DESIGN COMMISSION AGENDA
CITY HALL – 1104 MAPLE STREET
JUNE 24, 2026 12:00 AM

Commission Members -
Cheryl Ebsworth, Chair, Vacant, Vice Chair, Brian Franchini, Kristen Martinson, Scott Fletcher and Luke Heath

The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (Council Chambers), or virtually by using the meeting access link below.

Microsoft Teams meeting

Join: https://teams.microsoft.com/meet/270013639952895?p=KTgYZg36StI65bEZRn

Meeting ID: 270 013 639 952 895
Passcode: KX394nF9
Need help? | System reference

Dial in by phone

+1 323-886-6453,,78740482# United States, Los Angeles
Find a local number
Phone conference ID: 787 404 82#

Commissioners Chair - Ebsworth Vice Chair - vacant Franchini Martinson Fletcher Heath

ROLL CALL

NEW BUSINESS

1. Vice Chair Election
2. 5706 and 5712 Parker Rd Site Clean Up
3. 13115 24th St E 76 Station

COMMISSION COMMENTS

STAFF COMMENTS

1. New Commission Applications 2. Introduce Katie Baker - Planning Manager 3. Move to Civiclerk and paper copies on request

ADJOURNMENT

CITY OF SUMNER WASHINGTON

MEMO TO THE DESIGN COMMISSION

from the DEVELOPMENT SERVICES DEPARTMENT

Project:	Vegetation Nuisance
Applicant:	City of Sumner
Location/Parcel(s):	5712 and 5706 Parker Rd, Sumner, WA. (0520197056, 0520197057).
Project Components:	Order abatement of a public nuisance and to recover all costs and expenses of any City abatement.
Related Permits:	None.
Date of Meeting:	June 24, 2026 at 6:00 pm
Staff Representative:	Doug Ruth – Assistant City Attorney Scott Waller – Senior Planner
Recommendation:	Issue order for abatement work.
Attachments:	NOV, proposed resolution, proposed order, photographs.

I. BACKGROUND INFORMATION

a. Site Location and Vicinity

The project is located at the corner of Adele Street and Sumner Avenue. The site is currently is a vacant residential zoned property in the Medium Density Residential (MDR) zone. The site abuts other MDR properties to the north, south and west each with residential dwellings, across the street to the east is low density zoning with residential uses and a n assisted living facility.

b. Proposal Description and overview

This scope of review and recommendation for the Design Commission is to hold a public hearing on this matter, followed by the discussion and action on the proposed order for abatement.

II. REVIEW CRITERIA AND ANALYSIS

SMC 15.14.100

C. The board shall issue an order to the owner that contains the following information:
1. The decision regarding the alleged violation including findings of fact and conclusions based thereon.
2. The required corrective action.
3. The date and time by which the correction must be completed.
4. The costs assessed.
5. The date and time after which the city may proceed with abatement of the unlawful condition if the required correction is not completed.
6. The decision shall state that the owner has the right to appeal to the hearing examiner within 30 days and, unless he does appeal or comply with the order, the city shall have the power, without further notice or proceedings, to vacate and secure the building or premises and do any act required of the owner in the order of the board, and to charge any expenses incurred thereby to the owner and assess them against the property.

III. STAFF RECOMMENDATION

Issue an order pursuant to SMC 15.14.100(C) and as provided in the included proposed order.

CITY OF
SUMNER
WASHINGTON

1104 Maple Street, Sumner WA 98390

Certified Mail – Return Receipt Requested
Standard US mail service

CITY OF SUMNER
NOTICE OF VIOLATION

May 13, 2026

Xiaoxian, Huang
612 New High St
Unit 27
Los Angeles, CA 90012

Xiaoxian, Huang
5712 Parker Rd E
Sumner WA 98390

RE: **Notice of Violation** 5706 and 5712 Parker Rd E, Sumner, WA 98390 Tax Parcel # 0520197057 and 0520197056

Dear Xiaoxian Huang

As the legal property owner, or the responsible party, of the above-described Property on which City violation(s) are occurring, you are the party being held responsible for compliance with the requirements outlined in this letter.

I. DESCRIPTION OF VIOLATION(S):

On May 7, 2025, the City of Sumner received a complaint regarding the overgrowth located at 5706/5712 Parker Rd E Sumner, WA 98390. A visit to the property conducted on May 12, 2025, found overgrown grass, weeds and blackberry vines on the property. Tree branches were also observed overhanging the sidewalk. The property is severely overgrown with blackberry brush observed over 6 ft in height. Due to the repeat nature of overgrowth complaints received from the

property and lack of response, the City has determined a Notice of Violation was needed at this time. The conditions and/or uses violate the Sumner Municipal Code as follows:

A. SMC Provision and title of code violated

- **8.16.030 (6) All limbs of trees overhanging a public sidewalk which are less than 10 feet above the surface of such sidewalk, or overhanging a city street which are less than 12 feet above the surface of such street**

- **8.16.030 (15) All grass and/or weeds which exceed 12 inches in height in a nonagricultural use**

- **8.16.030 (16) Premises overgrown with blackberry vines**

Violation: Overgrown grass, weeds and blackberry vines on the property. As well as tree branches overhanging the public sidewalk. The abutting right-of-way is also overgrown and is the responsibility of the property owner to maintain.

II. REQUIRED CORRECTIVE ACTION

The following corrective action must occur **by June 1, 2026**:

- **Mow the grass and weeds, trim the blackberry vines.**
- **Tree branches that are overhanging the sidewalk must be trimmed in accordance with the Sumner Municipal Code.**

III. PENALTIES.

A. Monetary Penalty

Pursuant to SMC 15.06.070, you will be assessed the following monetary penalties if the required corrective action is not completed by the deadline stated above:

The monetary penalty for each violation per day or portion thereof shall be as follows:
1. First day of each violation: $100.00;
2. Second day of each violation: $200.00;
3. Third day of each violation: $300.00;
4. Fourth day of each violation: $400.00;
5. Each additional day of each violation beyond four days: $500.00 per day.

Each day that a violation continues or exists beyond the dates outlined in this Notice of Violation constitutes a separate violation. Fees will begin to be assessed on **June 2, 2026** and may be subject to further action as allowed by law.

B. Stop Use Order

In addition to any remedy provided for in this chapter, the code enforcement officer may issue a stop use order whenever a continuing violation of a regulation threatens the health, safety, or welfare of any member of the public. The stop use order shall contain substantially the same information as required by SMC 15.06.050(A), and may be appended to, or incorporated by reference in, a notice of violation. Notice of the stop use order shall be deemed served upon posting of the notice as required by SMC 15.06.050(C), and shall be effective upon service. The violation of a stop use order shall constitute a misdemeanor, punishable by imprisonment in jail for a maximum term fixed by the court of not more than 90 days, or by a fine in an amount fixed by the court of not more than $1,000, or by both such imprisonment and fine.

C. Additional Penalties

If the violation is not already subject to criminal prosecution, any subsequent violation may result in criminal prosecution as provided in SMC 15.06.110.

Furthermore, if the City is required to take action to abate the violations, you could be responsible for the costs of all abatement actions, and/or a lien could be placed on your property for such costs.

Finally, the property may become the subject of civil litigation, such as a complaint for declaratory judgment and/or injunctive relief, or any other civil remedy available at law.

IV. APPEAL NOTICE:

You have a right to appeal this Notice of Violation pursuant to SMC 15.06.100. To appeal, you must provide a written notice of appeal to the City Clerk, addressed to the staff person below at 1104 Maple Street, Sumner, WA 98390 by **July 29, 2025.** Upon receipt of a notice of appeal, the City will forward the same to the hearing examiner pursuant to chapter SMC 2.58. The filing of a written notice of appeal shall not alter the above deadlines for compliance unless modified by the hearing examiner following a hearing.

