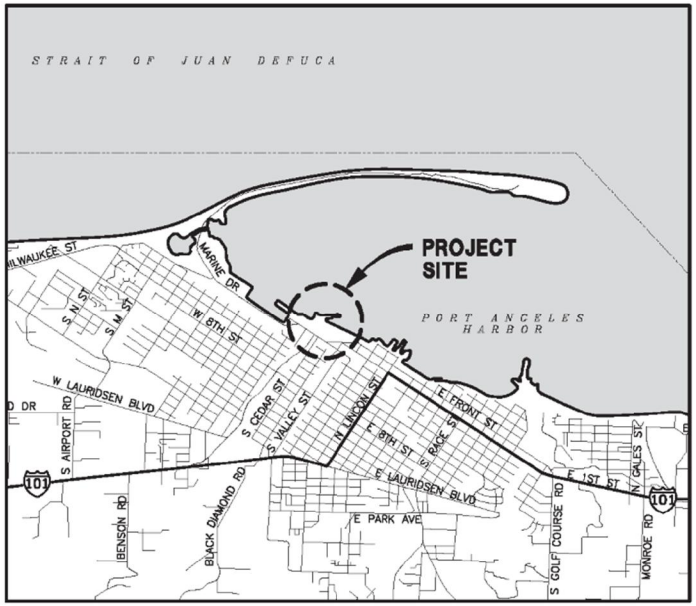
Date Submitted: 12/22/2022

See the following attached environmental permit drawings for a project overview:

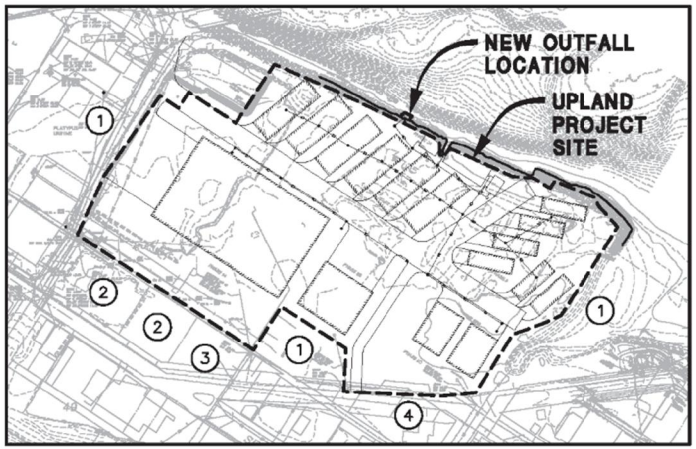
Sheet 1: Site Location
Sheet 2: Project Overview
Sheet 3: K-Ply Cleanup Footprint
Sheet 4: Stormwater Conveyance & Treatment
Sheet 5: Outfall Details
Sheet 6: Existing Vegetation
Sheet 7: Riparian Enhancement Planting



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

OWNER:
PORT OF PORT ANGELES
CONTACT: CHRIS HARTMAN, DIRECTOR OF ENGINEERING
202 N CEDAR ST
PORT ANGELES, WA 98362
(360) 417-3422

Contour Source:
UPLAND CONTOURS FROM NORTHWEST TERRITORIES INC
BATHYMETRY FROM ETRAC/FLOYD & SNIDER

HORIZONTAL DATUM
NAD83

VERTICAL DATUM
NAVD88

SITE LOCATION
LATITUDE 48° 7' 25.28" N
LONGITUDE 123° 26' 31.96" W
SECTION 3
TOWNSHIP 30 NORTH
RANGE 06 WEST

SEPA REVIEW DRAWINGS

SHEET 1 - SITE LOCATION
SHEET 2 - PROJECT OVERVIEW
SHEET 3 - K-PLY CLEANUP FOOTPRINT
SHEET 4 - STORMWATER CONVEYANCE & TREATMENT
SHEET 5 - OUTFALL DETAILS
SHEET 6 - EXISTING VEGETATION
SHEET 7 - RIPARIAN ENHANCEMENT PLANTING

PURPOSE: SEPA REVIEW FOR MARINE TRADES INDUSTRIAL PARK

ADJACENT PROPERTY OWNERS:
1. PORT OF PORT ANGELES
2. JUDSON LINNABARY
3. PETROCARD INC
4. CITY OF PORT ANGELES

PROJECT LOCATION

PORT OF PORT ANGELES
MARINE TRADES INDUSTRIAL PARK

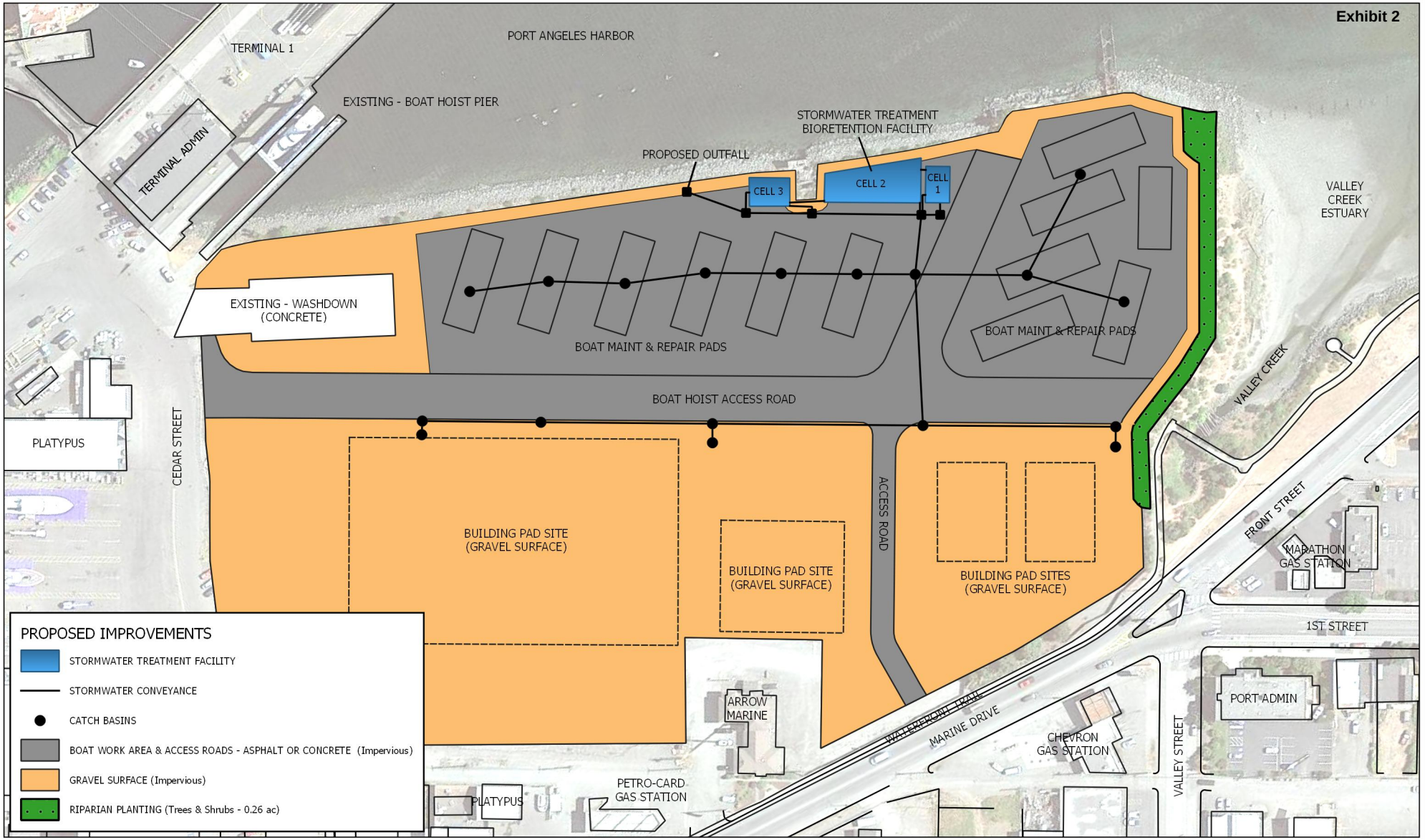
ADDRESS: PORT OF PORT ANGELES
439 MARINE DRIVE
PORT ANGELES, WA 98362

PORT of Port Angeles
338 W. First Street
Port Angeles, WA 98362
Ph: 360 417-3452

IN: PORT ANGELES
AT: MARINE TRADES INDUSTRIAL PARK
COUNTY OF: CLALLAM
APPLICATION BY: PORT OF PORT ANGELES

SHEET 1 OF 7 DATE: 12/7/2022

Exhibit 2



MARINE TRADES INDUSTRIAL PARK OVERVIEW

SCALE: 1" = 250'

AERIAL PHOTO: Google Earth 7/29/2021

PURPOSE: SEPA REVIEW FOR MARINE TRADES INDUSTRIAL PARK

PROJECT LOCATION

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PORT of Port Angeles
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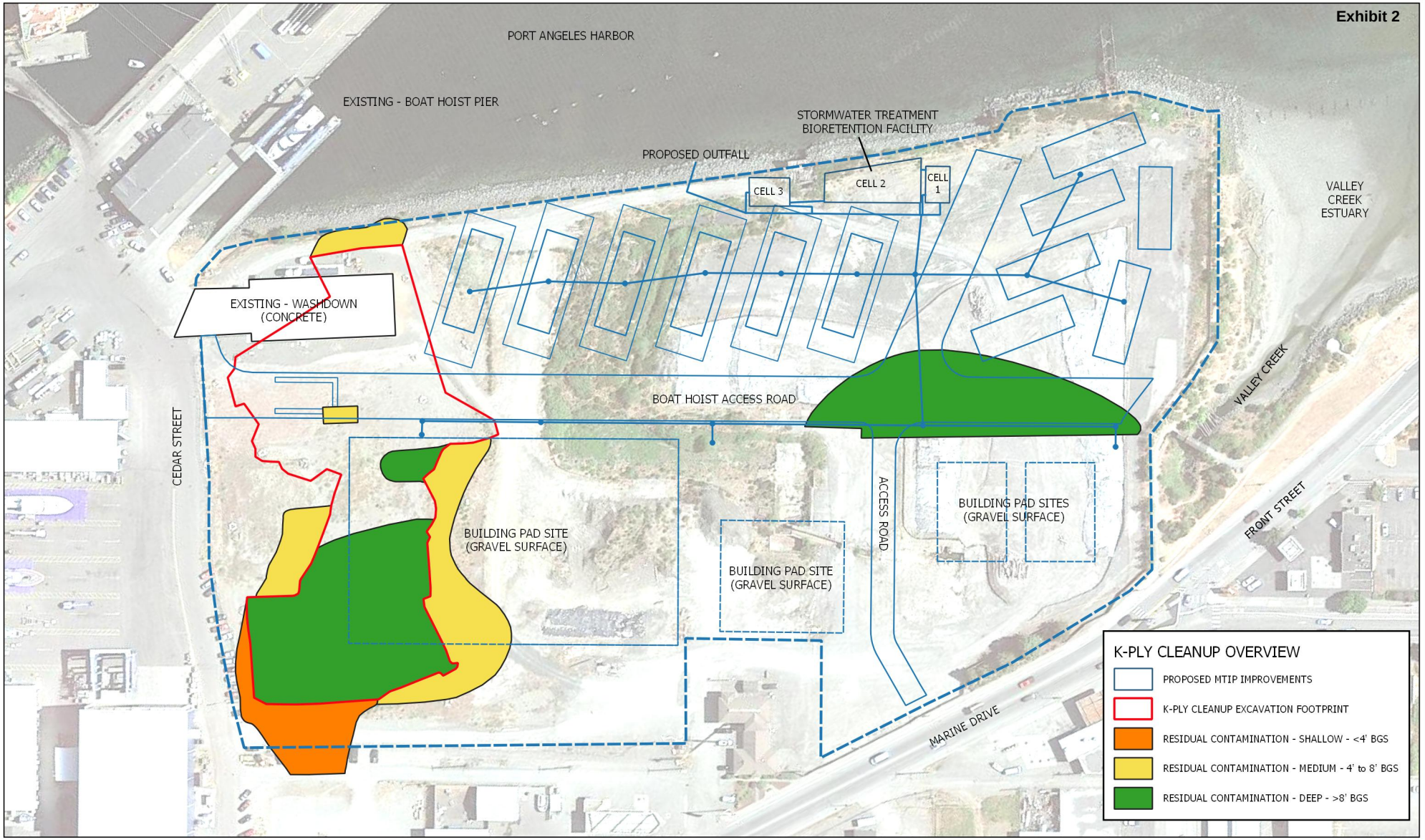
APPLICATION BY: PORT OF PORT ANGELES

SHEET 2 OF 7 DATE: 12/7/2022

Exhibit 2



AERIAL PHOTO: Google Earth 7/29/2021

K-PLY CLEANUP FOOTPRINT

SCALE: 1" = 250'

PURPOSE: SEPA REVIEW FOR MARINE TRADES INDUSTRIAL PARK

KPLY CLEANUP OVERVIEW:
1. 50,000 TONS OF PETROLEUM CONTAMINATED SOIL REMOVED
2. RESIDUAL PETROLEUM CONTMINATION ONSITE PER THIS SKETCH
3. ANY CONTAMINATED SOIL OR GROUNDWATER ENCOUNTERED DURING CONSTRUCTION OF MTIP IMPROVEMENTS WILL BE MANAGED PER EXISTING SOIL MANAGEMENT PLAN

PROJECT LOCATION

PORT OF PORT ANGELES
MARINE TRADES INDUSTRIAL PARK

ADDRESS: PORT OF PORT ANGELES
439 N CEDAR ST
PORT ANGELES, WA 98362

PORT of Port Angeles
338 W. First Street
Port Angeles, WA 98362
Ph: 360 417-3452

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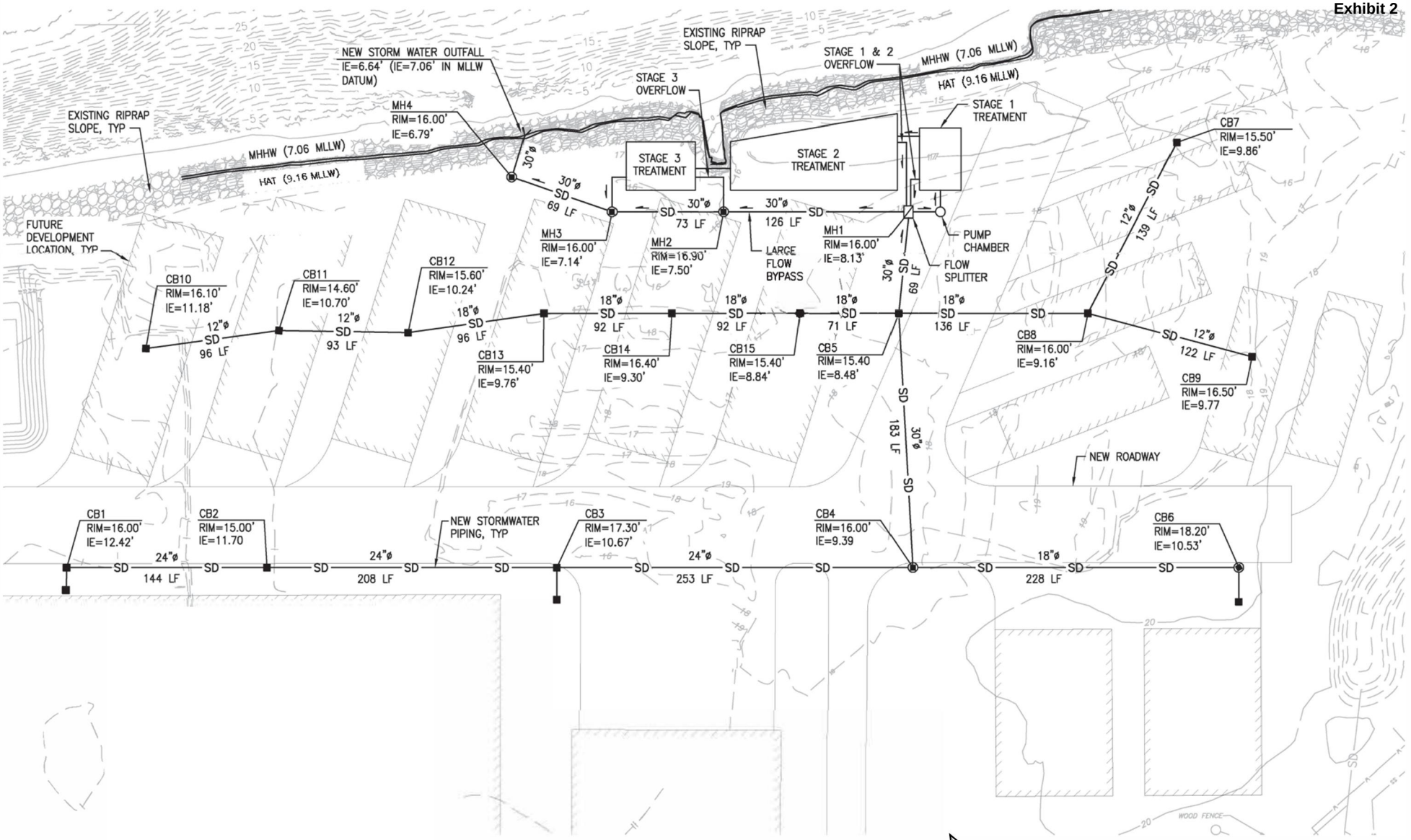
COUNTY OF: CLALLAM
APPLICATION BY: PORT OF PORT ANGELES

SHEET 3 OF 7 DATE: 12/7/2022

Exhibit 2



STORMWATER CONVEYANCE & TREATMENT PLAN

NOT TO SCALE

PURPOSE: SEPA REVIEW FOR MARINE TRADES INDUSTRIAL PARK

DATUM: NAVD88

PROJECT LOCATION

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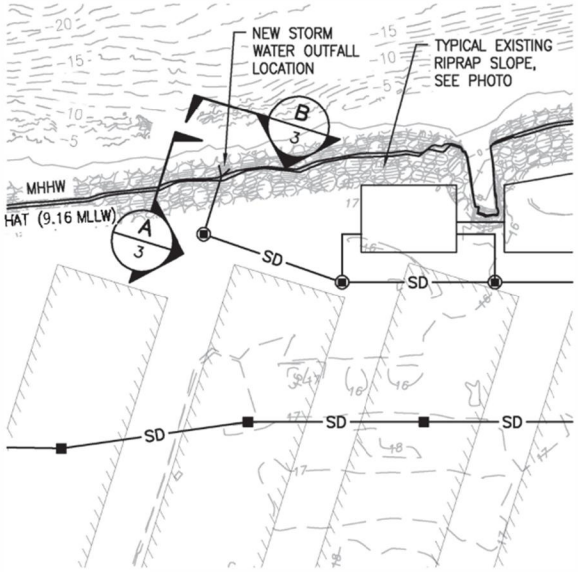
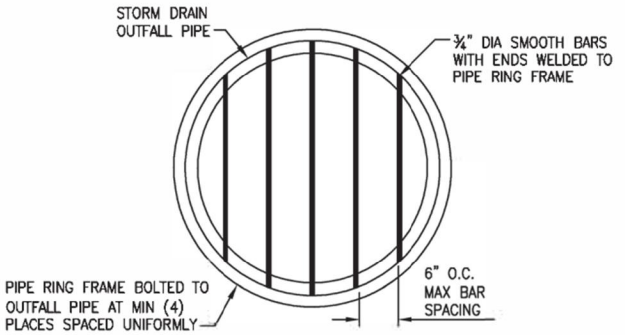
COUNTY OF: CLALLAM
APPLICATION BY: PORT OF PORT ANGELES

SHEET 4 OF 7 DATE: 12/7/2022



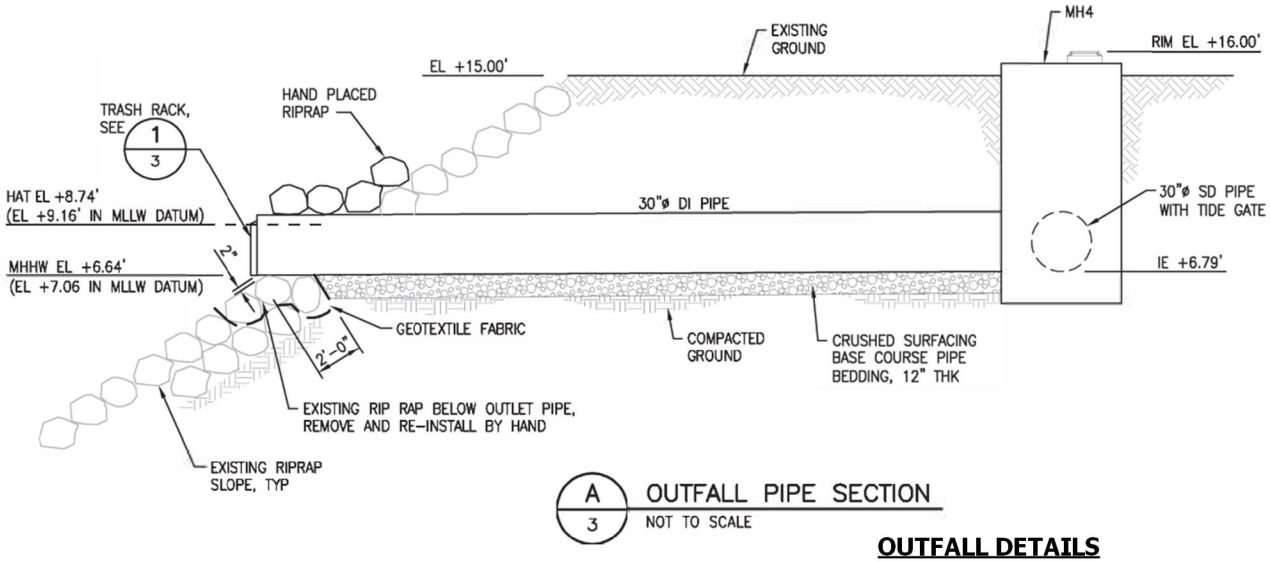
PARTIAL SITE PLAN
SCALE: 1"=100'

PHOTO–TYPICAL EXISTING RIPRAP SLOPE
NOT TO SCALE

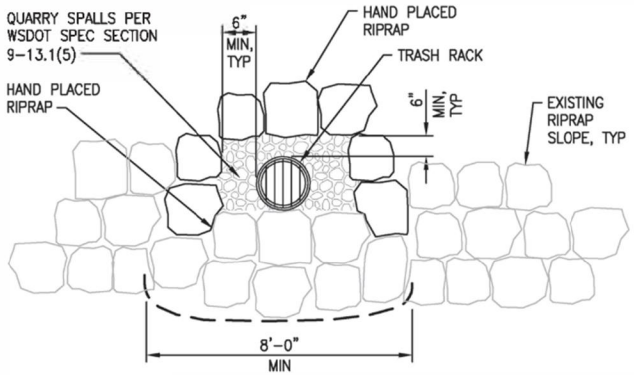


NOTES:
1. PIPE RING FRAME TO BE SIZED FOR MOUNTING TO OUTSIDE OF OUTFALL PIPE AND BOLTED TO OUTFALL PIPE WITH STAINLESS STEEL NUTS AND BOLTS.
2. TRASH RACK TO BE STAINLESS STEEL.

1/3 OUTFALL TRASH RACK
NOT TO SCALE



A/3 OUTFALL PIPE SECTION
NOT TO SCALE



B/3 OUTFALL PIPE SECTION
NOT TO SCALE

OUTFALL DETAILS

PURPOSE: SEPA REVIEW FOR MARINE TRADES INDUSTRIAL PARK

DATUM: NAVD88

PROJECT LOCATION

PORT OF PORT ANGELES
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PORT of Port Angeles
338 W. First Street
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AT: MARINE TRADES INDUSTRIAL PARK
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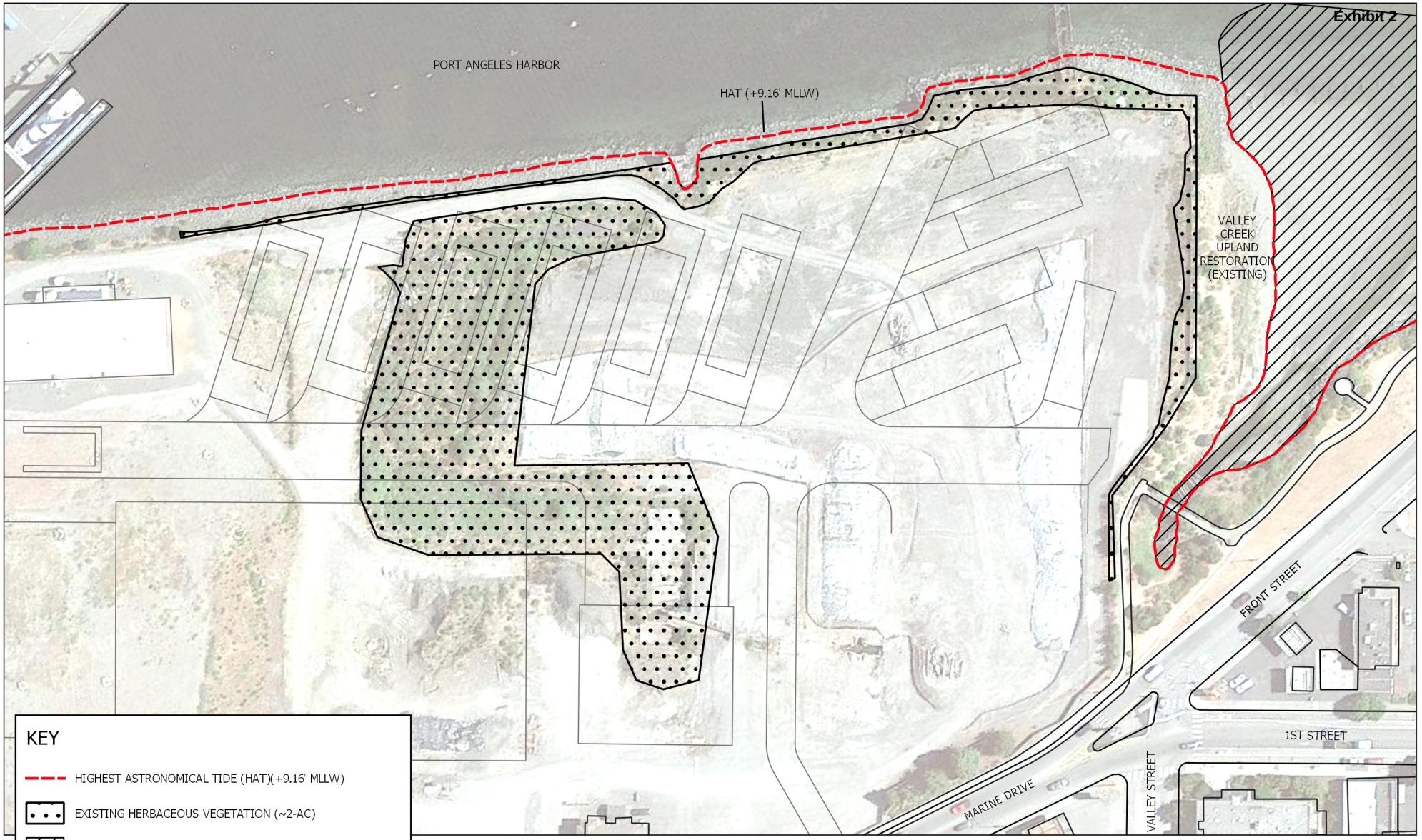
SHEET 5 OF 7 DATE: 12/7/2022

Exhibit 2



EXISTING VEGETATION

SCALE: 1" = 200'

AERIAL PHOTO: Google Earth 7/29/2021

PURPOSE: SEPA REVIEW FOR MARINE TRADES INDUSTRIAL PARK

DATUM: MLLW

PROJECT LOCATION

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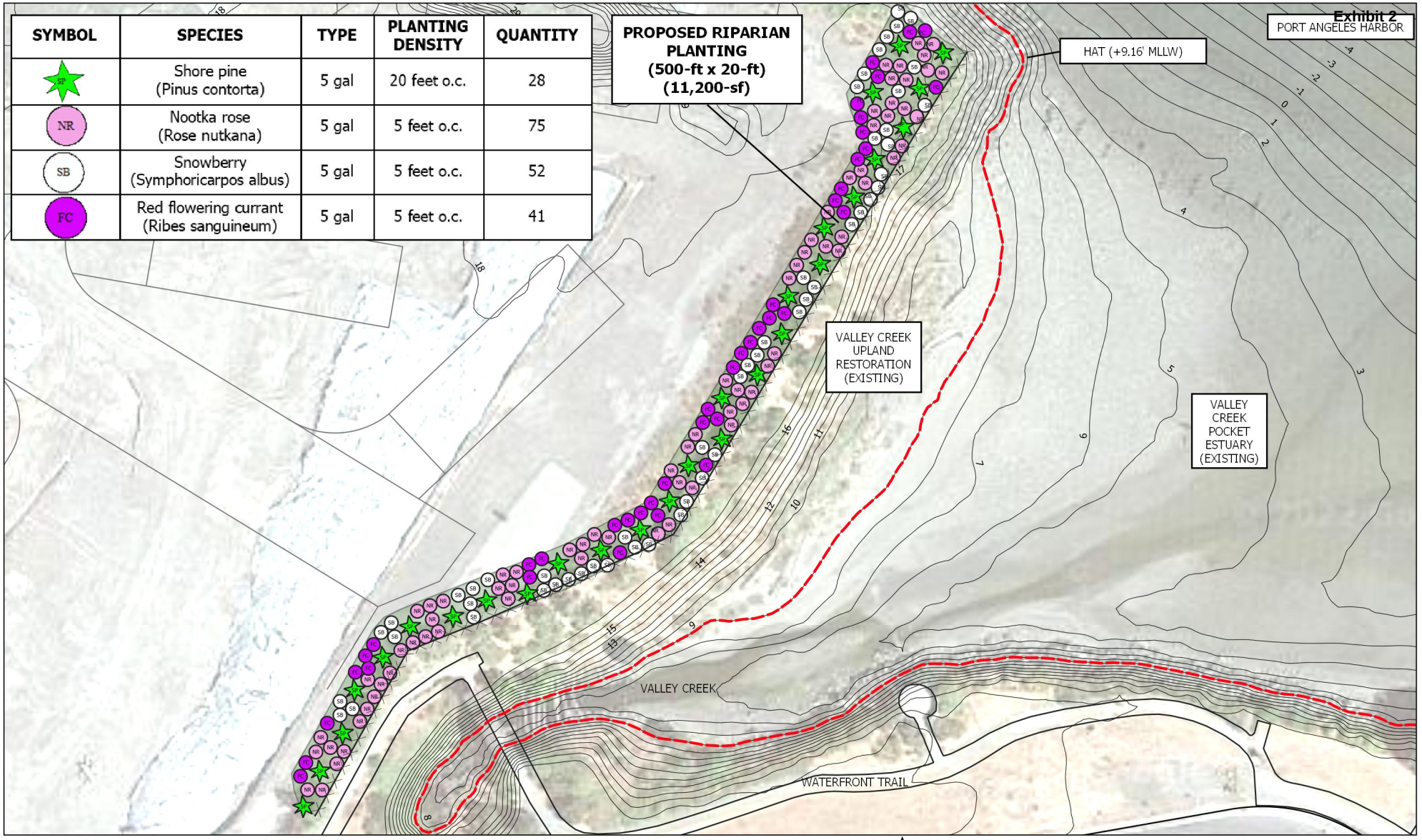
COUNTY OF: CLALLAM
APPLICATION BY: PORT OF PORT ANGELES

SHEET 6 OF 7 DATE: 12/7/2022

Exhibit 2
PORT ANGELES HARBOR

SYMBOL	SPECIES	TYPE	PLANTING DENSITY	QUANTITY
SP	Shore pine (Pinus contorta)	5 gal	20 feet o.c.	28
NR	Nootka rose (Rose nutkana)	5 gal	5 feet o.c.	75
SB	Snowberry (Symphoricarpos albus)	5 gal	5 feet o.c.	52
FC	Red flowering currant (Ribes sanguineum)	5 gal	5 feet o.c.	41



RIPARIAN ENHANCEMENT PLANTING

SCALE: 1" = 100'

AERIAL PHOTO: Google Earth 7/29/2021

PURPOSE: SEPA REVIEW FOR MARINE TRADES INDUSTRIAL PARK

DATUM: MLLW

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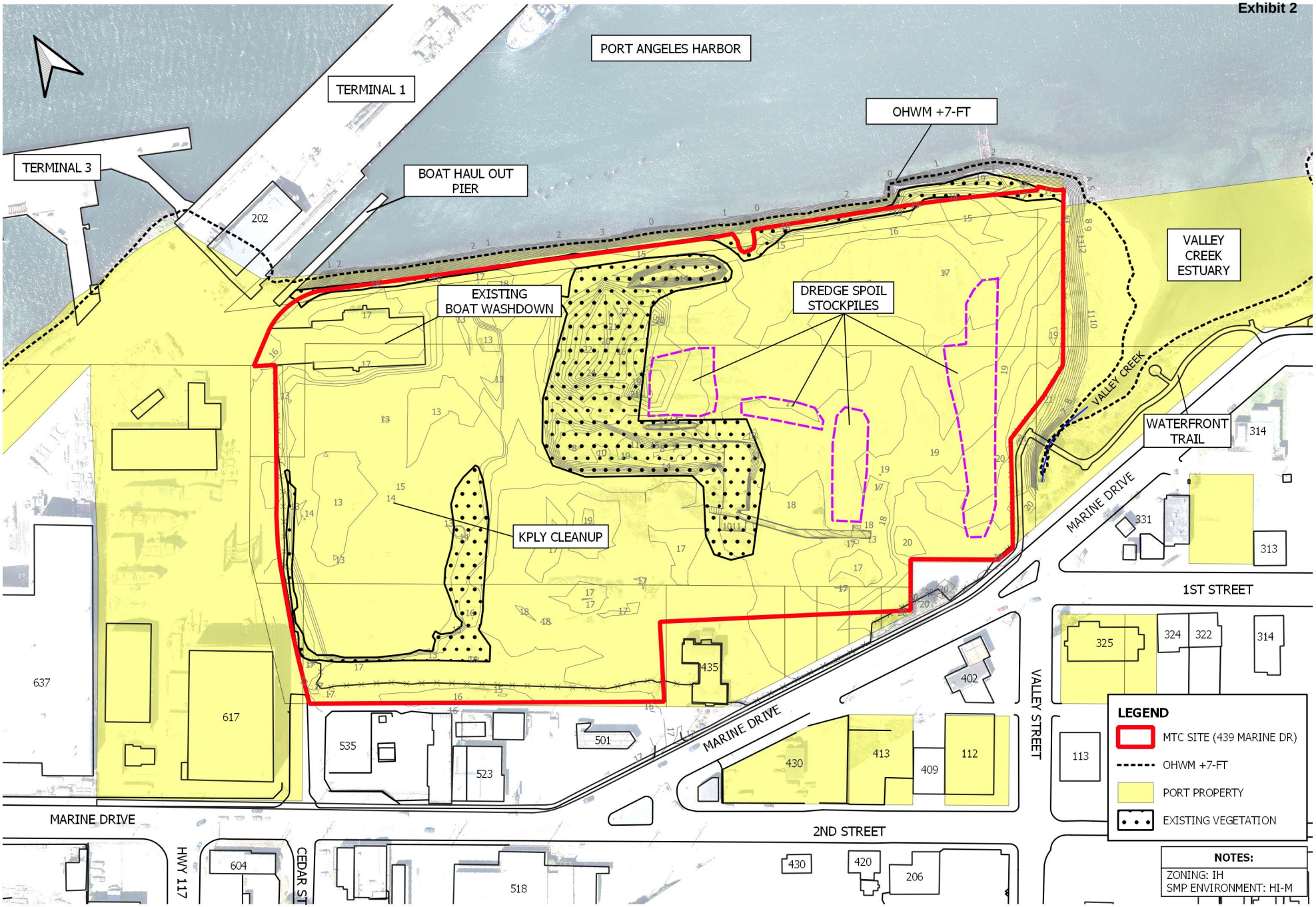
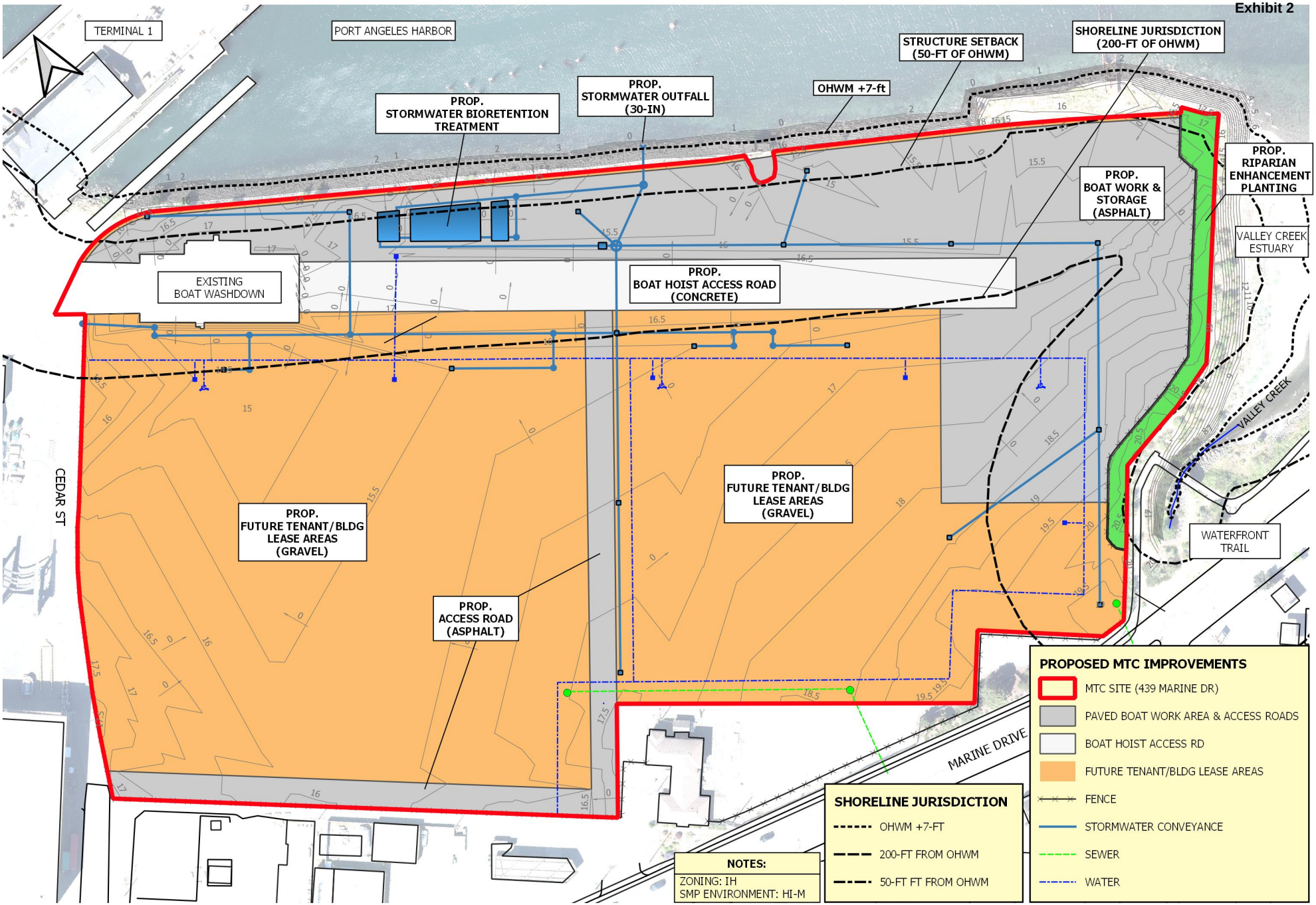
SHEET 7 OF 7 DATE: 12/7/2022

Exhibit 2



PORT of Port Angeles	**PROJECT:** MARINE TRADES CENTER	**SCALE:**	**VERT DATUM:**	**DATE:**	**SHEET:**
	VICINITY MAP & EXISTING CONDITIONS	1"=200'	NAVD 88	10/17/2023	1 OF 3

Exhibit 2



PORT of Port Angeles	**PROJECT:** MARINE TRADES CENTER	**SCALE:**	**VERT DATUM:**	**DATE:**	**SHEET:**
	SITE PLAN - PROPOSED IMPROVEMENTS	1"=140'	NAVD 88	10/18/2023	2 OF 3

Exhibit 2

PORT of Port Angeles	**PROJECT:** MARINE TRADES CENTER	**SCALE:**	**VERT DATUM:**	**DATE:**	**SHEET:**	
	PROPOSED VEGETATION REMOVAL IN VCA	1"=80'	NAVD 88	10/18/2023	**3 OF 3**	

Site Photos – Marine Trades Center – Port of Port Angeles 10/18/2023

Photo 1: Looking East at MTC – 10.12.2023

Photo 2: Looking South at MTC – 10.12.2023

Photo 3: Looking West at MTC – 10.12.2023

Photo 4: Looking East at MTC Shoreline – 10.16.2023

Photo 5: Looking West at MTC Shoreline – 10.16.2023

PORT ANGELES
WASHINGTON, U.S.
DEPARTMENT OF
COMMUNITY & ECONOMIC DEVELOPMENT

December 1, 2023

Port of Port Angeles
c/o Jesse Waknitz
338 West 1st Street
Port Angeles, WA 98362
jessew@portofpa.us

Re: Determination of Completeness – SMA Permit Application No. 23-70

Dear M. Waknitz,

On October 25, 2023 you submitted a Shoreline Substantial Development Permit (SMA) application (No. 23-70) to develop 17 acres of Port of Port Angeles property into a Marine Trades Center. Staff determined the application to be initially complete and payment for the application was submitted on October 27, 2023. Per Section 18.02.040 Port Angeles Municipal Code (PAMC), on November 24, 2023, the City's Planning Division determined your application to be complete. A virtual public hearing conducted by the City's Hearing Examiner has been tentatively scheduled for January 18, 2024**.** Either you, as the applicant, or a representative must attend the public hearing to provide verbal testimony regarding the application.

Within 14 days of an application being determined complete, DCED staff will post in city hall and on-site, publish, and mail public notice for the SMA application. The required public comment period for public noticing is 21 days and ends on December 26, 2023. Verbal testimony and comment will also be taken during the public hearing. Following the closure of public comment period, DCED Staff will prepare a staff report and make a recommendation to the Hearing Examiner.

The Hearing Examiner shall, in writing, approve, deny or approve with modifications or conditions, the application. The Hearing Examiner shall attach any conditions as may be deemed necessary to ensure land use compatibility, public safety, and compliance with all standards and requirements of the Port Angeles Municipal Code. Said written decision will include findings based upon compliance with the City's Shoreline Master Program and Comprehensive Plan. Any person aggrieved by the decision may make an appeal within 21 days of the date of filing of the final decision.

If you have any questions, please contact the Planning Division at (360) 417-4750 or ced@cityofpa.us.

Sincerely,

Ben Braudrick, AICP
Planning Supervisor

PORT ANGELES WASHINGTON, U.S. | DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

PUBLIC NOTICE

- Notice of Shoreline Substantial Development Permit Application (PZ. 23-70) -

WHO: All property owners within 300 feet of the proposed action are provided notice directly by mail. The notice is mailed to the name/address listed as one of the vicinity property owners by Clallam County Assessor's Office. Stakeholders and all community members are provided notice indirectly in the Peninsula Daily News, the City's website, at the proposal's location, and at City Hall(321 East 5th Street).

WHAT: The City of Port Angeles received a development application, see application details below. The City of Port Angeles will schedule a necessary virtual public hearing for a Shoreline Substantial Development (SMA) on a date yet to be determined. Application information may be requested from the Department of Community & Economic Development (DCED) by emailing ced@cityofpa.us or by viewing the application materials online at https://www.cityofpa.us/145/Current-Projects-and-Plans.

APPLICATION DETAILS: SMA No. 23-70	
APPLICATION TYPE: Shoreline Substantial Development.	DESCRIPTION: Development of a 17acre Marine Trades Center on Port of Port Angeles property involving clearing and grading of the site and demolition of remnant mill structures; construction of boat hoist access road (concrete paving, approximately 790-ft long by 55-ft wide); construction of vehicle access road (asphalt paving, approximately 1000-ft long by 30-ft wide); construction of boat storage and work area (asphalt paving, approximately 4-acres in size); construction of building pad sites (graded and gravel surface, approximately 10.7-acres in size); installation of riparian zone restoration planting adjacent to valley creek estuary (approximately 11,200-square feet of native vegetation); installation of upland utilities (water, sewer, and power); installation of 30-in stormwater outfall, conveyance and treatment infrastructure to support this industrial development and protect water quality.
APPLICANT: Port of Port Angeles LOCATION: 439 Marine Drive ZONE: IH, Industrial Heavy	APPLICATION SUBMITTED: October 24, 2023 APPLICATION COMPLETE: October 27, 2023 COMMENT PERIOD END: January 4, 2023
PUBLIC HEARING DETAILS	
WHEN: Not Yet Scheduled. To Be Determined. Link to Project Information: https://www.cityofpa.us/145/Current-Projects-and-Plans	

HOW TO COMMENT: Interested parties are encouraged to comment on the Application Proposal and may request a copy of the decision once it's been made. Any interested parties may submit written comment during the 30-day public comment period care of the Department of Community & Economic Development (DCED) via email ced@cityofpa.us, or addressed to 321 E 5th St., Port Angeles, WA 98362 no later than the comment period closing date of January 4, 2024.

STATE ENVIRONMENTAL POLICY ACT: As lead agency, the Port of Port Angeles has made a Mitigated Determination of Non-Significance was made pursuant WAC 197-11-350(3) on January 4, 2023. For more information contact Jesse Waknitz, Environmental Manager, 360-460-1364, jessew@portofpa.com.

LINK TO PROJECT INFORMATION: https://www.cityofpa.us/145/Current-Projects-and-Plans

FOR ADDITIONAL INFORMATION PLEASE CONTACT: DCED Staff at (360) 417-4750 or ced@cityofpa.us.

Classified Proof

Exhibit 4

Client	PDN4900481 - CITY OF PORT ANGELES/LEGALS	Phone	(360) 417-4613
Address	321 E. Fifth Street	E-Mail	bbraudrick@cityofpa.us
	PORT ANGELES, WA, 98362	Fax	

Order#	988349	Requested By	BEN BRAUDRICK	Order Price	$110.60
Classification	9932 - City of Port Angeles Legals	PO #	SMA 23-70	Tax 1	$0.00
Start Date	12/06/2023	Created By	1209	Tax 2	$0.00
End Date	12/06/2023	Creation Date	12/04/2023, 07:25:17 am	Total Net	$110.60
Run Dates	1			Payment	$0.00
Publication(s)	Peninsula Daily News				

Sales Rep	1209 - Clenard, Linda	Phone	(360) 683-3311
		E-Mail	lclenard@sequimgazette.com
		Fax	

City of Port Angeles - Notice Application for
Shoreline Substantial Development Permit
Application No. 23-70

Application Type: SMA Permit Description: Development of a 17acre Marine Trades Center on Port of Port Angeles property involving clearing and grading of the site and demolition of remnant mill structures; construction of boat hoist access road (concrete paving, approximately 790-ft long by 55-ft wide); construction of vehicle access road (asphalt paving, approximately 1000-ft long by 30-ft wide); construction of boat storage and work area (asphalt paving, approximately 4-acres in size); construction of building pad sites (graded and gravel surface, approximately 10.7-acres in size); installation of riparian zone restoration planting adjacent to valley creek estuary (approximately 11,200-square feet of native vegetation); installation of upland utilities (water, sewer, and power); installation of 30-in stormwater outfall, conveyance and treatment infrastructure to support this industrial development and protect water quality. **Applicant**: Port of Port Angeles **Location**: 439 Marine Drive, Port Angeles, WA 98362 **Zone**: IH, Industrial Heavy **Submitted**: October 25, 2023 **Determined Complete**: November 24, 2023

WHAT: The City of Port Angeles received a development application, see application details below. The City of Port Angeles is scheduling a necessary virtual public hearing for a Shoreline Substantial Development (SMA) Permit Application No. 23-70 conducted by the City's Hearing Examiner. Application information may be requested from the Department of Community & Economic Development (DCED) by emailing ced@cityofpa.us.

HOW TO COMMENT: Interested parties are encouraged to comment on the Application Proposal and may request a copy of the decision once it's been made. Any interested parties may submit written comment during the 30-day public comment period care of the Department of Community & Economic Development (DCED) via email ced@cityofpa.us, or addressed to 321 E 5th St., Port Angeles, WA 98362 no later than the comment period closing date of January 5, 2024.

STATE ENVIRONMENTAL POLICY ACT: As lead agency, the Port of Port Angeles has made a Mitigated Determination of Non-Significance was made pursuant WAC 197-11-350(3) on January 4, 2023. For more information contact Jesse Waknitz, Environmental Manager, 360-460-1364, jessew@portofpa.com

DATE/TIME OF VIRTUAL PUBLIC HEARING: A hearing is not yet scheduled. A separate notice will be filed independently for the date and time of the public hearing.

DECISION AND APPEAL INFORMATION: The Hearing Examiner decision will be made within 10

business days following the hearing The decision will be made based on the Staff Report, record, and written public comment and verbal testimony. Any appeal of this decision shall be filed within 21 days after the date of decision.
Link to Project Information*: https://www.cityofpa.us/145/Current-Projects-and-Plans
For additional information please contact: Ben Braudrick, Planning Supervisor at (360) 417-4750 or ced@cityofpa.us.
PDN.: December 6, 2023
Legal No. 988349

PORT ANGELES WASHINGTON, U.S. | DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

PUBLIC NOTICE

- Public Hearing for Shoreline Substantial Development Permit Application No. 23-70 -

WHO: Members of the general public are provided notice at City Hall (321 East 5th Street) and onsite, or as close as practicable to the site, of the proposed action with a posting. All property owners within 300 feet of the proposed action are provided notice directly by mail to the name/address listed by Clallam County Assessor's Office. Stakeholders and community members are provided notice in the *Peninsula Daily News* and on the City's website.

WHAT: The City of Port Angeles received a development application. A virtual public hearing for Shoreline Substantial Development (SMA) Permit Application No. 23-70 conducted by the City's Hearing Examiner has been scheduled for February 15, 2024. Application information may be requested from the Department of Community & Economic Development (DCED) by emailing ced@cityofpa.us or visiting https://www.cityofpa.us/145/Current-Projects-and-Plans.

APPLICATION DETAILS: SMA No. 23-70	
APPLICATION TYPE: Shoreline Substantial Development Permit PROJECT NAME: Marine Trades Industrial Park Development	DESCRIPTION: Development of a 17-acre Marine Trades Center involving clearing and grading of the site and demolition of remnant mill structures; construction of a boat hoist access road; construction of a vehicle access road; construction of a boat storage and work area; construction of building pad sites (graded and gravel surface, approximately 10.7 acres in size); installation of riparian zone restoration planting adjacent to Valley Creek estuary; installation of water, sewer, and electrical utilities; installation of stormwater outfall, conveyance, and treatment infrastructure to support the development and protect water quality.
APPLICANT: Port of Port Angeles LOCATION: 439 Marine Drive ZONE: IH, Industrial Heavy	APPLICATION SUBMITTED: October 25, 2023 APPLICATION COMPLETE: November 24, 2023 WRITTEN COMMENT PERIOD END: January 4, 2024
PUBLIC HEARING DETAILS	
WHEN: February 15, 2024 @ 9:00 AM PST or shortly thereafter Link to Project Information: https://www.cityofpa.us/145/Current-Projects-and-Plans Link to Join Virtual Meeting: www.cityofpa.us/Live-Virtual-Meetings	

LOCATION OF PUBLIC HEARING: Virtually on the Webex platform. Visit www.cityofpa.us/Live-Virtual-Meetings for information on virtual meeting attendance.

HEARING PARTICIPATION: The meeting will be a virtual format. The Audio Only and Live Hearing function will be available approximately 30 minutes prior to the meeting. If you are unable to deliver virtual public testimony during the public hearing, you may submit your written public testimony in advance of the hearing to ced@cityofpa.us. All written public testimony must be received prior to the hearing date of February 15, 2024 in order to be considered.

DECISION INFORMATION: The Hearing Examiner's decision will be made based on the Staff Report and record, including the public hearing, written public comment, and verbal testimony, within 120 days of the date of completeness determination. Any appeal of the decision shall be filed within 15 days after the date of decision.

STATE ENVIRONMENTAL POLICY ACT: As lead agency, the Port of Port Angeles issued a Mitigated Determination of Non-Significance pursuant WAC 197-11-350(3) on January 4, 2023. For more information contact Jesse Waknitz, Environmental Manager, 360-460-1364, jessew@portofpa.com.

FOR ADDITIONAL INFORMATION PLEASE CONTACT: DCED Staff at (360) 417-4750 or ced@cityofpa.us.

Classified Proof

Exhibit 4

Client	PDN4900481 - CITY OF PORT ANGELES/LEGALS	Phone	(360) 417-4613
Address	321 E. Fifth Street	E-Mail	Ztrevino@cityofpa.us
	PORT ANGELES, WA, 98362	Fax	

Order#	990442	Requested By	ZACH TREVINO	Order Price	$118.50
Classification	9932 - City of Port Angeles Legals	PO #	PZ 23-70	Tax 1	$0.00
Start Date	01/25/2024	Created By	1209	Tax 2	$0.00
End Date	01/25/2024	Creation Date	01/22/2024, 02:40:33 pm	Total Net	$118.50
Run Dates	1			Payment	$0.00
Publication(s)	Peninsula Daily News				

Sales Rep	1209 - Clenard, Linda	Phone	(360) 683-3311
		E-Mail	lclenard@sequimgazette.com
		Fax	

City of Port Angeles - Notice of Public Hearing for Shoreline Substantial Development Permit
Application No. 23-70
Application Type: Shoreline Substantial Development Permit (SMA) **Description**: Development of a 17-acre Marine Trades Center involving clearing and grading of the site and demolition of remnant mill structures; construction of a boat hoist access road; construction of a vehicle access road; construction of a boat storage and work area; construction of building pad sites (graded and gravel surface, approximately 10.7 acres in size); installation of riparian zone restoration planting adjacent to Valley Creek estuary; installation of water, sewer, and electrical utilities; installation of stormwater outfall, conveyance, and treatment infrastructure to support the development and protect water quality. **Applicant**: Port of Port Angeles **Project Location**: 439 Marine Drive, Port Angeles, WA 98362 **Zone**: Industrial, Heavy (IH) **Submitted**: October 25, 2023 **Determined Complete**: November 24, 2023 Public **Hearing Date**: February 15, 2024
WHAT: The City of Port Angeles is scheduling a virtual public hearing for SMA Application No. PZ 23-70 conducted by the City's Hearing Examiner. Application information may be requested from the Department of Community & Economic Development (DCED) by emailing ced@cityofpa.us or visiting https://www.cityofpa.us/145/Current-Projects-and-Plans.
HOW TO COMMENT: Interested parties are encouraged to comment on the proposal and may request a copy of the decision once it has been made. Any interested parties may submit written comment prior to the February 15, 2024 public hearing care of the DCED by email to ced@cityofpa.us, or addressed to 321 E 5th St., Port Angeles, WA 98362. Verbal Comments can be made during the public hearing.
STATE ENVIRONMENTAL POLICY ACT: As lead agency, the Port of Port Angeles issued a Mitigated Determination of Non-Significance under WAC 197-11-350 on January 4, 2023. For more information contact Jesse Waknitz, Environmental Manager, 360-460-1364, jessew@portofpa.com.
DATE/TIME OF PUBLIC HEARING: Thursday, February 15, 2024 @ 9:00 AM PST or shortly thereafter.
LOCATION OF PUBLIC HEARING: Virtually on the Webex platform. Visit www.cityofpa.us/Live-Virtual-Meetings for information on virtual meeting attendance.
HEARING PARTICIPATION: The meeting will be a virtual format. The Audio Only and Live Hearing function will be available approximately 30 minutes prior to the meeting. If you are unable to deliver virtual public testimony during the public hearing, you may submit your written public testimony in ad-

vance of the hearing to ced@cityofpa.us. All written public testimony must be received prior to the hearing date of February 15, 2024 in order to be considered.
DECISION INFORMATION: A decision will be made based on the Staff Report and record, including the public hearing, written public comment, and verbal testimony, within 120 days of the date of completeness determination. Any appeal of the decision shall be filed within 15 days after the date of decision.
Link to Project Information: https://www.cityofpa.us/145/Current-Projects-and-Plans
For additional information contact: DCED Staff at ced@cityofpa.us or (360) 417-4750
PDN.: January 25, 2024
Legal No. 990442

Agency Comment

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

January 18, 2023

Jesse Waknitz, Environmental Manager
Port of Port Angeles
338 West First Street
Port Angeles, WA 98362

Dear Jesse Waknitz:

Thank you for the opportunity to comment on the mitigated determination of nonsignificance for the Marine Trades Industrial Park Development Project (2023-1) located at 439 Marine Drive. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.

TOXICS CLEANUP: Tim Mullin (360) 999-9589

There are many cleanup sites within 1/4 mile of the proposed project area. The address of the proposed project area coincides with the K Ply cleanup Site, FSID: 1002, CSID: 28. Residual contaminated material remains onsite. Any contaminated material encountered during the proposed project, as mentioned the submitted SEPA checklist (p. 10-11), must be managed per Floyd-Snider's K Ply Site Soil Management Plan for the Construction Completion Report (December 2016). Site cleanup is ongoing.

https://apps.ecology.wa.gov/cleanupsearch/site/28

The proposed project parcels are subject to an environmental covenant with additional use restrictions, including both general and specific restrictions. The environmental covenant is not mentioned in the SEPA checklist. General restrictions include not impacting or interfering with the remedial action, continued protection of human health and the environment, continued compliance with the covenant after any conveyance of the property,

notifying lease holders of restrictions, and preservation of reference monuments. Specific requirements include using the property in perpetuity for industrial uses, following the Soil Management Plan when disturbing subsurface materials, performing a vapor intrusion assessment prior to construction of buildings, restriction of groundwater use, long term monitoring of soil and groundwater until cleanup levels are achieved, and protection monitoring wells and infiltration galleries.

The K Ply environmental covenant was filed in Clallam County on June 29, 2017, and is available from the cleanup site search page. For questions about the K Ply cleanup site, please contact Ecology site manager Connie Groven at Connie.Groven@ecy.wa.gov or 360-584-7037.

WATER QUALITY/WATERSHED RESOURCES UNIT:
Jacob Neuharth (360) 706-4599

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:
The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
    a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
    a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
    b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found;

a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx.

The applicant may apply online or obtain an application from Ecology's website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(JKT:202300018)

cc: Derek Rockett, SWM
Tim Mullin, TCP
Jacob Neuharth, WQ

PORT of Port Angeles

P.O. Box 1350
338 West First Street
Port Angeles
Washington 98362
360.457.8527

Board of Commissioners
Connie Beauvais, *President*
Colleen McAleer, *Vice President*
Steven Burke, *Secretary*
Executive Director
Geoff James

STATE ENVIRONMENTAL POLICY ACT

Mitigated Determination of NonSignificance

January 4, 2023

Lead agency: Port of Port Angeles

Agency Contact: Jesse Waknitz, Environmental Manager, 360.460.1364, jessew@portofpa.com

Description of proposal: Marine Trades Industrial Park Development - The proposed project is the development of the 16-acre Marine Trades Industrial Park (MTIP), located between Valley Street and Cedar Street on the Port Angeles waterfront. The MTIP will be a site for boat repair, maintenance, and construction. The project includes grading of the site, demolition of existing concrete foundations, construction of a boat hoist access road, vehicle access road, work pad sites, building pad sites, the installation of upland utilities (water, sewer, stormwater and power) and upland restoration planting.

Location of proposal: 439 Marine Drive, between Valley Street and Cedar Street in Port Angeles, WA. 48.123689 N lat / -123.442017 W long

Applicant: Port of Port Angeles

Port of Port Angeles has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030. The necessary mitigation measures are listed below, the Environmental Checklist is attached and is available at: https://portofpa.com/393/SEPA

This determination is based on the following findings and conclusions:

Mitigation Measures

For the MTIP development the Port of Port Angeles will implement the following actions to avoid, minimize and mitigate potential impacts from the proposed project:

1. Stormwater
    a. The Port will obtain coverage under the WA State Department of Ecology Construction Stormwater General Permit. And prepare and implement a Stormwater Pollution Prevention Plan and associated best management practices per this permit.
    b. The Port will obtain coverage under the WA State Department of Ecology Boat Yard General Permit (BYGP). And prepare and implement a Stormwater Pollution Prevention Plan and associated best management practices per this permit.

c. This project includes the construction of a stormwater bioretention treatment sized for the site.

2. Riparian & Shoreline Environment
    a. All work on the construction of the proposed outfall will be conducted in dry.
    b. Project includes 500-ft x 20-ft riparian enhancement planting at the east end of the project site, adjacent to the Valley Creek Estuary. This planting is a buffer between the industrial site and the estuary and offsets impacts from vegetation removal from other areas of the site development.
3. Cultural Resources
    a. A professional archaeologist and archaeological monitors will monitor all ground disturbing work related to this Proposal per the project specific Monitoring and Inadvertent Discovery Plan, dated May 5, 2021.
    b. The proposed project improvements have been located to the greatest extent possible, north of the historic mouth of Valley Creek, estimated historic shoreline and above historic tideland elevation.
4. Contaminated Soil & Groundwater
    a. If contaminated soil or groundwater is encountered during project construction the media will be managed per the K-Ply Soil Management Plan, dated December 2016, and in coordination with the WA State Department of Ecology.
5. Traffic and Transportation
    a. During the final design of the proposed improvements a traffic impact analysis will be conducted and any impacts anticipated will be offset or reduced by appropriate mitigation measures.
6. The Project will be consistent with all federal, state and local approvals, permits and regulations.

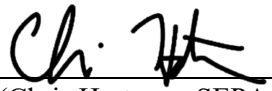
This MDNS is issued under WAC 197-11-350 and the comment period will end on **January 18, 2023**.

Comments should be addressed to:

Port of Port Angeles
Attn: Jesse Waknitz
338 W. First Street
Port Angeles, WA 98362

Comments may also be submitted via email to: jessew@portopa.com

Responsible Official: Chris Hartman, Director of Engineering, 360.457.8527, chrish@portofpa.com

Signature  Date 1/4/2023
(Chris Hartman, SEPA Responsible Official)

Appeal process: There is no administrative appeal for this determination per Port of Port Angeles SEPA Resolution 20-1227. Procedures for appeal of this SEPA threshold determination are set forth in Chapter 43.21C RCW including, without limitation, RCW 43.21C.060, 43.21C.075, and RCW 43.21C.080 and Chapter 197-11 WAC including, without limitation, WAC 197-11-680.

SEPA ENVIRONMENTAL CHECKLIST

PORT OF PORT ANGELES
MARINE TRADES INDUSTRIAL PARK

A. Background

1. Name of proposed project, if applicable:

Marine Trades Industrial Park

2. Name of applicant:

Port of Port Angeles

3. Address and phone number of applicant and contact person:

Port of Port Angeles
338 W. First Street
Port Angeles, WA 98362
360-460-1364
Jesse Waknitz – Environmental Manager

4. Date checklist prepared:

12/22/2022

5. Agency requesting checklist:

Port of Port Angeles is the Lead Agency for SEPA review & compliance.

6. Proposed timing or schedule (including phasing, if applicable):

It is anticipated that construction on this project will begin in 2nd QTR 2024 with facility operations beginning 1st QTR 2025.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The proposed project for construction in 2024 includes development of site-wide utilities, grading entire site and paving at the north end of the project location. Future improvements at

the south side of the site could include construction of industrial buildings with an approximate size of 10,000-sf to 30,000-sf, depending on tenant's needs. The construction of buildings could be conducted by the Port or future tenant. The construction of these buildings and associated site improvements (parking, utilities to buildings, laydown and landscaping) would undergo SEPA review when project details are better defined, and meaningful environmental review could be conducted.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

I. Habitat Improvement Plan for the Marine Trades Industrial Park, by Port of Port Angeles October 26, 2022.

II. National Environmental Policy Act Environmental Assessment for Marine Trades Industrial Park, Project # 07-79-07719, by Economic Development Administration, September 21, 2021.

III. Biological Evaluation for Marine Trades Industrial Park, by HartCrowser Prepared for Port of Port Angeles, June 7, 2021.

IV. Archeological Resources Survey for the Marine Trades Industrial Park Project, by Cardno Prepared for Port of Port Angeles, June 2021.

V. Monitoring and Inadvertent Discovery Plan for the Marine Trades Industrial Park, by Cardno for Port of Port Angeles, May 5, 2021.

VI. K-Ply Soil Management Plan, by Floyd Snider for the Port of Port Angeles and the WA State Department of Ecology, December 2016.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no applications pending for governmental approvals of other proposals directly affecting the Port's Marine Trades Industrial Park project**.**

10. List any government approvals or permits that will be needed for your proposal, if known.

Permits or approvals required for construction:

I. Economic Development Administration – National Environmental Policy Act Determination or Review.

II. US. Army Corps of Engineers – Nationwide Permit #7 for Proposed Stormwater Outfall

   a. WA Department of Ecology (Ecology) – Water Quality Certification

III. National Marine Fisheries Service and US Fish & Wildlife – Section 7 of Endangered Species Act Consultation

IV. Regional Tribes and WA Department of Archaeology & Historic Preservation – Section 106 of National Historic Preservation Act Consultation.

V. WA State Department of Fish & Wildlife – Hydraulic Project Approval for Proposed Stormwater Outfall

VI. Ecology – Construction Stormwater General Permit (CSGP)

VII. Ecology – Coastal Zone Management Consistency Certification

VIII. City of Port Angeles (City) – Shoreline Substantial Development Permit

IX. City – Building and/or Clearing & Grading Permit

X. City – Binding Site Improvement Plan Approval and Recording

Permits or approvals required for Marine Trades Industrial Park operations:

I. Ecology – Boat Yard General Permit (BYGP) for Stormwater Discharge

II. Ecology – Resource Conservation & Recovery Act Generator ID# (note: this may be issued to Port or tenants at the completed facility)

III. Olympic Region Clean Air Agency (ORCAA) – Notice of Construction For Any Welding, Sanding, Sand Blasting, Painting or Fiberglass Application (note: this may be issued to Port or tenants at the completed facility)

IV. City – Minor Industrial User Permit for Discharge to Sanitary Sewer

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed project is the development of the 16-acre Marine Trades Industrial Park (MTIP), located between Valley Street and Cedar Street on the Port Angeles waterfront (Sheet 1). The MTIP will be a site for boat repair, maintenance, and construction. The project includes grading of the site, demolition of existing concrete foundations, construction of an boat hoist access road, vehicle access road, work pad sites, building pad sites, the installation of upland utilities (water, sewer, stormwater and power) and upland restoration planting. The stormwater infrastructure includes catch basins, piping, bioretention treatment and an outfall to Port Angeles Harbor.

See attached permit drawings Sheet 1 through 7 for overview of proposed project. A Binding Site Improvement Plan (BSIP) will be developed and approved by the City of Port Angeles prior to operation of the facility. The BSIP will detail lot layouts, easements and improvements with in the MTIP.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Project is located at:
439 Marine Drive, North of Marine Drive, between Valley Street and Cedar Street in Port Angeles, WA.

48.123689 N lat. / 123.442017 W long.

NE1/4, Sec 4, T30N, R6W

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope is approximlety 35% at the rip rap armored shoreline along the north side of the project site. The rest of the site is relatively flat with a 2.5-acre depression at the footprint of the former K-Ply cleanup site excavation that sits approximlety 3-ft below surrounding grade and a 1-acre vegetated (noxious weeds, coastal sagebrush and red alder samplings) area consisting of raised wood debris piles, a stormwater drainage ditch and below grade concrete foundations from former plywood mill building.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per the geotechnical study (HartCrowser, 2018) the site was historically tidelands and was filled in the 1920s with hydraulic dredge spoils. In the 1940s a log pond was excavated in the eastern half of the project site for the plywood mill operations at the site. This log pond was filled with various suitable fill in the 1990s. In 2016, at the western side of the site a 2.8-acre footprint was excavated to a depth of -12-ft below the ground surface to remove petroleum contaminated soils per the K-Ply cleanup action. This excavation footprint was backfilled with clean overburden (historic dredge fill), recycled concrete spalls and gravel backfill.

In general, the fill at the site is up to 15-ft thick.

Source: *Geotechnical Conceptual Design Study, Marine Trades Industrial Park Infrastructure Design, Foundation and Seismic Considerations, By HartCrowser for Port of Port Angeles, March 30, 2018*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None observed, but entire Port Angeles Waterfront is susceptible to liquefaction during earthquake because of the unconsolidated, water-saturated, and sandy fill.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Filling, excavation and grading will occur across the majority site to level the project area for paving, gravel surfacing, utility trenching and stormwater bioretention treatment facility. It is estimated that combination approximlety 50,000-cy of suitable dredge spoils, gravel borrow,

structural fill, and crushed surfacing base course will be imported onto the project site. And 25,000-cy of unsuitable existing fill, wood debris and concrete demolition debris will be exported from the site. Suitable fill material will be sourced from regional gravel pits in Clallam, Jefferson or Kitsap Counties as needed. Dredge spoils from the 2021 dredging of the Port's Terminal 3 Berth may also be used as fill for this project. The dredge spoils have been tested and meet industrial standards for for reuse at the MTIP site. This potential reuse will be coordinated with WA Department of Ecology.

Unsuitable exported material will be transported and staged for reuse as non-structural fill by the project contractor at a location (likely in-use gravel pit or pit under active reclamation) that is suitable for such staging as will be detailed project specification. Any contaminated material excavated or encountered will managed per the K-Ply Soil Management Plan that was prepared by Floyd Snider for the Port of Port Angeles and the WA State Department of Ecology, Dated December 2016.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, erosion could occur as a result of the clearing and construction. To mitigate the potential for erosion and to limit impacts from erosion the construction on the project will occur in the dry season of the spring and summer months and best management practices per the the Ecology Construction Stormwater General Permit will be implemented as needed. These BMPs will be documented in the Construction Stormwater Pollution Prevention Plan (SWPPP) for the project.

The final use of the facility for boat repair, maintenance and construction will occur on paved or graveled surfaces. The stormwater from these surfaces and activities will be conveyed to a proposed bioretention stormwater treatment system.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Most of the site will be covered with impervious surface (asphalt, concrete or gravel).

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

To mitigate the potential for erosion and to limit impacts from erosion the construction on the project will occur in the dry season of the spring and summer months and best management practices per the the Ecology Construction Stormwater General Permit will be implemented as needed to control erosion.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and emissions from construction equipment will be generated during construction. After the project is completed emissions from the sanding and painting of boats may occur.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off-site sources of emissions or odors have been observed adjacent to the project site.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

During construction dust suppression measures and BMPs per the CSGP and Stormwater Management Manual for Western Washington (SWMMWW) will be implemented and documented in the construction SWPPP.

For the operation of the completed project, during boat repair, maintenance and construction, BMPs and pollution control equipment per the BYGP and/or ORCAA air permits will be implemented as needed to reduce or control emissions.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Directly north of the project site is Port Angeles Harbor and directly east is Valley Creek and associated pocket estuary.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The proposed project will occur directly adjacent to Port Angeles Harbor and the Valley Creek Estuary (See attached permit drawings Sheets 1-7). Below is summary of improvements within 200 feet of these water bodies:

1. Stormwater conveyance and treatment
    a. 30-inch stormwater outfall to be installed in rip rap shoreline at project.
    b. Stormwater bioretention treatment system
    c. 30-inch stormwater conveyance pipes, catch basins and manholes
2. Multiple concrete or asphalt paved pads for boat repair and maintenance
3. 20-ft wide riparian planting of trees and shrubs, adjacent to Valley Creek Estuary.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Approximlety 5-cy of outfall protection rock (rip rap) will be installed in and around the the proposed outfall at an elevation of Mean Higher-High Water (+7.06-ft MLLW) (See permit plans, sheets 4 & 5.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, this project will not require surface withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The proposed stormwater outfall is within the 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharge of waste materials to surface water is anticipated.

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Ground water will not be withdrawn for this project. Potable water to the site is supplied by the City of Port Angeles.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The site will be serviced by the City of Port Angeles sanitary sewer system. There will be no discharge of waste material to the ground or subsurface.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

At the completed site stormwater will sheet flow on paved or graveled surfaces to a series of catch basins and then will be conveyed via below ground pipes to a bioretention stormwater treatment system. After treatment stormwater will be discharged Port Angeles Harbor through the proposed outfall.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials will not enter the ground or surface waters because operational, source control and treatment BMPs will be implemented at the completed project site per the WA Ecology Boat Yard Stormwater General Permit (BYGP).

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposed project does not alter or affect drainage patterns adjacent or in the vicinity of the site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

BMPs will be implemented as required per the WA Ecology Construction Stormwater General Permit during facility construction and then Boat Yard General Permit during facility operation.

4. Plants [help]

a. Check the types of vegetation found on the site:

X ___deciduous tree: alder, maple, aspen, other
___evergreen tree: fir, cedar, pine, other
X ___shrubs (Scotch broom, Himalayan blackberry and Coastal sagebrush)
X ___grass
(Grass is only plant found at the project site)
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Approximately 2-acres of vegetation (Scotch broom, Himalayan blackberries, Canada thistle, Red alder samplings and Coastal sagebrush) will be removed along the shoreline and in the center of the project site (See Sheet 6).

c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered plant species within the project area

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

To mitigate for the removal of riparian zone vegetation at the site the Port is proposing to plant a 11,200-sf buffer of native trees and shrubs on the east side of the project site, adjacent to the Valley Creek Estuary (See Sheet 7).

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry, Scotch broom and Canada thistle have been observed at the site. These plants will be removed during project construction.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

USFWS and NMFS list the following threatened and endangered species for Port Angeles Harbor and upland areas of Clallam County:

- Chinook Salmon (*Oncorhynchus tshawytscha*): Puget Sound Chinook Salmon
- Chum Salmon (*Oncorhynchus keta*): Hood Canal Summer-Run Chum Salmon
- Steelhead (*Oncorhynchus mykiss*): Puget Sound Steelhead
- Pacific Eulachon (*Thaleichthys pacificus*): Pacific Eulachon Southern
- Green Sturgeon (*Acipenser medirostris*): North American Green Sturgeon Southern
- Bocaccio (*Sebastes paucispinis*): Puget Sound/Georgia Basin
- Canary Rockfish (*Sebastes pinniger*)
- Yelloweye Rockfish (*Sebastes ruberrimus*)
- Killer whale (*Orcinus orca*): Southern Resident Killer Whale
- Humpback Whale (*Megaptera novaeangliae*): Western North Pacific
- Stellar Sea Lion (*Eumetopias jubatus*)
- Leatherback Sea Turtle (*Dermochelys coriacea*)
- Bull Trout (*Salvelinus confluentus*)
- Marbled Murrelet (*Brachyrampphus marmoratus*)
- Short-tailed Albatross (*Phoebastria (=Diomedea) albatrus*)
- Streaked Horned Lark (*Eremphila alpestris strigata*)
- Yellow-billed Cuckoo (Coccyzus americanus)

Endangered Species Act, Section 7 consultation is currently in-process with EDA as lead agency. All conditions and requirements from this consultation and federal agency (NMFS & USFWS) biological opinions will be incorporated into final project design and facility operation.

c. Is the site part of a migration route? If so, explain.

The area is on the general migration route for birds, however the industrial project site does not provide habitat for migrating birds.

d. Proposed measures to preserve or enhance wildlife, if any:

Port is proposing to plant a 11,200-sf buffer of native trees and shrubs on the east side of the project site, adjacent to the Valley Creek Estuary (See Sheet 7).

e. List any invasive animal species known to be on or near the site.

No invasive animal species have been observed on or near the site.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used to meet the completed projects energy needs. For this phase of the site development, electricity will be used for operating equipment and tools used in the maintenance and construction of boats.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This project will not affect potential solar energy use on adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No energy conservation features are proposed.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

There is petroleum hydrocarbon (gasoline, BTEX and diesel) contamination in the soil and groundwater at the project site from past fuel farm and plywood mill activities. The bulk of this contamination was removed from the site in 2016 by the Port under an agreed order with WA State Department of Ecology for the cleanup of the K-Ply Site. There are known areas and likely unidentified areas of residual contamination at the the project site (See Sheet 3). Contaminated soil or groundwater encountered during this project will be managed per the K-Ply Site Soil Management Plan for the Construction Completion Report. This management plan was prepared by Port consultant, Floyd Snider for WA Department of Ecology, approved construction completion documentation for the K-PLY cleanup, dated December 2016.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Existing contaminated groundwater and soil conditions will not affect project development, but any contaminated material encountered will be managed per the existing K-Ply Site Soil

Management Plan.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

In-process and used paint, oil, fuel, antifreeze, and boat anodes (zinc) will be present during site operations. These chemicals and materials will be stored in proper locations (Under cover and on secondary containment) and any used materials will be recycled or disposed of in the appropriate manner.

4) Describe special emergency services that might be required.

Normal spill response and fire response will be needed during project construction and then during facility operations.

5) Proposed measures to reduce or control environmental health hazards, if any:

To reduce the impacts from spills or leaks of petroleum products the project contractor will be required to develop a Spill Response Plan and have spill response equipment and supplies on site during construction.

Once the site is operational, there will be multiple spill kits at the site to respond to any spills or leaks.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The project is an industrial development on industrial zoned property, noise from adjacent vehicle traffic and and existing industrial activity (marine trades & cargo operations) will not impact the proposed project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

During construction, heavy equipment will be utilized which produce noise. Total construction duration is anticipated to be 10 days. Working hours will typically be from 7am to 7pm. No long-term noise that is not expected from an industrial site will be created by finished project.

3) Proposed measures to reduce or control noise impacts, if any:

Construction equipment will have mufflers and exhaust equipment will conform to State and local regulations regarding construction noise.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Ninety percent of the project site is currently vacant. Project area was the site of the K-Ply plywood mill. This mill was demolished in 2012 and the petroleum contamination at the site was cleaned up in 2016 so that the waterfront property could be redeveloped into a new industrial use.

Currently in the northwest corner of the project site is a boat washdown pad and associated treatment system. The washdown pad was constructed in 2018 and will be an important cornerstone to the operation of the MTIP.

To the south of the project site is the office of a marine logistics company, gas station, marine trades company, waterfront trail and Marine Drive. To the west of the project site is a marine trades company, Port boat haul-out pier and Port Marine Terminals 1 & 3. The current industrial land uses will support and will be supported by the proposed MTIP project.

To the east of the project site is the Valley Creek Estuary and Park and to the north is Port Angeles Harbor. To enlarge and enhance the buffer between the MTIP and the Valley Creek Estuary, a 20-ft wide riparian planting with trees and shrubs will be installed as part of this project (See Drawing Sheet 7).

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has never been working farmland or forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable because there are no working farms or forest land in the vicinity of the proposed project.

c. Describe any structures on the site.

At the northwest corner of the project site is a 18,000-sf concrete boat washdown pad and in the center of the site there is 6,000-sf concrete foundation from the K-Ply Mill.

The washdown structure and the service it provides is an important cornerstone to the operations at the MTIP.

d. Will any structures be demolished? If so, what?

The concrete mill foundation will be demolished and removed from the site as part of this project. All the other mill foundations and footings were removed in 2012 and 2016, but this

remaining foundation supported an internal access route and could not be removed during mill demolition.

e. What is the current zoning classification of the site?

The site is zoned as IH Industrial Heavy by the City of Port Angeles.

f. What is the current comprehensive plan designation of the site?

Per the City of Port Angeles 2019 Comprehensive Plan the designation for the site is industrial use and the Project meets plan goal G-31 “To facilitate reuse of large vacant or isolated industrial areas no longer in operation to improve the local economy and employment Stability”.

g. If applicable, what is the current shoreline master program designation of the site?

High-Intensity Marine (HI-M) Environment.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The project site is not classified as a critical area.

i. Approximately how many people would reside or work in the completed project?

Approximately 115 jobs could be generated directly at the completed MTIP project (BST Associates, 2020).

Source: *Marine Trades Industrial Park Economic Impact Narrative, by BST Associates for the Port of Port Angeles, June 25, 2020.*

j. Approximately how many people would the completed project displace?

This project will not displace any people because the site is currently vacant and ready for development.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed use of site for marine trades is in-line with City Shoreline Master Program and proposed 20-ft vegetated buffer adjacent to the Valley Creek Estuary will ensure compatibility with surrounding public uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable. This project has no impacts to agricultural or forest lands.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures proposed for this phase of the site redevelopment. Under future phase boat repair and construction buildings could be up to 75-ft in height per City zoning code.

b. What views in the immediate vicinity would be altered or obstructed?

This phase of the development will not obstruct or alter views in the immediate vicinity. Future phases that could include the construction of multiple buildings could alter views.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The proposed 20-ft vegetated buffer adjacent to the Valley Creek Estuary.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This project will include pole mounted lights along internal access routes and adjacent to work areas. These will be standard LED bulbs with shrouds to direct the light down and illuminate the appropriate surfaces. These lights would be on at night for security and safety.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No, pole mounted lights will be standard LED bulbs with shrouds to reduce glare or stray light pollution.

c. What existing off-site sources of light or glare may affect your proposal?

None have been observed.

d. Proposed measures to reduce or control light and glare impacts, if any:

Pole mounted lights will be standard LED bulbs with shrouds to reduce glare or stray light pollution.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

Directly south of the site is the City of Port Angeles Waterfront Trail (Olympic Discovery Trail).

b. Would the proposed project displace any existing recreational uses? If so, describe.

The project will not displace any existing recreational users**.**

d. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This project will not impact existing recreational opportunities on the Port Angeles Waterfront. The Waterfront Trail south of the MTIP site may be improved in the future by the City of Port Angeles.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

The plywood mill at the site was demolished in 2012. There is a 6,000-sf section of a concrete mill foundation at the site that was not removed in 2012 or during the 2016 cleanup action because it supports an access way through the site. This foundation will be demolished and removed from the site for this proposed project. Per the archaeological resources survey for the project and associated Section 106 consultation this mill foundation is not eligible for listing in the National Register of Historic Places.

e. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

An archaeological resources survey was conducted at the site in 2021 by a professional archaeologist for this proposed project (See reference below). The results of this survey were provided to the the Lower Elwha Klallam Tribe, other Tribes with interest in Clallam County and the WA State Department of Archaeology & Historic Preservation (DAHP) during the Section 106 of the National Historic Preservation Act review/consultation for this proposed project.

Source: *Archeological Resources Survey for the Marine Trades Industrial Park Project, by Cardno Prepared for Port of Port Angeles, June 2021.*

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The archaeological resources survey and then consultation with Lower Elwha Klallam Tribe and DAHP were used to access the potential impacts to cultural and historic resources on or near the project site.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Per the recommendation of the professional archaeologist that conducted the site survey and from the consultation with the Lower Elwha Klallam Tribe and DAHP, the project construction will be monitored by a professional archaeologist in accordance with the Monitoring and Inadvertent Discovery Plan (MIDP) that was developed for the project.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The completed project would be served by the vacated Cedar Street off Marine Drive and has direct access to the S. Tumwater Truck Route (HWY 117) and State Highway 101.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Clallam Transit provides service in the general area of the project site.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Parking for the project will be at existing Port parking areas south of Marine Drive.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

A new access road is proposed along the center of the project site and would connect to Marine Drive. This access road would provide a secondary entrance and emergency vehicle access to the site.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will utilize water transportation via the existing boat haul-out pier located adjacent to the project site, for the transport of boats to and from the upland facility.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The goal is to have an increase of 50 to 100 vehicular trips per day to the completed project area. Peak volumes would occur Mon-Friday during the morning and evening commutes. 10% of this traffic is expected to be trucks delivering materials or equipment to the site.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposal will not interfere with the movement of agricultural goods. The project is directly adjacent to the Port's Terminal 3 that is used for the export of forest products. The Port operations team will ensure that this new development does not interfere with this existing operation by having appropriate traffic control and signage on internal Port terminal access roads.

h. Proposed measures to reduce or control transportation impacts, if any:

To assess and to reduce or control any transportation impacts a traffic study will be conducted as part of final design for this project. Through the traffic impact analysis, if potential significant traffic, parking or non-motorized impacts are anticipated, the Port will identify measures to reduce or off-set these impacts.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities [help]

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The project includes site-wide utilities that include water, sewer, power, stormwater conveyance and treatment, lighting & high-speed telecommunications. The installation of these utilities will include trenching, laying pipe or conduit and then backfilling with suitable fill.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

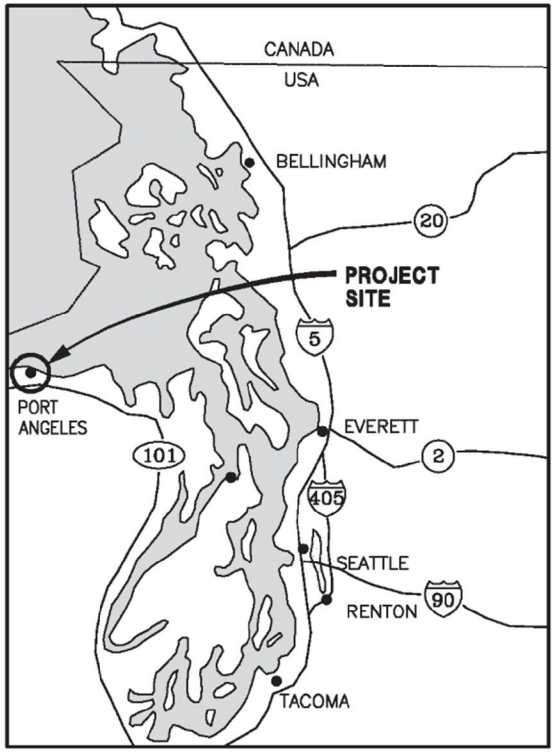
Name of signee Jesse Waknitz

Position and Agency/Organization Environmental Manager / Port of Port Angeles

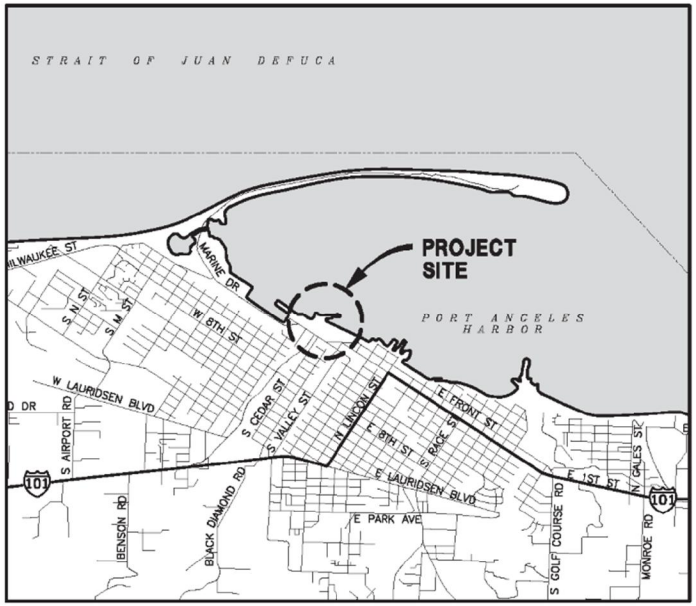
Date Submitted: 12/22/2022

See the following attached environmental permit drawings for a project overview:

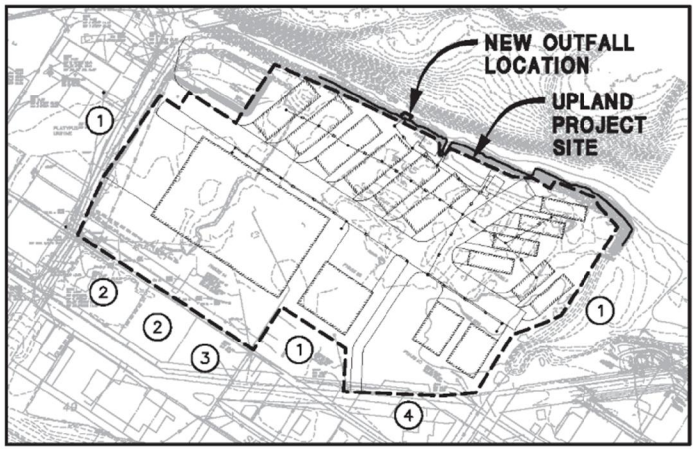
Sheet 1: Site Location
Sheet 2: Project Overview
Sheet 3: K-Ply Cleanup Footprint
Sheet 4: Stormwater Conveyance & Treatment
Sheet 5: Outfall Details
Sheet 6: Existing Vegetation
Sheet 7: Riparian Enhancement Planting



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

OWNER:
PORT OF PORT ANGELES
CONTACT: CHRIS HARTMAN, DIRECTOR OF ENGINEERING
202 N CEDAR ST
PORT ANGELES, WA 98362
(360) 417-3422

Contour Source:
UPLAND CONTOURS FROM NORTHWEST TERRITORIES INC
BATHYMETRY FROM ETRAC/FLOYD & SNIDER

HORIZONTAL DATUM
NAD83

VERTICAL DATUM
NAVD88

SITE LOCATION
LATITUDE 48° 7' 25.28" N
LONGITUDE 123° 26' 31.96" W
SECTION 3
TOWNSHIP 30 NORTH
RANGE 06 WEST

SEPA REVIEW DRAWINGS

SHEET 1 - SITE LOCATION
SHEET 2 - PROJECT OVERVIEW
SHEET 3 - K-PLY CLEANUP FOOTPRINT
SHEET 4 - STORMWATER CONVEYANCE & TREATMENT
SHEET 5 - OUTFALL DETAILS
SHEET 6 - EXISTING VEGETATION
SHEET 7 - RIPARIAN ENHANCEMENT PLANTING

PURPOSE: SEPA REVIEW FOR MARINE TRADES INDUSTRIAL PARK

ADJACENT PROPERTY OWNERS:
1. PORT OF PORT ANGELES
2. JUDSON LINNABARY
3. PETROCARD INC
4. CITY OF PORT ANGELES

PROJECT LOCATION

PORT OF PORT ANGELES
MARINE TRADES INDUSTRIAL PARK

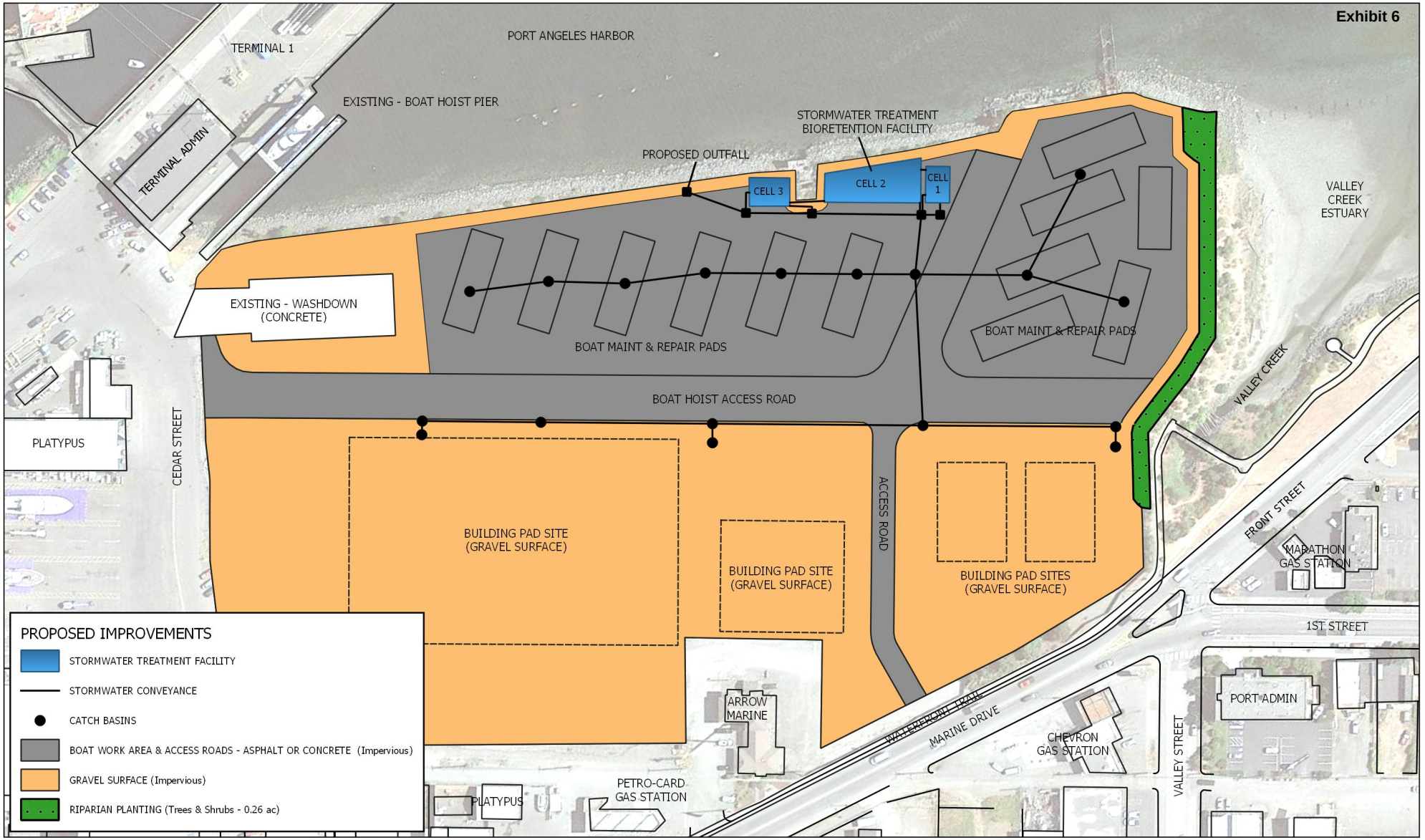
ADDRESS: PORT OF PORT ANGELES
439 MARINE DRIVE
PORT ANGELES, WA 98362

PORT of Port Angeles
338 W. First Street
Port Angeles, WA 98362
Ph: 360 417-3452

IN: PORT ANGELES
AT: MARINE TRADES INDUSTRIAL PARK
COUNTY OF: CLALLAM
APPLICATION BY: PORT OF PORT ANGELES

SHEET 1 OF 7 DATE: 12/7/2022

Exhibit 6



MARINE TRADES INDUSTRIAL PARK OVERVIEW

SCALE: 1" = 250'

AERIAL PHOTO: Google Earth 7/29/2021

PURPOSE: SEPA REVIEW FOR MARINE TRADES INDUSTRIAL PARK

PROJECT LOCATION

PORT OF PORT ANGELES
MARINE TRADES INDUSTRIAL PARK

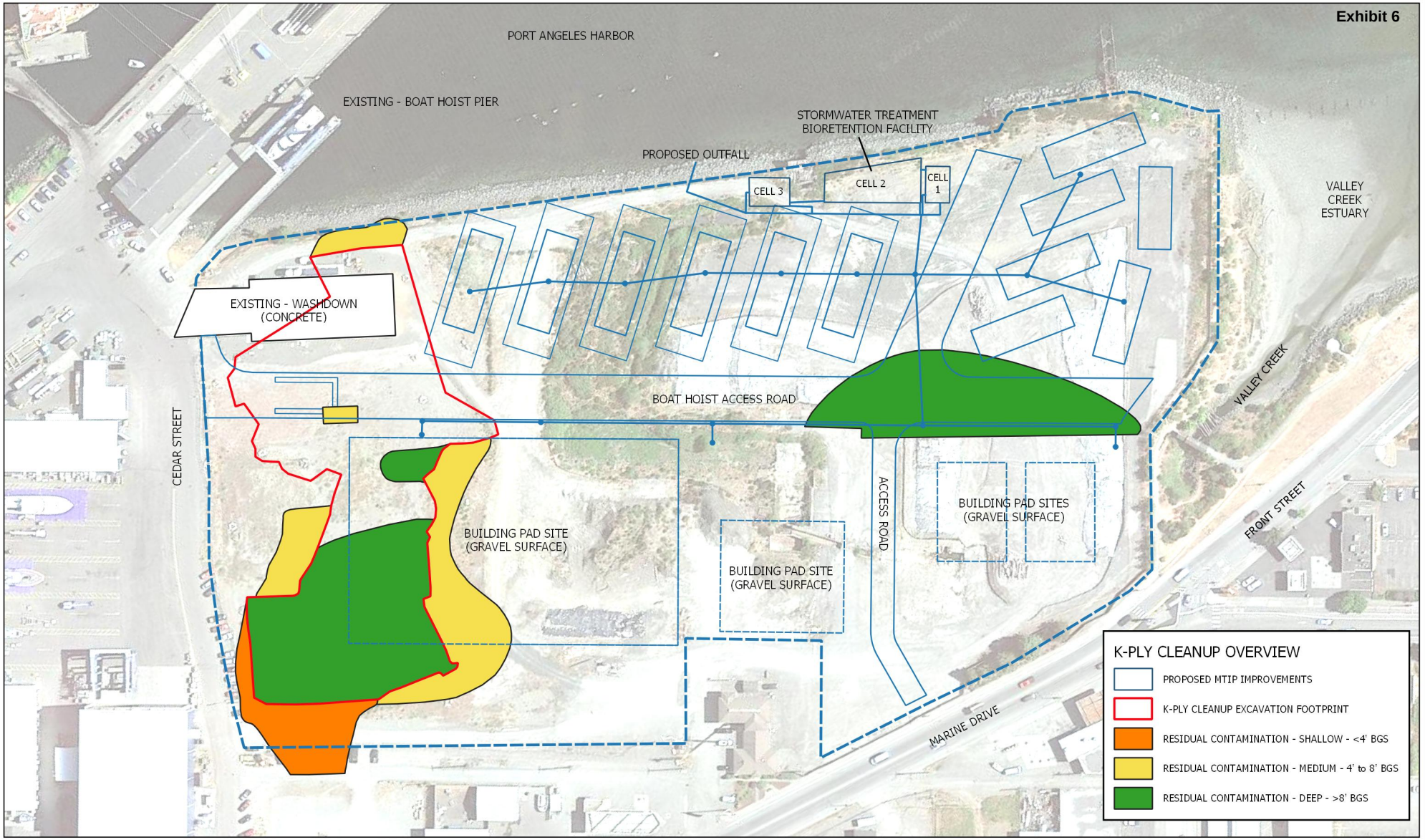
ADDRESS: PORT OF PORT ANGELES
439 MARINE DRIVE
PORT ANGELES, WA 98362

PORT of Port Angeles
338 W. First Street
Port Angeles, WA 98362
Ph: 360 417-3452

IN: PORT ANGELES
AT: MARINE TRADES INDUSTRIAL PARK
COUNTY OF: CLALLAM
APPLICATION BY: PORT OF PORT ANGELES

SHEET 2 OF 7 DATE: 12/7/2022

Exhibit 6



AERIAL PHOTO: Google Earth 7/29/2021

K-PLY CLEANUP FOOTPRINT

SCALE: 1" = 250'

PURPOSE: SEPA REVIEW FOR MARINE TRADES INDUSTRIAL PARK

KPLY CLEANUP OVERVIEW:
1. 50,000 TONS OF PETROLEUM CONTAMINATED SOIL REMOVED
2. RESIDUAL PETROLEUM CONTMINATION ONSITE PER THIS SKETCH
3. ANY CONTAMINATED SOIL OR GROUNDWATER ENCOUNTERED DURING CONSTRUCTION OF MTIP IMPROVEMENTS WILL BE MANAGED PER EXISTING SOIL MANAGEMENT PLAN

PROJECT LOCATION

PORT OF PORT ANGELES
MARINE TRADES INDUSTRIAL PARK

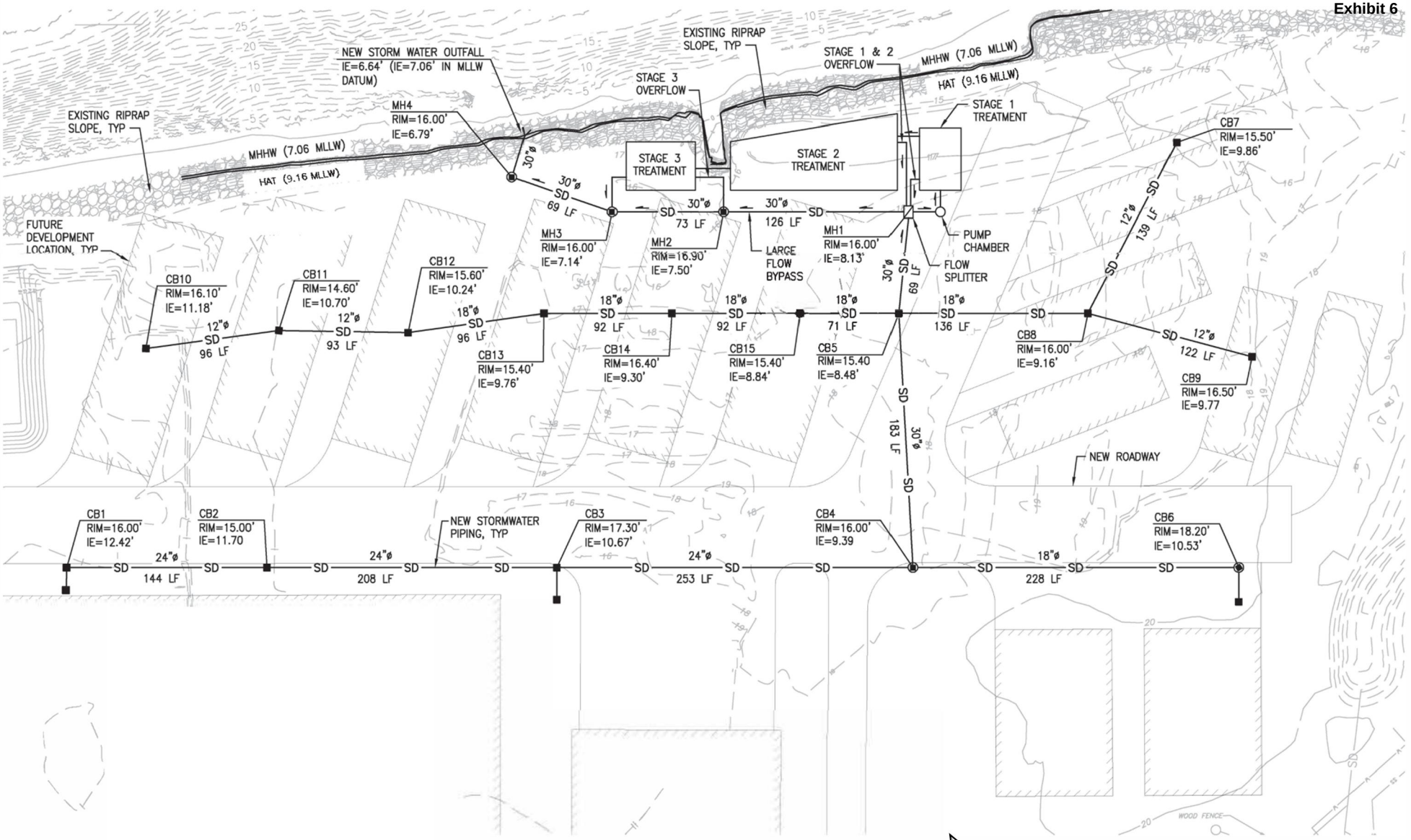
ADDRESS: PORT OF PORT ANGELES
439 N CEDAR ST
PORT ANGELES, WA 98362

PORT of Port Angeles
338 W. First Street
Port Angeles, WA 98362
Ph: 360 417-3452

IN: PORT ANGELES
AT: MARINE TRADES INDUSTRIAL PARK
COUNTY OF: CLALLAM
APPLICATION BY: PORT OF PORT ANGELES

SHEET 3 OF 7 DATE: 12/7/2022

Exhibit 6



STORMWATER CONVEYANCE & TREATMENT PLAN

NOT TO SCALE

PURPOSE: SEPA REVIEW FOR MARINE TRADES INDUSTRIAL PARK

DATUM: NAVD88

PROJECT LOCATION

PORT OF PORT ANGELES
MARINE TRADES INDUSTRIAL PARK

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PORT ANGELES, WA 98362

PORT of Port Angeles
338 W. First Street
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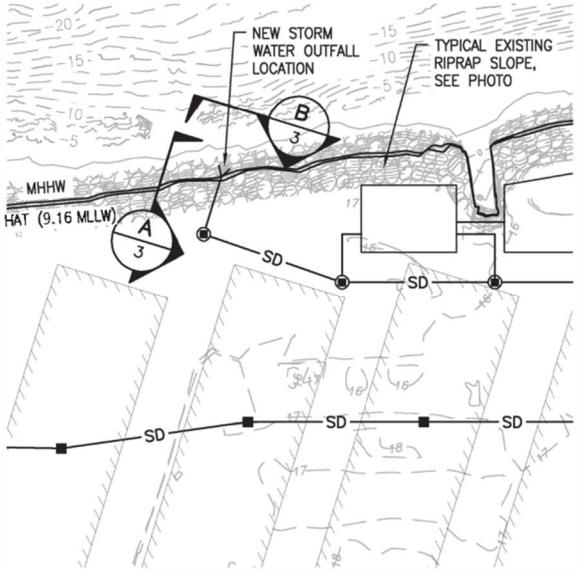
Ph: 360 417-3452

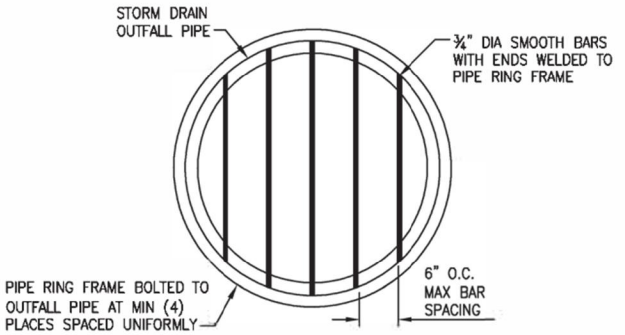
IN: PORT ANGELES
AT: MARINE TRADES INDUSTRIAL PARK
COUNTY OF: CLALLAM
APPLICATION BY: PORT OF PORT ANGELES

SHEET 4 OF 7 DATE: 12/7/2022



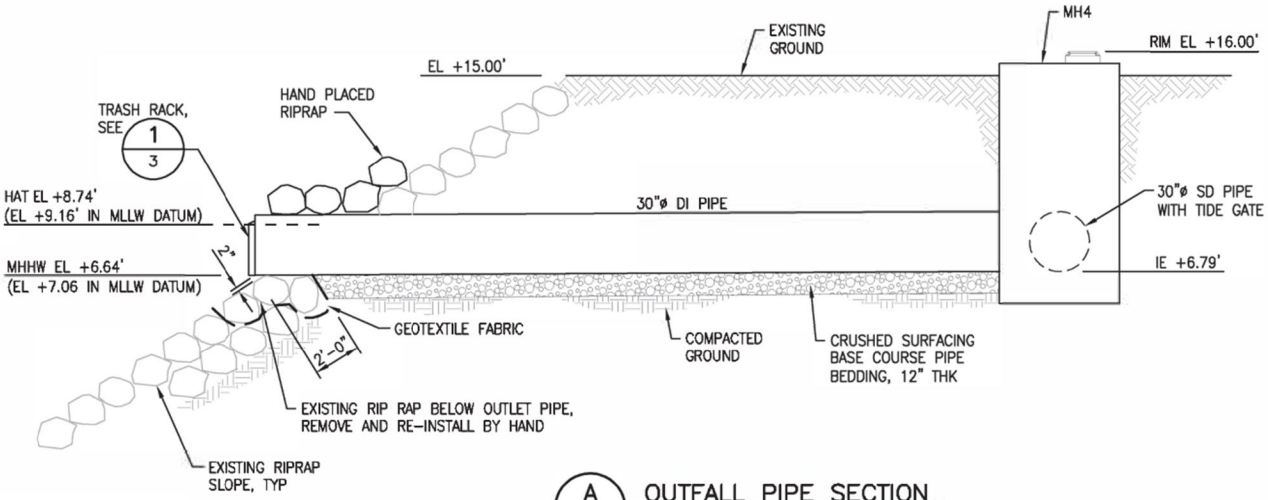
PARTIAL SITE PLAN
SCALE: 1"=100'

PHOTO–TYPICAL EXISTING RIPRAP SLOPE
NOT TO SCALE

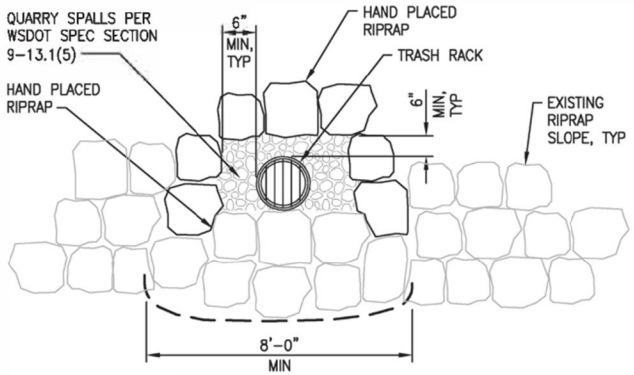


NOTES:
1. PIPE RING FRAME TO BE SIZED FOR MOUNTING TO OUTSIDE OF OUTFALL PIPE AND BOLTED TO OUTFALL PIPE WITH STAINLESS STEEL NUTS AND BOLTS.
2. TRASH RACK TO BE STAINLESS STEEL.

1/3 OUTFALL TRASH RACK
NOT TO SCALE



A/3 OUTFALL PIPE SECTION
NOT TO SCALE



B/3 OUTFALL PIPE SECTION
NOT TO SCALE

OUTFALL DETAILS

PURPOSE: SEPA REVIEW FOR MARINE TRADES INDUSTRIAL PARK

DATUM: NAVD88

PROJECT LOCATION

PORT OF PORT ANGELES
MARINE TRADES INDUSTRIAL PARK

ADDRESS: PORT OF PORT ANGELES
439 MARINE DRIVE
PORT ANGELES, WA 98362

PORT of Port Angeles
338 W. First Street
Port Angeles, WA 98362
Ph: 360 417-3452

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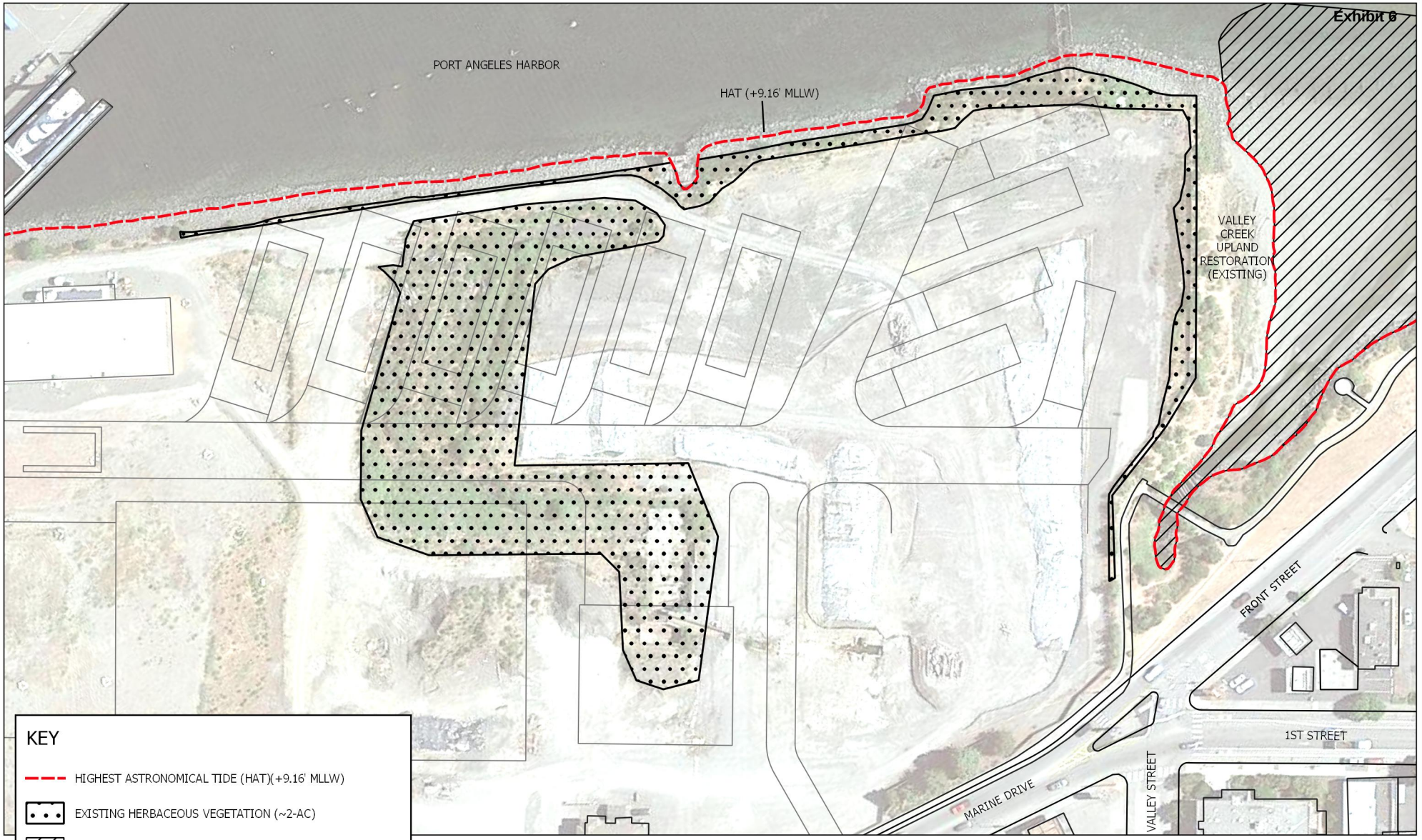
AT: MARINE TRADES INDUSTRIAL PARK
COUNTY OF: CLALLAM
APPLICATION BY: PORT OF PORT ANGELES

SHEET 5 OF 7 DATE: 12/7/2022

Exhibit 6



EXISTING VEGETATION

SCALE: 1" = 200'

AERIAL PHOTO: Google Earth 7/29/2021

PURPOSE: SEPA REVIEW FOR MARINE TRADES INDUSTRIAL PARK

DATUM: MLLW

PROJECT LOCATION

PORT OF PORT ANGELES
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ADDRESS: PORT OF PORT ANGELES
439 MARINE DRIVE
PORT ANGELES, WA 98362

PORT of Port Angeles
338 W. First Street
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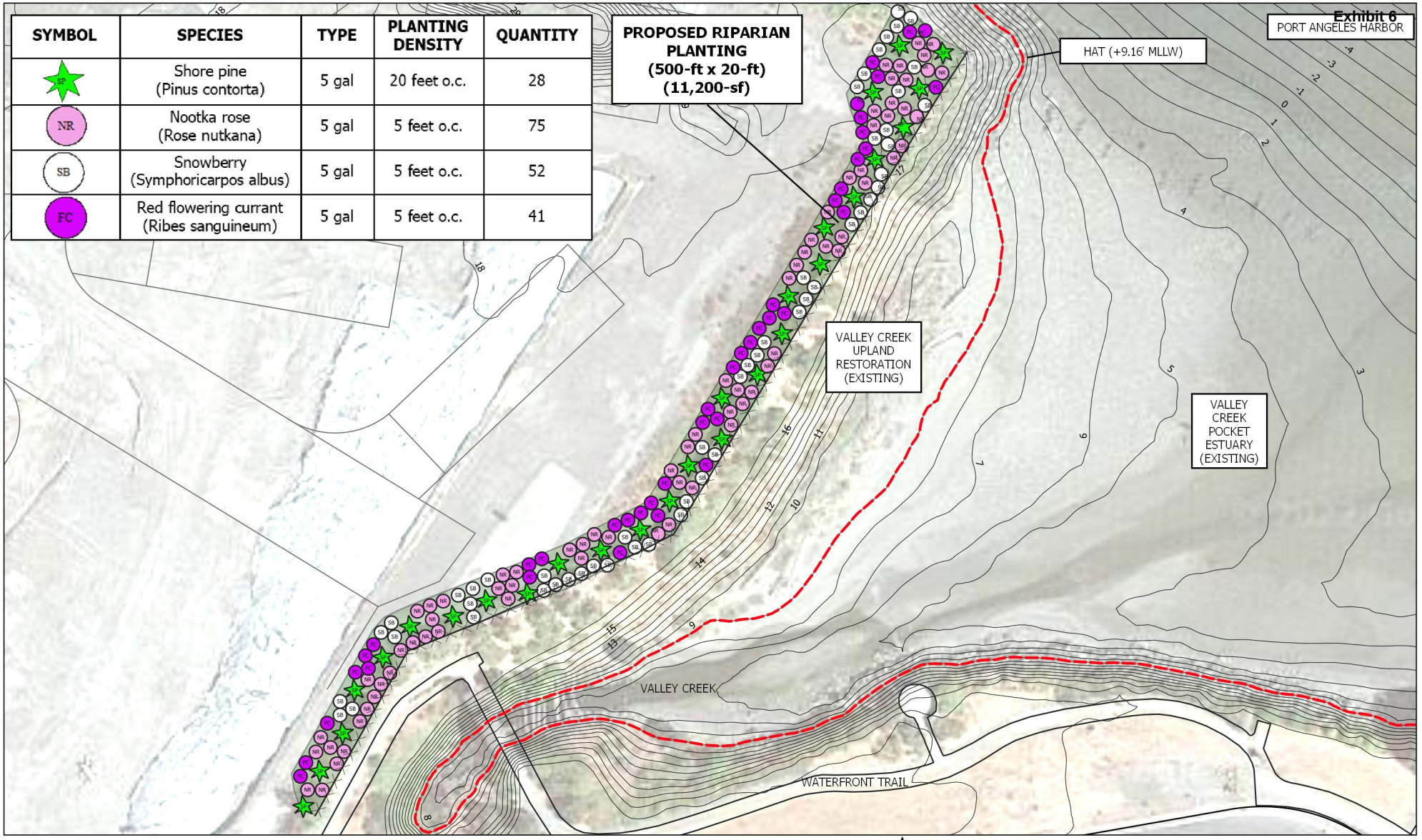
AT: MARINE TRADES INDUSTRIAL PARK
COUNTY OF: CLALLAM
APPLICATION BY: PORT OF PORT ANGELES

SHEET 6 OF 7 DATE: 12/7/2022

SYMBOL	SPECIES	TYPE	PLANTING DENSITY	QUANTITY
SP	Shore pine (Pinus contorta)	5 gal	20 feet o.c.	28
NR	Nootka rose (Rose nutkana)	5 gal	5 feet o.c.	75
SB	Snowberry (Symphoricarpos albus)	5 gal	5 feet o.c.	52
FC	Red flowering currant (Ribes sanguineum)	5 gal	5 feet o.c.	41



RIPARIAN ENHANCEMENT PLANTING

SCALE: 1" = 100'

AERIAL PHOTO: Google Earth 7/29/2021

PURPOSE: SEPA REVIEW FOR MARINE TRADES INDUSTRIAL PARK

DATUM: MLLW

PROJECT LOCATION

PORT OF PORT ANGELES
MARINE TRADES INDUSTRIAL PARK

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AT: MARINE TRADES INDUSTRIAL PARK
COUNTY OF: CLALLAM
APPLICATION BY: PORT OF PORT ANGELES

SHEET 7 OF 7 DATE: 12/7/2022

Public Hearing #2
Conditional Use Permit
Application No. 23-79

PORT ANGELES
WASHINGTON, U.S. | DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

DATE:	February 15, 2024
FROM:	Department of Community & Economic Development
RE:	Olympic Peninsula YMCA Port Angeles Early Learning Center Conditional Use Permit Application No. 23-79
LOCATION:	717, 723, and 725 E 4th Street Parcel Nos. 06-30-00-60-0072, 06-30-00-60-0075, and 06-30-00-77-0305
APPLICANT:	Olympic Peninsula YMCA
REPRESENTATIVE:	Gareth Roe, BCRA Design
REQUEST:	Development of a childcare facility adjacent to an existing YMCA facility on the site of single-household dwelling units

STAFF REPORT

I. SUMMARY

BCRA Design submitted a Conditional Use Permit (CUP) application on behalf of the Olympic Peninsula Young Men's Christian Association (YMCA) requesting land use permission for the establishment of an early learning center and childcare facility located at 717, 723, and 725 E 4th Street in the City of Port Angeles. The site consists of Parcel Nos. 06-30-00-60-0072, 06-30-00-60-0075, and 06-30-00-77-0305 in the R7, Residential Mixed Density (R7) and Public Buildings-Parks (PBP) zones. The site is adjacent to the existing YMCA facility located at 302 S Francis Street, which received land use authorization through CUP No. 84(10)16 and CUP No. 95(04)08. The applicant is proposing to establish a 9,149 square foot early learning center with the capacity to accommodate approximately 96 children and 20 staff members. The proposed use meets the definition of childcare facility in Section 17.08.020 of the Port Angeles Municipal Code (PAMC).

The project site is west of a parking lot located at 302 S Francis Street on Parcel No. 06-30-00-77-0310, which is owned by Clallam County YMCA and used to accommodate parking for the current YMCA facility. The proposed childcare facility would be established following removal of three existing single-household dwellings and consolidation of the tax parcels to create a single development site. The applicant has indicated that they are considering relocating or demolishing the residences, which were constructed between 1925 and 1946 according to available Clallam County Assessor information. The project site is identified in City records as being located outside of the shoreline jurisdiction, environmentally sensitive areas, or areas with a heightened potential for the discovery of archaeological resources. This parking lot will remain in use but will be modified and expanded through the early learning center development process. The applicant proposes to add additional parking spaces along the western boundary of the current parking lot and adjacent to the southern edge of the 3rd/4th Street alley.

On December 11, 2023, the Department of Community & Economic Development (CED) received payment for the application and began an evaluation of the proposal for compliance with PAMC requirements. Per Section 2.18.060 PAMC, the Hearing Examiner is the final review authority for all conditional use permits, except for administrative conditional use permits. This proposal meets the criteria for requiring the Hearing Examiner to conduct a hearing and decide whether to approve the permit. This report constitutes staff's summary of evaluation procedure, analysis, decision criteria, conclusions, and recommended conditions for Conditional Use Permit Application No. 23-79.

Consistency

In preparation and submission of a conditional use permit application, the applicant has demonstrated that all standards will be met in accordance with the PAMC. Conditions placed on the permit will ensure those standards will be maintained for the permit's duration.

Recommendation

Having reviewed and considered the application materials, public and agency comments, and all other information presented to City staff, the City's Planning Division recommends that the Hearing Examiner adopt the findings included within this Staff Report for application No. 23-79 and conditionally approve the Conditional Use Permit with recommended conditions and subject to all applicable PAMC provisions.

CONTENTS

I. SUMMARY 1
II. PROPOSED DEVELOPMENT 2
III. FACTS RELEVANT TO THE APPLICATION 4
IV. PROCEDURE 4
V. COMMENTS 5
VI. FINDINGS OF FACT & STAFF ANALYSIS 6
VII. RECOMMENDATION, CONCLUSIONS, AND CONDITIONS 11
VIII. APPENDICES 14

II. PROPOSED DEVELOPMENT

The project site consisting of three tax parcels is located north of the intersection of 4th Street and Francis Street. Parcel No. 06-30-00-60-0072 (717 E 4th Street) consists of Lot 14, Block 63 of Lewis and Mastick's Subdivision of Suburban Lot No. 22 located in the R7 zone. Clallam County YMCA acquired Parcel No. 06-30-00-60-0072 in 2022. Parcel No. 06-30-00-60-0075 (723 E 4th Street) consists of Lot 15, Block 63 of Lewis and Mastick's Subdivision of Suburban Lot No. 22 and an abutting portion of the 3rd/4th Street alley vacated through Ordinance No. 3121 in the PBP zone. Clallam County YMCA acquired Parcel No. 06-30-00-60-0075 in 2001. Parcel No. 06-30-00-77-0305 (725 E 4th Street) consists of Lot 6, a portion of alley vacated through Ordinance No. 1497, and the west one-half foot of Lots 7

through 10, Block 3 of Cain's Subdivision of Suburban Lot No. 21 in the PBP zone. The vacated alley included in Parcel No. 06-30-00-77-0305 is depicted on the YMCA Record of Survey recorded with the Clallam County Auditor's Office in Volume 13, Page 31 of surveys. Clallam County YMCA acquired Parcel No. 06-30-00-77-0305 in 2001. The single-household dwelling units on the parcels are not currently being utilized as residences. The applicant is requesting permission for the establishment of a childcare facility in the R7 and PBP zones as a first step in the development process. The outcome of the conditional use permit process will determine whether the applicant proceeds with a boundary line adjustment, removal of the existing dwelling units, and development of the proposed facility.

On January 9, 2024, the City of Port Angeles Building Division received a General Building Permit Application (No. 24-31) for the proposed childcare facility. The applicant submitted the building permit application before receiving land use approval to establish the proposed use on the site. Staff reviewed the request and determined that the proposed early learning center is classified as a conditional use in the R7 and PBP zones. Section 17.10.040 PAMC establishes that childcare facilities can be permitted as a conditional use in the R7 zone. Section 17.40.040 PAMC does not identify childcare facilities as a permitted use in the PBP zone, but Section 17.40.050 PAMC allows for "other uses" compatible with the intent of the PBP zone to be permitted as conditional uses in the PBP zone. CUP Application No. 23-79 requests land use permission for a new childcare facility on parcels in the R7 and PBP zones. Staff finds that the conditional use permit process is the appropriate permitting process for the City to use in evaluating the proposed land use. Figure 1 depicts aerial imagery of the project site with the location of the existing dwelling units specified in relation to the existing YMCA facility. Figure 2 depicts a site plan of the early learning center that is the subject of this request.

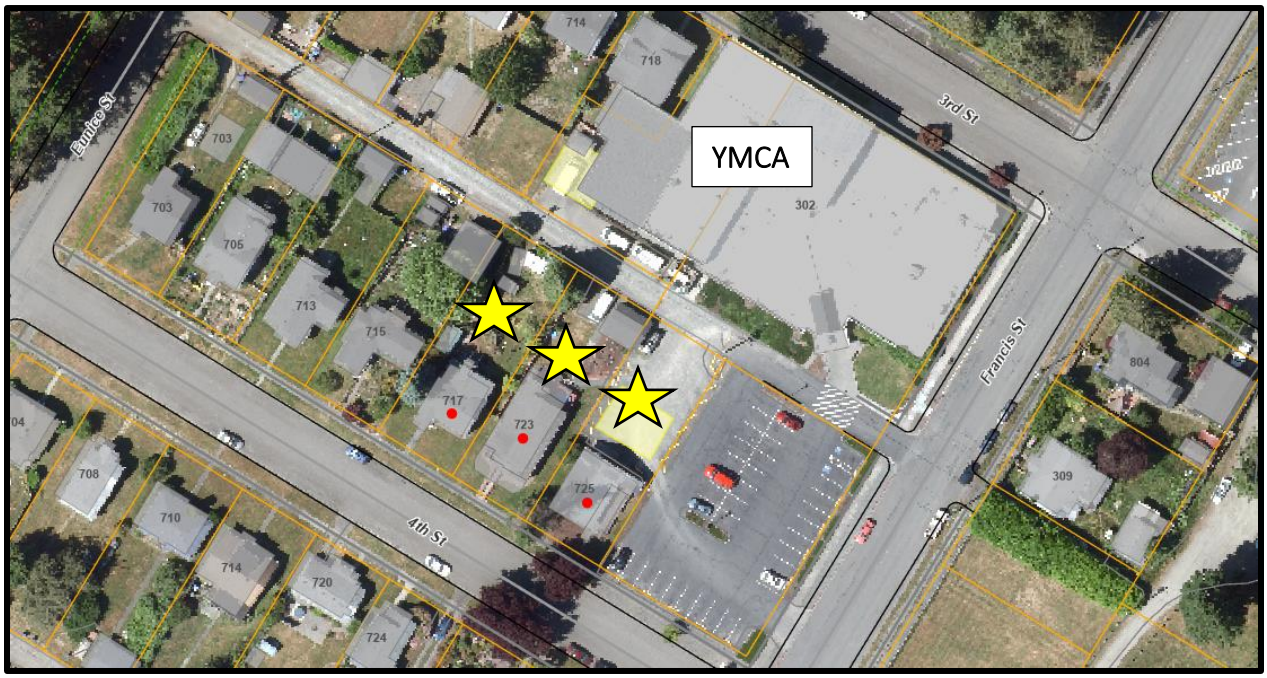


Figure 1: Location of the proposed early learning center on three parcels (indicated by stars) in relation to the existing YMCA facility.

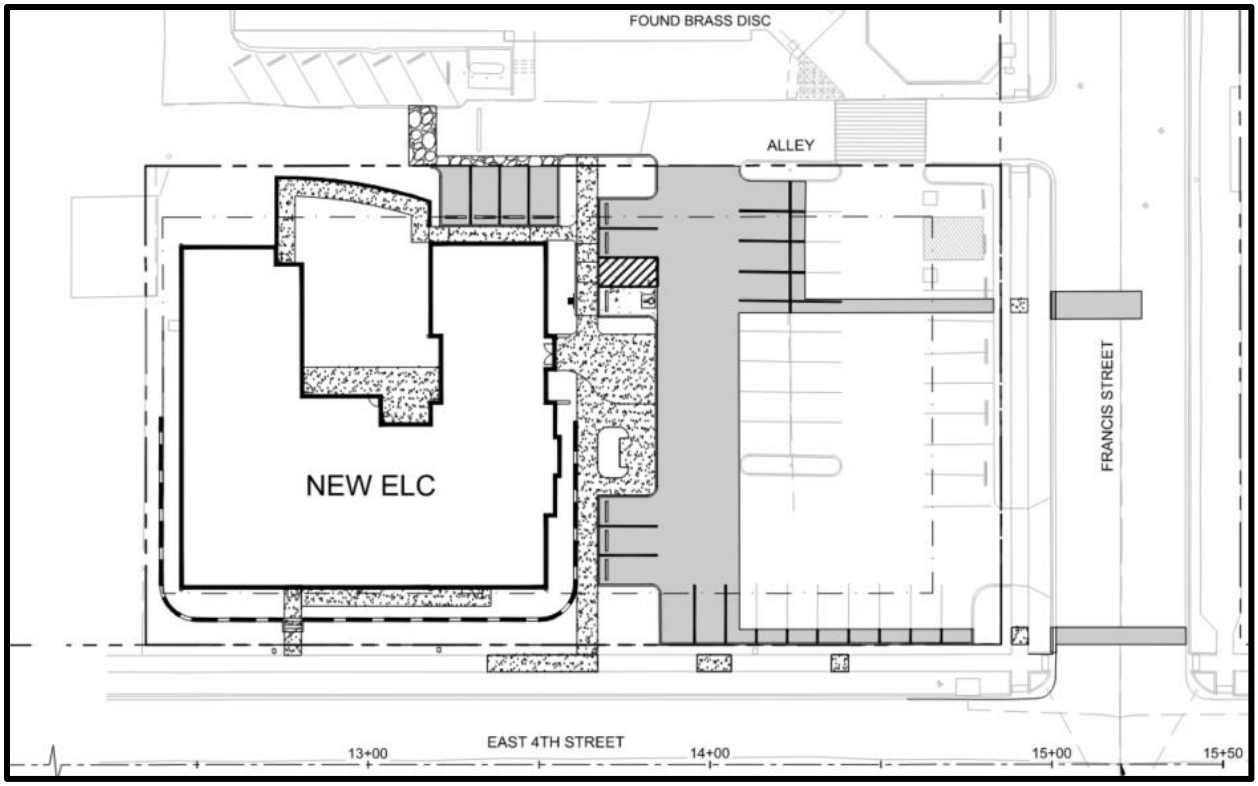
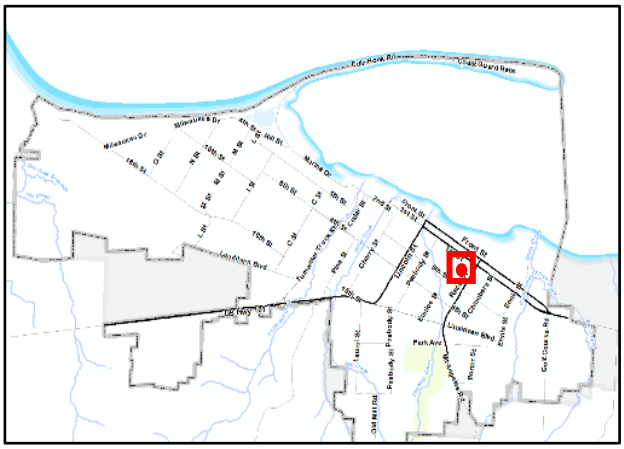


Figure 2: Conceptual site plan depicting the proposed early learning center in place of three existing single-household dwellings.

III. FACTS RELEVANT TO THE APPLICATION



Description of Subject Property: 20,994-square foot site north of the intersection of 4th Street and Francis Street.
Address: 717, 723, and 725 E 4th Street
Property IDs: 62137, 62138, and 62437
Tax Parcel Numbers: 06-30-00-60-0072, 06-30-00-60-0075, and 06-30-00-77-0305
Zoning: R7, Residential Mixed Density (R7) and Public Buildings-Parks (PBP)
Comprehensive Plan Designation: Low-Density Residential
Shoreline Designation: N/A
Site Area: 20,994 square feet; 0.48 acres
Existing Use of Site: Unoccupied single-household dwellings
Proposed Use of Site: Early learning center that meets the definition of "childcare facility"

IV. PROCEDURE

On June 2, 2023, the City of Port Angeles Department of Community & Economic Development (CED) received a Pre-Application Meeting Request (PAR) Application (No. 23-36) pertaining to the

construction of a new early learning center adjacent to the existing YMCA facility on residential lots located at 717, 723, and 725 E 4th Street in the R7 and PBP zones. On July 13, 2023, a pre-application meeting was held between City staff and members of the applicant's development team to discuss considerations relevant to development of the proposed Port Angeles Early Learning Center.

On December 1, 2023, CED staff received a Conditional Use Permit (CUP) application (No. 23-79) and associated SEPA Checklist proposing the establishment of an early learning center and childcare facility operated by Olympic Peninsula YMCA on Parcel Nos. 06-30-00-60-0072, 06-30-00-60-0075, and 06-30-00-77-0305 in the R7 and Public Buildings Parks (PBP) zones. This proposal is consistent with the development concept discussed at the pre-application meeting. On December 11, 2023, the City's Planning Division received payment for the application and began an initial completeness review. On January 8, 2024, CED staff determined the CUP application to be complete enough to enable further processing. Notice of the application was provided on the following dates and in the following manner:

Notice of CUP Application, SEPA Determination Comment Period, and Public Hearing

1. January 25, 2024 – General Public Notice: Staff posted a physical notice at City Hall, published project information on the City's website, and posted a notice sign as close as practicable to the project site.
2. January 25, 2024 – Adjacent Property Owner Notification: Staff mailed notice to all property owners within 300 feet of the subject parcel.
3. January 25, 2024 – Interdepartmental Notification: Staff emailed notice to appropriate City departments.
4. January 25, 2024 – Agency Notification: Staff emailed notice to relevant agencies with jurisdiction and submitted the threshold determination to the SEPA Register.
5. January 25, 2024 – *Peninsula Daily News*: Staff published a legal notice in the *Peninsula Daily News*.

Per Section 2.18.060 PAMC, the Hearing Examiner will conduct a review of the CUP application, public testimony, and this staff report and decide on the permit within 120 days of the completeness determination. Such decision may be appealed to Clallam County Superior Court, provided that the appeal is filed within 15 days of the Hearing Examiner's decision per Chapter 36.70C RCW.

V. COMMENTS

Public Comment:

Notice of the development application was issued per Section 18.02.050 PAMC. A public comment period was provided beginning with the notice of application on January 25, 2024. Notice of a public hearing for the application was issued as part of the notice of development application, per Section 17.96.140 PAMC. The notice informed members of the public that written public comments must be submitted prior to the public hearing date of February 15, 2024. One individual has submitted written public comment as of the issuance of this staff report.

The written public comment submitted by one community member identified concerns regarding quality of life and environmental protection associated with the existing YMCA facility. Vehicles using the 3rd/4th Street alley speed and generate dust. The comment expresses concern about the use of the alley by motorists travelling to and from the proposed childcare facility. The resident requested that the use of the alley be limited to residents and staff of the YMCA facility.

Staff Response: The alley between the proposed early learning center and the existing YMCA facility is proposed to be used for staff parking and will serve as a pedestrian connection between the YMCA buildings. In the interest of limiting conflicts between pick-up and drop-off traffic and the use of this alley, a recommended condition has been including requiring the installation of directional signage directing vehicles to use the Francis Street driveway for pick-up and drop-off. Most on-site parking will be for the use of facility staff members.

Department/Division Comments

Planning Division staff circulated the application to relevant City Departments for review. The interdepartmental routing included the following departments:

- Department of Community & Economic Development
- Department of Public Works and Utilities
- Fire Department
- Police Department

No comments have been received from City departments as of the issuance of this staff report. The Engineering Division acknowledged in writing that it has no comments regarding the CUP application.

Agency Comments

Planning Division staff circulated the application to relevant external agencies for review. Comments received from the Washington State Department of Ecology Southwest Regional Office and the Olympic Region Clean Air Agency (ORCAA) are incorporated into this Staff Report.

Comments submitted by agencies and the public are included in the appendices for this report. Any written comments received following the issuance of this staff report and prior to the public hearing will be entered into the record at the public hearing.

VI. FINDINGS OF FACT & STAFF ANALYSIS

Analysis and findings of fact from CED staff are based on the application materials, PAMC requirements, City standards, plans, public comments, and other relevant materials available during the review period. The findings and analysis section of this report is a summary of the review completed by CED staff.

City of Port Angeles Comprehensive Plan

All conditional use permits granted by the Hearing Examiner must be consistent with the Port Angeles

Comprehensive Plan, per Section 17.96.050 PAMC. The following Port Angeles Comprehensive Plan policies have been identified by Planning Division staff as supporting the proposal in CUP Application No. 23-79:

Growth Management Element		
Goal: G-2A	**To manage growth in a responsible manner that is beneficial to the community as a whole, is sensitive to the rights and needs of individuals, and is consistent with the State of Washington's Growth Management Act.**	
	Policy: P-2A.01	In all its actions and to the extent consistent with the provisions of this comprehensive plan, the City will strive to implement the following goals of the State Growth Management Act: *g) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.* *j) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.* *k) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities of jurisdictions to reconcile conflicts.*

Staff Analysis: Application No. 23-79 is consistent with the goals, policies, and intent of the Growth Management Element by proposing development within the City of Port Angeles intended to provide a necessary community service outside of any environmentally sensitive area. Staff processed the application in accordance with the permitting timeline established by Chapter 18.02 PAMC, and the public has been provided with the opportunity to provide input.

Land Use Element		
Goal: G-3A	To guide land development in a manner that balances providing certainty about future land use and allowing flexibility necessary to adapt to future challenges and opportunities.	
	Policy: P-3A.01	Use the Comprehensive Plan Land Use Map as a conceptual guide when making all zoning and other land use decisions, including all land use decisions and approvals made by City Council and/or any of its appointed Commissions, Boards, or Committees.
Goal: G-3F	To create and maintain a fulfilling and enjoyable community of viable districts and neighborhoods with a variety of residential types attractive to people of all ages, characteristics, and interests.	
	Policy: P-3F.01	Employ the district and neighborhood concept when developing residential land. Although such districts may be composed primarily of

		residential uses of a uniform density, the most healthy, viable districts are composed of residential uses of varying densities, and may be augmented, by other compatible uses. Single family and multi-family homes, parks and open-spaces, schools, churches, day care and residential services, home occupations, and district shopping areas are all legitimate components of residential districts.

Staff Analysis: The proposal seeks to establish childcare services in a residential neighborhood consistent with the neighborhood concept established by Policy P-3F.01. The Comprehensive Plan Land Use Map designation for the site is Low Density Residential, which is consistent with the existing and proposed uses of the site. The provision of childcare services within a residential neighborhood enhances the ability of residents to meet their needs without having to travel long distances to obtain childcare services. The applicant is proposing a use that is consistent with the Comprehensive Plan policies applicable to residential land use.

Conservation Element		
Goal: G-7A	To promote sustainable development and land use that is compatible with the overall natural environment, historical, archaeological, and cultural amenities.	
	Policy: P-7A.01	Require all development, including the location and design of all structures and open space areas, to be compatible with the unique physical features and natural amenities of the land and complement the environment in which it is placed, while recognizing the rights of private ownership.
Goal: G-7B	To protect and enhance the area's unique physical features, its natural, historical, archaeological, and cultural amenities, and the overall environment.	
	Policy: P-7B.11	Give precedence to long-term environmental impacts and benefits over short-term environmental impacts and benefits.

Staff Analysis: There are locations in the City of Port Angeles where, due to natural, historical, archaeological, and/or cultural factors, the siting of a facility such as the one proposed would be inappropriate. The proposed location does not contain any documented or apparent environmentally sensitive areas, historic structures, or cultural resources. The location is not in an area of the City identified as having a heightened chance for the discovery of archaeological resources. The proposed use is consistent with the existing uses in the vicinity of the site, including the YMCA facility at 302 S Francis Street. The applicant will be responsible for demonstrating that the proposed facility meets all applicable building code, PAMC, Urban Services Standards and Guidelines, and other local, state, and federal standards. Staff considers the location of the proposed use to be suitable for the siting of a childcare facility, consistent with the Comprehensive Plan policies intended to promote conservation of resources and sustainable development.

Port Angeles Municipal Code (PAMC)

The following PAMC provisions are considered relevant to staff's analysis of Conditional Use Permit

Application No. 23-79. Planning Division staff provide comments under each provision to demonstrate the analysis conducted and the findings of fact relevant to the application.

Title 2 – Administration and Personnel

Per Subsection 2.18.060(A)(1) PAMC, the Hearing Examiner has the review authority and is authorized and directed to hear and decide on Conditional Use Permit applications.

Staff Analysis: This application is being processed in accordance with this decision-making authority. A public hearing is scheduled to occur on February 15, 2024 to enable Hearing Examiner consideration of the proposal. The Hearing Examiner's decision will be made following the public hearing and may be appealed to Superior Court, provided that the appeal must be filed within 15 calendar days following the notice of decision. If an appeal is not filed within the applicable time period, the determination of the Hearing Examiner is the final determination of the City.

Chapter 14.40 – Off-Street Parking

Section 14.40.030 PAMC establishes required off-street parking space quantities for uses in the City of Port Angeles. Table 14.40-1 PAMC requires the provision of one parking space per employee plus two parking spaces for unloading for childcare centers serving more than 12 children.

Staff Analysis: This section does not differentiate between childcare providers and childcare facilities in the same manner as Section 17.08.020 PAMC, but the applicant's proposed use is classified as a childcare center for the purpose of both parking requirements and zoning standards. The proposed facility will accommodate twenty staff members, which would necessitate twenty parking spaces and two unloading spaces before applying parking reductions. The project site is within 2,500 feet of a Clallam Transit bus stop, which reduces the required number of parking spaces by 50% per Subsection 14.40.045(B) PAMC. The proposal incorporates a sufficient quantity of parking spaces.

Title 17 – Zoning

Section 17.10.040 PAMC establishes childcare facilities as a conditional use in the R7 zone.

Section 17.10.050 PAMC establishes area and dimensional requirements that apply to all new development in the R7 zone. Applicable area and dimensional requirements are as follows.

A. Minimum lot area: 5,000 square feet.

   Staff Analysis: The subject parcel exceeds 5,000 square feet in area. The existing parcel boundaries must be reconfigured to accommodate the proposed 9,149 square foot childcare facility. The applicant intends to pursue a boundary line adjustment to result in a single parcel that meets minimum lot area requirements. Section 17.94.065 PAMC identifies a minimum lot area of 7,000 square feet for childcare facilities, which the applicant intends to meet following a boundary line adjustment.

B. Minimum lot width/frontage: 35 feet

   Staff Analysis: The site will meet this requirement, with adequate frontage along 4th Street

following the anticipated boundary line adjustment.

C. Maximum building height: 30 feet

Staff Analysis: The proposed building height will be 24 feet, 3 inches according to the architectural plan set prepared by BCRA Design.

D. Maximum site coverage: 65%

Staff Analysis: Table 17.10.050-1 PAMC provides an exemption to site coverage requirements for projects where stormwater runoff from structures, paved driveways, sidewalks, patios, and other surfaces is managed on-site in accordance with Chapter 5 of the Port Angeles Urban Services Standards and Guidelines. Conditions of approval and the review of the building permit application will ensure that applicable stormwater management requirements are met.

E. Minimum setback requirements
   a. Minimum front setback: 15 feet
   b. Minimum rear setback: 15 feet
   c. Minimum side setback: 5 feet

Staff Analysis: The applicant confirms in the project narrative that the project will meet applicable setback requirements. Compliance with setback requirements will be evaluated by City staff during the building permit review process.

Section 17.40.050 PAMC establishes "other uses" compatible with the intent of Chapter 17.40 PAMC as conditional uses in the PBP zone. Childcare facilities are included under "other uses" because they are not listed in Section 17.40.040 PAMC.

Section 17.40.060 PAMC establishes area and dimensional requirements that apply to all new development in the PBP zone.

Staff Analysis: The applicable area and dimensional requirements in the PBP zone are less restrictive than those applicable to new development in the R7 zone. The project narrative indicates the developer's intent to meet area and dimensional requirements applicable to the R7 zone.

Section 17.96.050 - Conditional use permit.

This section establishes the criteria for approval or denial of a conditional use permit application by the Hearing Examiner. The following criteria are relevant to Application No. 23-79.

A. The Hearing Examiner shall consider applications for conditional use permits of uses as specified in the applicable chapter of the zoning regulations. The Hearing Examiner may grant said permits that are consistent and compatible with the purpose of the zone in which the use is located, consistent with the comprehensive plan, and not contrary to the public use and interest. The Hearing Examiner may refuse to issue a conditional use permit if the characteristics of the intended use as related to the specific proposed site are such as would defeat the purpose of these zoning regulations by introducing incompatible, detrimental, or hazardous conditions.

Staff Analysis: Staff's analysis of the proposal in relation to applicable Comprehensive Plan policies and Port Angeles Municipal Code requirements concludes that the proposed use is consistent and compatible with the purpose of the R7 and PBP zones as specified in Sections 17.10.010 and 17.40.010 PAMC. The intended use of the site would not defeat the purpose of the zoning regulations, which are designed to accommodate limited nonresidential uses, including childcare facilities, in certain locations in the City of Port Angeles with mitigating conditions.

B. In each application the Hearing Examiner may impose whatever restrictions or conditions they consider essential to protect the public health, safety, and welfare, and to prevent depreciation of neighboring property.

Staff Analysis: Staff recommends that the Hearing Examiner consider imposing the conditions of approval contained in this staff report as mitigating conditions to ensure that the proposed use does not negatively impact public health, safety, welfare, or neighboring properties.

C. Purpose of a conditional use permit: the purpose of a conditional use permit shall be to assure that the maximum degree of compatibility between uses shall be attained. The purpose of these regulations shall be maintained with respect to the particular use of the particular site and in consideration of other existing and potential uses within the general area in which such use is to be located.

Staff Analysis: The proposed use is compatible with the surrounding uses in the vicinity of the project site. A YMCA facility has been operating adjacent to the project site since the 1980s and has been properly integrated into the surrounding residential environment. The proposed use will provide a needed service that is allowed to be sited in or near residential neighborhoods with mitigating conditions. The site is not near any known environmentally sensitive areas that would be put at risk of harm by the proposed use. Staff finds that the proposal aligns with the purpose of a conditional use permit as specified in this criterion.

Environmental Review

This proposal was reviewed under the Washington State Environmental Policy Act (SEPA) rules, requirements, and procedures. The City of Port Angeles issued Determination of Non-Significance No. 1471 for the project on January 25, 2024 per the WAC 197-11-340 process. Notice of this determination was provided to agencies with jurisdiction and the public. The project was submitted to the SEPA Register. The 14-day SEPA comment period ended on February 8, 2024.

Consistency

In preparation and submission of a Conditional Use Permit application, the applicant has demonstrated that all zoning standards can be met in accordance with the City's Comprehensive Plan and the Port Angeles Municipal Code when all recommended conditions of approval are met.

VII. RECOMMENDATION, CONCLUSIONS, AND CONDITIONS

Having reviewed and considered the staff report, application materials, public comment, and all the

information presented during the review process, the City's Planning Division recommends approval of Conditional Use Permit Application No. 23-79 and makes the following conclusions:

1. Staff's analysis and the findings of fact are based on the entirety of the application materials, PAMC, standards, plans, and all other materials available during the review period. The information contained in the staff report is the record of the review. The analysis and findings in this report are a summary of the application review completed by City Staff.

2. Per Section 2.18.060 of the Port Angeles Municipal Code (PAMC), the Hearing Examiner is authorized and directed to hear and decide on Conditional Use Permit applications. The decision of the Hearing Examiner is the final decision of the City. Such decision may be appealed to the Clallam County Superior Court, provided that the appeal must be filed within 15 days of the notice of decision. An appeal application for any decision of the Hearing Examiner will stay all further proceedings by the Department of Community and Economic Development specific to the property under appeal.

3. The proposal, as conditioned, is consistent with relevant goals and policies of the Port Angeles Comprehensive Plan.

4. The proposal, as conditioned, meets the standards and requirements of the Port Angeles Municipal Code, including the requirements for conditional use permit approval contained in Section 17.96.050 PAMC. Granting the permit subject to appropriate conditions will not create an unreasonable risk to public health, safety, or welfare.

5. The proposal is subject to SEPA threshold determination requirements. A Determination of Non-Significance (DNS No. 1471) was issued for the proposal on January 25, 2024.

Staff recommends that the Hearing Examiner impose the following 14 conditions on the proposed use, should the conditional use permit be granted:

1. The authorized development is limited to the scope of work proposed in the application materials submitted by the applicant as part of Conditional Use Permit Application No. 23-79.

2. The applicant must obtain appropriate demolition or house moving permit applications from the City of Port Angeles before demolishing or relocating the existing single-household dwelling units on the site.

3. The applicant must adhere to the requirements specified by ORCAA in comments submitted on February 2, 2024 if they pursue demolition of the single-household dwelling units.

4. The conditional use permit is limited to authorizing the proposed land use. The applicant must obtain appropriate permit(s) from the City of Port Angeles for the construction of the early learning center. The building permit application must demonstrate compliance with all applicable building code, PAMC, Urban Services Standards and Guidelines, and other local, state, and federal requirements.

5. A boundary line adjustment or other action must be finalized prior to the issuance of a building permit reconfiguring the parcel boundaries in a manner that accommodates the proposed facility and is consistent with the area and dimensional requirements of the R7 and PBP zones.
6. The applicant must adhere to all recommendations specified in the Geotechnical Engineering Investigation issued by Krazan & Associates, Inc. on November 1, 2023.
7. The applicant or contractor performing the work must adhere to all requirements specified in the Washington State Department of Ecology letter issued by the Southwest Regional Office on February 7, 2024.
8. Off-street parking spaces must comply with the requirements of Section 14.40.120 PAMC.
9. The proposed facility must not be constructed in a location that would obstruct any easement, access, or utility infrastructure, regardless of whether such features were identified by the applicant in Conditional Use Permit Application No. 23-79 or during the City's evaluation process.
10. New and expanded parking areas associated with the development must incorporate design and landscaping as required by Subsection 17.40.065(D) PAMC. Landscaping plans demonstrating compliance with these standards must be included in the building permit application submittal package.
11. The property owner must install directional signage visible from the Francis Street right-of-way near Parcel No. 06-30-00-77-0310 indicating that the 3rd/4th Street alley may not be used for loading and unloading and directing vehicles to the Francis Street driveway for pick-up and drop-off.
12. Per Section 17.96.070 PAMC, the conditional use permit will become void one year from the date of granting the permit if the authorized use of the land has not been established or an application for necessary building permits(s) has not been submitted in accordance with applicable requirements.
13. The approval of this permit does not exempt the proposed development from other local, state, or federal permitting requirements. The applicant or property owner must comply with all conditions, restrictions, and requirements of agencies with jurisdiction.
14. Regardless of the presence of an archaeological monitor, if any phenomena of possible archaeological interest are uncovered during ground disturbances, the developer must immediately stop such work and notify CED staff. CED will work to ensure that all possible archaeological resources are handled in accordance with applicable law. In the event archaeological artifacts, features, or human remains are discovered, CED will immediately notify the Lower Elwha Klallam Tribal Chair and specified Tribal staff. The City will also notify the Washington State Department of Archaeology and Historic Preservation, as required by RCW 27.44 and 27.53. Work may not resume in the area of the find until CED is satisfied that archaeological resources have been properly protected.

VIII. APPENDICES

Appendix A: CUP Application No. 23-79 Materials
Appendix B: Letter of Complete Application
Appendix C: Public Noticing Materials
Appendix D: Agency and Public Comments
Appendix E: SEPA Determination

CUP

CONDITIONAL USE PERMIT APPLICATION

Exhibit 2

Department of Community & Economic Development
321 E. 5th Street, Port Angeles, WA 98362
360.417.4750 | www.cityofpa.us | ced@cityofpa.us

PZ 23-79
file no.

APPLICANT INFORMATION

Applicant Name: Olympic Peninsula YMCA (Property Owner: ■ Yes ☐ No)
Mailing Address: 675 N 5th Avenue, Suite 3A, Sequim, WA 98382
Phone: (360) 504-0526 Email: wendy@olympicpeninsulaymca.org
Applicant's Representative (If other than applicant): Meghan Howey, BCRA Design
Phone: (253) 682-8556 Email: mhowey@bcradesign.com
(If applicant, or applicant's representative, is not the owner, property owner acknowledgment of this proposed land use action must be provided)

SUBJECT PROPERTY

Full Street Address: 717, 723, and 725 E Fourth Street, Port Angeles, WA 98362
Full Legal Description: Please reference plan set
Property ID / Parcel #: 063000600072; 063000600075; 063000770305 Current Zoning: R7 and PBP
Property Owner(s): Olympic Peninsula YMCA (■ Same as Applicant)
Property Owner Address: 302 S Francis St, Port Angeles, WA 98362
Total Parcel Area: 34,998 (sq. ft.) Percent Site Coverage: 81 Percent Lot Coverage: 81

Site Coverage: The amount of impervious surface on a parcel, including structures, paved driveways, sidewalks, patios, and other impervious surfaces. (PAMC 17.08.095[H])
Lot Coverage: The percent of ground area of a lot on which buildings are located. (PAMC 17.08.065[N])

TYPE OF CONDITIONAL USE PERMIT

Hearing Permits	Administrative Permits
☑ General Conditional Use Permit	☐ Residential Bed & Breakfast
☐ Unclassified Use Permit	☐ Retail Stand
☐ Extension of Permit No: _____	☐ Home Occupation
	☐ Amendment to Case # _____

Project Summary:
(1-2 Sentences)
Olympic Peninsula YMCA proposes an early learning center which is defined in code as a child care facility.

I have read and completed the application and attached all application materials and know it to be true and correct. I am authorized to apply for this permit and understand that additional information may be required and it is my responsibility to determine what other permits are required and to obtain permits prior to work, use, or activity. I understand that I will forfeit fees if I withdraw the application prior to permit issuance.

11-16-2023	Meghan Howey	Meghan Howey
Date	Print Name	Signature (☐ Owner ☑ Representative)

Fees: Hearing: $500, Admin: $200, Ext: $100 (SEPA: $350 / Admin:$125)

DATE STAMP

CUP

CONDITIONAL USE PERMIT APPLICATION

Department of Community & Economic Development
321 E. 5th Street, Port Angeles, WA 98362
360.417.4750 | www.cityofpa.us | ced@cityofpa.us

PZ 23-79
file no.

CONDITIONAL USE PERMIT

The purpose of a Conditional Use Permit is to review potential land uses for consistency, compatibility, and to ensure that the use is not contrary to public use or interest for each zone in which the use will be located. There are two types of conditional use permits:

Hearing Permits: Conditional Use Permits (CUP) that are authorized by the Hearing Examiner of the City of Port Angeles (PAMC 2.18.060). This type of CUP provides the public an opportunity to submit written comment and verbally during the public hearing. CUP applicants or a representative must be present at the public hearing. The final decision is determined by the Hearing Examiner. Appeals may be made to the Port Angeles City Council. An Unclassified Use Permit (UUP) is also a Hearing Permit. A UUP differs from a CUP in that it is a use that is not listed or defined within the municipal code, but is consistent with the purpose of the specified zone.

Administrative Permits: Conditional Use Permits (CUP) that are authorized by the Director of Community and Economic Development (PAMC 2.18.065). Administrative CUPs provide the same opportunity for public written comment, but do not include an open public hearing. The final decision is determined by the Director of Community & Economic Development. Appeals may be made to the City's Hearing Examiner.

PERMIT APPLICATION REQUIRED MATERIALS CHECKLIST

- ☑ **CUP Application:** A completed application signed by the applicant or applicant's representative
- ☑ **Project Narrative:** A detailed explanation of the project goals, plan, outcome. An explanation of how the proposed conditional use meets the following criteria:
  1. The proposed use is consistent and compatible with the purpose of the zone in which it is located
  2. The proposed use is consistent with the Comprehensive Plan
  3. The proposed use is not contrary to the public use and interest
  4. The proposed use is not detrimental to the public health, safety and welfare or neighboring properties
- ☑ **SEPA Checklist:** A completed Environmental Checklist (If determined necessary by staff).
- ☑ **A Vicinity Map:** Showing the relation to surrounding properties, zoning, and land use
- ☑ **A Site Plan (x2):** Accurate drawing complete with all property lines, existing and proposed structures, parking (if applicable), required setbacks, and significant vegetation (Scale: 1" = 20')
- ☑ **Floor Plans (x2):** Floor plans for each floor of any structure to be used for the proposed activity
- ☑ **Site Photos:** Photos that illustrate the layout of the property and any structures or proposed uses
- ☑ **Mailing Addresses:** Mailing labels and a list (MS Excel format) of property owners within 300 feet of the proposed site, obtained from the Clallam County Assessor's Office.

EXTENSION or AMENDMENT APPLICATION REQUIRED MATERIALS CHECKLIST

- ☐ **CUP Application:** A completed application signed by the applicant or applicant's representative
- ☐ **Extension Request Letter:** A narrative letter that includes the permit information, date of approval, expiration date (if applicable), and information related to the ongoing goals and progress
- ☐ **Amendment Request Letter:** Includes requested change and if any intensification of use will occur

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Port Angeles YMCA Early Learning Center

Project Narrative

November 2023

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Table of Contents

Narrative

I. Subject Site Information

II. Project Narrative

III. Response to Conditional Use Permit Approval Criteria for PBP and R7 Zones

Appendices

Appendix A: Vicinity Map

Appendix B: Current Zoning Map

Appendix C: Current Land Use Map

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Project Team

Owner & Applicant:
Olympic Peninsula YMCA
675 N 5th Avenue, Suite 3A, Sequim, WA 98382
Ph: (360) 504-0526
Email: wendy@olympicpeninsulaymca.org

Land Use Planning Consultant:
BCRA Design
Attn: Meghan Howey
2106 Pacific Avenue, Suite 300, Tacoma, WA 98402
Ph: (253) 682-8556
Email: mhowey@bcradesign.com

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I. Subject Site Information

Parcel ID:	063000770305 063000600075 063000600072
Address:	725 E Fourth Street, Port Angeles, WA 98362 723 E Fourth Street, Port Angeles, WA 98362 717 E Fourth Street, Port Angeles, WA 98362
Frontage:	4th Street Francis Street Confirmed alley
Jurisdiction:	City of Port Angeles
Zone:	Public Building Parks (PBP) Public Building Parks (PBP) Residential, Low Density (R7)
Overlays:	North Central Planning Area
Land Use Design.:	Low Density Residential

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II. Project Narrative

The Olympic Peninsula YMCA proposes an early learning center adjacent to their existing facility. The center is proposed on parcels 063000770305, 063000600075, and 063000600072, which are approximately 20,994 square feet. These parcels will be consolidated through a Boundary Line Adjustment application.

An early learning center is defined as a child care facility according to 17.08.020.C.2 PAMC:

> "Child care facility means an agency (i.e., facility or business) that regularly provides early childhood education and early learning services for a group of 13 or more children for periods of less than 24 hours. The center is not located in a private residence unless the portion of the residence where the children have access is used exclusively for the children during the hours the center is in operation or is separate from the useable living quarters."

In the Public Buildings – Park (PBP) zone child care facilities are a conditional use, according to 17.40.050 PAMC:

> "17.40.050 - Conditional uses.
> A. Quasi-public recreation structures and facilities.
> B. Other uses compatible with the intent of this chapter."

In the Residential, Mixed Density (R7) zone child care facilities are also a conditional use, according to 17.10.040.D PAMC:

> "17.10.040 - Conditional uses.
> Conditional uses must comply with the development standards in subsection 17.94.065. *[…]*
> C. Child care facility."

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III. Response to Conditional Use Permit Approval Criteria for PBP and R-7 Zones

1. The proposed use is consistent and compatible with the purpose of the zone in which it is located.

Response: The purpose or intent of the Public Buildings – Parks (PBP) zone is stated in 17.40.010 PAMC:

> "17.40.010 - Purpose.
> This is a zoning designation for publicly-owned property, or property less suitable for development by reason of its topography, geology, or some unusual condition or situation. Much of the land so designated may best be left as "green belts". Except for low density private residential uses, permitted uses are mostly public utilities and large civic facilities. This zone provides the basic urban land use pattern for public facilities, open space, and environmentally sensitive areas where public interests are directly involved and with allowances for very low density private residential use, subject to environmental impact mitigation."

Child care facilities are a conditional use per 17.40.050, which states, "Conditional uses. *[…]* Other uses compatible with the intent of this chapter".

Permitted uses within this zone include civil buildings and governmental offices, convention centers, hospitals, libraries, museums, public recreation structures and facilities, schools and school related facilities, among others. The last two uses listed are very similar to an early education center run by a YMCA, which is a non-profit organization which provides crucial programs and services to the community. Therefore, a child care facility is a similar use therefore "compatible with the intent of this chapter".

Furthermore, permitted uses are stated as "large civic facilities". The proposed use is only one story, which is not "large". The size of the facility will complement the character of the neighborhood and abutting properties.

