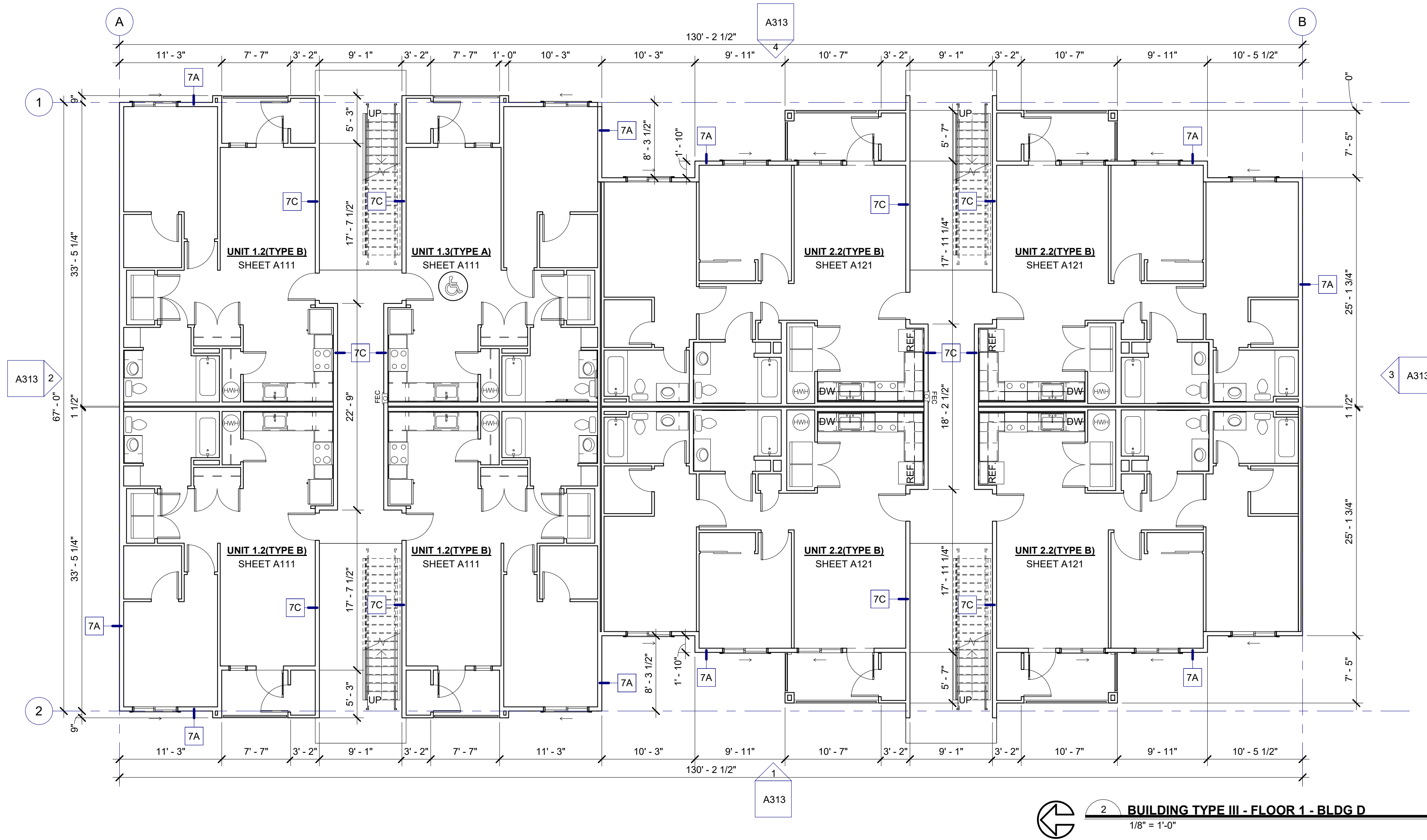






1. SEE SHEET **A040, A041** SHEETS FOR FIRE-RESISTIVE ASSEMBLIES
 — ASSEMBLY TAG
2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF RATED WALLS.
3. RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET **A030**, LOCATE PER IFC TYPE SLB AC SIZE 2A 10BC

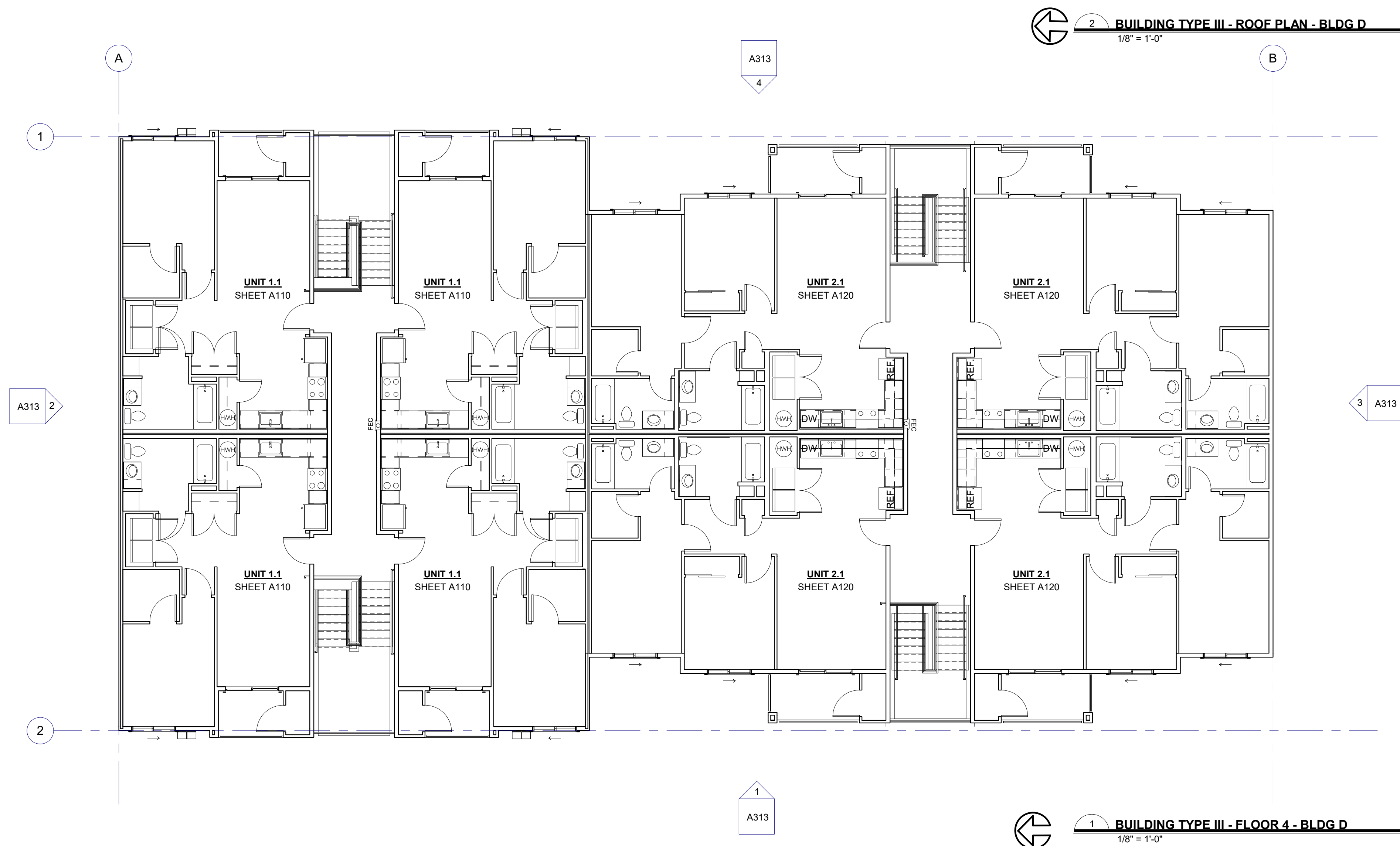
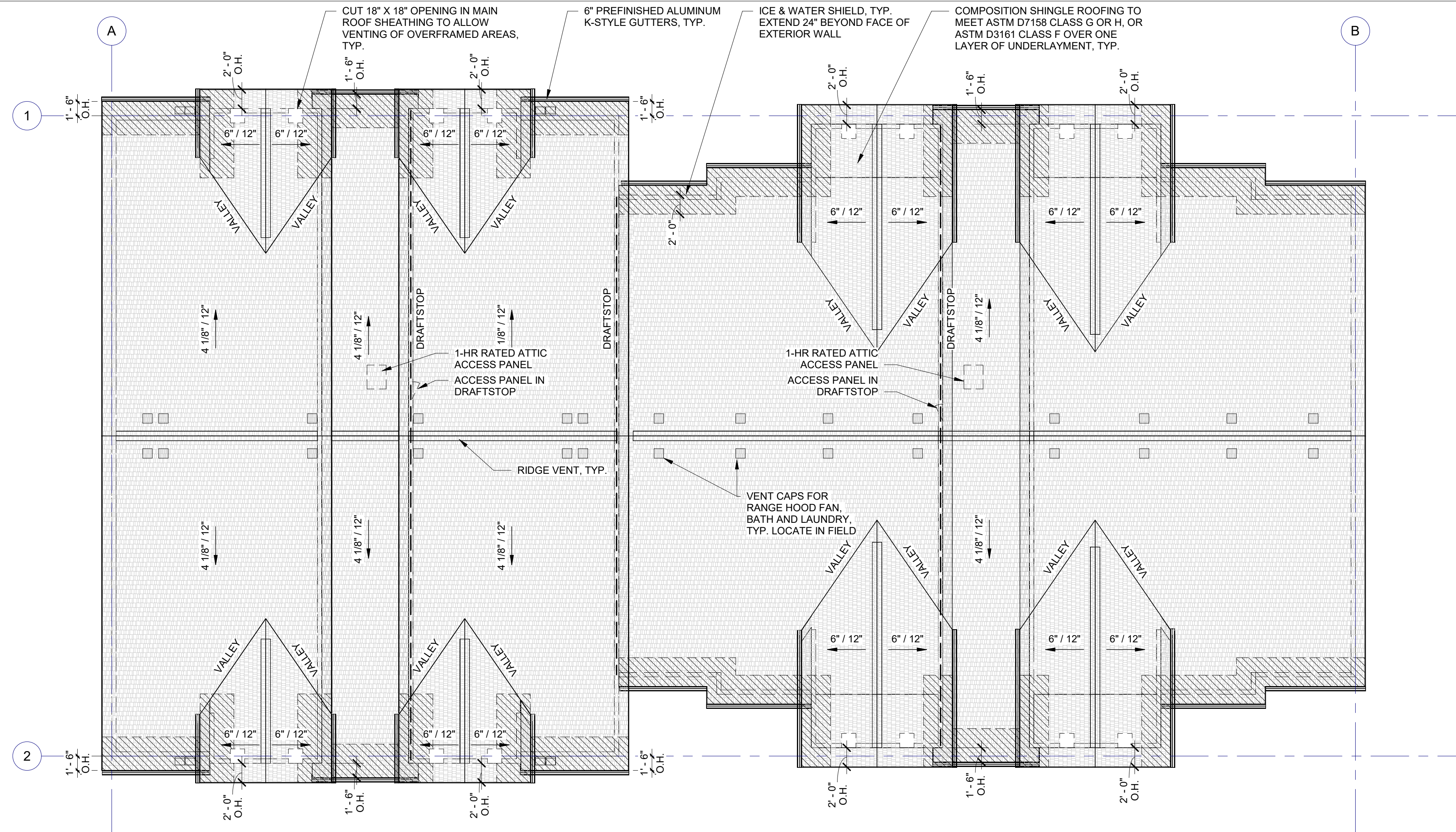
4. INDICATES TYPE A ACCESSIBLE UNIT. ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER **IBC SECTION 1107.6.2**.
5. REFER TO ACCESSIBILITY NOTES ON SHEET **CS00**.
6. REFER TO DESIGN/BUILD PLUMBING PLANS.
7. REFER TO DESIGN/BUILD ELECTRICAL PLANS.
8. REFER TO SHEET **A030** FOR PENETRATION REQUIREMENTS IN FIRE RATED CONSTRUCTION.
9. LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2
10. ALL LEVELS FULLY SPRINKLERED PER **IBC SECTION 903.3.1.2 (NFPA 13R)**.
11. REFER TO CS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TYPE TAGS & LOCATIONS. REFER TO SHEET **A040, A041** FOR ASSEMBLY DETAILS.
12. UNIT DEMISING WALLS ARE 1-HOUR RATED PER **IBC SECTION 708 W/** MINIMUM STC 50.
13. DIMENSIONS ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD, TYP.
- FSR: FIRE SPRINKLER RISER ROOM:**
FIRE SPRINKLER & FIRE ALARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND/OR F.A.C.P OR SIMILAR APPROVED WORDING.

INTERIOR

1. SEAL ALL PENETRATIONS IN EXTERIOR WALL INDICATED AS THE LINE OF THE AIR BARRIER
2. AT TOP FLOOR CEILING LID: SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
3. SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
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6. AT TOP FLOOR CEILING SEAL ALL PENETRATIONS. I.E. SPRINKLERS

EXTERIOR

1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS.
2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.



PLAN NOTES

1. SEE SHEET **A040, A041** SHEETS FOR FIRE-RESISTIVE ASSEMBLIES
 — ASSEMBLY TAG
2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF RATED WALLS.
3. RECESSED / 1-HOUR FIRE EXTINGUISHER - SEE SHEET **A030**, LOCATE PER IFC TYPE SJB AC SIZE 2A 10BC
 F.E.C. 101
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7. REFER TO DESIGN/BUILD ELECTRICAL PLANS.
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AIR BARRIER

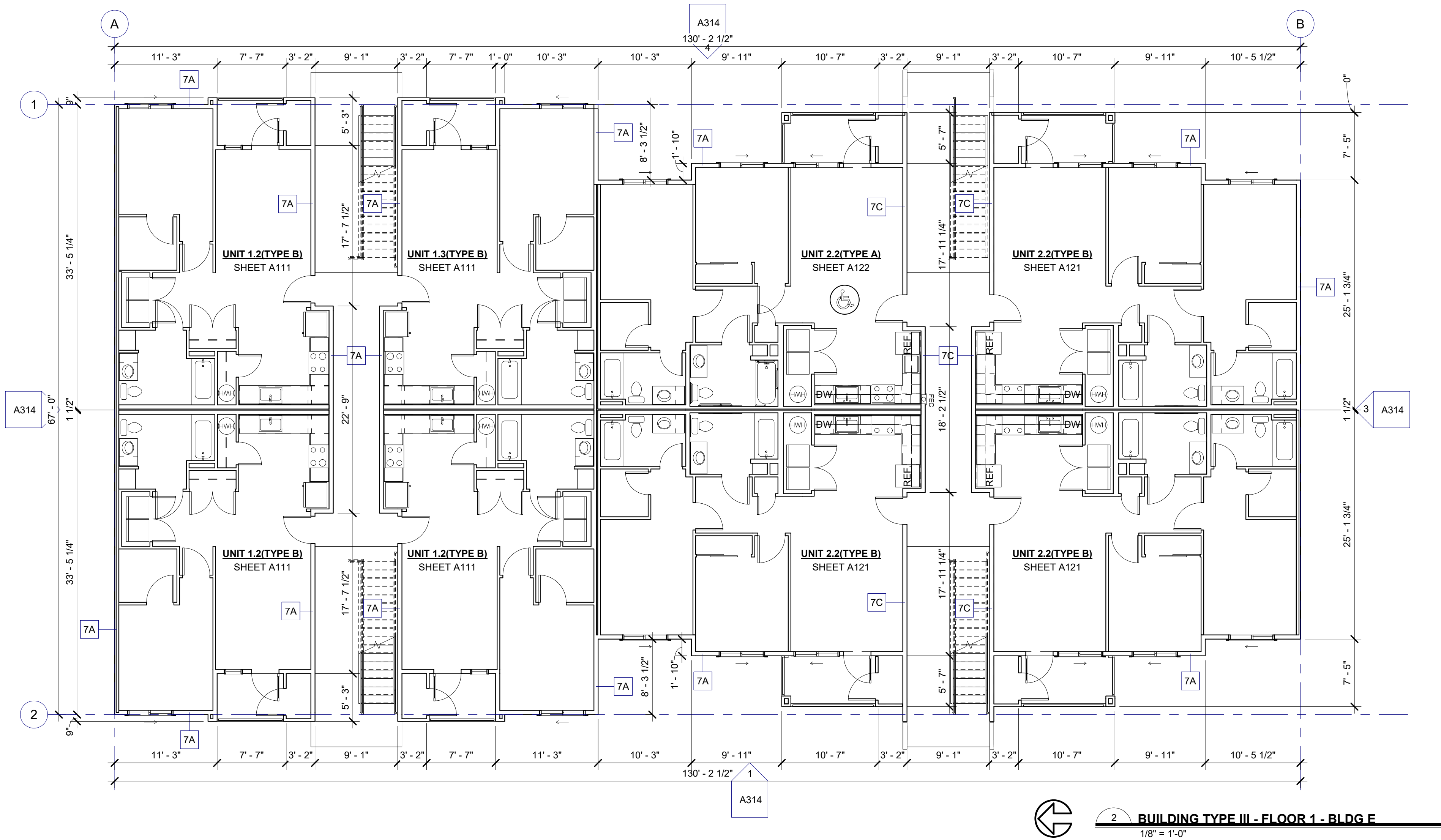
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[illegible]



PLAN NOTES

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4.

INDICATES TYPE A ACCESSIBLE UNIT. ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER IBC SECTION 1107.6.2.

5.

REFER TO ACCESSIBILITY NOTES ON SHEET CS00.

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REFER TO DESIGN/BUILD PLUMBING PLANS.

7.

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8.

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9.

LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2

10.

ALL LEVELS FULLY SPRINKLERED PER IBC SECTION 903.3.1.2 (NFPA 13R).

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F.E.C.

AIR BARRIER

INTERIOR

1.

SEAL ALL PENETRATIONS IN EXTERIOR WALL INDICATED AS THE LINE OF THE AIR BARRIER

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JOHNSON BRAUND INC.

15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

ARCHITECTURE

Rev.

Date

Description

Stamp

Fieldstone Apartments

SITE ADDRESS: 3900 6th Ave SW
Olympia, WA 98502

OWNER/APPLICANT
DevCo, LLC

PROJECT #:

2401

DRAWN BY:

AT

CHECKED BY:

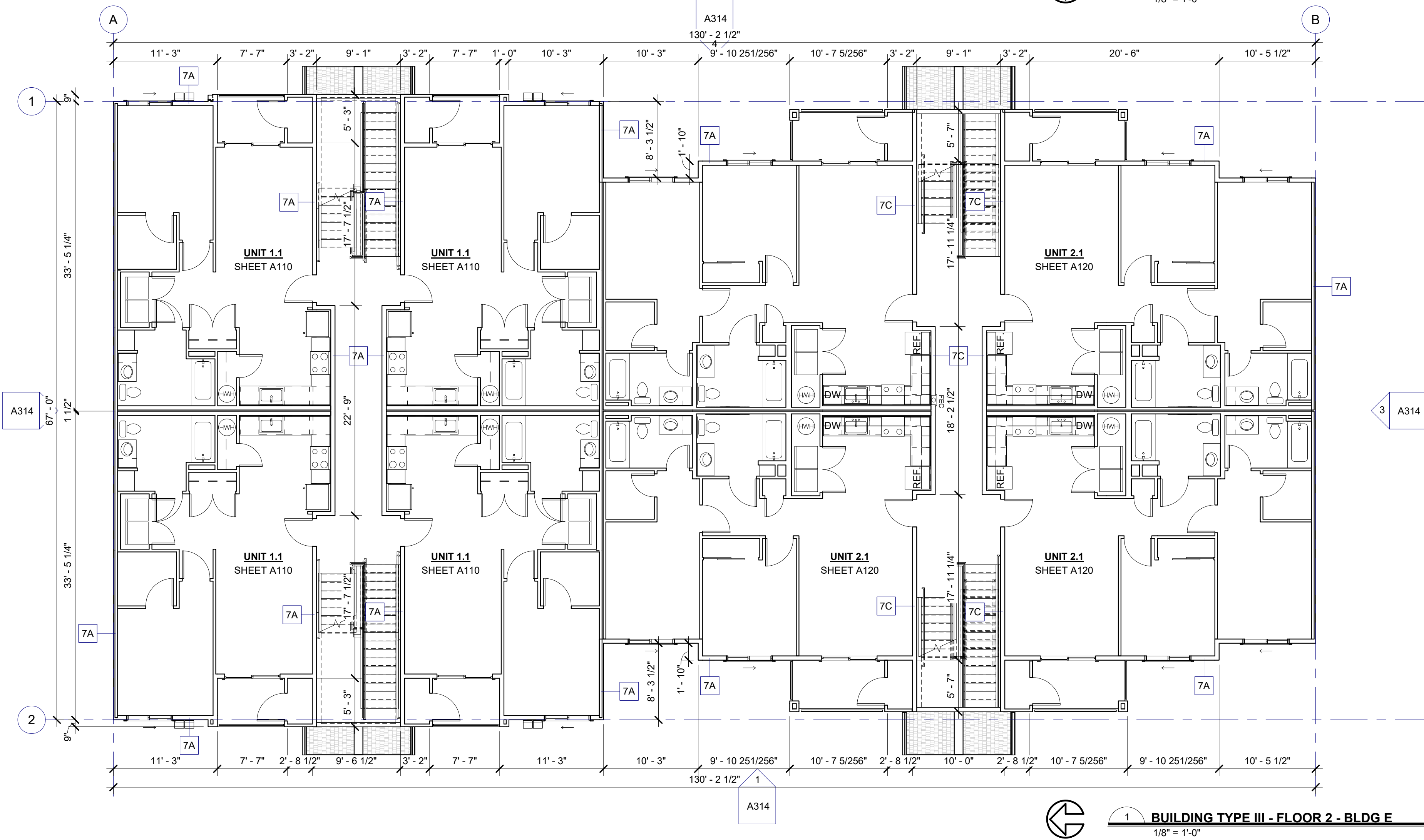
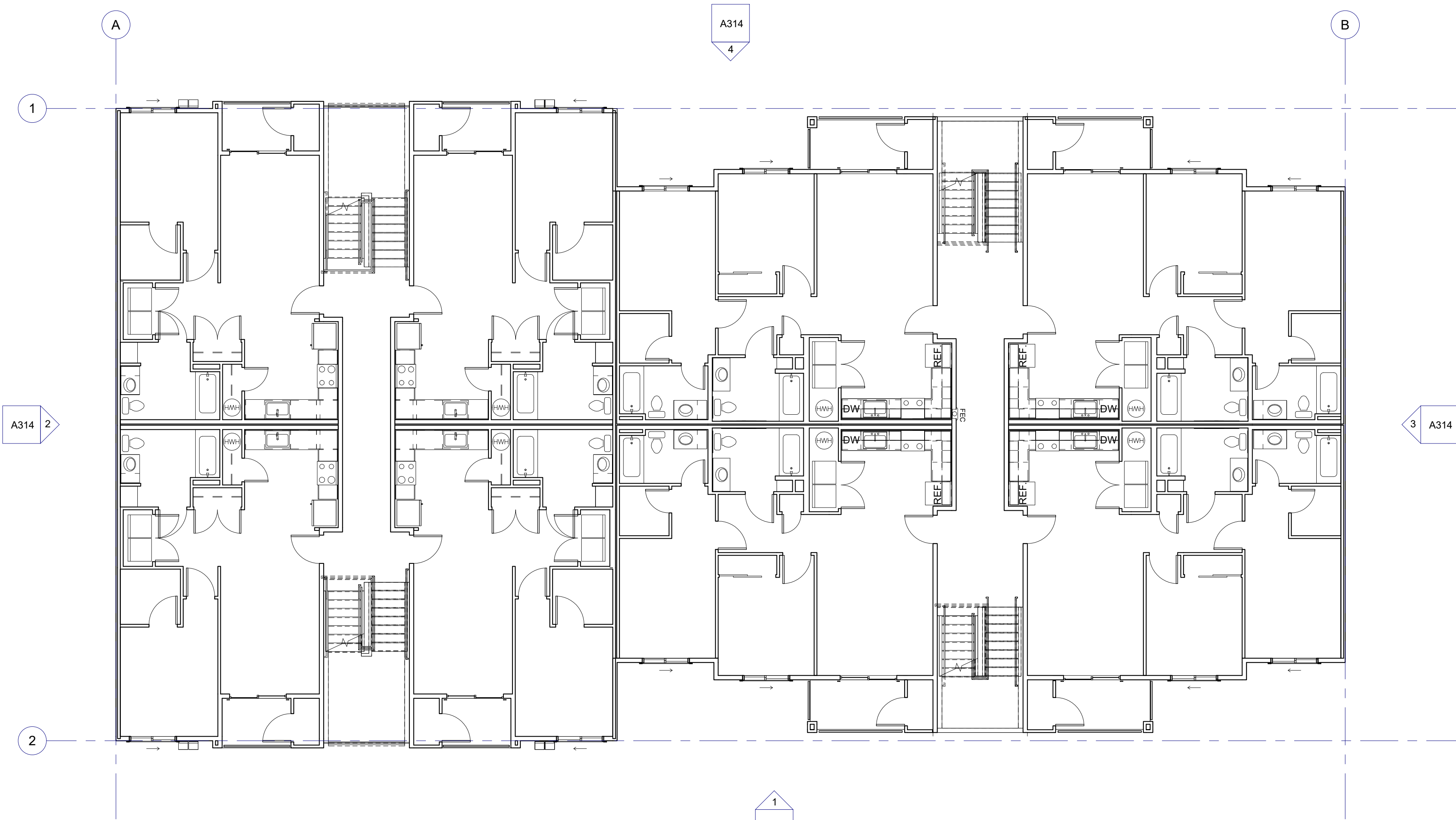
ST

BUILDING PLANS -
FOUNDATION AND
FLOOR 1 - BLDG E

A213

DESIGN REVIEW

THESE DRAWINGS WERE PREPARED FOR THE Fieldstone Apartments PROJECT IN OLYMPIA, WA © JOHNSON BRAUND, INC. THEY ARE NOT INTENDED FOR USE ON ANY OTHER PROJECT.



PLAN NOTES

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 ASSEMBLY TAG
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SET ISSUANCE		Description	Rev.	Date	Stamp
No.	Date				

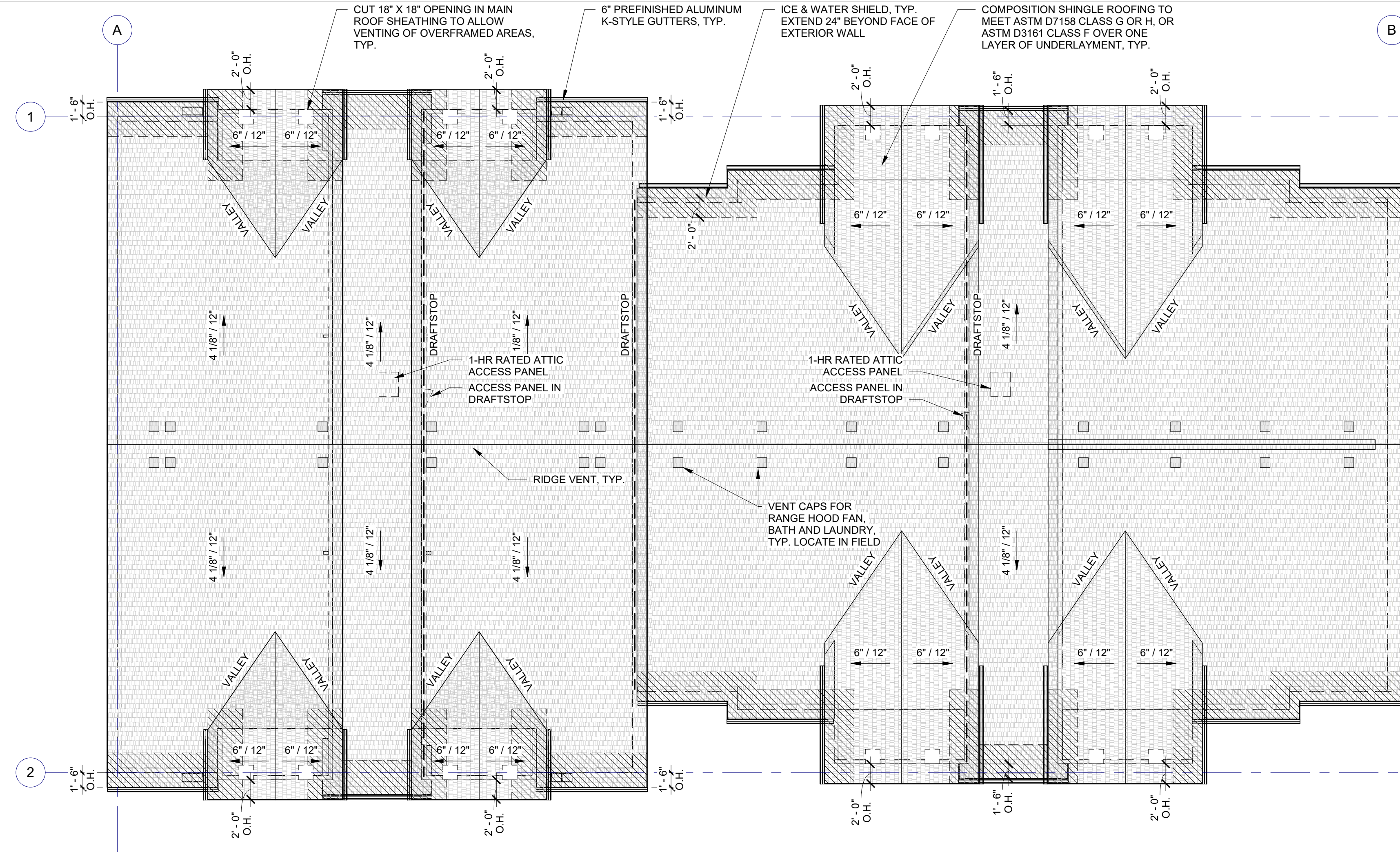
Fieldstone Apartments

SITE ADDRESS: 3903 6th Ave SW
Olympia, WA 98502
OWNER/APPLICANT
DevCo, LLC

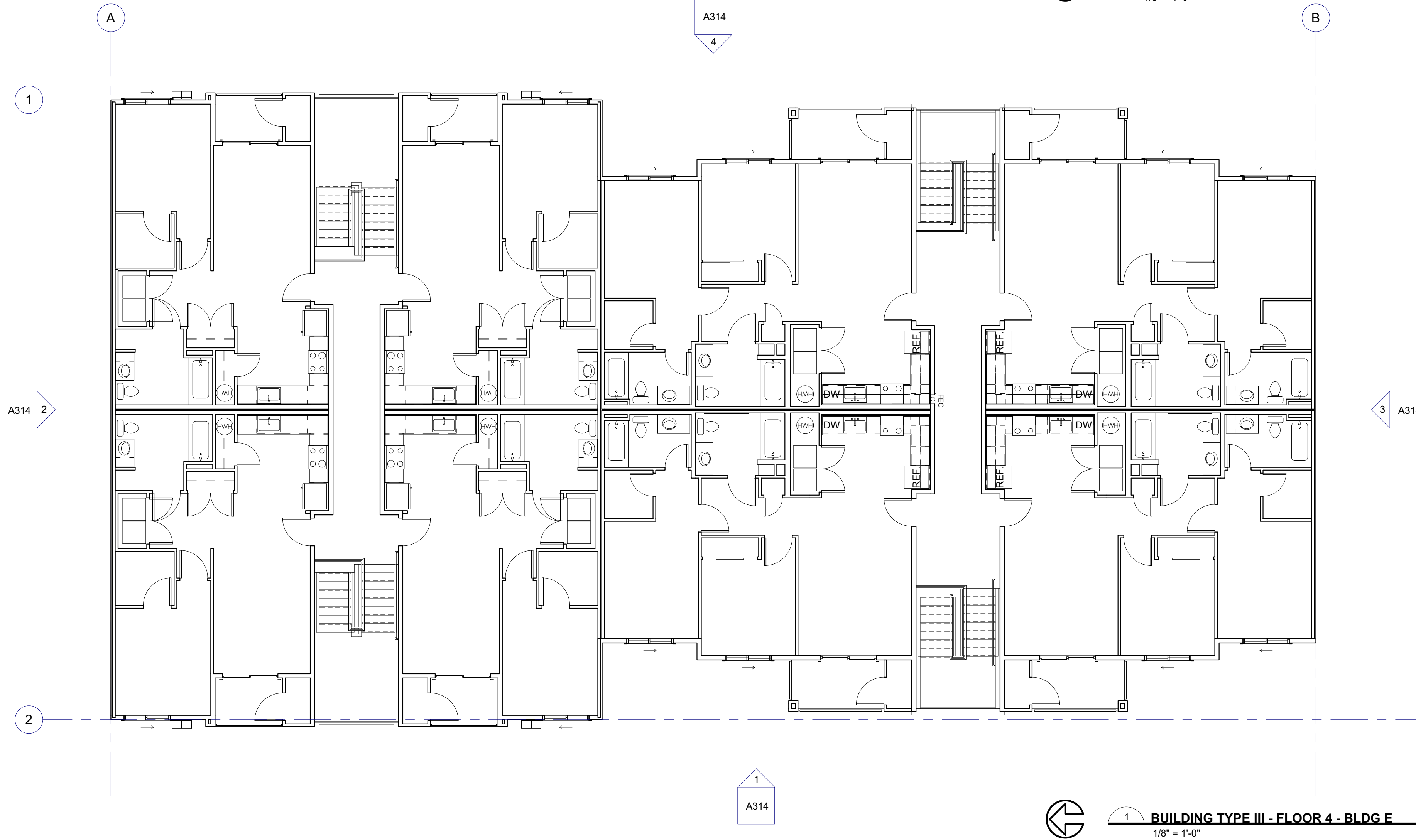
PROJECT #: 2401
DRAWN BY: AT
CHECKED BY: ST

BUILDING PLANS -
FLOORS 2 AND 3 -
BLDG E

A214
DESIGN REVIEW



  **BUILDING TYPE III - ROOF PLAN - BLDG E**
1/8" = 1'-0"



  **BUILDING TYPE III - FLOOR 4 - BLDG E**
1/8" = 1'-0"

ROOF NOTES

1. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING.
2. ALL ROOFING TO BE CLASS B MEMBRANE ROOFING SYSTEMS AS SET FORTH IN SECTION 1505 AND TABLE 1505.1.
3. ALL ROOF SLOPES ARE 5/8"FT. U.O.
4. DRAFTSTOPS ARE REQUIRED IN ATTICS OR OTHER CONCEALED ROOF SPACES PER **IBC SECTION 703.4.2**.
5. **PER IBC SECTION 708.1.2**, IN COMBUSTIBLE CONSTRUCTION WHERE THE FIRE PARTITIONS ARE NOT REQUIRED TO BE CONTINUOUS TO THE SHEATHING, DECK OR SLAB, A FIRE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIRE BLOCKED OR DRAFTSTOPS INSTALLED IN ACCORDANCE WITH **IBC SECTIONS 716.2 AND 716.3** AT THE PARTITION LINE.
- EXCEPTION #5: ATTIC FIREBLOCKING OR DRAFTSTOPPING IS NOT REQUIRED AT THE PARTITION LINE IN GROUP 2 BUILDINGS THAT DO NOT EXCEED FOUR STORIES ABOVE GRADE PLANE, PROVIDED THE ATTIC SPACE IS SUBDIVIDED BY DRAFTSTOPPING INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
6. DRAFTSTOPPING MATERIALS TO BE 1/2" GYP. SHEATHING OR 1/2" PLYWOOD OR OSB SHEATHING PER **IBC SECTION 718.3.1**.
7. DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE PER **IBC SECTION 718.4.2**.
- EXCEPTION #3: IN OCCUPANCIES IN GROUP 1 THAT DO NOT EXCEED FOUR STORIES ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
8. **PER IBC SECTION 1203.2** EXCEPTION THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
- EXCEPTIONS 6, 7, AND 8. A CLASS I OR II VAPOR RAFTER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING 2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 18" FROM THE RIDGE OR HIGHEST POINT OF THE SPACE.
- MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION IPROVIDED BY EAVE OF CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRICTION BARS DOES NOT CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
9. BATHROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE IMC PER **IBC SECTION 1203.5.2.1**.