For additional information on the Sumner code requirements or corrective actions described in this letter, or if you have any questions, you may contact the staff person below.

ISSUED ~~THIS~~ 24 day of June 2025.

Silvia Reyes
Code Enforcement Officer
City of Sumner
1104 Maple Street
Sumner, WA 98390
Phone: (253) 299-5522
Email: silviar@sumnerwa.gov

PROP COR @ REBAR & CAP

RESOLUTION NO. 2026-1

SUMNER IMPROVEMENT BOARD

A RESOLUTION approving an Order of Abatement regarding vegetation nuisance on the property located at 5712 & 5706 Parker Road E, Sumner WA.

WHEREAS, the City of Sumner issued a complaint of vegetation nuisance growing on the property located at 5712 & 5706 Parker Road E, and

WHEREAS, the Improvement Board, pursuant to Sumner Municipal Code, 15.14, held a hearing on June 24, 2026 to determine if a vegetation nuisance exists on the property and whether abatement action is authorized and reasonable; and

WHEREAS, the Improvement Board found that a nuisance exists and that abatement by the property owner, or by the City if the property owner fails to perform an abatement, is reasonable and authorized; and

WHEREAS, the City has proposed an order, containing findings of fact and conclusions of law by the Board, directing abatement by the property owner and alternatively authorizing City abatement of the vegetation nuisance.

NOW THEREFORE, BE IT RESOLVED BY THE SUMNER BOARD OF IMPROVEMENT:

Section 1. Order. The Chairman of the Sumner Board of Improvement is authorized execute the order that is attached as Exhibit A to this Resolution and once executed, the Order shall constitute an order of this Board.

Section 2 Effective Date. This resolution shall become effective immediately upon adoption.

ADOPTED AND APPROVED this ____ day of June, 2026.

_____
Chairperson

Approved as to form:

_____
Douglas Ruth, Deputy City Attorney

PROPOSED

PROPOSED

EXHIBIT A

PROPOSED

ORDER
of the
SUMNER IMPROVEMENT BOARD

Regarding: 5712 & 5706 Parker Road E, Sumner WA
Parcel No.: 0520197056 & 0520197057
Owner: HUANG XIAOXIAN

This matter having come before the Sumner Improvement Board on June 24, 2026 and the Board having considered the City of Sumner complaint, accepted evidence documenting the nuisance vegetation, and heard arguments of counsel for the City, the Board finds as follows:

FINDINGS

1. In 2026, the City of Sumner received complaints about the property located at 5712 & 5706 Parker Road E, Sumner, regarding overgrown blackberry brambles and weeds.
2. Large portions of the above-referenced property is dominated by blackberry vines.
3. The blackberry brambles are tens of feet wide and higher than five feet at the fence line.
4. The blackberry vines are growing over and under fences and into neighboring properties.
5. All portions of the above referenced property that are not covered by blackberry bramgles and trees are covered by tall weeds and grass
6. The blackberry vines, weeds, and grass are taller than 12 inches.
7. The property contains trees with limbs that overhang a public sidewalk less than 10 feet above the sidewalk.

The Board makes the following conclusions of law:

LEGAL CONCLUSIONS

1. The blackberries, grass, and weeds on the above referenced property are a nuisance as the height of the vegetation exceeds 12 inches and the vegetation is not being grown for an agricultural purpose.
2. The premises is a public nuisance since it is overgrown with blackberry vines.
3. The vegetation constitutes an unclean condition that is detrimental to public health as the vegetation is a potential harborage and food source for rodents.
4. The failure to address the overgrown vegetation on the referenced property annoys and endangers the comfort of the public, interferes with the comfortable enjoyment of others' property, and offends the senses and public decency.
5. The tree limbs that overhang the sidewalk adjacent to the property and hang lower than 10 feet are public nuisances

PROPOSED

6. The unabated vegetation on the property constitutes a public nuisance pursuant to Chapter 15.14 of the Sumner Municipal Code and is subject to abatement according to that chapter.

Based upon these findings of fact and conclusions of law, and pursuant to the authority conferred by Sumner Municipal Code 15.14.070, the Board orders the following:

ABATEMENT ORDER

The owner of 5712 & 5706 Parker Road E, (0520197056 & 0520197057) shall:

1. Prior to performing other abatement, conduct appropriate remediation measures to eradicate rodents living in the blackberries on the property.
2. Cut and remove from the property all grass, blackberry vines and other weeds growing over 12 inches off the ground.
3. Prune all limbs hanging less than 10 feet over the adjacent sidewalk to the property.

If **by 5:00 pm on July 24, 2026,** the owner has failed to fully abate the vegetation nuisance, **the City of Sumner is authorized to utilize its resources to perform the above abatement** and to record its costs.

APPEAL & COSTS

The owner or an interested party has the right to appeal this order to the Sumner Hearing Examiner within 30 days of its effective date. To do so, the party shall submit a request for an appeal in writing to the Director of Development Services at the below address.

Development Services
1104 Maple Street
Sumner, WA 98390

If no appeal is demanded and the Abatement Order above is not fully complied with by 5:00pm on July 24, 2026, Sumner may, without further notice or proceedings, perform the ordered acts and charge any expenses incurred thereby and a $100 administrative fee to the owner and assess the costs and fee against the property according to the provisions of SMC 15.14.

This Order is EFFECTIVE on _____ day of June, 2026.

CITY OF SUMNER IMPROVEMENT BOARD

_____
Cheryl Ebsworth
Chairperson

PROPOSED

SUMNER IMPROVEMENT BOARD

HEARING RULES

FOR

HEARINGS ON THE DISPOSITION OF PREMISES AND PROPERTY

Identification of the Board

For purposes of these rules, the "Board" is the Sumner Improvement Board and shall consist of the members of the city of Sumner Design Commission as defined by chapter 2.89 SMC.

Rights & Responsibilities of the Parties.

A. Parties. Each party shall have the right to present evidence and testimony, examine and cross-examine witnesses, object, and make motions, arguments, recommendations, and all other rights essential to a fair hearing.

As part of the presentation of its case, the City will recommend corrective action reasonably calculated to correct the violation.

B. The Board. The Board shall determine what weight should be granted to witness testimony. In order to perform that function, the Board has the option to question any party presenting testimony at the hearing.

Hearing Format

The format for a hearing will be of an informal nature yet designed to make available to the Board the evidence and facts relevant to a particular proceeding.

A. Development of Record

A hearing usually will include, but not be limited to, the following elements:

1. A brief introductory statement of the hearing process by the City and consideration of any preliminary procedural matters;
2. A report by the departmental staff;
3. Introductory statement by the City and presentation of evidence. Cross-examination of each witness by the property owner, if desired;

4. Introductory statement by the property owner and presentation of evidence. Cross-examination of each witness by the City, if desired;
5. Opportunity for presentation of rebuttal evidence first by the City and then the property owner;
6. Final statements by the City and property owner;.
7. Presentation of a proposed resolution. Deliberation and voting by the Board.

The order of hearing may be modified or a different order established as the Chairperson deems necessary for a clear and fair presentation. The order of the hearing may also be modified as agreed upon by the parties, with the Board's approval.

The Board may limit on an equal basis the time allowed to parties for testifying, may establish time limits for initial or rebuttal evidence, and may limit the number of witnesses to be heard. Cross-examination is permitted as necessary for a full disclosure of the facts, but the Board may prescribe the length of time for cross-examination and the manner in which cross-examination is conducted.

B. **Record of Hearing**

The City shall make an electronic recording of all hearings in an audio format. No minutes of the hearing will be kept. Copies of the electronic recordings will be retained by the City for the appropriate retention period.