Providing an early learning center in a residential/public area is ideal. For young children, attending a location near home feels familiar and therefore safe. Safety is critical to learning and growth. Many families would be able to walk or bike to this facility, simultaneously establishing healthy living habits while connecting through play.

Importantly, a YMCA recreational facility has already been established in this neighborhood with a conditional use permit, 84(10)16 and CUP 95(04)08. Locating this facility adjacent to the existing facility is an ideal transition and compliments the services that exist.

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The purpose or intent of the Residential, Mixed Density (R7) zone is stated in 17.10.010 PAMC:

> "17.10.010 - Purpose.
> This is a mixed density residential zone intended to provide a diverse mix of infill housing and urban residential neighborhoods that historically consisted of a mix of single-household dwellings, and includes infill housing types on historic townsite-size lots. Uses which are compatible with and functionally related to a diverse mix of lower and mixed density environment may also be located in this zone. Because of land use impacts associated with nonresidential uses, few nonresidential uses are allowed in this zone and then only conditionally. This zone provides the basic urban land use pattern for the City's original townsite neighborhoods, following a standard rectangular street grid system of 60-foot rights-of-way for local access streets and 300-foot by 450 or 500-foot blocks with 50-foot by 140-foot original lots and usually located in areas that are largely developed and closer to the center of the City or commercial corridors."

Child care facilities are a conditional use per 17.10.040, which states, "Conditional uses must comply with the development standards in subsection 17.94.065. […] D. Child care facility." The purpose and intent section states, "Uses which are compatible with and functionally related to a diverse mix of lower and mixed density environment may also be located in this zone." This use is compatible with and functionally related to this residential environment because it provides a service that should optimally be located within neighborhoods for the wellbeing of children. The height of the building proposed is low and the design fits with the character of the neighborhood.

The development standards in subsection 17.94.065 PAMC require child care facilities to meet the following criteria. The proposed project will meet this criteria.

"Lot Area:	7,000 sq. ft.
Lot Width:	*See applicable zone for minumum standards. *[35 feet, 25 feet on alley-access lots]*
Yard Requirements, Front:	*See applicable zone for minumum standards. *[15 feet, 10 feet on alley-access lots]*
Yard Requirements, Interior Side:	*See applicable zone for minumum standards. *[5 feet]*
Yard Requirements, Corner Side:	*See applicable zone for minumum standards. *[5 feet]*
Yard Requirements, Rear:	*See applicable zone for minumum standards. *[15 feet, 10 feet on alley-access lots]*
Lot Coverage:	0
Signs Per Site:	5 sq. ft. unlit"

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2. The proposed use is consistent with the Comprehensive Plan.

Response: The Comprehensive Plan designation of the subject site is Low Density Residential. The Public Buildings – Park (PBP) and Residential, Mixed Use (R7) zones are implementing zones.

Residential Goals & Policies are stated on page 3-8 and 3-9 of the City of Port Angeles Comprehensive Plan. The proposed child care facility is compatible with existing uses because it abuts the existing YMCA and provides a critical service to residents:

> "Goal G-3E: To ensure residential land use and development is compatible with the environment with existing uses and residents, and with desired urban design in a way that increases resilience against climate impacts such as drought and extreme heat."

Providing access to early learning centers within neighborhoods creates a fulfilling, enjoyable community which serves the needs of many ages and characteristics. Policy P-3F.01 specifically states that day care services are a legitimate component of residential districts and may augment residential uses:

> "Goal G-3F: To create and maintain a fulfilling and enjoyable community of viable districts and neighborhoods with a variety of residential types attractive to people of all ages, characteristics and interests."
>
> > "Policies P-3F.01: Employ the district and neighborhood concept when developing residential land. Although such districts may be composed primarily of residential uses of a uniform density, the most healthy, viable districts are composed of residential uses of varying densities, and may be augmented, by other compatible uses. Single family and multi-family homes, parks and open-spaces, schools, churches, day care and residential services, home occupations, and district shopping areas are all legitimate components of residential districts"

3. The proposed use is not contrary to the public use and interest.

Response: The proposed use is not contrary to the public use and interest. As stated by the Comprehensive Plan, daycare uses are "legitimate components of residential districts" (City of Port Angeles Comprehensive Plan, page 3-9).

There are no critical areas or associated buffers on the subject site. The proposed building is only one story and includes a design that compliments the existing residential neighborhood.

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The design includes a gabled roof and entry, which is a contextual design which compliments adjacent residential buildings.

4. The proposed use is not detrimental to the public health, safety and welfare or neighboring properties.

Response: The proposed use is not detrimental to the public health, safety and welfare or neighboring properties.

In fact, the provision of this service by a reputable non-profit organization will be beneficial to public health, safety and welfare. As previously stated, the provision of an early learning center in a residential neighborhood is ideal. For young children, a location near home feels familiar and therefore safe. Safety is critical to learning and growth. Many families would be able to walk or bike to this facility, simultaneously establishing healthy living habits while connecting through play.

Off-street parking requirements are specified in 14.40.030, Table 14.40-1 PAMC:

> "Child care centers - Two parking spaces plus one unloading space for those centers serving 12 or fewer children; One parking space per employee plus two parking spaces for unloading for centers of more than 12 children."

The YMCA Early Learning Center will accommodate approximately 96 children (60 preschoolers, 28 toddlers, 8 infants) and 20 staff. This would require twenty (20) parking stalls and two (2) loading stalls. However, section 14.45.045.B reduces this number by 50%. Accordingly, the YMCA Early Learning Center would be required to provide ten (10) parking stalls and one (1) loading space. This number is further reduced by subsection E.

> "If the following criteria are satisfied, then the parking requirements of Table 14.40-1 may be reduced accordingly. […]
>
> B. Transit. Parking requirements may be reduced by 50 percent if a bus stop or other mass transit facility is located within 2,500 feet of the project site.
>
> E. On-street parking
>
> 1. Applicability. This option is available for all uses in residential and commercial zones.
> 2. Credit. Every 22 linear feat of legal on-street parking within 250 feet of the subject property can be counted toward the total required parking.
> 3. Accessible spaces. On-street parking may not be used to meet minimum requirements for accessible parking under the Americans with Disabilities Act of 1990, the current ADA Standards for Accessible Design, and the adopted building code."

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Appendix A: Vicinity Map

Exhibit 2

N

Vertical Datum = NAVD 88
Horizontal Datum = NAD 83/91
Print date: 10/26/2023

190

ft

Legend

- 17.40 PBP
- 17.10 R7
- 17.15 RHD
- 17.23 CA

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Appendix B: Current Zoning Map

Exhibit 2

N

Vertical Datum = NAVD 88
Horizontal Datum = NAD 83/91
Print date: 11/21/2023

190

ft

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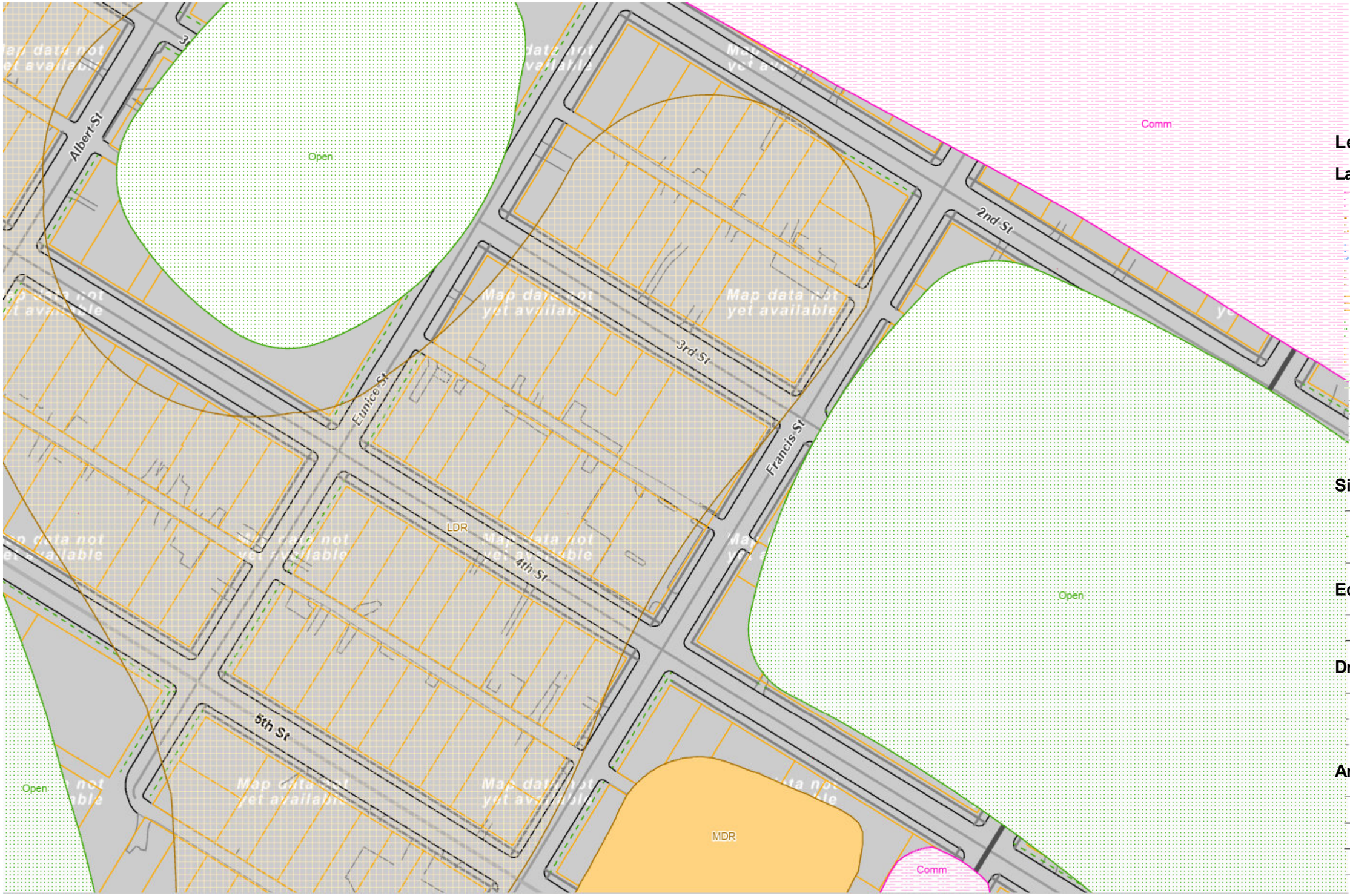
Appendix C: Current Land Use Map



N

Vertical Datum = NAVD 88
Horizontal Datum = NAD 83/91
Print date: 11/21/2023

Legend

190
ft

Land use

- Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Open Space
- Parcel
- Olympic National Park
- City boundary
- County UGA boundary
- Survey Control

Sidewalk

- Active
- Proposed
- <all other values>

Edge of road

- Alley
- Street

Driveways and parking

- Driveway
- Parking
- Other traveled surfaces

Arterials

- Collector
- Minor
- Principal
- <all other values>
- Side streets
- County roads

This map is not intended to be used as a legal description.
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Any other use of this map/drawing shall not be the responsibility of the City.

STATE ENVIRONMENTAL POLICY ACT COVER PAGE

Exhibit 2

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PZ 23-79
file no.

APPLICANT INFORMATION

Applicant Name: Olympic Peninsula YMCA (Property Owner: ☑ Yes ☐ No)
Mailing Address: 675 N 5th Avenue, Suite 3A, Sequim, WA 98382
Phone: (360) 504-0526 Email: wendy@olympicpeninsulaymca.org
Applicant's Representative (If other than applicant): Meghan Howey, BCRA Design
Phone: (253) 682-8556 Email: mhowey@bcradesign.com
(If the applicant, or applicant's representative, is not the property owner, written authorization from the owner for this proposed action must be provided)

PROJECT INFORMATION

Project Title: Port Angeles YMCA Early Learning Center
Project Summary: (1-2 sentences)
The Olympic Peninsula YMCA proposes an Early Learning Center south of the existing branch facility.

SUBJECT PROPERTY

Full Street Address: 725, 723, and 717 E Fourth Street, Port Angeles, WA 98362
Property ID / Parcel #: 063000770305, 063000600075, 063000600072 Current Zoning: PBP and R7
Shoreline Designation: Not applicable
Property Owner(s): Olympic Peninsula YMCA (☑ Same as Applicant)
Property Owner Address: 675 N 5th Avenue, Suite 3A, Sequim, WA 98382

REQUIRED APPLICATION MATERIALS CHECKLIST

Only completed applications will be accepted. An application must include all of the following information:

- ✓ **SEPA Cover Page:** A completed cover page signed by the applicant or applicant's representative.
- ✓ **SEPA Checklist**: Complete all questions and acquire necessary signatures.
- ✓ **Mailing Addresses:** Mailing labels and a list (in MS Excel format) of property owners within 300 feet of the proposed site, obtained from the Clallam County Assessor's Office.

I have read and completed the application and attached all application materials and know it to be true and correct. I am authorized to apply for this permit and understand that additional information may be required. I acknowledge that it is my responsibility to determine what other permits are required and to obtain all required permits prior to commencement of any work, use, or activity. I understand that I will forfeit all paid fees if I withdraw the application prior to permit issuance.

11/16/23 Meghan Howey, BCRA

Date | Print Name | Signature (☐ Owner ☑ Representative)

Notes:

Fees: $350.00

Date Stamp

SEPA ENVIRONMENTAL CHECKLIST

Department of Community & Economic Development
321 E. 5th Street, Port Angeles, WA 98362
360.417.4750 | www.cityofpa.us | ced@cityofpa.us

PZ 23-79
file no.

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS (Derived from WAC 197-11-960)

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply.” Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to complete them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

For nonproject proposals, complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proposer,” and “affected geographic area,” respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: Port Angeles YMCA Early Learning Center
2. Name of applicant: BCRA Design on behalf of Olympic Peninsula YMCA
3. Address and phone number of applicant and contact person:

   2106 Pacific Avenue, Suite 300, Tacoma, WA 98402

4. Date checklist prepared: November 16, 2023
5. Agency requesting checklist: City of Port Angeles
6. Proposed timing or schedule (including phasing, if applicable):

   2024

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? Yes ○ No ◉ If yes, explain.

   There are no plans none for future addition, expansion, or further activity related to this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

   Draft Geotechnical Report by Krazan and Associates Inc – November 1, 2023
   Topographic Survey by NTI Surveying – August 10, 2023

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? Yes ◉ No ○ If yes, explain.

   The applications submitted to permit this site will be pending.

10. List any government approvals or permits that will be needed for your proposal, if known.

    A City of Port Angeles Boundary Line Adjustment, Conditional Use Permit, and Building Permit will be needed for this proposal.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

    The YMCA proposes an early learning facility adjacent to their existing facility. The building will be constructed on three parcels which will be combined through a Boundary Line Adjustment: 063000770305, 063000600075, and 063000600072. The proposed building is one story and approximately 9,149 square feet. The project site is approximately 20,994 square feet.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

    Parcel ID: 063000770305, 063000600075, and 063000600072
    Address: 725, 723, and 717 E Fourth Street, Port Angeles, WA 98362
    Area: Approximately 20,994 sf for the subject site.

B. ENVIRONMENTAL ELEMENTS | CITY USE ONLY

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.....

The site is relatively flat.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slops is approximately 15%. as defined by the web soil survey on USDA's soil map.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? Yes ◯ No ◉ If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The USDA web soil survey states the soil is 'Clallam-Hoypus" and this is further defined as Clallam being "0-10 inches: gravelly ashy sandy loam, 10-28 inches: very gravelly ashy sandy loam". Hoypus is further defined as 0-3 inches: gravelly sandy loam, 3-10 inches: gravelly loamy sand".

d. Are there surface indications or history of unstable soils in the immediate vicinity? Yes ◉ No ◯ If so, describe.

There are no known surface indications or history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Excavate or Cut - Approximately 800 cy
Fill/Backfill - Approximately 600 cy

All fill placed beneath building and pavements will be adequate for

f. Could erosion occur as a result of clearing, construction, or use? Yes ◯ No ◯ If so, generally describe.

Erosion could occur as a result of clearing, construction, or use. Erosion and sedimentation rates and quantities can be influenced by retaining walls or below-grade structures. Erosion may be influenced by construction methods, slope length and gradient and the amount of soil

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 68% of the subject site will be covered in impervious surfaces as a result of this development

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A temporary erosion and sediment control (TESC) plan will be prepared and implemented during the construction phase in accordance with City Development Standards.

CITY USE ONLY

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? Yes (●) No ( ) If any, generally describe and give approximate quantities if known.

Emissions during construction are anticipated as a direct result of the construction workers use of personal, company and/or subcontractor vehicles to and from the site, and construction equipment. Once the construction is complete, automobile exhaust from park users entering and leaving the site will be the main sources of emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? Yes (●) No ( ) If so, generally describe.

Off-site emissions will be from traffic from adjacent streets and neighboring commercial and residential uses. These emissions are not expected to affect this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

All emissions standards are required to be met with building systems and industry standard energy efficient models will be utilized. Dust during construction activities will be managed by the contractor with

3. Water

a. Surface:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? Yes ( ) No (●) If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is no surface water body on or in the immediate vicinity of the site.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? Yes ( ) No (●) If yes, please describe and attach available plans.

The project is not anticipated to require any work over, in, or adjacent to (within 200 feet) any waters.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material is anticipated to be removed from surface water or wetlands.

4. Will the proposal require surface water withdrawals or diversions? Yes ( ) No (●) Give general description, purpose, and approximate quantities if known.

The proposal will not require surface water withdrawals or diversions.

5. Does the proposal lie within a 100-year flood plain? Yes ( ) No (●) If so, note

CITY USE ONLY

location on the site plan.

The proposal does not lie within an identified 100-year floodplain.

6. Does the proposal involve any discharges of waste materials to surface waters? Yes ◯ No ◉ If so, describe the type of waste and anticipated volume of discharge.

   The proposed project does not involve discharges of waste materials into surface waters.

b. Ground:

1. Will groundwater be withdrawn from a well for drinking water or other purposes? Yes ◯ No ◉ If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Yes ◯ No ◉ Give general description, purpose, and approximate quantities if known.

   Water will be provided through the public utility. No onsite well.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

   The subject property is served by stormwater systems. It is anticipated that no waste materials will enter the ground from the subject site.

c. Water runoff (including stormwater):

1. Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? Yes ◯ No ◉ If so, describe.

   The source of runoff will be stormwater runoff from concrete walks, asphalt pavement areas, building roof, and landscaping. Stormwater will be collected and detained on site prior to release to the City stormwater system.

2. Could waste materials enter ground or surface waters? Yes ◯ No ◉ If so, generally describe.

   It is not anticipated that waste materials will enter ground or surface waters. The site is served by public sewer and stormwater systems.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? Yes ◯ No ◉ If so, describe.

   Drainage patterns will generally be maintained in the vicinity of the site.

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

CITY USE ONLY

During the construction phase, temporary erosion control measures, ongoing maintenance, soil stabilization and other best management practices will be implemented to help reduce and control impacts from the project.

4. Plants

a. Check the types of vegetation found on the site:

- [x] Deciduous tree: Alder, maple, aspen, other
- [x] Evergreen tree: Fir, cedar, pine, other
- [x] Shrubs
- [x] Grass
- [ ] Pasture
- [ ] Crop or grain
- [ ] Orchards, vineyards or other permanent crops.
- [ ] Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
- [ ] Water plants: Water lily, eelgrass, milfoil, other
- [x] Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Site will be cleared of most vegetation within development construction zone. Please reference plan set.

c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered species on or near the site. WDFW Priority Habitats and Species online mapping tool does not indicate the presence of any priority habitats on or in close proximity to

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscape islands with trees, shrubs and ground cover will be provided within parking areas and along property boundaries where required by current City municipal code. Native plants will be used wherever

e. List all noxious weeds and invasive species known to be on or near the site.

There are no known noxious weeds or invasive species on or near the site.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: [ ] Hawk, [ ] heron, [ ] eagle, [ ] songbirds, [ ] other:
Mammals: [ ] Deer, [ ] bear, [ ] elk, [ ] beaver, [x] other:
Fish: [ ] Bass, [ ] salmon, [ ] trout, [ ] herring, [ ] shellfish, [ ] other:

CITY USE ONLY

b. List any threatened and endangered species known to be on or near the site.

None known to be on or near the site. WDFW Priority Habitats and Species online mapping tool does not indicate the presence of any priority habitats or species on or in close proximity to this site.

c. Is the site part of a migration route? Yes ◉ No ○ If so, explain.

This area is within the Pacific Flyway for migratory birds. Migrating species of geese and ducks can be found in waterways in the area.

d. Proposed measures to preserve or enhance wildlife, if any:

There are no proposed measures to preserve or enhance wildlife.

e. List any invasive animal species known to be on or near the site.

There are no known invasive animal species on or near the site.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric service is available on site.

b. Would your project affect the potential use of solar energy by adjacent properties? Yes ○ No ◉ If so, generally describe.

The proposed project would not affect use of solar energy due to the project's limited height.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Washington State Energy Code requirements will be met when designing building shell, lighting, heating, and ventilation equipment.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

CITY USE ONLY

1. Describe any known or possible contamination at the site from present or past uses.

   There is no known contamination or possible contamination at the site from present or past uses.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

   There are no known underground hazardous utilities or other conditions of note that may affect this project.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

   The proposed building will likely require maintenance and cleaning, so chemicals would be expected to be present in quantities typical to the regular cleaning activities. Overall, any chemicals should be used as

4. Describe special emergency services that might be required.

   No special emergency services are anticipated for this project.

5. Proposed measures to reduce or control environmental health hazards, if any:

   There are no proposed measures to reduce or control environmental health hazards.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

   Traffic noise from local streets, and noise from adjacent businesses and residential uses, are the main source of noise in the area. This does not affect the project.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

   Short-term noise would result from construction activities. In the long term, noise is anticipated to return to pre-construction levels and would be related to early learning activities on site.

3. Proposed measures to reduce or control noise impacts, if any:

   There are no proposed measures to reduce or control noise impacts.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? Yes ◯ No ◉

CITY USE ONLY

If so, describe.

The subject site is currently used for single family homes and parking. Adjacent properties are used for single family homes and a YMCA facility.

b. Has the project site been used as working farmlands or working forest lands? Yes ◯ No ◉ If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has no known use as working farmlands or working forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? Yes ◯ No ◉ If so, how:

There are no known working farmlands or working forest lands in the

c. Describe any structures on the site.

There are three single family houses on the subject site.

d. Will any structures be demolished? If so, what?

Three single family homes will either be relocated or demolished.

e. What is the current zoning classification of the site?

The zoning classification is Public Building Parks (PBP) and Residential,

f. What is the current comprehensive plan designation of the site?

The Comprehensive Plan designation is Low Density Residential.

g. If applicable, what is the current shoreline master program designation of the site?

There is no shoreline master program on the site.

h. Has any part of the site been classified as a critical area by the city or county? Yes ◯ No ◉ If so, specify.

No part of the site has been classified as a critical area by the City or County.

i. Approximately how many people would reside or work in the completed project?

No people would reside in the completed project. Approximately 20 staff would work in the completed project.

j. Approximately how many people would the completed project displace?

The complete project would either relocate or demolish the three single family homes.

k. Proposed measures to avoid or reduce displacement impacts, if any:

The single family homes might be relocated.

CITY USE ONLY

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

There are no proposed measures to ensure the proposal is compatible with existing and projected land uses and plans because it is already compatible. The project is a conditional use in both zones. It is adjacent to an existing YMCA facility and will support the needs of the

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

There are no proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance because there are no impacts.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units will be provided by this project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Three single family homes will be relocated or demolished.

c. Proposed measures to reduce or control housing impacts, if any:

The single family homes might be relocated. If not, they will be demolished.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of the proposed structure is 24'-3". The proposed

b. What views in the immediate vicinity would be altered or obstructed?

Views in the immediate vicinity would not be altered or obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Aesthetics will be controlled by City of Port Angeles development and design standards. This project is required to undergo land use review. This includes landscaping and other aesthetic measures..

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Low-level lighting for buildings and parking lots would occur in the evening until morning.

CITY USE ONLY

b. Could light or glare from the finished project be a safety hazard or interfere with views? Yes ◯ No ◉

It is not anticipated that light or glare will create a safety hazard or interfere with views.

c. What existing offsite sources of light or glare may affect your proposal?

Street lights and lighting from adjacent commercial uses will remain consistent, and will not affect this project.

d. Proposed measures to reduce or control light and glare impacts, if any:

Light standards will be installed in locations that minimize the amount of light encroachment on to adjacent properties.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Jessie Webster Park, Erickson Playfield Park, a baseball field and

b. Would the proposed project displace any existing recreational uses? Yes ◯ No ◉ If so, describe.

The project will not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

There are no proposed measures to reduce or control impacts on recreation.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? Yes ◯ No ◉ If so, specifically describe.

There are no buildings on the site that are over 45 years old or eligible for listing. On the Department of Archaeology and Historic Preservation's

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Yes ◯ No ◉ Please list any professional studies conducted at the site to identify such resources.

There are no landmarks or other evidence of Indian or historic use on the site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Research utilizing the Washington Information System or Architectural & Archaeological Records Data (WISAARD) system website for this property and nearby areas

CITY USE ONLY

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

Public Streets serving the site include S Francis St, E 4th St, and an

b. Is the site or affected geographic area currently served by public transit? Yes (●) No ( ) If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Clallam Transit, Route 30 serves the nearby area. A bus stop is on S Francis St directly next to the subject site.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

The completed project will include a total of 10 parking stalls (1 of these will be ADA compliant). The project will not eliminate existing parking

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? Yes (●) No ( ) If so, generally describe (indicate whether public or private).

The project does not include public street improvements. The proposed improvements include internal drive aisles and access to the public right-of-way. The project also includes connections to the existing storm

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? Yes ( ) No (●) If so, generally describe.

The proposed project does not require the use of (nor will it occur in the immediate vicinity of) water, rail or air transportation systems.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The proposed project was reviewed by Public Works during the pre-application and will be reviewed again through the conditional use and building permits. Peak use will typically occur during drop off and

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? Yes ( ) No (●) If so, generally describe.

Agricultural and forest product movement does not occur in this area and therefore no impacts are expected.

CITY USE ONLY

h. Proposed measures to reduce or control transportation impacts, if any:

There are no proposed measures to reduce or control transportation impacts.

15. Public services

a. Would the project result in an increased need for public services? Yes ◯ No ◉ (for example: Fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

All public services would be required as is typical for a childcare facility.

b. Proposed measures to reduce or control direct impacts on public services, if any.

There are no proposed measures to reduce or control direct impacts on public services.

16. Utilities

a. Utilities currently available at the site: ☑ Electricity, ☐ natural gas, ☑ water, ☑ refuse service, ☑ telephone, ☑ sanitary sewer, ☐ septic system, ☐ other.

All utilities are currently available to the site.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity - Clallam County PUD or City of Port Angeles
Refuse Service -
Telephone - Wave Broadband and CenturyLink
Sewer - City of Port Angeles

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date: 11/16/2023

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

CITY USE ONLY

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life? Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts are:

CITY USE ONLY

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

END OF ENVIRONMENTAL CHECKLIST ESTABLISHED BY WAC 197-11-960

ENDANGERED SPECIES ACT (Supplemental Checklist)

CITY USE ONLY

Answer to the best of your knowledge.

This checklist was developed to help project proponents and government agencies identify when a project needs further analysis regarding potential adverse effects on Endangered Species as required by the Endangered Species Act (ESA). For our purposes, "ESA listed species" are any species listed as endangered, threatened, or being considered for listing.

This supplemental checklist is for all development within ESA Potential Impact Areas, which include the following locations:

- ☐ Federal Emergency Management Act (FEMA) designated floodplain and/or floodway areas;
- ☐ Riparian Buffer Zones (RBZ) as described by the Dept of Natural Resources 2007 stream typing system and WDFW's 1997 stream buffer guidelines; and/or
- ☐ Channel Migration Zones (CMZ) plus 50' as identified according to Dept of Ecology 2003).

If ESA listed species are present or ever were present within the ESA Potential Impact Area where your project will be located, your project has the potential for affecting them, and you must comply with the ESA. The questions in this section will help determine if your proposed project could have an impact.

The Port Angeles regional watershed is an area where several endangered species have historically been present. Please answer the following questions to the best of your knowledge to assist the city in determining if your project will have adverse impacts to ESA species or their habitats.

Port Angeles Community and Economic Development Department staff can provide technical assistance in answering the following questions in this checklist. If necessary, the Washington Department of Fish and Wildlife (WDFW) regional office can also provide information to help you answer these questions.

PROJECT SPECIFICS: The questions in this section are specific to the project and vicinity.

1. Do you know of any endangered species or WDFW priority species on or in the vicinity of your project? Yes ◯ No ◯ If yes, identify those species:

2. Name of waterbody nearest to your project:

3. What is the distance from your project to the nearest body of water? (Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.)

CITY USE ONLY

4. What is the current land use adjacent to the potentially affected water body (developed including commercial, parking lots, residential, paved and/or graveled surfaces, agriculture, forestry, etc)?

5. What is the predominant vegetative cover between the project and the potentially affected water body (dense forest, woodland, scrub, grasses, etc)?

6. Is the project above a barrier to fish passage:

   natural permanent barrier (waterfall): Yes ◯ No ◯
   natural temporary barrier (beaver pond): Yes ◯ No ◯
   human-made barrier (culvert, dam): Yes ◯ No ◯
   other: Yes ◯ No ◯ If yes, explain:

7. If you answered yes to the questions above, describe the barrier and source of information:

8. If you answered yes to question 7 above, are there any resident salmonid populations above the blockage? Yes ◯ No ◯ Don't know ◯

9. Percent of the project as impervious surface (includes pavement & roof area)?

FISH MIGRATION: The questions in this section will help determine if this project could interfere with the migration of adult and juvenile fish. (Both increases and decreases in water flows can affect fish migration.)

10. Does the project require the withdrawal of:

    i. Surface water? Yes ◯ No ◯, Amount:

    Name of surface water body:

    ii. Ground water? Yes ◯ No ◯

    Amount: From where: Depth of well:

    (If you answered yes to any of the above questions, you will need to contact the Washington Department of Fish and Wildlife and the Washington Department of Ecology to obtain appropriate approvals)

11. Will any water be rerouted? Yes ◯ No ◯ If yes, will this require a channel relocation? Yes ◯ No ◯ Please describe:

CITY USE ONLY

12. Will there be retention or detention ponds? Yes ◯ No ◯ If you answer yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body? Yes ◯ No ◯ If you answer "yes" to a surface water discharge, please give the name of the waterbody that will receive the discharge:

13. Will this project require the building of any temporary or permanent roads? Yes ◯ No ◯ (Increased road distance may affect the timing of water reaching a stream and may impact fish habitat.)

14. Are any new or replacement culverts or bridges proposed as part of this project? Yes ◯ No ◯

15. Will topography changes affect the duration/direction of runoff flows? Yes ◯ No ◯ If yes, describe the changes:

16. Will the project involve any placement of fill within the ESA Potential Impact Area? Yes ◯ No ◯ If you answered yes, describe expected impacts on flood storage and/or flood conveyance and how these impacts will either be avoided or mitigated:

WATER QUALITY: The questions in this section will help determine if this project could adversely impact water quality for either surface or groundwater. Such impacts can cause problems for listed species. (Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.)

1. Do you know of any problems with water quality in any of the streams within ESA Potential Impact Areas? Yes ◯ No ◯ (Information on impaired water bodies can be obtained from Washington Department of Ecology) If you answered yes, describe:

2. Will your project either reduce or increase shade along or over a waterbody? Yes ◯ No ◯ (Removal of shading vegetation or the building of structures

such as docks or floats often result in a change in shade). If you answered yes, please describe:

CITY USE ONLY

Will the project introduce any nutrients or other contaminants (fertilizers, other waste discharges, or storm water runoff) to the waterbody? Yes ◯ No ◯

3. Will turbidity be introduced to a water body by construction of the project or during operation of the project? Yes ◯ No ◯ (In-water or near water work will often increase turbidity.) If you answered yes, consult with Washington Department of Ecology to ensure compliance with water quality regulations.

4. Will your project require long term maintenance that could affect water quality in the future, e.g., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots? Yes ◯ No ◯ If yes, please describe:

VEGETATION: The following questions are designed to determine if the project will affect riparian vegetation, thereby, adversely impacting salmon.

5. Will the project involve the removal of any vegetation from the stream banks? Yes ◯ No ◯ If you answered yes, please describe the existing conditions, and the amount and type of vegetation to be removed:

6. If any vegetation is removed from a riparian area, a mitigation plan will be required, please provide a copy of the plan if available. Describe briefly what your proposed mitigation would consist of:

NOTE: Most applicants should have the information necessary to answer most of the questions in this checklist. Additional information will need to be obtained from local and state agencies if it appears that the project is likely to affect ESA listed species.

RESOURCE AGENCIES:

Washington Department of Fish and Wildlife Website

http://wdfw.wa.gov/

This site has useful information on fish habitat.

Washington Department of Ecology Website

www.ecy.wa.gov

National Marine Fisheries Services Website

Evolutionarily Significant Unit (ESU) maps can be found at

www.nwr.noaa.gov

Exhibit 2

N

Vertical Datum = NAVD 88
Horizontal Datum = NAD 83/91
Print date: 10/26/2023

190

ft

Legend

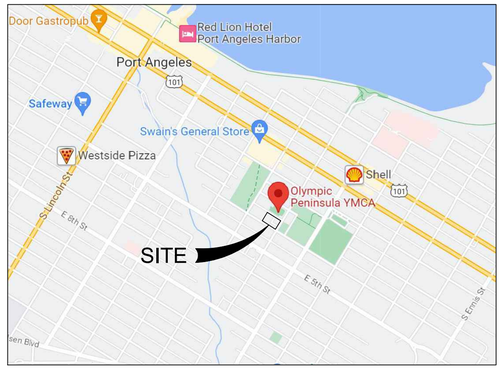
- 17.40 PBP
- 17.10 R7
- 17.15 RHD
- 17.23 CA

This map is not intended to be used as a legal description.
The map drawing is produced by the City of Carnation for its own use and purposes.
Any other use of this map/drawing shall not be the responsibility of the City.

OLYMPIC PENINSULA YMCA

PORT ANGELES EARLY LEARNING CENTER

PORT ANGELES, WA 98045



VICINITY MAP

SCALE: NTS

SURVEY INFORMATION

FROM NTI SURVEYING, DATED JULY 13TH, 2023.

LEGAL DESCRIPTION

LEWIS & MASTICK'S SUBDIVISION (VOLUME 1, PAGE 52)

A.F. NO. 2022-1433866 (LOT 14)

A.F. NO. 2001-1068931 (LOT 15)

CAIN'S SUBDIVISION (VOLUME 2, PAGE 63)

A.F. NO. 2001-1069420 (LOTS 6-10)

ALLEYS

A.F. NO. 2002-1097339-2002-1095256

ORDINANCE #1497

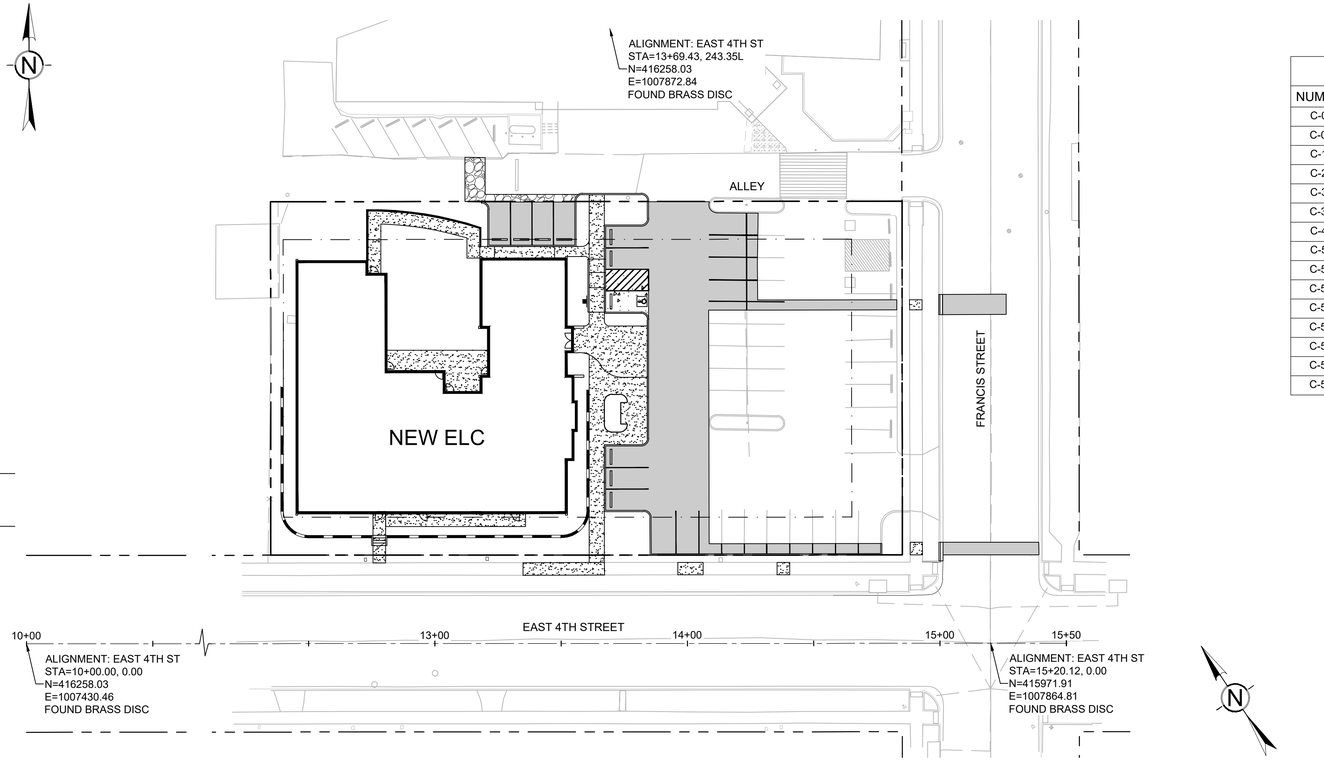
ALL SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY

BASIS OF BEARING

THIS SURVEY IS BASED UPON THE WASHINGTON COORDINATE SYSTEM GRID, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, 1991 ADJUSTMENT (NAD83/91), SAID DATUM WAS DERIVED FROM TIES TO GPS STATIONS 06301160 (H14-3-1) AND 06301170 (I13-2-1) AS SHOWN ON VOLUME 34 OF SURVEYS, PAGE 42, RECORDS OF CLALLAM COUNTY, WASHINGTON.

VERTICAL DATUM

NGVD 88 BASED ON CCGF CONTROL POINT 06301160



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SHEET INDEX

NUMBER	TITLE
C-001	COVER SHEET
C-002	GENERAL NOTES ABBREVIATIONS AND LEGENDS
C-101	DEMOLITION AND TESC PLAN
C-201	SITE AND SURFACING PLAN
C-301	GRADING PLAN
C-302	GRADING DETAILS
C-401	STORM DRAINAGE AND UTILITY PLAN
C-501	TESC DETAILS
C-502	SITE AND SURFACING DETAILS
C-503	SITE AND SURFACING DETAILS
C-504	STORM DRAINAGE DETAILS
C-505	STORM DRAINAGE DETAILS
C-506	STORM DRAINAGE DETAILS
C-507	STORM DRAINAGE DETAILS
C-508	UTILITY DETAILS

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SEAL

JAMES BENTON DORT STATE OF WASHINGTON 48540 REGISTERED PROFESSIONAL ENGINEER

11/09/2023

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023

BCRA NO.
22091

DRAWN BY: PA DESIGNED BY: JBD

REVIEWED BY: JBD

SHEET TITLE
COVER SHEET

bcra

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SHEET
C-001

BUILDING PERMIT

811 Know what's below. Call before you dig.

DATE PLOTTED: 11/9/2023 4:37:52 PM FILENAME: 22091C-001.DWG BY: ----

IF SHEET MEASURES LESS THAN 22"X34", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

PORT ANGELES GENERAL CONDITIONS

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ANGELES STANDARDS, THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, AND ANY PROJECT SPECIFIC SPECIAL PROVISIONS OR CONDITIONS AND REQUIREMENTS.
2. TEMPORARY EROSION/WATER POLLUTION MEASURES ARE REQUIRED AND SHALL COMPLY WITH CHAPTERS 5 AND 6 OF THESE STANDARDS.
3. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION, UNLESS SPECIFICALLY WAIVED BY THE CITY ENGINEER.
4. HORIZONTAL AND VERTICAL CONTROLS/DATUM AS ADOPTED BY THE CITY SHALL BE USED, UNLESS APPROVED OTHERWISE.
5. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
6. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING UNDERGROUND LOCATE AT 1-800-424-5555 OR (811) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION WORK.
7. ALL NON-FERROUS PIPE AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS TRACER TAPE INSTALLED 12" TO 18" UNDER THE FINAL GROUND SURFACE. THE MARKER TAPE SHALL BE 4" OR WIDER NON-BIODEGRADABLE, PLASTIC WITH METAL CORE OR BACKING, MARKED AND COLOR CODED CORRESPONDING TO THE UTILITY TO BE MARKED AND DETECTABLE BY A STANDARD METAL DETECTOR. TAPE SHALL BE TERRA TAPE "D" OR APPROVED EQUAL. IN ADDITION, TO TRACER TAPE, FORCE MAINS AND CURVED MAINS SHALL ALSO HAVE A 14 GAUGE COATED COPPER WIRE, WRAPPED AROUND THE PIPE, BROUGHT UP, COATING STRIPPED, AND TIED OFF AT THE VALVE STEM OR MANHOLE RING. THE TAPE AND WIRE SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
8. TEMPORARY STREET PATCHING MAY BE ALLOWED WITH THE APPROVAL OF THE CITY ENGINEER. TEMPORARY STREET PATCHING SHALL BE PROVIDED BY PLACEMENT AND COMPACTION OF 1 INCH MAXIMUM ASPHALT CONCRETE COLD MIX. PERVIOUS CONCRETE SHALL FOLLOW AMERICAN CONCRETE INSTITUTE (ACI) 522.1-13. POROUS ASPHALT SHALL BE SPECIFIED ON A PROJECT-BY-PROJECT BASIS BY THE MANUFACTURER OR ENGINEER. PERMEABLE MATERIALS SHOULD BE REPLACED IN-KIND WHERE FEASIBLE. REFER TO CHAPTER 3, SECTION 3B.17 FOR ADDITIONAL PATCHING REQUIREMENTS FOR PERMEABLE MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PATCH UNTIL THE PERMANENT REPAIR IS MADE.
9. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN(S) FOR REVIEW AND APPROVAL BY THE CITY ENGINEER IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
10. THE CONTRACTOR SHALL HAVE A COPY OF THE APPROVED PLANS AT THE CONSTRUCTION SITE AT ALL TIMES.
11. SPECIAL STRUCTURES SHALL BE INSTALLED PER PLANS AND MANUFACTURERS' RECOMMENDATIONS.
12. ALL DISTURBED AREAS SHALL RECEIVE TEMPORARY AND PERMANENT EROSION CONTROL IN ACCORDANCE WITH CHAPTERS 5 AND 6 OF THESE STANDARDS.
13. CONSTRUCTION WORK HOURS SHALL BE RESTRICTED TO 7 A.M. TO 10 P.M., UNLESS OTHERWISE APPROVED IN WRITING.
14. THE CITY CONSTRUCTION INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF THE NEED FOR AN INSPECTION, UNLESS OTHERWISE INFORMED.

PORT ANGELES TESC NOTES

1. THE IMPLEMENTATION OF THESE EROSION/SEDIMENTATION CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
2. THE ESC FACILITIES SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR LAND CLEARING ACTIVITY.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
10. NONCOMPLIANCE WITH THE ESC REQUIREMENTS, WATER QUALITY REQUIREMENTS, AND/OR CLEARING LIMITS MAY RESULT IN REVOCATION OF PROJECT PERMITS OR PLAN APPROVAL, AND FINES.

PORT ANGELES WASTEWATER NOTES

1. THE CITY SHALL BE GIVEN 72 HOURS NOTICE PRIOR TO SCHEDULING A DIVERSION OF FLOWS IN THE WASTEWATER SYSTEM.
2. DURING THE CONSTRUCTION OF MAINS AND SERVICES, THE CONTRACTOR SHALL CAP, PLUG, OR SECURE THE ENDS OF SUCH LINES WHENEVER THE PROJECT IS SHUT DOWN AT THE END OF THE DAY SO THAT CONTAMINATES WILL NOT ENTER THE LINES.
3. ALL LINES SHALL BE TESTED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. PRIOR TO FINAL ACCEPTANCE OF ALL INSTALLATIONS, THE CITY MAY CONDUCT AN INSPECTION OF ALL MAIN LINES BY THE USE OF TELEVISION EQUIPMENT. THE CITY MAY REQUEST A TELEVISION INSPECTION TO BE COMPLETED BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE.
4. THE CITY CONSTRUCTION INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF THE TIME THAT A TAP CONNECTION TO AN EXISTING MAIN OR A SERVICE CONNECTION TO AN EXISTING MAIN IS NEEDED SO THAT THE WASTEWATER DIVISION CREW MAY BE SCHEDULED FOR THE WORK. THE INSPECTOR SHALL BE PRESENT AT THE TIME OF THE TAP. ALL SIDE SEWER SERVICE CONNECTIONS TO EXISTING SEWER MAINS AND ALL TAPS TO EXISTING MAINS SHALL BE MADE BY CITY PERSONNEL AT THE EXPENSE OF THE CONTRACTOR, UNLESS THE CONTRACTOR IS SPECIFICALLY GRANTED PERMISSION TO PERFORM THE TAP OR SERVICE CONNECTION AT THE CONTRACTOR'S EXPENSE.
5. ALL SEWER MAINS SHALL BE HIGH VELOCITY CLEANED AND PRESSURE TESTED PRIOR TO PAVING THE STREETS IN CONFORMANCE WITH THE WSDOT/APWA SPECIFICATIONS, AT THE CONTRACTOR'S EXPENSE. HYDRANT FLUSHING OF LINES IS NOT AN ACCEPTABLE CLEANING METHOD. AN AIR TEST OF ALL LINES IS THE MINIMUM TESTING REQUIRED. TESTING OF THE MAIN MAY INCLUDE TELEVISION INSPECTION, IF DIRECTED BY THE CITY. TESTING SHALL TAKE PLACE AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED AND COMPACTION OF THE ROADWAY SUBGRADE IS COMPLETED.
6. PRIOR TO BACKFILLING, ALL SEWER LINES AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE CITY'S INSPECTOR. APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FOR CORRECTION OF ANY DEFICIENCIES AND/OR FAILURE AS DETERMINED BY SUBSEQUENT TESTING AND INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY FOR THE REQUIRED INSPECTIONS.

PORT ANGELES WATER NOTES

1. THE CITY SHALL BE GIVEN 72 HOURS NOTICE PRIOR TO SCHEDULING A SHUTDOWN OF THE WATER SYSTEM. THE EXISTING VALVE MUST BE PRESSURE TESTED TO CITY STANDARDS PRIOR TO CONNECTION. IF AN EXISTING VALVE FAILS TO PASS THE TEST, THE CONTRACTOR SHALL MAKE THE NECESSARY PROVISIONS TO TEST THE NEW LINE PRIOR TO CONNECTION TO THE EXISTING SYSTEM OR INSTALL A NEW VALVE.
2. THE EXISTING VALVES SHALL BE OPERATED ONLY BY CITY EMPLOYEES.
3. DURING THE CONSTRUCTION OF MAINS AND SERVICES, THE CONTRACTOR SHALL CAP, PLUG, OR SECURE THE ENDS OF SUCH LINES WHENEVER THE PROJECT IS SHUT DOWN AT THE END OF THE DAY SO THAT CONTAMINATES WILL NOT ENTER THE LINES.
4. ALL LINES SHALL BE CHLORINATED AND TESTED BY THE CONTRACTOR, WITH A REPRESENTATIVE OF THE CITY PRESENT, IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. DECHLORINATION WILL BE DONE BY CITY FORCES AT CONTRACTOR EXPENSE.

GENERAL NOTES

1. EXISTING TOPOGRAPHY AND BOUNDARY INFORMATION PROVIDED BY NTI SURVEYING, JULY 13TH, 2023.
2. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO UNDERTAKING THE AFFECTED WORK.
3. ANY DISCREPANCY IN THESE DRAWINGS, SPECIFICATIONS, AND/OR THE SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER, WHO SHALL ADDRESS SUCH DISCREPANCY IN WRITING AFTER REVIEWING ANY CHANGES. ANY WORK DONE BY THE CONTRACTOR AFTER THE DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. VERIFY AND COORDINATE THE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK.
4. BURIED UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION. PRIOR TO INSTALLATION OF ANY PROJECT IMPROVEMENTS, VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES. IN THE EVENT OF ANY DISCREPANCY FROM THE INFORMATION PRESENTED ON THESE PLANS, NOTIFY THE ENGINEER IMMEDIATELY.
   a. THE LOCATION OF EXISTING UTILITIES SHOWN MAY DIFFER FROM ACTUAL LOCATION. CONTRACTOR SHOULD NOT ASSUME UTILITIES SHOWN WILL BE THE ONLY UTILITIES/OBSTACLES THAT MAY BE PRESENT ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO UTILITY PURVEYORS REGARDING DEMOLITION AND REMOVAL OF SERVICE LINES AND CAP LINES BEFORE PROCEEDING WITH FURTHER WORK.
6. AS-BUILT RECORDS: KEEP THREE SETS OF DRAWINGS ONSITE AT ALL TIMES FOR RECORDING AS-BUILT INFORMATION. ONE SET SHALL BE PROVIDED TO THE ENGINEER AND ONE TO THE AGENCY HAVING JURISDICTION (AHJ). ONE ELECTRONIC SET OF AS-BUILT DRAWINGS IN PORTABLE DOCUMENT FORMAT (PDF) MAY BE PROVIDED IN LIEU OF MULTIPLE COPIES. SURVEYED AS-BUILT INFORMATION IN AUTOCAD AND PDF FORMAT SHALL BE PROVIDED FOR THE FOLLOWING:
   a. STORM AND/OR SANITARY SEWER STRUCTURE LOCATIONS (STATION AND OFFSET IF APPLICABLE) INVERT AND RIM ELEVATIONS TO THE NEAREST 0.01 FOOT.
   b. DRIVEWAY/ROAD CENTERLINE AND GUTTER PROFILES AT BEGINNING AND ENDING STATIONS AND END OF RADII.
   c. WATER SYSTEM LOCATION (VALVES, FIRE HYDRANTS, BLOWOFF, AIR VAC ASSEMBLIES, ETC.) TO THE NEAREST 0.10 FEET.
   d. CURB RAMP AND DRIVEWAY ELEVATIONS FOR ALL POINTS CALLED OUT ON THE PLANS TO VERIFY ADA COMPLIANCE.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DEVELOPING, EXECUTING AND ENFORCING A SAFETY PLAN TO PROTECT WORKERS AND THE PUBLIC FROM INJURY OR HARM. THE PLAN SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL REGULATIONS AND INCLUDE THE FOLLOWING:
   a. CONTRACTOR SHALL CONSULT WITH THEIR OWN GEOTECHNICAL ENGINEERING EXPERT FOR DETERMINING SOIL CLASSIFICATION RELATIVE TO SAFE SLOPING OF SOILS.
   b. CONTRACTOR SHALL DETERMINE SAFE EXCAVATION AND DEWATERING METHODS, MONITOR EXCAVATIONS AND EARTHWORK OPERATIONS FOR SAFETY CONCERNS AND PROVIDE SHORING AND OTHER PROTECTION AS REQUIRED TO PROTECT WORKERS.
   c. IT IS NOT THE INTENT OF THE CONSTRUCTION DOCUMENTS TO DICTATE ANY UNSAFE CONSTRUCTION MEANS OR METHODS; CONTRACTOR SHALL DETERMINE MEANS AND METHODS OF CONSTRUCTION CONFORMING TO THEIR SAFETY PLAN AS REQUIRED TO CONSTRUCT WORK SHOWN ON THE CONTRACT DOCUMENTS.
8. PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND/OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES; COORDINATE MEASURES WITH OWNER AND AHJ.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES FOR THE DURATION OF THE PROJECT.

EXISTING FEATURES LEGEND

- WATER VALVE
- HYDRANT
- POWER METER
- STREET SIGN
- SANITARY SEWER MANHOLE
- COMMUNICATION VAULT
- WATER METER
- POWER VAULT
- DECIDUOUS TREE
- CONIFEROUS TREE
- STUMP
- BUSH
- EDGE OF PAVEMENT
- AS-BUILT CENTERLINE
- EDGE OF GRAVEL
- POWER LINE
- COMMUNICATIONS LINE
- LOT LINE
- RIGHT OF WAY
- WATER LINE
- PVC PIPE
- WASTE WATER
- LANDSCAPED BARK

PROPOSED IMPROVEMENTS LEGEND

- LIMITS OF DISTURBANCE
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CEMENT CONCRETE PAVEMENT
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING CURB
- REMOVE EXISTING UTILITY
- REMOVE EXISTING TREE
- PAVEMENT CUT
- SILT FENCE
- CONSTRUCTION ENTRANCE
- CATCH BASIN INLET PROTECTION
- 210 MAJOR CONTOUR
- 213 MINOR CONTOUR
- 136.75 SPOT ELEVATION
- GRADE BREAK
- 2.0% SLOPE ARROW
- D STORM DRAIN LINE
- RD ROOF DRAIN LINE
- FD FOOTING DRAIN LINE
- SWALE/DITCH
- STORM/ROOF DRAIN CLEAN OUT
- CATCH BASIN TYPE 1
- DS DOWNSPOUT
- S SANITARY SEWER LINE
- SANITARY SEWER EASEMENT
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- W WATER MAIN LINE
- W WATER SERVICE LINE
- F FIRE WATER LINE
- WATER MAIN EASEMENT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- FIRE WATER METER
- G GAS LINE
- GAS METER
- P POWER LINE
- ELECTRICAL TRANSFORMER
- P POWER VAULT
- CO COMMUNICATION LINE
- PROPERTY/BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- ROAD CENTERLINE
- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- CEMENT CONCRETE SIDEWALK
- CEMENT CONCRETE PAVEMENT
- INTEGRAL CURB
- TRAFFIC CURB
- CURB & GUTTER
- IC / TC CURB TYPE CHANGING POINT
- WOOD FENCE
- BLOCK WALL

ABBREVIATIONS

AC	ACRE
AD	AREA DRAIN
APPROX	APPROXIMATELY
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVE	AVENUE
BLDG	BUILDING
BMP	BEST MANAGEMENT PRACTICE
BG	BOTTOM OF GRADE
BW	BOTTOM OF WALL
℄	CENTERLINE
CB	CATCH BASIN
CF	CUBIC FEET
CI	CAST IRON
CL	CLASS
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COPA	CITY OF PORT ANGELES
CONC	CONCRETE
CPEP	CORRUGATED POLYETHYLENE PIPE
CR	CROWN OF PIPE
CSTC	CRUSHED SURFACING TOP COURSE
CSBC	CRUSHED SURFACING BASE COURSE
DEPT	DEPARTMENT
DI	DUCTILE IRON
E	EAST
EA	EACH
EC	EXTRUDED CURB
EG	EXISTING GRADE
EL	ELEVATION
EP	EDGE OF PAVEMENT
ESC	EROSION & SEDIMENT CONTROL
EXIST	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLANGED
G	GAS
GRVL	GRAVEL
GV	GAS VALVE
H	HEIGHT
HDPE	HIGH DENSITY POLYETHYLENE
HMA	HOT MIX ASPHALT
HORIZ	HORIZONTAL
IC	INTEGRAL CURB
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
L	LENGTH
LAT	LATITUDE
LF	LINEAR FEET
LON	LONGITUDE
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MON	MONUMENT
N	NORTH
NO.	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMTER
OFF	OFFSET
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCW	REVISED CODE OF WASHINGTON
ROW	RIGHT-OF-WAY
RT	RIGHT
S	SOUTH
SCH	SCHEDULE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SPECS	SPECIFICATIONS
SQ YD	SQUARE YARD
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
ST	STREET
STA	STATION
STD	STANDARD
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
T	TELEPHONE
TC	TOP OF CURB
TEMP	TEMPORARY
TESC	TEMPORARY EROSION & SEDIMENT CONTROL
TG	TOP OF GRADE
TP	TOP OF PAVEMENT
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDER GROUND
UON	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
USSG	URBAN SERVICES STANDARDS AND GUIDLINES
V	VERTICAL
W	WEST
W/	WITH
WAC	WASHINGTON ADMINISTRATIVE CODE
WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
WV	WATER VALVE

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SEAL

JAMES BENTON DORAN — STATE OF WASHINGTON — 49540 — REGISTERED PROFESSIONAL ENGINEER

11/09/2023

EARLY LEARNING

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023

BCRA NO.
22091

DRAWN BY: PA DESIGNED BY: JBD

REVIEWED BY: JBD

SHEET TITLE
GENERAL NOTES
ABBREVIATIONS AND
LEGENDS

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SHEET
C-002

BUILDING PERMIT

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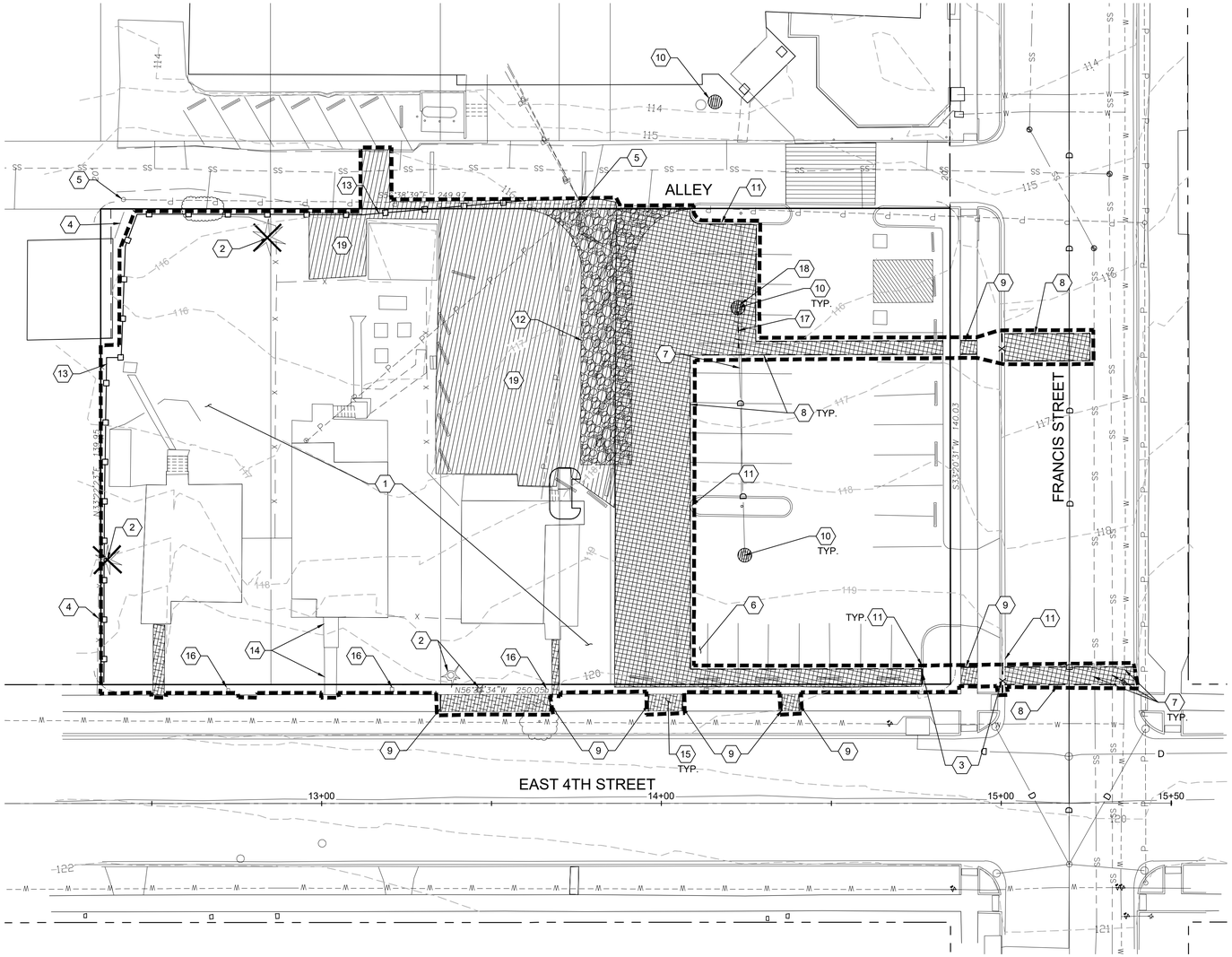

SHEET NOTES

1. REMOVE ALL EXISTING BUILDINGS AND FEATURES WITHIN LIMITS OF DISTURBANCE, UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES WITH UTILITY PURVEYORS
2. REMOVE EXISTING TREE/STUMP
3. REMOVE EXISTING CURB
4. PROTECT EXISTING FENCE TO REMAIN
5. PROTECT EXISTING POWER POLE
6. PROTECT EXISTING ASPHALT TO REMAIN
7. PROTECT EXISTING UTILITY
8. SAWCUT EXISTING PAVEMENT TO FULL DEPTH OF SECTION
9. SAWCUT AND REMOVE EXISTING SIDEWALK AT NEAREST JOINT
10. INLET PROTECTION PER DETAIL 1/C-501
11. PROTECT EXISTING CURB
12. CONSTRUCTION ENTRANCE PER DETAIL 2/C-501
13. SLIT FENCE PER DETAIL 3/C-501
14. REMOVE EXISTING WOODEN ACCESSIBLE RAMP
15. COORDINATE WITH CITY OF PORT ANGELES INSPECTOR TO DETERMINE EXTENTS OF DAMAGED SIDEWALK PANELS TO BE REMOVED AND REPLACED
16. REMOVE EXISTING WATER METER, COORDINATE WORK WITH CITY OF PORT ANGELES
17. REMOVE EXISTING STORM PIPE BEYOND CONNECTION TO NEW CATCH BASIN
18. REMOVE EXISTING CATCH BASIN
19. REMOVE EXISTING GRAVEL

DEMOLITION NOTES

1. REMOVE AND LEGALLY DISPOSE OF ALL EXISTING IMPROVEMENTS NECESSARY TO ACCOMMODATE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. OBTAIN ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
2. ALL CONSTRUCTION MATERIALS SHALL BE NEW EXCEPT FOR THOSE IDENTIFIED TO BE RELOCATED ON THE PLANS. RESTORE ANY ITEMS DAMAGED DURING CONSTRUCTION TO THE PRECONSTRUCTION CONDITION.
3. EXISTING PIPES AND STRUCTURES UNDER PROPOSED STRUCTURES OR PAVEMENTS SHALL BE FULLY REMOVED. BACKFILL TRENCHES WITH STRUCTURAL FILL AND COMPACT TO 95% MAX. DRY DENSITY. EXISTING PIPES MAY BE ABANDONED IN LANDSCAPED AREAS. ABANDONED STORM AND SANITARY SEWER PIPES MUST BE FILLED WITH CDF, GROUTED AND CAPPED. OTHER ABANDONED UTILITY PIPES MAY BE FILLED WITH SAND, GROUTED AND CAPPED.
4. LIMITS OF DISTURBANCE ARE SHOWN PAST THE PROPERTY LINE FOR CLARITY. LAND DISTURBING ACTIVITY SHOULD NOT EXTEND ONTO ADJACENT PROPERTIES UNLESS OTHERWISE NOTED.

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SEAL

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11/09/2023

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023

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DEMOLITION AND TESC PLAN

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SHEET
C-101

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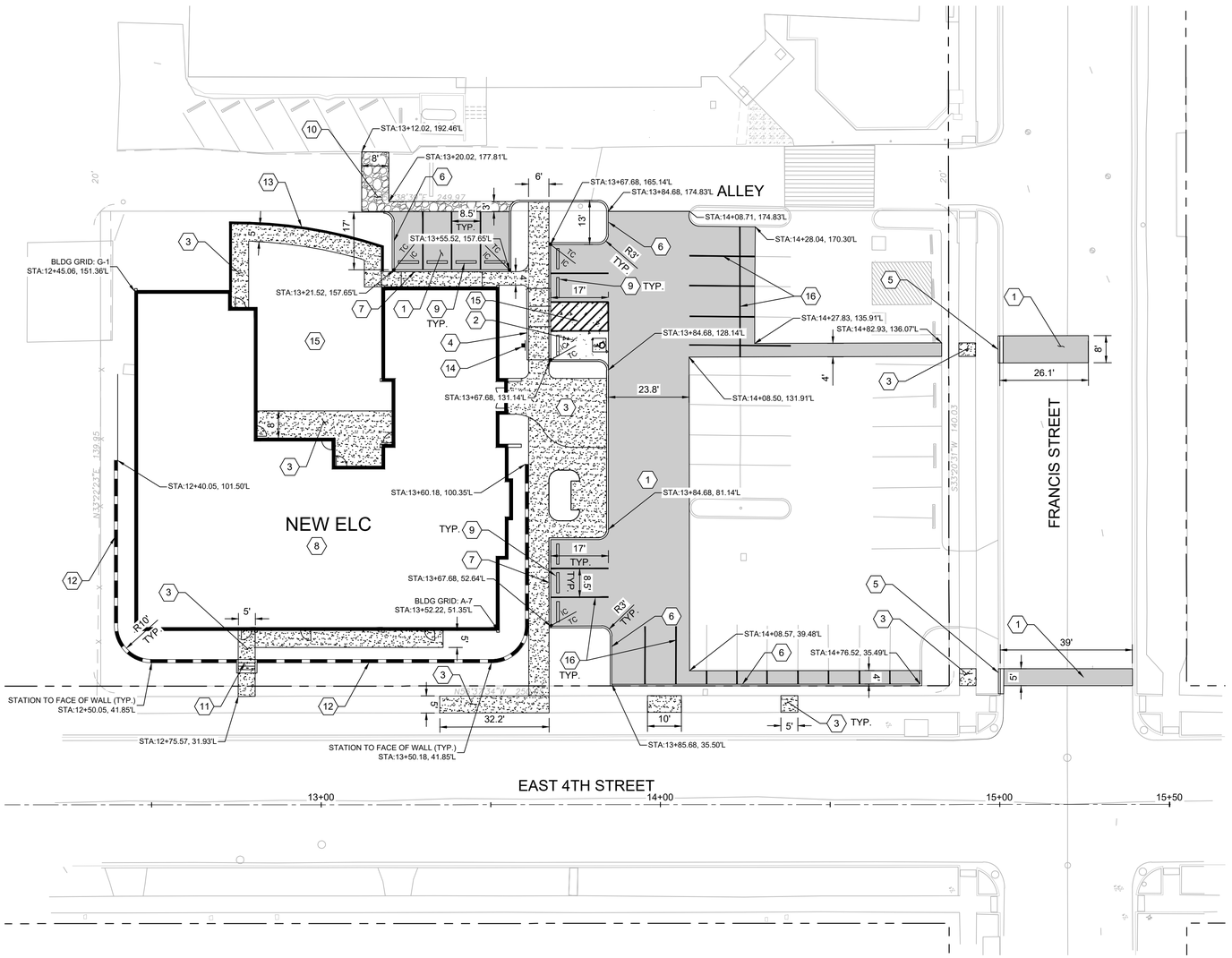

SHEET NOTES

1. STANDARD HMA PAVEMENT PER DETAIL 4/C-503
2. CEMENT CONCRETE PAVEMENT PER DETAIL 3/C-503
3. CEMENT CONCRETE SIDEWALK PER DETAIL, SEE LANDSCAPE PLANS FOR JOINTING PATTERN 1/C-502
4. CONCRETE PEDESTRIAN CURB PER DETAIL 2/C-503
5. CEMENT CONCRETE CURB AND GUTTER PER DETAIL 2/C-503
6. CEMENT CONCRETE TRAFFIC CURB PER DETAIL 2/C-503
7. CEMENT CONCRETE INTEGRAL CURB PER DETAIL 3/C-503
8. PROPOSED BUILDING, SEE ARCHITECTS PLANS
9. CEMENT CONCRETE WHEEL STOP PER DETAIL 3/C-502
10. CSBC COMPACTED TO 95%OF MAX. DRY DENSITY, MATCH GRADE AND DEPTH OF EXISTING GRAVEL SURFACING
11. CIP CONCRETE STAIRS AND WALLS WITH HANDRAIL, SEE LANDSCAPE PLANS
12. SEGMENTAL BLOCK WALL PER DETAIL 1/C-503
13. CIP CONCRETE RETAINING WALL, SEE LANDSCAPE PLANS
14. ACCESSIBLE PARKING SPACE PER DETAIL 4/C-502
15. OUTDOOR PLAY AREA, SEE LANDSCAPE PLANS
16. 4" WIDE SOLID WHITE PARKING SPACE STRIPING

SITE AND SURFACING NOTES

1. ALL STATIONING AND DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, OR EDGE OF CONCRETE UNLESS OTHERWISE NOTED.
2. ALL PAVEMENT WORK WITHIN THE ROW SHALL BE COMPLETED IN ACCORDANCE WITH CHAPTER 3 OF THE PORT ANGELES USSG.
3. REFER TO LANDSCAPE PLANS FOR SITE FEATURES INCLUDING FENCING, RAILINGS, FURNITURE, AND OUTDOOR PLAY AREA SURFACING.

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SEAL

JAMES BENTON DORAN
STATE OF WASHINGTON
48540
REGISTERED
PROFESSIONAL ENGINEER
11/09/2023

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023

BCRA NO.
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SHEET
C-201
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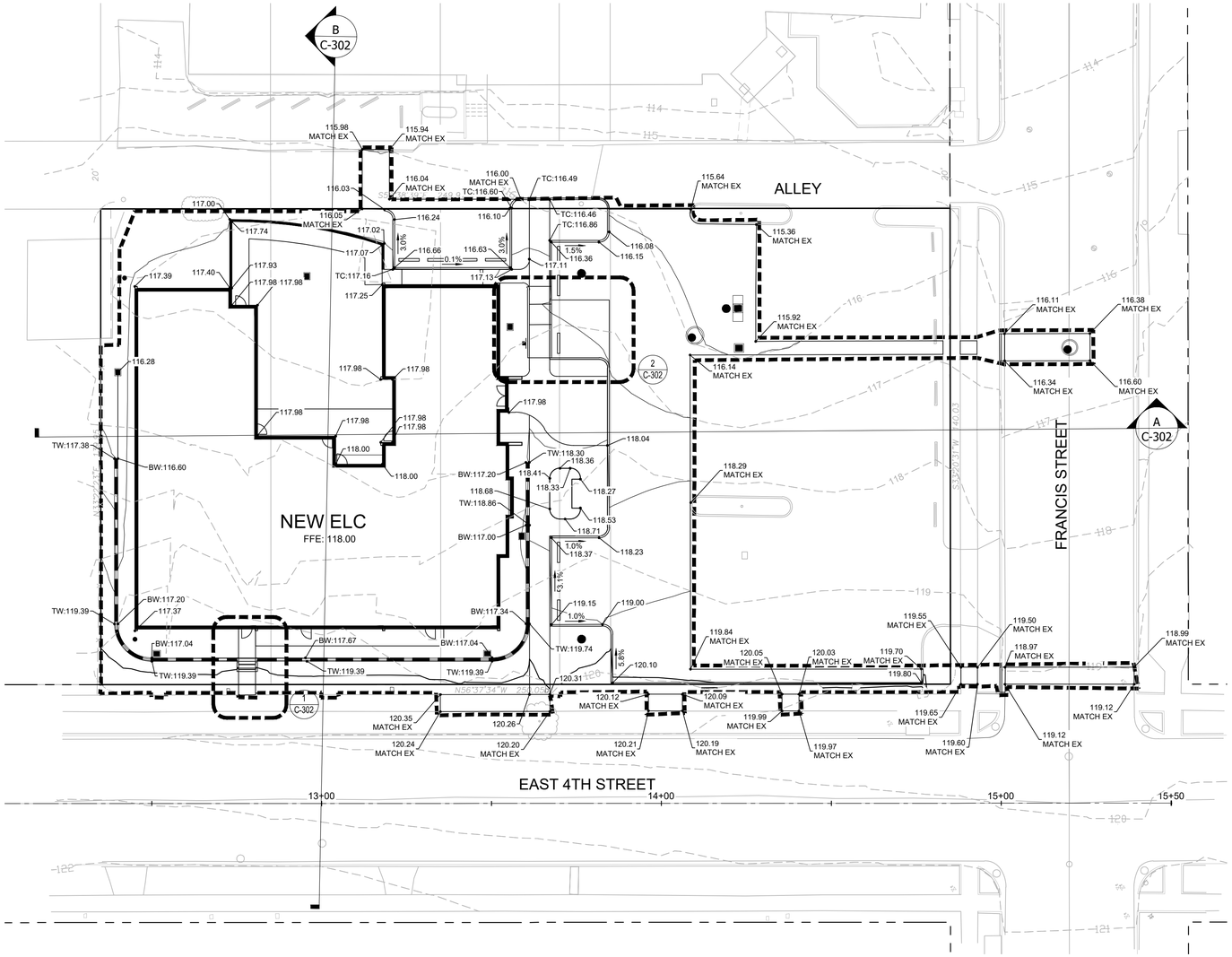

GRADING NOTES

1. ADA COMPLIANCE:
   a. SHALL BE IN ACCORDANCE WITH CFR 28, PART 35;
   b. FOR WORK IN THE RIGHT-OF-WAY, CFR 28, PART 35 SHALL BE SUPPLEMENTED BY THE PUBLIC WORKS RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG);
   c. ALL SITE IMPROVEMENTS SUBJECT TO THE AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN SHALL MEET THE FOLLOWING MAXIMUM SLOPES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND REPLACE IMPROVEMENTS OUT OF COMPLIANCE WITH THE ADA STANDARDS.

   THE FOLLOWING MAXIMUM SLOPES SHALL NOT BE EXCEEDED UNLESS NOTED ON THE PLAN AS A "MAXIMUM EXTENT FEASIBLE" (MEF) LOCATION:
   a. LONGITUDINAL/RUNNING SLOPE OF WALKWAYS AND CROSSWALKS: 5.00%
   b. CROSS SLOPE OF SIDEWALK: 2.00%
   c. LONGITUDINAL/RUNNING SLOPE OF RAMP: 8.33%
   d. CROSS SLOPE OF RAMP: 2.00%
   e. LONGITUDINAL/RUNNING SLOPE OF LANDING: 2.00%
   f. CROSS SLOPE OF LANDING: 2.00%
   g. TOP OF CURB SLOPE AT RAMP FLARE: 10.00%
   h. FLOW LINE SLOPE AT PEDESTRIAN CROSSING: 2.00%
2. REFER TO GEOTECHNICAL ENGINEERING REPORT BY KRAZAN & ASSOCIATES, DATED NOVEMBER 01, 2023, FOR INFORMATION ON EXISTING CONDITIONS AS WELL AS SITE AND SOIL REQUIREMENTS FOR THIS PROJECT.
3. THE SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT THE DESIGN TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURES, VALVE BOXES, VAULT LIDS AND UTILITY ACCESS STRUCTURES THAT WILL BE PRESERVED TO FINISHED GRADE WITHIN AREAS AFFECTED BY CONSTRUCTION.
5. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE AMENDED SOILS PER THE LANDSCAPE PLANS.

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STATE OF WASHINGTON
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11/09/2023

PROJECT
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PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023

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GRADING PLAN

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SHEET
C-301
BUILDING PERMIT

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NOTE:
1. SEE SHEET L-390 FOR LANDSCAPE SCHEDULE AND NOTES.
2. ALL PLANTING AREAS ARE TO RECEIVE SOIL PREPARATION PER DETAILS 6/L-501.

EXISTING YMCA

ALLEY

ALLEY

LIMIT OF DISTURBANCE LINE, TYP.

PARKING LOT LANDDSCAPING PER PAMC 17.40.065

PROPERTY LINE, TYP.

EX. WOOD FENCE TO REMAIN

PROPERTY SETBACK, TYP.

EXISTING SINGLE FAMILY RESIDENCE

BUILDING OVERHANG, TYP.

CONCRETE PAVEMENT, TYP., REFER TO CIVIL FOR PROFILE.

1 L-310

PROPERTY LINE, TYP.

PARKING LOT LANDDSCAPING PER PAMC 17.40.065

EXISTING PARKING LOT TO REMAIN

S. FRANCIS STREET

PORT ANGELES EARLY LEARNING CENTER

2 L-310

S-01

BUILDING OVERHANG, TYP.

CONCRETE PAVEMENT, TYP., REFER TO CIVIL FOR PROFILE.

PARKING LOT LANDDSCAPING PER PAMC 17.40.065

12

5

4

4

4

15'-0" BUILDING SETBACK

VISUAL SCREEN TYPE A LANDSCAPING (AND EXISTING FENCE), PER PAMC 17.40.065.C. EVERGREEN SKYROCKET JUNIPER HEDGE (SMALL COLUMNAR TREES AT 3' ON CENTER, AND SHRUBS AT 1 PER 20 S.F.

TYPE C BLOCK FRONTAGE LANDSCAPING PER PAMC 17.22.435. 'LARGE TREES' AT 25' ON CENTER. 1 SHRUB PER 20 S.F. OF LANDSCAPE STRIP MINIMUM.

LIMIT OF DISTURBANCE LINE, TYP.

EXISTING TREE TO REMAIN

EXISTING TREE TO REMAIN

E. 4TH STREET

0 10 20 30 feet

SCALE: 1" = 10'

NORTH

1 L-301 LANDSCAPE AND MATERIAL PLAN

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SEAL

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

ERIC J. STREEBY

LICENSE NO. 1436
EXPIRES ON 1/24/2024

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
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LANDSCAPE AND MATERIAL PLAN

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SHEET

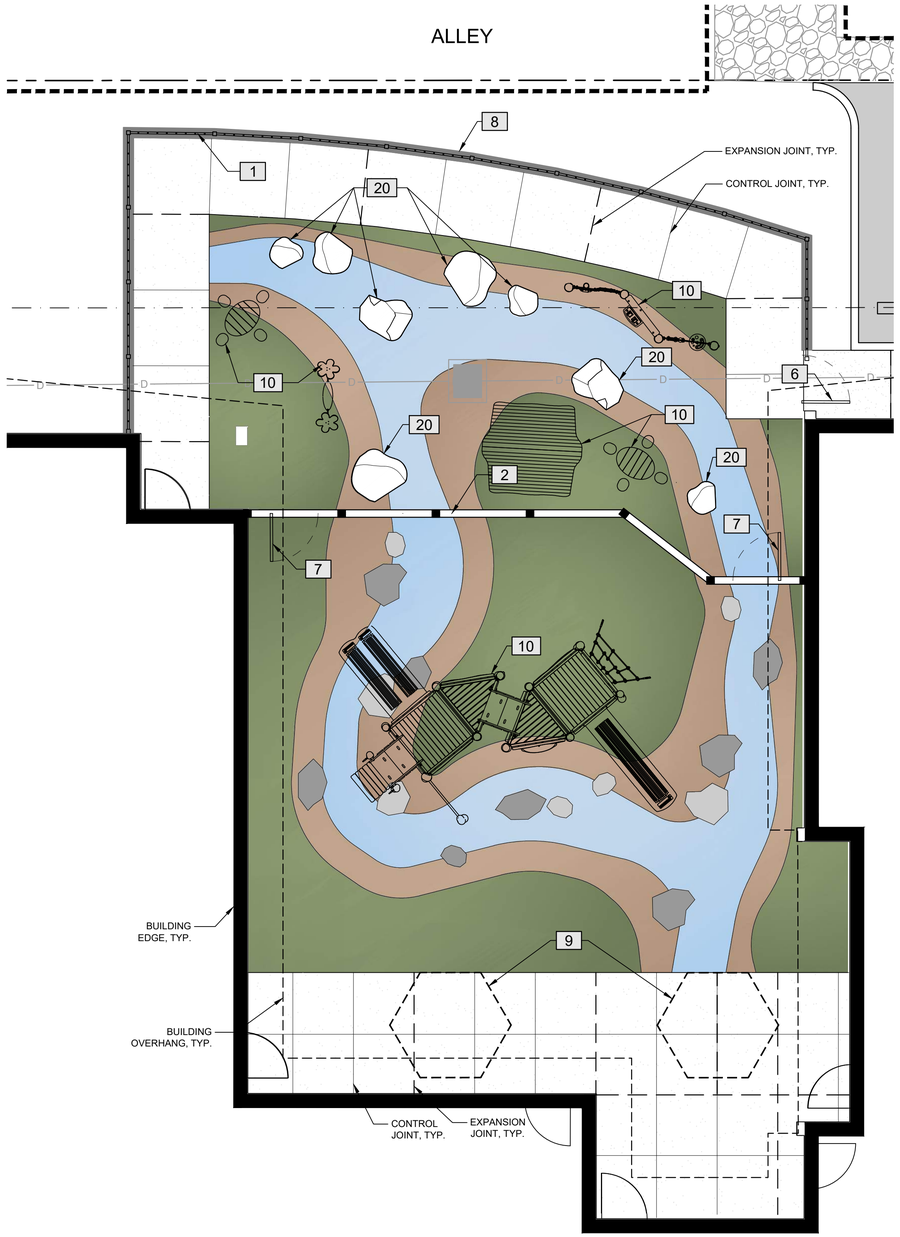
L-301

BUILDING PERMIT

MATERIAL SCHEDULE: PLAY AREA

SYMBOL	DESCRIPTION
1	CHAIN LINK FENCE - BLACK VINYL PVC COATED - 6' HEIGHT
2	CHAIN LINK FENCE - BLACK VINYL PVC COATED, 4' HEIGHT
6	CHAIN LINK SINGLE SWING GATE - BLACK VINYL PVC COATED - 6' HEIGHT
7	CHAIN LINK SINGLE SWING GATE - BLACK VINYL PVC COATED, 4' HEIGHT
8	CONCRETE RETAINING WALL - 8" WIDTH
9	TABLES WITH SHADING - O.F.C.I.
10	PLAY STRUCTURES - O.F.C.I.
20	PLAY BOULDER - O.F.C.I.

SYMBOL	DESCRIPTION
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'A'
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'B'
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'C'
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'D'
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'E'



1 L-310 PLAN ENLARGEMENT: PLAY AREA

0 5 10 15 feet

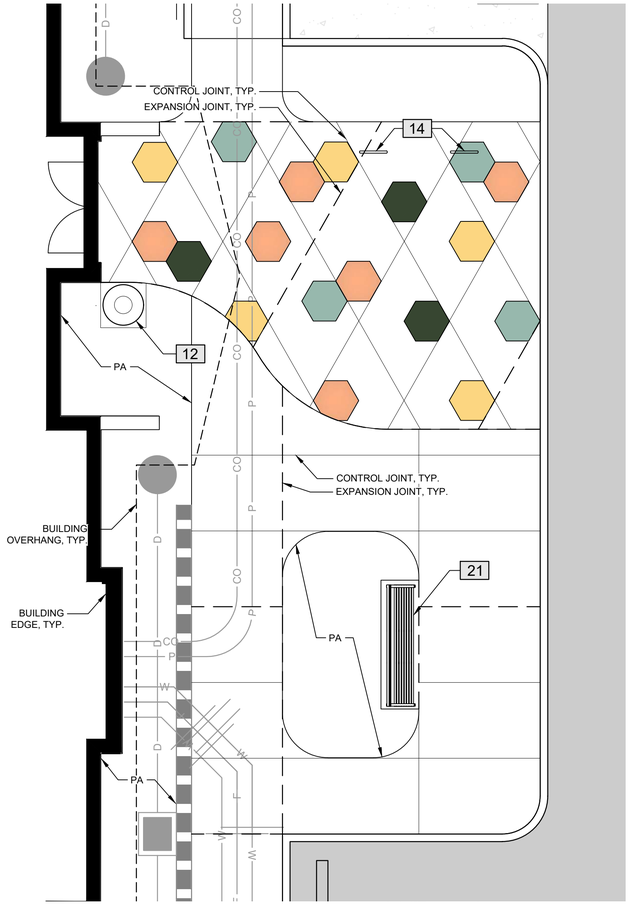
SCALE: 1" = 5'

NORTH

MATERIAL SCHEDULE: FRONT ENTRY

SYMBOL	DESCRIPTION
12	TRASH RECEPTACLE - O.F.C.I.
14	BIKE RACK - O.F.C.I.
21	BENCH - 8' LENGTH

SYMBOL	DESCRIPTION
	EXTERIOR SLIP RESISTANT PAINT - COLOR 'A'
	EXTERIOR SLIP RESISTANT PAINT - COLOR 'B'
	EXTERIOR SLIP RESISTANT PAINT - COLOR 'C'
	EXTERIOR SLIP RESISTANT PAINT - COLOR 'D'



2 L-310 PLAN ENLARGEMENT: FRONT ENTRY

0 5 10 15 feet

SCALE: 1" = 5'

NORTH

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ERIC J. STREEBY

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SHEET TITLE
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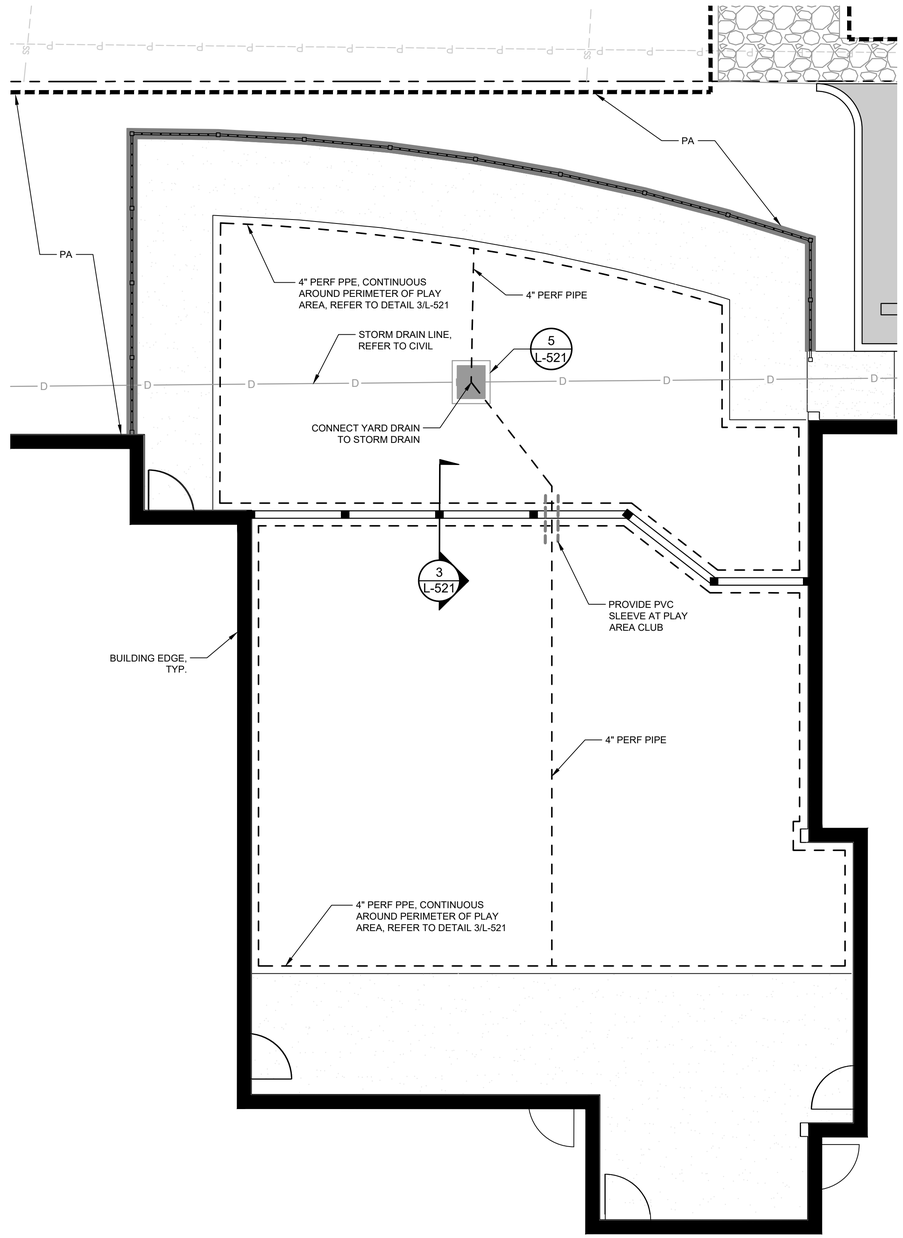

1 L-311 PLAN ENLARGEMENT: PLAY AREA DRAINAGE

SCALE: 1" = 5'

0 5 10 15 feet

NORTH

NOTE: CONTRACTOR TO DETERMINE DRAIN AND PIPE INVERT ELEVATIONS AND SLOPES WHICH WILL BE DEPENDENT UPON PLAY AREA SURFACING THICKNESS, AND SUBGRADE ELEVATIONS.

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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	DETAIL
TREES						
	CHIONANTHUS RETUSUS / CHINESE FRINGE TREE	B & B	2" CAL	6` MIN. HT	2	8/L-501
	EXISTING TREE TO REMAIN	EXISTING			3	7/L-501
	GINKGO BILOBA / MAIDENHAIR TREE	B & B	2" CAL	10` MIN. HT.	2	8/L-501
	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	5 GAL		6` MIN. HT	36	5/L-501
	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B	2" CAL	6` MIN. HT	4	8/L-501

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	DETAIL
SHRUBS				
	CISTUS X FLORENTINUS `REPENS` / FLORENTINE ROCK ROSE	3 GAL	19	2/L-501
	GAULTHERIA SHALLON 'SNOQUALMIE PASS' / SNOQUALMIE PASS DWARF SALAL	5 GAL	36	2/L-501
	MAHONIA AQUIFOLIUM 'ORANGE FLAME' / ORANGE FLAME OREGON GRAPE	3 GAL	59	
	MYRTUS COMMUNIS 'MONFAZRED' / SWEETMAROON COMMON MYRTLE	5 GAL	21	2/L-501
	NANDINA DOMESTICA 'SIENNA SUNRISE' / SIENNA SUNRISE HEAVENLY BAMBOO	3 GAL	43	2/L-501
	PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON ENGLISH LAUREL	5 GAL	20	2/L-501
	SPIRAEA BETULIFOLIA / BIRCH LEAF SPIREA	3 GAL	10	2/L-501
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	5 GAL	14	2/L-501

SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	DETAIL
GROUND COVERS					
	COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER	1 GAL	24" o.c.	502 SF	4/L-501
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL	24" o.c.	45 SF	4/L-501
	VINCA MINOR / COMMON PERIWINKLE	1 GAL	24" o.c.	558 SF	4/L-501

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	CHAIN LINK FENCE - BLACK VINYL PVC COATED - 6' HEIGHT	73 LF	6/L-520
2	CHAIN LINK FENCE - BLACK VINYL PVC COATED, 4' HEIGHT	32 LF	4/L-520
4	BLOCK RETAINING WALL - REFER TO CIVIL, TYP.		
5	CONCRETE STAIRS - 5 RISERS, 5 TREADS WITH HANDRAIL		1/L-521
6	CHAIN LINK SINGLE SWING GATE - BLACK VINYL PVC COATED - 6' HEIGHT	1	5/L-520
7	CHAIN LINK SINGLE SWING GATE - BLACK VINYL PVC COATED, 4' HEIGHT	2	3/L-520
8	CONCRETE RETAINING WALL - 8" WIDTH	175 LF	1/L-520
9	TABLES WITH SHADING - O.F.C.I.		
10	PLAY STRUCTURES - O.F.C.I.		
12	TRASH RECEPTACLE - O.F.C.I.	2	6/L-521
14	BIKE RACK - O.F.C.I.	2	6/L-521
20	PLAY BOULDER - O.F.C.I.		
21	BENCH - 8' LENGTH	1	6/L-521

SYMBOL	DESCRIPTION	QTY	DETAIL
	EXTERIOR SLIP RESISTANT PAINT - COLOR 'A'	35 SF	
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'A'	470 SF	
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'B'	777 SF	
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'C'	451 SF	
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'D'	34 SF	
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'E'	21 SF	
	EXTERIOR SLIP RESISTANT PAINT - COLOR 'B'	24 SF	
	EXTERIOR SLIP RESISTANT PAINT - COLOR 'C'	28 SF	
	EXTERIOR SLIP RESISTANT PAINT - COLOR 'D'	18 SF	

SYMBOL	DESCRIPTION	QTY	DETAIL
	3" DEPTH FINE BARK MULCH	7.3 CY	

GENERAL NOTES

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO RESIST POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
2. COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
3. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
2. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. BCRA SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
   A) ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
   B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
4. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
   A) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
   B) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
5. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
6. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
7. ALL PLANTING AREAS ARE TO RECEIVE 3" DEPTH OF MULCH CONSISTING OF A 50% FINE BARK / 50% ORGANIC MULCH MIXTURE.

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SEAL

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
ERIC J. STREEBY
LICENSE NO. 1436
EXPIRES ON 1/24/2024

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.9.2023
BCRA NO.
22091
DRAWN BY: MT
REVIEWED BY: ES
SHEET TITLE
LANDSCAPE AND MATERIAL PLAN SCHEDULES AND NOTES

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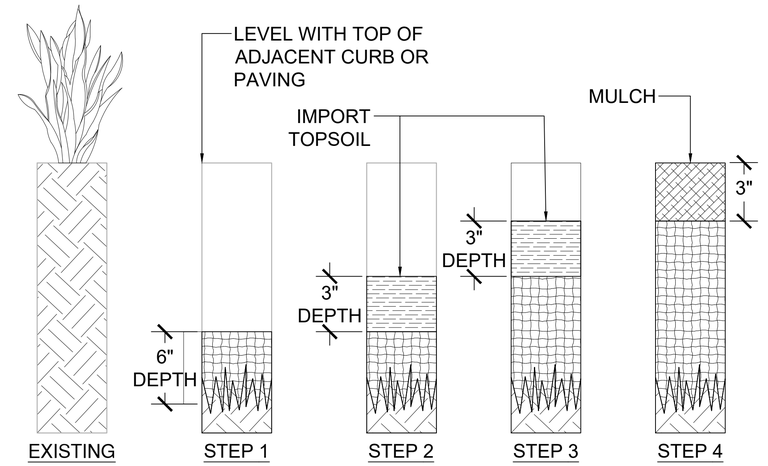


PLANTING AREA PREPARATION

STEP 1

DECOMPACT/SCARIFY TO A MIN SIX (6) INCH DEPTH.

STEP 2

PLACE FIRST THREE (3) INCH LAYER OF IMPORT TOPSOIL AND TILL IN TO 2 INCHES.

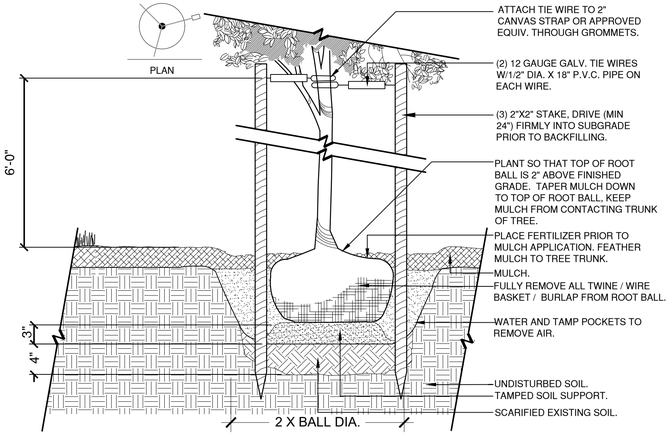
STEP 3

PLACE SECOND THREE (3) INCH LAYER OF IMPORT TOPSOIL AND TILL IN TO 2 INCHES.

STEP 4

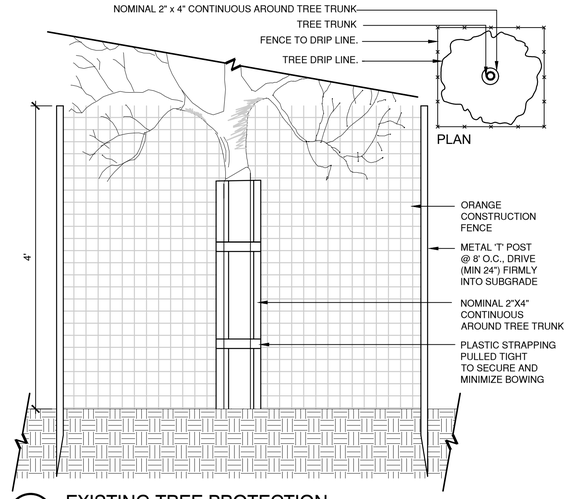
INSTALL PLANTS AND PLACE THREE (3) INCH MULCH LAYER. (SEE PLANTING DETAIL)

NOTE:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
4. PROVIDE TREE PROTECT FENCING AS NECESSARY TO PREVENT CONSTRUCTION DAMAGE.



8 DECIDUOUS TREE PLANTING

1" = 1'-0" P-ED-POR-19



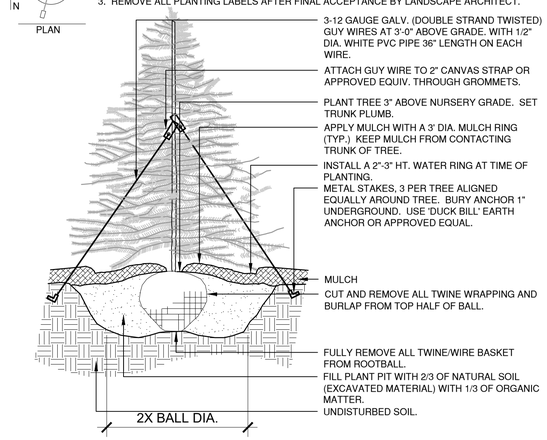
7 EXISTING TREE PROTECTION

1" = 1'-0" 329343.90-99

6 SOIL PREPARATION

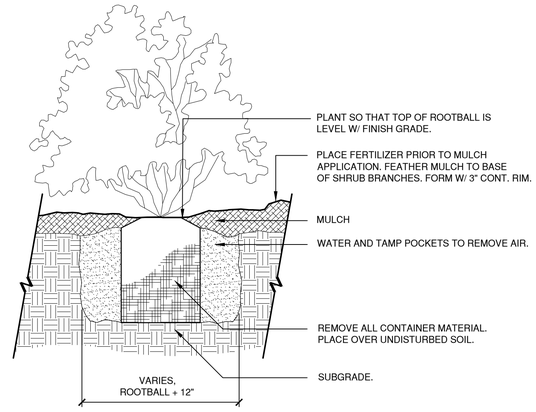
NTS P-ED-POR-27

NOTE:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.



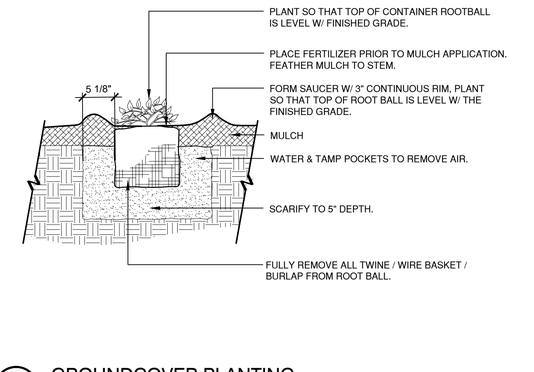
5 EVERGREEN TREE PLANTING

1" = 1'-0" 329343.43-27



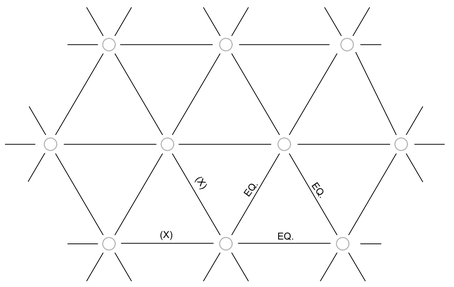
2 SHRUB PLANTING - CONTAINER

1" = 1'-0" 329333.13-01



4 GROUNDCOVER PLANTING

1" = 1'-0" 329333.83-01



DISTANCE (X) AS SPECIFIED IN THE PLANT SCHEDULE.

1 PLANT SPACING

1" = 1" 329300-05

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SEAL

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

ERIC J. STREEBY

LICENSE NO. 1436
EXPIRES ON 1/24/2024

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE 11.9.2023
BCRA NO. 22091
DRAWN BY: MT
REVIEWED BY: ES
SHEET TITLE
PLANTING DETAILS

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DRAWING INDEX

SHEET NO.	TITLE
F-000	COVER SHEET / INDEX / SITE PLAN
	FLOOR LEVELS
F-121	FIRST FLOOR FIRE PROTECTION PLAN
F-122	ATTIC FIRE PROTECTION PLAN

SCOPE OF WORK

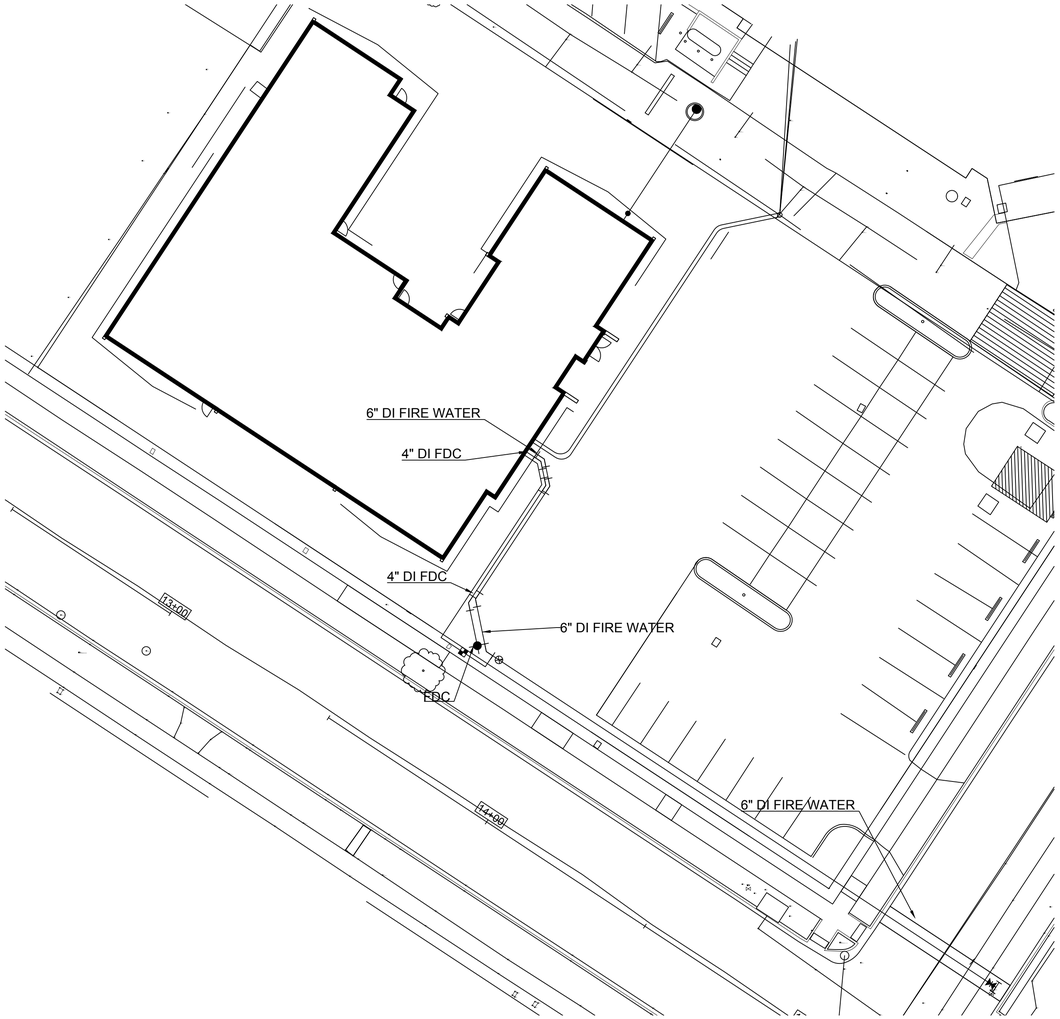
1. DESIGN & INSTALL NEW AUTOMATIC SPRINKLER SYSTEM THROUGHOUT NEW BUILDING
1. PATRIOT POINT OF CONNECTION AT FLANGE INSIDE BUILDING AT FIRST FLOOR.

REGULATORY STANDARDS

1. SYSTEM DESIGN & INSTALLATION SHALL COMPY WITH:
   1A. CITY OF PORT ANGELES
   1B. NFPA 13 2016 EDITION

WATER FLOW INFORMATION

STATIC PRESSURE: 85 PSI
RESIDUAL PRESSURE: 75 PSI
FLOW: 1500 GPM
ELEV. TBD
LOCATION:
DATA BY:



1 SITE PLAN
1" = 20'-0"

GENERAL NOTES

1. ALL MATERIAL AND EQUIPMENT IS TO BE NEW AND UL AND/OR FM APPROVED.
2. PIPING DIMENSIONS ARE CENTER TO CENTER EXCEPT RISERS AND DIMENSIONS SHOWN THUSLY (1–6) WHICH ARE END OF PIPE TO END OF PIPE.
3. EARTHQUAKE BRACING SHALL BE PROVIDED IN ACCORDANCE WITH NFPA PAMPHLET NO. 13, 2016 EDITION. SEE DETAILS, THIS SHEET.
4. PIPE HANGERS AND METHOD OF HANGING IS TO BE IN ACCORDANCE WITH NFPA PAMPHLET NO. 13, 2016 EDITION.
5. PIPING SHALL BE IN ACCORDANCE WITH NFPA PAMPHLET NO. 13, 2016 EDITION. SCHEDULE 10 AND 40 BLACK AT DRY SYSTEMS. SCHEDULE 10 AND SCHEDULE 40 BLACK AT WET SYSTEMS.
6. JOINING OF PIPE AND FITTINGS, THREADED, WELDED, AND GROOVED, SHALL BE IN ACCORDANCE WITH PAMPHLET NO. 13, 2016 EDITION.
7. OWNER IS TO PROVIDE ADEQUATE HEAT IN AREAS PROTECTED BY A WET PIPE SPRINKLER SYSTEM TO PREVENT WATER IN PIPES FROM FREEZING.
8. ALL WIRING OF ELECTRICAL DEVICES IS TO BE PROVIDED BY OTHERS.
9. PAINTING OF PIPE AND EQUIPMENT (IF REQUIRED) IS TO BE PROVIDED BY OTHERS.
10. FURRING OF PIPE AND EQUIPMENT (IF REQUIRED) IS TO BE PROVIDED BY OTHERS.
11. SPRINKLER SYSTEM SHALL OPERATE INSIDE BUILDING ALARM SYSTEM THROUGHOUT PREMISES; COORDINATED WITH FIRE ALARM CONTRACTOR.
12. FOR DRY SYSTEMS ALL BRANCHLINES SHALL BE PITCHED AT LEAST 1/2" PER 10 FEET, AND ALL MAINS SHALL BE PITCHES AT LEAST 1/4" PER 10 FEET

PIPE NOTES

1. ALL GROOVED WET SYSTEM/DRAIN PIPING TO BE BLK. SCH. 10.
2. ALL GROOVED DRY SYSTEM PIPING TO BE BLACK SCH. 10.
3. ALL THREADED END WET SYSTEM/DRAIN PIPING TO BE BLK. SCH. 40.
4. ALL THREADED END DRY SYSTEM PIPING TO BE BLACK SCH. 40.
5. ALL GROOVED COUPLINGS TO BE RIGID UNO BY "FLX"
6. ALL TREADED FITTINGS TO BE DUCTILE OR CAST IRON (BLACK)

FOR REFERENCE ONLY
FIRE PROTECTION IS A DIFFERED SUBMITTAL

PATRIOT FIRE PROTECTION, INC.
2707 70TH AVENUE EAST
TACOMA, WA 98424

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.9.2023

BCRA NO.

DRAWN BY: CO

REVIEWED BY:

SHEET TITLE
COVER SHEET/ INDEX
SITE PLAN

bcra

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SHEET
F-000

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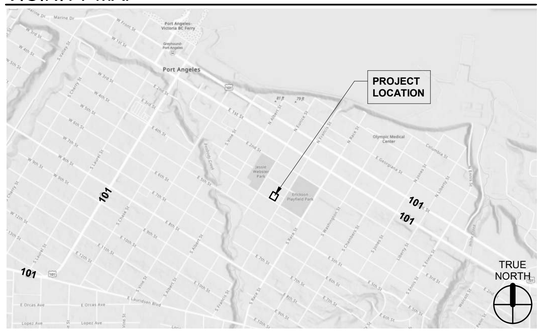
OLYMPIC PENINSULA YMCA

PORT ANGELES EARLY LEARNING CENTER

717 E 4TH ST
PORT ANGELES, WA 98362

BUILDING PERMIT - 11.9.2023

VICINITY MAP



PROJECT INFORMATION

SITE ADDRESS	717, 723 & 725 E 4TH ST PORT ANGELES, WA 98362	
SCOPE OF WORK	NEW 1-STORY, WOOD FRAMED EARLY LEARNING CENTER	
PROJECT SITE ACCESS	EAST:	EXISTING PAVED ALLEY ENTRY FROM N FRANCIS ST
	SOUTH:	EXISTING PAVED ENTRY FROM E 4TH ST

SHEET INDEX

SHEET NUMBER	SHEET TITLE
GENERAL	
G-101	COVER
G-201	CODE ANALYSIS
G-301	AIR BARRIER PLAN AND SECTIONS
CIVIL	
C-001	COVER SHEET
C-002	GENERAL NOTES, ABBREVIATIONS AND LEGENDS
C-101	DEMOLITION AND TESC PLAN
C-201	SITE AND SURFACING PLAN
C-301	GRADING PLAN
C-302	GRADING DETAILS
C-401	STORM DRAINAGE AND UTILITY PLAN
C-501	TESC DETAILS
C-502	SITE AND SURFACING DETAILS
C-503	SITE AND SURFACING DETAILS
C-504	STORM DRAINAGE DETAILS
C-505	STORM DRAINAGE DETAILS
C-506	STORM DRAINAGE DETAILS
C-507	STORM DRAINAGE DETAILS
C-508	UTILITY DETAILS
LANDSCAPE	
L-301	LANDSCAPE AND MATERIAL PLAN
L-310	LANDSCAPE AND MATERIAL PLAN ENLARGEMENTS
L-311	LANDSCAPE AND MATERIAL PLAN ENLARGEMENTS
L-390	LANDSCAPE AND MATERIAL PLAN SCHEDULES AND NOTES
L-501	PLANTING DETAILS
L-520	SITE DETAILS
L-521	SITE DETAILS
ARCHITECTURAL	
A-121	FIRST FLOOR PLAN
A-122	ATTIC FLOOR PLAN
A-131	FIRST FLOOR FINISH PLAN
A-151	FIRST FLOOR REFLECTED CEILING PLAN
A-161	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-211	INTERIOR ELEVATIONS
A-212	INTERIOR ELEVATIONS
A-213	INTERIOR ELEVATIONS
A-214	CLASSROOM ELEVATIONS - INFANT ROOM
A-215	CLASSROOM ELEVATIONS - TODDLER ROOM
A-216	CLASSROOM ELEVATIONS - PRESCHOOL ROOM
A-217	CLASSROOM ELEVATIONS - PRESCHOOL ROOM
A-218	CLASSROOM ELEVATIONS - STEM/ART MULTIPURPOSE ROOM
A-301	BUILDING SECTIONS
A-302	BUILDING SECTIONS
A-311	WALL SECTION
A-501	ACCESSIBILITY STANDARDS AND REQUIREMENTS
A-502	ACCESSIBILITY AND REQUIREMENTS
A-503	ACCESSIBILITY AND REQUIREMENTS
A-541	TYPICAL AIR BARRIER SEQUENCING
A-542	DOOR AND RELITE DETAILS
A-543	WINDOW DETAILS
A-551	CEILING DETAILS
A-561	ROOF DETAILS
A-562	ROOF DETAILS
A-591	WALL DETAILS
A-611	DOOR SCHEDULE - DOOR & FRAME TYPES
A-612	STOREFRONT & WINDOW TYPES
A-621	WALL ASSEMBLY TYPES
A-622	FLOOR & ROOF ASSEMBLIES
STRUCTURAL	
S-001	GENERAL NOTES
S-002	GENERAL NOTES
S-003	GENERAL NOTES
S-004	GENERAL NOTES
S-005	GENERAL NOTES
S-121	FOUNDATION/GRADE LEVEL FRAMING PLAN
S-161	ROOF FRAMING PLAN
S-301	CONCRETE DETAILS
S-302	CONCRETE DETAILS
S-303	CONCRETE DETAILS
S-401	WOOD FRAMING DETAILS
S-402	WOOD FRAMING DETAILS
S-403	WOOD FRAMING DETAILS
S-404	WOOD FRAMING DETAILS
S-405	WOOD FRAMING DETAILS
S-411	WOOD FRAMING DETAILS
S-412	WOOD FRAMING DETAILS
S-413	WOOD FRAMING DETAILS
S-421	GLULAM DETAILS
MECHANICAL	
M-001	GENERAL NOTES, LEGEND ABBREVIATIONS AND SHEET INDEX
M-002	SCHEDULES
M-003	SCHEDULES
M-004	SCHEDULES
M-201	FIRST FLOOR MECHANICAL PLAN
M-202	MECHANICAL ATTIC PLAN
M-203	MECHANICAL ROOF PLAN
M-211	FIRST FLOOR PIPING PLAN
M-212	ROOF PIPING PLAN
M-221	FIRST FLOOR CONDENSATE PIPING PLAN
M-222	MECHANICAL ATTIC CONDENSATE PIPING PLAN
M-501	MECHANICAL CONTROL DIAGRAMS
M-502	MECHANICAL CONTROL DIAGRAMS
M-503	REFRIGERANT PIPING DIAGRAM
M-601	DETAILS
M-602	DETAILS
PLUMBING	
P0.00	PLUMBING SPECIFICATIONS AND SCHEDULES
P0.01	PLUMBING SPECIFICATIONS AND SCHEDULES
P2.01a	LEVEL 01 WASTE & VENT PLUMBING
P2.01b	LEVEL 01 DOMESTIC WATER PLUMBING
P2.RF	ROOF PLUMBING
P2.UG	UNDERGROUND PLUMBING
P3.00	PLUMBING DETAILS
ELECTRICAL	
E-001	GENERAL NOTES, ABBREVIATIONS AND SHEET INDEX
E-002	LEGEND
E-003	SPECIFICATIONS
E-004	MECHANICAL EQUIPMENT SCHEDULES
E-005	PANEL SCHEDULES
E-006	PANEL SCHEDULES
E-007	LUMINAIRE SCHEDULE
E-101	ELECTRICAL SITE PLAN
E-201	FIRST FLOOR POWER PLAN
E-202	FIRST FLOOR AUXILIARY PLAN
E-203	FIRST FLOOR LIGHTING PLAN
E-204	ELECTRICAL ATTIC PLAN
E-205	ELECTRICAL ROOF PLAN
E-301	ENLARGED ELECTRICAL ROOM PLANS
E-501	SINGLE LINE DIAGRAM
E-601	DETAILS
E-602	DETAILS
E-701	WASHINGTON STATE ENERGY CODE COMPLIANCE FORMS
TELECOM	
T-001	GENERAL NOTES, ABBREVIATIONS AND SHEET INDEX
T-002	LEGEND
T-003	SPECIFICATIONS
T-201	FIRST FLOOR TELECOM PLAN
FIRE SPRINKLER (for reference only)	
F-000	COVER SHEET, INDEX, SITE PLAN
F-121	FIRST FLOOR FIRE PROTECTION PLAN
F-122	ATTIC FIRE PROTECTION PLAN

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FIRE SPRINKLER
PATRIOT FIRE SYSTEMS
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CONTACT: JOHN DACCA
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2106 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402

SEAL
9713 REGISTERED ARCHITECT
CHRISTOPHER SPADAFORE
STATE OF WASHINGTON

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
717 E 4TH ST
PORT ANGELES, WA 98362

REVISIONS

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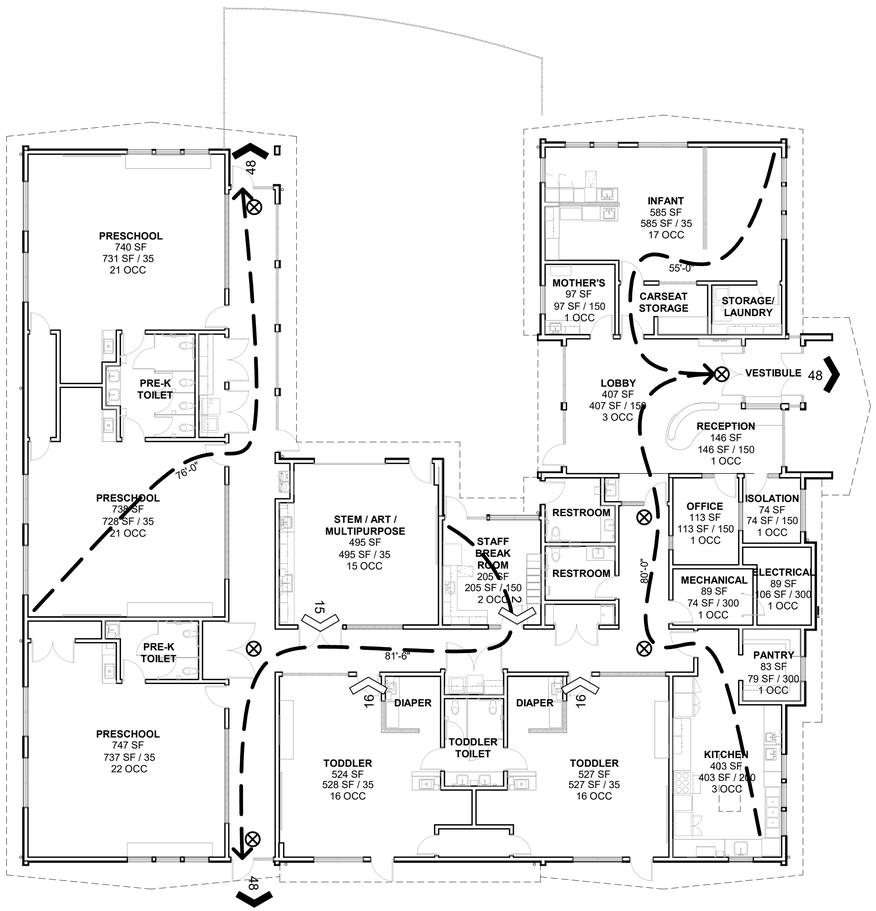

1 LIFE SAFETY PLAN

3/32" = 1'-0"

LIFE SAFETY PLAN GENERAL NOTES

1. REFER TO ELECTRICAL DRAWINGS FOR FULL CONFIGURATION OF EGRESS LIGHTING.

LIFE SAFETY PLAN LEGEND

- 135 — EXIT OCCUPANT LOAD - BUILDING
- 62 — EXIT OCCUPANT LOAD - ROOM / AREA
- EXIT LIGHT - REFER ALSO TO ELECTRICAL
- 122'-0" — TRAVEL DISTANCE PATH / TRAVEL DISTANCE

PORT ANGELES EARLY LEARNING CENTER

CURRENT ADOPTED CODES:

2018 INTERNATIONAL BUILDING CODE (IBC), WAC 51-50
2018 INTERNATIONAL MECHANICAL CODE (IMC) & WAC 51-52
2018 UNIFORM PLUMBING CODE (UPC), WAC 51-56, 51-57
2023 NATIONAL ELECTRICAL CODE (NFPA 70) & WAC 51-54
2018 WASHINGTON STATE ENERGY CODE (WSEC)
2018 INTERNATIONAL FIRE CODE (IFC) & WAC 51-542015
2009 ICC A117.1
FOUNDATIONAL QUALITY STANDARDS FOR EARLY LEARNING PROGRAMS, WAC 110-300

DEFERRED SUBMITTALS

THE FOLLOWING CONTRACTOR-DESIGNED SYSTEMS REQUIRE DEFERRED SUBMITTALS TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL:

- PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES
- SUSPENDED ACOUSTICAL CEILINGS
- FIRE ALARM EMERGENCY COMMUNICATION SYSTEM
- FIRE SPRINKLER SYSTEM
- SEISMIC BRACING DESIGN FOR MECHANICAL EQUIPMENT, DUCTWORK, AND PIPING

BUILDING STATISTICS:

SITE ADDRESS:	717, 723 & 725 E 4TH ST PORT ANGELES, WA 98362
PARCEL NUMBERS:	063000770305, 063000600075, 063000600072
ZONING:	RESIDENTIAL
PROJECT SITE AREA:	6997.82 SF, 6997.28 SF, 6996.75 SF
OCCUPANCY:	GROUP E
TOTAL BUILDING OCCUPANTS:	143
TYPE OF CONSTRUCTION:	VB WITH AUTOMATIC SPRINKLER SYSTEM
NUMBER OF STORIES:	1 STORY
BUILDING HEIGHT:	24'-3"
BUILDING AREA:	9,152.1 SF

IBC CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

GROUP E, DAY CARE FACILITIES (305.2)	THIS GROUP INCLUDES BUILDINGS AND STRUCTURES OR PORTIONS THEREOF OCCUPIED BY MORE THAN FIVE CHILDREN OLDER THAN 2-1/2 YEARS OF AGE WHO RECEIVE EDUCATIONAL, SUPERVISION OR PERSONAL CARE SERVICES FOR FEWER THAN 24 HOURS PER DAY.

IBC CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

GENERAL BUILDING HEIGHT AND AREA LIMITATIONS - GENERAL (503.1)	BUILDING HEIGHT, NUMBER OF STORIES AND BUILDING AREA SHALL NOT EXCEED THE LIMITS SPECIFIED IN SECTION 504 AND 506 BASED ON THE TYPE OF CONSTRUCTION AND THE OCCUPANCIES EXCEPT AS MODIFIED HEREAFTER
ALLOWABLE BUILDING HEIGHT: (TABLE 504.3)	VB W/ SPRINKLERS: 60 FEET > 24'-3" FEET (ACTUAL)
ALLOWABLE NUMBER OF STORIES: (TABLE 504.4)	VB W/ SPRINKLERS: 2 STORIES = 1 STORY (ACTUAL)
ALLOWABLE AREA FACTOR: (TABLE 506.2)	VB W/ SPRINKLERS: 28,500 SF PER STORY

IBC CHAPTER 6 - TYPES OF CONSTRUCTION:

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS): (TABLE 601)	BUILDING ELEMENT	TYPE VB
	PRIMARY STRUCTURAL FRAME	0
	BEARING WALLS	
	EXTERIOR	0
	INTERIOR	0
	NONBEARING WALLS AND PARTITIONS	
	EXTERIOR	TABLE 602
	INTERIOR	0
	FLOOR CONSTRUCTION	0
	ROOF CONSTRUCTION	0
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (HOURS): (TABLE 602)	FIRE SEPARATION DISTANCE	X>30
	TYPE OF CONSTRUCTION	ALL
	OCCUPANCY GROUP GROUP I-4	0

IBC CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:

OPENINGS (705.8)	PER 705.8.1 EXCEPTION 2: BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS, AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.

INTERIOR FINISHES:

INTERIOR FINISH CLASSIFICATIONS (TABLE 803.13)	FULLY SPRINKLERED - REQUIREMENTS FOR INTERIOR WALL AND CEILING FINISH SHALL APPLY AS FOLLOWS:

OCCUPANCY B AND E

INTERIOR EXIT STAIRS	CORRIDORS / EXIT ACCESS STAIRWAYS	ROOMS / ENCLOSED SPACES
B	C	C

FIRE PROTECTION SYSTEMS:

AUTOMATIC SPRINKLER SYSTEMS (IBC 903.2.3, NFPA 13)	NFPA 13 QUICK RESPONSE: NON-COMBUSTIBLE AREAS ABOVE THE CEILING ARE REQUIRED TO BE PROVIDED WITH SPRINKLER PROTECTION.
FIRE ALARM AND DETECTION SYSTEMS - GROUP E (907.2.3)	A MANUAL FIRE ALARM SYSTEM THAT INITIATES THE OCCUPANT NOTIFICATION SIGNAL UTILIZING AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM SHALL BE INSTALLED IN GROUP E. AUTOMATIC SPRINKLER SYSTEMS OR SMOKE DETECTORS SHALL BE CONNECTED TO THE BUILDING FIRE ALARM SYSTEM.
PORTABLE FIRE EXTINGUISHERS (NFPA 10, IBC AND IFC 906)	PER IFC 906.1 ITEM 1: FIRE EXTINGUISHERS REQUIRED. PER IBC TABLE 906.3(1): THE MAXIMUM DISTANCE OF TRAVEL TO AN EXTINGUISHER IS 75'.

MEANS OF EGRESS:

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	FUNCTION OF SPACE	FLOOR AREA (SF) PER OCCUPANT
	DAYCARE	35 SF/OCC NET
	BUSINESS	150 SF/OCC GROSS
	STORAGE / MECHANICAL	300 SF/OCC GROSS
	KITCHEN	200 SF/OCC GROSS

CUMULATIVE OCCUPANT LOAD FOR ADJACENT STORIES (1004.1.1.3)	OTHER THAN FOR THE EGRESS COMPONENTS DESIGNED FOR CONVERGENCE IN ACCORDANCE WITH SECTION 1005.6, THE OCCUPANT LOAD FROM SEPARATE STORIES SHALL NOT BE ADDED.
MINIMUM EGRESS WIDTH BASED ON COMPONENT (1005.3)	PER IBC 1005.3.2 EXCEPTION 1: OTHER EGRESS COMPONENTS = 0.15 INCHES PER OCCUPANT WITH AUTOMATIC SPRINKLER SYSTEM
DISTRIBUTION OF EGRESS CAPACITY (1005.5)	WHERE MORE THAN ONE EXIT, OR ACCESS TO MORE THAN ONE EXIT, IS REQUIRED, THE MEANS OF EGRESS SHALL BE CONFIGURED SUCH THAT THE LOSS OF ANY ONE EXIT, OR ACCESS TO ONE EXIT, SHALL NOT REDUCE THE AVAILABLE CAPACITY OR WIDTH TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY OR WIDTH.
ENCROACHMENT (1005.7)	PER 1005.7.1: DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7 INCHES. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF.
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY (TABLE 1006.2.1)	OCCUPANCY: E[h]; MAX OCC LOAD: 49

h. DAY CARE FACILITIES. ROOMS OR SPACES WHERE CARE IS PROVIDED FOR MORE THAN 10 CHILDREN THAT ARE 2-1/2 YEARS OF AGE OR LESS, SHALL HAVE ACCESS TO NOT LESS THAN TWO EXITS OR EXIT ACCESS DOORWAYS.

EXIT DOORWAY CONFIGURATION (1007.1)	PER 1007.1.1 EXCEPTION 2, THE SEPARATION DISTANCE BETWEEN EXIT DOORS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED FOR BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.
DIRECTION OF DOOR SWING (1010.1.2.1)	DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS.
TRAVEL DISTANCE (1017.2)	FOR BUILDINGS PROTECTED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, TRAVEL DISTANCE SHALL NOT EXCEED 250' FOR GROUP E OCCUPANCY.
CORRIDOR FIRE-RESISTANCE RATING (TABLE 1020.1)	CORRIDORS IN GROUP E OCCUPANCY WITH A SPRINKLER SYSTEM; FIRE-RESISTANCE RATING = 0
CORRIDOR WIDTH AND CAPACITY (1020.2)	E OCCUPANCY: 44" MIN

PLUMBING FIXTURES:

ALL GENDER FACILITIES (WAC 2902.2.2)	ALL-GENDER TOILET FACILITIES, WHEN PROVIDED, SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 1. THERE IS NO REDUCTION IN THE NUMBER OF FIXTURES REQUIRED TO BE PROVIDED FOR MALE AND FEMALE IN THE TYPE OF OCCUPANCY AND IN THE MINIMUM NUMBER SHOWN IN TABLE 2902.1. 2. ALL-GENDER MULTIUSER TOILET ROOMS SHALL HAVE WATER CLOSETS AND URINALS LOCATED IN TOILET COMPARTMENTS IN ACCORDANCE WITH ICC A117.1. 3. ALL-GENDER MULTIUSER TOILET ROOM WATER CLOSET AND URINAL COMPARTMENTS SHALL HAVE FULL-HEIGHT WALLS AND A DOOR ENCLOSING THE FIXTURE TO ENSURE PRIVACY. 4. ALL-GENDER TOILET ROOM WATER CLOSET AND URINAL COMPARTMENT DOORS SHALL BE SECURABLE FROM WITHIN THE COMPARTMENT. 5. ALL-GENDER TOILET ROOMS PROVIDED FOR THE USE OF MULTIPLE OCCUPANTS, THE EGRESS DOOR FROM THE ROOM SHALL NOT BE LOCKABLE FROM THE INSIDE OF THE ROOM. 6. COMPARTMENTS SHALL NOT BE REQUIRED IN A SINGLE-OCCUPANT TOILET ROOM WITH A LOCKABLE DOOR.

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (WAC TABLE 2902.1)

OCCUPANCY	WC MALE	WC FEMALE	LAV MALE	LAV FEMALE
E[e]	1/35	1/25	1/85	1/50

e. FOR GROUP E OCCUPANCIES: THE NUMBER OF OCCUPANTS SHALL BE DETERMINED BY USING A CALCULATION OF 100 SQUARE FEET GROSS BUILDING AREA PER STUDENT FOR THE MINIMUM NUMBER OF PLUMBING FIXTURES.

- OCCUPANCY CALC; 9,153/100 = 92 OCCUPANTS

REQUIRED FIXTURES PER FLOOR	WC FIXTURES-GENDER-NEUTRAL	92/25 = 4
	LAV FIXTURES-GENDER-NEUTRAL	92/50 = 2
PROVIDED FIXTURES PER FLOOR	WC FIXTURES-GENDER-NEUTRAL	10
	LAV FIXTURES-GENDER-NEUTRAL	7
REQUIRED DRINKING FOUNTAINS	PER WAC 51-50, 2902.5.1, ONE DRINKING FOUNTAIN IS REQUIRED FOR THE FIRST 150 OCC, THEN ONE PER EACH ADDITIONAL 500 OCC. 143 OCC = 1 REQUIRED 2 PROVIDED	
REQUIRED BOTTLE FILLING STATIONS (WAC 2902.5.4.1)	IN GROUP E OCCUPANCIES WITH AN OCCUPANT LOAD OVER 30, A MINIMUM OF ONE BOTTLE FILLING STATION SHALL BE PROVIDED ON EACH FLOOR. THIS BOTTLE FILLING STATION MAY BE INTEGRAL TO A DRINKING FOUNTAIN. PROVIDED: 1	

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STATE OF WASHINGTON

PROJECT
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717 E 4TH ST
PORT ANGELES, WA 98362

REVISIONS

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11.9.2023
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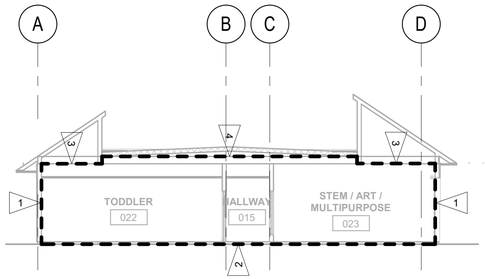
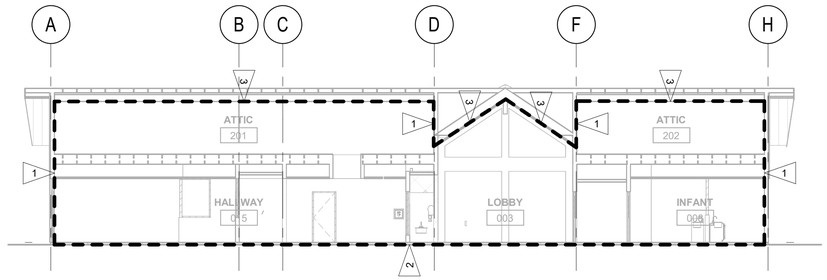
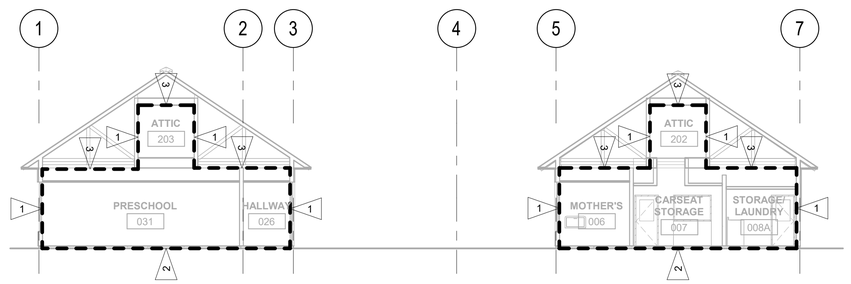


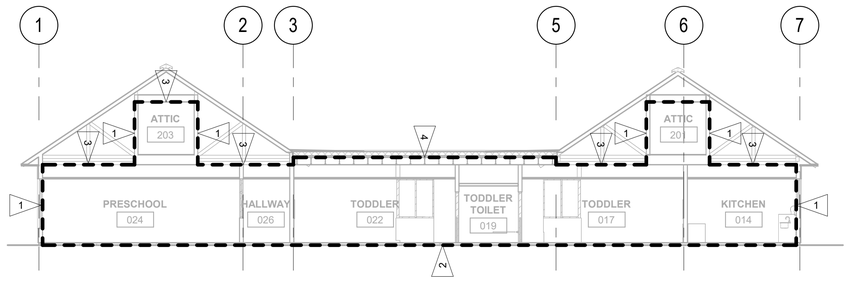
5 AIR BARRIER SECTION
3/32" = 1'-0"



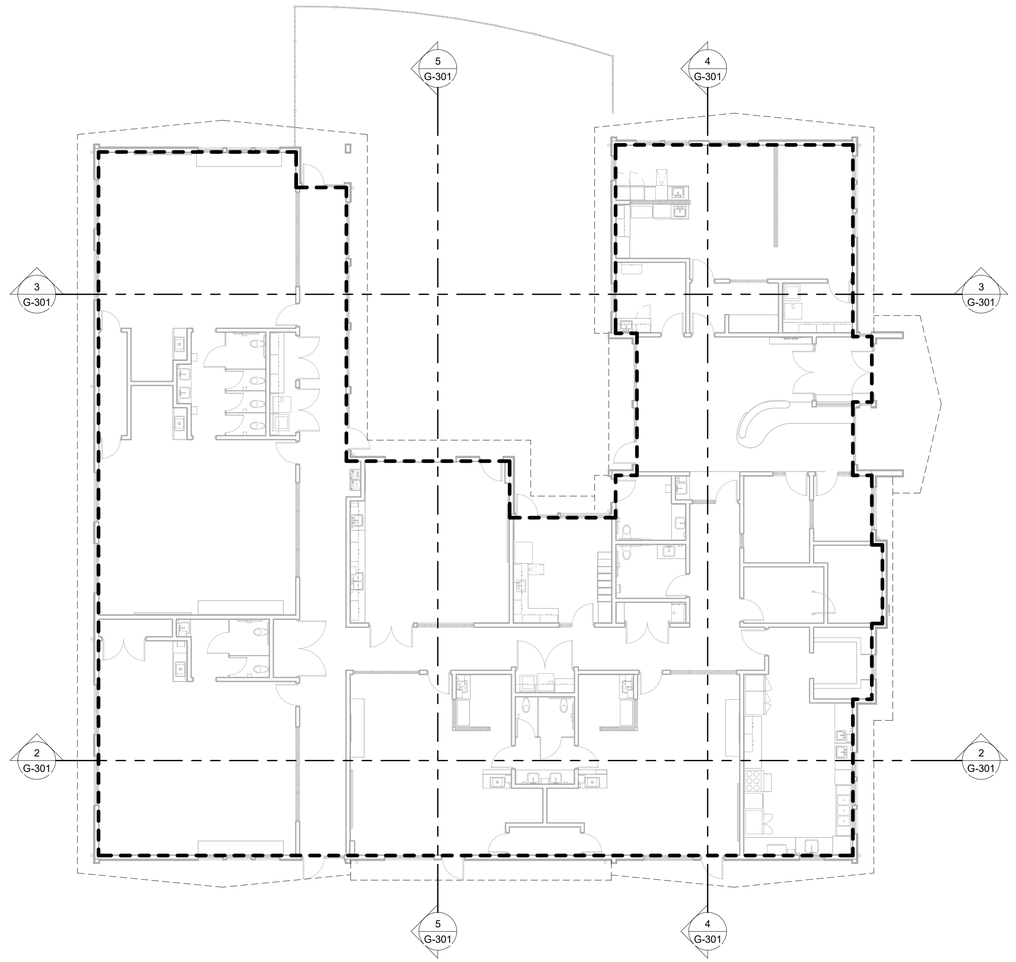
4 AIR BARRIER SECTION
3/32" = 1'-0"



3 AIR BARRIER SECTION
3/32" = 1'-0"



2 AIR BARRIER SECTION
3/32" = 1'-0"



1 AIR BARRIER PLAN
3/32" = 1'-0"

AIR BARRIER FLAGNOTES

1. WALL: SMART VAPOR RETARDER ON INTERIOR FACE OF FRAMING
2. FLOOR: CONCRETE SLAB ON GRADE w/ UNDERSLAB VAPOR RETARDER
3. ROOF: SMART VAPOR RETARDER ON UNDERSIDE OF ROOF FRAMING
4. ROOF: AIR & WATER BARRIER ON TOP OF ROOF SHEATHING

AIR BARRIER GENERAL NOTES

1. INSTALL A CONTINUOUS AIR BARRIER SYSTEM (**PRESSURE BOUNDARY**) OVER THE ENTIRE EXTERIOR ENVELOPE (ROOF, WALLS AND FLOORS) SEPARATING THE INTERIOR CONDITIONED AIR FROM THE EXTERIOR, UNCONDITIONED AIR, WITH THE LEAKAGE RATE NOT EXCEEDING 0.40 CFM PER SQUARE FOOT OF EXTERIOR ENVELOPE AREA AT 75 Pa OR 0.3 Wg. THE CONTINUOUS BUILDING AIR BARRIER SYSTEM INCLUDES AIRTIGHT CONNECTIONS TO ANY PENETRATIONS, WINDOWS, DOORS, LOUVERS AND BETWEEN ADJACENT DIFFERENT TYPES OR AIR BARRIER SYSTEMS.
2. REFER TO SPECIFICATION SECTION 07 2700 FOR PERFORMANCE REQUIREMENTS OF AIR BARRIER SYSTEMS (**PRESSURE BOUNDARY**).
3. REFER TO SPECIFICATION SECTION 07 2700 FOR TESTING CRITERIA FOR AIR BARRIER SYSTEMS (**PRESSURE BOUNDARY**).
4. REFER TO ARCHITECTURAL DETAILS AND MANUFACTURER'S DETAILS (AND INSTALLATION INSTRUCTIONS) FOR AIR BARRIER SYSTEM CONNECTION DETAILS.
5. SEAL ALL PENETRATIONS, HOLES AND GAPS IN THE AIR BARRIER SYSTEM AIRTIGHT.
6. WHERE TOP PLATE SERVES AS AIR BARRIER SEAL ALL GAPS WITH SPRAY FOAM.
7. CONNECT THE ROOF, WALL AND FLOOR AIR BARRIER SYSTEMS AIRTIGHT.

AIR BARRIER LEGEND

PRESSURE BOUNDARY (**27,690.1** SF TOTAL)
- FLOOR 8,820.2 SF
- WALL 8,970.3 SF
- ROOF 9,899.6 SF

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AIR BARRIER PLAN AND SECTIONS

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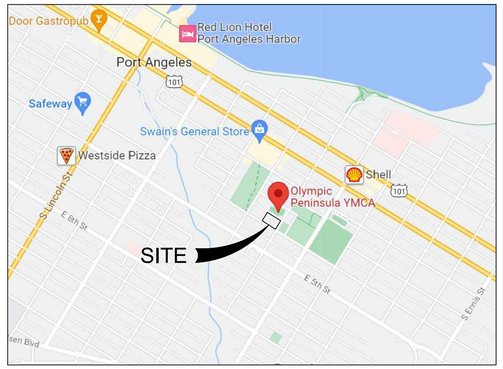


VICINITY MAP

SCALE: NTS

SURVEY INFORMATION

FROM NTI SURVEYING, DATED JULY 13TH, 2023.

LEGAL DESCRIPTION

LEWIS & MASTICK'S SUBDIVISION (VOLUME 1, PAGE 52)

A.F. NO. 2022-1433866 (LOT 14)

A.F. NO. 2001-1068931 (LOT 15)

CAIN'S SUBDIVISION (VOLUME 2, PAGE 63)

A.F. NO. 2001-1069420 (LOTS 6-10)

ALLEYS

A.F. NO. 2002-1097339-2002-1095256

ORDINANCE #1497

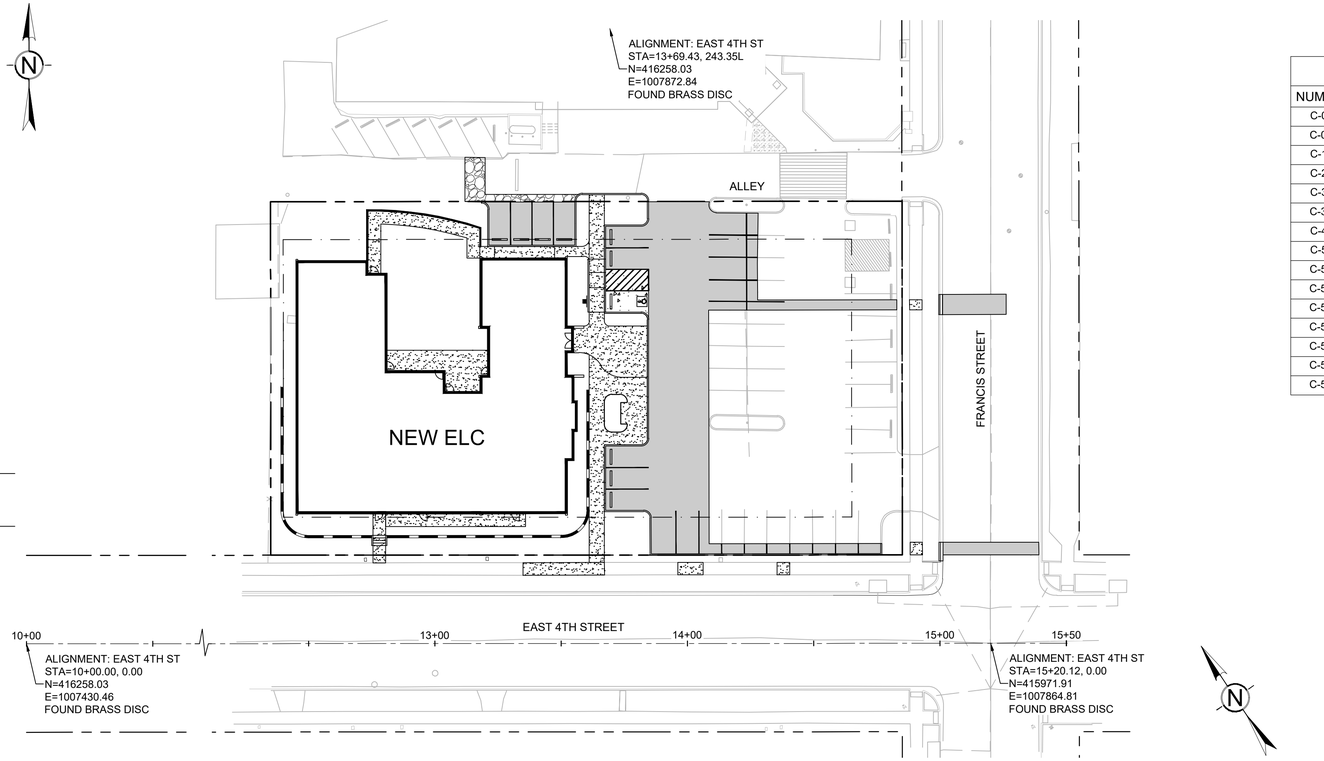
ALL SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY

BASIS OF BEARING

THIS SURVEY IS BASED UPON THE WASHINGTON COORDINATE SYSTEM GRID, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, 1991 ADJUSTMENT (NAD83/91), SAID DATUM WAS DERIVED FROM TIES TO GPS STATIONS 06301160 (H14-3-1) AND 06301170 (I13-2-1) AS SHOWN ON VOLUME 34 OF SURVEYS, PAGE 42, RECORDS OF CLALLAM COUNTY, WASHINGTON.

VERTICAL DATUM

NGVD 88 BASED ON CCGF CONTROL POINT 06301160



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SHEET INDEX

NUMBER	TITLE
C-001	COVER SHEET
C-002	GENERAL NOTES ABBREVIATIONS AND LEGENDS
C-101	DEMOLITION AND TESC PLAN
C-201	SITE AND SURFACING PLAN
C-301	GRADING PLAN
C-302	GRADING DETAILS
C-401	STORM DRAINAGE AND UTILITY PLAN
C-501	TESC DETAILS
C-502	SITE AND SURFACING DETAILS
C-503	SITE AND SURFACING DETAILS
C-504	STORM DRAINAGE DETAILS
C-505	STORM DRAINAGE DETAILS
C-506	STORM DRAINAGE DETAILS
C-507	STORM DRAINAGE DETAILS
C-508	UTILITY DETAILS

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11/09/2023

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REVISIONS

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PORT ANGELES GENERAL CONDITIONS

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ANGELES STANDARDS, THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, AND ANY PROJECT SPECIFIC SPECIAL PROVISIONS OR CONDITIONS AND REQUIREMENTS.
2. TEMPORARY EROSION/WATER POLLUTION MEASURES ARE REQUIRED AND SHALL COMPLY WITH CHAPTERS 5 AND 6 OF THESE STANDARDS.
3. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION, UNLESS SPECIFICALLY WAIVED BY THE CITY ENGINEER.
4. HORIZONTAL AND VERTICAL CONTROLS/DATUM AS ADOPTED BY THE CITY SHALL BE USED, UNLESS APPROVED OTHERWISE.
5. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
6. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING UNDERGROUND LOCATE AT 1-800-424-5555 OR (811) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION WORK.
7. ALL NON-FERROUS PIPE AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS TRACER TAPE INSTALLED 12" TO 18" UNDER THE FINAL GROUND SURFACE. THE MARKER TAPE SHALL BE 4" OR WIDER NON-BIODEGRADABLE, PLASTIC WITH METAL CORE OR BACKING, MARKED AND COLOR CODED CORRESPONDING TO THE UTILITY TO BE MARKED AND DETECTABLE BY A STANDARD METAL DETECTOR. TAPE SHALL BE TERRA TAPE "D" OR APPROVED EQUAL. IN ADDITION, TO TRACER TAPE, FORCE MAINS AND CURVED MAINS SHALL ALSO HAVE A 14 GAUGE COATED COPPER WIRE, WRAPPED AROUND THE PIPE, BROUGHT UP, COATING STRIPPED, AND TIED OFF AT THE VALVE STEM OR MANHOLE RING. THE TAPE AND WIRE SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
8. TEMPORARY STREET PATCHING MAY BE ALLOWED WITH THE APPROVAL OF THE CITY ENGINEER. TEMPORARY STREET PATCHING SHALL BE PROVIDED BY PLACEMENT AND COMPACTION OF 1 INCH MAXIMUM ASPHALT CONCRETE COLD MIX. PERVIOUS CONCRETE SHALL FOLLOW AMERICAN CONCRETE INSTITUTE (ACI) 522.1-13. POROUS ASPHALT SHALL BE SPECIFIED ON A PROJECT-BY-PROJECT BASIS BY THE MANUFACTURER OR ENGINEER. PERMEABLE MATERIALS SHOULD BE REPLACED IN-KIND WHERE FEASIBLE. REFER TO CHAPTER 3, SECTION 3B.17 FOR ADDITIONAL PATCHING REQUIREMENTS FOR PERMEABLE MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PATCH UNTIL THE PERMANENT REPAIR IS MADE.
9. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN(S) FOR REVIEW AND APPROVAL BY THE CITY ENGINEER IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
10. THE CONTRACTOR SHALL HAVE A COPY OF THE APPROVED PLANS AT THE CONSTRUCTION SITE AT ALL TIMES.
11. SPECIAL STRUCTURES SHALL BE INSTALLED PER PLANS AND MANUFACTURERS' RECOMMENDATIONS.
12. ALL DISTURBED AREAS SHALL RECEIVE TEMPORARY AND PERMANENT EROSION CONTROL IN ACCORDANCE WITH CHAPTERS 5 AND 6 OF THESE STANDARDS.
13. CONSTRUCTION WORK HOURS SHALL BE RESTRICTED TO 7 A.M. TO 10 P.M., UNLESS OTHERWISE APPROVED IN WRITING.
14. THE CITY CONSTRUCTION INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF THE NEED FOR AN INSPECTION, UNLESS OTHERWISE INFORMED.

PORT ANGELES TESC NOTES

1. THE IMPLEMENTATION OF THESE EROSION/SEDIMENTATION CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
2. THE ESC FACILITIES SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR LAND CLEARING ACTIVITY.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
10. NONCOMPLIANCE WITH THE ESC REQUIREMENTS, WATER QUALITY REQUIREMENTS, AND/OR CLEARING LIMITS MAY RESULT IN REVOCATION OF PROJECT PERMITS OR PLAN APPROVAL, AND FINES.

PORT ANGELES WASTEWATER NOTES

1. THE CITY SHALL BE GIVEN 72 HOURS NOTICE PRIOR TO SCHEDULING A DIVERSION OF FLOWS IN THE WASTEWATER SYSTEM.
2. DURING THE CONSTRUCTION OF MAINS AND SERVICES, THE CONTRACTOR SHALL CAP, PLUG, OR SECURE THE ENDS OF SUCH LINES WHENEVER THE PROJECT IS SHUT DOWN AT THE END OF THE DAY SO THAT CONTAMINATES WILL NOT ENTER THE LINES.
3. ALL LINES SHALL BE TESTED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. PRIOR TO FINAL ACCEPTANCE OF ALL INSTALLATIONS, THE CITY MAY CONDUCT AN INSPECTION OF ALL MAIN LINES BY THE USE OF TELEVISION EQUIPMENT. THE CITY MAY REQUEST A TELEVISION INSPECTION TO BE COMPLETED BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE.
4. THE CITY CONSTRUCTION INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF THE TIME THAT A TAP CONNECTION TO AN EXISTING MAIN OR A SERVICE CONNECTION TO AN EXISTING MAIN IS NEEDED SO THAT THE WASTEWATER DIVISION CREW MAY BE SCHEDULED FOR THE WORK. THE INSPECTOR SHALL BE PRESENT AT THE TIME OF THE TAP. ALL SIDE SEWER SERVICE CONNECTIONS TO EXISTING SEWER MAINS AND ALL TAPS TO EXISTING MAINS SHALL BE MADE BY CITY PERSONNEL AT THE EXPENSE OF THE CONTRACTOR, UNLESS THE CONTRACTOR IS SPECIFICALLY GRANTED PERMISSION TO PERFORM THE TAP OR SERVICE CONNECTION AT THE CONTRACTOR'S EXPENSE.
5. ALL SEWER MAINS SHALL BE HIGH VELOCITY CLEANED AND PRESSURE TESTED PRIOR TO PAVING THE STREETS IN CONFORMANCE WITH THE WSDOT/APWA SPECIFICATIONS, AT THE CONTRACTOR'S EXPENSE. HYDRANT FLUSHING OF LINES IS NOT AN ACCEPTABLE CLEANING METHOD. AN AIR TEST OF ALL LINES IS THE MINIMUM TESTING REQUIRED. TESTING OF THE MAIN MAY INCLUDE TELEVISION INSPECTION, IF DIRECTED BY THE CITY. TESTING SHALL TAKE PLACE AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED AND COMPACTION OF THE ROADWAY SUBGRADE IS COMPLETED.
6. PRIOR TO BACKFILLING, ALL SEWER LINES AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE CITY'S INSPECTOR. APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FOR CORRECTION OF ANY DEFICIENCIES AND/OR FAILURE AS DETERMINED BY SUBSEQUENT TESTING AND INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY FOR THE REQUIRED INSPECTIONS.

PORT ANGELES WATER NOTES

1. THE CITY SHALL BE GIVEN 72 HOURS NOTICE PRIOR TO SCHEDULING A SHUTDOWN OF THE WATER SYSTEM. THE EXISTING VALVE MUST BE PRESSURE TESTED TO CITY STANDARDS PRIOR TO CONNECTION. IF AN EXISTING VALVE FAILS TO PASS THE TEST, THE CONTRACTOR SHALL MAKE THE NECESSARY PROVISIONS TO TEST THE NEW LINE PRIOR TO CONNECTION TO THE EXISTING SYSTEM OR INSTALL A NEW VALVE.
2. THE EXISTING VALVES SHALL BE OPERATED ONLY BY CITY EMPLOYEES.
3. DURING THE CONSTRUCTION OF MAINS AND SERVICES, THE CONTRACTOR SHALL CAP, PLUG, OR SECURE THE ENDS OF SUCH LINES WHENEVER THE PROJECT IS SHUT DOWN AT THE END OF THE DAY SO THAT CONTAMINATES WILL NOT ENTER THE LINES.
4. ALL LINES SHALL BE CHLORINATED AND TESTED BY THE CONTRACTOR, WITH A REPRESENTATIVE OF THE CITY PRESENT, IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. DECHLORINATION WILL BE DONE BY CITY FORCES AT CONTRACTOR EXPENSE.

GENERAL NOTES

1. EXISTING TOPOGRAPHY AND BOUNDARY INFORMATION PROVIDED BY NTI SURVEYING, JULY 13TH, 2023.
2. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO UNDERTAKING THE AFFECTED WORK.
3. ANY DISCREPANCY IN THESE DRAWINGS, SPECIFICATIONS, AND/OR THE SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER, WHO SHALL ADDRESS SUCH DISCREPANCY IN WRITING AFTER REVIEWING ANY CHANGES. ANY WORK DONE BY THE CONTRACTOR AFTER THE DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. VERIFY AND COORDINATE THE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK.
4. BURIED UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION. PRIOR TO INSTALLATION OF ANY PROJECT IMPROVEMENTS, VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES. IN THE EVENT OF ANY DISCREPANCY FROM THE INFORMATION PRESENTED ON THESE PLANS, NOTIFY THE ENGINEER IMMEDIATELY.
   a. THE LOCATION OF EXISTING UTILITIES SHOWN MAY DIFFER FROM ACTUAL LOCATION. CONTRACTOR SHOULD NOT ASSUME UTILITIES SHOWN WILL BE THE ONLY UTILITIES/OBSTACLES THAT MAY BE PRESENT ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO UTILITY PURVEYORS REGARDING DEMOLITION AND REMOVAL OF SERVICE LINES AND CAP LINES BEFORE PROCEEDING WITH FURTHER WORK.
6. AS-BUILT RECORDS: KEEP THREE SETS OF DRAWINGS ONSITE AT ALL TIMES FOR RECORDING AS-BUILT INFORMATION. ONE SET SHALL BE PROVIDED TO THE ENGINEER AND ONE TO THE AGENCY HAVING JURISDICTION (AHJ). ONE ELECTRONIC SET OF AS-BUILT DRAWINGS IN PORTABLE DOCUMENT FORMAT (PDF) MAY BE PROVIDED IN LIEU OF MULTIPLE COPIES. SURVEYED AS-BUILT INFORMATION IN AUTOCAD AND PDF FORMAT SHALL BE PROVIDED FOR THE FOLLOWING:
   a. STORM AND/OR SANITARY SEWER STRUCTURE LOCATIONS (STATION AND OFFSET IF APPLICABLE) INVERT AND RIM ELEVATIONS TO THE NEAREST 0.01 FOOT.
   b. DRIVEWAY/ROAD CENTERLINE AND GUTTER PROFILES AT BEGINNING AND ENDING STATIONS AND END OF RADII.
   c. WATER SYSTEM LOCATION (VALVES, FIRE HYDRANTS, BLOWOFF, AIR VAC ASSEMBLIES, ETC.) TO THE NEAREST 0.10 FEET.
   d. CURB RAMP AND DRIVEWAY ELEVATIONS FOR ALL POINTS CALLED OUT ON THE PLANS TO VERIFY ADA COMPLIANCE.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DEVELOPING, EXECUTING AND ENFORCING A SAFETY PLAN TO PROTECT WORKERS AND THE PUBLIC FROM INJURY OR HARM. THE PLAN SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL REGULATIONS AND INCLUDE THE FOLLOWING:
   a. CONTRACTOR SHALL CONSULT WITH THEIR OWN GEOTECHNICAL ENGINEERING EXPERT FOR DETERMINING SOIL CLASSIFICATION RELATIVE TO SAFE SLOPING OF SOILS.
   b. CONTRACTOR SHALL DETERMINE SAFE EXCAVATION AND DEWATERING METHODS, MONITOR EXCAVATIONS AND EARTHWORK OPERATIONS FOR SAFETY CONCERNS AND PROVIDE SHORING AND OTHER PROTECTION AS REQUIRED TO PROTECT WORKERS.
   c. IT IS NOT THE INTENT OF THE CONSTRUCTION DOCUMENTS TO DICTATE ANY UNSAFE CONSTRUCTION MEANS OR METHODS; CONTRACTOR SHALL DETERMINE MEANS AND METHODS OF CONSTRUCTION CONFORMING TO THEIR SAFETY PLAN AS REQUIRED TO CONSTRUCT WORK SHOWN ON THE CONTRACT DOCUMENTS.
8. PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND/OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES; COORDINATE MEASURES WITH OWNER AND AHJ.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES FOR THE DURATION OF THE PROJECT.