PLAN NOTES

1. SEE SHEET **A040, A041** SHEETS
FOR FIRE-RESISTIVE ASSEMBLIES
 ASSEMBLY TAG
2. SEE ENLARGED UNIT PLAN
SHEETS FOR INTERIOR
DIMENSIONS, WINDOW AND DOOR
CALLOUTS, AND LOCATION OF
RATED WALLS.
3. RECESSED 1-HOUR FIRE
EXTINGUISHER - SEE SHEET
A030, LOCATE PER IFC
TYPE SLB AC
SIZE 2A/10BC

4.  INDICATES TYPE A
ACCESSIBLE UNIT. ALL REMAINING
UNITS ON FIRST FLOOR SHALL MEET
TYPE B ACCESSIBLE UNIT CRITERIA
PER **IBC SECTION 1107.6.2**.
5. REFER TO ACCESSIBILITY NOTES
ON SHEET **CS00**.
6. REFER TO DESIGN/BUILD
PLUMBING PLANS.
7. REFER TO DESIGN/BUILD
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8. REFER TO SHEET **A030** FOR
PENETRATION REQUIREMENTS IN
FIRE RATED CONSTRUCTION.
9. LEVELS 1 - 4 CONSTRUCTION TYPE VA,
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FIRE SPRINKLER & FIRE ALARM PANEL
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WORDING.

AIR BARRIER

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JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com
ARCHITECTURE

[illegible]

Fieldstone Apartments

SITE ADDRESS : 3909 9th Ave SW
Olympia, WA 98502

OWNER/APPLICANT
DevCo, LLC

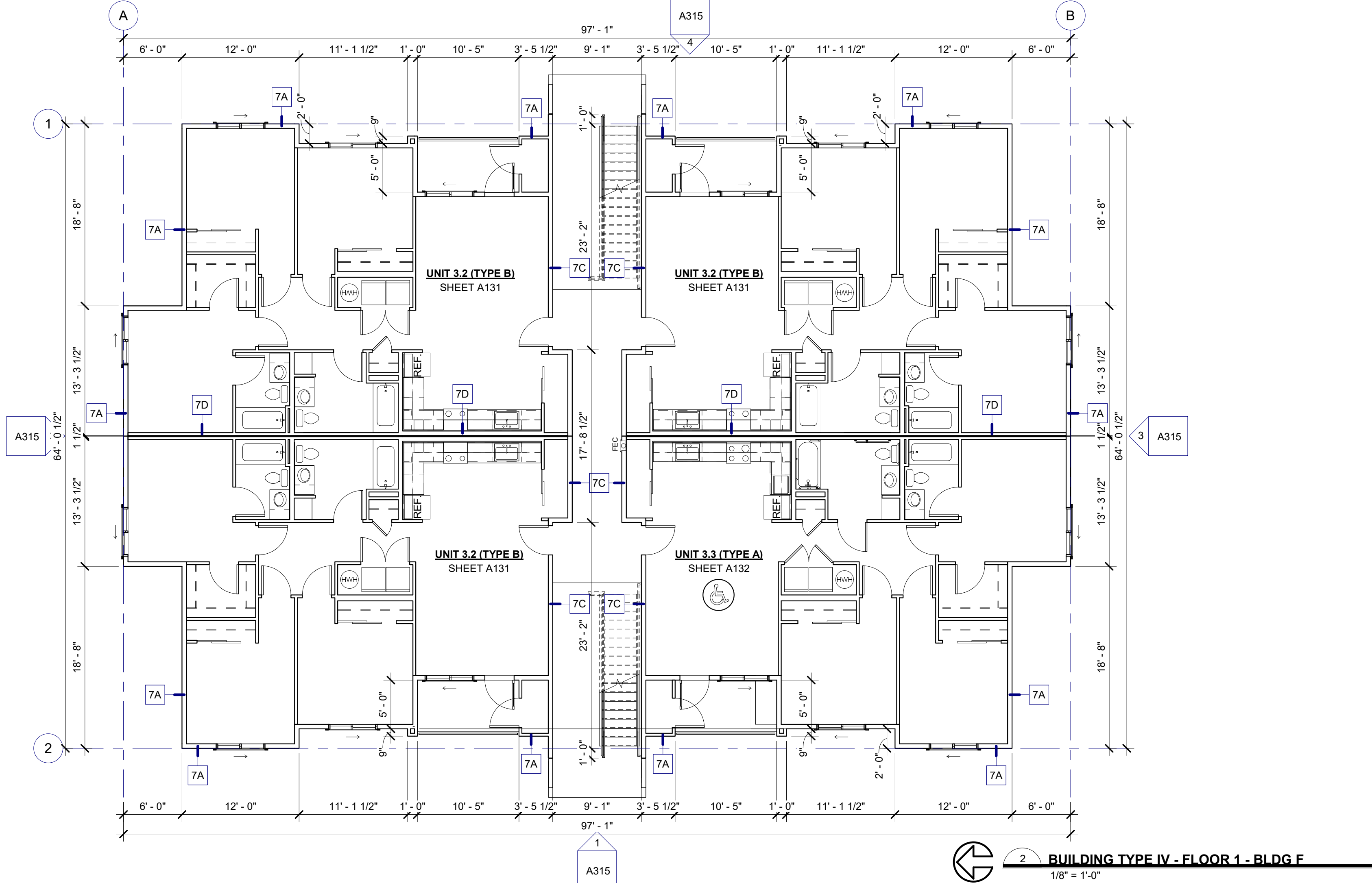
THESE DRAWINGS WERE PREPARED FOR THE Fieldstone Apartments
C-3, 1A

PROJECT #:	2401
DRAWN BY:	AT
CHECKED BY:	ST

BUILDING PLANS -
FLOOR 4 AND ROOF -
BLDG E

A215

DESIGN REVIEW



PLAN NOTES

1.

SEE SHEET **A040, A041** SHEETS FOR FIRE-RESISTIVE ASSEMBLIES

2.

SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF RATED WALLS

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RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET **A030**, LOCATE PER IFC TYPE 5LB AC SIZE 2A 10BC

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SET ISSUANCE		Description		Rev		Date		Stamp	
No.	Date	Description		Rev	Date	Stamp		Stamp	

Fieldstone Apartments

SITE ADDRESS: 3900 6th Ave SW
Olympia, WA 98502

OWNER/APPLICANT
DevCo, LLC

PROJECT #:

2401

DRAWN BY:

AT

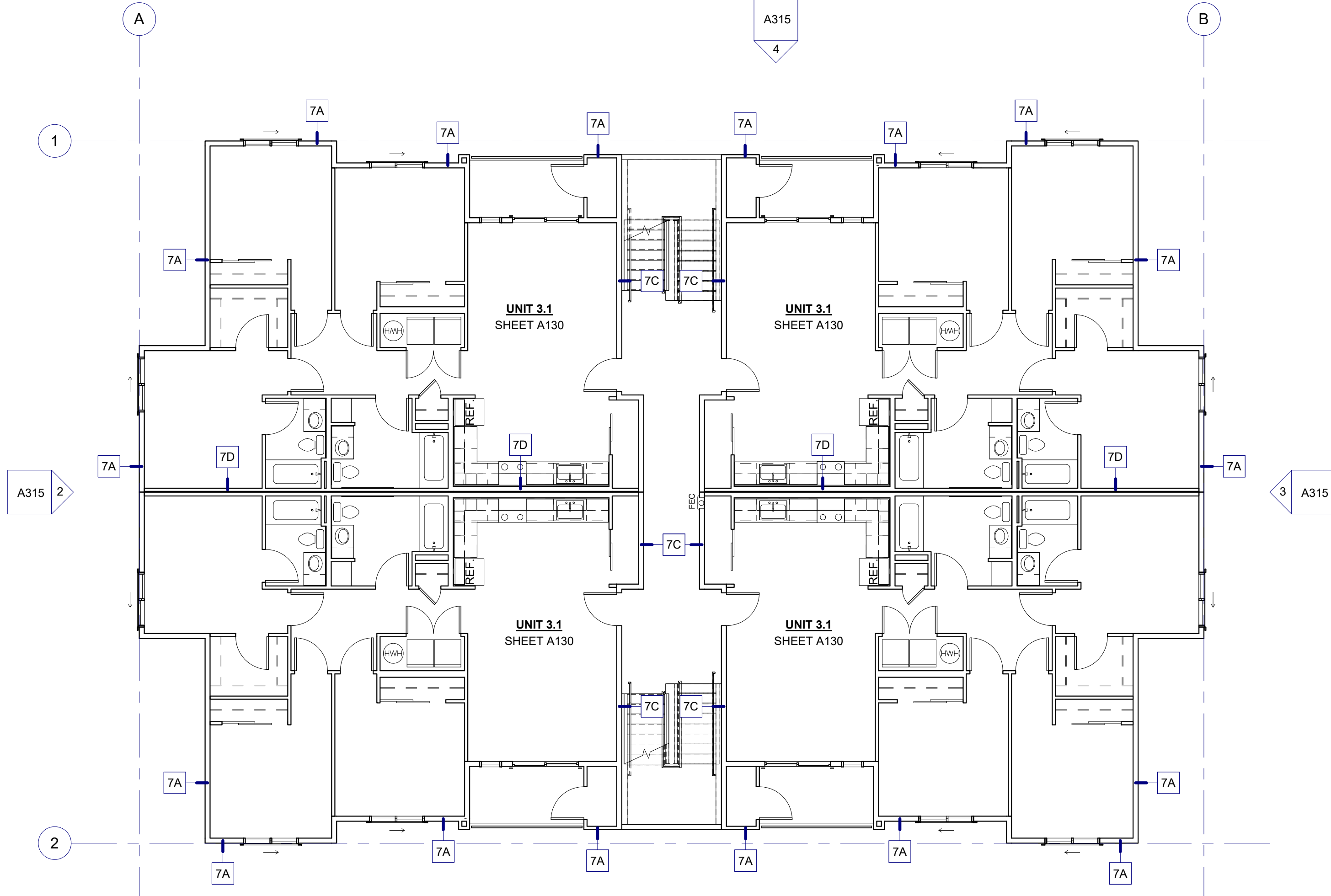
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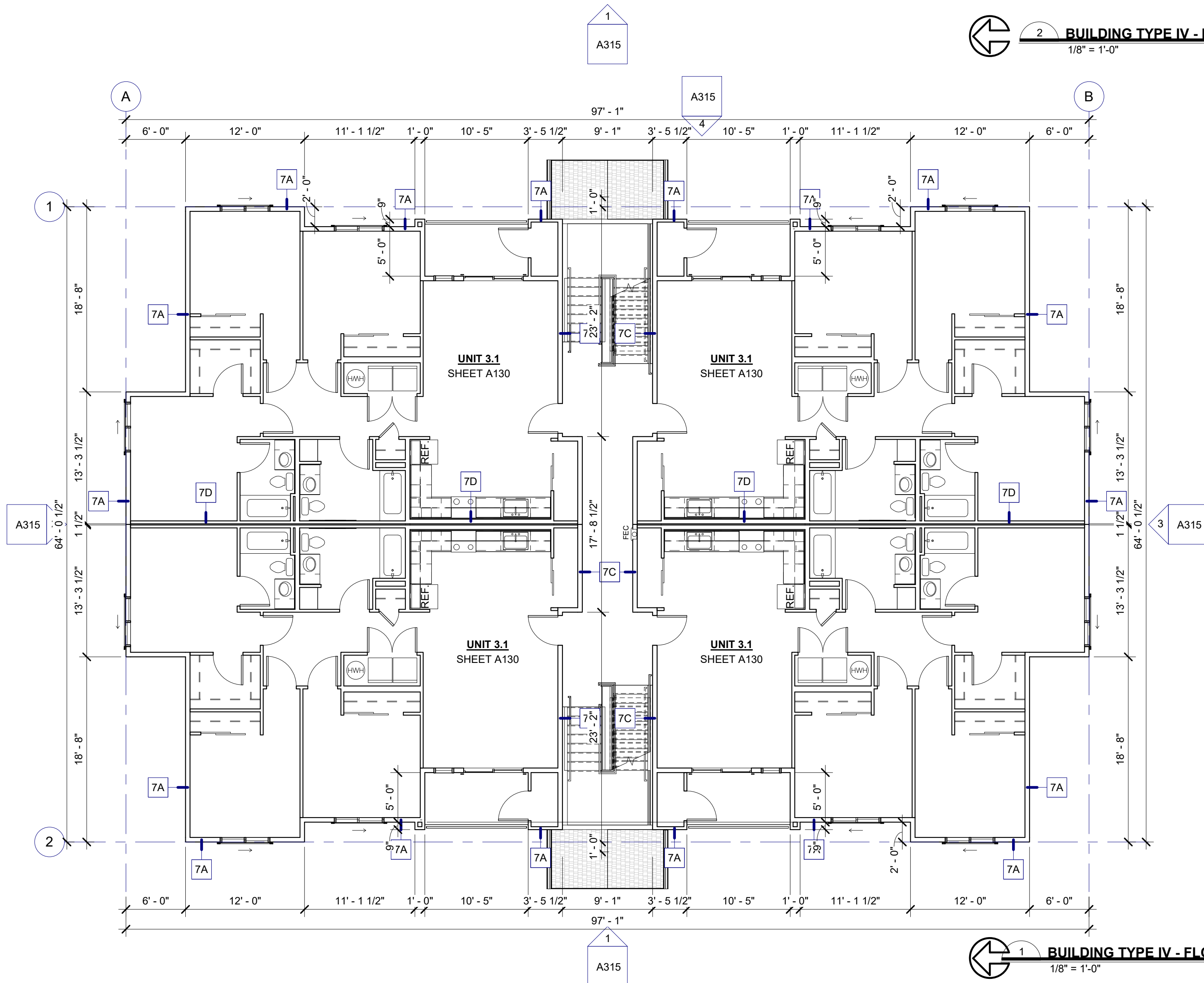
BUILDING PLANS -
FOUNDATION AND
FLOOR 1 - BLDG F

A216

DESIGN REVIEW



2 BUILDING TYPE IV - FLOOR 3 - BLDG F
1/8" = 1'-0"



1 BUILDING TYPE IV - FLOOR 2 - BLDG F
1/8" = 1'-0"

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- REFER TO CS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TYPE TAGS & LOCATIONS. REFER TO SHEET SERIES **A040, A041** FOR ASSEMBLY DETAILS.
- UNIT DEMISING WALLS ARE 1-HOUR RATED PER **IBC SECTION 708 W/** MINIMUM STC 50.
- DIMENSIONS ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD, TYP.
- FSR- FIRE SPRINKLER RISER ROOM:** FIRE SPRINKLER & FIRE ALARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND/OR F.A.C.P OR SIMILAR APPROVED WORDING.

AIR BARRIER

- INTERIOR
- SEAL ALL PENETRATIONS IN EXTERIOR WALL INDICATED AS THE LINE OF THE AIR BARRIER
 - AT TOP FLOOR CEILING LID: SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
 - SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
 - AT DOUBLE STUD WALLS, SEAL TOP OF STUDS AT ATTIC WITH SELF ADHERING MEMBRANE
 - SEAL BOTTOM PLATES TO FLOOR SHEATHING, SILL PLATE TO FLOOR SHEATHING AND GWB TO SILL PLATE. SEAL ANY PENETRATIONS IN DOUBLE STUD WALL AT ALL FLOOR LEVELS
 - AT TOP FLOOR CEILING SEAL ALL PENETRATIONS, I.E. SPRINKLERS
- EXTERIOR
- SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS.
 - SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.

SET ISSUANCE		Description	Rev.	Date	Stamp
No.	Date				

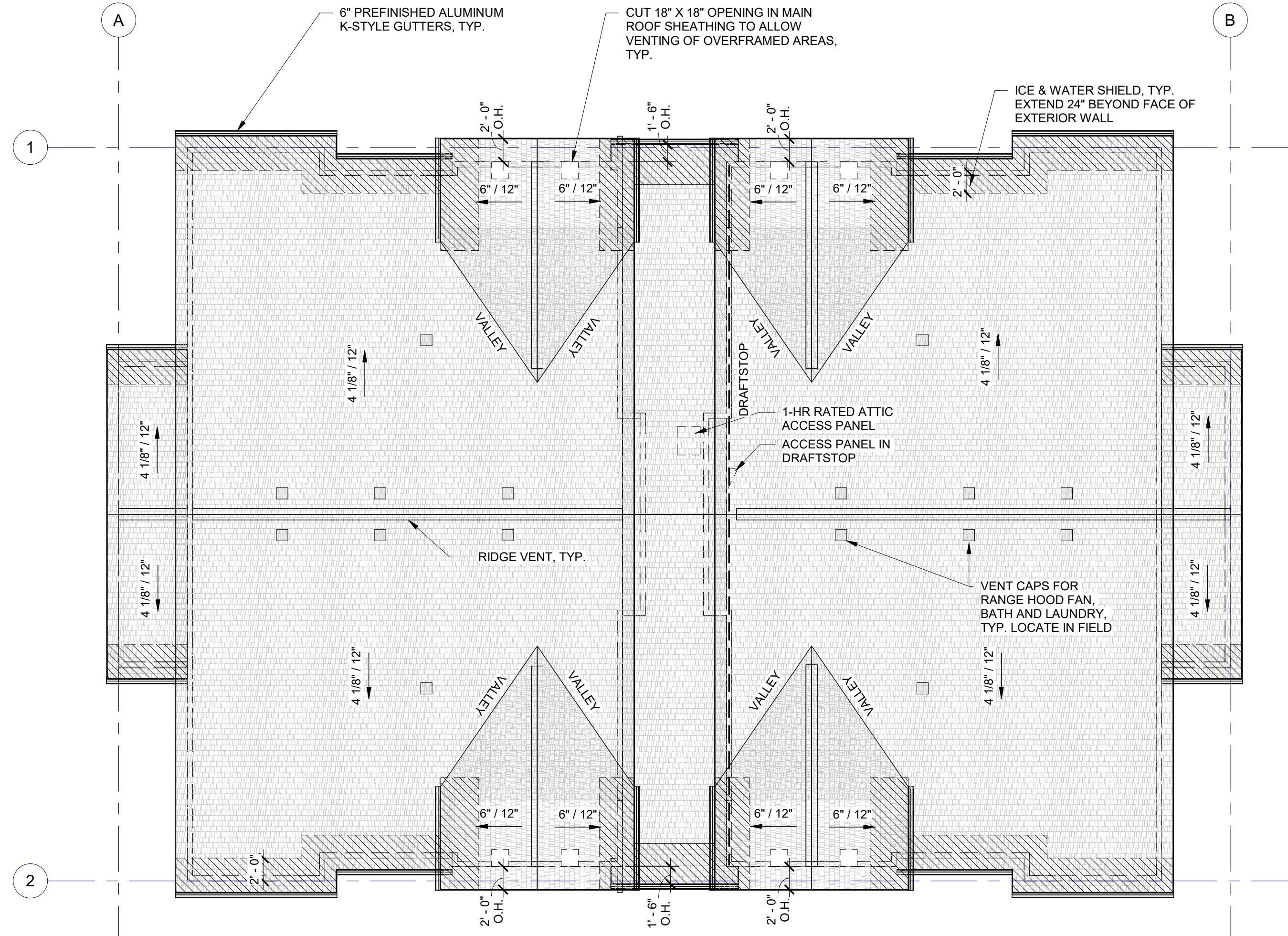
Fieldstone Apartments

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DevCo, LLC

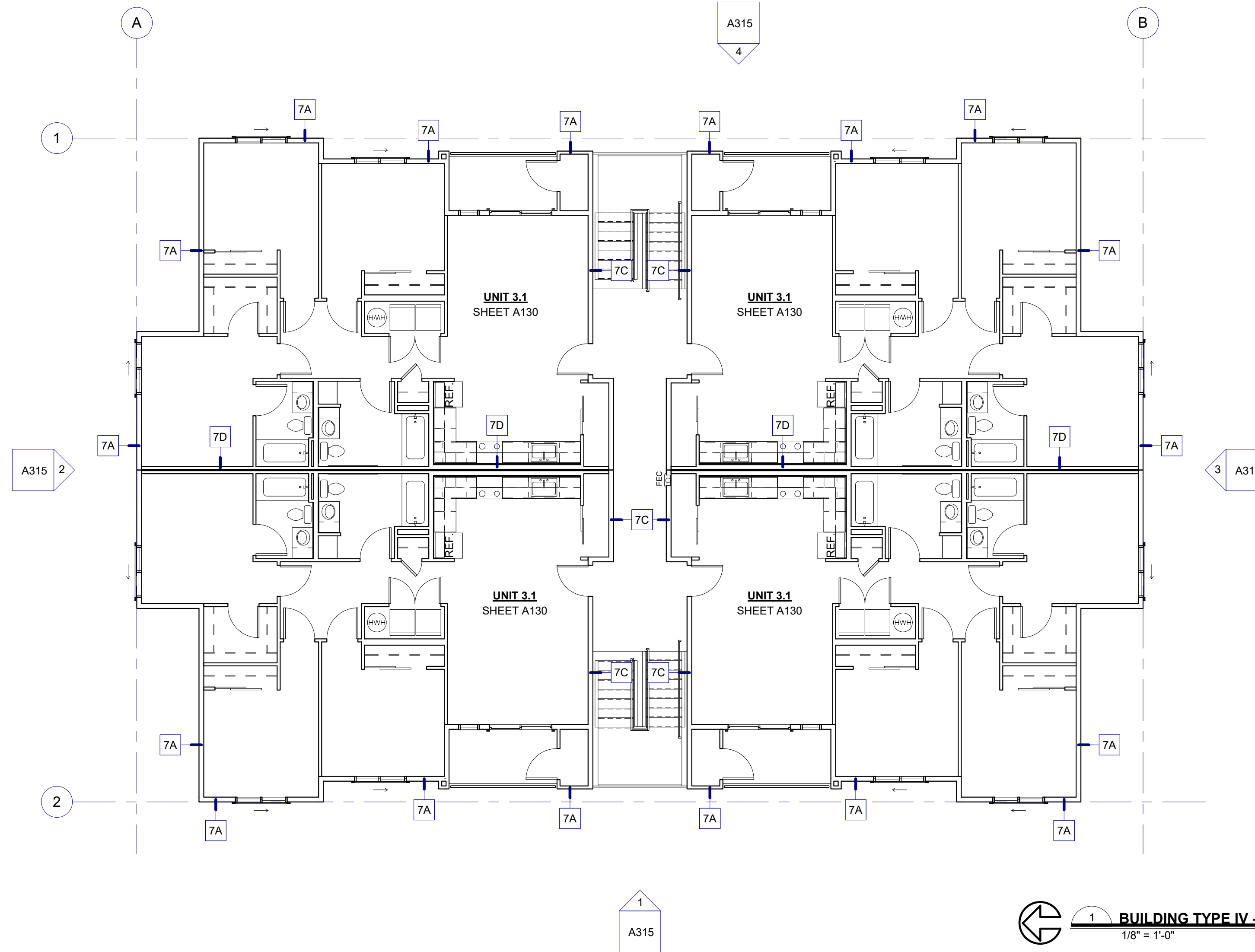
PROJECT #: 2401
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CHECKED BY: ST

BUILDING PLANS -
FLOORS 2 AND 3 -
BLDG F

A217
DESIGN REVIEW



 **BUILDING TYPE IV - ROOF PLAN - BLDG F**
1/8" = 1'-0"



 **BUILDING TYPE IV - FLOOR 4 - BLDG F**
1/8" = 1'-0"

PLAN NOTES

1. SEE SHEET **A040, A041** SHEETS FOR FIRE-RESISTIVE ASSEMBLIES
 — ASSEMBLY TAG
2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF RATED WALLS.
RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET **A030**, LOCATE PER IFC TYPE S-LB AC SIZE 2A 10BC
 F.E.C. 
4.  INDICATES TYPE A ACCESSIBLE UNIT. ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER IBC SECTION **1107.6.2**.
3. REFER TO ACCESSIBILITY NOTES ON SHEET **CS00**.
7. REFER TO DESIGN/BUILD PLUMBING PLANS.
6. REFER TO DESIGN/BUILD ELECTRICAL PLANS.
8. REFER TO SHEET **A030** FOR PENETRATION REQUIREMENTS IN FIRE RATED CONSTRUCTION.
9. LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2
10. ALL LEVELS FULLY SPRINKLERED PER IBC SECTION **903.3.1.2** (NFPA 13R).
11. REFER TO CS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TAGS & LOCATIONS. REFER TO SHEET SERIES **A040, A041** FOR ASSEMBLY DETAILS.
12. UNIT DEMISING WALLS ARE 1-HOUR RATED PER IBC SECTION **708 W/** MINIMUM STC 50.
13. DIMENSIONS ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD, TYP.
14. **FSR: FIRE SPRINKLER RISER ROOM:** FIRE SPRINKLER & FIRE ALARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND/OR F.A.C.P OR SIMILAR APPROVED WORKING.

AIR BARRIER

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6. AT TOP FLOOR CEILING SEAL ALL PENETRATIONS, I.E. SPRINKLERS

EXTERIOR

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15200 52nd Ave. South
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Fieldstone Apartments

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OWNER/APPLICANT
DevCo, LLC

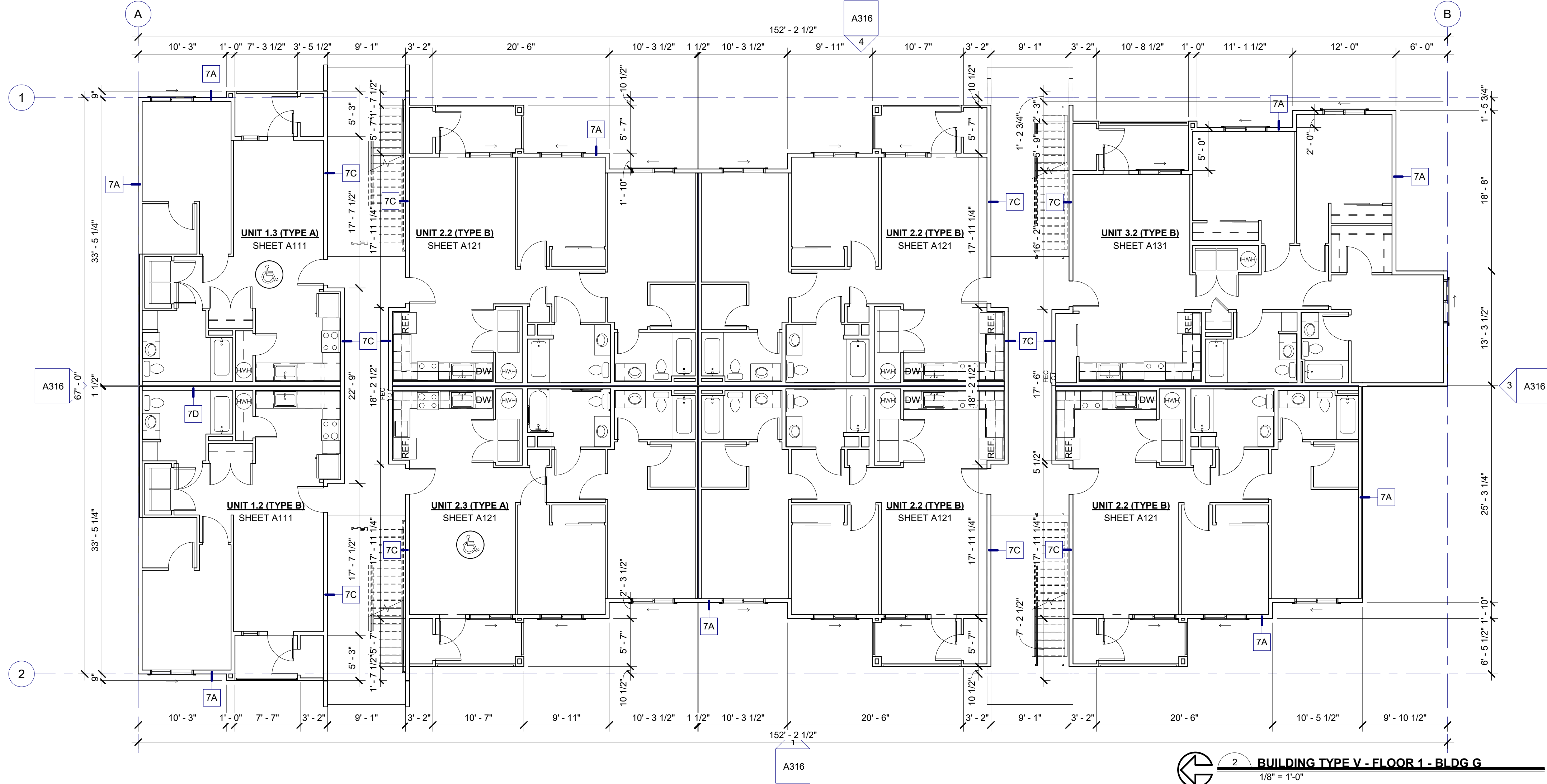
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 PROJECT IN CAMBRIA, WA

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DRAWN BY:	AT
CHECKED BY:	ST

BUILDING PLANS -
FLOOR 4 AND ROOF -
BLDG F

A218

DESIGN REVIEW



- ## PLAN NOTES
1. SEE SHEET **A040, A041** SHEETS FOR FIRE-RESISTIVE ASSEMBLIES

XX

— ASSEMBLY TAG
 2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF FLOOR WALLS.

RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET **A030**, LOCATE PER IFC TYPE 5LB AC SIZE 2A 10BC

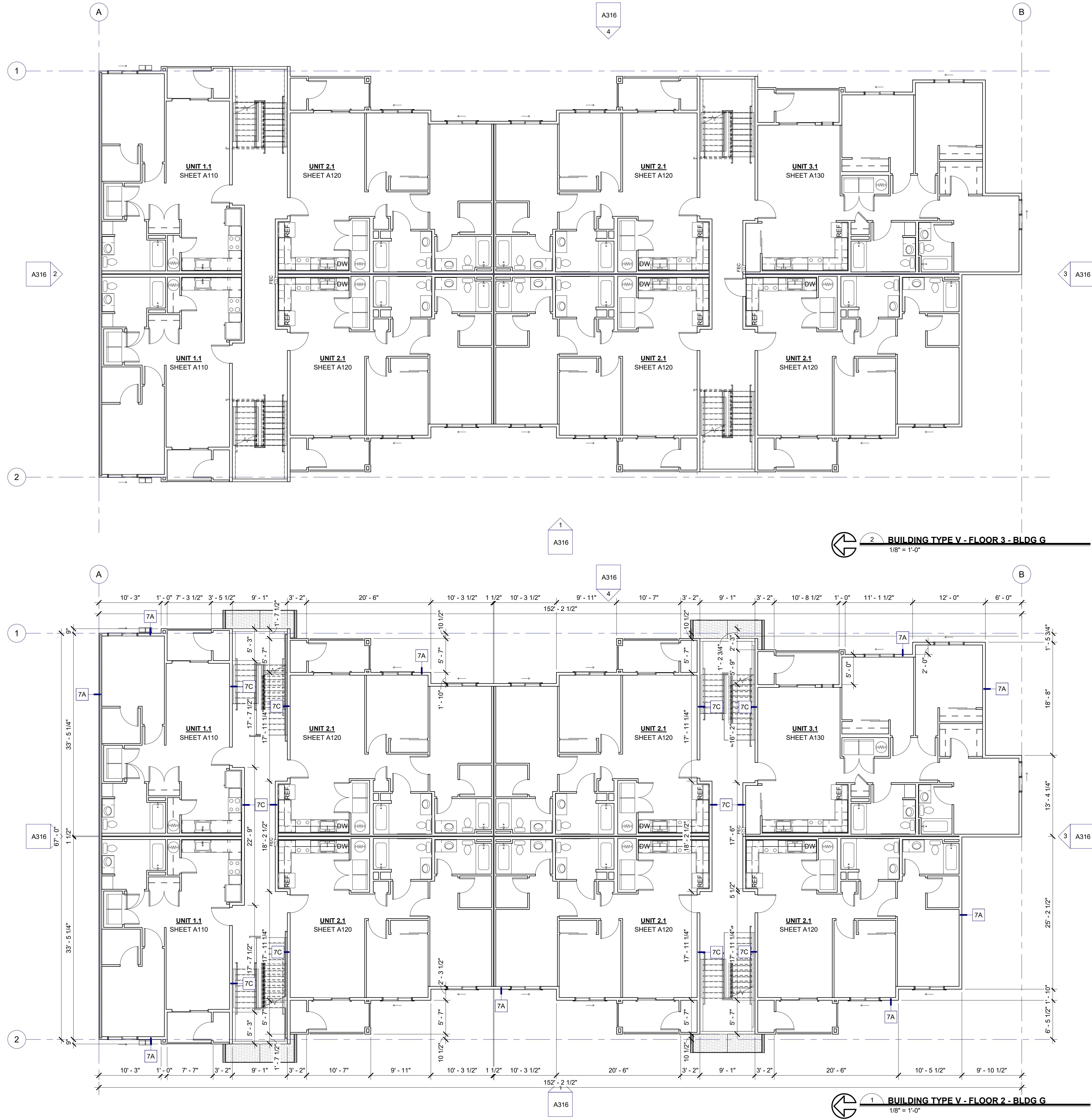
F.C.C.
101
 4. INDICATES TYPE A ACCESSIBLE UNIT. ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER **IBC SECTION 1107.6.2**.
 5. REFER TO ACCESSIBILITY NOTES ON SHEET **C500**.
 6. REFER TO DESIGN/BUILD PLUMBING PLANS.
 7. REFER TO DESIGN/BUILD ELECTRICAL PLANS.
 8. REFER TO SHEET **A030** FOR PENETRATION REQUIREMENTS IN FIRE RATED CONSTRUCTION.
 9. LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2
 10. ALL LEVELS FULLY SPRINKLERED PER **IBC SECTION 903.3.1.2** (NFPA 13R).
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1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS.
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Fieldstone Apartments			
SITE ADDRESS : 3909 9th Ave SW Olympia, WA 98502			
OWNER/APPLICANT DevCo, LLC			
PROJECT #:		2401	
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CHECKED BY:		ST	
BUILDING PLANS - FOUNDATION AND FLOOR 1 - BLDG G			
A219			
DESIGN REVIEW			

THESE DRAWINGS WERE PREPARED FOR THE Fieldstone Apartments PROJECT.
THESE DRAWINGS ARE NOT INTENDED FOR RE-USE IN ANY OTHER PROJECT.



PLAN NOTES

1. SEE SHEET **A040, A041** SHEETS FOR FIRE-RESISTIVE ASSEMBLIES
 — ASSEMBLY TAG
2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF RATED WALLS.
3. RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET **A030**, LOCATE PER IFC TYPE 5LB AC SIZE 2A 10BC

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7. REFER TO DESIGN/BUILD ELECTRICAL PLANS.
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Fieldstone Apartments

SITE ADDRESS : 3909 9th Ave SW
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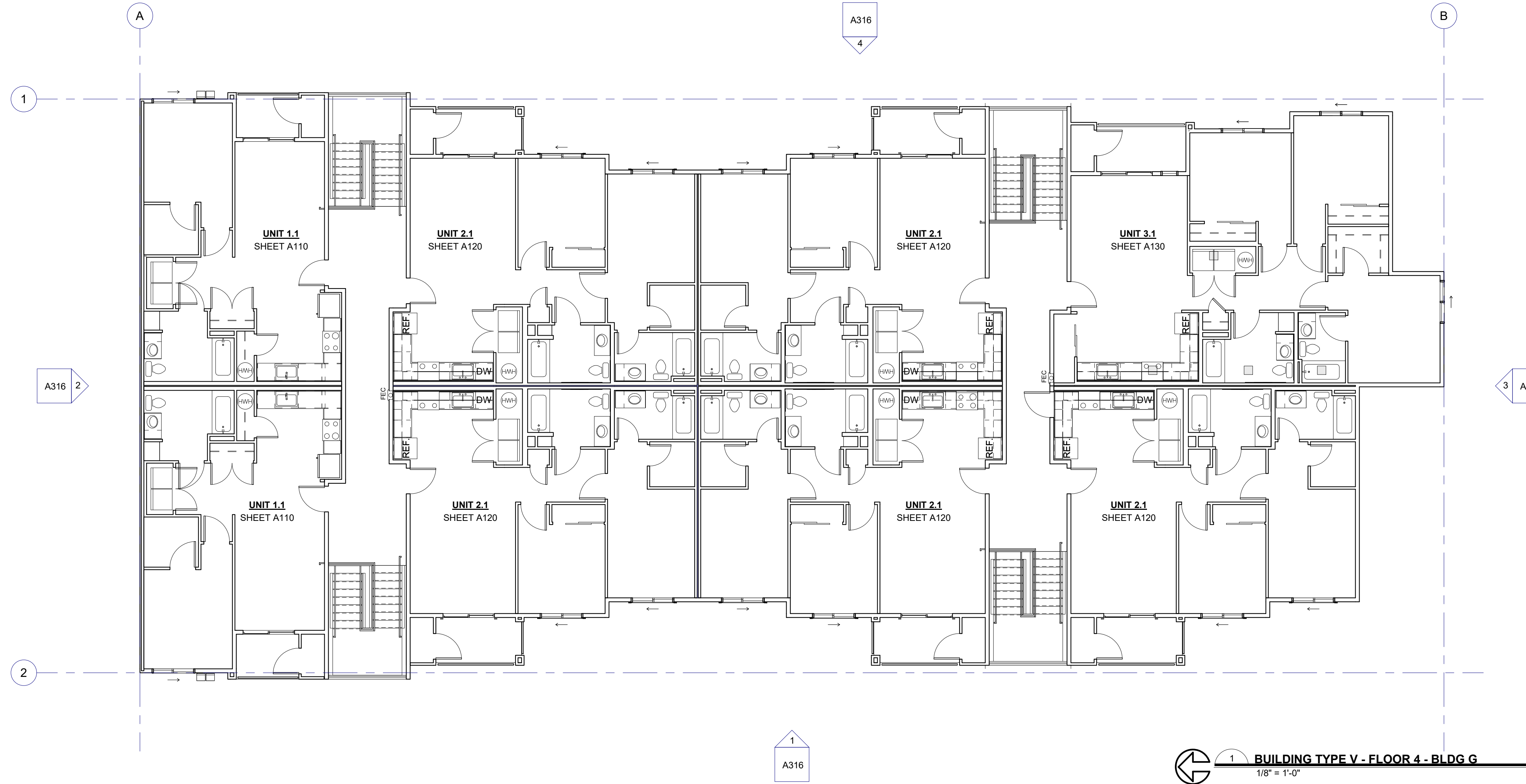
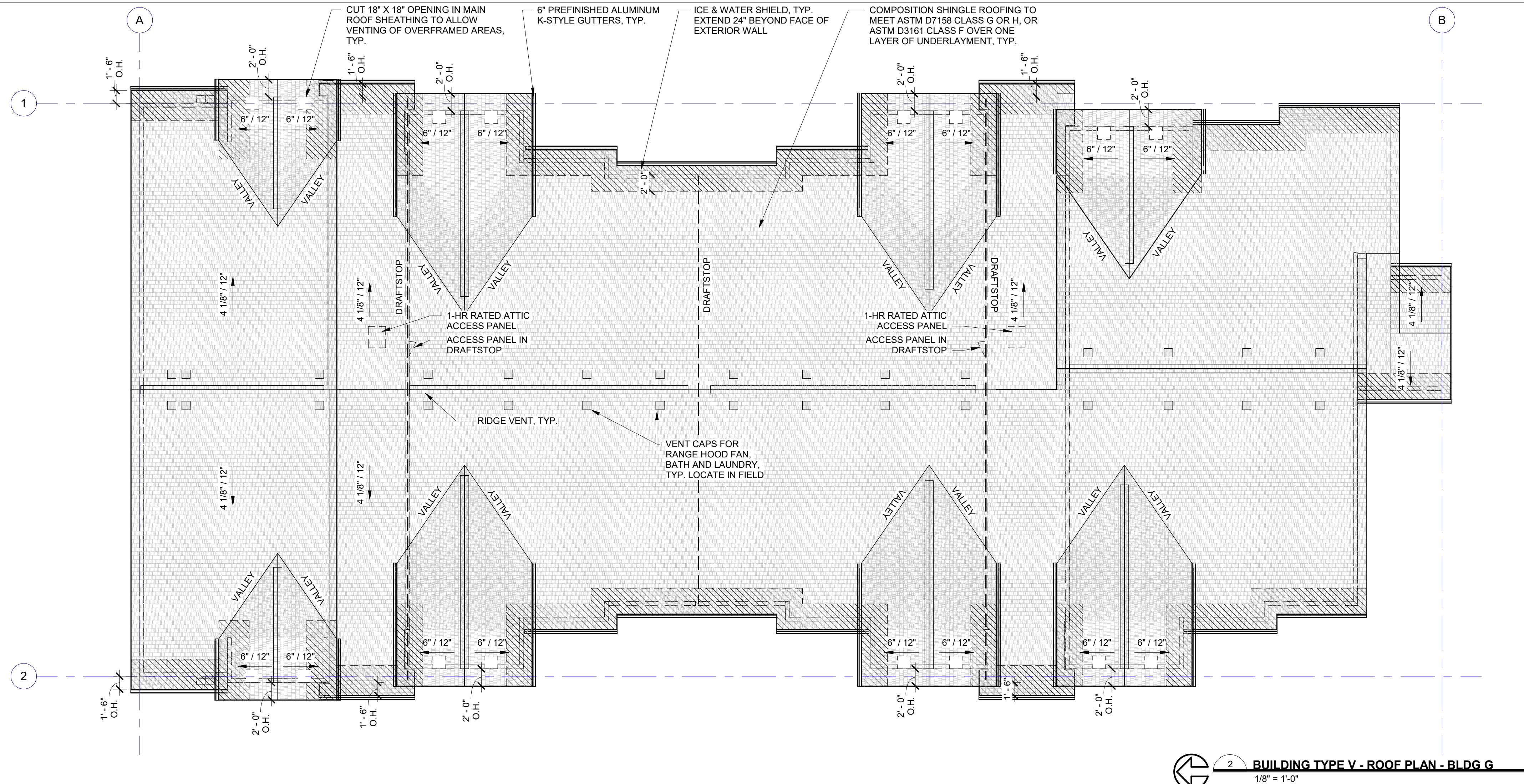
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PROJECT #:	2401
DRAWN BY:	AT
CHECKED BY:	ST

BUILDING PLANS -
FLOORS 2 AND 3 -
BLDG G

A220

DESIGN REVIEW



PLAN NOTES

1. SEE SHEET **A040, A041** SHEETS FOR FIRE-RESISTIVE ASSEMBLIES

XX

— ASSEMBLY TAG
2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALL-OUTS, AND LOCATION OF RATED WALLS
3. RECESSED /1-HOUR FIRE EXTINGUISHER - SEE SHEET **A030**, LOCATE PER IFC TYPE SJB AC SIZE 2A 10BC



F.E.C.
101
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AIR BARRIER

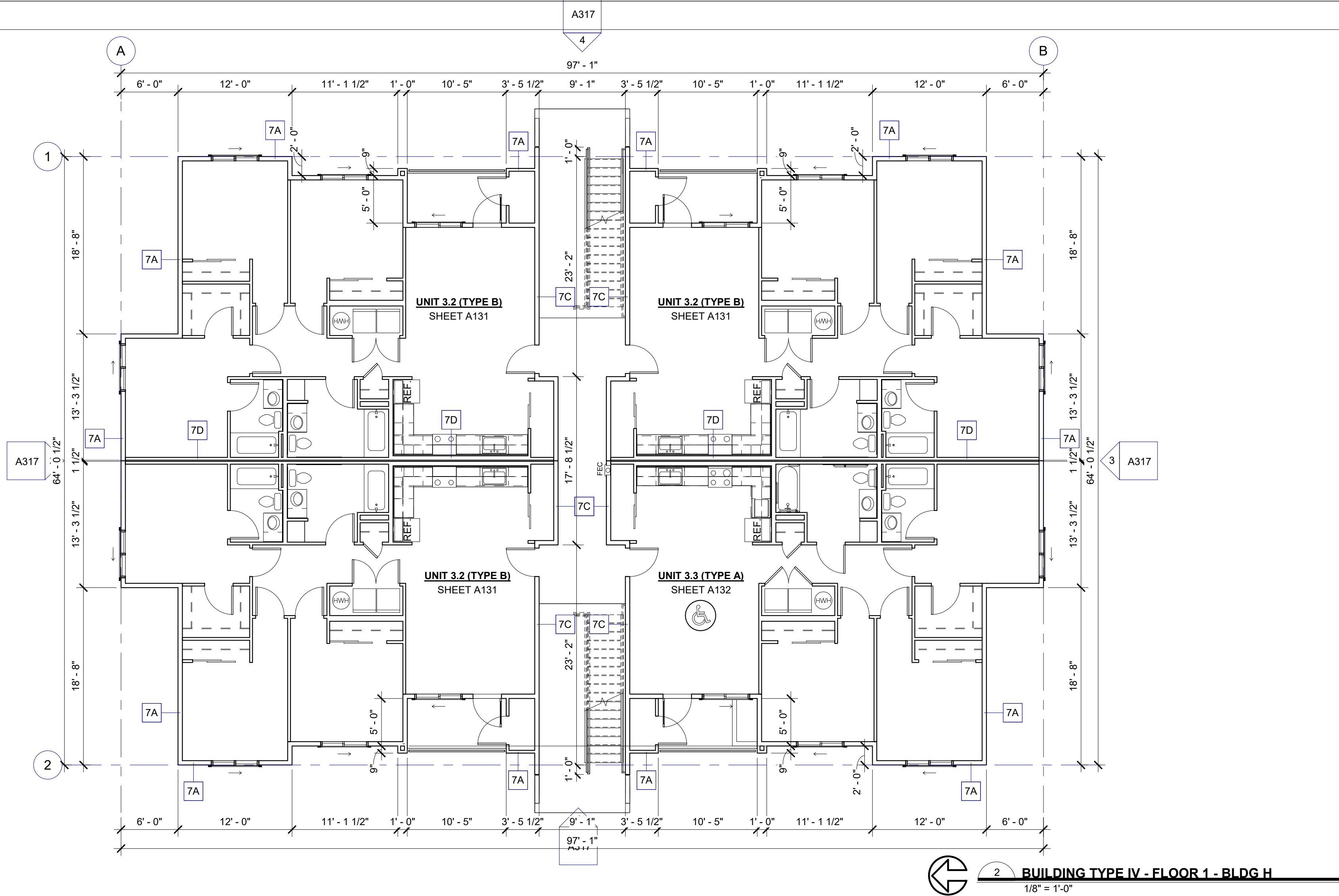
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EXTERIOR

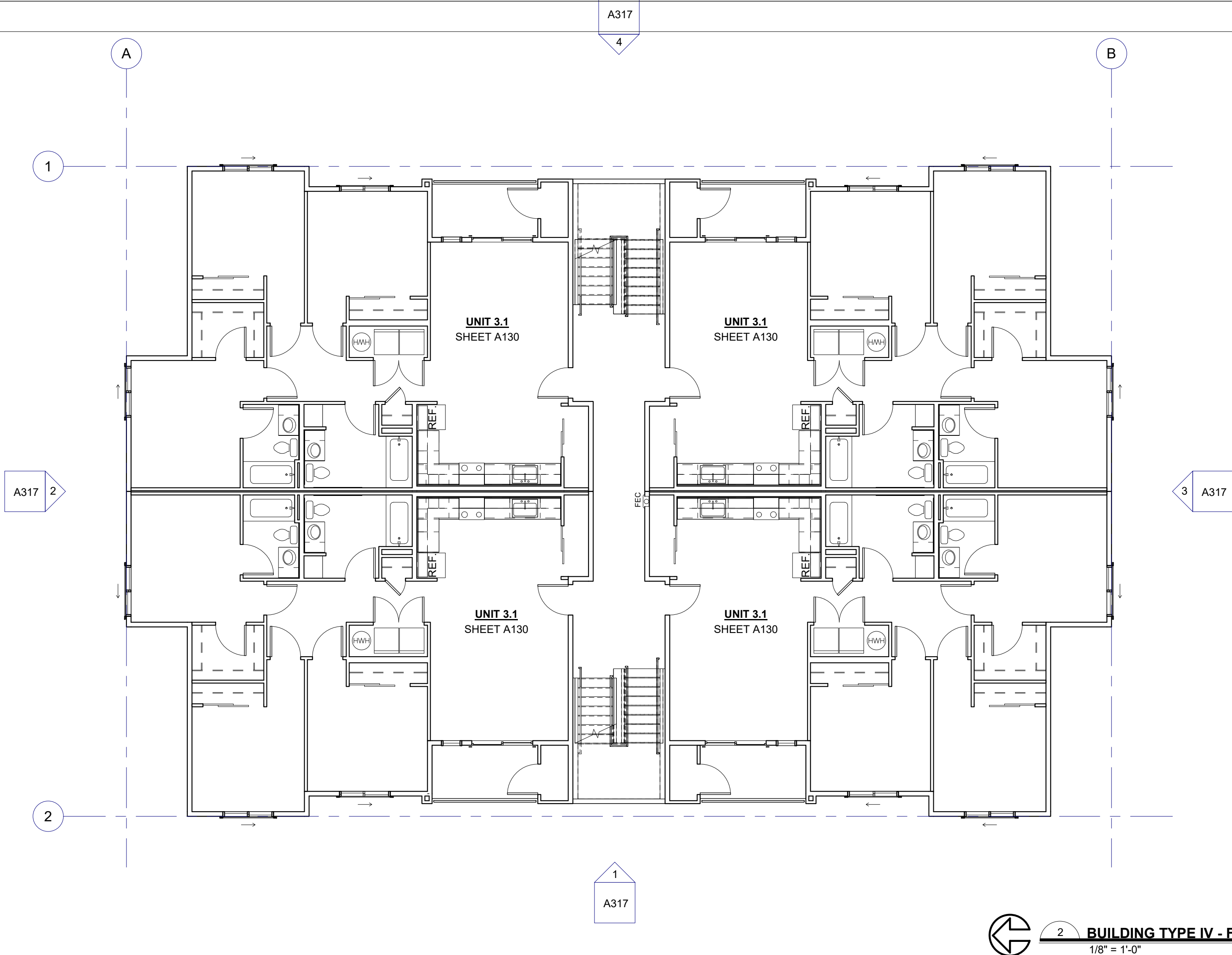
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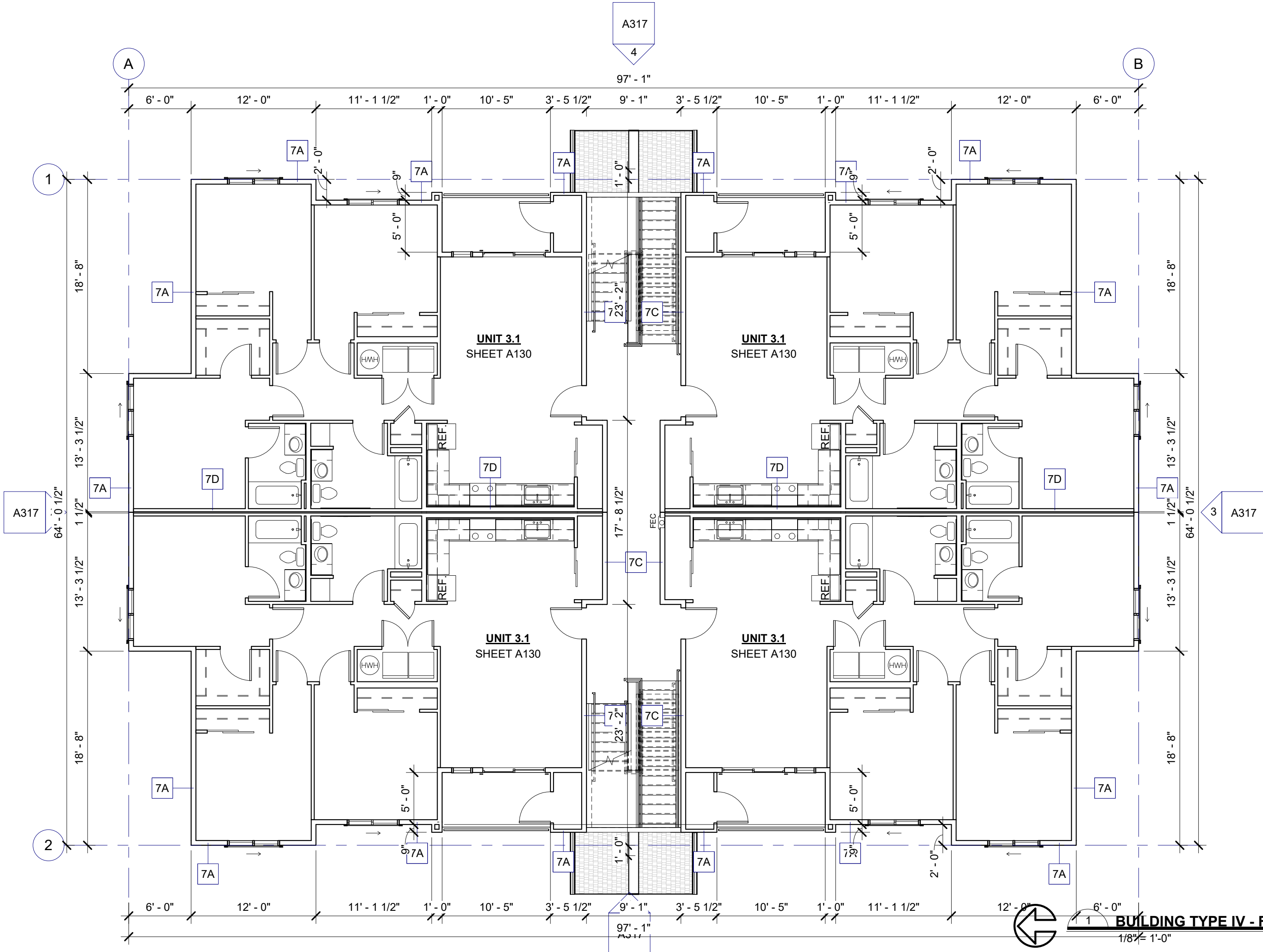
AIR BARRIER		PLAN NOTES	
INTERIOR		1. SEE SHEET A040, A041 SHEETS FOR FIRE-RESISTIVE ASSEMBLIES	
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3. SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE		3. RECESSED / 1-HOUR FIRE EXTINGUISHER - SEE SHEET A030 , LOCATE PER IFC TYPE 5LB AC SIZE 2A 10BC	
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5. SEAL BOTTOM PLATES TO FLOOR SHEATHING, SILL PLATE TO FLOOR SHEATHING AND QWB TO SILL PLATE. SEAL ANY PENETRATIONS IN DOUBLE STUD WALL AT ALL FLOOR LEVELS		5. REFER TO ACCESSIBILITY NOTES ON SHEET CS00 .	
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EXTERIOR		7. REFER TO DESIGN/BUILD ELECTRICAL PLANS.	
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NO. DATE		Description		Rev. Date		Stamp	



2 BUILDING TYPE IV - FLOOR 3 - BLDG H

1/8" = 1'-0"



1 BUILDING TYPE IV - FLOOR 2 - BLDG H

1/8" = 1'-0"

AIR BARRIER

INTERIOR

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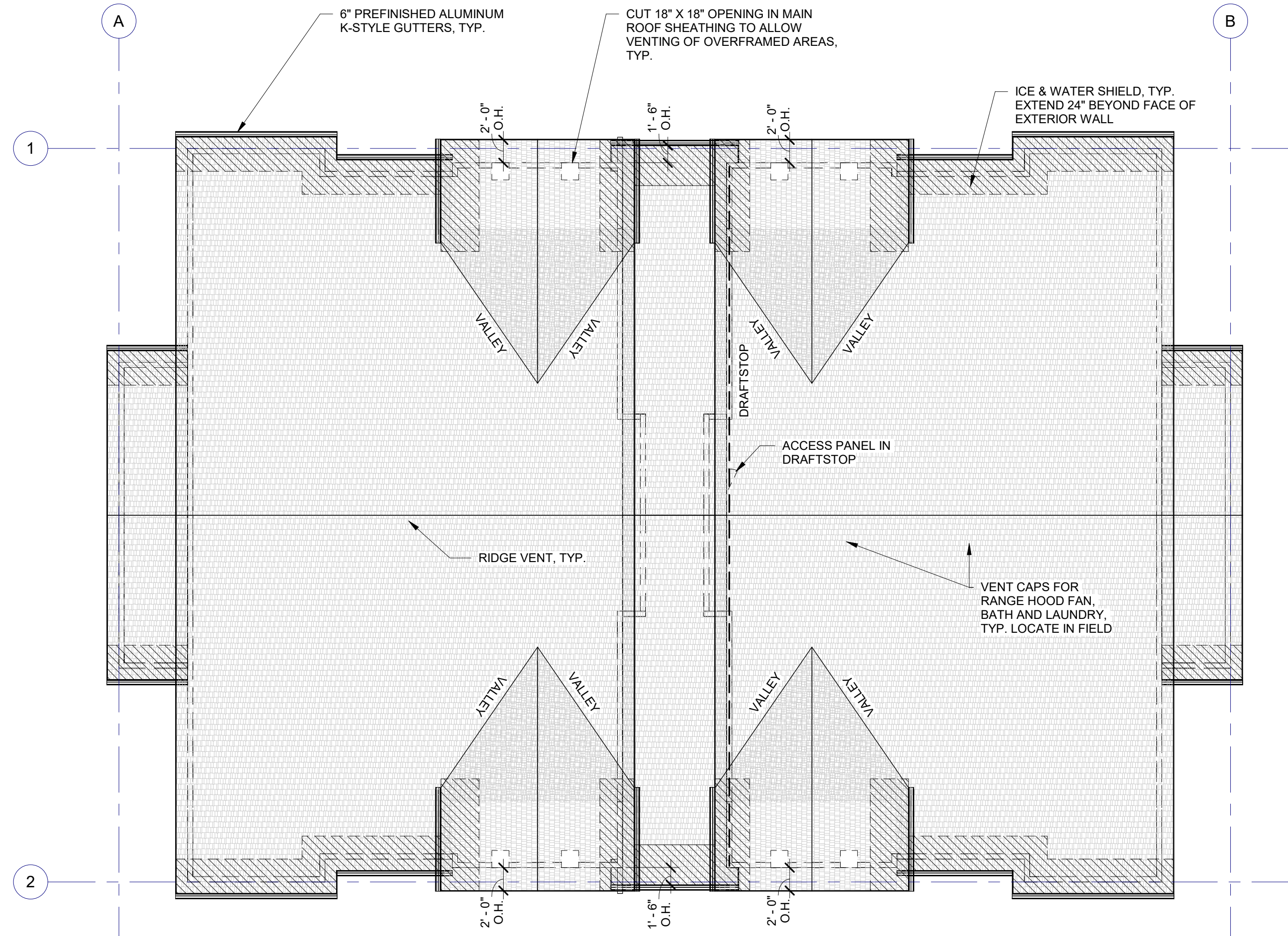
Fieldstone Apartments

SITE ADDRESS: 3900 6th Ave SW
Olympia, WA 98502
OWNER/APPLICANT
DevCo, LLC

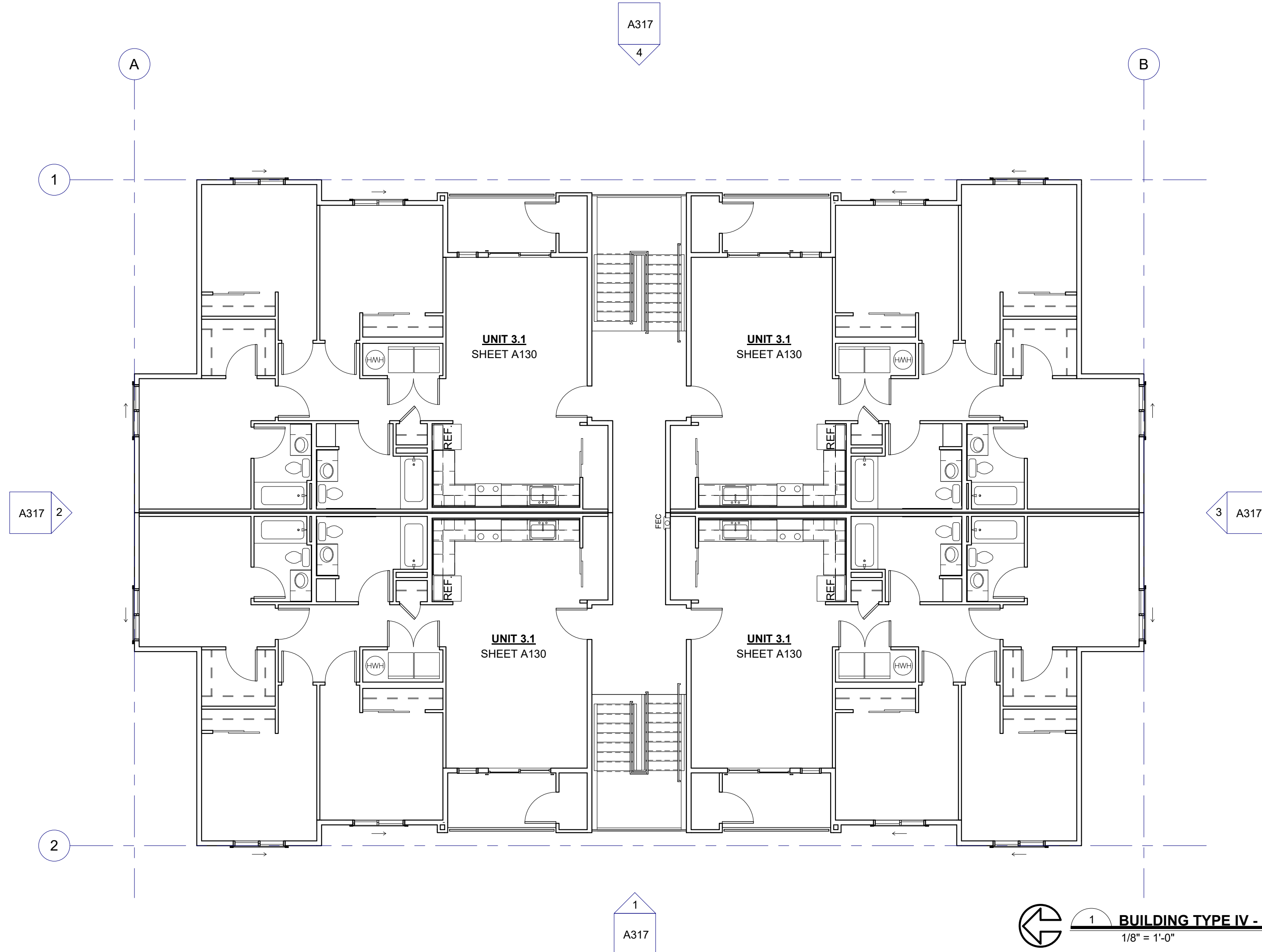
PROJECT #: 2401
DRAWN BY: AT
CHECKED BY: ST

BUILDING PLANS -
FLOORS 2 AND 3 -
BLDG H

A223
DESIGN REVIEW



  **BUILDING TYPE IV - ROOF PLAN - BLDG H**



  **BUILDING TYPE IV - FLOOR 4 - BLDG H**
1/8" = 1'-0"

ROOF NOTES

1. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING.
2. ALL ROOFING TO BE CLASS B MINIMUM PER IBC SECTION 1505.4.5. TABLE 1505.1.
3. ALL ROOF SLOPES ARE 5/12". U.N.O.
4. DRAFTSTOPS ARE REQUIRED IN ATTICS OR OTHER CONCEALED ROOF SPACES PER IBC SECTION 718.4.2.
5. PER IBC SECTION 708.4. IN COMBUSTIBLE CONSTRUCTION WHERE THE FIRE PARTITIONS ARE NOT REQUIRED TO BE CONTINUOUS TO THE SHEATHING, DECK OR SLAB, THE SPACE BETWEEN THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIRE BLOCKED OR DRAFTSTOPPED IN ACCORDANCE WITH IBC SECTIONS 718.2 AND 718.3 AT THE PARTITION LINE.
6. EXCEPTION #1: ATTIC FIREBLOCKING OR DRAFTSTOPPING IS NOT REQUIRED AT THE PARTITION LINE IN GROUP R-2 BUILDINGS THAT DO NOT EXCEED FOUR STORIES ABOVE GRADE. THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPPING INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
7. DRAFTSTOPPING MATERIALS TO BE 1/2" GYP SHEATHING OR 1/2" PLYWOOD OR OSB SHEATHING PER IBC SECTION 718.3.1.
8. DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPARATING WALLS. THE DRAFTSTOP SHALL EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE PER IBC SECTION 718.4.2.
9. EXCEPTION #3: IN OCCUPANCIES IN GROUP R-2 THAT DO NOT EXCEED FOUR STORIES ABOVE GRADE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
10. PER IBC SECTION 1203.2 EXCEPTION 1, THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/3000 PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
 1. IN CLIMATE ZONES 6, AND 8, A CLASS I OR II METRICALLY INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
 2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATION LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
11. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHER PORTION OF THE SPACE.
12. MEASURED VERTICALLY WITH THE BALANCE OF THE VENTILATIO NPROVIDED BY EAVE OR CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICT WITH THE LOCATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
13. BATHROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE IMC PER IBC SECTION 1203.5.2.1.