C. **Evidence**

1. *Burden of proof.* The City shall have the burden of proof and must establish the relevant requirements of SMC 15.14 by a preponderance of the evidence.
2. *Admissibility of Evidence*. The hearing generally will not be conducted in strict adherence to the Rules of Evidence. Any relevant evidence shall be admitted if it is the type of evidence upon which reasonably prudent persons are accustomed to rely in the conduct of their affairs. The Board may exclude evidence that is irrelevant, unreliable, immaterial, or unduly repetitious. Specifically, to be admissible evidence must relate to the alleged violation and address the City's contentions. Evidence that describes any corrective action that the property owner has taken to improve the condition of the subject property is relevant.
3. *Authority of Chairperson*. Subject to a decision of the full Board, the Chairperson shall have initial discretion to determine the admissibility of all evidence. If a board member disagrees with a ruling by the Chairperson, the ruling may be overruled upon motion by the board member and the majority vote of the full Board.
4. *Oath or Affirmation*. All testimony before the board shall be given under oath or affirmation to tell the truth.
5. *Judicial notice*. The Chairperson may take judicial notice of cognizable facts, of codes, regulations, and of general, technical, or scientific facts within his or her

specialized knowledge and of notorious or commonly understood facts. The Chairperson shall not take notice of disputed adjudicative facts that are at the center of a particular proceeding.

6. *Exhibits*. Documents, photographs, drawings and physical evidence may be offered as exhibits and each will be assigned an exhibit number.
7. *Continuances & Post-Hearing Admission of Evidence*. Every effort shall be made to complete the hearing on the scheduled date(s). If, however, testimony cannot be presented in the time available, the hearing may be continued for completion on another date. Moreover, the Board may request a document to be filed after the close of public testimony.
8. *Staff Reports*. A City staff report shall be consistent with the City's adopted procedures for staff reports and shall be automatically admitted into evidence unless objected to by a party and then rejected by majority vote of the Board.

Presiding Official

Subject to a vote by the full Board, the Chairperson of the Board shall preside over the hearings. The Chairperson shall endeavor to conduct fair and impartial hearings, to take all necessary action to avoid delay in the disposition of proceedings, and to maintain order. The Chairperson, subject to overruling by the full Board, shall have the power to:

i. Administer oaths and affirmations;
ii. Admit and exclude evidence;
iii. Limit testimony, by time or subject;
iv. Regulate the course of the hearings and the conduct of the parties and their agents;
v. Require briefs on legal issues;
vi. Consider and rule upon all procedural motions appropriate to the proceedings.

In addition to conceding to the Board on any matter, the Chairperson at his/her discretion may ask the full Board to consider any of the above matters.

Presentation of Motions

A party to the proceeding may present a motion to the Board. All motions must be presented in writing and clearly noted as a motion. Motions shall be presented with notice to all other parties with sufficient time to allow other parties to have an opportunity to respond prior to the hearing date, unless the Chairperson allows presentation of a motion for the first time at a hearing.

Ex Parte Communications

A. Communication between/among any parties and any board member that occurs outside of the hearing and in the absence of the other participants is an ex parte communication.

   No party shall communicate ex parte directly or indirectly with board members, nor shall board members communicate ex parte directly or indirectly with any party concerning the merits or facts of any caser being heard before the Board.

B. This rule does not prohibit ex parte communications about procedural topics, nor does it apply to written submissions made for the record and available to all participants.
C. If prohibited ex parte communication is made directly or indirectly, such communication shall be disclosed on the public record. Within 10 days after notice thereof, any interested party desiring to rebut the communication shall be allowed to place a written rebuttal in the record.

Disqualification of Board Member

A. Any board member shall disqualify himself or herself for bias, prejudice, or conflict of interest. Whenever a Board member believes that a relationship to a party or a financial interest in the subject of a hearing creates the appearance that the proceedings will not be fair, the member shall either voluntarily step down from the case, or disclose the relationship or interest on the record, stating a bona fide conviction that the interest or relationship will not interfere with the rendering of an impartial decision.
B. Any party may move for the disqualification of a board member promptly upon discovering grounds for disqualification. The Board shall determine whether to grant the petition, stating facts and reasons for the determination.

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E, SUMNER WA 98372

ABBREVIATIONS

@	AT
A.B.	ANCHOR BOLT
A.D.	AREA DRAIN
ADDN'L	ADDITIONAL
ADJ	ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
APPROX.	APPROXIMATELY
ARCH.	ARCHITECT
A.C.	ASPHALTIC CONCRETE
ASSY	ASSEMBLY
A.B.	ANCHOR BOLT
B.O.	BOTTOM OF
BD.	BOARD
BIT.	BITUMEN(OUS)
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
CAB.	CABINET
C.B.	CATCH BASIN
IBC	INTERNATIONAL BUILDING CODE
IRC	INTERNATIONAL RESIDENTIAL CODE
IMC	INTERNATIONAL MECHANICAL CODE
UPC	INTERNATIONAL MECHANICAL CODE
WSEC	WASHINGTON STATE ENERGY CODE
IFC	UNIFORM PLUMBING CODE
IMC	WASHINGTON STATE ENERGY CODE
C.T.	CERAMIC TILE
CEM.	CEMENT
CL.	CENTERLINE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CPT.	CARPET
DIA.	CENTER
DIM.	DOUBLE
DN.	DOUGLAS FIR
DR.	DIAMETER
D.S.	DIMENSION
DTL.	DOWN
DWG.	DOOR
EA.	DOWNSPOUT
ELEC.	DETAIL
EL.	DRAWING
ENCL.	EACH
EQ.	ELECTRICAL
EXIST.	ELEVATION
EXP.	ENCLOSURE
EXT.	EQUAL
F.D.	EXISTING
FDN.	EXPANSION
FIN.	EXTERIOR
FF.	FLOOR DRAIN
FL.	FOUNDATION
FLSHG.	FINISH
F.O.C.	FINISHED FLOOR
F.O.M.	FLOOR
F.O.S.	FINISH
FRMG.	FLASHING
FT.	FACE OF CONCRETE
GA.	FACE OF MASONRY
GYP.	FACE OF STUD
H.B.	FRAMING
H.C.	FOOT/FEET
HC	GAUGE
H.M.	GYPSUM
HDR.	HOSE BIB
HORIZ.	HOLLOW CORE
HT.	HOLLOW METAL
I.D.	HEADER
INFO.	HORIZONTAL
	HEIGHT
	INSIDE DIAMETER
	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MBR.	MEMBER
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.P.O.P.	NOT PART OF PERMIT
N.T.S.	NOT TO SCALE
NAT.	NATURAL
NOM.	NOMINAL
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OVERHEAD
OPEN'G	OPENING
OPP.	OPPOSITE
P.LAM.	PLASTIC LAMINATE
P.T.	PRESSURE TREATED
PAR.	PARAPET
PART'N	PARTITION
PL.	PLATE
PLY.	PLYWOOD
PR.	PAIR
PRPT.	PARAPET
R.O.	ROUGH OPENING
R.	RADIUS
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCEMENT
REQ'D	REQUIRED
RF'G	ROOFING
RM.	ROOM
S.B.	SANDBLASTED
S.D.	STORM DRAIN
S.C.	SOLID CORE
S.S.	STAINLESS STEEL
SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SPEC'D	SPECIFIED
SQ.	SQUARE
STD.	STANDARD
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
TEMP.	TEMPERED
T.O.	TOP OF
THK.	THICKNESS
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
V.T.O.	VENT TO OUTSIDE
W.C.	WATER CLOSET
W/O	WITHOUT
W/	WITH
W/I	WITHIN
WP.	WATERPROOF
WR.	WATER RESISTANT
WD.	WOOD