EXISTING FEATURES LEGEND

- WATER VALVE
- HYDRANT
- POWER METER
- STREET SIGN
- SANITARY SEWER MANHOLE
- COMMUNICATION VAULT
- WATER METER
- POWER VAULT
- DECIDUOUS TREE
- CONIFEROUS TREE
- STUMP
- BUSH
- EDGE OF PAVEMENT
- AS-BUILT CENTERLINE
- EDGE OF GRAVEL
- POWER LINE
- COMMUNICATIONS LINE
- LOT LINE
- RIGHT OF WAY
- WATER LINE
- PVC PIPE
- WASTE WATER
- LANDSCAPED BARK

PROPOSED IMPROVEMENTS LEGEND

- LIMITS OF DISTURBANCE
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CEMENT CONCRETE PAVEMENT
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING CURB
- REMOVE EXISTING UTILITY
- REMOVE EXISTING TREE
- PAVEMENT CUT
- SILT FENCE
- CONSTRUCTION ENTRANCE
- CATCH BASIN INLET PROTECTION
- 210 MAJOR CONTOUR
- 213 MINOR CONTOUR
- 136.75 SPOT ELEVATION
- GRADE BREAK
- 2.0% SLOPE ARROW
- D STORM DRAIN LINE
- RD ROOF DRAIN LINE
- FD FOOTING DRAIN LINE
- SWALE/DITCH
- STORM/ROOF DRAIN CLEAN OUT
- CATCH BASIN TYPE 1
- DS DOWNSPOUT
- S SANITARY SEWER LINE
- SANITARY SEWER EASEMENT
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- W WATER MAIN LINE
- W WATER SERVICE LINE
- F FIRE WATER LINE
- WATER MAIN EASEMENT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- FIRE WATER METER
- G GAS LINE
- GAS METER
- P POWER LINE
- ELECTRICAL TRANSFORMER
- P POWER VAULT
- CO COMMUNICATION LINE
- PROPERTY/BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- ROAD CENTERLINE
- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- CEMENT CONCRETE SIDEWALK
- CEMENT CONCRETE PAVEMENT
- INTEGRAL CURB
- TRAFFIC CURB
- CURB & GUTTER
- IC / TC CURB TYPE CHANGING POINT
- WOOD FENCE
- BLOCK WALL

ABBREVIATIONS

AC	ACRE
AD	AREA DRAIN
APPROX	APPROXIMATELY
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVE	AVENUE
BLDG	BUILDING
BMP	BEST MANAGEMENT PRACTICE
BG	BOTTOM OF GRADE
BW	BOTTOM OF WALL
℄	CENTERLINE
CB	CATCH BASIN
CF	CUBIC FEET
CI	CAST IRON
CL	CLASS
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COPA	CITY OF PORT ANGELES
CONC	CONCRETE
CPEP	CORRUGATED POLYETHYLENE PIPE
CR	CROWN OF PIPE
CSTC	CRUSHED SURFACING TOP COURSE
CSBC	CRUSHED SURFACING BASE COURSE
DEPT	DEPARTMENT
DI	DUCTILE IRON
E	EAST
EA	EACH
EC	EXTRUDED CURB
EG	EXISTING GRADE
EL	ELEVATION
EP	EDGE OF PAVEMENT
ESC	EROSION & SEDIMENT CONTROL
EXIST	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLANGED
G	GAS
GRVL	GRAVEL
GV	GAS VALVE
H	HEIGHT
HDPE	HIGH DENSITY POLYETHYLENE
HMA	HOT MIX ASPHALT
HORIZ	HORIZONTAL
IC	INTEGRAL CURB
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
L	LENGTH
LAT	LATITUDE
LF	LINEAR FEET
LON	LONGITUDE
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MON	MONUMENT
N	NORTH
NO.	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMTER
OFF	OFFSET
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCW	REVISED CODE OF WASHINGTON
ROW	RIGHT-OF-WAY
RT	RIGHT
S	SOUTH
SCH	SCHEDULE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SPECS	SPECIFICATIONS
SQ YD	SQUARE YARD
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
ST	STREET
STA	STATION
STD	STANDARD
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
T	TELEPHONE
TC	TOP OF CURB
TEMP	TEMPORARY
TESC	TEMPORARY EROSION & SEDIMENT CONTROL
TG	TOP OF GRADE
TP	TOP OF PAVEMENT
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDER GROUND
UON	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
USSG	URBAN SERVICES STANDARDS AND GUIDLINES
V	VERTICAL
W	WEST
W/	WITH
WAC	WASHINGTON ADMINISTRATIVE CODE
WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
WV	WATER VALVE

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SEAL

JAMES BENTON DORAN — STATE OF WASHINGTON — 49540 — REGISTERED PROFESSIONAL ENGINEER

11/09/2023

EARLY LEARNING

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023

BCRA NO.
22091

DRAWN BY: PA DESIGNED BY: JBD

REVIEWED BY: JBD

SHEET TITLE
GENERAL NOTES
ABBREVIATIONS AND
LEGENDS

bcra

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SHEET
C-002

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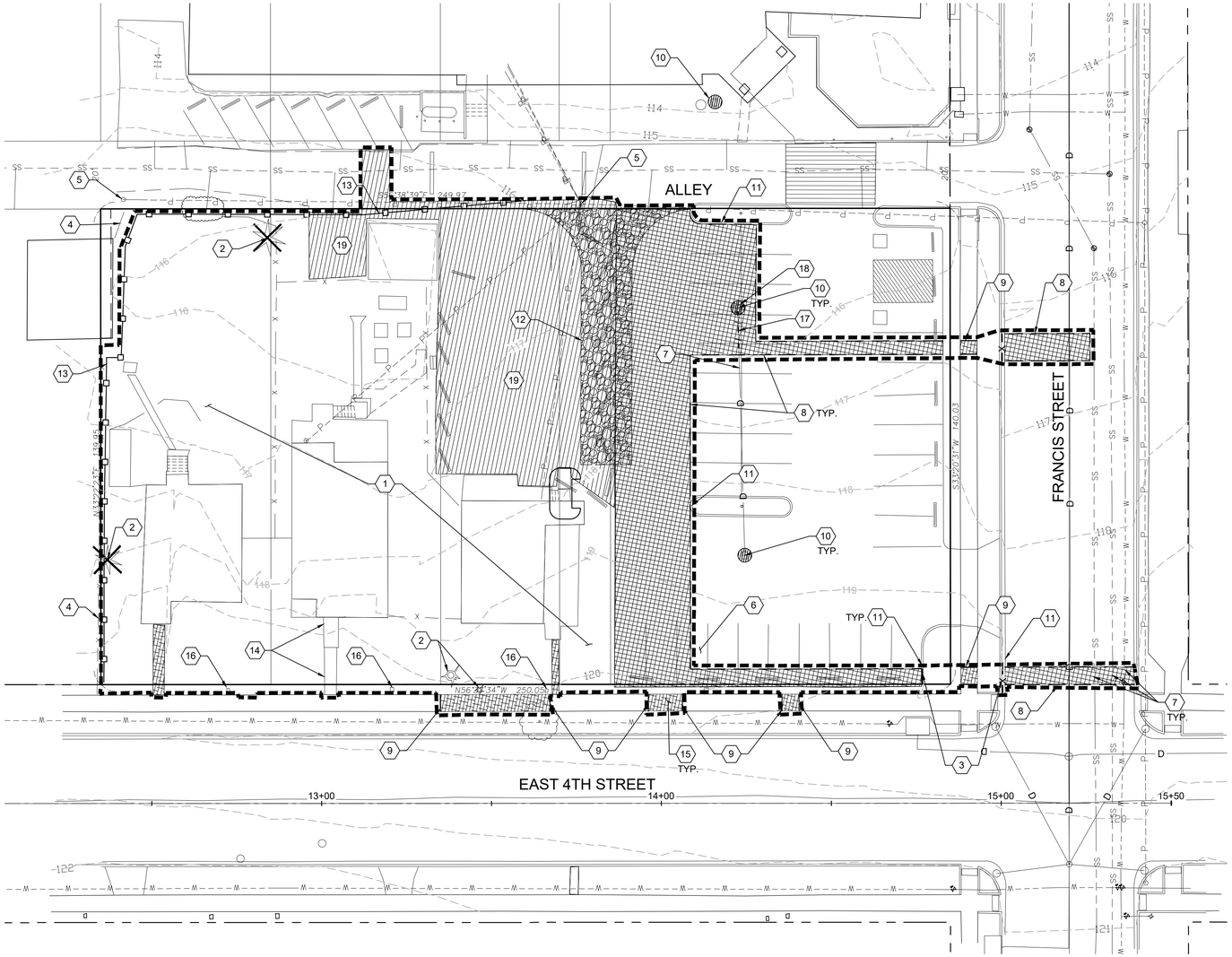

SHEET NOTES

1. REMOVE ALL EXISTING BUILDINGS AND FEATURES WITHIN LIMITS OF DISTURBANCE, UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES WITH UTILITY PURVEYORS
2. REMOVE EXISTING TREE/STUMP
3. REMOVE EXISTING CURB
4. PROTECT EXISTING FENCE TO REMAIN
5. PROTECT EXISTING POWER POLE
6. PROTECT EXISTING ASPHALT TO REMAIN
7. PROTECT EXISTING UTILITY
8. SAWCUT EXISTING PAVEMENT TO FULL DEPTH OF SECTION
9. SAWCUT AND REMOVE EXISTING SIDEWALK AT NEAREST JOINT
10. INLET PROTECTION PER DETAIL 1/C-501
11. PROTECT EXISTING CURB
12. CONSTRUCTION ENTRANCE PER DETAIL 2/C-501
13. SLIT FENCE PER DETAIL 3/C-501
14. REMOVE EXISTING WOODEN ACCESSIBLE RAMP
15. COORDINATE WITH CITY OF PORT ANGELES INSPECTOR TO DETERMINE EXTENTS OF DAMAGED SIDEWALK PANELS TO BE REMOVED AND REPLACED
16. REMOVE EXISTING WATER METER, COORDINATE WORK WITH CITY OF PORT ANGELES
17. REMOVE EXISTING STORM PIPE BEYOND CONNECTION TO NEW CATCH BASIN
18. REMOVE EXISTING CATCH BASIN
19. REMOVE EXISTING GRAVEL

DEMOLITION NOTES

1. REMOVE AND LEGALLY DISPOSE OF ALL EXISTING IMPROVEMENTS NECESSARY TO ACCOMMODATE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. OBTAIN ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
2. ALL CONSTRUCTION MATERIALS SHALL BE NEW EXCEPT FOR THOSE IDENTIFIED TO BE RELOCATED ON THE PLANS. RESTORE ANY ITEMS DAMAGED DURING CONSTRUCTION TO THE PRECONSTRUCTION CONDITION.
3. EXISTING PIPES AND STRUCTURES UNDER PROPOSED STRUCTURES OR PAVEMENTS SHALL BE FULLY REMOVED. BACKFILL TRENCHES WITH STRUCTURAL FILL AND COMPACT TO 95% MAX. DRY DENSITY. EXISTING PIPES MAY BE ABANDONED IN LANDSCAPED AREAS. ABANDONED STORM AND SANITARY SEWER PIPES MUST BE FILLED WITH CDF, GROUTED AND CAPPED. OTHER ABANDONED UTILITY PIPES MAY BE FILLED WITH SAND, GROUTED AND CAPPED.
4. LIMITS OF DISTURBANCE ARE SHOWN PAST THE PROPERTY LINE FOR CLARITY. LAND DISTURBING ACTIVITY SHOULD NOT EXTEND ONTO ADJACENT PROPERTIES UNLESS OTHERWISE NOTED.

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SCALE: 1"= 20'

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SEAL

JAMES BENTON DORAN
STATE OF WASHINGTON
48540
REGISTERED
PROFESSIONAL ENGINEER

11/09/2023

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DATE
11.09.2023

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DRAWN BY: PA DESIGNED BY: JBD

REVIEWED BY: JBD

SHEET TITLE
DEMOLITION AND TESC PLAN

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SHEET

C-101

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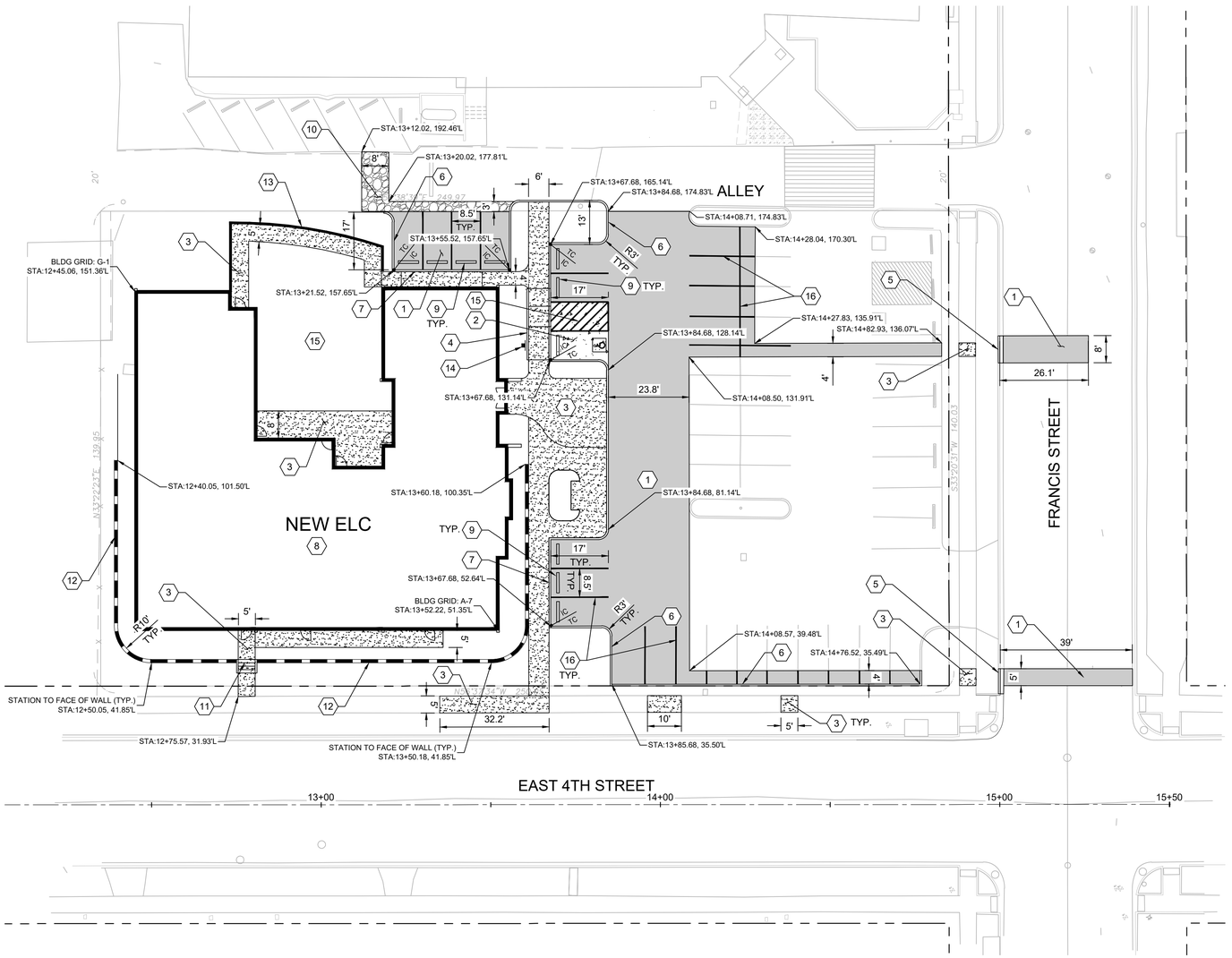

SHEET NOTES

1. STANDARD HMA PAVEMENT PER DETAIL 4/C-503
2. CEMENT CONCRETE PAVEMENT PER DETAIL 3/C-503
3. CEMENT CONCRETE SIDEWALK PER DETAIL, SEE LANDSCAPE PLANS FOR JOINTING PATTERN 1/C-502
4. CONCRETE PEDESTRIAN CURB PER DETAIL 2/C-503
5. CEMENT CONCRETE CURB AND GUTTER PER DETAIL 2/C-503
6. CEMENT CONCRETE TRAFFIC CURB PER DETAIL 2/C-503
7. CEMENT CONCRETE INTEGRAL CURB PER DETAIL 3/C-503
8. PROPOSED BUILDING, SEE ARCHITECTS PLANS
9. CEMENT CONCRETE WHEEL STOP PER DETAIL 3/C-502
10. CSBC COMPACTED TO 95%OF MAX. DRY DENSITY, MATCH GRADE AND DEPTH OF EXISTING GRAVEL SURFACING
11. CIP CONCRETE STAIRS AND WALLS WITH HANDRAIL, SEE LANDSCAPE PLANS
12. SEGMENTAL BLOCK WALL PER DETAIL 1/C-503
13. CIP CONCRETE RETAINING WALL, SEE LANDSCAPE PLANS
14. ACCESSIBLE PARKING SPACE PER DETAIL 4/C-502
15. OUTDOOR PLAY AREA, SEE LANDSCAPE PLANS
16. 4" WIDE SOLID WHITE PARKING SPACE STRIPING

SITE AND SURFACING NOTES

1. ALL STATIONING AND DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, OR EDGE OF CONCRETE UNLESS OTHERWISE NOTED.
2. ALL PAVEMENT WORK WITHIN THE ROW SHALL BE COMPLETED IN ACCORDANCE WITH CHAPTER 3 OF THE PORT ANGELES USSG.
3. REFER TO LANDSCAPE PLANS FOR SITE FEATURES INCLUDING FENCING, RAILINGS, FURNITURE, AND OUTDOOR PLAY AREA SURFACING.

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SEAL

JAMES BENTON DORAN
STATE OF WASHINGTON
48540
REGISTERED
PROFESSIONAL ENGINEER
11/09/2023

PROJECT
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PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023
BCRA NO.
22091
DRAWN BY: PA DESIGNED BY: JBD
REVIEWED BY: JBD
SHEET TITLE
SITE AND SURFACING PLAN

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C-201
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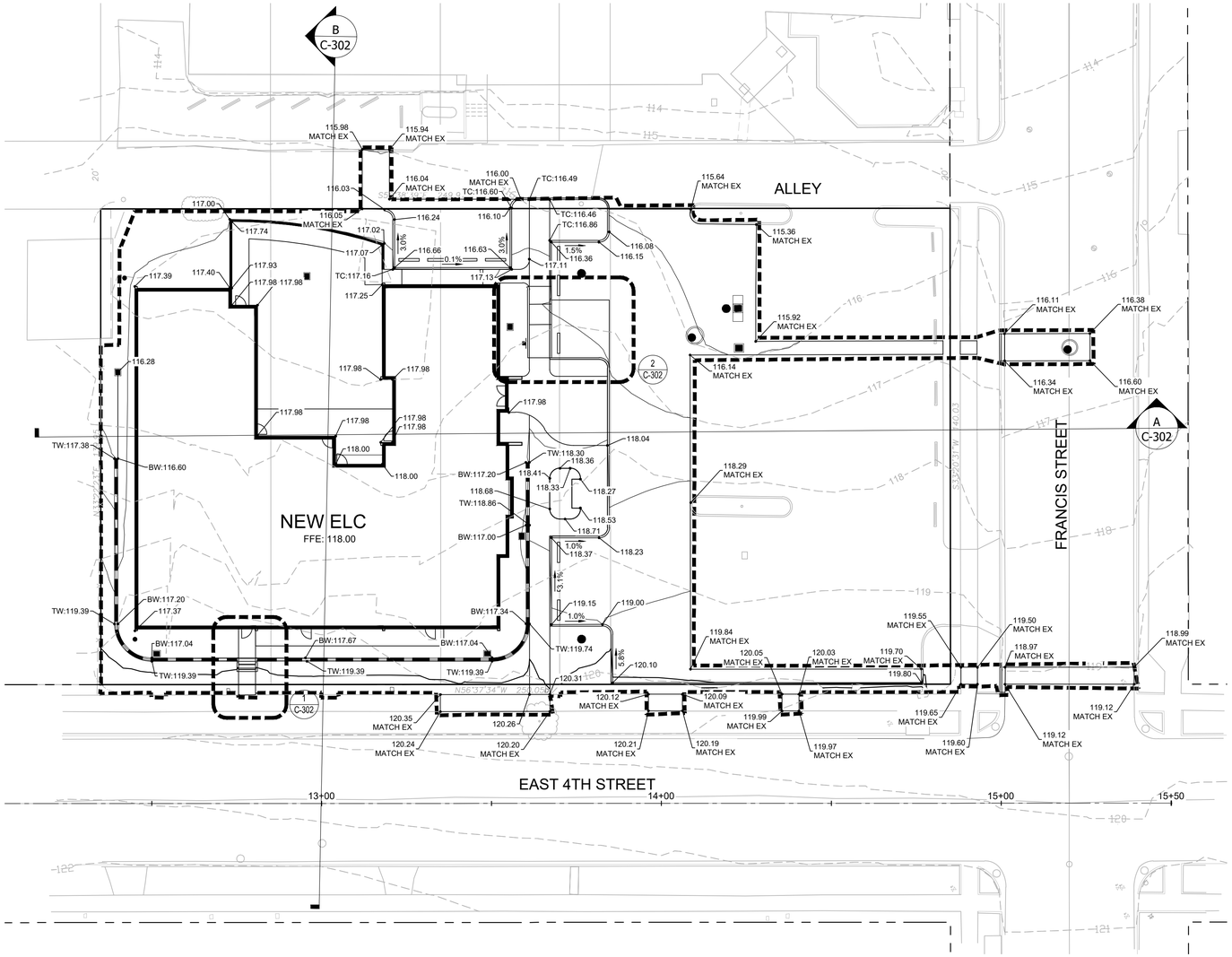

GRADING NOTES

1. ADA COMPLIANCE:
   a. SHALL BE IN ACCORDANCE WITH CFR 28, PART 35;
   b. FOR WORK IN THE RIGHT-OF-WAY, CFR 28, PART 35 SHALL BE SUPPLEMENTED BY THE PUBLIC WORKS RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG);
   c. ALL SITE IMPROVEMENTS SUBJECT TO THE AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN SHALL MEET THE FOLLOWING MAXIMUM SLOPES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND REPLACE IMPROVEMENTS OUT OF COMPLIANCE WITH THE ADA STANDARDS.

   THE FOLLOWING MAXIMUM SLOPES SHALL NOT BE EXCEEDED UNLESS NOTED ON THE PLAN AS A "MAXIMUM EXTENT FEASIBLE" (MEF) LOCATION:
   a. LONGITUDINAL/RUNNING SLOPE OF WALKWAYS AND CROSSWALKS: 5.00%
   b. CROSS SLOPE OF SIDEWALK: 2.00%
   c. LONGITUDINAL/RUNNING SLOPE OF RAMP: 8.33%
   d. CROSS SLOPE OF RAMP: 2.00%
   e. LONGITUDINAL/RUNNING SLOPE OF LANDING: 2.00%
   f. CROSS SLOPE OF LANDING: 2.00%
   g. TOP OF CURB SLOPE AT RAMP FLARE: 10.00%
   h. FLOW LINE SLOPE AT PEDESTRIAN CROSSING: 2.00%
2. REFER TO GEOTECHNICAL ENGINEERING REPORT BY KRAZAN & ASSOCIATES, DATED NOVEMBER 01, 2023, FOR INFORMATION ON EXISTING CONDITIONS AS WELL AS SITE AND SOIL REQUIREMENTS FOR THIS PROJECT.
3. THE SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT THE DESIGN TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURES, VALVE BOXES, VAULT LIDS AND UTILITY ACCESS STRUCTURES THAT WILL BE PRESERVED TO FINISHED GRADE WITHIN AREAS AFFECTED BY CONSTRUCTION.
5. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE AMENDED SOILS PER THE LANDSCAPE PLANS.

Know what's **below.** **Call** before you dig.

N

20 10 0 20

SCALE: 1"= 20'

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SEAL

JAMES BENTON DORAN
STATE OF WASHINGTON
48540
REGISTERED
PROFESSIONAL ENGINEER

11/09/2023

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023

BCRA NO.
22091

DRAWN BY: PA DESIGNED BY: JBD

REVIEWED BY: JBD

SHEET TITLE
GRADING PLAN

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SHEET
C-301

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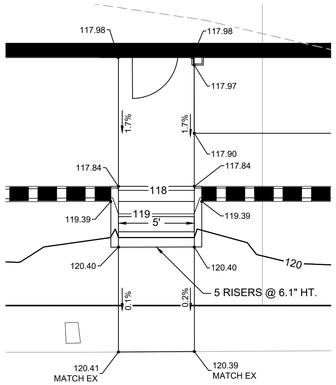
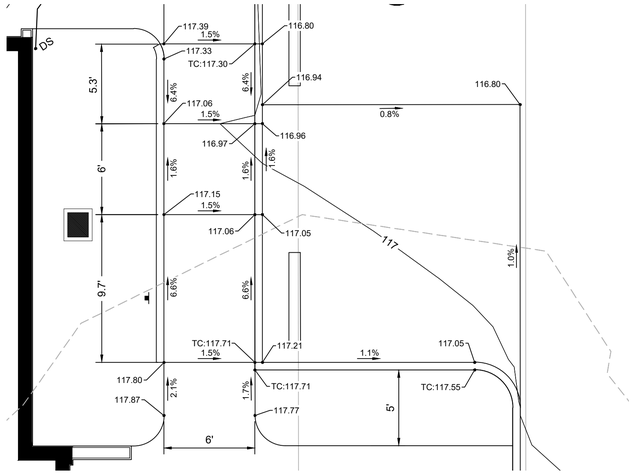


GRADING DETAIL 1

SCALE: 1" = 5'

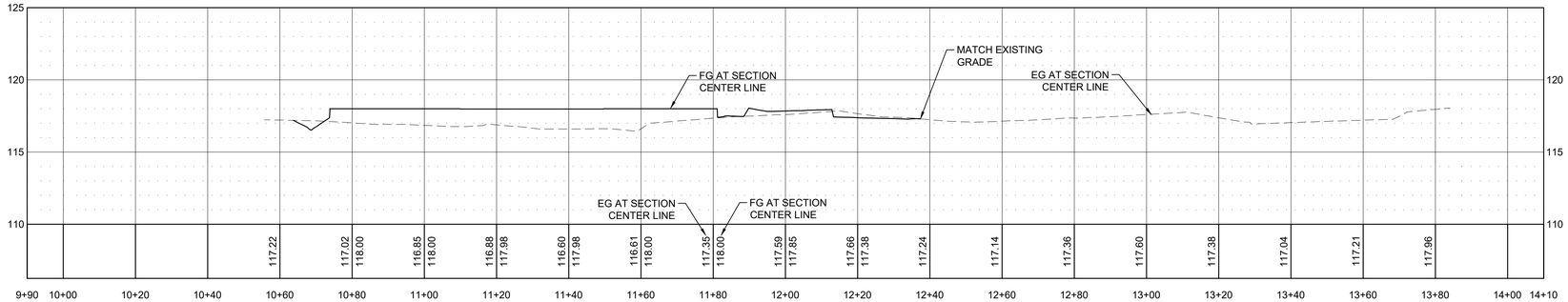
1



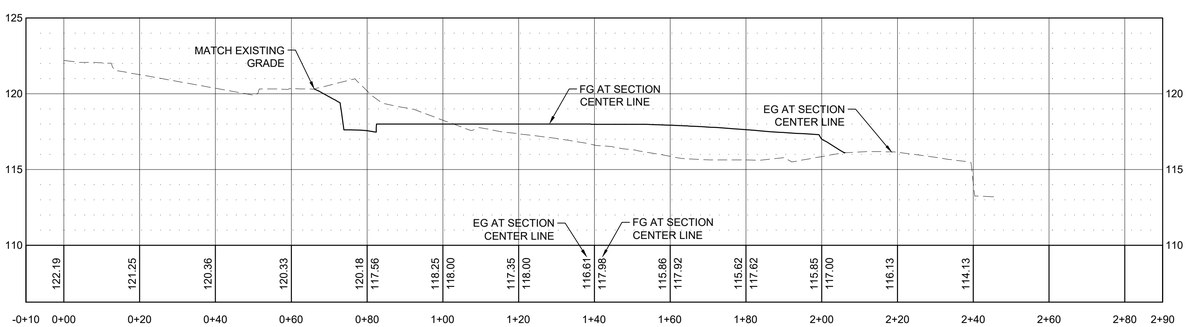
GRADING DETAIL 2

SCALE: 1" = 5'

2



SECTION A PROFILE



SECTION B PROFILE

5 2.5 0 5

VERTICAL SCALE: 1"= 5'

20 10 0 20

HORIZONTAL SCALE: 1"= 20'

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SEAL

JAMES BENTON DORAN
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49540
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11/09/2023

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023

BCRA NO.
22091

DRAWN BY: PA DESIGNED BY: JBD

REVIEWED BY: JBD

SHEET TITLE
GRADING DETAILS

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SHEET
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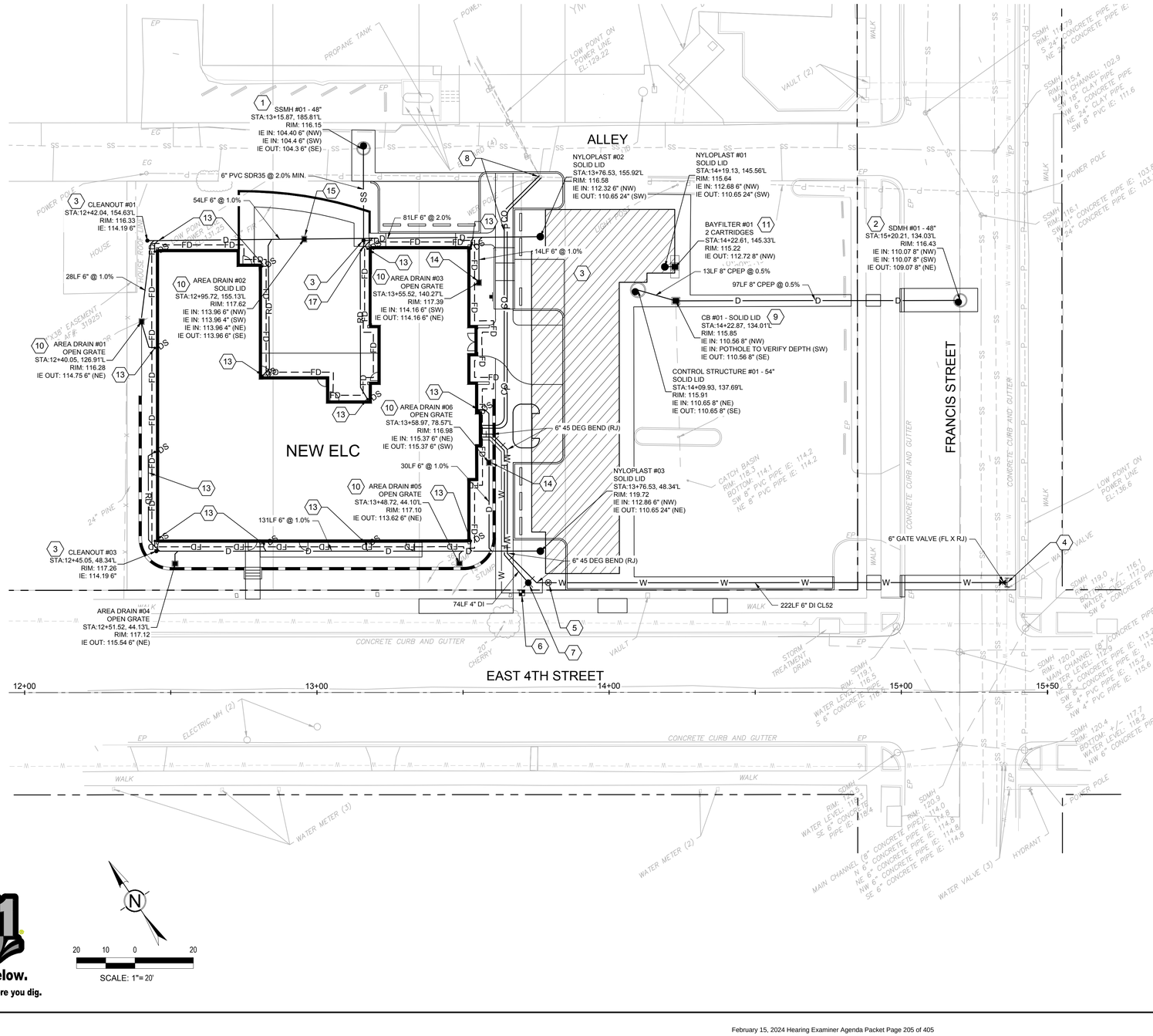

SHEET NOTES

1. TYPE 1 MANHOLE PER DETAIL. CONSTRUCT SANITARY SEWER MANHOLE OVER EXISTING SEWER LINE. POTHOLE TO LOCATE EXISTING PIPE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF LOCATION, DEPTH, OR SIZE VARIES FROM WHAT IS SHOWN ON THE PLANS. (1/C-505)
2. TYPE 1 MANHOLE PER DETAIL. CONSTRUCT STORM DRAIN MANHOLE OVER EXISTING STORM LINE. POTHOLE FOR TO LOCATE EXISTING PIPE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF LOCATION, DEPTH, OR SIZE VARIES FROM WHAT IS SHOWN ON THE PLANS. (1/C-505)
3. CLEANOUT PER DETAIL (5/C-504)
4. CONNECT TO EXISTING WATER MAIN WITH HOT TAP, COORDINATE WORK WITH CITY OF PORT ANGELES
5. PIV PER DETAIL (4/C-508)
6. 1.5" WATER METER PER DETAIL (1/C-508)
7. FDC PER DETAIL (6/C-508)
8. POWER AND COMMUNICATION SERVICES, SEE ELECTRICAL PLANS
9. CATCH BASIN TYPE 1 PER DETAIL (1/C-504)
10. AREA DRAIN PER DETAIL (4/C-504)
11. BAYFILTER STORMWATER TREATMENT DEVICE PER DETAIL (2/C-507)
12. STORMTECH DETENTION SYSTEM (112 SC-740 CHAMBERS) WITH PVC LINER AND UNDERDRAIN PER DETAIL (1/C-506) (1/C-507)
13. ROOF DRAIN CONNECTION PER DETAIL (2/C-504)
14. CONNECT FOOTING DRAIN TO AREA DRAIN
15. CONNECT PLAY SURFACING DRAINAGE SYSTEM TO AREA DRAIN, SEE LANDSCAPE PLANS
16. CONTROL STRUCTURE PER DETAIL (3/C-505)
17. SEE PLUMBING PLANS FOR CONTINUATION

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE WORK SHALL BE COMPLETED IN ACCORDANCE WITH CHAPTER 5 OF THE PORT ANGELES USSG.
2. FOOTING DRAIN LINES ARE LOCATED ON PLANS FOR CLARITY AND ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD PRACTICE AND APPLICABLE CODES.
3. ALL CATCH BASINS ARE TO BE SITUATED SUCH THAT THE OUTSIDE EDGE OF GRATE FRAME IS AT TOE OF CURB OR FLOW LINE OF GUTTER (WHERE APPLICABLE).
4. STATION AND OFFSET CALLOUTS FOR STORM FACLILITIES ARE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
5. PIPE LENGTHS NOTED ON THE PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
6. INSTALL ALL STORM DRAINAGE CATCH BASINS AND MANHOLES IN PAVED AREAS FLUSH WITH PAVEMENT. LIDS SHALL BE LABELED "STORM."
7. INSTALL STORM PIPES IN ACCORDANCE WITH THE STORM TRENCH DETAIL.
8. ROOF DRAIN LINES SHALL BE 6" PVC SDR35 @ 1.0 % MIN. SLOPE

UTILITY NOTES

1. ALL SANITARY SEWER WORK SHALL BE COMPLETED IN ACCORDANCE WITH CHAPTER 2 OF THE PORT ANGELES USSG.
2. ALL WATER SYSTEM WORK SHALL BE COMPLETED IN ACCORDANCE WITH CHAPTER 4 OF THE PORT ANGELES USSG.
3. PROPOSED POWER / COMMUNICATION LINE ROUTING SHOWN FOR REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR DETAILS AND SPECIFICATIONS.
4. STATION AND OFFSET CALLOUTS FOR UTILITY FACILITIES ARE TO THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
5. PIPE LENGTHS NOTED ON THE PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
6. INSTALL UTILITY PIPES IN ACCORDANCE WITH THE UTILITY TRENCH DETAIL.

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SEAL

JAMES BENTON DORAN STATE OF WASHINGTON 49540 REGISTERED PROFESSIONAL ENGINEER
11/09/2023

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE 11.09.2023
BCRA NO. 22091
DRAWN BY: PA DESIGNED BY: JBD
REVIEWED BY: JBD

SHEET TITLE
STORM DRAINAGE AND UTILITY PLAN

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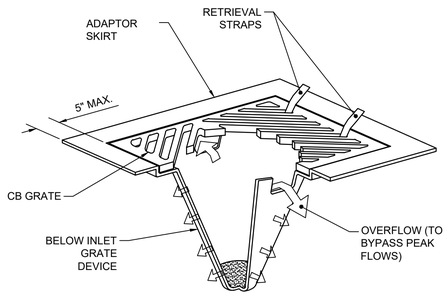
SHEET
C-401
BUILDING PERMIT



NOTES:
1. SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
2. THE "BIGD" SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE "BIGD" WITHOUT SPILLING THE COLLECTED MATERIAL.
4. PERFORM MAINTENANCE IN ACCORDANCE WITH WSDOT STD. SPEC. 8-01.3(15).

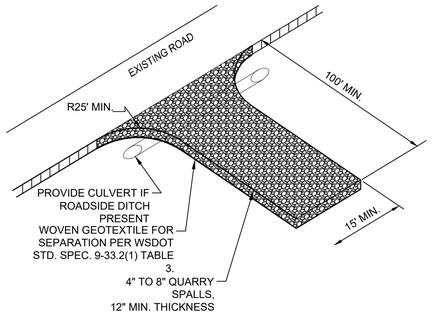
INLET PROTECTION

SCALE: NTS

1

CONSTRUCTION ENTRANCE NOTES:

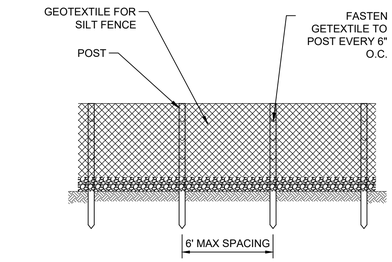
1. MATERIAL SHALL BE 4-INCH TO 8-INCH QUARRY SPALLS. DO NOT USE CRUSHED CONCRETE, CEMENT OR CALCIUM CHLORIDE.
2. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 100 FEET LONG. WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA 15' MIN.
3. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
4. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.



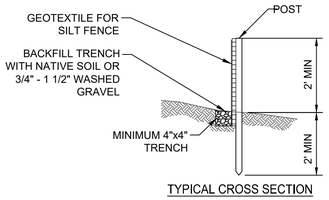
CONSTRUCTION ENTRANCE

SCALE: NTS

2



ELEVATION



TYPICAL CROSS SECTION

SILTATION FENCE NOTES:

1. PROVIDE AND INSTALL SILT FENCE PER WSDOT STD. SPEC. 8-01.3(9)A2.
2. INSTALL THE ENDS OF THE SILT FENCE TO POINT SLIGHTLY UPSLOPE TO PREVENT SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. PERFORM MAINTENANCE IN ACCORDANCE WITH WSDOT STD. SPEC. 8-01.3(15).
4. SPLICES SHALL NEVER BE PLACED IN LOW SPOTS OR SUMP LOCATIONS. IF SPLICES ARE LOCATED IN LOW SPOTS OR SUMP AREAS, THE FENCE MAY NEED TO BE REINSTALLED UNLESS THE PROJECT ENGINEER APPROVES THE INSTALLATION.
5. INSTALL SILT FENCING PARALLEL TO MAPPED CONTOUR LINES.
6. POST SPACING MAY BE INCREASED TO 8' MAX. IF WIRE BACKING IS USED.
7. DURING EXCAVATION, MINIMIZE DISTURBING THE GROUND AROUND TRENCH AS MUCH AS IS FEASIBLE, AND SMOOTH SURFACE FOLLOWING EXCAVATION TO AVOID CONCENTRATING FLOWS. COMPACTION MUST BE ADEQUATE TO PREVENT UNDERCUTTING FLOWS.

SILT FENCE

SCALE: NTS

3

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SEAL

JAMES BENTON DORAN STATE OF WASHINGTON 49540 REGISTERED PROFESSIONAL ENGINEER

11/09/2023

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023

BCRA NO.
22091

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REVIEWED BY: JBD

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SHEET

C-501

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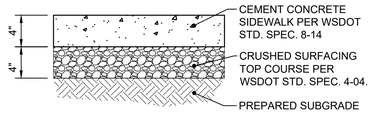
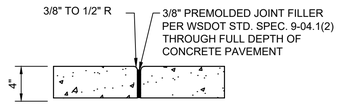
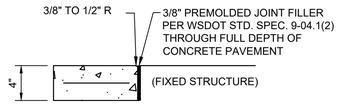
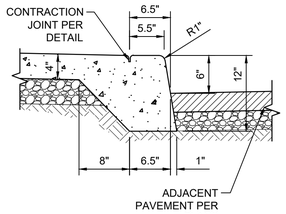




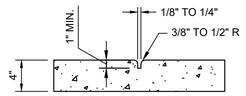
EXPANSION JOINT (EJ)



ISOLATION JOINT



SIDEWALK WITH INTEGRAL CURB

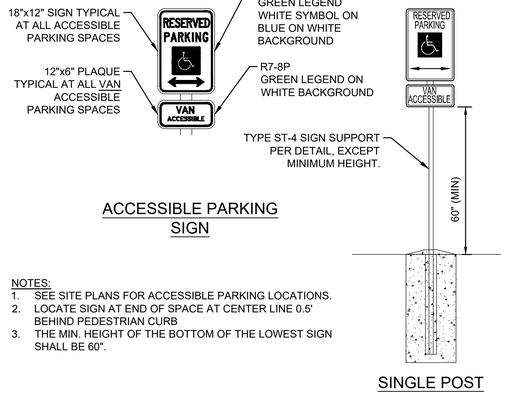


CONTRACTION JOINT (CJ)

NOTES:
1. DEPTHS ARE COMPACTED THICKNESS.
2. REFER TO LANDSCAPE PLANS FOR JOINTING LAYOUT.
3. REFER TO WSDOT STD. SPEC. 8-14.
4. MAXIMUM CROSS SLOPE OF SIDEWALK SHALL BE 2.00%. REFER TO GRADING PLAN FOR DETAILED GRADING.

CEMENT CONCRETE SIDEWALK

SCALE: NTS — 1



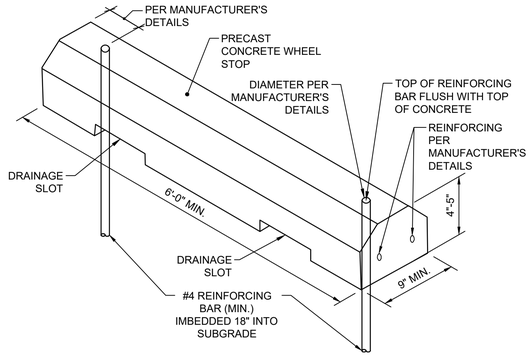
ACCESSIBLE PARKING SIGN

SINGLE POST

NOTES:
1. SEE SITE PLANS FOR ACCESSIBLE PARKING LOCATIONS.
2. LOCATE SIGN AT END OF SPACE AT CENTER LINE 0.5' BEHIND PEDESTRIAN CURB
3. THE MIN. HEIGHT OF THE BOTTOM OF THE LOWEST SIGN SHALL BE 60".

ADA PARKING SIGN

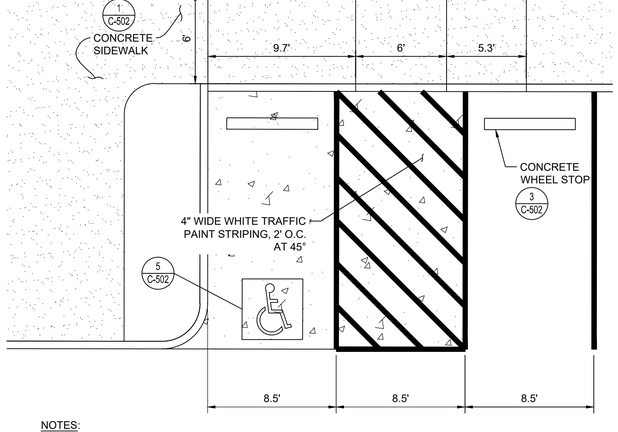
SCALE: NTS — 2



MANUFACTURERS:
OLD CASTLE PRECAST, INC.
HOLROYD COMPANY, INC.
PUGET SOUND PRECAST

CONCRETE WHEEL STOP

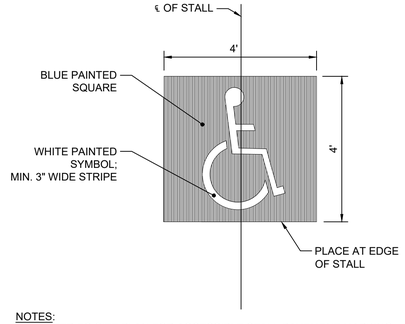
SCALE: NTS — 3



NOTES:
1. SURFACE SLOPES SHALL NOT EXCEED 1/4"V TO 1'H IN ANY DIRECTION.
2. WIDTH OF STRIPED AREA IS 8' FOR VAN STALLS AND 5' FOR ALL OTHER ADA STALLS. VAN STALLS SHALL HAVE 8' STRIPED AREA ON RIGHT HAND SIDE.

ADA PARKING STALL LAYOUT

SCALE: NTS — 4



NOTES:
1. REFER TO SITE PLAN FOR ACCESSIBLE STALL PAVEMENT MARKING LOCATIONS.
2. PAVEMENT MARKING SHALL CONFORM TO WAC 51-30, AND INTERNATIONAL BUILDING CODE (IBC) CHAPTER 11.
3. PAVEMENT MARKING SHALL BE PER WSDOT STD. SPEC. 8-22.
4. PAINT SHALL BE LOW VOC SOLVENT BASED PAINT PER WSDOT STD. SPEC. 9-34.2(4).
5. PAINT COLORS SHALL MEET THE REQUIREMENTS OF WSDOT STD. SPEC. 9-34.2(2).

ADA STALL MARKING

SCALE: NTS — 5

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11/09/2023

PROJECT
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PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023

BCRA NO.
22091

DRAWN BY: PA DESIGNED BY: JBD

REVIEWED BY: JBD

SHEET TITLE
SITE AND SURFACING DETAILS

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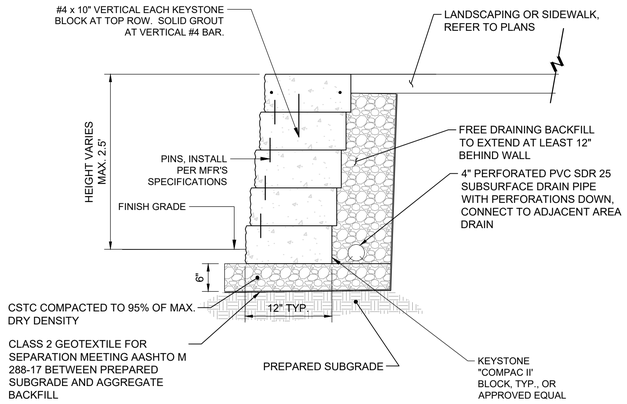

SEGMENTAL BLOCK WALL

SCALE: NTS

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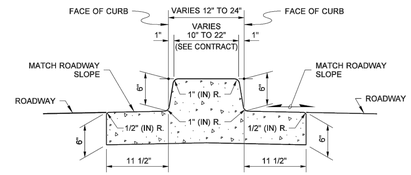
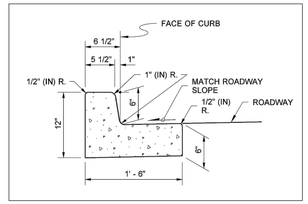
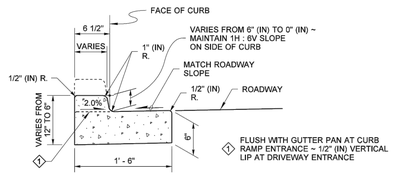


DUAL-FACED CEMENT CONCRETE TRAFFIC CURB AND GUTTER

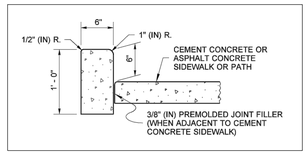


CEMENT CONCRETE TRAFFIC CURB AND GUTTER

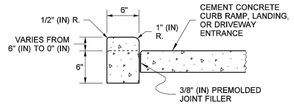


DEPRESSED CURB AND GUTTER SECTION
AT CURB RAMPS AND DRIVEWAY ENTRANCES

DRAWN BY: FERN LIDDELL



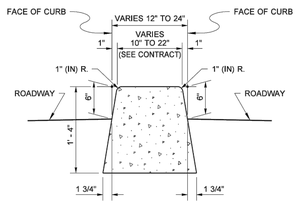
CEMENT CONCRETE PEDESTRIAN CURB



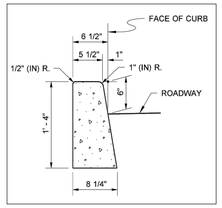
CEMENT CONCRETE PEDESTRIAN CURB
AT CURB RAMPS, LANDINGS, AND DRIVEWAY ENTRANCES

NOTE

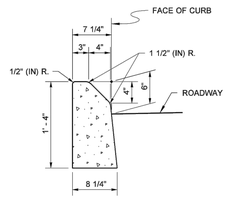
1. See **Standard Plan F-30.10** for Curb Expansion and Contraction Joint spacing. See **Standard Specification, Sections 8-04 and 9-04** for additional requirements.



DUAL-FACED CEMENT CONCRETE TRAFFIC CURB



CEMENT CONCRETE TRAFFIC CURB



MOUNTABLE CEMENT CONCRETE TRAFFIC CURB

Michael S Fleming
Digitally signed by Michael S Fleming
Date: 2020.09.24 07:39:38 -07'00'

CEMENT CONCRETE CURBS

STANDARD PLAN F-10.12-04

SHEET 1 OF 1 SHEET

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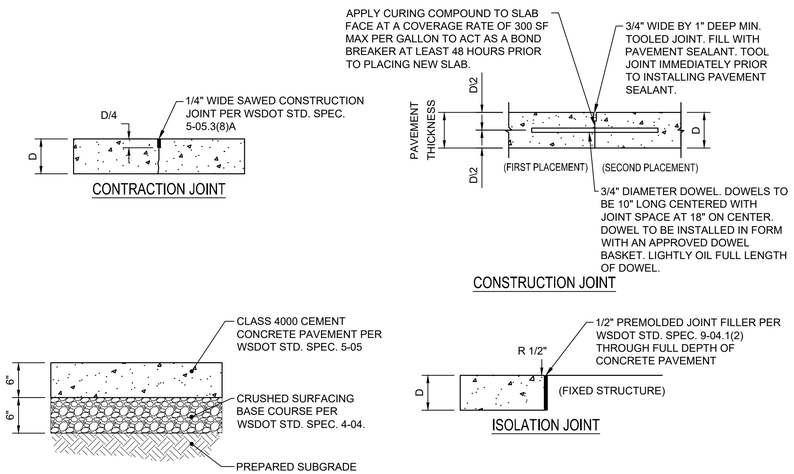
Washington State Department of Transportation

CEMENT CONCRETE CURBS

SCALE: NTS

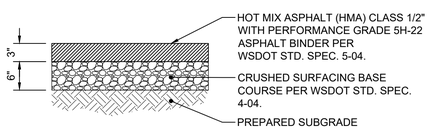
2



CEMENT CONCRETE PAVEMENT

SCALE: NTS

3



NOTES:
1. DEPTHS ARE COMPACTED THICKNESS.

STANDARD HMA PAVEMENT

SCALE: NTS

4

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SEAL

JAMES BENTON DOLAN STATE OF WASHINGTON 48540 REGISTERED PROFESSIONAL ENGINEER

11/09/2023

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023

BCRA NO.
22091

DRAWN BY: PA DESIGNED BY: JBD

REVIEWED BY: JBD

SHEET TITLE
SITE AND SURFACING DETAILS

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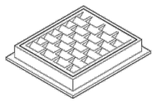
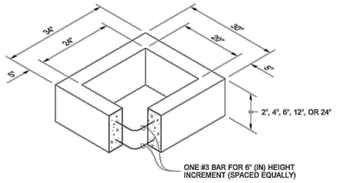


FRAME AND VANED GRATE



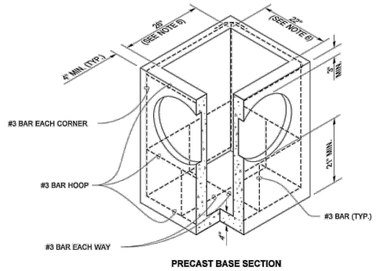
RECTANGULAR ADJUSTMENT SECTION

PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP ✱ (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

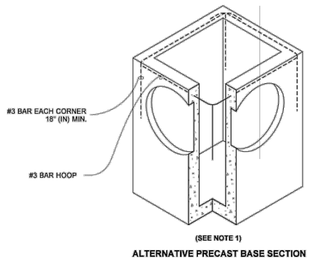
✱ CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the **ALTERNATIVE PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
2. The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the **Precast Base Section**.
7. All pickup holes shall be grouted full after the basin has been placed.



PRECAST BASE SECTION



(SEE NOTE 1)

ALTERNATIVE PRECAST BASE SECTION

JULIE HEILMAN STATE OF WASHINGTON 43893 REGISTERED PROFESSIONAL ENGINEER

Julie Heilman
2020.09.01 07:52:50 -07'00'

CATCH BASIN TYPE 1

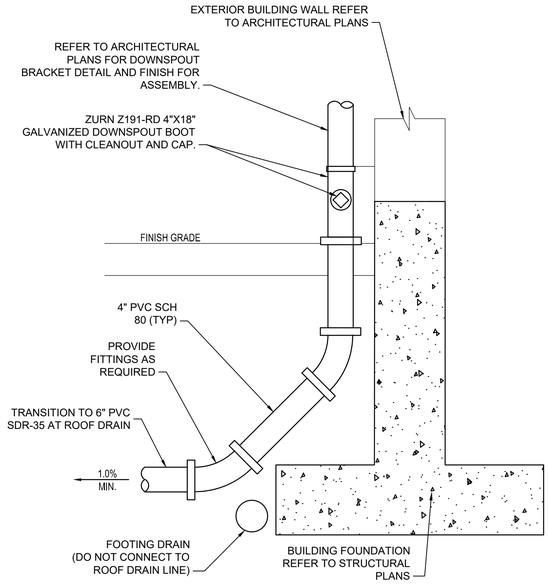
STANDARD PLAN B-5.20-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Roark, Steve Digitally signed by Roark, Steve Date: 2020.09.09 09:45:23 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

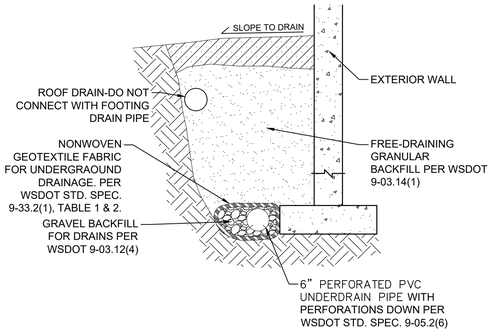
CATCH BASIN TYPE 1

SCALE: NTS (1)



ROOF DRAIN CONNECTION

SCALE: NTS (2)



FOOTING DRAIN

SCALE: NTS (3)

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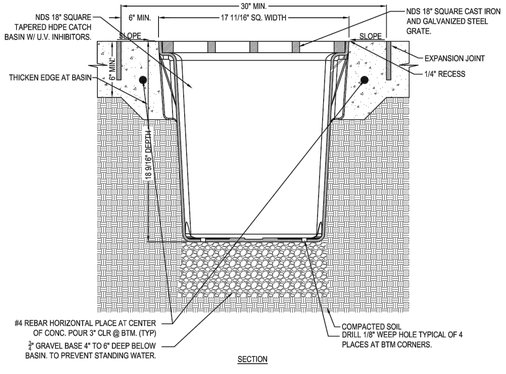
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com



SECTION

NOTES:
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

SQUARE CATCH BASIN

18" SQUARE CATCH BASIN - TYPICAL INSTALLATION FOR VEHICULAR TRAFFIC APPLICATION LOAD CASE C

KEY COMPONENT www.ndspro.com/s5

REVISION DATE 8-24-2015

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
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FAX: (559) 562-4488
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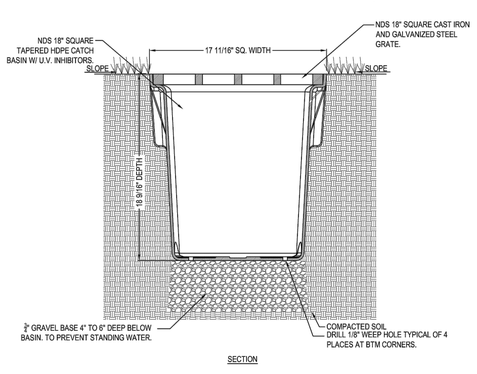


SECTION

NOTES:
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

SQUARE CATCH BASIN

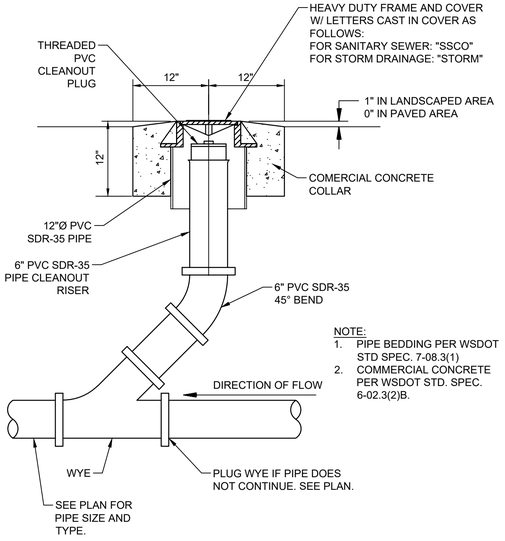
18" SQUARE CATCH BASIN - TYPICAL INSTALLATION FOR LANDSCAPE APPLICATIONS

KEY COMPONENT www.ndspro.com/s5

REVISION DATE 8-24-2015

AREA DRAIN

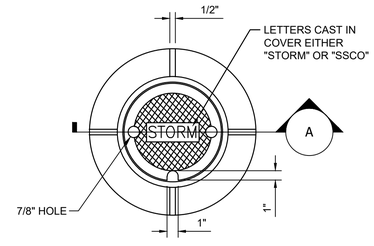
SCALE: NTS (4)



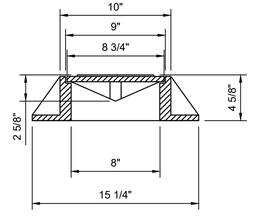
NOTE:
1. PIPE BEDDING PER WSDOT STD SPEC. 7-08.3(1)
2. COMMERCIAL CONCRETE PER WSDOT STD. SPEC. 6-02.3(2)B.

CLEANOUT

SCALE: NTS (5)



PLAN



SECTION A-A
FRAME AND COVER DETAIL

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SEAL

JAMES BENTON DORAN STATE OF WASHINGTON 49540 REGISTERED PROFESSIONAL ENGINEER

11/09/2023

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023
BCRA NO.
22091
DRAWN BY: PA DESIGNED BY: JBD
REVIEWED BY: JBD

SHEET TITLE
STORM DRAINAGE DETAILS

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SHEET
C-504
BUILDING PERMIT

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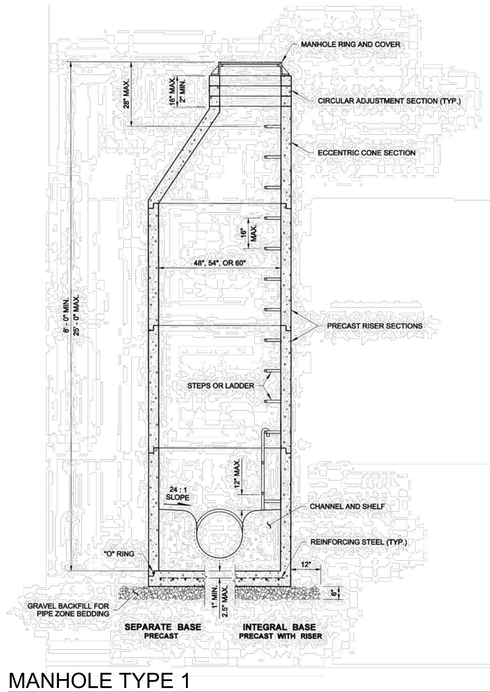

NOTES

1. Knockouts shall have a wall thickness of 2" minimum to 2.5" maximum.
2. For pipe allowances, **see Standard Plan B-10.20.**

MANHOLE DIMENSION TABLE				
DIAM.	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"

CAREY M. KRAMER — STATE OF WASHINGTON — 44535 — REGISTERED PROFESSIONAL ENGINEER — 1-3-12

MANHOLE TYPE 1

STANDARD PLAN B-15.20-01

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION — STATE DESIGN ENGINEER — DATE 2/1/12 — Washington State Department of Transportation

MANHOLE TYPE 1

SCALE: NTS (1)

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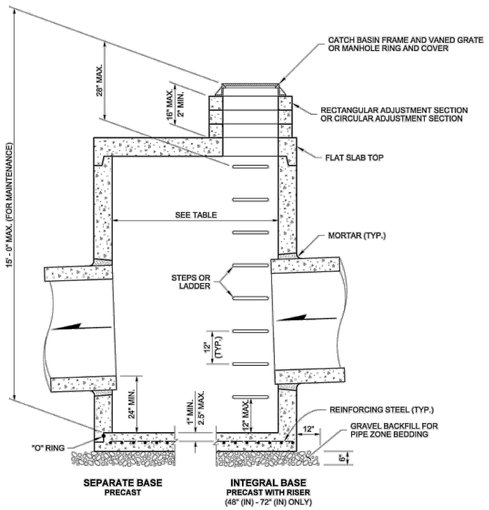

NOTES

1. No steps are required when height is 4' or less.
2. The bottom of the precast catch basin may be sloped to facilitate cleaning.
3. The rectangular frame and grate may be installed with the flange up or down. The frame may be cast into the adjustment section.
4. Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3.**

CATCH BASIN DIMENSIONS				
CATCH BASIN DIAMETER	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	10"	12"	96"	12"
144"	12"	12"	108"	12"

PIPE ALLOWANCES					
CATCH BASIN DIAMETER	PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER				
	CONCRETE	ALL METAL	CPSSP ① PP ④	SOLID WALL PVC ②	PROFILE WALL PVC ③
48"	24"	30"	24"	30"	30"
54"	30"	36"	30"	36"	36"
60"	36"	42"	36"	42"	42"
72"	42"	54"	42"	48"	48"
84"	54"	60"	54"	48"	48"
96"	60"	72"	60"	48"	48"
120"	66"	84"	60"	48"	48"
144"	78"	96"	60"	48"	48"

① Corrugated Polyethylene Storm Sewer Pipe (See **Standard Specification Section 9-05.20**)
② (See **Standard Specification Section 9-05.12(1)**)
③ (See **Standard Specification Section 9-05.12(2)**)
④ Polypropylene Pipe (See **Standard Specification Section 9-05.24**)

JULIE HEILMAN — STATE OF WASHINGTON — 21891 — REGISTERED PROFESSIONAL ENGINEER — Heilman, Julie — Feb 20 2018 12:49 PM — cosign

CATCH BASIN TYPE 2

STANDARD PLAN B-10.20-02

SHEET 1 OF 1 SHEET

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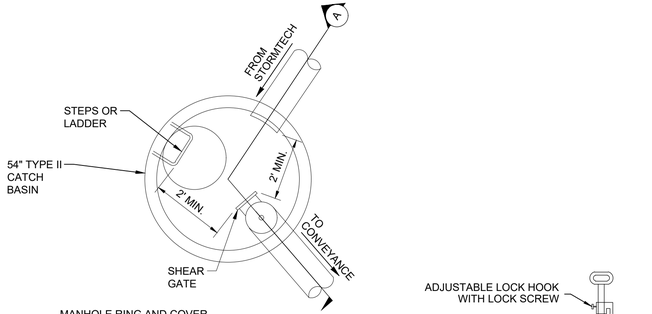
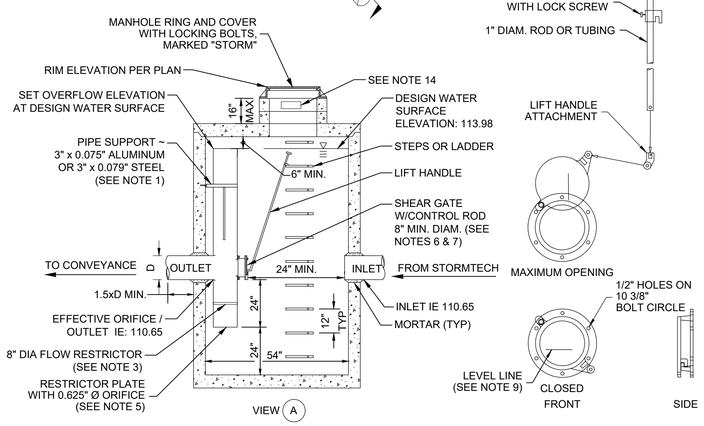
CATCH BASIN TYPE 2

SCALE: NTS (2)



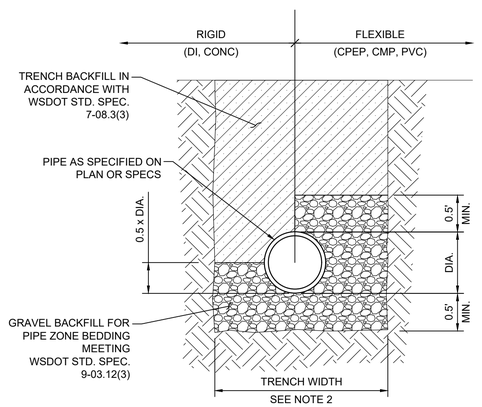


NOTES:

1. THE PIPE SUPPORTS AND THE FLOW RESTRICTOR SHALL BE CONSTRUCTED OF THE SAME MATERIAL AND BE ANCHORED AT A MAXIMUM SPACING OF 36". ATTACH THE PIPE SUPPORTS TO THE MANHOLE WITH 5/8" STAINLESS STEEL EXPANSION BOLTS OR EMBED THE SUPPORTS INTO THE MANHOLE WALL 2".
2. THE VERTICAL RISER STEM OF THE FLOW RESTRICTOR SHALL BE THE SAME DIAMETER AS THE HORIZONTAL OUTLET PIPE WITH A MINIMUM DIAMETER OF 8".
3. THE FLOW RESTRICTOR SHALL BE FABRICATED FROM ONE OF THE FOLLOWING MATERIALS:
   0.060" CORRUGATED ALUMINUM ALLOY DRAIN PIPE
   0.064" CORRUGATED GALVANIZED STEEL DRAIN PIPE WITH ASPHALT TREATMENT 1
   0.064" CORRUGATED ALUMINIZED STEEL DRAIN PIPE
   0.060" ALUMINUM ALLOY FLAT SHEET, IN ACCORDANCE WITH ASTM B 209, 5052 H32 OR EPS
   HIGH DENSITY POLYETHYLENE STORM SEWER PIPE
4. THE FRAME AND LADDER OR STEPS ARE TO BE OFFSET SO THAT: THE SHEAR GATE IS VISIBLE FROM THE TOP; THE CLIMB-DOWN SPACE IS CLEAR OF THE RISER AND CLEANOUT GATE; THE FRAME IS CLEAR OF THE CURB
5. RESTRICTOR PLATE WITH ORIFICE AS SPECIFIED IN THE ORIFICE TABLE. THE OPENING IS TO BE CUT ROUND AND SMOOTH.
6. THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26 AND ASTM B 275, DESIGNATION ZG32A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B.
7. THE CONTROL ROD SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION), IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED.
8. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE.
9. INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED.
10. THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT.
11. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
12. THE SHEAR GATE MAXIMUM OPENING SHALL BE CONTROLLED BY LIMITED HINGE MOVEMENT, A STOP TAB, OR SOME OTHER DEVICE.
13. ALTERNATIVE SHEAR GATE DESIGNS ARE ACCEPTABLE IF MATERIAL SPECIFICATIONS ARE MET AND FLANGE BOLT PATTERN MATCHES.
14. HAVE A REMOVABLE SIGN READING "DANGER CONFINED SPACE TRAINED AND AUTHORIZED PERSONNEL ONLY"

CONTROL STRUCTURE

SCALE: NTS (3)



NOTES:

1. TRENCH EXCAVATION AND PIPE LAYING SHALL BE PER WSDOT STD. SPEC. 7-08.
2. TRENCH WIDTHS PER WSDOT 2-09.4:
   -DRAIN AND UNDERDRAIN PIPES, TRENCH WIDTH = ID + 12 INCHES.
   -PIPES 15 INCHES AND UNDER, TRENCH WIDTH = ID + 30 INCHES.
   -PIPES 18 INCHES AND OVER, TRENCH WIDTH = (1.5 X ID) + 18 INCHES.

STORM TRENCH

SCALE: NTS (4)

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SEAL

JAMES BENTON DORAN — STATE OF WASHINGTON — 49540 — REGISTERED PROFESSIONAL ENGINEER

11/09/2023

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023

BCRA NO.
22091

DRAWN BY: PA DESIGNED BY: JBD

REVIEWED BY: JBD

SHEET TITLE
STORM DRAINAGE DETAILS

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SHEET
C-505

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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

SiteAssist® FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

PORT ANGELES YMCA ELC

PORT ANGELES, WA, USA

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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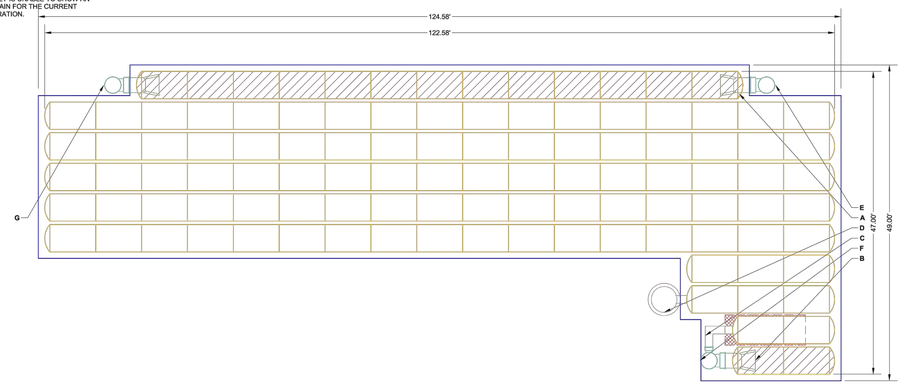
PROPOSED LAYOUT		PROPOSED ELEVATIONS:		*INVERT ABOVE BASE OF CHAMBER			
108	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	121.65	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
20	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	115.65					
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	115.15	PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"	
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	115.15					
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	115.15	FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP (TYP 3 PLACES)		
8642	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	114.19	MANIFOLD	C	12" x 12" TOP MANIFOLD, ADS N-12	12.50"	
		TOP OF SC-740 CHAMBER:	113.65	CONCRETE STRUCTURE	D	OC9 (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.0 CFS OUT
		12" x 12" TOP MANIFOLD INVERT:	113.15	NYLOPLAST (INLET W/ ISO PLUS ROW)	E	30" DIAMETER (24.00" SUMP MIN)		
		12" BOTTOM CONNECTION INVERT:	112.29					
4046	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	111.16	NYLOPLAST (INLET W/ ISO PLUS ROW)	F	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN
347.2	SYSTEM PERIMETER (ft)	24" ISOLATOR ROW PLUS INVERT:	111.16					
702	THERMOPLASTIC LINER (SY) (20% OVERAGE)	24" ISOLATOR ROW PLUS INVERT:	111.16	NYLOPLAST (INLET W/ ISO PLUS ROW)	G	30" DIAMETER (24.00" SUMP MIN)		
		BOTTOM OF SC-740 CHAMBER:	111.15					
		BOTTOM OF STONE:	110.65					

PLEASE NOTE THAT AN UNDERDRAIN IS REQUIRED TO ENSURE THE FOUNDATION STONE CAN DRAIN AND BE INCLUDED IN VOLUME CALCULATIONS. THE TOOL CURRENTLY IS UNABLE TO SHOW AN UNDERDRAIN FOR THE CURRENT CONFIGURATION.



ISOLATOR ROW PLUS (SEE DETAIL/TYP 2 PLACES)

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

THERMOPLASTIC LINER (SEE TECH NOTE #6.50 PROVIDED BY OTHERS / DESIGN BY OTHERS)

NOTES
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS FOR CISTERNS (RAINWATER HARVESTING). TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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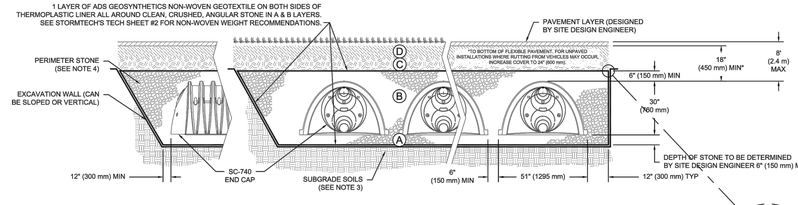
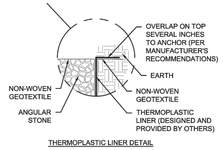
SHEET 2 OF 6



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



THERMOPLASTIC LINER DETAIL

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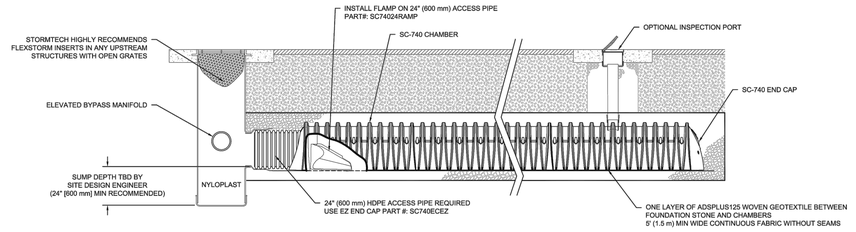

SC-740 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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SHEET 4 OF 6

STORMTECH CHAMBER SYSTEM 1-4

SCALE: NTS

1

IF SHEET MEASURES LESS THAN 22"X34", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

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SEAL

JAMES BENTON DORAN — STATE OF WASHINGTON — 48540 — REGISTERED PROFESSIONAL ENGINEER
11/09/2023

LEARNING EARLY ELEMENTARY YMCA PENINSULA OLYMPIC PROJECT

PORT ANGELES YMCA CENTER

ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE 11.09.2023
BCRA NO. 22091
DRAWN BY: PA DESIGNED BY: JBD
REVIEWED BY: JBD
SHEET TITLE: STORM DRAINAGE DETAILS

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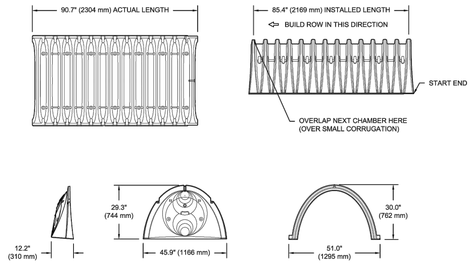
SHEET

C-506

BUILDING PERMIT

SC-740 TECHNICAL SPECIFICATION

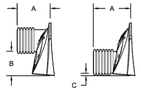
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

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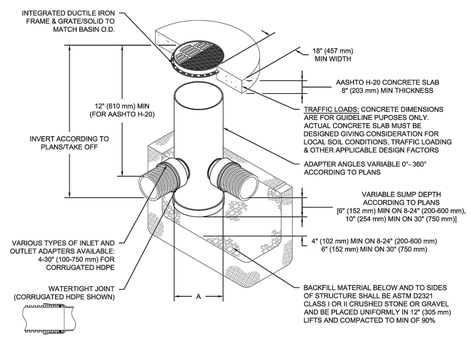
5 OF 6

NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
6" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

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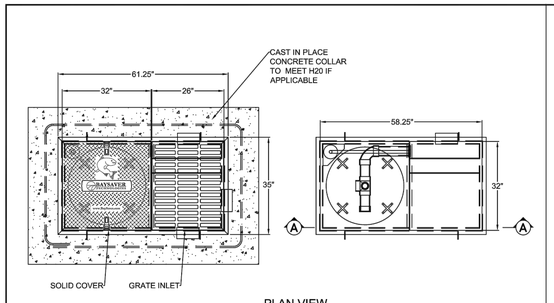
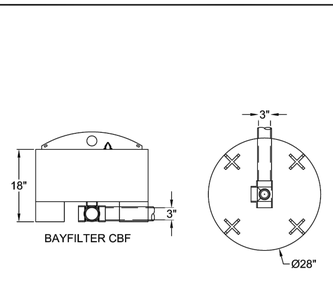
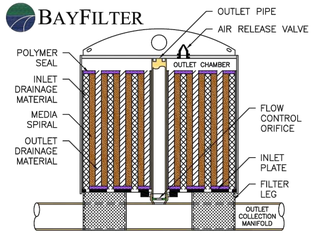
6 OF 6

STORMTECH CHAMBER SYSTEM 5-6

SCALE: NTS (1)

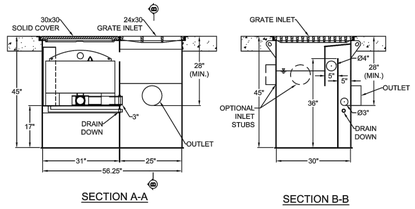






STREAMFILTER™ CBF-2	
PROJECT	
LOCATION	
WATER QUALITY FLOW	22.5 GPM
DRAINAGE AREA	14,332 SF
CARTRIDGE DESIGN FLOW RATE	22.5 GPM
# BAYFILTER CARTRIDGES	1
TREATED SEDIMENT CAPACITY	175 LBS

THE BAYFILTER STORMWATER MANAGEMENT SYSTEM IS A STORMWATER FILTRATION DEVICE DESIGNED TO REMOVE FINE SEDIMENTS, HEAVY METALS, AND PHOSPORUS. THE BAYFILTER SYSTEM RELIES ON A SPIRAL WOUND MEDIA FILTER CARTRIDGE WITH APPROXIMATELY 45 SQUARE FEET OF FILTRATION AREA. THE FILTER CARTRIDGES REMOVE POLLUTANTS FROM RUNOFF BY FILTRATION (INTERCEPTION/ATTACHMENT) AND ADSORPTION.



BAYFILTER SYSTEM

SCALE: NTS (2)

REV	DRWN	CHK	DESCRIPTION	DATE
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DRAWN: --- | DATE: --- | CHECKED: --- | PROJECT #: ---

THE DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OF OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

BAYSAVER TECHNOLOGIES
1020 Dawn Hollow Drive 1-800-BAYSAVER
Middlefield, Ohio 44062 1-800-229-7283

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

SHEET
--- OF ---

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SEAL

JAMES BENTON DORAN
STATE OF WASHINGTON
49540
REGISTERED PROFESSIONAL ENGINEER

11/09/2023

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023

BCRA NO.
22091

DRAWN BY: PA DESIGNED BY: JBD

REVIEWED BY: JBD

SHEET TITLE
STORM DRAINAGE DETAILS

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SHEET

C-507

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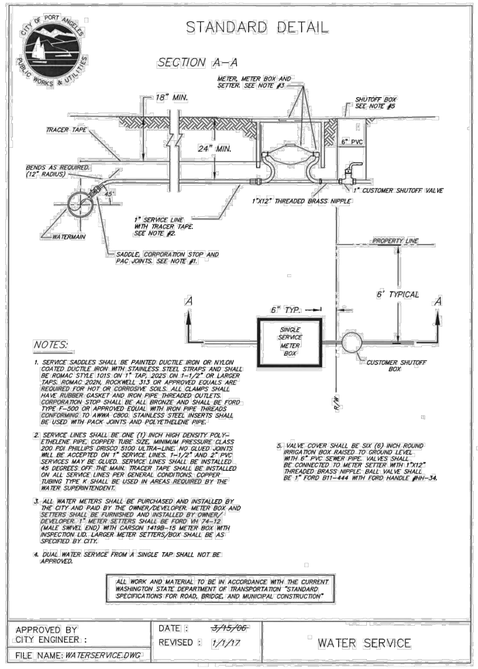
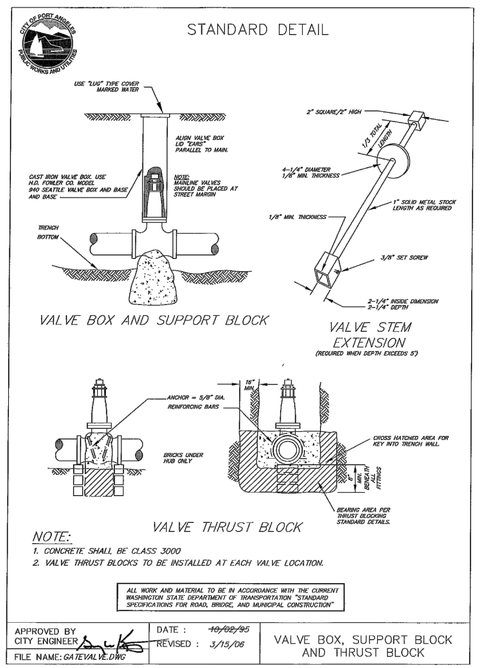
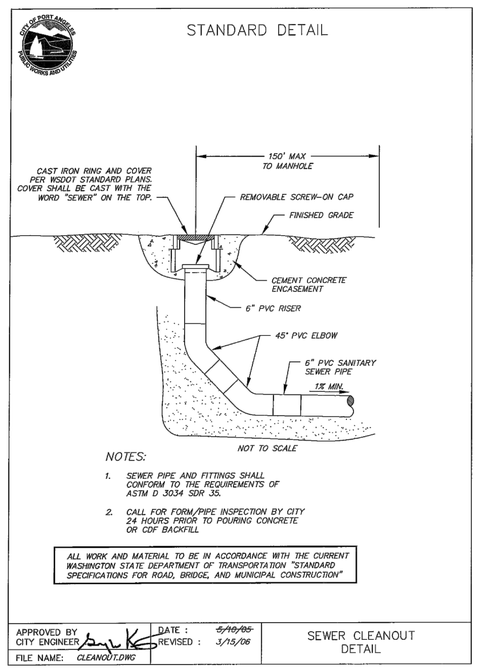


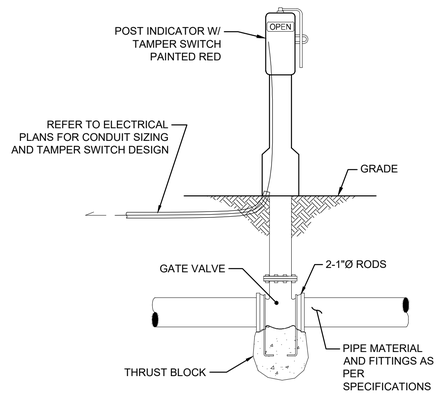
WATER SERVICE — SCALE: NTS — 1



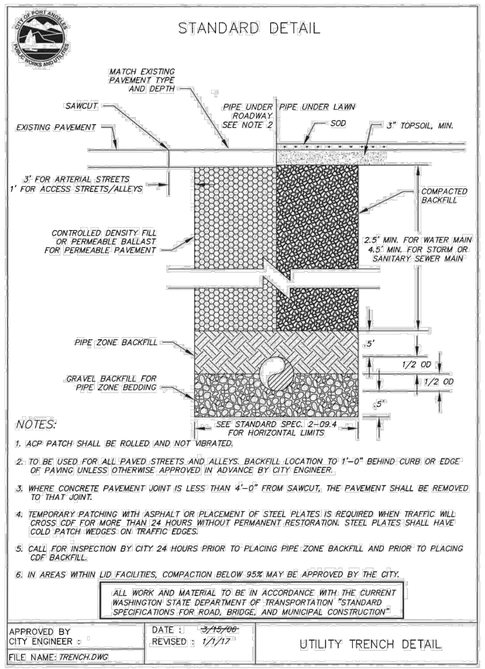
VALVE BOX — SCALE: NTS — 2



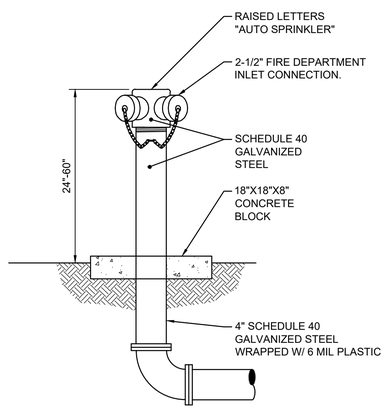
SEWER CLEANOUT — SCALE: NTS — 3



POST INDICATOR VALVE — SCALE: NTS — 4



UTILITY TRENCH — SCALE: NTS — 5



FIRE DEPARTMENT CONNECTION — SCALE: NTS — 6

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SEAL

JAMES BENTON DORAN — STATE OF WASHINGTON — 48540 — REGISTERED PROFESSIONAL ENGINEER

11/09/2023

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023

BCRA NO.
22091

DRAWN BY: PA DESIGNED BY: JBD

REVIEWED BY: JBD

SHEET TITLE
UTILITY DETAILS

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C-508
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NOTE:
1. SEE SHEET L-390 FOR LANDSCAPE SCHEDULE AND NOTES.
2. ALL PLANTING AREAS ARE TO RECEIVE SOIL PREPARATION PER DETAILS 6/L-501.

EXISTING YMCA

ALLEY

ALLEY

LIMIT OF DISTURBANCE LINE, TYP.

PARKING LOT LANDDSCAPING PER PAMC 17.40.065

PROPERTY LINE, TYP.

EX. WOOD FENCE TO REMAIN

PROPERTY SETBACK, TYP.

EXISTING SINGLE FAMILY RESIDENCE

BUILDING OVERHANG, TYP.

CONCRETE PAVEMENT, TYP., REFER TO CIVIL FOR PROFILE.

1 L-310

PROPERTY LINE, TYP.

PARKING LOT LANDDSCAPING PER PAMC 17.40.065

EXISTING PARKING LOT TO REMAIN

S. FRANCIS STREET

PORT ANGELES EARLY LEARNING CENTER

2 L-310

S-01

BUILDING OVERHANG, TYP.

CONCRETE PAVEMENT, TYP., REFER TO CIVIL FOR PROFILE.

PARKING LOT LANDDSCAPING PER PAMC 17.40.065

12

5

4

4

4

15'-0" BUILDING SETBACK

VISUAL SCREEN TYPE A LANDSCAPING (AND EXISTING FENCE), PER PAMC 17.40.065.C. EVERGREEN SKYROCKET JUNIPER HEDGE (SMALL COLUMNAR TREES AT 3' ON CENTER, AND SHRUBS AT 1 PER 20 S.F.

TYPE C BLOCK FRONTAGE LANDSCAPING PER PAMC 17.22.435. 'LARGE TREES' AT 25' ON CENTER. 1 SHRUB PER 20 S.F. OF LANDSCAPE STRIP MINIMUM.

LIMIT OF DISTURBANCE LINE, TYP.

EXISTING TREE TO REMAIN

EXISTING TREE TO REMAIN

E. 4TH STREET

0 10 20 30 feet

SCALE: 1" = 10'

NORTH

1 L-301 LANDSCAPE AND MATERIAL PLAN

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SEAL

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

ERIC J. STREEBY

LICENSE NO. 1436
EXPIRES ON 1/24/2024

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.9.2023

BCRA NO.
22091

DRAWN BY: MT

REVIEWED BY: ES

SHEET TITLE
LANDSCAPE AND MATERIAL PLAN

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SHEET

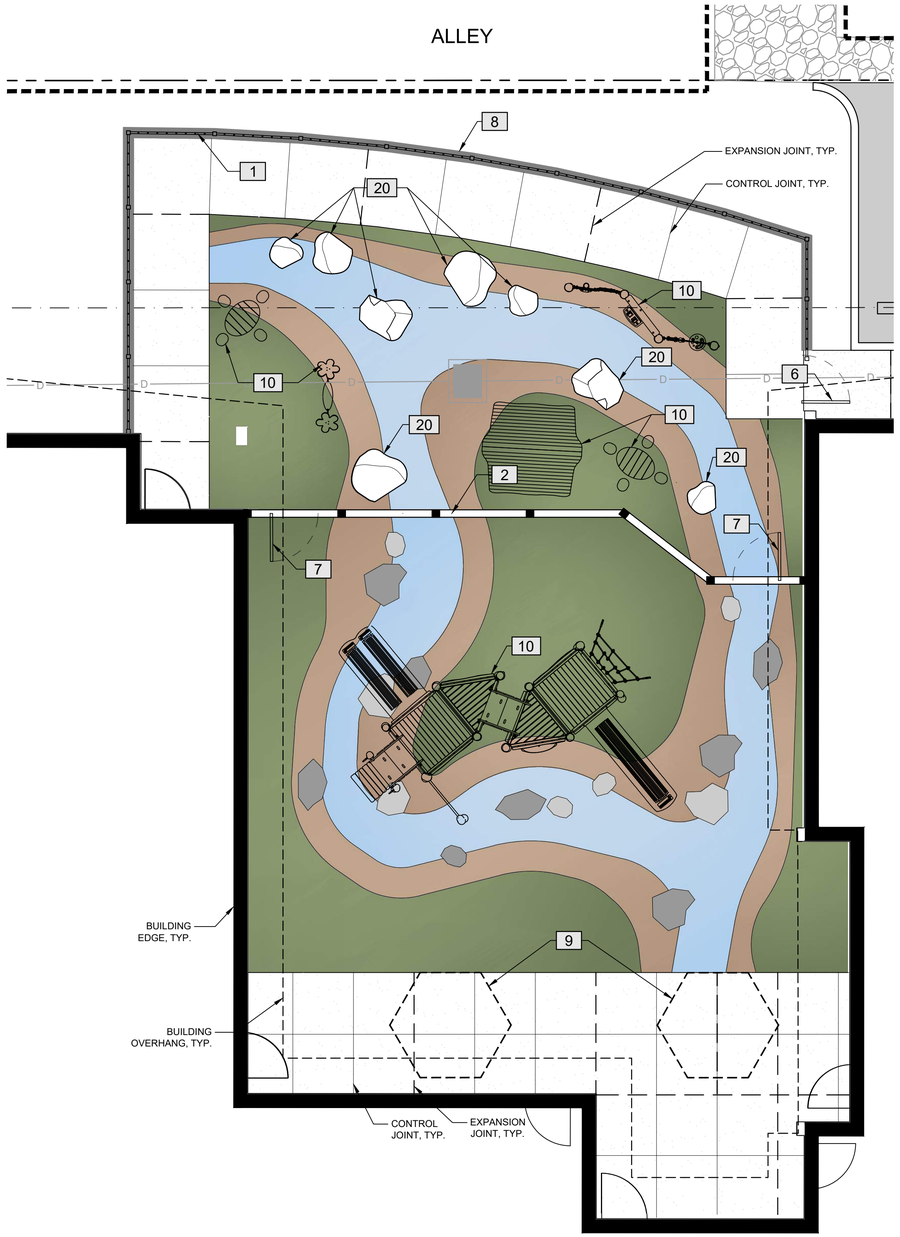
L-301

BUILDING PERMIT

MATERIAL SCHEDULE: PLAY AREA

SYMBOL	DESCRIPTION
1	CHAIN LINK FENCE - BLACK VINYL PVC COATED - 6' HEIGHT
2	CHAIN LINK FENCE - BLACK VINYL PVC COATED, 4' HEIGHT
6	CHAIN LINK SINGLE SWING GATE - BLACK VINYL PVC COATED - 6' HEIGHT
7	CHAIN LINK SINGLE SWING GATE - BLACK VINYL PVC COATED, 4' HEIGHT
8	CONCRETE RETAINING WALL - 8" WIDTH
9	TABLES WITH SHADING - O.F.C.I.
10	PLAY STRUCTURES - O.F.C.I.
20	PLAY BOULDER - O.F.C.I.

SYMBOL	DESCRIPTION
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'A'
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'B'
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'C'
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'D'
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'E'



1 L-310 PLAN ENLARGEMENT: PLAY AREA

SCALE: 1" = 5'

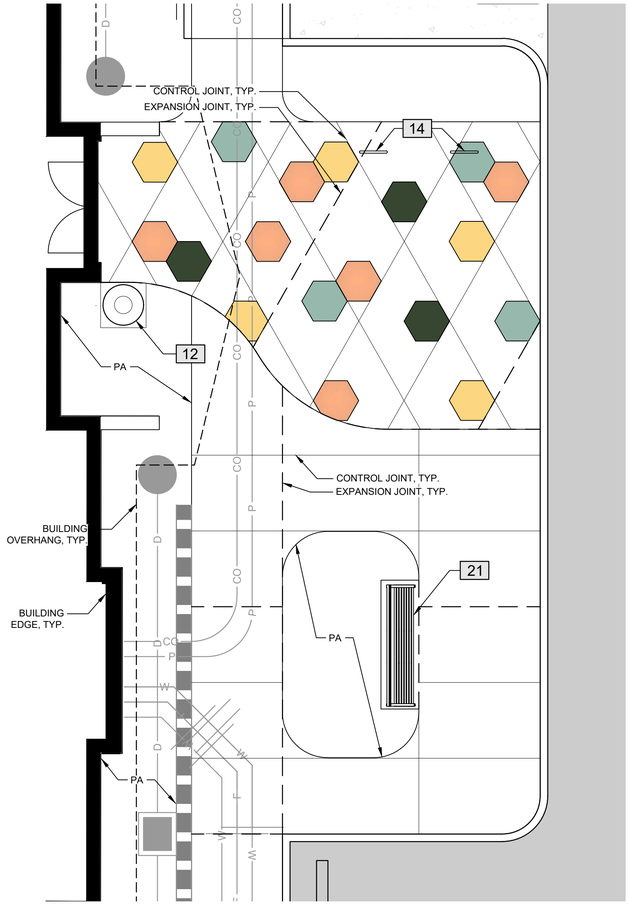
0 5 10 15 feet

NORTH

MATERIAL SCHEDULE: FRONT ENTRY

SYMBOL	DESCRIPTION
12	TRASH RECEPTACLE - O.F.C.I.
14	BIKE RACK - O.F.C.I.
21	BENCH - 8' LENGTH

SYMBOL	DESCRIPTION
	EXTERIOR SLIP RESISTANT PAINT - COLOR 'A'
	EXTERIOR SLIP RESISTANT PAINT - COLOR 'B'
	EXTERIOR SLIP RESISTANT PAINT - COLOR 'C'
	EXTERIOR SLIP RESISTANT PAINT - COLOR 'D'



2 L-310 PLAN ENLARGEMENT: FRONT ENTRY

SCALE: 1" = 5'

0 5 10 15 feet

NORTH

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SEAL

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

ERIC J. STREEBY

LICENSE NO. 1436
EXPIRES ON 1/24/2024

PROJECT
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REVISIONS

DATE
11.9.2023

BCRA NO.
22091

DRAWN BY: MT

REVIEWED BY: ES

SHEET TITLE
LANDSCAPE AND MATERIAL PLAN ENLARGEMENTS

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L-310
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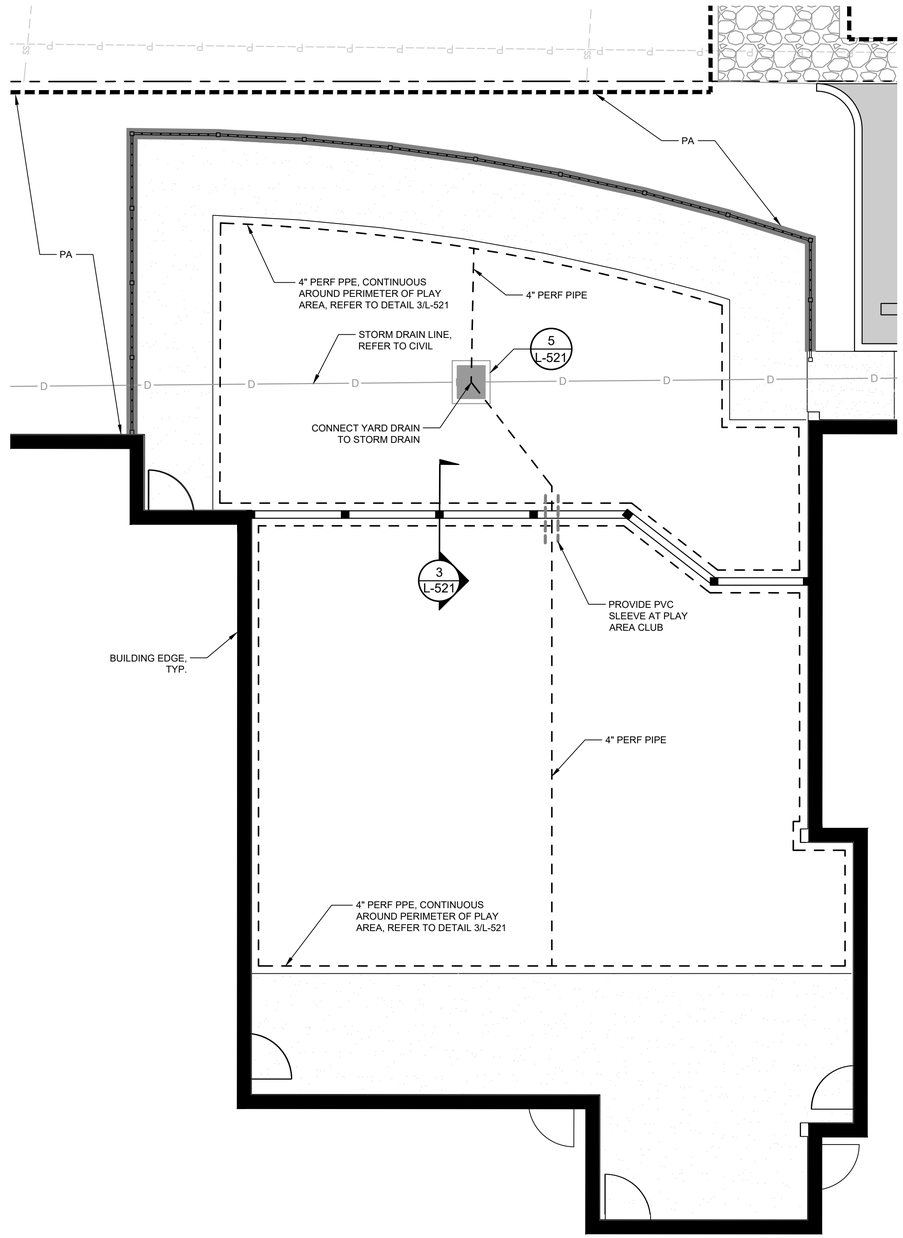

1 L-311 PLAN ENLARGEMENT: PLAY AREA DRAINAGE

SCALE: 1" = 5'

0 5 10 15 feet

NORTH

NOTE: CONTRACTOR TO DETERMINE DRAIN AND PIPE INVERT ELEVATIONS AND SLOPES WHICH WILL BE DEPENDENT UPON PLAY AREA SURFACING THICKNESS, AND SUBGRADE ELEVATIONS.

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ERIC J. STREEBY

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PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	DETAIL
TREES						
	CHIONANTHUS RETUSUS / CHINESE FRINGE TREE	B & B	2" CAL	6` MIN. HT	2	8/L-501
	EXISTING TREE TO REMAIN	EXISTING			3	7/L-501
	GINKGO BILOBA / MAIDENHAIR TREE	B & B	2" CAL	10` MIN. HT.	2	8/L-501
	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	5 GAL		6` MIN. HT	36	5/L-501
	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B	2" CAL	6` MIN. HT	4	8/L-501

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	DETAIL
SHRUBS				
	CISTUS X FLORENTINUS `REPENS` / FLORENTINE ROCK ROSE	3 GAL	19	2/L-501
	GAULTHERIA SHALLON 'SNOQUALMIE PASS' / SNOQUALMIE PASS DWARF SALAL	5 GAL	36	2/L-501
	MAHONIA AQUIFOLIUM 'ORANGE FLAME' / ORANGE FLAME OREGON GRAPE	3 GAL	59	
	MYRTUS COMMUNIS 'MONFAZRED' / SWEETMAROON COMMON MYRTLE	5 GAL	21	2/L-501
	NANDINA DOMESTICA 'SIENNA SUNRISE' / SIENNA SUNRISE HEAVENLY BAMBOO	3 GAL	43	2/L-501
	PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON ENGLISH LAUREL	5 GAL	20	2/L-501
	SPIRAEA BETULIFOLIA / BIRCH LEAF SPIREA	3 GAL	10	2/L-501
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	5 GAL	14	2/L-501

SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	DETAIL
GROUND COVERS					
	COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER	1 GAL	24" o.c.	502 SF	4/L-501
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL	24" o.c.	45 SF	4/L-501
	VINCA MINOR / COMMON PERIWINKLE	1 GAL	24" o.c.	558 SF	4/L-501

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	CHAIN LINK FENCE - BLACK VINYL PVC COATED - 6' HEIGHT	73 LF	6/L-520
2	CHAIN LINK FENCE - BLACK VINYL PVC COATED, 4' HEIGHT	32 LF	4/L-520
4	BLOCK RETAINING WALL - REFER TO CIVIL, TYP.		
5	CONCRETE STAIRS - 5 RISERS, 5 TREADS WITH HANDRAIL		1/L-521
6	CHAIN LINK SINGLE SWING GATE - BLACK VINYL PVC COATED - 6' HEIGHT	1	5/L-520
7	CHAIN LINK SINGLE SWING GATE - BLACK VINYL PVC COATED, 4' HEIGHT	2	3/L-520
8	CONCRETE RETAINING WALL - 8" WIDTH	175 LF	1/L-520
9	TABLES WITH SHADING - O.F.C.I.		
10	PLAY STRUCTURES - O.F.C.I.		
12	TRASH RECEPTACLE - O.F.C.I.	2	6/L-521
14	BIKE RACK - O.F.C.I.	2	6/L-521
20	PLAY BOULDER - O.F.C.I.		
21	BENCH - 8' LENGTH	1	6/L-521

SYMBOL	DESCRIPTION	QTY	DETAIL
	EXTERIOR SLIP RESISTANT PAINT - COLOR 'A'	35 SF	
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'A'	470 SF	
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'B'	777 SF	
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'C'	451 SF	
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'D'	34 SF	
	P.I.P. COLOR PLAY SURFACING - O.F.O.I., COLOR 'E'	21 SF	
	EXTERIOR SLIP RESISTANT PAINT - COLOR 'B'	24 SF	
	EXTERIOR SLIP RESISTANT PAINT - COLOR 'C'	28 SF	
	EXTERIOR SLIP RESISTANT PAINT - COLOR 'D'	18 SF	

SYMBOL	DESCRIPTION	QTY	DETAIL
	3" DEPTH FINE BARK MULCH	7.3 CY	

GENERAL NOTES

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO RESIST POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
2. COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
3. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
2. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. BCRA SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
   A) ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
   B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
4. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
   A) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
   B) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
5. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
6. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
7. ALL PLANTING AREAS ARE TO RECEIVE 3" DEPTH OF MULCH CONSISTING OF A 50% FINE BARK / 50% ORGANIC MULCH MIXTURE.

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2106 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402

SEAL

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LANDSCAPE ARCHITECT
ERIC J. STREEBY
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EXPIRES ON 1/24/2024

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ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.9.2023
BCRA NO.
22091
DRAWN BY: MT
REVIEWED BY: ES
SHEET TITLE
LANDSCAPE AND MATERIAL PLAN SCHEDULES AND NOTES

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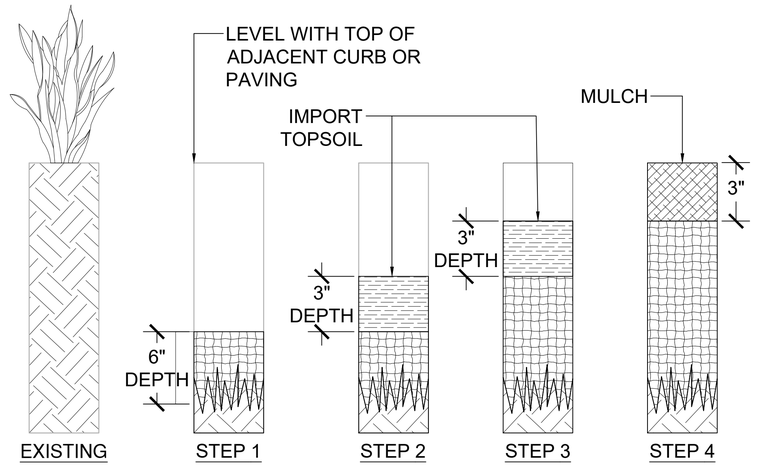


PLANTING AREA PREPARATION

STEP 1

DECOMPACT/SCARIFY TO A MIN SIX (6) INCH DEPTH.

STEP 2

PLACE FIRST THREE (3) INCH LAYER OF IMPORT TOPSOIL AND TILL IN TO 2 INCHES.

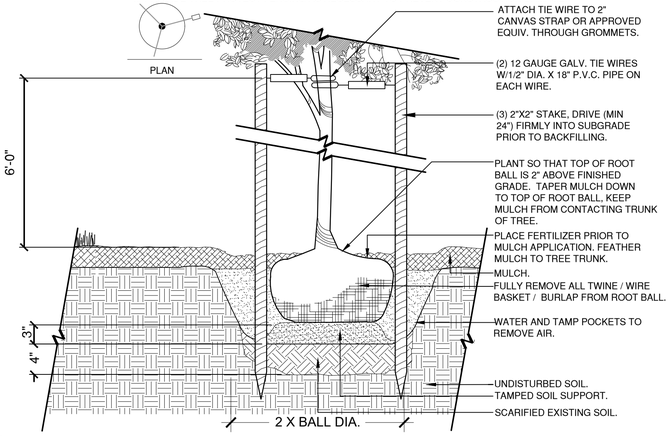
STEP 3

PLACE SECOND THREE (3) INCH LAYER OF IMPORT TOPSOIL AND TILL IN TO 2 INCHES.

STEP 4

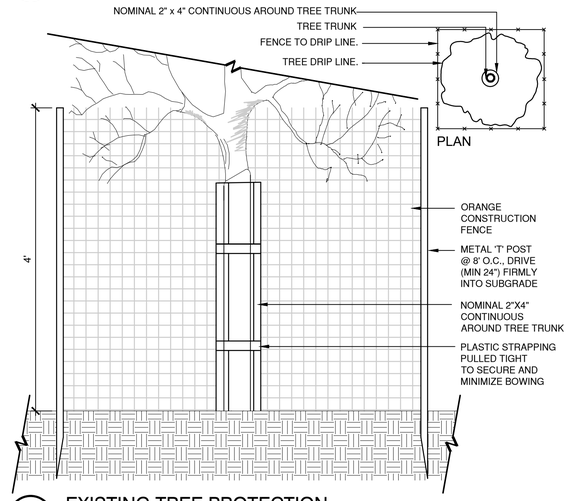
INSTALL PLANTS AND PLACE THREE (3) INCH MULCH LAYER. (SEE PLANTING DETAIL)

NOTE:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
4. PROVIDE TREE PROTECT FENCING AS NECESSARY TO PREVENT CONSTRUCTION DAMAGE.



8 DECIDUOUS TREE PLANTING

1" = 1'-0" P-ED-POR-19



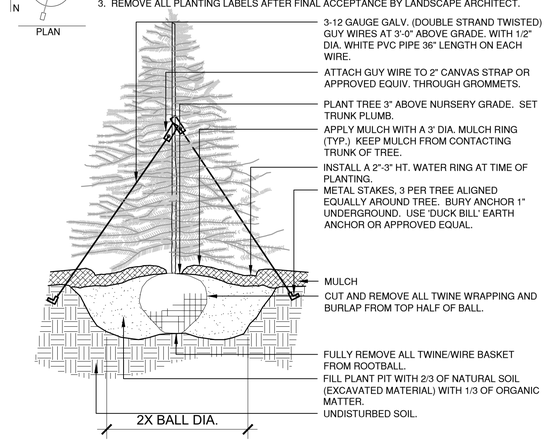
7 EXISTING TREE PROTECTION

1" = 1'-0" 329343.90-99

6 SOIL PREPARATION

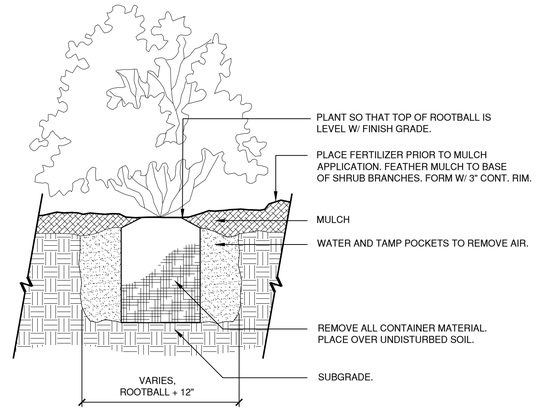
NTS P-ED-POR-27

NOTE:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.



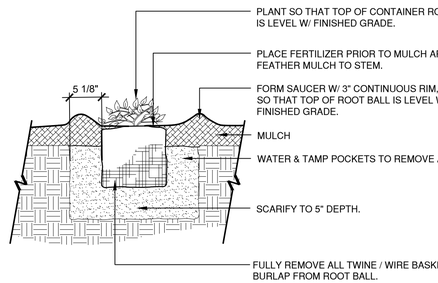
5 EVERGREEN TREE PLANTING

1" = 1'-0" 329343.43-27



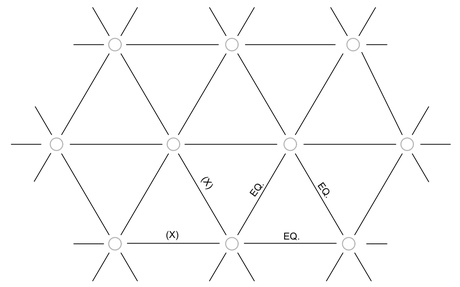
2 SHRUB PLANTING - CONTAINER

1" = 1'-0" 329333.13-01



4 GROUNDCOVER PLANTING

1" = 1'-0" 329333.83-01



DISTANCE (X) AS SPECIFIED IN THE PLANT SCHEDULE.

1 PLANT SPACING

1" = 1" 329300-05

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

ERIC J. STREEBY

LICENSE NO. 1436
EXPIRES ON 1/24/2024

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE 11.9.2023
BCRA NO. 22091
DRAWN BY: MT
REVIEWED BY: ES
SHEET TITLE
PLANTING DETAILS

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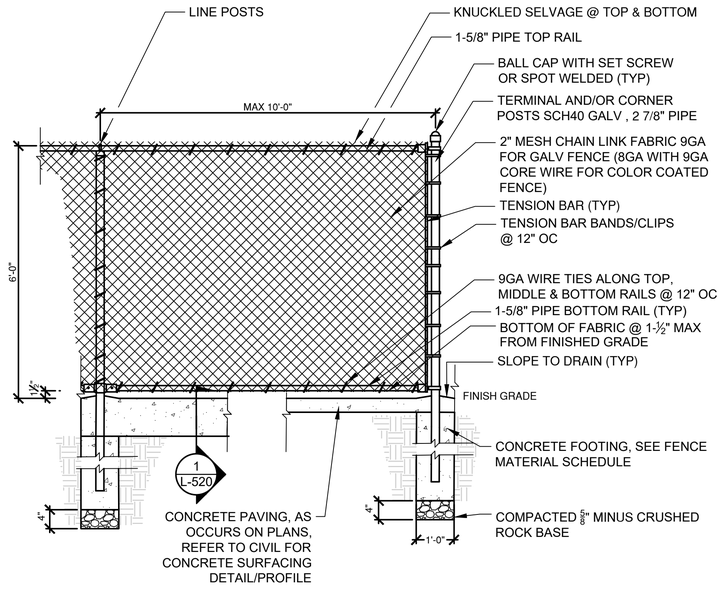
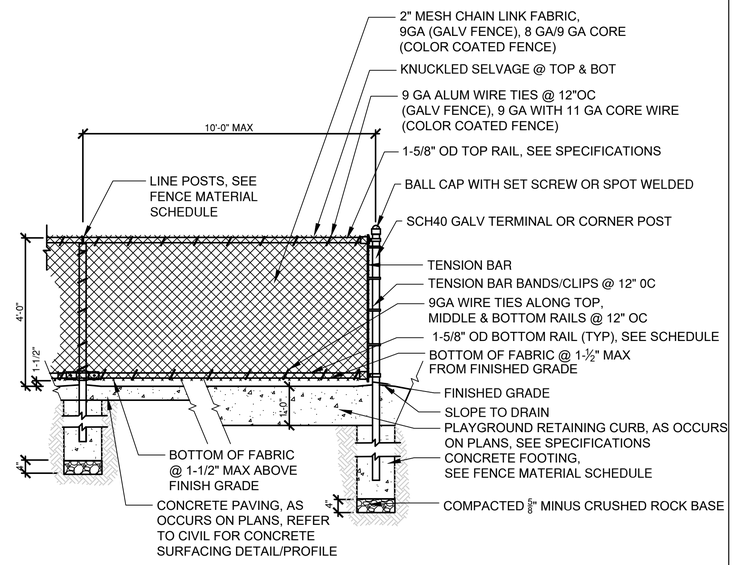
L-501
BUILDING PERMIT

22x34 7/24/2023 10:29:10 AM

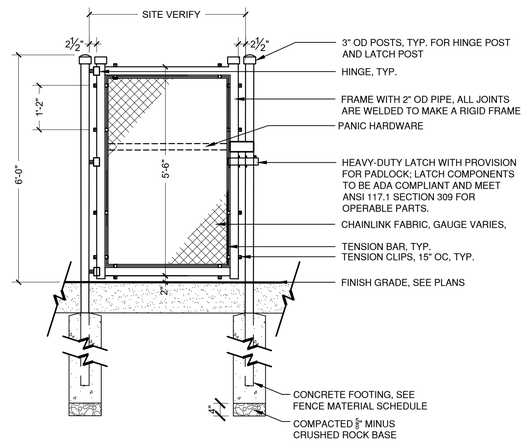
FENCE MATERIAL SCHEDULE		
TYPE	4' HT.	6' HT.
TERMINAL/CORNER POSTS	2-7/8" O.D.	2-7/8" O.D.
LINE POSTS	2-3/8" O.D.	2-3/8" O.D.
TOP RAILS	1-5/8" O.D.	1-5/8" O.D.
INTERMEDIATE RAILS	N/A	N/A
BOTTOM RAILS	1-5/8" O.D.	1-5/8" O.D.
POST FOOTING SIZE FOR GATE, TERMINAL OR CORNER POSTS	12" DIA. x 42"	12" DIA. x 42"
MIN. POST EMBEDMENT FOR GATE, TERMINAL OR CORNER POSTS	36"	36"
POST FOOTING SIZE FOR LINE POSTS	12" DIA. x 36"	12" DIA. x 36"
MIN. POST EMBEDMENT FOR LINE POSTS	2'-6"	2'-6"



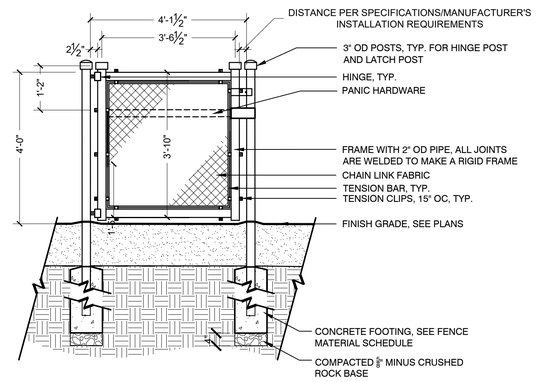
6 6' CHAINLINK FENCE
NTS P-ED-POR-30



4 4' CHAINLINK FENCE
NTS P-RE-MCF-04

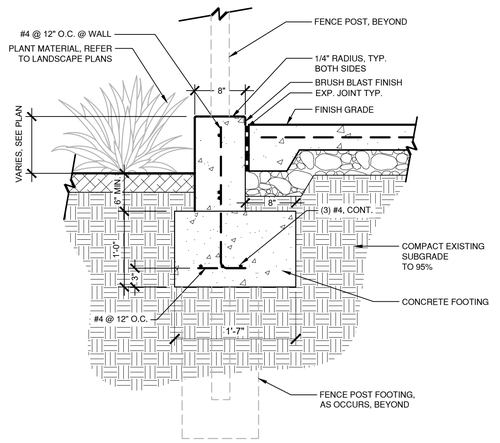


5 SINGLE SWING GATE - 6`
1/2" = 1'-0" P-ED-POR-07



3 SINGLE SWING GATE - 4`
1/2" = 1'-0" P-ED-POR-09

NOTES:
1. SEE LAYOUT PLAN FOR EXPANSION AND CONTROL JOINT LOCATIONS
2. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS



1 CONCRETE WALL
1" = 1'-0" P-ED-POR-06

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ERIC J. STREEBY
LICENSE NO. 1436
EXPIRES ON 1/24/2024

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE 11.9.2023
BCRA NO. 22091
DRAWN BY: MT
REVIEWED BY: ES
SHEET TITLE
SITE DETAILS

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L-520
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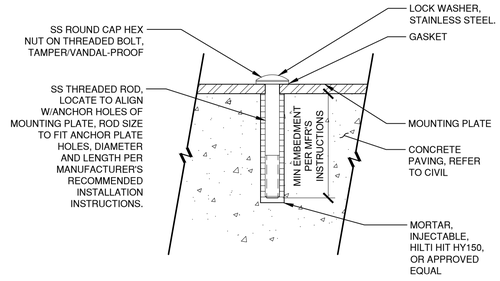
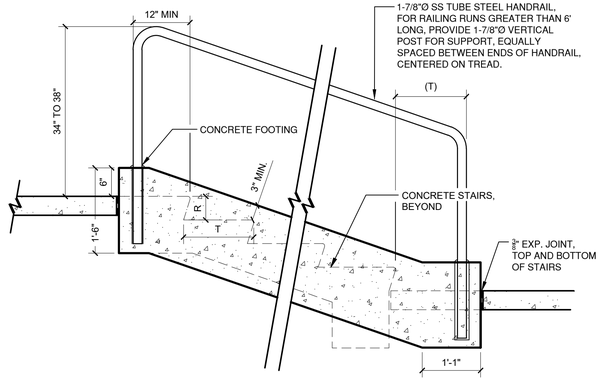


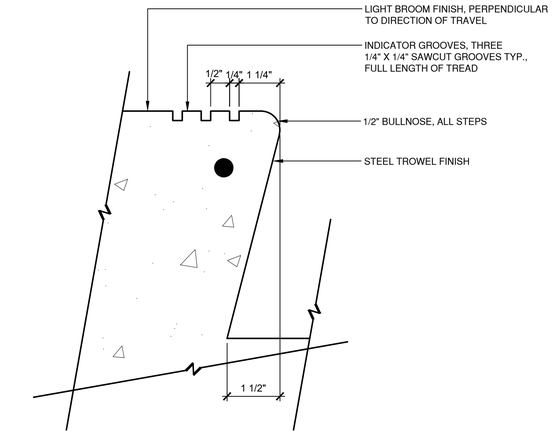
6 SURFACE MOUNT ON CONCRETE

6" = 1'-0" P-ED-POR-41



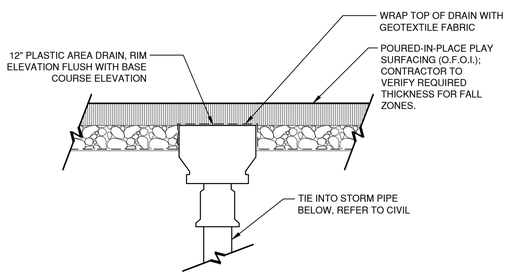
4 STAIR HANDRAIL IN CHEEKWALL

3/4" = 1'-0" P-ED-POR-57



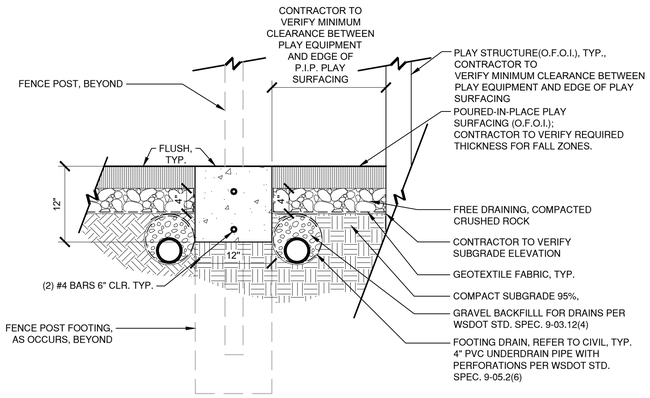
2 STAIR TREAD ENLARGEMENT

6" = 1'-0" P-ED-MCL-06



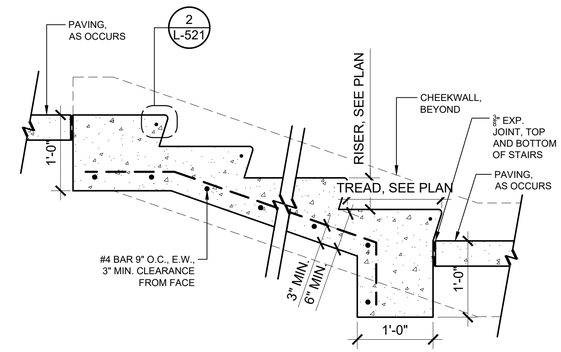
5 AREA DRAIN AT PLAY AREA

1" = 1'-0" P-ED-POR-61



3 PLAY SURFACING AT CONCRETE CURB

1" = 1'-0" P-ED-POR-60



1 CONCRETE STAIRS

1" = 1'-0" P-ED-POR-54

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L-521

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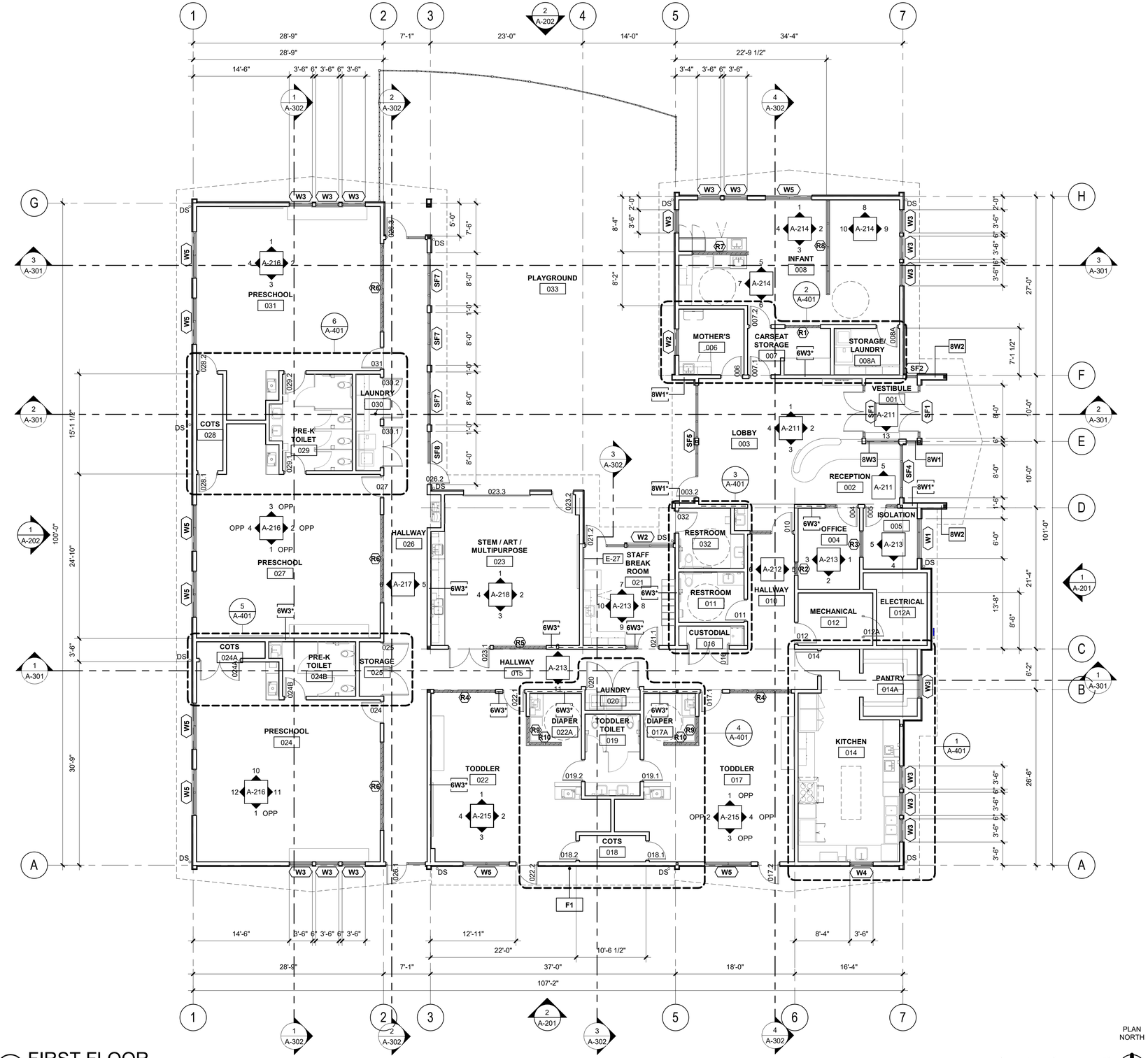

1 FIRST FLOOR
1/8" = 1'-0"

PLAN NORTH

0 4 8 16
SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL EXTERIOR WALLS TO BE 6W1, UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS TO BE 6W3, UNLESS NOTED OTHERWISE.
3. REFER TO A-621 FOR WALL ASSEMBLY TYPES.
4. REFER TO ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR WALL FINISHES.
5. REFER TO ENLARGED FLOOR PLANS FOR ADDITIONAL INFORMATION.

FLOOR PLAN LEGEND

NOTE: NOT ALL LEGEND ITEMS MAY BE PRESENT ON THIS SHEET

- 6W1 — WALL ASSEMBLY; REFER TO SHEETS A-621 AND A-622
- EXTERIOR FRAMED WALL - REFER ALSO TO STRUCTURAL
- INTERIOR FRAMED WALL - STOP WALL AT 6" ABOVE HIGHEST CEILING UNLESS NOTED OTHERWISE - BRACE TO STRUCTURE ABOVE AS SHOWN ON A-521.
- WALL-MOUNTED ITEM - REFER TO INTERIOR ELEVATIONS
- RELITE / WINDOW
- DOOR
- ACOUSTIC INTERIOR WALL - CONTINUE TO STRUCTURE ABOVE
- CONTINUE INTERIOR WALL TO STRUCTURE ABOVE
- STRUCTURE ABOVE / EDGE OF ROOF ABOVE
- FEC — FIRE EXTINGUISHER IN CABINET
- FEB — FIRE EXTINGUISHER WITH BRACKET
- DS — DOWNSPOUT - PVC PIPE
- FD — FLOOR DRAIN PER MECHANICAL; DEPRESS DRAIN BODY 1/4"; WARP ADJACENT SLAB 6" FROM DRAIN BODY
- 4' TB — TACK BOARD - WIDTH AS INDICATED BY 4'-0" HIGH
- 4' WB — WHITEBOARD - WIDTH AS INDICATED BY 4'-0" HIGH
- RECESSED WALK OFF MAT

FLOOR PLAN SHEET NOTES

1 ATTIC ACCESS LADDER

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STATE OF WASHINGTON

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
717 E 4TH ST
PORT ANGELES, WA 98362

REVISIONS

DATE
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BCRA NO.
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REVIEWED BY: RTV

SHEET TITLE
FIRST FLOOR PLAN

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SHEET
A-121
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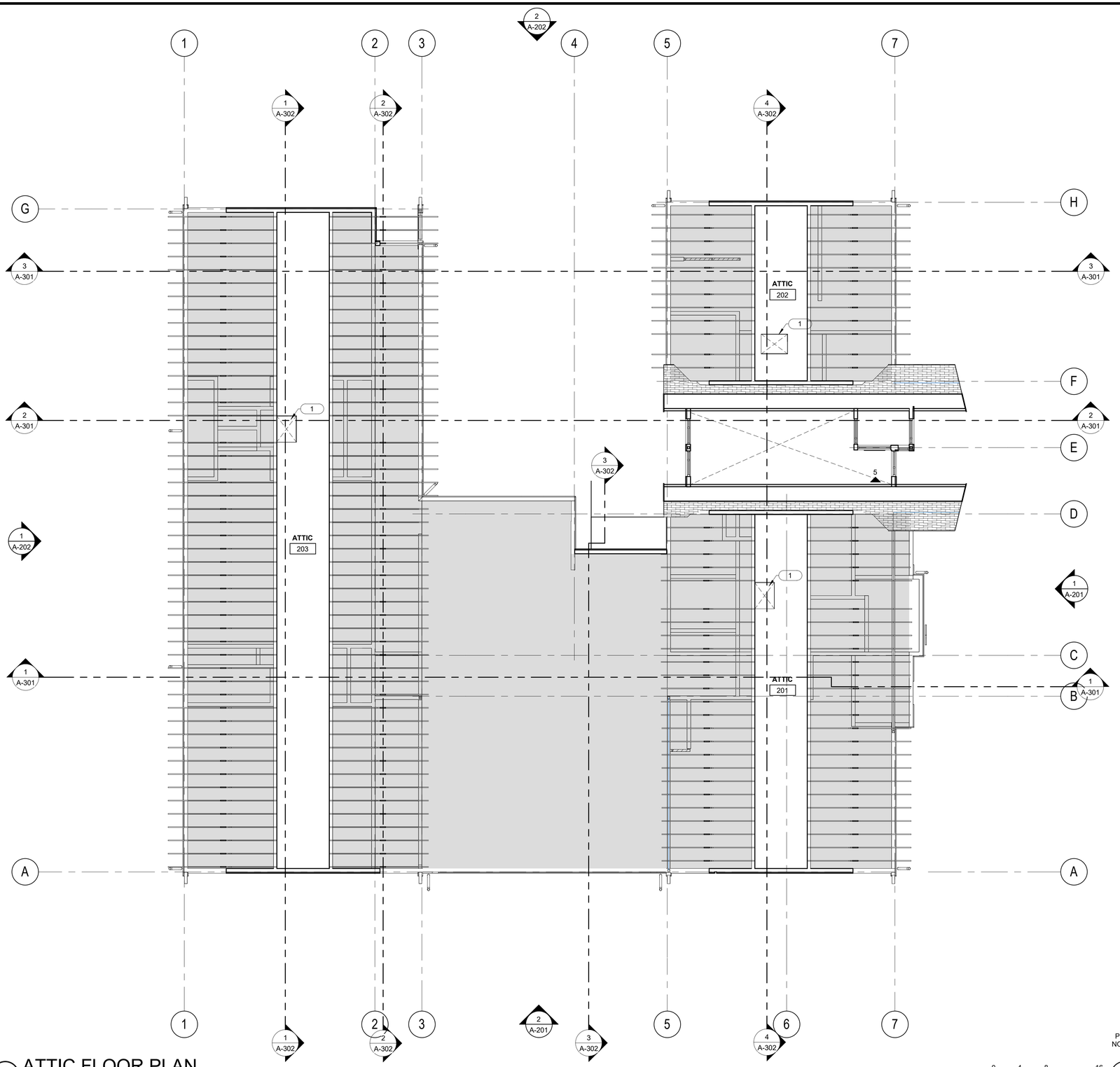

1 ATTIC FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH

0 4 8 16
SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL EXTERIOR WALLS TO BE 6W1, UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS TO BE 6W3, UNLESS NOTED OTHERWISE.
3. REFER TO A-621 FOR WALL ASSEMBLY TYPES.
4. REFER TO ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR WALL FINISHES.
5. REFER TO ENLARGED FLOOR PLANS FOR ADDITIONAL INFORMATION.

FLOOR PLAN LEGEND

NOTE: NOT ALL LEGEND ITEMS MAY BE PRESENT ON THIS SHEET

- 6W1 — WALL ASSEMBLY; REFER TO SHEETS A-621 AND A-622
- EXTERIOR FRAMED WALL - REFER ALSO TO STRUCTURAL
- INTERIOR FRAMED WALL - STOP WALL AT 6" ABOVE HIGHEST CEILING UNLESS NOTED OTHERWISE - BRACE TO STRUCTURE ABOVE AS SHOWN ON A-521.
- WALL-MOUNTED ITEM - REFER TO INTERIOR ELEVATIONS
- RELITE / WINDOW
- DOOR
- ACOUSTIC INTERIOR WALL - CONTINUE TO STRUCTURE ABOVE
- CONTINUE INTERIOR WALL TO STRUCTURE ABOVE
- STRUCTURE ABOVE / EDGE OF ROOF ABOVE
- FEC — FIRE EXTINGUISHER IN CABINET
- FEB — FIRE EXTINGUISHER WITH BRACKET
- DS — DOWNSPOUT - PVC PIPE
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- 4' TB — TACK BOARD - WIDTH AS INDICATED BY 4'-0" HIGH
- 4' WB — WHITEBOARD - WIDTH AS INDICATED BY 4'-0" HIGH
- RECESSED WALK OFF MAT

FLOOR PLAN SHEET NOTES

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STATE OF WASHINGTON

PROJECT
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PORT ANGELES EARLY LEARNING CENTER
717 E 4TH ST
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REVISIONS

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BCRA NO.
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DRAWN BY: RTV
REVIEWED BY:

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ATTIC FLOOR PLAN

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A-122
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FINISH PLAN GENERAL NOTES

FINISH PLAN LEGEND

- PT-2 — START AND STOP OF ACCENT PAINT COLORS.
- CG — CORNER GUARDS (CG)
- FLOOR DRAIN
- WALK OFF MAT (WOM)
- CONCRETE (CONC) CONSTRUCTION JOINT. REFER TO STRUCTURAL.
- CARPET TILE (CPT-1)
- LVT - HEXAGON (LVT-1)
- LVT - HEXAGON (LVT-2)
- LVT - HEXAGON (LVT-3)
- LVT - HEXAGON (LVT-4)
- LVT - HEXAGON (LVT-5)
- LVT - HEXAGON (LVT-6)
- LVT - HEXAGON (LVT-7)
- C — INDICATOR OF SPECIFIC PATTERN LAYOUT INSTRUCTION ON PLAN
- FLOOR FINISH INSTALLATION DIRECTION
- LVT-8 — FLOOR FINISH TAG
- LVT - HEXAGON (LVT-8)
- LVT - HEXAGON (LVT-9)
- LVP - PLANK (LVP-1)
- LVP - PLANK (LVP-2)
- LVP - PLANK (LVP-3)
- LVP - PLANK (LVP-4)
- SHEET VINYL (SV)
- STATIC DISSAPATIVE TILE (SDT)
- AREA RUG (OFOI)

FINISH PLAN SHEET NOTES

1. RIGID SHEET WALL COVERING W/ PAINT ABOVE. REF ELEVATIONS FOR EXTENT OF FINISHES.
2. PAINTED WAINSCOTING WITH PT-1 ABOVE, PT-3
3. ROLLER SHADE (RS-1) AT INTERIOR OF WINDOWS, TYP

1 FIRST FLOOR FINISH PLAN

1/8" = 1'-0"

PLAN NORTH

0 4 8 16

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

THIS SHEET IS INTENDED TO BE REPRODUCED IN COLOR. COLOR IS NOT REPRESENTATIONAL OF ACTUAL PRODUCT SPECIFICATIONS

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DRAWN BY: Author

REVIEWED BY:

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FIRST FLOOR FINISH PLAN

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A-131

BUILDING PERMIT

SIGNAGE LOCATION PLAN GENERAL NOTES

1. REFER TO SHEET A-602 FOR INTERIOR SIGNAGE SCHEDULE AND TYPES.
2. REFER TO SHEET A-641 FOR SIGNAGE SIZES.
3. SEE SPECIFICATION SECTION 10 1400 FOR INFORMATION ON SIGN TYPES.

1 FIRST FLOOR SIGNAGE PLAN
1/8" = 1'-0"

PLAN NORTH

0 4 8 16
SCALE: 1/8" = 1'-0"

22x34 11/9/2023 01:45:20 PM

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FIRST FLOOR SIGNAGE LOCATION PLAN

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A-141
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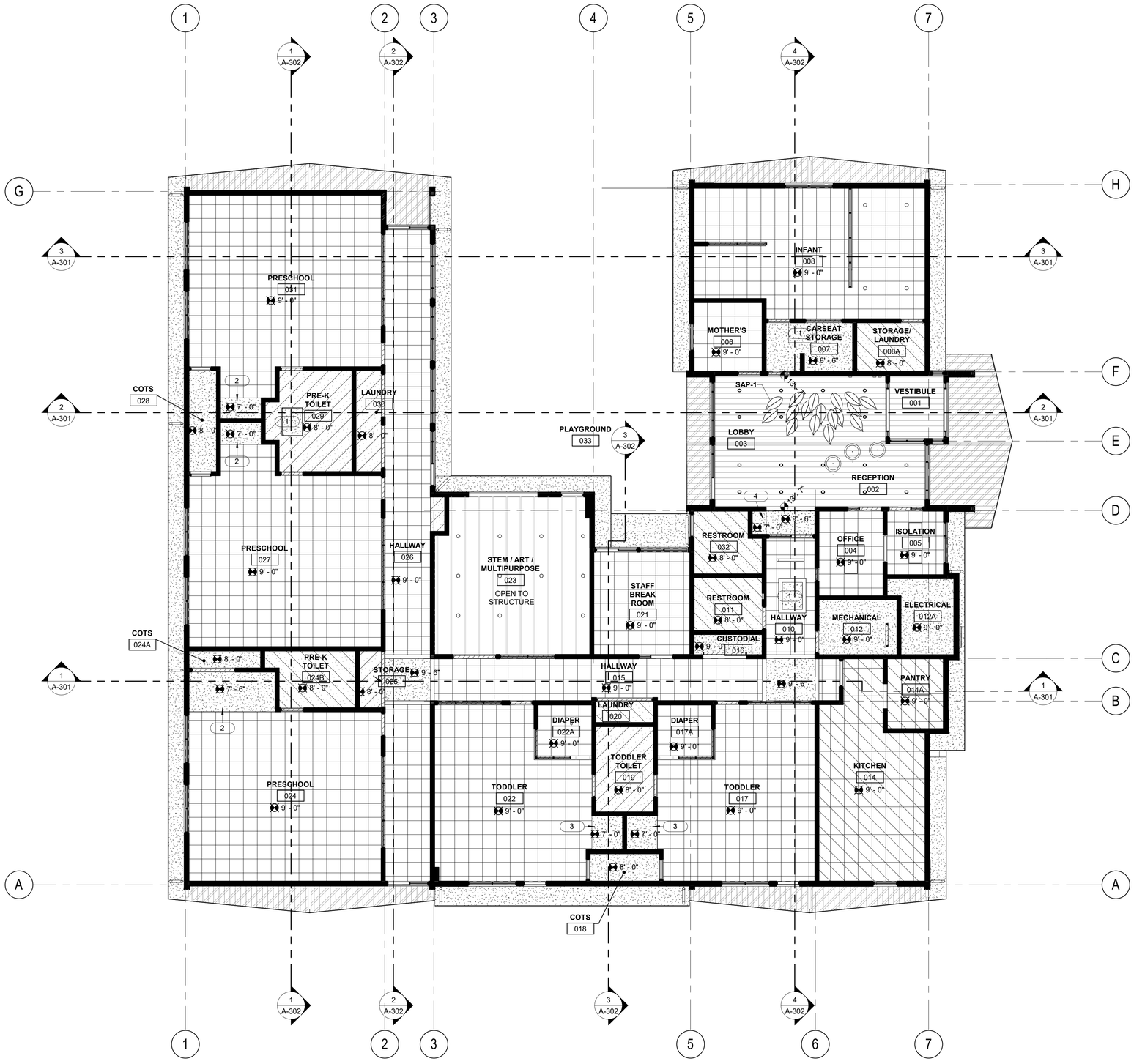

1 REFLECTED CEILING PLAN
1/8" = 1'-0"

PLAN NORTH

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

REFLECTED CEILING PLAN GENERAL NOTES

1. CENTER SUSPENDED CEILING GRIDS WITHIN OVERALL DIMENSION OF ROOM/AREA PER GRAPHIC REPRESENTATION AND PROVIDE EQUAL DIMENSIONS AT EDGE OF PERIMETER WALLS AND/OR SOFFITS, UNLESS NOTED OTHERWISE.
2. DIMENSIONS ARE TO FACE OF FINISH AND CENTERLINE OF FIXTURES, UNLESS NOTED OTHERWISE.
3. AT SUSPENDED ACOUSTICAL CEILINGS, CENTER LIGHT FIXTURES, DIFFUSERS, SPEAKERS, FIRE SPRINKLER HEADS, ALARMS, DETECTORS ETC. WITHIN TILES, UNLESS NOTED OTHERWISE.
4. PROVIDE ARMSTRONG BERC2 CLIP (OR APPROVED EQUIVALENT) IN LIEU OF 2" PERIMETER ANGLE PER ICC 3SR-1308 FOR CONNECTING GRID MEMBERS TO PERIMETER WALL.
5. REFER TO SHEET A-551 FOR TYPICAL SUSPENDED CEILING SEISMIC REQUIREMENTS.
6. PER ASCE 7-02 SECTION 9.6.2.6.2.2 ITEM C: PROVIDE LATERAL FORCE BRACING (VERTICAL STRUTS AND SPLAY WIRES) FOR CEILINGS WITH AN AREA OF 1,000 SQUARE FEET OR MORE.
7. DESIGN AND PROVIDE ALL CEILING SECONDARY SUPPORT SYSTEMS SUSPENDED FROM PRIMARY STRUCTURE ABOVE. REFER TO #/A-55# FOR MINIMUM CEILING PERFORMANCE REQUIREMENTS.
8. REFER ALSO TO STRUCTURAL FOR LOCATIONS OF WALL FRAMING THAT EXTENDS TO STRUCTURE ABOVE.
9. REFER TO TELECOM DRAWINGS FOR CEILING MOUNTED SPEAKER LAYOUT.
10. COORDINATE LOCATION OF WORK/DEVICES SHOWN ON MECHANICAL, ELECTRICAL, TELECOM AND FIRE PROTECTION DRAWINGS AND NOT SHOWN ON REFLECTED CEILING PLANS.

REFLECTED CEILING PLAN LEGEND

- DOOR AS SCHEDULED / OPENING, PER PLAN
- WALL PER PLAN
- RELITE / WINDOW / STOREFRONT AS SCHEDULED
- ACT-1 ACOUSTIC CEILING TILE (2'x4')
- ACT-2 ACOUSTIC CEILING TILE (2'x4')
- (1) LAYER 5/8" GYPSUM BOARD CONTRACTOR'S OPTION:
  - ON SUSPENDED GWB CEILING SYSTEM
  - ON WOOD FRAMING
  - ON METAL FRAMING

  REFER TO #/A-55# FOR CEILING PERFORMANCE REQUIREMENTS
- (1) LAYER 5/8" WATER RESISTANT GYPSUM BOARD CONTRACTOR'S OPTION:
  - ON SUSPENDED GWB CEILING SYSTEM
  - ON WOOD FRAMING
  - ON METAL FRAMING

  REFER TO #/A-55# FOR CEILING PERFORMANCE REQUIREMENTS
- LINEAR WOOD CEILING SYSTEM (LWCS-1)
- FIBER CEMENT SOFFIT
  - PANEL JOINT
  - SOFFIT VENT
- LINEAR WOOD SOFFIT SYSTEM (LWCS-2)
- 11'-0" CEILING HEIGHT
- LAY-IN LIGHT FIXTURE (SIZE AND TYPE VARIES) -REFER ALSO TO ELECTRICAL
- LIGHT FIXTURE (SIZE AND TYPE VARIES) -REFER ALSO TO ELECTRICAL
- LAYOUT LINE, WHERE OCCURS, CENTER FIXTURE WITHIN CEILING, BOTH DIRECTIONS.
- PENDANT LIGHT FIXTURE (SIZE AND TYPE VARIES) -REFER ALSO TO ELECTRICAL
- LIGHT FIXTURE (SIZE AND TYPE VARIES) -REFER ALSO TO ELECTRICAL
- LIGHT FIXTURE (SIZE AND TYPE VARIES) -REFER ALSO TO ELECTRICAL
- LIGHT FIXTURE (SIZE AND TYPE VARIES) -REFER ALSO TO ELECTRICAL
- LIGHT FIXTURE (SIZE AND TYPE VARIES) -REFER ALSO TO ELECTRICAL
- CEILING DIFFUSER (SIZE AND TYPE VARIES) -REFER ALSO TO MECHANICAL
- FIXED SOUND ABSORPTIVE PANEL (SAP-1)

REFLECTED CEILING PLAN SHEET NOTES

1. ATTIC ACCESS LADDER
2. SOFFIT PAINTED PT-5
3. SOFFIT PAINTED PT-3
4. SOFFIT PAINTED PT-4

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STATE OF WASHINGTON

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
717 E 4TH ST
PORT ANGELES, WA 98362

REVISIONS

DATE
11.9.2023

BCRA NO.
22091

DRAWN BY: RTV

REVIEWED BY: RTV

SHEET TITLE
FIRST FLOOR REFLECTED CEILING PLAN

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SHEET
A-151
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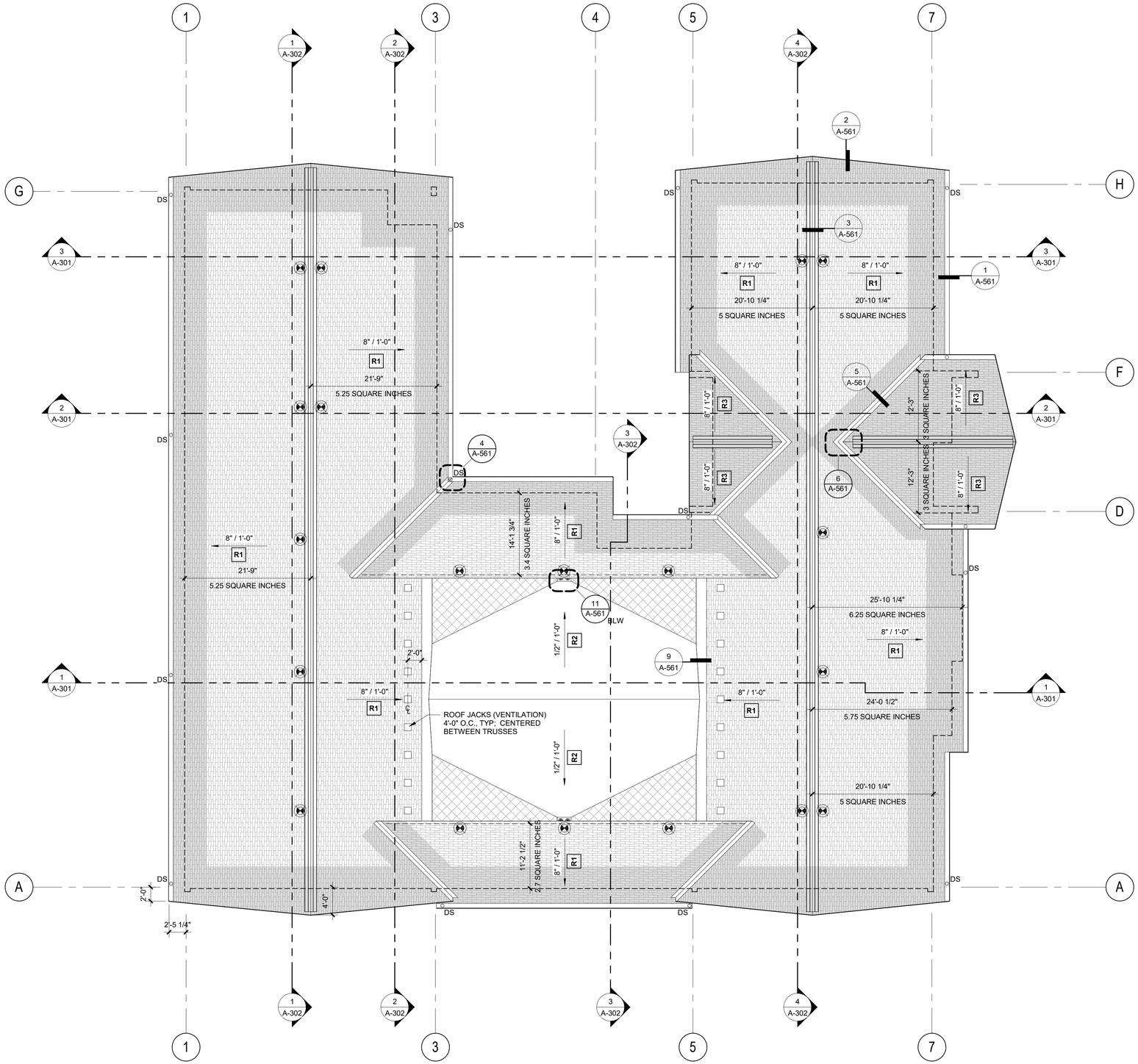


1 ROOF PLAN
1/8" = 1'-0"

PLAN NORTH

0 4 8 16
SCALE: 1/8" = 1'-0"

ROOF PLAN GENERAL NOTES

1. REFER TO A-631 FOR ROOF ASSEMBLY TYPES.

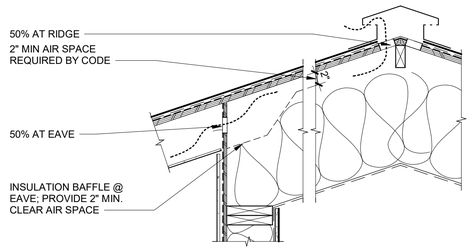
ROOF PLAN LEGEND

- ICE & WATER SHIELD (SHADED) - 3'-0" (UNO)
- EXTERIOR FACE OF WALL BELOW ROOF
- CONTINUOUS SHEET METAL GUTTER
- 4" PVC DOWNSPOUT, PAINT, REFER TO ##/A-56# FOR DOWNSPOUT BRACKETS
- CRICKET TO PROVIDE SLOPE TO DRAIN - TAPERED RIGID INSULATION
- ROOF DRAIN AND OVERFLOW ROOF DRAIN, REFER TO ##/A-56#
- VTR — VENT THRU ROOF, REFER TO MECHANICAL
- STRAP-STYLE ROOF ANCHOR, REFER TO 12/A-561, ALIGN OVER TOP CHORD OF NEAREST TRUSS (REFER ALSO TO STRUCTURAL)
- 4" / 1'-0" — ROOF SLOPE & DIRECTION
- R1 — ROOF ASSEMBLY PER A-62#

ROOF VENTILATION NOTES

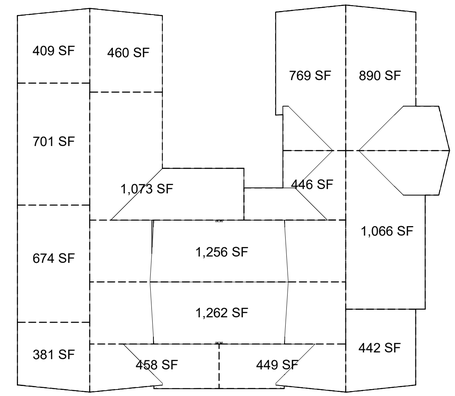
1. AREAS PROVIDED IN PLAN ARE **MINIMUM** FREE AREA REQUIREMENTS FOR *BOTH* EAVE AND RIDGE LOCATIONS (PROVIDE NOTED FREE AREA AT BOTH LOCATIONS). SIZE AND CONFIGURE HOLES TO PROVIDE THESE MINIMUMS. COORDINATE WITH STRUCTURAL BLOCKING.
2. CALCULATIONS PROVIDED USING THE FORMULA:
   - LENGTH (L) x 1/300 = SQUARE INCHES OF VENTING AREA PER LINEAL FOOT (12")
3. TYPICAL VENT HOLE SIZES:
   - 2" 3.14
   - 2.5" 4.91
   - 3" 7.07

ROOF VENTILATION DIAGRAM



ROOF DRAINAGE CALCULATION

1. REQUIRED DOWNSPOUT QUANTITIES CALCULATED USING SMACNA TABLE 1-2:
   - 100 YEAR OCCURANCE LASTING 5 MINUTES
   - 3.3"/HR = 360 SF OF ROOF AREA TO DRAIN PER S.I. OF DS
2. ALL DOWNSPOUTS 3"x3" PREFINISHED SHEET METAL, U.N.O.
   - 9 S.I. AND IS CAPABLE OF DRAINING 3,240± SF OF ROOF



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EARLY LEARNING

PROJECT
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PORT ANGELES EARLY LEARNING CENTER
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PORT ANGELES, WA 98362

REVISIONS

DATE
11.9.2023
BCRA NO.
22091
DRAWN BY: RTV
REVIEWED BY: RTV
SHEET TITLE
ROOF PLAN

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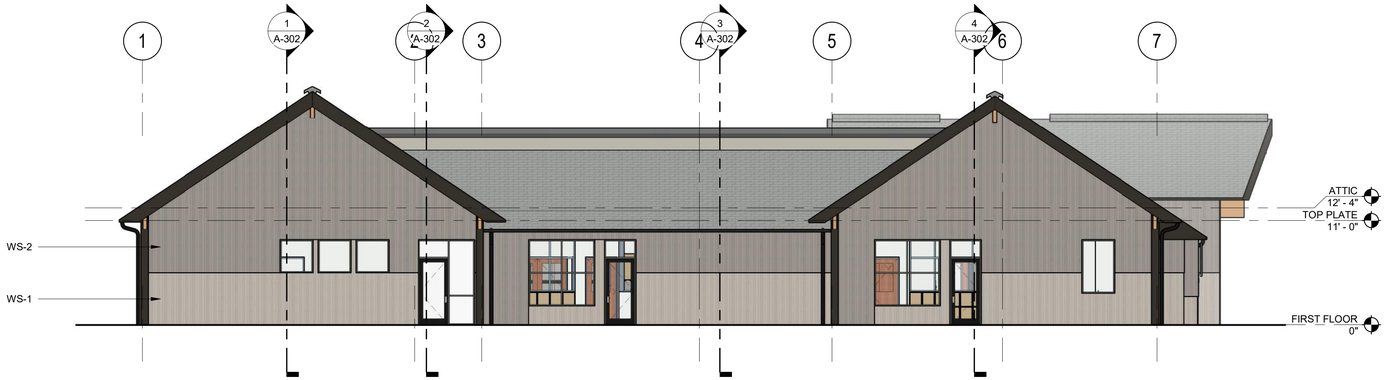
IF SHEET MEASURES LESS THAN 22"X34", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

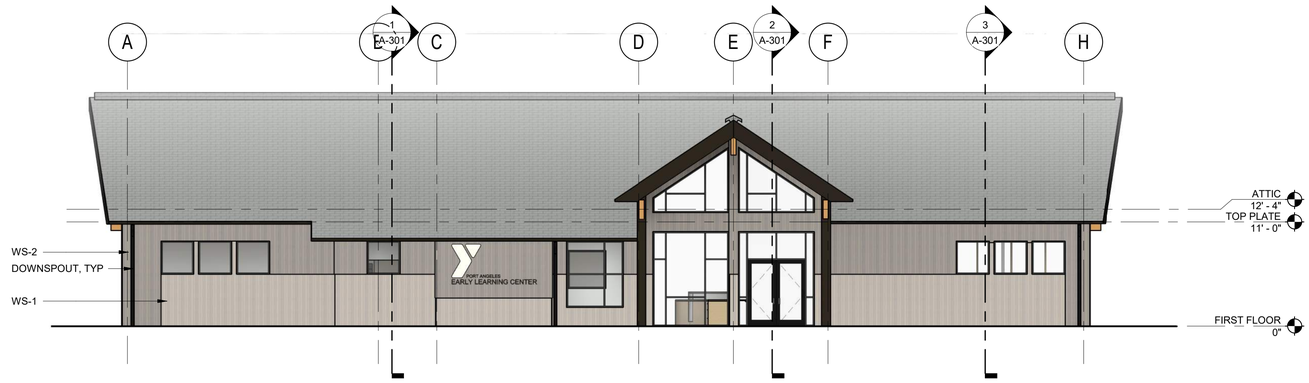
EXTERIOR ELEVATION GENERAL NOTES

1. REFER TO A-591 FOR TYPICAL SIDING REVEAL AND TRANSITION DETAILS.
2. REFER ALSO TO MECHANICAL, ELECTRICAL, TELECOM AND FIRE PROTECTION DRAWINGS FOR LOCATIONS OF WORK/DEVICES REQUIRING PENTRATIONS NOT SHOWN ON EXTERIOR ELEVATIONS. PROVIDE BACKING, TRIMS, FLASHINGS, AND AIR BARRIER TRANSITIONS AT PENETRATIONS AND SURFACE-MOUNTED ITEMS ON EXTERIOR WALLS.
3. REFER TO WINDOW AND STOREFRONT TYPES FOR STANDARD SHADING CONDITIONS.



2 EXTERIOR ELEVATION - SOUTH

1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST

1/8" = 1'-0"

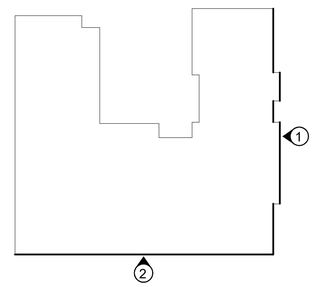
0 4 8 16

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

EXTERIOR FINISH SCHEDULE

ITEM	MATERIAL	FINISH	REMARKS / COLOR
WOOD SIDING 1 (WS-1)	COMPOSITE SIDING	FACTORY FINISH	COLOR: TBD
WOOD SIDING 2 (WS-2)	COMPOSITE SIDING	FACTORY FINISH	COLOR: TBD
WOOD SIDING 3 (WS-2)	WOOD (CEDAR)	STAIN	COLOR: TBD
SOFFIT - FIBER CEMENT	FIBER CEMENT	FIELD PAINT	COLOR: TBD
SOFFIT - WOOD	WOOD (CEDAR)	STAIN	COLOR: TBD
CONTINUOUS GUTTER	SHEET METAL	FACTORY KYNAR FINISH	COLOR: TBD
DOWNSPOUT	PVC	FIELD PAINT	COLOR: TBD
STOREFRONT	ALUMINUM	FACTORY KYNAR FINISH	COLOR: TBD
WINDOWS	ALUMINUM	FACTORY KYNAR FINISH	COLOR: TBD
SHEET METAL TRIM	SHEET METAL	FACTORY KYNAR FINISH	COLOR: TBD

KEY PLAN



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DRAWN BY: RTV

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SHEET TITLE
EXTERIOR ELEVATIONS

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A-201

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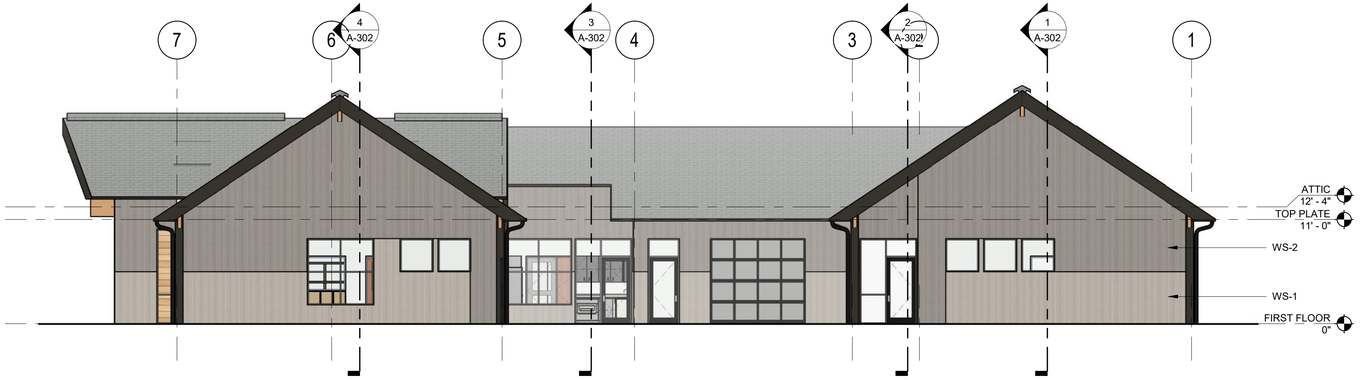
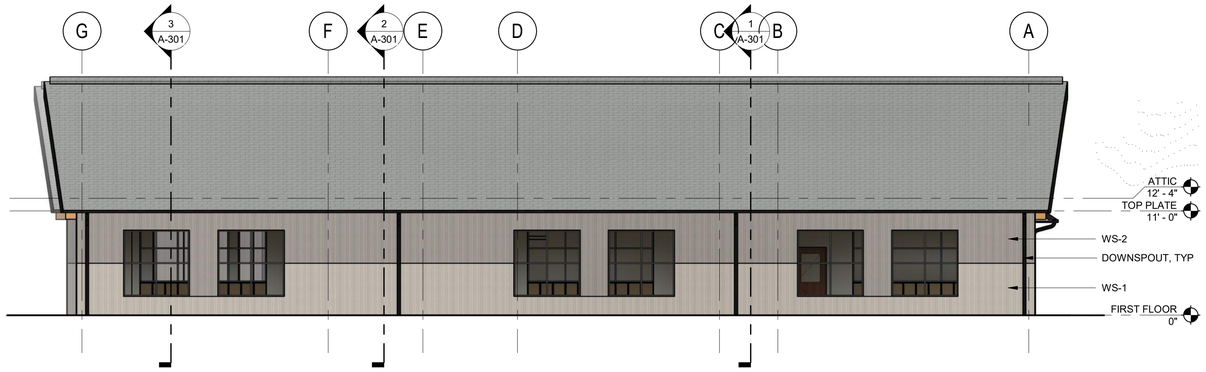


2 EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

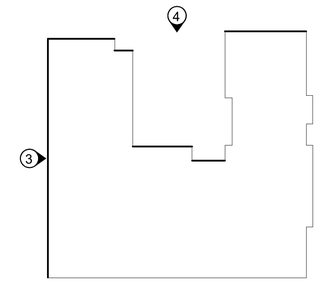
ITEM	MATERIAL	FINISH	REMARKS / COLOR
WOOD SIDING 1 (WS-1)	COMPOSITE SIDING	FACTORY FINISH	COLOR: TBD
WOOD SIDING 2 (WS-2)	COMPOSITE SIDING	FACTORY FINISH	COLOR: TBD
WOOD SIDING 3 (WS-2)	WOOD (CEDAR)	STAIN	COLOR: TBD
SOFFIT - FIBER CEMENT	FIBER CEMENT	FIELD PAINT	COLOR: TBD
SOFFIT - WOOD	WOOD (CEDAR)	STAIN	COLOR: TBD
CONTINUOUS GUTTER	SHEET METAL	FACTORY KYNAR FINISH	COLOR: TBD
DOWNSPOUT	PVC	FIELD PAINT	COLOR: TBD
STOREFRONT	ALUMINUM	FACTORY KYNAR FINISH	COLOR: TBD
WINDOWS	ALUMINUM	FACTORY KYNAR FINISH	COLOR: TBD
SHEET METAL TRIM	SHEET METAL	FACTORY KYNAR FINISH	COLOR: TBD

EXTERIOR ELEVATION GENERAL NOTES

1. REFER TO A-591 FOR TYPICAL SIDING REVEAL AND TRANSITION DETAILS.
2. REFER ALSO TO MECHANICAL, ELECTRICAL, TELECOM AND FIRE PROTECTION DRAWINGS FOR LOCATIONS OF WORK/DEVICES REQUIRING PENTRATIONS NOT SHOWN ON EXTERIOR ELEVATIONS. PROVIDE BACKING, TRIMS, FLASHINGS, AND AIR BARRIER TRANSITIONS AT PENETRATIONS AND SURFACE-MOUNTED ITEMS ON EXTERIOR WALLS.
3. REFER TO WINDOW AND STOREFRONT TYPES FOR STANDARD SHADING CONDITIONS.