[illegible]

AIR BARRIER

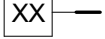
INTERIOR

1. SEAL ALL PENETRATIONS IN EXTERIOR WALL INDICATED AS THE LINE OF THE AIR BARRIER
2. AT TOP FLOOR CEILING LID: SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
3. SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
4. AT DOUBLE STUD WALLS, SEAL TOP OF STUDS AT ATTIC WITH SELF ADHERING MEMBRANE
5. SEAL BOTTOM PLATES TO FLOOR SHEATHING, SILL PLATES TO FLOOR SHEATHING AND GWB TO SILL PLATE. SEAL ANY PENETRATIONS IN DOUBLE STUD WALL AT ALL FLOOR LEVELS
6. AT TOP FLOOR CEILING SEAL ALL PENETRATIONS. I.E. SPRINKLERS

EXTERIOR

1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS.
2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.

PLAN NOTES

1. SEE SHEET **A040, A041** SHEETS FOR FIRE-RESISTIVE ASSEMBLIES
 ASSEMBLY TAG
2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALCUTS, AND LOCATION OF RATES, WALLS, RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET **A030**, LOCATE PER IFC TYPE 5LB AC SIZE 2A 10BC
3.  INDICATES TYPE A ACCESSIBLE UNIT. ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER **IBC SECTION 1107.6.2**
4. REFER TO ACCESSIBILITY NOTES ON SHEET **C500**.
5. REFER TO DESIGN/BUILD PLUMBING PLANS.
6. REFER TO DESIGN/BUILD ELECTRICAL PLANS.
7. REFER TO SHEET **A030** FOR PENETRATION REQUIREMENTS IN FIRE RATED CONSTRUCTION.
8. LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2
9. ALL LEVELS FULLY SPRINKLERED PER **IBC SECTION 903.3.1.2 (NFPA 13R)**.
10. REFER TO CS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TYPE TAGS & LOCATIONS. REFER TO SHEET SERIES **A040, A041** FOR ASSEMBLY DETAILS.
11. UNIT DEMISING WALLS ARE 1-HOUR RATED PER **IBC SECTION 708 W/ MINIMUM STC 50**.
12. DIMENSIONS ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD, TYP.
13. **FSR: FIRE SPRINKLER RISER ROOM**. FIRE SPRINKLER & FIRE ALARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND A.C.P. OR SIMILAR APPROVED WORKING.



1. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING.
2. ALL ROOFING TO BE CLASS B OR SLAB TYPE PER IBC SECTION 1505 AND TABLE 1505.1.
3. ALL ROOF SLOPES ARE 5"FT. U.N.O
4. DRAFTSTOPS ARE REQUIRED IN ATTICS OR OTHER CONCEALED ROOF SPACES PER IBC SECTION 718.2.
5. PER IBC SECTION 708.4. IN COMBUSTIBLE CONSTRUCTION WHERE THE FIRE PARTITIONS ARE NOT REQUIRED TO BE CONTINUOUS TO THE SHEATHING, DECK OR SLAB, THE DRAFTSTOP AT THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIRE BLOCKED OR DRAFTSTOPPED IN ACCORDANCE WITH IBC SECTIONS 718.2 AND 718.3 AT THE PARTITION LINE. EXCEPTION #5: ATTIC FIREBLOCKING OR DRAFTSTOPPING IS NOT REQUIRED AT THE PARTITION LINE IN GROUP R-2 BUILDINGS THAT DO NOT EXCEED FOUR STORIES ABOVE GRADE PLANE. THE ATTIC SPACE IS SUBDIVIDED BY DRAFTSTOPPING INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
6. DRAFTSTOPPING MATERIALS TO BE 1/2" SHEATHING OR 1/2" PLYWOOD OR OSB SHEATHING PER IBC SECTION 718.3.1.
7. DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS. IT SHALL NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE PER IBC SECTION 718.4.2. EXCEPTION #3: IN OCCUPANCIES IN GROUP R-2 BUILDINGS THAT DO NOT EXCEED FOUR STORIES ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
8. PER IBC SECTION 1203.3 EXCEPTING THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
a. THE BUILDING IS TYPE 1, 2, 7, AND 8, A CLASS II OR I VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED EXHAUSTING CAPACITY OF THE SPACE MECHANICAL VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE
UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGH POINT OF THE SPACE MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATIO NPROVIDED BY EAVE/ CORNICE VENTS, WHERE THE LOCATION ON WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE LOCATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
9. BATHROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE IMC PER IBC SECTION 1203.5.2.1.

[illegible]

INTERIOR

1. SEAL ALL PENETRATIONS IN EXTERIOR WALL INDICATED AS THE LINE OF THE AIR BARRIER
2. AT TOP FLOOR CEILING LID: SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
3. SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
4. AT DOUBLE STUD WALLS, SEAL TOP OF STUDS AT ATTIC WITH SELF ADHERING MEMBRANE
5. SEAL BOTTOM PLATES TO FLOOR SHEATHING, SILL PLATE TO FLOOR SHEATHING AND GWB TO SILL PLATE. SEAL ANY PENETRATIONS IN DOUBLE STUD WALL AT ALL FLOOR LEVELS
6. AT TOP FLOOR CEILING SEAL ALL PENETRATIONS. I.E. SPRINKLERS

EXTERIOR

1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS
2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.

SEE SHEET **A040, A041** SHEETS
FOR FIRE-RESISTIVE ASSEMBLIES

 — ASSEMBLY TAG

2. SEE ENLARGED UNIT PLAN
SHEETS FOR INTERIOR
DIMENSIONS, WINDOW AND DOOR
CUTOUTS, AND LOCATION OF
RATED WALLS.
RECESSED 1-HOUR FIRE
EXTINGUISHER - SEE SHEET
A030, LOCATE PER IFC
TYPE 5LB AC
SIZE 2A 10BC

 INDICATES TYPE A
ACCESSIBLE UNIT. ALL REMAINING
UNITS ON FIRST FLOOR SHALL MEET
TYPE B ACCESSIBLE UNIT CRITERIA
PER **IBC SECTION 1107.6.2**.

5. REFER TO ACCESSIBILITY NOTES
ON SHEET **C500**.

6. REFER TO DESIGN/BUILD
PLUMBING PLANS.

7. REFER TO DESIGN/BUILD
ELECTRICAL PLANS.

8. REFER TO SHEET **A030** FOR
PENETRATION REQUIREMENTS IN
FIRE RATED CONSTRUCTION.

9. LEVELS 1 - 4 CONSTRUCTION TYPE VA
OCCUPANCIES R-2

10. ALL LEVELS FULLY SPRINKLERED PER
IBC SECTION 903.3.1.2 (NFPA 13R).

11. REFER TO CS SHEETS FOR FIRE
ASSEMBLY KEY PLAN W/ WALL TYPE
TAGS & LOCATIONS. REFER TO SHEET
SERIES **A040, A041** FOR ASSEMBLY
DETAILS.

12. UNIT DEMISING WALLS ARE 1-HOUR
RATED PER **IBC SECTION 708 W/**
MINIMUM STC 50.

13. DIMENSIONS ARE TO OUTSIDE EDGE OF
CONCRETE OR FACE OF STUD. TYP.

14. **FSR: FIRE SPRINKLER RISER ROOM:**
FIRE SPRINKLER & FIRE ALARM PANEL
ROOMS SHALL BE MARKED WITH A
PLAINLY VISIBLE AND LEGIBLE SIGN
STATING SPRINKLER RISER ROOM
AND/OR A.C.P OR SIMILAR APPROVE
WORDING.

F.E.C.

Fieldstone Apartments

SITE ADDRESS : 3909 9th Ave SW
Olympia, WA 98502

OWNER/APPLICANT
DevCo. LLC

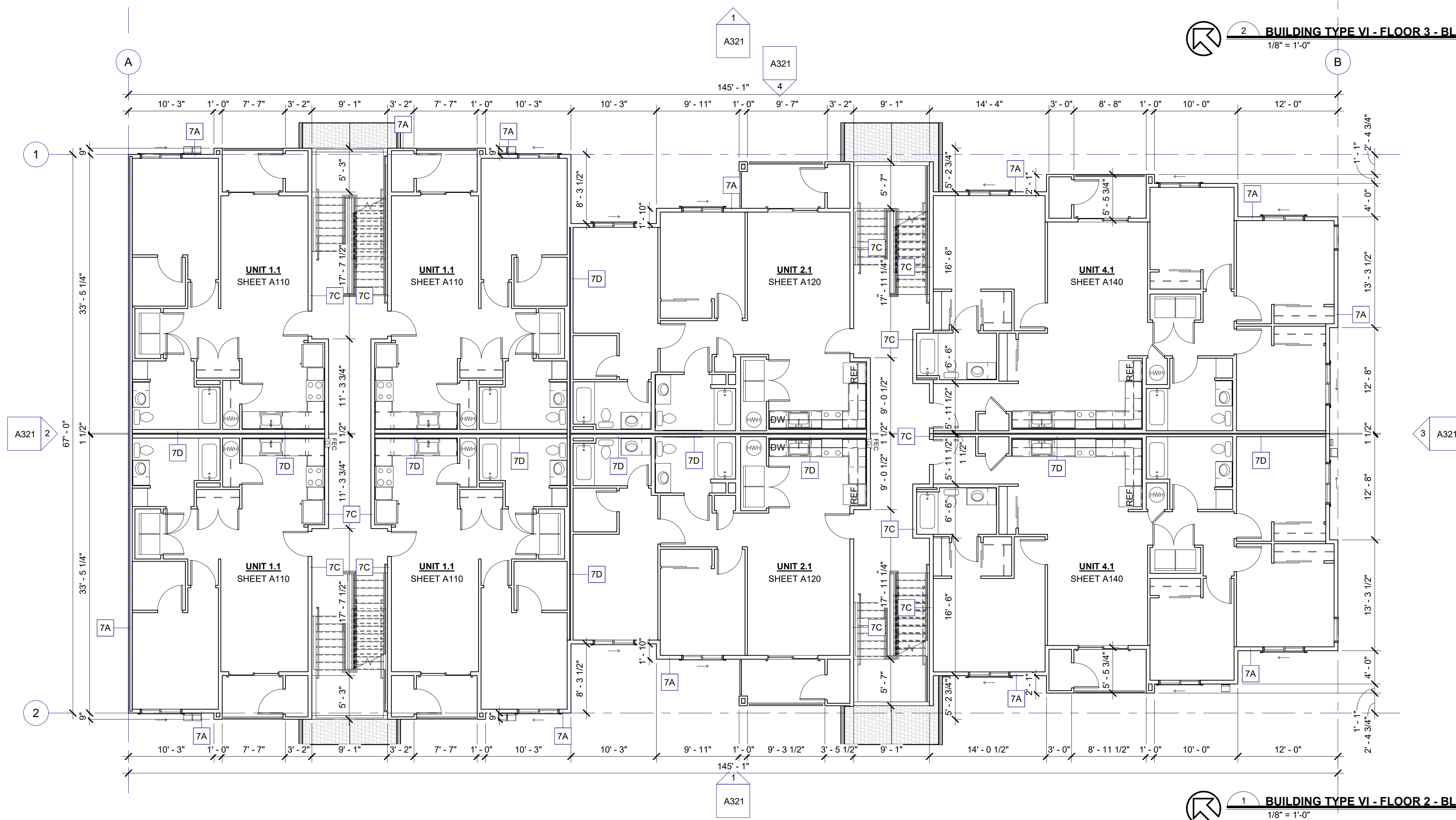
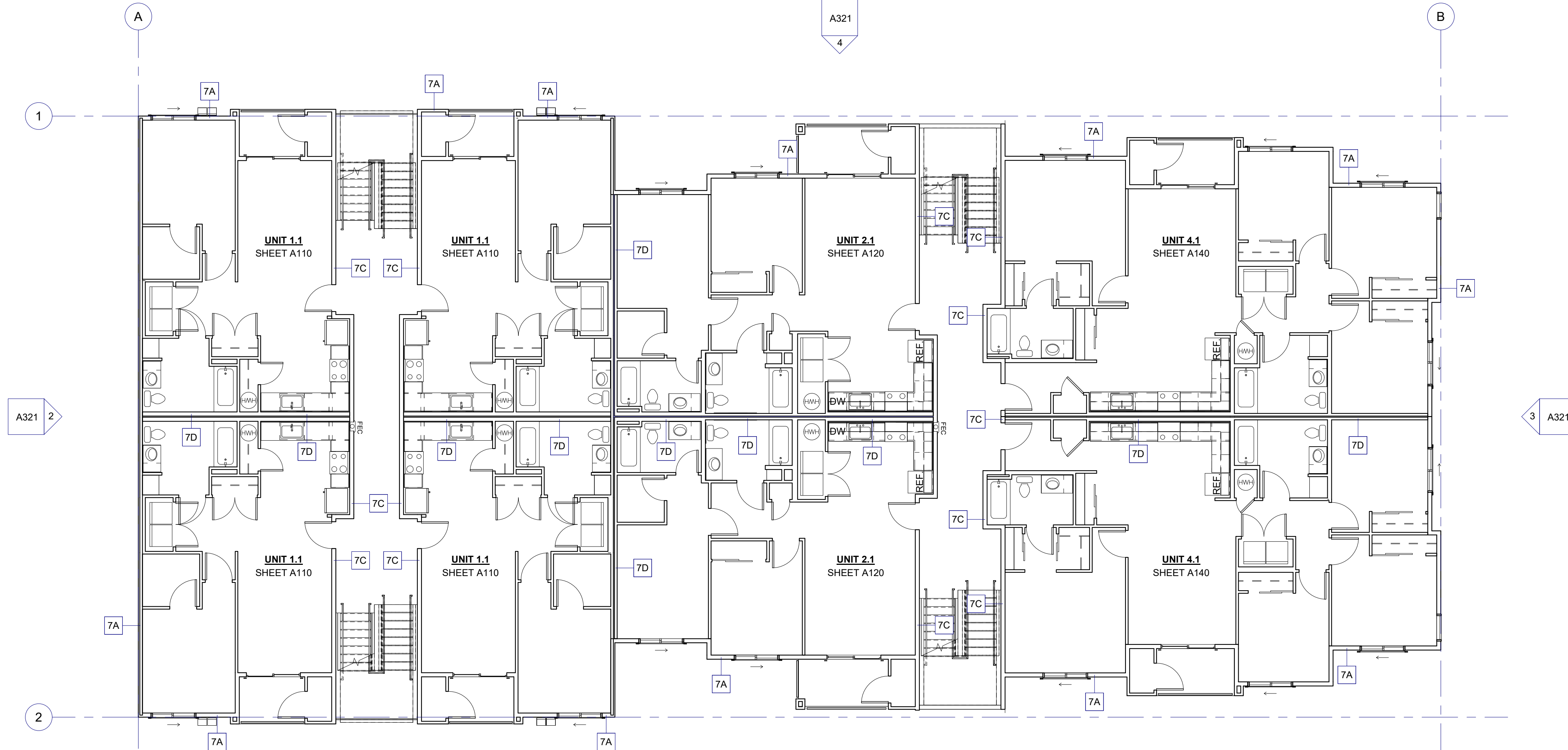
PROJECT #:	2401
DRAWN BY:	AT
CHECKED BY:	ST

BUILDING PLANS -
FOUNDATION AND
FLOOR 1 - BLDG M

A225

DESIGN REVIEW

THESE DRAWINGS WERE PREPARED FOR THE Fieldstone Apartments



AIR BARRIER	PLAN NOTES
INTERIOR 1. SEAL ALL PENETRATIONS IN EXTERIOR WALL INDICATED AS THE LINE OF THE AIR BARRIER 2. AT TOP FLOOR CEILING LID: SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE 3. SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE 4. AT DOUBLE STUD WALLS, SEAL TOP OF STUDS AT ATTIC WITH SELF ADHERING MEMBRANE 5. SEAL BOTTOM PLATES TO FLOOR SHEATHING, SILL PLATE TO FLOOR SHEATHING AND GWB TO SILL PLATE. SEAL ANY PENETRATIONS IN DOUBLE STUD WALL AT ALL FLOOR LEVELS 6. AT TOP FLOOR CEILING SEAL ALL PENETRATIONS. I.E. SPRINKLERS EXTERIOR 1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS. 2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.	1. SEE SHEET A040, A041 SHEETS FOR FIRE-RESISTIVE ASSEMBLIES  — ASSEMBLY TAG 2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF RATED WALLS 3. RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET A030, LOCATE PER IFC TYPE 5LB AC SIZE 2A 10BC  INDICATES TYPE A ACCESSIBLE UNIT. ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER IBC SECTION 1107.6.2 5. REFER TO ACCESSIBILITY NOTES ON SHEET CS300. 6. REFER TO DESIGN/BUILD PLUMBING PLANS. 7. REFER TO DESIGN/BUILD ELECTRICAL PLANS. 8. REFER TO SHEET A030 FOR PENETRATION REQUIREMENTS IN FIRE RATED CONSTRUCTION. 9. LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2 10. ALL LEVELS FULLY SPRINKLERED PER IBC SECTION 903.3.1.2 (NFPA 13R). 11. REFER TO CS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TYPE TAGS & LOCATIONS. REFER TO SHEET SERIES A040, A041 FOR ASSEMBLY DETAILS. 12. UNIT DEMISING WALLS ARE 1-HOUR RATED PER IBC SECTION 708 W/ MINIMUM STC 50. 13. DIMENSIONS ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD, TYP. 14. FSR: FIRE SPRINKLER RISER ROOM: FIRE SPRINKLER & FIRE ALARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND/OR F.A.C.P OR SIMILAR APPROVED WORDING.

[illegible]

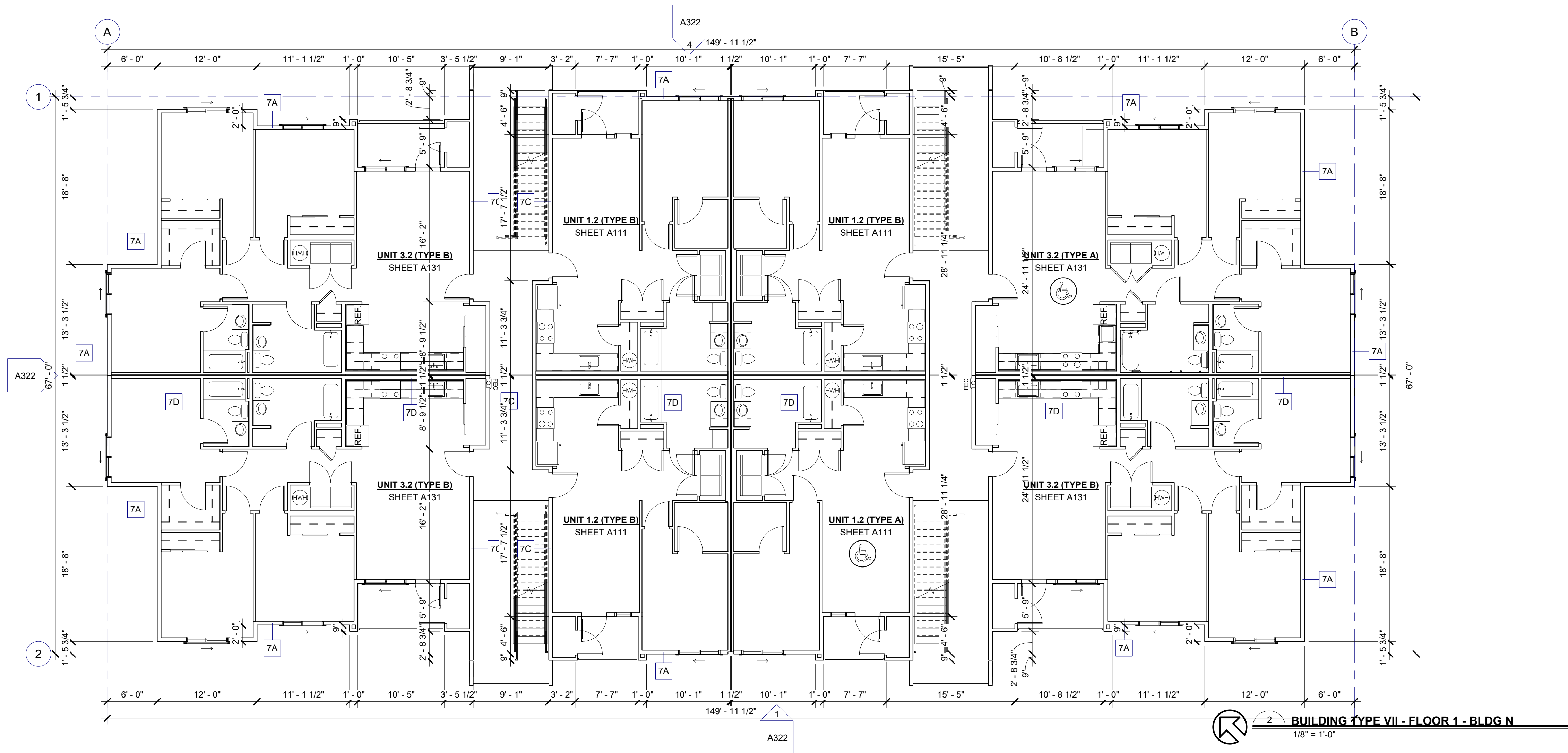
Fieldstone Apartments

PROJECT #:	2401
DRAWN BY:	AT
CHECKED BY:	ST

BUILDING PLANS -
FLOORS 2 AND 3 -
BLDG M

A226

THESE DRAWINGS WERE PREPARED FOR THE **Fieldstone Apartments**



AIR BARRIER	PLAN NOTES
INTERIOR 1. SEAL ALL PENETRATIONS IN EXTERIOR WALL, INDICATED AS THE LINE OF THE AIR BARRIER 2. AT TOP FLOOR CEILING LID: SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE 3. SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE 4. AT DOUBLE STUD WALLS, SEAL TOP OF STUDS AT ATTIC WITH SEAL ADHERING MEMBRANE 5. SEAL BOTTOM PLATES TO FLOOR SHEATHING, SILL PLATE TO FLOOR SHEATHING AND GWB TO SILL PLATE. SEAL ANY PENETRATIONS IN DOUBLE STUD WALL AT ALL FLOOR LEVELS 6. AT TOP FLOOR CEILING SEAL ALL PENETRATIONS, I.E. SPRINKLERS	1. SEE SHEET A040, A041 SHEETS FOR FIRE-RESISTIVE ASSEMBLIES  — ASSEMBLY TAG 2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF RATED WALLS. 3. RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET A030, LOCATE PER IFC TYPE 9LB AC SIZE 2A 10BG  4.  INDICATES TYPE A ACCESSIBLE UNIT. ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER IBC SECTION 1107.6.2. 5. REFER TO ACCESSIBILITY NOTES ON SHEET CS00. 6. REFER TO DESIGN/BUILD PLUMBING PLANS. 7. REFER TO DESIGN/BUILD ELECTRICAL PLANS. 8. REFER TO SHEET A030 FOR PENETRATION REQUIREMENTS IN FIRE RATED CONSTRUCTION. 9. LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2
EXTERIOR 1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS. 2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.	10. ALL LEVELS FULLY SPRINKLERED PER IBC SECTION 903.3.1.2 (NFPA 13R). 11. REFER TO CS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TYPE TAGS & LOCATIONS. REFER TO SHEET SERIES A040, A041 FOR ASSEMBLY DETAILS. 12. UNIT DEMISING WALLS ARE 1-HOUR RATED PER IBC SECTION 708 W/ MINIMUM STC 50. 13. DIMENSIONS ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD, TYP. 14. FSR: FIRE SPRINKLER RISER ROOM: FIRE SPRINKLER & FIRE ALARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND/OR F.A.C.P OR SIMILAR APPROVED WORDING.



PLAN NOTES

1. SEE SHEET **A040, A041** SHEETS FOR FIRE-RESISTIVE ASSEMBLIES
 ASSEMBLY TAG
2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF PART WALLS.
 RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET **A030**, LOCATE PER IFC TYPE 5LB AC SIZE 2A 10BC
3.  INDICATES TYPE A ACCESSIBLE UNIT. ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER **IBC SECTION 1107.6.2**
4. REFER TO ACCESSIBILITY NOTES ON SHEET **CS00**.
5. REFER TO DESIGN/BUILD PLUMBING PLANS.
6. REFER TO DESIGN/BUILD ELECTRICAL PLANS.
7. REFER TO SHEET **A030** FOR PENETRATION REQUIREMENTS IN FIRE RATED CONSTRUCTION.
8. LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2
9. ALL LEVELS FULLY SPRINKLERED PER **IBC SECTION 903.3.1.2 (NFPA 13R)**.
10. REFER TO CS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TYPE TAGS & LOCATIONS. REFER TO SHEET SERIES **A040, A041** FOR ASSEMBLY DETAILS.
11. UNIT DEMISING WALLS ARE 1-HOUR RATED PER **IBC SECTION 708 W/ MINIMUM STC 50**
12. DIMENSIONS ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD, TYP.
13. **FSR: FIRE SPRINKLER RISER ROOM:** FIRE SPRINKLER FIRE ARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND/OR F.A.C.P OR SIMILAR APPROVED WORDING.

[illegible]

Fieldstone Apartments

SITE ADDRESS : 3909 9th Ave SW
Olympia, WA 98502

OWNER/APPLICANT
DevCo, LLC

PROJECT #:	2401
DRAWN BY:	AT
CHECKED BY:	ST

BUILDING PLANS -
FLOORS 2 AND 3 -
BLDG N

A229

DESIGN REVIEW

THESE DRAWINGS WERE PREPARED FOR THE Fieldstone Apartments



1. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING.
2. ALL ROOFING TO BE CLASS B MINIMUM PER IBC SECTION 1505 AND SLAB 1505.1.
3. ROOF SLOPES ARE 5/FT. U.N.O.
4. DRAFTSTOPS ARE REQUIRED IN ATTICS OR OTHER CONCEALED ROOF SPACES PER IBC SECTION 718.4.2.
5. PER IBC SECTION 708.4, IN COMBUSTIBLE CONSTRUCTION WHERE THE FIRE PARTITIONS ARE NOT REQUIRED TO BE CONTINUOUS TO THE SHEATHING, DECK OR SLAB, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIRE BLOCKED OR DRAFTSTOPPED IN ACCORDANCE WITH IBC SECTIONS 718.2 AND 718.3 AT THE PARTITION LINE.
6. EXCEPT FOR ATTIC FIREBLOCKING OR DRAFTSTOPPING IS NOT REQUIRED AT THE PARTITION LINE IN GROUP R-2 BUILDINGS THAT DO NOT EXCEED FOUR STORIES ABOVE GRADE PLANE, PROVIDED THE ATTIC SPACE IS SUBDIVIDED BY DRAFTSTOPPING INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
7. DRAFTSTOPPING MATERIALS TO BE 1/2" GP. SHEATHING OR 1/2" PLYWOOD OR OTHER SHEATHING PER IBC SECTION 718.3.1.
8. DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE ROOF. THE ROOF SHEATHING ABOVE PER IBC SECTION 718.4.2.
9. EXCEPTION #3. IN OCCUPANCIES IN GROUP R-2 THAT DO NOT EXCEED FOUR STORIES ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
10. PER IBC SECTION 1203.2 EXCEPTION THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
 1. IN CLIMATE ZONES 6, 7, AND 8, A CLASS I OR II VENTILATOR IS NOT TALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
 2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE
 - UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE
 - MEASURED VERTICALLY TO THE BALANCE OF THE VENTILATOR UNPROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE LOCATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
9. BATHROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE IMC PER IBC SECTION 1203.5.2.1.

[illegible]

INTERIOR	1. SEAL ALL PENETRATIONS IN EXTERIOR WALL INDICATED AS THE LINE OF THE AIR BARRIER 2. AT TOP FLOOR CEILING LID: SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE 3. SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE 4. AT DOUBLE STUD WALLS, SEAL TOP OF STUDS AT ATTIC WITH SELF ADHERING MEMBRANE 5. SEAL BOTTOM PLATES TO FLOOR SHEATHING, SILL PLATE TO FLOOR SHEATHING AND GWB TO SILL PLATE. SEAL ANY PENETRATIONS IN DOUBLE STUD WALL AT ALL FLOOR LEVELS 6. AT TOP FLOOR CEILING SEAL ALL PENETRATIONS. I.E. SPRINKLERS
EXTERIOR	1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS. 2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.

1. SEE SHEET **A040, A041** SHEETS FOR FIRE-RESISTIVE ASSEMBLIES
 — ASSEMBLY TAG
2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF RATED WALLS.
3. REFLECT 1-HOUR FIRE EXTINGUISHER — SEE SHEET **A030**, LOCATE PER IFC TYPE 5LB AC SIZE 2A 10BC

4. INDICATES TYPE A ACCESSIBLE UNIT. ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER **IBC SECTION 1107.6.2**
5. REFER TO ACCESSIBILITY NOTES ON SHEET **C500**.
6. REFER TO DESIGN/BUILD PLUMBING PLANS.
7. REFER TO DESIGN/BUILD ELECTRICAL PLANS.
8. REFER TO SHEET **A030** FOR PENETRATION REQUIREMENTS IN FIRE RATED CONSTRUCTION.
9. LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2
10. ALL LEVELS FULLY SPRINKLERED PER **IBC SECTION 903.3.1.2 (NFPA 13R)**.
11. REFER TO CS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TYPE TAGS & LOCATIONS. REFER TO SHEET **A040, A041** FOR ASSEMBLY DETAILS.
12. UNIT DEMISING WALLS ARE 1-HOUR RATED PER **IBC SECTION 708 W/ MINIMUM STC 50**.
13. DIMENSIONS ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD. TYP.
14. **FSR: FIRE SPRINKLER RISER ROOM:** FIRE SPRINKLER & FIRE ALARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND A.C.P. OR SIMILAR APPROVED WORDING.