OCCUPANT LOAD AND EXIT WIDTH ANALYSIS

USE	SF	OCC. LOAD	OCC. LOAD	x.2 = IN. OF
EXIT		FACTOR		WIDTH
REQ'D				
RETAIL AREA: (GROSS)	5,280	30	176	35.2
TOTAL EXIT WIDTH REQ'D		36.0 IN		
TOTAL EXITS REQUIRED (TABLE 1006.3.1) OCC. LOAD<500		2		
TOTAL WIDTH PROVIDED		108 IN		
TOTAL EXITS PROVIDED		2		

E. PIERCE CO. FIRE DISTRICT 118

1. ALL CODE REFERENCES ARE TO BE IN COMPLIANCE WITH 2021 EDITION:
   - PART 1 WASHINGTON ADMINISTRATIVE CODE (WAC)
   - PART 2 INTERNATIONAL BUILDING CODE (IBC)
   - PART 3 WASHINGTON STATE ENERGY CODE (WSEC)
   - PART 4 INTERNATIONAL MECHANICAL CODE (IMC)
   - PART 5 UNIFORM PLUMBING CODE (UPC)
   - PART 9 INTERNATIONAL FIRE CODE (IFC)
2. FIRE DEPARTMENT INSPECTIONS AREA REQUIRED., SCHEDULE ALL INSPECTIONS 2 DAYS IN ADVANCE WITH SNOHOMISH CO. FIRE DISTRICT 17 FIRE AND RESCUE.
3. THIS PLAN REVIEW OR APPROVAL ENCOMPASSES THE WITHIN THESE PLANS ONLY. (IF REQUIRED) TYPE "I" HOOD SYSTEM(S), UNDERGROUND FIRE LINES AND/OR ANY OTHER FIRE PROTECTION SYSTEM OR REQUIRED FIRE DEPARTMENT PERMIT(S), REQUIRES A SEPARATE PLAN SUBMITTAL AND ARE NOT ENCOMPASSED IN THIS PLAN REVIEW OR APPROVAL. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK, IFC, CHAPTER 9, SECTION 901.2
4. EVERY ROOM SPACE THAT IS IN AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE SUBMITTED TO E. PIERCE CO. FIRE DISTRICT 118 FIRE AND RESCUE FOR APPROVAL PRIOR TO INSTALLATION OR ALTERATION(S). IFC, CHAPTER 9, SECTION 901.2
5. EVERY ROOM SPACE THAT IS IN AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE SUBMITTED TO THE E. PIERCE CO. FIRE DISTRICT 118 FOR APPROVAL PRIOR TO INSTALLATION OR ALTERATION(S). IFC, CHAPTER 9, SECTION 901.2
6. SIGNAGE ABOVE MAIN EXIT DOORS WITH ONE-INCH LETTERS IS TO READ, "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". IFC CHAPTER 10.
7. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED PER IFC CHAPTER 9, SECTION 906. 2A:20B:C RATING. PROVIDE A K CLASS FIRE EXTINGUISHER, MIN. 1.5 GALLON CAPACITY, WITHIN 30 FEET OF THE COOKING EQUIPMENT. PROVIDE MIN. 2A:20B:C RATED FIRE EXTINGUISHER AT EACH CANOPY.
8. THE PROPOSED BUILDING SHALL BE EQUIPPED WITH A FIRE ALARM SYSTEM OF SPRINKLER MONITORING SYSTEM (IF REQUIRED).
9. BUILDING ACCESS AND/OR GATE ACCESS IS REQUIRED. PROVIDE AN APPROVED KNOX BOX AT THE MAIN BUILDING ENTRANCE. KNOX BOX 3200 MODEL THAT IS KEYED FOR E. PIERCE CO. FIRE DISTRICT 118. (IFC 506)
10. APPROVED NUMBERS AND ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. STREET SIGNAGE SHALL BE IN PLACE PRIOR TO OCCUPANCY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABETICAL LETTERS WITH A MINIMUM STROKE WIDTH OF 0.5 INCH AND SHALL BE A MIN. OF 8 INCHES IN HEIGHT IF MOUNTED ON THE BUILDING.
11. ITEMS TO BE ADDRESSED PRIOR TO FINAL INSPECTION:
    1. A FIRE STRIPING LANE STRIPING PLAN SHALL BE SUBMITTED, REVIWED AND APPROVED BY E. PIERCE CO. FIRE. STRIPING SHALL BE RED IN COLOR WITH WHITE LETTERING STATING "NO PARKING FIRE LANE" EVERY 50 FEET.
    2. PROVIDE ROAD PROFILE FOR ACCESS OFF OF STANLEY STREET INCLUDING PERCENT GRADE.
    3. PROVIDE A K CLASS FIRE EXTINGUISHER, MINIMUM 1.5 GALLON CAPACITY, WITHIN 30 FEET OF THE COOKING EQUIPMENT.
    4. PROVIDE MINIMUM 2A:20B:C RATED FIRE EXTINGUISHER AT EACH CANOPY
    5. REFER TO WATER PURVEYOR DOCUMENTS FOR FIRE FLOW INFORMATION.

DEFERRED SUBMITTAL(S)

SEPERATE SIGNAGE PERMIT

ROOF TRUSS LAYOUT AND CALCULATIONS INCLUDING ALL ROOF MOUNTED EQUIPMENT WITH ALL WEIGHT ACCOMODATIONS

WASHINGTON STATE ENDERGY CODE COMPLIANCE SHEETS FOR LIGHTING AND MECHANICAL SYSTEMS

MECHANICAL PLANS INCL - WALK-IN COOLER

PLUMBING PLANS AND CALCULATIONS

PREFABRICATED STEEL CANOPIES AND CONNECTIONS

TYPE '1' HOOD AND ASSOCIATED SUPPRESSION SYSTEM PER IFC SEC 607

PROJECT DIRECTORY

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OCCUPANT LOAD CALC.

SECTION 1004 OCCUPANT LOAD IBC 2021

FIRST FLOOR (NET AREAS) 3995 SF - RETAIL/KITCHEN/STORAGE/EQUIP

FLOOR AREA: 5280 SF GROSS — ALLOWABLE AREA: (M/B) = 14,000 SF

STORE AREA: 3995/30 MAIN (134 MAX.) (M) 1285/300 SECOND (5 MAX.) (S-2)
- M - RETAIL
- S - KITCHEN
- S -1 - STORAGE

ALLOWABLE HEIGHT: (TABLE 504.3 AND 504.4)
M (1) STORY OR 50 FEET
B (2) STORIES OR 50 FEET

COFFEE KIOSK: 216/100 (2) MAX. — PROPOSED HEIGHT: = 25' - 6"

SCOPE OF WORK

TO COMBINE BOTH TAX PARCELS OF 4495401081 AND 4495401071 AND CONSTRUCT APPROX. 5280 SF CONVENIENCE STORE. 4 DISPENSER GAS CANOPY PASSENGER VEHICLE REFUELLING. DETACHED 216 SF THRIVE THRU COFFEE KISOK. CURRENT ZONE IS INTERCHANGE COMMERCIAL. THE SITE DOES NOT APPEAR TO MAP IN A FLOOD HAZARD AREA. BASE FLOOD PLANE ELEVATION NOT KNOWN AT THIS TIME. (1) SITE ACCESS INGRESS/EGRESS WILL IS PROPOSED TO THE FURTHEST NORTHWEST CORNER FROM W VALLEY HIGHWAY E. SITE TO BE PAVED TO MAXIMUM AREA ALLOWED BY CODE AND WILL MEET ALL LANDSCAPING AND FRONTAGE IMPROVEMENTS. THE CONVENIENCE STORE STRUCTURE WILL BE RETAIL AT GRADE LEVEL AND LIGHT STORAGE AT SECOND LEVEL(TWO STORY) AND NOT TO EXCEED 25 FEET IN HEIGHT. ONSITE STORM MITIGATION WILL BE DISBURSED TO WETLAND, WATER TO BE HOOKED UP AT PROPERTY LINE WHERE AVAILABLE WITH ONSITE SEPTIC AND FORCED TO PUBLIC CONVEYANCE. CONSTRUCTION TYPE V. NON-FIRE SPRINKLERED/MONITORED UNLESS OTHERWISE DEEMED NECESSARY. PARKING WILL BE REQUIRED AS DESIGNATED AND SIZED BY THE ZONING DISTRICT AND CODE FOR PROPOSED USE. A HANDICAP STALL(S) WILL BE PROVIDED PER CODE. ON-SITE TRASH AND RECYCLING AREA, AS SHOWN ON PLAN, WILL MEET THE REQUIREMENTS OF THE SUMNER LUC.