EXTERIOR ELEVATION LEGEND

KEY PLAN



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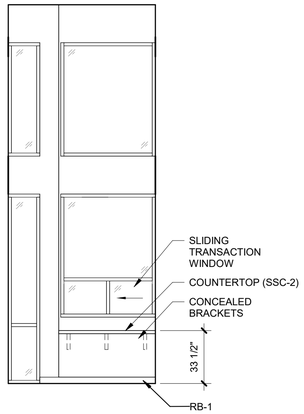
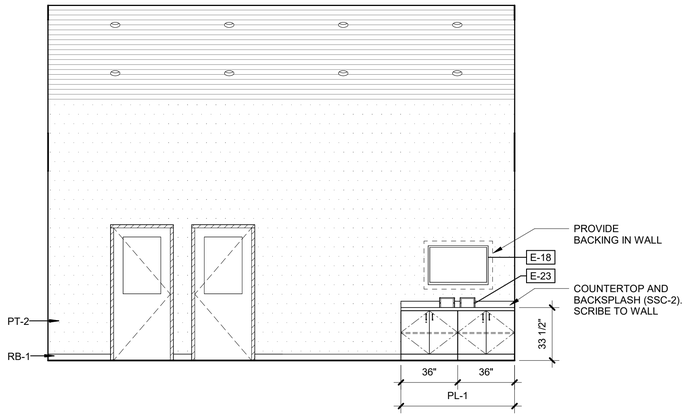
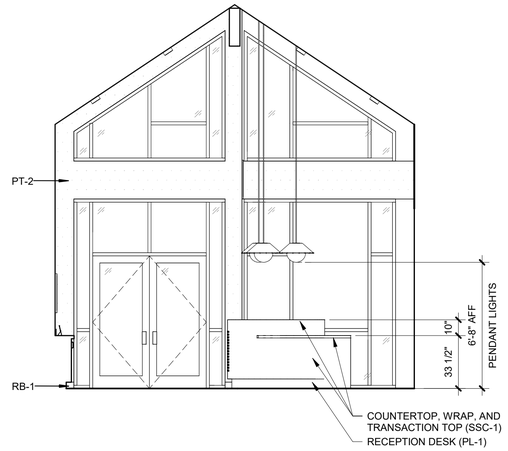


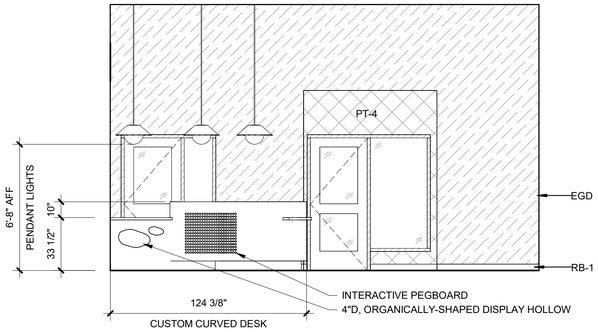
13 001 VESTIBULE - SOUTH
1/4" = 1'-0"



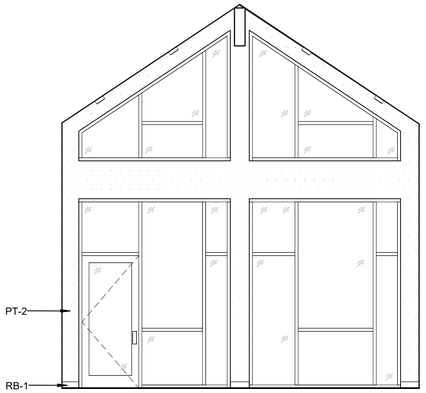
1 003 LOBBY - NORTH
1/4" = 1'-0"



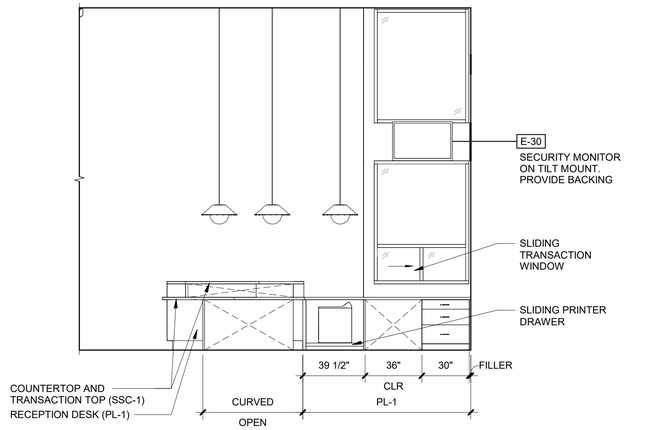
2 003 LOBBY - EAST
1/4" = 1'-0"



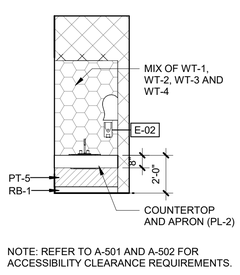
3 003 LOBBY - SOUTH WITH DESK
1/4" = 1'-0"



4 003 LOBBY - WEST
1/4" = 1'-0"

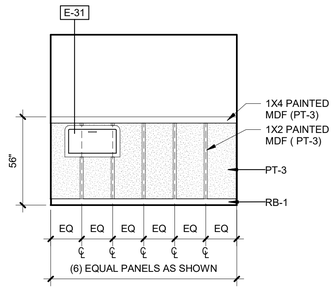


5 002 RECEPTION DESK - NORTH
1/4" = 1'-0"

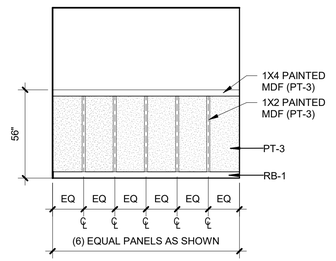


NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

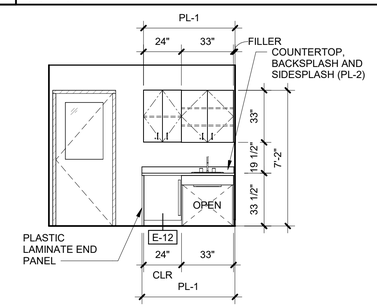
6 003 LOBBY - WEST B
1/4" = 1'-0"



7 006 MOTHER'S ROOM - NORTH
1/4" = 1'-0"

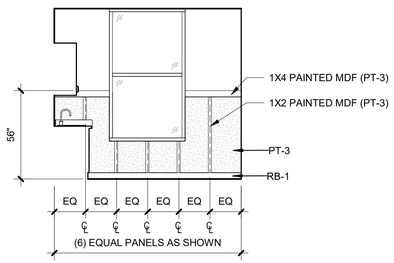


8 006 MOTHER'S ROOM - EAST
1/4" = 1'-0"

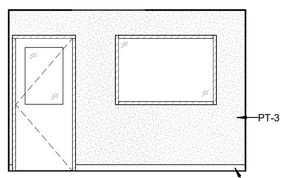


NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

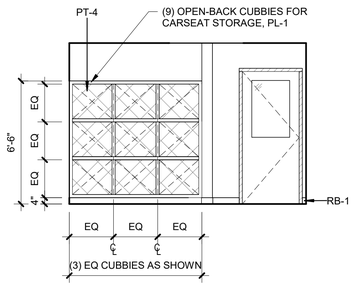
9 006 MOTHER'S ROOM - SOUTH
1/4" = 1'-0"



10 006 MOTHER'S ROOM - WEST
1/4" = 1'-0"



11 007 CARSEAT STORAGE - NORTH
1/4" = 1'-0"



12 007 CARSEAT STORAGE - SOUTH
1/4" = 1'-0"

INTERIOR ELEVATION GENERAL NOTES

1. COORDINATE LOCATION OF WORK/DEVICES SHOWN ON MECHANICAL, ELECTRICAL, TELECOM AND FIRE PROTECTION DRAWINGS AND NOT SHOWN ON INTERIOR ELEVATIONS.
2. REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

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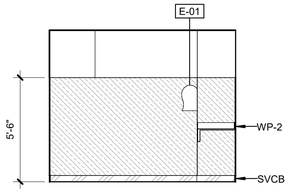
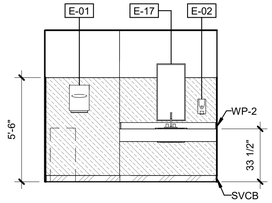
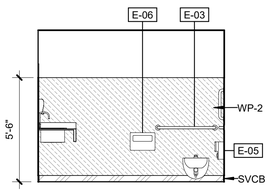


1 032 RESTROOM - NORTH
1/4" = 1'-0"



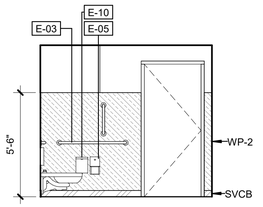
NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

2 032 RESTROOM - EAST
1/4" = 1'-0"



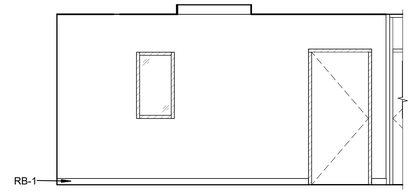
NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

3 032 RESTROOM - SOUTH
1/4" = 1'-0"

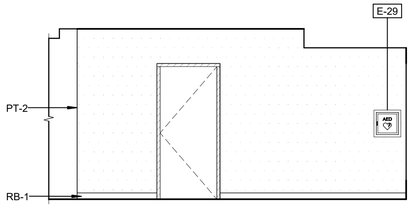


NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

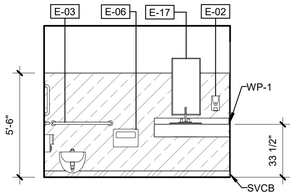
4 032 RESTROOM - WEST
1/4" = 1'-0"



5 010 HALLWAY - EAST
1/4" = 1'-0"

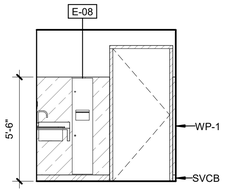


6 010 HALLWAY - WEST
1/4" = 1'-0"



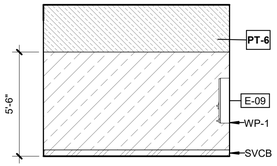
NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

7 011 STAFF RESTROOM - NORTH
1/4" = 1'-0"

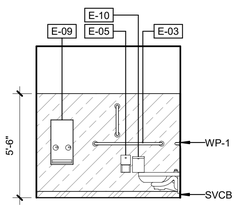


NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

8 011 STAFF RESTROOM - EAST
1/4" = 1'-0"

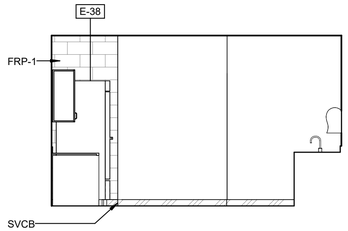


9 011 STAFF RESTROOM - SOUTH
1/4" = 1'-0"

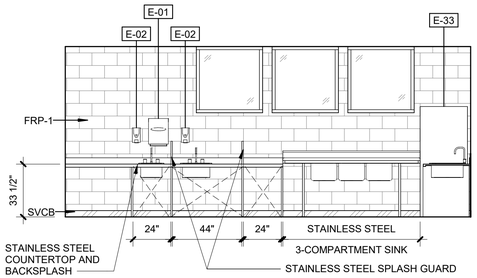


NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

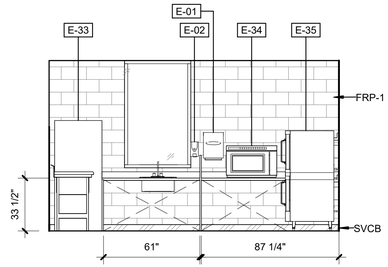
10 011 STAFF RESTROOM - WEST
1/4" = 1'-0"



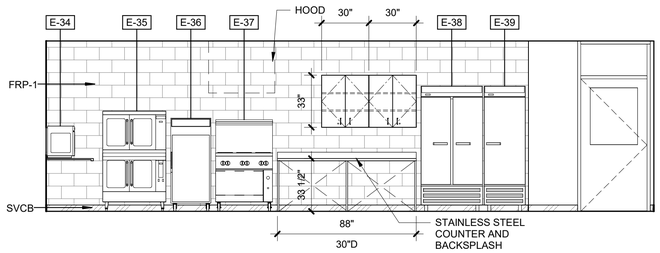
11 014 KITCHEN - NORTH
1/4" = 1'-0"



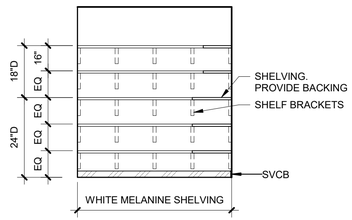
12 014 KITCHEN - EAST
1/4" = 1'-0"



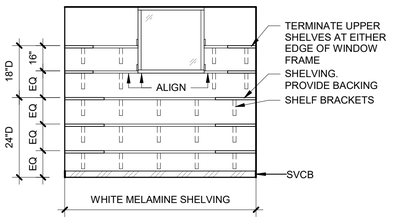
13 014 KITCHEN - SOUTH
1/4" = 1'-0"



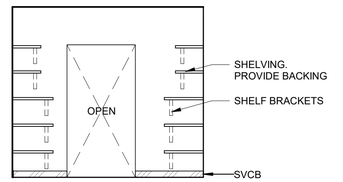
14 014 KITCHEN - WEST
1/4" = 1'-0"



15 014A PANTRY - NORTH
1/4" = 1'-0"



16 014A PANTRY - EAST
1/4" = 1'-0"



17 014A PANTRY - WEST
1/4" = 1'-0"

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STATE OF WASHINGTON

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
717 E 4TH ST
PORT ANGELES, WA 98362

REVISIONS

DATE
11.9.2023

BCRA NO.
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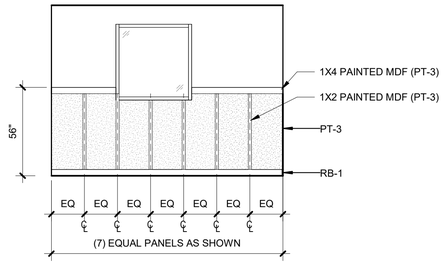
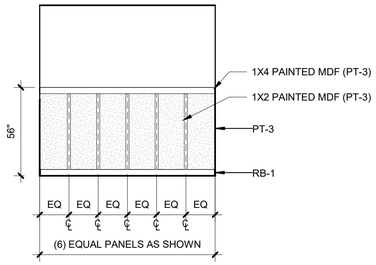


1 004 OFFICE - EAST
1/4" = 1'-0"



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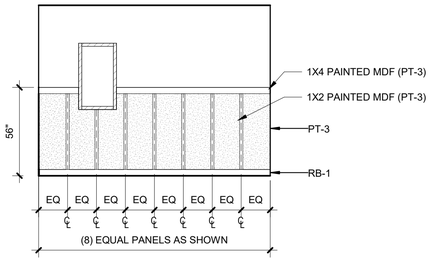
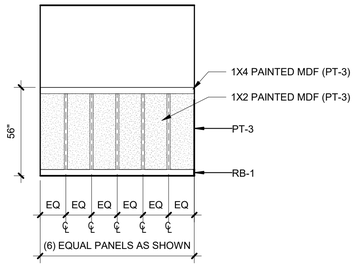
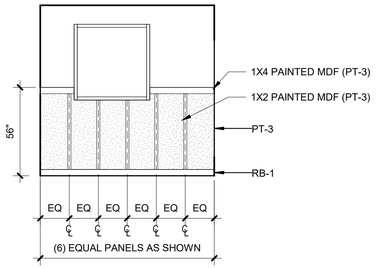
1/4" = 1'-0"



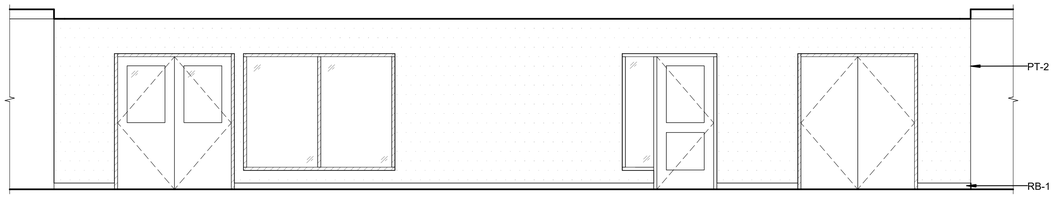
3 004 OFFICE - WEST
1/4" = 1'-0"



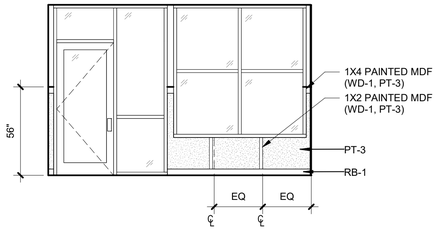
4 005 ISOLATION - SOUTH
1/4" = 1'-0"



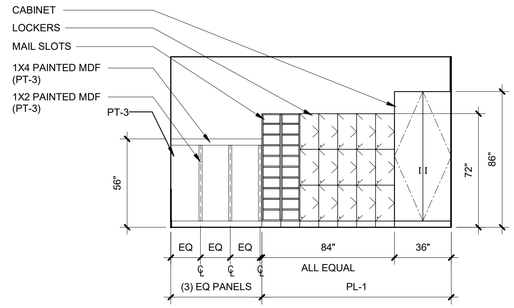
5 005 ISOLATION - WEST
1/4" = 1'-0"



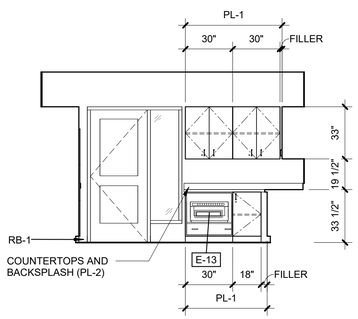
6 015 HALLWAY - NORTH
1/4" = 1'-0"



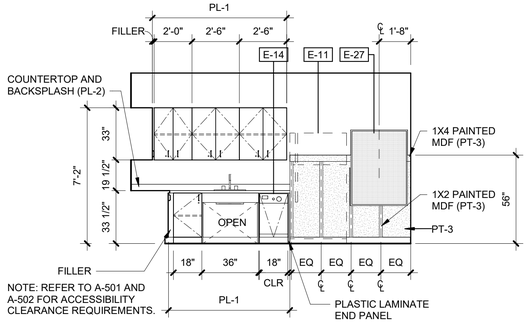
7 021 STAFF BREAKOOM - NORTH
1/4" = 1'-0"



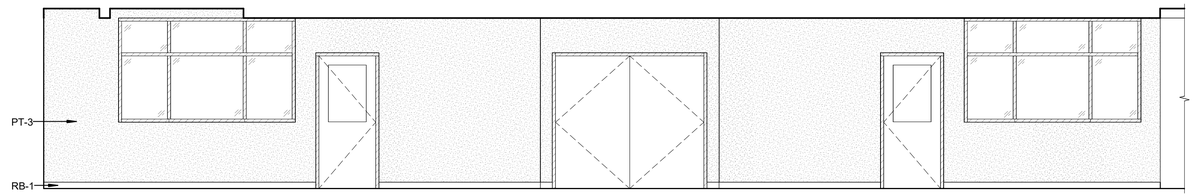
8 021 STAFF BREAKROOM - EAST
1/4" = 1'-0"



9 021 STAFF BREAKROOM - SOUTH
1/4" = 1'-0"



10 021 STAFF BREAKROOM - WEST
1/4" = 1'-0"



11 015 HALLWAY - SOUTH
1/4" = 1'-0"

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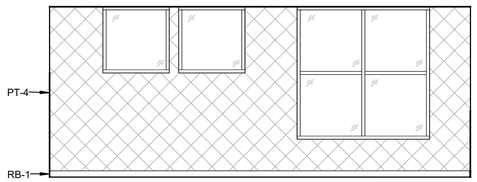
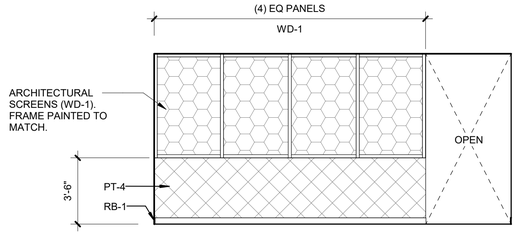
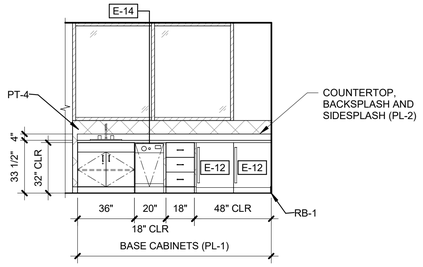


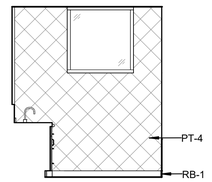
1 008 INFANT ROOM - NORTH
1/4" = 1'-0"



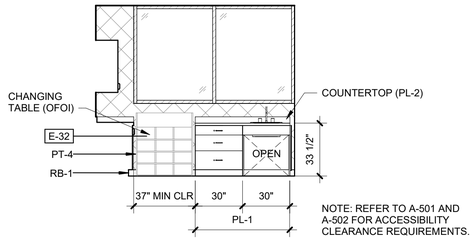
2 008 INFANT ROOM - EAST
1/4" = 1'-0"



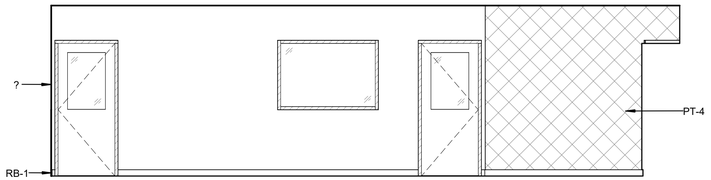
3 008 INFANT ROOM - SOUTH A
1/4" = 1'-0"



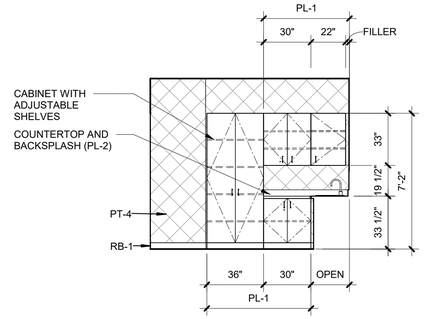
4 008 INFANT ROOM - WEST
1/4" = 1'-0"



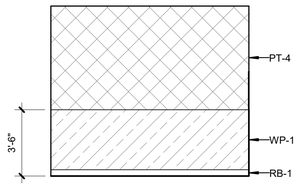
5 008 INFANT ROOM - DIAPER - NORTH
1/4" = 1'-0"



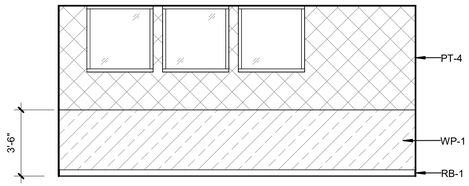
6 008 INFANT ROOM - SOUTH B
1/4" = 1'-0"



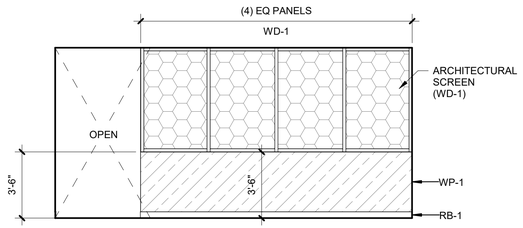
7 008 INFANT ROOM -DIAPER - WEST
1/4" = 1'-0"



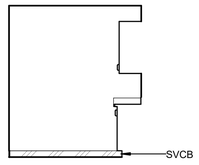
8 008 INFANT CRIB ROOM - NORTH
1/4" = 1'-0"



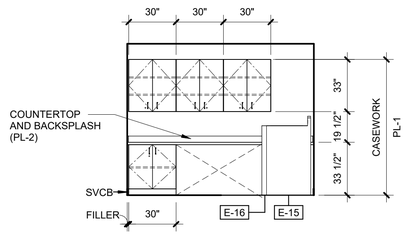
9 008 INFANT CRIB ROOM - EAST
1/4" = 1'-0"



10 008 INFANT CRIB ROOM - WEST
1/4" = 1'-0"



11 008A INFANT STORAGE/LAUNDRY - EAST
1/4" = 1'-0"



12 008A INFANT STORAGE/LAUNDRY - SOUTH
1/4" = 1'-0"

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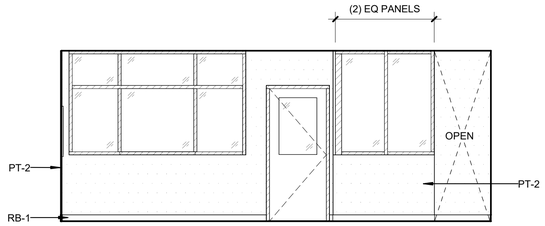
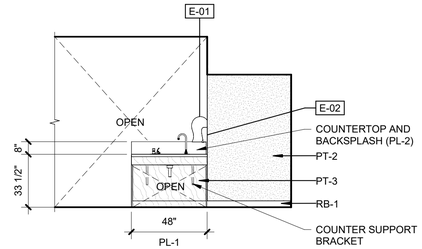
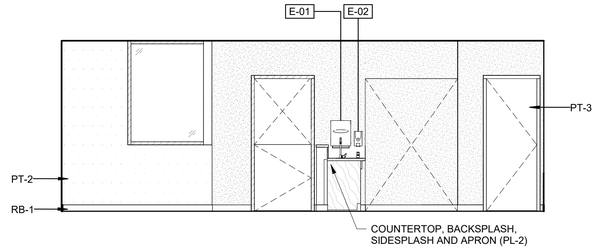


1 022 TODDLER ROOM - NORTH
1/4" = 1'-0"

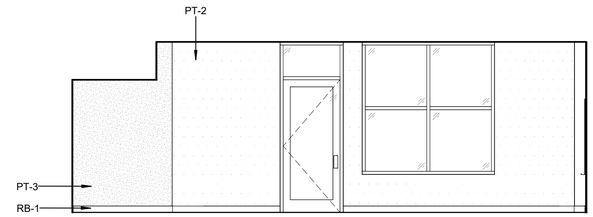


NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

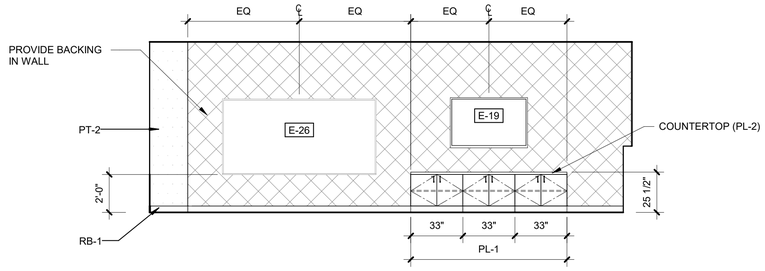
13 022 TODDLER - NORTH A
1/4" = 1'-0"



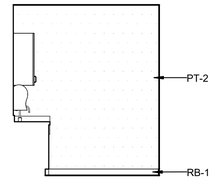
2 022 TODDLER - EAST
1/4" = 1'-0"



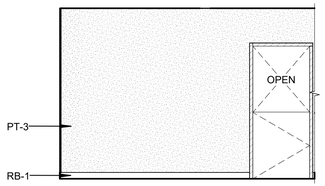
3 022 TODDLER ROOM - SOUTH
1/4" = 1'-0"



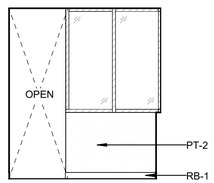
4 022 TODDLER ROOM - WEST
1/4" = 1'-0"



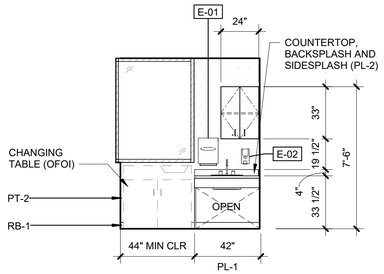
5 022A TODDLER DIAPER - NORTH
1/4" = 1'-0"



6 022A TODDLER DIAPER - EAST
1/4" = 1'-0"

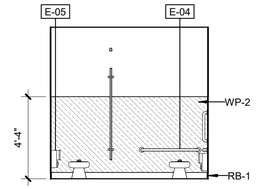


7 022A TODDLER DIAPER - SOUTH
1/4" = 1'-0"



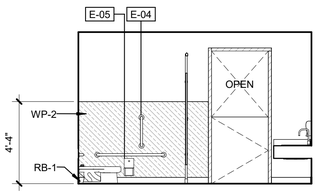
NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

8 022A TODDLER DIAPER - WEST
1/4" = 1'-0"



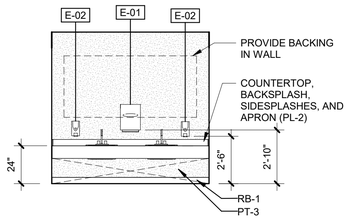
NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

9 019 TODDLER TOILET - NORTH
1/4" = 1'-0"



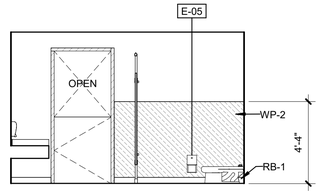
NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

10 019 TODDLER TOILET - EAST
1/4" = 1'-0"



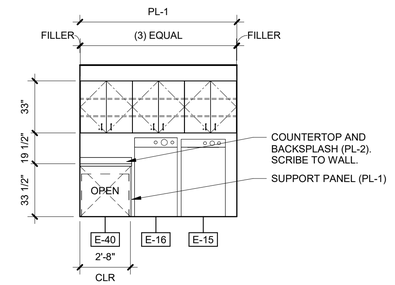
NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

11 019 TODDLET TOILET - SOUTH
1/4" = 1'-0"



NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

12 019 TODDLER TOILET - WEST
1/4" = 1'-0"



14 020 LAUNDRY - SOUTH
1/4" = 1'-0"

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STATE OF WASHINGTON

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
717 E 4TH ST
PORT ANGELES, WA 98362

REVISIONS

DATE
11.9.2023
BCRA NO.
22091
DRAWN BY: Author
REVIEWED BY:

SHEET TITLE
CLASSROOM ELEVATIONS - TODDLER ROOM

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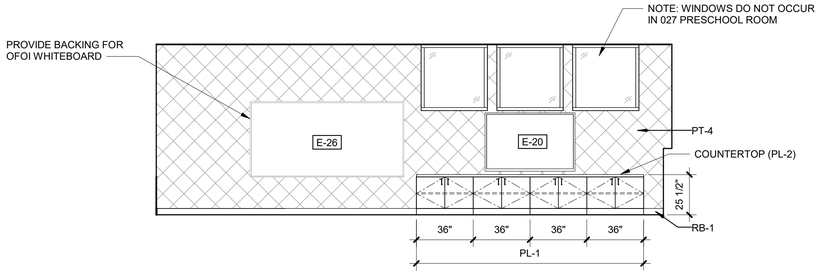
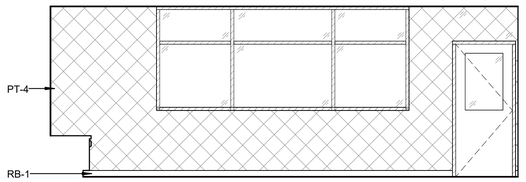
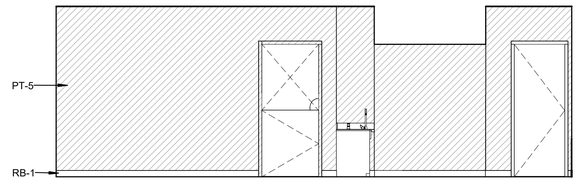


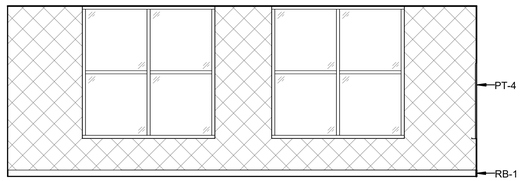
1 031 PRESCHOOL ROOM - NORTH
1/4" = 1'-0"



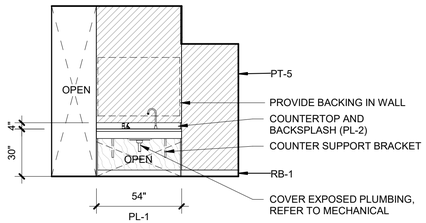
2 031 PRESCHOOL ROOM - EAST
1/4" = 1'-0"



3 031 PRESCHOOL ROOM - SOUTH
1/4" = 1'-0"

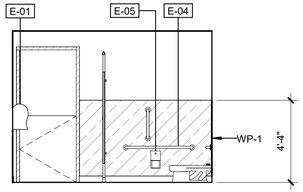


4 031 PRESCHOOL ROOM - WEST
1/4" = 1'-0"



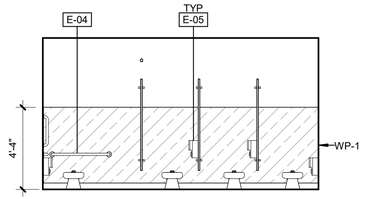
NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

5 031 PRESCHOOL - EAST A
1/4" = 1'-0"



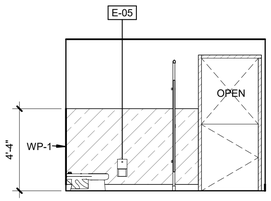
NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

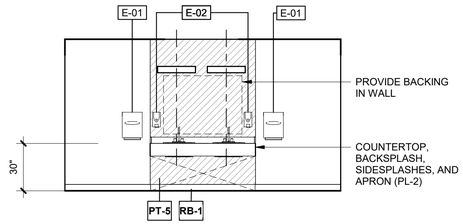
6 029 PRESCHOOL TOILET - NORTH
1/4" = 1'-0"



NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

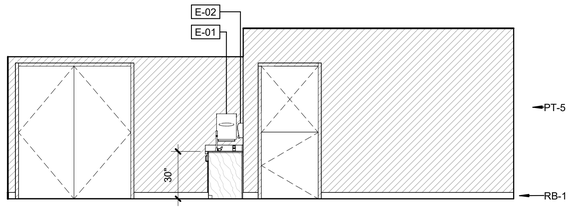
7 029 PRESCHOOL TOILET - EAST
1/4" = 1'-0"





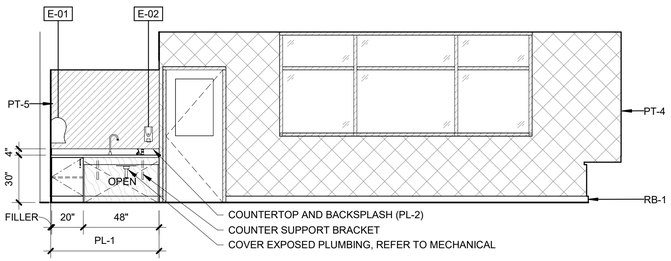
NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

8 029 PRESCHOOL TOILET - SOUTH
1/4" = 1'-0"



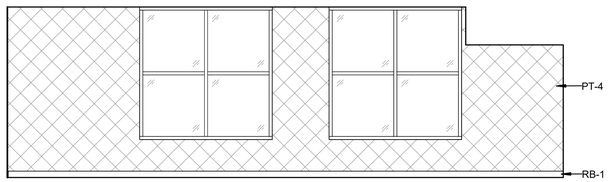
9 029 PRESCHOOL TOILET - WEST
1/4" = 1'-0"

10 024 PRESCHOOL ROOM - NORTH
1/4" = 1'-0"

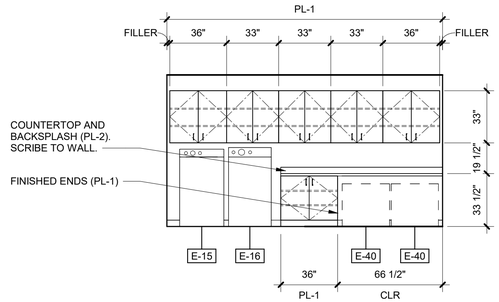


NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

11 024 PRESCHOOL ROOM - EAST
1/4" = 1'-0"



12 024 PRESCHOOL ROOM - WEST
1/4" = 1'-0"



13 030 LAUNDRY - WEST
1/4" = 1'-0"

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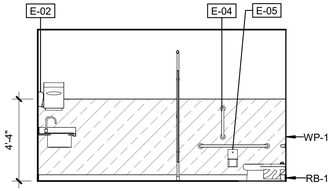
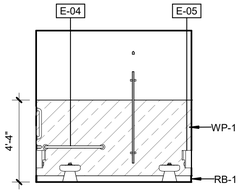


NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

1 024B PRESCHOOL TOILET - NORTH

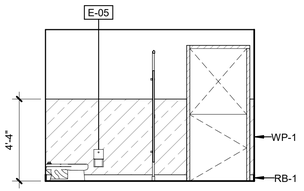
1/4" = 1'-0"



NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

2 024B PRESCHOOL TOILET - EAST

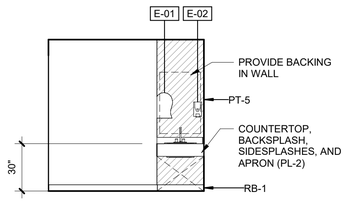
1/4" = 1'-0"



NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

3 024B PRESCHOOL TOILET - SOUTH

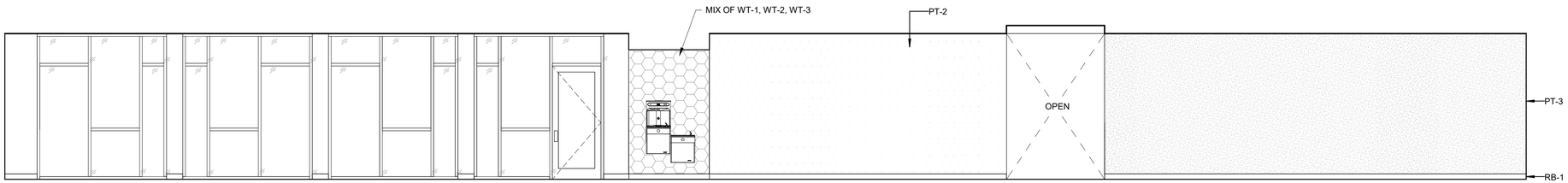
1/4" = 1'-0"



NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

4 024B PRESCHOOL TOILET - WEST

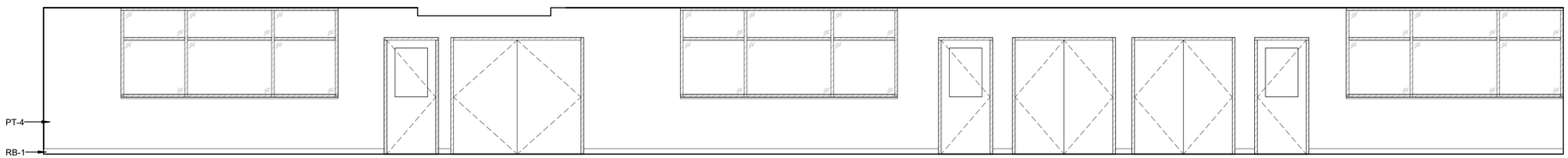
1/4" = 1'-0"



NOTE: REFER TO A-501 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

5 026 PRESCHOOL HALL - EAST

1/4" = 1'-0"



6 026 PRESCHOOL HALLWAY - WEST

1/4" = 1'-0"

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REVISIONS

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11.9.2023

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REVIEWED BY:

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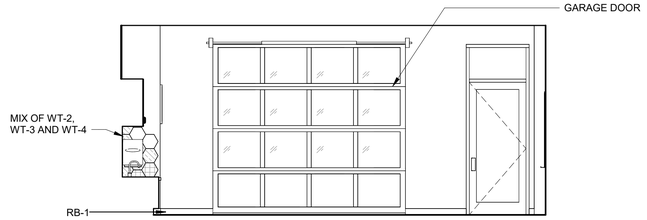
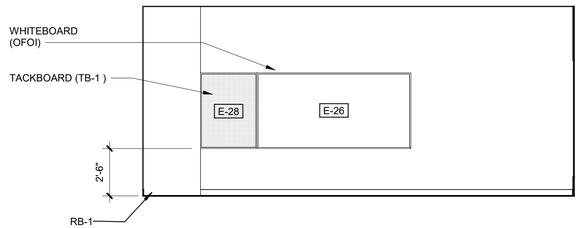


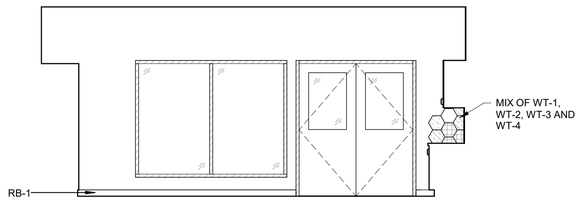
1 023 STEM/ART/MULTIPURPOSE - NORTH

1/4" = 1'-0"



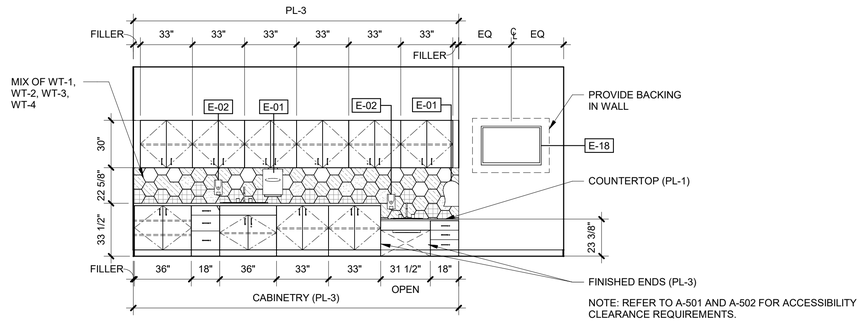
2 023 STEM/ART/MULTIPURPOSE - EAST

1/4" = 1'-0"



3 023 STEM/ART/MULTIPURPOSE - SOUTH

1/4" = 1'-0"



NOTE: REFER TO A-501 AND A-502 FOR ACCESSIBILITY CLEARANCE REQUIREMENTS.

4 023 STEM/ART/MULTIPURPOSE - WEST

1/4" = 1'-0"

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REVIEWED BY:

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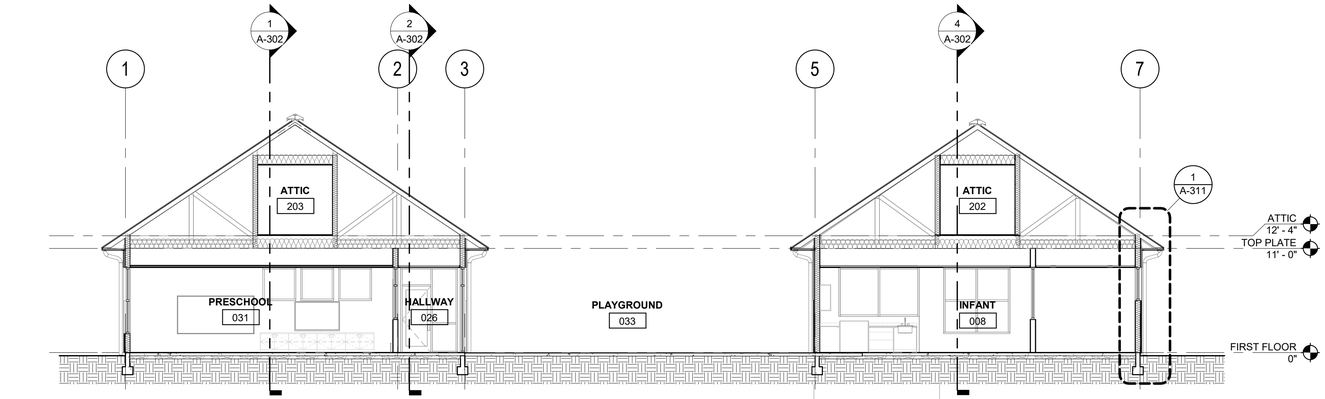
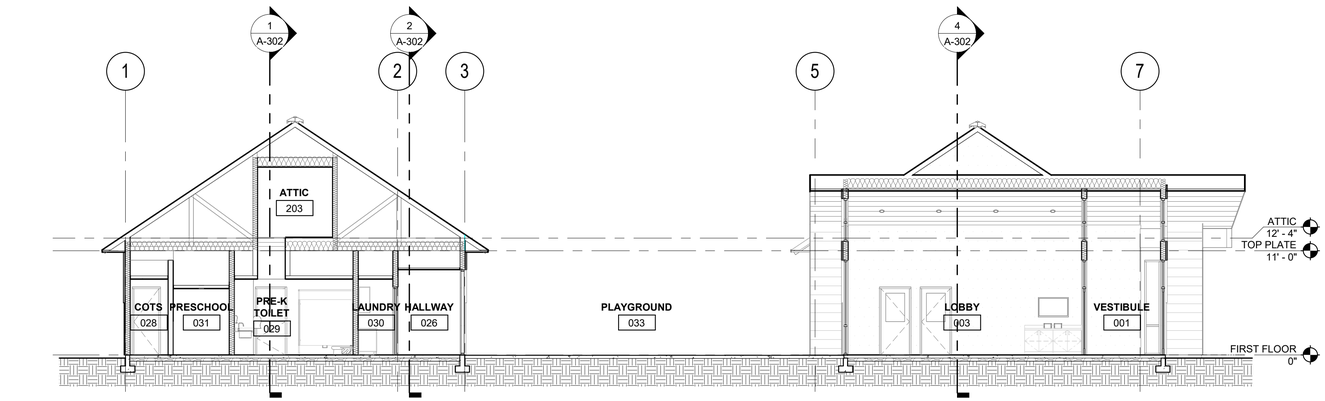
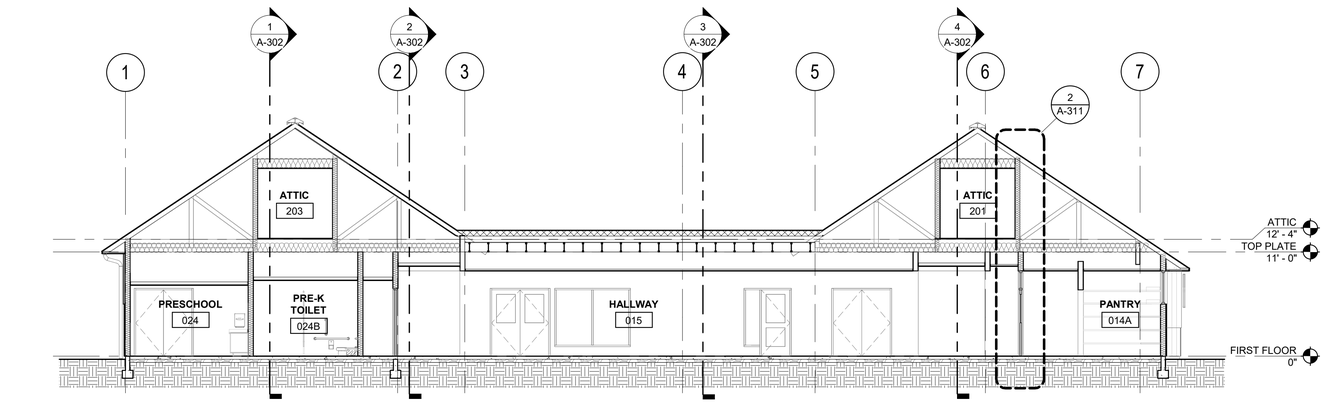


3 BUILDING SECTION
1/8" = 1'-0"



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



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

0 4 8 16
SCALE: 1/8" = 1'-0"

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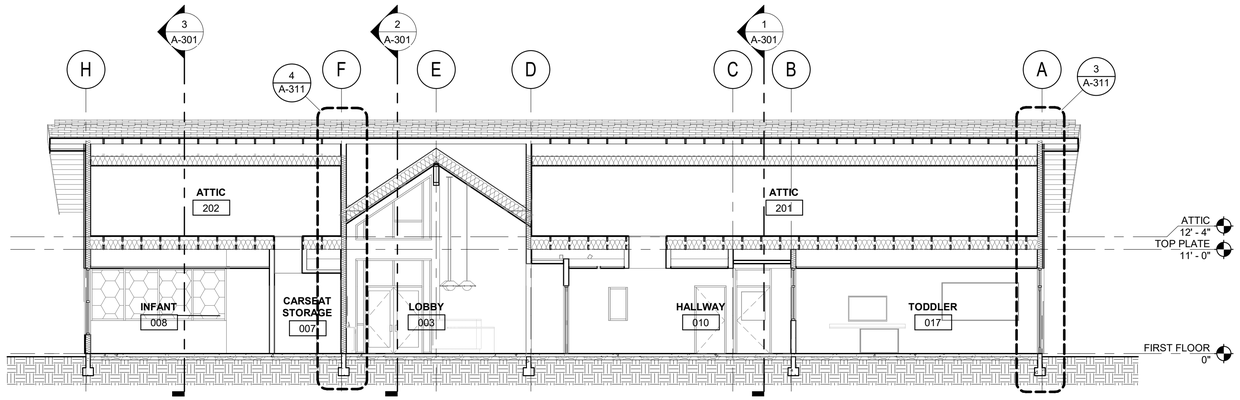
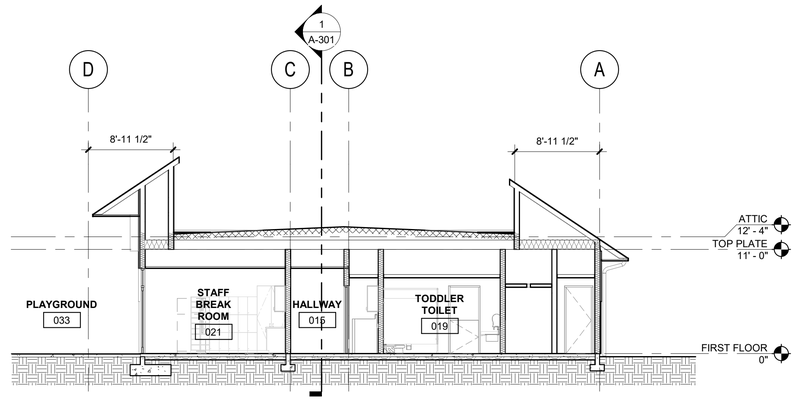
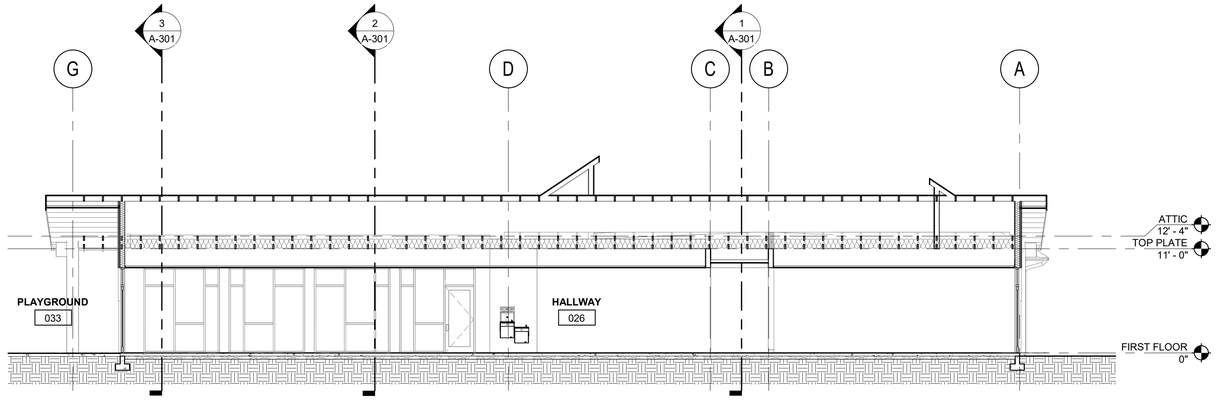


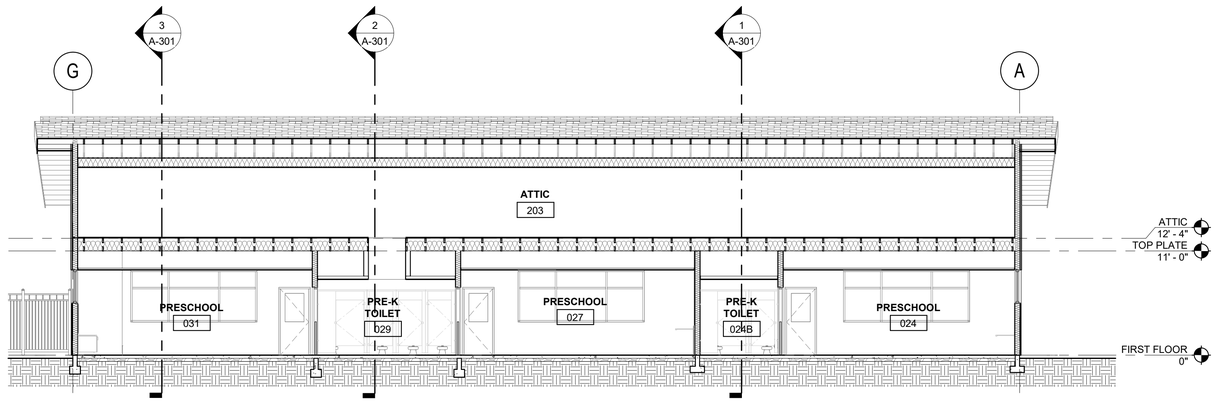
4 BUILDING SECTION
1/8" = 1'-0"



3 BUILDING SECTION
1/8" = 1'-0"



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



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

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PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
717 E 4TH ST
PORT ANGELES, WA 98362

REVISIONS

DATE
11.9.2023
BCRA NO.
22091
DRAWN BY: RTV
REVIEWED BY:
SHEET TITLE
BUILDING SECTIONS

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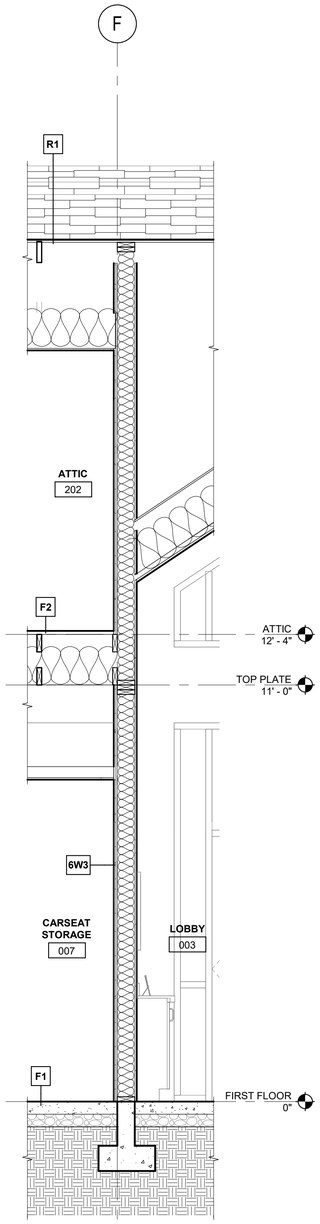
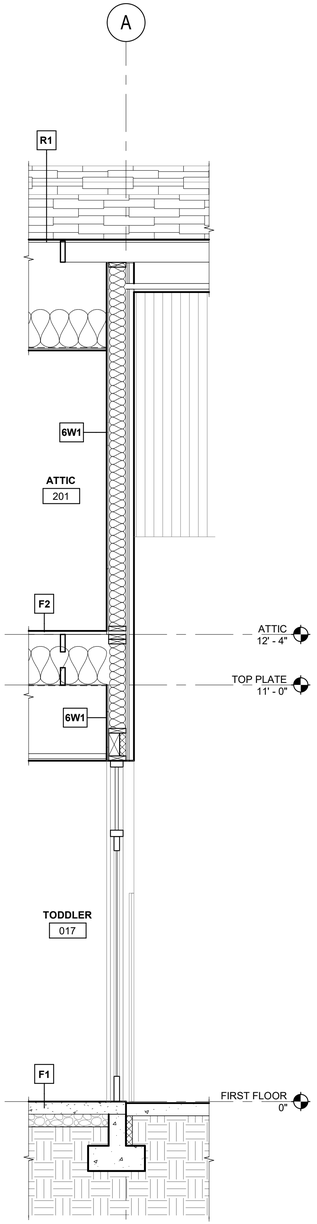


4 WALL SECTION
1/2" = 1'-0"



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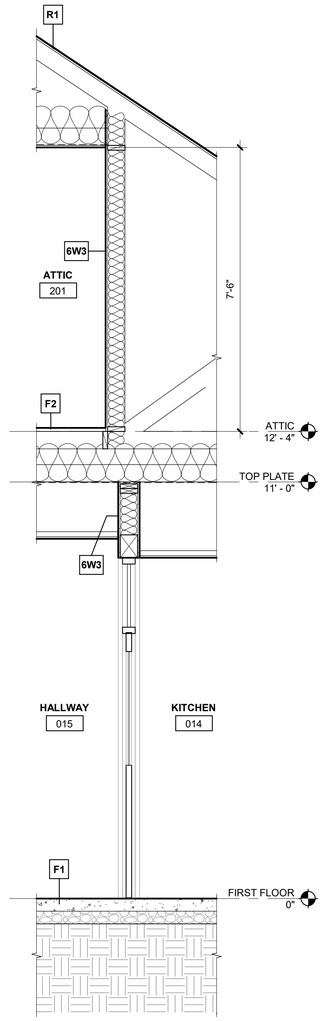

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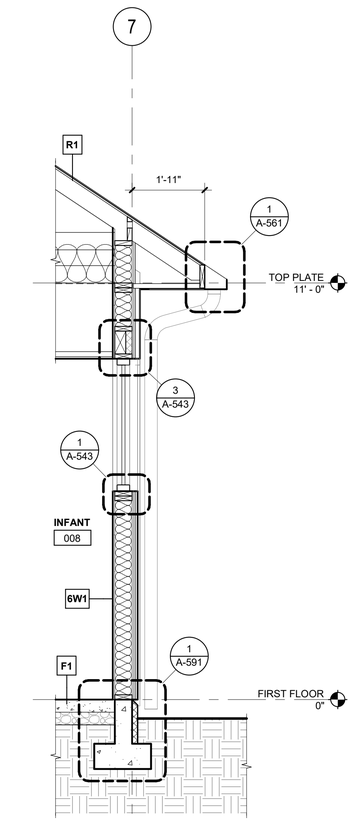

1 WALL SECTION
1/2" = 1'-0"

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2106 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402

SEAL
9713 REGISTERED ARCHITECT
CHRISTOPHER F. SPADAFORE
STATE OF WASHINGTON

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WALL SECTION

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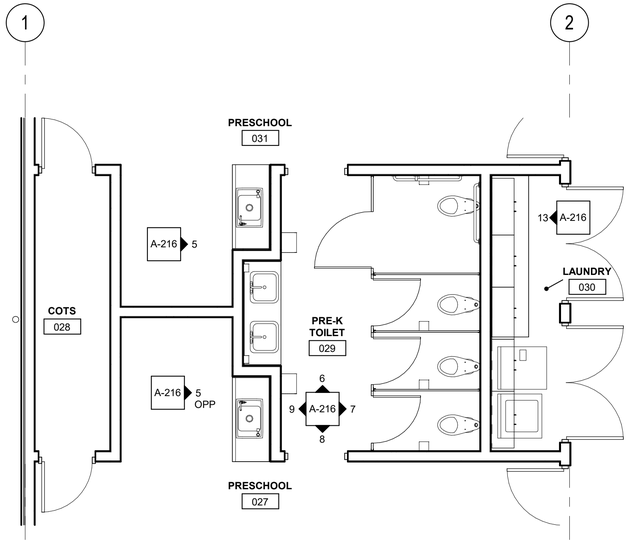
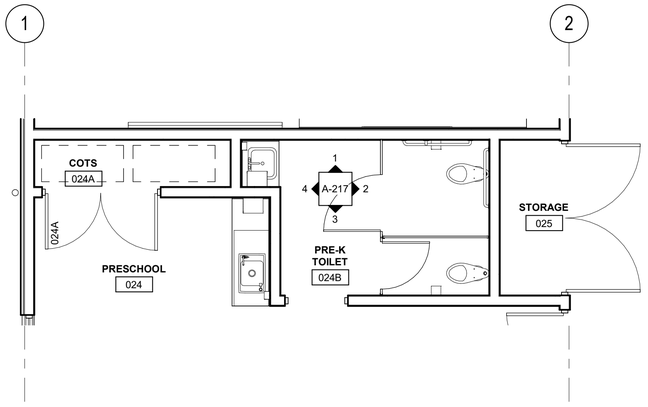


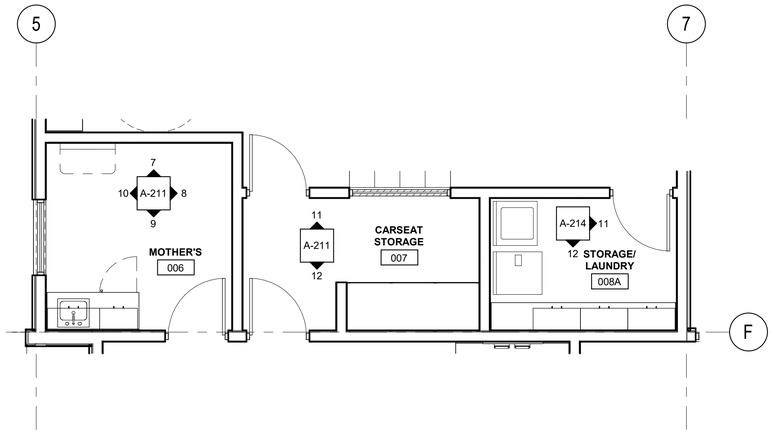
6 027/031 PRESCHOOL CLASSROOMS
1/4" = 1'-0"

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



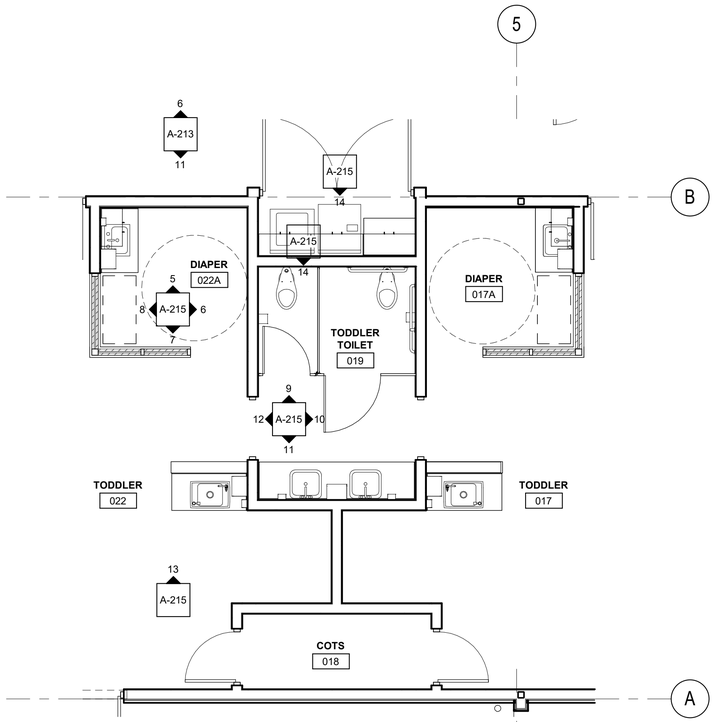
5 024 PRESCHOOL CLASSROOM
1/4" = 1'-0"

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



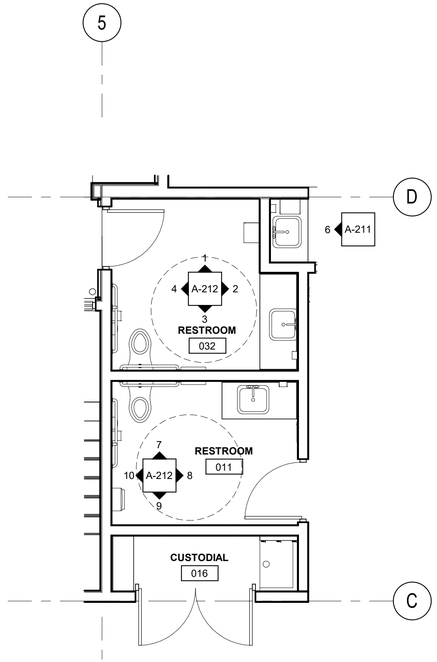
006 MOTHERS ROOM, 007 CARSEAT STORAGE
008A STORAGE/LAUNDRY
2 1/4" = 1'-0"

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



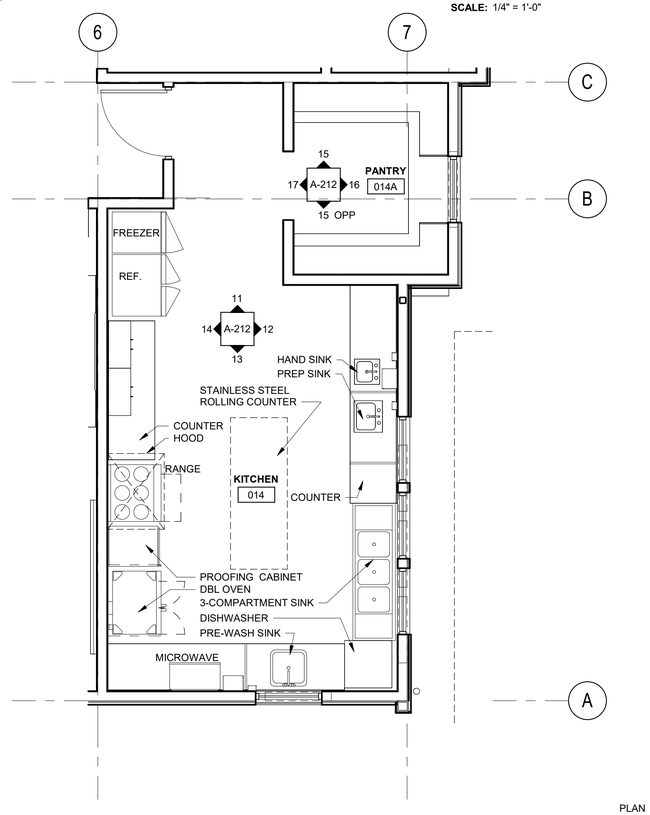
4 017/022 TODDLER CLASSROOMS
1/4" = 1'-0"

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



011 STAFF RESTROOM, 016 CUSTODIAL
032 RESTROOM
3 1/4" = 1'-0"

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



PLAN
NORTH

1 014 KITCHEN AND 014A PANTRY
1/4" = 1'-0"

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

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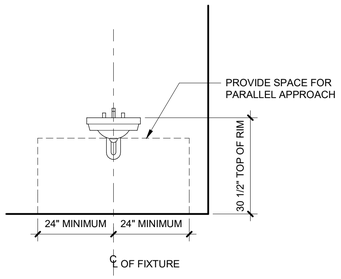
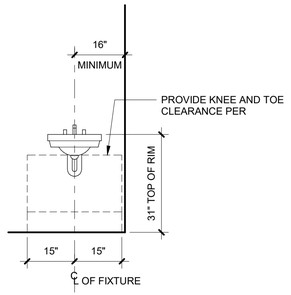


NOTE: REFER TO ENLARGED PLANS FOR SINK LOCATIONS

10 (WS-CA1) WALL-MOUNTED SINK - CHILD ACCESSIBLE - AGES 3-5

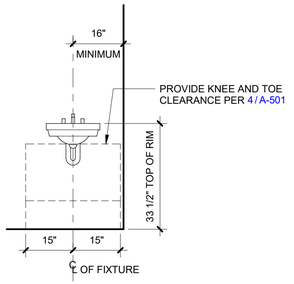
1/2" = 1'-0"



NOTE: REFER TO ENLARGED PLANS FOR SINK LOCATIONS

7 (WS-CA2) WALL-MOUNTED SINK - CHILD ACCESSIBLE - AGES 5-12

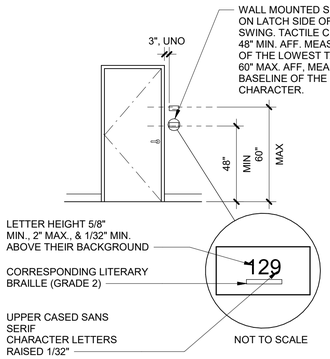
1/2" = 1'-0"



NOTE: REFER TO ENLARGED PLANS FOR SINK LOCATIONS

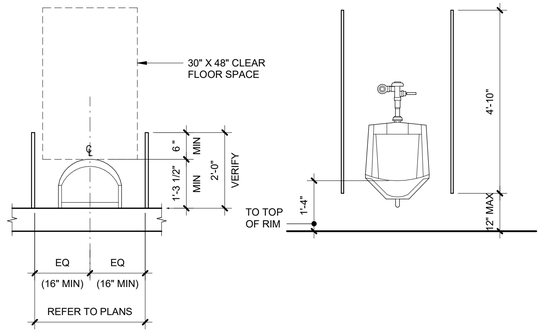
3 (WS-AA) WALL-MOUNTED SINK - ADULT ACCESSIBLE

1/2" = 1'-0"



9 TYPICAL ROOM SIGNAGE MOUNTING

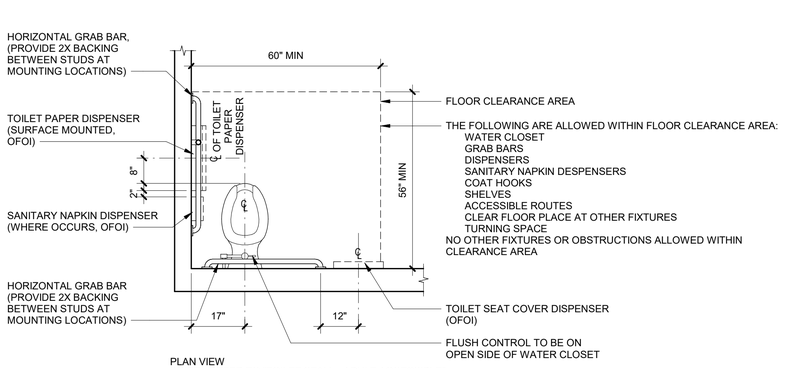
1/4" = 1'-0"



NOTE: DIMENSIONS ARE FROM FINISHED FACE OF WALL / PARTITION

6 (US-A) URINAL STALL - ACCESSIBLE

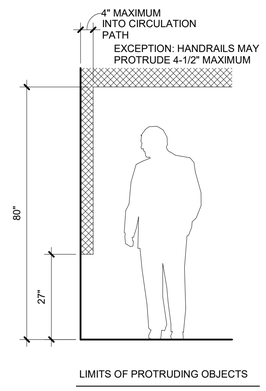
1/2" = 1'-0"



NOTE: DIMENSIONS ARE FROM FINISHED FACE OF WALL / PARTITION

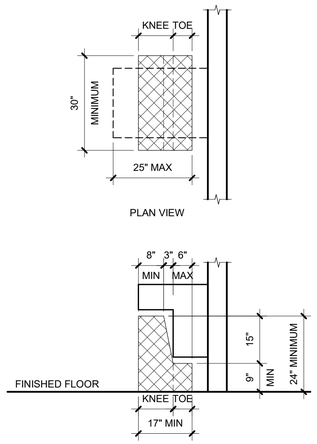
2 (T-AA) TOILET IN PRIVATE ROOM - ADULT ACCESSIBLE

1/2" = 1'-0"



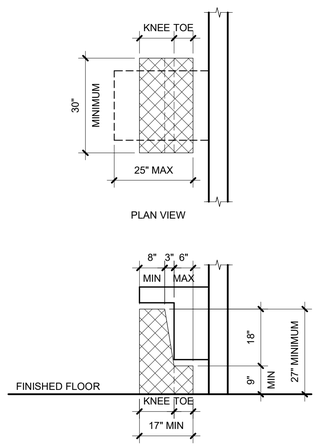
8 LIMITS OF PROTRUDING OBJECTS

1/2" = 1'-0"



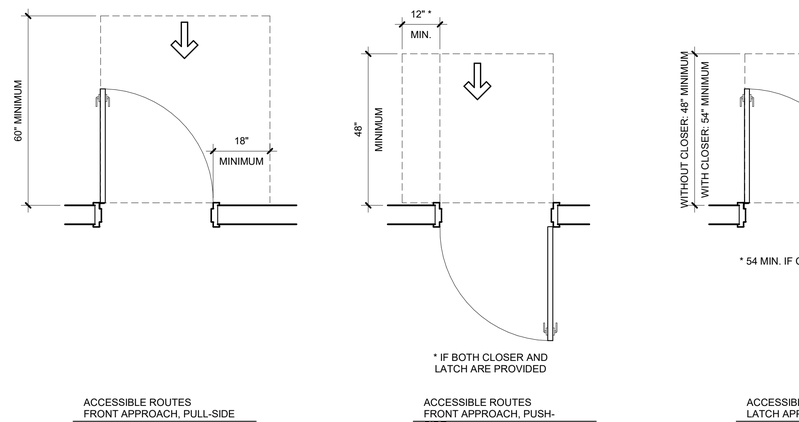
5 CHILD KNEE AND TOE CLEARANCE - AGES 5-12

1/2" = 1'-0"



4 KNEE AND TOE CLEARANCE

1/2" = 1'-0"



1 DOOR MANEUVERING CLEARANCES

1/2" = 1'-0"

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SHEET TITLE
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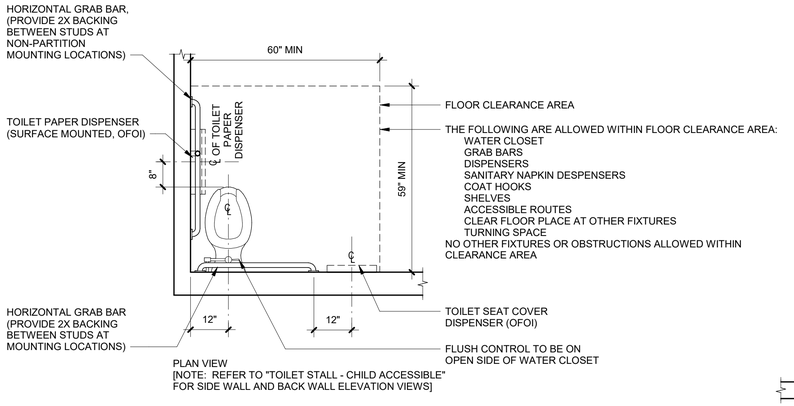
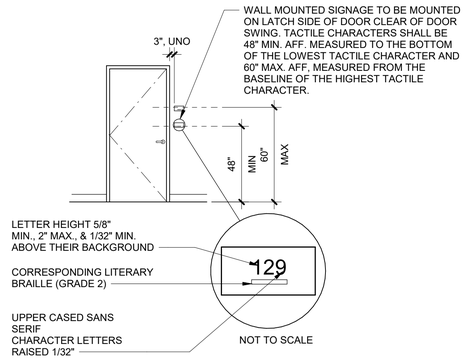


PLAN VIEW
[NOTE: REFER TO "TOILET STALL - CHILD ACCESSIBLE" FOR SIDE WALL AND BACK WALL ELEVATION VIEWS]

NOTE: DIMENSIONS ARE FROM FINISHED FACE OF WALL / PARTITION

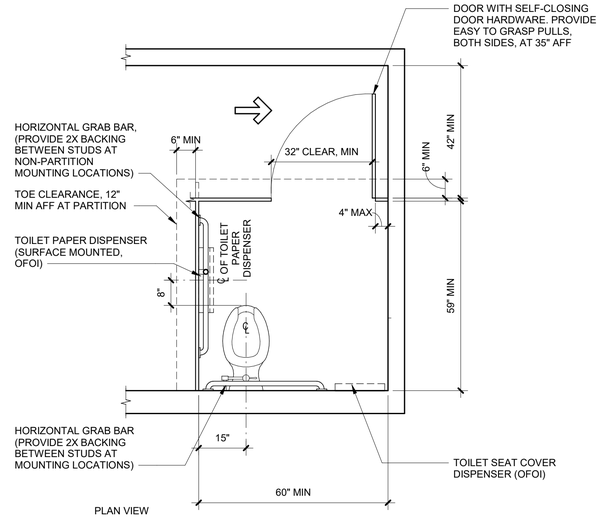
12 (T-CA1) TOILET IN PRIVATE ROOM - CHILD ACCESSIBLE - AGES 3-4

1/2" = 1'-0"

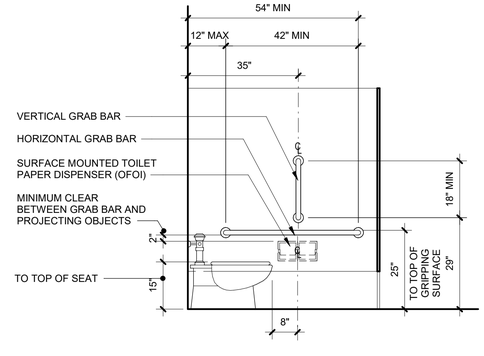


11 TYPICAL ROOM SIGNAGE MOUNTING

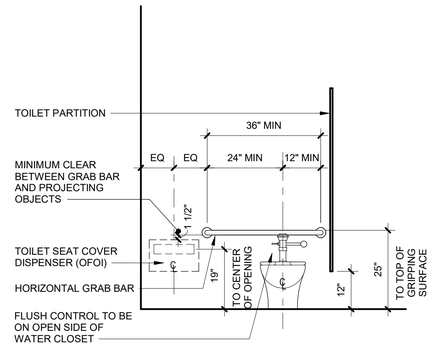
1/4" = 1'-0"



PLAN VIEW



SIDE WALL - ELEVATION VIEW

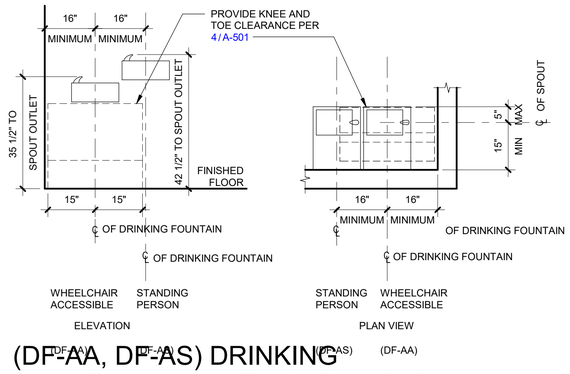


BACK WALL - ELEVATION VIEW

NOTE: DIMENSIONS ARE FROM FINISHED FACE OF WALL / PARTITION

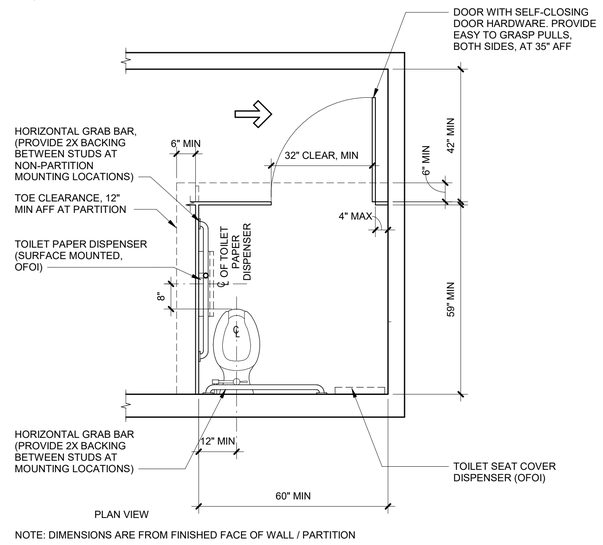
8 (TS-CA2) TOILET STALL - CHILD ACCESSIBLE - AGES 5-12

1/2" = 1'-0"

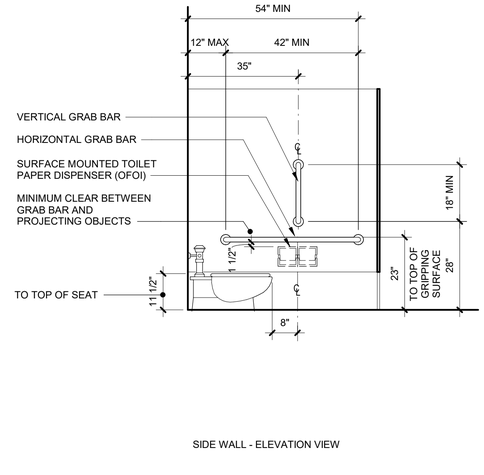


10 (DF-AA, DF-AS) DRINKING FOUNTAIN - ADULT ACCESSIBLE

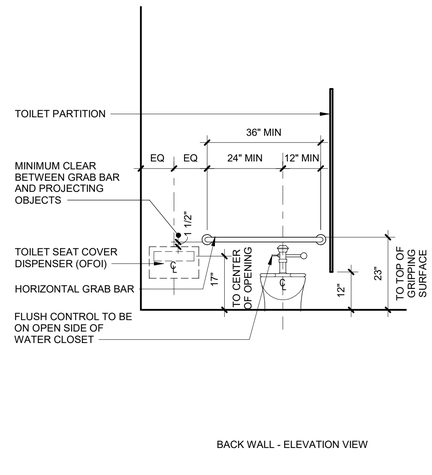
1/2" = 1'-0"



PLAN VIEW



SIDE WALL - ELEVATION VIEW



BACK WALL - ELEVATION VIEW

NOTE: DIMENSIONS ARE FROM FINISHED FACE OF WALL / PARTITION

7 (TS-CA1) TOILET STALL - CHILD ACCESSIBLE - AGES 3-4

1/2" = 1'-0"

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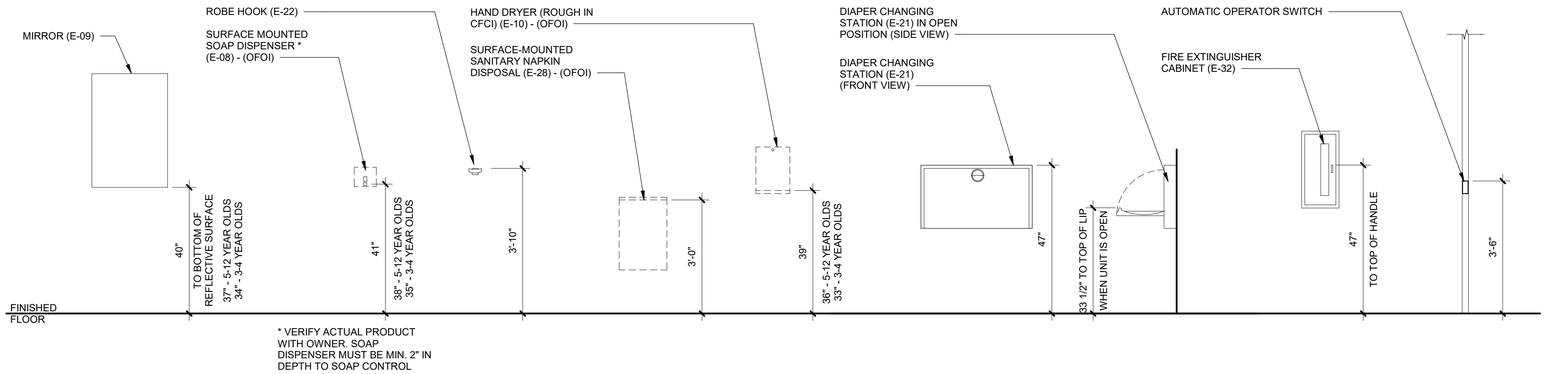
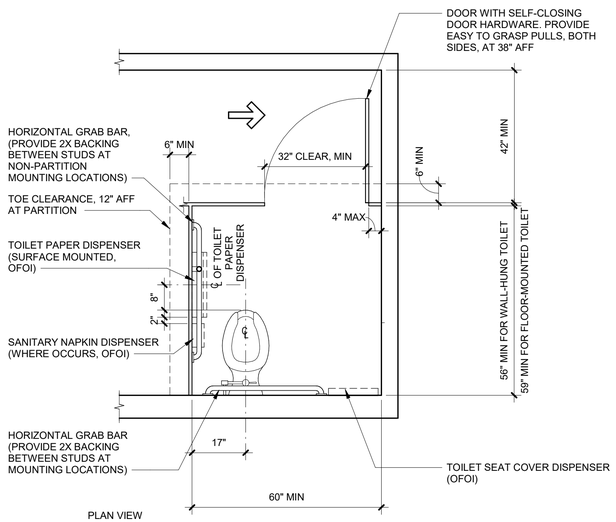
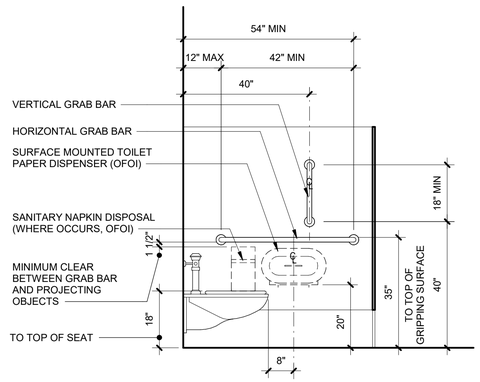
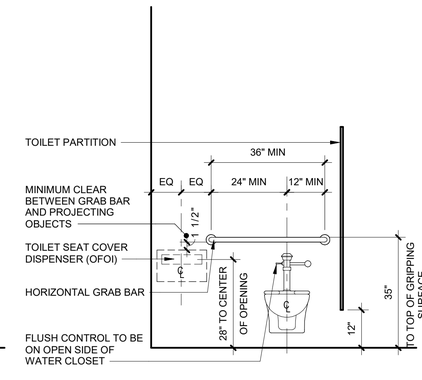


4 TYPICAL ADA ACCESSIBLE MOUNTING HEIGHTS

1/2" = 1'-0"



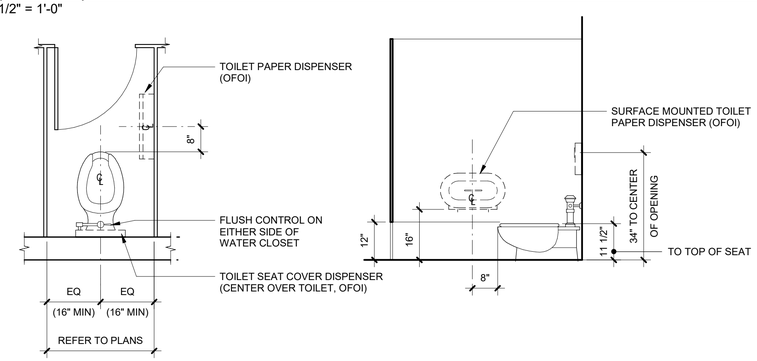




NOTE: DIMENSIONS ARE FROM FINISHED FACE OF WALL / PARTITION

3 (TS-AA) TOILET STALL - ADULT ACCESSIBLE

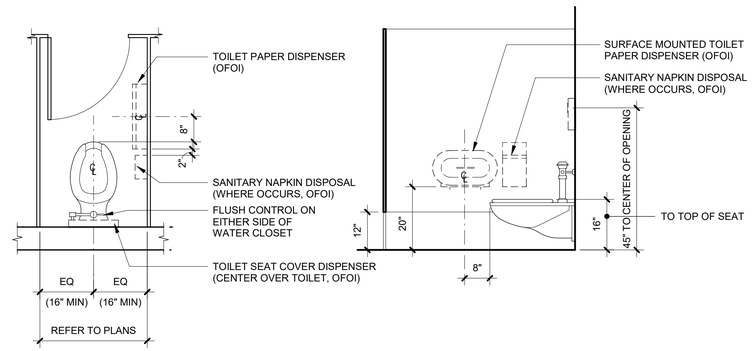
1/2" = 1'-0"



NOTE: DIMENSIONS ARE FROM FINISHED FACE OF WALL / PARTITION

2 (TS-CS1) TOILET STALL - CHILD STANDARD (NON-ACCESSIBLE) - AGES 3-4

1/2" = 1'-0"



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1 (TS-AS) TOILET STALL - ADULT STANDARD (NON-ACCESSIBLE)

1/2" = 1'-0"

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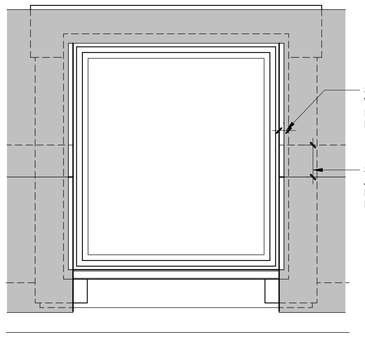
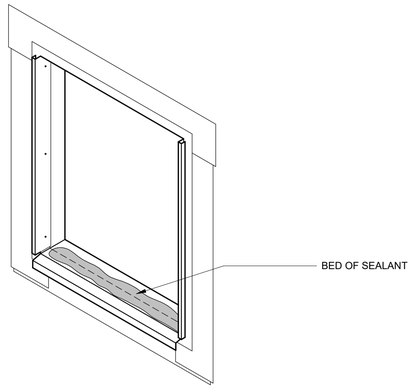


12 STEP 12
1 1/2" = 1'-0"



9 STEP 9
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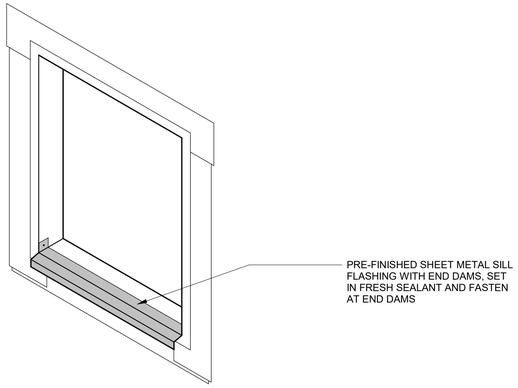
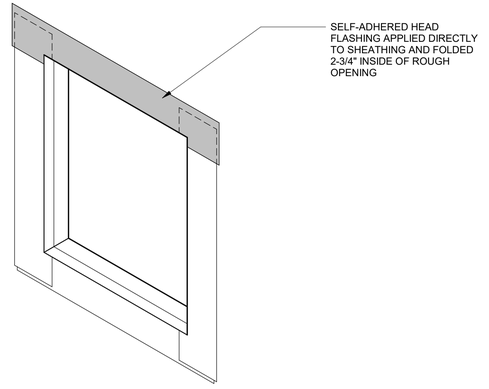
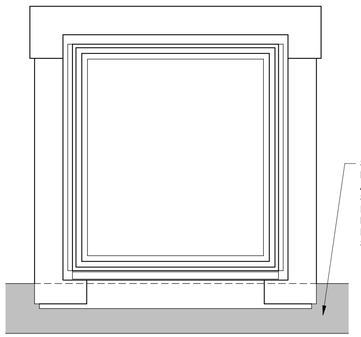


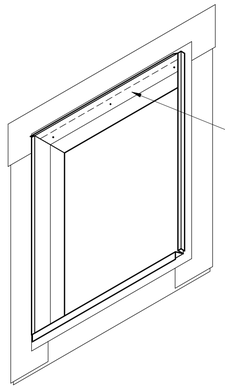
6 STEP 6
1 1/2" = 1'-0"



3 STEP 3
1 1/2" = 1'-0"



11 STEP 11
1 1/2" = 1'-0"



8 STEP 8
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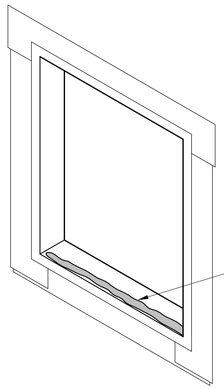
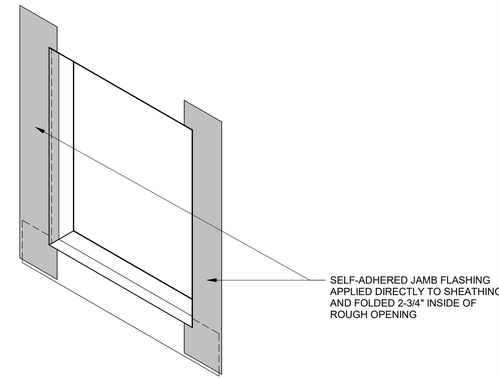
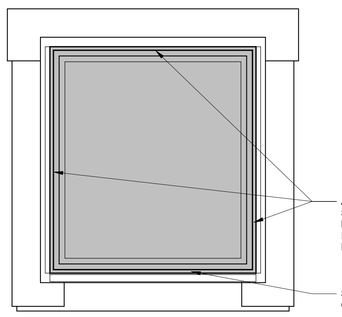


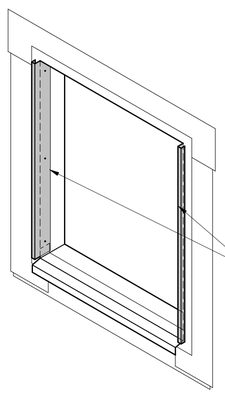
5 STEP 5
1 1/2" = 1'-0"



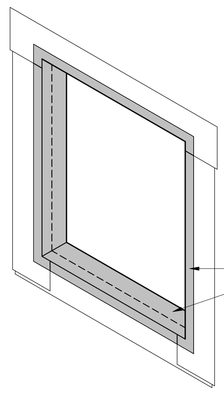
2 STEP 2
1 1/2" = 1'-0"



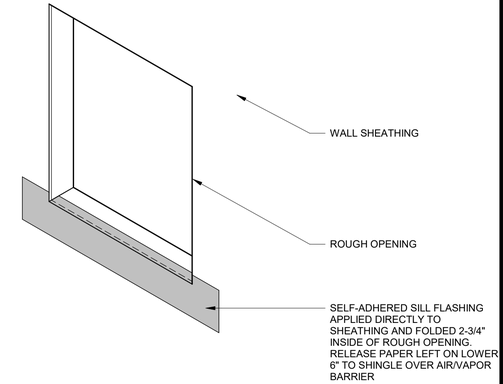
10 STEP 10
1 1/2" = 1'-0"



7 STEP 7
1 1/2" = 1'-0"



4 STEP 4
1 1/2" = 1'-0"



1 STEP 1
1 1/2" = 1'-0"

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SEAL
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CHRISTOPHER F. SPADAFORE
STATE OF WASHINGTON

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
717 E 4TH ST
PORT ANGELES, WA 98362

REVISIONS

DATE
11.9.2023

BCRA NO.
22091

DRAWN BY: RTV

REVIEWED BY: RTV

SHEET TITLE
TYPICAL AIR BARRIER SEQUENCING

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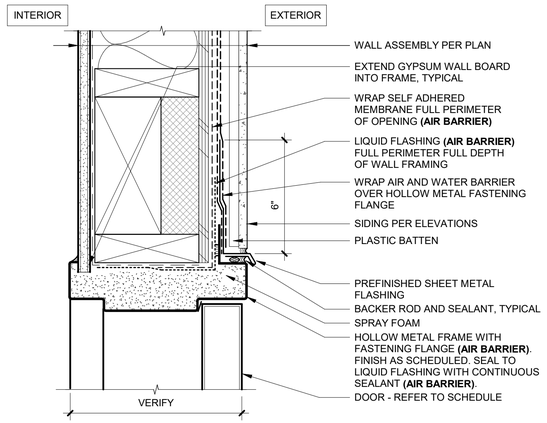
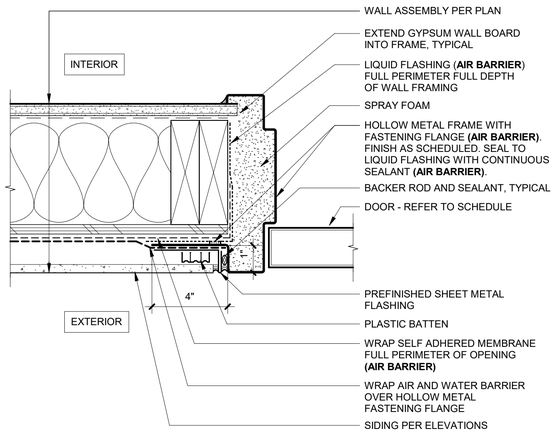
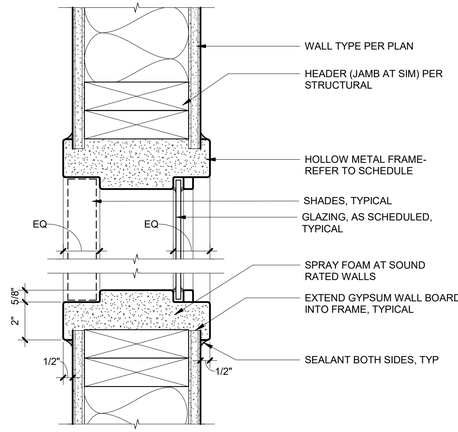


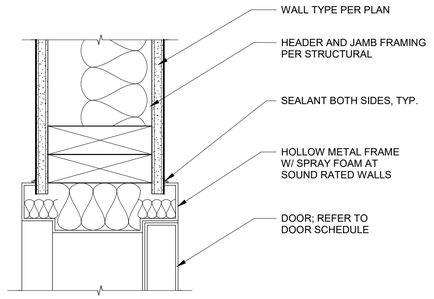
9 EXT HM DOOR HEAD
3" = 1'-0"



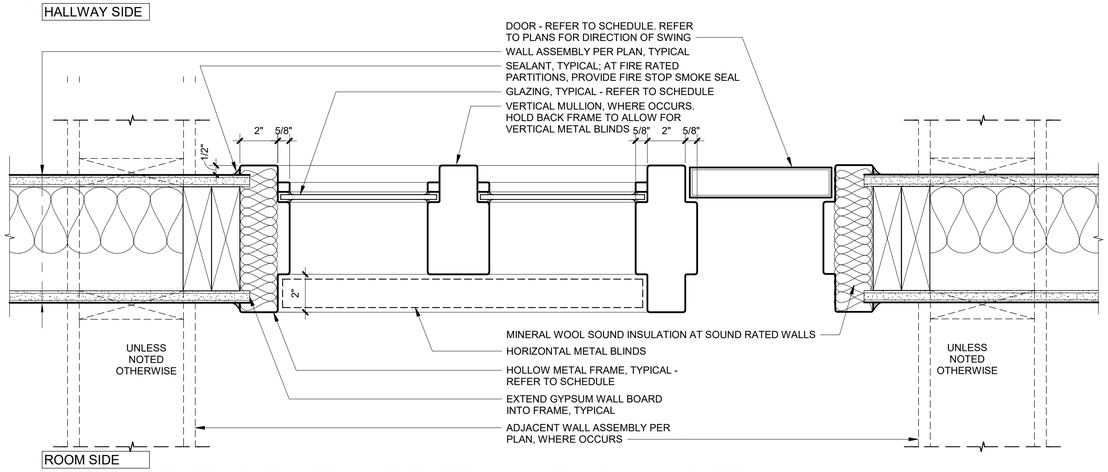
8 EXT HM DOOR JAMB
3" = 1'-0"



5 HM RELITE HEAD/SILL (JAMB SIM)
3" = 1'-0"



2 INT DOOR JAMB AND HEAD
3" = 1'-0"



4 HM DOOR FRAME WITH SIDELITE - JAMB AT WOOD FRAMING
3" = 1'-0"

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DOOR AND RELITE DETAILS

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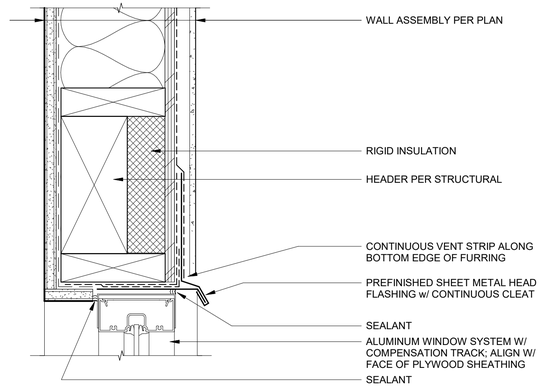
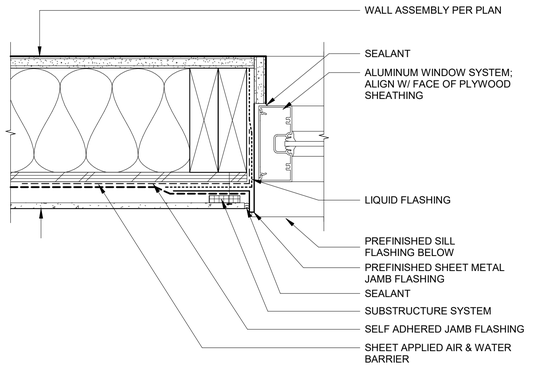


REFER TO SHEET A-541 FOR TYPICAL INSTALLATION OF SHEET APPLIED AIR & WATER BARRIER SYSTEM

3 WINDOW SYSTEM HEAD AT FIBER CEMENT

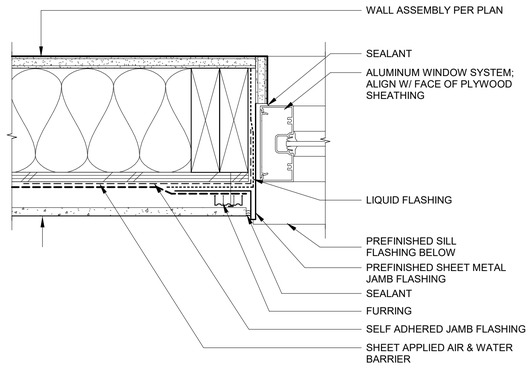
3" = 1'-0"



REFER TO SHEET A-541 FOR TYPICAL INSTALLATION OF SHEET APPLIED AIR & WATER BARRIER SYSTEM

4 WINDOW SYSTEM JAMB AT WOOD WALL PANEL

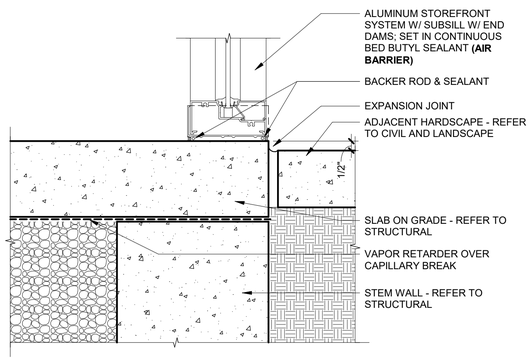
3" = 1'-0"



REFER TO SHEET A-541 FOR TYPICAL INSTALLATION OF SHEET APPLIED AIR & WATER BARRIER SYSTEM

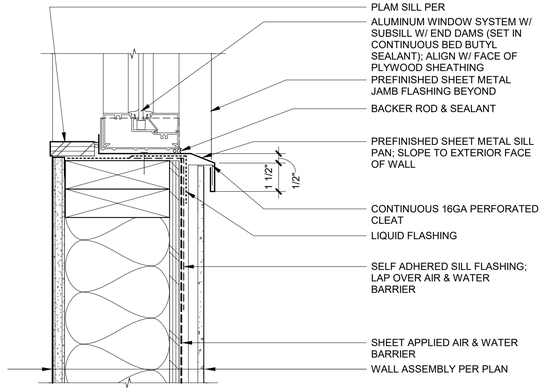
2 WINDOW SYSTEM JAMB AT FIBER CEMENT

3" = 1'-0"



7 STOREFRONT SILL AT HARDSCAPE

3" = 1'-0"



REFER TO SHEET A-541 FOR TYPICAL INSTALLATION OF SHEET APPLIED AIR & WATER BARRIER SYSTEM

1 WINDOW SYSTEM SILL AT FIBER CEMENT

3" = 1'-0"

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PORT ANGELES, WA 98362

REVISIONS

DATE
11.9.2023

BCRA NO.
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DRAWN BY: Author

REVIEWED BY:

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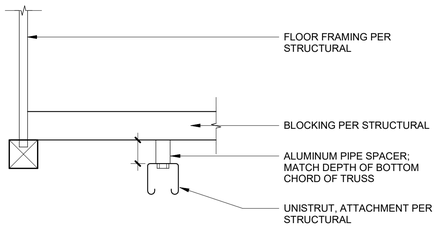
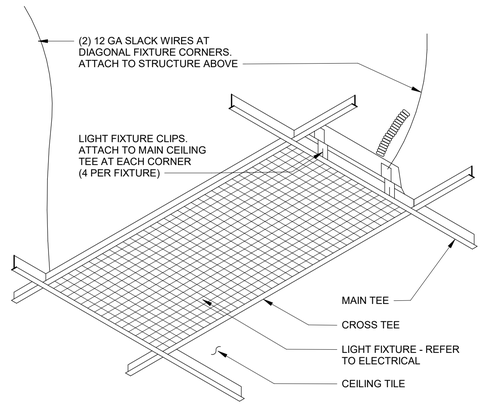
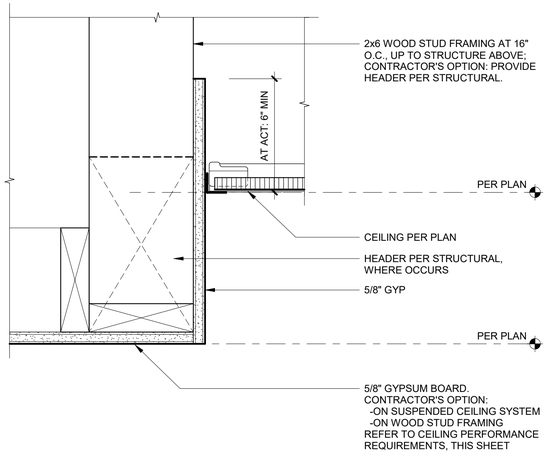
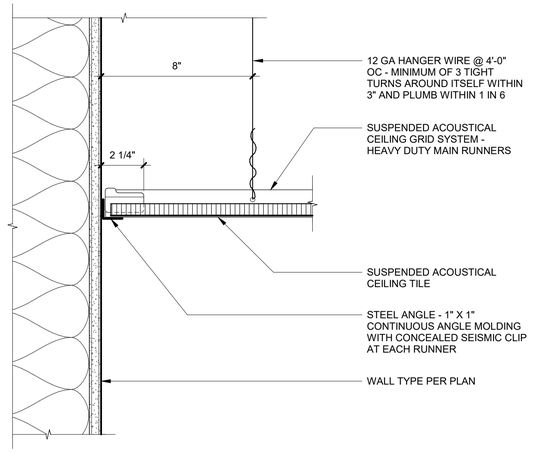




6 TYPICAL UNISTRUT ATTACHMENT
3" = 1'-0"

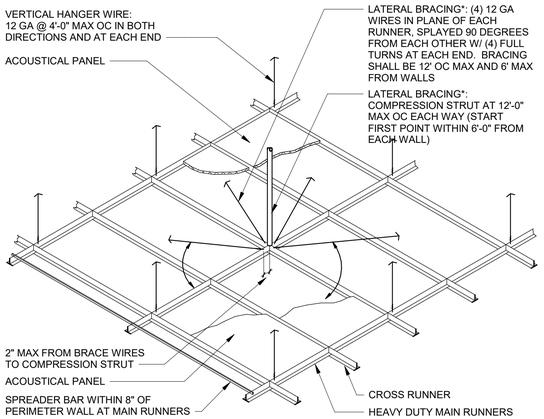


5 TYPICAL GYPSUM BOARD SOFFIT
3" = 1'-0"



4 PERIMETER AT ACT CEILING
3" = 1'-0"

3 SEISMIC FASTENING AT LIGHT FIXTURE
3" = 1'-0"



*NOTE: LATERAL BRACING IS NOT REQUIRED FOR CEILINGS LESS THAN 1,000 SQUARE FEET PROVIDED THEY ARE SURROUNDED BY FOUR WALLS AND BRACED TO STRUCTURE.

2 BRACING AT ACT CEILING
3" = 1'-0"

CEILING DETAIL GENERAL NOTES

THE CEILING SUPPORT OPTION SELECTED BY THE CONTRACTOR FOR SUSPENDED GWB CEILINGS SHALL BE BIDDER DESIGNED AND CONFORM TO THE FOLLOWING PERFORMANCE REQUIRMENTS:

- MATCH CEILING CONFIGURATION/LAYOUT SHOWN ON THE DRAWINGS.
- FRAMING SHALL BE CONNECTED TO THE STRUCTURAL FLOOR AND ROOF ELEMENTS TO SUPPORT THE CEILING DEAD LOAD PLUS A 300 POUND CONCENTRATED LOAD APPLIED TO ANY LOCATION WIHTOUT PERMANENT DEFLECTION OR FAILURE OF FRAMING SYSTEM.
- DEFLECTION OF FRAMING SHALL NOT EXCEED L/240
- FRAMING SPACING AT MAXIMUM 24" ON CENTER
- SELECT THE CEILING SUPPORT OPTION AS REQUIRED TO ACCOMMODATE AND WORK WITH THE LAYOUT OF THE MECHANICAL AND ELECTRICAL WORK ABOVE THE CEILING.

CEILING WALLS SHALL CONFORM TO THE FOLLOWING PERFORMANCE REQUIRMENTS:

- MATCH WALL CEILING CONFIGURATION / LAYOUT / TYPE SHOWN ON DRAWINGS.
- WALL FRAMING SHALL BE CONNECTED TO THE STRUCTURAL FLOOR AND ROOF ELEMENTS TO SUPPORT THE APPLIED DEAD LOADS PLUS A 300 POUD CONCENTRATED LOAD APPLIED TO ANY LOCATION WITHOUT PERMANENT DEFLECTION OR FAILURE OF FRAMING.
- DEFLECTION OF FRAMING SHALL NOT EXCEED L/240
- SECURELY BRACE WALLS UP TO STRUCTURAL FLOOR AND ROOF ELEMENTS ABOVE AT MAXIMUM SPACING OF 8'-0" TO PREVENT LATERAL MOVEMENT OF WALL. BRACING SHALL BE CONCEALED FROM VIEW. SELECT BRACING METHOD TO ACCOMMODATE AND WORK WITH MECHANICAL AND ELECTRICAL WORK.

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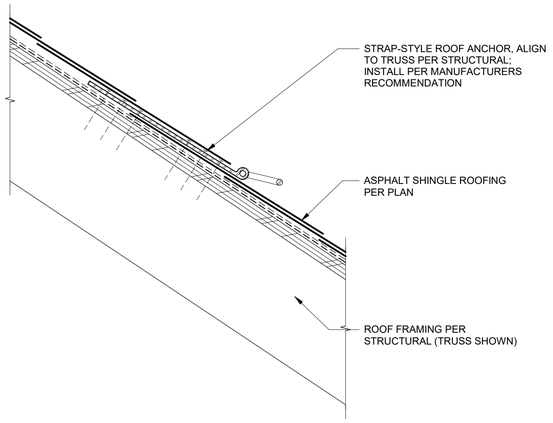
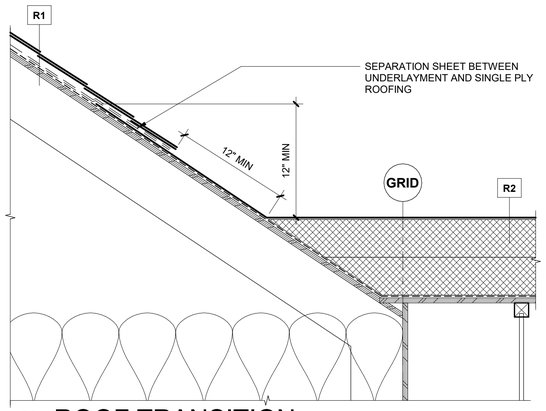
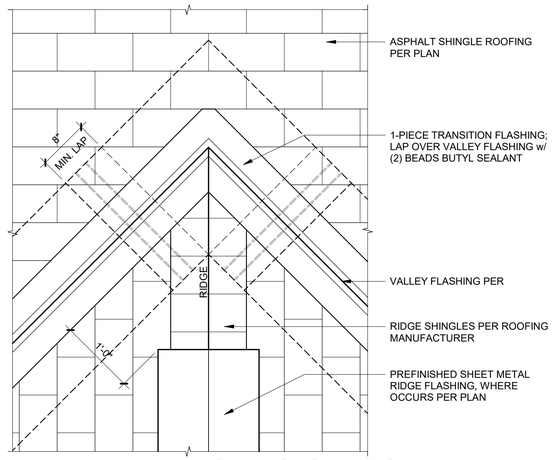


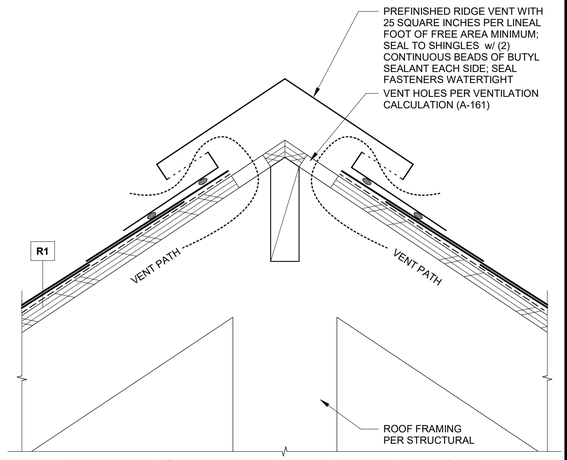
12 ROOF ANCHOR - STRAP
3" = 1'-0"



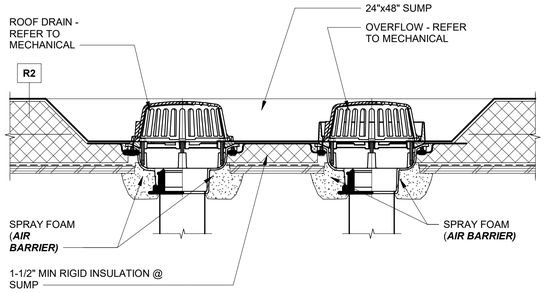
9 ROOF TRANSITION
1 1/2" = 1'-0"



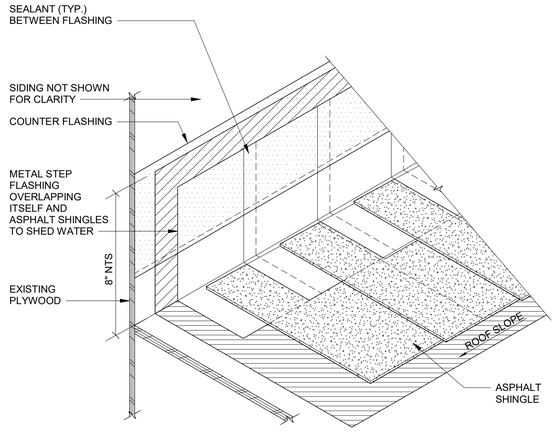
6 VALLEY FLASHING @ RIDGE
1" = 1'-0"



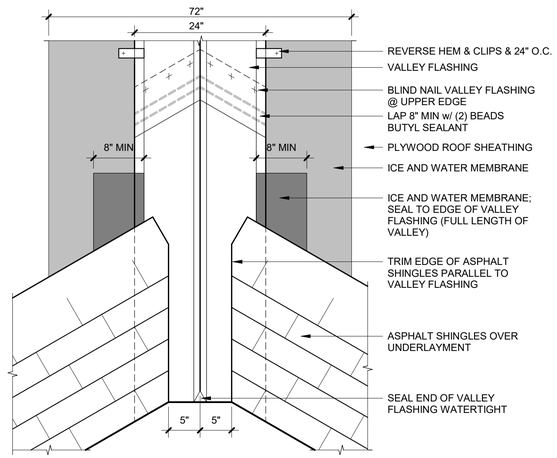
3 RIDGE @ WOOD FRAMED ROOF
3" = 1'-0"



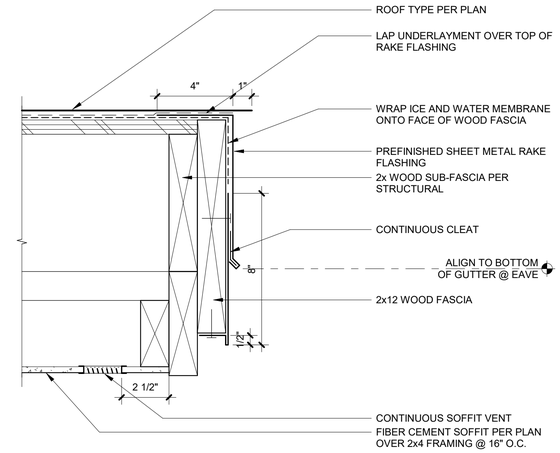
11 ROOF DRAIN & OVERFLOW
1 1/2" = 1'-0"



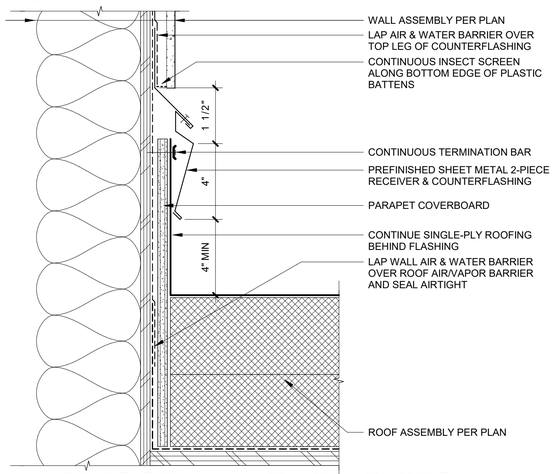
8 TYPICAL STEP FLASHING
1 1/2" = 1'-0"



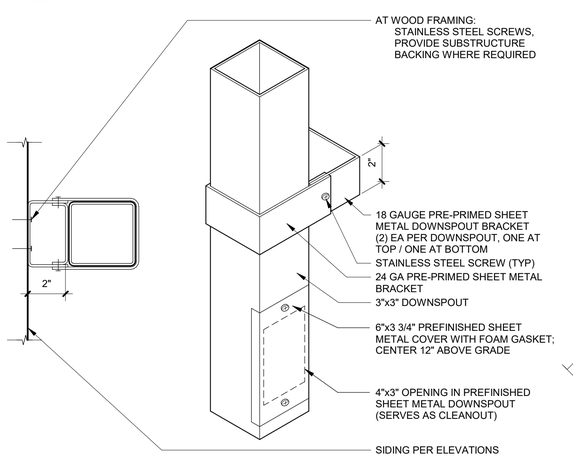
5 TYPICAL VALLEY FLASHING
1" = 1'-0"



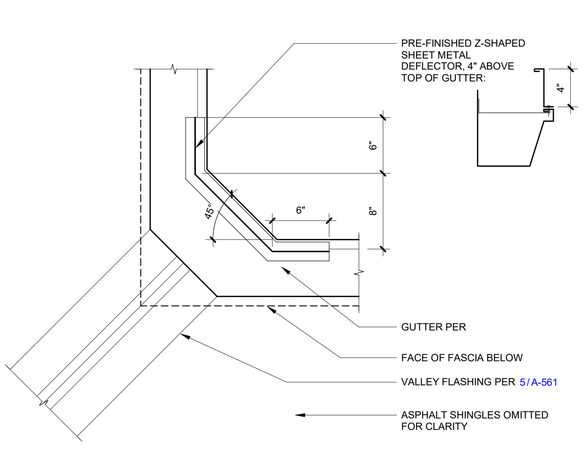
2 RAKE DETAIL
3" = 1'-0"



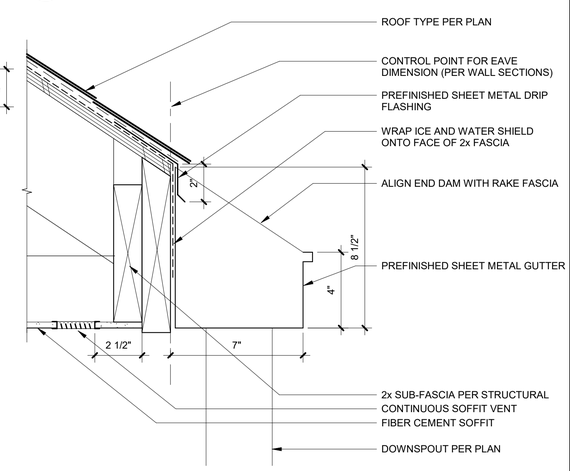
10 ROOF TO WALL @ LOW SLOPE
3" = 1'-0"



7 DOWNSPOUT BRACKET
3" = 1'-0"



4 TYPICAL GUTTER CORNER - INSIDE
1 1/2" = 1'-0"



1 GUTTER DETAIL
3" = 1'-0"

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PORT ANGELES, WA 98362

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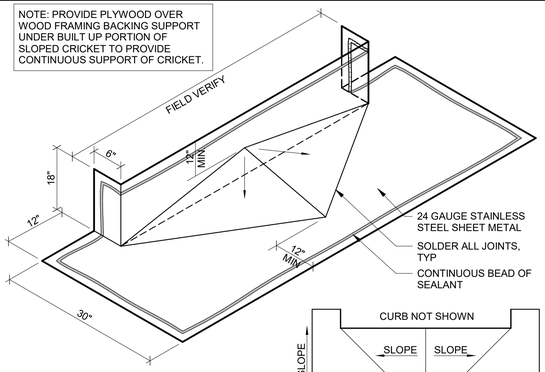
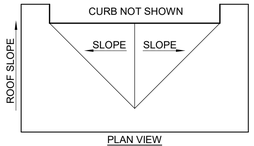
NOTE: PROVIDE PLYWOOD OVER WOOD FRAMING BACKING SUPPORT UNDER BUILT UP PORTION OF SLOPED CRICKET TO PROVIDE CONTINUOUS SUPPORT OF CRICKET.

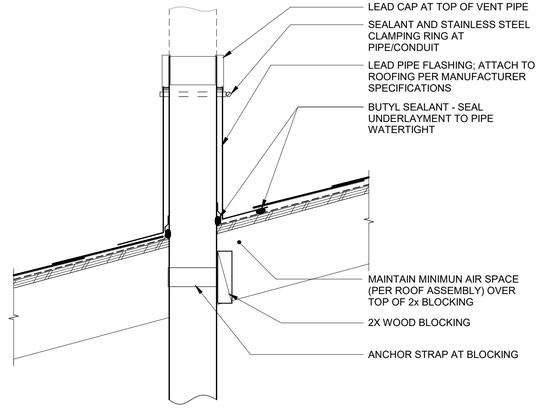


NOTE: INSTALL ICE AND WATER MEMBRANE CONTINUOUS UNDER CRICKET AND UP SIDES OF CURB, LAP UNDERLAYMENT AND SHINGLES OVER CRICKET AND SEAL DOWN WITH ASPHALT MASTIC.

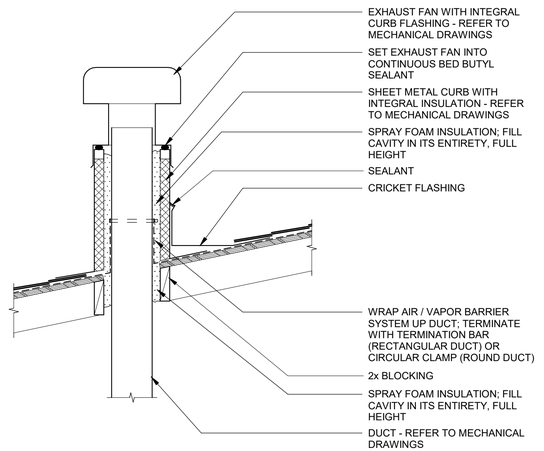


PLAN VIEW

3 SHEET METAL CRICKET
3" = 1'-0"



2 TYPICAL PIPE PENETRATION
1 1/2" = 1'-0"



1 MECHANICAL CURB
1" = 1'-0"

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STATE OF WASHINGTON

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
717 E 4TH ST
PORT ANGELES, WA 98362

REVISIONS

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11.9.2023
BCRA NO.
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REVIEWED BY:
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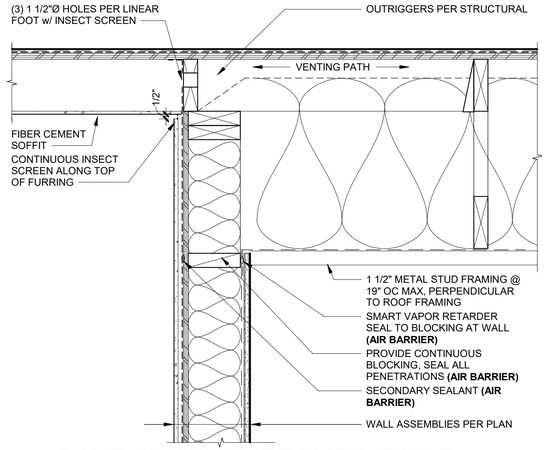
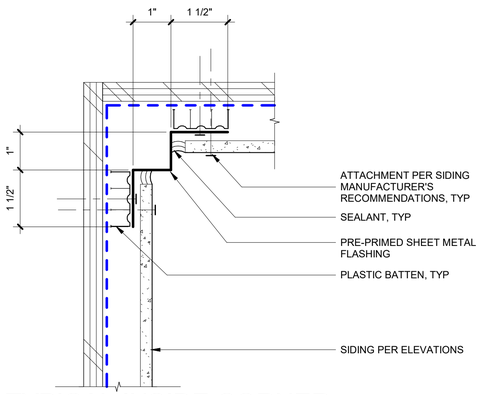
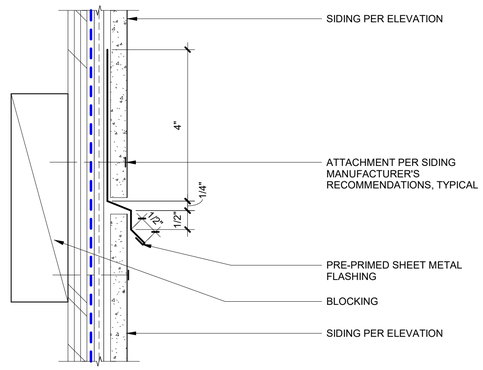


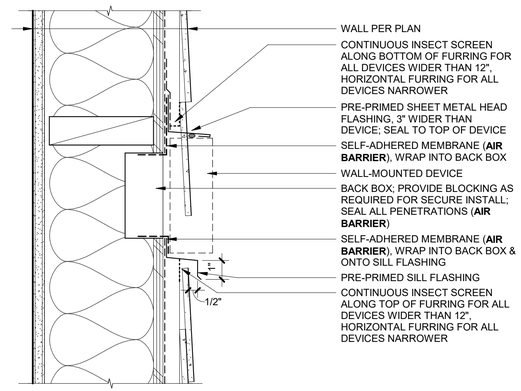
3 RAKE @ WOOD FRAMED ROOF
1 1/2" = 1'-0"



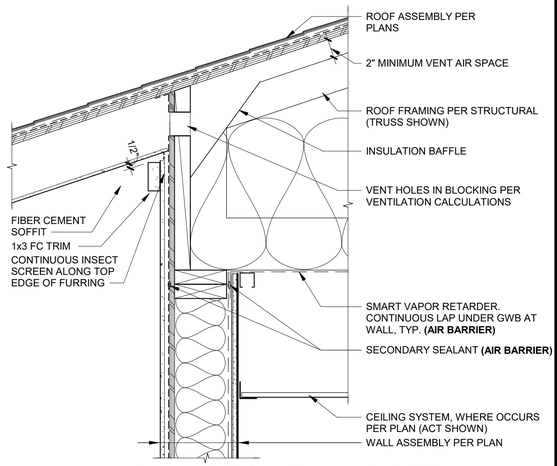
11 TYPICAL INSIDE CORNER - FIBER CEMENT
6" = 1'-0"



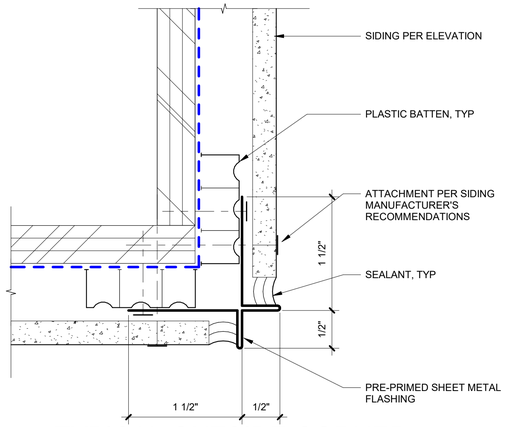
8 TYPICAL HORIZONTAL REVEAL - FIBER CEMENT
6" = 1'-0"



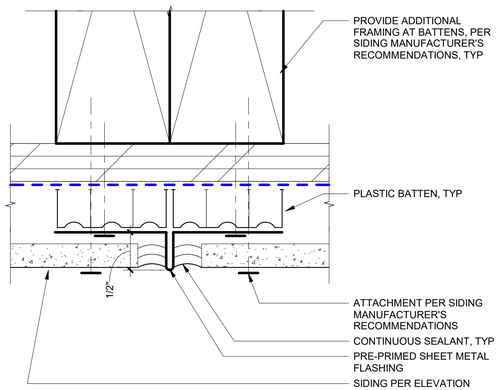
5 DEVICE WALL PENETRATION AT FIBER CEMENT (HEAD/SILL)
3" = 1'-0"



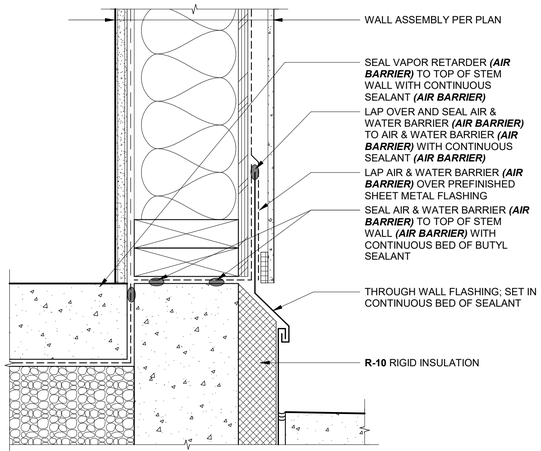
2 EAVE AT WOOD FRAMED ROOF
1 1/2" = 1'-0"



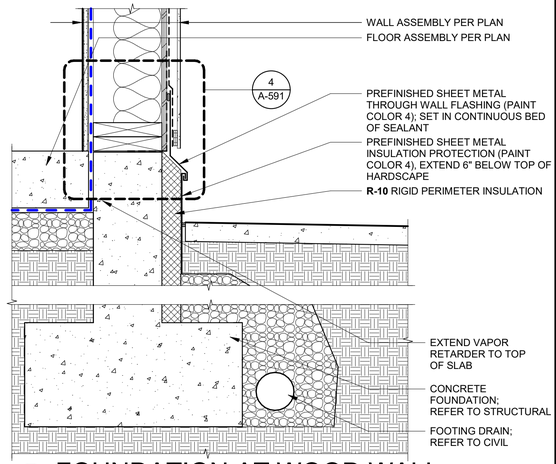
10 TYPICAL OUTSIDE CORNER - FIBER CEMENT
12" = 1'-0"



7 TYPICAL VERTICAL JOINT - FIBER CEMENT
12" = 1'-0"



4 FOUNDATION AT WOOD WALL
3" = 1'-0"



1 FOUNDATION AT WOOD WALL
1 1/2" = 1'-0"

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SPECIALTY EQUIPMENT SCHEDULE

TYPE	DESCRIPTION	COMMENTS
E-01	SURFACE MOUNTED PAPER TOWEL DISPENSER	OFCI
E-02	SURFACE MOUNTED SOAP DISPENSER	OFCI
E-03	VERTICAL & HORIZONTAL GRAB BARS (ADULT)	CFCI
E-04	VERTICAL & HORIZONTAL GRAB BARS (AGES 3-4)	CFCI
E-05	SURFACE MOUNTED TOILET PAPER DISPENSER	OFCI
E-06	SURFACE MOUNTED SEAT COVER DISPENSER	OFCI
E-07	MOP/BROOM HOLDER	OFCI
E-08	RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	OFCI
E-09	SURFACE MOUNTED SANITARY NAPKIN DISPENSER	OFCI
E-10	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL	OFCI
E-11	REFRIGERATOR WITH FREEZER	OFOI
E-12	UNDERCOUNTER REFRIGERATOR	OFOI
E-13	MICROWAVE	OFOI
E-14	UNDERCOUNTER DISHWASHER	OFOI
E-15	WASHER	OFOI
E-16	DRYER	OFOI
E-17	MIRROR	CFCI
E-18	42" MONITOR (BACKING: CFCI)	OFCI
E-19	55" MONITOR (BACKING: CFCI)	OFCI
E-20	65" MONITOR (BACKING: CFCI)	OFCI
E-21	PRINTER/COPIER	OFOI
E-22	PRINTER	OFOI
E-23	IPAD (CHECK-IN)	OFOI
E-24	COMPUTER (RECEPTION)	OFOI
E-25	RECYCLE BIN	OFOI
E-26	WHITEBOARD 8'W X 4'H (CLASSROOM)	OFOI
E-27	TACKBOARD 3'W X 4'H (STAFF BREAK ROOM ONLY)	CFCI
E-28	TACKBOARD 3'W X 4'H (ART/STEM ONLY)	OFCI
E-29	RECESSED AED CABINET AND AED	CFCI
E-30	42" SECURITY MONITOR W/ TILT MOUNT	OFCI
E-31	WALL MOUNTED BABY CHANGING STATION	CFCI
E-32	INFANT CHANGING TABLE	OFOI
E-33	COMMERCIAL DISHWASHER - CORNER UNIT	OFOI
E-34	COMMERCIAL MICROWAVE	OFOI
E-35	ELECTRIC CONVECTION OVEN	OFOI
E-36	COOK AND HOLD OVEN	OFOI
E-37	6-BURNER RANGE	OFOI
E-38	COMMERCIAL REACH-IN REFRIGERATOR	OFOI
E-39	COMMERCIAL REACH-IN FREEZER	OFOI
E-40	BASKET TRUCK, ULINE MODEL H-1806	OFOI

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	BASE		FLOOR		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		COMMENTS	ROOM NUMBER
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH		
001	VESTIBULE	RB	FF	WOM	FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	LWCS	FF		001
002	RECEPTION	RB	FF	LVT	FF	GWB	PT	GWB	PT	WC	FF	-	-	LWCS	FF		002
003	LOBBY	RB	FF	LVT	FF	WC/GWB	FF/PT	GWB	PT	WC	FF	GWB	PT	LWCS	FF		003
004	OFFICE	RB	FF	CPT	FF	WD/GWB	PT/PT	WD/GWB	PT/PT	WD/GWB	PT/PT	WD/GWB	PT/PT	ACT	FF		004
005	ISOLATION	RB	FF	CPT	FF	WD/GWB	PT/PT	WD/GWB	PT/PT	WD/GWB	PT/PT	WD/GWB	PT/PT	ACT	FF		005
006	MOTHER'S	RB	FF	CPT	FF	WD/GWB	PT/PT	WD/GWB	PT/PT	WD/GWB	PT/PT	WD/GWB	PT/PT	ACT	FF		006
007	CARSEAT STORAGE	RB	FF	LVT	FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT		007
008	INFANT	RB	FF	CPT/LVT/LVP	FF/FF/FF	WP/GWB	PT/PT	WP/GWB	PT/PT	GWB	PT	GWB	PT	ACT	FF		008
008A	STORAGE/ LAUNDRY	SV	FF	SV	FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	WRGWB	PT		008A
010	HALLWAY	RB	FF	LVP	FF	GWB	PT	GWB	PT	-	-	GWB	PT	ACT	FF		010
011	RESTROOM	SV	FF	SV	FF	WP/WRGWB	FF/PT	WP/WRGWB	FF/PT	WP/WRGWB	FF/PT	WP/WRGWB	FF/PT	WRGWB	PT		011
012	MECHANICAL	RB	FF	SDT	FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT		012
012A	ELECTRICAL	RB	FF	SDT	FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT		012A
014	KITCHEN	SV	FF	SV	FF	FRP	FF	FRP	FF	FRP	FF	FRP	FF	ACT	FF		014
014A	PANTRY	SV	FF	SV	FF	FRP	FF	FRP	FF	FRP	FF	FRP	FF	GWB	PT		014A
015	HALLWAY	RB	FF	LVP	FF	GWB	PT	GWB	PT	GWB	PT	-	-	ACT/GWB	FF/PT		015
016	CUSTODIAL	RB	FF	LVP	FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT		016
017	TODDLER	RB	FF	LVT/LVP	FF/FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	FF		017
017A	DIAPER	RB	FF	LVP	FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	FF		017A
018	COTS	RB	FF	LVT	FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	FF		018
019	TODDLER TOILET	RB	FF	LVP	FF	WP/WRGWB	FF/PT	WP/WRGWB	FF/PT	WRGWB	PT	WP/WRGWB	FF/PT	WRGWB	PT		019
020	LAUNDRY	RB	FF	LVP	FF	WRGWB	PT	WRGWB	PT	WRGWB	PT	WRGWB	PT	WRGWB	PT		020
021	STAFF BREAK ROOM	RB	FF	LVP	FF	WD/GWB	PT/PT	WD/GWB	PT/PT	WD/GWB	PT/PT	WD/GWB	PT/PT	ACT	FF		021
022	TODDLER	RB	FF	LVT/LVP	FF/FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	FF		022
022A	DIAPER	RB	FF	LVP	FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	FF		022A
023	STEM / ART / MULTIPURPOSE	RB	FF	CONC	POL	GWB	PT	GWB	PT	GWB	PT	TBB/GWB	WT/PT	OTS	-		023
024	PRESCHOOL	RB	FF	LVT/LVP	FF/FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	FF		024
024A	COTS	RB	FF	LVP	FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	FF		024A
024B	PRE-K TOILET	RB	FF	LVP	FF	WP/WRGWB	FF/PT	WP/WRGWB	FF/PT	WP/WRGWB	FF/PT	WRGWB	PT	WRGWB	FF		024B
025	STORAGE	RB	FF	LVP	FF	WRGWB	PT	WRGWB	PT	WRGWB	PT	WRGWB	PT	WRGWB	PT		025
026	HALLWAY	RB	FF	LVP	FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT/GWB	FF/PT		026
027	PRESCHOOL	RB	FF	LVT/LVP	FF/FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	FF		027
028	COTS	RB	FF	LVP	FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	FF		028
029	PRE-K TOILET	RB	FF	LVP	FF	WPWR/GWB	FF/PT	WP/WRGWB	FF/PT	WP/WRGWB	FF/PT	WRGWB	PT	WRGWB	FF		029
030	LAUNDRY	RB	FF	LVP	FF	WRGWB	PT	WRGWB	PT	WRGWB	PT	WRGWB	PT	WRGWB	PT		030
031	PRESCHOOL	RB	FF	LVT/LVP	FF/FF	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	FF		031
032	RESTROOM	SV	FF	SV	FF	WP/WRGWB	FF/PT	WP/WRGWB	FF/PT	WP/WRGWB	FF/PT	WP/WRGWB	FF/PT	WRGWB	PT		032
033	PLAYGROUND	-	-	-	-	-	-	-	-	-	-	-	-	-	-		033
201	ATTIC																201
202	ATTIC																202
203	ATTIC																203

INTERIOR FINISH SCHEDULE ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
CPT	CARPET
CONC	CONCRETE
FF	FACTORY FINISH
FRP	FIBER REINFORCED PANEL
GWB	GYPSUM WALL BOARD
LVP	LUXURY VINYL PLANK
LVT	LUXURY VINYL TILE
LWCS	LINEAR WOOD CEILING SYSTEM
PL	PLASTIC LAMINATE
PT	PAINT
RB	RUBBER BASE
SV	SHEET VINYL
TBB	TILE BACKERBOARD
WD	WOOD PANELING
WT	WALL TILE
WOM	WALK-OFF MAT
WRGWB	WATER RESISTANT GYPSUM WALL BOARD
POL	POLISHED CONCRETE

INTERIOR FINISH SCHEDULE GENERAL NOTES

1. ALL RUBBER BASE TO BE 4" HIGH, UNLESS NOTED OTHERWISE.
2. ALL SHEET VINYL COVE BASE TO BE 4" HIGH, UNLESS NOTED OTHERWISE.
3. REFER TO FINISH PLAN FOR FLOOR PATTERNS AND ACCENT PAINT LOCATIONS.
4. REFER TO INTERIOR ELEVATIONS FOR LAYOUTS AND SPECIFICATIONS OF WALL FINISHES.
5. REFER TO FINISH PLANS FOR SPECIFIC FLOOR FINISHES.
6. REFER TO REFLECTED CEILING PLAN FOR CEILING AND SOFFIT PAINT COLORS. ALL GYPSUM WALLBOARD (GWB) CEILING ARE PAINTED PT-1, UNLESS NOTED OTHERWISE.
7. REFER TO SPECIFICATIONS FOR ADDITIONAL COLOR AND FINISH INFORMATION.
8. WALLS TO BE PAINTED PT-1, UNLESS NOTED OTHERWISE.

INTERIOR FINISH SCHEDULE COMMENTS

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REVISIONS

DATE
11.9.2023

BCRA NO.
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DRAWN BY:

REVIEWED BY:

SHEET TITLE
INTERIOR FINISH SCHEDULE, SPECIALTY EQUIPMENT SCHEDULE

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SIGNAGE MESSAGE SCHEDULE

Sign ID	Left Arrow	Message	Right Arrow	Description	Symbol	Notes
C						
C1-		INFANT 008		CLASSROOM ID (SIGN PANEL W/ INSERT)		
C1-		TODDLER 017		CLASSROOM ID (SIGN PANEL W/ INSERT)		
C1-		TODDLER 022		CLASSROOM ID (SIGN PANEL W/ INSERT)		
C1-		PRESCHOOL 024		CLASSROOM ID (SIGN PANEL W/ INSERT)		
C1-		PRESCHOOL 027		CLASSROOM ID (SIGN PANEL W/ INSERT)		
C1-		PRESCHOOL 031		CLASSROOM ID (SIGN PANEL W/ INSERT)		
C1-		STEM / ART / MULTIPURPOSE		CLASSROOM ID (SIGN PANEL W/ INSERT)		
C3-		CARSEAT STORAGE 007		ROOM ID - SPECIALIZED USE (SIGN PANEL)	BRAILLE	
C3-		MOTHER'S 006		ROOM ID - SPECIALIZED USE (SIGN PANEL)	BRAILLE	
C3-		STORAGE / LAUNDRY 008A		ROOM ID - SPECIALIZED USE (SIGN PANEL)	BRAILLE	
C3-		OFFICE 004		ROOM ID - SPECIALIZED USE (SIGN PANEL)	BRAILLE	
C3-		ISOLATION 005		ROOM ID - SPECIALIZED USE (SIGN PANEL)	BRAILLE	
C3-		CUSTODIAL 016		ROOM ID - SPECIALIZED USE (SIGN PANEL)	BRAILLE	
C3-		LAUNDRY 020		ROOM ID - SPECIALIZED USE (SIGN PANEL)		
C3-		STAFF BREAK ROOM		ROOM ID - SPECIALIZED USE (SIGN PANEL)		
C3-		ELECTRICAL 012A		ROOM ID - SPECIALIZED USE (SIGN PANEL)		
C3-		MECHANICAL 012		ROOM ID - SPECIALIZED USE (SIGN PANEL)		
C3-		COTS 018		ROOM ID - SPECIALIZED USE (SIGN PANEL)		
C3-		COTS 018		ROOM ID - SPECIALIZED USE (SIGN PANEL)		
C3-		KITCHEN 014		ROOM ID - SPECIALIZED USE (SIGN PANEL)	BRAILLE	
C3-		EXIT		ROOM ID - SPECIALIZED USE (SIGN PANEL)	BRAILLE	
C3-		COTS 028		ROOM ID - SPECIALIZED USE (SIGN PANEL)		
C3-		COTS 028		ROOM ID - SPECIALIZED USE (SIGN PANEL)		
C3-		STORAGE 025		ROOM ID - SPECIALIZED USE (SIGN PANEL)		
D						
D1-		ALL GENDER STAFF RESTROOM		RESTROOM ID (SIGN PANEL)	W/ACCESSIBILITY, BRAILLE	
D1-		ALL GENDER RESTROOM		RESTROOM ID (SIGN PANEL)	W/ACCESSIBILITY, BRAILLE	
D1-		ALL GENDER RESTROOM		RESTROOM ID (SIGN PANEL)	W/ACCESSIBILITY, BRAILLE	
D1-		ALL GENDER RESTROOM		RESTROOM ID (SIGN PANEL)	W/ACCESSIBILITY, BRAILLE	
D1-		ALL GENDER RESTROOM		RESTROOM ID (SIGN PANEL)	W/ACCESSIBILITY, BRAILLE	
D1-		ALL GENDER RESTROOM		RESTROOM ID (SIGN PANEL)	W/ACCESSIBILITY, BRAILLE	
D1-		ALL GENDER RESTROOM		RESTROOM ID (SIGN PANEL)	W/ACCESSIBILITY, BRAILLE	
D3-		MAXIMUM OCCUPANCY ###		MAXIMUM OCCUPANCY (SIGN PANEL)		
D3-		MAXIMUM OCCUPANCY ###		EXIT SIGN WITH BRAILLE (SIGN PANEL)		
D4-		EXIT		EXIT SIGN WITH BRAILLE (SIGN PANEL)	BRAILLE	
D4-		EXIT		EXIT SIGN WITH BRAILLE (SIGN PANEL)	BRAILLE	
D4-		EXIT		EXIT SIGN WITH BRAILLE (SIGN PANEL)	BRAILLE	
D4-		EXIT		EXIT SIGN WITH BRAILLE (SIGN PANEL)	BRAILLE	
D4-		EXIT		EXIT SIGN WITH BRAILLE (SIGN PANEL)	BRAILLE	
D4-		EXIT		EXIT SIGN WITH BRAILLE (SIGN PANEL)	BRAILLE	
D4-		EXIT		EXIT SIGN WITH BRAILLE (SIGN PANEL)	BRAILLE	
D4-		EXIT		EXIT SIGN WITH BRAILLE (SIGN PANEL)	BRAILLE	
D4-		EXIT		EXIT SIGN WITH BRAILLE (SIGN PANEL)	BRAILLE	
D4-		EXIT		EXIT SIGN WITH BRAILLE (SIGN PANEL)	BRAILLE	
D5-		EVACUATION MAP		EVACUATION MAP (SIGN PANEL)		
D5-		EVACUATION MAP		EVACUATION MAP (SIGN PANEL)		
D5-		EVACUATION MAP		EVACUATION MAP (SIGN PANEL)		
D5-		EVACUATION MAP		EVACUATION MAP (SIGN PANEL)		
D5-		EVACUATION MAP		EVACUATION MAP (SIGN PANEL)		
D5-		EVACUATION MAP		EVACUATION MAP (SIGN PANEL)		
D5-		EVACUATION MAP		EVACUATION MAP (SIGN PANEL)		
D7-		PROCEED THROUGH DOORS TO EXIT		EXIT INSTRUCTIONAL (SIGN PANEL)		
D7-		PROCEED THROUGH DOORS TO EXIT		EXIT INSTRUCTIONAL (SIGN PANEL)		
D7-		PROCEED THROUGH DOORS TO EXIT		EXIT INSTRUCTIONAL (SIGN PANEL)		
D8-		FIRE EXTINGUISHER (WALL MOUNTED)		FIRE EXTINGUISHER ID - BLADE (SIGN PANEL)	FIRE EXTINGUISHER SYMBOL	
D8-		FIRE EXTINGUISHER (WALL MOUNTED)		FIRE EXTINGUISHER ID - BLADE (SIGN PANEL)	FIRE EXTINGUISHER SYMBOL	
D8-		FIRE EXTINGUISHER (WALL MOUNTED)		FIRE EXTINGUISHER ID - BLADE (SIGN PANEL)	FIRE EXTINGUISHER SYMBOL	
D8-		FIRE EXTINGUISHER (WALL MOUNTED)		FIRE EXTINGUISHER ID - BLADE (SIGN PANEL)	FIRE EXTINGUISHER SYMBOL	
D9-		AED		AED ID - BLADE (AUTOMATED EXTERNAL DEFIBRILLATOR) (DOUBE-SIDE / FLAG MOUNT)	AED SYMBOL	
D11-		NO SMOKING WITHIN 25 FT OF BUILDING		REGULATORY SIGN (SIGN PANEL)		
D12-		THIS SINK IS FOR FOOD PREP ONLY		REGULATORY SIGN (SIGN PANEL)		

SIGN TYPES

SIGN TYPE	DESCRIPTION	COUNT
C1	CLASSROOM ID (SIGN PANEL W/ INSERT)	7
C3	ROOM ID - SPECIALIZED USE (SIGN PANEL)	17
D1	RESTROOM ID (SIGN PANEL)	7
D3	MAXIMUM OCCUPANCY (SIGN PANEL)	1
D4	EXIT SIGN WITH BRAILLE (SIGN PANEL)	12
D5	EVACUATION MAP (SIGN PANEL)	7
D7	EXIT INSTRUCTIONAL (SIGN PANEL)	3
D8	FIRE EXTINGUISHER ID - BLADE (SIGN PANEL)	4
D9	AED ID - BLADE (AUTOMATED EXTERNAL DEFIBRILLATOR) (DOUBE-SIDE / FLAG MOUNT)	1
D11	REGULATORY SIGN (SIGN PANEL)	1
D12	REGULATORY SIGN (SIGN PANEL)	1

Grand total: 61

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PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
717 E 4TH ST
PORT ANGELES, WA 98362

REVISIONS

DATE
11.9.2023

BCRA NO.
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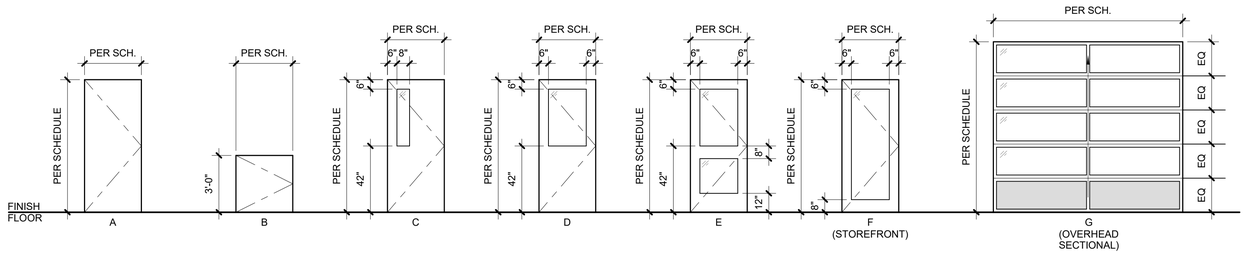
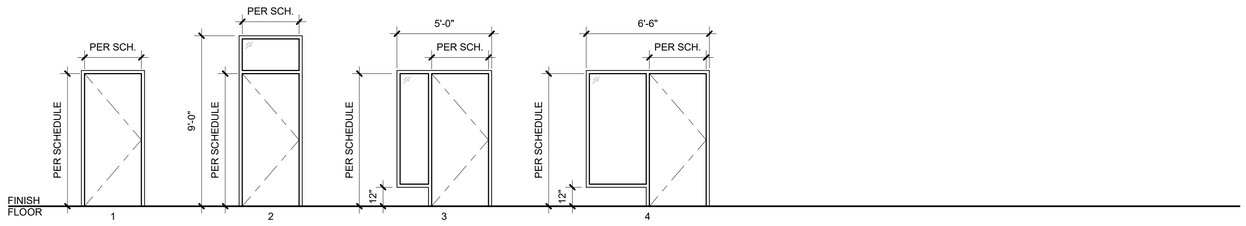
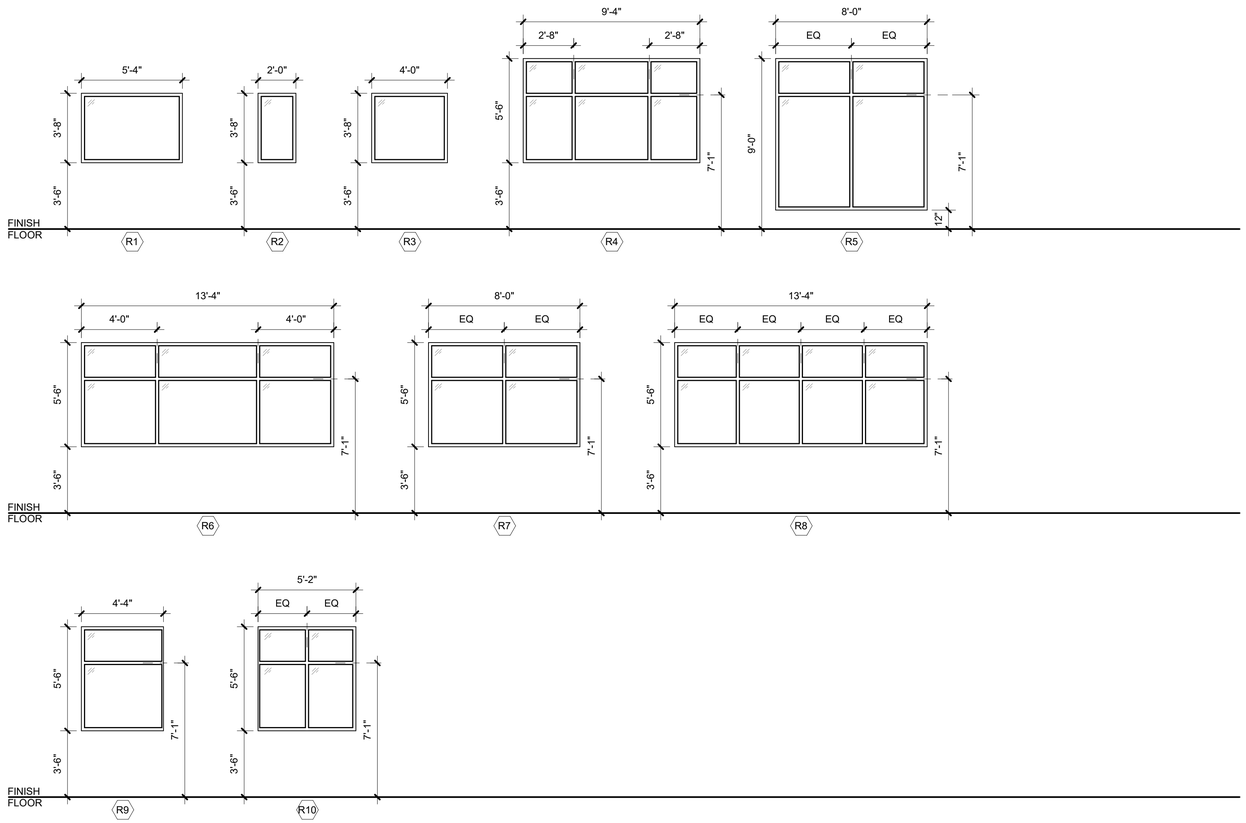


1 DOOR TYPES
1/4" = 1'-0"



2 FRAME TYPES
1/4" = 1'-0"



3 RELITE TYPES
1/4" = 1'-0"

DOOR SCHEDULE

DOOR NUMBER	PAIR	DOOR WIDTH	DOOR HEIGHT	DOOR DEPTH	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME GLAZING	FRAME TYPE	FRAME MATERIAL	DETAIL CALLOUT FINISH	DETAIL CALLOUT HEAD	DETAIL CALLOUT JAMB	DETAIL CALLOUT SILL	FIRE RATING LABEL	HARDWARE GROUP	REMARKS	DOOR NUMBER
003.2	--	3' - 0"	7' - 0"	1 3/4"	F	AL	FF	GL-1	SF5	AL	FF				--			003.2
004	--	3' - 0"	7' - 0"	1 3/4"	E	WD	ST	GL-2	1	HM	PT				--			004
005	--	3' - 0"	7' - 0"	1 3/4"	E	WD	ST	GL-2	1	HM	PT				--			005
006	--	3' - 0"	7' - 0"	1 3/4"	D	WD	ST	GL-2	1	HM	PT				--			006
007.1	--	3' - 0"	7' - 0"	1 3/4"	D	WD	ST	GL-2	1	HM	PT				--			007.1
007.2	--	3' - 0"	7' - 0"	1 3/4"	D	WD	ST	GL-2	1	HM	PT				--			007.2
008A	--	3' - 0"	7' - 0"	1 3/4"	D	WD	ST	GL-2	1	HM	PT				--			008A
010	--	3' - 0"	7' - 0"	1 3/4"	E	WD	ST	GL-2	3	HM	PT				--			010
011	--	3' - 0"	7' - 0"	1 3/4"	A	WD	ST	--	1	HM	PT				--			011
012	--	3' - 0"	7' - 0"	1 3/4"	A	WD	ST	--	1	HM	PT				--			012
012A	--	3' - 0"	7' - 0"	1 3/4"	A	WD	ST	--	1	HM	PT				--			012A
014	--	3' - 6"	7' - 0"	1 3/4"	D	WD	ST	GL-2	1	HM	PT				--			014
016	PR	3' - 0"	7' - 0"	1 3/4"	C	WD	ST	--	1	HM	PT				--			016
017.1	--	3' - 0"	7' - 0"	1 3/4"	D	WD	ST	GL-2	2	HM	PT				--			017.1
017.2	--	3' - 0"	7' - 0"	1 3/4"	F	AL	FF	GL-1	2	AL	FF				--			017.2
018.1	--	2' - 8"	7' - 0"	1 3/4"	A	WD	ST	--	1	HM	PT				--			018.1
018.2	--	2' - 8"	7' - 0"	1 3/4"	A	WD	ST	--	1	HM	PT				--			018.2
019.1	--	3' - 0"	3' - 6"	1 3/4"	B	WD	ST	--	1	HM	PT				--			019.1
019.2	--	3' - 0"	3' - 6"	1 3/4"	B	WD	ST	--	1	HM	PT				--			019.2
020	PR	3' - 11"	7' - 0"	1 3/4"	C	WD	ST	GL-2	1	HM	PT				--			020
021.1	--	3' - 0"	7' - 0"	1 3/4"	C	WD	ST	GL-2	3	HM	PT				--			021.1
021.2	--	3' - 0"	7' - 0"	1 3/4"	F	AL	FF	GL-1	SF6	AL	FF				--			021.2
022.1	--	3' - 0"	7' - 0"	1 3/4"	D	WD	ST	GL-2	2	HM	PT				--			022.1
022.2		3' - 0"	7' - 0"	1 3/4"	F	AL	FF	GL-1	2	AL	FF				--			022.2
023.1	PR	3' - 0"	7' - 0"	1 3/4"	D	WD	ST	GL-2	2	HM	PT				--			023.1
023.2	--	3' - 0"	7' - 0"	1 3/4"	F	AL	FF	GL-1	2	AL	FF				--			023.2
023.3	--	10' - 0"	8' -0"	2"	G	AL	FF	GL-1	1	FC	PT				--			023.3
024	--	3' - 0"	7' - 0"	1 3/4"	C	WD	ST	GL-2	2	HM	PT				--			024
024A	PR	3' - 0"	7' - 0"	1 3/4"	A	WD	ST	--	1	HM	PT				--			024A
024B	--	3' - 0"	3' - 6"	1 3/4"	B	WD	ST	--	1	HM	PT				--			024B
025	PR	3' - 11"	7' - 0"	1 3/4"	C	WD	ST	GL-2	1	HM	PT				--			025
026.1	--	3' - 0"	7' - 0"	1 3/4"	F	AL	FF	GL-1	SF6	AL	FF				--			026.1
026.2	--	3' - 0"	7' - 0"	1 3/4"	F	AL	FF	GL-1	SF8	AL	FF				--			026.2
026.3	--	3' - 0"	7' - 0"	1 3/4"	F	AL	FF	GL-1	SF6	AL	FF				--			026.3
027	--	3' - 0"	7' - 0"	1 3/4"	D	WD	ST	GL-2	2	HM	PT				--			027
028.1	--	2' - 8"	7' - 0"	1 3/4"	A	WD	ST	--	1	HM	PT				--			028.1
028.2	--	2' - 8"	7' - 0"	1 3/4"	A	WD	ST	--	1	HM	PT				--			028.2
029.1	--	3' - 0"	3' - 6"	1 3/4"	B	WD	ST	--	1	HM	PT				--			029.1
029.2	--	3' - 0"	3' - 6"	1 3/4"	B	WD	ST	--	1	HM	PT				--			029.2
030.1	PR	3' - 0"	7' - 0"	1 3/4"	C	WD	ST	GL-2	1	HM	PT				--			030.1
030.2	PR	3' - 0"	7' - 0"	1 3/4"	C	WD	ST	GL-2	1	HM	PT				--			030.2
031	--	3' - 0"	7' - 0"	1 3/4"	D	WD	ST	GL-2	2	HM	PT				--			031
032	--	3' - 0"	7' - 0"	1 3/4"	A	HM	PT	--	1	HM	PT				--			032

DOOR SCHEDULE GENERAL NOTES

1. FIELD VERIFY ALL DOOR/FRAME OPENING SIZES.
2. REFER TO A-501 FOR TYPICAL ADA CLEARANCE REQUIREMENTS AT DOORS.
3. PROVIDE BACKING IN FRAMING FOR ALL WALL-MOUNTED HARDWARE. REFER TO FRAMING SPECIFICATIONS FOR LOCATIONS AND REQUIREMENTS.

DOOR SCHEDULE REMARKS

A. EXTERIOR DOOR. SERVES AS AIR BARRIER. AT HOLLOW METAL: PROVIDE INSULATED DOOR.
B. PAIR OF DOORS.
C. SOUND DOOR. PROVIDE ACOUSTIC DOOR SEALS.
D. PROVIDE AUTOMATIC CLOSER.
E. PROVIDE PANIC HARDWARE.
F. PROVIDE MAGNETIC HOLD OPEN.
G. PROVIDE AUTOMATIC OPERATOR.