Fieldstone Apartments

SITE ADDRESS : 3909 9th Ave SW
Olympia, WA 98502

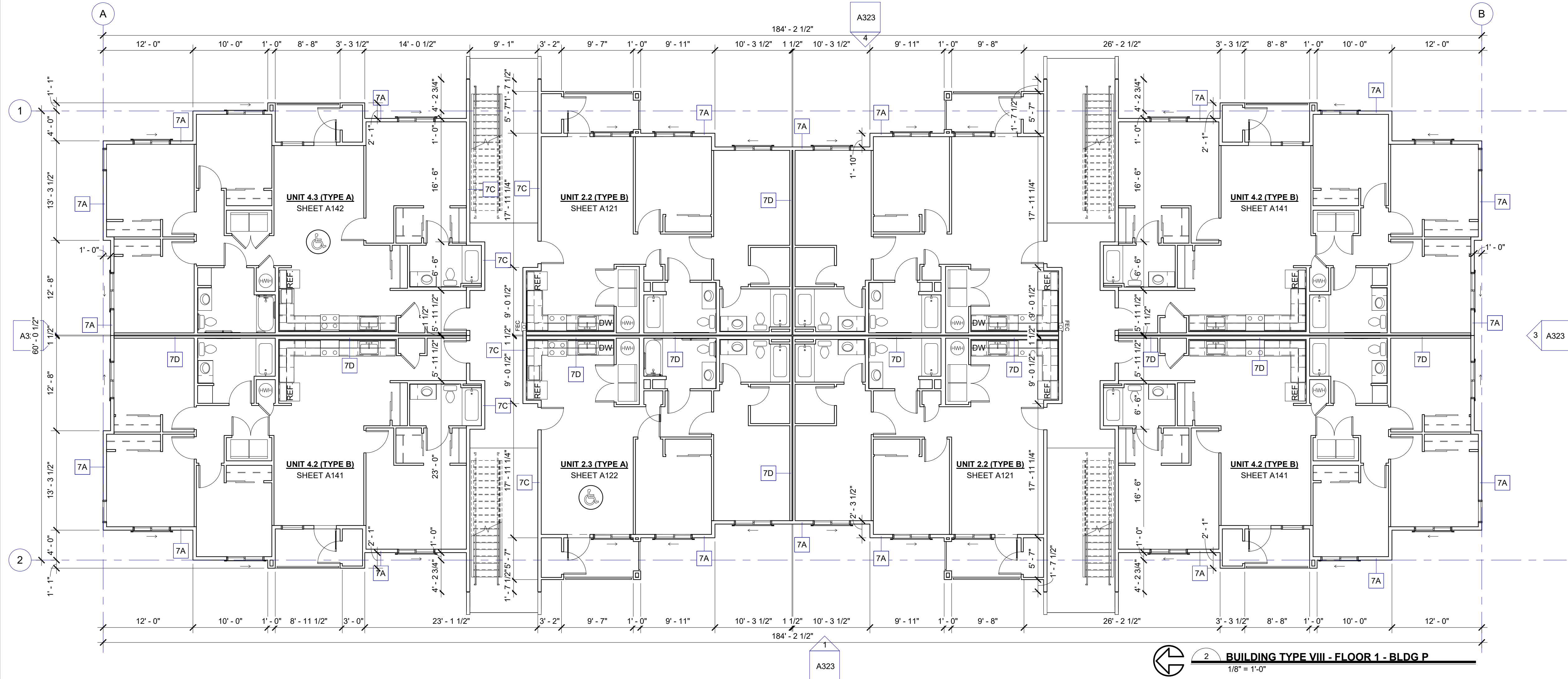
OWNER/APPLICANT
DevCo, LLC

PROJECT #:	2401
DRAWN BY:	AT
CHECKED BY:	ST

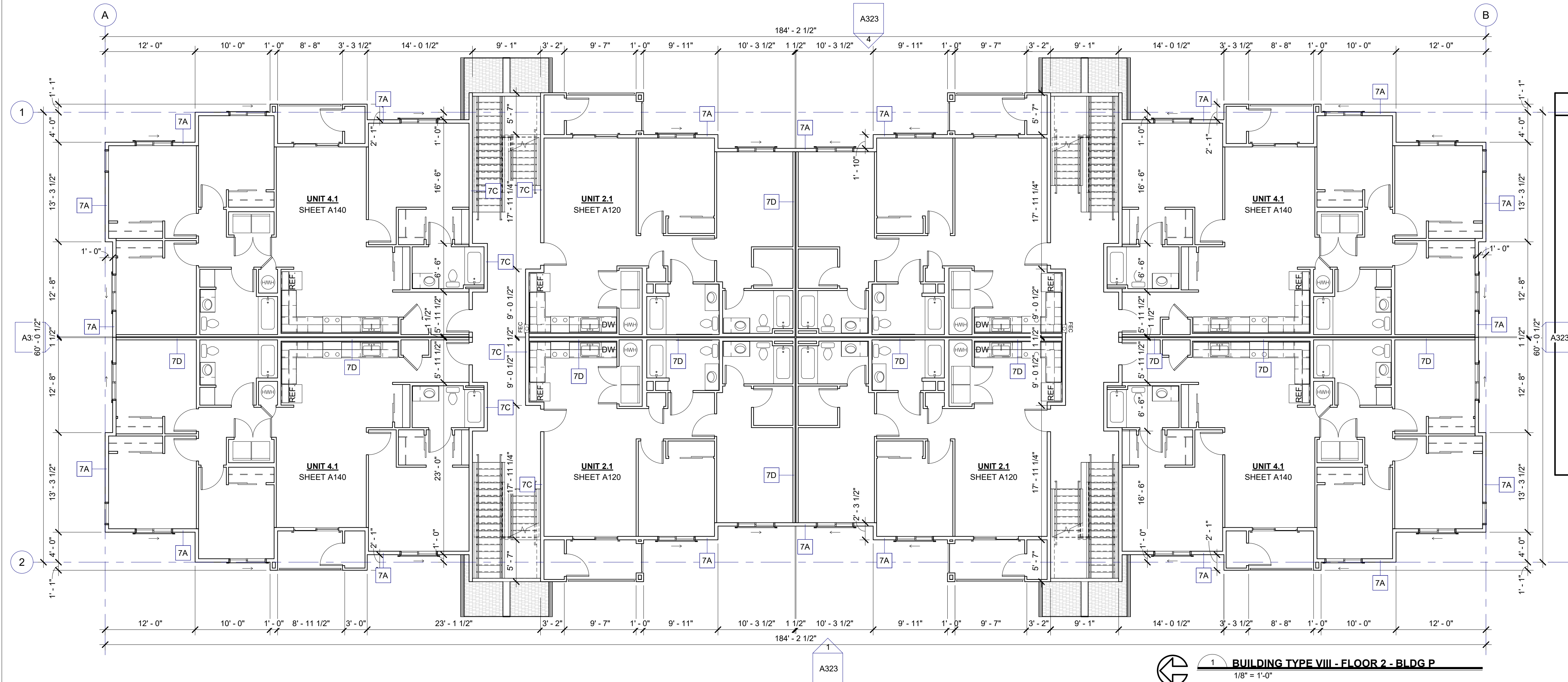
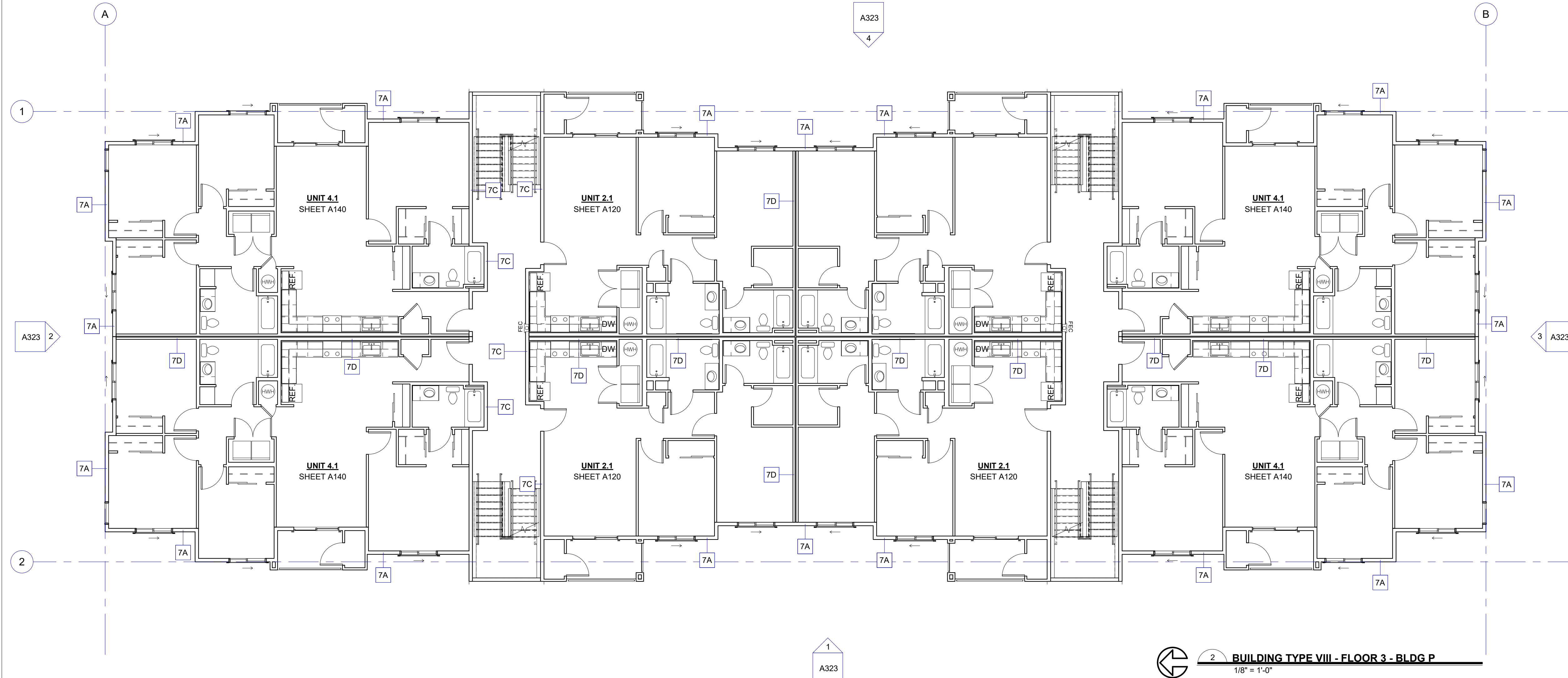
BUILDING PLANS -
FLOOR 4 AND ROOF
BLDG N

A230

DESIGN REVIEW



AIR BARRIER	PLAN NOTES
INTERIOR 1. SEAL ALL PENETRATIONS IN EXTERIOR WALL, INDICATED AS THE LINE OF THE AIR BARRIER 2. AT TOP FLOOR CEILING LID: SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE 3. SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE 4. AT DOUBLE STUD WALLS, SEAL TOP OF STUDS AT ATTIC WITH SEAL ADHERING MEMBRANE 5. SEAL BOTTOM PLATES TO FLOOR SHEATHING, SILL PLATE TO FLOOR SHEATHING AND GWB TO SILL PLATE. SEAL ANY PENETRATIONS IN DOUBLE STUD WALL AT ALL FLOOR LEVELS 6. AT TOP FLOOR CEILING SEAL ALL PENETRATIONS, I.E. SPRINKLERS EXTERIOR 1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS. 2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.	1. SEE SHEET A040, A041 SHEETS FOR FIRE-RESISTIVE ASSEMBLIES  — ASSEMBLY TAG 2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF RATED WALLS. 3. RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET A030, LOCATE PER IFC TYPE 9LB AC SIZE 2A 10BG  INDICATES TYPE A ACCESSIBLE UNIT. ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER IBC SECTION 1107.6.2. 5. REFER TO ACCESSIBILITY NOTES ON SHEET CS00. 6. REFER TO DESIGN/BUILD PLUMBING PLANS. 7. REFER TO DESIGN/BUILD ELECTRICAL PLANS. 8. REFER TO SHEET A030 FOR PENETRATION REQUIREMENTS IN FIRE RATED CONSTRUCTION. 9. LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2
	10. ALL LEVELS FULLY SPRINKLERED PER IBC SECTION 903.3.1.2 (NFPA 13R). 11. REFER TO CS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TYPE TAGS & LOCATIONS. REFER TO SHEET SERIES A040, A041 FOR ASSEMBLY DETAILS. 12. UNIT DEMISING WALLS ARE 1-HOUR RATED PER IBC SECTION 708 W/ MINIMUM STC 50. 13. DIMENSIONS ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD, TYP. 14. FSR: FIRE SPRINKLER RISER ROOM: FIRE SPRINKLER & FIRE ALARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND/OR F.A.C.P OR SIMILAR APPROVED WORDING.

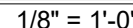
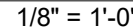


AIR BARRIER

INTERIOR	1. SEAL ALL PENETRATIONS IN EXTERIOR WALL INDICATED AS THE LINE OF THE AIR BARRIER 2. AT TOP FLOOR CEILING LID- SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE 3. SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE 4. AT DOUBLE STUD WALLS, SEAL TOP OF STUDS AT ATTIC WITH SELF ADHERING MEMBRANE 5. SEAL BOTTOM PLATES TO FLOOR SHEATHING, SILL PLATE TO FLOOR SHEATHING AND GWB TO SILL PLATE. SEAL ANY PENETRATIONS IN DOUBLE STUD WALL AT ALL FLOOR LEVELS 6. AT TOP FLOOR CEILING SEAL ALL PENETRATIONS. I.E. SPRINKLERS
EXTERIOR	1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS. 2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.

PLAN NOTES

1. SEE SHEET **A040, A041** SHEETS FOR FIRE-RESISTIVE ASSEMBLIES
 — ASSEMBLY TAG
2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF RATES & WALLS.
3. RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET **A030**, LOCATE PER IFC TYPE 5LB AC SIZE 2A 10BC
 F.E.C. 
4.  INDICATES TYPE A ACCESSIBLE UNIT, ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER **IBC SECTION 1107.6.2**.
5. REFER TO ACCESSIBILITY NOTES ON SHEET **C500**.
6. REFER TO DESIGN/BUILD PLUMBING PLANS.
7. REFER TO DESIGN/BUILD ELECTRICAL PLANS.
8. REFER TO SHEET **A030** FOR PENETRATION REQUIREMENTS IN FIRE RATED CONSTRUCTION.
9. LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2
10. ALL LEVELS FULLY SPRINKLERED PER **IBC SECTION 903.3.1.2 (NFPA 13R)**.
11. REFER TO CS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TYPE TAGS & LOCATIONS. REFER TO SHEET SERIES **A040, A041** FOR ASSEMBLY DETAILS.
12. UNIT DEMISING WALLS ARE 1-HOUR RATED PER **IBC SECTION 708 W/** MINIMUM STC 50.
13. DIMENSIONS ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD, TYP.
14. **FSR: FIRE SPRINKLER RISER ROOM:** FIRE SPRINKLER & FIRE ALARM PANEL ROOM SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND/OR F.A.C.P OR SIMILAR APPROVED WORDING.



7. DRAFTSTOPPING MATERIALS TO BE 1/2" GPY. SHEATHING OR 1/2" PLYWOOD OR OSB SHEATHING PER **IBC SECTION 718.3.1.**

8. DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE PER **IBC SECTION 718.3.1.**

9. EXCEPTION 8.1: IN OCCUPANCIES IN GROUP R-2 THAT DO NOT EXCEED FOUR STORIES ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPPING MATERIALS THAT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

10. PER **IBC SECTION 1203.2** EXCEPTIO THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:

11. IN CLIMATE ZONES 6, 7, AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

12. AT LEAST 40 PERCENT AND NOT MORE THAN 60 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.

13. UPPER VENTILATORS SHALL BE LOCATED AT LEAST 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE OR MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATIO NPROVIDED BY EAVE OR CORNICE VENTS, WHERE THE LOCATION OF UPPER OR LOWER DRAINING MEMBERS IS IN CONFLICT WITH THE VENTILATOR.

14. FOR RAFTERS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

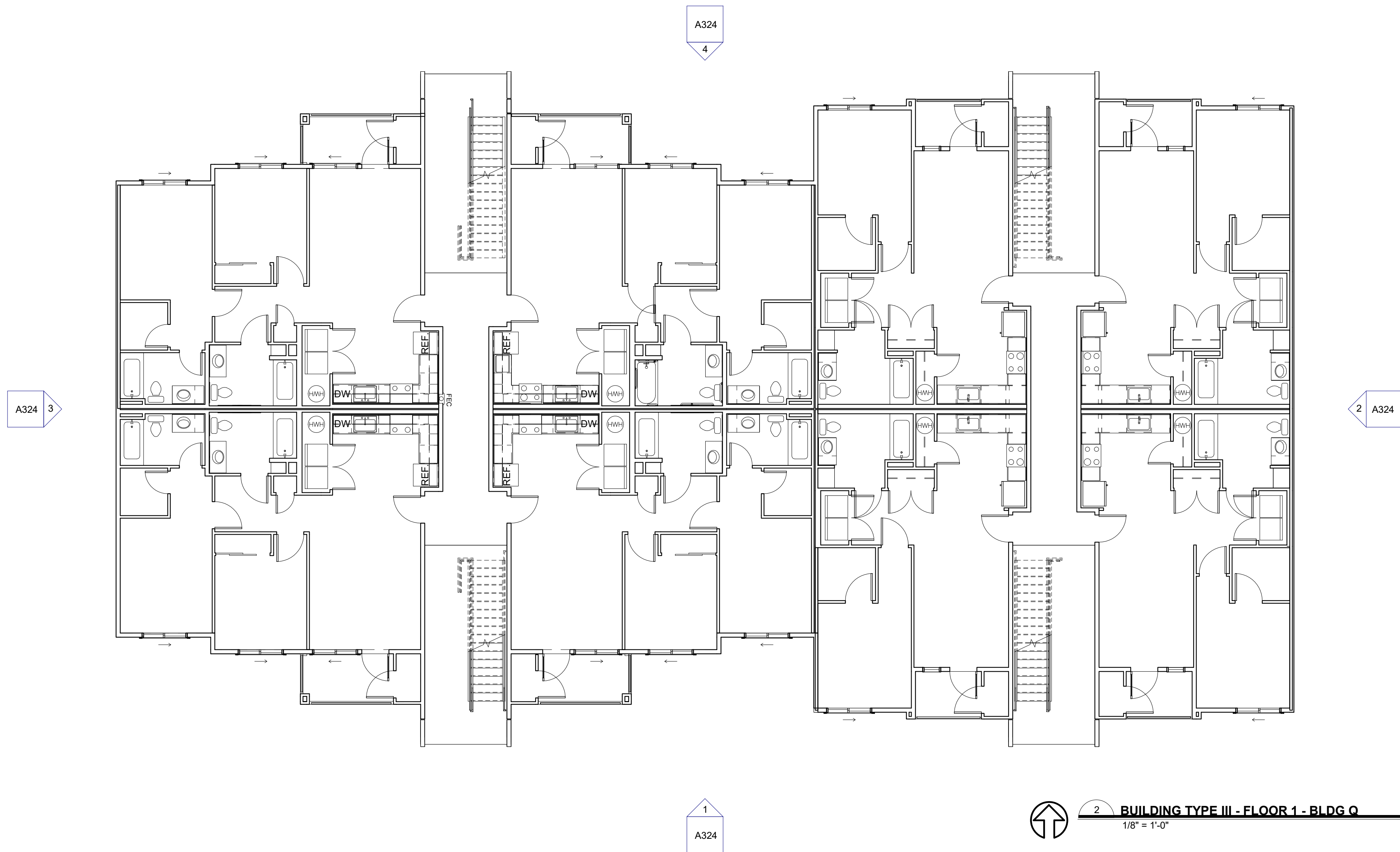
15. BATHROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE IMC PER **IBC SECTION 1203.5.2.1.**

Fieldstone Apartments
 SITE ADDRESS : 3909 9th Ave SW
 Olympia, WA 98502
 OWNER/APPLICANT
 DevCo, LLC

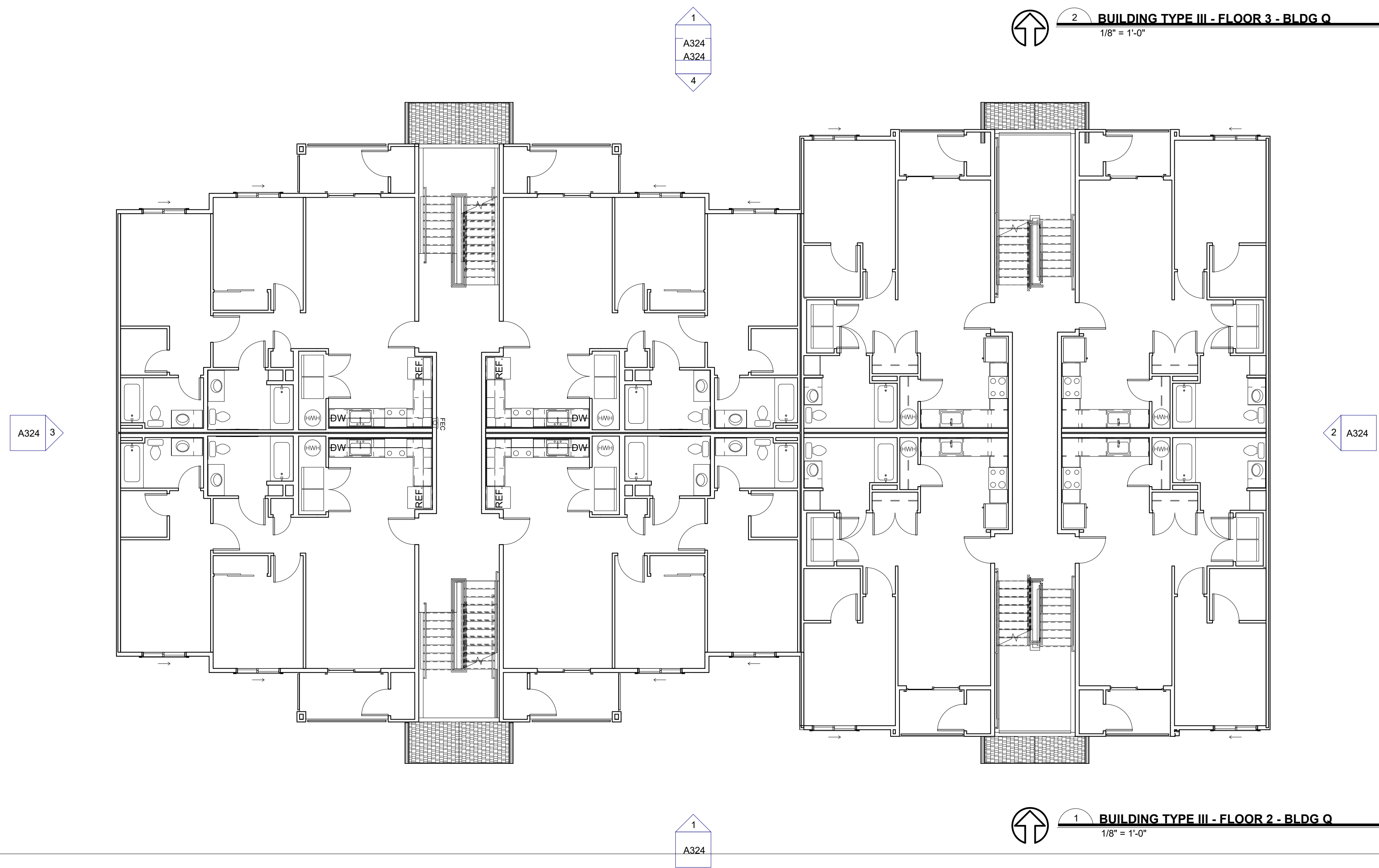
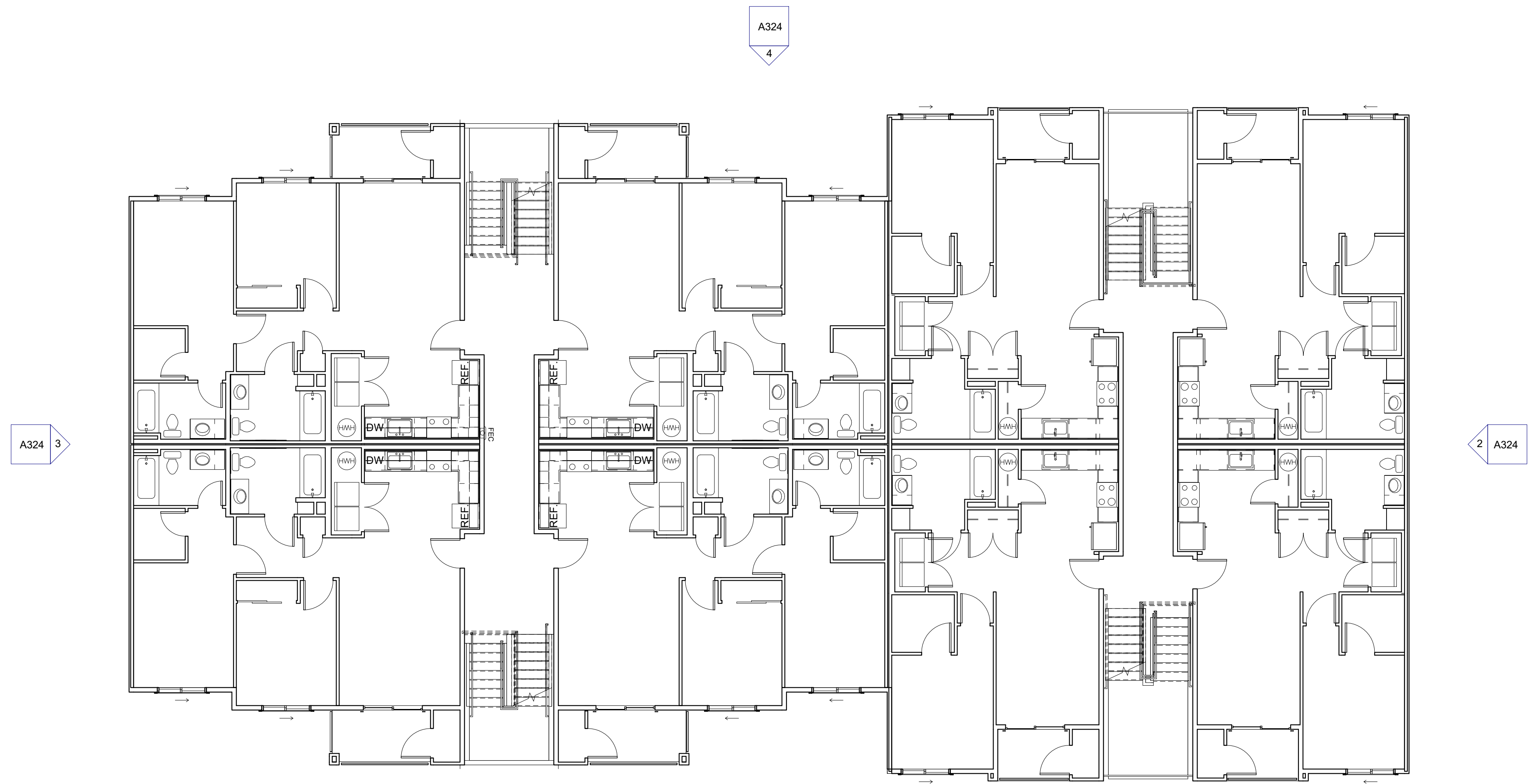
BUILDING PLANS -
FLOOR 4 AND ROOF -
BLDG P

A233

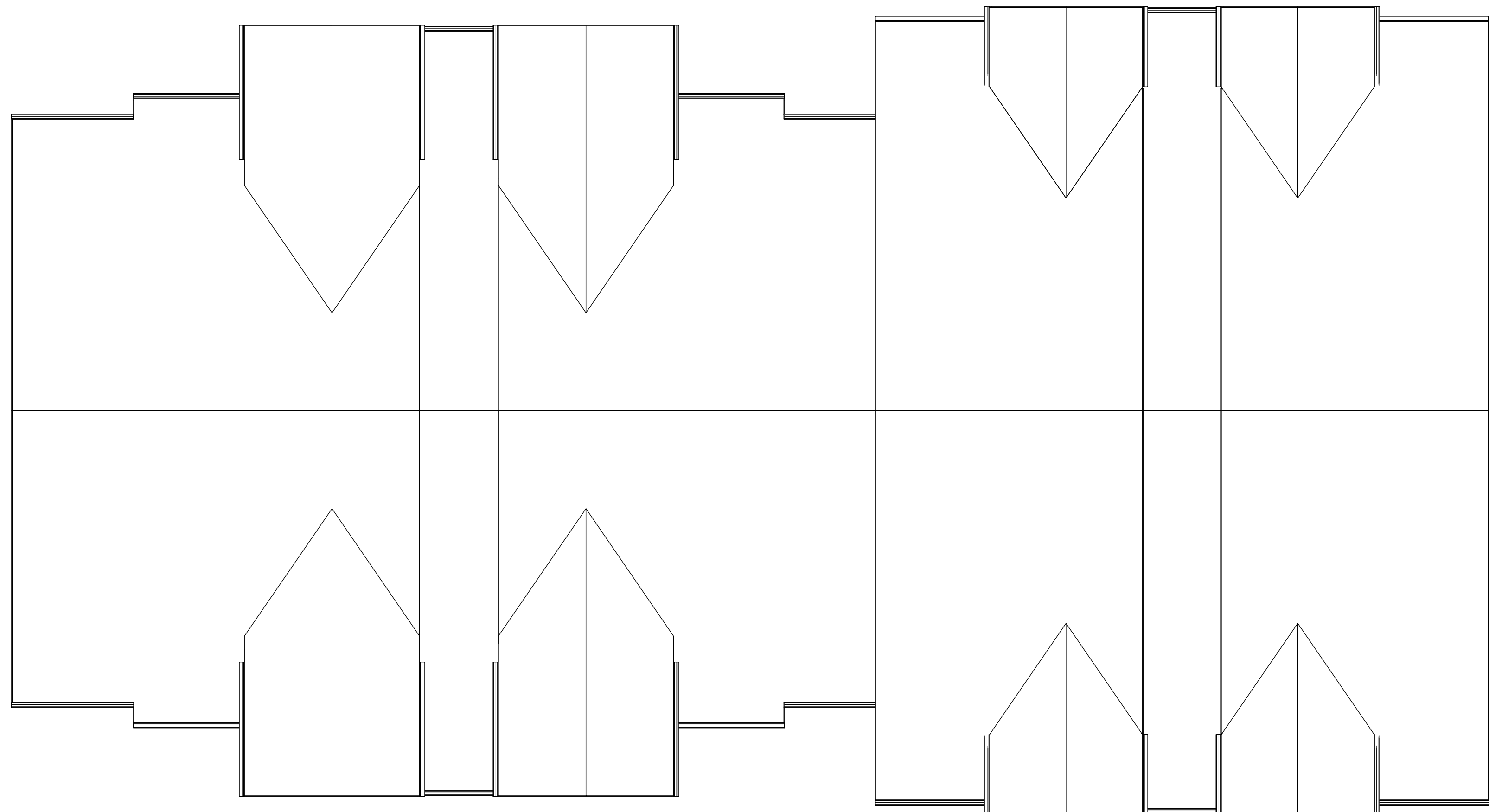
DESIGN REVIEW



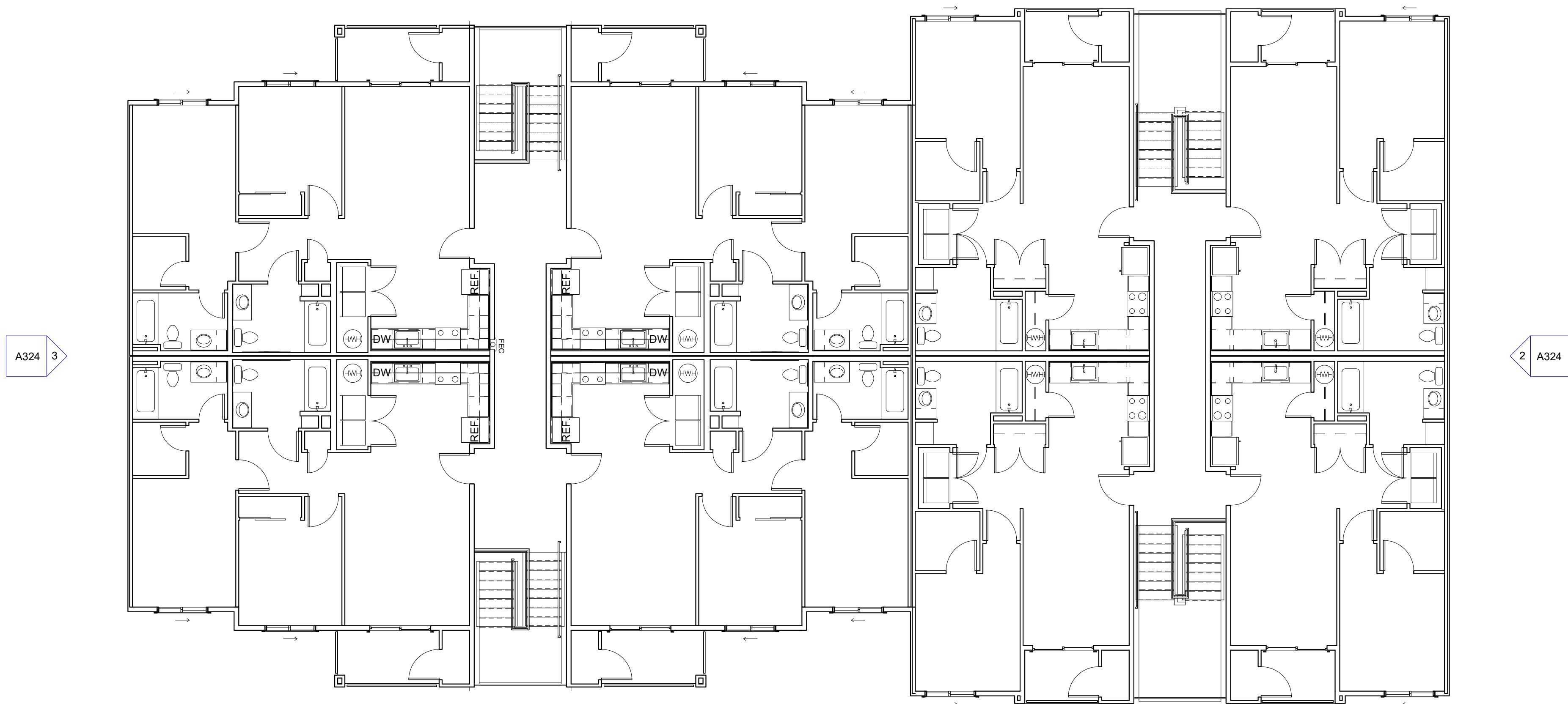
AIR BARRIER	PLAN NOTES
INTERIOR 1. SEAL ALL PENETRATIONS IN EXTERIOR WALL, INDICATED AS THE LINE OF THE AIR BARRIER 2. AT TOP FLOOR CEILING LID: SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE 3. SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE 4. AT DOUBLE STUD WALLS, SEAL TOP OF STUDS AT ATTIC WITH SEAL ADHERING MEMBRANE 5. SEAL BOTTOM PLATES TO FLOOR SHEATHING, SILL PLATE TO FLOOR SHEATHING AND GWB TO SILL PLATE. SEAL ANY PENETRATIONS IN DOUBLE STUD WALL AT ALL FLOOR LEVELS 6. AT TOP FLOOR CEILING SEAL ALL PENETRATIONS, I.E. SPRINKLERS	1. SEE SHEET A040, A041 SHEETS FOR FIRE-RESISTIVE ASSEMBLIES  — ASSEMBLY TAG 2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF RATED WALLS. 3. RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET A030, LOCATE PER IFC TYPE 9LB AC SIZE 2A 10BG  4. INDICATES TYPE A ACCESSIBLE UNIT. ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER IBC SECTION 1107.6.2. 5. REFER TO ACCESSIBILITY NOTES ON SHEET CS00. 6. REFER TO DESIGN/BUILD PLUMBING PLANS. 7. REFER TO DESIGN/BUILD ELECTRICAL PLANS. 8. REFER TO SHEET A030 FOR PENETRATION REQUIREMENTS IN FIRE RATED CONSTRUCTION. 9. LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2
EXTERIOR 1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS. 2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.	10. ALL LEVELS FULLY SPRINKLERED PER IBC SECTION 903.3.1.2 (NFPA 13R). 11. REFER TO CS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TYPE TAGS & LOCATIONS. REFER TO SHEET SERIES A040, A041 FOR ASSEMBLY DETAILS. 12. UNIT DEMISING WALLS ARE 1-HOUR RATED PER IBC SECTION 708 W/ MINIMUM STC 50. 13. DIMENSIONS ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD, TYP. 14. FSR: FIRE SPRINKLER RISER ROOM: FIRE SPRINKLER & FIRE ALARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND/OR F.A.C.P OR SIMILAR APPROVED WORDING.