PLUMBING FIXTURE COUNT IN ACCORDANCE WITH CHAPTER 29 TABLE 2902.1 FOR MIN. REQUIREMENTS

TYPICAL WALL FINISHES WILL BE PAINTED (LEVEL 4) 5/8" G.W.B ALL WALLS TYP.

PROJECT DATA

PROJECT SCOPE: CONSTRUCT NEW 3995 SF CONVENIENCE STORE FOOTPRINT WITH 2688 SF FOUR (4) MPD CANOPY AND DETACHED 216 SF COFFEE KIOSK

ADDRESS: 11315/11319 24TH ST E
SUMNER WA 98372

LEGAL DESCRIPTION: LEGAL DESCRIPTION FOR (11315 24TH ST E):
Section 11 Township 20 Range 04 Quarter 14 HILLMANS C D PACIFIC CITY DIV # 4 SE OF NE 11-20-04E S 250 FT OF L 13 B 67 EXC E 115 FT THEREOF & EXC THAT POR APPROP BY STATE OF WASH PER SUP CT 99-2-05588-3 APPROX 18,487 SQ FT OUT OF 108-0 SEG L-0626 JU 3/24/00JU ETN 4159728 PROBLEM WITH LEGAL WORKED ON INTENT MC 5/02/07
LEGAL DESCRIPTION FOR (11319 24TH ST E):
Section 11 Township 20 Range 04 Quarter 14 HILLMANS C D PACIFIC CITY DIV # 4: HILLMANS C D PACIFIC CITY DIV # 4 SE OF NE 11-20-04E E 115 FT OF S 250 FT OF L 13 B 67 EXC THAT POR APPROP BY STATE OF WASH PER SUP CT 99-2-05588-3 APPROX 25,312 SQ FT OUT OF 107-0 SEG L-0626 JU 3/24/00JU ETN 4159728 PROBLEM WITH LEGAL WORKED ON INTENT MC 5/02/07

ASSESSOR PARCEL: 4495401081 (LOT A) AND 4495401071 (LOT B)

GENERAL PLAN DESIGNATION:

ZONING:

ZONING DESIGNATION:	IC - INTERCHANGE COMMERCIAL DISTRICT
EXISTING USE:	VACANT
DESCRIPTION OF USE:	MERCANTILE
OCCUPANCY GROUP:	M (SECTION 309), S-2 (SECOND FLOOR)
TYPE OF CONSTRUCTION:	V-B (UNPROTECTED) NON-SPRINKLERED
SPRINKLERS:	NOT REQUIRED PROVIDE TYPE 2-A 10BC FIRE EXTINGUISHERS FOR EVERY 3000 SF OF FLOOR AREA WITH A MAXIMUM TRAVEL DISTANCE OF 75 FT OF 75 FT TO EVERY EXTINGUISHER.
STORIES:	1

SQUARE FOOTAGE TOTALS:

SITE AREA:	LOT (A) = 18,487 SF LOT (B) = 25,312 SF
TOTAL SITE AREA =	43,799 SF (1.01 AC) COMBINED PARCEL(S)

PROPOSED CONVENIENCE STORE BUILDING FOOTPRINT:	3,995 SF
SECOND FLOOR (STORAGE)	1,285 SF
PROPOSED COFFEE KIOSK BUILDING FOOTPRINT:	216 SF
GAS CANOPY	2,688 SF

BUILDING AND CANOPY LOT COVERAGE = 6899 / 43,799 = 0.1575 (15.75 PERCENT)

PARKING REQUIRED: CITY OF SUMNER WA REQUIREMENTS

18.42.040 (G)

FOR RETAIL SALES USE = 1 SPACE(S) PER 300 SQ. FT. (GROSS):
(3995 + 216) SF /300 = 14.03 STALLS = 14 STALLS REQ. (MIN.) INCL. ADA

(14) PARKING STALL(S) PROVIDED

TRASH ENCLOSURE INCLUDED IN PERMIT AND SUBJECT TO THE CONDITIONS OF THE SITE DEVELOPMENT REVIEW AND APPROVAL

VICINITY MAP

SHEET INDEX / EGRESS

ARCHITECTURAL:

A0.1	TITLE SHEET AND PROJECT INDEX
A0.2	GENERAL NOTES AND SPECIFICATIONS
A0.3	ENVELOPE COMPLIANCE SUMMARY
A0.4	BUILDING ENVELOPE REQUIREMENTS
A0.5	BUILDING ENVELOPE REQUIREMENTS
A0.6	CODE REVIEW
A1.0	SITE PLAN AND DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L3.0	IRRIGATION PLAN
L4.0	IRRIGATION DETAILS
A1.1	TRASH ENCLOSURE AND DETAILS
A2.0	FLOOR PLAN AND NOTES
A2.1	SECOND FLOOR STORAGE PLAN
A2.2	FLOOR FINISH PLAN
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A3.0	ROOF PLAN
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS AND SECTIONS
A3.3	DESIGN REVIEW EXTERIOR SPECIFICATIONS
A4.0	INTERIOR ENLARGED BATHROOM PLAN
A4.1	ACCESSIBILITY STANDARDS
A5.0	TYPICAL WALL ASSEMBLY DETAILS
A6.0	TYPICAL CONSTRUCTION DETAILS
A6.1	TYPICAL CONSTRUCTION DETAILS
A6.2	TYPICAL STAIR DETAILS
A7.0	GAS CANOPY DETAILS
A8.0	COFFEE KIOSK BUILDING
A9.0	FUEL PLAN TANK DETAILS
A9.1	FUEL PLAN TANK DETAILS
A9.2	FUEL PLAN TANK DETAILS
A9.3	FUEL DISPENSER DETAILS
A9.4	GENERAL NOTES
A9.5	GENERAL NOTES
A9.6	GENERAL NOTES
S-0	GENERAL NOTES AND SPECIFICATIONS
S-1	FOUNDATION PLAN
S-2	FRAMING PLAN
S-3	FRAMING PLAN
S-4	FRAMING PLAN
S-5	FRAMING DETAILS
CS1	35x52 CANOPY STRUCTURAL NOTES AND PLANS
CS2	35x52 CANOPY STRUCTURAL SECTIONS AND DETAILS
AB1	35x52 CANOPY FOUNDATION SECTION AND DETAILS
C0.01	SITE, GRADING AND UTILITY PLAN
C0.02	EROSION AND SEDIMENT CONTROL PLAN
C0.04	SITE, GRADING AND UTILITY PLAN
C0.05	SEPTIC SYSTEM LAYOUT

CODE INFORMATION

THE CONTRACTOR SHALL CONFORM TO ALL CODE ORDINANCES ETC. WHICH HAVE JURISDICTION OVER THIS WORK. BELOW IS A LIST OF MAJOR STANDARDS LISTED FOR CONVENIENCE ONLY. REFERENCE TO A STANDARD MEANS THE LATEST EDITION OF SUCH STANDARD AT DATE OF BUILDING PERMIT. THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR COMPLIANCE WITH LATEST REVISIONS OF ALL OTHER APPLICABLE CODES AND ORDINANCES NOT LISTED HEREIN.