GLAZING TYPES

GL-1 1" INSULATED TEMPERED GLASS

GL-2 1/4" TEMPERED GLASS

DOOR SCHEDULE ABBREVIATIONS

AL	ALUMINUM
FC	FIBER CEMENT
FF	FACTORY FINISH
GL-	GLAZING TYPE
HM	HOLLOW METAL
PT	PAINT
WD	WOOD

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PROJECT
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717 E 4TH ST
PORT ANGELES, WA 98362

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DOOR SCHEDULE - DOOR & FRAME TYPES

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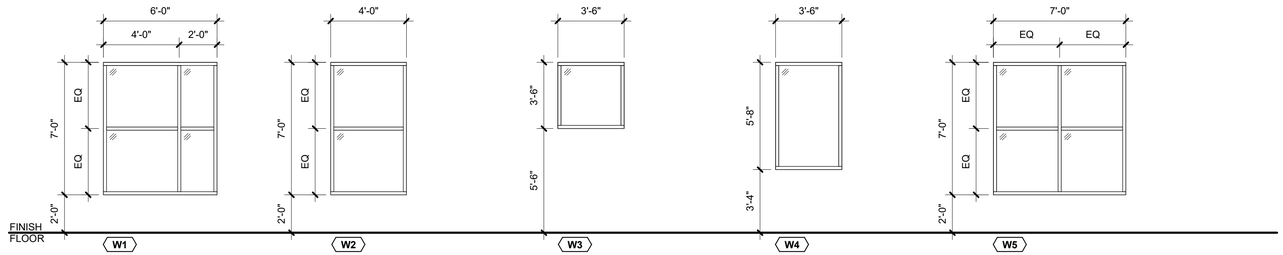
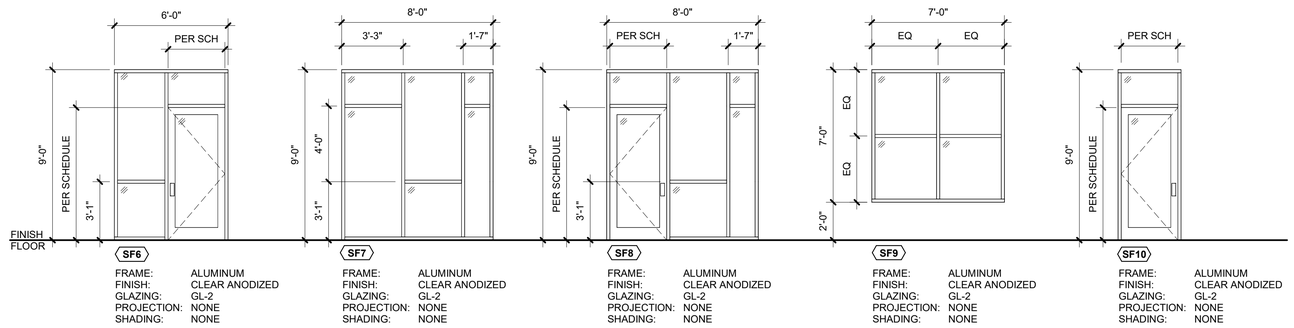


2 WINDOW TYPES
1/4" = 1'-0"



1 STOREFRONT TYPES
1/4" = 1'-0"

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11.9.2023

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DRAWN BY: Author

REVIEWED BY:

SHEET TITLE
STOREFRONT & WINDOW TYPES

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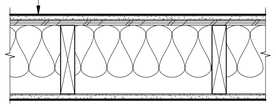
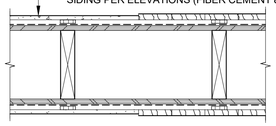
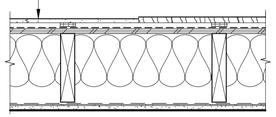
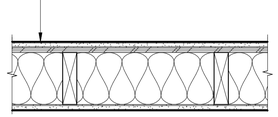
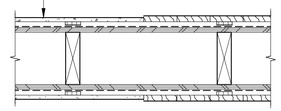
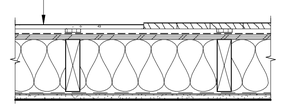
ASSEMBLY TYPE AND DESCRIPTION	ASSEMBLY COMPONENTS - PLAN VIEW	RATED ASSEMBLY REQUIREMENTS REFER TO G-201 FOR LOCATIONS OF WALLS REQUIRING FIRE-RATED CONSTRUCTION
8W3 2x8 WOOD STUD WALL ASSEMBLY SCALE: 1 1/2" = 1'-0"	5/8" TYPE 'X' GYPSUM BOARD **(@ "8W3*" CALLOUT)** 1/2" PLYWOOD SHEATHING PER STRUCTURAL 2x8 WOOD FRAMING @ 16" OC, w/ ACOUSTIC INSULATION 5/8" TYPE 'X' GYPSUM BOARD 	
8W2 2x8 WOOD STUD WALL ASSEMBLY SCALE: 1 1/2" = 1'-0"	SIDING PER ELEVATIONS (FIBER CEMENT & WOOD SHOWN) RAINSCREEN FURRING SHEET APPLIED AIR & WATER BARRIER PLYWOOD SHEATHING PER STRUCTURAL 2x8 WOOD FRAMING @ 16" OC PLYWOOD SHEATHING PER STRUCTURAL SHEET APPLIED AIR & WATER BARRIER RAINSCREEN FURRING SIDING PER ELEVATIONS (FIBER CEMENT & WOOD SHOWN) 	
8W1 2x8 WOOD STUD WALL ASSEMBLY SCALE: 1 1/2" = 1'-0"	SIDING PER ELEVATIONS (FIBER CEMENT & WOOD SHOWN) RAINSCREEN FURRING SHEET APPLIED AIR & WATER BARRIER PLYWOOD SHEATHING PER STRUCTURAL 2x8 WOOD FRAMING @ 16" OC, w/ **R-21** BATT INSULATION SMART VAPOR RETARDER 5/8" TYPE 'X' GYPSUM BOARD 	

ASSEMBLY TYPE AND DESCRIPTION	ASSEMBLY COMPONENTS - PLAN VIEW	RATED ASSEMBLY REQUIREMENTS REFER TO G-201 FOR LOCATIONS OF WALLS REQUIRING FIRE-RATED CONSTRUCTION
6W4 2x6 WOOD STUD WALL ASSEMBLY SCALE: 1 1/2" = 1'-0"	5/8" TYPE 'X' GYPSUM BOARD 2x6 WOOD FRAMING @ 16" OC 	
6W3 2x6 WOOD STUD WALL ASSEMBLY SCALE: 1 1/2" = 1'-0"	5/8" TYPE 'X' GYPSUM BOARD **(@ "6W3*" CALLOUT)** 1/2" PLYWOOD SHEATHING PER STRUCTURAL 2x6 WOOD FRAMING @ 16" OC, w/ ACOUSTIC INSULATION 5/8" TYPE 'X' GYPSUM BOARD 	

ASSEMBLY TYPE AND DESCRIPTION	ASSEMBLY COMPONENTS - PLAN VIEW	RATED ASSEMBLY REQUIREMENTS REFER TO G-201 FOR LOCATIONS OF WALLS REQUIRING FIRE-RATED CONSTRUCTION
6W2 2x6 WOOD STUD WALL ASSEMBLY SCALE: 1 1/2" = 1'-0"	SIDING PER ELEVATIONS (FIBER CEMENT & WOOD SHOWN) RAINSCREEN FURRING SHEET APPLIED AIR & WATER BARRIER PLYWOOD SHEATHING PER STRUCTURAL 2x6 WOOD FRAMING @ 16" OC PLYWOOD SHEATHING PER STRUCTURAL SHEET APPLIED AIR & WATER BARRIER RAINSCREEN FURRING SIDING PER ELEVATIONS (FIBER CEMENT & WOOD SHOWN) 	
6W1 2x6 WOOD STUD WALL ASSEMBLY SCALE: 1 1/2" = 1'-0"	SIDING PER ELEVATIONS (FIBER CEMENT & WOOD SHOWN) RAINSCREEN FURRING SHEET APPLIED AIR & WATER BARRIER PLYWOOD SHEATHING PER STRUCTURAL 2x6 WOOD FRAMING @ 16" OC, w/ **R-21** BATT INSULATION SMART VAPOR RETARDER 5/8" TYPE 'X' GYPSUM BOARD 	

INTERIOR WALL ASSEMBLY GENERAL NOTES

1. REFER ALSO TO STRUCTURAL FOR FRAMING MEMBER SIZING AND SPACING, SHEATHING REQUIREMENTS, AND ATTACHMENT REQUIREMENTS.
2. REFER TO FLOOR FOR LOCATIONS REQUIRING ACOUSTIC-RATED WALL CONSTRUCTION.
3. REFER TO FINISH SCHEDULE FOR FINISH SYSTEMS.
4. PROVIDE GYPSUM TILE BACKER BOARD AT ALL LOCATIONS SCHEDULED TO RECEIVE TILE FINISH.
5. PROVIDE CEMENT BACKER BOARD IN LIEU OF GYPSUM BOARD AT ALL LOCATIONS SCHEDULED TO RECIEVE SOLID POLYMER WALL CLADDING.
6. NON-FIRE-RATED ASSEMBLIES: INSTALL GENERAL PURPOSE INTERIOR SEALANT AS SPECIFIED IN SECTION 07 9000 AT EXPOSED TO VIEW GAPS/CRACKS AROUND PENETRATIONS AND BETWEEN DISSIMILAR MATERIALS.
7. ACOUSTIC RATED WALLS EXTEND TO STRUCTURE ABOVE.
8. AT WALLS THAT DO NOT EXTEND TO STRUCTURE ABOVE, PROVIDE RIGID BRACE AT 8'-0" O.C. OR TO RESIST 5 PSF TRANSVERSE LOAD, ALTERNATE SIDES. ATTACH BRACE TO STRUCTURE WITH (2) POWDER DRIVE OR ONE EXPANSION TYPE ANCHOR. ATTACH BRACE TO PARTITION WITH (2) #8 SCREWS. BRACING NOT REQUIRED WITHIN 8'-0" OF INTERSECTING PARTITIONS.
9. AT WALLS WITH PLUMBING FIXTURES AND PAINT FINISH, PROVIDE WATER-RESISTANT GYPSUM BOARD.
10. PROVIDE BACKING IN FRAMING FOR SURFACE MOUNTED ITEMS. REFER TO SPECIFICATIONS FOR REQUIREMENTS.

EXTERIOR WALL ASSEMBLY GENERAL NOTES

1. REFER ALSO TO STRUCTURAL FOR FRAMING MEMBER SIZING AND SPACING, SHEATHING REQUIREMENTS, AND ATTACHMENT REQUIREMENTS.
2. REFER TO FINISH SCHEDULE FOR INTERIOR FINISH SYSTEMS.
3. ITEMS LABELED "AIR BARRIER" ARE PART OF THE AIR BARRIER SYSTEM AS OUTLINED ON SHEET G-301.
4. REFER TO EXTERIOR ELEVATIONS FOR VERTICAL AND HORIZONTAL TRANSITIONS. PROVIDE ADDITIONAL FRAMING MEMBERS AND BLOCKING AT TRANSITIONS AS REQUIRED TO MEET MANUFACTURER'S ATTACHMENT REQUIREMENTS.
5. PROVIDE BACKING IN FRAMING FOR SURFACE MOUNTED ITEMS. REFER TO SPECIFICATIONS FOR REQUIREMENTS.

ACOUSTIC WALL ASSEMBLY GENERAL NOTES

1. STAGGER JOINTS ON ALL MULTIPLE LAYERS OF GYPSUM WALL BOARD.
2. ATTACH MULTIPLE LAYERS OF GYPSUM WALL BOARD WITH SCREWS; DO NOT USE ADHESIVES.
3. PROVIDE ACOUSTIC SEALANT AT TOP, BOTTOM, BOTH SIDES OF WALL PERIMETER AND AT ALL PENETRATIONS.
4. SEAL ALL OPENINGS IN ELECTRICAL BOXES WITH ACOUSTIC SEALANT. OFFSET ELECTRICAL BOXES ON OPPOSITE SIDES OF A COMMON PARTITION WALL BETWEEN ADJACENT ROOMS A MINIMUM OF18" (WITH AT LEAST ONE STUD BETWEEN THE BOXES).
5. CONTINUE FRAMING, GYPSUM BOARD AND FINISH TAPING UP TO STRUCTURE ABOVE.

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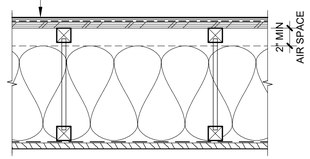
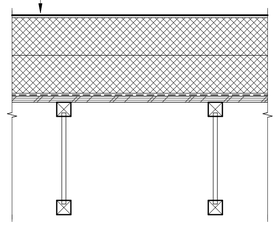
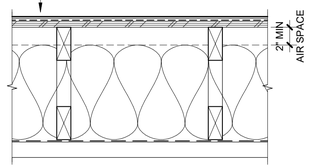
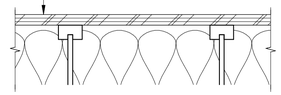
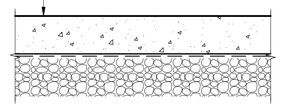
ASSEMBLY TYPE AND DESCRIPTION	ASSEMBLY COMPONENTS - PLAN VIEW	RATED ASSEMBLY REQUIREMENTS REFER TO G-201 FOR LOCATIONS OF WALLS REQUIRING FIRE-RATED CONSTRUCTION

ASSEMBLY TYPE AND DESCRIPTION	ASSEMBLY COMPONENTS - PLAN VIEW	RATED ASSEMBLY REQUIREMENTS REFER TO G-201 FOR LOCATIONS OF WALLS REQUIRING FIRE-RATED CONSTRUCTION
R3 ASPHALT SHINGLE ROOF ASSEMBLY (TJI) SCALE: 1 1/2" = 1'-0"	• ASPHALT SHINGLE ROOFING SYSTEM • (2) LAYERS UNDERLAYMENT; HALF-LAPPED • ICE AND WATER MEMBRANE (PER PLAN) • PLYWOOD SHEATHING PER STRUCTURAL • ROOF FRAMING PER STRUCTURAL w/ **R-49** BATT INSULATION • SMART VAPOR RETARDER (***AIR BARRIER***) • WOOD CEILING SYSTEM 	
R2 SINGLE-PLY ROOF ASSEMBLY (TJI) SCALE: 1 1/2" = 1'-0"	• SINGLE-PLY ROOFING SYSTEM • **R-38** RIGID INSULATION (2 LAYERS w/ STAGGERED JOINTS) • AIR & VAPOR BARRIER (***AIR BARRIER***) • PLYWOOD SHEATHING PER STRUCTURAL • ROOF FRAMING PER STRUCTURAL 	
R1 ASPHALT SHINGLE ROOF ASSEMBLY (TRUSSES) SCALE: 1 1/2" = 1'-0"	• ASPHALT SHINGLE ROOFING SYSTEM • (2) LAYERS UNDERLAYMENT; HALF-LAPPED • ICE AND WATER MEMBRANE (PER PLAN) • PLYWOOD SHEATHING PER STRUCTURAL • ROOF FRAMING PER STRUCTURAL w/ **R-49** BATT INSULATION • SMART VAPOR RETARDER (***AIR BARRIER***) • 1 1/2" LIGHT GAUGE FRAMING @ 19" O.C. MAX (PERPENDICULAR TO JOISTS) 	

ASSEMBLY TYPE AND DESCRIPTION	ASSEMBLY COMPONENTS - PLAN VIEW	RATED ASSEMBLY REQUIREMENTS REFER TO G-201 FOR LOCATIONS OF WALLS REQUIRING FIRE-RATED CONSTRUCTION
F2 WOOD FLOOR ASSEMBLY (MECHANICAL ATTIC) SCALE: 1 1/2" = 1'-0"	1 1/8" T&G PLYWOOD SHEATHING PER STRUCTURAL FLOOR FRAMING PER STRUCTURAL w/ ACOUSTIC BATT INSULATION 	
F1 CONCRETE FLOOR ASSEMBLY SCALE: 1 1/2" = 1'-0"	CONCRETE SLAB ON GRADE PER STRUCTURAL (***AIR BARRIER***) VAPOR RETARDER 4" CAPILLARY BREAK 	

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11.9.2023

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GENERAL NOTES

THESE GENERAL NOTES ARE TO BE USED AS A SUPPLEMENT TO THE SPECIFICATIONS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATIONS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE STRUCTURE HAS BEEN DESIGNED TO RESIST CODE SPECIFIED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAS BEEN COMPLETED. STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO JOB SITE SAFETY; ERECTION MEANS, METHODS, AND SEQUENCES; TEMPORARY SHORING, FORMWORK, BRACING; USE OF EQUIPMENT AND CONSTRUCTION PROCEDURES. PROVIDE ADEQUATE RESISTANCE TO LOADS ON THE STRUCTURES DURING CONSTRUCTION PER SEI/ASCE STANDARD NO. 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."

CONSTRUCTION OBSERVATION BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH DESIGN ASPECTS ONLY AND IS NOT INTENDED IN ANY WAY TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES.

STANDARDS
ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED AND ADOPTED BY THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION.

CONTRACT DRAWINGS / DIMENSIONS

ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. CONSULTANT DRAWINGS BY OTHER DISCIPLINES ARE SUPPLEMENTARY TO ARCHITECTURAL DRAWINGS. REPORT DIMENSIONAL OMISSIONS OR DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND STRUCTURAL, MECHANICAL, ELECTRICAL OR CIVIL DRAWINGS TO ARCHITECT PRIOR TO PROCEEDING WITH WORK.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. PRIMARY STRUCTURAL ELEMENTS ARE DIMENSIONED ON STRUCTURAL PLANS AND DETAILS AND OVERALL LAYOUT OF STRUCTURAL PORTION OF WORK. SOME SECONDARY ELEMENTS ARE NOT DIMENSIONED, SUCH AS WALL CONFIGURATIONS, INCLUDING EXACT DOOR AND WINDOW LOCATIONS, ALCOVES, SLAB SLOPES AND DEPRESSIONS, CURBS, ETC. VERTICAL DIMENSIONAL CONTROL IS DEFINED BY ARCHITECTURAL WALL SECTIONS AND BUILDING SECTIONS. STRUCTURAL DETAILS SHOW DIMENSIONAL RELATIONSHIPS TO CONTROL DIMENSIONS DEFINED BY ARCHITECTURAL DRAWINGS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN **BOTH** ARCHITECTURAL AND STRUCTURAL DRAWINGS.

DESIGN CRITERIA

VERTICAL LOADS

AREA	DESIGN DEAD LOAD	LIVE LOAD	CONCENTRATED LOADS
ROOF	20 PSF	25 PSF (1)	300#
WOOD TRUSSES	20 PSF	25 PSF (1)(2)	300#
MECHANICAL WELL	20 PSF	40 PSF	

(1) DRIFT AND UNBALANCED SNOW LOAD PER ASCE 7-16, CHAPTER 7. FOR SNOW DRIFT MAP SEE
(2) APPLY 40 PSF LIVE LOAD TO BOTTOM CHORD FOR ATTIC SPACE WHEN REFERENCED ON PLAN. SEE ARCHITECTURAL PLANS FOR LOCATIONS AND EXTENTS.

SNOW: (MINIMUM ROOF SNOW LOAD = 25 PSF)

Pg = 20 PSF = GROUND SNOW LOAD
Pf = 0.7CeCtIsPg = FLAT ROOF SNOW LOAD
Ps = CsPf = SLOPED ROOF SNOW LOAD
Is = 1.0 Ce = 1.0, Ct = 1.0, Cs = VARIES

LATERAL FORCES

LATERAL FORCES ARE TRANSMITTED BY DIAPHRAGM ACTION OF ROOF AND FLOORS TO SHEAR WALLS. LOADS ARE THEN TRANSFERRED TO FOUNDATION BY SHEAR WALL ACTION WHERE ULTIMATE DISPLACEMENT IS RESISTED BY PASSIVE PRESSURE OF EARTH AND/OR SLIDING FRICTION. OVERTURNING IS RESISTED BY DEAD LOAD OF THE STRUCTURE.

LATERAL FORCE RESISTING SYSTEM: ALL MEMBERS AND CONNECTIONS REFERRED TO AS LATERAL FORCE RESISTING SYSTEM (LFRS) SHALL COMPLY WITH REQUIREMENTS OF THE SEISMIC FORCE RESISTING SYSTEM AND THE WIND FORCE RESISTING SYSTEM SET FORTH IN THE SPECIAL INSPECTION REQUIREMENTS OF IBC SECTION 1704 AND 1705, AND AS NOTED IN THE STATEMENT OF SPECIAL INSPECTIONS.

WIND:

THE BUILDING MEETS THE CRITERIA TO USE THE "ENCLOSED, PARTIALLY ENCLOSED, AND OPEN BUILDING OF ALL HEIGHTS PROCEDURE" PER ASCE 7-16.

- EXPOSURE CATEGORY = C
- BASIC WIND SPEED, (3 SEC. GUST), V_{ULT} = 110 MPH; V_{ASD} = 85MPH
- RISK CATEGORY PER IBC TABLE 1604.5 = II
- TOPOGRAPHIC FACTOR K_{ZT} = 1.0
- INTERNAL PRESSURE COEFFICIENT (ENCLOSED) = ± 0.18
- COMPONENTS AND CLADDING LOADS, SEE THE FOLLOWING TABLES:

ROOF SURFACES [1]							
EFFECTIVE WIND AREA	POSITIVE PRESSURES (PSF)	NEGATIVE PRESSURES (PSF)					
		ZONE [3]					
	ALL ZONES	1	2e	2n	2r	3e	3r
10 SF	25.6	-46.9	-46.9	-51.7	-46.9	-63.3	-51.7
20 SF	22.7	-39.8	-39.8	-46.2	-39.8	-56.1	-46.2
50 SF	19.0	-30.4	-30.4	-38.9	-30.4	-46.6	-38.9
100 SF	16.1	-23.2	-23.2	-33.4	-23.2	-39.4	-33.4

WALL SURFACES AND ROOF OVERHANGS [1]				
EFFECTIVE WIND AREA	POSITIVE PRESSURE (PSF)		NEGATIVE PRESSURE (PSF)	
	ZONE [2]			
	4	5	4	5
10 SF	28.0	28.0	-30.3	-37.4
20 SF	26.7	26.7	-29.1	-34.9
50 SF	25.0	25.0	-27.4	-31.6
100 SF	23.8	23.8	-26.1	-29.1
500 SF	20.9	20.9	-23.2	-23.2

ROOF OVERHANGS [1]						
EFFECTIVE WIND AREA	NEGATIVE PRESSURE (PSF)					
	ZONE [3]					
	1	2e	2n	2r	3e [1]	3r
10 SF	-61.6	-61.6	-66.4	-61.6	-78.0	-66.4
20 SF	-54.4	-54.4	-60.9	-54.4	-70.8	-60.9
50 SF	-45.0	-45.0	-53.6	-45.0	-61.3	-53.6
100 SF	-37.9	-37.9	-48.1	-37.9	-54.1	-48.1
500 SF	-37.9	-37.9	-42.7	-37.9	-46.9	-42.7

1. VALUES SHOWN IN TABLE ARE GROSS ULTIMATE WIND PRESSURES.
2. WALL ZONES ARE AS DEFINED BY FIGURE 30.3-1 FOR ASCE 7-16 IN LOW RISE BUILDINGS.
3. ROOF ZONES ARE AS DEFINED BY FIGURES 30.3-2 THROUGH 30.3-7 IN ASCE 7-16 FOR LOW RISE BUILDINGS.

SEISMIC: (ASCE 7-16) V = CsW

WHERE $Cs = \frac{S_{DS}}{(\frac{R}{Ie})}$; WITH

Cs MINIMUM = $0.044\, S_{DS} I_E \geq 0.01$
OR
Cs MINIMUM = $\frac{0.5S_1}{\frac{R}{Ie}}$ FOR $S_1 > 0.6g$

Cs MAXIMUM = $\frac{S_{D1}}{T(\frac{R}{Ie})}$ FOR $T \leq T_L$
OR
Cs MAXIMUM = $\frac{S_{D1}T_L}{T^2(\frac{R}{Ie})}$ FOR $T > T_L$

SEISMIC IMPORTANCE FACTOR, Ie = 1.0
RISK CATEGORY OF BUILDING PER IBC TABLE 1604.5 = II
SPECTRAL RESPONSE ACCELERATIONS S_S = 1.607 & S_1 = 0.619
SITE CLASS PER TABLE 20.3-1 = E
DESIGN SPECTRAL RESPONSE ACCELERATIONS S_{DS} = 1.286 & S_{D1} = 0.769
SEISMIC DESIGN CATEGORY = D
W = EFFECTIVE SEISMIC WEIGHT OF BUILDING = 264 kips
ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE
SEISMIC FORCE-RESISTING SYSTEM PER TABLE 12.2-1:
WOOD SHEAR WALLS
RESPONSE MODIFICATION FACTOR, R = 6.5
OVERSTRENGTH FACTOR, Ω = 3
DEFLECTION AMPLIFICATION FACTOR, Cd = 4
Cs = .198
DESIGN BASE SHEAR V = 52.2 kips
REDUNDANCY FACTOR PER 12.3.4, ρ = 1.0

PIPES, DUCTS AND MECHANICAL EQUIPMENT SUPPORTED OR BRACED FROM STRUCTURE. CONFORM TO SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION, INC. PUBLICATION "SEISMIC RESTRAINT MANUAL: GUIDELINES FOR MECHANICAL SYSTEMS". SPRINKLER LINE ATTACHMENTS SHALL CONFORM TO NFPA PAMPHLET 13.

FOUNDATION DESIGN CRITERIA

ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF (ASSUMED)*

ACTIVE PRESSURE - RESTRAINED: 50 PCF +14H SEISMIC SURCHARGE (ASSUMED)
ACTIVE PRESSURE - UNRESTRAINED: 35 PCF +6H SEISMIC SURCHARGE (ASSUMED)
PASSIVE RESISTANCE: 200 PCF (INCLUDES F.O.S. ≥ 1.5) (ASSUMED)
COEFFICIENT OF FRICTION: .35 (INCLUDES F.O.S. ≥ 1.5) (ASSUMED)
*1/3 INCREASE ALLOWED FOR SEISMIC OR WIND LOADING
STATIC DIFFERENTIAL SETTLEMENT: 1/2" MAX OVER 50 FEET PER GEO-TECHNICAL REPORT.

ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH OR "STRUCTURAL BACKFILL". NATIVE EARTH BEARING SHALL BE SURFACE COMPACTED. AREAS OVER-EXCAVATED SHALL BE BACKFILLED WITH LEAN CONCRETE (f'c= 2000 PSI) OR "STRUCTURAL BACKFILL". AREAS DESIGNATED "STRUCTURAL BACKFILL" SHALL BE FILLED WITH APPROVED WELL-GRADED BANKRUN MATERIAL. MAXIMUM SIZE OF ROCK 4". FROZEN SOIL, ORGANIC MATERIAL AND DELETERIOUS MATTER NOT ALLOWED. COMPACT TO AT LEAST 95% OF ITS MAXIMUM DENSITY AS DETERMINED BY ASTM D1557. CONTRACTOR SHALL EXERCISE EXTREME CARE DURING EXCAVATION TO AVOID DAMAGE TO BURIED LINES, TANKS, AND OTHER CONCEALED ITEMS. UPON DISCOVERY, DO NOT PROCEED WITH WORK UNTIL RECEIVING WRITTEN INSTRUCTIONS FROM ARCHITECT. A COMPETENT REPRESENTATIVE OF THE OWNER SHALL INSPECT ALL FOOTING EXCAVATIONS FOR SUITABILITY OF BEARING SURFACES PRIOR TO PLACEMENT OF REINFORCING STEEL. PROVIDE DRAINAGE AND DEWATERING AROUND ALL WORK TO AVOID WATER-SOFTENED FOOTINGS.

FREE DRAINING BACKFILL MATERIAL FOR RETAINING & BASEMENT WALLS

A CLEAN, FREE DRAINING, WELL GRADED GRANULAR MATERIAL CONFORMING TO ASTM D2487 GW OR SW WHOSE MAXIMUM PARTICLE SIZE DOES NOT EXCEED 3/4" AND WHOSE FINES CONTENT (MATERIAL PASSING THE NO. 200 SIEVE) DOES NOT EXCEED 5%,

WITH A MAXIMUM DUST RATIO $\frac{\%\text{ PASSING U.S. NO. 200 SIEVE}}{\%\text{ PASSING U.S. NO. 40 SIEVE}} = 2/3\text{ MAX.}$

CONCRETE

CAST-IN-PLACE CONCRETE

CODES, SPECIFICATIONS, AND STANDARDS. CONCRETE WORK SHALL CONFORM TO THE FOLLOWING CODES, SPECIFICATIONS, AND STANDARDS, AND THE STANDARDS AND SPECIFICATIONS THEY REFERENCE. THE CONTRACTOR SHALL OBTAIN AND HAVE READILY AVAILABLE ON SITE THE LATEST VERSION OF THE "ACI MANUAL OF CONCRETE PRACTICE":

MIX DESIGNS: THE CONTRACTOR SHALL DESIGN CONCRETE MIXES THAT MEET OR EXCEED THE REQUIREMENTS OF THE CONCRETE MIX TABLE. ALL CONCRETE MIXES SHALL BE NORMAL WEIGHT, UNLESS NOTED OTHERWISE. THE MIX DESIGNS SHALL FACILITATE ANTICIPATED PLACEMENT METHODS, WEATHER, REBAR CONGESTION, ARCHITECTURAL FINISHES, CONSTRUCTION SEQUENCING, STRUCTURAL DETAILS, AND ALL OTHER FACTORS REQUIRED TO PROVIDE A STRUCTURALLY SOUND, AESTHETICALLY ACCEPTABLE FINISHED PRODUCT. WATER REDUCING ADMIXTURES WILL LIKELY BE REQUIRED TO MEET THESE REQUIREMENTS. CONCRETE MIX DESIGNS SHALL CLEARLY INDICATE THE TARGET SLUMP. SLUMP TOLERANCE SHALL BE ± 1-1/2 INCHES.

AGGREGATE: COARSE AND FINE AGGREGATE SHALL CONFORM TO ASTM C33

CEMENT: CEMENT SHALL CONFORM TO ASTM C150, TYPE II PORTLAND CEMENT, OR ASTM C595 - TYPE IL PORTLAND LIMESTONE CEMENT, UNLESS NOTED OTHERWISE.

FLYASH: SHALL CONFORM TO ASTM C618 CLASS C OR F, MAXIMUM LOSS OF IGNITION SHALL BE 1.0%.

SLAG: GROUND GRANULATED BLAST-FURNACE (GGBF) SLAG SHALL CONFORM TO ASTM C989 GRADE 100 OR 120.

ALTERNATE MIX DESIGNS: VARIATIONS TO THE MIX DESIGN PROPORTIONS MAY BE ACCEPTED IF SUBSTANTIATED IN ACCORDANCE WITH ACI 318, CHAPTER 19. PROVIDE SUBMITTALS A MINIMUM OF TWO WEEKS PRIOR TO BID FOR DETERMINATION OF ACCEPTABILITY.

ADMIXTURES: ADMIXTURES SHALL BE BY MASTER BUILDERS, W.R. GRACE, OR PRE-APPROVED EQUAL. ALL MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED.

WATER: SHALL BE CLEAN AND POTABLE.

MAXIMUM CHLORIDE CONTENT: THE MAXIMUM WATER SOLUBLE CHLORIDE CONTENT SHALL NOT EXCEED 0.15% BY WEIGHT OF CEMENTITIOUS MATERIAL UNLESS NOTED OTHERWISE.

CONCRETE EXPOSED TO WEATHER: PROVIDE 5.0% TOTAL AIR CONTENT FOR ALL CONCRETE EXPOSED TO WEATHER. TOTAL AIR CONTENT IS THE SUM OF ENTRAINED AIR PROVIDED BY ADMIXTURES AND NATURALLY OCCURRING ENTRAPPED AIR. AIR CONTENT SHALL BE TESTED PRIOR TO BEING PLACED IN THE PUMP HOPPER OR BUCKET; IT IS NOT REQUIRED TO BE TESTED AT THE DISCHARGE END OF THE PUMP HOSE. THE TOLERANCE ON ENTRAPPED AIR SHALL BE +2.0% AND -1.5% WITH THE AVERAGE OF ALL TESTS NOT LESS THAN THE SPECIFIED AMOUNT.

STRUCTURAL DRAWING INDEX	
SHEET NUMBER	**SHEET DESCRIPTION**
S-001	GENERAL NOTES
S-002	GENERAL NOTES
S-003	GENERAL NOTES
S-004	GENERAL NOTES
S-005	GENERAL NOTES
S-121	FOUNDATION/GRADE LEVEL FRAMING PLAN
S-161	ROOF FRAMING PLAN
S-301	CONCRETE DETAILS
S-302	CONCRETE DETAILS
S-303	CONCRETE DETAILS
S-401	WOOD FRAMING DETAILS
S-402	WOOD FRAMING DETAILS
S-403	WOOD FRAMING DETAILS
S-404	WOOD FRAMING DETAILS
S-405	WOOD FRAMING DETAILS
S-411	WOOD FRAMING DETAILS
S-412	WOOD FRAMING DETAILS
S-413	WOOD FRAMING DETAILS
S-421	GLULAM DETAILS
Grand total: 19	

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TOTAL CEMENTITIOUS MATERIAL: THE SUM OF ALL CEMENT PLUS FLYASH AND SLAG. AT THE CONTRACTORS OPTION FLYASH OR SLAG MAY BE SUBSTITUTED FOR CEMENT BUT SHALL NOT EXCEED 25% BY WEIGHT OF TOTAL CEMENTITIOUS MATERIAL. IN NO CASE SHALL THE AMOUNT OF FLYASH OR SLAG BE LESS THAN REQUIRED BY THE CONCRETE MIX DESIGN TABLE. FOOTING MIXES SHALL CONTAIN NOT LESS THAN **5 SACKS** OF CEMENTITIOUS MATERIAL PER CUBIC YARD, ALL OTHER MIXES SHALL CONTAIN NOT LESS THAN **5-1/2 SACKS** OF CEMENTITIOUS MATERIAL PER CUBIC YARD, UNLESS NOTED OTHERWISE.

ITEM	DESIGN f'c (PSI) (AT 28 DAYS U.N.O.)	MAX. W/C RATIO	MIN. FLYASH OR SLAG (PCY)	AGGREGATE GRADING ASTM AASHTO	NOTES
SLABS ON GRADE - UNO	4000	0.45	100	57 OR 67	1
ARCHITECTURALLY EXPOSED SLABS ON GRADE	4000	0.45	100	57 OR 67	2, 3
FOUNDATIONS - UNO	3000	0.50	--	57 OR 67	
STEM WALLS AND OTHER WALLS EXPOSED TO EARTH OR WEATHER	4500	0.45	100	57 OR 67	
STEM WALLS AND OTHER WALLS - UNO	4000	0.50	100	57 OR 67	
ALL OTHER CONCRETE	4000	0.50	--	57 OR 67	

CONCRETE MIX NOTES:

1. FIBROUS CONCRETE REINFORCEMENT SHALL BE "FIBERMESH" MANUFACTURED BY PROPEX CONCRETE SYSTEMS OR PRE-APPROVED EQUAL AND SHALL CONFORM TO ASTM C1116 TYPE III AND SHALL BE 100 PERCENT VIRGIN POLYPROPYLENE, FIBRILLATED FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT. DOSAGE SHALL FOLLOW MANUFACTURER'S RECOMMENDATION BUT NOT LESS THAN 1.5 LB/CU. YD.
2. MAXIMUM WATER CONTENT 240 PCY.
3. THIS MIX SHALL CONTAIN 1 GALLON PER CY OF 'ECLIPSE FLOOR 200' SHRINKAGE REDUCING ADD MIXTURE BY GCP APPLIED TECHNOLOGIES, MASTER BUILDERS MASTERLIFE CRA 007 OR APPROVED ALTERNATE. FOR CONCRETE REQUIRING AN AIR ENTRAINMENT ADMIXTURE, 'ECLIPSE 4500' OR MASTERLIFE SRA 035 SHALL BE USED.

CONCRETE PLACEMENT

PLACE CONCRETE FOLLOWING ALL APPLICABLE ACI RECOMMENDATIONS. CONCRETE SHALL BE PROPERLY CONSOLIDATED PER ACI 309 USING INTERIOR MECHANICAL VIBRATORS, DO NOT OVER-VIBRATE. CONCRETE SHALL BE POURED MONOLITHICALLY BETWEEN CONSTRUCTION OR EXPANSION JOINTS. IF CONCRETE IS PLACED BY THE PUMP METHOD, HORSES SHALL BE PROVIDED TO SUPPORT THE HOSE, THE HOSE SHALL NOT BE ALLOWED TO RIDE ON THE REINFORCING. WEATHER FORECASTS SHALL BE MONITORED AND ACI RECOMMENDATIONS FOR HOT AND COLD WEATHER CONCRETING SHALL BE FOLLOWED AS REQUIRED. CONCRETE SHALL NOT FREE FALL MORE THAN 5 FEET DURING PLACEMENT WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER.

FLOATING & FINISHING OPERATIONS

WATER SHALL NOT BE ADDED TO THE CONCRETE SURFACE DURING FLOATING & FINISHING OPERATIONS. PRE-APPROVED EVAPORATION RETARDER SPECIFICALLY DESIGNED FOR FLOATING & FINISHING OPERATIONS ARE ACCEPTABLE.

FORMED SURFACES:

FORMWORK CLASS OF SURFACE PER ACI 347 TABLE 3.1	
ITEM	CLASS OF FINISH
ALL SURFACES EXPOSED TO PUBLIC VIEW, U.N.O.	A
ALL OTHER SURFACES, UNLESS NOTED OTHERWISE	C

COLD WEATHER PLACEMENT:

1. COLD WEATHER IS DEFINED BY ACI 306 AS "A PERIOD WHEN FOR MORE THAN 3 SUCCESSIVE DAYS THE MEAN DAILY TEMPERATURE DROPS BELOW 40° F."
2. NO CONCRETE SHALL BE PLACED ON FROZEN OR PARTIALLY FROZEN GROUND. THAWING THE GROUND WITH HEATERS IS PERMISSIBLE.
3. CONCRETE MIX TEMPERATURES SHALL BE AS SHOWN BELOW. HEATING OF WATER AND/OR AGGREGATES MAY BE REQUIRED TO ATTAIN THESE TEMPERATURES.
4. THE CONCRETE MAY REQUIRE PROTECTION FOR 4-7 DAYS AFTER POURING. IF TEMPERATURES REMAIN BELOW FREEZING, INSULATING BLANKET COVERAGE IS REQUIRED. IF TEMPERATURES ARE SLIGHTLY BELOW FREEZING (30° F MIN.) AT NIGHT AND ABOVE FREEZING DURING THE DAY, KRAFT PAPER WITH COMPLETE COVERAGE MAY BE USED IN LIEU OF INSULATED BLANKETS.
5. NO ADDITIVES CONTAINING CHLORIDES SHALL BE USED. USE "POZZUTEC 20+" BY MASTER BUILDERS OR "POLARSET" BY W.R. GRACE OR PRE-APPROVED EQUAL.

CONDITION OF PLACEMENT AND CURING		WALLS & SLABS	FOOTINGS
MIN. TEMP. FRESH CONCRETE AS MIXED FOR WEATHER INDICATED, DEGREES F.	ABOVE 30° F. 0° TO 30° F. BELOW 0° F.	60° 65° 70°	55° 60° 65°
MIN. TEMP. FRESH CONCRETE AS PLACED AND MAINTAINED, DEGREES F.		55°	50°
MAX. ALLOWABLE GRADUAL DROP IN TEMP. THROUGHOUT FIRST 24 HOURS AFTER END OF PROTECTION, DEGREES F.		50°	40°

HOT OR WINDY WEATHER PLACEMENT

HOT WEATHER IS DEFINED BY ACI 305 AS "ANY COMBINATION OF HIGH AIR TEMPERATURE, LOW RELATIVE HUMIDITY, AND WIND VELOCITY, TENDING TO IMPAIR THE QUALITY OF FRESH HARDENED CONCRETE. ACI 305 FIGURE 2.1.5 SHALL BE USED BY THE CONTRACTOR TO ESTIMATE THE RATE OF EVAPORATION. WHEN THE ESTIMATED RATE OF EVAPORATION IS GREATER THAN O.2 PSF/HOUR THE PLACEMENT SHALL BE CONSIDERED A HOT WEATHER PLACEMENT. PRECAUTIONS AGAINST PLASTIC SHRINKAGE CRACKING ARE NECESSARY. PRECAUTIONS TAKEN BY THE CONTRACTOR VARY DEPENDING UPON THE FACTORS ASSOCIATED WITH WATER EVAPORATION AND INCLUDE BUT ARE NOT LIMITED TO:

1. LIMITING CONCRETE TEMPERATURE TO 100°F AT TIME OF PLACEMENT.
2. APPLICATION OF AN EVAPORATION RETARDER.
3. USE OF FOG SPRAY.
4. REDUCTION OF POUR SIZE.
5. PLACING CONCRETE AT NIGHT.

CONTROL AND CONSTRUCTION JOINTS

CONSTRUCTION JOINTS SHALL MEET THE REQUIREMENTS OF ACI 301 SECTIONS 2.2.2.5 AND 5.3.2.6. SPECIAL BONDING METHODS PER SECTION 5.3.2.6 SHALL BE SATISFIED BY ITEM 5 BELOW UNLESS OTHERWISE DETAILED ON THE STRUCTURAL DRAWINGS. WHERE CONSTRUCTION JOINTS ARE NOT SHOWN ON PLAN OR ADDITIONAL CONSTRUCTION JOINTS ARE REQUIRED SUBMIT PROPOSED JOINTING FOR STRUCTURAL ENGINEERS APPROVAL. PROVIDE CONSTRUCTION JOINTS AS INDICATED BELOW UNLESS NOTED OTHERWISE ON THE PLANS:

1. SLABS ON GRADE: PROVIDE CONSTRUCTION AND/OR CONTROL JOINTS AT 16 FEET O.C. MAXIMUM FOR UNEXPOSED SLABS ON GRADE AND 12 FEET O.C. FOR EXPOSED SLABS ON GRADE. COORDINATE JOINTS WITH ARCHITECTURAL DRAWINGS.

EMBEDDED ITEMS

1. NO ALUMINUM ITEMS SHALL BE EMBEDDED IN ANY CONCRETE.
2. ALL EMBED PLATES SHALL BE SECURELY FASTENED IN PLACE.
3. ALL EMBEDDED STEEL ITEMS EXPOSED TO EARTH SHALL BE GALVANIZED.
4. ALL EMBEDDED STEEL ITEMS EXPOSED TO WEATHER SHALL BE PAINTED UNLESS NOTED AS GALVANIZED. SEE DRAWINGS AND SPECIFICATIONS FOR PAINT, PRIMER, AND GALVANIZING REQUIREMENTS.

CONCRETE CURING AND SEALING

CURING PROCEDURES SHALL COMMENCE IMMEDIATELY AFTER FINISHING CONCRETE TO MAINTAIN CONCRETE IN A MOIST CONDITION. VERIFY CURING AND/OR SEALING PRODUCTS ARE COMPATIBLE WITH FLOOR COVERINGS SHOWN ON THE ARCHITECTURAL DRAWINGS. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS. SLABS ARE DEFINED AS SLABS ON GRADE, CONCRETE ON METAL DECK, ELEVATED POST-TENSIONED OR MILD REINFORCED DECKS, AND TOPPING SLABS.

ITEM	CONCRETE CURING NOTES
SLABS EXPOSED TO EARTH OR WEATHER	1, (3 OR 4 OR 5), 6
ALL OTHER SLABS	1, (3 OR 4 OR 5)
FORMED SURFACES EXCLUDING FOUNDATIONS	2
ALL OTHER CONCRETE	NONE

CONCRETE CURING NOTES:

1. WHEN THE ESTIMATED EVAPORATION RATE IS GREATER THAN 0.2 PSF/HOUR PROVIDE A SPRAY APPLIED EVAPORATION RETARDER IMMEDIATELY AFTER CONCRETE PLACEMENT. THE EVAPORATION RATE MAY BE CALCULATED PER ACI 305 FIGURE 2.1.5.
2. APPLY A LIQUID MEMBRANE FORMING CURING COMPOUND, CONFORMING TO ASTM C309 TYPE 1 CLASS B SPECIFICATIONS, PER MANUFACTURER'S RECOMMENDATIONS TO ALL FORMED SURFACES IMMEDIATELY AFTER FINAL FORM REMOVAL. NOT REQUIRED IF FORMWORK REMAINS IN PLACE FOR MORE THAN 7 DAYS.
3. PROVIDE PRE-APPROVED CONTINUOUS WET CURE METHOD FOR A MINIMUM OF 14 DAYS.
4. APPLY A LIQUID MEMBRANE FORMING CURING COMPOUND, CONFORMING TO ASTM C309 TYPE 1 CLASS B SPECIFICATIONS OR ASTM C1315 TYPE 1 CLASS A SPECIFICATIONS, PER MANUFACTURER'S RECOMMENDATIONS IMMEDIATELY AFTER FINAL FINISHING. CURING COMPOUND SHALL BE COMPATIBLE WITH ARCHITECTURAL FLOOR COVERINGS AND SEALERS.
5. PROVIDE 'ULTRACURE MAX' MOISTURE RETAINING COVER BY MCTECH GROUP, OR APPROVED EQUAL, FOR A MINIMUM OF 14 DAYS.
6. APPLY A SILANE SEALER WITH MINIMUM SOLIDS CONTENT OF 40% PER MANUFACTURER'S RECOMMENDATIONS.

GROUT

NON-SHRINK GROUT: MASTER BUILDERS "MASTERFLOW 928" OR PRE-APPROVED EQUAL. GROUT SHALL CONFORM TO CRD-C621 AND ASTM C1107 WHEN TESTED AT A FLUID CONSISTENCY PER CRD-C611-85 FOR 30 MINUTES. GROUT MAY BE PLACED FROM A 25 SECOND FLOW TO A STIFF PACKING CONSISTENCY. FILL OR PACK ENTIRE SPACE UNDER PLATES OR SHAPES. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PREPARATION, INSTALLATION, AND CURING. 28-DAY MINIMUM STRENGTH SHALL BE 7,500 PSI MINIMUM.

REINFORCING STEEL

REINFORCING STEEL SHALL CONFORM TO:

ASTM A615, GRADE 60 TYPICAL UNLESS NOTED OTHERWISE.

DETAIL FABRICATE AND PLACE PER ACI 315 AND ACI 318.

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE, Fy=60 KSI (UNLESS NOTED OTHERWISE)

BAR SIZE	MINIMUM LAP SPLICE LENGTHS ("Ls")		MINIMUM DEVELOPMENT LENGTHS ("Ld")		MINIMUM EMBEDMENT LENGTH FOR STANDARD END HOOKS ("Ldh")
	TOP BARS (1)	OTHER BARS	TOP BARS (1)	OTHER BARS	
#3	2'-0"	1'-6"	1'-6"	1'-3"	0'-7"
#4	2'-8"	2'-0"	2'-0"	1'-7"	0'-9"
#5	3'-4"	2'-7"	2'-7"	2'-0"	1'-0"
#6	4'-0"	3'-1"	3'-1"	2'-4"	1'-2"

SPLICE TABLE NOTES:

1. "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

REINFORCING STEEL COVER

PROVIDE CONCRETE COVER OVER REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH ---------- 3"
EXPOSED TO WEATHER OR EARTH ---------- 2"
WALLS AND SLABS NOT EXPOSED TO WEATHER---- 3/4"

CONCRETE INSERTS: THREADED DOWEL BAR SUBSTITUTIONS SHALL BE MANUFACTURED BY RICHMOND SCREW ANCHOR CO., INC., OR PRE-APPROVED EQUAL AND SHALL BE CAPABLE OF DEVELOPING THE FULL TENSILE CAPACITY OF THE BAR.

POST-INSTALLED ANCHORS

POST-INSTALLED ANCHORS: SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH REBAR. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. INSTALLER SHALL BE QUALIFIED AND TRAINED BY THE MANUFACTURER. HOLES SHALL BE HAMMER DRILLED ONLY (ROTARY DRILLED ONLY AT UNREINFORCED MASONRY - NO HAMMER TOOLS).

SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW, SHALL BE SUBMITTED FOR APPROVAL A MINIMUM OF 2 WEEKS PRIOR TO BID, ALONG WITH CALCULATIONS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER (LICENSED IN THE STATE OF THE PROJECT) DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE.

CONCRETE ANCHORS:

- ADHESIVE ANCHORS: HILTI HIT-HY 200 V3 (ICC-ESR-4868), HILTI HIT-RE 500 V3 (ICC-ESR-3814), DEWALT PURE 110+ (ICC-ESR-3298), OR SIMPSON SET-3G (ICC-ESR-4057), OR PRE-APPROVED EQUAL.
  - *CONCRETE SHALL BE A MINIMUM OF 21 DAYS OLD AT TIME OF INSTALLATION.
  - *CONCRETE SHALL BE IN THE TEMPERATURE RANGE AS REQUIRED BY THE CONCRETE MANUFACTURER.
  - *HOLE SHALL BY HAMMER-DRILLED ONLY.
  - *DO NOT INSTALL IN WATER-FILLED HOLES.
  - *INSTALLER OF HORIZONTAL OR UPWARDLY INCLINED (ANY POSITION EXCEPT DIRECTLY DOWNWARD) ANCHORS SHALL ALSO BE CERTIFIED BY THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM.
- EXPANSION ANCHORS: KWIKBOLT TZ2 (ICC ESR-4266) BY HILTI, INC. OR PRE-APPROVED EQUAL.
- SCREW ANCHORS: KWIK HUS-EZ (ICC ESR-3027) BY HILTI, INC. OR PRE-APPROVED EQUAL.

STRUCTURAL STEEL

DETAILING, FABRICATION AND ERECTION

ALL WORKMANSHIP SHALL CONFORM TO THE AISC MANUAL OF STEEL CONSTRUCTION, 15TH EDITION, THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS JULY 7, 2016, THE AISC CODE OF STANDARD PRACTICE, JUNE 15, 2016 AND THE AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS, JULY 12, 2016.

STEEL MEMBERS ARE EQUALLY SPACED BETWEEN COLUMNS AND/OR DIMENSION POINTS UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDES AND JOINT PREPARATIONS THAT INCLUDE BUT ARE NOT LIMITED TO, ERECTION ANGLES, LIFT HOLES, AND OTHER AIDES, WELDING PROCEDURES, REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, WELD EXTENSION TABS, COPES, SURFACE ROUGHNESS VALUES AND TAPERS OF UNEQUAL PARTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH ALL CURRENT OSHA REQUIREMENTS.

HOLES, COPES OR OTHER CUTS OR MODIFICATIONS OF THE STRUCTURAL STEEL MEMBERS SHALL NOT BE MADE IN THE FIELD WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

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REVISIONS

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MATERIAL PROPERTIES

OTHER SHAPES AND PLATES: ASTM A36 (Fy = 36 KSI) TYP. U.N.O.; ASTM A572 (Fy = 50 KSI) WHERE INDICATED

HOLLOW STRUCTURAL SECTIONS: RECTANGULAR & SQUARE - ASTM A500 GRADE C (Fy = 50 KSI)

MACHINE BOLTS (M.B.): ASTM A307, GRADE A

ANCHOR BOLTS (A.B.): ASTM F1554, GRADE 36.

WELDING

STRUCTURAL STEEL: WELD IN ACCORDANCE WITH "STRUCTURAL WELDING CODE" AWS D1.1.

CERTIFICATION: ALL WELDING SHALL BE PERFORMED BY WABO/AWS CERTIFIED WELDERS. WELDERS SHALL BE PREQUALIFIED FOR EACH POSITION AND WELD TYPE WHICH THE WELDER WILL BE PERFORMING.

WELD TABS (ALSO KNOWN AS WELD "EXTENSION" TABS OR "RUN OFF" TABS) SHALL BE USED. AFTER THE WELD HAS BEEN COMPLETED THE WELD TABS SHALL BE REMOVED AND THE WELD END GROUND TO A SMOOTH CONTOUR. WELD "DAMS" OR "END DAMS" SHALL NOT BE USED.

THE PROCESS CONSUMABLES FOR ALL WELD FILLER METAL INCLUDING TACK WELDS, ROOT PASS AND SUBSEQUENT PASSES DEPOSITED IN A JOINT SHALL BE COMPATIBLE.

ALL WELD FILLER METAL AND WELD PROCESS SHALL PROVIDE THE TENSILE STRENGTH AND CHARPY V-NOTCH RATINGS AS FOLLOWS:

GRAVITY FRAME

WELD TYPE	FILLER METAL TENSILE STRENGTH	CHARPY V-NOTCH (CVN) RATING
FILLET	70 KSI	-----
PARTIAL PENETRATION	70 KSI	-----
COMPLETE PENETRATION	70 KSI	20 FT-LBS @ 40 DEG F

WELDED CONNECTIONS INSPECTION:

1. ALL WELDING SHALL BE CHECKED BY VISUAL MEANS AND BY OTHER METHODS DEEMED NECESSARY BY THE WELDING INSPECTOR.

ALL WELDS FOUND TO BE DEFECTIVE SHALL BE REPAIRED AND REINSPECTED BY THE SAME METHODS ORIGINALLY USED, AND THIS REPAIR AND REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

GENERAL REQUIREMENTS

BOLTED CONNECTIONS INSPECTION: CONNECTIONS MADE WITH BEARING TYPE BOLTS SHALL BE INSPECTED PER SECTION 9.1 AND CONNECTIONS MADE WITH SLIP-CRITICAL TYPE BOLTS (A325SC OR A490SC) SHALL BE INSPECTED PER SECTION 9.3 OF RCSC SPECIFICATION.

ADHESIVE ANCHOR RODS: FULLY THREADED ASTM F1554, GRADE 36 UNLESS NOTED OTHERWISE.

FINISH: STRUCTURAL STEEL SHALL BE PRIMER PAINTED, UNLESS NOTED OTHERWISE, AND SHALL BE CLEAN OF LOOSE RUST, LOOSE MILL SCALE, OIL, GREASE AND OTHER FOREIGN SUBSTANCES AND SHALL MEET THE REQUIREMENTS OF SSPC-SP1. WHERE STRUCTURAL STEEL IS NOTED TO BE PAINTED, ALL AREAS COMPRISING THE FAYING SURFACES OF BOLTED CONNECTIONS MADE WITH SLIP-CRITICAL TYPE BOLTS (A325SC OR A490SC) SHALL COMPLY WITH THE REQUIREMENTS OF THE RCSC SPECIFICATION. WHERE STRUCTURAL STEEL IS NOTED TO BE GALVANIZED, IT SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123, A384, AND A385. ALL SURFACES WITHIN TWO INCHES OF ANY FIELD WELD LOCATION SHALL BE FREE OF MATERIALS THAT WOULD PREVENT PROPER WELDING OR PRODUCE OBJECTIONABLE FUMES. FIELD TOUCH-UP OF PRIMED, PAINTED, AND GALVANIZED SURFACES SHALL BE PERFORMED TO REPAIR COATING ABRASIONS, AS WELL AS TO PROTECT ALL AREAS AT CONNECTIONS.

CARPENTRY:

NAILS: CONNECTION DESIGNS ARE BASED ON NAILS WITH THE FOLLOWING PROPERTIES:

PENNYWEIGHT	DIAMETER (INCHES)	LENGTH (INCHES)
8d	0.131	2-1/2
10d	0.148	3
16d	0.148	3-1/2
20d	0.192	4

ALL NAILS AND STAPLES SHALL CONFORM TO ASTM F1667 INCLUDING SUPPLEMENT 1. FOR DIAPHRAGM OR SHEAR WALL NAILING THE FOLLOWING FASTENER TYPES MAY BE USED AT EQUIVALENT SPACING TO THAT SPECIFIED ON PLANS.

FASTENER TYPE	DIAMETER (INCHES)	LENGTH (INCHES)	EQUIVALENT SPACING (INCHES)		
8d COMMON WIRE	0.131	2-1/2	6	4	3
8d "DIPPED GALV. BOX"	0.131	2-1/2	6	4	3
8d COOLER	0.113	2-1/2	4-1/2	3	2-1/2
14 GA. STAPLES	0.080	1-1/2*	6	4	3
16 GA. STAPLES	0.062	1-1/2*	4	3	-
10d COMMON WIRE	0.148	3	6	4	3
10d "HOT DIPPED GALV. BOX"	0.148	3	6	4	3
10d "SHINY BOX"	0.131	3	4-1/2	3	2-1/4
16d COMMON WIRE	0.162	3-1/2	6	4	3
16d SINKER NAIL	0.148	3-1/4	5	3-1/4	2-1/2

* BASED ON 15/32" PLYWOOD OR OSB.

WOOD SHEATHING (STRUCTURAL): **SHEATHING ON ROOF SURFACES SHALL BE PLYWOOD ONLY**. SHEATHING ON FLOOR AND WALLS SHALL BE PLYWOOD OR ORIENTED STRAND BOARD (OSB). PLYWOOD SHEATHING SHALL BE 5-PLY MINIMUM WHERE INDICATED AS PERFORMANCE CATEGORY 3/4" OR THICKER. WOOD SHEATHING SHALL BE "STRUCTURAL I" CONFORMING TO PS1-09 AND/OR PS2-10. ALL PANELS SHALL BEAR THE STAMP OF AN APPROVED GRADING AGENCY. SPAN RATING SHALL BE PROVIDED AS FOLLOWS: ROOF FRAMING AT 24"O.C. (32/16); WALLS (32/16); ALL WOOD SHEATHED WALLS SHALL BE BLOCKED AT ALL PANEL EDGES UNLESS NOTED OTHERWISE.

GLUE-LAMINATED MEMBERS: CONFORM TO ANSI/AITC A190.1. MEMBERS SHALL BE COMBINATION 24F-V4 DOUGLAS FIR (DF) FOR SIMPLE SPANS; AND 24F-V8 DF FOR CANTILEVERED AND/OR CONTINUOUS SPANS (Fb=2400 PSI, Fv=265 PSI, E=1.8X10^6 PSI); AND DF COMBINATION 2 FOR COLUMNS.

ARCHITECTURAL APPEARANCE GRADE WHERE EXPOSED TO VIEW; INDUSTRIAL APPEARANCE WHERE NOT EXPOSED TO VIEW. ALL MEMBERS TO HAVE EXTERIOR GLUE AND HAVE AN APPROVED GRADE STAMP. CAMBER AS SHOWN ON STRUCTURAL DRAWINGS.

FRAMING LUMBER: STANDARDS. EACH PIECE SHALL BEAR THE GRADE TRADEMARK OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB), WESTERN WOOD PRODUCTS ASSOCIATION (WWPA), OR OTHER AGENCY ACCREDITED BY THE AMERICAN LUMBER STANDARD COMMITTEE (ALSC) TO GRADE UNDER ALSC CERTIFIED GRADING RULES.

SPECIES AND GRADE (BASE DESIGN VALUE)

1. 6x BEAMS AND HEADERS. "DOUG FIR-LARCH" NO. 1 (Fb=1350 PSI, Fv=170 PSI)
2. 2x TO 4x JOISTS, PURLINS AND HEADERS. "DOUG FIR-LARCH" NO. 2 (Fb=900 PSI, Fv=180 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fv=150 PSI)
3. 6x POSTS AND COLUMNS. "DOUG FIR-LARCH" NO. 1 (Fc=1000 PSI)
4. EXTERIOR STUDS, INTERIOR BEARING WALLS AND 4x COLUMNS. "DOUG FIR-LARCH" NO. 2 (Fb= 900 PSI, Fc=1350 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fc=1350 PSI).
5. INTERIOR NON-BEARING STUD WALLS. "DOUG FIR-LARCH" NO. 2 (Fb=900 PSI. Fc=1350 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fc=1350 PSI)
6. 2x & 3x T&G DECKING: "DOUG FIR-LARCH" COMMERCIAL (Fb=1450 PSI, E=1700 KSI)
7. THE MINIMUM GRADE OF ALL OTHER STRUCTURAL FRAMING. "DOUG FIR-LARCH" NO. 2 (Fb= 900 PSI, Fc=1350 PSI), OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fc=1350 PSI).
8. UTILITY & STANDARD GRADES NOT PERMITTED.

STRUCTURAL COMPOSITE LUMBER (SCL): SHALL BE MANUFACTURED BY REDBUILT LLC., OR PRE-APPROVED EQUAL IN ACCORDANCE WITH APPROVED SHOP AND INSTALLATION DRAWINGS CONFORMING TO A CURRENT EVALUATION REPORT.

MIINIMUM DESIGN VALUES:

1. 2x SCL: Fb = 1700 PSI, Fv = 285 PSI, E = 1300 KSI
2. 1-3/4" SCL: Fb = 2600 PSI, Fv = 285 PSI, E = 1800 KSI
3. 3-1/2" SCL: Fb = 2900 PSI, Fv = 285 PSI, E = 2000 KSI
4. 5-1/4" SCL: Fb = 2900 PSI, Fv = 285 PSI, E = 2000 KSI
5. RIMBOARD: APA/EWS PERFORMANCE RATED RIM (PRR-401)

MEMBERS HAVE BEEN DESIGNED TO SERVICEABILITY AND OTHER PERFORMANCE BASED REQUIREMENTS, WHICH MAY EXCEED MINIMUM DESIGN LOADS AND CODE REQUIREMENTS. SUBSTITUTIONS MUST MEET OR EXCEED MOMENT, SHEAR, AND STIFFNESS OF THOSE MEMBERS SPECIFIED AT THE SAME DEPTH AND SPACING.

PRESERVATIVE TREATED WOOD REQUIREMENTS:

TREATMENTS OTHER THAN THOSE LISTED BELOW ARE NOT PERMITTED:

		APPLICATION	SPECIFIED MATERIAL	PRESERVATIVE TREATMENT (1)	CONNECTORS & FASTENERS (2)(3)
EXPOSURE	DRY	FOUNDATION SILL PLATES, TOP PLATES & LEDGERS ON CONCRETE OR MASONRY WALLS (4)	2x, 4x, 6x (FIR), OR GLULAM (SP)	SBX	GALV (G60)
				ACQ, CBA, CA	GALV (G185)
	WET	FRAMING, DECKING, POSTS & LEDGERS	2x, & 4x (FIR)	ACQ, CBA, CA	GALV (G185)
			2x, & 4x (CEDAR)	NONE	GALV (G90)
		BEAMS & COLUMNS	6x (FIR), OR GLULAM (SP)	ACQ, CBA, CA	GALV (G185)
			6x OR GLULAM (CEDAR)	NONE	GALV (G90)

1. CCA: CHROMATED COPPER ARSENATE NOT PERMITTED
   SBX: DOT SODIUM BORATE
   ACQ: ALKALINE COPPER QUAT
   CBA & CA: COPPER AZOLE
   FIR: DOUG-FIR OR HEM-FIR
   SP: SOUTHERN PINE

2. CONNECTORS: JOIST HANGERS, STRAPS, FRAMING CONNECTORS, COLUMN CAPS AND BASES, ETC. FASTENERS: MACHINE BOLTS, ANCHOR BOLTS AND LAG SCREWS WITH ASSOCIATED PLATE WASHERS AND NUTS. NAILS, SPIKES, WOOD SCREWS, ETC.

3. G60, G90 & G185 PER ASTM A653 FOR COLD-FORMED STEEL CONNECTORS. BATCH/POST HOT-DIP GALVANIZED PER ASTM A123 FOR CONNECTORS AND ASTM A153 STRUCTURAL STEEL CONNECTORS. HOT-DIP GALVANIZED PER ASTM A153 FOR FASTENERS OR MECHANICALLY GALVANIZED FASTENERS PER ASTM B695, CLASS 55 OR GREATER.

4. AT CONTRACTORS OPTION, LEDGERS AND TOP PLATES A MINIMUM OF 8 FEET ABOVE GRADE ON CONCRETE OR MASONRY WALLS MAY BE UN-TREATED IF COMPLETELY SEPARATED FROM THE WALL BY A SELF ADHERING ICE & WATER SHIELD BARRIER (40 MIL MINIMUM).

GENERAL REQUIREMENTS: PROVIDE MINIMUM NAILING PER IBC TABLE 2304.10.1 OR MORE, AS OTHERWISE SHOWN. STAGGER ALL NAILING TO PREVENT SPLITTING OF WOOD MEMBERS. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED WITH THE EXCEPTION OF INTERIOR CONCRETE TOPPINGS ON WOOD FLOOR SYSTEMS. HOLES AND CUTS IN 3x OR 4x PLATES SHOULD BE TREATED WITH A 9% SOLUTION OF COPPER NAPHTHENATE. BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. PROVIDE CUT WASHERS WHERE BOLT HEADS, NUTS AND LAG SCREW HEADS BEAR ON WOOD. PROVIDE A MINIMUM 3"x3"x0.229" PLATE WASHER ON ALL ANCHOR BOLTS WHICH CONNECT MUD SILLS TO FOUNDATION. DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS, EXCEPT AS ALLOWED BY IBC SECTIONS 2308.4.2.4, 2308.5.9, 2308.5.10 AND 2308.7.4 OR AS RESTRICTED BY PLANS OR DETAILS, OR AS APPROVED PRIOR TO INSTALLATION. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

FRAMING CONNECTORS: SHALL CONFORM TO CURRENT EVALUATION REPORT AND BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CA., OR PRE-APPROVED EQUAL. PROVIDE MAXIMUM SIZE AND QUANTITY OF NAILS OR BOLTS PER MANUFACTURER, EXCEPT AS NOTED OTHERWISE. PROVIDE LEAD HOLES AS REQUIRED TO PREVENT SPLITTING OF WOOD MEMBERS. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

LAG SCREWS: SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1. LAG SCREWS SHALL BE OF A DIAMETER INDICATED ON DRAWINGS WITH A MINIMUM OF 8x DIA. EMBEDMENT IN SUPPORTING MEMBER UNLESS NOTED OTHERWISE. CLEARANCE HOLE FOR THE SHANK SHALL BE THE SAME DIAMETER AS THE SHANK AND THE SAME DEPTH OF PENETRATION AS THE UNTHREADED PORTION OF THE SHANK. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 60 TO 75 PERCENT OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. THE THREADED PORTION OF THE SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE SCREWS OR IN THE LEAD HOLE TO FACILITATE INSERTION AND PREVENT DAMAGE TO THE SCREW. LAG SCREWS SHALL NOT BE DRIVEN WITH A HAMMER. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

METAL-PLATE-CONNECTED WOOD TRUSSES: SHALL BE MANUFACTURED BY AN APPROVED TRUSS MANUFACTURER IN ACCORDANCE WITH APPROVED SHOP AND INSTALLATION DRAWINGS. TRUSS CALCULATION PACKAGE SHALL BE DESIGNED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT PER IBC SECTION 2303.4 TO CARRY THE LOADS LISTED IN THE DESIGN CRITERION AND ANY ADDITIONAL LOADS INDICATED ON THE FRAMING PLANS AND DETAILS. THE TRUSS ENGINEER SHALL ASSUME ALL RESPONSIBILITY FOR THE WORK OF ALL SUBORDINATES INVOLVED IN THE PREPARATION OF THE TRUSS PLACEMENT PLANS AND TRUSS DESIGN DRAWINGS. ALL ROOF TRUSSES ARE TO BE PRE-ENGINEERED. ROOF TRUSSES SHALL BE PROVIDED TO COMPLETE THE ROOF FRAMING FROM THE ROOF SHEATHING TO THE SUPPORTING MEMBERS BELOW. TRUSSES DESIGNATED ON PLANS ARE FOR TYPICAL UNIFORMLY LOADED CONDITIONS. TRUSS ENGINEER SHALL PROVIDE ADDITIONAL TRUSSES AS REQUIRED TO SUPPORT SPECIAL LOADING CONDITIONS INDICATED ON DRAWINGS. PROVIDE SHOP AND INSTALLATION DRAWINGS AND CALCULATIONS PRODUCED UNDER THE SUPERVISION OF AND BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT. DETAIL DRAWINGS TO INDICATE ALL INFORMATION AS REQUIRED IN IBC SECTION 2303.4.1. ALONG WITH THE FOLLOWING:

*KEY PLAN SHOWING EACH TRUSS
*INDIVIDUAL TRUSS DESIGNS
*PERMANENT BRACING REQUIREMENTS INCLUDING PLACEMENT AND CONNECTIONS DETAILS
*TRUSS DRAWINGS SHALL SPECIFY ALL TRUSS CONNECTIONS/HARDWARE TO MEET THE REQUIREMENTS OF THE PLAN.

TRUSS DESIGN CALCULATIONS SHALL BE PROVIDED FOR STANDARD LOADING ALONG WITH DESIGN CHECKS FOR SPECIAL LOADING CONDITIONS WHICH INCLUDE FREE BODY DIAGRAMS, LOADING BREAK DOWN, DESCRIPTION OF LOADS (I.E. MECH UNIT, SUSPENDED WALL, ETC.) AND THE RATIONALE FOR LOADING DISTRIBUTION ON MULTIPLE MEMBERS. SUBMITTAL SHALL ALSO PROVIDE ANY DOCUMENTATION NECESSARY TO INTERPRET DATA INDICATED ON CALCULATIONS.

REFER TO THE FRAMING CONNECTORS SECTION OF THESE GENERAL NOTES FOR REQUIREMENTS PLACED UPON CONNECTOR HARDWARE SPECIFIED BY TRUSS ENGINEER AND/OR PROVIDED BY TRUSS MANUFACTURER.

PROVIDE CERTIFICATE OF CONFORMANCE FROM AN INDEPENDENT TESTING LABORATORY OR A LICENSED PROFESSIONAL ENGINEER CERTIFYING THAT THEY HAVE INSPECTED THE FINISHED TRUSSES AND THAT ALL TRUSSES ARE CONSTRUCTED IN CONFORMANCE WITH THE TRUSS DESIGN DRAWINGS.

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DATE
11.9.2023

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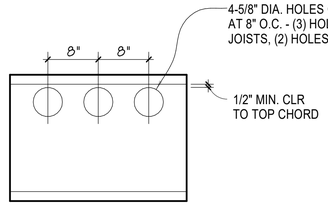
OPEN-WEB TRUSSES AND I-JOISTS: SHALL BE MANUFACTURED BY REDBUILT LLC, OR PRE-APPROVED EQUAL IN ACCORDANCE WITH APPROVED SHOP AND INSTALLATION DRAWINGS. MEMBERS SHALL BE DESIGNED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT. THE ENTIRE OPEN-WEB TRUSS/I-JOIST ASSEMBLY SHALL BE AS APPROVED BY CURRENT EVALUATION REPORT. MEMBERS SHALL BE DESIGNED TO CARRY THE LOADS LISTED IN THE DESIGN CRITERION AND ANY ADDITIONAL LOADS INDICATED ON THE FRAMING PLANS AND DETAILS. THE TRUSS ENGINEER SHALL ASSUME ALL RESPONSIBILITY FOR THE WORK OF ALL SUBORDINATES INVOLVED IN THE PREPARATION OF THE TRUSS PLACEMENT PLANS AND TRUSS DESIGN DRAWINGS. TRUSSES/I-JOISTS SHALL BE PROVIDED TO COMPLETE THE ROOF AND/OR FLOOR FRAMING FROM THE SHEATHING TO THE SUPPORTING MEMBERS BELOW. MEMBER DESIGNATIONS ON PLANS ARE FOR TYPICAL UNIFORMLY LOADED CONDITIONS. MANUFACTURER SHALL PROVIDE ADDITIONAL MEMBERS AS REQUIRED TO SUPPORT SPECIAL LOADING CONDITIONS INDICATED ON DRAWINGS. TOP CHORD AT STRAP CONNECTIONS TO CONCRETE OR MASONRY WALLS SHALL BE COMPOSED OF A STRUCTURAL COMPOSITE LUMBER MEMBER APPROVED BY A CURRENT EVALUATION REPORT FOR SUCH A USE OR AT CONTRACTORS OPTION, STRAP NAIL HOLES SHALL BE PRE-DRILLED IN CHORD. PROVIDE SHOP AND INSTALLATION DRAWINGS AND CALCULATIONS PRODUCED UNDER THE SUPERVISION OF AND BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT. DETAIL DRAWINGS TO INDICATE MEMBER TYPES, SIZE, SPACING, BRIDGING, BLOCKING, CONNECTIONS, ANCHORING, BEARING PLATE AND OTHER PERTINENT DETAILS. PROVIDE 1 1/2" DIA. OPEN KNOCKOUTS AT 12" O.C. ON ALL ROOF I-JOISTS.



TYPICAL I-JOIST VENTED BLOCKING
NO SCALE

MEMBER DESIGN CALCULATIONS SHALL BE PROVIDED FOR STANDARD LOADING ALONG WITH DESIGN CHECKS FOR SPECIAL LOADING CONDITIONS WHICH INCLUDE FREE BODY DIAGRAMS, LOADING BREAK DOWN, DESCRIPTION OF LOADS (I.E. MECH UNIT, SUSPENDED WALL, ETC.) AND THE RATIONALE FOR LOADING DISTRIBUTION ON MULTIPLE MEMBERS. SUBMITTAL SHALL ALSO PROVIDE ANY DOCUMENTATION NECESSARY TO INTERPRET DATA INDICATED ON CALCULATIONS.

MEMBERS HAVE BEEN DESIGNED TO MEET SERVICEABILITY AND OTHER PERFORMANCE BASED REQUIREMENTS, WHICH MAY EXCEED MINIMUM DESIGN LOADS AND CODE REQUIREMENTS. SUBSTITUTIONS MUST MEET OR EXCEED MOMENT, SHEAR, AND STIFFNESS OF THOSE MEMBERS SPECIFIED AT THE SAME DEPTH AND SPACING.

REFER TO THE FRAMING CONNECTORS SECTION OF THESE GENERAL NOTES FOR REQUIREMENTS PLACED UPON CONNECTOR HARDWARE SPECIFIED BY TRUSS ENGINEER AND/OR PROVIDED BY TRUSS MANUFACTURER.

SPRINKLER LINE ATTACHMENTS SHALL CONFORM TO NFPA 13 AND COMMERCIAL PUBLICATION "SPRINKLER SYSTEM INSTALLATION WITH GUIDELINES FOR REDBUILT OPEN-WEB TRUSSES AND I-JOISTS". LOADS HUNG FROM JOIST NOT SPECIFICALLY IDENTIFIED ON STRUCTURAL DRAWINGS SHALL NOT EXCEED 30 POUNDS AT ANY ONE POINT, NOR SHALL TOTAL LOADS IN POUNDS ON ANY ONE JOIST EXCEED 8 TIMES THE JOIST SPAN IN FEET, UNLESS DETAILED OTHERWISE ON THE DRAWINGS. ATTACHMENT OF LOADS EXCEEDING 90 POUNDS SHALL BE APPROVED PRIOR TO INSTALLATION. DO NOT NOTCH OR DRILL THRU TRUSS MEMBERS.

MISCELLANEOUS:

PRE-APPROVED SUBSTITUTIONS: SUBSTITUTIONS MAY BE ALLOWED ONLY IF THEY MEET THE REQUIREMENTS OF THESE GENERAL NOTES AND THE SPECIFICATIONS, AND IF COMPLETE WRITTEN ENGINEERING DATA FOR EACH CONDITION REQUIRED FOR THIS PROJECT IS PROVIDED TO THE STRUCTURAL ENGINEER TWO WEEKS PRIOR TO BID DATE AND APPROVED IN WRITTEN ADDENDA BY THE ARCHITECT. DATA IS TO INDICATE CODE BASIS BY YEAR, AUTHORITY FOR STRESSES AND STRESS INCREASES, IF ANY, AND AMOUNT OF EXPECTED DEFLECTION FOR FLEXURAL MEMBERS UNDER (1) TOTAL LOAD AND (2) LIVE LOAD ONLY. ALL INCREASED COSTS IN MECHANICAL, SPRINKLER, ELECTRICAL OR GENERAL INSTALLATION AND ANY ARCHITECTURAL OR STRUCTURAL REDESIGN RESULTING FROM SUBSTITUTION SHALL BE BORNE BY THE GENERAL CONTRACTOR.

SHOP DRAWINGS/SUBMITTALS

THE FOLLOWING SHOP DRAWINGS/SUBMITTALS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION OR DELIVERY.

		STRUCTURAL ENGR.	BLDG. DEPT.
1.	CONCRETE MIX DESIGNS	X	X
2.	REINFORCING STEEL SHOP DRAWINGS	X	
3.	STRUCTURAL STEEL	X	X
4.	GLU-LAMINATED MEMBERS	X	X
5.	METAL-PLATE-CONNECTED WOOD TRUSSES	X	X
6.	WOOD I JOISTS/ OPEN-WEB WOOD TRUSSES	X	X
7.	CONTRACTOR'S STATEMENT OF RESPONSIBILITY	X	X

DEFERRED SUBMITTALS

THE FOLLOWING ARE NOT INCLUDED WITH THE BUILDING PERMIT DRAWINGS AND SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL AS A DEFERRED SUBMITTAL. SUBMITTALS SHALL BE STAMPED BY AN ENGINEER LICENSED IN THE STATE OF THE PROJECT AS NOTED.

		ENGINEER STAMP REQUIRED
1.	METAL-PLATE-CONNECTED WOOD TRUSSES	PE
2.	WOOD I JOISTS/OPEN-WEB WOOD TRUSSES	PE
3.	FALL RESTRAINTS	PE

SPECIAL INSPECTION: SPECIAL INSPECTION SHALL BE PROVIDED BY AN INDEPENDENT TESTING LABORATORY PER THE REQUIREMENTS OF IBC CHAPTER 17 AND THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION AND THE CONTRACT DOCUMENTS. THE SPECIAL INSPECTOR SHALL SUBMIT INSPECTION REPORTS AND A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL FOR THE ITEMS LISTED IN THE QUALITY ASSURANCE/SPECIAL INSPECTION SECTION:

STATEMENT OF SPECIAL INSPECTIONS:

SPECIAL INSPECTION: SPECIAL INSPECTION SHALL BE PROVIDED PER THE REQUIREMENTS OF IBC SECTION 1704 AND 1705 AND AS NOTED HEREIN.

STRUCTURAL SYSTEM	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
SOILS	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X		IBC 1705.6
	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X		
	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		X		
	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X			
	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X		
STEEL CONSTRUCTION	MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS		X		AISC 360 CHAPTER N5
	HIGH-STRENGTH BOLTING A. SNUG-TIGHT JOINTS B. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST OFF BOLTS OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION		 X X		AISC 360 CHAPTER N5 AISC 341 CHAPTER J7
	MATERIAL VERIFICATION OF STRUCTURAL STEEL A. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO CONFORM TO AISC 360 B. MANUFACTURER'S CERTIFIED MILL TEST REPORTS		 X X	MANUFACTURER TO PROVIDE CERTIFIED MILL TEST REPORTS	AISC 360 CHAPTER N5 AISC 341 CHAPTER J6
	MATERIAL VERIFICATION OF WELD FILLER MATERIALS A. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATIONS LISTED IN GENERAL NOTES B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE		 X X	MANUFACTURER TO PROVIDE CERTIFICATE OF COMPLIANCE	AISC 360 CHAPTER N5
	INSPECTION OF WELDING A. PLUG AND SLOT WELDS B. SINGLE-PASS FILLET WELDS ≤ 5/16"	 X	 X	SPECIAL INSPECTIONS IN THIS SECTION ARE WAIVED WHERE FABRICATION IS PERFORMED ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED IN ACCORDANCE WITH IBC SECTION 1704.2.5	AISC 360 CHAPTER N5 AISC 341 CHAPTER J6 AWS D1.1
CONCRETE	REINFORCING STEEL AND PLACEMENT		X	SPECIAL INSPECTIONS NOT REQUIRED FOR THE FOLLOWING CONDITIONS:	ACI 318: CH 20, 25.2, 25.3, 26.6-1 TO 26.6-3, IBC 1908.4
	ANCHORS CAST IN CONCRETE-PRIOR TO AND DURING PLACEMENT OF CONCRETE		X	NON-STRUCTURAL SLAB ON GRADE	ACI 318: 17.8.2 AISC 360 SECTION N7
	ANCHORS POST-INSTALLED IN HARDENED CONCRETE (MECHANICAL ANCHORS INSTALLED IN ANY DIRECTION AND ADHESIVE ANCHORS INSTALLED DOWNWARD)		X	PERIODIC INSPECTION TO INCLUDE A QUANTITY OF 10% WITH A MINIMUM OF (5) ANCHORS INSPECTED PER INSTALLER ON A DAILY BASIS.	ACI 318: 17.8.2 MFR EVAL REPORT MFR PUBLISHED INSTALLATION INSTRUCTIONS
	ANCHORS POST-INSTALLED IN HARDENED CONCRETE (ADHESIVE ANCHORS INSTALLED HORIZONTAL OR UPWARDLY INCLINED)	X			ACI 318: 17.8.2 MFR EVAL REPORT MFR PUBLISHED INSTALLATION INSTRUCTIONS
	VERIFY USE OF REQUIRED DESIGN MIX		X		ACI 318, CH 19
	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X			ASTM C172, C31 ACI 318: 26.4, 26.12 IBC 1908.10
	CONCRETE PLACEMENT FOR PROPER APPLICATION	X			ACI 318: 26.5 IBC 1908.6, 1908.7, 1908.8
	MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X		ACI 318: 26.5.3 TO 26.5.5 IBC 1908.9
	INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X		ACI 318: 26.11.1.2(b)
	MATERIAL VERIFICATION OF REINFORCEMENT STEEL FOR ASTM A615 REINFORCING		X	MANUFACTURER SHALL PROVIDE MILL TEST REPORTS. CONTINUOUS INSPECTION FOR ALL WELDS GREATER THAN 5/16" FILLET. PERIODIC INSPECTION FOR FILLET WELD 5/16" AND SMALLER	ACI 318: 26.6.4 AWS D1.4 IBC 1705.3.1
	TESTING OF MATERIALS		X		IBC 1705.3.2

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STRUCTURAL SYSTEM	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
WOOD FRAMING	SHEAR WALL NAILING		X		IBC 1705.11.1, 1705.12.2, 1705.5
	DIAPHRAGM NAILING		X		IBC 1705.11.1, 1705.12.2, 1705.5
	NAILING, BOLTING, AND ANCHORAGE OF COMPONENTS THAT ARE PART OF DRAG STRUTS, BRACES AND HOLD-DOWNS THAT ARE PART OF THE SEISMIC RESISTING SYSTEM		X		IBC 1705.11.1, 1705.12.2
	METAL-PLATE-CONNECTED WOOD TRUSSES A. WITH OVERALL HEIGHT OF 5' OR GREATER		X	TEMPORARY AND PERMANENT BRACING PERMANENT BRACING	IBC 1705.5.2
SUSPENDED CEILINGS	ANCHORAGE AND SEISMIC BRACING		X		

TESTING AND SPECIAL INSPECTION REPORTS SHALL BE PREPARED FOR EACH INSPECTION ITEM ON A DAILY BASIS WHENEVER WORK IS PERFORMED ON THAT ITEM. REPORTS SHALL BE DISTRIBUTED TO OWNER, CONTRACTOR, BUILDING OFFICIAL, ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD OR DESIGNATED REPRESENTATIVE IN ACCORDANCE WITH IBC 1704.6. STRUCTURAL OBSERVATION SHALL BE PERFORMED AS FOLLOWS:

- PERIODIC VISUAL OBSERVATION OF STRUCTURAL SYSTEMS FOR GENERAL CONFORMANCE TO CONSTRUCTION DOCUMENTS AT SIGNIFICANT CONSTRUCTION STAGES.
- REVIEW OF TESTING AND INSPECTION REPORTS.
- REPORTS SHALL BE PREPARED FOR EACH SITE VISIT AND SHALL BE DISTRIBUTED TO ARCHITECT.

GENERAL CONTRACTOR SHALL SUBMIT A WRITTEN CONTRACTOR'S STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL INCLUDE ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION.

ABBREVIATION LIST					
@	AT	F.R.T.	FIRE RETARDANT TREATED	STL	STEEL
A.B.	ANCHOR BOLT	F.S.	FAR SIDE	STRUCT.	STRUCTURAL
ADD'L	ADDITIONAL	FTG	FOOTING	T&B	TOP & BOTTOM
A.F.F.	ABOVE FINISH FLOOR	GA.	GAGE/GAUGE	T&G	TONGUE AND GROOVE
ALT.	ALTERNATE	GALV.	GALVANIZED	THR'D	THREADED
ARCH.	ARCHITECTURAL	GL.	GLULAM	T.O.F.	TOP OF FOOTING
BLD'G	BUILDING	GR.	GRADE	T.O.S.	TOP OF STEEL
BLK'G	BLOCKING	GWB	GYPSUM WALL BOARD	TRT'D	TREATED
BM	BEAM	HDR	HEADER	TYP.	TYPICAL
B.O.F.	BOTTOM OF FOOTING	HGR	HANGER	U.N.O.	UNLESS NOTED OTHERWISE
BOT.	BOTTOM	HORIZ.	HORIZONTAL	U.T.	ULTRASONIC TESTED
BRB	BUCKLING RESTRAINED BRACE	HSS	HOLLOW STRUCTURAL SECTION	VERT.	VERTICAL
BRG	BEARING	HT	HEIGHT	W/	WITH
BTWN	BETWEEN	INT.	INTERIOR	W.P.	WORK POINT
B.U.	BUILT UP	JST	JOIST	WT	WEIGHT
(C=)	CAMBER	JT	JOINT	W.W.R.	WELDED WIRE REINFORCING
CANT.	CANTILEVER	L	ANGLE		
CFS	COLD-FORMED STEEL	L.F.R.S.	LATERAL FORCE-RESISTING SYSTEM		
C.J.	CONTROL/CONSTRUCTION JOINT	L.L.	LIVE LOAD		
℄	CENTERLINE	LLH	LONG LEG HORIZONTAL		
CLR.	CLEARANCE	LLV	LONG LEG VERTICAL		
CMU	CONCRETE MASONRY UNIT	LOC.	LOCATION		
COL.	COLUMN	LSL	LAMINATED STRAND LUMBER		
CONC.	CONCRETE	LVL	LAMINATED VENEER LUMBER		
CONN.	CONNECTION	MAX.	MAXIMUM		
CONST.	CONSTRUCTION	M.B.	MACHINE BOLT		
CONT.	CONTINUOUS	MECH.	MECHANICAL		
CONTR.	CONTRACTOR	MEZZ.	MEZZANINE		
COORD.	COORDINATE	MFR	MANUFACTURER		
C.P.	COMPLETE PENETRATION	MIN.	MINIMUM		
CTR'D	CENTERED	MISC.	MISCELLANEOUS		
C.Y.	CUBIC YARD	MTL	METAL		
DBL.	DOUBLE	N.F.	NEAR FACE		
DCW	DEMAND CRITICAL WELD	N.S.	NEAR SIDE		
D.F.	DOUGLAS FIR	NTS	NOT TO SCALE		
DIA. OR ⌀	DIAMETER	O.C.	ON CENTER		
DIAG.	DIAGONAL	OPN'G	OPENING		
DIM.	DIMENSION	OPP.	OPPOSITE		
D.L.	DEAD LOAD	P.A.F.	POWDER ACTUATED FASTENER		
DWG	DRAWING	PERP.	PERPENDICULAR		
DWL	DOWEL	PL	PLATE		
(E)	EXISTING	P.P.	PARTIAL PENETRATION		
EA.	EACH	P.P.T.	PRESERVATIVE PRESSURE TREATED		
E.F.	EACH FACE	P.S.F.	POUNDS PER SQUARE FOOT		
EL.	ELEVATION	PSL	PARALLAM		
ELEV.	ELEVATOR	P.T.	POST TENSION		
ENGR	ENGINEER	PW.	PLYWOOD		
EQ.	EQUAL	REINF.	REINFORCEMENT		
E.W.	EACH WAY	REQ'D	REQUIRED		
EXP.	EXPANSION	SCHED.	SCHEDULE		
EXT.	EXTERIOR	SCL	STRUCTURAL COMPOSITE LUMBER		
FDN	FOUNDATION	SHT'G	SHEATHING		
F.F.	FAR FACE	SIM.	SIMILAR		
FLR	FLOOR	S.O.G.	SLAB ON GRADE		
F.O.M.	FACE OF MASONRY	SQ.	SQUARE		
F.O.S.	FACE OF STUD	STD	STANDARD		
FRM'G	FRAMING	STIFF.	STIFFENER		

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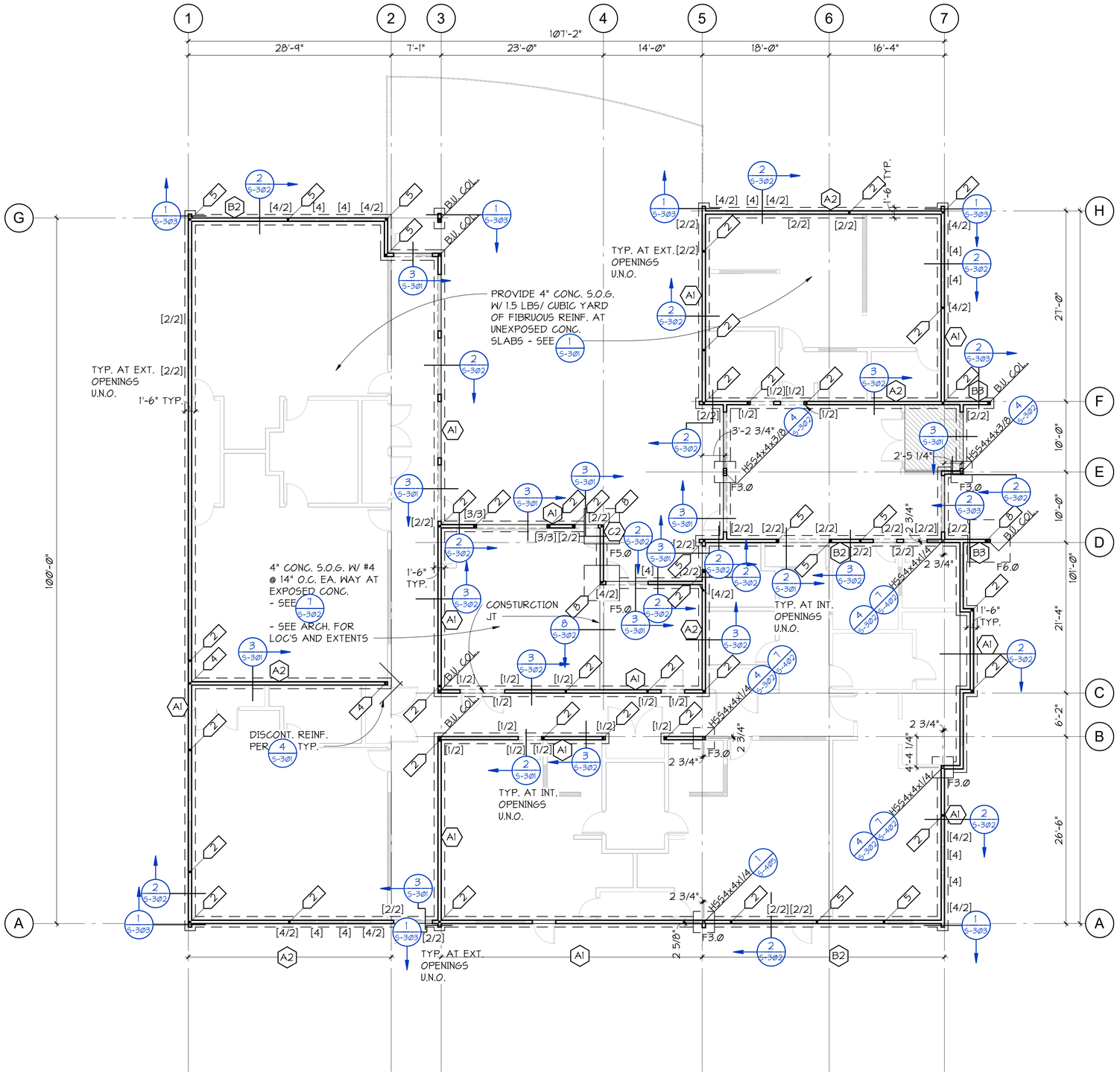

FOUNDATION NOTES

1. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. REFERENCE ELEVATION 118.00 = 0'-0".
3. TOP OF SLAB = 0'-0" UNLESS NOTED OTHERWISE.
4. TOP OF FOOTING ELEVATIONS = -1'-0" UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.
5. INDICATES WOOD STUD WALL. WOOD STUDS SHOULD ALIGN WITH TRUSS LAYOUT AND BE SPACED @ 16" ON CENTER MAXIMUM UNLESS NOTED OTHERWISE. PROVIDE 15/32" WOOD SHEATHING AT ALL EXTERIOR WALLS NAILED WITH 8d @ 6" ON CENTER AT ALL PANEL EDGES (PROVIDE 2x BLOCKING AT UNSUPPORTED PANEL EDGES) AND 8d @ 12" ON CENTER AT INTERMEDIATE FRAMING TYPICAL UNLESS NOTED OTHERWISE. SEE NOTE #13 FOR ADDITIONAL SHEAR WALL NAILING.
6. INDICATES CONTINUOUS CONCRETE WALL FOOTING. FOR TYPICAL FOOTING AND STEM WALL DETAILS SEE SHEETS S-301 & S-302. FOOTING WIDTH ("W") = 1'-6" UNLESS NOTED OTHERWISE ON PLAN. CENTER FOOTINGS ON CONCRETE STEM WALL. EXTEND FOOTINGS 6" MINIMUM PAST ENDS OF WALL UNLESS NOTED OTHERWISE.
7. "F_" INDICATES CONCRETE SPREAD FOOTING. FOR SCHEDULE SEE 5/S-302.
8. HSS5x5x3/8 INDICATES STEEL COLUMNS ORIGINATING AT FOUNDATION LEVEL. ALL COLUMNS ARE CONTINUOUS TO ROOF UNLESS NOTED OTHERWISE. FOR TYPICAL ANCHOR ROD/BOLT DETAIL AT CONCRETE STEM WALL SEE 4/S-302.
9. FOR TYPICAL FOUNDATION DETAILS SEE SHEETS S-301 & S-302..
10. FOR TYPICAL PLACEMENT OF STEM WALL REINFORCEMENT, STEPS IN FOOTING, AND FOUNDATION CONSTRUCTION JOINTS, SEE DETAILS 8/S-301, 6/S-301 AND 10/S-301.
11. BU. COL. INDICATES WOOD STUD BUILT-UP COLUMN. SEE 3/S-401 FOR TYPICAL DETAIL.
12. [X/Y] INDICATES SPECIAL BUILT-UP WOOD STUD COLUMN REQUIREMENTS UNDER HEADER. FOR TYPICAL FRAMING REQUIREMENTS AT OPENING IN STRUCTURAL WALLS SEE 1/S-401 AND 2/S-401 FOR TYPICAL DETAIL.
13. X INDICATES SPECIAL WOOD STUD WALL TYPE. SEE 5/S-401. FOR SCHEDULE. THE SPECIAL WOOD WALL TYPE CALLOUT IS EFFECTIVE FOR THE ENTIRE LENGHT/PLANE OF WALL UNLESS NOTED OTHERWISE.
14. 4 INDICATES HOLDOWN. SEE 8/S-402 FOR SCHEDULE.
15. INDICATES DEPRESSED OR SLOPED SLABS, SEE DETAIL 5/S-301. FOR SLOPE AND EXACT LOCATION SEE ARCHITECTURAL DRAWINGS.
16. FOR TYPICAL CONCRETE SLAB-ON-GRADE DETAILS SEE S-301.
17. NON-STRUCTURAL STUD WALLS ARE NOT SHOWN OR SHOWN SCREENED. FOR LOCATION SEE ARCHITECTURAL DRAWINGS. FOR BRACING AT TOPS OF WALLS SEE S-403.

NORTH

1 / S-121 FOUNDATION/GRADE LEVEL PLAN

1/8" = 1'-0"

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REVISIONS

DATE
11.9.2023

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SHEET TITLE
FOUNDATION/GRADE LEVEL FRAMING PLAN

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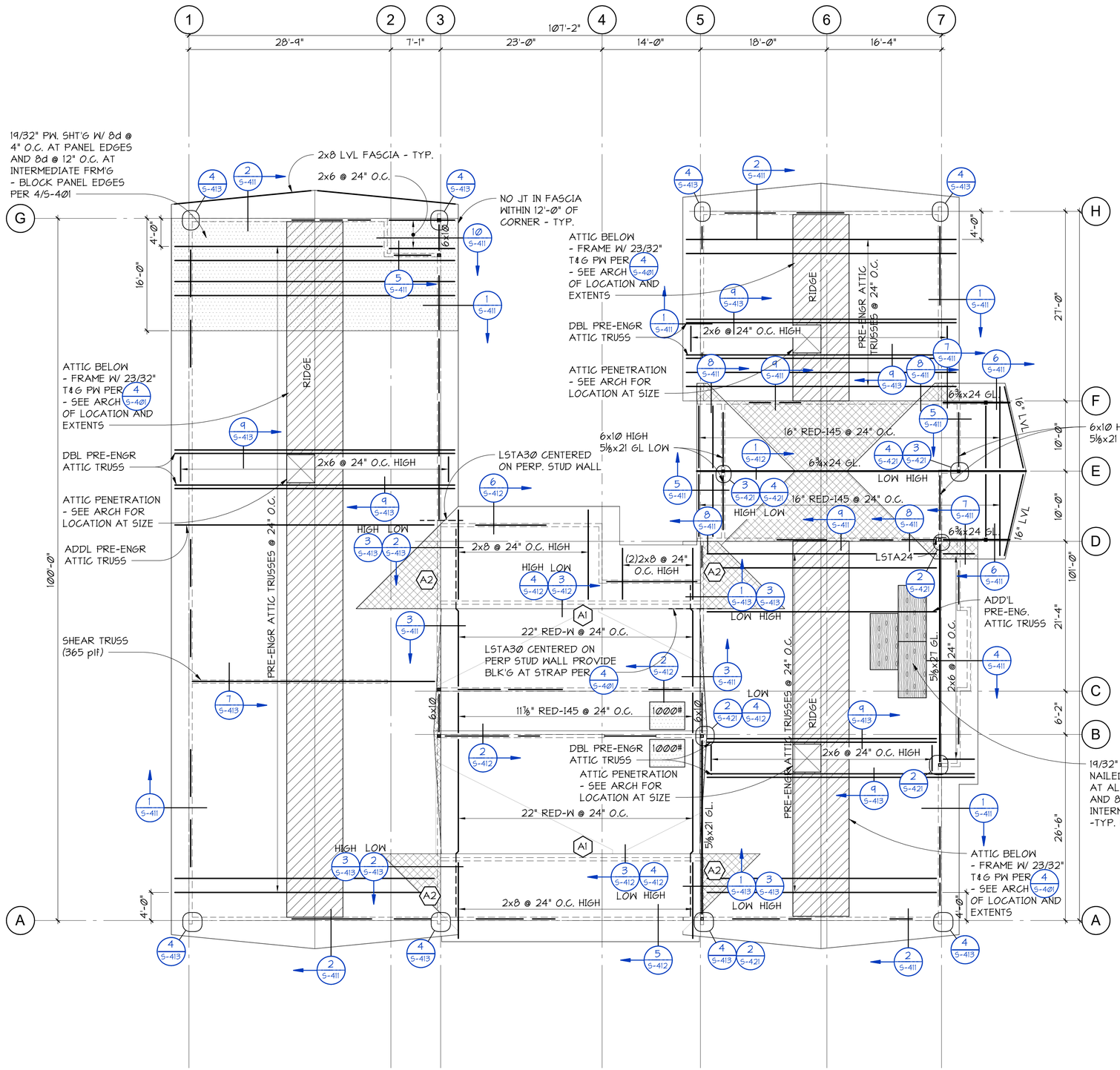

ROOF FRAMING NOTES

1. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. INDICATES WALL EXTENDING TO ROOF STRUCTURE.
3. INDICATES TYPICAL HEADER IN WALL BELOW. SEE 1/S-401 & 2/S-401.
4. INDICATES PENETRATION IN ROOF STRUCTURE.
5. PROVIDE 19/32" PLYWOOD SHEATHING OVER ENTIRE ROOF STRUCTURE. NAIL SHEATHING WITH 8d @ 6" ON CENTER AT ALL SUPPORTED PANEL EDGES AND 8d @ 12" ON CENTER AT INTERMEDIATE FRAMING. TYPICAL UNLESS NOTED OTHERWISE. SEE 4/S-401 FOR STANDARD DETAIL.
6. FOR SUPPORT OF MISCELLANEOUS MECHANICAL EQUIPMENT AND PIPES FROM ROOF STRUCTURE SEE S-404.
7. INDICATES ROOF OVERFRAMING PER 5/S-413 AND 6/S-413
8. INDICATES MECHANICAL UNIT. FOR SIZE, LOCATION AND ADDITIONAL UNITS SEE MECHANICAL.

NORTH

1 / S-161 ROOF FRAMING PLAN

1/8" = 1'-0"

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SHEET S-161

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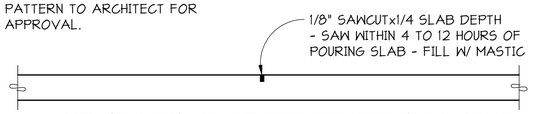
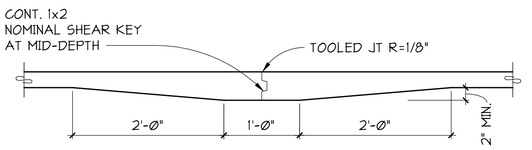
NOTE:
LOCATE JOINT'S AT NON-BEARING WALLS WHERE POSSIBLE - SUBMIT PATTERN TO ARCHITECT FOR APPROVAL.

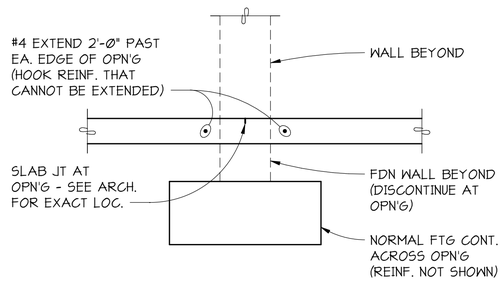


TYPICAL CONTROL JOINT FOR FIBER REINFORCED SLAB ON GRADE



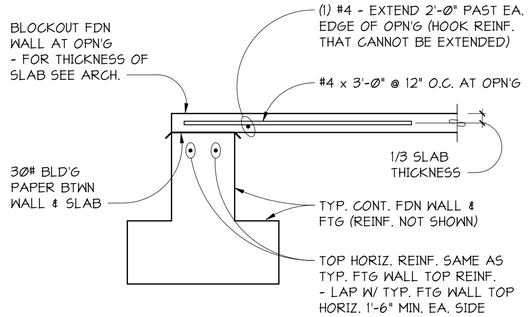
TYPICAL CONSTRUCTION JOINT FOR FIBER REINFORCED SLAB ON GRADE

1 S-301 **SECTION**
NO SCALE



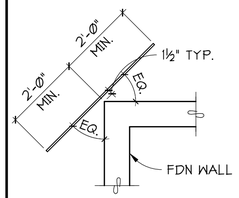
TYPICAL FIBER REINFORCED SLAB AT INTERIOR BEARING WALL OPENING

2 S-301 **SECTION**
NO SCALE

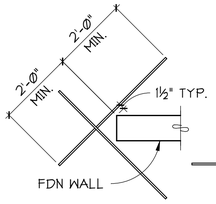


TYPICAL SLAB AT EXTERIOR OPENING

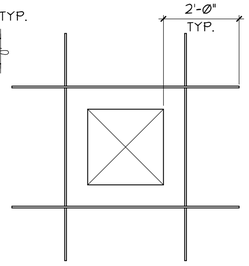
3 S-301 **SECTION**
NO SCALE



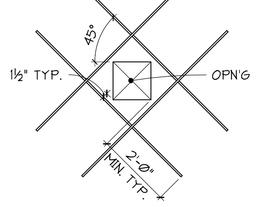
AT CORNERS



AT ENDS OF WALL



AT OPENINGS MORE THAN 2'-Ø"

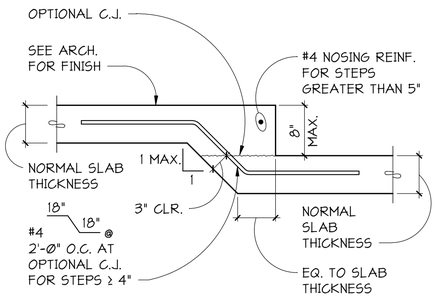


AT OPENINGS LESS THAN 2'-Ø"

NOTES:
1. AROUND OPENINGS 6"Φ OR LESS, NO ADDITIONAL REINFORCEMENT REQUIRED.
2. REINFORCEMENT SHOWN IS #4 AT SLAB MID-DEPTH. HOOK REINFORCEMENT THAT CANNOT BE EXTENDED.

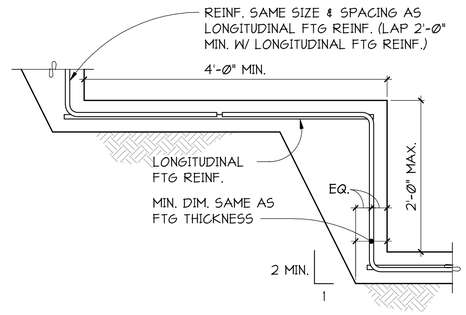
TYPICAL SLAB ON GRADE DISCONTINUITY REINFORCEMENT

4 S-301 **PLAN DETAILS**
NO SCALE



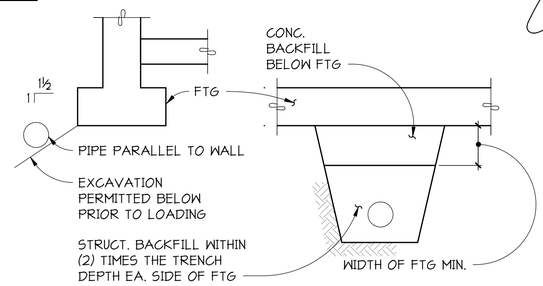
TYPICAL SLAB STEPS OR DEPRESSIONS

5 S-301 **DETAIL**
NO SCALE



TYPICAL STEPPED FOOTING

6 S-301 **DETAIL**
NO SCALE

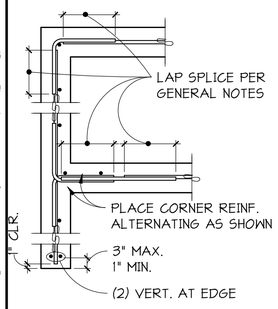


TYPICAL FOR PARALLEL PIPES ADJACENT TO FOOTINGS

TYPICAL FOR PERPENDICULAR PIPES UNDER FOOTINGS

NOTES:
1. FOUNDATIONS SHALL NOT BE LOADED PRIOR TO COMPLETING STRUCTURAL BACKFILL UNDER AND NEAR FOOTINGS.
2. CONCRETE BACKFILL SHALL BE USED UNDER FOOTINGS WHERE 95% COMPACTION CANNOT BE ACCOMPLISHED.
3. ALL STRUCTURAL BACKFILL NOTED SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY PER ASTM.
4. A PIPE SLEEVE SHALL BE PROVIDED FOR SHALLOW PIPES CAST IN CONCRETE.
5. PIPES SHALL NOT BE PLACED IN THE FOOTING WITHOUT SPECIFIC APPROVAL FROM THE ENGINEER.
6. FOR VARIATIONS CONTACT ENGINEER.

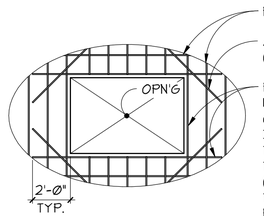
7 S-301 **SECTION**
NO SCALE



NOTES:
1. VERTICAL REINFORCEMENT SHOWN IS ADDITIONAL IF NORMAL STEM WALL REINFORCEMENT IS NOT IN PROPER LOCATION.
2. CORNER REINFORCEMENT IS SAME SIZE AND SPACING AS HORIZONTAL REINFORCEMENT.
3. STANDARD HOOK MAY BE SUBSTITUTED FOR CORNER REINFORCEMENT.

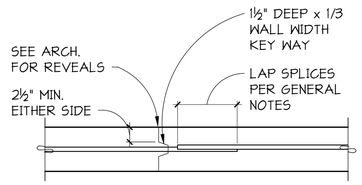
TYPICAL REINFORCEMENT PLACEMENT PLAN FOR CONCRETE STEM WALLS

8 S-301 **SECTION**
NO SCALE

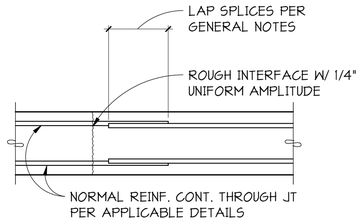


TYPICAL AT OPENINGS IN CAST IN PLACE CONCRETE WALLS

9 S-301 **SECTION**
NO SCALE



TYPICAL AT VERTICAL WALL JOINTS



TYPICAL AT CONCRETE GRADE BEAMS & FOOTINGS

NOTE:
OBTAIN APPROVAL OF ENGINEER FOR LOCATION OF ANY CONSTRUCTION JOINT.

TYPICAL FOR CAST IN PLACE CONCRETE WALLS, GRADE BEAMS AND FOOTINGS

10 S-301 **CONSTRUCTION JOINTS**
NO SCALE

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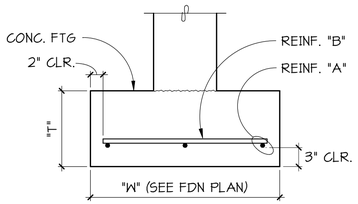
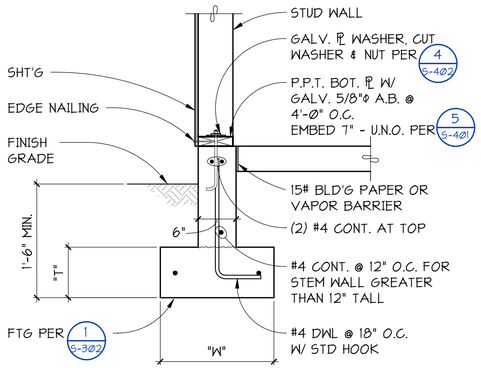


WIDTH "W"	"T"	REINFORCEMENT "A" CONT.	REINFORCEMENT "B"
1'-6"	10"	(2) #5	---

NOTES:
1. FOOTINGS SHALL BEAR ON UNDISTURBED OR COMPACTED MATERIAL PER GENERAL NOTES.
2. EXTEND FOOTINGS 6" MINIMUM PAST ENDS OF WALL UNLESS OTHERWISE NOTED.
3. WHERE FOOTINGS CHANGE WIDTHS LAP REINFORCEMENT "A". LAP SPLICE PER GENERAL NOTES.

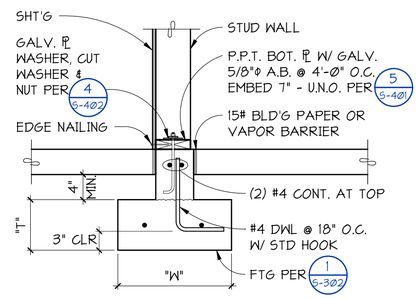
TYPICAL CONTINUOUS FOOTING

1 S-302 SECTION
NO SCALE



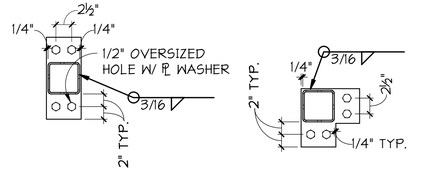
TYPICAL FOUNDATION AT EXTERIOR STUD WALL

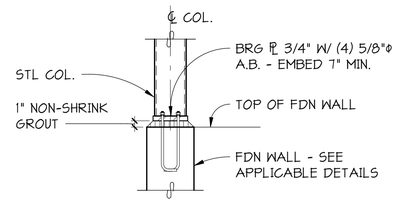
2 S-302 SECTION
NO SCALE



TYPICAL FOUNDATION AT INTERIOR BEARING STUD WALL

3 S-302 SECTION
NO SCALE

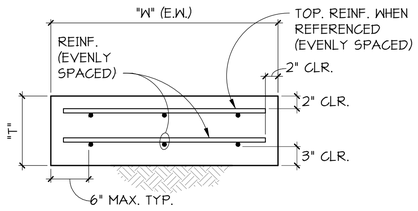




TYPICAL STEEL COLUMN BASE AT CONTINUOUS FOUNDATION WALL

4 S-302 SECTION
NO SCALE

MARK	DIMENSIONS "W"	DIMENSIONS "T"	REINFORCEMENT EACH WAY
F3.0	3'-0"	11"	(3) #5
F5.0	5'-0"	18"	(5) #5 T&B

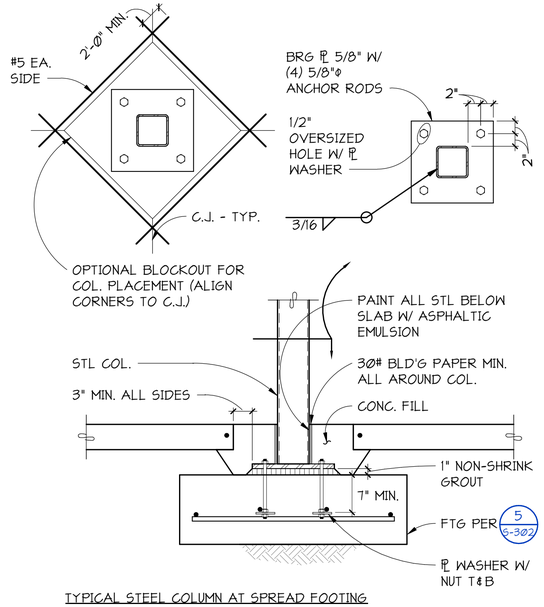


SECTION

NOTES:
1. CENTER ALL FOOTINGS ON COLUMN ABOVE EXCEPT AS SHOWN OTHERWISE.
2. FOOTINGS SHALL BEAR ON UNDISTURBED OR COMPACTED MATERIAL PER GENERAL NOTES. DESIGN BEARING PRESSURE IS 1500 POUNDS PER SQUARE FOOT.

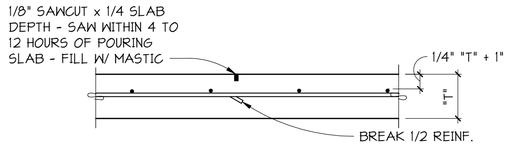
TYPICAL CONCRETE SPREAD FOOTING

5 S-302 SECTION
NO SCALE

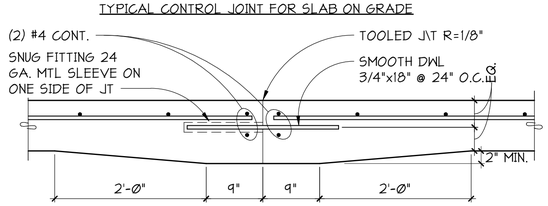


TYPICAL STEEL COLUMN AT SPREAD FOOTING

6 S-302 SECTION
NO SCALE

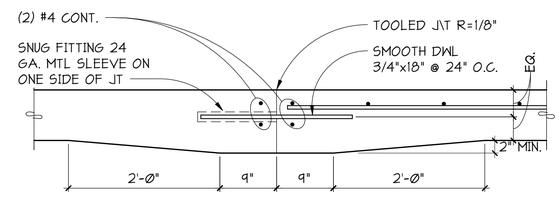


TYPICAL CONTROL JOINT FOR SLAB ON GRADE



TYPICAL CONSTRUCTION JOINT FOR SLAB ON GRADE

7 S-302 SECTION
1" = 1'-0"



CONSTRUCTION JOINT FOR REINFORCED SLAB ON GRADE TO FIBER REINFORCED SLAB ON GRADE

8 S-302 SECTION
1" = 1'-0"

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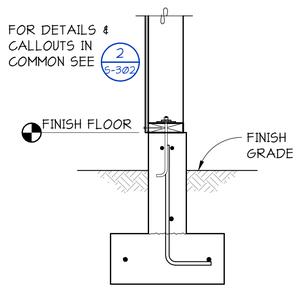

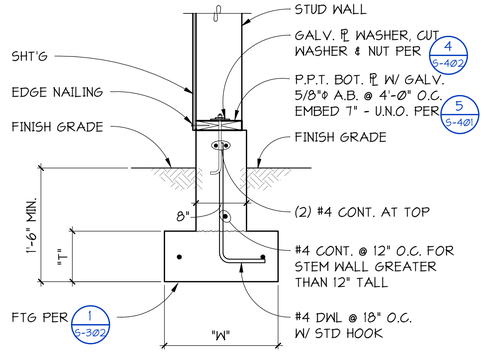

TYPICAL FOUNDATION AT EXTERIOR STUD WALL

1 S-303 SECTION
1" = 1'-0"

2 S-303 SECTION
1" = 1'-0"

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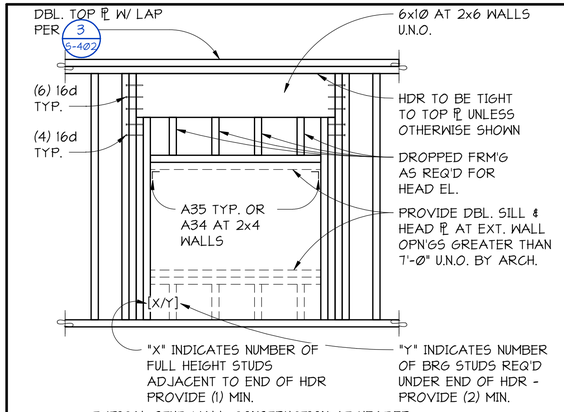
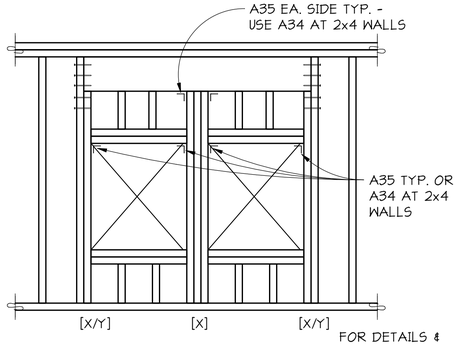


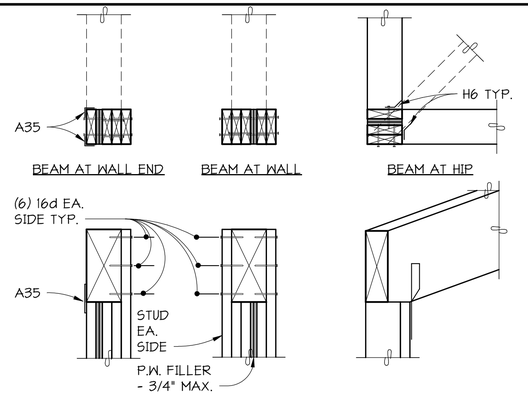
TYPICAL STUD WALL CONSTRUCTION AT HEADER

1 S-401 SECTION
NO SCALE



TYPICAL STUD WALL CONSTRUCTION AT HEADER WITH INTERMEDIATE MULLION

2 S-401 SECTION
NO SCALE



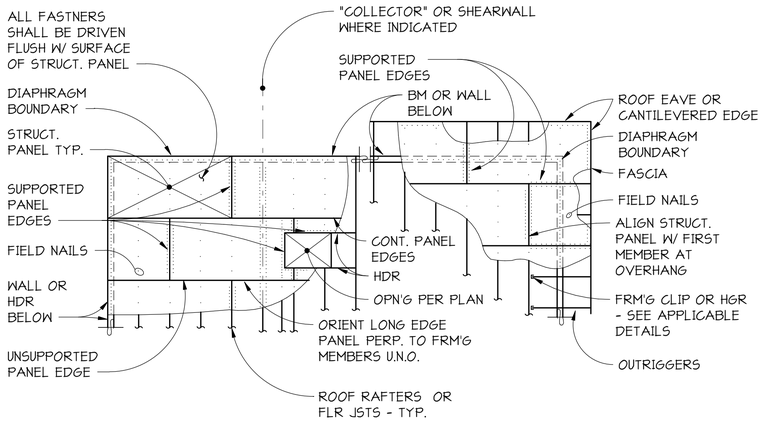
TYPICAL BUILT-UP COLUMN AT BEAM PERPENDICULAR TO WALL

3 S-401 DETAIL
NO SCALE

DIAPHRAGM NAILING SCHEDULE			
DIAPHRAGM TYPE	LOCATION	NAILS	SPACING
ATTIC DIAPHRAGM 23/32" TONGUE AND GROOVE SHEATHING UNBLOCKED UNLESS NOTED OTHERWISE	DIAPHRAGM BOUNDARY	8d	6" O.C.
	FIELD NAILS	8d	10" O.C.
	SUPPORTED PANEL EDGES	8d	6" O.C.
ROOF DIAPHRAGM 19/32" SHEATHING UNBLOCKED UNLESS NOTED OTHERWISE	DIAPHRAGM BOUNDARY	8d	6" O.C.
	FIELD NAILS	8d	10" O.C.
	SUPPORTED PANEL EDGES	8d	6" O.C.

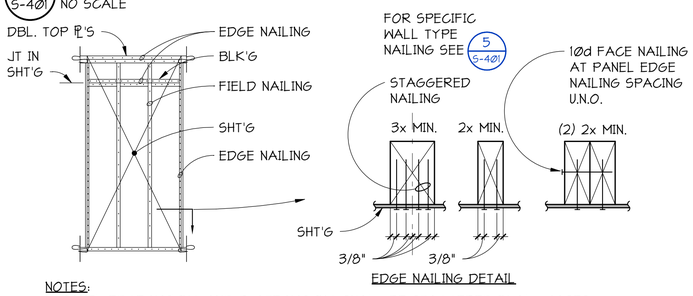
NOTES:

1. PROVIDE (2) ROWS OF SPECIFIED DIAPHRAGM BOUNDARY NAILING OVER INTERIOR SHEAR WALLS AND THE FULL LENGTH OF "COLLECTORS" WHERE INDICATED.
2. AT BLOCKED DIAPHRAGMS PROVIDE 2x4 FLATWISE BLOCKING WITH "Z2" CLIPS AT EACH END AT ALL UNSUPPORTED PANEL EDGES. USE 2x4 STRUCTURAL COMPOSITE LUMBER FLATWISE BLOCKING IN LIEU OF SOLID SAWN WHERE NAILING SIZE OR SPACING EXCEEDS 10d @ 4" O.C.



TYPICAL DIAPHRAGM NAILING

4 S-401 SCHEDULE
NO SCALE



EDGE NAILING DETAIL

NOTES:

1. PANEL EDGE NAILING AND PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
2. SHEATHING JOINT SHALL OCCUR AT COMMON MEMBER UNLESS IT OCCURS AT A SPECIFIED DOUBLE MEMBER.
3. EDGE NAILING APPLIES TO AREAS INDICATED AND AT HOLDOWN ANCHORED STUDS.

TYPICAL SHEARWALL NAILING

6 S-401 SCHEDULE
NO SCALE

STUD WALL CONSTRUCTION SCHEDULE										
TABLE 1 - SHEAR WALL REQUIREMENTS										
MARK	WALL SHEATHING	SIDES WITH SHEATHING	SHEATHING NAILS NOTE 2	EDGE NAILING ON CENTER	EDGE FRAMING NOTE 5	FIELD NAILING ON CENTER	BOTTOM PLATE NOTE 6	BOTTOM PLATE NAILING	GALV. 5/8" ANCHOR BOLT SPACING (EMBED 7" MINIMUM)	RIM/BLOCKING CONNECTOR TO TOP PLATE BELOW
A	15/32"	(1)	8d	6"	2x	12"	2x	16d @ 8" O.C.	48"	A35 @ 24" O.C.
B	15/32"	(1)	8d	4"	3x	12"	2x	16d @ 6" O.C.	48"	A35 @ 18" O.C.
C	15/32"	(1)	8d	3"	3x	12"	2x	16d @ 6" O.C.	36"	A35 @ 12" O.C.

TABLE 2 - STUD REQUIREMENTS		
MARK	STUD SIZE AND SPACING	NUMBER STUDS REQUIRED AT MEMBER BEARING
1	2x6 @ 12" O.C.	(1)
2	2x6 @ 16" O.C.	(1)
3	2x8 @ 16" O.C.	(1)

FIRST CHARACTER INDICATES SPECIAL SHEAR WALL REQUIREMENTS PER TABLE 1

SECOND CHARACTER INDICATES SPECIAL STUD SPACING PER TABLE 2

NOTES:

1. xx INDICATES SPECIAL STRUCTURAL WALL MARK. ALL WALLS SHOWN ON STRUCTURAL DRAWINGS ARE 2x6 AT 16" ON CENTER UNLESS DESIGNATED SPECIAL. STUD LAYOUT SHALL MATCH FRAMING MEMBER LAYOUT ABOVE WHERE APPLICABLE. ALL EXTERIOR WALLS SHALL HAVE 15/32" WOOD SHEATHING AND BE NAILED WITH 8d AT 6" ON CENTER AT EDGES AND 12" ON CENTER IN FIELD UNLESS DESIGNATED SPECIAL.
2. ALL EXTERIOR WALLS AND ALL DESIGNATED SHEAR WALLS SHALL BE BLOCKED AT ALL SHEATHING EDGES. EDGE NAILING APPLIES TO ALL TOP AND BOTTOM PLATES, VERTICAL JOINTS, HORIZONTAL BLOCKED JOINTS, WALL CORNERS, AND HOLDOWN ANCHORED STUDS.
3. WHERE BEAMS OR HEADERS FRAME INTO WALLS AND A COLUMN IS NOT CALLED OUT, PROVIDE BUILT-UP COLUMNS PER 3/S-401 FOR BEAM PERPENDICULAR TO WALL.
4. [X/Y] INDICATES BUILT-UP STUD COLUMNS AT HEADERS IN WALLS - SEE 1/S-401 AND 2/S-401 FOR BEAM PARALLEL TO WALL.
5. PROVIDE 3x OR DOUBLE 2x MEMBERS FACE NAILED PER 6/S-401 AT ALL ABUTTING PANEL EDGES WHERE INDICATED.
6. 3x BOTTOM PLATE WHERE INDICATED.
7. WHERE SOLID SAWN STUD LENGTH CANNOT BE OBTAINED, STRUCTURAL COMPOSITE LUMBER STUDS MAY BE SUBSTITUTED. SOLID SAWN FRAMING MAY NOT BE SUBSTITUTED FOR SPECIFIED STRUCTURAL COMPOSITE LUMBER FRAMING.

5 S-401 SCHEDULE
NO SCALE

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REVISIONS

DATE
11.9.2023
BCRA NO.
22091
DRAWN BY: Author
REVIEWED BY:
SHEET TITLE
WOOD FRAMING DETAILS

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SHEET
S-401
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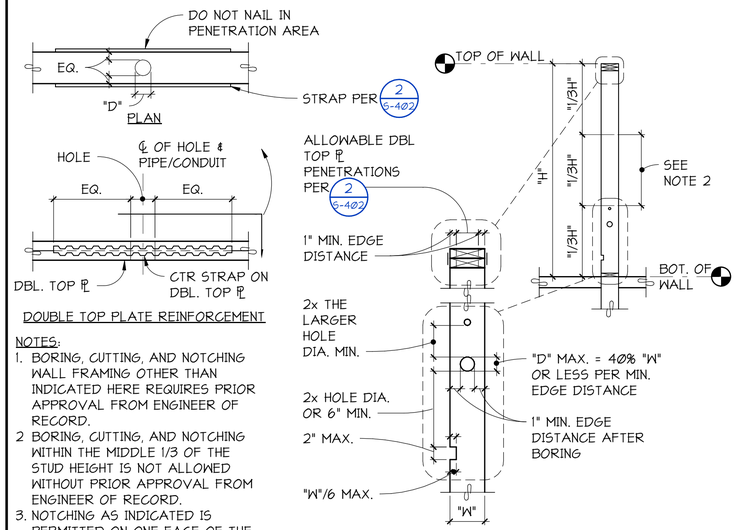


DOUBLE TOP PLATE REINFORCEMENT

NOTES:
1. BORING, CUTTING, AND NOTCHING WALL FRAMING OTHER THAN INDICATED HERE REQUIRES PRIOR APPROVAL FROM ENGINEER OF RECORD.
2. BORING, CUTTING, AND NOTCHING WITHIN THE MIDDLE 1/3 OF THE STUD HEIGHT IS NOT ALLOWED WITHOUT PRIOR APPROVAL FROM ENGINEER OF RECORD.
3. NOTCHING AS INDICATED IS PERMITTED ON ONE FACE OF THE WALL ALONE.
4. MAXIMUM BORED HOLE DIAMETER IN STUD "D" MAXIMUM. LIMITED TO 25%. "W" AT BUILT-UP STUDS, AND HOLDOWN ANCHORED STUDS.

ALLOWABLE LOAD BEARING/SHEARWALL STUD BORING, CUTTING, AND NOTCHING

1 S-402 DETAIL
NO SCALE

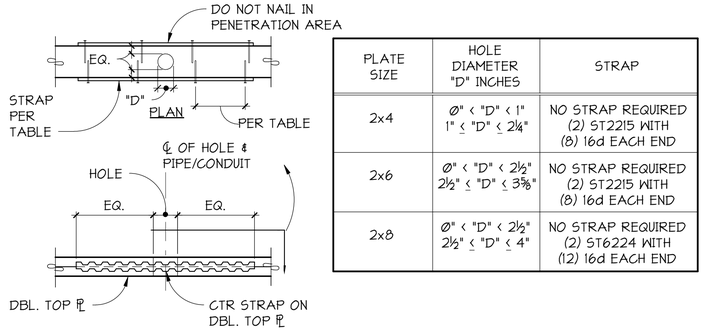
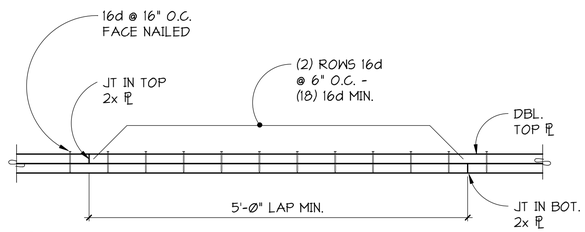


PLATE SIZE	HOLE DIAMETER "D" INCHES	STRAP
2x4	Ø" < "D" < 1" 1" ≤ "D" ≤ 2¼"	NO STRAP REQUIRED (2) ST2215 WITH (8) 16d EACH END
2x6	Ø" < "D" < 2½" 2½" ≤ "D" ≤ 3⅜"	NO STRAP REQUIRED (2) ST2215 WITH (8) 16d EACH END
2x8	Ø" < "D" < 2½" 2½" ≤ "D" ≤ 4"	NO STRAP REQUIRED (2) ST6224 WITH (12) 16d EACH END

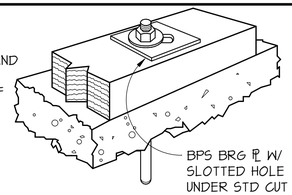
TYPICAL REINFORCING AT WALL DOUBLE TOP PLATE PENETRATIONS

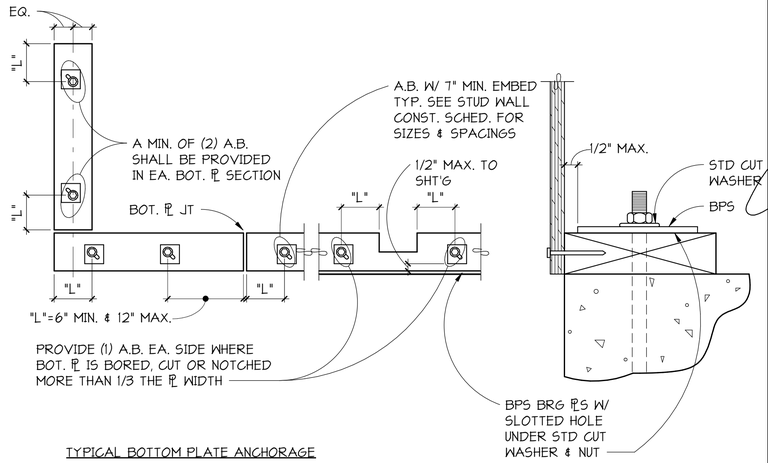
2 S-402 DETAIL
NO SCALE



3 S-402 SECTION
NO SCALE

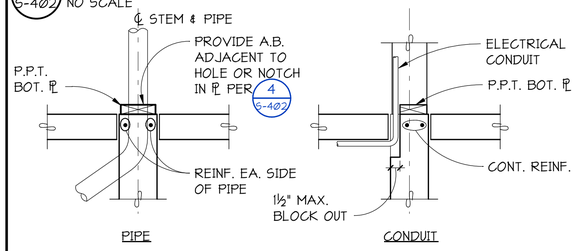
NOTES:
1. BOTTOM SILL PLATE SHALL BE PRESERVATIVE PRESSURE TREATED. SEE GENERAL NOTES FOR GALVANIZED REQUIREMENTS FOR CONNECTORS AND FASTENERS.
2. HOLES IN BOTTOM PLATE SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
3. HOLES, CUTS, AND NOTCHES IN 3x OR 4x PRESERVATIVE PRESSURE PLATES SHALL BE TREATED WITH A 9% SOLUTION OF COPPER NAPHTHENATE.
4. OVERSIZE WASHERS MAY BE USED IN LIEU OF BPS.
5. STAGGER ANCHOR BOLTS AT DOUBLE SHEATHED SHEAR WALLS.





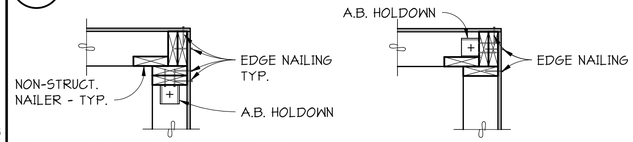
TYPICAL BOTTOM PLATE ANCHORAGE

4 S-402 DETAIL
NO SCALE



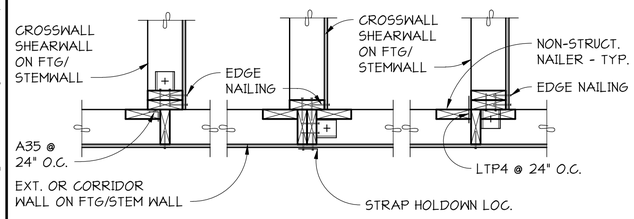
TYPICAL VERTICAL PENETRATIONS IN STEM WALL

5 S-402 DETAIL
NO SCALE



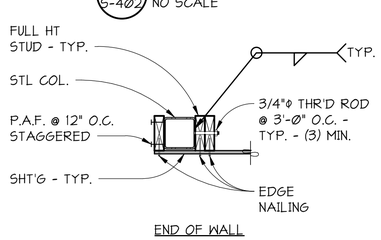
TYP. ANCHOR BOLT HOLDOWN AT CORNER

ALTERNATE HOLDOWN LOCATION AT CORNER

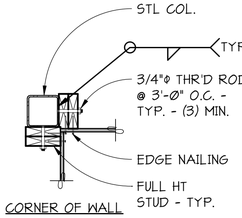


TYPICAL CROSSWALL HOLDOWN LOCATIONS

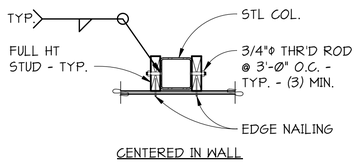
6 S-402 PLAN DETAIL
NO SCALE



END OF WALL



CORNER OF WALL



CENTERED IN WALL

TYPICAL STEEL COLUMN IN SHEAR WALL

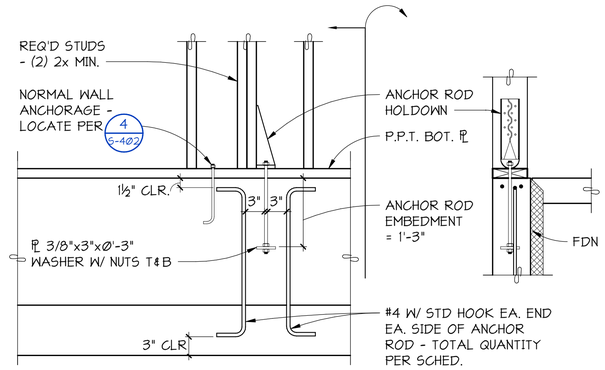
7 S-402 DETAIL
NO SCALE

HOLDOWN SCHEDULE

MARK	HOLDOWN[2]	FOUNDATION ANCHOR ROD TYPE [1] ANCHOR ROD [3] DIAMETER	REINFORCEMENT[4]	REQUIRED STUDS	REFERENCED DETAILS
◇2	HDU2	5/8"	(2) #4	(2) 2x	9/S-402
◇4	HDU4	5/8"	(2) #4	(2) 2x	9/S-402
◇5	HDU5	5/8"	(2) #4	(2) 2x	9/S-402
◇8	HDU8	7/8"	(2) #4	(3) 2x	9/S-402

NOTES:
1. ALL HOLDOWNS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. SEE DETAIL 6/S-402 FOR HOLDOWNS AT CROSS WALLS.
3. ALL-THREAD ROD ASTM A36 WITH 3"x3"x3/8" PLATE WITH DOUBLE NUTS AT FOUNDATION.
4. EMBEDMENT MAY REQUIRE STEPPING DOWN FOOTING PER 1/CF01 TO ACHIEVE REQUIRED EMBEDMENT.

8 S-402 SCHEDULE
1" = 1'-0"



TYPICAL FOUNDATION ANCHOR ROD HOLDOWN

9 S-402 DETAIL
1" = 1'-0"

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SHEET TITLE
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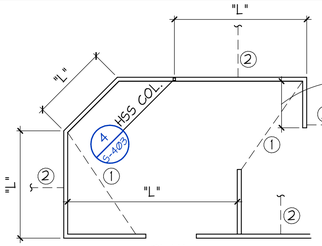
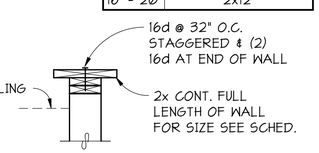


PLAN

"L"	2x CONTINUOUS MEMBER
< 8'	NONE REQUIRED
8' - 10'	2x6
10' - 13'	2x8
13' - 16'	2x10
16' - 20'	2x12

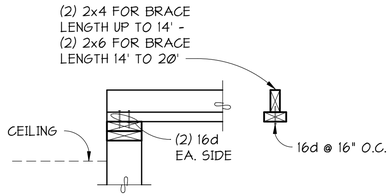


TOP OF WALL BRACE

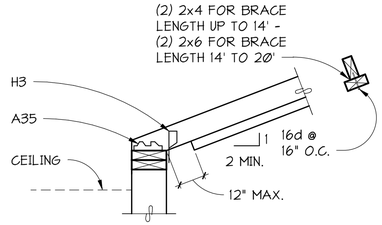
NOTES:
1. THIS PLAN IS AN EXAMPLE ONLY IT DOES NOT REPRESENT A SPECIFIC WALL.
2. "L" INDICATES UNBRACED LENGTH OF WALLS.
3. AT CONTRACTORS OPTION IN LIEU OF EXTRA TOP PLATE.

① INDICATES HORIZONTAL BRACE EXTENDING TO ADJACENT CORNER SEE 2/S-403.

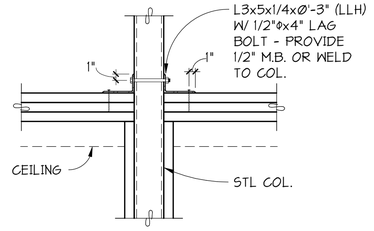
② INDICATES BRACE UP TO ROOF STRUCTURE SEE 3/S-403, 5/S-403, 8/S-403, 7/S-404, 8/S-404, AND 9/S-404.



NOTES:
1. MAXIMUM SPACING OF BRACES = 10'-Ø".
2. BRACES NOT REQUIRED WITHIN 8'-Ø" OF OTHER LATERAL WALL SUPPORT, CORNERS AND INTERSECTIONS.

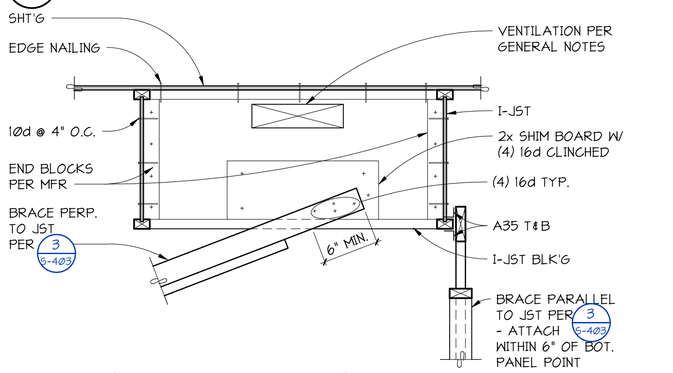


NOTES:
1. MAXIMUM SPACING OF BRACES = 10'-Ø".
2. BRACES NOT REQUIRED WITHIN 8'-Ø" OF OTHER LATERAL WALL SUPPORT, CORNERS AND INTERSECTIONS.



TYPICAL LATERAL SUPPORT FOR INTERIOR NON-BEARING WALLS NOT EXTENDING TO STRUCTURE

1 S-403 DETAIL
NO SCALE

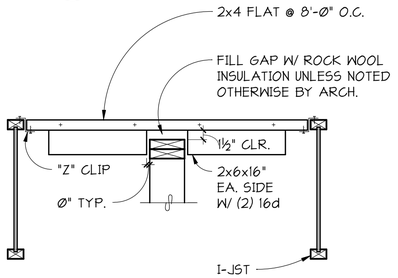


TYPICAL BRACE CONNECTION PERPENDICULAR TO I-JOISTS

5 S-403 SECTION
NO SCALE

TYPICAL TOP OF WALL BRACE (HORIZONTAL)

2 S-403 SECTION
NO SCALE

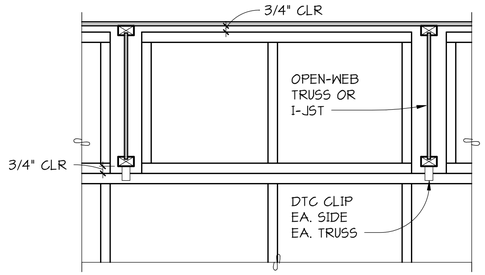


TYPICAL CONNECTION AT TOP OF NON-BEARING WALL EXTENDING TO ROOF STRUCTURE PARALLEL TO JOIST

6 S-403 SECTION
NO SCALE

TYPICAL TOP OF WALL BRACE UP TO STRUCTURE

3 S-403 SECTION
NO SCALE

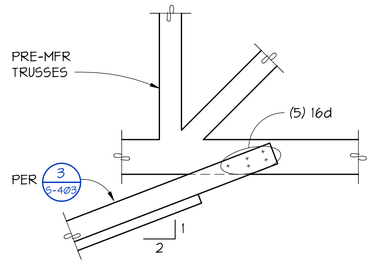


TYPICAL CONNECTION AT TOP OF NON-BEARING WALL EXTENDING TO ROOF STRUCTURE PERPENDICULAR TO JOISTS

7 S-403 SECTION
NO SCALE

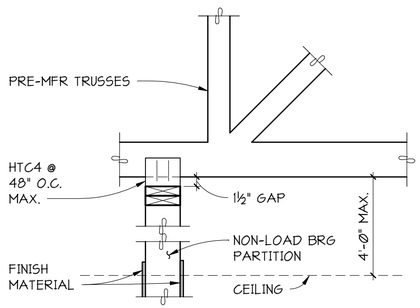
TYPICAL WALL BRACE AT HOLLOW STRUCTURAL STEEL COLUMN

4 S-403 SECTION
NO SCALE



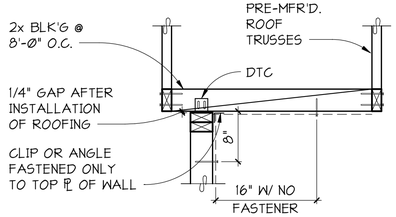
TYPICAL BRACE CONNECTION PARALLEL TO TRUSS

8 S-403 SECTION
NO SCALE

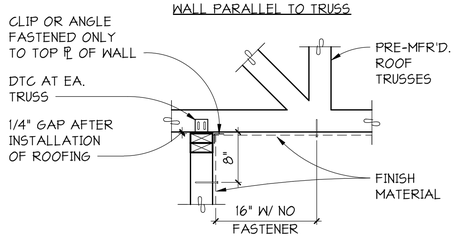


TYPICAL AT TRUSSES PERPENDICULAR TO WALL

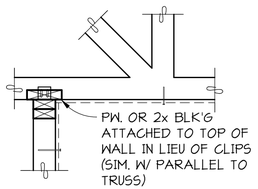
9 S-403 SECTION
NO SCALE



WALL PARALLEL TO TRUSS



WALL PERPENDICULAR TO TRUSS



BLOCKING OPTION

10 S-403 SECTION
NO SCALE

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PROJECT
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REVISIONS

DATE 11.9.2023
BCRA NO. 22091
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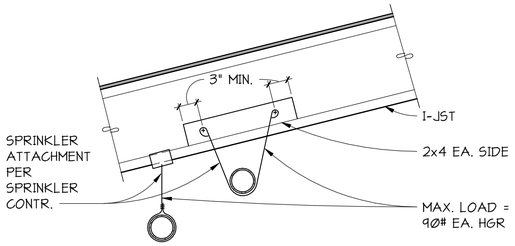
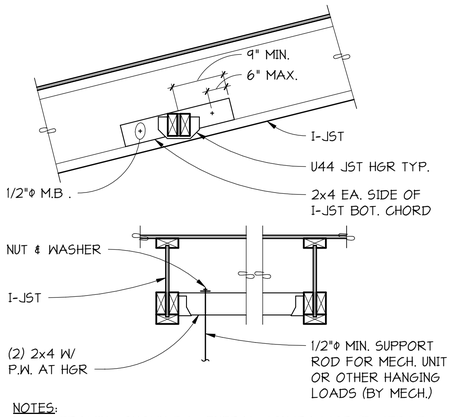


NOTES:
FOR LINES GREATER THAN 3"ϕ HANG FROM GLULAM BEAMS OR STUD WALL OR HANG PER OR SUPPORT OFF WALLS WHEN SPECIFICALLY APPROVED BY STRUCTURAL ENGINEER. (2 / S-404)

TYPICAL SPRINKLER LINE ATTACHMENT FOR LINES 3" OR SMALLER

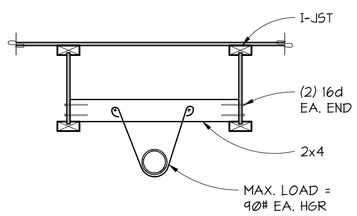
1 / S-404 SECTION
NO SCALE



NOTES:
1. ALL FRAMING SHOWN BY GENERAL CONTRACTOR (EXCEPT BY SPRINKLER CONTRACTOR IF USED FOR SPRINKLER LINES).
2. DO NOT CUT OR DRILL THROUGH JOIST.
3. MAXIMUM SUPPORT LOAD 500#.

TYPICAL DETAIL FOR HANGING LOADS FROM I-JOIST (ALL HEAT PUMPS OR FANS OVER 90#)

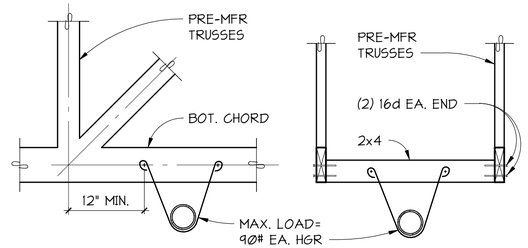
2 / S-404 SECTION
NO SCALE



NOTE:
FOR LINES GREATER THAN 3"ϕ HANG FROM GLULAM BEAMS OR STUD WALL OR HANG PER OR SUPPORT OFF WALLS WHEN SPECIFICALLY APPROVED BY STRUCTURAL ENGINEER. (2 / S-404)

TYPICAL SPRINKLER LINE ATTACHMENT FOR LINES 3"ϕ OR SMALLER

3 / S-404 SECTION
NO SCALE



NOTES:
FOR LINES GREATER THAN 3"ϕ, HANG FROM GLULAM BEAMS OR STUD WALL OR HANG PER DETAIL (2 / S-404) OR SUPPORT OFF WALLS WHEN SPECIFICALLY APPROVED BY STRUCTURAL ENGINEER.

TYPICAL SPRINKLER LINE ATTACHMENT FOR LINES 3"ϕ OR SMALLER

4 / S-404 SECTION
NO SCALE

NOTE:
FOR LINES GREATER THAN 3"ϕ HANG FROM GLULAM BEAMS OR STUD WALL OR HANG PER OR SUPPORT OFF WALLS WHEN SPECIFICALLY APPROVED BY STRUCTURAL ENGINEER.

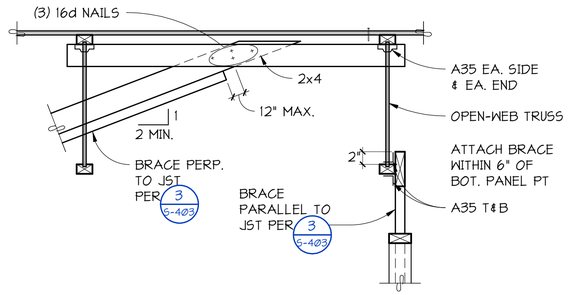
TYPICAL SPRINKLER LINE ATTACHMENT FOR LINES 3"ϕ OR SMALLER

5 / S-404 SECTION
NO SCALE

NOTES:
1. ALL FRAMING SHOWN BY GENERAL CONTRACTOR (EXCEPT BY SPRINKLER CONTRACTOR IF USED FOR SPRINKLER LINES.
2. DO NO CUT OR DRILL THROUGH JOIST.

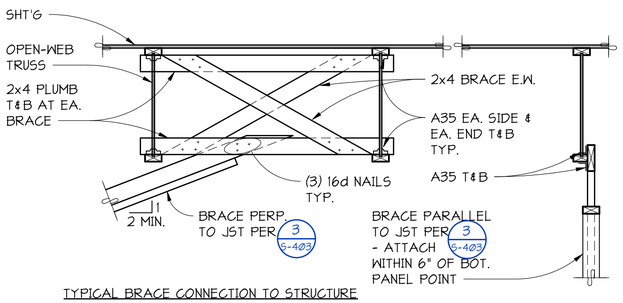
TYPICAL DETAIL FOR HANGING LOADS FROM OPEN-WEB TRUSSES (ALL HEAT PUMPS OR FANS OVER 90#)

6 / S-404 SECTION
NO SCALE



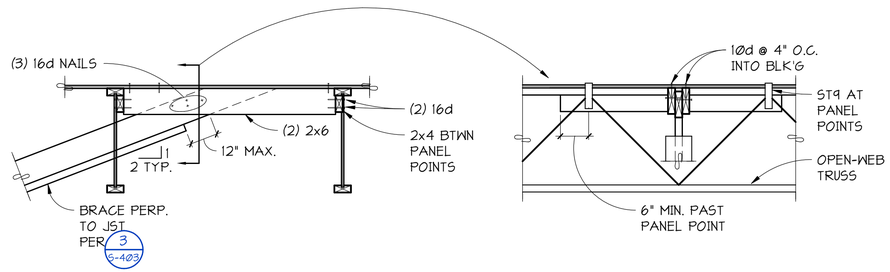
TYPICAL BRACE CONNECTION TO STRUCTURE

7 / S-404 SECTION
NO SCALE



TYPICAL BRACE CONNECTION TO STRUCTURE

8 / S-404 SECTION
NO SCALE



TYPICAL BRACE CONNECTION TO STRUCTURE

9 / S-404 SECTION
NO SCALE

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REVISIONS

DATE
11.9.2023

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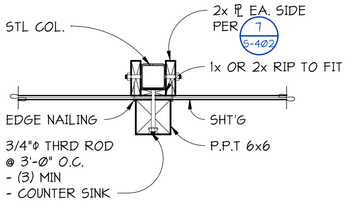

1 S-405 **SECTION**
1" = 1'-0"

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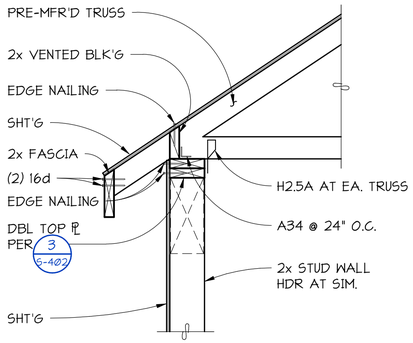
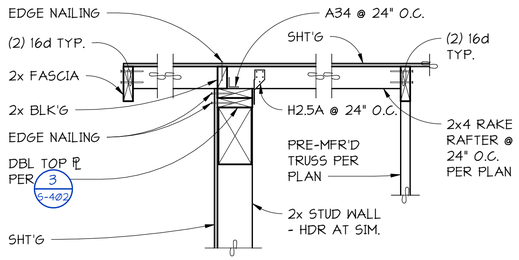


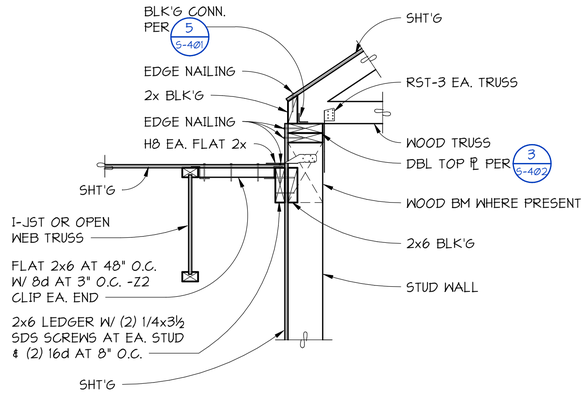
TYPICAL TRUSS BEARING AT STUD WALL

1 S-411 **SECTION** 1" = 1'-Ø"

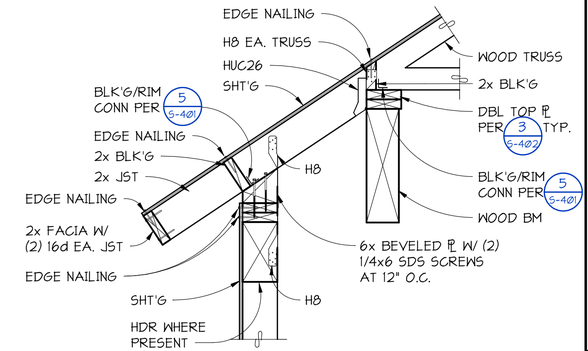


TYPICAL 2x RAKE AT STUD WALL/TRUSS

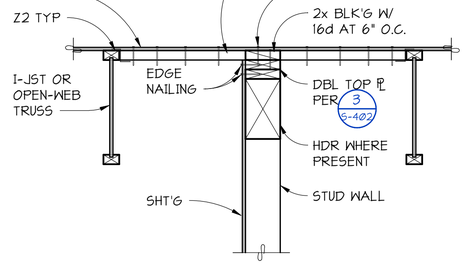
2 S-411 **SECTION** 1" = 1'-Ø"



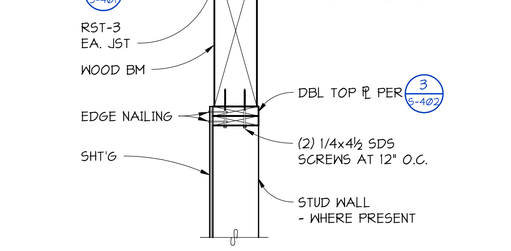
3 S-411 **SECTION** 1" = 1'-Ø"



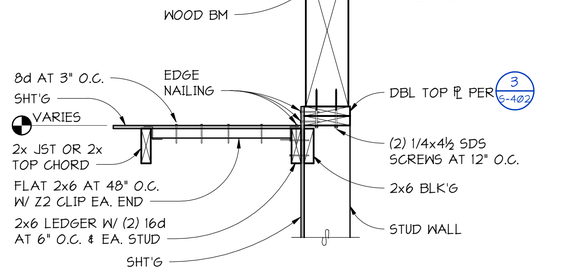
4 S-411 **SECTION** 1" = 1'-Ø"



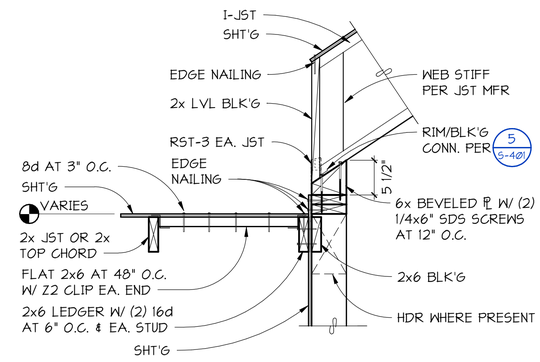
5 S-411 **SECTION** 1" = 1'-Ø"



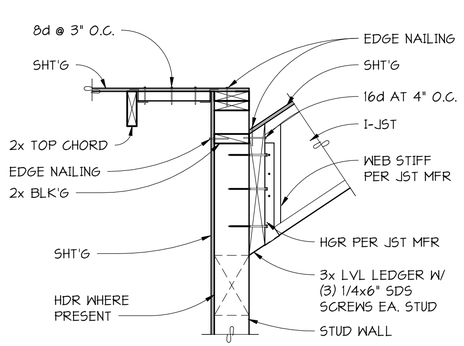
6 S-411 **SECTION** 1" = 1'-Ø"



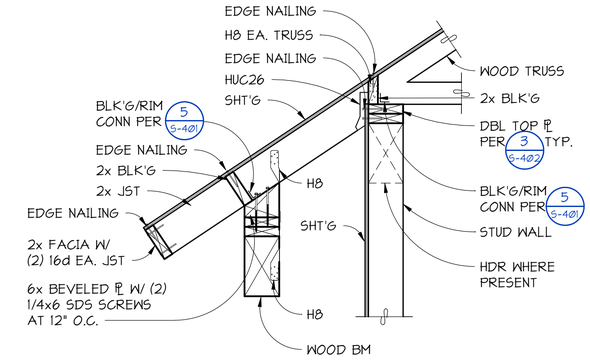
7 S-411 **SECTION** 1" = 1'-Ø"



8 S-411 **SECTION** 1" = 1'-Ø"



9 S-411 **SECTION** 1" = 1'-Ø"



10 S-411 **SECTION** 1" = 1'-Ø"

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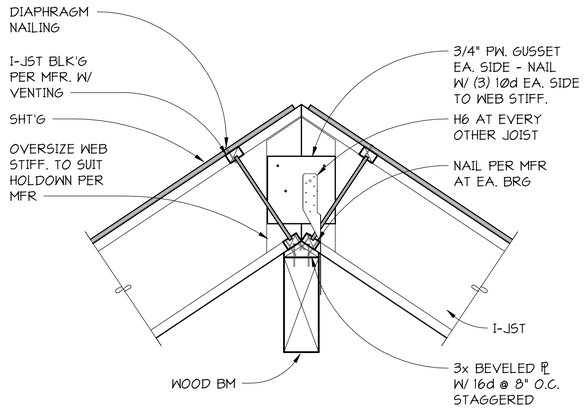
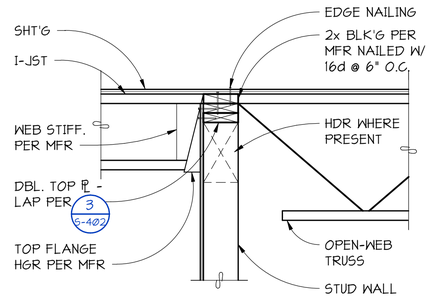


TYPICAL I-JOIST CONNECTION AT RIDGE BEAM

1 / S-412 SECTION
1" = 1'-0"



2 / S-412 SECTION
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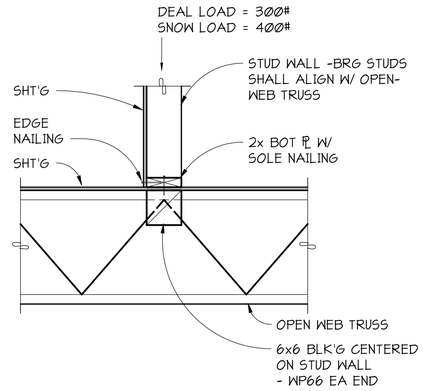

3 / S-412 SECTION
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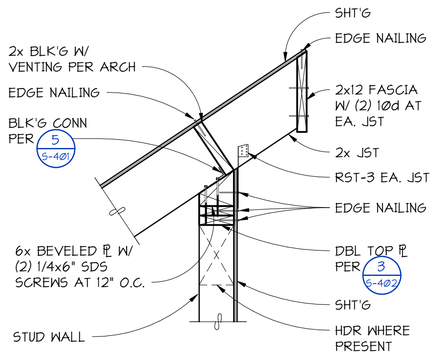

4 / S-412 SECTION
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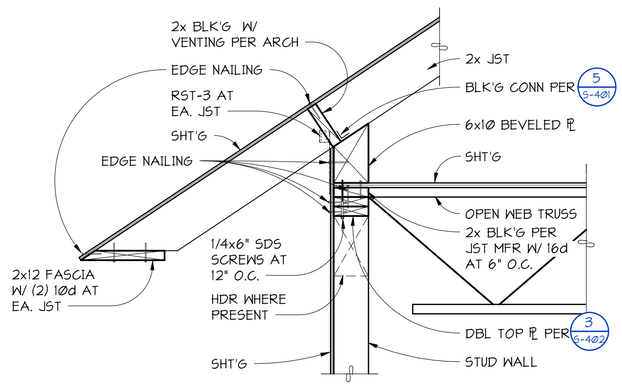

5 / S-412 SECTION
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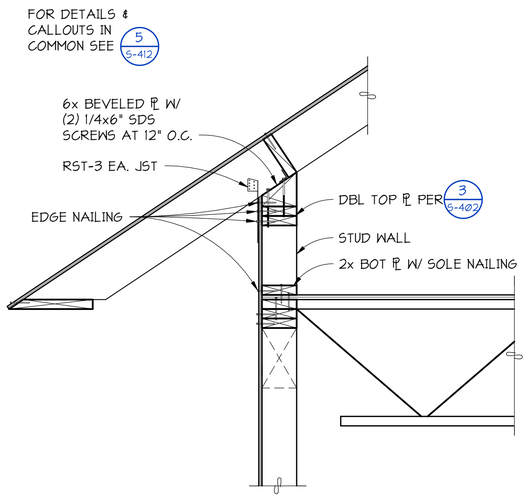

6 / S-412 SECTION
1" = 1'-0"

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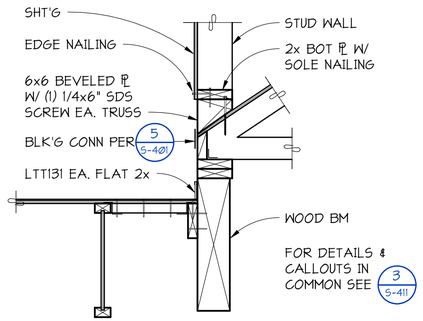
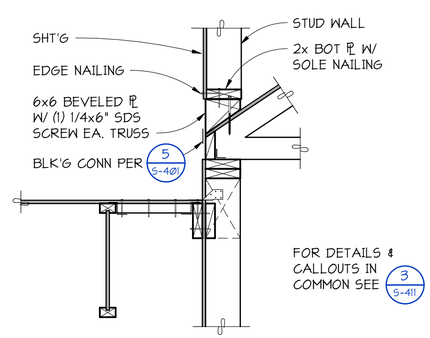


1 S-413 **SECTION** 1" = 1'-0"



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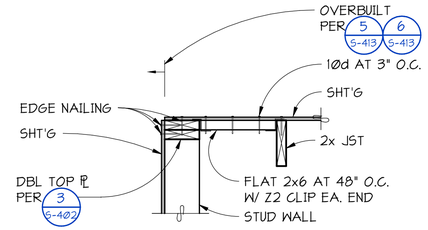

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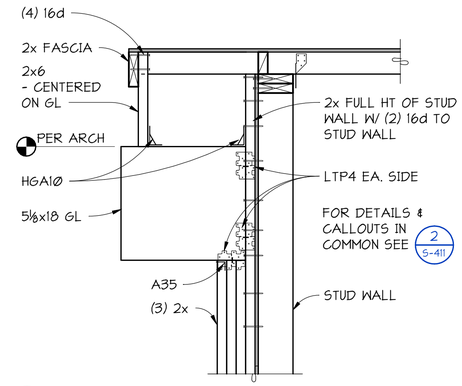

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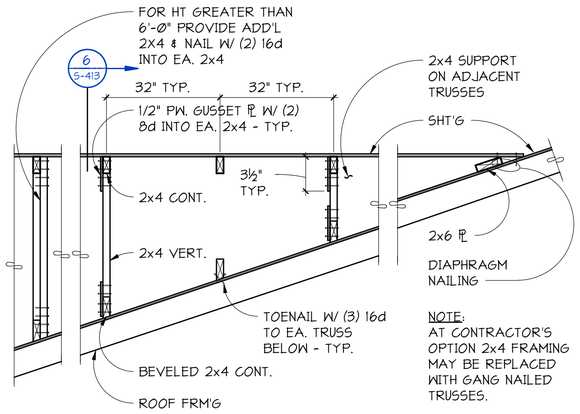
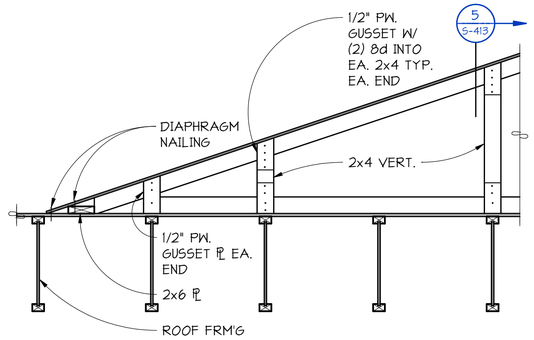
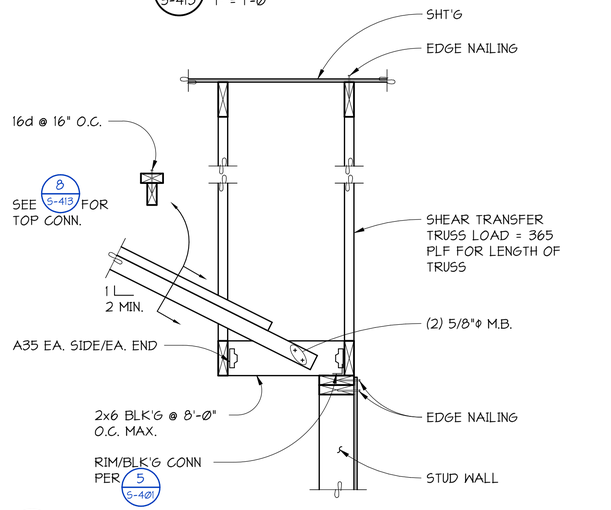


5 S-413 **SECTION** 3/4" = 1'-0"

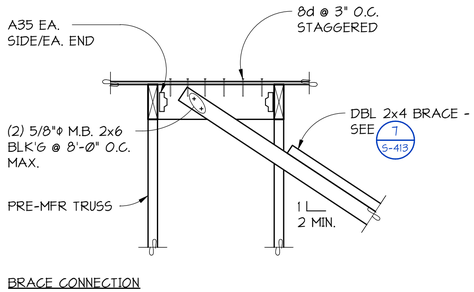


TYPICAL OVERLAY FRAMING

6 S-413 **SECTION** 3/4" = 1'-0"

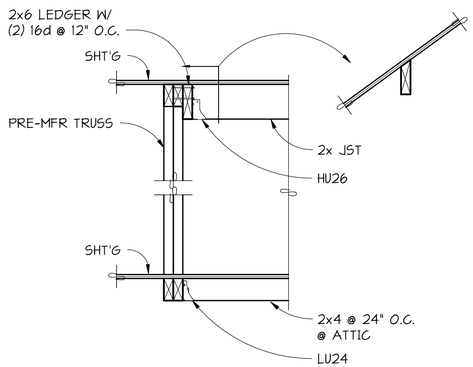


7 S-413 **SECTION** NO SCALE



BRACE CONNECTION

8 S-413 **SECTION** NO SCALE



9 S-413 **SECTION** 1" = 1'-0"

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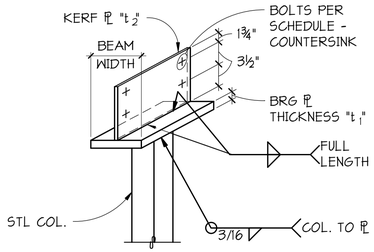
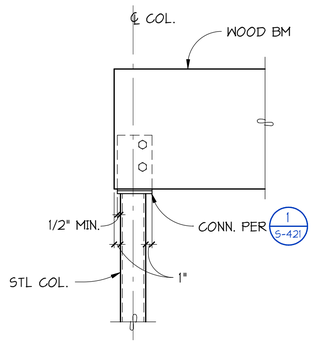


GLULAM BEAM WIDTH	BEARING PLATE "t1"	KERF PLATE "t2"	WELD	MINIMUM BOLT SIZE
5⅛	5/8"	3/8"	3/16"	3/4"
6¾	3/4"	3/8"	1/4"	3/4"

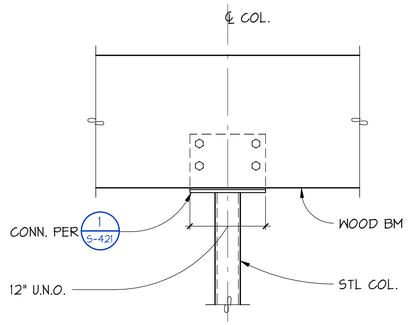
TYPICAL GLULAM BEAM COLUMN KERF CONNECTION

1 S-421 SECTION
1" = 1'-0"



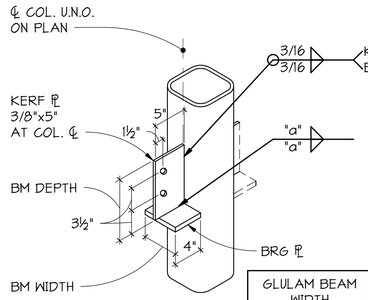
TYPICAL SINGLE GLULAM BEAM TO COLUMN CONNECTION

2 S-421 SECTION
NO SCALE



TYPICAL CONTINUOUS GLULAM BEAM OVER COLUMN CONNECTION

3 S-421 SECTION
NO SCALE



NOTES:
1. AT TOP OF COLUMN PROVIDE 3/16" END PLATE W/ PERIMETER WELD UNLESS OTHERWISE NOTED.
2. RECESS BOLT HEADS AND NUTS AS REQUIRED FOR FINISHES.
3. DAP GLULAM BEAM FOR FLUSH BEARING PLATE AT EXPOSED CONDITION.