AIR BARRIER	PLAN NOTES
INTERIOR 1. SEAL ALL PENETRATIONS IN EXTERIOR WALL INDICATED AS THE LINE OF THE AIR BARRIER 2. AT TOP FLOOR CEILING LID: SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE 3. SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE 4. AT DOUBLE STUD WALLS, SEAL TOP OF STUDS AT ATTIC WITH SELF ADHERING MEMBRANE 5. SEAL BOTTOM PLATES TO FLOOR SHEATHING, SILL PLATE TO FLOOR SHEATHING AND GWB TO SILL PLATE. SEAL ANY PENETRATIONS IN DOUBLE STUD WALL AT ALL FLOOR LEVELS 6. AT TOP FLOOR CEILING SEAL ALL PENETRATIONS. I.E. SPRINKLERS EXTERIOR 1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS 2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.	1. SEE SHEET A040, A041 SHEETS FOR FIRE-RESISTIVE ASSEMBLIES  — ASSEMBLY TAG 2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF RATED WALLS. 3. RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET A030, LOCATE PER IFC TYPE 5LB AC SIZE 2A 10BC  4. INDICATES TYPE A ACCESSIBLE UNIT. ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER IBC SECTION 1107.6.2. 5. REFER TO ACCESSIBILITY NOTES ON SHEET CS00. 6. REFER TO DESIGN/BUILD PLUMBING PLANS. 7. REFER TO DESIGN/BUILD ELECTRICAL PLANS. 8. REFER TO SHEET A030 FOR PENETRATION REQUIREMENTS IN FIRE RATED CONSTRUCTION. 9. LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2 10. ALL LEVELS FULLY SPRINKLERED PER IBC SECTION 903.3.1.2 (NFPA 13R). 11. REFER TO CS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TYPE TAGS & LOCATIONS. REFER TO SHEET SERIES A040, A041 FOR ASSEMBLY DETAILS. 12. INTERIOR DEMISING WALLS ARE 1-HOUR RATED PER IBC SECTION 708 W/ MINIMUM STC 50 13. DIMENSIONS ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD, TYP. 14. FSR: FIRE SPRINKLER RISER ROOM: FIRE SPRINKLER & FIRE ALARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND/OR F.A.C.P OR SIMILAR APPROVED WORDING.



2 BUILDING TYPE III - ROOF PLAN - BLDG Q

$$\frac{1}{8}'' = 1'-0$$


BUILDING TYPE III - FLOOR 4 - BLDG Q

$$1/8'' = 1'-0''$$

ROOF NOTES

1. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING.
2. ALL ROOFING TO BE CLASS B MINIMUM PER IBC SECTION 1505.4. TABLE 1505.4.
3. ALL ROOF SLOPES ARE 5/8"FT. U.N.O
4. DRAFTSTOPS ARE REQUIRED IN ATTICS OR OTHER CONCEALED ROOF SPACES PER IBC SECTION 718.4.2.
5. **PER IBC SECTION 708.4.1 IN COMBUSTIBLE CONSTRUCTION WHERE THE FIRE PARTITIONS ARE NOT REQUIRED TO BE CONTINUOUS TO THE SHEATHING, DECK OR SLAB, THE SHEATHING OR SLAB AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIRE BLOCKED OR DRAFTSTOPPED IN ACCORDANCE WITH IBC SECTIONS 718.2 AND 718.3 AT THE PARTITION LINE.**
EXCEPTION #1: AN ATTIC FIREBLOCKING OR DRAFTSTOPPING IS NOT REQUIRED AT THE PARTITION LINE IN GROUP R-2 BUILDINGS THAT DO NOT EXCEED FOUR STORIES ABOVE GRADE PLANE. THE ATTIC SPACE IS SUBDIVIDED BY DRAFTSTOPPING INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
6. DRAFTSTOPPING MATERIALS TO BE 1/2" GYP OR 1/2" WOOD OR OSB SHEATHING PER IBC SECTION 718.3.1.
7. DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SEPARATING UNIT AND DWELLING UNIT SEPARATION. THE DRAFTSTOP NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE PER IBC SECTION 718.4.2.
EXCEPTION #3: IN OCCUPANCIES IN GROUP R-2 THAT DO NOT EXCEED FOUR STORIES ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
8. **PER IBC SECTION 1203.2 EXCEPTION 6, THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:**
A. IN CLIMATE ZONES 6, 7, AND 8, A CLASS I OR II FIRE RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED CROSS-VENTILATION AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE LOCATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
9. BATHROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE IMC PER IBC SECTION 1203.5.2.1.

[illegible]

AIR BARRIER

INTERIOR

1. SEAL ALL PENETRATIONS IN EXTERIOR WALL INDICATED AS THE LINE OF THE AIR BARRIER
2. AT TOP FLOOR CEILING LID: SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
3. SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
4. AT DOUBLE STUD WALLS, SEAL TOP OF STUDS AT ATTIC WITH SELF ADHERING MEMBRANE
5. SEAL BOTTOM PLATES TO FLOOR SHEATHING, SILL PLATE TO FLOOR SHEATHING AND GWB TO SILL PLATE, SEAL ANY PENETRATIONS IN DOUBLE STUD WALL AT ALL FLOOR LEVELS
6. AT TOP FLOOR CEILING SEAL ALL PENETRATIONS, I.E. SPRINKLERS

EXTERIOR

1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS.
2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.

PLAN NOTES

1. SEE SHEET **A040, A041** SHEETS FOR FIRE-RESISTIVE ASSEMBLIES
 — ASSEMBLY TAG
2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CUTOFFS, AND LOCATION OF RATED WALLS.
3. RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET **A030**, LOCATE PER IFC TYPE 5LB AC SIZE 2A 10BC

4.  INDICATES TYPE A ACCESSIBLE UNIT. ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER **IBC SECTION 1107.6.2**.
5. REFER TO ACCESSIBILITY NOTES ON SHEET **CS00**.
6. REFER TO DESIGN/BUILD PLUMBING PLANS.
7. REFER TO DESIGN/BUILD ELECTRICAL PLANS.
8. REFER TO SHEET **A030** FOR PENETRATION REQUIREMENTS IN FIRE RATED CONSTRUCTION.
9. LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2
10. ALL LEVELS FULLY SPRINKLERED PER **IBC SECTION 903.3.1.2** (NFPA 13R).
11. REFER TO GS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TYPE TAGS & LOCATIONS. REFER TO SHEET SERIES **A040, A041** FOR ASSEMBLY DETAILS.
12. UNIT DEMISING WALLS ARE 1-HOUR RATED PER **IBC SECTION 708 W/** MINIMUM STC 50.
13. DIMENSIONS ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD. TYP.
14. **FSR: FIRE SPRINKLER RISER ROOM.** FIRE SPRINKLER & FIRE ALARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND/OR C.C.P OR SIMILAR APPROVED WORDING.



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Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com
ARCHITECTURE

Fieldstone Apartments

SITE ADDRESS : 3909 9th Ave SW
Olympia, WA 98502

OWNER/APPLICANT
DevCo. LLC

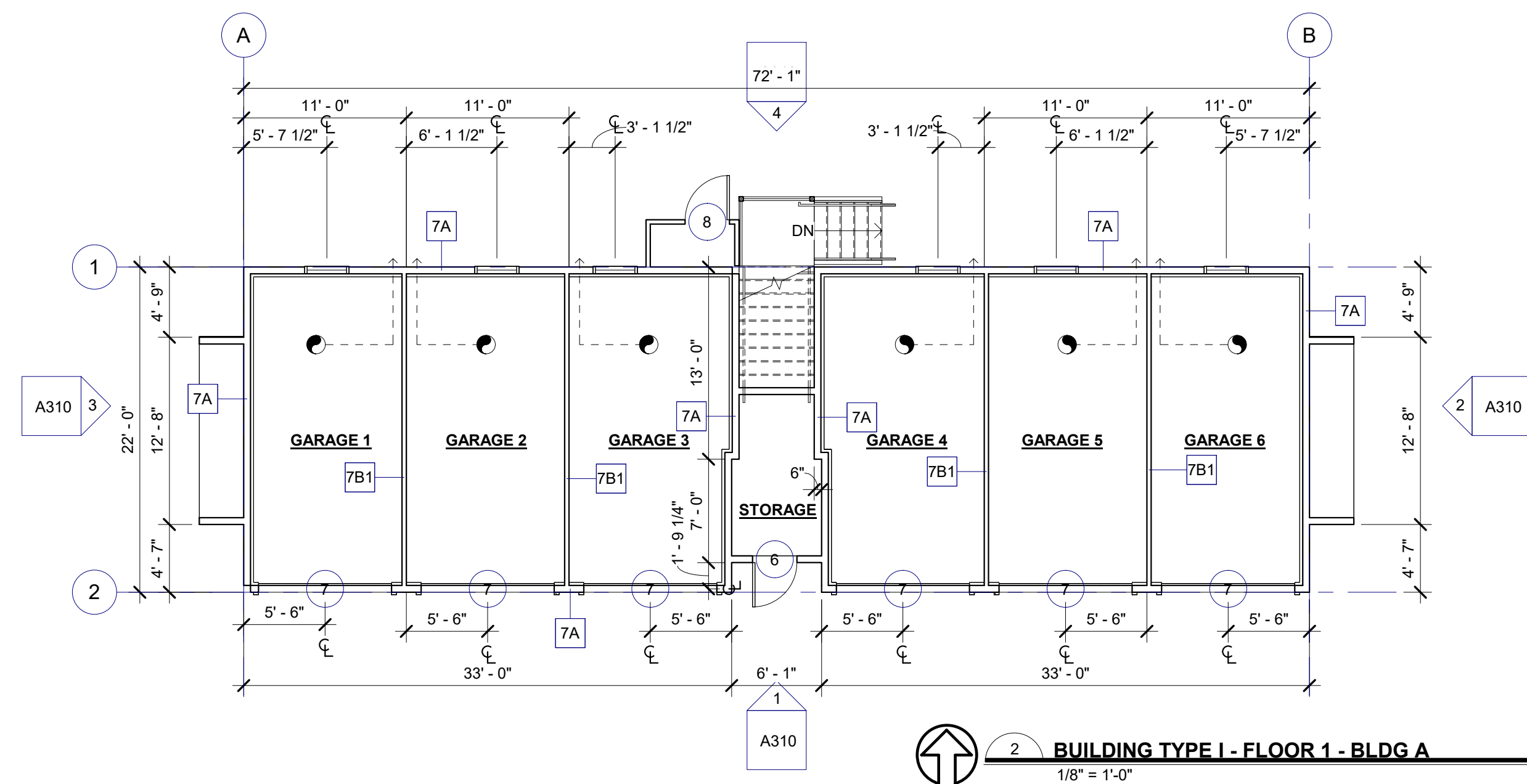
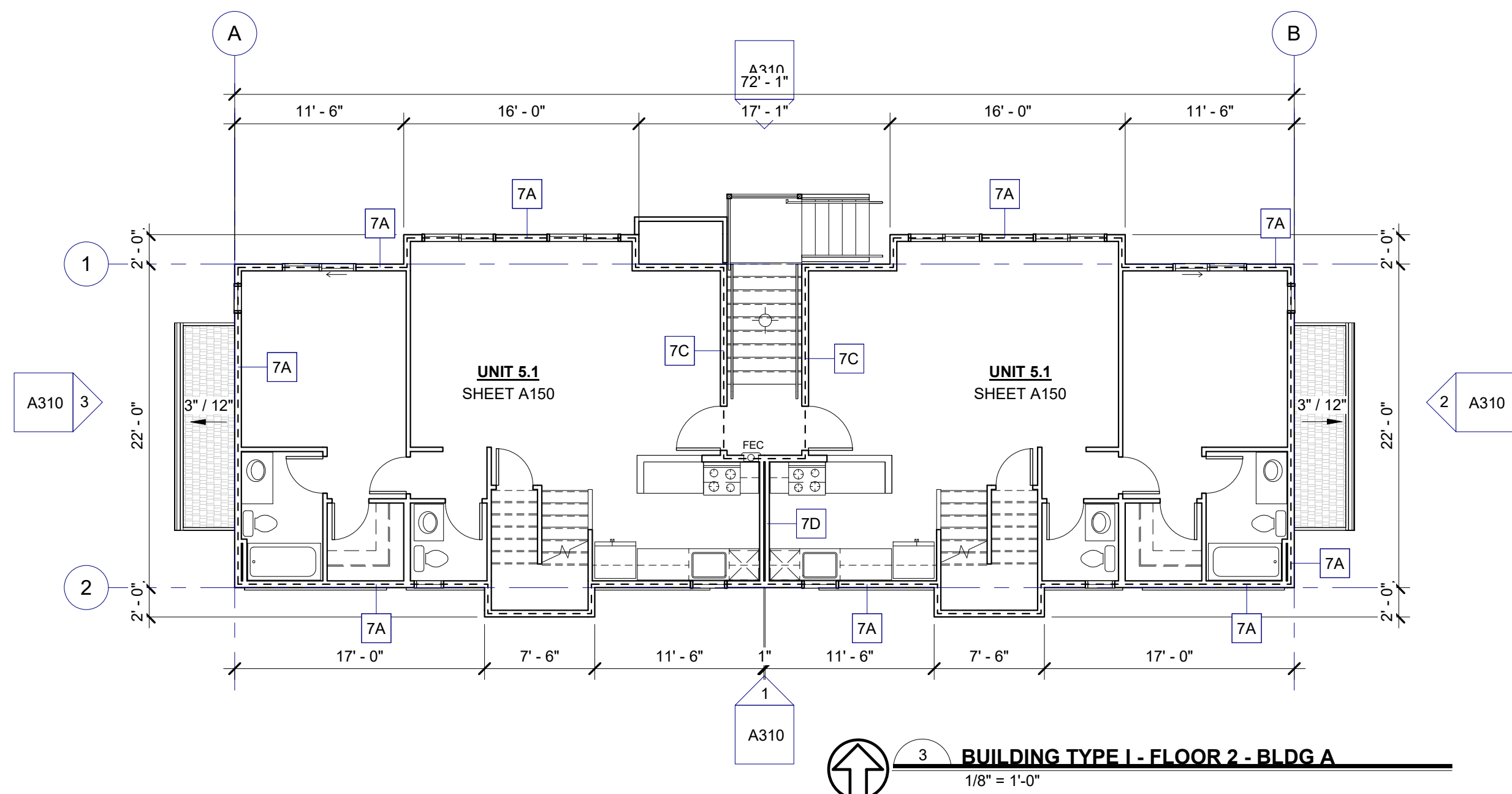
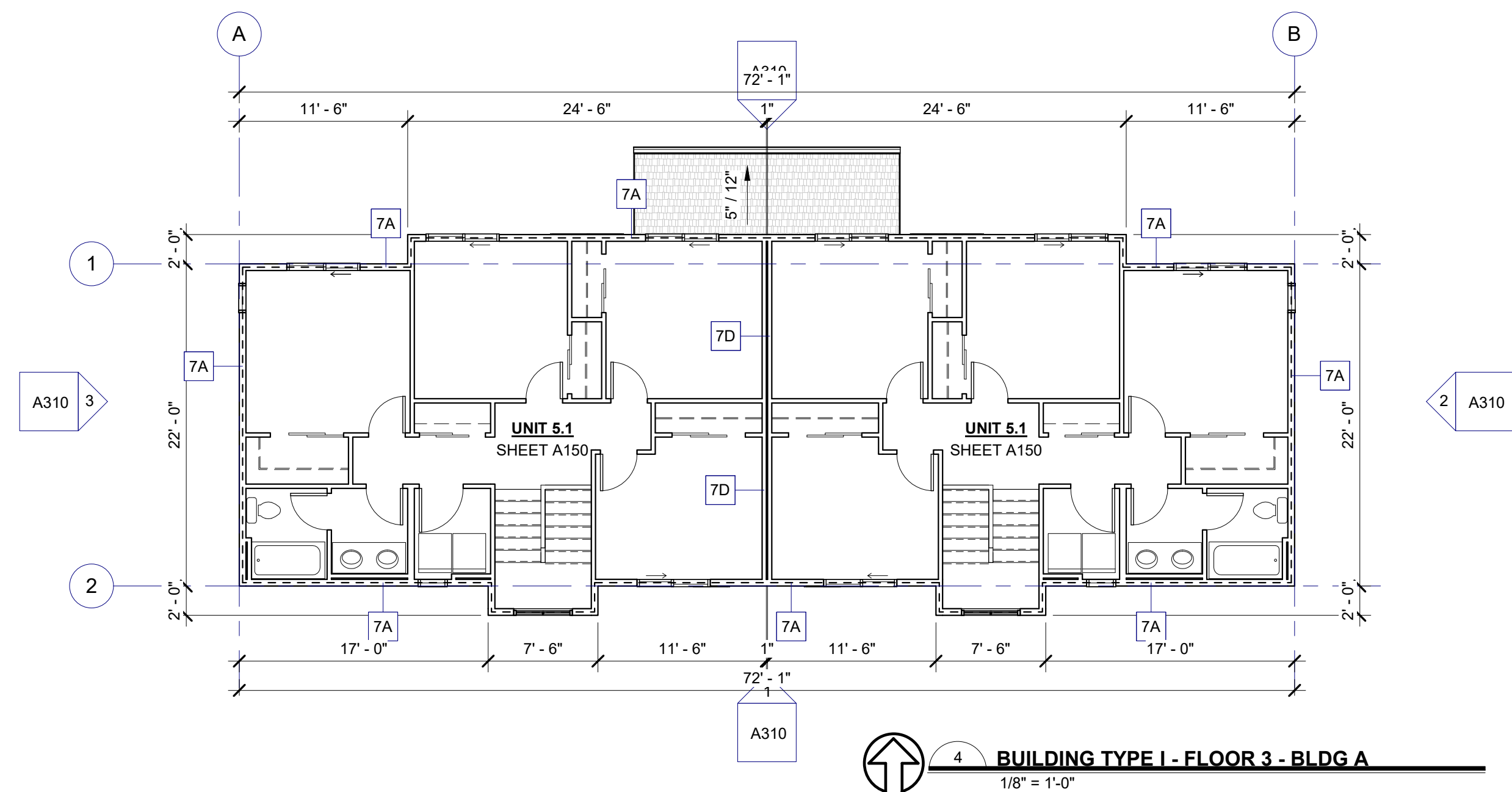
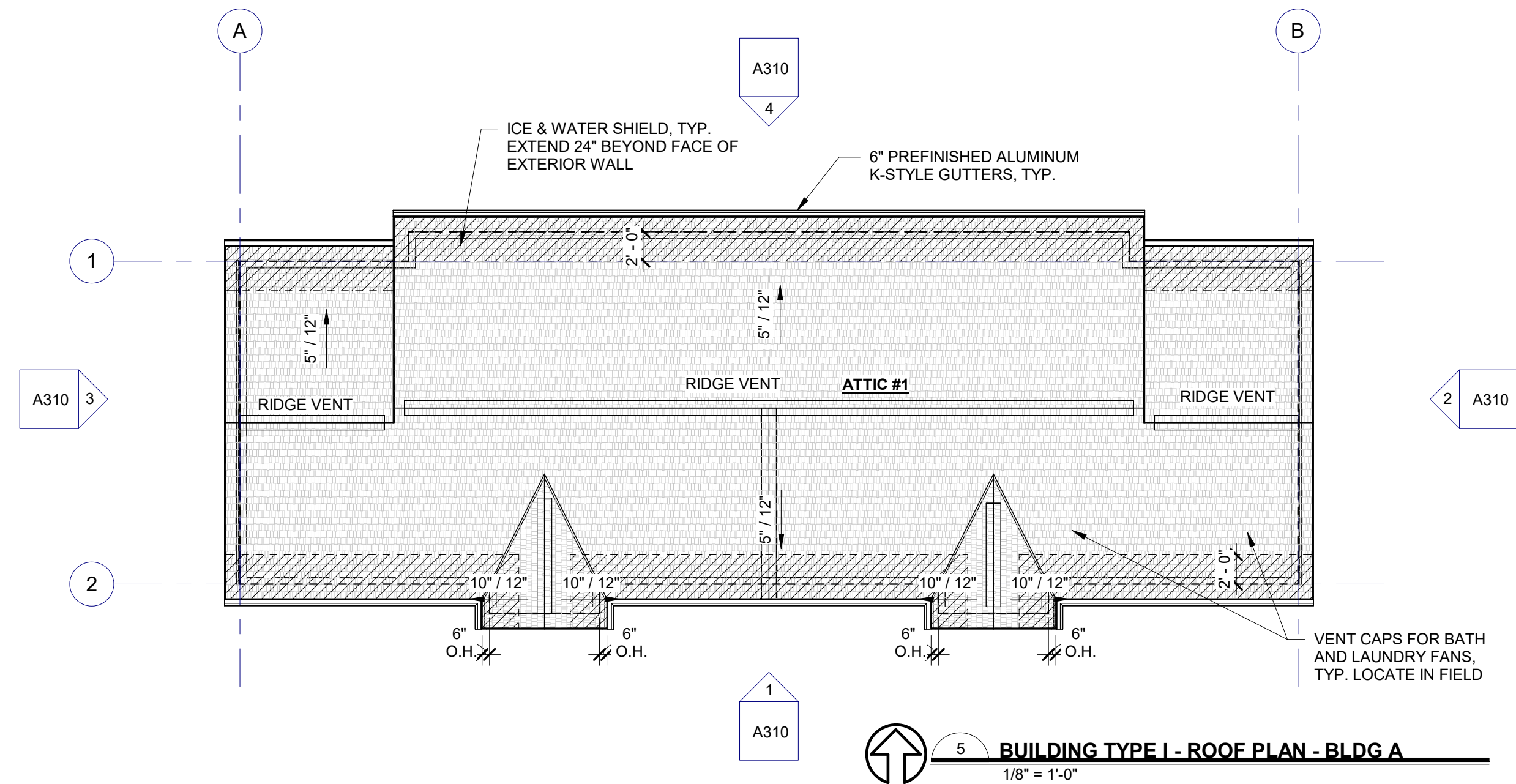
THESE DRAWINGS WERE PREPARED FOR THE Fieldstone Apartments
PROJECT IN Oxnard, WA © JOHNSON BRAIND INC. THEY ARE NOT INTENDED FOR USE ON ANY OTHER PROJECT

PROJECT #:	2401
DRAWN BY:	AT
CHECKED BY:	ST

BUILDING PLANS -
FLOOR 4 AND ROOF -
BLDG Q

A236

DESIGN REVIEW



PLAN NOTES

1. SEE SHEET **A040, A041** SHEETS FOR FIRE-RESISTIVE ASSEMBLIES
 — ASSEMBLY TAG
2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF RATED WALLS.
RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET **A030**, LOCATE PER IFC
TYPE 5LB AC
SIZE 2A 10BC
 INDICATES TYPE A
3. ACCESSIBLE UNIT: ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER **IBC SECTION 1107.6.2**.
4. REFER TO ACCESSIBILITY NOTES ON SHEET **C500**.
5. REFER TO DESIGN/BUILD PLUMBING PLANS.
6. REFER TO DESIGN/BUILD ELECTRICAL PLANS.
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8. LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2
9. ALL LEVELS FULLY SPRINKLERED PER **IBC SECTION 903.3.1.2** (NFPA 13R).
10. REFER TO CS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TYPE TAGS & LOCATIONS. REFER TO SHEET SERIES **A040, A041** FOR ASSEMBLY DETAILS.
11. UNIT DEMISING WALLS ARE 1-HOUR RATED PER **IBC SECTION 708 W/** MINIMUM STC 50.
12. DIMENSIONS ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD, TYP.
13. **FSR: FIRE SPRINKLER RISER ROOM:** FIRE SPRINKLER & FIRE ALARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND/OR F.A.C.P OR SIMILAR APPROVED WORDING.

AIR BARRIER

INTERIOR

1. SEAL ALL PENETRATIONS IN EXTERIOR WALL INDICATED AS THE LINE OF THE AIR BARRIER
2. AT TOP FLOOR CEILING LID, SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
3. SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
4. AT DOUBLE STUD WALLS, SEAL TOP OF STUD AT ATTIC WITH SELF ADHERING MEMBRANE
5. SEAL BOTTOM PLATES TO FLOOR JOIST. SEAL SILL PLATE TO FLOOR SHEATHING AND GWB TO SILL PLATE. SEAL ANY PENETRATIONS IN DOUBLE STUD WALL AT ALL FLOOR LEVELS
6. AT TOP FLOOR CEILING SEAL ALL PENETRATIONS. I.E. SPRINKLERS

EXTERIOR

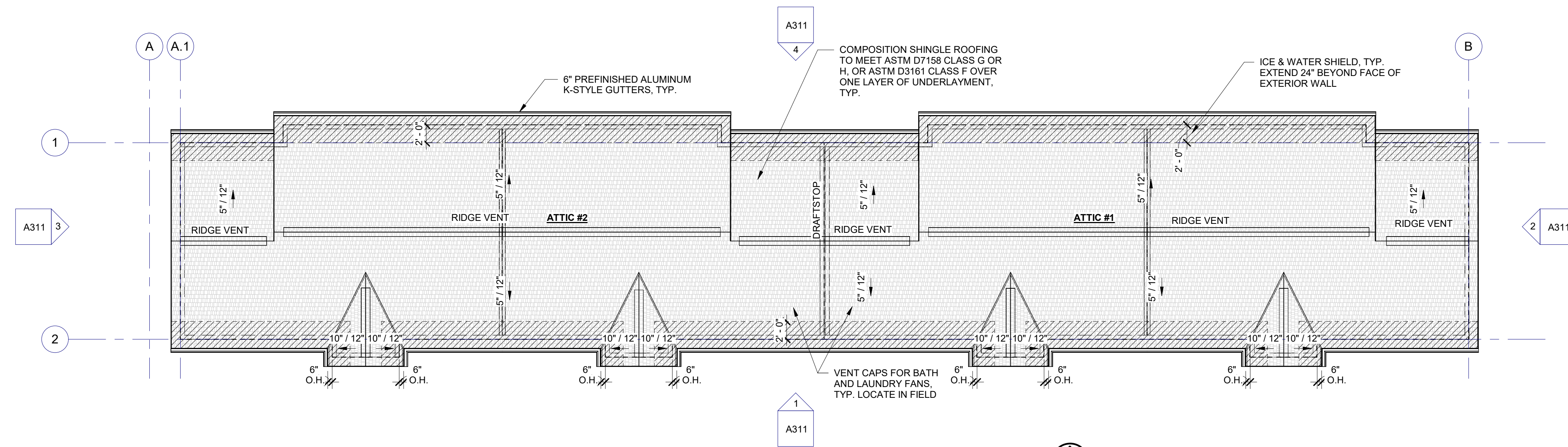
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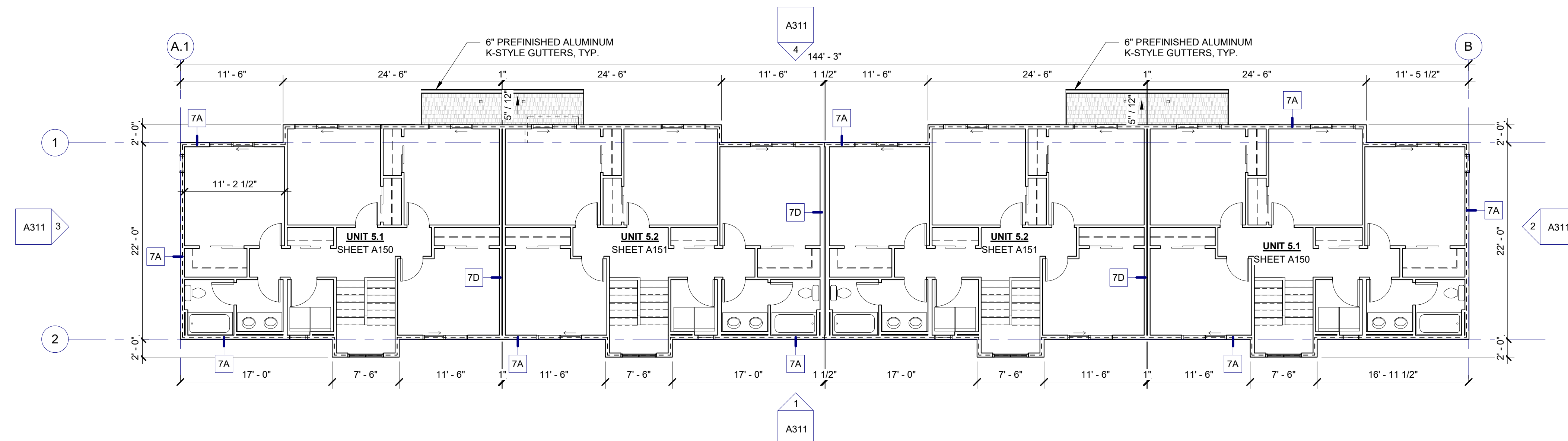


14. **FSR: FIRE SPRINKLER RISER ROOM:** FIRE SPRINKLER & FIRE ALARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND/OR F.A.C.P OR SIMILAR APPROVE WORDING.

1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS.
2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.



  **BUILDING TYPE II - ROOF PLAN - BLDG B**



  2 **BUILDING TYPE II - FLOOR 3 - BLDG B**
1/8" = 1'-0"

PLAN NOTES

1. SEE SHEET **A040, A041** SHEETS FOR FIRE-RESISTIVE ASSEMBLIES
 — ASSEMBLY TAG
2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF RATED WALLS.
RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET **A030**, LOCATE PER IFC TYPE 5LB AC SIZE 2A 10BC
3.  INDICATES TYPE A ACCESSIBLE UNIT. ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER **IBC SECTION 1107.6.2**.
4. REFER TO ACCESSIBILITY NOTES ON SHEET **CS00**.
5. REFER TO DESIGN/BUILD PLUMBING PLANS.
6. REFER TO DESIGN/BUILD ELECTRICAL PLANS.
7. REFER TO SHEET **A030** FOR PENETRATION REQUIREMENTS IN FIRE RATED CONSTRUCTION.
8. LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2
9. ALL LEVELS FULLY SPRINKLERED PER **IBC SECTION 903.3.1.2** (NFPA 13R).
10. REFER TO CS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TYPE TAGS & LOCATIONS. REFER TO SHEET SERIES **A040, A041** FOR ASSEMBLY DETAILS.
11. UNIT DEMISING WALLS ARE 1-HOUR RATED PER **IBC SECTION 708 W/** MINIMUM STC 50.
12. DIMENSIONS ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD, TYP.
13. **FSR: FIRE SPRINKLER RISER ROOM:** FIRE SPRINKLER & FIRE ALARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND/OR F.A.C.P OR SIMILAR APPROVED WORDING.

AIR BARRIER

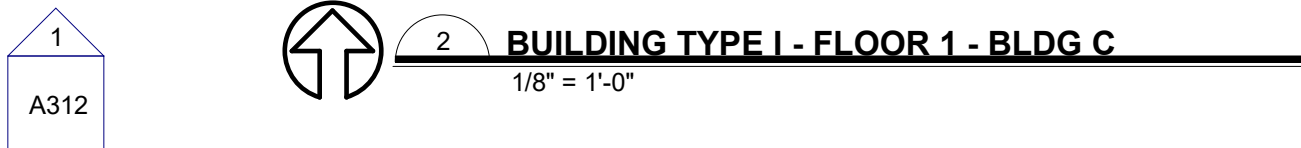
INTERIOR

1. SEAL ALL PENETRATIONS IN EXTERIOR WALL INDICATED AS THE LINE OF THE AIR BARRIER
2. AT TOP FLOOR CEILING LID: SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
3. SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
4. AT DOUBLE STUD WALLS, SEAL TOP OF STUDS AT ATTIC WITH SELF ADHERING MEMBRANE
5. SEAL BOTTOM PLATES TO FLOOR SHEATHING, SILL PLATE TO FLOOR SHEATHING AND GWB TO SILL PLATE. SEAL ANY PENETRATIONS IN DOUBLE STUD WALL AT ALL FLOOR LEVELS
6. AT TOP FLOOR CEILING SEAL ALL PENETRATIONS. I.E. SPRINKLERS

EXTERIOR

1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS.
2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.

[illegible]



- ## INTERIOR
1. SEAL ALL PENETRATIONS IN EXTERIOR WALL INDICATED AS THE LINE OF THE AIR BARRIER
 2. AT TOP FLOOR CEILING LID: SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
 3. SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
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 6. AT TOP FLOOR CEILING SEAL ALL PENETRATIONS. I.E. SPRINKLERS
- ## EXTERIOR
1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS.
 2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.



14. **FSR: FIRE SPRINKLER RISER ROOM:**
FIRE SPRINKLER & FIRE ALARM PANEL
ROOMS SHALL BE MARKED WITH A
PLAINLY VISIBLE AND LEGIBLE SIGN
STATING SPRINKLER RISER ROOM
AND/OR F.A.C.P OR SIMILAR APPROVED
WORDING.

1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS.



1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS.
2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.