2021	WASHINGTON ADMINISTRATIVE CODE (WAC)
2021	INTERNATIONAL BUILDING CODE (IBC)
2021	WASHINGTON STATE ENERGY CODE (WSEC)
2021	INTERNATIONAL MECHANICAL CODE (IMC)
2021	UNIFORM PLUMBING CODE (UPC)
2021	INTERNATIONAL FIRE CODE (IFC)

ELECTRICAL PLANS:

UNDER SEPERATE ELECTRICAL PERMIT.
APPLICANT SHALL SUBMIT PLANS TO ELECTRICAL PURVEYOR FOR REVIEW AND APPROVAL

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS
11315/11319 24TH ST E
SUMNER WA 98372

COVER SHEET

4423 REGISTERED ARCHITECTS EDI LYNDRIC STATE OF WASHINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami	Sheet A0.1
Date: NOV 1 - 2025	
Scale:	

General Notes and Specifications:

THESE CONDITIONS ARE BINDING ON THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR IN SO FAR. THEY APPLY TO THE WORK OF EITHER,

THE CONTRACTOR SHALL PROVIDE ALL LABOR MATERIALS, APPLIANCES AND EQUIPMENT REQUIRED TO COMPLETE ALL WORK, ETC. AS SHOWN ON DRAWINGS. UNLESS OTHERWISE SPECIFIED.

THE BUILDING OWNER SHALL OBTAIN AND PAY ALL NECESSARY PERMITS, SPECIAL INSPECTIONS AND OTHER FEES, BOTH PERMANENT AND TEMPORARY, NECESSARY TO COMPLETE THE WORK.

THE CONTRACTOR SHALL GUARANTEE AND VERIFY ALL LINES, LEVELS, DIMENSIONS AND KNOWN CONDITIONS, AND WILL BE HELD RESPONSIBLE FOR THE CORRECTNESS OF HIS WORK. ANY OMISSIONS AND/OR DISCREPANCIES IN THE DRAWINGS NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO STARTING WORK.

THE CONTRACTOR SHALL GUARANTEE AND MAINTAIN ALL WORKMANSHIP, MATERIALS AND LABOR FOR A PERIOD OF ONE YEAR OR LONGER, AS SPECIFIED IN THE DRAWINGS AND SPECIFICATIONS, FROM DATE OF COMPLETION OF THE CONTRACT AND MAKE GOOD ANY ITEM PROVING DEFECTIVE DURING THAT TERM WITHOUT AM/ COMPENSATION. THE CONTRACTOR SHALL SUBMIT THE GUARANTEE IN WRITING TO THE TENANT ON BEHALF OF HIMSELF AND HIS SUBCONTRACTORS. THE CONTRACTOR'S GUARANTEE SHALL EXTEND TO MATCH THE GUARANTEE FOR PRODUCT'S SYSTEMS AND INSTALLATIONS THAT HAVE BEEN REQUIRED TO HAVE GUARANTEE LENGTHS IN EXCESS OF ONE YEAR, AS INDICATED IN THE DRAWINGS AND SPECIFICATIONS.

THE GENERAL CONTRACTOR SHALL PROTECT OWNER FROM CLAIMS MADE UNDER WORKMAN'S COMPENSATION AND PUBLIC LIABILITY ACTS WHICH MAY ARISE UNDER THIS CONTRACT, WHETHER BY HIMSELF, BY ANY SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY HIM. CERTIFICATES OF INSURANCE SHALL BE FILED WITH THE OWNER BEFORE STARTING THE JOB AND SHALL BE SUBJECT TO OWNERS APPROVAL.

NO EXTRA WORK SHALL BE PAID FOR EXCEPT *AS* ORDER BY THE ARCHITECT OR OWNER. THE OWNER WILL NOT BE LIABLE FOR EXTRA WORK NOT ORDERED BY THEM.

EACH CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS STEEL HANGER SUPPORTS, PIPE RACKS ANCHORS, ETC. AS NECESSARY TO SUPPORT ALL EQUIPMENT INSTALLED UNDER HIS CONTRACT.

EACH CONTRACTOR SHALL PERFORM ALL EXCAVATION REQUIRED FOR THE INSTALLATION OF HIS WORK. EACH CONTRACTOR SHALL DO ALL NECESSARY BACKFILLING, TAMPING, GRADING AND REPAIRING OR REPLACING OF SOD, SIDEWALKS, BLACKTOP, CONCRETE AND STREETS WHICH HE DISTURBS.

SUBSTITUTION OF PRODUCTS SPECIFIED HEREIN SHALL BE PERMITTED ONLY WITH THE ARCHITECTS APPROVAL. REQUEST FOR SUBSTITUTION BY THE CONTRACTOR SHALL BE SUBMITTED TO ARCHITECT WITH THE APPROPRIATE LITERATURE, SPECIFICATIONS, ETC. ALONG WITH THE WRITTEN REASON FOR THE SUBSTITUTION REQUESTED. THE WARRANTY AND PERFORMANCE OF A SUBSTITUTED PRODUCT OR MATERIAL SHALL EQUAL OR EXCEED THE ORIGINALLY SPECIFIED PRODUCT. IN ADDITION, THE CONTRACTOR SHALL WARRANT THAT SUBSTITUTED MATERIAL SHALL PERFORM AS SPECIFIED.

CONTRACTORS SHALL COORDINATE ALL ASPECTS OF THE WORK WITH: ALL SUBCONTRACTORS AND SUPPLIERS ENGAGED TO PERFORM THE WORK(THE EXISTING FACILITIES/CONDITIONS: THE OWNER AND TENANT; AND SEPARATE CONTRACTORS, IF ANY. EACH SUBCONTRACTOR SHALL VERIFY AND REVIEW PROPOSED AND/ OR EXISTING CONDITIONS WITHIN THE EXTENT OF HIS WORK AND SHALL INFORM THE CONTRACTOR OF ANY WORK THAT WILL BE REQUIRED BY OTHERS FOR THE COMPLETION OF HIS WORK.

SHOP DRAWINGS WILL BE REVIEWED ONLY WHEN THREE (3) COPIES ARE SUBMITTED BEARING CONTRACTORS APPROVED STAMP. IN ADDITION, CONTRACTOR SHALL NOTE ANY DEVIATIONS ON THE SHOP DRAWINGS ANY VARIATION FROM THE CONSTRUCTION DOCUMENTS CAUSED BY ANY REASON INCLUDING STANDARD SHOP PRACTICES. REVIEW OF THE SHOP DRAWINGS WILL BE GENERAL TO DETERMINE CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ACCURACY OF THE SHOP DRAWINGS, AS BUILT AND/OR FIELD MEASUREMENTS, QUANTITIES AND FOR PROPER FITTINGS OR CONSTRUCTION OF WORK REQUIRED BY THE CONTRACT DOCUMENTS BUT NOT INDICATED ON SHOP DRAWINGS. REVIEW OF SHOP DRAWINGS SHALL NOT BE CONSTRUED AS APPROVING DEPARTURES FROM CONTRACT REQUIREMENTS OR *AS* ACCEPTANCE OF RESPONSIBILITY BY THE OWNER AND/OR ARCHITECT.

SAMPLES SHALL BE SUBMITTED WITH FULL DOCUMENTATION IN SETS OF TWO (2). ONE (1) SET WILL BE RETURNED. PROVIDE THREE (3) OR MORE SAMPLES IN EACH SET WHERE VARIATIONS IN COLOR PATTERN OR TEXTURE ARE NOTICEABLE. SAMPLES SHOULD REPRESENT THE AVERAGE CONDITION AND THE EXTREME RANGE OF VARIATIONS. SAMPLE SUBMITTALS ARE FOR THE REVIEW OF COLOR, TEXTURE, PATTERN, AND "KIND". THE CONTRACTOR SHALL KEEP THE RETURNED SAMPLE AT THE PROJECT SITE FOR QUALITY CONTROL PURPOSES.