GLULAM BEAM WIDTH	BEARING PLATE	KERF PLATE	WELD "a"	MINIMUM M.B. SIZE
5⅛ OR 6x	5/8"	3/8"	3/16"	3/4"

4 S-421 SECTION
NO SCALE

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DATE
11.9.2023

BCRA NO.
22091

DRAWN BY: Author

REVIEWED BY:

SHEET TITLE
GLULAM DETAILS

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SHEET
S-421

BUILDING PERMIT

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GENERAL LEGEND

SYMBOL	DESCRIPTION
-	NOTE CALLOUT
- / -	DETAIL CALLOUT - NUMBER ON TOP DENOTES DETAIL NUMBER - NUMBER ON BOTTOM DENOTES SHEET DETAIL IS SHOWN
- / -	MECHANICAL EQUIPMENT CALLOUT, SEE MECHANICAL PLANS FOR EXACT LOCATION AND REQUIREMENTS
- / -	SECTION CALLOUT
→	DIRECTION OF FLOW
10"Ø CD-1 100 CFM	DIFFUSER LABEL - NECK SIZE AND DIFFUSER TYPE - CUBIC FEET PER MINUTE

DUCTWORK LEGEND

SYMBOL	DESCRIPTION
16"x12"	SHEET METAL DUCT
16"x12"	HIDDEN SHEET METAL DUCT
	STANDARD BRANCH FOR SUPPLY AND RETURN
	ROUND ELBOW DOWN
	ROUND ELBOW UP
	RECTANGULAR TO ROUND TRANSITION
8"	FLEXIBLE DUCT
M	MOTORIZED DAMPER
	BALANCING DAMPER
	SUPPLY DIFFUSER: 2-WAY/3-WAY/4-WAY
	GRILLE: RETURN/EXHAUST
UP DN	SUPPLY AIR DUCT SECTION
UP DN	RETURN AIR DUCT SECTION
UP DN	EXHAUST AIR DUCT SECTION
	TURNING VANES (RECTANGULAR)

CONTROL LEGEND

SYMBOLS	DESCRIPTION
XX	DDC PHYSICAL POINT
XX	SENSOR
XX	SWITCH
COMM	COMMUNICATION GATEWAY CONNECTION TO DDC
ECM	ELECTRONICALLY COMMUTATED MOTOR
	DAMPER WITH ACTUATOR, OPPOSED BLADE
	DAMPER WITH ACTUATOR, PARALLEL BLADE
C / C	COOLING COIL
H / C	HEATING COIL
	AIR FILTER BANK
TS	AVERAGING AIR TEMPERATURE SENSOR
	FIELD CONTROL WIRING
	FIELD POWER WIRING

PIPING LEGEND

SYMBOL	DESCRIPTION
4" CHWR	NEW PIPING (SIZE-SERVICE)
	ELBOW FACING AWAY FROM VIEWER
	ELBOW FACING TOWARD VIEWER
	TEE FACING AWAY FROM VIEWER
	TEE FACING TOWARD VIEWER
	PIPE CAP
	TRANSITION, SYMMETRIC

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
(E)	EXISTING
AAV	AUTOMATIC AIR VENT
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
APD	AIR PRESSURE DROP
BDD	BACK DRAFT DAMPER
BFC	BELOW FINISHED CEILING
BHP	BREAK HORSEPOWER
BLDG	BUILDING
BTU	BRITISH THERMAL UNIT
CFM	CUBIC FEET PER MINUTE
CI	CAST IRON
CL	CENTER LINE
CP	CONDENSATE PUMP
CT	COOLING TOWER
CU	CONDENSING UNIT
CV	CONSTANT VOLUME BOX
DB	DRY BULB
DEG	DEGREES
DIA	DIAMETER
DL	DOOR LOUVER
DN	DOWN
DX	DIRECT EXPANSION
EA	EACH
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
EFF	EFFICIENCY
EL	ELEVATION
ESP	EXTERNAL STATIC PRESSURE
EWT	ENTERING WATER TEMPERATURE
FD	FIRE DAMPER
FG	FILTER GRILLE
FLA	FULL LOAD AMPS
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FSD	FIRE SMOKE DAMPER
FT	FEET OR FOOT
FX	FLEXIBLE CONNECTION
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HD	HEAD
HP	HEAT PUMP
HP	HORSEPOWER
HT	HEIGHT
HZ	HERTZ
ID	INSIDE DIAMETER
IN	INCHES
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LF	LINEAR FEET
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPS
MIN	MINIMUM
MOCP	MAXIMUM OVERLOAD CIRCUIT PROTECTION
NFA	NET FREE AREA
NIC	NOT IN CONTRACT
NPSHR	NET POSITIVE SUCTION HEAD REQUIRED
OA	OUTSIDE AIR
OAT	OUTSIDE AIR TEMPERATURE
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OD	OUTSIDE DIAMETER
PD	PRESSURE DROP
PERF	PERFORATED
PH	PHASE
PSIG	POUNDS PER SQUARE INCH GAUGE
PVC	POLYVINYL CHLORIDE
RA	RETURN AIR
RF	RETURN FAN
RLA	RATED LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SF	SUPPLY FAN
SPEC	SPECIFICATION
SS	STAINLESS STEEL
STD	STANDARD
TAD	TRANSFER AIR DUCT
TDH	TOTAL DYNAMIC HEAD
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
UC	UNDERCUT
V	VOLTS
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VFD	VARIABLE FREQUENCY DRIVE
VTR	VENT THRU ROOF
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WPD	WATER PRESSURE DROP
WT	WEIGHT
°F	DEGREES FAHRENHEIT

IN THE EVENT ABBREVIATIONS NOT MENTIONED HEREIN ARE USED, REFERENCE WILL BE MADE TO ANSI Y1.1, MILITARY STANDARD ABBREVIATIONS AND OTHER STANDARD INDUSTRY CONVENTIONS.

CONTROL ABBREVIATIONS

ABBREVIATION	DESCRIPTION
A	ALARM
AFMS	AIRFLOW MONITORING STATIONS
AI	ANALOG INPUT
AO	ANALOG OUTPUT
CS	CURRENT SWITCH
DI	DIGITAL INPUT
DO	DIGITAL OUTPUT
DP	DIFFERENTIAL PRESSURE
FM	FLOW METER
FS	FLOW SWITCH
HOA	HANDS-OFF-AUTO
KW	KILOWATTS
LA	LEVEL ALARM
MOD	MOTOR OPERATED DAMPER
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
PS	PRESSURE SWITCH
PT	PRESSURE TRANSMITTER
RH	RELATIVE HUMIDITY
S	STATUS
SC	SPEED CONTROL
SI	SPEED INDICATOR
SP	SETPOINT
SS	START/STOP
T	TEMPERATURE
TI	TEMPERATURE INDICATOR
VA	DAMPER/VALVE ACTUATOR
VP	VELOCITY PRESSURE
VSH	VIBRATION SWITCH
ZC	CLOSED END SWITCH
ZI	POSITION INDICATOR
ZO	OPEN END SWITCH

IN THE EVENT ABBREVIATIONS NOT MENTIONED HEREIN ARE USED, REFERENCE WILL BE MADE TO ANSI Y1.1, MILITARY STANDARD ABBREVIATIONS AND OTHER STANDARD INDUSTRY CONVENTIONS.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE 2018 EDITIONS OF THE WASHINGTON STATE CODE, UNIFORM PLUMBING CODE, AND OTHER APPLICABLE FEDERAL, STATE, OR LOCAL CODES AS ADOPTED AND ENFORCED BY THE LOCAL JURISDICTION. IN CASE THE PLANS SHOW MORE STRINGENT REQUIREMENTS, THE PLANS SHALL GOVERN THE DESIGN, YET NOTHING ON THE DESIGN DOCUMENTS SHALL BE INTERPRETED AS AUTHORITY TO VIOLATE CODE(S) OR REGULATION(S).
2. WHERE USED, THE TERM "PROVIDE" SHALL MEAN "FURNISH AND INSTALL".
3. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN ITEMS INDICATED ON DRAWINGS AND SPECIFICATIONS WITH CODE REQUIREMENTS, THE MORE STRINGENT STANDARD SHALL PREVAIL.
4. CARE SHALL BE EXERCISED TO MINIMIZE ANY INCONVENIENCE OR DISTURBANCE TO OTHER AREAS OF THE NEIGHBORHOOD. ISOLATE WORK AREAS TO KEEP DUST AND DIRT WITHIN THE CONSTRUCTION AREA.
5. NO PIPING, EQUIPMENT, ETC. SHALL BE REMOVED, DISCONNECTED OR SHUT DOWN WITHOUT PRIOR REVIEW WITH THE OWNER TO CONFIRM THAT AREAS TO REMAIN IN OPERATION WILL NOT BE AFFECTED. IF ANY AREAS NOT WITHIN THE SCOPE OF WORK ARE AFFECTED BY ANY SHUTDOWN, REMOVAL OR DISCONNECTION, SUFFICIENT ADVANCE NOTICE MUST BE GIVEN TO THE OWNER INDICATING WHICH AREAS WILL BE AFFECTED, WHEN THE PROPOSED SHUTDOWN WILL OCCUR, AND FOR HOW LONG A PERIOD OF TIME.
6. THE ARRANGEMENT OF EQUIPMENT AND PIPING SHOWN ON THE DRAWINGS IS BASED UPON INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF DESIGN AND IS NOT INTENDED TO SHOW EXACT DIMENSIONS. THIS CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE MAKING FIELD MEASUREMENTS AND SHOP DRAWINGS NECESSARY FOR FABRICATION OR ERECTION OF HVAC SYSTEMS. MAKE ALLOWANCE FOR BEAMS, PIPES AND OTHER OBSTRUCTIONS IN BUILDING CONSTRUCTION. CHECK DRAWINGS SHOWING WORK OF OTHER TRADES AND CONSULT WITH THE OWNER'S REPRESENTATIVE IN THE EVENT OF POTENTIAL INTERFERENCE. SHOP DRAWINGS SHALL BE MINIMUM 1/4"=1'-0" SCALE, INDICATING FITTINGS, SIZES, WELDS AND CONFIGURATIONS AND SUBMITTED TO ENGINEER FOR REVIEW.
7. THIS CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION, PURCHASE AND/OR INSTALLATION OF ALL WORK.
8. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
9. THIS CONTRACTOR SHALL NOT BORE, NOTCH, CUT, OR PENETRATE INTO A STRUCTURAL MEMBER WITHOUT WRITTEN APPROVAL FROM A DESIGNATED STRUCTURAL ENGINEER AND THE OWNER.
10. INSTALL MANUAL VOLUME DAMPERS WITHIN DUCT BRANCHES TO BALANCE AIRFLOW CFM. ON INSULATED DUCTS, MOUNT DAMPER REGULATOR ON 2" STAND-OFF BRACKET TO CLEAR INSULATION.
11. COORDINATE ACCESS TO EQUIPMENT WITH WORK OF OTHER TRADES. PROVIDE DUCT ACCESS DOORS AND CEILING ACCESS DOORS TO ALLOW ACCESS FOR FILTER CHANGEOUT, CONTROLS ACCESS AND ACCESS TO SERVICE/REMOVE COMPONENTS INCLUDING, BUT NOT LIMITED TO, FANS, PULLEYS, SHEAVES, BELTS, ETC.

DUCTWORK NOTES

1. ALL DUCTWORK SHALL BE CONSTRUCTED PER 2018 WSEC & SMACNA. DUCTWORK SHALL BE FULLY SEALED 2"W.G. LOW PRESSURE CLASS DUCTWORK PER SMACNA.
2. BUILDING IS IN A 4C CLIMATE ZONE.
3. INSULATION IS NOT REQUIRED FOR THE FOLLOWING (2018 WSEC TABLE C403.10.1.2 AND TABLE C403.10.2):
   A. DOAS SUPPLY AIR DUCTWORK
   B. DOAS RETURN AIR DUCTWORK
   C. AIR HANDER RETURN AIR DUCTWORK
   D. DUCTED FAN COIL RETURN AIR DUCTWORK
   E. EXPOSED DUCTWORK DIRECTLY SERVING THAT SAME SPACE
   a. E.G., SUPPLY AND OSA DUCTWORK INSIDE COURT OPEN CEILING AREA
   F. AIR WITH TEMPERATURES ABOVE 55DEGF AND BELOW 105DEGF.
4. INSULATION IS REQUIRED FOR (2018 WSEC TABLE C403.10.1.2 AND TABLE C403.10.2):
   A. DUCTED FAN COIL UNIT SUPPLY AIR DUCTWORK
5. WHERE DUCT LINER IS PROVIDED, THE INDICATED DUCT SIZE INDICATES THE REQUIRED OPEN AREA SHEETMETAL SIZE (I.E., A DUCT SHOWN WITH 1" INTERNAL SOUND LINER AND LABELED 12"X12' IS CONSTRUCTED AS A 14"X14" SHEETMETAL DUCT WITH 1" INTERNAL SOUND LINER).
6. EXPOSED DUCTWORK, FLEXIBLE DUCTS, AND TERMINAL UNITS SHALL BE PAINTED PER THE ARCHITECTURAL SPECIFICATIONS.
7. SEISMIC REQUIREMENTS: SEISMIC RESTRAINS SHALL BE PROVIDED PER ASCE 7-16, WITH AN IMPORTANCE FACTOR 1.0. SEISMICALLY BRACE DUCTWORK AND PIPING PER SMACNA.

MECHANICAL PIPING NOTES

1. PROVIDE MIN. 1" THICK INSULATION (WITH VAPOR BARRIER) ON ALL REFRIGERANT PIPING. PROVIDE LABELING. PROTECT INSULATION SUBJECT TO DAMAGE. SUPPORT PER MSS SP-58 GUIDELINES AND MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE FIRE STOPPING AROUND PENETRATIONS IN RATED ASSEMBLIES.

CONSTRUCTION NOTES

1. TEST AND BALANCE: ALL AIR DISTRIBUTION SYSTEMS.
2. HVAC SYSTEMS REQUIRE COMISSIONING PER 2018 WSEC C408.1 AND PER SPECIFICATION 23 08 00.
3. BUILDING OPERATIONS PERSONNEL SHALL BE PROVIDED WITH TRAINING OF SYSTEMS PER 2018 WSEC C103.6. FUNCTIONAL PERFORMANCE TESTING IS REQUIRED FOR ALL MECHANICAL SYSTEMS.
4. CLOSEOUT DOCUMENTS SHALL BE PROVIDED PER 2018 SEC SECTION C103.6.

SHEET INDEX

SHEET	DESCRIPTION
M-001	GENERAL NOTES, LEGEND ABBREVIATIONS AND SHEET INDEX
M-002	SCHEDULES
M-003	SCHEDULES
M-004	SCHEDULES
M-201	FIRST FLOOR MECHANICAL PLAN
M-202	MECHANICAL ATTIC PLAN
M-203	MECHANICAL ROOF PLAN
M-211	FIRST FLOOR PIPING PLAN
M-212	ROOF PIPING PLAN
M-221	FIRST FLOOR CONDENSATE PIPING PLAN
M-222	MECHANICAL ATTIC CONDENSATE PIPING PLAN
M-501	MECHANICAL CONTROL DIAGRAMS
M-502	MECHANICAL CONTROL DIAGRAMS
M-503	REFRIGERANT PIPING DIAGRAM
M-601	DETAILS
M-602	DETAILS

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DATE
11.09.2023

BCRA NO.
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DRAWN BY: -

REVIEWED BY:

SHEET TITLE
GENERAL NOTES, LEGEND ABBREVIATIONS AND SHEET INDEX

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SHEET
M-001

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VARIABLE REFRIGERANT FLOW (VRF) OUTDOOR UNIT SCHEDULE

MARK	LOCATION	REFRIG TYPE	COOLING CAPACITY (MBH)	HEATING CAPACITY (MBH)	EER [1]	IEER [1]	COP [1]	REF CONNECTION SIZE		ELECTRICAL					MANUFACTURER & MODEL NUMBER	EQUIP WEIGHT (LBS)
								SUCT SIZE (IN)	LIQ SIZE (IN)	VOLTAGE / PHASE	MCA MODULE 1 (AMPS)	MCA MODULE 2 (AMPS)	MOP MODULE 1 (AMPS)	MOP MODULE 2 (AMPS)		
ODU-1	ROOF	R-410A	330	286	11.9/11.9	23.5/23.5	3.8/3.8	1-1/8	1/2	208/ 3	47.8	47.8	50.0	50.0	DAIKIN REYQ288AATJA	850/850

NOTES:
[1] EER, IEER, AND COP CALCULATED PER AHRI 1230 CONDITIONS.2018 WSEC MINIMUM VALUES: 9.3 EER, 12.5 IEER, 3.2 COP.
[2] UNIT IS COMPOSED OF 2 MODULES

VRF FAN COIL UNIT SCHEDULE

MARK [1]	ASSOCIATED HEAT PUMP	UNIT SERVES	LOCATION	TYPE	FAN					COOLING [2]				HEATING [2]		CONNECTION SIZES			NOTES	DIMENSIONS WXHXD	EQUIP WEIGHT (LBS)	MANUFACTURER AND MODEL NUMBER
					SA (CFM)	ELECTRICAL				CAPACITY (MBH)		EAT (%dF)	EAT (%dF)	CAPACITY (MBH)	EAT (%dF)	SUCT SIZE (IN.)	LIQ SIZE (IN.)	DRAIN SIZE (IN.)		(INXINXIN)		(DAIKIN)
						MOP	MCA	V	PH	TOTAL	SENS.	DB	WB									
FCU- 1	ODU-1	1 PRESCHOOL 031	1 PRESCHOOL 031	[4]	511	15	0.6	208	1	18086	12,679	80	67	19095	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	45	FXZQ18TBVJU
FCU- 2	ODU-1	1 PRESCHOOL 031	1 PRESCHOOL 031	[4]	511	15	0.6	208	1	18086	12,679	80	67	19095	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	45	FXZQ18TBVJU
FCU- 3	ODU-1	2 PRESCHOOL 027	2 PRESCHOOL 027	[4]	511	15	0.6	208	1	18086	12,679	80	67	19095	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	45	FXZQ18TBVJU
FCU- 4	ODU-1	2 PRESCHOOL 027	2 PRESCHOOL 027	[4]	511	15	0.6	208	1	18086	12,679	80	67	19095	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	45	FXZQ18TBVJU
FCU- 5	ODU-1	3 PRESCHOOL 024	3 PRESCHOOL 024	[4]	511	15	0.6	208	1	18086	12,679	80	67	19095	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	45	FXZQ18TBVJU
FCU- 6	ODU-1	3 PRESCHOOL 024	3 PRESCHOOL 024	[4]	511	15	0.6	208	1	18086	12,679	80	67	19095	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	45	FXZQ18TBVJU
FCU- 7	ODU-1	4 HALLWAY 026	4 HALLWAY 026	[3]	405	15	0.4	208	1	15015	10,672	80	67	16706	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	40	FXZQ15TBVJU
FCU- 8	ODU-1	4 HALLWAY 026	4 HALLWAY 026	[4]	405	15	0.4	208	1	15015	10,672	80	67	16706	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	40	FXZQ15TBVJU
FCU- 9	ODU-1	4 HALLWAY 026	4 HALLWAY 026	[4]	405	15	0.4	208	1	15015	10,672	80	67	16706	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	40	FXZQ15TBVJU
FCU- 10	ODU-1	4 HALLWAY 026	4 HALLWAY 026	[4]	405	15	0.4	208	1	15015	10,672	80	67	16706	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	40	FXZQ15TBVJU
FCU- 11	ODU-1	5 ART / MULTIPURPOSE 023	5 ART / MULTIPURPOSE 023	[4]	795	15	0.6	208	1	17983	13,356	80	67	19277	72	1/2	1/4	25/32	[1][2]	37.4 x 7.8 x 37.4	60	FXUQ18PAVJU
FCU- 12	ODU-1	6 STAFF BREAK ROOM 021	6 STAFF BREAK ROOM 021	[4]	353	15	0.4	208	1	11944	7,696	80	67	12957	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	40	FXZQ12TBVJU
FCU- 13	ODU-1	8 TODDLER 022	8 TODDLER 022	[4]	511	15	0.6	208	1	18086	12,679	80	67	19095	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	45	FXZQ18TBVJU
FCU- 14	ODU-1	9 TODDLER 017	9 TODDLER 017	[4]	511	15	0.6	208	1	18086	12,679	80	67	19095	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	45	FXZQ18TBVJU
FCU- 15	ODU-1	11 KITCHEN 014	11 KITCHEN 014	[3]	1,095	15	1.4	208	1	35966	25,385	80	67	38452	72	1/2	1/4	25/32	[1][2]	37.4 x 7.8 x 37.4	60	FXUQ36PAVJU
FCU- 16	ODU-1	12 DINING 013	12 DINING 013	[4]	307	15	0.3	208	1	7508	5,334	80	67	8185	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	40	FXZQ07TBVJU
FCU- 17	ODU-1	13 ISOLATION ROOM 005	13 ISOLATION ROOM 005	[4]	317	15	0.3	208	1	9555	6,349	80	67	10228	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	40	FXZQ09TBVJU
FCU- 18	ODU-1	14 OFFICE 004	14 OFFICE 004	[4]	300	15	0.3	208	1	5802	4,651	80	67	6479	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	40	FXZQ05TBVJU
FCU- 19	ODU-1	15 RECEPTION 002	15 RECEPTION 002	[4]	1,095	15	1.4	208	1	29960	21,568	80	67	32652	72	1/2	1/4	25/32	[1][2]	37.4 x 7.8 x 37.4	60	FXUQ30PAVJU
FCU- 20	ODU-1	15 RECEPTION 002	15 RECEPTION 002	[3]	1,095	15	1.4	208	1	29960	21,568	80	67	32652	72	1/2	1/4	25/32	[1][2]	37.4 x 7.8 x 37.4	60	FXUQ30PAVJU
FCU- 21	ODU-1	16 INFANT 008	16 INFANT 008	[3]	307	15	0.3	208	1	7508	5,334	80	67	8185	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	40	FXZQ07TBVJU
FCU- 22	ODU-1	16 INFANT 008	16 INFANT 008	[4]	307	15	0.3	208	1	7508	5,334	80	67	8185	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	40	FXZQ07TBVJU
FCU- 23	ODU-1	16A MOTHER ROOM 006	16A MOTHER ROOM 006	[4]	300	15	0.3	208	1	5802	4,651	80	67	6479	72	1/2	1/4	25/32	[1][2]	22.6 x 10.2 x 22.6	40	FXZQ05TBVJU

NOTES:
[1] MARK IS FCU-(NUMBER).
[2] COOLING AND HEATING CAPACITIES LISTED ARE MINIMUM CAPACITIES REQUIRED NOT RATED EQUIPMENT CAPACITIES
[3] 4 WAY BLOW CEILING- SUSPENDED.
[4] 4-WAY CASSETTE TYPE WITH GRILLE AND INTEGRAL WASHABLE FILTER AND CONDENSATE LIFT PUMP

ELECTRIC UNIT HEATER

MARK	UNIT SERVES /LOCATION	ELECTRICAL		MANUFACTURER & MODEL	APPROX WEIGHT (LBS)	NOTES
		VOLT/PH	WATTS			
EUH-1	VESTIBULE 001	208/1	1500	KING PAW2022	10	[1][2]
EUH-2	RESTROOM 032	208/1	500	KING PAW2022	10	[2][3]

NOTES: [1] PROVIDE WITH INTEGRAL THERMOSTAT. SET THERMOSTAT TO 60°F.
[2] RECESS MOUNT HEATER 12" ABOVE THE FINISHED FLOOR.
[3] PROVIDE WITH INTEGRAL THERMOSTAT. SET THERMOSTAT TO 70°F.

BRANCH CONTROLLER SCHEDULE

MARK	LOCATION (ZONE)	SYSTEM SERVE	NUMBER OF BRANCHES	ELECTRICAL				NOTES	MANUFACTURER AND MODEL NUMBER	WEIGHT (LBS.)
				VOLTS	PH	MCA	MOP			
BC-1	SEE PLANS	ODU-1	8	208	3	0.8	15	[1]	BSF8Q54TVJ	90
BC-2	SEE PLANS	ODU-1	10	208	3	1	15	[1]	BS10Q54TVJ	110

NOTES:
[1] PROVIDE WITH R-410A REFRIGERANT ONLY

SPLIT-SYSTEM AIR-CONDITIONER AND HEAT PUMP UNIT SCHEDULE

MARK	AREA SERVES	LOCATION	MANUFACTURER & MODEL NUMBER	REFRIGERANT TYPE	INDOOR FAN			COOLING		ELECTRICAL OUTDOOR UNIT			DIMENSIONS INDOOR / OUTDOOR (IN X IN X IN)	WEIGHT INDOOR / OUTDOOR (LBS)	NOTES
					FLOW (CFM)	MOTOR (W)	VOLTAGE/ PHASE	TOTAL CAPACITY (BTU)	SEER	MCA (AMPS)	MOP (AMPS)	VOLTAGE/ PHASE			
ICU-1 / OCU-1	ELECTRICAL 012	ELECTRICAL 012 / ROOF	DAIKIN FTK18BXVJU / DAIKIN RK18BXVJU	R410A	605	39	208/1	18000	20	13.55	20	208/1	12X40X12 / 28/37/14	31 / 95	1,2,3,4,5

NOTES:
1. PROVIDE SECTION WITH SINGLE-POINT POWER CONNECTION. CC TO INSTALL CONTROL WIRING BETWEEN UNITS.
2. PROVIDE WITH R-410A REFRIGERANT ONLY.
3. EC TO PROVIDE POWER WIRING FROM THE ASSOCIATED OUTDOOR UNIT.
4. MANUFACTURER TO PROVIDE 24V THERMOSTAT, CC TO INSTALL AND WIRE.
5. PROVIDE WITH CONDENSATE PUMP.

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2018 WASHINGTON STATE ENERGY CODE COMPLIANCE

ENERGY CODE SECTION	REMARKS
C403	**EQUIPMENT SIZING**
C403.1.2, C403.2.2, C403.3.1	HEATING AND COOLING DISTRIBUTION SYSTEMS AND EQUPIMENT ARE SIZED AND SELECTED BASED ON LOAD CALCULATIONS AND VENTILATION REQUIREMENTS. OVERSIZING IS NOT UTILIZED. REFER TO CALCULATIONS.
C403.3	**HVAC EQUIPMENT PERFORMANCE**
C403.3.2(1)C	MINIMUM EFFICIENCIES: ELECTRICALLY OPERATED VRF HEAT PUMPS (AIR COOLED). [COOLING CAPACITY >240 MBH] COOLING = 9.3 EER & 12.5 IEER. SEE ODU-1 ON M-002.
C403.3.5.1	DOAS ERV CODE MINIMUM RECOVERY EFFECTIVENESS: 60% SENSIBLE & 50% ENTHALPY. TOTAL MOTOR HP < 5PH, MAX FAN POWER = 1W/CFM OF OSA SEE ERV'S ON M602.
C403.3.5	**DEDICATED OUTSIDE AIR SYSTEM (DOAS) & TERMINAL FAN COIL UNITS (FCU)**
C403.3.5	VENTILATION AIR TO ALL OCCUPIABLE SPACES ARE SERVED BY DOAS (ERV-X) UNITS. THE KITCHEN IS VENTILATED BY A DEDICATED EXHAUST FAN WITH MAKEUP AIR HOOD.
C403.3.5.1	DOAS (ERV-X) UNIT INCLUDES ENERGY RECOVERY.
C403.3.5.2	FCU'S ARE DECOUPLED FROM VENTILATION SYSTEM. FCU'S MODULATE TO MAINTAIN SPACE TEMP SETPOINT.
C403.3.5.3	DECOUPLED DOAS SUPPLY AIR IS DELIVERED DIRECTLY TO THE SPACE.
C403.7.6	EACH DOAS (ERV-X) UNIT HAS A HEAT RECOVERY CUBE.
TABLE...	ENERGY RECOVERY REQUIRED FOR DOAS (ERV-X) . CLIMATE ZONE 4C, 24/7 FACILITY, DESIGN SA RATE >120CFM.
C403.4	**HVAC CONTROLS**
C403.4.1	THERMOSTATIC CONTROLS: INDIVIDUAL TEMPERATURE CONTROL ZONES ARE DEFINED AS THE ZONES SERVED BY INDIVIDUAL TERMINAL (FAN COIL) UNITS. EACH ZONE IS PROVIDED WITH DEDICATED TEMPERATURE SENSOR/THERMOSTAT. THERMOSTAT LOCATIONS ARE SHOWN ON M100 ZONE PLAN.
C403.4.1.2	ALL INDIVIDUAL TEMPERATURE CONTROLS SHALL HAVE A MINIMUM 5 DEGREE DEAD BAND. THIS SHALL BE THROUGH THE DDC TEMPERATURE CONTROL SYSTEM. SEE CONTROL DRAWINGS.
C403.4.2	NIGHT SET-BACK: DOAS: N/A UNITS OPERATE 24/7. FAN COILS: BUNK ROOMS OPERATE 24/7, OTHER ROOMS (OFFICES, ETC) HAVE UNOCCUPIED MODE (SETBACK TEMPERATURES). ALL FCU'S HAVE LOCAL ON/OFF AND TEMPERATURE CONTROLS. SEE... OPTIMUM START: N/A, DOAS UNITS OPERATE 24/7. SEE CONTROLS WARM-UP / COOL-DOWN MODES: N/A, DOAS UNITS OPERATE 24/7. SEE CONTROLS
C403.4.11.1	A BUILDING DDC SYSTEM IS PROVIDED.
C403.6.4	SUPPLY AIR TEMPERATURE RESET CONTROLS ARE PART OF ERV-X CONTROL SEQUENCE (SEE M-501).
C403.6.8	DOAS SYSTEMS WITHOUT OCCUPANCY SENSOR CONTROL ARE CONSTANT VOLUME, MAKING SUPPLY DUCT STATIC PRESSURE CONSTANT.
C403.7.1	DEMAND CONTROL VENTILATION. NOT REQUIRED PER EXCEPTION #1 (DOAS WITH ERV PER C403.3.5.1 AND C403.7.6.1).
C403.7.2	OCCUPANCY SENSORS. REQUIRED FOR SPACES WITH OCCUPANCY LOAD > 25 PEOPLE / 1000SF. APPLIES TO ERV-3. SEE MECHANICAL SCHEDULE AND CONTROL DRAWINGS.

2018 WASHINGTON STATE ENERGY CODE COMPLIANCE

ENERGY CODE SECTION	REMARKS
C403	**DUCT CONSTRUCTION, SEALING, & INSULATION**
C403.7.8.1 -.3	MOTORIZED SHUTOFF DAMPERS ARE PROVIDED FOR ERV'S, MAKEUP AIR INTAKE HOOD (IH-1), SHUTOFF DAMPERS SHALL HAVE CLASS I LEAKAGE RATE. KITCHEN EXHAUST FANS (EF-1) DO NOT HAVE SHUTOFF DAMPERS.
C403.10.1	DUCTWORK SHALL BE INSULATED PER TABLE 403.10.1.1 &.2.
C403.10.2	ALL DUCTWORK WILL BE CONSTRUCTED TO MEET THE IMC, AND ALL DUCTWORK WILL BE SEALED.
C403	**PIPE INSULATION (DOMESTIC, HVAC)**
C403.10.3	REFRIGERANT PIPING SHALL BE INSULATED PER TABLE C403.10.3.
C403	**FAN POWER LIMITATION, FAN EFFICIENCY**
C403.8.1	MAX ALLOWABLE HVAC SYSEM FAN MOTOR HP (FOR SYSTEMS WITH MOTOR HP > 5HP). NOT APPLICABLE.
C403.8.3	FAN EFFICIENCY GRADE (FEG) OF 67 NOT APPLICABLE: NO FANS ARE ABOVE 5HP (EXCEPT VEHICLE EXHAUST FAN). VEHICLE EXHAUST FAN: PREMIUM FAN EFFICIENCY GRADE WITH AMCA CERTIFICATION. SEE SCHEDULE.
C405	**ELECTRIC MOTOR EFFICIENCY**
C405.8	ALL MOTORS LESS THAN 1 HP AND GREATER THAN 1/12 HP SHALL HAVE EC MOTOR CONTROL OR MINIMUM MOTOR EFFICIENCY OF 70%. DCP-1 HAS AN EC MOTOR.
C406	**ADDITIONAL EFFICIENCY PACKAGE OPTIONS**
C406.1	N/A, NOT PURSUING HVAC ADDITIONAL EFFICIENCY OPTIONS FOR 6 POINTS.
C408	**SYSTEM COMMISSIONING**
C408.1	COMMISSIONING SHALL BE PROVIDED PER WSEC SECTION C408.1 (HVAC & SERVICE WATER SYSTEMS)
C408.2.2	HVAC SYSTEMS WILL BE TESTED AND BALANCED .
C408.2.2.1	AIR SIDE SYSTEM BALANCING COMPONENTS SHALL BE PROVIDED PER THE DRAWINGS AND SPECS.
C408.3.1	SERVICE WATER BALANCING COMPONENTS SHALL BE PROVIDED PER THE DRAWINGS AND SPECS.
C409	**HVAC EQUIPMENT ENERGY USE METERING**
C409.1, C409.3.1	ELECTRICITY, DOMESIC WATER, AND NATURAL GAS USAGE ARE MONITORED BY THE DDC SYSTEM. SEE M8.01. HVAC ENERGY METER: NOT REQUIRED, BUILDING <50,000SF.
C103	**PROJECT CLOSEOUT DOCUMENTATION**
C103.6	CONTRACTOR SHALL PROVIDE OWNER WITH TRAINING, O&M MANUALS, AND RECORD DOCUMENTS.

ENERGY RECOVERY VENTILATOR SCHEDULE

MARK	UNIT SERVES	LOCATION	SUPPLY FAN [2A][2B][2C]						EXHAUST FAN [2A][2B][2C]						ELECTRICAL								COND. DRAIN CONN.	MANUF & MODEL #	OUTER DIMENSIONS (WxLxH) [7]	APPROX EQUIP WEIGHT	NOTES
			DESIGN OSA AIRFLOW	DESIGN ESP	MOTOR				DESIGN EA AIRFLOW	DESIGN ESP	MOTOR				PRIMARY POWER VOLTS/ PHASE	POWER INPUT	TOTAL FLA	TOTAL MCA	TOTAL MOP	SUMMER / WINTER RATED SENSIBLE EFFECTIVENESS	DESIGN SUMMER OSA [6]	DESIGN WINTER OSA [6]					
			(CFM)	(IN WG)	OPERATING KW	MAX MOTOR RPM	DRIVE TYPE	SPEED CONTROL TYPE	(CFM)	(IN WG)	OPERATING KW	MAX MOTOR RPM	DRIVE TYPE	SPEED CONTROL TYPE		(KW)	(A)	(A)	(A)		(DB/WB)	(DBWB)	(IN)			(LBS)	
ERV-1	VARIES	ATTIC	1,080	0.55	0.3	1681	DIRECT	ECM	920	0.50	0.25	1538	DIRECT	ECM	208/3	2.00	12.33	13.83	19.83	88.9/93	75/61.1	28/27.1	3/4	OXYGEN H10_IN	69"X70"X20	850	[1][4][5][6][7][8]
ERV-2	VARIES	ATTIC	1,370	0.55	0.45	1975	DIRECT	ECM	1,150	0.55	0.35	1768	DIRECT	ECM	208/3	2.00	12.57	14.07	20.07	93.1/98.4	75/61.1	28/27.1	3/4	OXYGEN V20_IN	58"X118"X58"	2030	[1][4][5][6][7][8]
ERV-3	VARIES	ATTIC	1,200	0.65	0.37	1815	DIRECT	ECM	1,080	0.55	0.3	1681	DIRECT	ECM	208/3	2.00	12.33	13.83	19.83	86.1/89.4	75/61.1	28/27.1	3/4	OXYGEN H20_IN	84"X78"X22"	850	[1][4][5][6][7][8]

NOTES: [1] PROVIDE WITH MANUFACTURER'S MERV-6 PRE-FILTERS FOR OSA, MERV-13 FINAL-FILTERS FOR OSA, MERV-8 FILTERS FOR EA.
[2A] ERV-1 TOTAL FAN PERFORMANCE (SUPPLY & EXHAUST): 2000CFM : 0.27 WATTS/CFM [MAXIMUM FAN POWER OF 1WATT/CFM PER 2018 WSEC C403.3.5.1].
[2B] ERV-2 TOTAL FAN PERFORMANCE (SUPPLY & EXHAUST): 2520 CFM : 0.31 WATTS/CFM [MAXIMUM FAN POWER OF 1WATT/CFM PER 2018 WSEC C403.3.5.1].
[2C] ERV-3 TOTAL FAN PERFORMANCE (SUPPLY & EXHAUST): 2280 CFM : 0.30 WATTS/CFM [MAXIMUM FAN POWER OF 1WATT/CFM PER 2018 WSEC C403.3.5.1].
[3A] ERV-1 HEAT RECOVERY EFFICIENCY (@ AHRI 1060 STANDARD CONDITIONS): HEATING MODE (SENSIBLE HEAT RECOVERY): ~93% @ 1080CFM. [MINIMUM SENSIBLE EFFECTIVENESS IS 60% PER 2018 WSEC C403.3.5.1]
COOLING MODE (TOTAL HEAT RECOVERY): ~88.9% @ 1000CFM. [MINIMUM TOTAL EFFECTIVENESS IS 50% PER 2018 WSEC C403.3.5.1]
[3B] ERV-2 HEAT RECOVERY EFFICIENCY (@ AHRI 1060 STANDARD CONDITIONS): HEATING MODE (SENSIBLE HEAT RECOVERY): ~98.4% @ 1370CFM. [MINIMUM SENSIBLE EFFECTIVENESS IS 60% PER 2018 WSEC C403.3.5.1]
COOLING MODE (TOTAL HEAT RECOVERY): ~93.1% @ 1220CFM. [MINIMUM TOTAL EFFECTIVENESS IS 50% PER 2018 WSEC C403.3.5.1]
[3C] ERV-2 HEAT RECOVERY EFFICIENCY (@ AHRI 1060 STANDARD CONDITIONS): HEATING MODE (SENSIBLE HEAT RECOVERY): ~89.4% @ 1200CFM. [MINIMUM SENSIBLE EFFECTIVENESS IS 60% PER 2018 WSEC C403.3.5.1]
COOLING MODE (TOTAL HEAT RECOVERY): ~83.1% @ 1150CFM. [MINIMUM TOTAL EFFECTIVENESS IS 50% PER 2018 WSEC C403.3.5.1]
[4] PROVIDE WITH MANUFACTURER'S EXTERNAL OSA & EA DAMPER MODULES, CLASS 1 (AMCA STANDARD 511). PROVIDE WITH MANUFACTURER'S EXTERNAL CONDENSATE BALL SIPHON.
[5] PROVIDE WITH MANUFACTURER'S CONDENSATE DRAIN TRAP, POWER DISCONNECT BRACKET.
[6] PROVIDE WITH CONDENSATE PUMP (LITTLE GIANT VCMX-20ULS, 120V/1PH POWER, FLA=1.5). MOUNT NEXT TO ERV UNIT.
[7] PROVIDE WITH MANUFACTURER'S PREHEATER FOR FROST PROTECTION.
[8] PROVIDE SEISMIC CURB.

MINIMUM THICKNESS FOR PIPE INSULATION

OPERATING TEMPERATURE (F)	NOMINAL PIPE SIZE ((PER 2018 WSEC, TABLE C403.10.3)		
	LESS THAN 1"	1" TO 1-1/4"	1-1/2" TO 3"
141-200	1.5"	1.5"	2.0"
100-140	1.0"	1.0"	1.5"
40-60	0.5"	0.5"	1.0"
<40	0.5"	1"	1.0"

DUCTWORK INSULATION

DUCT SYSTEM	LOCATION	WSEC MIN. R-VALUE	VAPOR BARRIER	NOTES
Supply (DOAS OSA) AIR, Return (DOAS EA) AIR	UNCONDITIONED SPACE (ENCLOSED BUT NOT IN THE BUILDING CONDITIONED ENVELOPE)	R-6	YES	[1]
Supply (DOAS OSA) AIR Return (DOAS EA) AIR	WITHIN UNCONDITIONED SPACE WHERE THE SUPPLY DUCT CONVEYS AIR THAT IS WITHIN 15°F OF AIR TEMP. OF SURROUNDING UNCONDITIONED SPACE.	R-3.3	YES	[1]

NOTES:
[1] PER 2018 WSEC TABLE C403.10.1.2 AND SECTION C403.10.1.2.

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MAKEUP AIR HANDLING UNIT SCHEDULE

MARK	UNIT SERVES	LOCATION	FAN								HEATING COIL					FILTERS [2]			NOTES	MANUFACTURER & MODEL NUMBER	EQUIP WEIGHT (LBS)
			CFM	EXTERNAL SP (IN WG)	TOTAL SP (IN WG)	FAN RPM	BHP	MO... HP	MO... V	MO... PH	CAPACITY (MBH)	TEMP RISE (°F)	V	PH	MAX KW	QTY - SIZE	INITIAL PD (IN WG)	FINAL PD (IN WG)			
MAU-1	KITCHEN	KITCHEN	990	0.50	-	1292	0.309	1	208	1	68.5	47	208	1	20	-	-	-	[1]	CAPTIVEAIRE A1-E.201-15D	550

NOTES:
[1] FAN SHALL HAVE A FAN EFFICIENCY GRADE (FEG) OF 67 OR HIGHER BASED ON MANUFACTURER CERTIFIED DATA. (FOR FANS LARGER THAN 5 HP)

EXHAUST FAN SCHEDULE

MARK	UNIT SERVES	LOCATION	TYPE	CFM	TSP(IN WG)	FAN RPM	BHP	MOTOR HP	VOLT	PH	ENCLOSURE TYPE	DRIVE TYPE	NOTES	MANUFACTUER	MODEL	EQUIP WEIGHT (LBS)
EF-1	H-1	ROOF	CENTRIFUGAL UPLAST	1100	1.00	1149	0.287	.75	208	1	TEAO-ECM	DIRECT	[2]	CAPTIVEAIRE	DU85HFA	110

NOTES:
[1] PROVIDE WITH ECM MOTOR.

KITCHEN HOOD SCHEDULE

MARK	LOCATION/ SERVING	HOOD TYPE	HOOD DIMENSIONS WIDTH INCH	HOOD DIMENSIONS DEPTH INCH	HOOD DIMENSIONS HEIGHT INCH	TOTAL AIR FLOW (CFM)	AIR FLOW PER HOOD LINEAR FOOT (CFM/FT)	MAKEUP AIR AIR FLOW CFM	MAKEUP AIR UNIT	MANUFACTURER & MODEL NUMBER	WEIGHT LBS	NOTES
H-1	KITCHEN	WALL MOUNTED CANOPY - TYPE 1 - GREASE	48	54	24	1100	275	990	MAU-1	CAPTIVEAIRE 5424 ND-2-PSP-F	600	[1]

NOTES: [1] PROVIDE WITH FIRE EXTINGUISHING SYSTEM.

ROOF HOODS

MARK	LINKED EQUIPMENT	LOCATION	AIRFLOW (CFM)	THROAT AREA (FT. SQ)	APPROX. WEIGHT (LBS)	MANUFACTURER & MODEL	NOTES
OAH-1	ERV-1 OSA	ROOF	1080	1	16	GREENHECK GRSI	[1][2]
EAH-1	ERV-2 EA	ROOF	920	1	16	GREENHECK GRSR	[1][2]
OAH-2	ERV-2 OSA	ROOF	1370	1	16	GREENHECK GRSI	[1][2]
EAH-2	ERV-3 EA	ROOF	1150	1	16	GREENHECK GRSR	[1][2]
OAH-3	ERV-3 OSA	ROOF	1200	1	16	GREENHECK GRSI	[1][2]
EAH-3	ERV-4 EA	ROOF	1080	1	16	GREENHECK GRSR	[1][2]
OAH-4	MAU-1 OSA	ROOF	1100	1	16	GREENHECK GRSI	[1][2]

NOTES:
[1] ALUMINUM CONSTRUCTION, INTEGRAL BIRDSCREEN.

GRILLE, REGISTER & DIFFUSER (GRD) SCHEDULE

ITEM	MODULE SIZE	FACE NOMINAL	NECK SIZE INCHES	CONNECTED DUCT SIZE INCHES	MAX AIRFLOW CFM [4]	NC [3]	MAX SPD IN WG	THROW FT [2]	FRAME STYLE [1]	DESCRIPTION	NOTES	MANUFACTURER & MODEL NUMBER
CD-1	24X24	24X24	6	6	100	-	0.02	1-2-4	VARIES	CEILING SUPPLY DIFFUSER		TITUS OMNI
	24X24	24X24	8	8	210	-	0.04	3-4-9				
	24X24	24X24	10	10	385	15	0.082	5-7-13				
	24X24	24X24	12	12	550	18	0.115	6-9-16				
	24X24	24X24	14	14	855	25	0.202	9-13-20				
CD-2	24X24	24X24	6	6	50	33	0.427	9-10-14	VARIES	CEILING SUPPLY DIFFUSER		TITUS TJD
CD-3	24 DIA	24 DIA	24	24	2510	33	0.05	47	OPEN CEILING	ROUND SUPPLY DIFFUSER	[6]	TITUS XC-310
WG-1	SEE DWGS	SEE DWGS	SEE DWGS	SEE DWGS	SEE DWGS	-	-	VARIES	SURFACE	WALL SUPPLY GRILL		TITUS 350
EG-1	24X24	24X24	SEE DWGS	SEE DWGS	2250	14	0.054	-	T-BAR	EXHAUST GRILL		TITUS 50F-A
EG-2	SEE DWGS	SEE DWGS	SEE DWGS	SEE DWGS	SEE DWGS	-	-	-	SURFACE	WALL EXHAUST GRILL		TITUS 350R
EG-3	SEE DWGS	SEE DWGS	SEE DWGS	SEE DWGS	SEE DWGS	-	-	-	SURFACE	EXHAUST GRILL		TITUS 50F

NOTES:
[1] COORDINATE LOCATIONS WITH ARCHITECTURAL CEILING PLAN FOR LOCATIONS AND CEILING TYPE.
[2] THROW VALUES ARE BASED ON ISOTHERMAL AIR AND VELOCITIES OF 50 AND 150 FPM, FOR 4-WAY AIRFLOW..
[3] NC VALUES ARE BASED ON ROOM ATTENUATION OF 10dB RE:10 EXP -12 WATTS.
[4] UNLESS INDICATED OTHERWISE ON DRAWINGS.
[5] PROVIDE WITH MERV 8 20"X20"X2" FILTER WITH AN INITIAL PRESSURE DROP OF 0.15 IN W.C. AND A FINAL PRESSURE DROP OF 0.25 IN W.C.
[6] THROWS ARE PROVIDED VERTICAL FLOW AT A 40 DEG DELTA-T AND 50 FPM
[7] PROVIDE WITH TWO MERV 8 20"X20"X2" FILTERS WITH AN INITIAL PRESSURE DROP OF 0.15 IN WC AND A FINAL PRESSURE DROP OF 0.25 IN WC

DUCT HEATER SCHEDULE

MARK	LOCATION/ SERVING	DUCT HEATER TYPE	DIMENSIONS HEIGHT INCH	DIMENSIONS WIDTH INCH	TOTAL AIR FLOW (CFM)	ELECTRIC ELEMENT KW	ELECTRIC ELEMENT EAT °F	ELECTRIC ELEMENT LAT °F	ELECTRICAL AMPS	ELECTRICAL VOLT/PH	MANUFACTURER & MODEL NUMBER	WEIGHT LBS	NOTES
DH-1	KITCHEN [MAU-1]	SLIP IN HEATER	14	14	756	8	28	60	22.21	208/3	INDEECO QUA	600	[1]

NOTES:
[1] PROVIDE WITH SINGLE STAGE CONTROL

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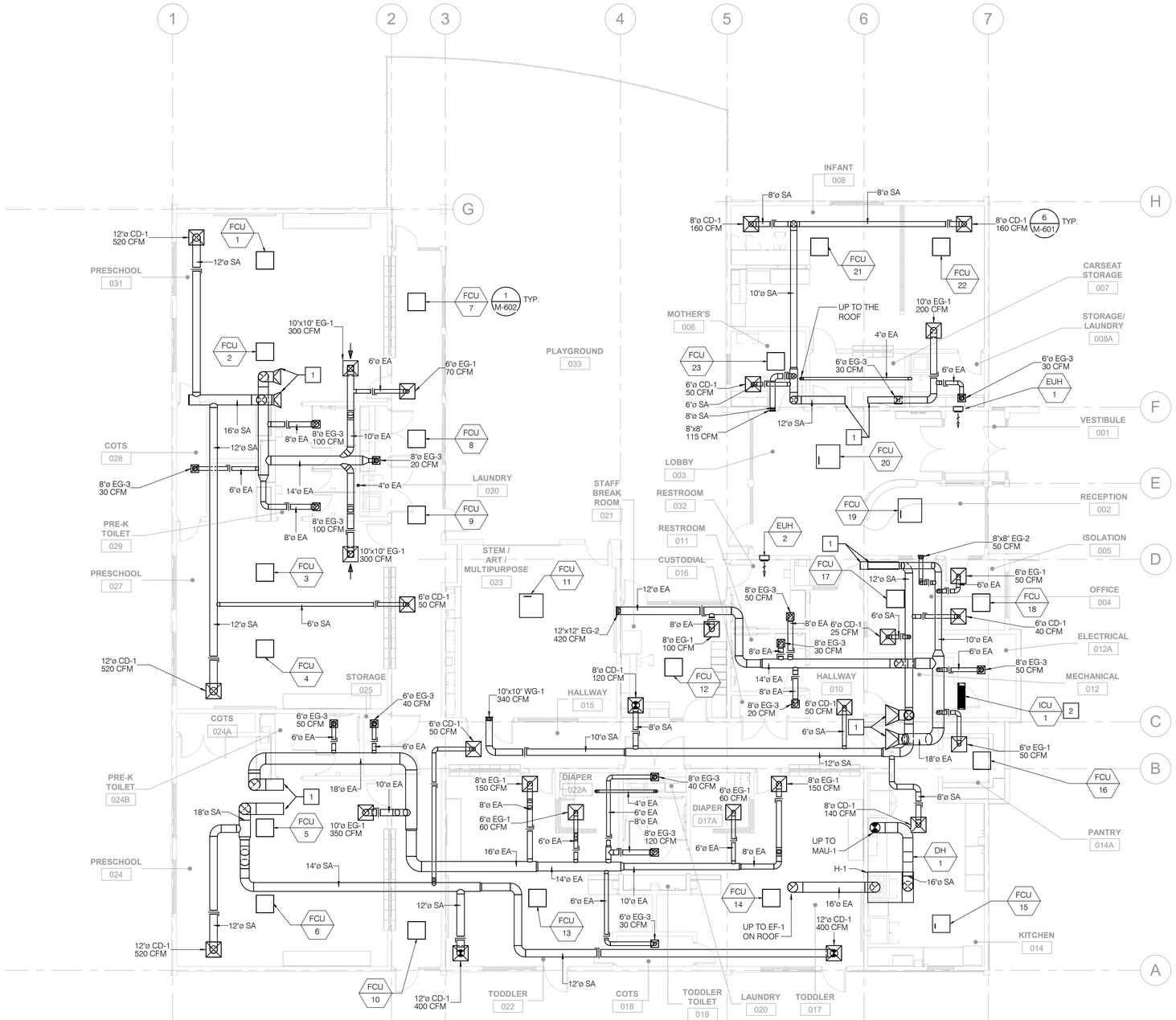
NOTES

1. REFER TO M202 MECHANICAL ATTIC PLAN FOR CONTINUATION.
2. MOUNT ICU-1 AT 7'-5"



1 FIRST FLOOR MECHANICAL PLAN

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

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

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11/07/2023

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023

BCRA NO.
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DRAWN BY: NR

REVIEWED BY:

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FIRST FLOOR MECHANICAL PLAN

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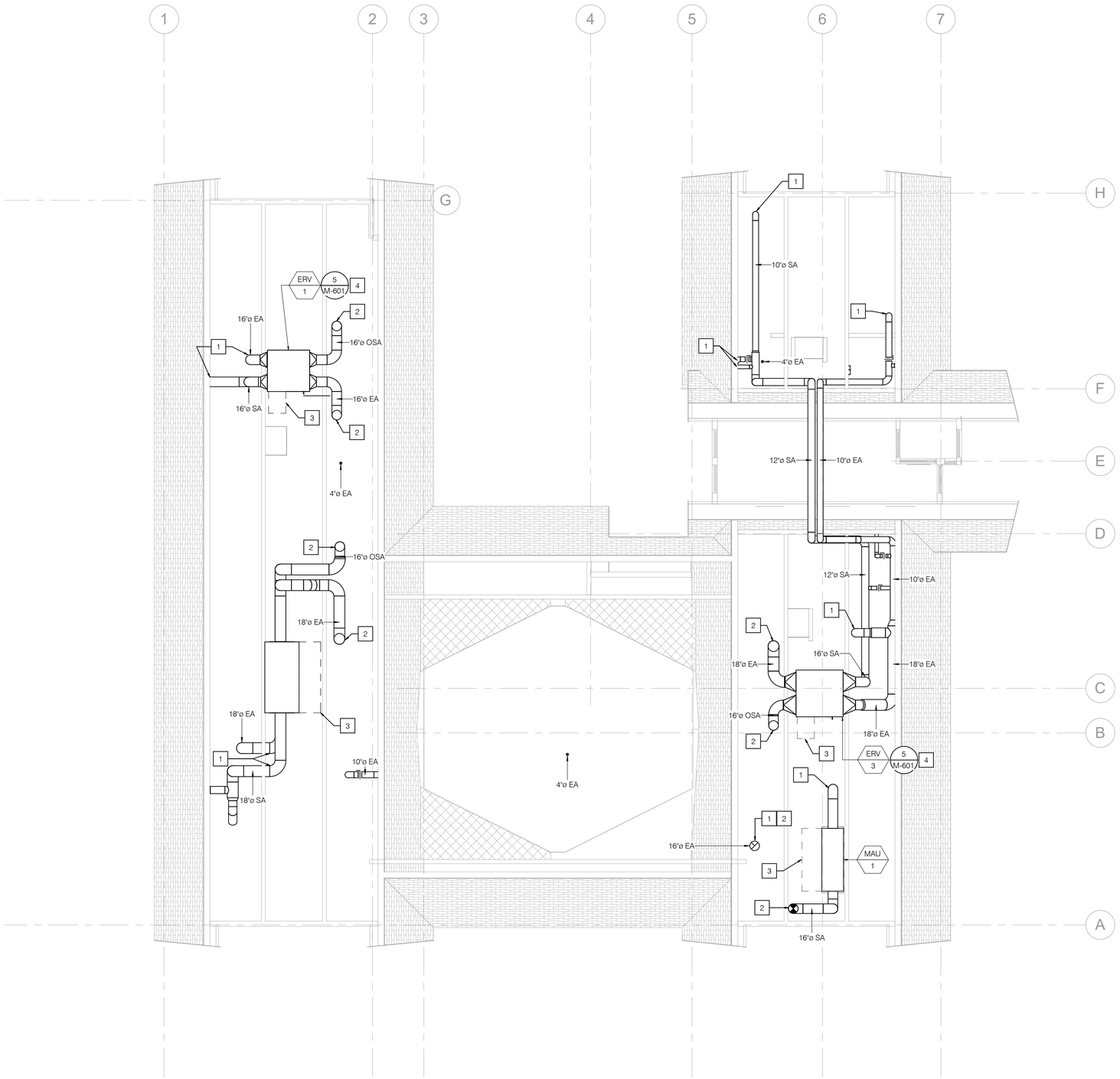
NOTES

1. REFER TO M201 FIRST FLOOR MECHANICAL PLAN FOR CONTINUATION.
2. REFER TO M203 MECHANICAL ROOF PLAN FOR CONTINUATION.
3. CLEARANCE REQUIRED FOR MECHANICAL UNIT IN ATTIC.
4. HORIZONTAL CEILING MOUNT. MOUNT THE ERV AT 5'-9" ABOVE THE FINISHED FLOOR.



1 MECHANICAL ATTIC PLAN

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

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

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MECHANICAL ATTIC PLAN

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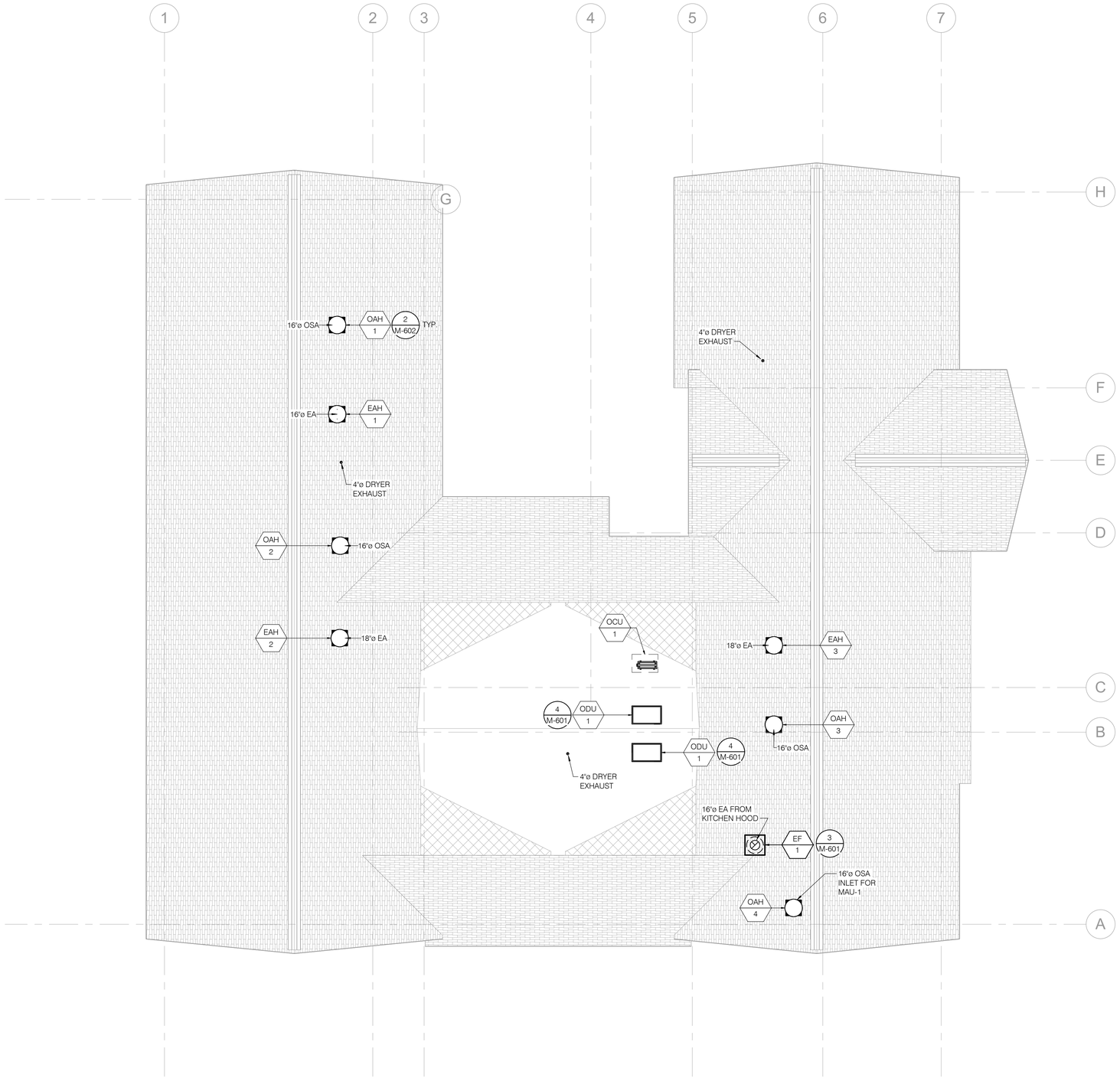

1 MECHANICAL ROOF PLAN

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

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

0 8

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MECHANICAL ROOF PLAN

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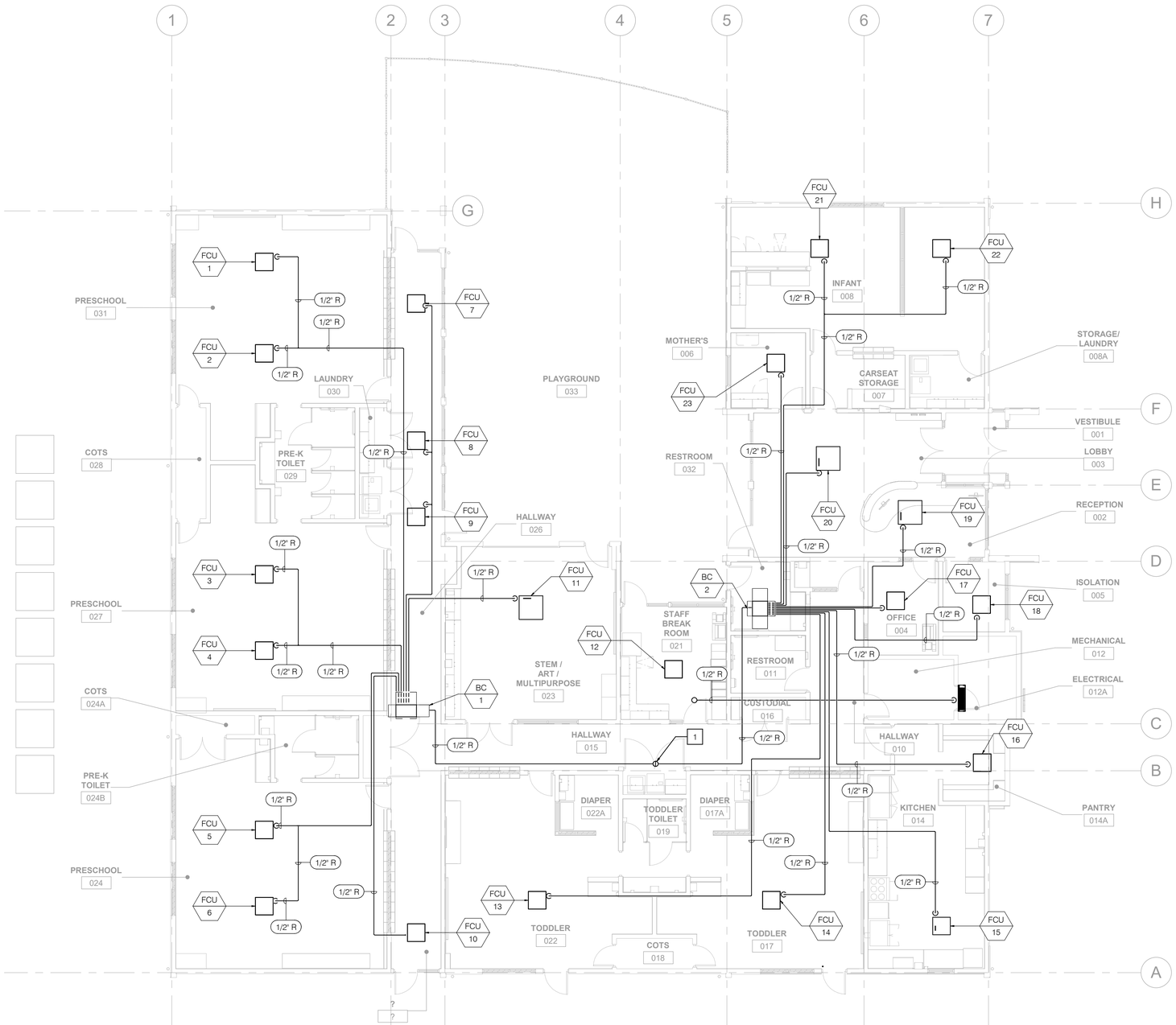
NOTES

1 UP TO ROOF TO ODU-1, REFER TO SHEET M-212.



1 FIRST FLOOR PIPING PLAN

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

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

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FIRST FLOOR PIPING PLAN

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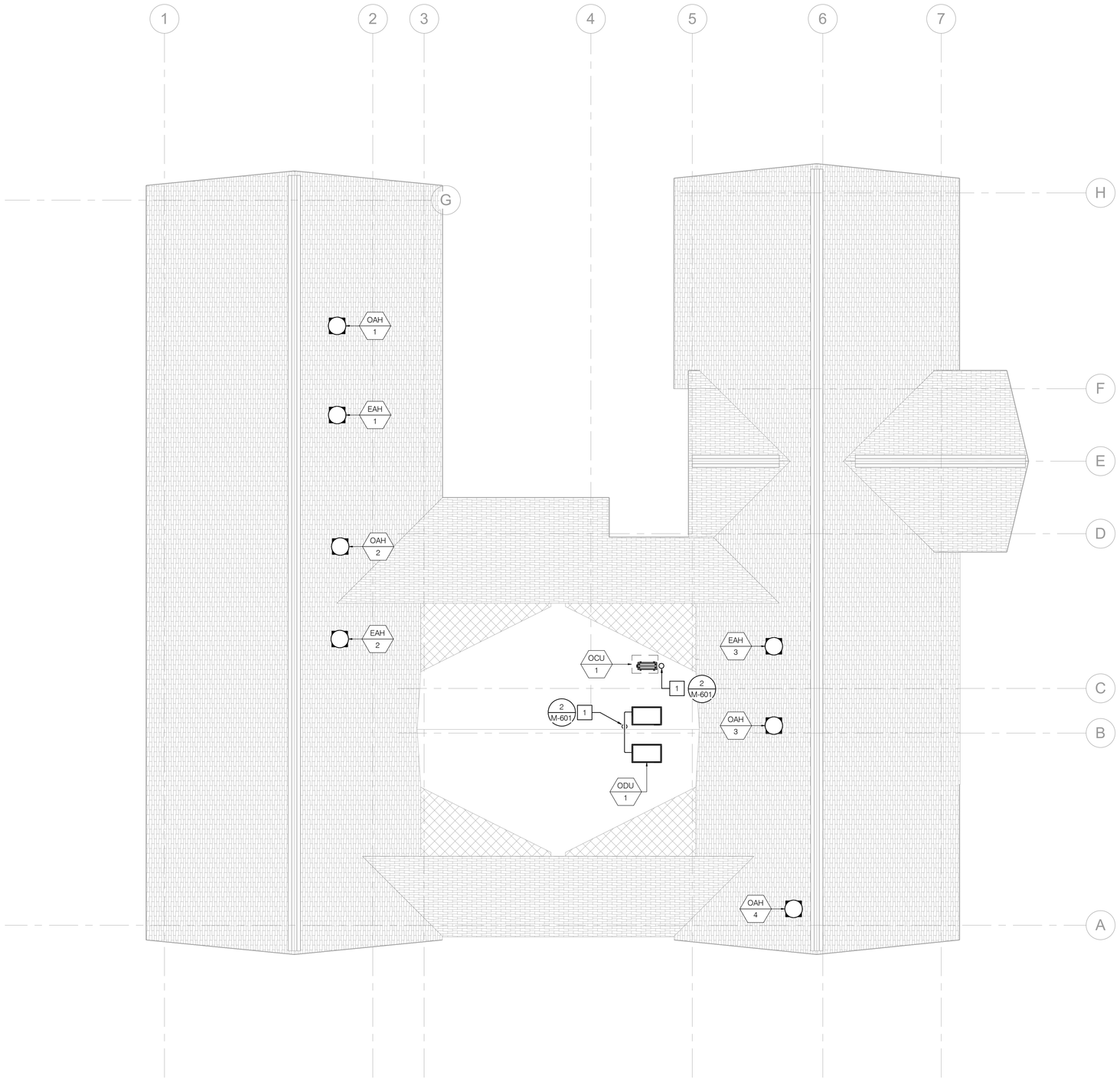
NOTES

1 1/2" REFRIGERANT PIPING DOWN TO FIRST FLOOR.



1 ROOF PIPING PLAN

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

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

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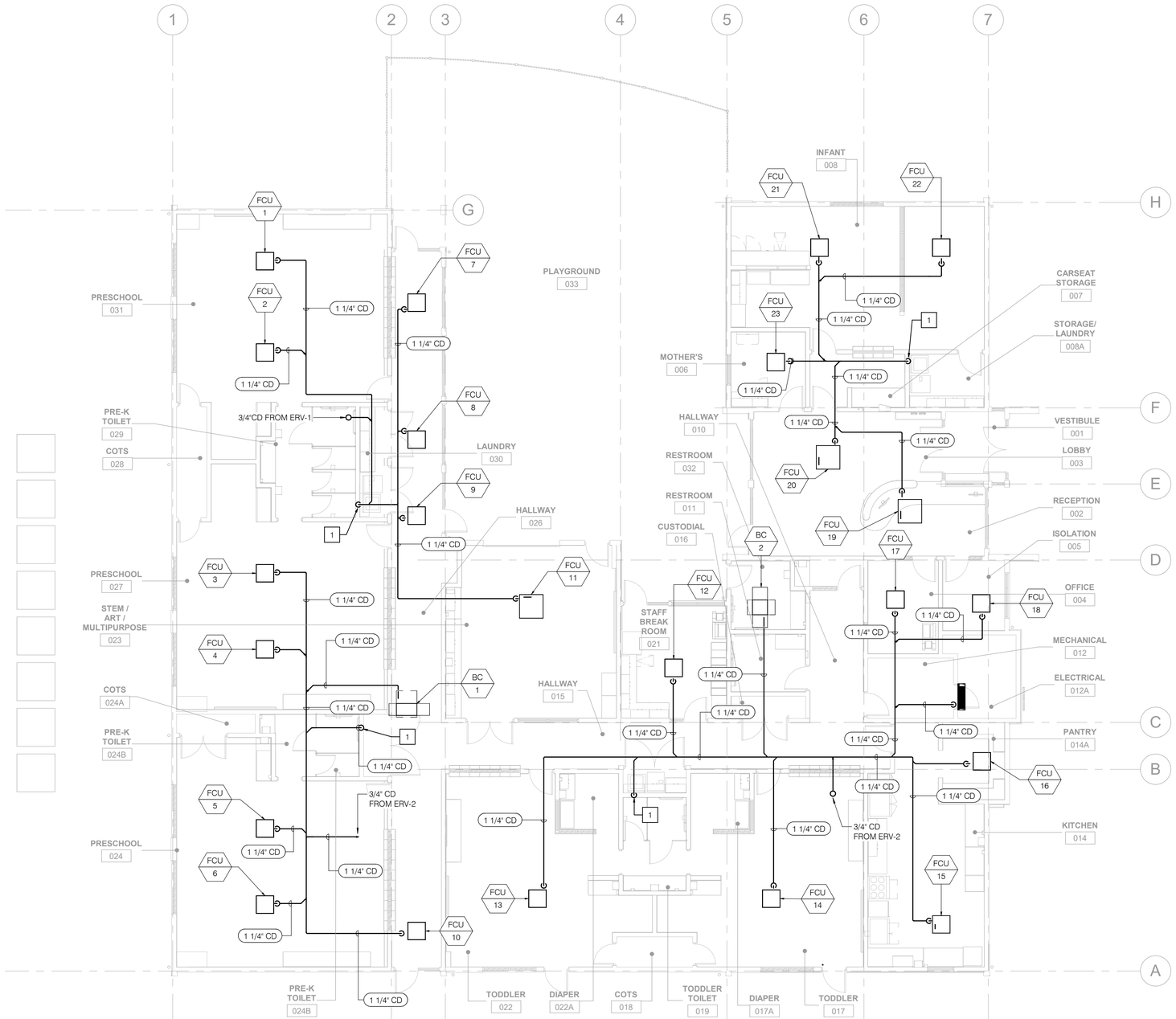
NOTES

1. CONNECT TO SIOUX CHIEF OXBOX 696-CF, PROVIDED BY OTHERS, REFER TO PLUMBING PLAN P2.01A & P2.UG FOR REFERENCE.



1 FIRST FLOOR CONDENSATE PIPING PLAN

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

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

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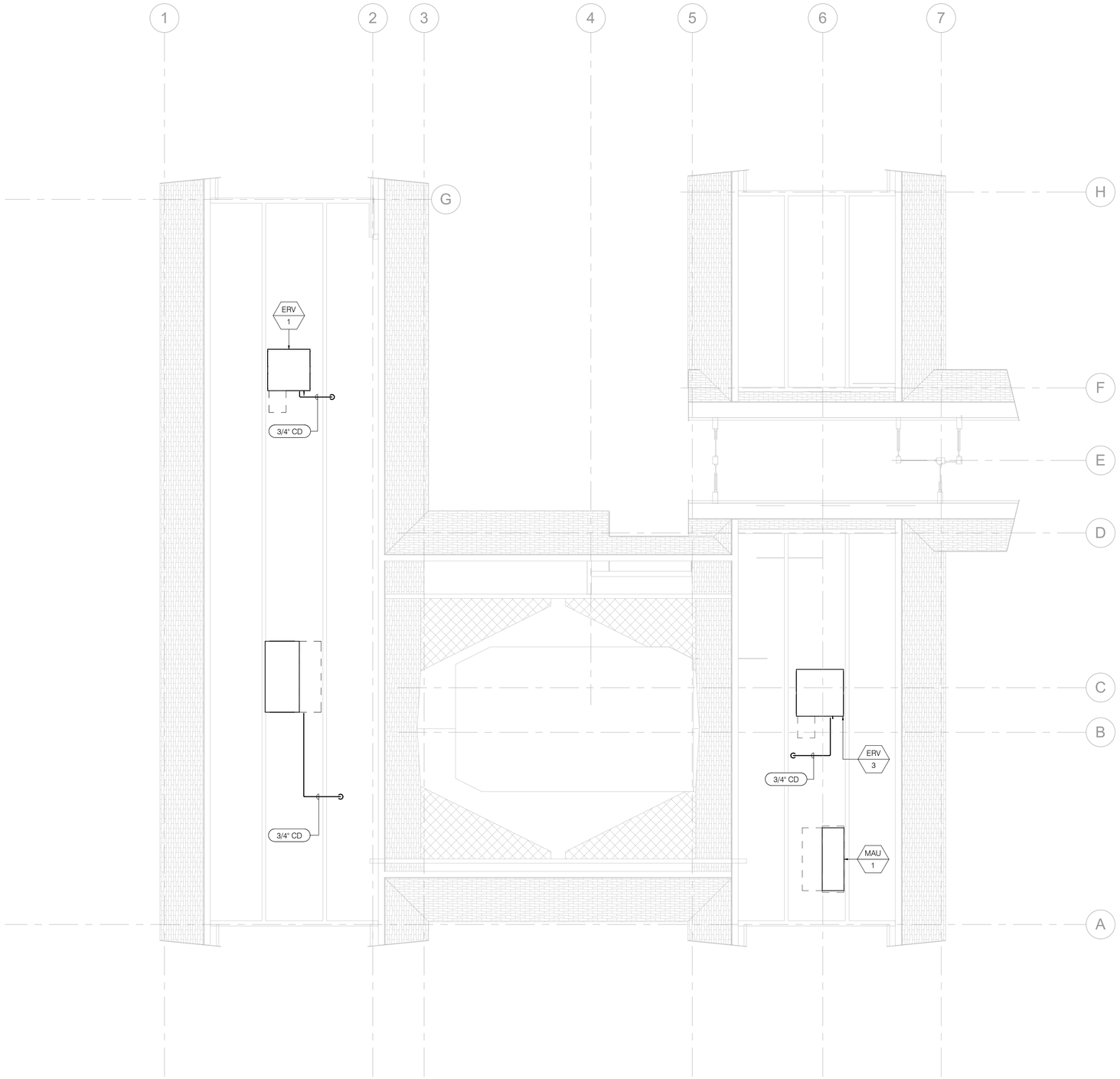
NOTES

1 REFER TO M202 MECHANICAL ATTIC PLAN FOR CONTINUATION.



1 MECHANICAL ATTIC CONDESATE PIPING PLAN

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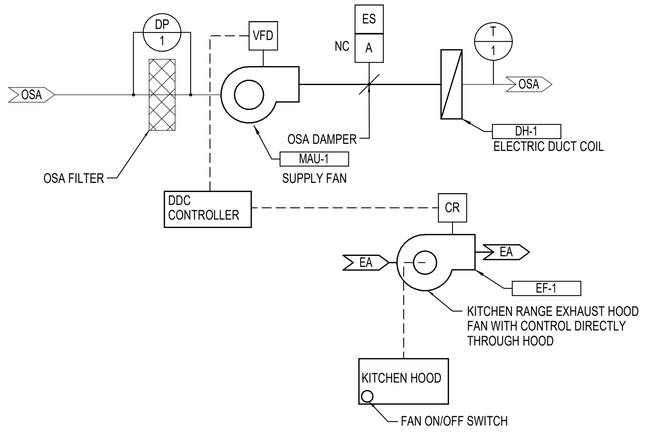


SEQUENCE OF OPERATION- MAKEUP AIR SYSTEM

A. WHEN SWITCH IS TURNED TO ON POSITION, EXHAUST DAMPER WILL OPEN AND EXHAUST FAN WILL RAMP UP SPEED AS DETERMINED DURING COMMISSIONING. AT KITCHEN HOOD MAKE UP AIR SUPPLY DAMPER WILL OPEN, MAKE UP AIR FAN WILL RAMP UP TO SPEED AS DETERMINED DURING COMMISSIONING. WHEN SWITCH IS TURNED TO OFF POSITION AFTER 15 MINUTES (ADJUSTABLE), MAKE UP AIR SUPPLY DAMPER WILL CLOSE AND SUPPLY FAN WILL RAMP DOWN TO ZERO CFM, EXHAUST FAN WILL RAMP DOWN TO ZERO AND EXHAUST DAMPER WILL CLOSE.

B. WHEN OUTSIDE AIR TEMP IS BELOW 55°F(ADJUSTABLE) AS DETERMINED BY OUTSIDE AIR TEMPERATURE SENSOR, ELECTRIC DUCT HEATER SHALL ENERGIZE AND MAINTAIN DISCHARGE AIR TEMP AT 60°F (ADJUSTABLE)

C. ALARMS- UPON FAN CURRENT SENSOR DETECTS FAILURE OF FANS, WHEN SWITCH IS IN ON POSITION. AUDIO/VISUAL ALARM SHALL SOUND AND ALERT WILL BE SENT TO DDC. UPON FIRE ALARM, MAKE UP AIR UNIT SHALL SHUT DOWN, EXHAUST FAN SHALL CONTINUE TO OPERATE.

KITCHEN RANGE EXHAUST, MAKEUP AIR & DUCT HEATER 2

SCALE: NONE

BUILDING DDC SYSTEM

A. PROVIDE A FRONT END USER INTERFACE FOR THE BUILDING DIRECT DIGITAL CONTROL (DDC) SYSTEM. THE BUILDING DDC SYSTEM CONTROLS AND MONITORS ALL HVAC SYSTEMS AS DESCRIBED IN THE INDIVIDUAL CONTROL SEQUENCES PROVIDE CAPABILITY FOR TRENDING AND GRAPHICALLY DISPLAYING DATA.

SEQUENCE OF OPERATION- VENTILATION SYSTEM

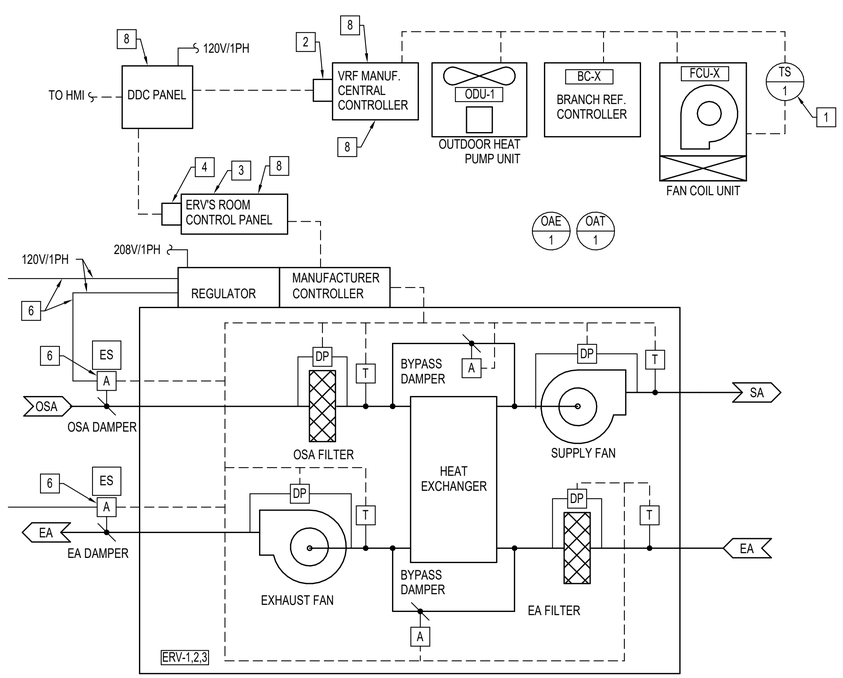
1. GENERAL: THE BUILDING DEDICATED OUTDOOR AIR SYSTEM (DOAS) PROVIDES VENTILATION AND PRESSURIZATION. PER WSEC C403.3.5.2, THE DOAS IS DECOUPLED FROM THE BUILDING HEATING AND COOLING SYSTEM. SENSORS AND CONTROLS SHOWN INSIDE ERV'S ARE INTEGRAL TO UNIT, AND ARE SHOWN FOR CLARITY ONLY. DOAS CONTROLS ARE BY THE EQUIPMENT MANUFACTURER. THE DOAS HAS AN INTEGRAL CONTROLLER, A ROOM MOUNTED CONTROL PANEL, AND A MODULE FOR COMMUNICATION WITH THE BUILDING DDC (DIRECT DIGITAL CONTROLS). DDC PROVIDES FACILITY REMOTE MONITORING AND COMMAND. ERV-1,2 & 3 IS AN INDOOR CEILING HUNG UNIT, WITH FILTERS, FIXED PLATE HEAT EXCHANGER WITH BYPASS, VARIABLE SPEED SUPPLY AND EXHAUST FANS. REMOTELY LOCATED EA AND OSA CONTROL DAMPERS ARE PROVIDED BY THE ERV MANUFACTURER. THE UNIT PROVIDES CONSTANT VENTILATION TO THE BUILDING, AS INDICATED ON THE DRAWINGS. TEMPERATURE SET POINT SHALL BE MAINTAINED BETWEEN 70°F - 75°F.
2. OCCUPANCY: THE DOAS UNIT'S OCCUPANCY SCHEDULE IS SET BY THE DDC, AND IS USER ADJUSTABLE.
3. FAN AND TEMPERATURE CONTROL:
   a. WHEN IN OCCUPIED MODE, THE OUTSIDE AIR AND EXHAUST AIR DAMPERS ARE FULLY OPENED BY THE ERV CONTROLLER. THE UNIT OPERATES AT CONSTANT VOLUME TO PROVIDE VENTILATION AND EXHAUST AIR. WHEN IN UNOCCUPIED MODE (OFF), THE OUTSIDE AIR AND EXHAUST AIR DAMPERS ARE CLOSED AND THE DOAS UNIT IS INACTIVE.
   b. MANUFACTURER'S CONTROLS OPERATE AUTOMATIC CONTROL DAMPERS, WHICH ARE INTERLOCKED WITH FAN OPERATION.
4. SUPPLY AIR TEMPERATURE CONTROLS: THE SUPPLY AIR TEMPERATURE CONTROLS ARE INTEGRAL TO THE UNIT. THE CONTROLS ARE TO MAINTAIN THE SUPPLY AIR SETPOINT BY WAY OF HEAT EXCHANGER AND ECONOMIZER BYPASS MODE. PROVIDE THE FOLLOWING MODES (PER TABLE, BELOW) BASED ON OUTSIDE AIR TEMPERATURE.
5. FROST PROTECTION: AUTOMATIC FROST PROTECTION MODE IS PROVIDED BY THE UNIT'S CONTROLLER IN ORDER TO DEFROST THE HEAT EXCHANGER CORE IF NECESSARY DUE TO LOW OUTDOOR TEMPERATURE.
6. FILTERS: UNIT'S MANUFACTURER'S CONTROLS CONTAIN INTEGRAL FILTER PRESSURE SWITCHES. BASED ON THE INITIAL SETTING FOR FILTER PRESSURE (AS ESTABLISHED AT TAB), THE UNIT CONTROLS WILL MONITOR THE FILTER RESISTANCE AND PROVIDE AN ALARM WHEN THE FILTERS NEED TO BE REPLACED DUE TO FILTER LOADING (SET TO 1.5"W.G. INITIAL PD). THIS IS FOR THE OUTSIDE AIR FILTER, AND FOR THE EXHAUST AIR FILTER.
7. DDC MONITORING: IN ADDITION TO THOSE LISTED IN SCHEDULE, MAP ALL AVAILABLE MONITORING POINTS FROM EQUIPMENT TO DDC SYSTEM.

SEQUENCE OF OPERATION- VRF SYSTEM

A. THE VRF SYSTEMS ARE PROVIDED WITH MANUFACTURER'S CONTROLS. A DDC BACNET INTERFACE ALLOWS FOR FACILITY REMOTE MONITORING AND COMMAND POINTS, AS LISTED ON THE DDC POINT SCHEDULE. EACH FAN COIL UNIT HAS A MANUFACTURER'S ZONE CONTROLLER (TS-1). THESE CONTROLLERS HAVE THERMOSTAT AND MODE SETTINGS, WITH AN LCD VISUAL DISPLAY INDICATING THE STATUS OF THE CORRESPONDING FAN COIL UNIT. SETTINGS ARE PROGRAMMABLE SUCH AS TEMPERATURE, HEAT/COOL MODE, OCCUPANCY SCHEDULE, AND FAN SPEED.

B. OCCUPIED MODE: NORMALLY OCCUPIED SPACES INCLUDE: ALL ZONES. FCU-X TO MAINTAIN 68°F (ADJUSTABLE) IN HEATING MODE AND 75°F (ADJUSTABLE) IN COOLING MODE AS SENSED BY TEMPERATURE SENSOR (TS-1).

C. UNOCCUPIED MODE: FCU-X TO MAINTAIN 55°F (ADJUSTABLE) IN HEATING MODE AND 85°F (ADJUSTABLE) IN COOLING MODE AS SENSED BY TEMPERATURE SENSOR (TS-1). ENABLE LOCAL ON/OFF AND TEMPERATURE SETPOINT ADJUSTMENT AT THE ZONE CONTROLLER. THIS ALLOWS FOR OCCUPANT OVERRIDE.



VENTILATION, EXHAUST, HEATING/COOLING SYSTEMS 1

SCALE: NONE

ERV SAT			
OUTSIDE AIR TEMP	CORE BYPASS ENGAGED	REMARKS	NOTES
<60DEGF	-	HEAT RECOVERY ENGAGED	[1]
60-75	YES	ECONOMIZER COOLING ENGAGED	
>75	-	HEAT RECOVERY ENGAGED	
NOTES:			

DETAIL KEYNOTES:

1. VRF MANUFACTURER'S WALL MOUNTED PROGRAMMABLE THERMOSTAT WITH TOUCH SCREEN INTERFACE.
2. VRF MANUFACTURER'S BACNET INTERFACE MODULE.
3. REMOTELY LOCATED ERV CONTROL PANEL.
4. ERV MANUFACTURER'S MODBUS INTERFACE MODULE.
5. PROVIDE DUCT TEMPERATURE SENSOR BY COIL MANUFACTURER, AND WIRE TO COIL PER MANUFACTURER'S INSTRUCTIONS. REFER TO DUCT COIL SCHEDULE.
6. PROVIDE DAMPER MODULES FROM DOAS ERV MANUFACTURER (120V/1PH POWER, FROM DOAS ERV). REFER TO DOAS ERV SCHEDULE. COORDINATE LINE VOLTAGE WIRING WITH ELECTRICAL CONTRACTOR.
7. PROVIDE VRF SYSTEM CONTROLLER FROM VRF MANUFACTURER (24V POWER). REFER TO VRF HEAT PUMP SCHEDULE.
8. LOCATE PER MECHANICAL PLANS.

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11/07/2023

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MECHANICAL
CONTROL DIAGRAMS

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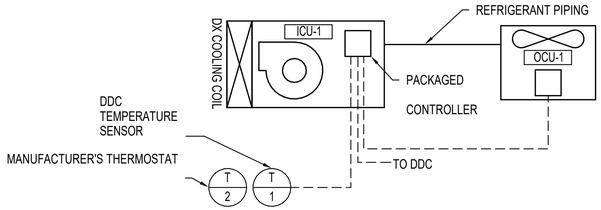


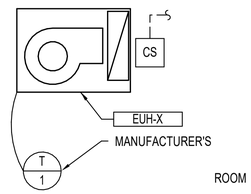
SEQUENCE OF OPERATION:

GENERAL: ICU-1/OCU-1 ARE OPERATED VIA STAND ALONE MANUFACTURER'S CONTROLS.

COOLING MODE: MANUFACTURER'S CONTROLLER TO CONTROL ALL FUNCTIONS OF SPLIT SYSTEM. WHEN SPACE TEMPERATURE AS SENSED BY T-1 (PROVIDED BY MFR.) RISES ABOVE SETPOINT OF 80°F (ADJUSTABLE), SPLIT SYSTEM IS ENABLED TO PROVIDE SPACE COOLING.
DDC SYSTEM WILL NOT CONTROL SPLIT SYSTEM. DDC WILL MONITOR SPLIT SYSTEM. SPLIT SYSTEM MANUFACTURER TO PROVIDE WITH ALARM.

SPLIT SYSTEM (OCU-1/ICU-1) CONTROL DIAGRAM 1

SCALE: NONE



SEQUENCE OF OPERATION:

GENERAL: THE ELECTRIC UNIT HEATER HAS MANUFACTURER CONTROLS (MANUFACTURER'S REMOTE WALL PROGRAMMABLE THERMOSTAT) AND OPERATES INTERMITTENTLY TO MAINTAIN SPACE TEMPERATURE SETPOINT OF 60°F (ADJ).
UNIT HEATERS ARE OPERATED VIA STAND ALONE CONTROLS.

ELECTRIC UNIT HEATER 2

SCALE: NONE

DDC POINTS SCHEDULE

DESCRIPTION	TAG	AI	DI	AO	DO	ALARM	COMM	REMARKS	NOTES
GLOBAL POINTS									
OUTSIDE AIR TEMPERATURE	OAT-1	X							[4]
OUTSIDE AIR ENTHALPY	OAE-1	X							[4]
ENERGY RECOVERY VENTILATORS (ERV-X) POINTS									
SUPPLY AIR TEMPERATURE ("SAT")	SAT-1	X				X		HC-1 DAT	[4]
SAT SETPOINT (DC-1)	DC-1								[1]
SAT HEATING SETPOINT (TO ERV-1)							X	BACNET	[9]
SAT COOLING SETPOINT (TO ERV-1)							X	BACNET	[9]
HC-X ENABLE/DISABLE	CR				X				[7]
HC-X STATUS	CS		X						
SUPPLY AIR TEMPERATURE (AFTER HX)							X	BACNET	[3]
OUTSIDE AIR TEMPERATURE (BEFORE HX)							X	BACNET	[3]
EXHAUST AIR TEMPERATURE (AFTER HX)							X	BACNET	[3]
RETURN AIR TEMPERATURE (BEFORE HX)							X	BACNET	[3]
CORE BYPASS STATUS (ECONOMIZER MODE)							X	BACNET	
ERV OCCUPANCY SCHEDULE							X	BACNET	[8]
ERV ON/OFF COMMAND							X	BACNET	
ERV STATUS							X	BACNET	
OUTSIDE AIR DAMPER POSITION STATUS	ES		X			X			[2][6]
EXHAUST AIR DAMPER POSITION STATUS	ES		X			X			[2][6]
EXHAUST FILTER - DIRTY						X	X	BACNET	[3]
OSA FILTER - DIRTY						X	X	BACNET	[3]
ERV GENERAL ALARM						X	X	BACNET	
VRF SYSTEM DDC POINTS									
VRF SYSTEM OCCUPANCY SCHEDULE							X	BACNET	[8]
VRF SYSTEM ENABLE/DISABLE COMMAND							X	BACNET	
VRF SYSTEM SYSTEM TROUBLE						X	X	BACNET	
FCU-X ZONE TEMPERATURE (MANUF) SETPOINT	TS-1						X	BACNET	
FCU-X ZONE TEMPERATURE (MANUF)	TS-1						X	BACNET	[5]
FCU-X ON/OFF COMMAND							X	BACNET	
FCU-X STATUS							X	BACNET	
FCU-X FILTER DIRTY							X	BACNET	
MAKE UP AIR UNIT FAN STATUS	MAU-1		X				X	BACNET	
EXHUAST FAN STATUS	EF-1				X		X	BACNET	
DUCT HEATER	DH-1							BACNET	
OUTSIDE AIR MOTORIZED DAMPER	A			X				BACNET	
OUTSIDE AIR MOTORIZED DAMPER POSITION INDICATOR	ES		X				X	BACNET	
SUPPLY AIR TEMPERATURE SENSOR	T-1	X					X	BACNET	
SUPPLY AIR FILTER DIFFERENTIAL PRESSURE	DP-1	X					X	BACNET	[10]

NOTES:
[1] SET DC-1 DUCT TEMP SENSOR SETPOINT TO MAINTAIN MIN. SAT OF 65DEGF (ADJ). DC-1 HAS INTEGRAL SCR CONTROLLER FOR HEAT OUTPUT MODULATION.
[2] ALARM IF DAMPER POSITION IS LOCKED.
[3] INTERNAL SENSORS MONITORED BY INTEGRAL CONTROLLER.
[4] SENSORS PROVIDED BY CONTROLS CONTRACTOR.
[5] ALARM IF 2DEGF (ADJ) OUTSIDE OF SETPOINT FOR 10 MINUTES (ADJ).
[6] CONTROL DAMPER IS PROVIDED BY ERV MANUFACTURER AND CONTROLLED BY ERV CONTROLLER. END SWITCH IS BY CONTROLS CONTRACTOR.
[7] DDC TO ENABLE DUCT HEATER DC-1 VIA RELAY WHEN SAT (SAT-1) FALLS BELOW 68DEGF (ADJ).
[8] SET BY USER.
[9] MEASURED AT "SUPPLY AIR TEMPERATURE (AFTER HX)" SENSOR, I.E., SUPPLY AIR TEMPERATURE LEAVING ERV-1.
[10] BASED ON INITIAL FILTER PRESSURE (AS ESTABLISHED BY TAB), ALARM WHEN FILTERS REQUIRE REPLACEMENT DUE TO LOADING.

DDC POINTS.X2A

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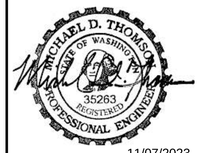

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PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
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REVISIONS

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11.09.2023
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MECHANICAL
CONTROL DIAGRAMS

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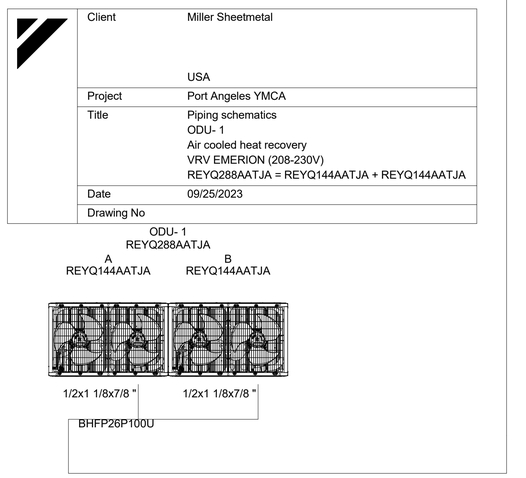
Exhibit 2

Client	Miller Sheetmetal USA
Project	Port Angeles YMCA
Title	Piping schematics ODU- 1 Air cooled heat recovery VRV EMERION (208-230V) REYQ288AATJA = REYQ144AATJA + REYQ144AATJA
Date	09/25/2023
Drawing No	



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SHEET TITLE
REFRIGERANT PIPING DIAGRAM

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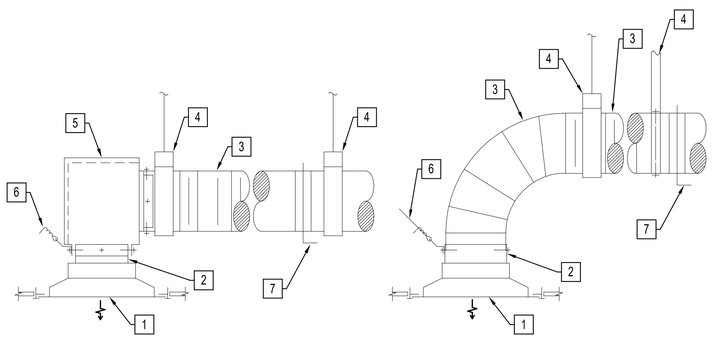
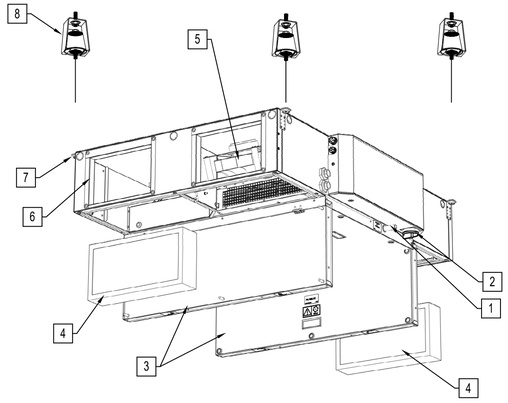


DETAIL KEYNOTES:

1. CEILING DIFFUSER SUPPORTED BY ARCHITECTURAL CEILING. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2. COLLAR FOR CONNECTING DUCTWORK. SEAL AIR TIGHT PER SPECIFICATIONS.
3. FLEXIBLE DUCT (MAX 5FT).
4. SUPPORT WITH HANGER STRAP PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
5. SHEETMETAL PLENUM. OUTER DIMENSIONS ARE BRANCH DUCT DIMENSION SIZE + 2" (PER SIDE).
6. SUPPORT WITH STEEL WIRES (MIN. 2) FROM STRUCTURE, PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
7. BALANCING DAMPER. REFER TO MECHANICAL PLANS FOR LOCATION.

6 CEILING MOUNTED DIFFUSER
SCALE: NONE



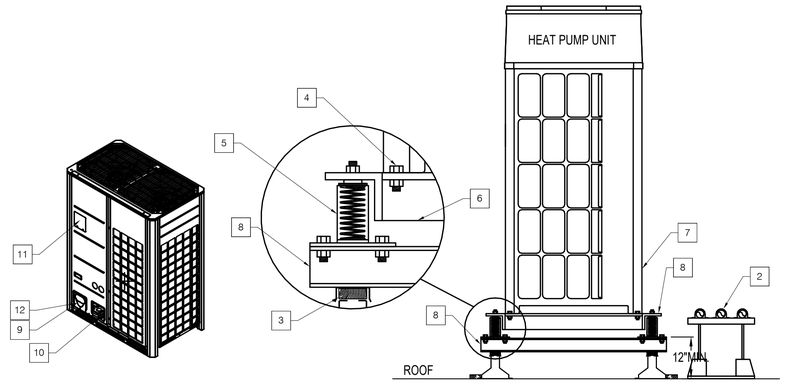
DETAIL KEYNOTES:

1. CONDENSATE DRAIN CONNECTION. CONNECT TO MANUFACTURER'S EXTERNAL CONDENSATE BALL SIPHON.
2. MAIN POWER SWITCH.
3. SERVICE ACCESS DOOR.
4. AIR FILTER (RETURN AIR, OUTSIDE AIR).
5. FAN (2 TOTAL, SUPPLY AND EXHAUST).
6. DUCT CONNECTION (4 TOTAL).
7. SUPPORT UNIT FROM 4 CORNER MOUNTING POINTS USING THREADED RODS, PER MANUFACTURER'S INSTRUCTIONS. PROVIDE SEISMIC BRACING.
8. PROVIDE NEOPRENE HANGERS (MASON INDUSTRIES HD, OR EQUAL) FOR VIBRATION ISOLATION.

5 INLINE ERV DETAIL
SCALE: NONE

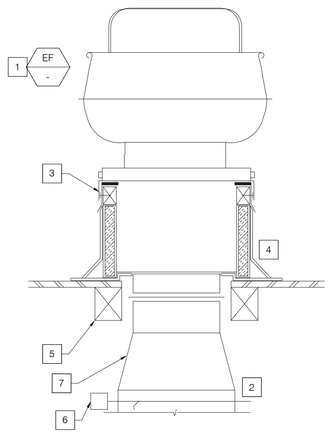
DETAIL KEYNOTES:

1. ROOFTOP PIPE SUPPORT (TYPICAL).
2. REFRIGERANT PIPING TO INDOORS.
3. PREFABRICATED EQUIPMENT SUPPORT RAIL (BY ARCHITECTURAL).
4. MOUNTING HARDWARE PER SEISMIC REQUIREMENTS.
5. RESTRAINED SPRING ISOLATORS (TYP): 1.0" MIN. STATIC DEFLECTION.
6. MOUNT A MINIMUM 12" ABOVE ROOF (OUT OF SNOW).
7. HEAT PUMP GENERATES CONDENSATE WHICH DRAINS TO ROOF DECK. SUPPORT TO PROVIDE OPENING TO ALLOW CONDENSATE TO FLOW AWAY FROM UNIT (TOWARDS ROOF DRAINS).
8. MECHANICAL CONTRACTOR TO PROVIDE SUPPORTS (E.G., ANGLE IRON OR UNISTRUT) AS NECESSARY TO ATTACH HEAT PUMP UNIT TO SPRING ISOLATORS, AND TO ATTACH SPRING ISOLATORS TO EQUIPMENT SUPPORT RAILS (BY ARCHITECTURAL). EXPOSED STEEL SHALL BE HOT DIPPED GALVANIZED.
9. REFRIGERANT PIPING ENTRY KNOCKOUT (BASIS OF DESIGN EQUIPMENT).
10. WIRING KNOCKOUT (BASIS OF DESIGN EQUIPMENT). FRONT REQUIRES MIN. 36" ELECTRICAL CLEARANCE.
11. FRONT ACCESS PANEL (BASIS OF DESIGN EQUIPMENT).
12. PROVIDE FLEXIBLE HOSES (METRAFLEX RAF, OR EQUAL) FOR FINAL REFRIGERANT PIPING CONNECTIONS TO UNIT.

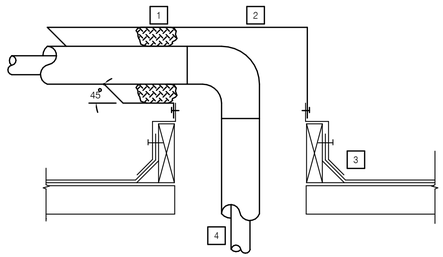


4 HEAT PUMP MOUNTING ODU-1
SCALE: NONE

NOTES	
1	PROVIDE MANUFACTURER'S CURB. MINIMUM 12" ABOVE ROOFLINE. PROVIDE 1" NEOPRENE RUBBER GASKET BETWEEN FAN AND CURB.
2	PROVIDE GALVANIZED STEEL EXHAUST AIR DUCT UP THROUGH ROOF CURB AND CONNECT TO FAN INTAKE. PROVIDE FLEX CONNECTION BEFORE FINAL CONNECTION.
3	SECURE USING BOLTS WITH NEOPRENE WASHER/BUSHINGS.
4	REFER TO ARCHITECTURAL DETAILS FOR ATTACHMENT TO ROOF STRUCTURE.
5	FRAMING AT OPENING PER STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ROOFING AND FLASHING.
6	AUTOMATIC CONTROL DAMPER.
7	DUCTWORK BETWEEN EXTERIOR PENETRATION AND ACD REQUIRES INSULATION WITH VAPOR BARRIER.



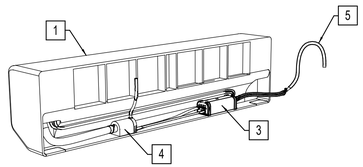
3 EXHAUST FAN MOUNTING
SCALE: NONE

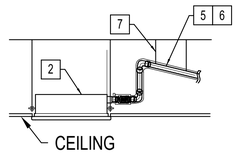


DETAIL KEYNOTES:

1. SEAL AROUND PIPE(S) WITH RTV FOAM (TYP.).
2. 16 GA. G.I. REMOVABLE HOOD.
3. SEE ARCHITECTURAL PLANS FOR FLASHING AND ATTACHMENT.
4. INSULATED PIPE(S) THROUGH ROOF. SEE MECHANICAL PLANS FOR PIPE SIZES.

2 PIPING ROOF PENETRATION
SCALE: NONE





DETAIL KEYNOTES:

1. WALL MOUNTED FAN COIL.
2. CEILING CASSETTE FAN COIL WITH INTEGRAL CONDENSATE PUMP.
3. CONDENSATE PUMP (CONTRACTOR SUPPLIED) POWERED FROM FAN COIL.
4. PUMP MANUFACTURER'S DIGITAL WATER SENSOR.
5. PROVIDE PIPING. SLOPE PIPING TOWARDS DISCHARGE.
6. PROVIDE INSULATION.
7. PIPE HANGER SUPPORTS.

1 FAN COIL CONDENSATE DRAIN
SCALE: NONE

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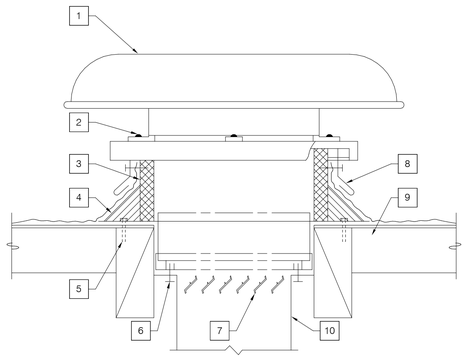
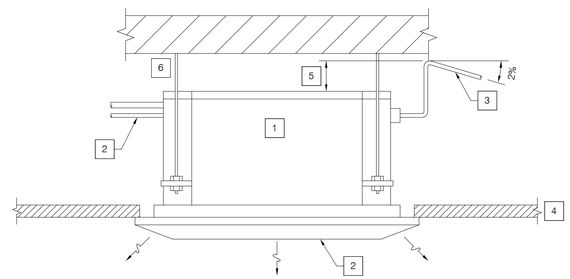


NOTES			
1	INTAKE/EXHAUST VENT	6	#10 SHEET METAL SCREWS AT 6" OC
2	SECURE VENT TO CURB W/ 3/8" X 2" 1/4" LAG BOLTS. TYP (2) EACH SIDE.	7	BACKDRAFT DAMPER
3	FACTORY PRE-FAB CURB BY MFR	8	20 GA. G.I. COUNTER FLASHING BY MECH CONTRACTOR. ATTACH TO CURB W/ #10 SMS (4) EACH SIDE.
4	CANT STRIP AND ROOFING BY ROOFING CONTRACTOR	9	ROOF STRUCTURE
5	SECURE VENT TO ROOF W/ 1/2" LAG. MIN. 3" EMBED INTO 4X BLOCKING W/ SIMPSON A35 EACH END. TYP (2) EACH SIDE.	10	INTAKE/EXHAUST DUCT. SEE PLANS FOR SIZE AND LOCATION.

2 GRAVITY VENT MOUNTING

NO SCALE



NOTES			
1	REFRIGERANT, DRAIN, AND POWER CONNECTIONS SHALL BE MADE IN UNIT, REAR, BOTTOM, LEFT SIDE OR RIGHT SIDE. INSTALL UNIT PER MANUFACTURERS RECOMMENDATIONS.	5	17" MAXIMUM, REFER TO MANUFACTURER REQUIREMENTS.
2	SUPPLY/RETURN AIR REGISTER	6	ATTACH TO STRUCTURE PER MANUFACTURER'S INSTRUCTIONS. COORDINATE WITH STRUCTURAL.
3	CONDENSATE DRAIN. PROVIDE UNIT WITH CONDENSATE PUMP.	7	STRUCTURE ABOVE
4	CEILING		

1 CEILING CASSETTE FAN COIL

NO SCALE

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EXHIBIT 2

Abbreviations Legend		Abbreviations Legend		Abbreviations Legend	
A		FD	FLOOR DRAIN	PL	PLATE, PROPERTY LINE
@	AT	FDR	FOUNDATION DRAINAGE	PLBG	PLUMBING
A/C	AIR CONDITION(ING) (ED)	FIN	FINISH	PNL	PANEL
A/C UNIT	AIR CONDITIONING UNIT	FIXT	FIXTURE	PRELIM	PRELIMINARY
AB	ANCHOR BOLT	FLR	FLOOR	PRKG	PARKING
ABBVR	ABBREVIATION	FNDN	FOUNDATION	PROJ	PROJECT
ACCU	AIR COOLED CONDENSING UNIT	FOR	FUEL OIL RETURN	PS	PUMPED STORM
AD	AREA DRAIN, ACCESS DOOR	FOS	FUEL OIL SUPPLY	PSF	POUNDS PER SQUARE FOOT
ADA	AMERICANS WITH DISABILITIES ACT	FOV	GENERATOR VENT	PSI	POUNDS PER SQUARE INCH
ADDL	ADDITIONAL	FRP	FIBERGLASS REINFORCED PLASTIC	PT	POST TENSIONED
ADDM	ADDENDUM	FT	FOOT, FEET	PVC	POLYVINYL CHLORIDE (PLASTIC)
AE	ARCHITECT/ ENGINEER	FTG	FOOTING	PW	PUMPED WASTE
AFC	AUTOMATIC FLOW CONTROL			PWR	POWER
AFF	ABOVE FINISHED FLOOR	G			
AHR	AIR HOSE REEL	GA	GAGE	Q	
AHU	AIR HANDLING UNIT	GAL	GALLON	QTR	QUARTER
ALT	ALTERNATE	GALV	GALVANIZED	QTY	QUANTITY
AP	ACCESS PANEL	GALV STL	GALVANIZED STEEL		
ARCH	ARCHITECT(URAL)	GC	GENERAL CONTRACTOR	R	
AS	AIR SEPARATOR	GD	GARAGE DRAIN	R	RISER, RADIUS, HEAT RESISTANCE
		GE	GENERATOR EXHAUST	RA	RETURN AIR
B		GE	GENERATOR EXHAUST	RAD	RADIATOR
B/B	BACK-TO-BACK	GEN	GENERAL, GENERATOR	RCP	REFLECTED CEILING PLAN
BD	BLOW DOWN	GL	GLASS, GROUND LEVEL	RD	ROOF DRAIN
BLDG	BUILDING	GYM	GYMNASIUM	REG	REGISTER, REGULATION
BM	BENCHMARK, BEAM			REINF	REINFORCE
BOT	BOTTOM	H		REQD	REQUIRED
BRZ	BRONZE	HB	HOSE BIBB	REV	REVISION
BSMT	BASEMENT	HC	HANDICAP, HOLLOW CORE	RFI	REQUEST FOR INFORMATION
BTU	BRITISH THERMAL UNIT	HCP	HANDICAPPED	RH	RIGHT HAND, ROOF HATCH
BTWN	BETWEEN	HD	HEAVY DUTY	RL	RAIN LEADER
BV	BALANCING VALVE	HR	HOUR	RM	ROOM
BWV	BACKWATER VALVE	HT	HEIGHT	RO	REVERSE OSMOSIS, ROUGH OPENING
		HVAC	HEATING, VENTILATING AND AIR CONDITIONING	RTU	ROOF TOP UNIT
C		HW	HOT WATER	RV	ROOF VENT
CB	CATCH BASIN				
CD	CONDENSATE DRAINAGE	I		S	
CF/CI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED	ID	INSIDE DIAMETER	S	SOUTH
		IN	INCHES	SAN	SANITARY
CF/OI	CONTRACTOR FURNISHED/ OWNER INSTALLED	INCL	INCLUDE	SCHED	SCHEDULE
CI	CAST IRON	INFO	INFORMATION	SECT	SECTION
CL	CENTER LINE	INSUL	INSULATION	SF	SQUARE FOOT, SAFETY FACTOR
CLG	CEILING	IRR	IRRIGATION WATER	SHR	SHOWER
CLR	CLEAR			SHT	SHEET
CMU	CONCRETE MASONRY UNIT	J		SIM	SIMILAR
CO	CLEANOUT	JAN	JANITOR	SOG	SLAB ON GRADE
COL	COLUMN	JAN CLO	JANITOR CLOSET	SPEC	SPECIFICATION(S)
CONC	CONCENTRATE, CONCRETE			SQ	SQUARE
COND	CONDENSATE	K		SS	STAINLESS STEEL
CONN	CONNECT(ION), CONNECT	KIP	1000 POUNDS	STD	STANDARD
CONT	CONTINUOUS	KIT	KITCHEN	STOR	STORAGE
CONV	HYDRONIC CONVECTOR			STRUCT	STRUCTURAL
COORD	COORDINATE, COORDINATION	L		SUB	UBSTITUTE
CTR	CENTER	L	LITER, ANGLE	SV	SAFETY VALVE, SHEET VINYL
CTRL	CONTROL	LAB	LABORATORY	SY	SQUARE YARD
CUH	CABINET UNIT HEATER	LAV	LAVATORY	SYM	SYMBOL
CW	COLD WATER, CASEMENT WINDOW	LBL	LABEL	SYS	SYSTEM
		LBS	POUND		
D		LF	LINEAR FEET	T	
DB	DRY BULB	LIN	LINEAR	T	TREAD
DBL	DOUBLE			T & B	TOP AND BOTTOM
DCW	DOMESTIC COLD WATER	M		TD	TRENCH DRAIN
DEG	DEGREE	MACH	MATCHLINE	TECH	TECHNICAL, TECHNOLOGY
DEMO	DEMOLITION	MACH RM	MACHINE ROOM	TEMP	TEMPORARY, TEMPERATURE
DET	DETAIL	MAINT	MAINTENANCE	THK	THICKNESS
DF	DRINKING FOUNTAIN	MATL	MATERIAL	THRU	THROUGH
DFU	DRAINAGE FIXTURE UNIT	MAX	MAXIMUM	TOC	TOP OF CONCRETE
DHW	DOMESTIC HOT WATER	MC	MECHANICAL CONTRACTOR	TOF	TOP OF FOOTING, TOP OF FLOOR, TOP OF FRAME
DHWC	DOMESTIC HOT WATER CIRC.	MECH	MECHANICAL		
DIA or Ø	DIAMETER	MECH RM	MECHANICAL ROOM	TOS	TOP OF STEEL
DIFF	DIFFUSER	MFR	MANUFACTURER	TYP	TYPICAL
DIM	DIMENSION	MIN	MINIMUM		
DIST	DISTANCE	MISC	MISCELLANEOUS	U	
DN	DOWN	MM	MILIMETER	U	HEAT TRANSFER COEFFICIENT
DOZ	DOZEN			U/G	UNDERGROUND
DS	DOWNSPOUT	N		UH	UNIT HEATER
DW	DISH WASHER	N	NORTH	UL	UNDERWRITERS LABORATORIES
DWG	DRAWING	NA	NOT APPLICABLE	UNO	UNLESS NOTED OTHERWISE
DXC	DIRECT EXPANSION COOLING COIL	NG	NATURAL GAS	UTIL	UTILITY
		NGV	NATURAL GAS VENT	UV	UNIT VENTILATOR
E		NIC	NOT IN CONTRACT		
E	EAST	NO or #	NUMBER	V	
EA	EACH, EXHAUST AIR	NOM	NOMINAL	V	SANITARY VENT, VOLT
EL	ELEVATION	NTS	NOT TO SCALE	VAR	VARIES, VARIATION
ENCL	ENCLOSURE			VENT	VENTILATION
ENGR	ENGINEER	O		VERT	VERTICAL
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	O2	OXYGEN	VOL	VOLUME
EQ	EQUAL	OC	ON CENTER	VUH	VERTICAL UNIT HEATER
EQUIP	EQUIPMENT	OD	OUTSIDE DIAMETER		
ETC	ET CETERA	OF/ OI	OWNER FURNISHED/ OWNER INSTALLED	W	
EWC	ELECTRIC WATER COOLER	OF/CI	OWNER FURNISEHD/ CONTRACTOR INSTALLED	W	SAN WASTE, WATT, WEST
EWH	ELECTRIC WATER HEATER	OPNG	OPENING	W/	WITH
EXC	EXCAVATE	OPP	OPPOSITE	W/O	WITHOUT
EXH	EXHAUST	OPT	OPTIONAL, OPTIMUM	WC	WALL COVERING, WATER CLOSET
EXIST	EXISTING	ORD	OVERFLOW ROOF DRAIN	WF	WIDE FLANGE
EXP	EXPAND, EXPANSION	ORL	OVERFLOW RAIN LEADER	WH	WATER HEATER, WALL HUNG
EXT	EXTERIOR			WI	WROUGHT IRON
		P		WT	WEIGHT
F		PC	PLUMBING CONTRACTOR		
F/F	FACE-TO-FACE	PERF	PERFORATED	Y	
FACP	FIRE ALARM CONTROL PANEL	PGD	PUMPED GARAGE DRAIN	Y	YD
FCU	FAN COIL UNIT				

PIPING MATERIAL SPECIFICATIONS

PIPING	LOCATION	MATERIAL	SIZE	JOINT	PIPING STANDARDS	DESIGN PRESSURE	NSF COMPLIANCE 14	NSF COMPLIANCE 61	NSF COMPLIANCE 372	COMMENTS
COLD WATER	ALL	COPPER TYPE L	2"& SMALLER	LEAD-FREE SOLDER	ASTM B42, ASTM B43, ASTM B75, ASTM B88 ASTM B135, ASTM B251, ASTM B302, ASTM B447	125 PSI	-	YES	YES	
			4" & SMALLER	PROPRESS MECH JOINT		200 PSI	-	YES	YES	
			2 1/2" & LARGER	MFR APPROVED		250 PSI	-	YES	YES	
		STAINLESS STL	2 1/2" & LARGER	WELD/ROLL GROOVE	ASTM A269, ASTM A312	300 PSI	-	YES	YES	
HOT WATER	ALL	COPPER TYPE L	2" & SMALLER	LEAD-FREE SOLDER	ASTM AF876, ASTM F877, CSA B1375, AWWA C904	125 PSI	-	YES	YES	
			4" & SMALLER	PROPRESS MECH JOINT		200 PSI	-	YES	YES	
			2 1/2" & LARGER	ROLL GROOVE JOINT		250 PSI	-	YES	YES	
		STAINLESS STL	2 1/2" & LARGER	WELD/ROLL GROOVE	ASTM A269, ASTM A312	300 PSI	-	YES	YES	
RAINLEADER	ALL	CAST IRON	ALL SIZES	NO-HUB	ASTM A74, ASTM A888, CISPI 301	5 PSI	-	-	-	
WASTE	ALL	CAST IRON	ALL SIZES	NO-HUB	ASTM A74, ASTM A888, CISPI 301	5 PSI	-	-	-	
VENT	ALL	CAST IRON	ALL SIZES	NO-HUB	ASTM A74, ASTM A888, CISPI 301	5 PSI	-	-	-	
INDIRECT WASTE	ALL	PVC SCH 40 (SOLID WALL)	ALL SIZES	SOLVENT CEMENT	ASTM D2661, ASTM D2680, ASTM D1785, ASTM F794	5 PSI	-	-	-	

Sheet List

Sheet Number	Sheet Name
P0.00	PLUMBING SPECIFICATIONS & SCHEDULES
P0.01	PLUMBING SPECIFICATIONS & SCHEDULES
P2.UG	UNDERGROUND PLUMBING
P2.01a	LEVEL 01 WASTE & VENT PLUMBING
P2.01b	LEVEL 01 DOMESTIC WATER PLUMBING
P2.RF	ROOF PLUMBING
P3.00	PLUMBING DETAILS

NOTES:

1. THESE PLANS ARE SCHEMATIC AND DO NOT SHOW EXACT ROUTING OR EVERY OFFSET WHICH MAY BE REQUIRED.
2. MATERIALS, METHODS, AND INSTALLATION SHALL COMPLY WITH THE PROVISIONS FOR T HE 2015 EDITION OF THE UNIFORM PLUMBING CODE AS AMENDED BY THE STATE OF WASHINGTON.
3. ALL PIPE SIZES NOTED ON DRAWINGS ARE MINIMUMS.
4. SLOPE ALL WASTE PIPING AT 2% UNLESS OTHERWISE NOTED ON DRAWINGS. OBTAIN APPROVAL FROM CODE AUTHORITY BEFORE INSTALLING WASTE PIPING AT LESS THAN 2% (EVEN IF LESSER SLOPE IS INDICATED ON DRAWINGS)
5. SLOPE ALL RAINLEADER PIPING AT 1/8" PER FOOT, UNLESS NOTED OTHERWISE
6. HANGERS AND SUPPORTS FOR PIPING SHALL BE IN ACCORDANCE WITH SECTION 313.6 AND 313.0 - TABLE 313.5 OF THE 2018 UNIFORM PLUMBING CODE.
7. PIPING PENETRATIONS OF FIRE RATED WALLS OR FLOORS SHALL BE SLEEVED AND FIRE STOPPED WITH LISTED MATERIALS SO AS TO MAINTAIN THE INTEGRITY AND RATING OF THE FLOOR OR WALL.
8. FOR EXACT ROUGH-IN LOCATIONS AND ELEVATIONS OF PLUMBING FIXTURES REFER TO ARCHITECTURAL DRAWINGS.
9. PROVIDE STOPS OR ANGLE VALVES AT ALL FIXTURES.
10. PROVIDE TRAP PRIMERS FOR ALL SELDOM USED FLOOR DRAINS, TRENCH DRAINS AND STANDPIPES.
11. PROVIDE DIELECTRIC CONNECTIONS BETWEEN DISSIMILAR METALS.
12. CLEAN OUTS SHALL BE INSTALLED SO THEY ARE EASILY ACCESSIBLE.
13. PLUMBING EQUIPMENT, VALVES AND TRAP PRIMERS SHALL BE LOCATED IN EASILY ACCESSIBLE LOCATIONS, UNLESS SHOWN ON ARCHITECTURAL DRAWINGS, REQUIRED ACCESS PANELS SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR AND INSTALLED BY THE GENERAL CONTRACTOR.
14. WATER HAMMER ARRESTERS-PROVIDE PDI RATED WATER HAMMER ARRESTERS AT ALL FIXTURE GROUPINGS.

APPLICABLE PROJECT CODES

YEAR	DESCRIPTION
2018	UNIFORM PLUMBING CODE AND WASHINGTON STATE AMENDMENTS, UPC
2018	WASHINGTON STATE ENERGY CODE, WSEC
2018	INTERNATIONAL BUILDING CODE AND WASHINGTON STATE AMENDMENTS, IBC
2018	INTERNATIONAL FIRE CODE AND WASHINGTON STATE AMENDMENTS, IFC

PIPING INSULATION SCHEDULE

PIPING TYPE	PIPING SIZE	INSULATION TYPE	INSULATION THICKNESS	CONDUCTIVITY RANGE
UNDERSIDE OF ROOF DRAIN BODIES	ALL	FIBERGLASS	1/2"	-
OVERHEAD RAINLEADERS	ALL	FIBERGLASS	1/2"	-
VERTICAL RAINLEADERS	NOT REQUIRED			
OVERFLOW RAINLEADERS FIRST 10'	ALL	FIBERGLASS	1/2"	-
HEAT TRACED RAINLEADERS	ALL	FIBERGLASS	1/2"	-
OVERHEAD COLD WATER	ALL	FIBERGLASS	1/2"	-
COLD WATER WITHIN WALLS	NOT REQUIRED			
HOT WATER AND RECIRC	1/2" TO 1 1/4"	FIBERGLASS	1"	0.22 - 0.28
	1 1/2" TO 6"	FIBERGLASS	1 1/2"	0.22 - 0.28

NOTES:

1. ALL PIPING INSULATION SHALL MEET THE REQUIREMENTS OF THE WASHINGTON STATE ENERGY CODE.
2. ALL PIPING INSULATION AND COVERINGS SHALL HAVE AN ASTM FLAME SPREAD RATING OF 25 OR LESS AND AN ASTM SMOKE DEVELOPED RATING OF 50 OR LESS
3. ELASTOMERIC INSULATION WHICH MEET THESE RATINGS MAY BE USED AS A SUBSTITUTE FOR FIBERGLASS
4. PROVIDE VAPOR BARRIER COVERING ON ALL ROOF DRAIN, RAIN LEADER, AND COLD WATER PIPING INSULATION.
5. INSULATE THE OVERFLOW DRAIN BODY AND PIPE 10 FEET DOWN STREAM FROM THE DRAIN.
6. INSULATE ALL EXPOSED P-TRAPS IN GARAGE LEVELS.
7. PROVIDE A COVERING FOR ALL INSULATION EXPOSED TO SIGHT WITHIN THE BUILDING.
8. PROVIDE AN INCOMPRESSIBLE INSULATED PAD WITH A MINIMUM THERMAL RESISTANCE OF R-10 UNDER ALL ELECTRIC WATER HEATERS IN UNCONDITIONED SPACES OR ON CONCRETE FLOOR.
9. PROVIDE INSULATION ON ALL COLD WATER IN GARAGE LEVELS.

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PROJECT
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PORT ANGELES, WA 98362

REVISIONS
1

DATE
11.09.2023
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REVIEWED BY: DA

SHEET TITLE
PLUMBING SPECIFICATIONS & SCHEDULES

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PLUMBING FIXTURE SCHEDULE

SYMBOL	TAG	DESCRIPTION	MAKE/MODEL	W	V	CW	HW	GPM / GPF	WSFU	DFU	COMMENTS
	WC-1A	ADA WATER CLOSET (FLUSH VALVE FLOOR MOUNT)	AM STD 3452001 W/ TBD FLUSH VALVE, SEAT	4"	2"	1"		1.1	40, 30, 20, 15, 10	4.0	
	WC-2	CHILD WATER CLOSET (FLUSH VALVE FLOOR MOUNT)	AM STD 2282001.020 BOWL W/ TBD FLUSH VALVE, SEAT	4"	2"	1"		1.1	40, 30, 20, 15, 10	4.0	
	WC-3A	CHILD ADA WATER CLOSET (FLUSH VALVE FLOOR MOUNT)	AM STD 2282001.020 BOWL W/ TBD FLUSH VALVE, SEAT	4"	2"	1"		1.1	40, 30, 20, 15, 10	4.0	
	LAV-1	LAVATORY (UNDERCOUNTER)	TBD	2"	2"	1/2"	1/2"	0.5	1.0	1.0	
	LAV-2	CHILD LAVATORY (UNDERCOUNTER)	TBD	2"	2"	1/2"	1/2"	0.5	1.0	1.0	
	LAV-3	LAVATORY (WALL HUNG)	TBD	2"	2"	1/2"	1/2"	0.5	1.0	1.0	PROVIDE TRAP W/ SUPPLY COVERS
	LAV-4	CHILD LAVATORY (WALL HUNG)	TBD	2"	2"	1/2"	1/2"	0.5	1.0	1.0	PROVIDE TRAP W/ SUPPLY COVERS
	SK-1	CLASSROOM SINK (UNDERCOUNTER)	TBD	2"	2"	1/2"	1/2"	1.8	2.0	2.0	
	SK-2	DIAPER / INFANT SINK (UNDERCOUNDTER)	TBD	2"	2"	1/2"	1/2"	1.8	1.5	2.0	
	SK-3	KITCHEN SINK (UNDERCOUNTER)	TBD	2"	2"	1/2"	1/2"	0.5	1.0	1.0	PROVIDE W/ INSINKERATOR EVOLUTION COMPACT 1/2HP,
	SK-4	3-COMPARTMENT SINK (FREESTANDING)	TBD	2"	2"	1/2"	1/2"	1.8	1.5	2.0	DRAIN INTO GWI-1
	SK-5	STEM SINK (DUAL COMPARTMENT)	TBD	2"	2"	1/2"	1/2"	1.8	1.5	2.0	
	WB-1	CLOTHESWASHER BOX	XXX	2"	2"	1/2"	1/2"	1.8	1.5	2.0	
	MS-1	JANITOR MOP SINK (FLOOR MOUNT)	MUSTEE 65M BASIN W/ MOEN 8124 FAUCET	3"	2"	1/2"	1/2"	N/A	3.0		
	DF-1	DRINKING FOUNTAIN W/FILLER	TBD	2"	2"	1/2"			1.0		
	FD-1	FLOOR DRAIN	SIOUX CHIEF 833-2-X-NR	2", 3", 4"	2"						PROVIDE TRAP PRIMER
	FS-1	FLOOR SINK	SIOUX CHIEF 861-X-A-2	2", 3", 4"	2"						PROVIDE TRAP PRIMER
	HD-1	HUB DRAIN	3" TRAP, 4" HUB	3"	2"						PROVIDE TRAP PRIMER
	HD-2	HUB DRAIN	4" TRAP, 6" HUB	4"	2"						PROVIDE TRAP PRIMER
	CT-1	COW'S TONGUE	ZURN Z199								OVERFLOW RAINLEADER DISCHARGE
	FCO	FLOOR CLEANOUT	ZURN Z1400								
	HB-1	HOSE BIB (FREEZEPROOF)	WOODFORD 65			3/4"			2.5, 1		
	WHA	WATER HAMMER ARRESTOR	SIOUX CHIEF HYDRA-RESTER								SEE WATER HAMMER ARRESTOR SIZING TABLE
	AP-1	ACCESS PANEL	TBD								12 x 12 ACCESS PANEL
	AP-2	ACCESS PANEL	TBD								24 x 24 ACCESS PANEL
	TP-1	TRAP PRIMER	SIOUX CHIEF 213 SERIES TAILPIECE								USE FOR RESTROOM FLOOR DRAINS
	TP-3	TRAP PRIMER	SIOUX CHIEF 695-1 SERIES AUTOMATIC TP VALVE								USE FOR HUB DRAINS

PLUMBING EQUIPMENT SCHEDULE

TAG	DESCRIPTION	LOCATION	SERVICE	MAKE	MODEL	VOLT/PH	AMP	COMMENTS
HWT-1	ELECTRIC TANK TYPE WATER HEATER	EAST ATTIC	BUILDING DOMESTIC HOT WATER	BRADFORD WHITE	CEHD120-A-24KW	240/3	57.8	24kW, 119 GALLON, SET AT 140F, ASME RATED
ET-1	THERMAL EXPANSION TANK	EAST ATTIC	BUILDING DOMESTIC HOT WATER	AMTROL	ST-20VC-DD	N/A	N/A	8.6 GAL, 3/4" CONN, ASME RATED
CP-1	HOT WATER CIRCULATION PUMP	EAST ATTIC	BUILDING DOMESTIC HOT WATER	B&G	NBF-36	115/1	2.3 FLA	
MV-1	MASTER MIXING VALVE	EAST ATTIC	BUILDING DOMESTIC HOT WATER	SYMMONS	7-400	N/A	N/A	27 GPM @ 10 PSI, SET AT 120F
AF-1	AUTOFLOW	EAST ATTIC	BUILDING DOMESTIC HOT WATER	GRISWOLD		N/A	N/A	
GWI-1	GREASE WASTE INTERCEPTOR	KITCHEN 014	3 COMP SINK	SCHIER	4060-001-04	N/A	N/A	20 GPM / 25 GPM

WATER HAMMER ARRESTOR SIZING

# OF FLUSH VALVES	SIOUX CHIEF WHA SIZE	SJI TAG
ONLY 1	652-A	WHA-A
2 TO 4	653-B	WHA-B
5 TO 7	654-C	WHA-C
8 TO 14	655-D	WHA-D
15 TO 19	656-E	WHA-E
20 OR MORE	657-F	WHA-F

NOTE:

1) TWO URINALS = ONE FLUSH VALVE WC

2) FOR LONG HEADERS, ONE WHA IS NEEDED PER 20 FEET

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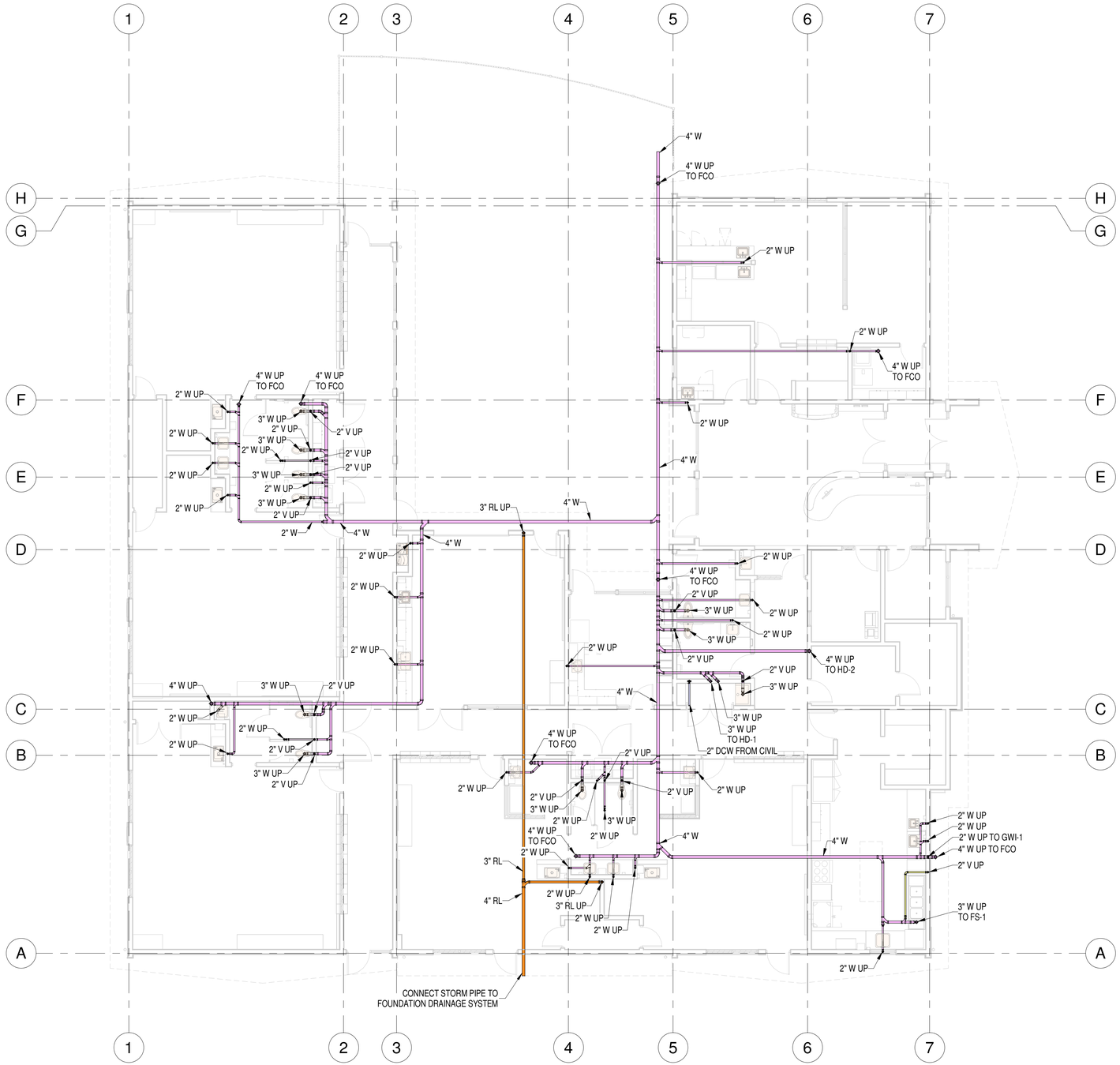

PLAN NORTH

UNDERGROUND PLUMBING
1/8" = 1'-0"

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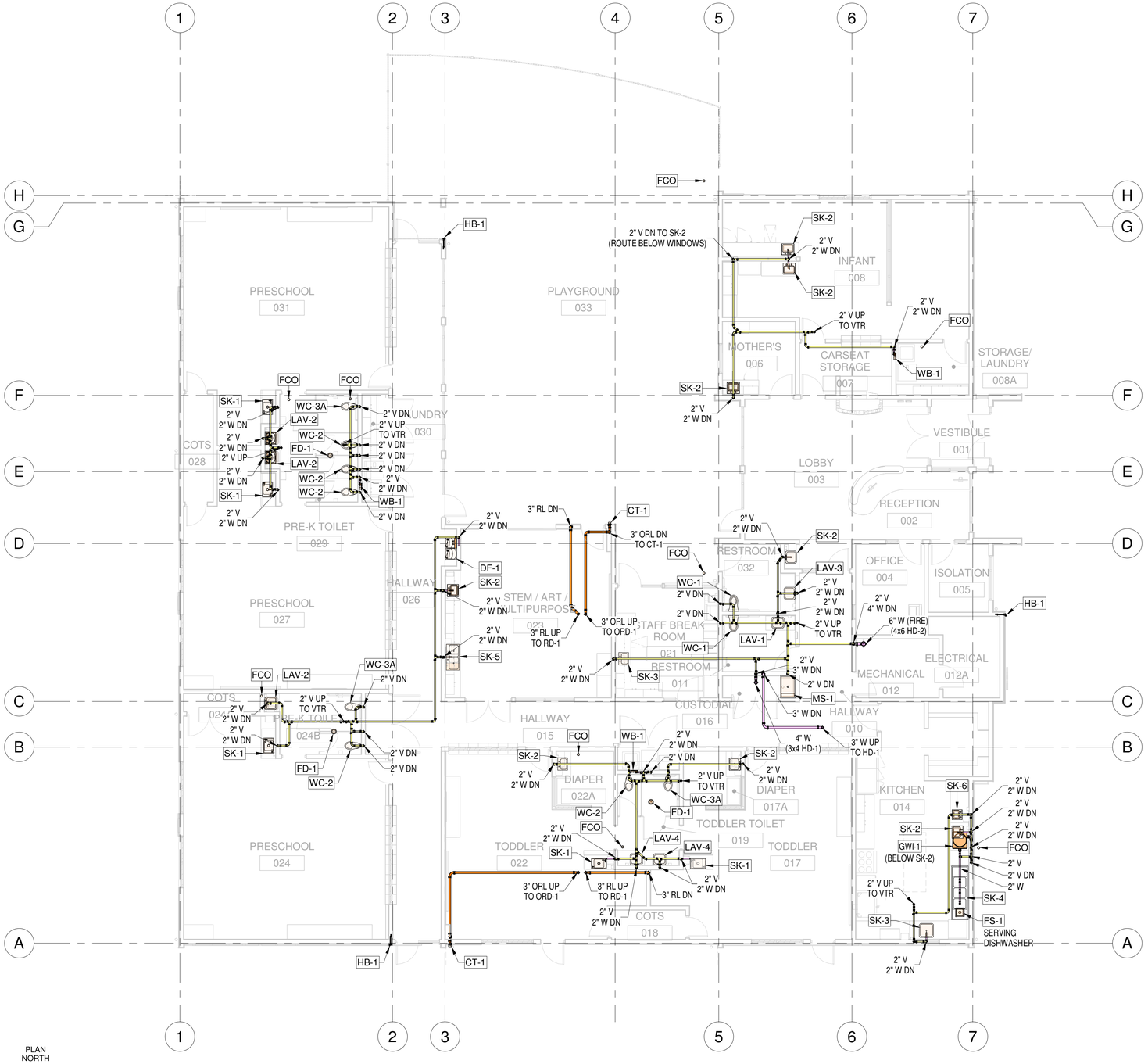

LEVEL 01 WASTE & VENT PLUMBING
1/8" = 1'-0"

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LEVEL 01 WASTE & VENT PLUMBING

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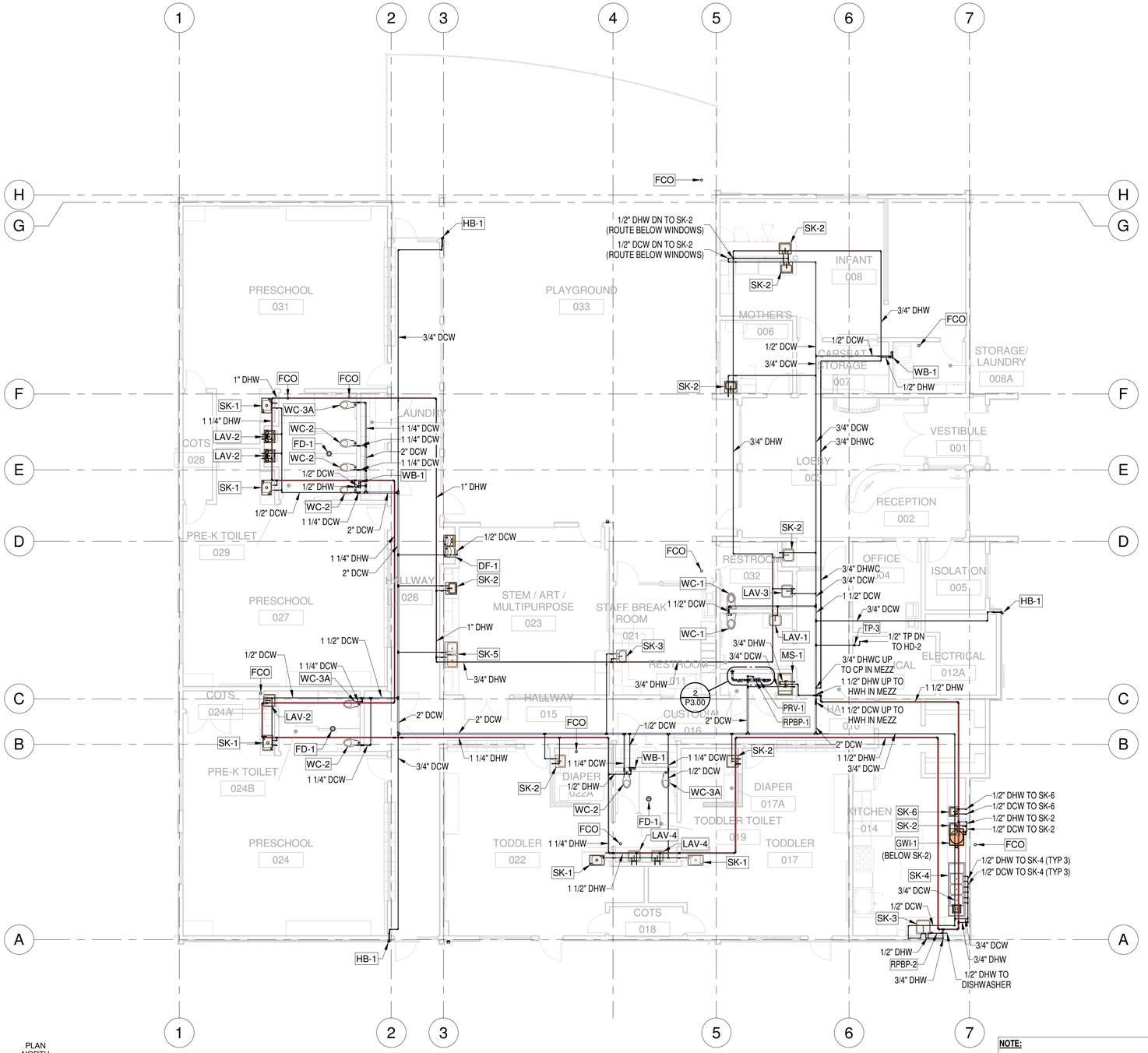

PLAN NORTH

LEVEL 01 DOMESTIC WATER PLUMBING
1/8" = 1'-0"

NOTE:

1) DOMESTIC WATER SERVING SINKS AND LAVS TO BE 1/2" (C & H) UNLESS OTHERWISE NOTED

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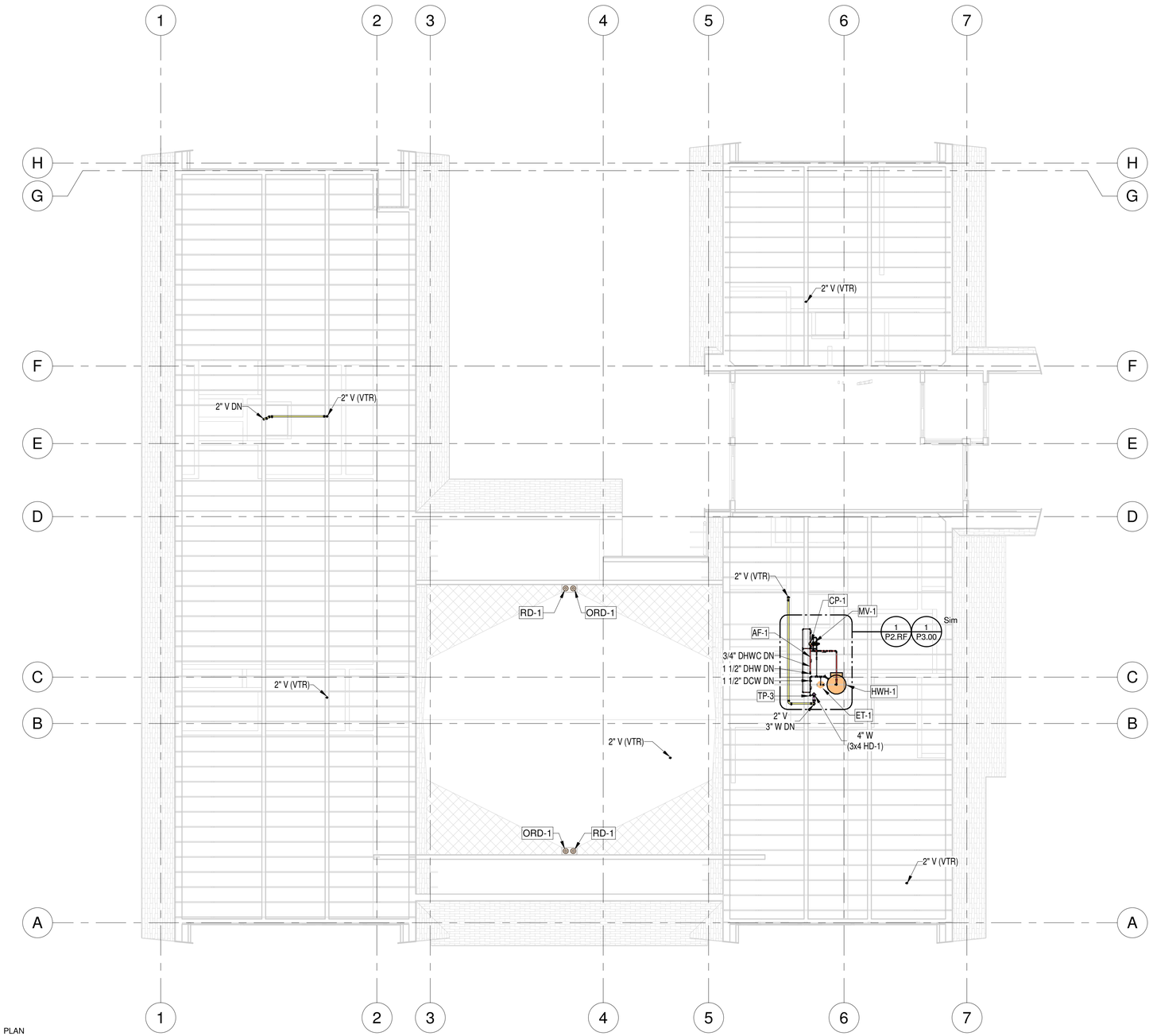
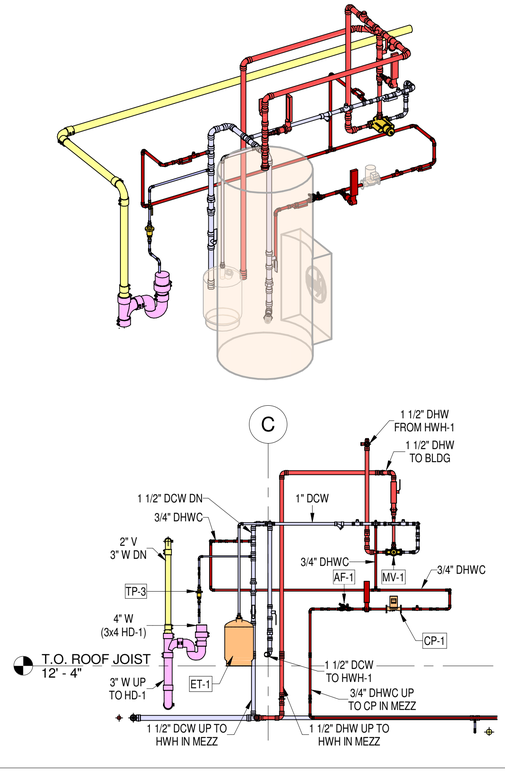


ROOF PLUMBING
1/8" = 1'-0"



1 P2.RF WATER HEATER PIPING
N.T.S.

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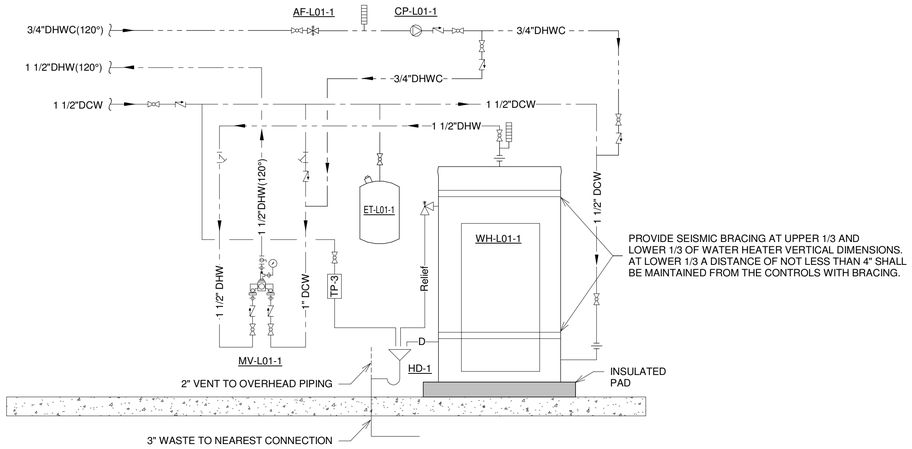
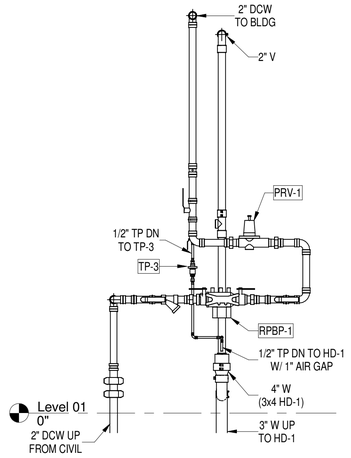
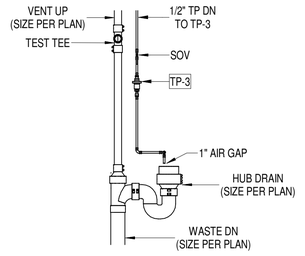


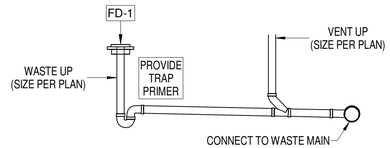
1 P2.RF SINGLE ELECTRIC WATER HEATER
N.T.S.



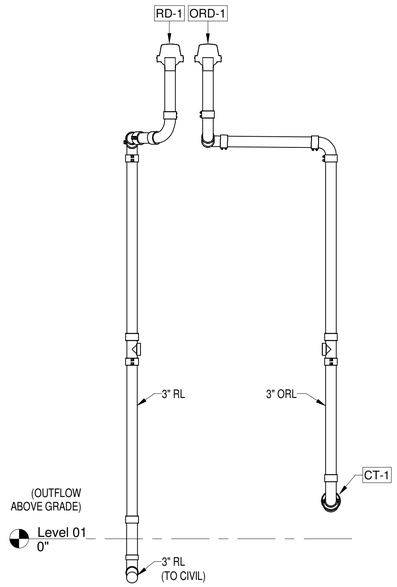
2 P2.01b RPBP & PRV DETAIL
1/2" = 1'-0"



3 HUB DRAIN DETAIL
1/2" = 1'-0"



4 FLOOR DRAIN DETAIL
1/2" = 1'-0"



5 STORM DRAIN DETAIL
1/2" = 1'-0"

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ABBREVIATIONS

ABBREVIATION	DESCRIPTION
&	AND
1/C	SINGLE CONDUCTOR
@	AT
A OR AMP	AMPERES
A.C.	ASPHALT CONCRETE
ABV	ABOVE
AF	AMPERE FUSE RATING
AFC	AVAILABLE FAULT CURRENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERE INTERRUPTING CAPACITY
AL	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECT; ARCHITECTURAL
AS	AMPERE SWITCH RATING
ASCC	AVAILABLE SHORT CIRCUIT CURRENT
ATC	AIR TERMINAL CHAMBER
ATO	AUTOMATIC THROW-OVER (SWITCH)
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
B.S.	BARE STRANDED
BAT	BATTERY
BEL	BELOW
BKBD	BACKBOARD
BKR	BREAKER
BLDG	BUILDING
C	CONDUIT
C.O.	CONDUIT ONLY WITH PULL WIRE
CB	CIRCUIT BREAKER
CC	CONSTANT CURRENT
CKT	CIRCUIT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CP	COMMUNICATION PROCESSOR
CPT	CONTROL POWER TRANSFORMER
CR	CONTROL RELAY
CSFD	COMBINATION SMOKE FIRE DAMPER
CT	CURRENT TRANSFORMER
CU	COPPER
CW	COLD WATER
DIAG	DIAGRAM
DIS	DISCONNECT
DIST.	DISTANCE
DL	DAMP LOCATION LISTING
DM	DIGITAL METER
DMM	DIGITAL METER MODULE
DP	DISTRIBUTION PANEL
DWG	DRAWING
EA	EACH
ECM	ELECTRIC CIRCUIT MONITOR
ELEC.	ELECTRICAL
EM	EMERGENCY
EMH	ELECTRICAL MANHOLE
EMT	ELECTRICAL METALLIC TUBING
EPO	EMERGENCY POWER OFF
EPR	ETHYLENE PROPYLENE RUBBER
EQUIP	EQUIPMENT
ERR	EXISTING TO BE RELOCATED AND RECONNECTED
EXIST/(E)	EXISTING
EXP	EXPLOSION PROOF
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FATC	FIRE ALARM TERMINAL CABINET
FFE	FINISHED FLOOR ELEVATION
FIN.	FINISH
FIP.	FIELD INTERFACE PANEL
FIXT	FIXTURE
FLA	FULL LOAD AMPS
FLR	FLOOR
FLUOR	FLUORESCENT
FMC	FLEXIBLE METAL CONDUIT
FO	FIBER OBTIC
FT	FEET
FTG	FOOTING
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPTER
GFR	GROUND FAULT RELAY
GG	GREEN GROUND
GND	GROUND
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
HT	HEIGHT
HTR	HEATER
HV	HIGH VOLTAGE
HZ	HERTZ
ICON	INTEGRATED COMMUNICATIONS OPTICAL NETWORK
IE	INVERT ELEVATION
IED	INTELLEGENT ELECTRONIC DEVICE
IMC	INTERMEDIATE METAL CONDUIT
INCAND	INCANDESCENT
ISC	SHORT CIRCUIT CURRENT
J, JB, J-BOX	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILS
KV	KILOVOLT
KVA	KILOVOLT-AMPERES
KW	KILOWATT
LF	LINEAR FEET
LFMC	LIQUIDTIGHT FLEXIBLE METAL CONDUIT

ABBREVIATION	DESCRIPTION
LGST	LARGEST
LIS	LOAD INTERRUPTER SWITCH
LOC.	LOCATION
LOTO	LOCK-OUT & TAG-OUT
LSI	LONG TERM, SHORT TERM, INSTANTANEOUS
LSIG	LONG TERM, SHORT TERM, INSTANTANEOUS GROUNDING
LTG	LIGHTING
LV	LOW VOLTAGE
M	METER
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPS
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MFGR, MFR	MANUFACTURER
MH	MANHOLE
MI.	MECHANICAL INTERLOCK
MIN	MINIMUM
MOCP	MAXIMUM OVERCURRENT PROTECTION
MRCT	MULTI-RATIO CURRENT TRANSFORMER
MTD	MOUNTED
MTG	MOUNTING
MTR	MOTOR
MTTB	MAIN TELEPHONE TERMINAL BOARD
MV	MEDIUM VOLTAGE
N	NORTH
NAC	NOTIFICATION APPLIANCE CIRCUIT
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NF	NON-FUSED
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT- 24HRS ON
NO.	NUMBER
OC	ON CENTER
OCPD	OVERCURRENT PROTECTIVE DEVICE
OD	OUTSIDE DIAMETER
OE	OVERHEAD ELECTRICAL
OFC	OIL FUSED CUTOUT
OH	OVER HEAD
OL	OIL LEVER SWITCH
P	POLE
PAC	PROGRAMMABLE AUTOMATION CONTROLLER
PB	PULL BOX
PC	PHOTOCELL
PCB	POLYCHLORINATED BIPHENYL
PDS	PRESSURE DIFFERENTIAL SWITCH
PF	POWER FACTOR
PH OR Ø	PHASE
PILC	PAPER INSULATED, LEAD COVER
PIV	POST INDICATING VALVE
PL	PLATE
PLC	PROGRAMMABLE LOGIC CONTROLLER
PNL	PANEL
POC	POINT OF CONNECTION
PREF.	PREFERRED
PRI.	PRIMARY
PVC	POLY-VINYL CHLORIDE
PWR	POWER
REC/RECEPT	RECEPTACLE
REQ'D	REQUIRED
RGS	RIGID GALVANIZED STEEL
RM	ROOM
RMC	RIGID METAL CONDUIT
RPBP	REDUCED PRESSURE BACK FLOW PREVENTER
RTAC	REAL TIME AUTOMATION CONTROLLER
SCCR	SHORT CIRCUIT CURRENT RATING
SF	SQUARE FEET
SHT	SHEET
SIG.	SIGNAL
SP	SPARE
SPECS	SPECIFICATIONS
ST	STREET
STD	STANDARD
STP	SHIELDED TWISTED PAIR
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
SWST	SWITCHING STATION
T.O.D.	TOP OF DUCTBANK
T.O.M.	TOP OF MANHOLE
TB	TERMINAL BLOCK
TEL./TELE	TELEPHONE
TMH	TELEPHONE MANHOLE
TPS	TWISTED SHIELDED PAIR
TRANSF, XFMR	TRANSFORMER
TS	TAMPER SWITCH
TYP	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
V	VOLTS
VA	VOLT-AMPERES
VB	VIBRATION SWITCH
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
W/	WITH
W/O	WITHOUT
WP	WEATHERPROOF
Z	IMPEDANCE

IN THE EVENT ABBREVIATIONS NOT MENTIONED HEREIN ARE USED, REFERENCE WILL BE MADE TO ANSI Y1.1, MILITARY STANDARD ABBREVIATIONS AND OTHER STANDARD INDUSTRY CONVENTIONS.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE FEDERAL AND STATE CODES. WHERE THE CONSTRUCTION DOCUMENTS INDICATE MORE RESTRICTIVE REQUIREMENTS, THE CONSTRUCTION DOCUMENTS SHALL GOVERN BUT THE CONSTRUCTION DOCUMENTS SHALL NOT BE INTERPRETED AS AUTHORITY TO VIOLATE ANY CODE OR REGULATION.

2. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BEAR THE UNDERWRITERS' LABEL (UL) AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY ARE DESIGNED AND APPROVED.

3. THE CONTRACTOR SHALL NOT BORE, NOTCH OR IN ANY WAY CUT INTO ANY STRUCTURAL MEMBER WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT OR STRUCTURAL ENGINEER.

4. MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT ANCHORAGE NOTES:

   ALL MECHANICAL, PLUMBING, AND ELECTRICAL COMPONENTS SHALL BE ANCHORED AND INSTALLED PER THE DETAILS ON THE APPROVED CONSTRUCTION DOCUMENTS. WHERE NO DETAIL IS INDICATED, THE FOLLOWING COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET THE FORCES AND DISPLACEMENT REQUIREMENTS.

   A. ALL PERMANENT EQUIPMENT AND COMPONENTS.

   B. TEMPORARY OR MOVABLE EQUIPMENT THAT IS PERMANENTLY ATTACHED (E.G. HARD WIRED) TO THE BUILDING UTILITY SERVICES SUCH AS ELECTRICITY, GAS OR WATER.

   C. MOVABLE EQUIPMENT WHICH IS STATIONED IN ONE PLACE FOR MORE THAN 8 HOURS AND HEAVIER THAN 400 POUNDS ARE REQUIRED TO BE ANCHORED WITH TEMPORARY ATTACHMENTS.

   - THE ATTACHMENT OF THE FOLLOWING MECHANICAL AND ELECTRICAL COMPONENT SHALL BE POSITIVELY ATTACHED TO THE STRUCTURE, BUT NEED NOT BE DETAILED ON THE PLANS. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT.

     A. COMPONENTS WEIGHING LESS THAN 400 POUNDS AND HAVE A CENTER OF MASS LOCATED 4 FEET OR LESS ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORTS THE COMPONENT.

     B. COMPONENTS WEIGHING LESS THAN 20 POUNDS, OR IN THE CASE OF DISTRIBUTED SYSTEMS, LESS THAN 5 POUNDS PER FOOT, WHICH ARE SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A WALL.

   - FOR THOSE ELEMENTS THAT DO NOT REQUIRE DETAILS ON THE APPROVED DRAWINGS, THE INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD AND THE STRUCTURAL ENGINEER. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH ABOVE REQUIREMENTS.

5. PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTES:

   PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN LATEST SECTIONS OF ASCE.

   THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE LOADS.

6. BRANCH CIRCUITING SHALL BE BIDDER DESIGNED.

   IN GENERAL, WIRE COUNTS ARE NOT INDICATED ON PLANS. FOR EACH 20 AMP 120 VOLT AND 277 VOLT CIRCUIT, PROVIDE 1 #12 PHASE CONDUCTOR, 1 #12 NEUTRAL CONDUCTOR, AND 1 #12 GROUNDING CONDUCTOR. GROUND WIRE SHALL BE GREEN SHEATHED. WHERE WIRE SIZES/COUNTS ARE INDICATED ON THE DRAWINGS, PROVIDE THESE CIRCUIT CONDUCTORS (INCLUDING NEUTRAL AND GROUNDING CONDUCTOR FOR THE PORTION OF THE CIRCUIT IN WHICH THEY SHARE A COMMON CONDUIT).

   DO NOT COMBINE MORE THAN THREE SINGLE-PHASE CIRCUITS INTO A SINGLE 3/4" CONDUIT. IN ALL CASES OF TWO OR THREE CIRCUITS IN A SINGLE HOME RUN CONDUIT, COMBINE CIRCUITS OF THREE DIFFERENT PHASES, CONSISTENT WITH THE GENERAL NOTE ABOVE. IN ALL CASES OF TWO OR THREE CIRCUITS IN A SINGLE HOME RUN CONDUIT, THE CIRCUITS MAY SHARE A SINGLE GROUNDING CONDUCTOR FOR THE PORTION OF THE CIRCUIT IN WHICH THEY SHARE A COMMON CIRCUIT.

   CONTRACTOR MAY COMBINE UP TO SIX CIRCUITS INTO A SINGLE 1" CONDUIT. IN ALL CASES OF FOUR, FIVE, OR SIX CIRCUITS IN A SINGLE HOME RUN CONDUIT:

   A. NO MORE THAN TWO CIRCUITS SHALL BE ON THE SAME PHASE.

   B. TWO OR THREE CIRCUITS OF DIFFERENT PHASES MAY SHARE A SINGLE GROUNDING CONDUCTOR FOR THE PORTION OF THE CIRCUIT IN WHICH THEY SHARE A COMMON CONDUIT.

   C. USE #10 (MINIMUM FOR 20A CIRCUITS) CONDUCTORS FOR ALL CONDUCTORS (PHASE, NEUTRAL, AND GROUNDING). COMPLY WITH DE-RATING REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ADJUST WIRE SIZE APPROPRIATELY.

SHEET INDEX

SHEET	DESCRIPTION
E-001	GENERAL NOTES, ABBREVIATIONS AND SHEET INDEX
E-002	LEGEND
E-003	SPECS
E-004	MECHANICAL EQUIPMENT SCHEDULES
E-005	PANEL SCHEDULES
E-006	PANEL SCHEDULES
E-007	LUMINAIRE SCHEDULE
E-101	ELECTRICAL SITE PLAN
E-201	FIRST FLOOR POWER PLAN
E-202	FIRST FLOOR AUXILIARY PLAN
E-203	FIRST FLOOR LIGHTING PLAN
E-204	ELECTRICAL ATTIC PLAN
E-205	ELECTRICAL ROOF PLAN
E-301	ENLARGED ELECTRICAL ROOM PLANS
E-501	SINGLE LINE DIAGRAM
E-601	DETAILS
E-602	DETAILS
E-701	WASHINGTON STATE ENERGY CODE COMPLIANCE FORMS

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DATE
11.09.2023

BCRA NO.
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DRAWN BY: -

REVIEWED BY:

SHEET TITLE
GENERAL NOTES, ABBREVIATIONS AND SHEET INDEX

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LEGEND

SYMBOL	DESCRIPTION
	NOTE CALLOUT
	DETAIL CALLOUT - NUMBER ON TOP DENOTES DETAIL NUMBER - NUMBER ON BOTTOM DENOTES SHEET DETAIL IS SHOWN
	MECHANICAL EQUIPMENT CALLOUT, SEE MECHANICAL PLANS FOR EXACT LOCATION AND REQUIREMENTS
	SECTION CALLOUT
	FEEDER CALLOUT
	FEEDER CALLOUT
	NEW LINEWORK
	EXISTING LINEWORK
	DEMOLISHED LINEWORK
	CONDUIT CONCEALED IN WALL OR ABOVE CEILING
	CONDUIT EXPOSED
	CONDUIT CONCEALED UNDERGROUND OR BELOW FLOOR
	CONDUIT EMERGENCY
W W	MULTI-CHANNEL RACEWAY
	CONDUIT TURNED UP
	CONDUIT CAPPED
A-1	BRANCH CIRCUIT HOMERUN TO PANELBOARD AND CIRCUITS AS INDICATED
	3/4" CONDUIT, TICK MARKS INDICATE QUANTITY OF #12 AWG WIRES (UNLESS NOTED OTHERWISE, NO MARKS INDICATES 2#12 & 1#12 GND WIRES) - SMALL MARK DENOTES HOT WIRE - LARGE MARK DENOTES NEUTRAL WIRE - DIAGONAL DENOTES GROUND WIRE
G	GENERATOR
	SWITCH
	CIRCUIT BREAKER
	2-WAY SWITCH, TRANSFER SWITCH
	FUSE
	TRANSFORMER
	GROUND CONNECTION
	MOTOR - SINGLE PHASE FRACTIONAL OR INTEGRAL HORSEPOWER
M	METER
ECM	ELECTRONIC CIRCUIT MONITOR
	480V DRAWOUT BREAKER
VFD	VARIABLE FREQUENCY DRIVE
	PANEL
	FUSED DISCONNECT SWITCH
	NON-FUSED DISCONNECT SWITCH
	COMBINATION STARTER/DISCONNECT SWITCH
M	SWITCH MOTOR RATED
	SPLICE
	TERMINATION
	EXISTING TERMINATION
52	MEDIUM VOLTAGE - AIR CIRCUIT BREAKER DRAWOUT BREAKER

SYMBOL	DESCRIPTION
	MEDIUM VOLTAGE FUSED DISCONNECT SWITCH
	MEDIUM VOLTAGE MODULAR SPLICE
	MEDIUM VOLTAGE EXISTING MODULAR SPLICE
X y	2X4 LIGHT FIXTURE - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
	2X4 EMERGENCY LIGHT FIXTURE FED FROM GENERATOR/ INVERTER/ BATTERY BACKUP
X y	2X2 LIGHT FIXTURE - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
	2X2 EMERGENCY LIGHT FIXTURE FED FROM GENERATOR/ INVERTER/ BATTERY BACKUP
X y	LINEAR LIGHT FIXTURE, DIMENSIONS PER PLANS - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
	EMERGENCY LINEAR LIGHT FIXTURE, DIMENSIONS PER PLANS - LIGHT FIXTURE FED FROM GENERATOR/ INVERTER/ BATTERY BACKUP
X y	LINEAR PENDANT LIGHT FIXTURE, DIMENSIONS PER PLANS - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
X y	TRACK LIGHTING - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
X y	UNDERCABINET / COVE FIXTURE - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
X y	LED STRIP LIGHT FIXTURE - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
X y	DOWNLIGHT FIXTURE - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
X y	EMERGENCY DOWNLIGHT FIXTURE FED FROM GENERATOR/ INVERTER/ BATTERY BACKUP
X y	PENDANT LUMINAIRE - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
X y	WALLWASH LIGHT FIXTURE - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
X y	WALL MOUNTED LIGHT FIXTURE - UPPER CASE LETTER INDICATES LIGHT FIXTURE CALLOUT. LOWER CASE LETTER INDICATES LIGHTING CONTROL ZONE.
	EMERGENCY WALL MOUNTED LIGHT FIXTURE FED FROM GENERATOR/ INVERTER/ BATTERY BACKUP
	BOLLARD LUMINAIRE
	POST TOP LUMINAIRE
	POLE MOUNTED LUMINAIRE, SINGLE HEAD
	POLE MOUNTED LUMINAIRE, DOUBLE HEAD
	POLE MOUNTED LUMINAIRE, TRIPLE HEAD
	POLE MOUNTED LUMINAIRE, QUAD HEAD
	IN GRADE LUMINAIRE
	PATHWAY LUMINAIRE
	LANDSCAPE FIXTURE
	EXIT LIGHT FIXTURE WITH DIRECTIONAL ARROWS AS INDICATED. SHADED SIDE DENOTES NUMBER OF FACES
	JUNCTION BOX
PC	PHOTOCELL FOR EXTERIOR APPLICATIONS
DS	DAYLIGHT SENSOR - CEILING MOUNTED
R	RELAY
ER	EMERGENCY RELAY UL 924 COMPLIANT
M	MOTION SENSOR - CEILING MOUNTED
M	MOTION SENSOR - CORNER OR WALL MOUNTED
M	MOTION SENSOR WITH AISLE/CORRIDOR LENS - CEILING MOUNTED
MS	COMBINATION MOTION AND DAYLIGHT SENSOR
N	LIGHTING CONTROL NETWORK DEVICE

SYMBOL	DESCRIPTION
TM	DIGITAL TIMER SWITCH
MS	MOTION SENSOR SWITCH
LV	LOW VOLTAGE SWITCH
DM	DIMMER MASTER SWITCH
D	DIGITAL DIMMING SWITCH
G	GRAPHICAL TOUCH SCREEN - LIGHTING CONTROL STATION
	THERMOSTAT WITH A 3/4" CONDUIT TO ACCESSIBLE CEILING SPACE
	MODULAR FURNITURE - BASE POWER WHIP FEED CONNECTION
	MODULAR FURNITURE - FLOOR BOX FEED CONNECTION
	MODULAR FURNITURE - POWER POLE FEED CONNECTION
	20A, 125V MODULAR FURNITURE RECEPTACLE (TO BE PROVIDED AS PART OF THE FURNITURE)
	20A, 125V MODULAR FURNITURE RECEPTACLE (HALF) CONTROLLED RECEPTACLE (TO BE PROVIDED AS PART OF THE FURNITURE)
	LIGHTING CONTROL PANEL - SURFACE MOUNTED
	PANELBOARD - RECESSED MOUNTED
	PANELBOARD - SURFACE MOUNTED
	DISTRIBUTION PANEL/ BOARD
	SINGLE POLE SWITCH, DEVICE SHALL BE MOUNTED +48" MAX AND +36" MIN FROM THE CENTER OF DEVICE:
3	SWITCH 3-WAY (48" AFF MAXIMUM)
T	TIMER SWITCH (48" AFF MAXIMUM)
ab	DUAL SWITCH (48" AFF MAXIMUM)
	PUSHBUTTON SWITCH
	RECESSED ON WALL G=GFI, WP=WEATHERPROOF SURFACE G=GFI, WP=WEATHERPROOF FLOOR OR CEILING C=CEILING, A=ABOVE COUNTER
	20A, 125V DUPLEX RECEPTACLE MOUNTED +15" AFF, UNLESS OTHERWISE NOTED
	20A, 125V QUAD RECEPTACLE MOUNTED +15" AFF, UNLESS OTHERWISE NOTED
	20A, 125V DUPLEX RECEPTACLE RECEPTACLE ON DEDICATED CIRCUIT
	20A, 125V CONTROLLED DUPLEX RECEPTACLE
	20A, 125V QUAD RECEPTACLE (HALF) CONTROLLED RECEPTACLE
	SPECIAL RECEPTACLE REFER TO DRAWINGS FOR NEMA CONFIGURATION
	JUNCTION BOX
	RECESSED POKE-THROUGH RECESSED POKE-THROUGH - POWER/TEL/DATA RECESSED FLOOR BOX - POWER/TEL/DATA
	20A, 125V DUPLEX RECEPTACLE FIRE RATED TYPE
	20A, 125V QUAD RECEPTACLE FIRE RATED TYPE

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SECTION 26000 - ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

1.1 GENERAL CONDITIONS

A. The work under this Division includes furnishing all permits, materials, equipment, labor, supervision, tools, expenses, travel, and items necessary for the construction, installation, connection, testing and operation of all electrical work for this project, as intended by the Contract Documents.
B. The General Conditions, Supplementary Conditions and Special Conditions are a part of this contract and apply to this section as fully as if repeated herein.

1.2 SCOPE

Provide a working electrical system for the new YMCA Early Childhood Education Center. From the new utility transformer, provide trenching to main distribution panel and electrical room. Provide power for all mechanical, telecom, electrical, and lighting devices in the new facility. Provide lighting control plans and telecom plans. Provide trenching to electric vehicle charger fed from the main distribution panel.

1.3 CODES AND REGULATIONS

A. All work and materials shall be in accordance with applicable requirements of the Authority Having Jurisdiction and the Utility furnishing services for the specific facility location.
B. Codes governing this work include but are not limited to the latest adopted edition of the following:
NFPA 70 (National Fire Protection Association) National Electrical Code (NEC)
Washington State Industrial Safety & Health Act (WISHA) Chapter 49.17 RCW
Local Ordinances and Regulations.

1.4 STANDARDS

A. Electrical material and equipment shall be Underwriter's Laboratories listed and installed in accordance with the listing and labeling of the equipment.
B. Installation shall conform to the NECA (National Electrical Contractors Association) Standard of Installation.

1.5 SUBMITTALS

A. Electronic copies of product data sheets shall be submitted to the Engineer for review. Submittals shall be made and favorable review secured before material and equipment is installed.
B. Materials list shall include disconnects and other items specified or called for on the drawing. The list shall include manufacture, type and such other descriptive data as may be required to determine the acceptability of each item.

1.6 SUBSTITUTIONS

A. Alternative manufacturers will be considered for electrical equipment specified and shown herein. The specified manufacturer's equipment sets the level of quality for the work. Work and equipment not meeting the level of quality shall be rejected. The Engineer has discretion to accept or reject the alternative manufacturer's equipment.

1.7 PERMITS AND DRAWINGS

A. Permits and inspections shall be obtained, coordinated and paid for by the Electrical Contractor.
B. The Contractor shall pay all fees and taxes for the total cost of construction, including Contractor and Owner furnished materials and equipment as shown and specified.
C. The Contractor shall obtain and pay the plan review fee.
D. The Contractor shall pay for plan review fees and re-inspections resulting from substitutions. Fees due to substitutions shall be at no cost to the Owner.
E. The Contractor shall include applicable permit and re-inspection fees in their scope of work.

1.8 RECORD DRAWINGS

A. On a set of contract drawing kept at the site during construction, mark all work that is installed differently from that shown, include any revised circuitry, material or equipment. Upon conclusion of the work, deliver to the Owner representative a set of signed and dated "As-Built" drawings.

1.9 WARRANTY

A. All work shall include a warranty for a minimum period of one year from the date of acceptance by the Owner. The warranty period for certain items shall be longer, as indicated in the specifications for those items.
B. Should any malfunction develop during the warranty time period due to defective material, faulty workmanship, or non-compliance with plans, specifications, code or directions of the Owner or Owner's representative, the Contractor shall furnish all necessary labor and materials to correct the malfunction at no additional cost to the Owner.

PART 2 - PRODUCTS

2.1 MATERIAL

A. Materials shall be new, free of defects and of current manufacture. Existing materials shall not be reused unless specifically noted otherwise.

2.2 WIRE AND CABLE (600 VOLT AND LESS)

A. Products shall comply with UL 44 and UL 83 single conductor insulated wire.
B. Wire and cable for use on systems of 600Volts and less shall be 600Volt with NEC type THHN/THWN or XHHW insulation for branch circuits and feeders smaller than #2AWG. XHHW insulation shall be used for #2AWG and larger Feeder conductors.
C. All conductors shall be copper.

2.3 RACEWAY AND BOXES

A. Rigid Steel Conduit, Zinc Coated; ANSI C80.1: All fittings shall be screw thread type, Couplings, locknuts, bushings, etc. shall be hot dipped galvanized.
B. Electrical Metallic Tubing, Zinc Coated: ANSI C80.3: Couplings and connectors shall be steel galvanized, compression type with gland sealing rings.
C. Flexible Metal Conduit: UL 1: Flexible metal conduit shall be galvanized steel or aluminum. Where exposed to damp or wet locations flexible conduit shall be liquid-tight with outer suitable liquid-tight fittings listed for the purpose.
D. Outlet and Junction Boxes: Outlet and junction boxes shall be galvanized, one-piece pressed or welded steel, knockout type except as otherwise noted or specified.

2.4 CIRCUIT BREAKERS

A. Circuit breakers shall be the same manufacturer as the panelboard or switchboard in which they are installed.
B. Circuit breakers shall be molded-case bolt-on type. Plug-in types are not acceptable. Multi-pole breakers shall have internal trip and single handle operation.
C. Provide all necessary mounting hardware, accessories and closure devices as necessary.
D. Short circuit interrupting capacity shall be as indicated on plans or to match rating of the existing panelboard into which the circuit breaker is to be installed.

2.5 EQUIPMENT IDENTIFICATION

A. Provide nameplates for circuit breakers or switches installed in main switchboards, switches and enclosed circuit breakers, panelboards and similar equipment which are furnished and installed under this section.
B. Nameplates shall be laminated plastic with engraved letters:
C. Panels boards, switchboard, Enclosed Circuit breakers and Safety Switches:
1. Normal power: Back background with 3/16" white letters
2. Emergency Power: Red Background with 3/16" white letters
D. Nameplates shall include:
1. Equipment name, ID or description (Example: "Elevator 3 disconnect")
2. Voltage, Phase (Example: 208V, 3-phase)
3. Ampere Rating
4. Source fed from (panel/switchboard name and circuit no.)
E. Receptacles and Light Switches: Printed label with (panel) name and circuit number. (Example: "1Y1-23" for panel 1Y1, circuit 23)
1. Normal power: ¼" black letters
2. Emergency Power: ¼" white letters

PART 3 - EXECUTION

3.1 INSTALLATION OF ELECTRICAL EQUIPMENT

A. Install equipment in accordance with manufacturer's instructions, NECA standard of installation and in accordance with the UL listing for the equipment or material. All disconnects, fuses, circuit breakers shall be provided as indicated and for proper protection of the equipment served. Provide all flexible conduit, boxes, pull boxes, fittings, seals, and other materials require for a complete an operational system. The work under this Division includes furnishing all permits, materials, equipment, labor, supervision, tools and items necessary for the construction, installation, connection, testing and operation of all electrical work for this project, as intended by the Contract Documents.

3.2 INSTALLATION OF RACEWAY AND FITTINGS

A. Install rigid steel conduit where exposed the weather, placed underground, in or under concrete or masonry construction, in contact with earth and as indicated on plans.
B. EMT may be used in above grade interior dry locations and where protected from physical damage.
C. Flexible metal conduit shall be used where required to make connections to vibrating or rotating equipment.
D. All rigid steel conduit installed in contact with earth shall be PVC coated or otherwise protected with a bitumastic material.
E. Minimum size of conduit shall be code size for the number and size of conductors unless a larger size is indicated on the plans.
F. Where penetrations are made through partitions, provide sealing material to maintain the fire rating of the partition. For exterior walls provide sleeves and sealing to prevent water and moisture penetration and to prevent varmint and insect intrusion.

3.3 INSTALLATION OF CONDUCTORS AND EQUIPMENT CONNECTIONS

A. All wiring shall be installed in conduit, wireways, or gutters except where other raceway systems are specifically called for.
B. Install wiring only after raceway installation has been completed cleaned and dried.
C. Pulling lubricants approved by the wire or cable manufacture may be utilized.
D. Make all connections and splices required for complete and operable electrical installation. Connections and splices shall be made only in junction, pull or outlet boxes or in wireways, switchboards and panelboards having code sized gutter space or cross sectional area. Wires #8 and smaller connections shall be made with spring type connectors; Wires #6 and larger, connections shall be made with split-bolt or compression type solderless connectors, insulated and taped.
E. Upon completion of work, updated all panel directories with correct circuit information. Provide printed circuit directories in panels affected by the project. Pen and ink changes to the existing directories are not acceptable.

3.4 GROUNDING

A. Permanently and effectively ground all conduit, boxes, enclosures and equipment to comply with NEC 250 and all applicable codes and regulations.
B. Provide an insulated equipment grounding conductor in all raceways sized in accordance with NEC Table 250.122 whether specifically called for on the plans or not.

3.5 PROTECTION OF PREMISES

A. Contractor shall clean work area and remove all construction debris daily prior to leaving the premises.
B. The contractor shall protect all existing surfaces, materials, equipment and property from damage as result of construction activities. Damaged surfaces, materials, equipment and property shall be repaired to existing conditions at no cost to the County or Facility operator.

3.6 TESTING OF ELECTRICAL SYSTEMS

A. Equipment installed or modified under this section shall be inspected and tested for proper operation in accordance with applicable NETA Acceptance Testing Standards.
B. Systems shall be tested for short circuits, open circuits, phase rotation and shall be free from mechanical and electrical defects.
C. The Contractor shall correct deficiencies and provide retesting at no expense to the Owner and Engineer until the equipment and system is satisfactory to the Owner and the Engineer.

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VA IBHAV V. JAYKUMAR
STATE OF WASHINGTON
22007884
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PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

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P2S No. J23-0801

MECHANICAL/PLUMBING EQUIPMENT ELECTRICAL CONNECTION

MARK	DESCRIPTION	VOLTAGE	PHASE	HP	KW	MCA	DISCONNECT	MOCP	FEEDER	PANEL	CIRCUIT	REMARKS
AC-1	AIR COMPRESSOR	120	1	.5	0.37	9.8	15AF/30AD	15	(2) #12 AWG + #12 GND	M1	38	
BC-1	BRANCH CONTROLLER	208	3	N/A	0.17	0.8	15AF/30AD	15	(3) #12 AWG + #12 GND	M1	8,10,12	
BC-2	BRANCH CONTROLLER	208	3	N/A	0.208	1	15AF/30AD	15	(3) #12 AWG + #12 GND	M1	8,10,12	
CP-1	HOT WATER CIRCULATION PUMP	120	1	N/A	276	2.3	15AF/30AD	15	(2) #12 AWG + #12 GND	M1	6	
DH-1	DUCT HEATER 1	208	3	N/A	8	22.21	30AF/30AD	30	(3) #10 AWG + #10 GND	M1	43,45,47	
EF-1	EXHAUST FAN	208	1	0.75	0.716	4.3	20AF/30AD	20	(2) #12 AWG + #12 GND	M1	13,15	
ERV-1	ENERGY RECOVERY VENTILATOR	208	3	0.33	4.43	12.33	20AF/30AD	20	(3) #12 AWG + #12 GND	M1	31,33,35	
ERV-2	ENERGY RECOVERY VENTILATOR	208	3	0.4	5.069	14.07	30AF/30AD	30	(3) #10 AWG + #10 GND	M1	32,34,36	
ERV-3	ENERGY RECOVERY VENTILATOR	208	3	0.4	4.43	12.33	20AF/30AD	20	(3) #12 AWG + #12 GND	M1	37,39,41	
EUH-1	ELECTRIC UNIT HEATER	208	1	N/A	1.5	7.2	20AF/30AD	20	(2) #12 AWG + #12 GND	M1	2,4	
EUH-2	ELECTRIC UNIT HEATER	208	1	N/A	1.5	7.2	20AF/30AD	20	(2) #12 AWG + #12 GND	M1	40,42	
FCU-1	FAN COIL UNIT	208	1	N/A	0.1	0.6	15AS	15	(2) #12 AWG + #12 GND	M1	1,3	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-2	FAN COIL UNIT	208	1	N/A	0.1	0.6	15AS	15	(2) #12 AWG + #12 GND	M1	1,3	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-3	FAN COIL UNIT	208	1	N/A	0.1	0.6	15AS	15	(2) #12 AWG + #12 GND	M1	1,3	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-4	FAN COIL UNIT	208	1	N/A	0.1	0.6	15AS	15	(2) #12 AWG + #12 GND	M1	1,3	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-5	FAN COIL UNIT	208	1	N/A	0.1	0.6	15AS	15	(2) #12 AWG + #12 GND	M1	1,3	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-6	FAN COIL UNIT	208	1	N/A	0.1	0.6	15AS	15	(2) #12 AWG + #12 GND	M1	1,3	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-7	FAN COIL UNIT	208	1	N/A	0.67	0.4	15AS	15	(2) #12 AWG + #12 GND	M1	1,3	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-8	FAN COIL UNIT	208	1	N/A	0.67	0.4	15AS	15	(2) #12 AWG + #12 GND	M1	1,3	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-9	FAN COIL UNIT	208	1	N/A	0.67	0.4	15AS	15	(2) #12 AWG + #12 GND	M1	1,3	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-10	FAN COIL UNIT	208	1	N/A	0.67	0.4	15AS	15	(2) #12 AWG + #12 GND	M1	9,11	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-10	FAN COIL UNIT	208	1	N/A	0.1	0.6	15AS	15	(2) #12 AWG + #12 GND	M1	9,11	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-11	AIR CONDITIONER	208	1	N/A	0.1	0.6	15AS	15	(2) #12 AWG + #12 GND	M1	9,11	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-12	FAN COIL UNIT	208	1	N/A	0.67	0.4	15AS	15	(2) #12 AWG + #12 GND	M1	9,11	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-13	FAN COIL UNIT	208	1	N/A	0.1	0.6	15AS	15	(2) #12 AWG + #12 GND	M1	9,11	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-13	FAN COIL UNIT	208	1	N/A	0.1	0.6	15AS	15	(2) #12 AWG + #12 GND	M1	9,11	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-14	FAN COIL UNIT	208	1	N/A	0.1	0.6	15AS	15	(2) #12 AWG + #12 GND	M1	9,11	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-15	AIR CONDITIONER	208	1	N/A	0.67	1.4	15AS	15	(2) #12 AWG + #12 GND	M1	9,11	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-16	FAN COIL UNIT	208	1	N/A	0.67	0.3	15AS	15	(2) #12 AWG + #12 GND	M1	9,11	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-17	FAN COIL UNIT	208	1	N/A	0.67	0.3	15AS	15	(2) #12 AWG + #12 GND	M1	5,7	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-18	FAN COIL UNIT	208	1	N/A	0.67	0.3	15AS	15	(2) #12 AWG + #12 GND	M1	5,7	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-19	AIR CONDITIONER	208	1	N/A	0.67	1.4	15AS	15	(2) #12 AWG + #12 GND	M1	5,7	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-20	AIR CONDITIONER	208	1	N/A	0.67	1.4	15AS	15	(2) #12 AWG + #12 GND	M1	5,7	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-21	FAN COIL UNIT	208	1	N/A	0.67	0.3	15AS	15	(2) #12 AWG + #12 GND	M1	5,7	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-22	FAN COIL UNIT	208	1	N/A	0.67	0.3	15AS	15	(2) #12 AWG + #12 GND	M1	5,7	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
FCU-23	FAN COIL UNIT	208	1	N/A	0.67	0.3	15AS	15	(2) #12 AWG + #12 GND	M1	5,7	PROVIDE MOTOR-RATED TOGGLE SWITCH INSTEAD OF DISCONNECT SWITCH.
HWT-1	ELECTRIC TANK TYPE WATER HEATER	208	3	N/A	24	57.8	80AF/100AD	80	(3) #3 AWG + #8 GND	M1	26,28,30	
ICU-1	INDOOR CONDITIONING UNIT	208	1	N/A	0.04	0.2	15AF/30AD	15	(2) #12 AWG + #10 GND	M1	17,19	
MAU-1	MAKEUP AIR HANDLING UNIT	208	3	N/A	20	104.2	110AF/200AD	110	(3) #1 AWG + #6 GND	M1	62,64,66	
MAU-1	MAKEUP AIR HANDLING UNIT	208	3	1	3.53	9.8	15AF/30AD	15	(3) #12 AWG + #12 GND	M1	25,27,29	
OCU-1	OUTDOOR CONDITIONING UNIT	208	1	N/A	2.818	13.55	20AF/30AD	20	(2) #12 AWG + #12 GND	M1	21,23	
ODU-1	VRF OUTDOOR UNIT	208	3	N/A	17.2	47.8	50AF/60AD	50	(3) #6 AWG + #10 GND	M1	20,22,24	
ODU-1	VRF OUTDOOR UNIT	208	3	N/A	17.2	47.8	50AF/60AD	50	(3) #6 AWG + #10 GND	M1	14,16,18	

GENERAL NOTES

A. ALL EXTERIOR DISCONNECTS SHALL BE NEMA 3R RATED AND EXTERIOR SWITCHES SHALL BE GFCI PROTECTED WITH WEATHER-PROOF COVER.

B. ALL DISCONNECTING MEANS SHALL BE LOCATED WITHIN LINE OF SIGHT OF THE EQUIPMENT IT SERVES.

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PANEL: MDP

LOCATION: ELECTRICAL 012A | VOLTAGE/PHASE: 120/208 WYE,3PH,4W | FED FROM:
FLOOR: FIRST FLOOR | BUS AMPS: 800 A | RATING: 65 kAIC
MOUNTING: SURFACE | MAIN BREAKER: 800 A

CKT	TYPE	LOAD	NOTES	BKR/POLE		VOLT-AMPS A	VOLT-AMPS B	VOLT-AMPS C	VOLT-AMPS A	VOLT-AMPS B	VOLT-AMPS C	BKR/POLE		NOTES	LOAD	TYPE	CKT
1	Spar...	PANEL 'LTG'		100 A	3	4052 VA			41440...			3	400 A		PANEL 'M1'	Othe...	2
3	--	--	--	--	--		3643 VA			42216...		--	--	--	--	--	4
5	--	--	--	--	--			3914 VA			41360...	--	--	--	--	--	6
7	Spar...	PANEL 'P1'		225 A	3	25143...			24003...			3	225 A		PANEL 'P2'	Spar...	8
9	--	--	--	--	--		16598...			24403...		--	--	--	--	--	10
11	--	--	--	--	--			17430...			23143...	--	--	--	--	--	12
13	P	EV CHARGER		225 A	3	21667...			0 VA			3	100 A		SPARE	--	14
15	--	--	--	--	--		21667...			0 VA		--	--	--	--	--	16
17	--	--	--	--	--			21667...			0 VA	--	--	--	--	--	18
19	--	SPARE		100 A	3	0 VA			0 VA			3	125 A		SPARE FOR FUTURE PV	--	20
21	--	--	--	--	--		0 VA			0 VA		--	--	--	--	--	22
23	--	--	--	--	--			0 VA			0 VA	--	--	--	--	--	24

LOAD TYPE KEY:
N=NON CONTINUOUS M=MECH EQUIP
P=POWER R=RECEPTACLE
L=LIGHTING K=KITCHEN

TOTAL A: 116076 VA 969 A
TOTAL B: 108201 VA 903 A
TOTAL C: 107192 VA 893 A

LOAD TYPE	CONNECTED	DEMAND FACTOR	ESTIMATED	PANEL TOTALS		
L	4849 VA	125.00%	6061 VA	TOTAL CONNECTED LOAD:	259845 VA	721 A
Motor	17221 VA	100.00%	17221 VA			
Other	57954 VA	100.00%	57954 VA	TOTAL DEMAND LOAD:	230760 VA	641 A
R	28800 VA	67.36%	19400 VA			
C	4500 VA	125.00%	5625 VA			
K	63164 VA	65.00%	41057 VA			
M	47730 VA	100.00%	47730 VA			
P	34255 VA	100.00%	34255 VA			
HVAC	4252 VA	100.00%	4252 VA			

NOTES:
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PANEL: P1

LOCATION: ELECTRICAL 012A | VOLTAGE/PHASE: 120/208 WYE,3PH,4W | FED FROM: MDP
FLOOR: FIRST FLOOR | BUS AMPS: 225 A | RATING: 65 kAIC
MOUNTING: SURFACE | MAIN BREAKER: 225 A

CKT	TYPE	LOAD	NOTES	BKR/POLE		VOLT-AMPS A	VOLT-AMPS B	VOLT-AMPS C	VOLT-AMPS A	VOLT-AMPS B	VOLT-AMPS C	BKR/POLE		NOTES	LOAD	TYPE	CKT
1	R	REC PRESCHOOL 031		20 A	1	1620 VA			1620 VA			1	20 A		REC TODDLER 022	R	2
3	R	REC 028, 029, 031		20 A	1		1440 VA			1800 VA		1	20 A		REC DIAPER 017A, 022A	R	4
5	R	REC PRESCHOOL 027		20 A	1			1440 VA			1440 VA	1	20 A		REC 018, 019, 022	R	6
7	R	REC HALLWAY 026 015		20 A	1	1620 VA			1440 VA			1	20 A		REC TODDLER 017	R	8
9	R	REC 027, 024, 024B		20 A	1		1440 VA			1320 VA		1	20 A		EQUIP - WASHER 020	P	10
11	R	REC PRESCHOOL 024		20 A	1			1620 VA			2150 VA	2	30 A		EQUIP -DRYER 020	P	12
13	P	EQUIP - WASHER 030		20 A	1	1320 VA			2150 VA			--	--	--	--	--	14
15	P	EQUIP - DRYER 030		30 A	2		2150 VA			1440 VA		1	20 A		REC 016, 011, 023, 032,...	R	16
17	--	--	--	--	--			2150 VA			1000 VA	1	20 A		EQUIP - COPIER BREAK...	P	18
19	R	REC STEM 023, 033		20 A	1	1620 VA			1068 VA			1	20 A		EQUIP - B DISHWASHER	K	20
21	R	REC INFANT 008		20 A	1		1440 VA			1000 VA		1	20 A		EQUIP - BREAK RM...	C	22
23	R	REC INFANT, LAUNDRY		20 A	1			1440 VA			800 VA	1	20 A		EQUIP - BRK MICROWAVE	K	24
25	C	MINI FRIDGE 212		20 A	1	500 VA			8635 VA			1	20 A		TELECOM RACK	P	26
27	C	MINI FRIDGE 008		20 A	1		500 VA			1920 VA		1	20 A		FACP	P	28
29	P	EQUIP - INFANT DRYER		30 A	2			2150 VA			1920 VA	1	20 A		ACCESS CONTROL...	P	30
31	--	--	--	--	--	2150 VA			900 VA			1	20 A		REC ATTIC	R	32
33	K	EQUIP - INFANT...		20 A	1		1068 VA			0 VA		1	20 A		SPARE	--	34
35	P	EQUIP - INFANT WASHER		20 A	1			1320 VA			0 VA	1	20 A		SPARE	--	36
37	C	MINI FRIDGE 008		20 A	1	500 VA			0 VA			1	20 A		SPARE	--	38
39	R	REC 007, 008		20 A	1		1080 VA			0 VA		1	20 A		SPARE	--	40
41	--	SPARE		20 A	1			0 VA			0 VA	1	20 A		SPARE	--	42

LOAD TYPE KEY:
N=NON CONTINUOUS M=MECH EQUIP
P=POWER R=RECEPTACLE
L=LIGHTING K=KITCHEN

TOTAL A: 25143 VA 211 A
TOTAL B: 16598 VA 138 A
TOTAL C: 17430 VA 146 A

LOAD TYPE	CONNECTED	DEMAND FACTOR	ESTIMATED	PANEL TOTALS		
R	23400 VA	71.37%	16700 VA	TOTAL CONNECTED LOAD:	59171 VA	164 A
C	2500 VA	125.00%	3125 VA			
K	2936 VA	90.00%	2642 VA	TOTAL DEMAND LOAD:	52802 VA	147 A
P	30335 VA	100.00%	30335 VA			

NOTES:
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PANEL: M1

LOCATION: ELECTRICAL 012A | VOLTAGE/PHASE: 120/208 WYE,3PH,4W | FED FROM: MDP
FLOOR: FIRST FLOOR | BUS AMPS: 400 A | RATING: 65 kAIC
MOUNTING: SURFACE | MAIN BREAKER: 400 A

CKT	TYPE	LOAD	NOTES	BKR/POLE		VOLT-AMPS A	VOLT-AMPS B	VOLT-AMPS C	VOLT-AMPS A	VOLT-AMPS B	VOLT-AMPS C	BKR/POLE		NOTES	LOAD	TYPE	CKT
1	HVAC	FCU 1-9, WEST SIDE		15 A	2	281 VA			750 VA			2	20 A		HEATING VESTIBULE 001	M	2
3	--	--	--	--	--		281 VA			750 VA		--	--	--	--	--	4
5	HVAC	FCU 17-23, NORTHWEST		15 A	2			208 VA			276 VA	1	20 A		CP-1	M	6
7	--	--	--	--	--	208 VA			125 VA			3	15 A		BC-1 & BC2	M	8
9	HVAC	FCU 10-16, SOUTH SIDE		15 A	2		258 VA			125 VA		--	--	--	--	--	10
11	--	--	--	--	--			258 VA			125 VA	--	--	--	--	--	12
13	M	EF-1		20 A	2	358 VA			5740 VA			3	50 A		ODU-1 (UNIT 1)	M	14
15	--	--	--	--	--		358 VA			5740 VA		--	--	--	--	--	16
17	HVAC	ICU-1		20 A	2			20 VA			5740 VA	--	--	--	--	--	18
19	--	--	--	--	--	20 VA			5740 VA			3	50 A		ODU-1 (UNIT 2)	M	20
21	HVAC	OCU-1		20 A	2		1409 VA			5740 VA		--	--	--	--	--	22
23	--	--	--	--	--			1409 VA			5740 VA	--	--	--	--	--	24
25	M	MAU-1		15 A	3	1177 VA			8000 VA			3	80 A		HWT-1	M	26
27	--	--	--	--	--		1177 VA			8000 VA		--	--	--	--	--	28
29	--	--	--	--	--			1177 VA			8000 VA	--	--	--	--	--	30
31	Other	ERV-1		20 A	3	972 VA			1690 VA			3	20 A		ERV-2	Other	32
33	--	--	--	--	--		972 VA			1690 VA		--	--	--	--	--	34
35	--	--	--	--	--			972 VA			1690 VA	--	--	--	--	--	36
37	Other	ERV-3		20 A	3	1477 VA			1176 VA			1	20 A		AIR COMPRESSOR	M	38
39	--	--	--	--	--		1477 VA			750 VA		2	20 A		HEATING RESTROOM 032	M	40
41	--	--	--	--	--			1477 VA			750 VA	--	--	--	--	--	42
43	Other	DH-1		30 A	3	2667...			0 VA			1	20 A		SPARE	--	44
45	--	--	--	--	--		2667...			0 VA		1	20 A		SPARE	--	46
47	--	--	--	--	--			2667...			0 VA	1	20 A		SPARE	--	48
49	--	SPARE		20 A	1	0 VA			0 VA			1	20 A		SPARE	--	50
51	--	SPARE		20 A	1		0 VA			0 VA		1	20 A		SPARE	--	52
53	--	SPARE		20 A	1			0 VA			0 VA	1	20 A		SPARE	--	54
55	--	SPARE		20 A	1	0 VA			0 VA			1	20 A		SPARE	--	56
57	--	SPARE		20 A	1		0 VA			0 VA		1	20 A		SPARE	--	58
59	--	SPARE		20 A	1			0 VA			0 VA	1	20 A		SPARE	--	60
61	--	SPACE/NOT USED		--	1	--			12513...			3	110 A	1	MAU-1	Other	62
63	--	SPACE/NOT USED		--	1		--			12513...		--	--	--	--	--	64
65	--	SPACE/NOT USED		--	1			--			12513...	--	--	--	--	--	66

LOAD TYPE KEY:
N=NON CONTINUOUS M=MECH EQUIP
P=POWER R=RECEPTACLE
L=LIGHTING K=KITCHEN

TOTAL A: 41440 VA 345 A
TOTAL B: 42216 VA 352 A
TOTAL C: 41360 VA 345 A

LOAD TYPE	CONNECTED	DEMAND FACTOR	ESTIMATED	PANEL TOTALS		
Motor	17221 VA	100.00%	17221 VA	TOTAL CONNECTED LOAD:	125005 VA	347 A
Other	57954 VA	100.00%	57954 VA			
M	47730 VA	100.00%	47730 VA	TOTAL DEMAND LOAD:	125005 VA	347 A
HVAC	4252 VA	100.00%	4252 VA			

NOTES:
1. LOAD CONNECTED VIA FEED THROUGH BREAKER.
2.
3.
4.
5.

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P2S No. J23-0801

PANEL: P2

LOCATION: ELECTRICAL 012A
FLOOR: FIRST FLOOR
MOUNTING: SURFACE

VOLTAGE/PHASE: 120/208 WYE,3PH,4W
BUS AMPS: 225 A
MAIN BREAKER: 225 A

FED FROM: MDP
RATING: 65 kAIC

CKT	TYPE	LOAD	NOTES	BKR/POLE		VOLT-AMPS A	VOLT-AMPS B	VOLT-AMPS C	VOLT-AMPS A	VOLT-AMPS B	VOLT-AMPS C	BKR/POLE		NOTES	LOAD	TYPE	CKT
						A	B	C	A	B	C						
1	R	REC KITCHEN		20 A	1	1620 VA			1440 VA			1	20 A		REC - 004, 005, 012, 012A	R	2
3	C	EQUIP - K FRIDGE		20 A	1		1000 VA			1000 VA		1	20 A		EQUIP - OFFICE COPIER	P	4
5	C	EQUIP - K FREEZER		20 A	1			1000 VA			1080 VA	1	20 A		REC RECEPTION 002	R	6
7	K	EQUIP - K DISHWASHER		50 A	3	5476 VA			1000 VA			1	20 A		EQUIP - PRINTER 002	P	8
9	--	--	--	--	--		5476 VA			1260 VA		1	20 A		R ROOM 002, 001, 003,...	R	10
11	--	--	--	--	--			5476 VA			0 VA	1	20 A		SPARE	--	12
13	K	EQUIP - K RANGE		50 A	3	4000 VA			0 VA			1	20 A		SPARE	--	14
15	--	--	--	--	--		4000 VA			0 VA		1	20 A		SPARE	--	16
17	--	--	--	--	--			4000 VA			0 VA	1	20 A		SPARE	--	18
19	K	EQUIP - K MICROWAVE		80 A	3	7667 VA			0 VA			1	20 A		SPARE	--	20
21	--	--	--	--	--		7667 VA			0 VA		1	20 A		SPARE	--	22
23	--	--	--	--	--			7667 VA			0 VA	1	20 A		SPARE	--	24
25	K	KITCHEN MICROWAVE		20 A	1	800 VA			0 VA			1	20 A		SPARE	--	26
27	K	CABINET (PROOFING)		30 A	1		2000 VA			0 VA		1	20 A		SPARE	--	28
29	K	CABINET (MOISTURE)		30 A	1			2000 VA			0 VA	1	20 A		SPARE	--	30
31	K	CABINET (HOLDING)		30 A	1	2000 VA			0 VA			1	20 A		SPARE	--	32
33	K	CABINET (COMBINATION)		30 A	1		2000 VA			0 VA		1	20 A		SPARE	--	34
35	P	DDC PANEL (MECH)		20 A	1			1920 VA			0 VA	1	20 A		SPARE	--	36
37	--	SPARE		20 A	1	0 VA			0 VA			1	20 A		SPARE	--	38
39	--	SPARE		20 A	1		0 VA			0 VA		1	20 A		SPARE	--	40
41	--	SPARE		20 A	1			0 VA			0 VA	1	20 A		SPARE	--	42

LOAD TYPE KEY:

N=NON CONTINUOUS M=MECH EQUIP
P=POWER R=RECEPTACLE
L=LIGHTING K=KITCHEN

TOTAL A: 24003 VA 201 A
TOTAL B: 24403 VA 204 A
TOTAL C: 23143 VA 193 A

LOAD TYPE	CONNECTED	DEMAND FACTOR	ESTIMATED	PANEL TOTALS		
R	5400 VA	100.00%	5400 VA	TOTAL CONNECTED LOAD:	71548 VA	199 A
C	2000 VA	125.00%	2500 VA			
K	60228 VA	65.00%	39148 VA	TOTAL DEMAND LOAD:	50968 VA	141 A
P	3920 VA	100.00%	3920 VA			

NOTES:
1.
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5.

PANEL: LTG

LOCATION: ELECTRICAL 012A
FLOOR: FIRST FLOOR
MOUNTING: SURFACE

VOLTAGE/PHASE: 120/208 WYE,3PH,4W
BUS AMPS: 100 A
MAIN BREAKER: 100 A

FED FROM: MDP
RATING: 65 kAIC

CKT	TYPE	LOAD	NOTES	BKR/POLE		VOLT-AMPS A	VOLT-AMPS B	VOLT-AMPS C	VOLT-AMPS A	VOLT-AMPS B	VOLT-AMPS C	BKR/POLE		NOTES	LOAD	TYPE	CKT
1	L	LIGHTING INVERTER		20 A	1	1000 VA			1920 VA			3	20 A		LTG CONTROL PANEL	L	2
3	L	SOUTHEAST LIGHTS		20 A	1		1323 VA			1920 VA		--	--	--	--	--	4
5	L	NORTHEAST LIGHTS		20 A	1			1196 VA			1920 VA	--	--	--	--	--	6
7	L	WEST LIGHTS		20 A	1	1132 VA			0 VA			1	20 A		SPARE	--	8
9	L	ATTIC LIGHTS		20 A	1		400 VA			0 VA		1	20 A		SPARE	--	10
11	L	P4 (AESTHETIC FIXTURE)		20 A	1			798 VA			0 VA	1	20 A		SPARE	--	12
13	--	SPARE		20 A	1	0 VA			0 VA			1	20 A		SPARE	--	14
15	--	SPARE		20 A	1		0 VA			0 VA		1	20 A		SPARE	--	16
17	--	SPARE		20 A	1			0 VA			0 VA	1	20 A		SPARE	--	18
19	--	SPARE		20 A	1	0 VA			0 VA			1	20 A		SPARE	--	20
21	--	SPARE		20 A	1		0 VA			0 VA		1	20 A		SPARE	--	22
23	--	SPARE		20 A	1			0 VA			0 VA	1	20 A		SPARE	--	24

LOAD TYPE KEY:

N=NON CONTINUOUS M=MECH EQUIP
P=POWER R=RECEPTACLE
L=LIGHTING K=KITCHEN

TOTAL A: 4052 VA 34 A
TOTAL B: 3643 VA 30 A
TOTAL C: 3914 VA 33 A

LOAD TYPE	CONNECTED	DEMAND FACTOR	ESTIMATED	PANEL TOTALS		
L	4849 VA	125.00%	6061 VA	TOTAL CONNECTED LOAD:	4849 VA	13 A
				TOTAL DEMAND LOAD:	6061 VA	17 A

NOTES:
1.
2.
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4.
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LUMINAIRE SCHEDULE

TYPE	FIXTURE DESCRIPTION	MANUFACTURER & MODEL	TOTAL V-A	LAMP TYPE	LUMENS	COLOR TEMP	CRI	VOLTAGE	MTG	REMARKS
C1	5" ROUND RECESSED DOWNLIGHT, WET LISTED, DEAD-FRONT TRIM, 0-10V DIMMING	KIRLIN, LRR-05010-1500L-120-35K-D1	20	LED	1500	3500K	÷80	MVOLT	RECESSED	
C2	ACROBAT 2" LED DOWNLIGHT OUTDOOR	TROY CSL, A2-35-R-TL-XX-ST-XX-MP-50	20	LED	1855	3500K	90	UNV	SURFACE (ROOF)	
E1	VERSATILE EXIT SIGN	LITHONIA EDG/EDGR	5	LED	N/A	GREEN	N/A	UNV	VARIES	
L1	LINEAR SURFAE FIXURE, LED WITH DIMMING CAPABILITIES.	LL1SW-4.0-35-DRY-STD-PR. WIRE LENGHT PER DRAWING.	16	LED	291	3500K	98	UNV	SURFACE	
P2	3" HANGING CIRCULAR PENDENT LED LUMINAIRE, 108" FLEXIBLE CORD	TROY CSL, WD3-20-35-50-S	20	LED	1943	3500K	90	UNV	HANGING	
P3A	"AK" SERIES, 22" HANGING PENDENT LIGHT WITH DIMMING	CERNO, AK-M22-PC20-27K-0.1_10V_UNV	8.7	LED	440	2700K	90	UNV	HANGING	
P3B	"AK" SERIES, 16" HANGING PENDENT LIGHT WITH DIMMING	CERNO, AK-M16-PC20-27K-0.1_10V_UNV	8.7	LED	440	2700K	90	UNV	HANGING	
P4	CUSTOM CURVED PATH, INDIRECT/DIRECT DECORATIVE LUMINAIRE	CORONET INC, CRT1811120920-001-005 MODEL_LS CURVE UPDN X-35-MED-MED-UNV-DB-X-X-FL-FL-DC-X-X	14	LED	686/FT	3500K	90	UNV	ARCH DETERMINED	LENGTH/PATH TO BE FIELD VERIFIED. APPROXIMATE PATH SHOWN IN DRAWING.
R1A	24" RECESSEDCIRCULAR LED LUMINAIRE	LUMENWERX, PCROD-24-ULO-LED-80-2500-35-UNV	23	LED	2500	3500K	80	UNV	RECESSED	
R1B	24" RECESSED CIRCULAR LED LUMINAIRE	LUMENWERX, PCROD-24-ULO-LED-80-3500-35-UNV	32	LED	3500	3500K	80	UNV	RECESSED	
R4	RECESSED 3" LED DOWNLIGHT	TROY CSL, ED3L-XXX-35-90-50-12S	20.1	LED	1929	3500K	90	UNV	RECESSED	
R5	RECESSED 2'X2' TROFFER	CORONET INC, CRT1903181127-001 MODEL_TDJA LED 2X2 3500K HIGH	40	LED	3946	3500K	÷90	UNV	RECESSED	
R6	RECESSED 2'X4' LED FLAT PANEL	LITHONIA, EPANL 2X4 3000LM 80CRI 35K	30	LED	3400	3500K	80	UNV	RECESSED	
S1	4' RECESSED DOWNLIGHT LED LUMINAIRE	FSC, L28648-40W-35K	40	LED	5120	3500K	83	UNV	SURFACE	
U1	FLOOR MOUNTED DECORATIVE UPLIGHT	TARGETTI, JER10WW4827E STAINLESS STEEL SLEEVE	22.6	LED	2555	3000K	80	UNV	FLOOR	LENGTH PER DRAWING
W1	WALL MOUNTED 4' INDIRECT LED LUMINAIRE	MARK ARCHITECTURAL, S2WD 4FT 80CRI 35K 1000LMF CLL	31.92	LED	4000	3500K	80	UNV	DIRECT	
W2	CYLINDER WALL MOUNT 3" LED UP & DOWNLIGHT	TROY CSL, LWD3-20-35-50-MP-S	20	LED	1200	3500K	90	UNV	SURFACE	
W3	WALL MOUNTED 5" SURFACE LED LUMINAIRE	TUMBLER, 3409-LED.8-35-120-DP*-ANTE-CFR-3983	8	LED	429	3500K	80	UNV	DIRECT	
W4	WALL MOUNTED 7" SURFACE LED LUMINAIRE	PAS-1D-D-PC20-120-TR-LINE-IP20	7.5	LED	430	3500K	90	UNV	DIRECT	

SEQUENCE OF OPERATIONS CONTROLS MATRIX

Applicable code	Notes
2018 WSEC	

Approved Manufacturer/s	Notes
nLight	
Lutron	
Cooper	

Control system start up required?	Yes	No	Notes
Sales Representative	•	○	

Emergency strategy	Notes
Inverter	

SPACE TYPE	STANDALONE SYSTEM	NETWORKED SYSTEM	LINE VOLTAGE SWITCHING	LOW VOLTAGE SWITCHING	STANDALONE ON/OFF SWITCH	DIMMING SWITCH	SCENE SWITCH	KEY SWITCH	OCCUPANCY SENSOR ON TO 100%	MANUAL ON TO 100%	VACANCY SENSOR OFF	TIMECLOCK ON	TIMECLOCK OFF	PHOTOCONTROL SWITCHING	PHOTOCONTROL DAYLIGHT HARVESTING	TUNABLE TECHNOLOGY	CENTRALLED ACCESSIBLES	NOTES
EXTERIOR																		
Façade				X								X	X					2, 4
Landscape				X								X	X					1, 4
INTERIOR																		
Classroom				X		X			X		X				X			
Laundry			X						X		X							
Break				X		X				X	X				X			
Storage			X							X	X							
Large Restroom				X					X		X							
Small Restroom			X						X		X							
Lobby				X		X						X	X		X			3, 4
Elec/mech			X		X													5
Corridor				X		X						X	X					3, 4
Enclosed office			X			X				X	X						X	

KEY NOTES
1) AESTHETIC UPLIGHT TO TURN ON AFTER HOURS. DIM BETWEEN MIDNIGHT AND 6AM.
2) OUTDOOR LIGHTS TO TURN ON AFTER HOURS.
3) CORRIDOR AND LOBBY LIGHTS TO TURN ON DURING SCHOOL HOURS.
4) CONFIRM TIME CLOCK SET POINTS WITH OWNER.
5) NO AUTOMATIC CONTROLS TO PROTECT LIFE SAFETY.

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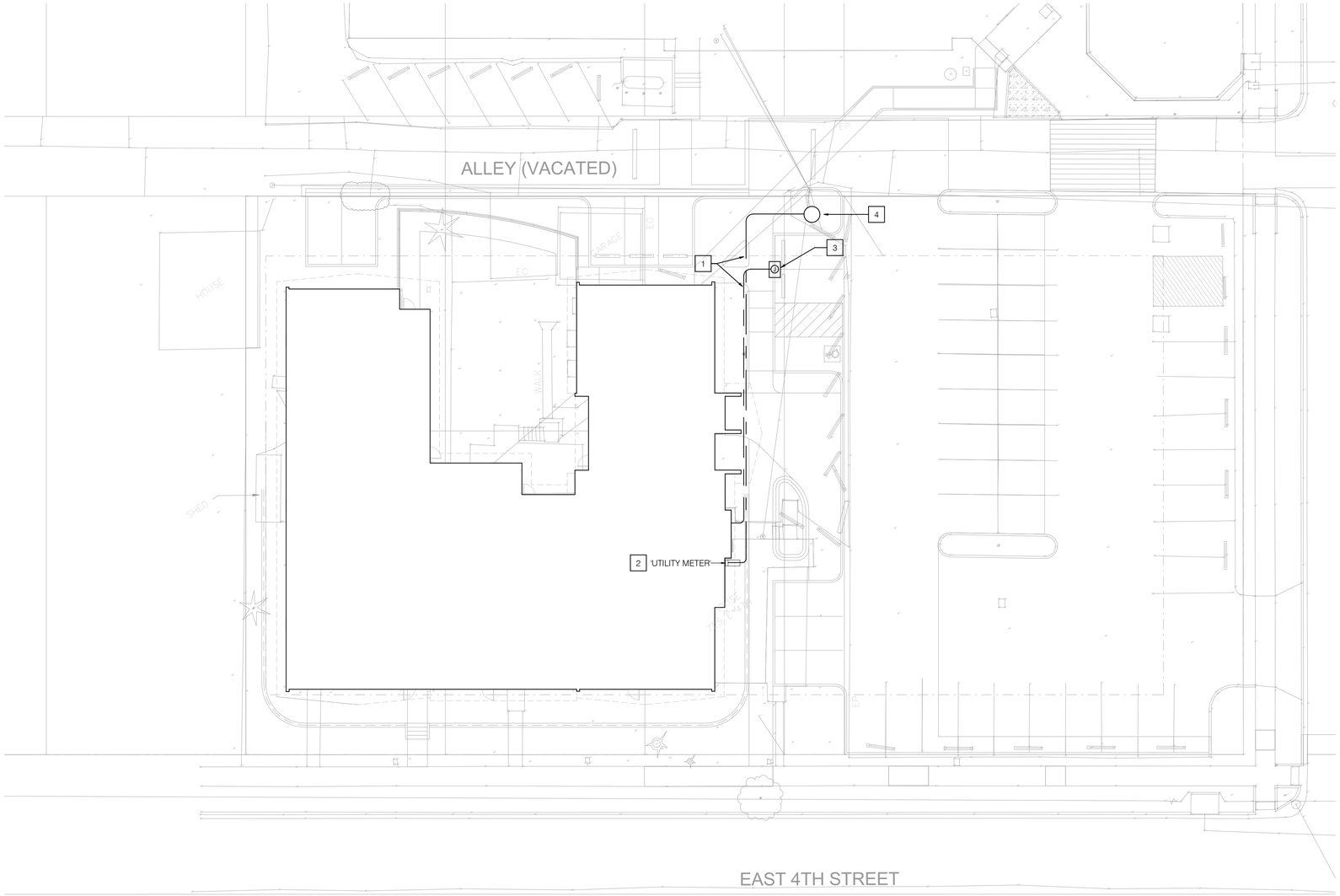
NOTES

1. PROVIDE UNDERGROUND CONDUIT FOR MAIN ELECTRICAL SERVICE AND TO EV CHARGER. FIELD VERIFY EXACT ROUTE. REFER TO SINGLE LINE DIAGRAM FOR CONDUIT SIZING. PROVIDE ADDITIONAL 2"C FOR MAIN TELECOM SERVICE TO ELECTRICAL ROOM.
2. PROVIDE NEMA 3R METER ENCLOSURE FOR UTILITY METER AND CT TO BE UTILITY INSTALLED.
3. PROVIDE ELECTRIC VEHICLE CHARGING STATION. PROVIDE MODEL: CHARGEPOINT EXPRESS. DUAL PORT WITH POWER SHARING WITH MAX UP TO 65KW. FINAL LOCATION TO BE FIELD VERIFIED.
4. PROVIDE NEW SERVICE ON EXISTING UTILITY POWER POLE. UTILITY TO PROVIDE 3 PHASE, POLE MOUNTED TRANSFORMER WITH 208V SECONDARY. COORDINATE WITH UTILITY FOR FINAL SIZE OF TRANSFORMER AND UTILITY DRAWINGS.



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GENERAL NOTES

A. TO COMPLY WITH NEC. 406.12, ALL RECEPTACLES SHALL BE TAMPER RESISTANT AS A CHILDCARE FACILITY.

NOTES

1. (TYP) PROVIDE LOCAL GFCI IF DEDICATED OUTLET IS ACCESSIBLE. OTHERWISE PROVIDE BLANK GFCI UPSTREAM OF THE OUTLET IN AN ACCESSIBLE LOCATION.
2. (TYP) PROVIDE LOCKABLE EXTRA DUTY BOX HOOD FOR OUTDOOR RECEPTACLES, SINCE THEY'RE IN A POTENTIALLY WET AREA.
3. PROVIDE NEMA 5-30R RECEPTACLE. PROVIDE 3/4" C, (4) # 10 AWG + (1) #12 GND.
4. PROVIDE NEMA 14-50R RECEPTACLE. PROVIDE 3/4" C, (4) # 4 AWG + (1) #10 GND.
5. HARDWIRE DIRECTLY TO EQUIPMENT. PROVIDE 3/4" C, (4) #3 AWG + (1) +8 GND
6. JUNCTION BOX FOR DDF PANEL IN MECHANICAL ROOM. COORDINATE WITH MECHANICAL FOR EXACT LOCATION AND CONNECTION.

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

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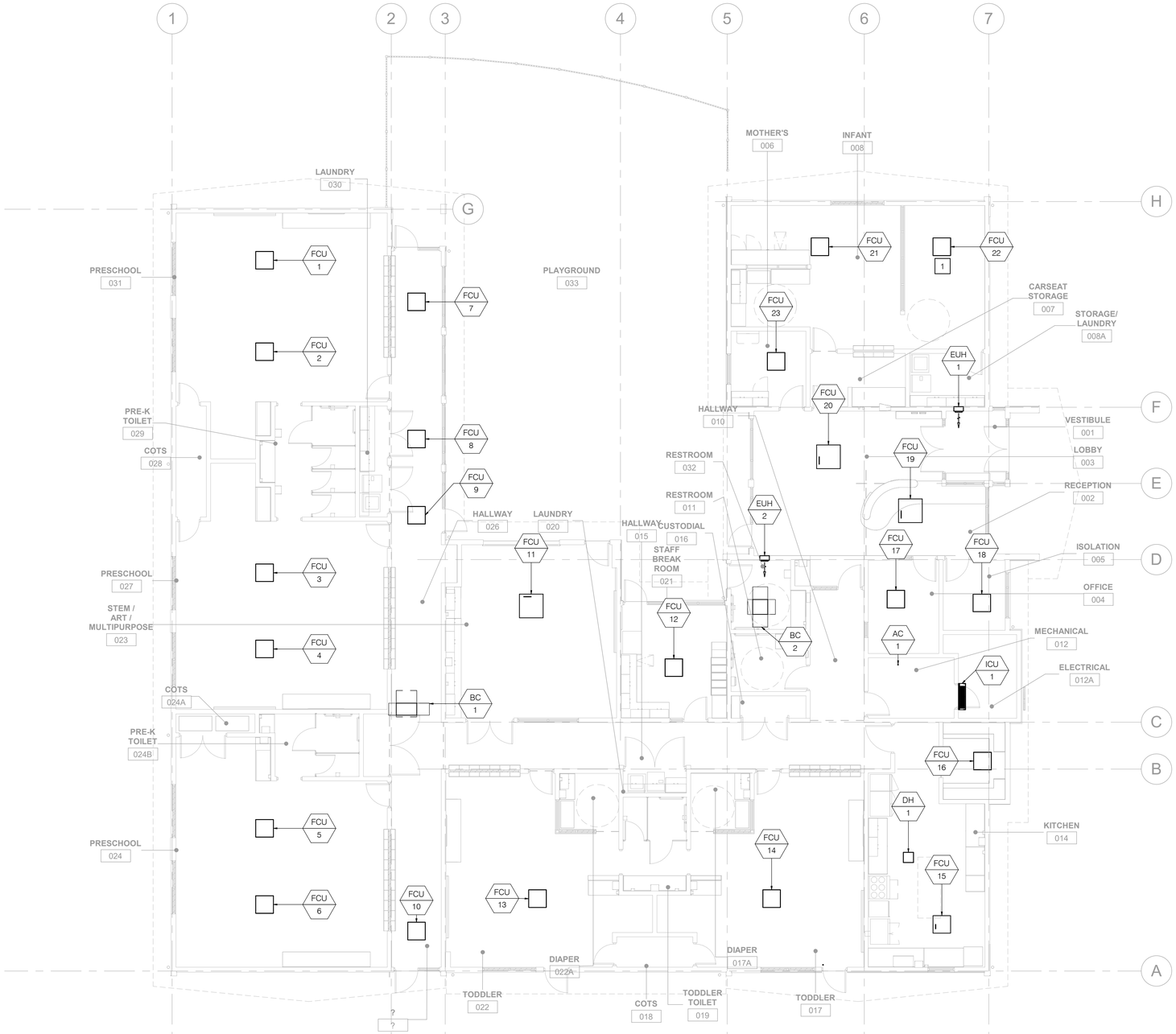
NOTES

1. (TYP) PROVIDE CABLE TO MECHANICAL EQUIPMENT AND DISCONNECTING MEANS WITHIN SIGHT. REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR DISCONNECT SIZING, CABLE SIZING, AND CIRCUITING INFORMATION.



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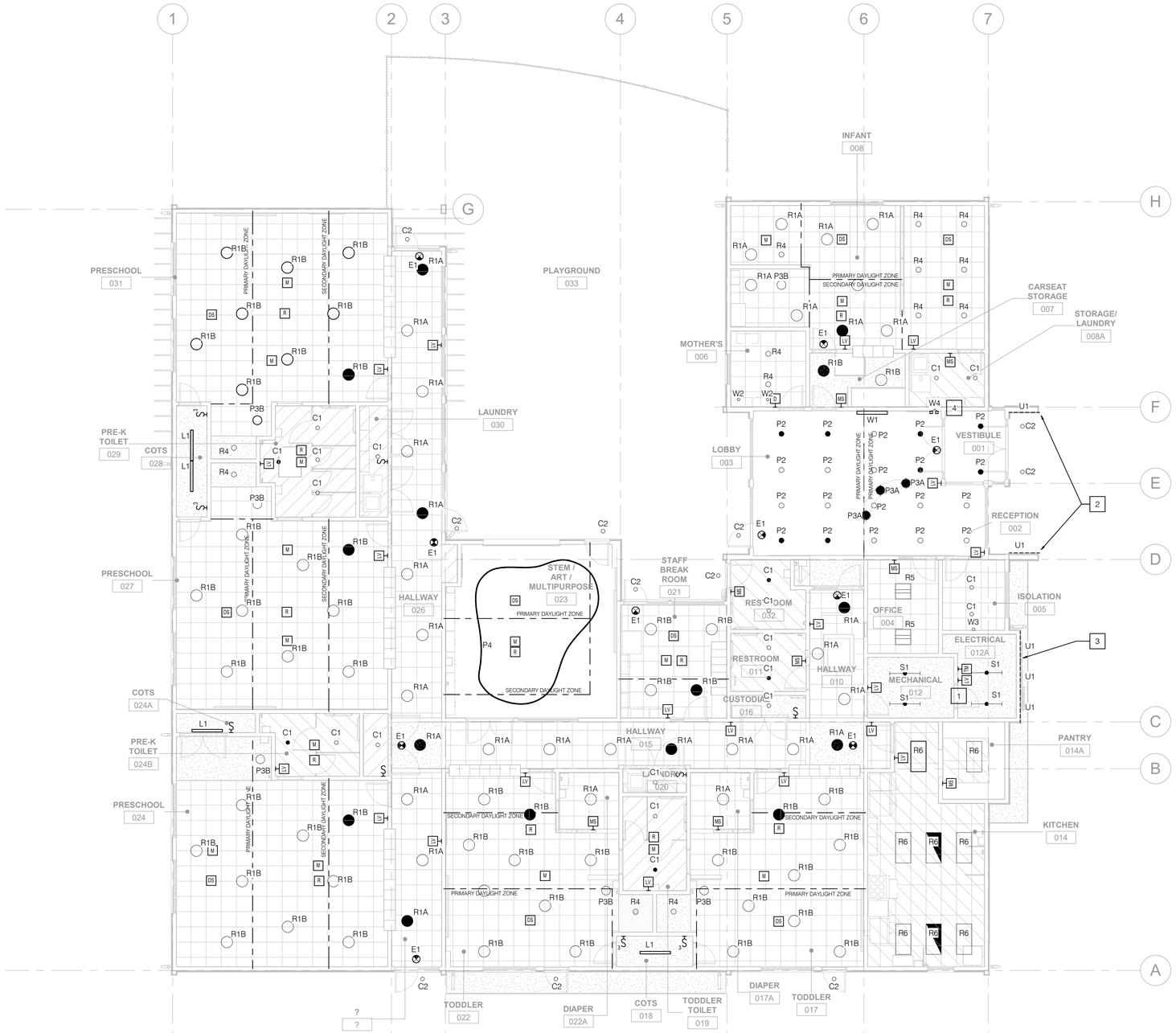

NOTES

1. TIME CONTROLS CONTROLLED FROM ELECTRICAL ROOM. OUTDOOR LIGHTING, HALLWAYS, VESTIBULE, AND LOBBY ALL CONTROLLED BY TIME CLOCK.
2. UPLIGHTS SHOULD BE 12"-14" AWAY FROM VESTIBULE WALLS. FIELD VERIFY EXACT LOCATION.
3. UPLIGHTS SHOULD BE 18"-24" AWAY FROM BUILDING FACADE/LOGO. FIELD VERIFY EXACT LOCATION.
4. AESTHETIC WALL SCONCES TO BE ARRANGED PER THE ARCHITECT STANDARDS.

GENERAL NOTES

A. MOTION SENSORS ARE SHOWN IN A PRECISE LOCATION TO COVER THE CORRECT AREA. FIELD VERIFY OTHER CEILING EQUIPMENT'S EXACT LOCATION.

B. LIGHTING CIRCUITING IS DIVIDED INTO 3 REGIONS. THE NORTHEAST REGION IS ABOVE LINE 'D' AND RIGHT OF LINE '5' (L-5), THE SOUTHEAST REGION IS BELOW LINE 'D' AND RIGHT OF LINE '3' (L-3), AND THE WEST REGION IS EVERYTHING LEFT OF LINE '3' (L-7). EXACT CIRCUITING CAN BE MODIFIED SLIGHTLY FOR FIELD CONDITIONS.

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11.09.2023

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22091

DRAWN BY: -

REVIEWED BY:

SHEET TITLE
FIRST FLOOR LIGHTING PLAN

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

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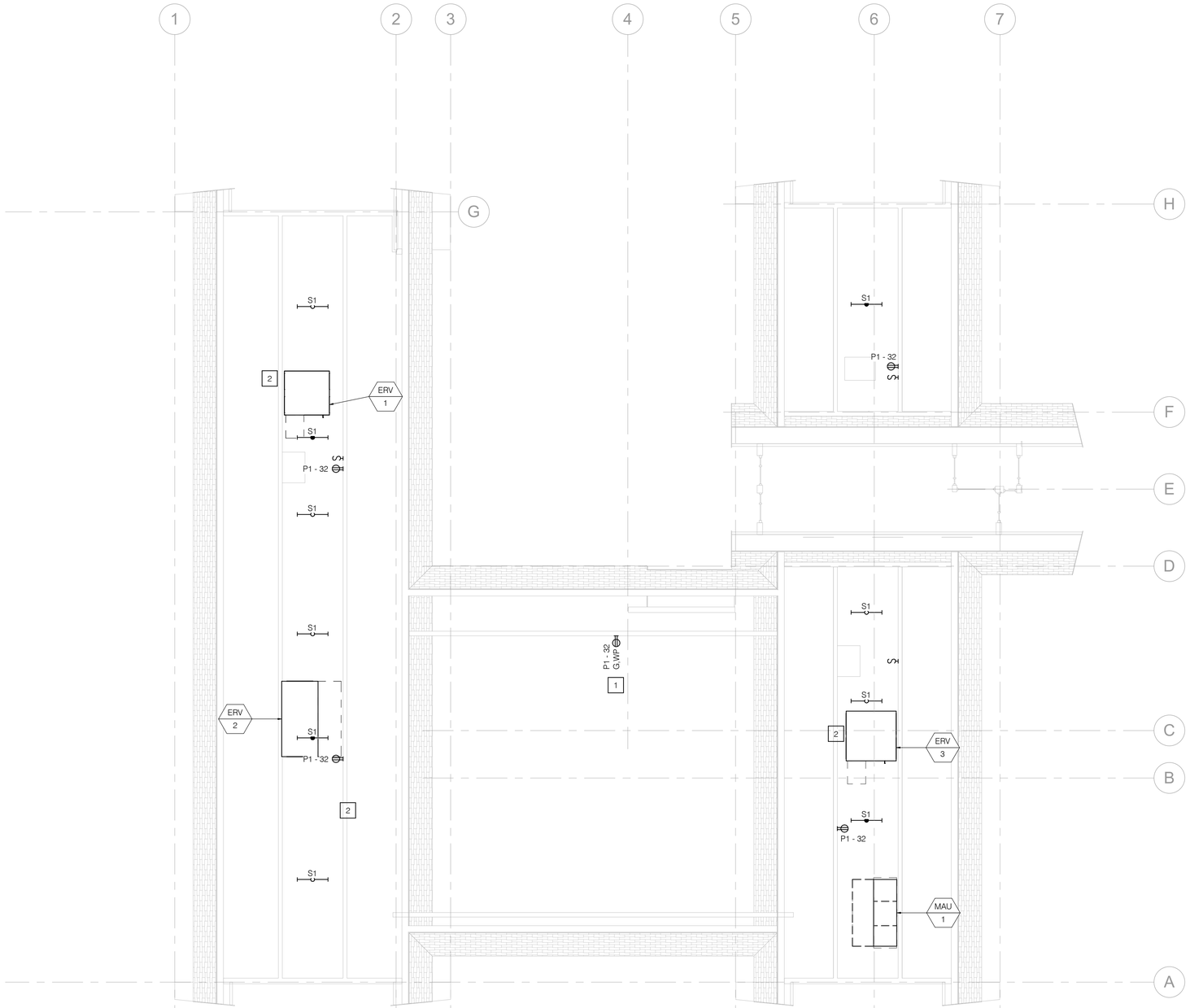
NOTES

1. ROOF HEIGHT FOR THIS RECEPTACLE IS EVEN WITH THE ATTIC, SO IT'S SHOWN ON THIS PLAN. INSTALL ON ROOF.
2. (TYP) PROVIDE CABLE TO MECHANICAL EQUIPMENT AND DISCONNECTING MEANS WITHIN SIGHT. REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR MORE INFORMATION (E-004).



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STATE OF WASHINGTON
22007884
REGISTERED
PROFESSIONAL ENGINEER

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023
BCRA NO.
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DRAWN BY: Author
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SHEET TITLE
ELECTRICAL ATTIC PLAN

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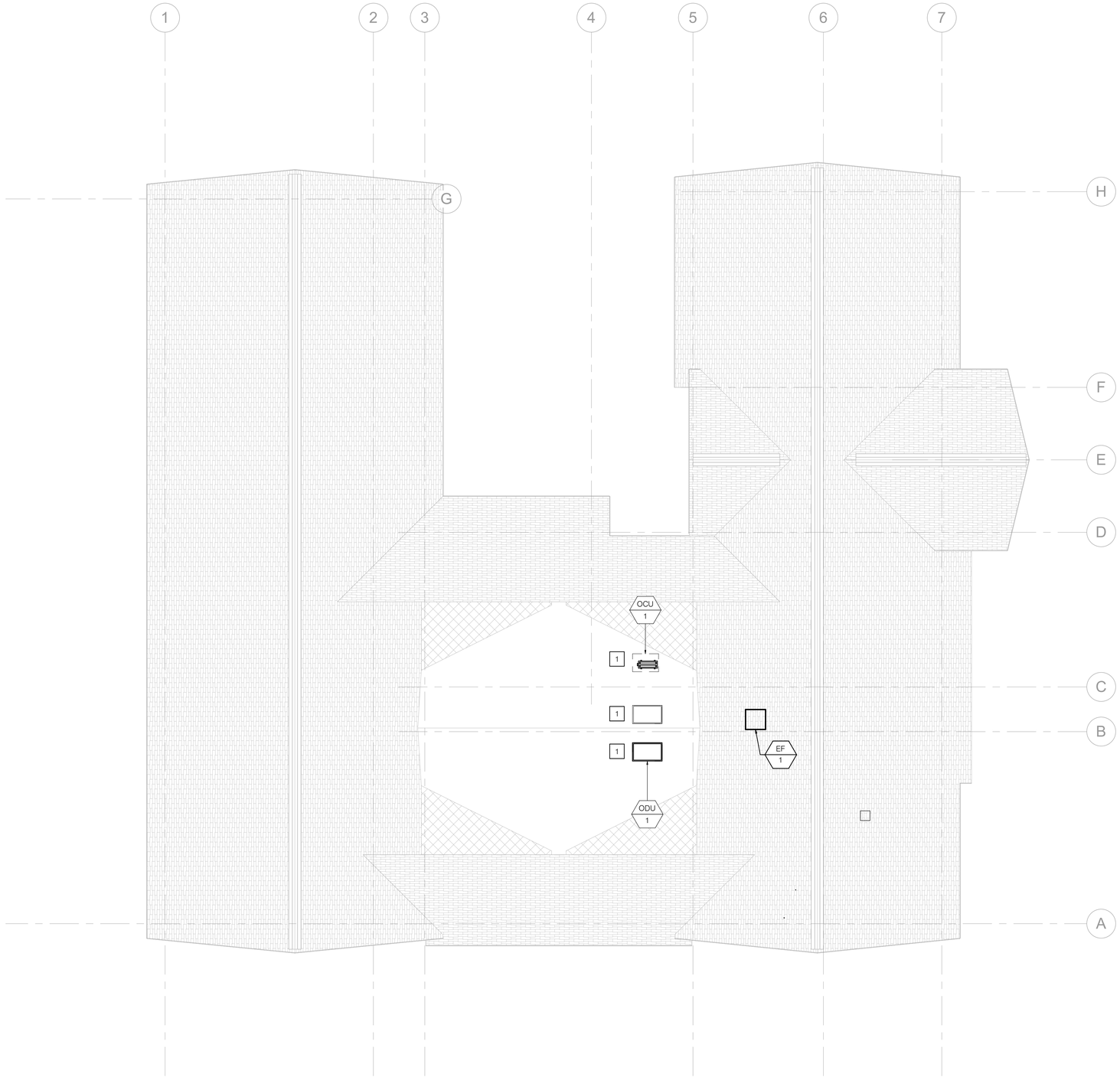
NOTES

1. (TYP) PROVIDE CABLE TO MECHANICAL EQUIPMENT AND DISCONNECTING MEANS WITHIN SIGHT. REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR MORE INFORMATION (E-004).



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PORT ANGELES, WA 98362

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DATE
11.09.2023
BCRA NO.
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DRAWN BY: Author
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SHEET TITLE
ELECTRICAL ROOF PLAN

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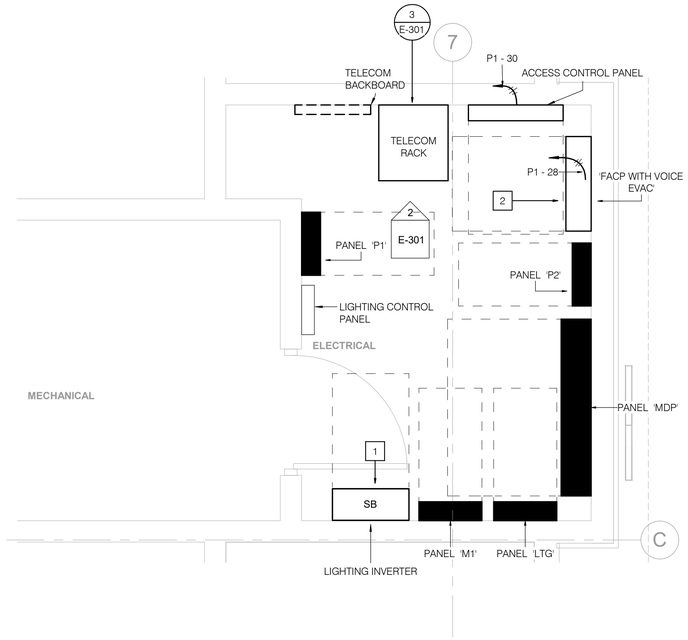
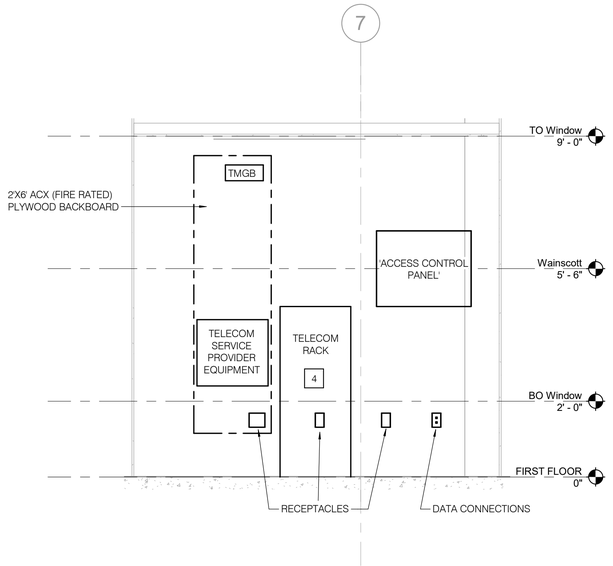


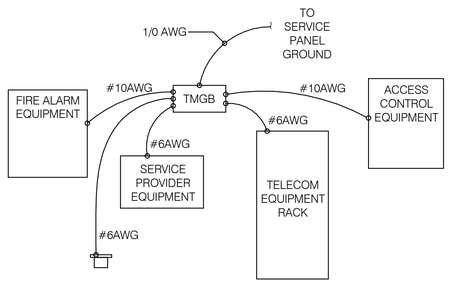
1 ENLARGED POWER PLAN - MECH/ELEC/IT ROOM

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



2 ELECTRICAL ROOM - TELECOM WALL

SCALE: NONE

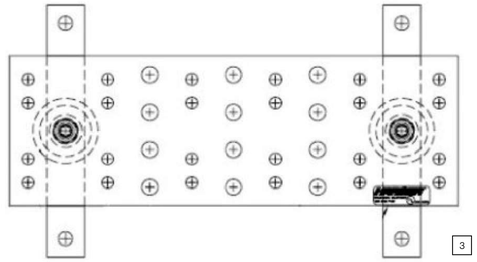


DETAIL NOTES:

1. PROVIDE INSULATED BONDING CONDUCTORS, SIZED AS INDICATED.
2. FIELD VERIFY POINTS OF CONNECTION TO ALL EQUIPMENT.
3. PROVIDE #10 AWG BOND TO ALL ACTIVE EQUIPMENT INSTALLED ON THE TELECOM RACK. THESE CONDUCTORS MAY BE BONDED TO A COMMON POINT/BUS ON THE RACK.

3 TELECOM GROUNDING RISER

SCALE: NONE



4 TELECOM MAIN GROUND BUS

SCALE: NONE

NOTES

1. PROVIDE MYERS ILLUMINATOR EM LIGHTING INVERTER. MODEL NO. 1-EM-1-S-BA1006-M-S-T-2YW.
2. FA SYSTEM WILL BE REMOTELY MONITORED VIA CELL OR RADIO SIGNAL CONNECTION.
3. PROVIDE 4" x 12" x 1/4" COPPER TELECOMMUNICATIONS MAIN GROUND BUS (BICSI/TIA-EIA COMPLIANT).
4. TELECOM RACK LAYOUT DESIGN-BUILD BY OWNERS EQUIPMENT PROVIDER. PROVIDE (2) 48 PORT, CAT-6A COMPLIANT PATCH PANELS (MINIMUM). LEVITON QUICK-PORT, OR APPROVED EQUAL. PROVIDE 24RU, RACK. 19" WIDE, 2-POST, WITH TOP BARS. CPI INDUSTRIES "UNIVERSAL RACK" OR APPROVED EQUAL. ANCHOR TO THE CONCRETE FLOOR SLAB WITH TOGGLE BOLTS.

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ADDRESS TBD
PORT ANGELES, WA 98362

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ENLARGED ELECTRICAL ROOM PLANS

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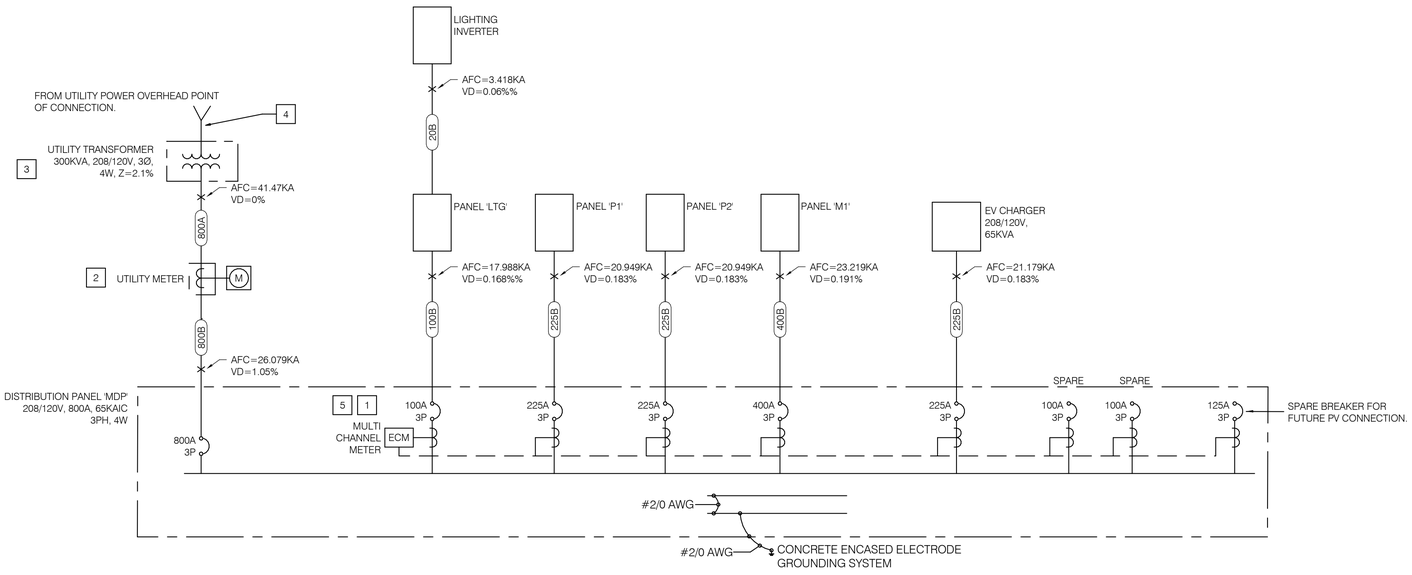
NOTES

1. PROVIDE MULTI-CHANNEL METER ALONG WITH CT'S, FUSES, AND ALL ASSOCIATED ACCESSORIES. METER SHALL HAVE CAPABILITY OF MULTI-POINT READING OF AT LEAST 7 POINTS. PROVIDE RJ45 COMMUNICATION PORT FOR LAPTOP CONNECTION AND DATA EXTRACTION FROM THE METER. METER SHOULD HAVE 36 MONTH CAPACITY AND FIT LEED REQUIREMENTS FOR ADVANCED METERING.
2. PROVIDE WALL MOUNT NEMA 3R UTILITY METER CABINET WITH CT MOUNTING BASES FOR UTILITY TO INSTALL THE METER AND CTS IN THE CABINET.
3. UTILITY PROVIDED TRANSFORMER. RATING AND IMPEDANCE ASSUMED BASED ON LOAD CALCULATION.
4. UTILITY PROVIDED CONDUCTORS. (1) 5" CONDUIT AND TRENCHING BY EC.
5. PROVIDE ETHERNET CONNECTION AND WIRING FROM DDC PANEL (LOCATED IN MECH ROOM) TO METER.

CONDUIT AND FEEDER SCHEDULE

SYMBOLS	CONDUIT	SETS OF CONDUCTORS PER CONDUIT
20B	3/4"C	4#12 + 1#12 GND
100B	2"C	4#1 + 1#8 GND
225B	2-1/2"C	4#4/0 + 1#4 GND
400B	(2) 2-1/2"C	4#3/0 + 1#3 GND
800A	(3) 3-1/2"C	3#300 KCMIL
800B	(3) 3-1/2"C	3#300 KCMIL + 1#1/0 GND



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PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
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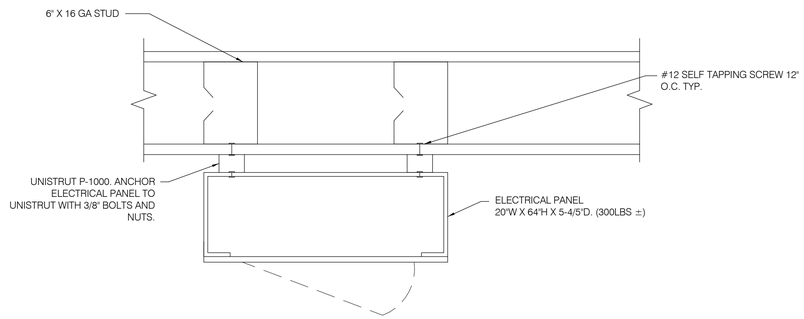
P2S No. J23-0801

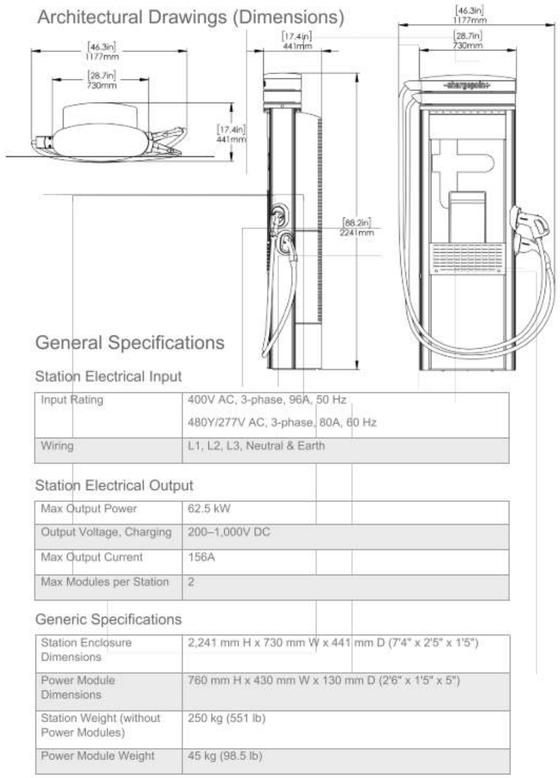
GENERAL NOTES

A. ALL DEVICES REQUIRING DRILLING OR INSERTION IN MOUNTING PAD SUCH AS CONDUIT, ANCHORING STUDS, SLEEVE INSERTS, ETC. SHOULD BE INSTALLED BEFORE SETTING EQUIPMENT IN PLACE.



1 PANEL MOUNTING

SCALE: NONE



General Specifications

Station Electrical Input

Input Rating	400V AC, 3-phase, 96A, 50 Hz 480Y/277V AC, 3-phase, 80A, 60 Hz
Wiring	L1, L2, L3, Neutral & Earth

Station Electrical Output

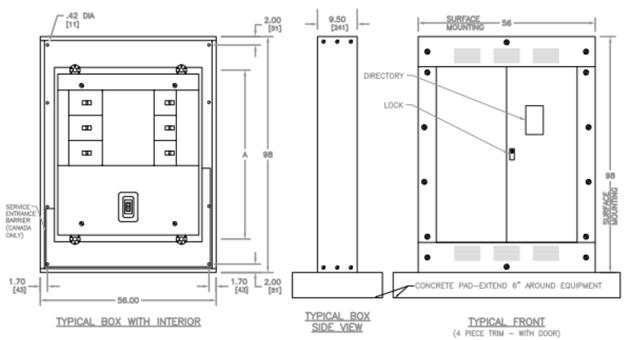
Max Output Power	62.5 kW
Output Voltage, Charging	200–1,000V DC
Max Output Current	156A
Max Modules per Station	2

Generic Specifications

Station Enclosure Dimensions	2,241 mm H x 730 mm W x 441 mm D (7'4" x 2'5" x 1'5")
Power Module Dimensions	760 mm H x 430 mm W x 130 mm D (2'6" x 1'5" x 5")
Station Weight (without Power Modules)	250 kg (551 lb)
Power Module Weight	45 kg (98.5 lb)

3 CHARGEPOINT EV CHARGER DETAILS

SCALE: NONE



2 MDP DETAILS

SCALE: NONE

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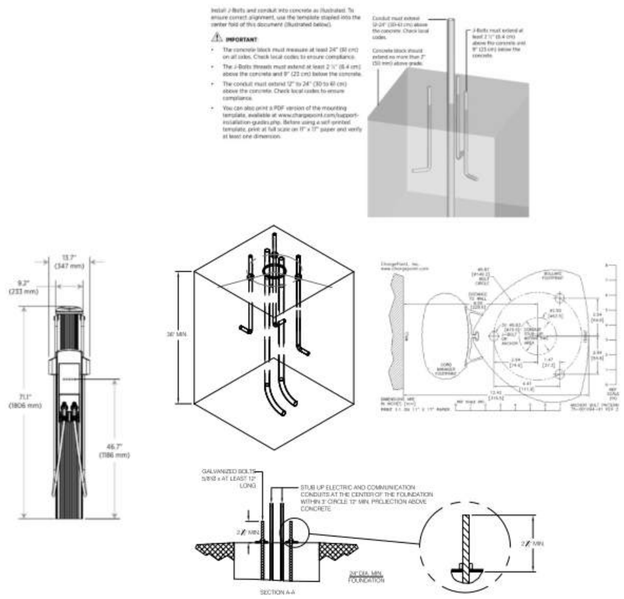

1 CHARGEPOINT MOUNTING DETAIL

SCALE: NONE

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P2S No. J23-0801

LIGHTING COMPLIANCE SUMMARY

2018 WSEC Compliance Forms for Commercial Buildings including Group R2, R3 & R4 over 3 stories and all R1

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Project & Applicant Information	**Project Title**	YMCA Early Learning Center - 2018 WSEC	For Building Department Use: **Date: Oct 24, 2023**
	Project Address	ADDRESS TBD Port Angeles, WA 98362	
	Applicant Name	Alec Walter	
	Applicant Phone	206-267-6954	
	Applicant Email	alec.walter@p2sinc.com	

For questions about this report, contact WSEC Commercial Technical Support at 360-539-5300 or via email at com.techsupport@waenergycodes.com

General Occupancy	All Commercial		**General Building Use Type**		Education, Preschool/Daycare	**Building Cond. Floor Area**	9,300
General Project Types	New Building	**New Building or Addition Lighting Scope**	Interior Lighting Exterior Lighting	**Alteration Lighting Scope**		**Project Cond. Floor Area**	9,300
						Floors Above Grade	1
						Compliance Method	Compliance Method 1 - General
Lighting Project Description	Providing lighting for the new YMCA building and a couple exterior fixtures.						

Lighting Compliance Scope and Method	**Project Type**	**Interior / Exterior (Interior includes both interior & parking)**	**Luminaire Replacement Scope**	**Compliance Method**	**LPA Calculation Adjustment**	**Compliance Verification**
	New Building	Interior Lighting		Building area	Reduced lighting power density option - 10%	**COMPLIES**
	New Building	Exterior Lighting			Not applicable to exterior	**COMPLIES**

Project Title	YMCA Early Learning Center - 2018 WSEC	**Date**	**Oct 24, 2023**
Lighting Power Calculation	**NEW BUILDING - INTERIOR LIGHTING**	**Compliance Verification**	**COMPLIES**
Compliance Method	**Building area**	**LPA Calculation Adjustment**	**LPA x 0.9**

Interior Lighting Power Allowance - Building Area

Building Areas	Gross Interior Area (SF)	LPA (Watts/SF)	Total Watts Allowed (SF x LPA x 0.9)	Total Proposed Watts By Building Area	Compliance Status by Building Area
School/university	9,300	0.70	5,859	5,304	COMPLIES

Proposed Lighting Power Density

Fixture Type/Application	Fixture ID	Building Area	New or Existing-to-Remain	Quantity of Fixtures, CLDs or Luminaires (#F)	Watts per Fixture, CLD or Luminaire (WpF)	Total Linear Feet (LF)	Watts per Linear Foot (WpLF)	Total Watts Proposed (#F x WpF) or (LF x WpLF)
Individual Fixtures								
Troffer	R5	School/university	New	2	40			80
Recessed downlight	C1	School/university	New	20	20			400
Recessed downlight	R1A	School/university	New	33	23			759
Recessed downlight	R1B	School/university	New	51	32			1,632
Recessed downlight	R4	School/university	New	13	20			261
Recessed downlight	R6	School/university	New	8	30			240
Recessed downlight	S1	School/university	New	14	40			560
Suspended	P2	School/university	New	20	20			400
Suspended	P3	School/university	New	9	9			78
Wall-mounted	W1	School/university	New	1	32			32
Wall-mounted	W2	School/university	New	2	20			40
Wall-mounted	W3	School/university	New	1	8			8
Wall-mounted	W4	School/university	New	2	8			15
Linear Fixtures								
LED strip	P4	School/university	New	57	14			798

Project Title	YMCA Early Learning Center - 2018 WSEC	**Date**	**Oct 24, 2023**
Proposed Fixtures Details	**NEW BUILDING - INTERIOR LIGHTING**		

Fixture Type/Application	Fixture ID	Location in Documents	Lamp Type	Building Area	New or Existing-to-Remain
Individual Fixtures					
Troffer	R5	E-203	LED	School/university	New
	Fixture Description: RECESSED 2'X2' TROFFER			Are these fixtures located within a daylight zone?: No	
	Do these fixtures require specific application lighting controls?: None required				
Recessed downlight	C1	E-203	LED	School/university	New
	Fixture Description: 5" ROUND RECESSED DOWNLIGHT, WET LISTED			Are these fixtures located within a daylight zone?: No	
	Do these fixtures require specific application lighting controls?: None required				
Recessed downlight	R1A	E-203	LED	School/university	New
	Fixture Description: 24" RECESSED CIRCULAR LED LUMINAIRE			Are these fixtures located within a daylight zone?: Yes, controls provided	
	Daylight zone location(s): Sidelit daylight zones (primary and/or secondary)			Dimming method: Continuous dimming	
	Do these fixtures require specific application lighting controls?: None required				
Recessed downlight	R1B	E-203	LED	School/university	New
	Fixture Description: 24" RECESSED CIRCULAR LED LUMINAIRE			Are these fixtures located within a daylight zone?: Yes, controls provided	
	Daylight zone location(s): Sidelit daylight zones (primary and/or secondary)			Dimming method: Continuous dimming	
	Do these fixtures require specific application lighting controls?: None required				
Recessed downlight	R4	E-203	LED	School/university	New
	Fixture Description: RECESSED 3" LED DOWNLIGHT			Are these fixtures located within a daylight zone?: No	
	Do these fixtures require specific application lighting controls?: None required				
Recessed downlight	R6	E-203	LED	School/university	New
	Fixture Description: RECESSED 2'X4' LED FLAT PANEL			Are these fixtures located within a daylight zone?: Yes, controls provided	
	Daylight zone location(s): Sidelit daylight zones (primary and/or secondary)			Dimming method: Continuous dimming	
	Do these fixtures require specific application lighting controls?: None required				
Recessed downlight	S1	E-203	LED	School/university	New
	Fixture Description: 4' RECESSED DOWNLIGHT LED LUMINAIRE			Are these fixtures located within a daylight zone?: No	
	Do these fixtures require specific application lighting controls?: None required				
Suspended	P2	E-203	LED	School/university	New
	Fixture Description: 3" HANGING CIRCULAR PENDENT LED LUMINAIRE			Are these fixtures located within a daylight zone?: Yes, controls provided	
	Daylight zone location(s): Sidelit daylight zones (primary and/or secondary)			Dimming method: Continuous dimming	
	Do these fixtures require specific application lighting controls?: None required				
Suspended	P3	E-203	LED	School/university	New
	Fixture Description: 22" HANGING PENDENT LIGHT			Are these fixtures located within a daylight zone?: Yes, controls provided	
	Daylight zone location(s): Sidelit daylight zones (primary and/or secondary)			Dimming method: Continuous dimming	
	Do these fixtures require specific application lighting controls?: None required				
Wall-mounted	W1	E-203	LED	School/university	New
	Fixture Description: WALL MOUNTED 4' INDIRECT LED LUMINAIRE			Are these fixtures located within a daylight zone?: Yes, controls provided	
	Daylight zone location(s): Sidelit daylight zones (primary and/or secondary)			Dimming method: Continuous dimming	
	Do these fixtures require specific application lighting controls?: None required				
Wall-mounted	W2	E-203	LED	School/university	New
	Fixture Description: CYLINDER WALL MOUNT 3" LED UP AND DOWN			Are these fixtures located within a daylight zone?: Yes, controls provided	
	Daylight zone location(s): Sidelit daylight zones (primary and/or secondary)			Dimming method: Continuous dimming	
	Do these fixtures require specific application lighting controls?: None required				
Wall-mounted	W3	E-203	LED	School/university	New
	Fixture Description: WALL MOUNTED 5" SURFACE LED LUMINAIRE			Are these fixtures located within a daylight zone?: No	
	Do these fixtures require specific application lighting controls?: None required				
Wall-mounted	W4	E-203	LED	School/university	New

	Fixture Description: WALL MOUNTED AESTHETIC LED DISC			Are these fixtures located within a daylight zone?: No	
	Do these fixtures require specific application lighting controls?: None required				
Linear Fixtures					
LED strip	P4	E-203	LED	School/university	New
	How is linear fixture quantity defined?: Quantity of specified luminaires on track section			Length of track (LT): 57	
	Fixture Description: CUSTOM CURVED PATH, INDIRECT-DIRECT DECORATIVE LUMINAIRE			Are these fixtures located within a daylight zone?: Yes, controls provided	
	Daylight zone location(s): Sidelit daylight zones (primary and/or secondary)			Dimming method: Continuous dimming	
	Do these fixtures require specific application lighting controls?: None required				

Project Title	YMCA Early Learning Center - 2018 WSEC	**Date**	**Oct 24, 2023**
Lighting Power Calculation	**NEW BUILDING - EXTERIOR LIGHTING**	**Compliance Verification**	**COMPLIES**
Exterior Lighting Zone	**ZONE 2**	**Base Site Allowance**	**400**

Exterior Tradable Lighting Power Allowance

Tradable Surface	Tradable Surface Sub-Type	Surface Area (SF)	LPA (Watts/SF)	Linear Feet (LF)	LPA (Watts/LF)	Total Watts Allowed (LPA x SF) or (LPA x LF)	Total Tradable Proposed Watts	Tradable Compliance Status
Building entrances and exits	Entry canopies	165	0.25			41		
					Base Site Allowance	400		
					Totals	441	265	COMPLIES

Proposed Tradable Lighting Power Density

Fixture Type	Fixture ID	Tradable Surface Type	Quantity of Fixtures (#F)	Watts or Wattage Limit per Fixture (WpF)	Total Linear Feet (LF)	Watts per Linear Foot (WpLF)	Total Watts Proposed (#F x WpF) or (LF x WpLF)
Individual Fixtures							
Canopy	C2	Building entrances and exits - Entry canopies	11	20			220
Ground recessed lighting	S1	Building entrances and exits - Entry canopies	2	23			45
						Tradable Proposed Total	**265**

Remaining Base Site Allowance Watts	**176**

Exterior Non-Tradable Lighting Power Allowance

Non-Tradable Surface	Non-Tradable Surface Sub-Type	Surface Area (SF)	LPA (Watts/SF)	# of Items	LPA (Watts per # of items)	Total Watts Allowed (LPA x SF) or (LPA x # of Items)	Total Non-Tradable Proposed Watts by Surface Type	Non-Tradable Proposed Watts Exceeding LPA	Non-Tradable Compliance Status
Building façade		1,020	0.075			77	68		
							Total Proposed Watts Exceeding LPA	0	
							Remaining Base Site Allowance	176	COMPLIES

Proposed Non-Tradable Lighting Power Density

Fixture Type	Fixture ID	Tradable Surface Type	Quantity of Fixtures (#F)	Watts or Wattage Limit per Fixture (WpF)	Total Linear Feet (LF)	Watts per Linear Foot (WpLF)	Total Watts Proposed (#F x WpF) or (LF x WpLF)
Individual Fixture							
Ground recessed lighting	U1	Building façade -	3	23			68

Project Title	YMCA Early Learning Center - 2018 WSEC	**Date**	**Oct 24, 2023**
Proposed Fixtures Details	**NEW BUILDING - EXTERIOR LIGHTING**		

Fixture Type	Fixture ID	Location in Documents	Lamp Type	Tradable Surface Type	New or Existing-to-Remain
Individual Fixtures					
Canopy	C2	E-203	LED	Building entrances and exits - Entry canopies	New
	Fixture Description: ACROBAT 2" LED DOWNLIGHT OUTDOOR			Do these fixtures require specific exterior lighting controls?: None required	
Ground recessed lighting	S1	E-203	LED	Building entrances and exits - Entry canopies	New
	Fixture Description: FLOOR MOUNTED DECORATIVE UPLIGHT			Do these fixtures require specific exterior lighting controls?: None required	

Fixture Type	Fixture ID	Location in Documents	Lamp Type	Non-Tradable Surface Type	New or Existing-to-Remain
Individual Fixture					
Ground recessed lighting	U1	E-203	LED	Building façade -	New
	Do these fixtures require specific exterior lighting controls?: None required				

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PROJECT
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PORT ANGELES EARLY LEARNING CENTER
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PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023
BCRA NO.
22091
DRAWN BY: .
REVIEWED BY:

SHEET TITLE
WASHINGTON STATE ENERGY CODE COMPLIANCE FORMS

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BUILDING PERMIT

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IF SHEET MEASURES LESS THAN 22"X34", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

P2S No. J23-0801

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
#	NUMBER (IDENTIFICATION) OR COUNT
(#)	NUMBER IS QUANTITY
A OR AMP	AMPERES
A/E	ARCHITECT/ENGINEER
AFF	ABOVE FINISHED FLOOR
AH	AMPERE HOUR
AHJ	AUTHORITY HAVING JURISDICTION
ALS	ASSISTIVE LISTENING SYSTEM
AP	ACCESS POINT
ARCH	ARCHITECT, ARCHITECTURAL
ASP	ALUMINUM, STEEL, POLYETHYLENE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVC	AUDIOVISUAL CONTRACTOR
AWG	AMERICAN WIRE GAUGE
B/BUR	BURIED
BDF	BUILDING DISTRIBUTION FRAME
BMS	BUILDING MANAGEMENT SYSTEM
BTU	BRITISH THERMAL UNIT
C.O.	CONDUIT ONLY – WITH PULL WIRE
CATV	COMMUNITY ANTENNA TELEVISION (CABLE TELEVISION)
CB	CONDUIT BANK
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CLG	CEILING
CMP	COMMUNICATIONS PLENUM (CABLE JACKET RATING)
CMR	COMMUNICATIONS RISER (CABLE JACKET RATING)
CP	CONSOLIDATION POINT
CSC	CAPTURED SCREW CONNECTOR
CU	COPPER
DAS	DISTRIBUTED ANTENNA SYSTEM
dB	DECIBEL
DC	DIRECT CURRENT
DIST	DISTRIBUTION
DMARC	POINT OF DEMARCATION BETWEEN UTILITIES OR BETWEEN UTILITIES AND OWNER PREMISE EQUIPMENT
DWG	DRAWING
E.C.	ELECTRICAL CONTRACTOR
EA	EACH
EF	ENTRANCE FACILITY
ELEC	ELECTRIC
EMI	ELECTROMAGNETIC INTERFERENCE
EMS	EMERGENCY MANAGEMENT SYSTEM
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NONMETALLIC TUBING
EQUIP	EQUIPMENT
EXIST/(E)	EXISTING
FB	FLOOR BOX
FDC	OPTICAL - FIBER DISTRIBUTION CENTER
FDR	FEEDER
FEXT	FAR END CROSSTALK
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FOC	FIBER OPTIC CABLE
FPS	FRAMES PER SECOND
FT	FEET
G.C.	GENERAL CONTRACTOR
GA	GAUGE
GND	GROUND (MECHANICAL CONNECTION TO EARTH)
GRC	GALVANIZED RIGID CONDUIT
H., W., D., L.	HEIGHT, WIDTH, DEPTH, LENGTH
IC	INTERCOM
ID	INSIDE DIAMETER OR INSIDE DIMENSION
IDF	INTERMEDIATE DISTRIBUTION FRAME
IN	INCHES, MEASUREMENT
IR	INFRARED
ISP	INTERNET SERVICE PROVIDER
JB	JUNCTION BOX
LTG	LIGHTING
M	METER
MAC	MEDIA ACCESS CONTROL
MDF	MAIN DISTRIBUTION FRAME
MH	MAINTENANCE HOLE (OSP CONFINED SPACE) – (A.K.A. MANHOLE)
MM	MULTI-MODE - REFERRING TO OPTICAL FIBER CORE/CLADDING PROPERTIES
MTG	MOUNTING
MTU	MULTI TENANT UNIT
N	NORTH
N.T.S.	NOT TO SCALE
ND	NETWORK DEVICE
NE	NETWORK ENCLOSURE
NEXT	NEAR END CROSSTALK
NIC	NOT IN CONTRACT
NO. OR #	NUMBER
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
OD	OUTSIDE DIAMETER
OF	OPTICAL FIBER
OSP	OUTSIDE PLANT
OTDR	OPTICAL TIME DOMAIN REFLECTOMETER
PA	PUBLIC ADDRESS SYSTEM
PB	PULL BOX
PH	PHASE
PNL	PANEL
POE	POWER OVER ETHERNET
PPF	PIXELS PER FOOT
PR	PAIR
PSU	POWER SUPPLY UNIT
PTP	POINT-TO-POINT
PVC	POLYVINYL CHLORIDE
PWR	POWER
REC/RECEPT	RECEPTACLE
REQ'D	REQUIRED
RM	ROOM
RMC	RIGID METAL CONDUIT
RMS	RACK MOUNTED SPACE
RNC	RIGID NONMETALLIC CONDUIT
RU	RACK UNIT
S	SOUTH
SAC	SECURITY AND ACCESS CONTROL
SCH	SCHEDULE
SCS	STRUCTURED CABLING SOLUTION
ScTP	SCREENED TWISTED PAIR
SF	SQUARE FEET
SM	SINGLE-MODE REFERRING TO OPTICAL FIBER CORE/CLADDING PROPERTIES
SNR	SIGNAL TO NOISE RATIO
SPD	SURGE PROTECTION DEVICE
SQ	SQUARE
STP	SHIELDED TWISTED-PAIR
SW	SWITCH
SYS	SYSTEM
TB	TERMINAL BLOCK
TBB	TELECOMMUNICATIONS BONDING BACKBONE
TCP/IP	TRANSMISSION CONTROL PROTOCOL/INTERNET PROTOCOL
TE	TELECOMMUNICATIONS ENCLOSURE
TEL	TELEPHONE
TELCO	TELEPHONE UTILITY
TGB	TELECOMMUNICATIONS GROUNDING BUSBAR
TMGB	TELECOMMUNICATIONS MAIN GROUNDING BUSBAR
TP	TRANSITION POINT
TR	TELECOMMUNICATIONS ROOM OR SPACE
TV	TELEVISION
TYP	TYPICAL
UD	UNDERGROUND DUCT
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES INC.
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
UTP	UNSHIELDED TWISTED PAIR
V	VOLTS OR VOLTAGE
V-A	VOLT-AMPERES
W	WATTS
W/	WITH
W/O	WITHOUT
WAO	WORK AREA OUTLET / WORK STATION OUTLET
WBS	WORK BREAKDOWN STRUCTURE
WiFi	WIRELESS FIDELITY (LOCALIZED WIRELESS USER ACCESS INTERNET/NETWORK)
WP	WATERPROOF OUTLET BOX
WS	WORK STATION

IN THE EVENT ABBREVIATIONS NOT MENTIONED HEREIN ARE USED, REFERENCE WILL BE MADE TO ANSI Y1.1, MILITARY STANDARD ABBREVIATIONS, AND OTHER STANDARD INDUSTRY CONVENTIONS.

GENERAL NOTES

1. ALL TELECOMMUNICATIONS WORK SHALL COMPLY WITH THE LATEST EDITION OF THE CURRENT MANUFACTURER AND BICSI INSTALLATION PRACTICES.
2. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN ITEMS INDICATED ON THE PLANS AND/OR SPECIFICATIONS, THE DOCUMENT WHICH PRESCRIBES AND ESTABLISHES THE COMPLETE JOB AS PER MANUFACTURER OR THE HIGHER STANDARD SHALL PREVAIL. ALL SUCH DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER IN WRITING IMMEDIATELY UPON DISCOVERY.
3. OMISSIONS FROM THE DRAWINGS OR FROM THE SPECIFICATIONS OR THE MISDESCRIPTION OF DETAILS OF WORK WHICH ARE CLEAR AND NECESSARY TO CARRY OUT THE INTENT FOR THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER UPON IDENTIFICATION OF SUCH OMISSIONS, MISDESCRIPTION, AND UNCLEAR DIRECTIONS IMMEDIATELY. THE CONTRACTOR SHALL PERFORM ALL PROJECT TASKS AND ASSEMBLY BUILDS AS PER BICSI STANDARDS AND MANUFACTURER'S REQUIREMENTS ALONG WITH COORDINATING AND WORKING WITH THE UNIVERSITY TO CORRECT SUCH DOCUMENTATION ERRORS.
4. THE CONTRACTOR SHALL CHECK ALL DRAWINGS FURNISHED IMMEDIATELY UPON THEIR RECEIPT AND PROMPTLY NOTIFY THE CONTSTRUCTION MANAGER OF ANY DISCREPANCIES. THIS INCLUDES BUT NOT LIMITED TO, DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS, OR DRAWINGS AND MANUFACTURER INSTALLATION INSTRUCTIONS THAT WILL CAUSE EXTENDED WARRANTY ISSUES, OR DRAWINGS AND GOVERNING CODES AND BEST PRACTICES. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE CONSTRUCTION MANAGER ANY DISCREPANCIES BETWEEN DRAWINGS AND HOW THE CONTRACTOR NORMALLY DELIVERS THE SERVICES DESCRIBED IN THE DRAWINGS OR SPECIFICATIONS.
5. ALL MATERIALS AND EQUIPMENT FURNISHED AND INSTALLED SHALL BE NEW AND FREE FROM ANY KNOWN DEFECT. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL (UL™) LISTING, CLASSIFIED, AND/OR PERFORMANCE VERIFIED MARK OR FROM AN ENGINEER APPROVED ALTERNATIVE TESTING ORGANIZATION. ALL MATERIALS SHALL BE INSTALLED AND USED IN THE MANNER FOR WHICH THE MANUFACTURER INTEND THEM FOR. THIS APPLIES FOR BOTH PIECE PARTS AND COMPLETE FUNCTIONING ASSEMBLIES.
6. CONTRACTOR IS REQUIRED TO RECEIVE WRITTEN APPROVAL FOR ALL RECOMMENDED AND REQUIRED WORK DEVIATIONS AND CLARIFICATIONS TO THE PLANS AND SPECIFICATIONS OF THIS PROJECT PRIOR TO ANY FIELD ACTIVITY.
7. ALL WORK MUST BE COMPLETED IN AS PER MANUFACTURER INSTALLATION REQUIREMENTS AND BICSI INSTALLATION PRACTICES. THE WORK SITE SHALL BE KEPT CLEAN AND FREE FROM DEBRIS. IT IS EVERY CONTRACTOR AND ALL THEIR REPRESENTATIVE'S RESPONSIBILITY TO GUARD AGAINST ANY DAMAGE TO PROPERTY AND THE IMMEDIATE REPAIR IF ANY DAMAGE IS CAUSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING A FINAL CLEANUP OF THE WORK SITE PRIOR TO FINAL SYSTEM ACCEPTANCE AS PART OF THE PUNCH-LIST PROCESS.
8. THE CONTRACTOR SHALL NOT BORE, NOTCH, OR IN ANY WAY CUT INTO ANY STRUCTURAL MEMBER WITHOUT WRITTEN APPROVAL FROM ARCHITECT AND STRUCTURAL ENGINEER. WITH PERMISSION FROM THE ABOVE AND PRIOR TO ALL CUTTING, DRILLING, NOTCHING, CORING, ETC. OF CONCRETE STRUCTURE AND FACADE THESE SURFACES SHALL BE X-RAYED OR GROUND PENETRATING RADAR USED TO ACCURATELY LOCATE REBAR, POST-TENSION CABLES & RODS, CONDUITS, AND ANY OTHER EMBEDDED POTENTIAL OBSTRUCTIONS TO ENSURE THAT NO DAMAGE IS CAUSED TO ANY STRUCTURAL REINFORCEMENTS.
9. FOR THE PURPOSE OF CLEARNESS AND LEGIBILITY THE TELECOM DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC. THE SIZE AND LOCATION OF EQUIPMENT IS SHOWN TO SCALE WHEREVER POSSIBLE. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS WITH INFORMATION INDICATED ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATION SECTIONS WHERE TELECOM WORK INTERFACES WITH OTHER TRADES.
10. ALL FOOTAGES IDENTIFIED ON DRAWINGS OR SCALED OFF OF DRAWINGS ARE TO BE CONSIDERED ESTIMATES AND ARE REQUIRED TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ORDERING OF MATERIAL.
11. ALL CABLE TRAYS, LADDER (TYPE) RACKING, "BASKET TYPE TRAY, CONDUIT & SLEEVES, EQUIPMENT RACKS, PROTECTION PANELS, AND CABLE SHEATHS SHALL BE BONDED TO AN APPROVED TELECOMMUNICATIONS BONDING ASSEMBLY.
12. USE "J" HOOKS FOR STATION CABLE DISTRIBUTION IN OPEN CEILING ENVIRONMENTS IS ACCEPTABLE AS LONG AS THE FOLLOWING PARAMETERS ARE MET. DO NOT USE CEILING SUPPORT WIRE OR CEILING HANGERS. DO NOT USE SUPPORTS FOR ANY OTHER BUILDING SERVICES UNLESS PRIOR WRITTEN APPROVAL FOR THEIR USE IS GIVEN AND VERIFIED WITH PROJECT STRUCTURAL ENGINEER. NEVER IS IT ACCEPTABLE FOR CABLING TO IMPEDE OR HINDER THE ACCESSING OF THE ABOVE CEILING SPACE OR ANY ABOVE CEILING MOUNTED EQUIPMENT. CABLES ARE NOT TO BE WRAPPED AROUND ANY BUILDING STRUCTURAL SUPPORTS OR BUILDING SERVICES. ALL APPROPRIATE BICSI INSTALLATION PRACTICE CLEARANCES FROM FIXTURES, CONTROLS, AND ACCESS DEVICES OF ANY KIND ARE TO BE ADHERED TO. CABLING IS NEVER TO RUN THROUGH OR IMPEDE THE OPERATION OF ANY AIR-HANDLING DUCTS OR DAMPERS.
13. WHERE PATHWAY CONSISTS OF MULTIPLE CONDUITS OR SLEEVES, A PATHWAY MUST BE FILLED TO CURRENT TIA AND BICSI INSTALLATION RECOGNIZED MAXIMUM FILL BEFORE UTILIZING THE NEXT VACANT OR PARTIALLY FILLED PATHWAY.
14. ALL CABLING AND THEIR PATHWAYS PASSING THROUGH A RATED FIRE OR SMOKE BARRIER MUST BE PROPERLY SLEEVED AND FIRE STOPPED USING APPROVED (UL CLASSIFIED) FIRE STOP ASSEMBLIES. FIRESTOP ASSEMBLIES ARE TO BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS FOR THE TYPE OF BARRIER, PATHWAY SIZE, AND QUANTITY OF CABLES THE FIRESTOP ASSEMBLY IS BEING INSTALLED FOR. CONTRACTOR IS REQUIRED TO MAINTAIN TRAINING RECORDS FOR ALL STAFF PERFORMING FIRESTOP ASSEMBLY INSTALLATION WORK.
15. CABLE PULLING - LINE/ROPE/TAPE SHALL BE PLACED IN ALL NEW CONDUITS. ALL UNUSED CONDUITS SHALL ALSO BE CAPPED AND/OR PROPERLY FIRE STOPPED IN A MANNER APPROVED BY THE UNIVERSITY AND/OR THE AHJ.
16. CONTRACTOR TO COORDINATE WAO AND SUPPORTING CONDUIT WITH THE ELECTRICAL CONTRACTOR WHERE THE ELECTRICAL CONTRACTOR IS A DIFFERENT ORGANIZATION THAN LOW-VOLTAGE CABLING/CONDUIT CONTRACTOR FOR PROPER PLACEMENT.
17. ALL STATION CABLES SHALL BE NEATLY DRESSED AND SECURED FEET AT A MINIMUM EVERY FIVE FEET.
18. ALL NEW STATION CABLES SHALL BE TESTED AND DOCUMENTED USING RECOGNIZED MANUFACTURER INSTALLATION REQUIREMENTS AND BICSI INSTALLATION PRACTICES.
19. PROVIDE A ONE (1) METER SLACK LOOP FOR ALL WAO SUPPORTED BY OPEN CEILING CABLE DISTRIBUTION. THE SLACK LOOP MUST BE SUPPORTED ABOVE THE WAO IN NEAT AND REPEATABLE FASHION THAT MEETS BOTH BICSI INSTALLATION AND MANUFACTURER PRACTICES.
20. ALL STATION OUTLETS, WAO, AND TERMINATION POINTS UTILIZED UNDER THIS PROJECT SCOPE SHALL BE PROPERLY LABELED AND IDENTIFIED USING THE OWNERS IT DEPARTMENT STANDARDS. AS-BUILT CLOSEOUT PACKAGE MUST INCLUDE THESE STATION AND TERMINATION POINTS IDENTIFIED ON FLOOR PLANS FOR EACH LEVEL/FLOOR IN ADDITION TO THE STATION CABLING MATRIX. THE SAME CABLE IDENTIFICATION IS ALSO REQUIRED TO BE INCLUDED ON EACH CABLE TESTED RECORD BOTH HARD AND SOFT-COPY RECORD.
21. THE UTP 8-CONDUCTOR JACKS ARE DESCRIBED WITHIN THIS DOCUMENT SET AS RJ-45 JACKS/INSERTS. THE DESIGNERS ARE AWARE THAT ABBREVIATION RJ-45 IS A FCC – REGISTERED JACK WITH 8-CONDUCTORS AND DESCRIPTION IN THIS DOCUMENT SET IS FOR A UTP CATEGORY CABLE RATED JACK/INSERT AND NOT FOR FCC INTERFACE JACKS.
22. NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET ARE USED IN THE DRAWING SET CURRENTLY, BUT ARE THERE, SHOULD THE SCOPE GROW TO INCLUDE SUCH WORK.
23. THE CONTRACTOR SHALL PROVIDE WIRE GUARDS FOR ALL EXPOSED AUDIO, VISUAL, AND NETWORK DEVICES LOCATED IN AREAS THAT CAN BE SUBJECT TO VANDALISM. FOR CLARIFICATION THE CONTRACTOR SHALL DISCUSS WITH CONSTRUCTION MANAGER.
24. ALL CONDUITS CROSSING BUILDING SEISMIC SEPARATIONS OR EXPANSION JOINTS SHALL BE PROVIDED WITH APPROVED CONNECTORS. REFER TO ARCHITECTURAL PLANS FOR ALL EXPANSION JOINT LOCATIONS.
25. FOR THOSE ELEMENTS THAT DO NOT REQUIRE DETAILS OR SHOP DRAWINGS ON THE APPROVED DRAWINGS, THE INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ELECTRICAL ENGINEER AND THE FIELD REPRESENTATIVE FOR THE UNIVERSITY.
26. MANUFACTURER, BICSI INSTALLATION PRACTICES FOR PROJECT SUBMITTALS AND SHOP DRAWINGS ARE IDENTIFIED IN SPECIFICATIONS SECTIONS LISTED IN DIVISION 26, 27, AND 28, OF THE PROJECT CONTRACT DOCUMENTATION SET.

SCOPE OF WORK

- PROVIDE A FULLY FUNCTIONAL STRUCTURED CABLING SYSTEM TO INCLUDE (BUT NOT LIMITED TO) GROUNDING SYSTEMS, EQUIPMENT RACKS, PATCH PANELS, CATAGORY CABLES, DEVICES FACEPLATES AND OUTLETS.
- PROVIDE A BIDDER DESIGNED FIRE ALARM SYSTEM.
- PROVIDE A BIDDER DESIGNED ACCESS CONTROL SYSTEM.
- PROVIDE A LIMITED INTRUSION DETECTION SYSTEM LIMITED TO A SINGLE DURESS ALARM LOCATED AT THE RECEPTION DESK.
- PROVIDE BIDDER DESIGNED VIDEO SURVELANCE SYSTEM.

SHEET INDEX

SHEET	DESCRIPTION
T-001	GENERAL NOTES, ABBREVIATIONS AND SHEET INDEX
T-002	LEGEND
T-003	SPECIFICATIONS
T-201	FIRST FLOOR TELECOM PLAN

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DATE
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BCRA NO.
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DRAWN BY: Author

REVIEWED BY:

SHEET TITLE
GENERAL NOTES, ABBREVIATIONS AND SHEET INDEX

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T-001
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P2S No. J23-0801

GENERAL LEGEND

SYMBOL	DESCRIPTION
-	NOTE CALLOUT
- / -	DETAIL CALLOUT - NUMBER ON TOP DENOTES DETAIL NUMBER - NUMBER ON BOTTOM DENOTES SHEET DETAIL IS SHOWN
1	BUILDING NUMBER
	CONCEALED CONDUIT
	EXPOSED CONDUIT
	UNDERGROUND CONDUIT
	FUTURE CONDUIT
	CABLE TO BE REMOVED
	EXISTING CABLE TO BE ABANDONED OR RETURNED
	CONDUIT TURNED UP
	CONDUIT TURNED DOWN
	CONDUIT WITH CAP

TELECOM LEGEND

SYMBOL	DESCRIPTION
	VOICE / DATA OUTLET - WALL MOUNTED. PROVIDE AND INSTALL (3) CAT 6A CABLES / JACKS TERMINATED IN A 4-PORT FACEPLATE AT 18" AFF. PROVIDE AND INSTALL 4S JBOX WITH SINGLE GANG MUDRING AND 1-1/4" CONDUIT STUBBED TO ACCESSIBLE CEILING LOCATION. PROVIDE BUSHINGS AND PULLSTRING, U.O.N.
X	DATA OUTLET - WALL MOUNTED. PROVIDE AND INSTALL (X) QUANTITY OF CAT 6A CABLES / JACKS TERMINATED IN A 6-PORT FACEPLATE AT 18" AFF. PROVIDE AND INSTALL 4S JBOX WITH SINGLE GANG MUDRING AND 1-1/4" CONDUIT STUBBED TO ACCESSIBLE CEILING LOCATION. PROVIDE BUSHINGS AND PULLSTRING, U.O.N.
TV	DATA OUTLET. PROVIDE AND INSTALL (2) SHIELDED CAT6A CABLES AND (1) RG-6 CABLE. JACKS TERMINATED IN A CONSOLIDATED BACK BOX AT THE DESIGNATED HEIGHT AS SHOWN ON DRAWINGS. REFER TO AUDIOVISUAL SHEETS FOR CONSOLIDATED BACK BOX TYPE. PROVIDE BUSHINGS AND PULLSTRING, U.O.N. MOUNT OUTLET AT 60" AFF U.O.N.
W	WALL PHONE OUTLET - WALL MOUNTED. PROVIDE AND INSTALL (1) CAT 6A CABLE TERMINATED ON A STAINLESS STEEL WALL PHONE FACE PLATE AT 48" AFF. PROVIDE AND INSTALL 4S JBOX WITH 1-1/4" CONDUIT STUBBED TO ACCESSIBLE CEILING LOCATION. PROVIDE BUSHINGS AND PULLSTRING, U.O.N.
EP	EMERGENCY BLUE PHONE. PROVIDE AND INSTALL (2) CAT 6A CABLES TERMINATED AT EMERGENCY BLUEPHONE LOCATION, U.O.N ON DRAWINGS.
FO	FIBER OPTIC COMMUNICATION OUTLET. PROVIDE AND INSTALL 6 STRAND SM TERMINATED ON (3) DUPLEX LC STYLE CONNECTORS, AND (3) CATEGORY 6A CABLES TERMINATED ON RJ-45 JACKS AT THE FACEPLATE. PROVIDE AND INSTALL A 4S JUNCTION BOX WITH 1-1/4" STUBBED TO ACCESSIBLE CEILING SPACE OR HOMERUN TO THE BDF ROOM. MOUNT OUTLET AT 18" AFF U.O.N.
F	VOICE/DATA SYSTEMS FURNITURE OUTLET. PROVIDE AND INSTALL (2) CAT 6A CABLES/ JACKS TERMINATED IN 3-PORT FURNITURE MOUNT FACEPLATE.
	DATA OUTLET - FLOORBOX. PROVIDE AND INSTALL (4) CAT 6A CABLES/JACKS TERMINATED IN FLOOR BOX, U.O.N. PROVIDE AND INSTALL 1-1/4" CONDUIT STUBBED TO NEAREST FURRED WALL , ROUTE CONDUIT TO ACCESSIBLE LOCATION ABOVE FINISHED CEILING. PROVIDE BUSHINGS AND PULLSTRING, U.O.N.
X	DATA OUTLET - FLOORBOX. PROVIDE AND INSTALL (X) QUANTITY OF CAT 6A CABLES /JACKS TERMINATED IN FLOOR BOX, U.O.N.. PROVIDE AND INSTALL 1-1/4" CONDUIT STUBBED TO NEAREST FURRED WALL , ROUTE CONDUIT TO ACCESSIBLE LOCATION ABOVE FINISHED CEILING. PROVIDE BUSHINGS AND PULLSTRING, U.O.N.
	DATA OUTLET - CEILING MOUNTED. PROVIDE AND INSTALL (2) CAT 6A CABLES / JACKS TERMINATED IN A 2-PORT FACEPLATE AT FINISHED CEILING. (NOTE: AT HARDLID CEILING LOCATIONS PROVIDE AND INSTALL 4S JBOX WITH 1-1/4" CONDUIT STUBBED TO ACCESSIBLE CEILING LOCATION. PROVIDE BUSHINGS AND PULLSTRING, U.O.N.)
	FURNITURE FEED DEDICATED JUNCTION BOX. PROVIDE AND INSTALL 5S JUNCTION BOX WITH (2) 2" CONDUITS TO ACCESSIBLE CEILING. FOR COMMUNICATIONS CABLING ONLY.
	FLOOR MOUNTED FURNITURE FEED. PROVIDE AND INSTALL 2" CONDUITS AS REQUIRED TO SERVE FURNITURE SYSTEM AS SHOWN ON THE DRAWINGS. ROUTE CONDUIT TO NEAREST FURRED WALL AND UP TO ACCESSIBLE CEILING SPACE. FOR COMMUNICATIONS CABLING ONLY.
WAP	WIRELESS ACCESS POINT OUTLET - CEILING MOUNTED. PROVIDE AND INSTALL (2) CAT 6A CABLES / JACKS TERMINATED IN A SURFACE MOUNT BOX ABOVE FINISHED CEILING. (NOTE: AT HARDLID CEILING LOCATIONS, PROVIDE AND INSTALL 4S JBOX WITH 1-1/4" CONDUIT STUBBED TO ACCESSIBLE CEILING LOCATION. PROVIDE BUSHINGS AND PULLSTRING, U.O.N. TERMINATE CABLES ON JACKS IN 2-PORT FACE PLATE.
WAP	WIRELESS ACCESS POINT OUTLET - WALL MOUNTED. PROVIDE AND INSTALL (2) CAT 6A CABLES / JACKS TERMINATED IN A 2-PORT FACEPLATE AT NOTED HEIGHT AFF. PROVIDE AND INSTALL 4S JBOX WITH 1-1/4" CONDUIT STUBBED TO ACCESSIBLE CEILING LOCATION, BUSH AND PROVIDE PULLSTRING, U.O.N.
	CABLE TRAY. REFER TO DRAWINGS FOR SIZING.
	LADDER RACK
	TELECOMMUNICATIONS PULLBOX

SECURITY LEGEND

SYMBOL	DESCRIPTION
	WALL MOUNTED CAMERA. PROVIDE AND INSTALL 4S BACK BOX W/ A 1" EMT CONDUIT STUBBED INTO NEAREST ACCESSIBLE CEILING SPACE (U.O.N). PROVIDE ALL CONDUIT, CONDUIT SUPPORT, CONNECTORS, COUPLINGS, PLASTIC BUSHINGS, PULL STRINGS, OUTLET BOX AND MUD RING. EACH CAMERA TO HAVE ONE(1) CATEGORY 6 CABLE PROVIDED BY SECURITY CONTRACTOR.
PTZ	WALL MOUNTED PTZ CAMERA. PROVIDE AND INSTALL 4S BACK BOX W/ A 1" EMT CONDUIT STUBBED INTO TELECOM ROOM. PROVIDE ALL CONDUIT, CONDUIT SUPPORT, CONNECTORS, COUPLINGS, PLASTIC BUSHINGS, PULL STRINGS, OUTLET BOX AND MUD RING. SECURITY CONTRACTOR SHALL PROVIDE AND INSTALL PARAPET MOUNTING BRACKET FOR INSIDE PARAPET WALL. EACH CAMERA TO HAVE ONE(1) CATEGORY 6 OSP CABLE PROVIDED BY SECURITY CONTRACTOR.
	CEILING MOUNTED MULTI-SENSOR CAMERA. PROVIDE AND INSTALL 4S BACK BOX W/ A 1" EMT CONDUIT STUBBED INTO NEAREST ACCESSIBLE CEILING SPACE (U.O.N). PROVIDE ALL CONDUIT, CONDUIT SUPPORT, CONNECTORS, COUPLINGS, PLASTIC BUSHINGS, PULL STRINGS, OUTLET BOX AND MUD RING. EACH CAMERA TO HAVE ONE(1) CATEGORY 6A CABLE CONNECTING BACK TO IDF RACK PROVIDED BY SECURITY CONTRACTOR.
EDH	ELECTRIFIED DOOR HARDWARE. PROVIDE AND INSTALL 1" EMT CONDUIT CONNECTED TO THE DOOR CONTACT OUTLET BOX.
DPS	GATE DOOR POSITION SWITCH. PROVIDE AND INSTALL 1" EMT CONDUIT CONNECTED TO THE DOOR POSITION SWITCH BOX. PROVIDE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT, CONDUIT SUPPORT, CONNECTORS, COUPLINGS, PLASTIC BUSHINGS, PULL STRINGS, OUTLET BOX AND MUD RING.
SDC	SECURITY DOOR CONTACT. PROVIDE AND INSTALL 4S BACK BOX ABOVE DOOR WITH A 1" EMT CONDUIT STUBBED INTO NEAREST ACCESSIBLE CEILING SPACE. PROVIDE ALL CONDUIT, CONDUIT SUPPORT, CONNECTORS, COUPLINGS, PLASTIC BUSHINGS, PULL STRINGS, OUTLET BOX AND MUD RING.
REX	REQUEST-TO-EXIT. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL 1" EMT CONDUIT CONNECTED TO THE DOOR POSITION SWITCH BOX. PROVIDE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT, CONDUIT SUPPORT, CONNECTORS, COUPLINGS, PLASTIC BUSHINGS, PULL STRINGS, OUTLET BOX AND MUD RING.
CR	CARD READER OUTLET. PROVIDE AND INSTALL 4S BACK BOX AT SWITCH HEIGHT WITH A 1" EMT CONDUIT CONNECTED TO THE DOOR CONTACT OUTLET BOX. PROVIDE ALL CONDUIT, CONDUIT SUPPORT, CONNECTORS, COUPLINGS, PLASTIC BUSHINGS, PULL STRINGS, OUTLET BOX AND MUD RING.
PB	PUSH BUTTON OUTLET. PROVIDE AND INSTALL 4S BACK BOX WITH A 1" EMT CONDUIT STUBBED INTO NEAREST ACCESSIBLE CEILING SPACE. PROVIDE ALL CONDUIT, CONDUIT SUPPORT, CONNECTORS, COUPLINGS, PLASTIC BUSHINGS, PULL STRINGS, OUTLET BOX AND MUD RING.
IC	INTERCOM OUTLET. PROVIDE AND INSTALL 4S BACK BOX WITH A 1" EMT CONDUIT STUBBED INTO NEAREST ACCESSIBLE CEILING SPACE. PROVIDE ALL CONDUIT, CONDUIT SUPPORT, CONNECTORS, COUPLINGS, PLASTIC BUSHINGS, PULL STRINGS, OUTLET BOX AND MUD RING.
D	DURESS BUTTON OUTLET. PROVIDE AND INSTALL 4S BACK BOX WITH A 1" EMT CONDUIT STUBBED INTO NEAREST ACCESSIBLE CEILING SPACE. PROVIDE ALL CONDUIT, CONDUIT SUPPORT, CONNECTORS, COUPLINGS, PLASTIC BUSHINGS, PULL STRINGS, OUTLET BOX AND MUD RING.
KP	KEY PAD. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL 4S BACK BOX WITH A 1" EMT CONDUIT STUBBED INTO NEAREST ACCESSIBLE CEILING SPACE. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT, CONDUIT SUPPORT, CONNECTORS, COUPLINGS, PLASTIC BUSHINGS, PULL STRINGS, OUTLET BOX AND MUD RING.
GB	GLASS BREAK SENSOR. PROVIDE AND INSTALL 1-GANG BACK BOX AND (1) 1" CONDUIT STUBBED UP TO ACCESSIBLE CEILING SPACE. PROVIDE BUSHINGS AND PULLSTRING, U.O.N.
MS	SECURITY MOTION SENSOR. PROVIDE AND INSTALL 1-GANG BACK BOX AND (1) 1" CONDUIT STUBBED UP TO ACCESSIBLE CEILING SPACE. PROVIDE BUSHINGS AND PULLSTRING, U.O.N.
DR	DOOR RELEASE BUTTON. PROVIDE AND INSTALL 1-GANG BACK BOX AND (1) 1" CONDUIT STUBBED UP TO ACCESSIBLE CEILING SPACE. PROVIDE BUSHINGS AND PULLSTRING, U.O.N.
PL	PANIC LIGHT. PROVIDE AND INSTALL 1-GANG BACK BOX AND (1) 1" CONDUIT STUBBED UP TO ACCESSIBLE CEILING SPACE. PROVIDE BUSHINGS AND PULLSTRING, U.O.N.

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SEAL

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023

BCRA NO.
22091

DRAWN BY: Author

REVIEWED BY:

SHEET TITLE
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P2S No. J23-0801

SECTION 27000 – ICT SPECIFICATIONS

PART 1 - GENERAL

1.1 GENERAL CONDITIONS

A. The work under this Division includes furnishing all permits, materials, equipment, labor, supervision, tools, expenses, travel, and items necessary for the construction, installation, connection, testing and operation of all electrical work for this project, as intended by the Contract Documents.
B. The General Conditions, Supplementary Conditions and Special Conditions are a part of this contract and apply to this section as fully as if repeated herein.

1.2 SCOPE

Designer/PE to edit and provide summary at completion of 30% DD.
A. Provide a complete and functional structured cabling and ICT grounding system for the new YMCA building.
B. Cable pathway systems shall be bidder-designed and may include conduit, j-hooks, D-rings, and cable trays, as necessary to support the quantities of cables required throughout the facility.
C. Provide a duress alarm for automatically signaling 911 to summon the police via a push button located at the reception desk. (bidder-designed system).
D. Provide bidder design access control and video surveillance system.
1. Coordinate detailed requirements with the owner.
2. Conceptual requirements are shown on the plans.

1.3 CODES AND REGULATIONS

A. All work and materials shall be in accordance with applicable requirements of the Authority Having Jurisdiction and the Utility furnishing services for the specific facility location.
B. Codes governing this work include but are not limited to the latest adopted edition of the following:
NFPA 70 (National Fire Protection Association) National Electrical Code (NEC)
Washington State Industrial Safety & Health Act (WISHA) Chapter 49.17 RCW
Local Ordinances and Regulations. BICSI TDMM, (Current edition), and TIA/EIA 568.

1.4 STANDARDS

A. Electrical material and equipment shall be Underwriter's Laboratories listed and installed in accordance with the listing and labeling of the equipment.
B. Installation shall conform to the NECA (National Electrical Contractors Association) Standard of Installation.

1.5 SUBMITTALS

A. Provide electronic copies of the materials list, shop drawings, and data sheets shall be submitted to the Engineer for review. Submittals shall be made, and favorable review secured before material and equipment is installed.
B. Materials list shall include cabling, patch panels, equipment racks, grounding and bonding equipment, data outlets/ports.
C. Shop drawings and data sheets for equipment and systems shall be submitted where required in the specifications for those items. Include information on each component, wiring diagrams, layouts, dimensions and sufficient other data to establish compliance with the specifications and acceptability of the equipment or system.
D. Shop drawings shall be submitted in either half or full size as follows:
1. Half size shall be 11 inches by 17 inches minimum. Minimum half size font height shall be 1/16 inch. Width shall be proportional to no less than 70 percent of the height.
2. Full size shall be 22 inches by 34 inches minimum. Minimum full size font height shall be 1/8 inch. Width shall be proportional to no less than 70 percent of the height.

1.6 SUBSTITUTIONS

A. Alternative manufacturers will be considered for telecommunications equipment specified and shown herein. The specified manufacturer's equipment sets the level of quality for the work. Work and equipment not meeting the level of quality shall be rejected. The Engineer has the discretion to accept or reject the alternative manufacturer's equipment.

1.7 PERMITS AND DRAWINGS

A. Permits and inspections shall be obtained, coordinated, and paid for by the Contractor.
B. The Contractor shall pay all fees and taxes for the total cost of construction, including Contractor and Owner-furnished materials and equipment as shown and specified.
C. The Contractor shall obtain and pay the plan review fee.
D. The Contractor shall pay for plan review fees and re-inspections resulting from substitutions. Fees due to substitutions shall be at no cost to the Owner.
E. The Contractor shall include applicable plan review fees and re-inspection fees in Change Order proposals.

1.8 RECORD DRAWINGS

A. On a set of contract drawings kept at the site during construction, mark all work that is installed differently from that shown, including any revised circuitry, material, or equipment. Upon conclusion of the work, deliver to the Owner representative a set of signed and dated "As-Built" drawings.

1.9 WARRANTY

A. All work shall include a warranty for a minimum period of one year from the date of acceptance by the Owner. The warranty period for certain items shall be longer, as indicated in the specifications for those items.
B. Should any malfunction develop during the warranty time period due to defective material, faulty workmanship, or non-compliance with plans, specifications, code or directions of the Owner or Owner's representative, the Contractor shall furnish all necessary labor and materials to correct the malfunction at no additional cost to the Owner.

PART 2 - PRODUCTS

2.1 MATERIAL

A. Materials shall be new, free of defects and of current manufacture. Existing materials shall not be reused unless specifically noted otherwise.

2.2 TELECOMMUNICATIONS EQUIPMENT

Provide a fully functional, tested, and commissioned structured cabling system to include infrastructure elements needed to support owner-furnished telecommunication equipment including, but not limited to: equipment racks, patch panels, category cables, device plates, and outlet jacks. Active telecom equipment such as network switches, storage arrays, servers, and rack-mounted UPSs will be owner-provided. Pathways and raceway systems shall be bidder-designed.

A. Telecom Equipment Racks:
1. CPI Chatsworth, Eaton, or approved equal.
2. 31RU (5' high), 2-post rack, 19" wide.
3. Color: Gray or Black (as available).

B. Patch Panels:
1. Leviton 48 port, 2RU high, QuickPort series
2. Cat 6A, 8P8C modular QuickPort keystone jacks

C. Device Wall Plates:
1. Leviton QuickPort, 4-gang wall plate
2. Single Gang wall plates with ID Windows
3. Color: Per Architect

D. Device Jacks
1. Copper, QuickPort Series
2. Cat 6 except where Cat6A is indicated (on the plans).
3. Color: Per owner's IT department.

E. Category Cables:
1. Belden, Superior Essex, CommScope
2. Plenum Rated, unshielded.
3. ANSI/TIA Category 6 except where 6A cables are indicated (Cat 6A for wireless access points).
4. Solid, 23AWG, insulated solid copper conductors.

F. Patch Cords:
1. By owner

G. Ground Bus:
1. Chatsworth, Harger, Hubbell (or approved equal)
2. TIA/EIA, BICSI "TMGB Pattern"
3. Sized as indicated. ¼" thick, solid copper.

2.3 COPPER CABLE TESTER
A. Basis-of-Design Product: Subject to compliance with requirements:
1. Fluke - Versiv
B. Product Options:
1. The indicated manufacturers shall be the basis of the design and each component selected shall address the particular infrastructure requirement.
a. Fluke DSX CableAnalyzer

PART 3 - EXECUTION

3.1 INSTALLATION OF ELECTRICAL EQUIPMENT

A. Check actual site conditions prior to start of any work. Ensure all preceding trade work associated with the telecommunications system is accurate and complete before proceeding with the installation or use of products specified in this section.
B. Verify telecommunications cabling is installed and supported, terminated, mounted in an appropriate housing or terminated on the applicable component and labeled prior to certification testing and documentation.
C. Verify certification tester universal interface adapters and manufacturer patch cords that enable permanent link verification are in new condition not indicating any twisting or kinking resulting from incorrect storage of the tester interface adapters.
D. Install equipment in accordance with manufacturer's instructions, and in accordance with the UL listing for the equipment or material. Provide all flexible conduit, boxes, pull boxes, sleeves, fittings, seals, fire stopping and other materials require for a complete an operational system. The work under this Division includes furnishing all permits, materials, equipment, labor, supervision, tools and items necessary for the construction, installation, connection, testing and operation of all electrical work for this project, as intended by the Contract Documents.

3.2 INSTALLATION OF RACEWAY AND FITTINGS

A. Install rigid steel conduit where exposed the weather, in or under concrete or masonry construction, in contact with earth and as indicated on plans.
B. Use of schedule 40 PVC for the underground service entrance pathway is permissible.
C. EMT may be used in above-grade interior dry locations and where protected from physical damage.
D. Flexible metal conduit shall be used where required to make connections to vibrating or rotating equipment.
E. All rigid steel conduits installed in contact with the earth shall be PVC coated or otherwise protected with a bitumastic material.
F. The minimum size of conduit shall be code size for the number and size of conductors unless a larger size is indicated on the plans.
G. Where penetrations are made through partitions, provide sealing material to maintain the fire rating of the partition. For exterior walls provide sleeves and sealing to prevent water and moisture penetration and to prevent varmint and insect intrusion.

3.3 INSTALLATION OF CONDUCTORS AND EQUIPMENT CONNECTIONS

A. All wiring shall be installed in conduit, wireways, or gutters except where other raceway systems are specifically called for.
B. Install wiring only after raceway installation has been completed cleaned and dried.
C. Pulling lubricants approved by the wire or cable manufacture may be utilized.
D. Make all connections and splices required for complete and operable electrical installation. Connections and splices shall be made only in junction, pull or outlet boxes or in wireways, switchboards and panelboards having code sized gutter space or cross-sectional area. Wires #8 and smaller connections shall be made with spring type connectors; Wires #6 and larger, connections shall be made with split-bolt or compression type solderless connectors, insulated and taped.
E. Upon completion of work, updated all panel directories with correct circuit information. Provide printed circuit directories in panels affected by the project. Pen and ink changes to the existing directories are not acceptable.

3.4 GROUNDING

A. Effectively ground all conduits, boxes, enclosures, and equipment to comply with NEC 250 and all applicable codes and regulations and in compliance with the requirements of the BICSI TDMM (Current edition) and TIA/EIA 568.
.

3.5 PROTECTION OF PREMISES

A. Contractor shall clean work area and remove all construction debris daily prior to leaving the premises.
B. The contractor shall protect all existing surfaces, materials, equipment and property from damage as result of construction activities. Damaged surfaces, materials, equipment and property shall be repaired to existing conditions at no cost to the County or Facility operator.

3.6 TESTING OF TELECOM SYSTEMS
A. Process:
1. Certification test 100% of the installed cabling plant including all backbone and horizontal four (4) pair UTP/MTP/STP copper, and multi-pair UTP, connections.
2. Follow manufacturers' instructions and recommended industry standards and guidelines to complete all TIA/EIA 568-C testing procedures to verify performance levels.
3. All testing will utilize industry standard Method B parameters.
4. Follow manufacturer requirements for self-calibration procedures.
5. Update tester software to show specific project information including but not limited to:
6. Date and time of testing
7. Project name
8. Field technicians name
9. Cable identification number
10. Cable manufacturer, type and part number
B. Repair: Any connections failing to meet referenced standards or more stringent performance requirements stated above, must be removed and replaced with connections that prove, in additional testing, to meet or exceed the performance standards set forth.

3.7 CLOSEOUT ACTIVITIES
A. Contractor shall provide documentation of all telecommunications system components under this section utilized throughout the site for review and reference by the Owner and A/E team.
B. Contractor to submit all as-built drawings and any test documentation required prior to acceptance by the Owner

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PROFESSIONAL ENGINEER
CIVIL

PROJECT
OLYMPIC PENINSULA YMCA
PORT ANGELES EARLY LEARNING CENTER
ADDRESS TBD
PORT ANGELES, WA 98362

REVISIONS

DATE
11.09.2023
BCRA NO.
22091
DRAWN BY: Author
REVIEWED BY:
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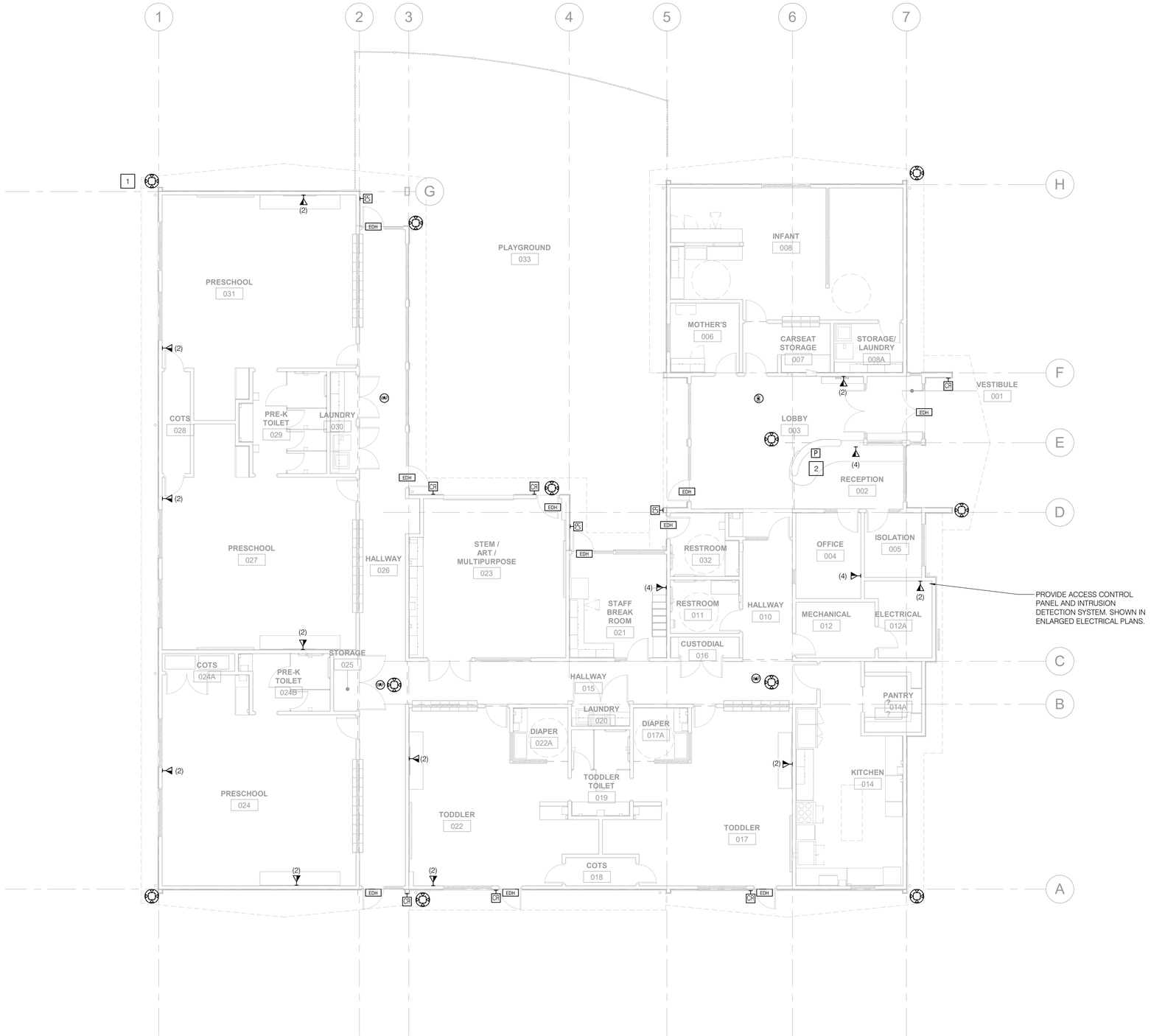

NOTES

1. (TYP) FOR ALL CAMERAS, PROVIDE HIGH RESOLUTION MULTISENSOR CAMERAS. FIELD VERIFY WALL OR CEILING MOUNTING AS APPROPRIATE.
2. PROVIDE A DURESS ALARM PUSH BUTTON TO AUTOMATICALLY SUMMON THE POLICE DEPARTMENT.

GENERAL NOTES

A. PROVIDE BIDDER DESIGN ACCESS CONTROL, INTRUSION DETECTION, VIDEO SURVELANCE, AND FIRE ALARM SYSTEMS.

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

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PROJECT
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FIRST FLOOR TELECOM PLAN

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DRAWING INDEX

SHEET NO.	TITLE
F-000	COVER SHEET / INDEX / SITE PLAN
	FLOOR LEVELS
F-121	FIRST FLOOR FIRE PROTECTION PLAN
F-122	ATTIC FIRE PROTECTION PLAN

SCOPE OF WORK

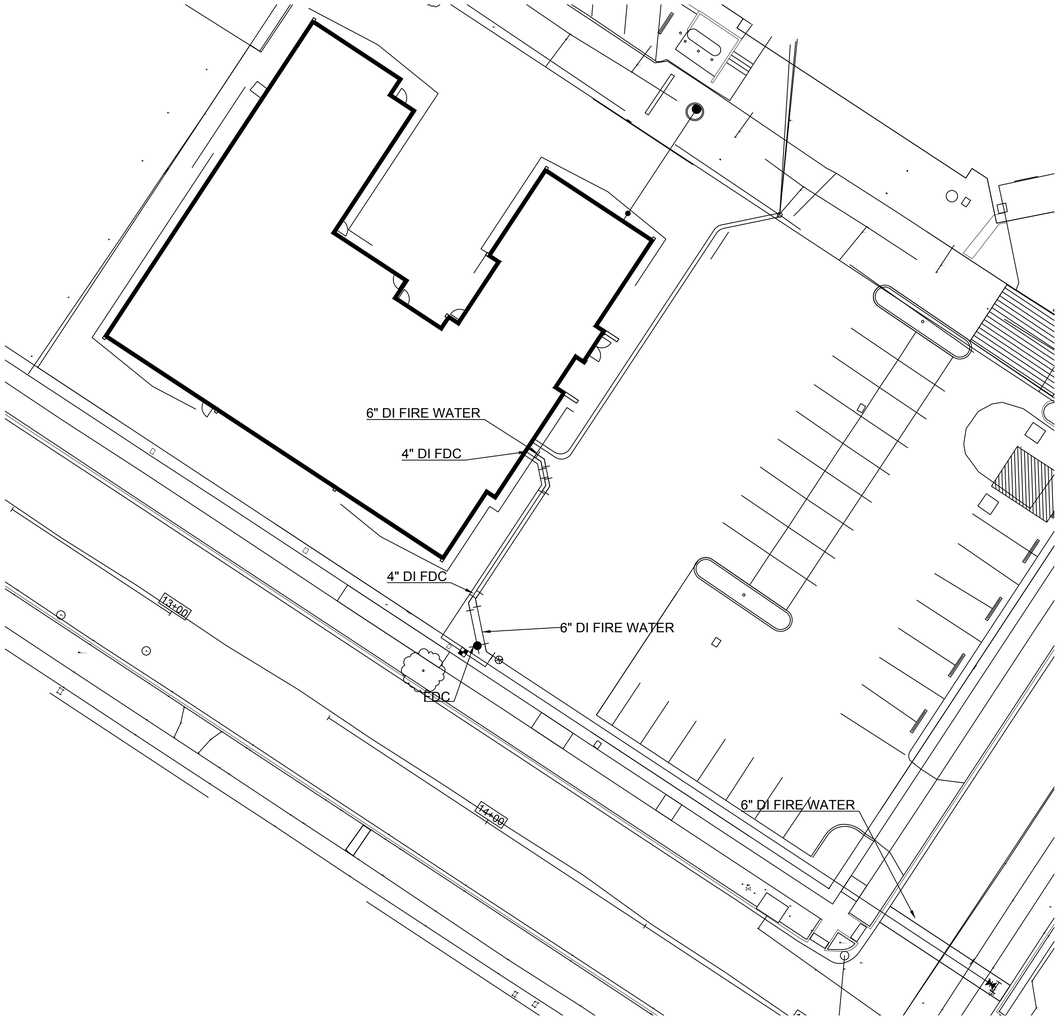
1. DESIGN & INSTALL NEW AUTOMATIC SPRINKLER SYSTEM THROUGHOUT NEW BUILDING
1. PATRIOT POINT OF CONNECTION AT FLANGE INSIDE BUILDING AT FIRST FLOOR.

REGULATORY STANDARDS

1. SYSTEM DESIGN & INSTALLATION SHALL COMPY WITH:
   1A. CITY OF PORT ANGELES
   1B. NFPA 13 2016 EDITION

WATER FLOW INFORMATION

STATIC PRESSURE: 85 PSI
RESIDUAL PRESSURE: 75 PSI
FLOW: 1500 GPM
ELEV. TBD
LOCATION:
DATA BY:



1 SITE PLAN
1" = 20'-0"

GENERAL NOTES

1. ALL MATERIAL AND EQUIPMENT IS TO BE NEW AND UL AND/OR FM APPROVED.
2. PIPING DIMENSIONS ARE CENTER TO CENTER EXCEPT RISERS AND DIMENSIONS SHOWN THUSLY (1–6) WHICH ARE END OF PIPE TO END OF PIPE.
3. EARTHQUAKE BRACING SHALL BE PROVIDED IN ACCORDANCE WITH NFPA PAMPHLET NO. 13, 2016 EDITION. SEE DETAILS, THIS SHEET.
4. PIPE HANGERS AND METHOD OF HANGING IS TO BE IN ACCORDANCE WITH NFPA PAMPHLET NO. 13, 2016 EDITION.
5. PIPING SHALL BE IN ACCORDANCE WITH NFPA PAMPHLET NO. 13, 2016 EDITION. SCHEDULE 10 AND 40 BLACK AT DRY SYSTEMS. SCHEDULE 10 AND SCHEDULE 40 BLACK AT WET SYSTEMS.
6. JOINING OF PIPE AND FITTINGS, THREADED, WELDED, AND GROOVED, SHALL BE IN ACCORDANCE WITH PAMPHLET NO. 13, 2016 EDITION.
7. OWNER IS TO PROVIDE ADEQUATE HEAT IN AREAS PROTECTED BY A WET PIPE SPRINKLER SYSTEM TO PREVENT WATER IN PIPES FROM FREEZING.
8. ALL WIRING OF ELECTRICAL DEVICES IS TO BE PROVIDED BY OTHERS.
9. PAINTING OF PIPE AND EQUIPMENT (IF REQUIRED) IS TO BE PROVIDED BY OTHERS.
10. FURRING OF PIPE AND EQUIPMENT (IF REQUIRED) IS TO BE PROVIDED BY OTHERS.
11. SPRINKLER SYSTEM SHALL OPERATE INSIDE BUILDING ALARM SYSTEM THROUGHOUT PREMISES; COORDINATED WITH FIRE ALARM CONTRACTOR.
12. FOR DRY SYSTEMS ALL BRANCHLINES SHALL BE PITCHED AT LEAST 1/2" PER 10 FEET, AND ALL MAINS SHALL BE PITCHES AT LEAST 1/4" PER 10 FEET

PIPE NOTES

1. ALL GROOVED WET SYSTEM/DRAIN PIPING TO BE BLK. SCH. 10.
2. ALL GROOVED DRY SYSTEM PIPING TO BE BLACK SCH. 10.
3. ALL THREADED END WET SYSTEM/DRAIN PIPING TO BE BLK. SCH. 40.
4. ALL THREADED END DRY SYSTEM PIPING TO BE BLACK SCH. 40.
5. ALL GROOVED COUPLINGS TO BE RIGID UNO BY "FLX"
6. ALL TREADED FITTINGS TO BE DUCTILE OR CAST IRON (BLACK)

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PATRIOT FIRE PROTECTION, INC.
2707 70TH AVENUE EAST
TACOMA, WA 98424

PROJECT
OLYMPIC PENINSULA YMCA
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REVISIONS

DATE
11.9.2023

BCRA NO.