Fieldstone Apartments

SITE ADDRESS : 3909 9th Ave SW
Olympia, WA 98502

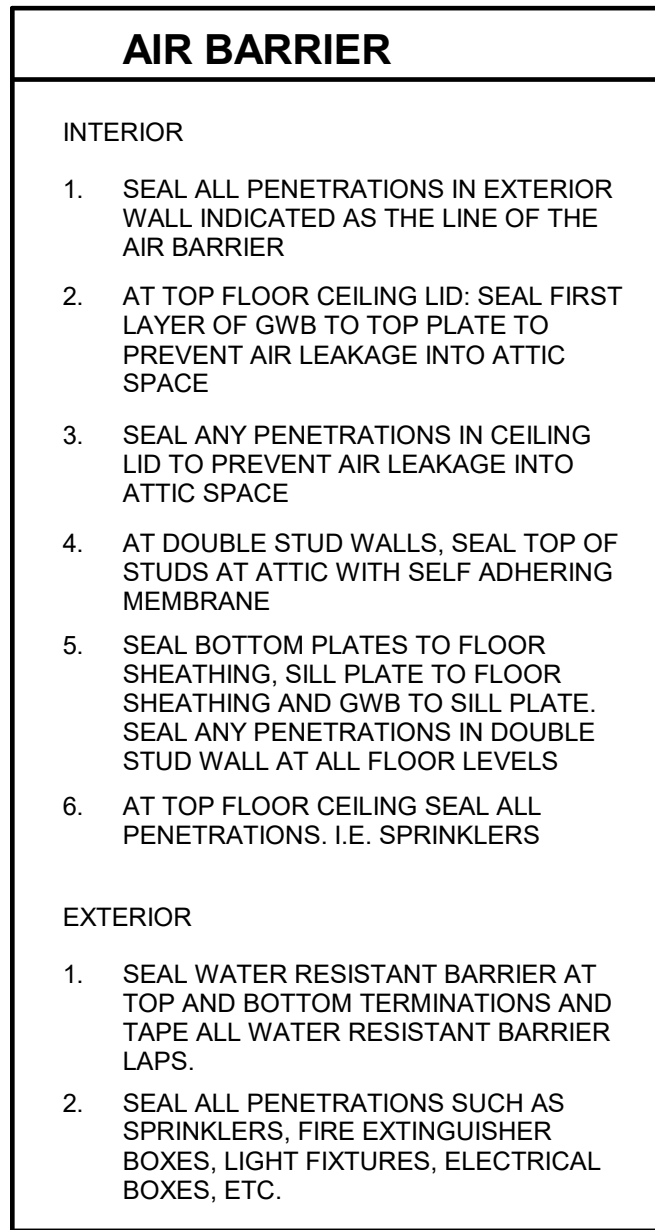
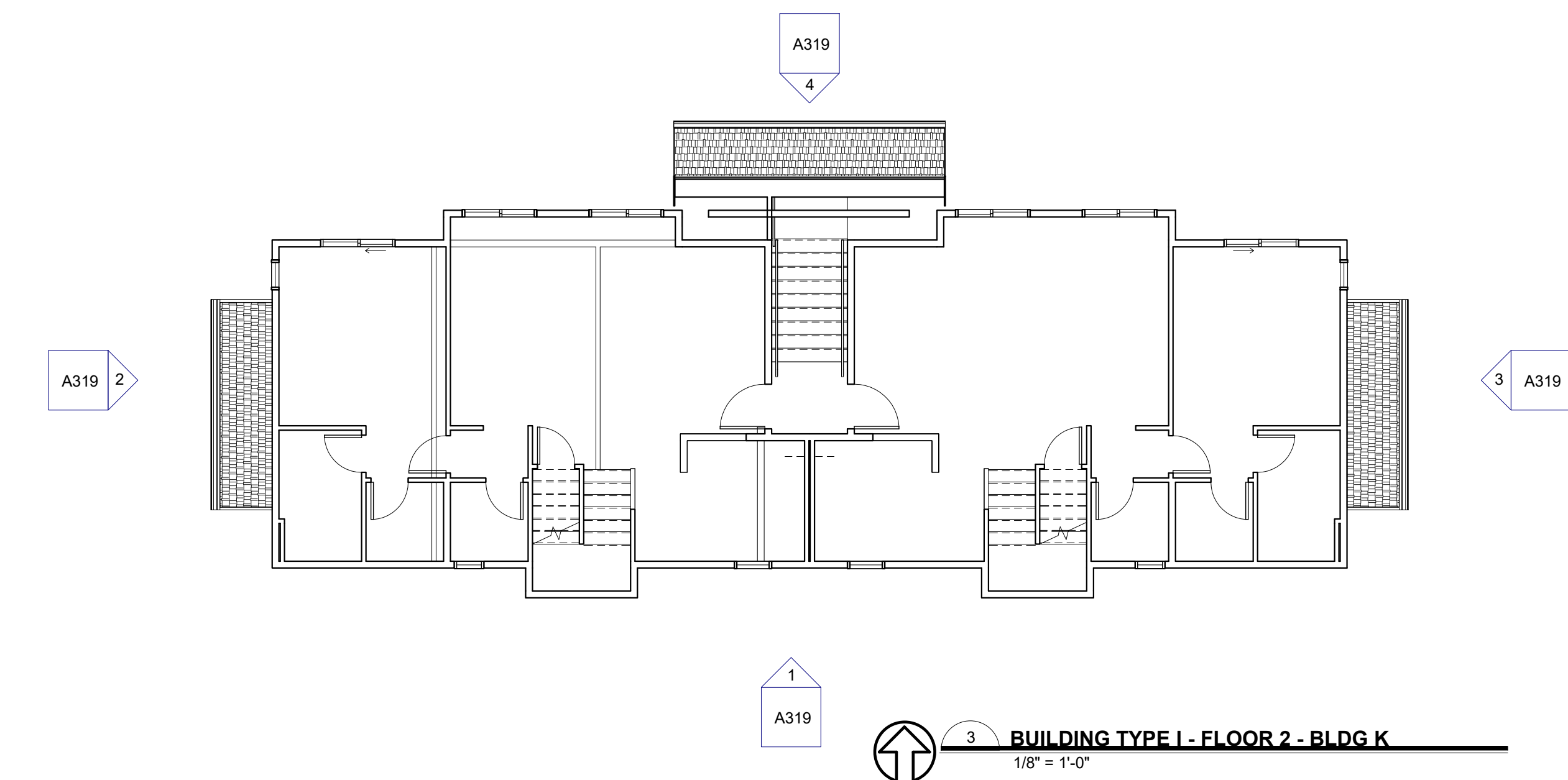
OWNER/APPLICANT
DevCo, LLC

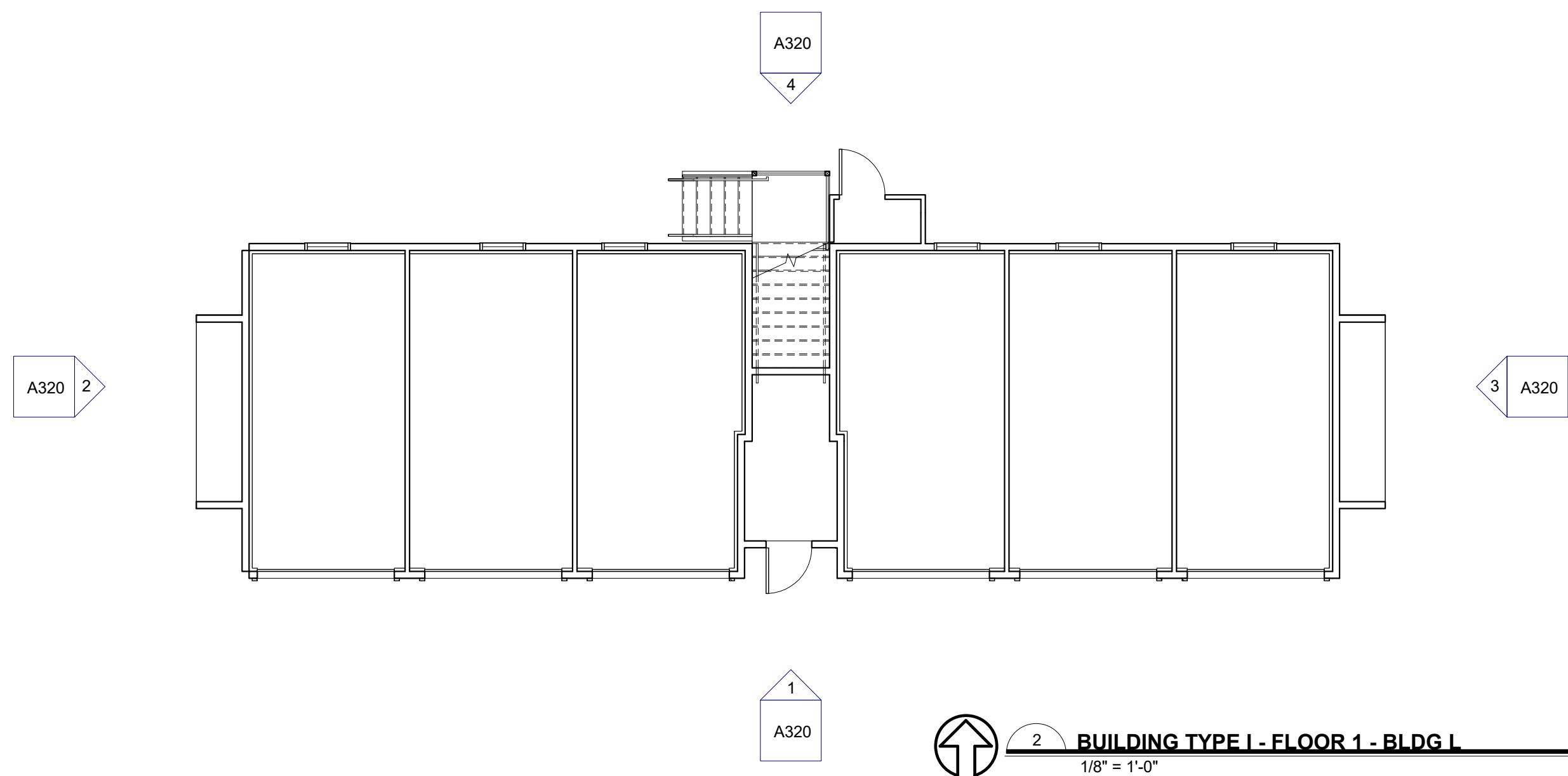
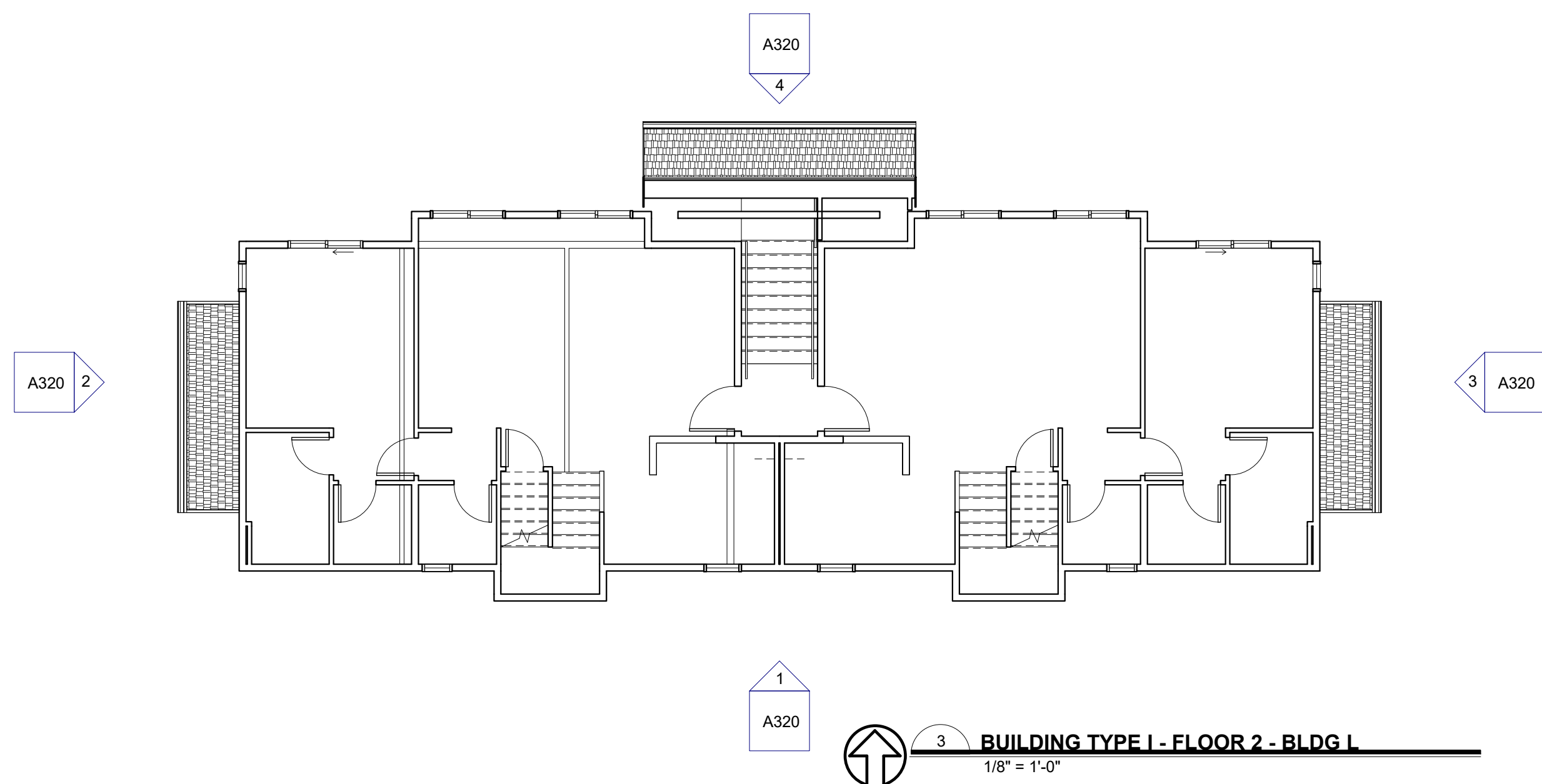
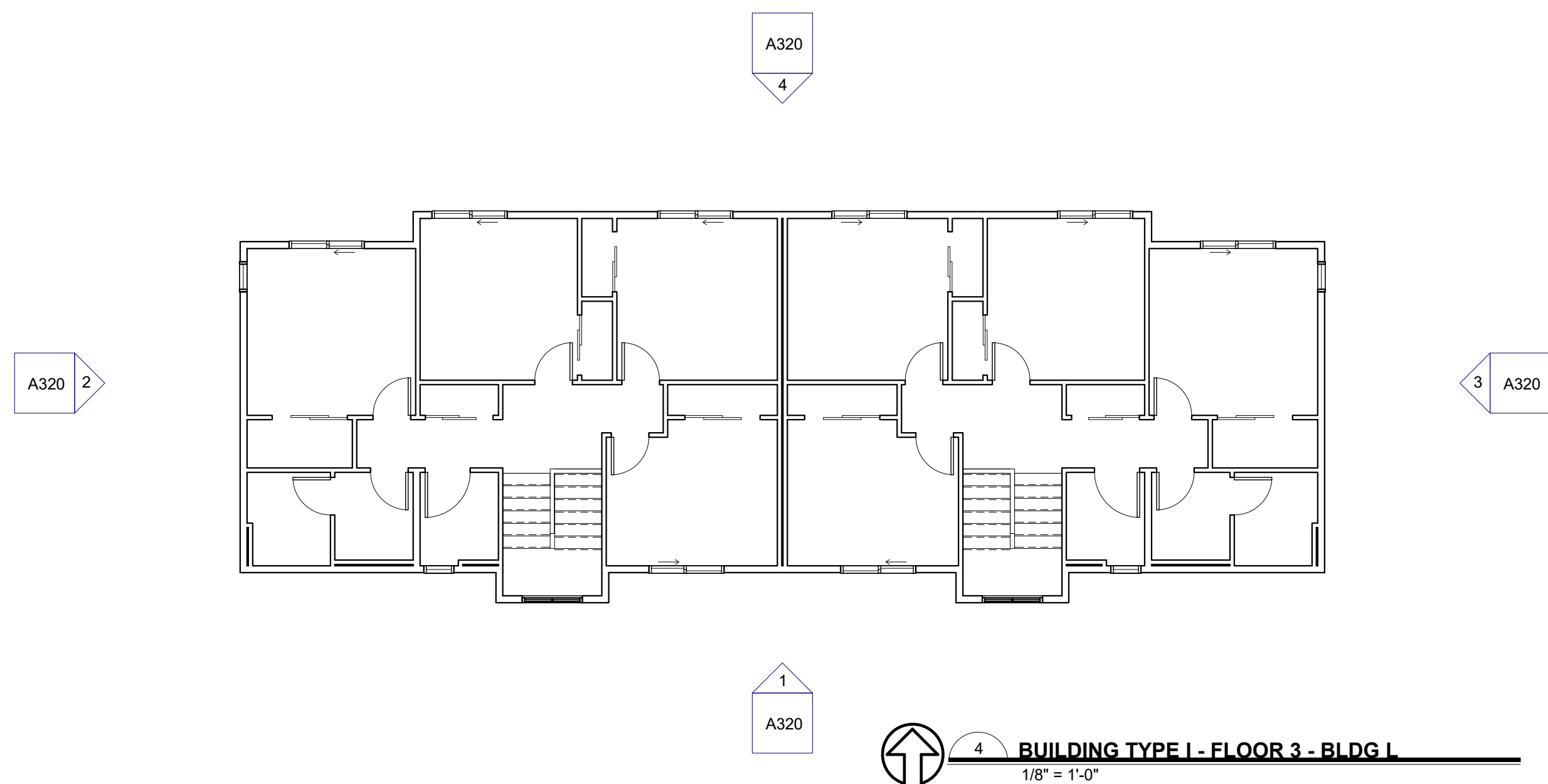
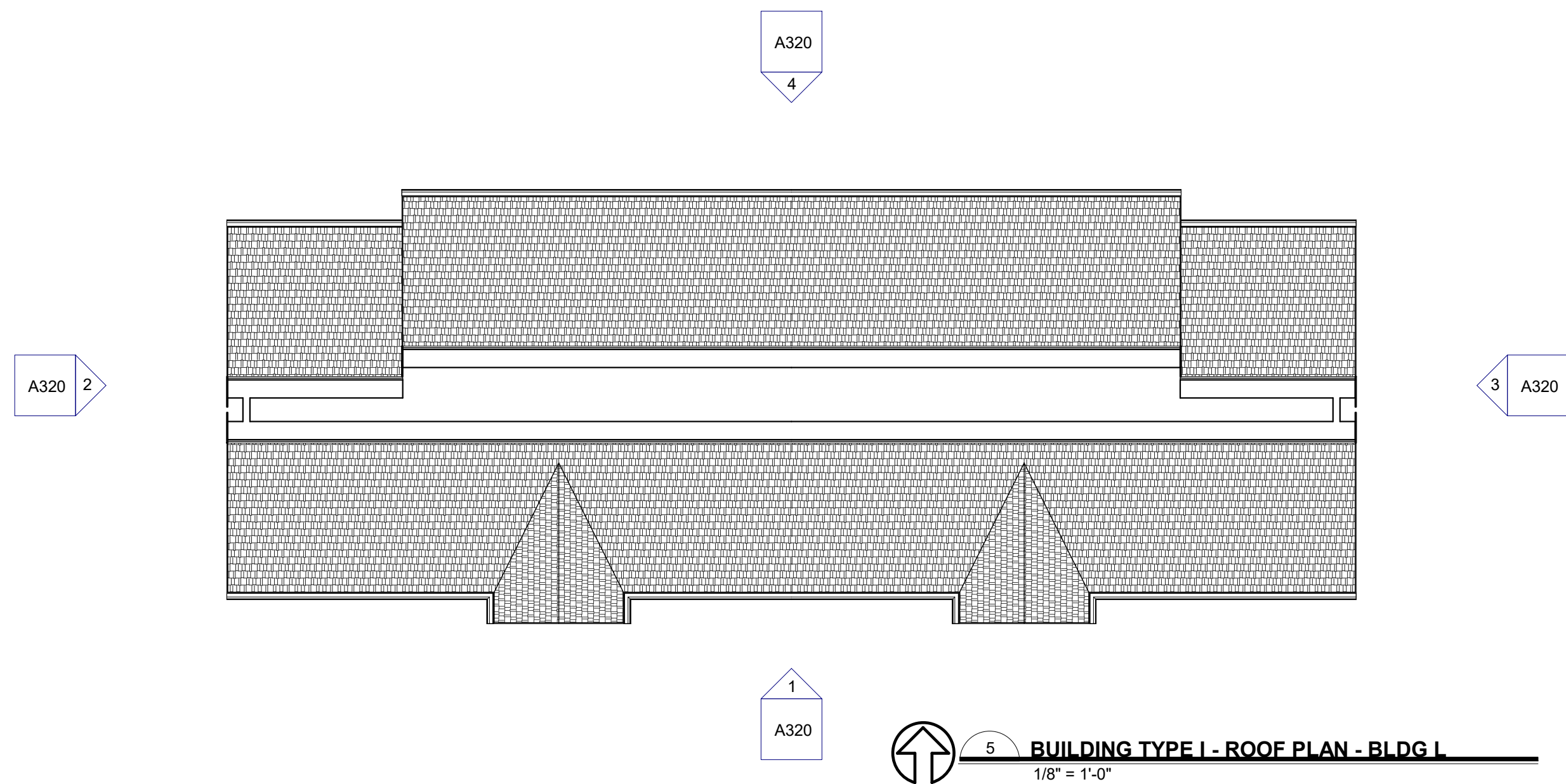
PROJECT #:	2401
DRAWN BY:	AT
CHECKED BY:	ST

BUILDING PLANS -
BLDG J

A255

DESIGN REVIEW





PLAN NOTES

1. SEE SHEET **A040, A041** SHEETS FOR FIRE-RESISTIVE ASSEMBLIES
 — ASSEMBLY TAG
2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF RATED WALLS.
RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET **A030**, LOCATE PER IFC TYPE 5LB AC SIZE 2A 10BC

F.E.C.

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AIR BARRIER

INTERIOR

1. SEAL ALL PENETRATIONS IN EXTERIOR WALL INDICATED AS THE LINE OF THE AIR BARRIER
2. AT TOP FLOOR CEILING LID: SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
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2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.

[illegible]

Fieldstone Apartments

SITE ADDRESS : 3909 9th Ave SW
Olympia, WA 98502

OWNER/APPLICANT
DevCo. LLC

THESE DRAWINGS WERE PREPARED FOR THE Fieldstone Apartments
by M.A.

PROJECT #:	2401
DRAWN BY:	AT
CHECKED BY:	ST

BUILDING PLANS -
BLDG L

A257

DESIGN REVIEW

EXTERIOR MATERIALS - CARRIAGE BUILDING - SCHEME A				
	ITEM	MATERIAL	COLOR	NOTES
1	TRIM	CEMENT FIBER	TBD	
2	4" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
3	7" HORIZONTAL LAP SIDING	CEMENT FIBER	PRIMARY; TBD	
4	DOOR	TBD	TBD	
5	WINDOW AND SLIDER FRAMES	VINYL	TBD	
6	WINDOW AND DOOR ACCENT TRIM	CEMENT FIBER	TBD	
7	DECK AND STAIR RAILINGS	TBD	TBD	
8	GUTTERS AND FLASHING	TBD	TBD	
9	COMPOSITE ROOFING MATERIAL	TBD	TBD	

[illegible]

Fieldstone Apartments

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Olympia, WA 98502

OWNER/APPLICANT
DevCo, LLC

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PROJECT #:	2401
DRAWN BY:	AT, LJB
CHECKED BY:	ST

EXTERIOR ELEVATIONS
- BLDG A

A310

DESIGN REVIEW

EXTERIOR MATERIALS - CARRIAGE BUILDING - SCHEME B				
	ITEM	MATERIAL	COLOR	NOTES
1	TRIM	CEMENT FIBER	TBD	
2	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
3	7" HORIZONTAL LAP SIDING	CEMENT FIBER	PRIMARY; TBD	
4	DOOR	TBD	TBD	
5	WINDOW AND SLIDER FRAMES	VINYL	TBD	
6	WINDOW AND DOOR ACCENT TRIM	CEMENT FIBER	TBD	
7	DECK AND STAIR RAILINGS	TBD	TBD	
8	GUTTERS AND FLASHING	TBD	TBD	
9	COMPOSITE ROOFING MATERIAL	TBD	TBD	



JOHNSON BRAUND INC.

15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

ARCHITECTURE

SET	ISSUANCE	NO.	DATE	DESCRIPTION

Rev.	Date	Description

STAMP

Fieldstone Apartments

SITE ADDRESS - 3900 6th Ave SW,
Olympia, WA 98502

OWNER/APPLICANT
DevCo, LLC

PROJECT #:

2401

DRAWN BY:

AT, LJB

CHECKED BY:

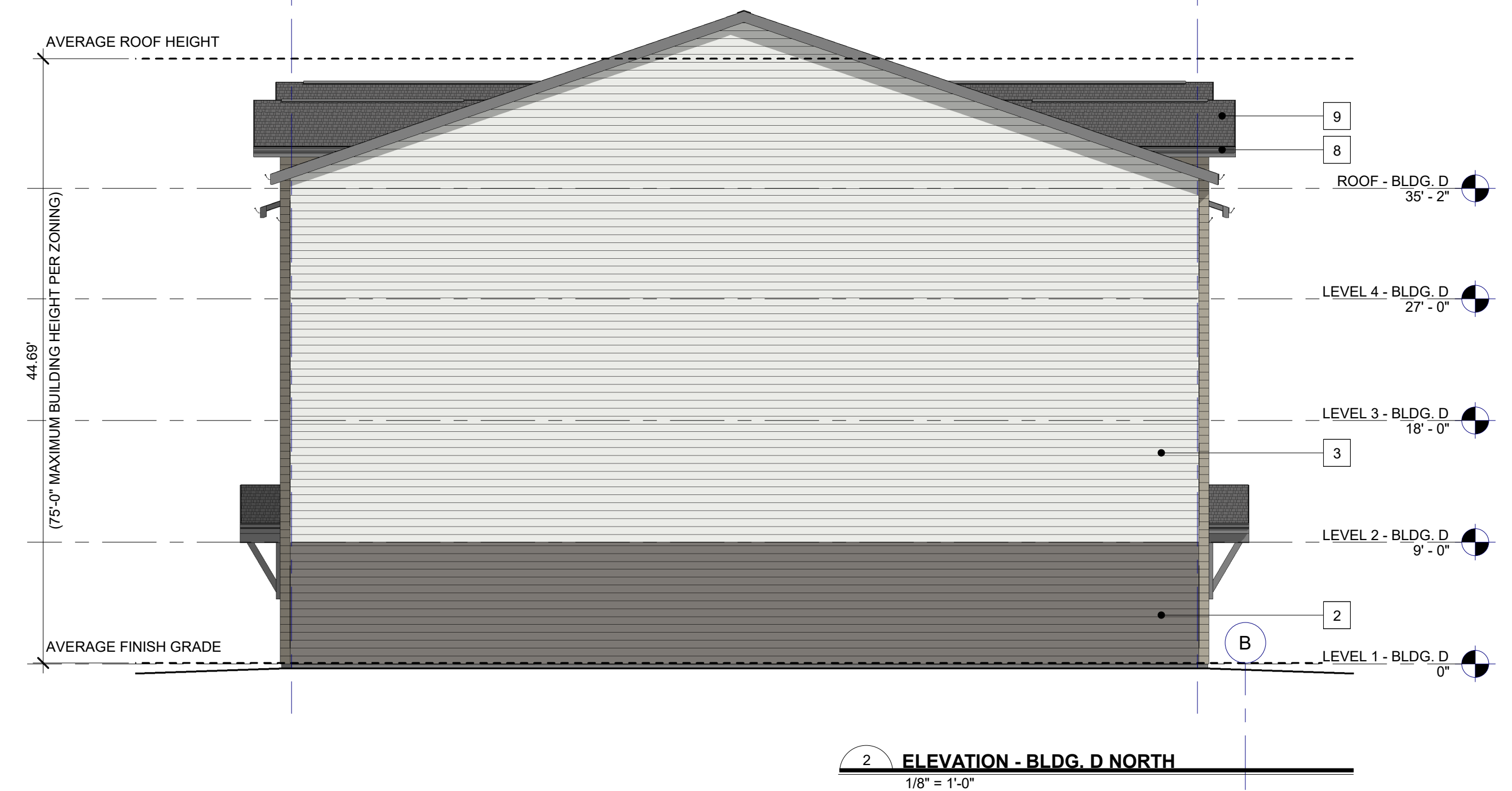
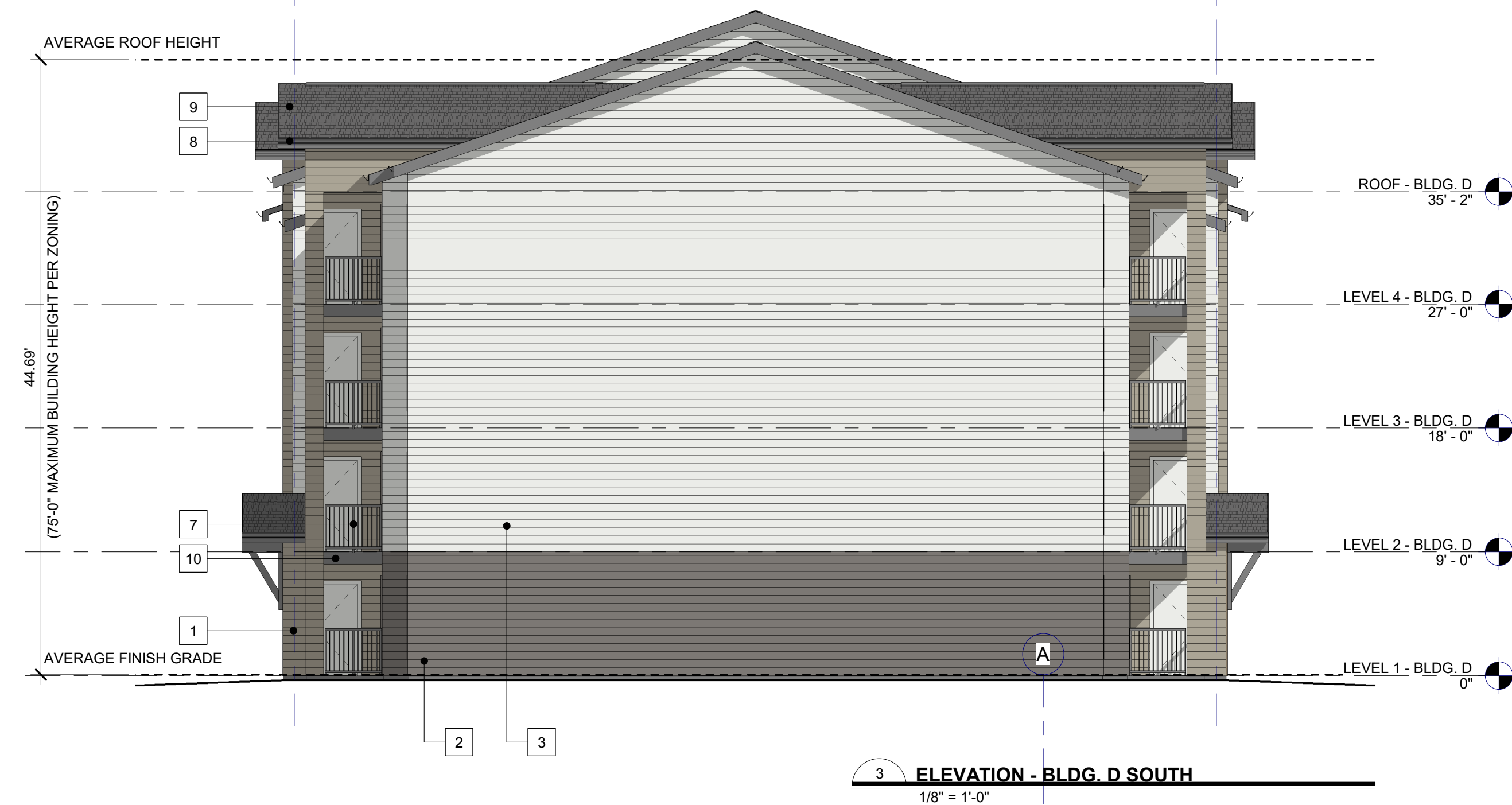
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EXTERIOR ELEVATIONS
- BLDG B

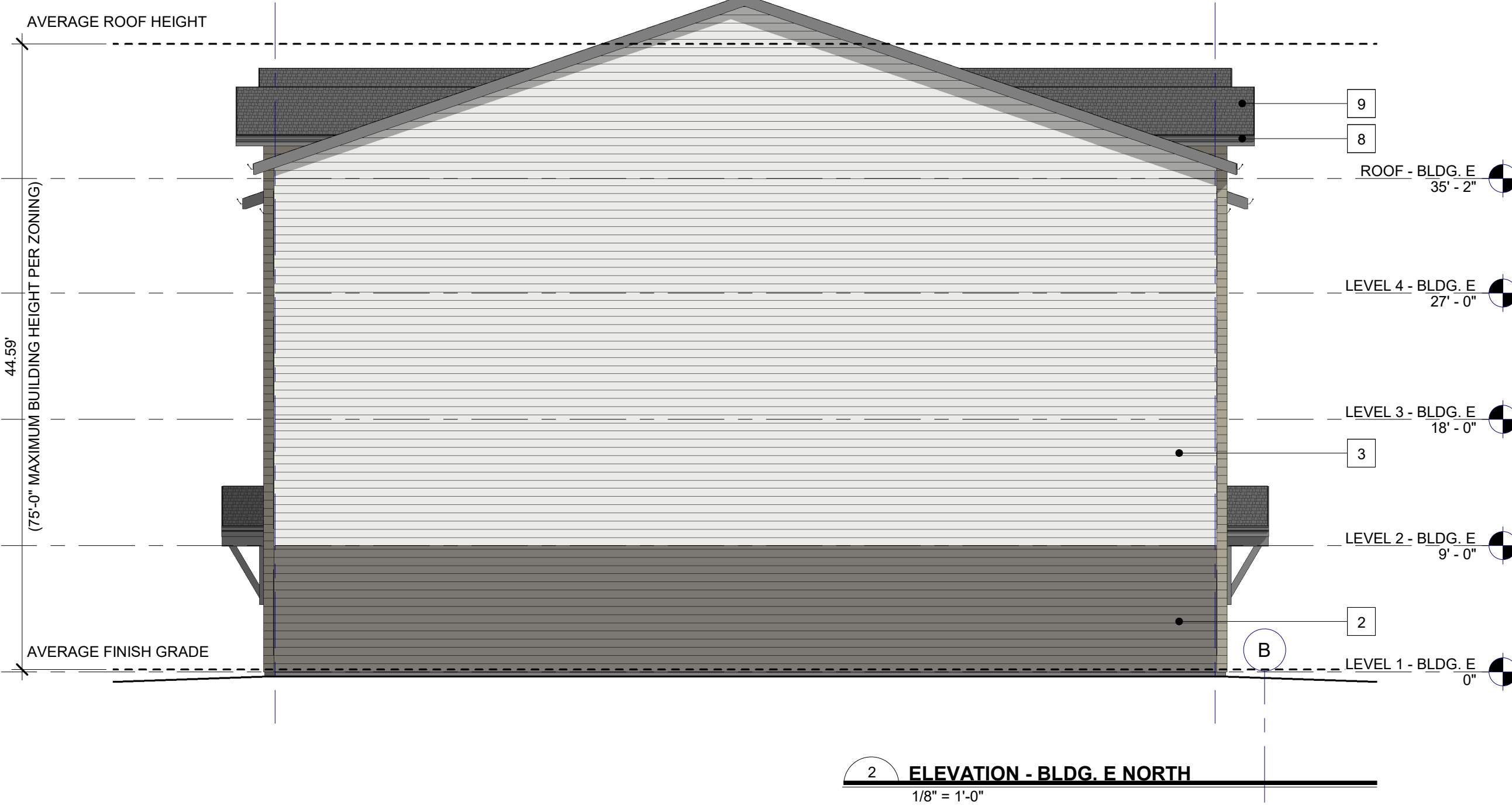
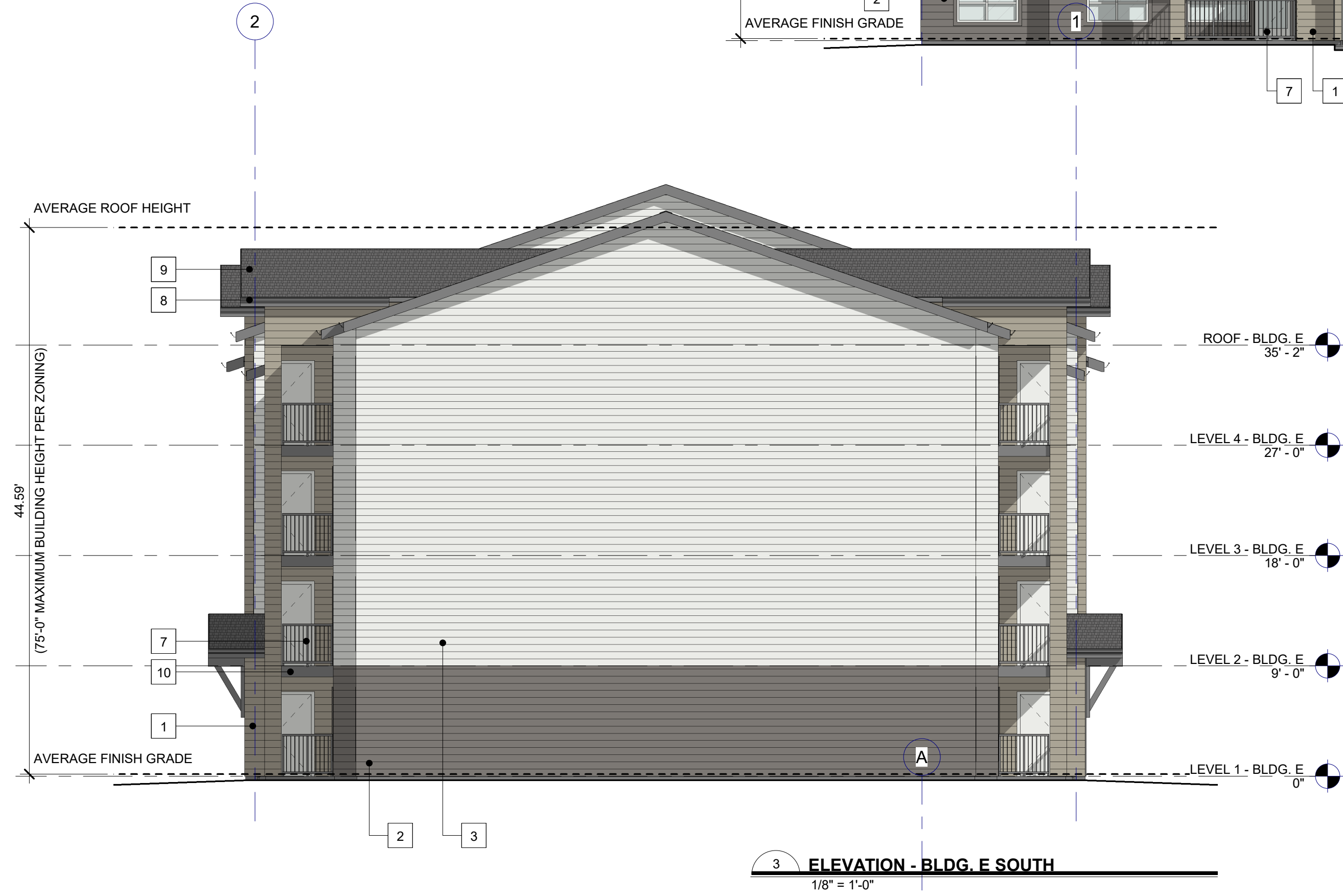
A311
DESIGN REVIEW

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PROJECT IN OLYMPIA, WA
© JOHNSON BRAUND, INC. THEY ARE NOT INTENDED FOR USE ON ANY OTHER PROJECT.