CONTRACTOR SHALL MAINTAIN AT THE PROJECT SITE ONE (1) SET OF PRINTS AND PERMIT TO RECORD AND INDICATE PLACEMENT OF ALL LOCATIONS OF UTILITIES, SYSTEMS, PIPES, CONDUITS, DUCT WORK, CABLING, ETC. INCLUDING CHANGES WITHIN THE CONSTRUCTION DOCUMENTS AND ANY OTHER ITEMS WHICH MAY EFFECT FUTURE CONSTRUCTION RENOVATIONS, OR REPAIRS. THIS INFORMATION SHALL BE SUBMITTED TO THE OWNER AND TENANT ON A SET OF MARKED-UP SEPIA TRANSPARENCIES UPON COMPLETION OF THE PROJECT.

ANY ADDITIONAL DRAWINGS REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING SYSTEM DESIGN OR FOR PERMIT SUBMISSION IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN AND PAY FOR.

THE CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE BUILDING IS COMPLETED.

ALL PLAN DIMENSIONS ARE GIVEN FROM FINISH WALL TO FINISH WALL, OR FACE OF STUD, UNLESS NOTED OTHERWISE. WRITTEN DIMENSIONS ALWAYS SUPERSEDE MEASURED OR SCALED DIMENSIONS; *NEVER SCALE DRAWINGS* LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

FLOOR, WALLS, CEILINGS, PARTITIONS, BEAMS. STUDS AND ANY OTHER PARTS OF THE BUILDING OR PREMISES WHICH ARE CUT, NOTCHED, OR ALTERED IN THE INSTALLATION OF EQUIPMENT OR SYSTEMS SHALL BE REPLACED TO A SAFE STRUCTURAL CONDITION. THESE INSTALLATIONS SHALL NOT CAUSE A DECREASE IN THE STRUCTURAL PERFORMANCE OF ANY PART OR ASSEMBLY TO FALL BELOW THAT WHICH SHALL BE THE MINIMUM REQUIRED BY THESE SPECIFICATIONS AND THE BUILDING CODES.

ALL EQUIPMENT AND FURNITURE SUPPLIED BY THE OWNER (OR OTHERS NOT COVERED ELSEWHERE IN THESE DRAWINGS) SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS FOR ACCESSIBILITY AND FLAME & SMOKE CLASS REQUIREMENTS.

UPON COMPLETION OF PROJECT, CONTRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE GOVERNING JURISDICTION.

Metal Studs and Framing: (Optional)

ALL DEMISING WALLS SHALL BE CONSTRUCTED OF METAL STUDS, *AS* NOTED ON DRAWINGS 20 GAUGE MINIMUM. SUPPLEMENTARY FRAMING, RUNNERS, FURRING, BLOCKING AND BRACING SHALL BE INSTALLED AS REQUIRED AT OPENINGS AND WHEN OTHER WORK CANNOT BE ADEQUATELY SUPPORTED ON GYPSUM BOARD ALONE.

ALL FULL HEIGHT PARTITIONS SHALL BE WEDGED TIGHTLY TO CEILING STRUCTURE ABOVE. ALL OTHER WALLS SHALL BE CONSTRUCTED UP TO 6 INCHES ABOVE CEILING GRID, UNLESS OTHERWISE NOTED. ANY ADDITIONAL BRACING SHALL BE PROVIDED BY THE FRAMING CONTRACTOR.

CONTRACTOR SHALL COORDINATE ALL REQUIRED BLOCKING FOR FURNITURE SHELVING AND CABINETS, ETC. WITH THE APPROPRIATE VENDOR. PROVIDE TWO (2) ROWS MINIMUM 8 INCHES HIGH, 20 GAUGE METAL STRAPPING ON STUDS AT ALL CABINET WALLS AND WHERE NOTED ON PLANS.

CONTRACTOR SHALL PROVIDE TWO (2) ROWS MINIMUM 8 INCHES HIGH, 20 GAUGE METAL STRAPPING BEHIND TO SUPPORT CABINETS ON WALL BEHIND.

NON-COMBUSTIBLE FIRESTOPS SHALL BE INSTALLED AT OPENINGS AROUND VENTS. CABLING, PIPES AND DUCTS AT CEILING AND FLOOR LEVELS.

ALL STUDS AND/OR JOISTS AND ACCESSORIES SHALL BE GALVANIZED WITH A MINIMUM G-60 COATING AND OF THE TYPE, SIZE, STEEL THICKNESS AND SPACING SHOWN ON THE PLANS U.N.O. STUDS. RUNNERS (TRACK). BRACING AND BRIDGING SHALL BE MANUFACTURED PER A.S.T.M. SPECIFICATIONS C-955. ALL GALVANIZED STUDS, JOISTS AND ACCESSORIES, 14 GA OR HEAVIER, SHALL BE FORMED FROM STEEL THAT CONFORMS TO THE REQUIREMENTS OF ASTM-446 WITH A YIELD STRENGTH OF 50 KSI AS SET FORTH IN SECTION A9.1 WITH THE ASI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".

CONNECTIONS SHALL BE ACCOMPLISHED WITH SELF-DRILLING SCREWS OR WELDING SO THAT THE CONNECTION MEETS OR EXCEEDS THE DESIGN LOADS REQUIRED AT THAT CONNECTION.

STUDS SHALL BE INSTALLED SEATED SQUARELY (WITHIN 1/16") AGAINST THE WEB PORTION OF THE TOP AND BOTTOM TRACKS. TRACKS SHALL REST ON A CONTINUOUS, UNIFORM BEARING SURFACE.

CUTTING OF STEEL FRAMING MEMBERS MAY BE ACCOMPLISHED WITH A SAW OR SHEAR, TORCH CUTTING OF LOAD BEARING MEMBERS IS NOT PERMITTED. BURNING OF HOLES OR CUTS IN ANY STRUCTURAL MEMBERS IN THE FIELD ARE NOT PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT.

TEMPORARY BRACING SHALL BE PROVIDED AND LEFT IN PLACE UNTIL WORK IS PERMANENTLY STABILIZED.

VERTICAL ALIGNMENT (PLUMBNESS) OF STUDS SHALL BE WITHIN 1/960TH (1/16" IN 10'-0" OF THE SPAN. HORIZONTAL ALIGNMENT (LEVELNESS) OF WALLS SHALL BE WITHIN 1/960TH (1/8" IN 10'-0") OF THEIR RESPECTIVE LENGTHS.

SPACING OF STUDS SHALL NOT BE MORE THAN +/- 1/8" FROM THE DESIGNATED SPACING PROVIDING THAT THE CUMULATIVE ERROR DOES NOT EXCEED THE REQUIREMENT OF THE FINISHING MATERIALS.

CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, STAIRS, FURRING, PIPE SPACES, COLUMN ENCLOSURES. ETC. SHALL BE FIRE-STOPPED WITH NONCOMBUSTIBLE MATERIAL.

Rated assemblies, Separations & Fire Stopping:

PENETRATIONS MADE IN RATED WALL ASSEMBLIES SHALL NOT ALTER THE PERFORMANCE OF THE ASSEMBLY AND MUST MEET THE APPROPRIATE ASTM PENETRATION REQUIREMENT.

GENERAL CONTRACTOR SHALL PATCH AND REPAIR EXISTING CONSTRUCTION TO MAINTAIN INTEGRITY OF *ANY FIRE* PROTECTIVE MATERIALS, COVERINGS, ASSEMBLIES OR ENCLOSURES WHERE DISTURBED BY NEW WORK AS CALLED FOR IN THE DRAWINGS.