DRAWN BY: CO

REVIEWED BY:

SHEET TITLE
COVER SHEET/ INDEX
SITE PLAN

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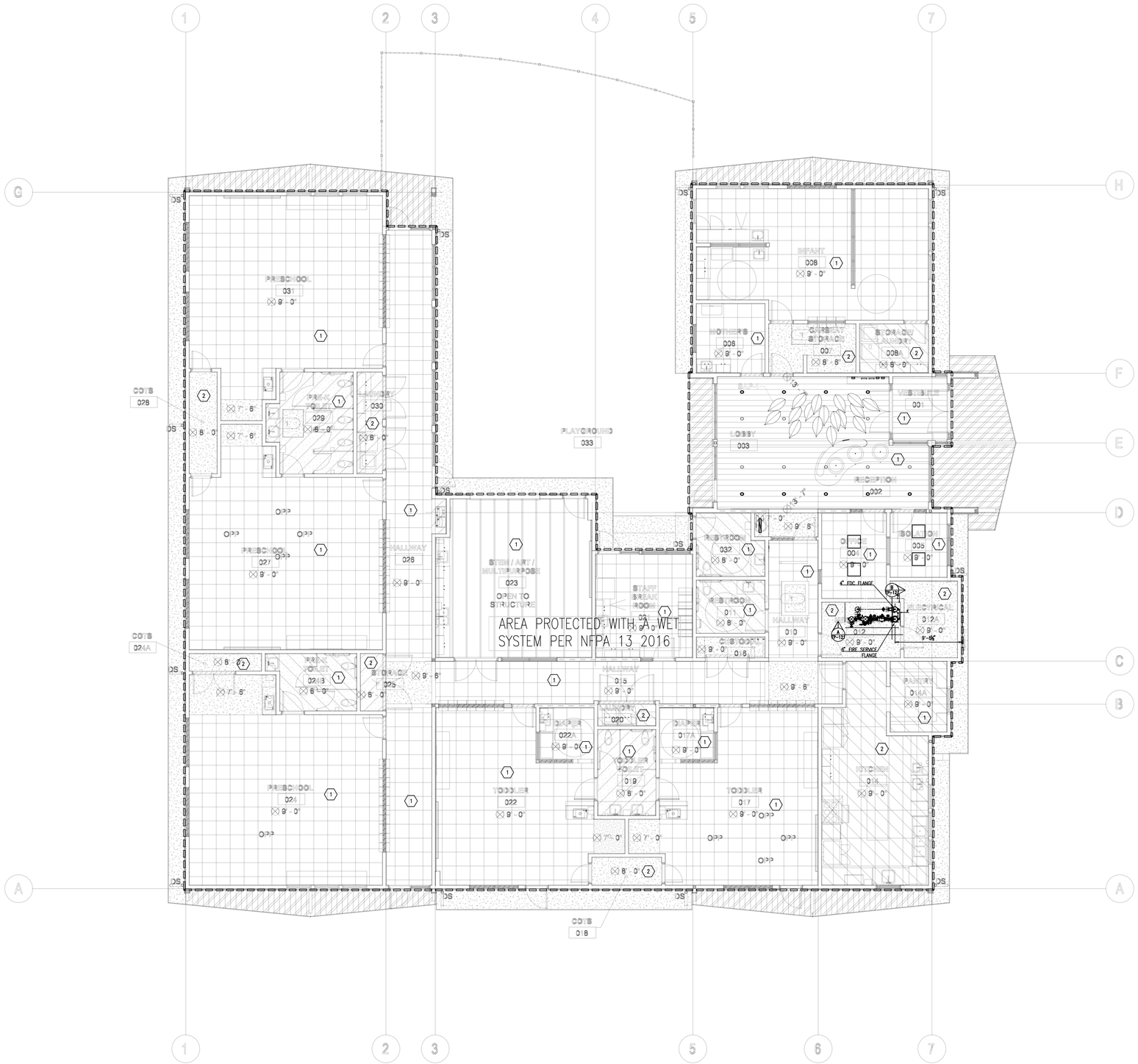


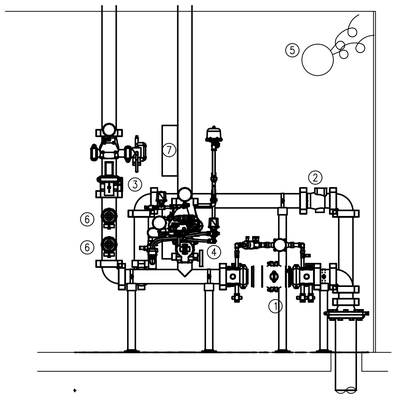
HYDRAULIC NOTES

SPRINKLER SYSTEM REMOTE AREAS TO BE HYDRAULICALLY CALCULATED TO PROVIDE THE FOLLOWING:

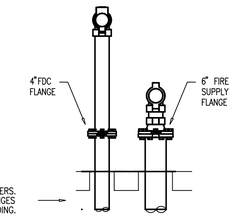
(1) LIGHT HAZARD – .10 GPM /1500 SQFT
(2) ORDINARY HAZARD – GROUP I: .15 GPM/1,500 SQ FT

RISER EQUIPMENT LIST

ITEM#	SIZE	MAKE	MODEL NO.	DESCRIPTION	QTY.
(1)	4"	WILKINS	350–ASTDABGVIC	DOUBLE CHECK VALVE ASSEMBLY	1
(2)	4"	RELIABLE	G	GROOVED CHECK VALVE	1
(3)	4"	VICTAULIC	UMC	UNIVERSAL MANIFOLD CHECK ASSEMBLY INC. CONTROL VALVE W/ TAMPER, CHECK VALVE DRAIN VALVE W/PRV AND FLOW SWITCH	1
(4)	4"	RELIABLE	FX	DRY VALVE W/ CONTROL VALVE & SUPERVISORY SWITCH	1
(5)	8"	SYSTEM SENSOR	SSM24–10	24V ELECTRIC ALARM BELL W/ WEATHER PROOF BOX	1
(6)	2½"	POTTER ROEMER	4065G	ANGLE HOSE VALVE – GROOVED	2
(7)	1/2 HP	GAST	4LCB–46SM450GX	115 V, 60 HZ, 1/2 HP TANKLESS AIR COMPRESSOR	1



A F–121 **RISER DETAIL**
SCALE: ½" = 1'–0"



ALL UNDERGROUND PIPING IS BY OTHERS. PATRIOT START POINT AT FLANGES ABOVE FINISHED FLOOR INSIDE BUILDING.

B F–121 **SUPPLY DETAIL**
SCALE: ½" = 1'–0"

1 FIRST FLOOR FIRE PROTECTION PLAN
1/8" = 1'-0"

PLAN NORTH

0 4 8 16
SCALE: 1/8" = 1'-0"

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FIRST FLOOR
FIRE PROTECTION PLAN

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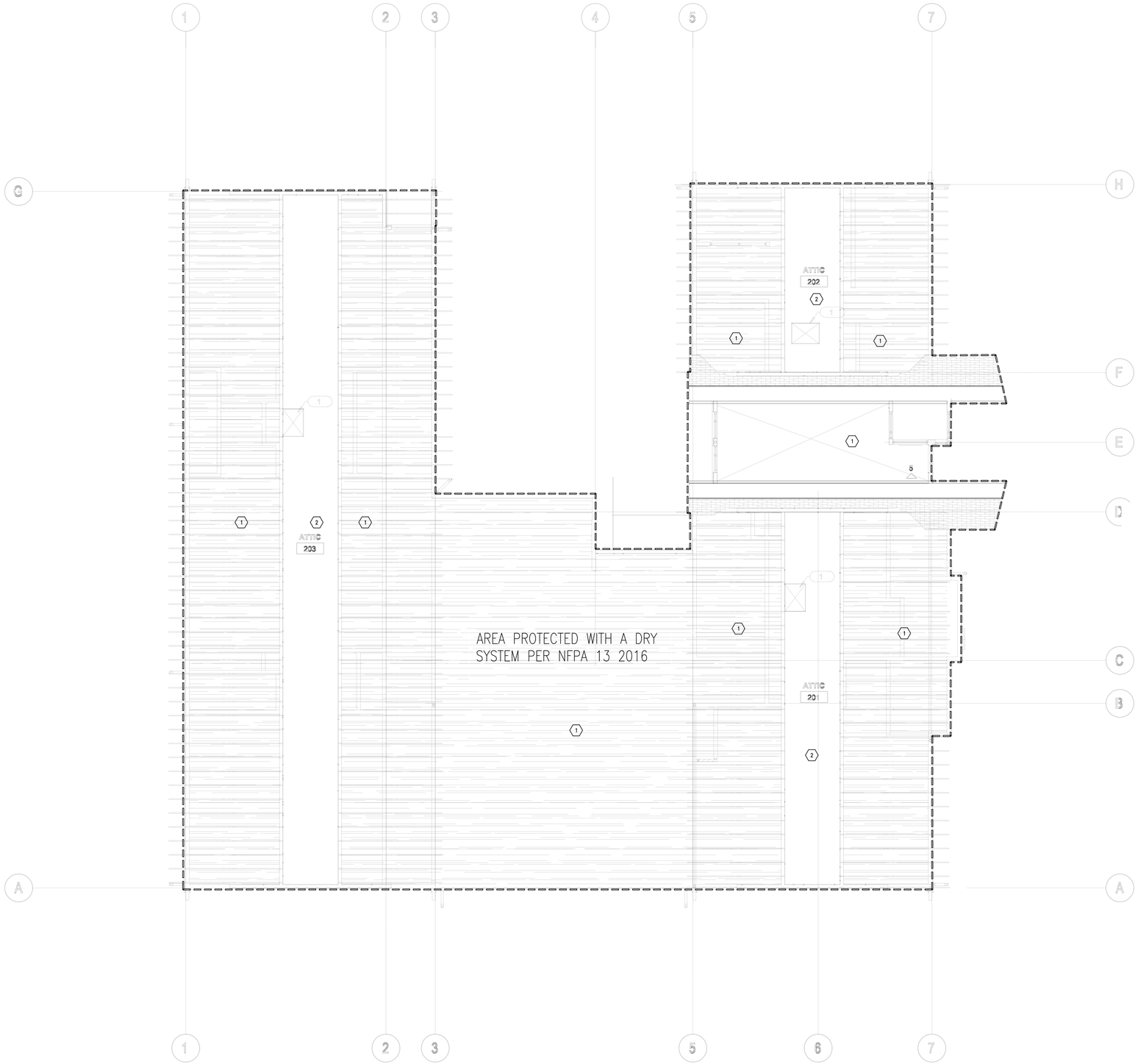

HYDRAULIC NOTES

SPRINKLER SYSTEM REMOTE AREAS TO BE HYDRAULICALLY CALCULATED TO PROVIDE THE FOLLOWING:

1. LIGHT HAZARD – .10 GPM /2535 SQFT
2. ORDINARY HAZARD – GROUP I: .15 GPM/1,950 SQ FT

1 ATTIC FIRE PROTECTION PLAN
1/8" = 1'-0"

PLAN NORTH

0 4 8 16
SCALE: 1/8" = 1'-0"

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Olympic Peninsula YMCA CUP

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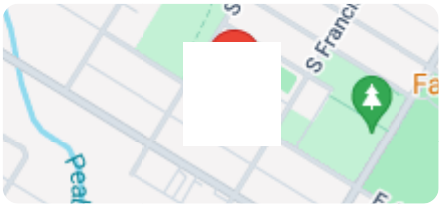

Google Maps

723 E 4th St

Olympic Peninsula YMCA CUP

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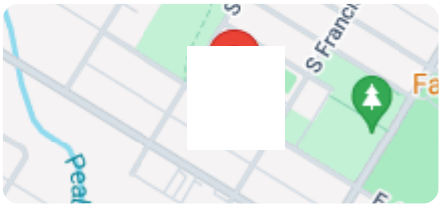

Google Maps

725 E 4th St

Olympic Peninsula YMCA CUP

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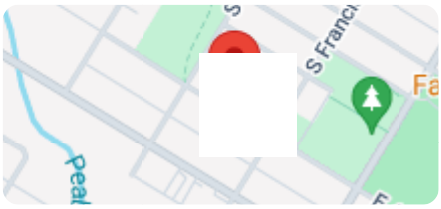

Krazan & ASSOCIATES, INC.

GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING
CONSTRUCTION TESTING & INSPECTION

GEOTECHNICAL ENGINEERING INVESTIGATION
PORT ANGELES EARLY LEARNING CENTER
ASSESSOR PARCEL NUMBERS (APNS): 063000600072, 063000600075, AND 063000770305
SOUTH FRANCIS STREET AND EAST 4TH STREET
PORT ANGELES, WASHINGTON

PROJECT NO. 102-23023
NOVEMBER 1, 2023

Prepared for:

OLYMPIC PENINSULA YMCA
ATTN: MS. MARCIA ISENBERGER
675 NORTH 5TH AVENUE, SUITE 3A
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Prepared by:

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CONSTRUCTION TESTING & INSPECTION

November 1, 2023 KA Project No. 102-23023

Olympic Peninsula YMCA
675 North 5th Avenue, Suite 3A
Sequim, Washington 98382

Attn: Ms. Marcia Isenberger
Email: marcia@olympicpeninsulaymca.org
Tel: (425) 785-8150

Reference: **Geotechnical Engineering Investigation**
Port Angeles Early Learning Center
APNs: 063000600072, 063000600075, and 063000770305
South Francis Street and East 4th Street
Port Angeles, Washington

Dear Ms. Isenberger,

In accordance with your request, we have completed a Geotechnical Engineering Investigation for the referenced site. The results of our investigation are presented in the attached report.

If you have any questions, or if we can be of further assistance, please do not hesitate to contact our office.

Respectfully submitted,
KRAZAN & ASSOCIATES, INC.

Vijay Chaudhary, P.E.
Project Engineer

EA:VC

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Krazan & ASSOCIATES, INC.

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CONSTRUCTION TESTING & INSPECTION

TABLE OF CONTENTS

INTRODUCTION **1**

PURPOSE AND SCOPE **1**

SITE DESCRIPTION AND SURFACE CONDITIONS **3**

PROPOSED DEVELOPMENT **3**

GEOLOGIC SETTING **3**

FIELD INVESTIGATION **3**

SOIL PROFILE AND SUBSURFACE CONDITIONS **4**

GEOLOGIC HAZARDS **5**

Erosion Concern/ Hazard 5
Seismic Hazard 5

CONCLUSIONS AND RECOMMENDATIONS **6**

General 6
Site Preparation 7
Temporary Excavations 8
Structural Fill 9
Shallow Foundations 10
Floor Slabs and Exterior Flatwork 11
Lateral Earth Pressures and Retaining Walls 11
Erosion and Sediment Control 13
Groundwater Influence on Structures and Earthwork Construction 13
Drainage and Landscape 14
Utility Trench Backfill 14
Stormwater Infiltration 15
Pavement Design 15
Testing and Inspection 16

LIMITATIONS **17**

VICINITY MAP ..... **Figure 1**

SITE PLAN ..... **Figure 2**

FIELD INVESTIGATION AND LABORATORY TESTING ..... **Appendix A**

EARTHWORK SPECIFICATIONS ..... **Appendix B**

PAVEMENT SPECIFICATIONS ..... **Appendix C**

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GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING
CONSTRUCTION TESTING & INSPECTION

November 1, 2023 KA Project No. 102-23023

GEOTECHNICAL ENGINEERING INVESTIGATION
PORT ANGELES EARLY LEARNING CENTER
APNs: 063000600072, 063000600075, AND 063000770305
EAST 4TH STREET AND SOUTH FRANCIS STREET
PORT ANGELES, WASHINGTON

INTRODUCTION.

This report presents the results of our geotechnical engineering investigation for the Proposed Port Angeles Early Learning Center project located on APNs 063000600072, 063000600075, and 063000770305, northwest corner of the intersection of South Francis Street and East 4th Street in Port Angeles, Washington, as shown on the Vicinity Map in Figure 1. Discussions regarding site conditions are presented in this report, together with conclusions and recommendations pertaining to site preparation, excavations, structural fill, utility trench backfill, foundations, floor slabs and exterior flatwork, pavement design, stormwater infiltration, drainage and erosion control.

For our use in preparing this report, we have reviewed the following documents, prepared by BCRA:

- Civil Progress Plan Set, dated October 11, 2023.

The approximate locations of the explorations are presented following the text of this report on the Site Plan in Figure 2. A description of the field investigation and laboratory testing as well as the exploration logs are presented in Appendix A. Appendix B contains a guide to aid in the development of earthwork specifications. Pavement design guidelines are presented in Appendix C. The recommendations in the main text of the report have precedence over the more general specifications in the appendices

PURPOSE AND SCOPE.

This investigation was conducted to evaluate the subsurface soil and groundwater conditions at the subject property, to develop geotechnical engineering recommendations for use in the design of specific construction elements, and to provide criteria for site preparation and earthwork construction.

Our scope of services was performed in general accordance with our proposal for this project, dated August 28th, 2023 (Proposal Number G23044WAP) and included the following:

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- An exploration of the subsurface soil and groundwater conditions by conducting six (6) soil borings and two (2) test pits to a maximum depth of 21.5 feet below existing ground surface (bgs), using drilling and excavation subcontractors;
- Provide a site plan showing the exploration locations;
- Provide comprehensive exploration logs including soil stratification and classification, and groundwater levels where applicable;
- Perform one (1) Small-Scale Pilot Infiltration Test (PIT) and provide opinions and recommendations regarding stormwater infiltration feasibility in accordance with Volume V, Chapter 5 of the 2019 Department of Ecology (DOE) Stormwater Management Manual for Western Washington (SWMMWW);
- Provide foundation recommendations for the proposed structures including foundation type, allowable bearing pressure, anticipated settlements (both total and differential), coefficient of horizontal friction, and frost penetration depth;
- Provide recommendations for seismic design considerations including site coefficient and ground acceleration based on the 2018 IBC;
- Provide soil parameters for the design of slab-on-grade floors including recommendations for placement of capillary break material and vapor barrier below the slabs;
- Provide recommendations for retaining wall design including lateral earth pressures (active and passive);
- Provide recommendations for structural fill materials, placement, and compaction;
- Provide recommendations regarding the suitability of on-site soils as structural fill;
- Discuss potential geological hazards and provide mitigation recommendations as applicable;
- Provide recommendations for temporary excavations;
- Provide recommendations for site drainage and erosion control; and
- Provide recommendations for pavement design.

Environmental services, such as chemical analysis of soil and groundwater for possible environmental contaminants, are not included in our scope of services for this project.

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SITE DESCRIPTION AND SURFACE CONDITIONS

The site consists of three (3) APNs: 063000600072, 063000600075, and 063000770305 covering a total area of approximately 0.48-acres. The site is currently developed with three residential buildings, landscaped/vegetated areas, and gravel/asphalt parking lots. The site is bordered by commercial property to the north, South Francis Street to the east, East 4th Street to the south and residential properties to the west. . The site can be accessed from South Francis Street. The site is relatively level. We did not observe significant erosion or accumulation of surface water at the site during our visit.

PROPOSED DEVELOPMENT

We understand that the proposed development will include design and construction of a child-care center building and recreational area.. Proposed development will also include design and construction of associated utilities, pavement and landscape areas. We understand that onsite stormwater management is being considered. We understand that the existing structures except the asphalt parking lot will be demolished.

Although no loading information was provided at the time of this report, we have assumed column and wall loads for the proposed buildings to be about 50 kips and 2 kips per lineal foot, respectively, for our soil bearing capacity and settlement analyses.

GEOLOGIC SETTING

The Geologic Map of the Port Angeles and Ediz Hook 7.5-minute Quadrangles, Clallam County, Washington, (WA Division of Geology and Earth Resources, Open File Report 2004-13, June 2004) indicates that the site vicinity is underlain by continental glacial outwash (Qgo_s) deposits. Glacial outwash generally consists of well sorted and stratified gravel, sand, and silt with variable densities.. The map also indicates the site is underlain by sand or finer-grained facies. These sediments are deposited by glacial meltwater. The soils exposed in our explorations were consistent with the mapped geology.

FIELD INVESTIGATION

Soil Borings: Six (6) exploratory soil borings (B-1 through B-6) were completed to evaluate the subsurface soil and groundwater conditions at the site. The soil borings were completed on October 4, 2023 with a subcontracted drill rig. The soil borings were advanced to depths ranging between 9.5 and 21.5 feet bgs.

Test Pits: Test pits, TP-1 and TP-2 were completed on September 13, 2023 with a subcontracted excavator and operator. The test pits were excavated to a depth of about 7.0 feet bgs.

Small-Scale Pilot Infiltration Test (PIT): We performed one (1) Small-Scale Pilot Infiltration Testing accordance with DOE 2019 SWMMWW, Volume V, Chapter 5. The PIT was performed at roughly 2 feet bgs in TP-2. The area exposed for the PIT was roughly 16.6 square feet. The testing included a pre-soak period, followed by determination of a steady-state infiltration rate and then a falling head infiltration rate testing. After the PIT was completed, the test pit was over-excavated to approximately 5 feet below the

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test elevation to document whether any restrictive layers or groundwater seepage were present. The test pit was excavated to a depth of approximately 7.0 feet bgs.

A geologist from Krazan and Associates was present during the exploration, examined the soil and geologic conditions encountered, obtained samples of the different soil types, and maintained logs of the explorations. Representative samples of the subsurface soils encountered in the geotechnical explorations were collected and sealed in plastic bags. The soils encountered in the exploration were visually classified in general accordance with the Unified Soil Classification System (USCS). These samples were transported to our laboratory for further examination and testing.

The approximate locations of the explorations are shown on the Site Plan in Figure 2.

SOIL PROFILE AND SUBSURFACE CONDITIONS

This section of the report is intended to provide a general description of the subsurface conditions. Detailed descriptions of the soils exposed in each of the explorations are presented in the exploration logs in Appendix A.

Asphalt, Crushed Rock, and Organic Topsoil: Our borings and test pits encountered/exposed a surficial layer of asphalt in B-1, crushed rock in B-2, B-3, TP-1, and TP-2, and organic topsoil in B-4, B-5, and B-6. The thickness of this surficial layer was about 2 to 3 inches.

Undocumented Fill: Our test pits and soil borings exposed moist, medium stiff to very stiff, brown sandy silt with varying amounts of gravel and moist, medium dense, brown silty sand extending to the explored depths ranging from 1.8 to 2.5 feet bgs. We interpreted these soils to be undocumented fill.

Native Glacial Soils: Our explorations of the site generally encountered/exposed moist, light brown, medium stiff to hard, silt with sand, and moist to wet, light brown, loose to very dense silty sand extending to the maximum explored depths ranging from 8.0 to 21.5 feet bgs We interpreted these soils to be native glacial deposits.

Groundwater Observations: Groundwater seepage was encountered in boring B-3 at 20.0 feet bgs and in B-4 at 17.0 feet bgs during our explorations.

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GEOLOGIC HAZARDS

Erosion Concern/ Hazard

The Natural Resources Conservation Services (NRCS) map for the Clallam County Area, Washington (WA635), classifies the site area as following:

- Clallam-Hoypus complex (0 to 15 percent slopes), Hydrologic soil group A

Hydrologic soil group A soils have low erosion potential when disturbed. However, based on our explorations and laboratory testing on selected samples, it is our opinion that the near surface soils correspond to Hydrologic soil group D, which has high erosion potential when disturbed.

It has been our experience that soil erosion due to wind can be minimized by limiting the amount of stripped soil areas exposed during construction activities, frequently wetting the surface soils during construction, and with proper landscaping of the site following completion of construction. Typically, erosion of exposed soils will be most noticeable during periods of rainfall. The potential for erosion may be mitigated by the use of temporary erosion control measures, such as silt fences, hay bales, straw wattles, mulching, control ditches or diversion trenching, and contour furrowing. The walls of excavations should be covered with plastic sheeting, or other erosion control surfacing during periods of rainfall. Erosion control measures should be in place before the onset of wet weather. To minimize erosion concerns, the Erosion and Sediment Control section of this report should be followed.

Seismic Hazard

The 2018 International Building Code (IBC), Section 1613.2.2, refers to Chapter 20 of ASCE 7-16 for seismic Site Class Definitions. It is our opinion that the overall soil profile corresponds to Site Class D as defined by Table 20.3-1 "Site Class Definitions," according to the ASCE 7-16 Standard. Site Class D applies to a "stiff soil" profile. The seismic site class is based on a soil profile extending to a depth of 100 feet. The soil explorations on this site extended to a maximum depth of 31.5 feet and this seismic site class designation is based on the assumption that medium stiff to very stiff, and medium dense to very dense conditions continue below the depth explored.

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We referred to the Applied Technology Council (ATC) website and 2018 IBC to obtain values for S_S, S_{MS}, S_{DS}, S_1, S_{M1}, S_{D1}, F_a, F_v and T_s. The ATC website utilizes the most updated published data on seismic conditions from the United States Geological Survey. The seismic design parameters for this site are presented in the following table:

Seismic Design Parameters*
(Reference: 2016 IBC Section 1613.2.2, ASCE 7-16, and ATC)

Seismic Item	Value
Site Coefficient F_a	1.000
S_s	1.607
S_{MS}	1.607
S_{DS}	1.071
Site Coefficient F_v	1.700
S_1	0.619
S_{M1}	1.052
S_{D1}	0.702
Ts	0.655

*Based on use of the Equivalent Lateral Force (ELF) Design Procedure.

The Liquefaction Susceptibility Map of Clallam County, Washington, by Stephen Palmer, et al. (WADNR, September 2004) indicates that the northwestern portion of the property is mapped as an area of low to moderate liquefaction susceptibility.

Seismic considerations include liquefaction potential and amplification of ground motions by soft soil deposits. The liquefaction potential is highest for loose sand with a high groundwater table. The native soils primarily consisting of medium stiff to very stiff cohesive soils, and medium dense to very dense granular soils interpreted to underlie the site are considered to have a low potential for liquefaction and amplification of ground motion.

CONCLUSIONS AND RECOMMENDATIONS

General

It is our opinion from a geotechnical standpoint that the site is compatible with the planned development, provided that the geotechnical engineering recommendations presented in this report are included in the project design and implemented during construction. We recommended that Krazan review the geotechnical aspects of the project plans.

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Soil Conditions: With the exception of upper 2 feet of undocumented fill soils exposed in our test pits, the explorations generally exposed/encountered competent native granular and cohesive soils extending to the maximum explored depths. There may be thicker layers of undocumented fill, loose/soft soils, or organic materials in unexplored areas of the site. Cobbles were encountered in the test pits and may present some difficulties with excavation and grading on this site.

The soils exposed/encountered at this site are considered moisture-sensitive and will be easily disturbed and difficult to compact when wet. We recommend that construction take place during extended periods of dry weather in the summer months, if possible. If construction is to take place during wet weather, additional expenses and delays should be expected due to the wet conditions. Additional expenses could include the need for placing a blanket of rock spalls to protect exposed subgrades and construction traffic areas. With the exception of deeper granular soils, the on-site soils are not considered suitable for use as structural fill material

Foundations: Based on our explorations, conventional spread footings supported on stiff/medium dense or firmer native soil, or on structural fill extending to stiff/medium dense or firmer native soil, should provide adequate support for the proposed structures. Detailed geotechnical engineering recommendations for foundation design are presented in this report.

Stormwater Drainage: Proper site grading and drainage should help maintain current stability conditions. A comprehensive drainage plan will be an important part of a successful development project at this site. . We understand that stormwater management systems are also being considered. Further discussion of infiltration feasibility is provided in the Stormwater Infiltration section of this report.

Site Preparation

In general, site clearing should include removal of any vegetation and associated root systems; wood; abandoned utilities; structures including foundations, rubble; and rubbish. After clearing is completed, the building pad and pavement areas should be proof-rolled with a loaded tandem-axle dump truck and be visually inspected to identify any loose/soft areas.

Subgrade Preparation: In the planned structural areas, any loose/soft soils should be excavated to expose the underlying firm native soils. The resulting excavations should be filled to the planned bottom of the structure's subgrade elevations with suitable soils as per the **Structural Fill** section of this report. *Based on our soil explorations, we interpret the stiff or firmer native load bearing soils at this site to be about 2 to 3feet bgs.*

During wet weather conditions, which typically occur from November through May, subgrade stability problems and grading difficulties may develop due to excess moisture, disturbance of moisture sensitive soils and/or the presence of perched groundwater. Earthwork construction during extended periods of wet weather could create the need to remove wet disturbed soils if they cannot be suitably compacted due to elevated moisture contents. The soils exposed/encountered at this site are considered moisture-sensitive. If over-excavation is necessary, it should be confirmed through continuous monitoring and testing by a

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qualified geotechnical engineer or geologist. Soils that have become unstable may require drying to near their optimal moisture content before compaction is feasible. Selective drying may be accomplished by scarifying or windrowing surficial material during extended periods of dry, warm weather (typically during the summer months). If the soils cannot be dried back to a workable moisture condition, remedial measures may be required. Preparation of the site for wet weather conditions may consist of the placement of a layer of aggregate base for the protection of exposed soils during construction. It should be understood that even if Best Management Practices (BMPs) for soil protection are implemented for the wet season, there is a significant chance that additional soil mitigation work will be needed.

Any buried structures encountered during construction should be completely removed and backfilled with structural fill. Excavations, depressions, or soft and pliant areas extending below the planned subgrade elevations should be excavated to expose medium dense or firmer soil, and be backfilled with structural fill. In general, any septic tanks, underground storage tanks, debris pits, cesspools, or similar structures and deleterious materials should be completely removed. Any concrete footings encountered in the planned foundation area should be removed to depth of at least 3 feet below proposed footing elevations or as recommended by the geotechnical engineer. The resulting excavations should be backfilled with structural fill.

A representative of our firm should be available on request during all grading operations to observe, test and evaluate earthwork construction. These testing and observation processes are an integral part of our service, as acceptance of earthwork construction is dependent upon compaction and stability of the material. The geotechnical engineer may reject any material that does not meet compaction and stability requirements. Further recommendations, contained in this report, are predicated upon the assumption that earthwork construction will conform to the recommendations set forth in this section and in the Structural Fill section of this report.

Temporary Excavations

The on-site soils have variable cohesion strengths, therefore the safe angles to which these materials may be cut for temporary excavations is limited, as the soils may be prone to caving and slope failures in temporary excavations deeper than 4 feet. Temporary excavations in the existing materials should be sloped no steeper than 1H:1V where room permits. Flatter inclinations may be necessary where caving conditions, and groundwater seepage are encountered.

All temporary cuts should be in accordance with Washington Administrative Code (WAC) Part N, Excavation, Trenching, and Shoring. The temporary slope cuts should be visually inspected daily by a qualified person during construction work activities and the results of the inspections should be included in daily reports. The contractor is responsible for maintaining the stability of the temporary cut slopes and minimizing slope erosion during construction. The temporary cut slopes should be covered with plastic sheeting to help minimize erosion during wet weather and the slopes should be closely monitored until the permanent retaining systems are complete. Materials should not be stored and equipment operated within 10 feet of the top of any temporary cut slope.

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A Krazan & Associates geologist or geotechnical engineer should observe the temporary cut slopes, at least periodically, during the excavation work. The reason for this is that all soil conditions may not be fully delineated by the limited sampling of the site from the geotechnical explorations. In the case of temporary slope cuts, the existing soil conditions may not be fully revealed until the excavation work exposes the soil. Typically, as excavation work progresses the maximum inclination of the temporary slope will need to be evaluated by the geotechnical engineer so that supplemental recommendations can be made. Soil and groundwater conditions can be highly variable. Scheduling for soil work will need to be adjustable, to deal with unanticipated conditions, so that the project can proceed smoothly and required deadlines can be met. If any variations or undesirable conditions are encountered during construction, Krazan & Associates should be notified so that supplemental recommendations can be made.

Structural Fill

Fill placed beneath foundations or other settlement-sensitive structures should be placed as structural fill. Structural fill, by definition, is placed in accordance with prescribed methods and standards, and is monitored by an experienced geotechnical professional. Field monitoring procedures would include the performance of a representative number of in-place density tests to document the attainment of the desired degree of relative compaction. A representative of the geotechnical engineer should evaluate the subgrade prior to structural fill placement.

BMP's should be followed when considering the suitability of the existing materials for use as structural fill. Laboratory testing of some of the on-site soils indicated percentage of silt and clay (passing no. 200 sieve) to be greater than 5. It should be noted that the on-site soils with silt and clay content greater than 5 percent will be difficult to compact during the wet weather. With the exception of deeper granular soils, the on-site soils are **not** considered suitable for use as structural fill material. Cobbles were noted at the time of our exploration. C*obbles and boulders (if any) should be removed from the soil prior to use as structural fill.* If any on-site soils are stockpiled for later use as structural fill, the stockpiles should be covered to protect the soil from wet weather conditions. We recommend that a representative of Krazan & Associates be on site during the excavation work to determine which soils are suitable for placement as structural fill.

Imported, all weather granular structural fill material should consist of well-graded gravel or a sand and gravel mixture with a maximum grain size of 3 inches and less than 5 percent fines (material passing the U.S. Standard No. 200 Sieve). Structural fill can also consist crushed rock, rock spalls and controlled density fill (CDF). All structural fill material should be submitted for approval to the geotechnical engineer at least 48 hours prior to delivery to the site.

Structural fill soils should be placed in horizontal lifts not exceeding 8 inches in thickness prior to compaction, moisture-conditioned as necessary, (moisture content of soil shall not vary by more than ±2 percent of optimum moisture) and the material should be compacted to at least 95 percent of the maximum dry density based on ASTM D1557 Test Method. In-place density tests should be performed on all structural fill to document proper moisture content and adequate compaction. Additional lifts should not

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be placed if the previous lift did not meet the compaction requirements or if soil conditions are not considered stable.

Shallow Foundations

General: The proposed structures may be supported on a conventional spread foundation system bearing on the stiff/medium dense or firmer native soils or on structural fill including granular soils, rock spalls or CDF extending to the stiff/medium dense or firmer native soils. Based on our soil explorations, we interpreted the stiff/medium dense or firmer native load bearing soils at this site to be approximately 2 to 3feet bgs. For our bearing capacity and settlement analyses, we have assumed following structural loads:

- Floor Loads: 100 to 200 pounds per square foot (psf)
- Column Loads: 50,000 to 75,000 pounds
- Wall Loads: 2,000 pounds per lineal foot

Soil Bearing: Footings supported as mentioned-above, may be designed using an allowable soil bearing pressure of **2,500 pounds per square foot (psf)** for dead plus live loads. This value may be increased by 1/3 for short duration loads such as wind or seismic loading. A representative of Krazan and Associates should evaluate the foundation bearing soil and observe structural fill placement, where utilized.

For frost protection and bearing capacity considerations, exterior footings should have a minimum embedment depth of 18 inches below pad subgrade (soil grade) or adjacent exterior grade, whichever is lower. Footing widths should be based on the anticipated loads and allowable soil bearing pressure. Footings should have a minimum width of at least 12 inches regardless of load. Water should not be allowed to accumulate in footing trenches. All loose or disturbed soils should be removed from the foundation excavations prior to placing concrete.

Structural Fill in Footing Areas: Structural fill placed for foundation support should follow these recommendations. If structural fill consisting of granular soils or rock spalls are used, then the foundation excavations would need to be widened on both sides of the footing a distance equal to one-half of the depth of the over-excavation below the bottom of the footing. Structural fill consisting of granular soils should be compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. To reduce the volume of extra excavation needed for the footing trenches and to simplify structural fill placement, it may be practical to place CDF to fill the deeper footing trenches to the planned footing subgrade elevations. If CDF is used, the trench may be excavated only slightly wider (6 inches wider on each side) than the footing.

Potential Foundation Settlement: For foundations constructed as recommended, the total settlement is not expected to exceed 1-inch. Differential settlement should be less than ½-inch. Most settlement is expected to occur during construction, as the loads are applied. However, additional post-construction

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settlement may occur if the foundation soils are flooded or saturated. It should be noted that the risk of liquefaction is considered low, given the composition and density of the native glacial soils.

Design Parameters – Lateral Resistance: Resistance to lateral displacement can be computed using an allowable friction factor of 0..35 acting between the bases of foundations and the supporting subgrade soil. Lateral resistance for footings can alternatively be developed using an allowable equivalent fluid passive pressure of 200 pounds per cubic foot (pcf) acting against the appropriate vertical footing faces (neglecting the upper 12 inches). The allowable friction factor and allowable equivalent fluid passive pressure values include a factor of safety of 1.5. The frictional and passive resistance of the soil may be combined without reduction in determining the total lateral resistance.

Foundation Drainage: Seasonal rainfall, water run-off, and the normal practice of watering trees and landscaping areas around the proposed structures, should not be permitted to flood and/or saturate foundation subgrade soils. To reduce the buildup of water within the footing areas, continuous footing drains (with cleanouts) should be provided at the bases of the footings. The footing drains should consist of a minimum 4-inch diameter rigid perforated PVC pipe, sloped to drain, with perforations placed near the bottom and enveloped in all directions by washed rock and wrapped with filter fabric to limit the migration of silt and clay into the drain.

Floor Slabs and Exterior Flatwork

The floor slab and exterior flatwork subgrade should be prepared in accordance with the recommendations presented in the **Site Preparation** section of this report, and may be designed using a modulus of subgrade reaction value of k = 150 pounds per cubic inch (pci).

In areas where it is desired to reduce floor dampness, such as areas covered with moisture sensitive floor coverings, we recommend that concrete slab-on-grade floors be underlain by a water vapor retardant system. The system should consist of a vapor retardant sheeting underlain by a capillary break consisting of a minimum of 4-inches of compacted clean (less than 5 percent passing the U.S. Standard No. 200 Sieve), open-graded coarse rock of ¾-inch maximum size. The vapor retardant sheeting should be protected from puncture damage. In addition, ventilation of the structure may be prudent to reduce the accumulation of interior moisture.

The exterior flatwork should be placed separately in order to act independently of the walls and foundation system.

Lateral Earth Pressures and Retaining Walls

We have developed criteria for the design of retaining or below grade walls. Our design parameters are based on retention of the native soils or structural fill. The parameters are also based on level, well-drained wall backfill conditions. Walls may be designed as "restrained" retaining walls based on "at-rest" earth pressures, plus any surcharge on top of the walls as described below, if the walls are braced to restrain movement and/or movement is not acceptable. Unrestrained walls may be designed based on "active" earth

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pressure, if the walls are not part of the buildings and some movement of the retaining walls is acceptable. Acceptable lateral movement equal to at least 0.2 percent of the wall height would warrant the use of "active" earth pressure values for design. The following table, titled **Wall Design Criteria**, presents the recommended soil related design parameters for retaining walls with well-drained level backfill.

Wall Design Criteria	
"At-rest" Conditions (Lateral Earth Pressure)	43 pcf (Equivalent Fluid Density) (Triangular Distribution)
"Active" Conditions (Lateral Earth Pressure)	64 pcf (Equivalent Fluid Density) (Triangular Distribution)
Seismic Increase for "Active" Conditions (Lateral Earth Pressure)	10 psf x H (Uniform Distribution) Where H is the height of the wall in feet
Passive Earth Pressure on Low Side of Wall (includes factor of safety of 1.5)	Neglect upper 1-foot, then 200 pcf (Equivalent Fluid Density)
Soil-Footing Coefficient of Sliding Friction (includes factor of safety of 1.5)	0.35

If vehicular loads are expected to act behind the wall within a horizontal distance of less than or equal to one-half of the wall height, then a live load surcharge should be applied for the design. In this case, we recommend the addition of vehicle surcharges of 70 psf and 100 psf to the active and at-rest earth pressures, respectively.

The stated lateral earth pressures **do not** include the effects of hydrostatic pressure generated by water accumulation behind the retaining walls or loads imposed by construction equipment, foundations or roadways adjacent to the wall (surcharge loads). To minimize the lateral earth pressure and reduce the buildup of water pressure against the walls, continuous footing drains (with cleanouts) should be provided at the bases of the walls. The footing drains should consist of a minimum 4-inch diameter rigid PVC perforated pipe, sloped to drain, with perforations placed near the bottom. The drainpipe should be enveloped by 6 inches of washed gravel in all directions wrapped in filter fabric to prevent the migration of silt and clay into the drain.

The wall fills adjacent to and extending a lateral distance of at least 2 feet behind the walls should consist of free-draining granular material. All free-draining backfill should contain less than 3 percent fines (passing the U.S. Standard No. 200 Sieve) based upon the fraction passing the U.S. Standard No. 4 Sieve with at least 30 percent of the material being retained on the U.S. Standard No. 4 Sieve. **Alternatively,** a drainage composite may be used. It should be realized that the primary purpose of the free-draining material is the reduction of hydrostatic pressure. Some potential for the moisture to contact the back face of the wall may exist, even with treatment, which may require that more extensive waterproofing be specified for walls, which require interior moisture sensitive finishes.

We recommend that the wall fill be compacted to at least 95 percent of the maximum dry density based on ASTM D1557 Test Method. In-place density tests should be performed to verify adequate compaction. Soil compactors place transient surcharges on the backfill. Consequently, only light hand operated equipment is recommended for fill compaction within 3 feet of walls so that excessive stress is not imposed on the walls.

Erosion and Sediment Control

Erosion and sediment control (ESC) is used to minimize the transportation of sediment to wetlands, streams, lakes, drainage systems, and adjacent properties. Erosion and sediment control measures should be taken and these measures should be in general accordance with local regulations. At a minimum, the following basic recommendations should be incorporated into the design of the erosion and sediment control features of the site:

1) Phase the soil, foundation, utility, and other work, requiring excavation or the disturbance of the site soils, to take place during the dry season (generally May through September). However, provided precautions are taken using Best Management Practices (BMPs), grading activities can be undertaken during the wet season (generally November through April). It should be noted that this typically increases the overall project cost.

2) All site work should be completed and stabilized as quickly as possible.

3) Additional perimeter erosion and sediment control features may be required to reduce the possibility of sediment entering the surface water. This may include additional silt fences, silt fences with a lower Apparent Opening Size (AOS), construction of a berm, or other filtration systems.

4) Any runoff generated by dewatering discharge should be treated through construction of a sediment trap if there is sufficient space. If space is limited other filtration methods will need to be incorporated.

5) Surface water runoff should not be allowed to develop concentrated flow over the steep slopes on this property during or after construction.

Groundwater Influence on Structures and Earthwork Construction

Groundwater seepage was encountered in our explorations at 19.0 feet bgs in B-3 and 17.0 feet bgs in B-4. The groundwater seepage was interpreted as perched groundwater. It should be recognized that groundwater elevations may fluctuate with time. Perched groundwater occurs when surface water infiltrates through less-dense, more permeable soils and accumulates on top of a relatively low-permeability soil layer. Perched water tends to vary spatially and is dependent upon the amount of rainfall and does not represent a regional groundwater "table" within the upper soil horizons. We would expect the amount of perched water to decrease during drier times of the year and increase during wetter periods.

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The groundwater level will be dependent upon seasonal precipitation, irrigation, land use, and climatic conditions, as well as other factors. Therefore, groundwater levels at the time of the field investigation may be different from those encountered during the construction phase of the project. The evaluation of such factors is beyond the scope of this report.

If groundwater seepage is encountered during construction, we should observe the conditions to determine if dewatering will be needed. Design of temporary dewatering systems to remove groundwater should be the responsibility of the contractor. If earthwork is performed during or soon after periods of precipitation, the subgrade soils may become saturated. These soils may "pump," and the materials may not respond to densification techniques. Typical remedial measures include: disking and aerating the soil during dry weather; mixing the soil with drier materials; removing and replacing the soil with an approved fill material. A qualified geotechnical engineering firm should be consulted prior to implementing remedial measures to observe the unstable subgrade conditions and provide appropriate recommendations.

Drainage and Landscape

Special attention to the drainage and irrigation adjacent to the buildings is recommended. Grading should establish drainage away from the structures and this drainage pattern should be maintained. Water should not be allowed to collect adjacent to the structures. Excessive irrigation within landscaped areas adjacent to the structure should not be allowed to occur.

The ground surface should slope away from building pads and pavement areas, toward appropriate drop inlets or other surface drainage devices. It is recommended that adjacent exterior grades be sloped a minimum of 2 percent for a minimum distance of 5 feet away from structures. Roof drains should be tightlined away from foundations. Roof drains should not be connected to the footing drains.

Pavement areas should be inclined at a minimum of 1 percent and drainage gradients should be maintained to carry all surface water to collection facilities, and suitable outlets. These grades should be maintained for the life of the project.

Utility Trench Backfill

We recommend that utility trench backfill be placed in general accordance with typical recommendations for structural fill placement. A firm and unyielding subgrade should allow for the proper placement of subsurface utilities. This could include the placement of geotextile and quarry rock in the bottom of utility trenches prior to placement of pipe bedding, utilities and trench backfill.

Utility trenches should be excavated according to accepted engineering practices following OSHA (Occupational Safety and Health Administration) standards, by a contractor experienced in such work. The responsibility for the safety of open trenches should be borne by the contractor. Traffic and vibration adjacent to trench walls should be minimized; cyclic wetting and drying of excavation side slopes should

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be avoided. Depending upon the location and depth of some utility trenches, groundwater flow into open excavations could be experienced, especially during or shortly following periods of precipitation.

All utility trench backfill for this project should follow the recommendation as per the Structural Fill section of this report. Utility trench backfill placed in or adjacent to buildings and exterior slabs should be compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. The upper 5 feet of utility trench backfill placed in pavement areas should be compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. Below 5 feet, utility trench backfill in pavement areas should be compacted to at least 90 percent of the maximum dry density based on ASTM Test Method D1557.

Pipe bedding should be in accordance with the pipe manufacturer's recommendations. The contractor is responsible for removing all water-sensitive soils from the trenches regardless of the backfill location and compaction requirements. The contractor should use appropriate equipment and methods to avoid damage to the utilities and/or structures during fill placement and compaction.

Stormwater Infiltration

TP-1 and TP-2 were excavated in the potential stormwater infiltration area. Our test pits generally exposed about 2 feet of undocumented fill overlying native fine-grained (sandy silt) soils extending to maximum explored depths of 7 feet bgs. A Small-Scale PIT was performed in accordance with Volume V, Chapter 5 of the DOE 2019 SWMMWW. However, no appreciable change in the water level was measurable in the test hole during the entire steady-state period. In our opinion, stormwater infiltration is **not feasible** utilizing the near surface fine-grained native soils.

Pavement Design

The pavement subgrade should be prepared in accordance with the recommendations presented in the **Site Preparation** section of this report. It should be noted that subgrade soils that have relatively high silt contents may be highly sensitive to moisture conditions. The subgrade strength and performance characteristics of a silty subgrade material may be dramatically reduced if it becomes wet. Therefore, we recommend that the pavement subgrade not be exposed for long periods, especially during wet weather.

Traffic loads were not provided, however, based on our knowledge of the proposed project, we expect the traffic to range from light duty (passenger automobiles) to heavy duty (firetrucks). The following tables show the minimum recommended pavement sections for both light duty and heavy-duty traffic loads.

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ASPHALTIC CONCRETE (FLEXIBLE) PAVEMENT
LIGHT DUTY

Asphaltic Concrete	Aggregate Base*
3.0 in.	6.0 in.

HEAVY DUTY

Asphaltic Concrete	Aggregate Base*
4.0 in.	6.0 in.

PORTLAND CEMENT CONCRETE (RIGID) PAVEMENT
LIGHT DUTY

Min. PCC Depth	Aggregate Base*
6.0 in.	6.0 in.

HEAVY DUTY

Min. PCC Depth	Aggregate Base*
8.0 in.	6.0 in.

* *95 percent compaction based on ASTM Test Method D1557*

The pavement specification in Appendix C provides additional recommendations. The asphaltic concrete depth in the flexible pavement tables should be a surface course type asphalt, such as Washington Department of Transportation (WSDOT) ½ inch HMA. The rigid pavement design is based on a Portland Cement Concrete (PCC) mix that has a 28-day compressive strength of 4,000 pounds per square inch (psi) with a fiber mesh. The design is also based on a concrete flexural strength or modulus of rupture of 575 psi.

Testing and Inspection

A representative of Krazan & Associates, Inc. should be present at the site during the earthwork activities to confirm that actual subsurface conditions, including foundation bearing soils, are consistent with those exposed during our exploratory field work. This activity is an integral part of our services as acceptance of earthwork construction is dependent upon compaction testing and stability of the material. This representative can also verify that the intent of our recommendations has been incorporated into the project design and construction. Krazan & Associates, Inc. will not be responsible for grades or staking, since this is the responsibility of the Prime Contractor. Furthermore, Krazan & Associates is not responsible for the contractor's procedures, methods, scheduling, or management of the work site.

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LIMITATIONS

This report has been prepared for the exclusive use of the Olympic Peninsula YMCA and their assigns, for the specific application to the subject site. Geotechnical engineering is one of the newest divisions of Civil Engineering. This branch of Civil Engineering is constantly improving as new technologies and understanding of earth sciences improves. Although your site was analyzed using the most appropriate current techniques and methods, undoubtedly there will be substantial future improvements in this branch of engineering. In addition to improvements in the field of geotechnical engineering, physical changes in the site either due to excavation or fill placement, new agency regulations, or possible changes in the proposed structure after the time of completion of the soils report may require the soils report to be professionally reviewed. In light of this, the owner should be aware that there is a practical limit to the usefulness of this report without critical review. Although the time limit for this review is strictly arbitrary, it is suggested that three years be considered a reasonable time for the usefulness of this report.

Foundation and earthwork construction are characterized by the presence of a calculated risk that soil and groundwater conditions have been fully revealed by the original geotechnical investigation. This risk is derived from the practical necessity of basing interpretations and design conclusions on limited sampling of the earth. Our report, design conclusions, and interpretations should not be construed as a warranty of the subsurface conditions. Actual subsurface conditions may differ, sometimes significantly, from those indicated in this report.

The recommendations made in this report are based on the assumption that soil conditions do not vary significantly from those encountered during our field investigation. The findings and conclusions of this report can be affected by the passage of time, seasonal weather conditions, manmade influences such as construction on or adjacent to the site, and natural events such as earthquakes, slope instability, flooding, or groundwater fluctuations. If any variations or undesirable conditions are encountered during construction, the geotechnical engineer should be notified so that supplemental recommendations can be made.

The conclusions of this report are based on the information provided regarding the proposed construction. If the proposed construction is relocated or redesigned, the conclusions in this report may not be valid. The geotechnical engineer should be notified of any changes so that the recommendations can be reviewed and re-evaluated.

Misinterpretations of this report by other design team members can result in project delays and cost over-runs. These risks can be reduced by having Krazan & Associates, Inc. involved in the design team's meetings and discussions prior to and following submission of the geotechnical report. Krazan & Associates, Inc. should also be retained to review pertinent elements of the design team's plans and specifications. To reduce the risk of contractors misinterpreting the recommendations of this report, Krazan & Associates should participate in pre-bid and preconstruction meetings, and provide construction observations and testing during the site work.

This report is a geotechnical engineering investigation with the purpose of evaluating the soil conditions in terms of foundation design. The scope of our geotechnical engineering services did not include any

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environmental site assessment for the presence or absence of hazardous and/or toxic materials in the soil, groundwater or atmosphere, or the presence of wetlands. Any statements, or absence of statements, in this report or on any boring log regarding odors, unusual or suspicious items, or conditions observed are strictly for descriptive purposes and are not intended to convey engineering judgment regarding potential hazardous and/or toxic assessments.

The geotechnical information presented herein is based upon professional interpretation utilizing standard engineering practices and a degree of conservatism deemed proper for this project. It is not warranted that such information and interpretation cannot be superseded by future geotechnical developments. We emphasize that this report is valid for this project as outlined above, and should not be used for any other site. Our report is prepared for the exclusive use of our client. No other party may rely on the product of our services unless we agree in advance to such reliance in writing.

If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (360) 598-2126.

Respectfully submitted,

KRAZAN & ASSOCIATES, INC.

Vijay Chaudhary, P.E.
Project Engineer

Erliana Acob
Staff Geologist

EA:VC

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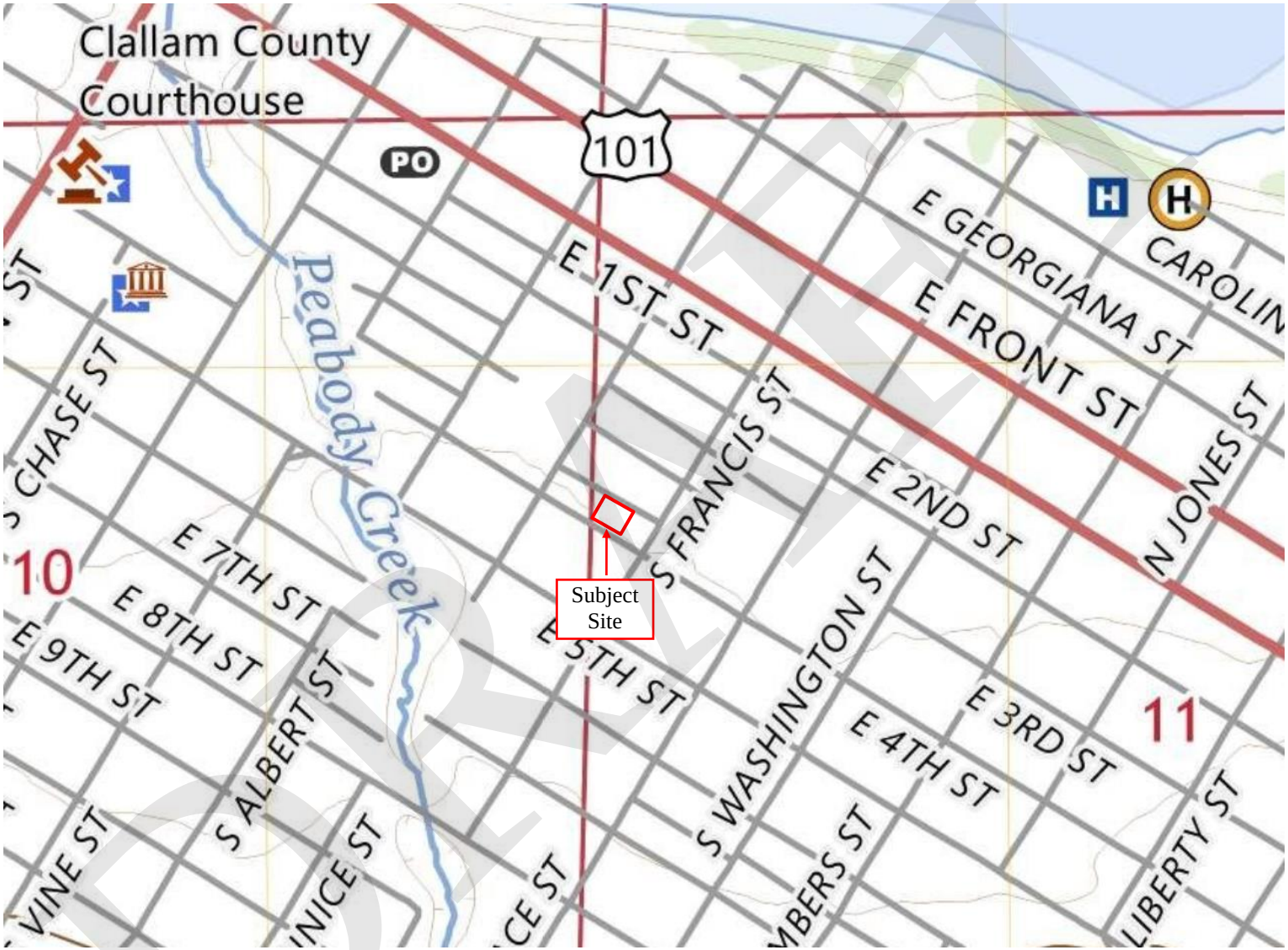
Vicinity Map



Reference: USGS topographic map titled "Port Angeles Quadrangle, Washington- Clallam County, 7.5 Minute Series", dated 2023.

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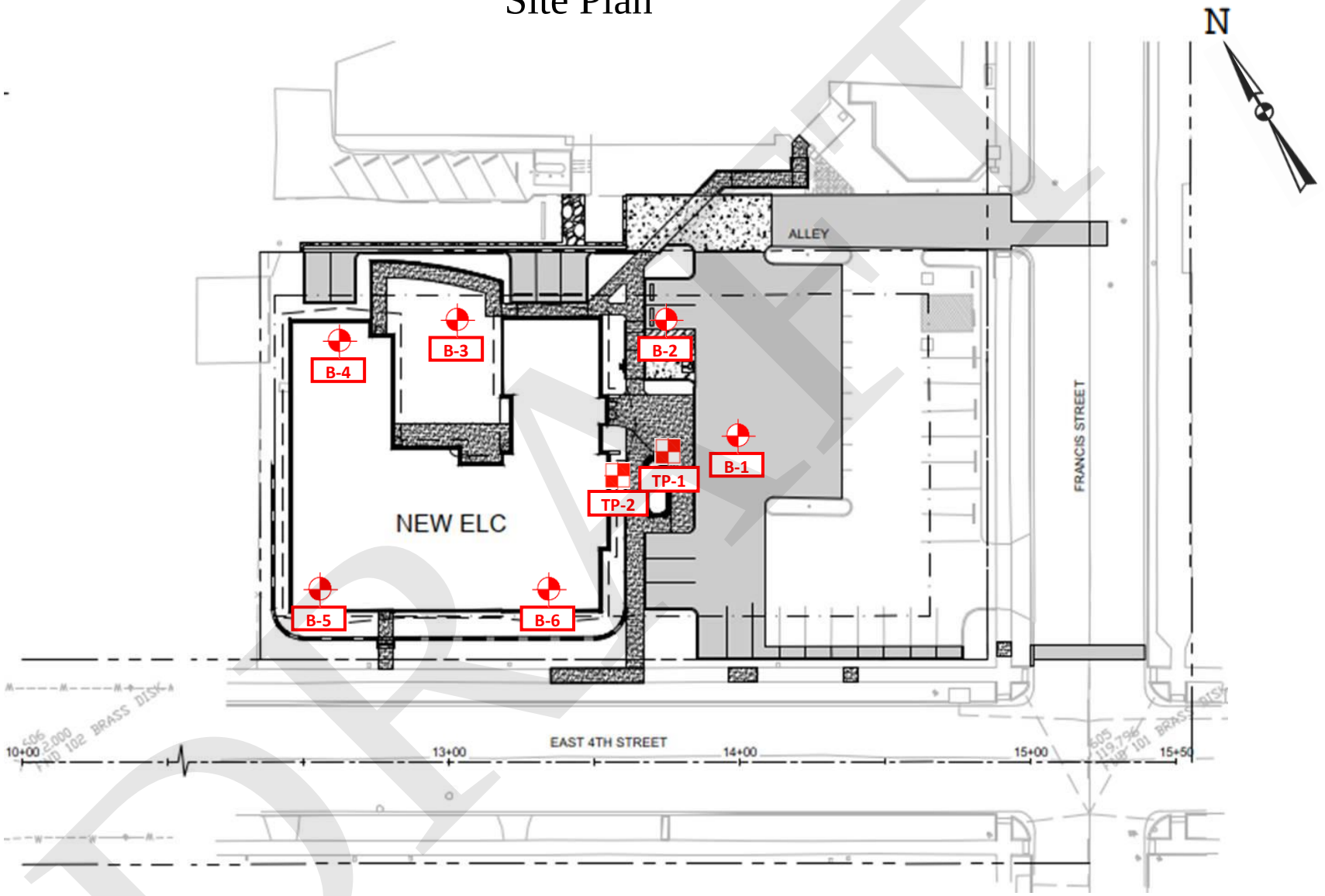
Port Angeles Early Learning Center		
Date: October 2023	Project Number: 102-23023	
Drawn By: EA	Figure: 1	NTS

Site Plan



B-1 Approximate Boring Location and Number

TP-1 Approximate Test Pit Location and Number

Reference: Plan Sheet C-001, Prepared by BCRA Architects, dated October 11, 2023.

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Port Angeles Early Learning Center

Date: October 2023	Project Number: 102-23023	
Drawn By: EA	Figure: 2	NTS

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APPENDIX A

FIELD INVESTIGATION AND LABORATORY TESTING

Field Investigation

The field investigation consisted of a surface reconnaissance and a subsurface exploration program. Six (6) soil borings and two (2) test pits were conducted and sampled to evaluate the subsurface soil and groundwater conditions at the project site. The soil borings, designated B-1 through B-6, were drilled on October 4, 2023 using a subcontracted drill rig and operator. Test pits, designated TP-1 and TP-2 were excavated on September 13, 2023 using a subcontracted excavator and operator. The soil borings were advanced to depths of about 9.5 feet and 21.5 feet bgs, and the test pits were excavated to about 7.0 feet bgs. The approximate boring and test pit locations are shown on the Site Plan (Figure 2). The depths shown on the attached boring and test pit logs are from the existing ground surface at the time of our exploration.

Soil boring samples were obtained by using the Standard Penetration Test (SPT) as described in ASTM Test Method D1586. The Standard Penetration Test and sampling method consists of driving a standard 2-inch outside-diameter, split barrel sampler into the subsoil with a 140-pound hammer free falling a vertical distance of 30 inches. The summation of hammer-blows required to drive the sampler the final 12-inches of an 18-inch sample interval is defined as the Standard Penetration Resistance, or N-value. The blow count is presented graphically on the boring log in this appendix. The resistance, or "N" value, provides a measure of the relative density of granular soils or of the relative consistency of cohesive soils.

A field geologist from Krazan and Associates was present during the explorations, continuously examined and visually classified the soils in general accordance with the Unified Soil Classification System (USCS), and maintained logs of the explorations, which are presented in this appendix. Representative samples of the soils encountered in the geotechnical explorations were collected and transported to our laboratory for further examination and testing.

Laboratory Testing

The laboratory testing program was developed primarily to determine the index properties of the soils. Test results were used for soil classification and as criteria for determining the engineering suitability of the surface and subsurface materials encountered. Sieve analysis and natural moisture content tests were performed on selected samples. The laboratory test results are included in this appendix.

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Soil Classification

USCS Soil Classification				
Major Division			Group Description	
Coarse-Grained Soils < 50% passes #200 sieve	Gravel and Gravelly Soils < 50% coarse fraction passes #4 sieve	Gravel (with little or no fines)	GW	Well-Graded Gravel
			GP	Poorly Graded Gravel
		Gravel (with > 12% fines)	GM	Silty Gravel
			GC	Clayey Gravel
	Sand and Sandy Soils > 50% coarse fraction passes #4 sieve	Sand (with little or no fines)	SW	Well-Graded Sand
			SP	Poorly Graded Sand
		Sand (with > 12% fines)	SM	Silty Sand
			SC	Clayey Sand
Fine-Grained Soils > 50% passes #200 sieve	Silt and Clay Liquid Limit < 50		ML	Silt
			CL	Lean Clay
			OL	Organic Silt and Clay (Low Plasticity)
	Silt and Clay Liquid Limit > 50		MH	Inorganic Silt
			CH	Inorganic Clay
			OH	Organic Clay and Silt (Med. to High Plasticity)
Highly Organic Soils			PT	Peat

Relative Density with Respect to SPT N-Value			
Coarse-Grained Soils		Fine-Grained Soils	
Density	N-Value (Blows/Ft)	Density	N-Value (Blows/Ft)
Very Loose	0 - 4	Very Soft	0 - 1
Loose	5 -10	Soft	2 - 4
Medium Dense	11 - 30	Medium Stiff	5 - 8
Dense	31 - 50	Stiff	9 - 15
Very Dense	> 50	Very Stiff	16 - 30
		Hard	> 30

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Port Angeles Early Learning Center

Date: November 2023 | References: USCS

Drawn By: VC | Project Number: 102-23023

Krazan & Associates, Inc.

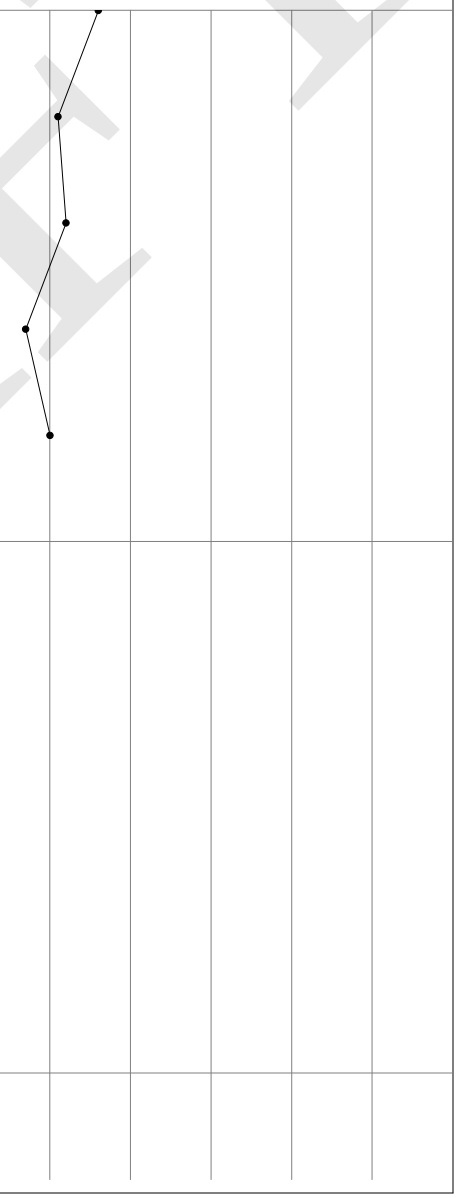
LOG OF BORING No. B-1

Date Drilled: 10/4/23	**Project: Port Angeles Early Learning Center**	**Notes:**
Location: Port Angeles, WA	**Ground Elevation: ~117 ft.**	**Logged By: EA**
Hammer Type: Manual ☑ Automatic ☐ Other ☐		
Water Level: Not encountered.	**Drilling Method: HSA**	

Depth (ft)	MATERIAL DESCRIPTION	Graphic Log	Sample No. /Type	1st 6"	2nd 6"	3rd 6"	N Value
	Ground Surface						
0	Asphalt						
1	Brown, silty sand (undocumented fill)		S1	7	8	8	16
2	Light brown, silt with sand (ML) (moist, stiff to medium stiff)						
3			S2	7	5	6	11
4	-Becomes very stiff.						
5			S3	6	6	12	18
6	-Becomes medium stiff.						
7			S4	2	2	5	7
8	Brown, silty sand (SM) (moist, loose)						
9	-2.0 in. sand lens was encountered.		S5	2	5	5	10
10	End of Exploratory Boring						
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							

N VALUE GRAPH (Last 12")

10 20 30 40 50



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LEGEND

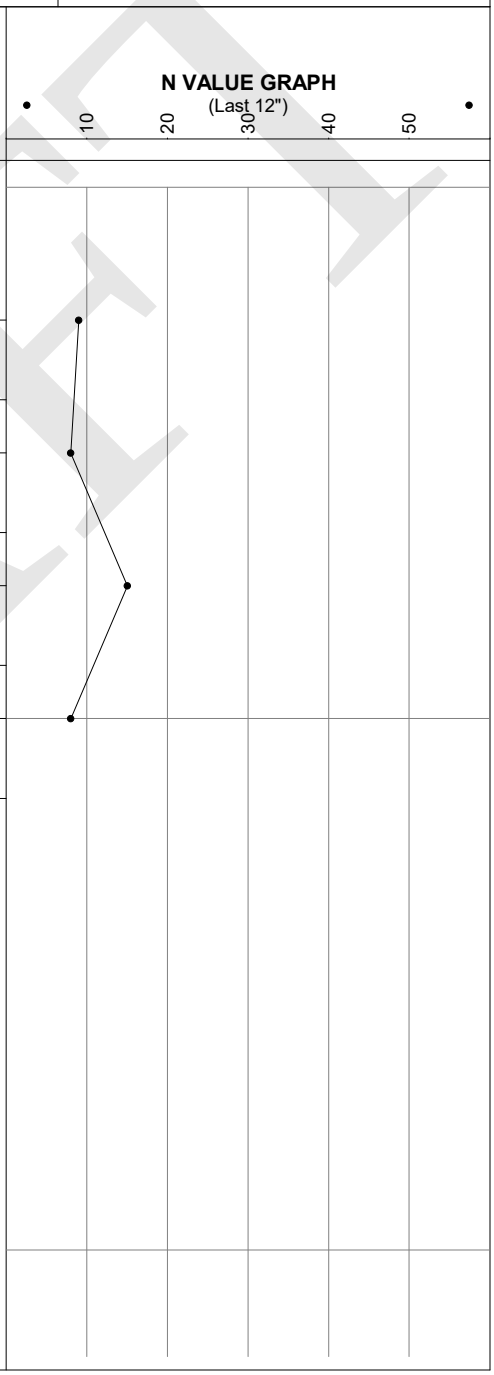
SAMPLER TYPE		DRILLING METHOD	
SS - Split Spoon	NQ - Rock Core, 1-7/8"	HSA - Hollow Stem Auger	RW - Rotary Wash
ST - Shelby Tube	CU - Cuttings-	CFA - Continuous Flight Augers	RC - Rock Core
AWG - Rock Core, 1-1/8"	CT - Continuous Tube	D C - Driving Casing	

Krazan & Associates, Inc.

LOG OF BORING No. B-2

Date Drilled: 10/4/23	**Project: Port Angeles Early Learning Center**	**Notes:**
Location: Port Angeles, WA	**Ground Elevation: ~115 ft.**	**Logged By: EA**
Hammer Type: Manual ☑ Automatic ☐ Other ☐		
Water Level: Not encountered.	**Drilling Method: HSA**	

Depth (ft)	MATERIAL DESCRIPTION	Graphic Log	Sample No. /Type	1st 6"	2nd 6"	3rd 6"	N Value
0	Ground Surface						
0	Crushed rock						
1	Brown, sandy silt (undocumented fill)						
2							
3	Light brown, silt with sand (ML) (moist, stiff to medium stiff)		S1	4	4	5	9
4							
5	-Becomes medium stiff.		S2	4	3	5	8
6							
7	-Becomes stiff and 1.0 ft. silty sand lens was encountered.		S3	4	7	8	15
8							
9							
10	-Becomes medium stiff.		S4	2	3	5	8
11	End of Exploratory Boring						
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							



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LEGEND

SAMPLER TYPE		DRILLING METHOD	
SS - Split Spoon	NQ - Rock Core, 1-7/8"	HSA - Hollow Stem Auger	RW - Rotary Wash
ST - Shelby Tube	CU - Cuttings-	CFA - Continuous Flight Augers	RC - Rock Core
AWG - Rock Core, 1-1/8"	CT - Continuous Tube	D C - Driving Casing	

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LOG OF BORING No. B-3

Date Drilled: 10/4/23	**Project: Port Angeles Early Learning Center**	**Notes:**
Location: Port Angeles, WA	**Ground Elevation: ~116 ft.**	**Logged By: EA**
Hammer Type: Manual ☑ Automatic ☐ Other ☐		
Water Level: Encountered at 20.0 ft.	**Drilling Method: HSA**	

Depth (ft)	MATERIAL DESCRIPTION	Graphic Log	Sample No. /Type	1st 6"	2nd 6"	3rd 6"	N Value
0	Ground Surface						
0	Crushed rock						
1	Light brown, silt with sand (ML) (moist, very stiff to medium stiff)						
3			S1	5	8	8	16
5	-Becomes stiff.		S2	4	5	6	11
8			S3	4	8	6	14
10	-Becomes medium stiff.		S4	2	3	4	7
15	-Becomes very stiff and 9.0 in. silty sand lens was encountered.		S5	5	10	6	16
16	Light brown, silty sand (SM) (moist to wet, medium dense)						
20	-Becomes wet.		S6	4	6	9	15
22	End of Exploratory Boring						

N VALUE GRAPH (Last 12")

10 20 30 40 50

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LEGEND

SAMPLER TYPE		DRILLING METHOD	
SS - Split Spoon	NQ - Rock Core, 1-7/8"	HSA - Hollow Stem Auger	RW - Rotary Wash
ST - Shelby Tube	CU - Cuttings-	CFA - Continuous Flight Augers	RC - Rock Core
AWG - Rock Core, 1-1/8"	CT - Continuous Tube	D C - Driving Casing	

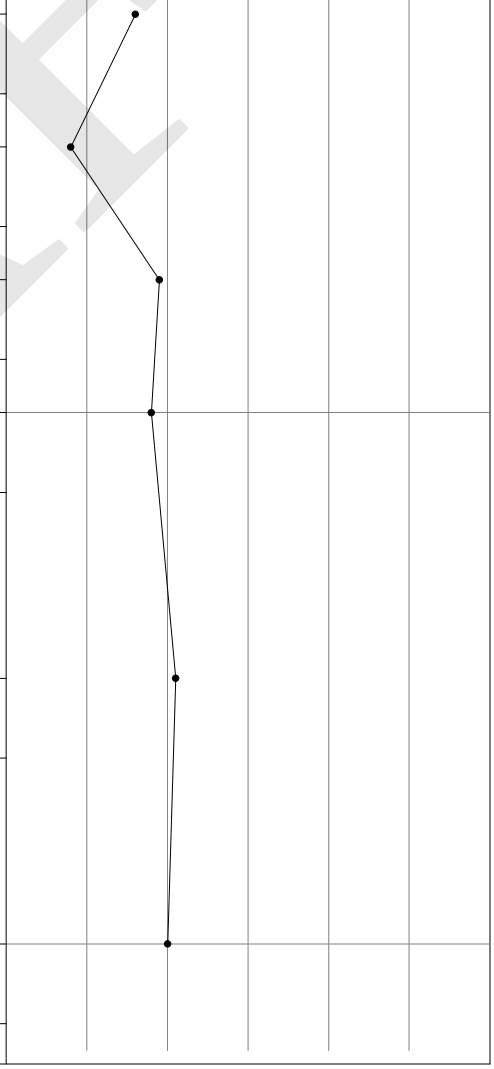
Krazan & Associates, Inc.

LOG OF BORING No. B-4

Date Drilled: 10/4/23	**Project: Port Angeles Early Learning Center**	**Notes:**
Location: Port Angeles, WA	**Ground Elevation: ~116 ft.**	**Logged By: EA**
Hammer Type: Manual ☑ Automatic ☐ Other ☐		
Water Level: Encountered at 17.0 ft.	**Drilling Method: HSA**	

Depth (ft)	MATERIAL DESCRIPTION	Graphic Log	Sample No. /Type	1st 6"	2nd 6"	3rd 6"	N Value
0	Ground Surface						
0	Organic topsoil						
1	Light brown, silt with sand (ML) (moist, very stiff to medium stiff)						
3			S1	4	7	9	16
5	-Becomes medium stiff.		S2	4	4	4	8
8	-Becomes very stiff.		S3	4	8	11	19
10	Light brown, silty sand (SM) (moist to wet, medium dense)		S4	6	7	11	18
15			S5	3	6	15	21
17	-Becomes wet.						
20			S6	7	8	12	20
22	End of Exploratory Boring						

N VALUE GRAPH (Last 12")



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LEGEND

SAMPLER TYPE		DRILLING METHOD	
SS - Split Spoon	NQ - Rock Core, 1-7/8"	HSA - Hollow Stem Auger	RW - Rotary Wash
ST - Shelby Tube	CU - Cuttings-	CFA - Continuous Flight Augers	RC - Rock Core
AWG - Rock Core, 1-1/8"	CT - Continuous Tube	D C - Driving Casing	

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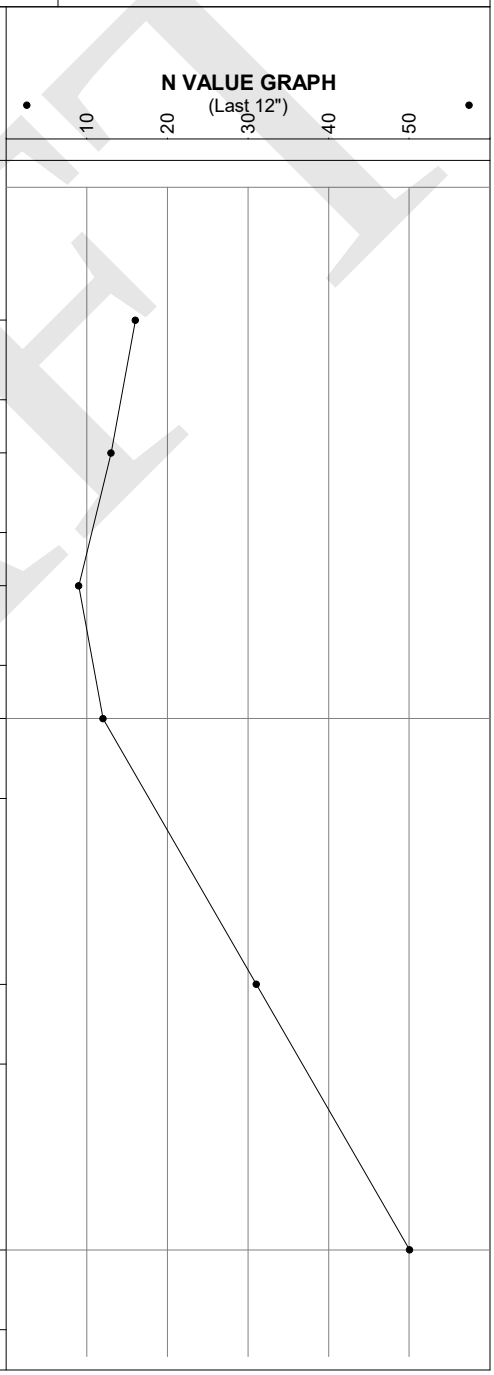
LOG OF BORING No. B-5

Date Drilled: 10/4/23	**Project: Port Angeles Early Learning Center**	**Notes:**
Location: Port Angeles, WA	**Ground Elevation: ~119 ft.**	**Logged By: EA**
Hammer Type: Manual ☑ Automatic ☐ Other ☐		
Water Level: Not encountered.	**Drilling Method: HSA**	

Depth (ft)	MATERIAL DESCRIPTION	Graphic Log	Sample No. /Type	1st 6"	2nd 6"	3rd 6"	N Value
	Ground Surface						
0	Organic topsoil						
1	Light brown, silt with sand (ML) (moist, very stiff to hard)						
2	-9.0 in. silty sand lens with gravel was encountered.						
3			S1	8	10	6	16
4							
5	-Becomes stiff.		S2	4	6	7	13
6							
7							
8			S3	3	4	5	9
9							
10	-5.0 in. silty sand with gravel lens was encountered.		S4	2	4	8	12
11							
12							
13							
14							
15	-Becomes hard.		S5	9	12	19	31
16	Light brown, silty sand (SM) (moist, dense to very dense)						
17							
18							
19							
20	-Becomes very dense.		S6	27	50/6"		50+
21							
22	End of Exploratory Boring						



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LEGEND

SAMPLER TYPE		DRILLING METHOD	
SS - Split Spoon	NQ - Rock Core, 1-7/8"	HSA - Hollow Stem Auger	RW - Rotary Wash
ST - Shelby Tube	CU - Cuttings-	CFA - Continuous Flight Augers	RC - Rock Core
AWG - Rock Core, 1-1/8"	CT - Continuous Tube	D C - Driving Casing	

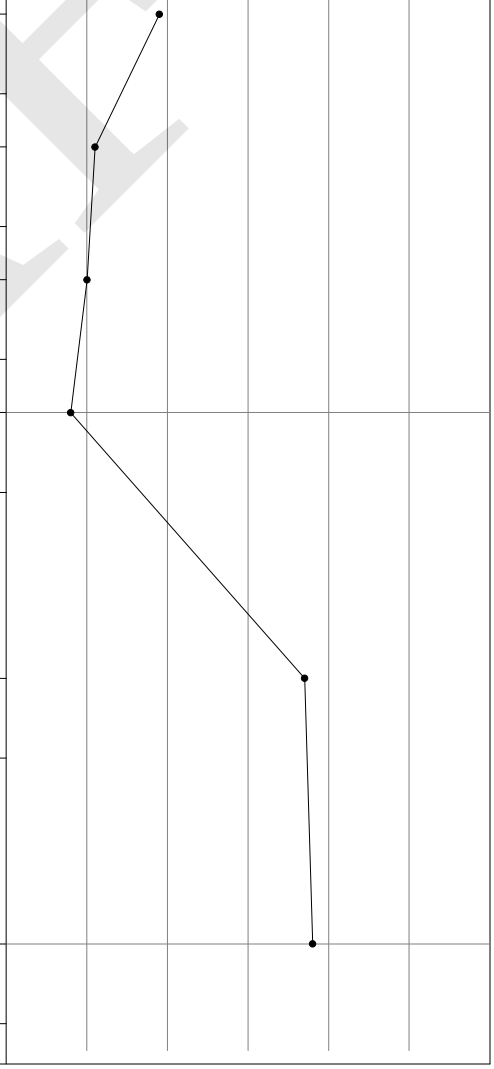
Krazan & Associates, Inc.

LOG OF BORING No. B-6

Date Drilled: 10/4/23	**Project: Port Angeles Early Learning Center**	**Notes:**
Location: Port Angeles, WA	**Ground Elevation: ~119 ft.**	**Logged By: EA**
Hammer Type: Manual ☑ Automatic ☐ Other ☐		
Water Level: Not encountered.	**Drilling Method: HSA**	

Depth (ft)	MATERIAL DESCRIPTION	Graphic Log	Sample No. /Type	1st 6"	2nd 6"	3rd 6"	N Value
	Ground Surface						
0	Organic topsoil						
1	Light brown, silt with sand (ML) (moist, very stiff to hard)						
2							
3			S1	22	8	11	19
4							
5	-Becomes stiff.		S2	2	4	7	11
6							
7							
8			S3	4	5	5	10
9							
10	-Becomes medium stiff.		S4	2	4	4	8
11							
12							
13							
14							
15	-Becomes hard.		S5	3	13	24	37
16	Light brown, silty sand (SM) (moist, dense)						
17							
18							
19							
20	-1.0 ft. sand lens was encountered.		S6	14	18	20	38
21							
22	End of Exploratory Boring						

N VALUE GRAPH
(Last 12")
10 20 30 40 50



DRAFT

LEGEND

SAMPLER TYPE		DRILLING METHOD	
SS - Split Spoon	NQ - Rock Core, 1-7/8"	HSA - Hollow Stem Auger	RW - Rotary Wash
ST - Shelby Tube	CU - Cuttings-	CFA - Continuous Flight Augers	RC - Rock Core
AWG - Rock Core, 1-1/8"	CT - Continuous Tube	D C - Driving Casing	

KRAZAN AND ASSOCIATES, INC.

LOG OF EXPLORATORY TEST PIT TP-1

PROJECT: Port Angeles Early Learning Center **DATE: 9/13/23**
PROJECT NO.: 102-23023 **PAGE: 1 of 1**
CONTRACTOR: Eden Excavation **SURFACE ELEV.: ~117 ft.**
SAMPLE METHOD: Grab **LOCATION: Port Angeles**

DEPTH (ft)	USC SYMBOL	WATER LEVEL	MATERIAL DESCRIPTION	SAMPLE No.	SAMPLE TYPE	Moisture Content and Atterberg Limits ■ 10 20 30 40 50 60 70 80 ■
			Crushed rock			
			Brown, sandy silt with gravel (undocumented fill)	S1		
1			-Brick and metal debris encountered.			
2			Light brown, silt with sand (ML) (moist, stiff)	S2		
3						
4						
5						
6						
				S3		
7			End of Exploratory Test Pit			

Water Level Initial: ▽ Final: ▼

Water Observations: Groundwater seepage was not observed.

Notes: Caving was not observed. Logged By: EA

DRAFT

KRAZAN AND ASSOCIATES, INC.

LOG OF EXPLORATORY TEST PIT TP-2

PROJECT: Port Angeles Early Learning Center **DATE: 9/13/23**
PROJECT NO.: 102-23023 **PAGE: 1 of 1**
CONTRACTOR: Eden Excavation **SURFACE ELEV.: ~117 ft.**
SAMPLE METHOD: Grab **LOCATION: Port Angeles**

DEPTH (ft)	USC SYMBOL	WATER LEVEL	MATERIAL DESCRIPTION	SAMPLE No.	SAMPLE TYPE	Moisture Content and Atterberg Limits ■ ■ 10 20 30 40 50 60 70 80
			Crushed rock			
			Brown, sandy silt with gravel (undocumented fill)	S1	G G G	
1			-Brick and plastic debris encountered.			
				S2	G G G	
2			Light brown, silt with sand (ML) (moist, stiff)			
3						
4						
5						
				S3	G G G	
6						
				S4	G G G	
7			End of Exploratory Test Pit			

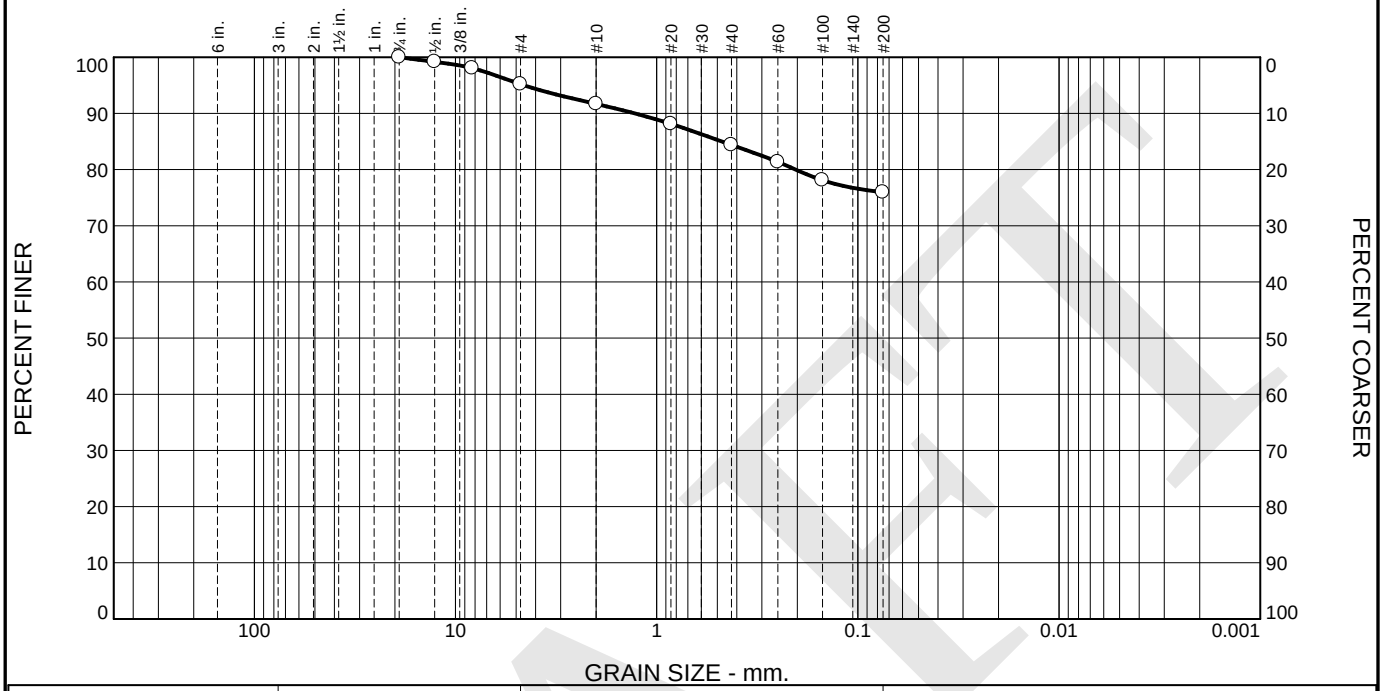
Water Level Initial: ▽ Final: ▼

Water Observations: Groundwater seepage was not observed.

Notes: Caving was not observed. Pilot Infiltration Test performed at 2.0 ft. Logged By: EA

DRAFT

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0	0	5	3	8	8	76	

Test Results (ASTM D6913 & ASTM D 1140)

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
.75	100		
.5	99		
.325	98		
#4	95		
#10	92		
#20	88		
#40	84		
#60	81		
#100	78		
#200	76		

* (no specification provided)

Material Description

Inorganic Silt and Very Fine Sand

Atterberg Limits (ASTM D 4318)

PL= NP **LL=** NV **PI=**

Classification

USCS (D 2487)= ML **AASHTO (M 145)=** A-4(0)

Coefficients

D_{90}= 1.2849 D_{85}= 0.4749 D_{60}=
D_{50}= D_{30}= D_{15}=
D_{10}= C_u= C_c=

Remarks

Sample Location: TP2-S2
Moisture Content: 18.9%

Date Received: 9/18/23 **Date Tested:** 9/22/23

Tested By: AC

Checked By: Aaron Clyde

Title: Laboratory Manager

Source of Sample: TP2 **Depth:** 2.0' **Date Sampled:** 9/13/23
Sample Number: 1071

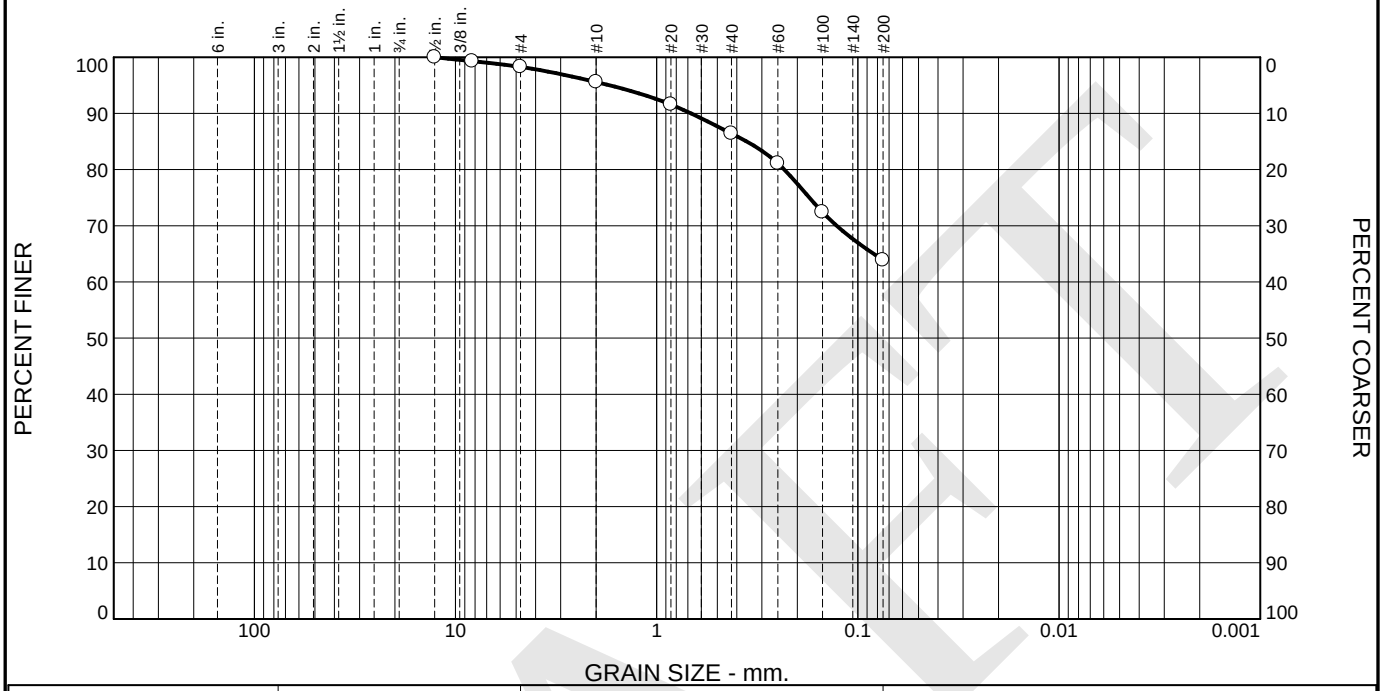
Krazan

Client: Olympic Peninsula YMCA
Project: Port Angeles Early Learning Center

Project No: 10223023 **Figure**

DRAFT

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0	0	2	2	10	22	64	

Test Results (ASTM D6913 & ASTM D 1140)

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
.5	100		
.325	99		
#4	98		
#10	96		
#20	92		
#40	86		
#60	81		
#100	72		
#200	64		

* (no specification provided)

Material Description

Inorganic Silt and Very Fine Sand

Atterberg Limits (ASTM D 4318)

PL= NP **LL=** NV **PI=** NP

Classification

USCS (D 2487)= ML **AASHTO (M 145)=** A-4(0)

Coefficients

D_{90}= 0.6749 D_{85}= 0.3573 D_{60}=
D_{50}= D_{30}= D_{15}=
D_{10}= C_u= C_c=

Remarks

Sample Location: TP2-S4
Moisture Content: 25.7%

Date Received: 9/18/23 **Date Tested:** 9/21/23

Tested By: Aaron Clyde

Checked By: Aaron Clyde

Title: Laboratory Manager

Source of Sample: TP2 **Depth:** 7.0' **Date Sampled:** 9/13/23

Sample Number: 1070

Krazan

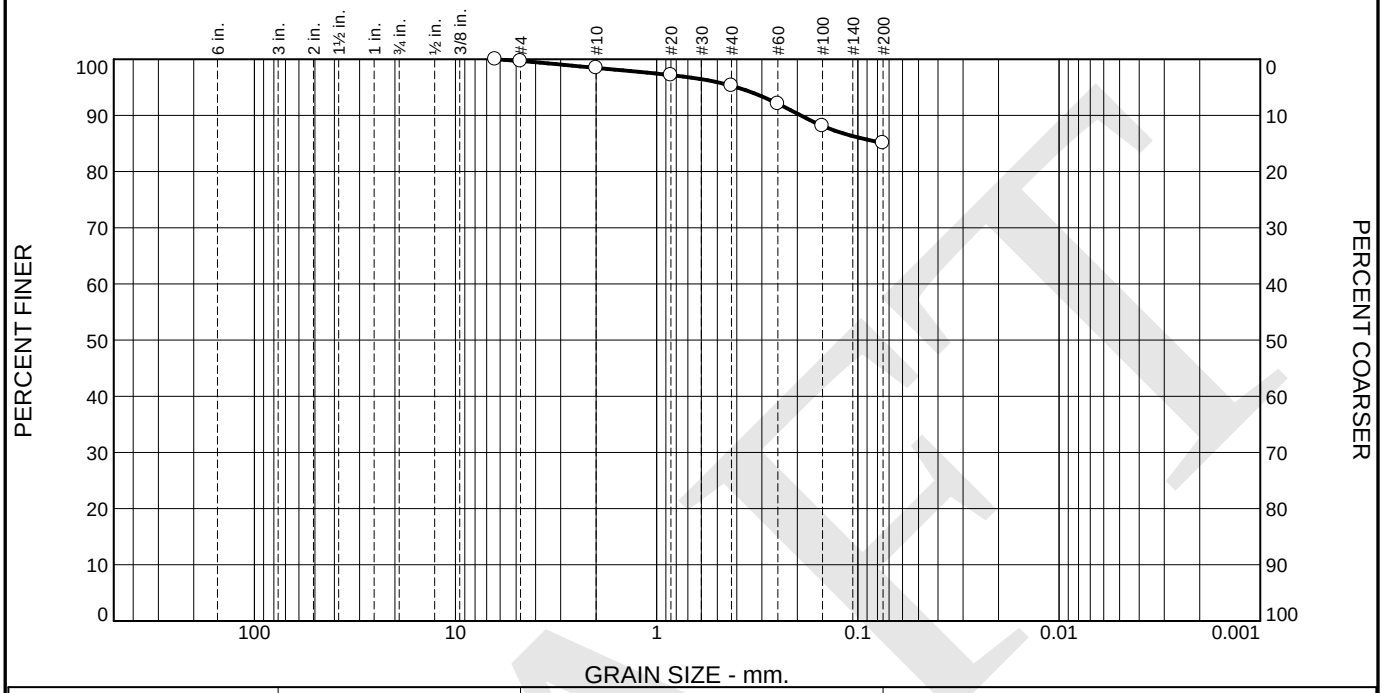
Client: Olympic Peninsula YMCA

Project: Port Angeles Early Learning Center

Project No: 10223023 **Figure**

DRAFT

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0	0	0	2	3	10	85	

Test Results (ASTM D6913 & ASTM D1140)

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
.25	100		
#4	100		
#10	98		
#20	97		
#40	95		
#60	92		
#100	88		
#200	85		

* (no specification provided)

Material Description

Silt

Atterberg Limits (ASTM D 4318)

PL= NP **LL=** NV **PI=**

Classification

USCS (D 2487)= ML **AASHTO (M 145)=** A-4(0)

Coefficients

D_{90}= 0.1925 D_{85}= D_{60}=
D_{50}= D_{30}= D_{15}=
D_{10}= C_u= C_c=

Remarks

Sample Location: B5-S4
Moisturre Content: 29.6%

Date Received: 10/5/23 **Date Tested:** 10/19/23

Tested By: JP

Checked By: Aaron Clyde

Title: Laboratory Manager

Source of Sample: B5 **Depth:** 10' **Date Sampled:** 10/4/23

Sample Number: 1090

Krazan

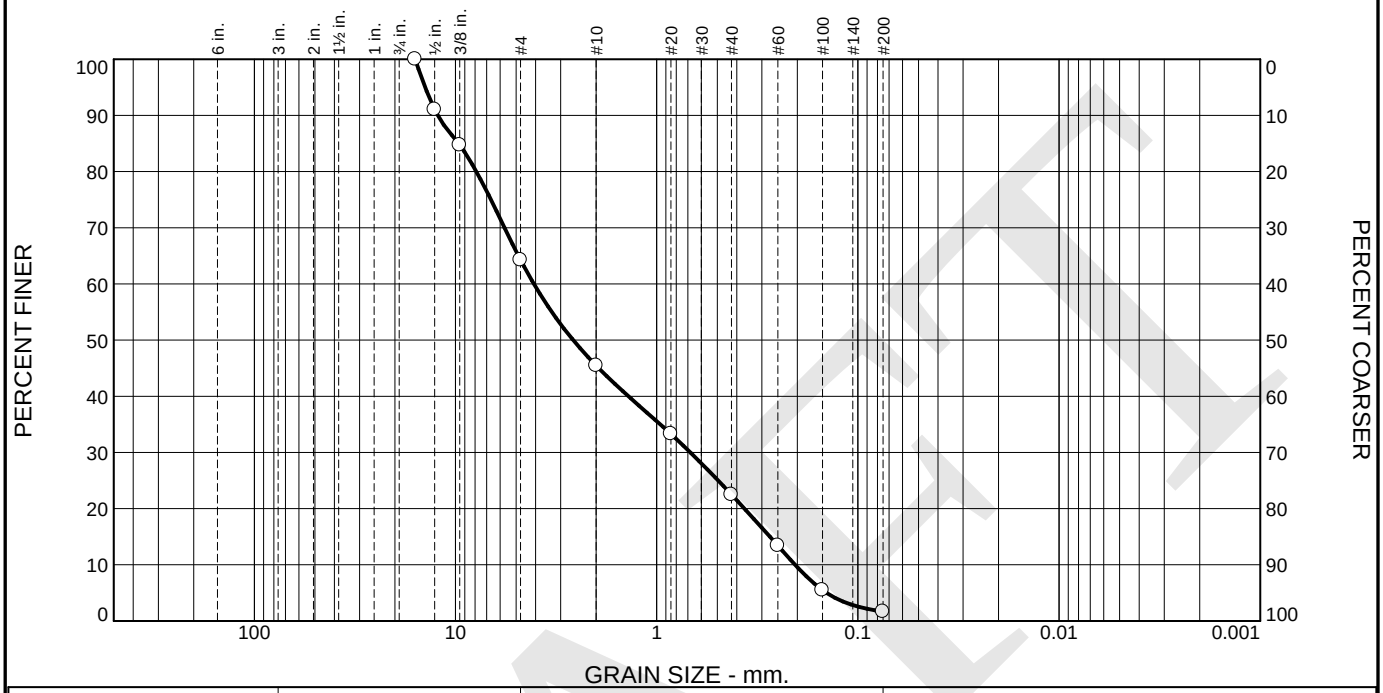
Client: Olympic Peninsula YMCA

Project: Port Angeles Early Learning Center

Project No: 10223023 **Figure**

DRAFT

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0	0	36	19	23	20	2	

Test Results (ASTM D6913 & ASTM D1140)

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
.625	100		
.5	91		
.375	85		
#4	64		
#10	45		
#20	33		
#40	22		
#60	13		
#100	5		
#200	1.7		

* (no specification provided)

Material Description

Poorly Graded Sand with Gravel

Atterberg Limits (ASTM D 4318)

PL= NP **LL=** NV **PI=** NP

Classification

USCS (D 2487)= SP **AASHTO (M 145)=** A-1-a

Coefficients

D_{90}= 12.2600 D_{85}= 9.6542 D_{60}= 4.0790
D_{50}= 2.6007 D_{30}= 0.6806 D_{15}= 0.2739
D_{10}= 0.2052 C_u= 19.88 C_c= 0.55

Remarks

Sample Location: B6-S6
Moisture Content: 7.1%

Date Received: 10/5/23 **Date Tested:** 10/19/23

Tested By: JP

Checked By: Aaron Clyde

Title: Laboratory Manager

Source of Sample: B6 **Depth:** 20' **Date Sampled:** 10/4/23

Sample Number: 1091

Krazan

Client: Olympic Peninsula YMCA

Project: Port Angeles Early Learning Center

Project No: 10223023 **Figure**

DRAFT

APPENDIX B

EARTHWORK SPECIFICATIONS

GENERAL

When the text of the report conflicts with the general specifications in this appendix, the recommendations in the report have precedence.

SCOPE OF WORK: These specifications and applicable plans pertain to and include all earthwork associated with the site rough grading, including but not limited to the furnishing of all labor, tools, and equipment necessary for site clearing and grubbing, stripping, preparation of foundation materials for receiving fill, excavation, processing, placement and compaction of fill and backfill materials to the lines and grades shown on the project grading plans, and disposal of excess materials.

PERFORMANCE: The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications. This work shall be inspected and tested by a representative of Krazan and Associates, Inc., hereinafter known as the Geotechnical Engineer and/or Testing Agency. Attainment of design grades when achieved shall be certified to by the project Civil Engineer. Both the Geotechnical Engineer and Civil Engineer are the Owner's representatives. If the contractor should fail to meet the technical or design requirements embodied in this document and on the applicable plans, he shall make the necessary readjustments until all work is deemed satisfactory as determined by both the Geotechnical Engineer and Civil Engineer. No deviation from these specifications shall be made except upon written approval of the Geotechnical Engineer, Civil Engineer or project Architect.

No earthwork shall be performed without the physical presence or approval of the Geotechnical Engineer. The Contractor shall notify the Geotechnical Engineer at least 2 working days prior to the commencement of any aspect of the site earthwork.

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineers harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except for liability arising from the sole negligence of the Owner of the Engineers.

TECHNICAL REQUIREMENTS: All compacted materials shall be densified to a density not less than 95 percent of maximum dry density as determined by ASTM Test Method D1557 as specified in the technical portion of the Geotechnical Engineering Report. The results of these tests and compliance with these specifications shall be the basis upon which satisfactory completion of work will be judged by the Geotechnical Engineer.

SOIL AND FOUNDATION CONDITIONS: The Contractor is presumed to have visited the site and to have familiarized himself with existing site conditions and the contents of the data presented in the soil report. The Contractor shall make his own interpretation of the data contained in said report, and the Contractor shall not be relieved of liability under the contractor for any loss sustained as a result of any variance between conditions indicated by or deduced from said report and the actual conditions encountered during the progress of the work.

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DUST CONTROL: The work includes dust control as required for the alleviation or prevention of any dust nuisance on or about the site or the borrow area, or off-site if caused by the Contractor's operation either during the performance of the earthwork or resulting from the conditions in which the Contractor leaves the site. The Contractor shall assume all liability, including Court costs of codefendants, for all claims related to dust or windblown materials attributable to his work.

SITE PREPARATION

Site preparation shall consist of site clearing and grubbing and preparations of foundation materials for receiving fill.

CLEARING AND GRUBBING: The Contractor shall accept the site in this present condition and shall demolish and/or remove from the area of designated project earthwork all structures, both surface and subsurface, trees, brush, roots, debris, organic matter, and all other matter determined by the Geotechnical Engineer to be deleterious. Such materials shall become the property of the Contractor and shall be removed from the site.

Tree root systems in proposed building areas should be removed to a minimum depth of 3 feet and to such an extent which would permit removal of all roots larger than 1 inch. Tree root removed in parking areas may be limited to the upper 1½ feet of the ground surface. Backfill or tree root excavation should not be permitted until all exposed surfaces have been inspected and the Geotechnical Engineer is present for the proper control of backfill placement and compaction. Burning in areas which are to receive fill materials shall not be permitted.

SUBGRADE PREPARATION: Subgrade should be prepared as described in our site preparation section of this report.

EXCAVATION: All excavation shall be accomplished to the tolerance normally defined by the Civil Engineer as shown on the project grading plans. All over excavation below the grades specified shall be backfilled at the Contractor's expense and shall be compacted in accordance with the applicable technical requirements.

FILL AND BACKFILL MATERIAL: No material shall be moved or compacted without the presence of the Geotechnical Engineer. Material from the required site excavation may be utilized for construction site fills provided prior approval is given by the Geotechnical Engineer. All materials utilized for constructing site fills shall be free from vegetable or other deleterious matter as determined by the Geotechnical Engineer.

PLACEMENT, SPREADING AND COMPACTION: The placement and spreading of approved fill materials and the processing and compaction of approved fill and native materials shall be the responsibility of the Contractor. However, compaction of fill materials by flooding, ponding, or jetting shall not be permitted unless specifically approved by local code, as well as the Geotechnical Engineer.

Both cut and fill shall be surface compacted to the satisfaction of the Geotechnical Engineer prior to final acceptance.

SEASONAL LIMITS: No fill material shall be placed, spread, or rolled while it is frozen or thawing or during unfavorable wet weather conditions. When the work is interrupted by heavy rains, fill operations shall not be resumed until the Geotechnical Engineer indicates that the moisture content and density of previously placed fill are as specified.

DRAFT

APPENDIX C

PAVEMENT SPECIFICATIONS

1. DEFINITIONS – The term "pavement" shall include asphalt concrete surfacing, untreated aggregate base, and aggregate subbase. The term "subgrade" is that portion of the area on which surfacing, base, or subbase is to be placed.

2. SCOPE OF WORK – This portion of the work shall include all labor, materials, tools and equipment necessary for and reasonable incidental to the completion of the pavement shown on the plans and as herein specified, except work specifically noted as "Work Not Included."

3. PREPARATION OF THE SUBGRADE – The Contractor shall prepare the surface of the various subgrades receiving subsequent pavement courses to the lines, grades, and dimensions given on the plans and as per the pavement design section of this report. The upper 12 inches of the soil subgrade beneath the pavement section shall be compacted to a minimum compaction of 95 percent of maximum dry density as determined by test method ASTM D1557. The finished subgrades shall be tested and approved by the Geotechnical Engineer prior to the placement of additional pavement of additional pavement courses.

4. AGGREGATE BASE – The aggregate base shall be spread and compacted on the prepared subgrade in conformity with the lines, grades, and dimensions shown on the plans. The aggregate base should conform to WSDOT Standard Specification for Crushed Surfacing Base Course or Top Course (Item 9-03.9(3)). The base material shall be compacted to a minimum compaction of 95 percent as determined by ASTM D1557. Each layer of subbase shall be tested and approved by the Geotechnical Engineer prior to the placement of successive layers.

5. ASPHALTIC CONCRETE SURFACING – Asphaltic concrete surfacing shall consist of a mixture of mineral aggregate and paving grade asphalt, mixed at central mixing plant and spread and compacted on a prepared base in conformity with the lines, grades, and dimensions shown on the plans. The drying, proportioning, and mixing of the materials shall conform to WSDOT Specifications.

The prime coat, spreading and compacting equipment, and spreading and compacting the mixture shall conform to WSDOT Specifications, with the exception that no surface course shall be placed when the atmospheric temperature is below 50 degrees F. The surfacing shall be rolled with combination steel-wheel and pneumatic rollers, as described in WSDOT Specifications. The surface course shall be placed with an approved self-propelled mechanical spreading and finishing machine.

6. TACK COAT – The tack (mixing type asphaltic emulsion) shall conform to and be applied in accordance with the requirements of WSDOT Specifications.

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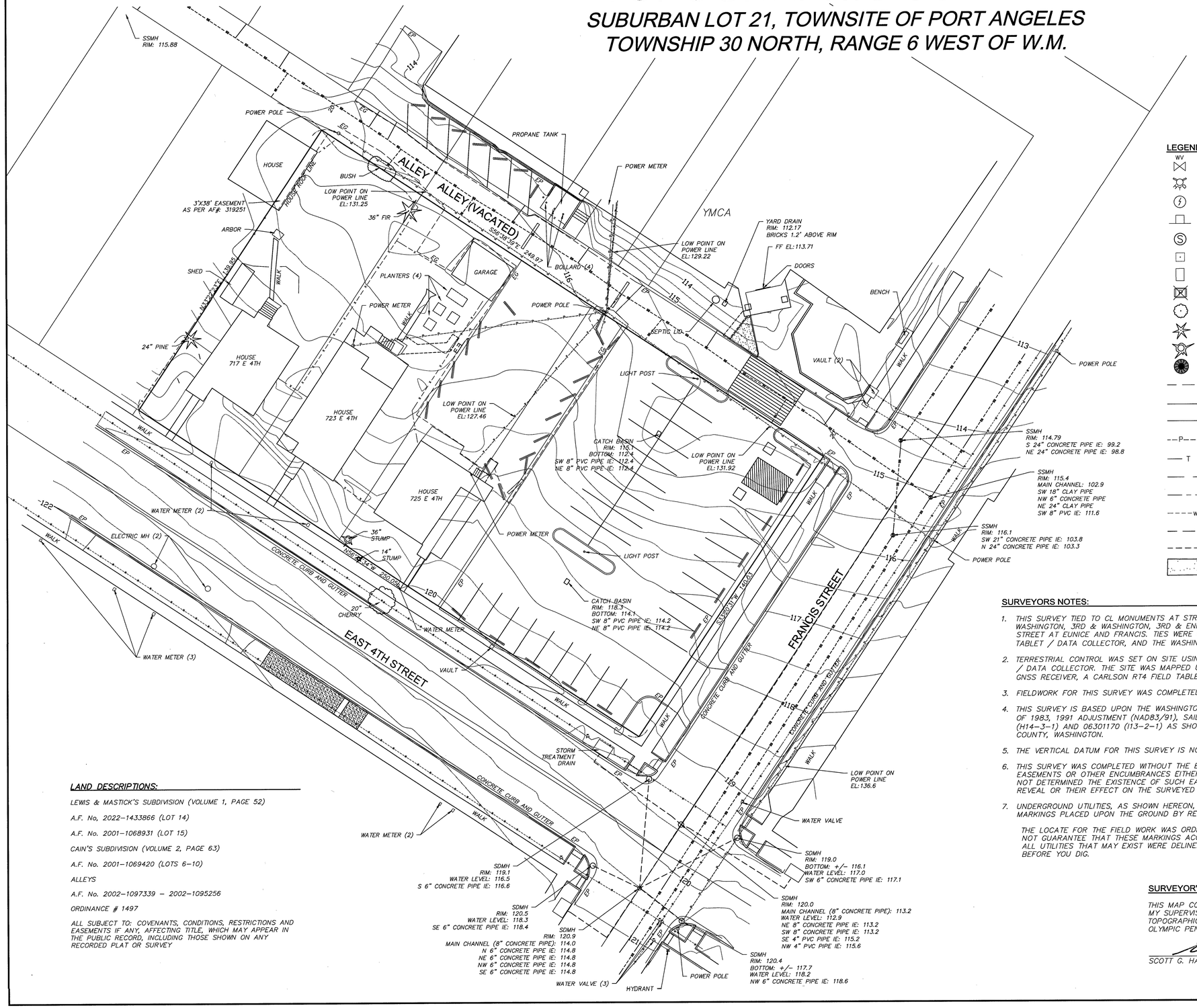
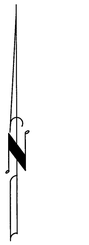
TOPOGRAPHIC SURVEY

SUBURBAN LOT 21, TOWNSITE OF PORT ANGELES
TOWNSHIP 30 NORTH, RANGE 6 WEST OF W.M.





0 20 40

SCALE IN FEET

SCALE: 1 INCH = 20 FEET
VERTICAL DATUM: NAVD 88

LEGEND

- WV WATER VALVE
- HYDRANT
- POWER METER
- STREET SIGN
- SANITARY SEWER MANHOLE
- COMMUNICATION VAULT
- WATER METER
- POWER VAULT
- DECIDUOUS TREE
- CONIFEROUS TREE
- STUMP
- BUSH
- EDGE OF PAVEMENT
- AS-BUILT CENTERLINE
- EDGE OF GRAVEL
- POWER LINE
- COMMUNICATIONS LINE
- LOT LINE
- RIGHT OF WAY
- WATER LINE
- PVC PIPE
- WASTE WATER
- LANDSCAPED BARK

LAND DESCRIPTIONS:

LEWIS & MASTICK'S SUBDIVISION (VOLUME 1, PAGE 52)

A.F. No. 2022-1433866 (LOT 14)

A.F. No. 2001-1068931 (LOT 15)

CAIN'S SUBDIVISION (VOLUME 2, PAGE 63)

A.F. No. 2001-1069420 (LOTS 6-10)

ALLEYS

A.F. No. 2002-1097339 – 2002-1095256

ORDINANCE # 1497

ALL SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY

SURVEYORS NOTES:

1. THIS SURVEY TIED TO CL MONUMENTS AT STREET INTERSECTIONS, 9 & CHASE, GEORGIANA & CHAMBERS, 8TH & WASHINGTON, 3RD & WASHINGTON, 3RD & ENNIS, 3RD & FRANCIS, 3RD & EUNICE, AND CL MONUMENTS ON 4TH STREET AT EUNICE AND FRANCIS. TIES WERE MADE USING A CARLSON BRX6+ GNSS RECEIVER, A CARLSON RT4 FIELD TABLET / DATA COLLECTOR, AND THE WASHINGTON STATE REFERENCE NETWORK.
2. TERRESTRIAL CONTROL WAS SET ON SITE USING A CARLSON BRX6+ GNSS RECEIVER, A CARLSON RT4 FIELD TABLET / DATA COLLECTOR. THE SITE WAS MAPPED USING A LEICA TS12 ROBOTIC TOTAL STATION, AND A CARLSON BRX6+ GNSS RECEIVER, A CARLSON RT4 FIELD TABLET / DATA COLLECTOR.
3. FIELDWORK FOR THIS SURVEY WAS COMPLETED JULY 10TH – 13TH OF 2023.
4. THIS SURVEY IS BASED UPON THE WASHINGTON COORDINATE SYSTEM GRID, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, 1991 ADJUSTMENT (NAD83/91), SAID DATUM WAS DERIVED FROM TIES TO GPS STATIONS 06301160 (H14–3–1) AND 06301170 (113–2–1) AS SHOWN ON VOLUME 34 OF SURVEYS, PAGE 42, RECORDS OF CLALLAM COUNTY, WASHINGTON.
5. THE VERTICAL DATUM FOR THIS SURVEY IS NGVD 88 BASED ON CCGF CONTROL POINT 06301160.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECTED TO EASEMENTS OR OTHER ENCUMBRANCES EITHER RECORDED OR UNRECORDED NOT SHOWN HEREON. THIS SURVEY HAS NOT DETERMINED THE EXISTENCE OF SUCH EASEMENTS OR ENCUMBRANCES THAT A CURRENT TITLE REPORT MIGHT REVEAL OR THEIR EFFECT ON THE SURVEYED PARCEL.
7. UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE AND ARE BASED ON FIELD MEASUREMENTS OF MARKINGS PLACED UPON THE GROUND BY REPRESENTATIVES OF VARIOUS UTILITY COMPANIES.

   THE LOCATE FOR THE FIELD WORK WAS ORDERED ON 7-18-2023, TICKET NUMBER 550010413. THIS SURVEY DOES NOT GUARANTEE THAT THESE MARKINGS ACCURATELY DEPICT THE LOCATION OF THE UNDERGROUND UTILITIES OR THAT ALL UTILITIES THAT MAY EXIST WERE DELINEATED IN THE FIELD BY SAID REPRESENTATIVES. CALL 1-800-424-5555 BEFORE YOU DIG.

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED UNDER MY SUPERVISION, AND MEETS OR EXCEEDS INDUSTRY STANDARDS FOR TOPOGRAPHIC SURVEYS OF ITS CLASS; PERFORMED AT THE REQUEST OF THE OLYMPIC PENINSULA YMCA IN JULY OF, 2023.

SCOTT G. HARKSELL, PLS 32430 — DATE 8-10-23

Thursday, August 10, 2023 8:48:14 AM
E:\Users_General\Jobs\July\07-13_21\YMCA1\YMCA21-01-TOPOGRAPHY FINAL.dwg

SHEET 1 OF 1

TOPOGRAPHIC SURVEY
OLYMPIC PENINSULA YMCA

NTIS
NTI SURVEYING
PORT ANGELES, WASHINGTON
(360) 452-8491
NTISURVEYING.COM

SCALE	AS_SHOWN
DRAWN BY	ABR/JSH
CHECKED	SGH
REVIEW	SGH
SHEET	1 OF 1
DATE	07/13/23

©NTI SURVEYING 2023

PORT ANGELES
WASHINGTON, U.S.
DEPARTMENT OF
COMMUNITY & ECONOMIC DEVELOPMENT

January 8, 2024

Olympic Peninsula YMCA
675 N 5th Avenue, Suite 3A
Sequim, WA 98382
wendy@olympicpeninsulaymca.org

Re: Determination of Completeness – Conditional Use Permit (CUP) Application No. 23-79

Dear Olympic Peninsula YMCA,

On December 1, 2023, the Department of Community & Economic Development (DCED) received a Conditional Use Permit (CUP) application (No. 23-79) and associated SEPA Checklist proposing the establishment of an early learning center and child care facility operated by Olympic Peninsula YMCA on Parcel Nos. 06-30-00-60-0072, 06-30-00-60-0075, and 06-30-00-77-0305 in the R7 and Public Buildings – Parks (PBP) zones. On December 11, 2023, the City's Planning Division received payment for the application and began an initial completeness review. Per Section 18.02.040 of the Port Angeles Municipal Code (PAMC), DCED staff determined the CUP application to be complete enough to enable further processing on January 8, 2024.

A public hearing conducted by the City's Hearing Examiner has been tentatively scheduled for February 15, 2024. The meeting will be conducted in a virtual format through the Webex meeting platform. Visit the City's website for more information on accessing the virtual meeting platform: https://www.cityofpa.us/984/Live-Virtual-Meetings. Either you, as the applicant, or another representative of the property owner must participate in the public hearing to provide verbal testimony regarding the application.

Within approximately 14 days of the application being determined complete, DCED staff will post in city hall and on-site, publish, and mail public notice for the CUP application. Per Section 18.02.050 PAMC, the required minimum public comment period for public noticing is 14 days and will end on February 15, 2024. Verbal testimony and comment will also be taken during the public hearing. Prior to the hearing, DCED Staff will prepare a staff report and make a recommendation to the Hearing Examiner.

The Hearing Examiner shall approve, deny, or approve with modifications or conditions, the application. The Hearing Examiner may attach any conditions deemed necessary to ensure land use compatibility, public safety, and compliance with all standards and requirements of the Port Angeles Municipal Code. The written decision will include findings based upon compliance with the City's Comprehensive Plan. Any person aggrieved by the decision may file an appeal of the decision within 15 days of the notice of final decision, per Subsection 2.18.060(B) PAMC.

Please contact the Planning Division at ced@cityofpa.us if you have any questions.

Sincerely,

Zach Trevino

Zach Trevino
Associate Planner

CC: Meghan Howey, BCRA Design

PORT ANGELES
WASHINGTON, U.S.

DEPARTMENT OF
COMMUNITY & ECONOMIC DEVELOPMENT

PUBLIC NOTICE

- Notice of Conditional Use Permit Application (PZ 23-79) and SEPA Checklist -

WHO: Members of the general public are provided notice at City Hall (321 East 5th Street) and onsite, or as close as practicable to the site, of the proposed action with a posting. All property owners within 300 feet of the proposed action are provided notice directly by mail to the name/address listed by Clallam County Assessor's Office. Stakeholders and community members are also provided notice in the *Peninsula Daily News* and on the City's website.

WHAT: The City of Port Angeles received a development application. A public hearing for a Conditional Use Permit (CUP) Application No. 23-79 conducted by the City's Hearing Examiner has been scheduled for February 15, 2024. Application information may be requested from the Department of Community & Economic Development (DCED) by emailing ced@cityofpa.us or visiting https://www.cityofpa.us/145/Current-Projects-and-Plans.

APPLICATION DETAILS: No. 23-79	
APPLICATION TYPE: CUP and SEPA Checklist Review PROJECT NAME: Olympic Peninsula YMCA – Early Learning Center	DESCRIPTION: Establishment of an early learning center and child care facility operated by Olympic Peninsula YMCA located at 717, 723, and 725 E 4th Street on Parcel Nos. 06-30-00-60-0072, 06-30-00-60-0075, and 06-30-00-77-0305 in the R7 and Public Buildings – Parks (PBP) zones.
APPLICANT: Olympic Peninsula YMCA LOCATION: 717, 723, and 725 E 4th Street ZONE: R7 and Public Buildings – Parks (PBP)	APPLICATION SUBMITTED: December 11, 2023 APPLICATION DETERMINED COMPLETE: January 8, 2024 SEPA COMMENT PERIOD CLOSE: February 8, 2024
PUBLIC HEARING DETAILS	
WHEN: February 15, 2024 @ 9:00 AM PST or shortly thereafter Link to Project Information: https://www.cityofpa.us/145/Current-Projects-and-Plans	

HOW TO COMMENT: Interested parties are encouraged to comment on the proposal and may request a copy of the decision and any appeal rights. Any interested parties may submit written comment during the public comment period. Written comments must be submitted prior to the close of the public comment period care of the Department of Community & Economic Development (DCED) by email to ced@cityofpa.us or by mail to 321 E 5th Street, Port Angeles, WA 98362 c/o DCED. Verbal Comments can be made during the public hearing on February 15, 2024.

STATE ENVIRONMENTAL POLICY ACT: A Determination of Non-Significance (DNS No. 1471) has been issued per WAC 197-11-340. This comment period will be the only time to comment on the environmental impacts of the proposed project. Interested parties are encouraged to comment on the SEPA Checklist and may request a copy of the determination. Comments on the determination or proposal shall be as specific as possible and may address either the adequacy of the environmental document and/or the merits of any alternatives discussed. The SEPA official may retain or modify the DNS, or if the official determines that significant adverse impacts are likely, withdraw the DNS or supporting documents. Any interested parties may submit written comment during the 14-day public comment period care of the Department of Community & Economic Development (DCED) by email to ced@cityofpa.us, or by mail addressed to 321 E 5th St., Port Angeles, WA 98362 no later than the SEPA comment period closing date of **February 8, 2024**.

DATE/TIME OF PUBLIC HEARING: Thursday, February 15, 2024 @ 9:00 AM PST or shortly thereafter.

LOCATION OF PUBLIC HEARING: Virtually on the Webex platform. Visit www.cityofpa.us/Live-Virtual-Meetings for information on virtual meeting attendance.

HEARING PARTICIPATION: The meeting will be a virtual format. The Audio Only and Live Hearing function will be available approximately 30 minutes prior to the meeting. If you are unable to deliver virtual public testimony during the public hearing, you may submit your written public testimony in advance of the hearing to ced@cityofpa.us. All written public testimony must be received prior to the hearing date of February 15, 2024 in order to be considered.

DECISION INFORMATION: The Hearing Examiner's decision will be made based on the Staff Report and record, including the public hearing, written public comment, and verbal testimony, within 120 days of the date of completeness determination. Any appeal of the decision shall be filed within 15 days after the date of decision.

Link to Project Information: https://www.cityofpa.us/145/Current-Projects-and-Plans

For additional information contact: DCED Staff at (360) 417-4750 or ced@cityofpa.us.

Classified Proof

Exhibit 4

Client	PDN4900481 - CITY OF PORT ANGELES/LEGALS	Phone	(360) 417-4613
Address	321 E. Fifth Street	E-Mail	Ztrevino@cityofpa.us
	PORT ANGELES, WA, 98362	Fax	

Order#	990443	Requested By	ZACH TREVINO	Order Price	$121.66
Classification	9932 - City of Port Angeles Legals	PO #	PZ 23-79	Tax 1	$0.00
Start Date	01/25/2024	Created By	1209	Tax 2	$0.00
End Date	01/25/2024	Creation Date	01/22/2024, 02:50:01 pm	Total Net	$121.66
Run Dates	1			Payment	$0.00
Publication(s)	Peninsula Daily News				

Sales Rep	1209 - Clenard, Linda	Phone	(360) 683-3311
		E-Mail	lclenard@sequimgazette.com
		Fax	

City of Port Angeles - Notice of Public Hearing for Conditional Use Permit Application No. 23-79
Application Type: Conditional Use Permit (CUP) with SEPA Checklist **Description**: Establish a new early learning center and child care facility operated by Olympic Peninsula YMCA **Applicant**: Olympic Peninsula YMCA **Project Location**: 717, 723, and 725 E 4th Street (Parcel Nos. 06-30-00-60-0072, 06-30-00-60-0075, and 06-30-00-77-0305) **Zone**: R7 and Public Buildings – Parks (PBP) **Submitted**: 12/11/2023 **Determined Complete**: 1/8/2024 **SEPA Comment Period Close**: February 8, 2024 **Public Hearing Date**: February 15, 2024
WHAT: The City of Port Angeles is scheduling a virtual public hearing for CUP Application No. PZ 23-79 conducted by the City's Hearing Examiner. Application information may be requested from the Department of Community & Economic Development (DCED) by emailing ced@cityofpa.us or visiting https://www.cityofpa.us/145/Current-Projects-and-Plans.
HOW TO COMMENT: Interested parties are encouraged to comment on the proposal and may request a copy of the decision once it has been made. Any interested parties may submit written comment prior to the February 15, 2024 public hearing care of the DCED by email to ced@cityofpa.us, or addressed to 321 E 5th St., Port Angeles, WA 98362. Verbal Comments can be made during the public hearing.
STATE ENVIRONMENTAL POLICY ACT: The City of Port Angeles issued Determination of Non-Significance No. 1471 for the project on January 25, 2024 per the WAC 197-11-340 process. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination for the specific proposal may be obtained upon request. Comments on the determination or proposal shall be as specific as possible and may address either the adequacy of the environmental document and/or the merits of any alternatives discussed. The SEPA official may retain or modify the DNS, or if the official determines that significant adverse impacts are likely, withdraw the DNS or supporting documents.
DATE/TIME OF PUBLIC HEARING: Thursday, February 15, 2024 @ 9:00 AM PST or shortly thereafter.
LOCATION OF PUBLIC HEARING: Virtually on the Webex platform. Visit www.cityofpa.us/Live-Virtual-Meetings for information on virtual meeting attendance.
HEARING PARTICIPATION: The meeting will be a virtual format. The Audio Only and Live Hearing function will be available approximately 30 minutes prior to the meeting. If you are unable to deliver vir-

tual public testimony during the public hearing, you may submit your written public testimony in advance of the hearing to ced@cityofpa.us. All written public testimony must be received prior to the hearing date of February 15, 2024 in order to be considered.

DECISION INFORMATION: The Hearing Examiner's decision will be made based on the Staff Report and record, including the public hearing, written public comment, and verbal testimony, within 120 days of the date of completeness determination. Any appeal of the decision shall be filed within 15 days after the date of decision.

Link to Project Information: https://www.cityofpa.us/145/Current-Projects-and-Plans

For additional information contact: DCED Staff at (360) 417-4750 or ced@cityofpa.us.

PDN.: January 25, 2024

Legal No. 990443

Agency Comment

Zach Trevino

From: Eric Walrath
Sent: Monday, January 29, 2024 11:18 AM
To: Zach Trevino
Cc: PublicWorksInbox
Subject: RE: Routing: PZ 23-79 Conditional Use Permit Application and DNS | 717, 723, and 725 E 4th Street - YMCA Early Learning Center

I have no comments or conditions of approval regarding the subject conditional use permit application.

Thanks,
Eric
360-417-4806

From: Zach Trevino <Ztrevino@cityofpa.us>
Sent: Thursday, January 25, 2024 8:34 PM
Cc: Cody Romero <Cromero@cityofpa.us>; Jonathan Boehme <Jboehme@cityofpa.us>; Eric Walrath <Ewalrath@cityofpa.us>; Eric Wheatley <Ewheatle@cityofpa.us>; Bruce Dorcy <Bdorcy@cityofpa.us>; Jim Lierly <Jlierly@cityofpa.us>; Jason Viada <Jviada@cityofpa.us>; Karl Hatton <Khatton@cityofpa.us>; Mike Sanders <Msanders@cityofpa.us>; PublicWorksInbox <publicworksinbox@cityofpa.us>; Shannen Cartmel <Scartmel@cityofpa.us>; Patrick Bartholick <Pbarthol@cityofpa.us>; Ethan Walker <Ewalker@cityofpa.us>
Subject: Routing: PZ 23-79 Conditional Use Permit Application and DNS | 717, 723, and 725 E 4th Street -YMCA Early Learning Center

Good afternoon,

The City of Port Angeles received a Conditional Use Permit (CUP) application proposing the establishment of an early learning center and childcare facility operated by Olympic Peninsula YMCA located at 717, 723, and 725 E 4th Street on Parcel Nos. 06-30-00-60-0072, 06-30-00-60-0075, and 06-30-00-77-0305 in the R7 and Public Buildings – Parks (PBP) zones. The proposed facility would be established on this site following removal of the existing single-household dwellings.

A public hearing at which the Hearing Examiner will consider the proposal has been scheduled for February 15, 2024. Notice of the proposal has been distributed to the public and agencies with jurisdiction.

The applicant submitted a State Environmental Policy Act (SEPA) Checklist with the CUP application. A Determination of Non-Significance (DNS No. 1471) has been issued per WAC 197-11-340.

The SEPA record has been submitted to the Department of Ecology SEPA Register for review and publication.

Below are links to the project folder containing the application materials and a comment sheet for this CUP application and DNS. Please use the linked comment sheet document to input your responses.

Review Responses due by February 8, 2024

Application Materials: CUP 23-79 - 717, 723, and 725 E 4th Street - Early Learning Center

Comment Sheet: PZ 23-79 Internal Comments-Findings-Conditions.docx

Project details are posted online at https://www.cityofpa.us/145/Current-Projects-and-Plans and will be published in the SEPA Register.

Please let CED staff (ced@cityofpa.us) know if you have any questions.

Thank you,

Zach Trevino
Associate Planner
Community and Economic Development
Email: ztrevino@cityofpa.us
321 East 5th Street, Port Angeles, WA 98362
www.CityofPA.us

Zach Trevino

From: Bryson Downs <Bryson.Downs@orcaa.org>
Sent: Friday, February 2, 2024 3:33 PM
To: Community and Economic Development
Subject: SEPA # 202400397 City of Port Angeles Olympic Peninsula YMCA, PZ 23-79; DNS #1471

[CAUTION - EXTERNAL EMAIL]

Good afternoon,

Olympic Region Clean Air Agency (ORCAA) recently reviewed a notice regarding the Olympic Peninsula YMCA proposal located at 717, 723, and 725 E 4th St in Port Angeles. The project proposes the demolition of the existing single-household dwellings. Olympic Region Clean Air Agency (ORCAA) has the following comments for the applicant:

ORCAA regulations require an asbestos survey and notification for demolition projects. A demolition is defined as wrecking, razing, dismantling, burning via fire protection agency training, or removal of any load supporting structural member of a structure, including any related handling operations, making all or part of the structure permanently uninhabitable or unusable.

Prior to these projects, the following must be completed:

- A good faith asbestos survey must be conducted on the structure by a certified Asbestos Hazardous Emergency Response Act (AHERA) building inspector.
- If asbestos is found during the survey, an ORCAA Asbestos Removal Notification must be completed for all projects containing at least 48 square feet of asbestos containing material. All asbestos-containing material must be properly removed by a licensed asbestos contractor; and,
- An ORCAA Demolition Notification must be submitted with a copy of the asbestos survey regardless of the results of the asbestos survey for demolition projects of structures 120 square feet or more,

There is a mandatory 10-day waiting period after ORCAA receives the asbestos notification and a 14-day waiting period after ORCAA receives the demolition notification, so we recommend the applicant complete the notifications promptly after receiving the survey.

**These requirements are specific to ORCAA and are not synonymous with any city or county permitting jurisdiction requirements*

Helpful Links:

A list of certified asbestos contractors is available at https://www.orcaa.org/asbestos-demolition/asbestos-service-providers/

The Demolition and Asbestos Notification form is available at https://www.orcaa.org/asbestos-demolition/asbestos-forms-resources/demolition-notification-form/

If you have any questions or concerns regarding the process, please contact me at bryson.downs@orcaa.org or by calling our office at 360-539-7610.

Thank you,

Bryson Downs, Air Quality Specialist 1
++++++++++++++++++++++++++++++++
Olympic Region Clean Air Agency

2940 Limited Lane NW
Olympia, WA 98502
Office – (360) 539-7610 x 110
www.orcaa.org

Please take notice that any records or communications with ORCAA are subject to public disclosure under the Public Records Act (RCW 42.56) unless exempt under applicable law.

Please consider the environment before printing this email. Thank you.

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

February 7, 2024

Ben Braudrick, SEPA Contact
City of Port Angeles
Community and Economic Development
PO Box 1150
Port Angeles, WA 98362

Dear Ben Braudrick:

Thank you for the opportunity to comment on the determination of nonsignificance for the Olympic Peninsula YMCA Project (PZ 23-79; DNS #1471) located at 717, 723, and 725 East 4th Street as proposed by Olympic Peninsula YMCA. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

HAZARDOUS WASTE & TOXICS REDUCTION: Garret Peck (564) 669-0836

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials.

Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," posted at Ecology's website, https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition . The applicant may also contact Rob Rieck of Ecology's Hazardous Waste and Toxics Reduction Program at (360) 407-6751 for more information about safely handling dangerous wastes and demolition debris.

TOXICS CLEANUP: Tim Mullin (360) 999-9589

There are two listed cleanup sites within 1/4 mile of the proposed project area. There are also three listed underground storage tank (UST) facilities to the north of the project area. The UST facilities do not have releases associated with them, and are not expected to impact the proposed project.

The two cleanup sites are Albert Substation (FSID: 34819272; CSID: 2401), about 0.25 miles to the southwest across Peabody Creek; and Port Angeles Care Center (FSID: 8012872; CSID:

361), about 0.1 miles southeast of the proposed project area. Both cleanup sites have a status of "no further action" and are unlikely to impact the proposed project area.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(JKT:202400397)

cc: Garret Peck, HWTR
Tim Mullin, TCP

Public Comment

Zach Trevino

From: Karen T. Robinson <k_t_robinson@yahoo.com>
Sent: Thursday, February 8, 2024 4:07 PM
To: Community and Economic Development
Subject: Re: YMCA Conditional Use Permit

[CAUTION - EXTERNAL EMAIL]

To: City of Port Angeles, DCED

Re: Project Review YMCA Early Learning Center.
Traffic in the YMCA Alley

This is an **quality of life** / **environmental issue** that affects the persons who live on the alley between 3rd and 4th streets, running east to west from the YMCA to Jessie Webster Park.

There is already a problem with people using the alley to go to and from the YMCA. They either enter the alley at the park (west) end, or they exit from the YMCA eastward along the alley toward the park.

They speed, kick up a lot of dust, and in the winter they barrel along, splashing through the potholes that are rapidly reappearing.

There are two (possibly 3) ADUs and two additional households whose only access to their own off street parking is via the alley. The dust is especially bothersome,

I understand that drop off and pick-up for the childcare facility is proposed to be on fourth street. We can anticipate that some drivers will try to use the alley as a "short cut". I base my concerns upon the conversations I have already had with folks at the YMCA regarding the existing situation with the alley traffic to and from the YMCA.

I was promised the YMCA would publish a notice in their newsletter for folks not to use the alley and that I would be copied on the notice. I never received that copy. Traffic continues. I was also promised they would put signs at the angled parking (north side of alley) "Staff Only". That has not been done.

I would like to see proactive steps taken to discourage YMCA/daycare traffic from using the alley. Better to set this expectation from the beginning rather than let it get started by the new daycare traffic.

Perhaps some signs such as: "Residents Only Beyond This Point", "No YMCA Access", "Right Turn Only" (from the YMCA parking lot to Francis street), "Use Francis Street for YMCA", etc. And "Staff Parking Only" for the angled parking on the north side of the alley. (Those slots must exit westbound.)

These are my concerns and suggested mitigations.

I would be happy to answer any questions and discuss further with DCED staff or other appropriate entity.

Regards,
Karen Taylor Robinson
ph: 206-550-2094 (in PA)
k_t_robinson@yahoo.com

PORT ANGELES WASHINGTON, U.S. | DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

DNS 1471
PZ 23-79

CITY OF PORT ANGELES
State Environmental Policy Act (SEPA)
DETERMINATION OF NON-SIGNIFICANCE
WAC Chapter 197-11-340(2)

PROPOSAL: Olympic Peninsula YMCA proposes the establishment of an early learning center and child care facility operated by Olympic Peninsula YMCA located at 717, 723, and 725 E 4th Street on Parcel Nos. 06-30-00-60-0072, 06-30-00-60-0075, and 06-30-00-77-0305 in the R7 and Public Buildings – Parks (PBP) zones. The proposed facility would be established on this site following removal of the existing single-household dwellings. The use requires conditional approval before the construction may be authorized.

APPLICANT:	Olympic Peninsula YMCA
REPRESENTATIVE:	BCRA Design, GRoe@bcradesign.com
LOCATION:	717, 723, and 725 E 4th Street, Port Angeles, WA 98362 Parcel Nos. 06-30-00-60-0072, 06-30-00-60-0075, and 06-30-00-77-0305
LEAD AGENCY:	City of Port Angeles

DETERMINATION OF NON-SIGNIFICANCE: This DNS is issued under the Washington Administrative Code (WAC) 197-11-340(2). The City of Port Angeles has determined that the proposal does not have a probable significant adverse impact on the environment and an environmental impact statement (EIS) is not required under the Revised Code of Washington (RCW) 43.21C.030(2)(c). The City of Port Angeles made this decision after reviewing a complete environmental checklist and other information on file with the lead agency. This information is available to the public on request.

COMMENT PERIOD: The lead agency will not act on this proposal for 14 days from the date of issuance. Comments must be submitted by **February 8, 2024,** when the DNS may be retained, modified, or withdrawn.

APPEALS: Revised Code of Washington (RCW) 43.21C.060 allows an appeal to a local legislative body of any decision by a nonelected local official. Any appeal of the threshold determination of the SEPA Responsible Official must be made to the City of Port Angeles Hearing Examiner within 14 days of the date the DNS is final. The appeal must be in writing, conforming with Section 15.04.280 PAMC. Written appeals shall be delivered to the Department of Community and Economic Development at 321 East 5th Street, Port Angeles, WA 98362, or by email to ced@cityofpa.us. An appeal of this determination must be based on non-compliance with RCW 43.21, WAC 197-11, or Chapter 15.04 PAMC. An open record public hearing on the SEPA appeal shall be before the Port Angeles Hearing Examiner.

January 25, 2024
Date

Shannen Cartmel
Shannen Cartmel, SEPA Official

Responsible Official: Shannen Cartmel
Position: Deputy Director, Department of Community & Economic Development
Address: 321 East 5th Street, Port Angeles, WA 98362
Email: scartmel@cityofpa.us
Phone: (360) 417-4751

STATE ENVIRONMENTAL POLICY ACT COVER PAGE

Exhibit 6

Department of Community & Economic Development
321 E. 5th Street, Port Angeles, WA 98362
360.417.4750 | www.cityofpa.us | ced@cityofpa.us

PZ 23-79
file no.

APPLICANT INFORMATION

Applicant Name: Olympic Peninsula YMCA (Property Owner: ☑ Yes ☐ No)
Mailing Address: 675 N 5th Avenue, Suite 3A, Sequim, WA 98382
Phone: (360) 504-0526 Email: wendy@olympicpeninsulaymca.org
Applicant's Representative (If other than applicant): Meghan Howey, BCRA Design
Phone: (253) 682-8556 Email: mhowey@bcradesign.com
(If the applicant, or applicant's representative, is not the property owner, written authorization from the owner for this proposed action must be provided)

PROJECT INFORMATION

Project Title: Port Angeles YMCA Early Learning Center
Project Summary: (1-2 sentences)
The Olympic Peninsula YMCA proposes an Early Learning Center south of the existing branch facility.

SUBJECT PROPERTY

Full Street Address: 725, 723, and 717 E Fourth Street, Port Angeles, WA 98362
Property ID / Parcel #: 063000770305, 063000600075, 063000600072 Current Zoning: PBP and R7
Shoreline Designation: Not applicable
Property Owner(s): Olympic Peninsula YMCA (■ Same as Applicant)
Property Owner Address: 675 N 5th Avenue, Suite 3A, Sequim, WA 98382

REQUIRED APPLICATION MATERIALS CHECKLIST

Only completed applications will be accepted. An application must include all of the following information:

- ✓ **SEPA Cover Page:** A completed cover page signed by the applicant or applicant's representative.
- ✓ **SEPA Checklist**: Complete all questions and acquire necessary signatures.
- ✓ **Mailing Addresses:** Mailing labels and a list (in MS Excel format) of property owners within 300 feet of the proposed site, obtained from the Clallam County Assessor's Office.

I have read and completed the application and attached all application materials and know it to be true and correct. I am authorized to apply for this permit and understand that additional information may be required. I acknowledge that it is my responsibility to determine what other permits are required and to obtain all required permits prior to commencement of any work, use, or activity. I understand that I will forfeit all paid fees if I withdraw the application prior to permit issuance.

11/16/23 Meghan Howey, BCRA

Date Print Name Signature (☐ Owner ☑ Representative)

Notes:

Fees: $350.00

Date Stamp

SEPA ENVIRONMENTAL CHECKLIST

Department of Community & Economic Development
321 E. 5th Street, Port Angeles, WA 98362
360.417.4750 | www.cityofpa.us | ced@cityofpa.us

PZ 23-79
file no.

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS (Derived from WAC 197-11-960)

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply.” Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to complete them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

For nonproject proposals, complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proposer,” and “affected geographic area,” respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: Port Angeles YMCA Early Learning Center
2. Name of applicant: BCRA Design on behalf of Olympic Peninsula YMCA
3. Address and phone number of applicant and contact person:

   2106 Pacific Avenue, Suite 300, Tacoma, WA 98402

4. Date checklist prepared: November 16, 2023
5. Agency requesting checklist: City of Port Angeles
6. Proposed timing or schedule (including phasing, if applicable):

   2024

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? Yes ○ No ◉ If yes, explain.

   There are no plans none for future addition, expansion, or further activity related to this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

   Draft Geotechnical Report by Krazan and Associates Inc – November 1, 2023
   Topographic Survey by NTI Surveying – August 10, 2023

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? Yes ◉ No ○ If yes, explain.

   The applications submitted to permit this site will be pending.

10. List any government approvals or permits that will be needed for your proposal, if known.

    A City of Port Angeles Boundary Line Adjustment, Conditional Use Permit, and Building Permit will be needed for this proposal.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

    The YMCA proposes an early learning facility adjacent to their existing facility. The building will be constructed on three parcels which will be combined through a Boundary Line Adjustment: 063000770305, 063000600075, and 063000600072. The proposed building is one story and approximately 9,149 square feet. The project site is approximately 20,994 square feet.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

    Parcel ID: 063000770305, 063000600075, and 063000600072
    Address: 725, 723, and 717 E Fourth Street, Port Angeles, WA 98362
    Area: Approximately 20,994 sf for the subject site.

B. ENVIRONMENTAL ELEMENTS | CITY USE ONLY

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.....

The site is relatively flat.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slops is approximately 15%. as defined by the web soil survey on USDA's soil map.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? Yes ◯ No ◉ If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The USDA web soil survey states the soil is 'Clallam-Hoypus" and this is further defined as Clallam being "0-10 inches: gravelly ashy sandy loam, 10-28 inches: very gravelly ashy sandy loam". Hoypus is further defined as 0-3 inches: gravelly sandy loam, 3-10 inches: gravelly loamy sand".

d. Are there surface indications or history of unstable soils in the immediate vicinity? Yes ◉ No ◯ If so, describe.

There are no known surface indications or history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Excavate or Cut - Approximately 800 cy
Fill/Backfill - Approximately 600 cy

All fill placed beneath building and pavements will be adequate for

f. Could erosion occur as a result of clearing, construction, or use? Yes ◯ No ◯ If so, generally describe.

Erosion could occur as a result of clearing, construction, or use. Erosion and sedimentation rates and quantities can be influenced by retaining walls or below-grade structures. Erosion may be influenced by construction methods, slope length and gradient and the amount of soil

1.f. Stormwater management BMPs shall be employed to minimize erosion potential during construction activity.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 68% of the subject site will be covered in impervious surfaces as a result of this development

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A temporary erosion and sediment control (TESC) plan will be prepared and implemented during the construction phase in accordance with City Development Standards.

1.h. See Chapter 6 of the USSG for ESC BMPs.

CITY USE ONLY

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? Yes (●) No ( ) If any, generally describe and give approximate quantities if known.

Emissions during construction are anticipated as a direct result of the construction workers use of personal, company and/or subcontractor vehicles to and from the site, and construction equipment. Once the construction is complete, automobile exhaust from park users entering and leaving the site will be the main sources of emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? Yes (●) No ( ) If so, generally describe.

Off-site emissions will be from traffic from adjacent streets and neighboring commercial and residential uses. These emissions are not expected to affect this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

All emissions standards are required to be met with building systems and industry standard energy efficient models will be utilized. Dust during construction activities will be managed by the contractor with

3. Water

a. Surface:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? Yes ( ) No (●) If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is no surface water body on or in the immediate vicinity of the site.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? Yes ( ) No (●) If yes, please describe and attach available plans.

The project is not anticipated to require any work over, in, or adjacent to (within 200 feet) any waters.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material is anticipated to be removed from surface water or wetlands.

4. Will the proposal require surface water withdrawals or diversions? Yes ( ) No (●) Give general description, purpose, and approximate quantities if known.

The proposal will not require surface water withdrawals or diversions.

5. Does the proposal lie within a 100-year flood plain? Yes ( ) No (●) If so, note

location on the site plan.

The proposal does not lie within an identified 100-year floodplain.

6. Does the proposal involve any discharges of waste materials to surface waters? Yes ◯ No ◉ If so, describe the type of waste and anticipated volume of discharge.

   The proposed project does not involve discharges of waste materials into surface waters.

b. Ground:

1. Will groundwater be withdrawn from a well for drinking water or other purposes? Yes ◯ No ◉ If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Yes ◯ No ◉ Give general description, purpose, and approximate quantities if known.

   Water will be provided through the public utility. No onsite well.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

   The subject property is served by stormwater systems. It is anticipated that no waste materials will enter the ground from the subject site.

c. Water runoff (including stormwater):

1. Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? Yes ◯ No ◉ If so, describe.

   The source of runoff will be stormwater runoff from concrete walks, asphalt pavement areas, building roof, and landscaping. Stormwater will be collected and detained on site prior to release to the City stormwater system.

2. Could waste materials enter ground or surface waters? Yes ◯ No ◉ If so, generally describe.

   It is not anticipated that waste materials will enter ground or surface waters. The site is served by public sewer and stormwater systems.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? Yes ◯ No ◉ If so, describe.

   Drainage patterns will generally be maintained in the vicinity of the site.

CITY USE ONLY

3.c.3 See applicant response to 3.c.1. On-site stormwater management will ensure maintenance of vicinity drainage patterns.

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

CITY USE ONLY

During the construction phase, temporary erosion control measures, ongoing maintenance, soil stabilization and other best management practices will be implemented to help reduce and control impacts from the project.

4. Plants

a. Check the types of vegetation found on the site:

- [x] Deciduous tree: Alder, maple, aspen, other
- [x] Evergreen tree: Fir, cedar, pine, other
- [x] Shrubs
- [x] Grass
- [ ] Pasture
- [ ] Crop or grain
- [ ] Orchards, vineyards or other permanent crops.
- [ ] Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
- [ ] Water plants: Water lily, eelgrass, milfoil, other
- [x] Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Site will be cleared of most vegetation within development construction zone. Please reference plan set.

c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered species on or near the site. WDFW Priority Habitats and Species online mapping tool does not indicate the presence of any priority habitats on or in close proximity to

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscape islands with trees, shrubs and ground cover will be provided within parking areas and along property boundaries where required by current City municipal code. Native plants will be used wherever

e. List all noxious weeds and invasive species known to be on or near the site.

There are no known noxious weeds or invasive species on or near the site.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: [ ] Hawk, [ ] heron, [ ] eagle, [ ] songbirds, [ ] other:
Mammals: [ ] Deer, [ ] bear, [ ] elk, [ ] beaver, [x] other:
Fish: [ ] Bass, [ ] salmon, [ ] trout, [ ] herring, [ ] shellfish, [ ] other:

CITY USE ONLY

b. List any threatened and endangered species known to be on or near the site.

None known to be on or near the site. WDFW Priority Habitats and Species online mapping tool does not indicate the presence of any priority habitats or species on or in close proximity to this site.

c. Is the site part of a migration route? Yes (●) No ( ) If so, explain.

This area is within the Pacific Flyway for migratory birds. Migrating species of geese and ducks can be found in waterways in the area.

d. Proposed measures to preserve or enhance wildlife, if any:

There are no proposed measures to preserve or enhance wildlife.

e. List any invasive animal species known to be on or near the site.

There are no known invasive animal species on or near the site.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric service is available on site.

b. Would your project affect the potential use of solar energy by adjacent properties? Yes ( ) No (●) If so, generally describe.

The proposed project would not affect use of solar energy due to the project's limited height.

6.b. Plan set indicates building dimensions. See Sheet A-201 of engineered plan set for exterior building elevations.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Washington State Energy Code requirements will be met when designing building shell, lighting, heating, and ventilation equipment.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

1. Describe any known or possible contamination at the site from present or past uses.

   There is no known contamination or possible contamination at the site from present or past uses.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

   There are no known underground hazardous utilities or other conditions of note that may affect this project.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

   The proposed building will likely require maintenance and cleaning, so chemicals would be expected to be present in quantities typical to the regular cleaning activities. Overall, any chemicals should be used as

4. Describe special emergency services that might be required.

   No special emergency services are anticipated for this project.

5. Proposed measures to reduce or control environmental health hazards, if any:

   There are no proposed measures to reduce or control environmental health hazards.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

   Traffic noise from local streets, and noise from adjacent businesses and residential uses, are the main source of noise in the area. This does not affect the project.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

   Short-term noise would result from construction activities. In the long term, noise is anticipated to return to pre-construction levels and would be related to early learning activities on site.

3. Proposed measures to reduce or control noise impacts, if any:

   There are no proposed measures to reduce or control noise impacts.

CITY USE ONLY

7.a.4. The site is within the four minute response time from a City of Port Angeles fire station, according to City GIS information.

7.b.3. All construction equipment used during the development activity shall be properly maintained to ensure noise levels do not exceed those reasonably anticipated to accompany construction.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? Yes ◯ No ◉

CITY USE ONLY

If so, describe.

The subject site is currently used for single family homes and parking. Adjacent properties are used for single family homes and a YMCA facility.

b. Has the project site been used as working farmlands or working forest lands? Yes ◯ No ◉ If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has no known use as working farmlands or working forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? Yes ◯ No ◉ If so, how:

There are no known working farmlands or working forest lands in the

c. Describe any structures on the site.

There are three single family houses on the subject site.

d. Will any structures be demolished? If so, what?

Three single family homes will either be relocated or demolished.

8.d A Demolition Permit is required prior to any demolition of structures.

e. What is the current zoning classification of the site?

The zoning classification is Public Building Parks (PBP) and Residential,

f. What is the current comprehensive plan designation of the site?

The Comprehensive Plan designation is Low Density Residential.

8.e The R7 zone was amended to become a Residential Mixed Density zone.

g. If applicable, what is the current shoreline master program designation of the site?

There is no shoreline master program on the site.

h. Has any part of the site been classified as a critical area by the city or county? Yes ◯ No ◉ If so, specify.

No part of the site has been classified as a critical area by the City or County.

i. Approximately how many people would reside or work in the completed project?

No people would reside in the completed project. Approximately 20 staff would work in the completed project.

j. Approximately how many people would the completed project displace?

The complete project would either relocate or demolish the three single family homes.

k. Proposed measures to avoid or reduce displacement impacts, if any:

The single family homes might be relocated.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

There are no proposed measures to ensure the proposal is compatible with existing and projected land uses and plans because it is already compatible. The project is a conditional use in both zones. It is adjacent to an existing YMCA facility and will support the needs of the

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

There are no proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance because there are no impacts.

CITY USE ONLY

8.i Compatibility of the use will be determined through the CUP evaluation process. Mitigating conditions may be placed on the CUP if deemed necessary by the Hearing Examiner.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units will be provided by this project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Three single family homes will be relocated or demolished.

c. Proposed measures to reduce or control housing impacts, if any:

The single family homes might be relocated. If not, they will be demolished.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of the proposed structure is 24'-3". The proposed

b. What views in the immediate vicinity would be altered or obstructed?

Views in the immediate vicinity would not be altered or obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Aesthetics will be controlled by City of Port Angeles development and design standards. This project is required to undergo land use review. This includes landscaping and other aesthetic measures..

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Low-level lighting for buildings and parking lots would occur in the evening until morning.

CITY USE ONLY

b. Could light or glare from the finished project be a safety hazard or interfere with views? Yes ◯ No ◉

It is not anticipated that light or glare will create a safety hazard or interfere with views.

c. What existing offsite sources of light or glare may affect your proposal?

Street lights and lighting from adjacent commercial uses will remain consistent, and will not affect this project.

d. Proposed measures to reduce or control light and glare impacts, if any:

Light standards will be installed in locations that minimize the amount of light encroachment on to adjacent properties.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Jessie Webster Park, Erickson Playfield Park, a baseball field and

b. Would the proposed project displace any existing recreational uses? Yes ◯ No ◉ If so, describe.

The project will not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

There are no proposed measures to reduce or control impacts on recreation.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? Yes ◯ No ◉ If so, specifically describe.

There are no buildings on the site that are over 45 years old or eligible for listing. On the Department of Archaeology and Historic Preservation's

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Yes ◯ No ◉ Please list any professional studies conducted at the site to identify such resources.

There are no landmarks or other evidence of Indian or historic use on the site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Research utilizing the Washington Information System or Architectural & Archaeological Records Data (WISAARD) system website for this property and nearby areas

13b&c. The property is not located in an area of the City identified as having a heightened potential of containing archaeological resources.

CITY USE ONLY

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

Public Streets serving the site include S Francis St, E 4th St, and an

b. Is the site or affected geographic area currently served by public transit? Yes (●) No ( ) If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Clallam Transit, Route 30 serves the nearby area. A bus stop is on S Francis St directly next to the subject site.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

The completed project will include a total of 10 parking stalls (1 of these will be ADA compliant). The project will not eliminate existing parking

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? Yes (●) No ( ) If so, generally describe (indicate whether public or private).

The project does not include public street improvements. The proposed improvements include internal drive aisles and access to the public right-of-way. The project also includes connections to the existing storm

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? Yes ( ) No (●) If so, generally describe.

The proposed project does not require the use of (nor will it occur in the immediate vicinity of) water, rail or air transportation systems.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The proposed project was reviewed by Public Works during the pre-application and will be reviewed again through the conditional use and building permits. Peak use will typically occur during drop off and

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? Yes ( ) No (●) If so, generally describe.

Agricultural and forest product movement does not occur in this area and therefore no impacts are expected.

CITY USE ONLY

h. Proposed measures to reduce or control transportation impacts, if any:

There are no proposed measures to reduce or control transportation impacts.

15. Public services

a. Would the project result in an increased need for public services? Yes ◯ No ◉ (for example: Fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

All public services would be required as is typical for a childcare facility.

b. Proposed measures to reduce or control direct impacts on public services, if any.

There are no proposed measures to reduce or control direct impacts on public services.

16. Utilities

a. Utilities currently available at the site: ☐ Electricity, ☐ natural gas, ☐ water, ☑ refuse service, ☑ telephone, ☑ sanitary sewer, ☐ septic system, ☐ other.

All utilities are currently available to the site.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity - Clallam County PUD or City of Port Angeles
Refuse Service -
Telephone - Wave Broadband and CenturyLink
Sewer - City of Port Angeles

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date: 11/16/2023

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life? Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts are:

CITY USE ONLY

The proposal is a project action. This supplemental sheet is not applicable.

CITY USE ONLY

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

END OF ENVIRONMENTAL CHECKLIST ESTABLISHED BY WAC 197-11-960

ENDANGERED SPECIES ACT (Supplemental Checklist)

CITY USE ONLY

The proposed development does not appear to be located within an ESA Potential Impact Area.

Answer to the best of your knowledge.

This checklist was developed to help project proponents and government agencies identify when a project needs further analysis regarding potential adverse effects on Endangered Species as required by the Endangered Species Act (ESA). For our purposes, "ESA listed species" are any species listed as endangered, threatened, or being considered for listing.

This supplemental checklist is for all development within ESA Potential Impact Areas, which include the following locations:

- ☐ Federal Emergency Management Act (FEMA) designated floodplain and/or floodway areas;
- ☐ Riparian Buffer Zones (RBZ) as described by the Dept of Natural Resources 2007 stream typing system and WDFW's 1997 stream buffer guidelines; and/or
- ☐ Channel Migration Zones (CMZ) plus 50' as identified according to Dept of Ecology 2003).

If ESA listed species are present or ever were present within the ESA Potential Impact Area where your project will be located, your project has the potential for affecting them, and you must comply with the ESA. The questions in this section will help determine if your proposed project could have an impact.

The Port Angeles regional watershed is an area where several endangered species have historically been present. Please answer the following questions to the best of your knowledge to assist the city in determining if your project will have adverse impacts to ESA species or their habitats.

Port Angeles Community and Economic Development Department staff can provide technical assistance in answering the following questions in this checklist. If necessary, the Washington Department of Fish and Wildlife (WDFW) regional office can also provide information to help you answer these questions.

PROJECT SPECIFICS: The questions in this section are specific to the project and vicinity.

1. Do you know of any endangered species or WDFW priority species on or in the vicinity of your project? Yes ◯ No ◯ If yes, identify those species:

2. Name of waterbody nearest to your project:

3. What is the distance from your project to the nearest body of water? (Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.)

CITY USE ONLY

4. What is the current land use adjacent to the potentially affected water body (developed including commercial, parking lots, residential, paved and/or graveled surfaces, agriculture, forestry, etc)?

5. What is the predominant vegetative cover between the project and the potentially affected water body (dense forest, woodland, scrub, grasses, etc)?

6. Is the project above a barrier to fish passage:

   natural permanent barrier (waterfall): Yes ◯ No ◯
   natural temporary barrier (beaver pond): Yes ◯ No ◯
   human-made barrier (culvert, dam): Yes ◯ No ◯
   other: Yes ◯ No ◯ If yes, explain:

7. If you answered yes to the questions above, describe the barrier and source of information:

8. If you answered yes to question 7 above, are there any resident salmonid populations above the blockage? Yes ◯ No ◯ Don't know ◯

9. Percent of the project as impervious surface (includes pavement & roof area)?

FISH MIGRATION: The questions in this section will help determine if this project could interfere with the migration of adult and juvenile fish. (Both increases and decreases in water flows can affect fish migration.)

10. Does the project require the withdrawal of:

    i. Surface water? Yes ◯ No ◯, Amount:

    Name of surface water body:

    ii. Ground water? Yes ◯ No ◯

    Amount: From where: Depth of well:

    (If you answered yes to any of the above questions, you will need to contact the Washington Department of Fish and Wildlife and the Washington Department of Ecology to obtain appropriate approvals)

11. Will any water be rerouted? Yes ◯ No ◯ If yes, will this require a channel relocation? Yes ◯ No ◯ Please describe:

CITY USE ONLY

12. Will there be retention or detention ponds? Yes ◯ No ◯ If you answer yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body? Yes ◯ No ◯ If you answer "yes" to a surface water discharge, please give the name of the waterbody that will receive the discharge:

13. Will this project require the building of any temporary or permanent roads? Yes ◯ No ◯ (Increased road distance may affect the timing of water reaching a stream and may impact fish habitat.)

14. Are any new or replacement culverts or bridges proposed as part of this project? Yes ◯ No ◯

15. Will topography changes affect the duration/direction of runoff flows? Yes ◯ No ◯ If yes, describe the changes:

16. Will the project involve any placement of fill within the ESA Potential Impact Area? Yes ◯ No ◯ If you answered yes, describe expected impacts on flood storage and/or flood conveyance and how these impacts will either be avoided or mitigated:

WATER QUALITY: The questions in this section will help determine if this project could adversely impact water quality for either surface or groundwater. Such impacts can cause problems for listed species. (Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.)

1. Do you know of any problems with water quality in any of the streams within ESA Potential Impact Areas? Yes ◯ No ◯ (Information on impaired water bodies can be obtained from Washington Department of Ecology) If you answered yes, describe:

2. Will your project either reduce or increase shade along or over a waterbody? Yes ◯ No ◯ (Removal of shading vegetation or the building of structures

such as docks or floats often result in a change in shade). If you answered yes, please describe:

CITY USE ONLY

Will the project introduce any nutrients or other contaminants (fertilizers, other waste discharges, or storm water runoff) to the waterbody? Yes ◯ No ◯

3. Will turbidity be introduced to a water body by construction of the project or during operation of the project? Yes ◯ No ◯ (In-water or near water work will often increase turbidity.) If you answered yes, consult with Washington Department of Ecology to ensure compliance with water quality regulations.

4. Will your project require long term maintenance that could affect water quality in the future, e.g., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots? Yes ◯ No ◯ If yes, please describe:

VEGETATION: The following questions are designed to determine if the project will affect riparian vegetation, thereby, adversely impacting salmon.

5. Will the project involve the removal of any vegetation from the stream banks? Yes ◯ No ◯ If you answered yes, please describe the existing conditions, and the amount and type of vegetation to be removed:

6. If any vegetation is removed from a riparian area, a mitigation plan will be required, please provide a copy of the plan if available. Describe briefly what your proposed mitigation would consist of:

NOTE: Most applicants should have the information necessary to answer most of the questions in this checklist. Additional information will need to be obtained from local and state agencies if it appears that the project is likely to affect ESA listed species.

RESOURCE AGENCIES:

Washington Department of Fish and Wildlife Website

http://wdfw.wa.gov/

This site has useful information on fish habitat.

Washington Department of Ecology Website

www.ecy.wa.gov

National Marine Fisheries Services Website

Evolutionarily Significant Unit (ESU) maps can be found at

www.nwr.noaa.gov