EXTERIOR MATERIALS - BREEZEWAY BUILDING - SCHEME A				
	ITEM	MATERIAL	COLOR	NOTES
1	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
2	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
3	7" HORIZONTAL LAP SIDING	CEMENT FIBER	PRIMARY; TBD	
4	DOOR	TBD	TBD	
5	WINDOW AND SLIDER FRAMES	VINYL	TBD	
6	WINDOW AND DOOR ACCENT TRIM	CEMENT FIBER	TBD	
7	DECK AND STAIR RAILINGS	TBD	TBD	
8	GUTTERS AND FLASHING	TBD	TBD	
9	COMPOSITE ROOFING MATERIAL	TBD	TBD	
10	TRIM	CEMENT FIBER	TBD	



EXTERIOR MATERIALS - BREEZEWAY BUILDING - SCHEME A				
	ITEM	MATERIAL	COLOR	NOTES
1	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
2	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
3	7" HORIZONTAL LAP SIDING	CEMENT FIBER	PRIMARY; TBD	
4	DOOR	TBD	TBD	
5	WINDOW AND SLIDER FRAMES	VINYL	TBD	
6	WINDOW AND DOOR ACCENT TRIM	CEMENT FIBER	TBD	
7	DECK AND STAIR RAILINGS	TBD	TBD	
8	GUTTERS AND FLASHING	TBD	TBD	
9	COMPOSITE ROOFING MATERIAL	TBD	TBD	
10	TRIM	CEMENT FIBER	TBD	



JOHNSON BRAUND INC.

15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com

ARCHITECTURE

SET ISSUANCE

NO. DATE DESCRIPTION

Stamp

Fieldstone Apartments

SITE ADDRESS - 3900 6th Ave SW
Olympia, WA 98502

OWNER/APPLICANT
DevCo, LLC

PROJECT #:

2401

DRAWN BY:

AT, LJB

CHECKED BY:

ST

EXTERIOR ELEVATIONS
- BLDG E

A314

DESIGN REVIEW

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PROJECT IN OLYMPIA, WA
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EXTERIOR MATERIALS - BREEZEWAY BUILDING - SCHEME A				
	ITEM	MATERIAL	COLOR	NOTES
1	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
2	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
3	7" HORIZONTAL LAP SIDING	CEMENT FIBER	PRIMARY; TBD	
4	DOOR	TBD	TBD	
5	WINDOW AND SLIDER FRAMES	VINYL	TBD	
6	WINDOW AND DOOR ACCENT TRIM	CEMENT FIBER	TBD	
7	DECK AND STAIR RAILINGS	TBD	TBD	
8	GUTTERS AND FLASHING	TBD	TBD	
9	COMPOSITE ROOFING MATERIAL	TBD	TBD	
10	TRIM	CEMENT FIBER	TBD	



4 ELEVATION - BLDG. F EAST
1/8" = 1'-0" 2



ELEVATION - BLDG. F SOUTH
1/8" = 1'-0"



2 ELEVATION - BLDG. F NORTH
1/8" = 1'-0" R



ELEVATION - BLDG. F WEST
1/8" = 1'-0"

[illegible]

EXTERIOR MATERIALS - BREEZEWAY BUILDING - SCHEME B				
	ITEM	MATERIAL	COLOR	NOTES
1	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
2	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
3	7" HORIZONTAL LAP SIDING	CEMENT FIBER	PRIMARY; TBD	
4	DOOR	TBD	TBD	
5	WINDOW AND SLIDER FRAMES	VINYL	TBD	
6	WINDOW AND DOOR ACCENT TRIM	CEMENT FIBER	TBD	
7	DECK AND STAIR RAILINGS	TBD	TBD	
8	GUTTERS AND FLASHING	TBD	TBD	
9	COMPOSITE ROOFING MATERIAL	TBD	TBD	
10	TRIM	CEMENT FIBER	TBD	

[illegible]

Fieldstone Apartments

SITE ADDRESS : 3909 9th Ave SW
Olympia, WA 98502

OWNER/APPLICANT
DevCo, LLC

THESE DRAWINGS WERE PREPARED FOR THE Fieldstone Apartments
L.A. 00

PROJECT #:	2401
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CHECKED BY:	ST

EXTERIOR ELEVATIONS
- BLDG G

A316

DESIGN REVIEW

EXTERIOR MATERIALS - BREEZEWAY BUILDING - SCHEME A				
	ITEM	MATERIAL	COLOR	NOTES
1	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
2	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
3	7" HORIZONTAL LAP SIDING	CEMENT FIBER	PRIMARY; TBD	
4	DOOR	TBD	TBD	
5	WINDOW AND SLIDER FRAMES	VINYL	TBD	
6	WINDOW AND DOOR ACCENT TRIM	CEMENT FIBER	TBD	
7	DECK AND STAIR RAILINGS	TBD	TBD	
8	GUTTERS AND FLASHING	TBD	TBD	
9	COMPOSITE ROOFING MATERIAL	TBD	TBD	
10	TRIM	CEMENT FIBER	TBD	



ELEVATION - BLDG. H EAST
1/8" = 1'-0"



 **ELEVATION - BLDG. H SOUTH**
1/8" = 1'-0"



 ELEVATION - BLDG. H NORTH
1/8" = 1'-0"



 **ELEVATION - BLDG. H WEST**
1/8" = 1'-0"

[illegible]

EXTERIOR MATERIALS - CARRIAGE BUILDING - SCHEME B				
	ITEM	MATERIAL	COLOR	NOTES
1	TRIM	CEMENT FIBER	TBD	
2	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
3	7" HORIZONTAL LAP SIDING	CEMENT FIBER	PRIMARY; TBD	
4	DOOR	TBD	TBD	
5	WINDOW AND SLIDER FRAMES	VINYL	TBD	
6	WINDOW AND DOOR ACCENT TRIM	CEMENT FIBER	TBD	
7	DECK AND STAIR RAILINGS	TBD	TBD	
8	GUTTERS AND FLASHING	TBD	TBD	
9	COMPOSITE ROOFING MATERIAL	TBD	TBD	

[illegible]

Fieldstone Apartments

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OWNER/APPLICANT
DevCo, LLC

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EXTERIOR ELEVATIONS
- BLDG J

A318

DESIGN REVIEW

EXTERIOR MATERIALS - CARRIAGE BUILDING - SCHEME A				
	ITEM	MATERIAL	COLOR	NOTES
1	TRIM	CEMENT FIBER	TBD	
2	4" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
3	7" HORIZONTAL LAP SIDING	CEMENT FIBER	PRIMARY; TBD	
4	DOOR	TBD	TBD	
5	WINDOW AND SLIDER FRAMES	VINYL	TBD	
6	WINDOW AND DOOR ACCENT TRIM	CEMENT FIBER	TBD	
7	DECK AND STAIR RAILINGS	TBD	TBD	
8	GUTTERS AND FLASHING	TBD	TBD	
9	COMPOSITE ROOFING MATERIAL	TBD	TBD	



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EXTERIOR MATERIALS - CARRIAGE BUILDING - SCHEME A				
	ITEM	MATERIAL	COLOR	NOTES
1	TRIM	CEMENT FIBER	TBD	
2	4" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
3	7" HORIZONTAL LAP SIDING	CEMENT FIBER	PRIMARY; TBD	
4	DOOR	TBD	TBD	
5	WINDOW AND SLIDER FRAMES	VINYL	TBD	
6	WINDOW AND DOOR ACCENT TRIM	CEMENT FIBER	TBD	
7	DECK AND STAIR RAILINGS	TBD	TBD	
8	GUTTERS AND FLASHING	TBD	TBD	
9	COMPOSITE ROOFING MATERIAL	TBD	TBD	

[illegible]

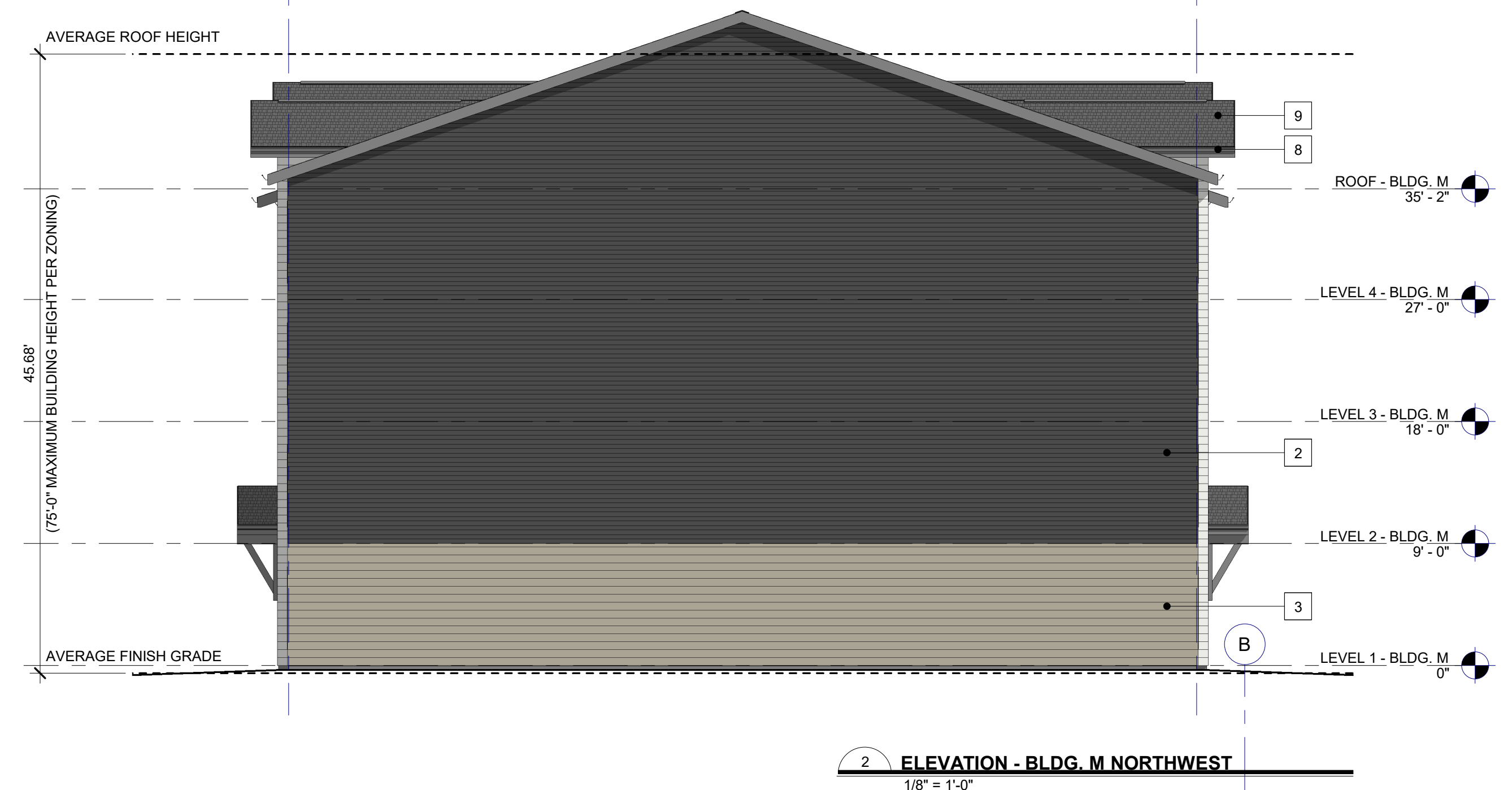
Fieldstone Apartments
SITE ADDRESS : 3909 8th Ave SW
Olympia, WA 98502
OWNER/APPLICANT
DevCo, LLC

PROJECT #:	2401
DRAWN BY:	AT, LJB
CHECKED BY:	ST

EXTERIOR ELEVATIONS
- BLDG L

A320
DESIGN REVIEW

EXTERIOR MATERIALS - BREEZEWAY BUILDING - SCHEME C				
	ITEM	MATERIAL	COLOR	NOTES
1	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
2	4" HORIZONTAL LAP SIDING	CEMENT FIBER	PRIMARY; TBD	
3	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
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7	DECK AND STAIR RAILINGS	TBD	TBD	
8	GUTTERS AND FLASHING	TBD	TBD	
9	COMPOSITE ROOFING MATERIAL	TBD	TBD	
10	TRIM	CEMENT FIBER	TBD	



EXTERIOR MATERIALS - BREEZEWAY BUILDING - SCHEME B				
	ITEM	MATERIAL	COLOR	NOTES
1	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
2	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
3	7" HORIZONTAL LAP SIDING	CEMENT FIBER	PRIMARY; TBD	
4	DOOR	TBD	TBD	
5	WINDOW AND SLIDER FRAMES	VINYL	TBD	
6	WINDOW AND DOOR ACCENT TRIM	CEMENT FIBER	TBD	
7	DECK AND STAIR RAILINGS	TBD	TBD	
8	GUTTERS AND FLASHING	TBD	TBD	
9	COMPOSITE ROOFING MATERIAL	TBD	TBD	
10	TRIM	CEMENT FIBER	TBD	

[illegible]

Fieldstone Apartments

SITE ADDRESS : 3909 9th Ave SW
Olympia, WA 98502

OWNER/APPLICANT
DevCo, LLC

PROJECT #:	2401
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CHECKED BY:	ST

EXTERIOR ELEVATIONS
- BLDG N

A322

DESIGN REVIEW

FILE NAME: C:\Users\alex\Documents\2401 Devco Fieldstone-Central V25 alextib.mt



Fieldstone Apartments
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Olympia, WA 98502
OWNER/APPLICANT
DevCo, LLC

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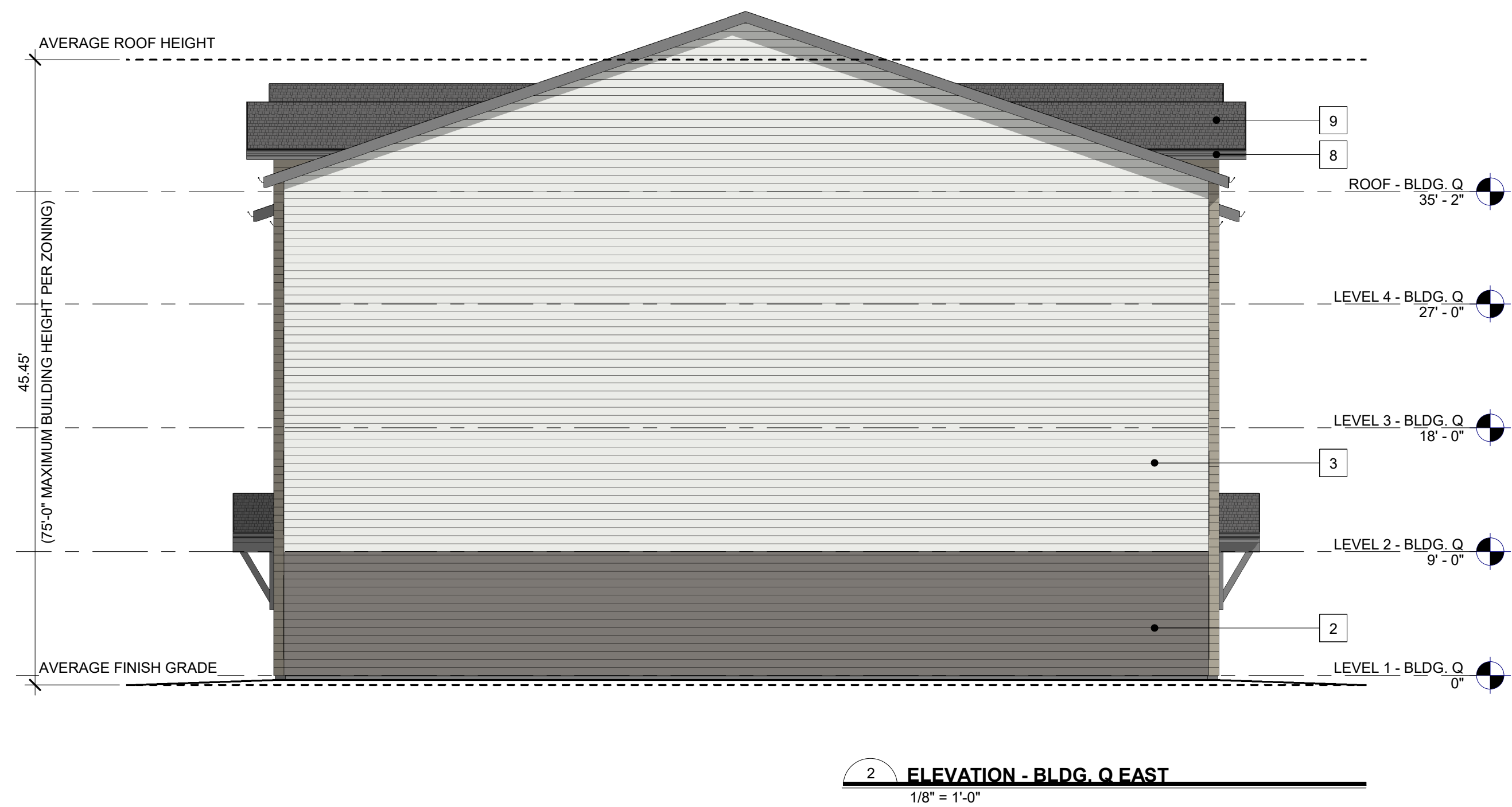
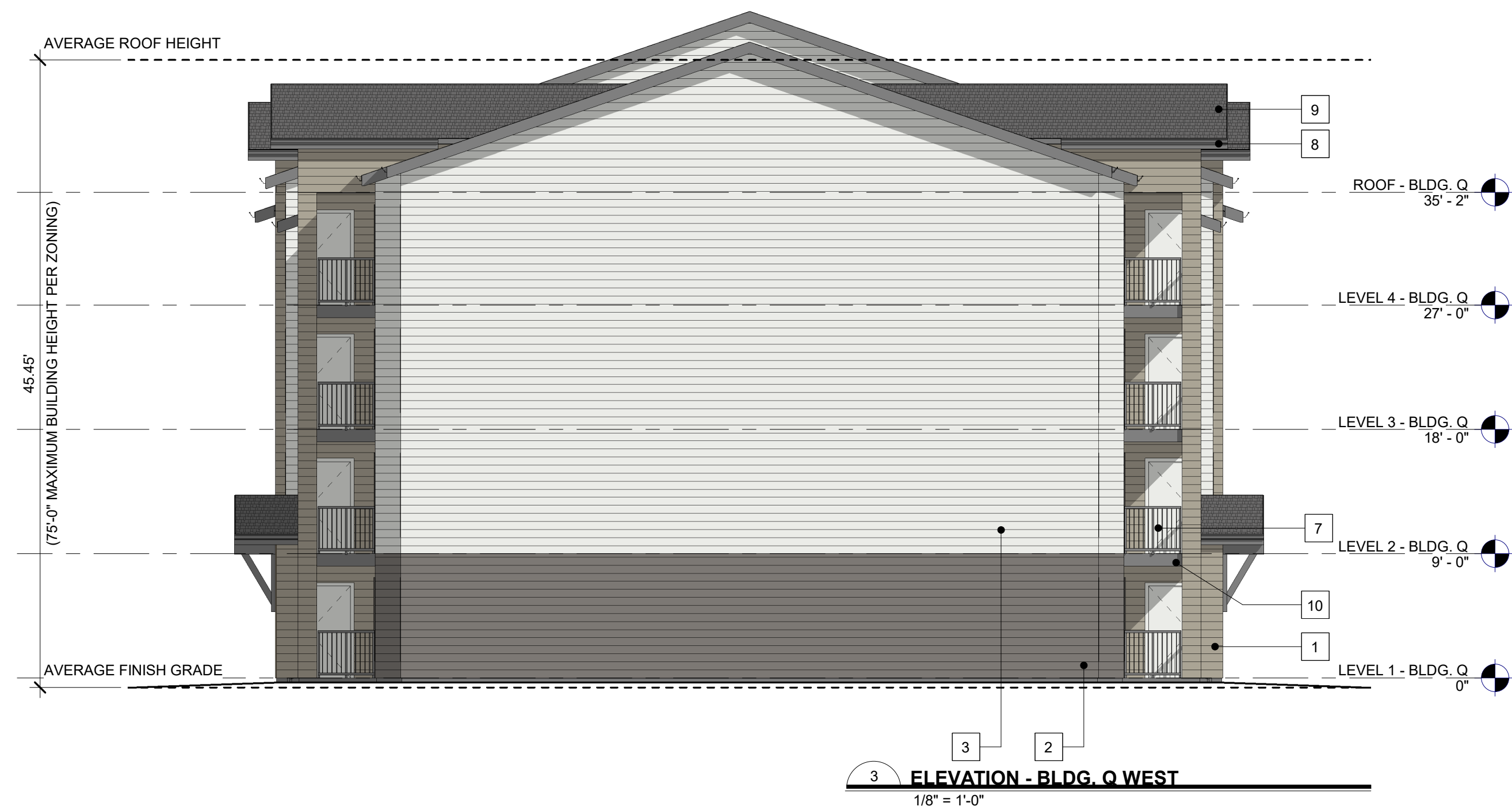
PROJECT #:	2401
DRAWN BY:	AT, LJB
CHECKED BY:	ST

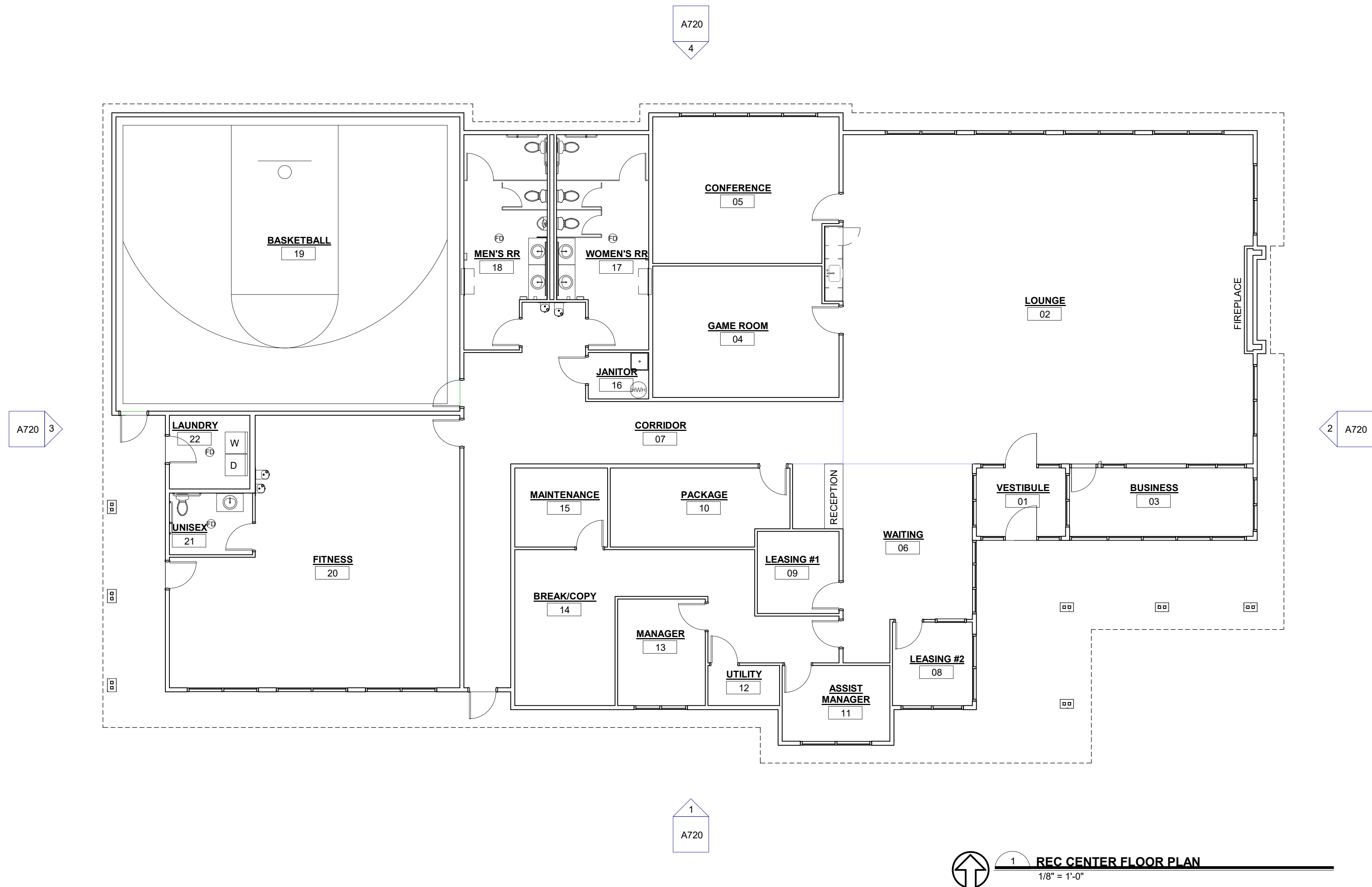
EXTERIOR ELEVATIONS
- BLDG P

A323

DESIGN REVIEW

EXTERIOR MATERIALS - BREEZEWAY BUILDING - SCHEME A				
	ITEM	MATERIAL	COLOR	NOTES
1	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
2	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
3	7" HORIZONTAL LAP SIDING	CEMENT FIBER	PRIMARY; TBD	
4	DOOR	TBD	TBD	
5	WINDOW AND SLIDER FRAMES	VINYL	TBD	
6	WINDOW AND DOOR ACCENT TRIM	CEMENT FIBER	TBD	
7	DECK AND STAIR RAILINGS	TBD	TBD	
8	GUTTERS AND FLASHING	TBD	TBD	
9	COMPOSITE ROOFING MATERIAL	TBD	TBD	
10	TRIM	CEMENT FIBER	TBD	





PLAN NOTES

1. SEE SHEET **A040, A041** SHEETS FOR FIRE-RESISTIVE ASSEMBLIES
 — ASSEMBLY TAG
2. SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALL OUTS, AND LOCATION OF RATED WALLS.
RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET **A030**, LOCATE PER IFC TYPE SLB AC SIZE 2A 10BC

4.  INDICATES TYPE A ACCESSIBLE UNIT. ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER IBC SECTION 1107.6.2.
5. REFER TO ACCESSIBILITY NOTES ON SHEET **CS00**.
6. REFER TO DESIGN/BUILD PLUMBING PLANS.
7. REFER TO DESIGN/BUILD ELECTRICAL PLANS.
8. REFER TO SHEET **A030** FOR PENETRATION REQUIREMENTS IN FIRE RATED CONSTRUCTION.
9. LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2
10. ALL LEVELS FULLY SPRINKLERED PER IBC SECTION 903.3.1.2 (NFPA 13R).
11. REFER TO CS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TAGS & NOTATIONS. REFER TO SHEET SERIES **A040, A041** FOR ASSEMBLY DETAILS.
12. UNIT DEMISING WALLS ARE 1-HOUR RATED PER IBC SECTION 708 W/ MINIMUM STC 50.
13. DIMENSIONS ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD, TYP.
14. **FSR: FIRE SPRINKLER RISER ROOM:** FIRE SPRINKLER & FIRE ALARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND/OR F.A.C.P OR SIMILAR APPROVED WORDING.

AIR BARRIER

INTERIOR

1. SEAL ALL PENETRATIONS IN CEILING AND FLOOR WALL INDICATED AS THE LINE OF THE AIR BARRIER
2. AT TOP FLOOR CEILING LID: SEAL FIRST LAYER OF GWB TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
3. SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
4. AT DOUBLE STUD WALLS, SEAL TOP OF STUDS AT ATTIC WITH SELF ADHERING MEMBRANE
5. SEAL BOTTOM PLATES TO FLOOR SHEATHING, SILL PLATE TO FLOOR SHEATHING AND GWB TO SILL PLATE. SEAL ANY PENETRATIONS IN DOUBLE STUD WALL AT ALL FLOOR LEVELS
6. AT TOP FLOOR CEILING SEAL ALL PENETRATIONS. I.E. SPRINKLERS

EXTERIOR

1. SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS.
2. SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.



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ARCHITECTURE

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Fieldstone Apartments

SITE ADDRESS : 3909 9th Ave SW
Olympia, WA 98502

OWNER/APPLICANT
DevCo, LLC

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PROJECT IN QUINTA, WA © JOHNSON BRAIN INC. THEY ARE NOT INTENDED FOR USE ON ANY OTHER PROJECT

PROJECT #: 2401
DRAWN BY: Author
CHECKED BY: Checker

REC CENTER FLOOR PLAN

A701

DESIGN REVIEW



1

REC CENTER ROOF PLAN

1/8" = 1'-0"

Rev	Date	Description	SET ISSUANCE		STAMP				
			NO.	DATE	DESCRIPTION				

Fieldstone Apartments

SITE ADDRESS : 3900 6th Ave SW
Olympia, WA 98502
OWNER/APPLICANT
DevCo, LLC

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PROJECT IN OLYMPIA, WA
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CHECKED BY: Checker

REC CENTER - ROOF
PLAN

A702
DESIGN REVIEW

EXTERIOR MATERIALS - REC CENTER				
	ITEM	MATERIAL	COLOR	NOTES
1	7" HORIZONTAL LAP SIDING	CEMENT FIBER	PRIMARY; TBD	
2	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
3	7" HORIZONTAL LAP SIDING	CEMENT FIBER	ACCENT; TBD	
4	PANEL SIDING	CEMENT FIBER	PRIMARY; TBD	
5	PANEL SIDING	CEMENT FIBER	ACCENT; TBD	
6	MANUFACTURED MASONRY VENEER	MANUFACTURED MASONRY	TBD	
7	DOOR	TBD	TBD	
8	WINDOW	TBD	TBD	
9	STANDING SEAM METAL ROOFING	METAL	TBD	
10	COLUMN	TBD	TBD	