ALL DEMISING WALLS FROM TENANT TO TENANT SHALL BE FULL HEIGHT TO THE UNDERSIDE OF THE STRUCTURE. U.N.O.

Emergency Requirements:

"EXIT" SIGNS ARE REQUIRED AT DOORS AND STAIRWAYS AS INDICATED ON PLANS AND ARE REQUIRED TO BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED AND MUST BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM IN CONFORMANCE WITH 2021 INTERNATIONAL FIRE CODE AND ANY APPLICABLE CODES OF THE PIERCE CO. FIRE DISTRICT 118. "EXIT" SIGNS SHALL HAVE RED LETTERS AT LEAST 8. HIGH AND 3/4" WIDE IN STROKE ON A WHITE BACKGROUND AND SHALL CONFORM TO ALL OTHER CODE REQUIREMENTS.

ALL MEANS OF EGRESS AND EXIT DISCHARGES SHALL BE EQUIPPED WITH ARTIFICIAL LIGHTING FACILITIES TO PROVIDE AN ILLUMINATION INTENSITY OF NOT LESS THAN 1-FOOT CANDLE ON THE FLOOR SURFACE. ALL MEANS OF EGRESS AND EXIT DISCHARGE LIGHTING SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEMS THAT WILL PICK UP CONNECTED LOADS WITHIN 10 SECONDS AFTER FAILURE AND ASSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1 1/2 HOURS IN CASE OF PRIMARY POWER LOSS.

EMERGENCY ELECTRICAL LIGHTING SHALL ALSO OPERATE MEANS OF EGRESS LIGHTING OF EXIT DISCHARGE IN THE EVENT OR NORMAL POWER SUPPLY FAILURE. EMERGENCY SYSTEM SHALL PICK UP CONNECTED LOADS WITHIN 10 SECONDS AFTER FAILURE AND INSURE ILLUMINATION FOR AT LEAST 1 1/2 HOURS.

Fire Alarm, Detection & Extinguishing Equipment:

PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AS REQUIRED BY 2021 INTERNATIONAL FIRE CODE OR *AS* REQUIRED BY THE FIRE MARSHALL AND ANY APPLICABLE CODES OF THE PIERCE CO. FIRE DISTRICT 118. IT SHALL BEAR THE LABEL OF AN APPROVED AGENCY AND BE AN APPROVED TYPE. FIRE EXTINGUISHERS SHALL HAVE A MINIMUM RATING OF 2A. THE CONTRACTOR SHALL DETERMINE THE QUANTITY, LOCATION, TYPE, ETC. FOR CONFORMANCE WITH ALL APPLICABLE CODES.

Plumbing:

THE PLUMBING CONTRACTOR SHALL INSTALL NEW PLUMBING SYSTEM AS REQUIRED (SHOWN) ON THE ON DRAWINGS.

PLUMBING SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL PLUMBING CODE. PLUMBING SYSTEM DESIGN AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.

TOILETS MUST BE 1.6 GAL TYPE.

WATER PIPING SHALL BE TYPE 'L. COPPER OR EQUAL USING NO LEAD JOINTS, AND TESTED FOR LEAKS.

USE 1" FIBERGLASS INSULATION (WITH VAPOR BARRIER FOR COLD WATER). USE PRE-SHAPED INSULATION SECTIONS FOR PIPE FITTINGS.

ALL SANITARY & WATER LINES MUST BE TESTED FOR LEAKS. USE 150# HYDROSTATIC PRESSURE FOR DOMESTIC WATERLINES, AND ELECTRONIC MONITORING FOR ANY GAS PIPING.

Fire Protection:

ALL OCCUPANCY SEPARATIONS SHALL BE OF THE FIRE RESISTANT CONSTRUCTION SPECIFIED IN THE 2021 INTERNATIONAL BUILDING CODE AND OPENINGS IN THESE SEPARATIONS *AS* SPECIFIED IN THE SAME.

FIRE ASSEMBLIES INSTALLED ACROSS EXIT CORRIDORS OR WHICH ARE PART OF AN OCCUPANCY OR AREA SEPARATION WALL SHALL BE AUTOMATIC-CLOSING FIRE ASSEMBLIES WHICH WILL CLOSE AUTOMATICALLY UPON ACTIVATION OF A SMOKE-DETECTOR (MAGNETIC DEVICES).

ALL INSULATION SHALL BE NONCOMBUSTIBLE.

EXIT CORRIDORS AND AISLES LEADING TO A REQUIRED EXIT SHALL BE A MINIMUM WIDTH OF 44 INCHES.

EXIT DOORS SHALL SWING IN THE DIRECTION OF THE EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.

EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR ANY SPECIAL KNOWLEDGE OR EFFORT, SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE.

FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED PARTITIONS OR CEILINGS.

SMOKE AND DRAFT CONTROL ASSEMBLIES SHALL BE PROVIDED *WITH* A GASKET INSTALLED SO AS TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH THE SIDES AND THE TOP.

PROVIDE EXIT SIGNS AND DIRECTIONAL SIGNS WITH A MINIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND.

EXIT SIGNS SHALL BE ELECTRONICALLY ILLUMINATED AND THE 2 LAMPS SHALL BE ENERGIZED FROM SEPARATE CIRCUITS. ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM.

ALL REQUIRED EMERGENCY LIGHTING AS DESIGNED BY RECORD ENGINEER SHALL GIVE A VALUE OF 1 FOOT CANDLE AT FLOOR LEVEL.

EXIT PATH LIGHTING SHALL BE PROVIDED FOR STAIRWAY, HALLWAY, EXIT PASSAGEWAY AND EGRESS TO A PUBLIC WAY ANY TIME THE BUILDING IS OCCUPIED.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE FIRE/LIFE SAFETY INSPECTION AND THE OWNER TO PAY THE REQUIRED FEE. THE BUILDING ENGINEER AND AN AUTOMATED SYSTEMS REPRESENTATIVE ARE TO BE ADVISED IN ADVANCE OF THE DATE AND TIME.

PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A-10BC WITHIN 75 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF THE FLOOR IN A RECESSED OR SEMI-RECESSED CABINETS AS SPECIFIED AND WHERE LOCATED ON PLANS.

FIRE EXTINGUISHERS ARE TO BE PROVIDED DURING CONSTRUCTION AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.

INTERIOR WALL AND CEILING FINISHES FOR INTERIOR AREAS SHALL NOT EXCEED A FLAME SPREAD CLASSIFICATION OF 200, IBC SECTION 803.1 AND TABLE 803.5

INTERIOR WALL AND CEILING FINISHES OR EXIT CORRIDORS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION OF 75, IBC SECTION 803.1 AND TABLE 803.5.

Heating and Air Conditioning:

MECHANICAL SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL MECHANICAL CODE. MECHANICAL SYSTEM DESIGN AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.

ALL MECHANICAL EQUIPMENT AND WIRING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WITH A MINIMUM CLEARANCE TO COMBUSTIBLES FOR WHICH THE EQUIPMENT HAS BEEN TESTED, AS SPECIFIED BY MANUFACTURER. OR IN ACCORDANCE WITH STANDARD INSTALLATION CLEARANCES. ALL MECHANICAL EQUIPMENT AND CONTROLS SHALL BE ACCESSIBLE.

LOCKING THERMOSTATS COVERS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.

Electrical and Lighting:

ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH 2021 WASHINGTON STATE ENERGY CODE (WSEC).

BUILDING STANDARD AVERAGE LEVEL OF LIGHTING THROUGHOUT AS REQUIRED BY CODE.

ALL FIXTURE TO BE INSTALLED PER WASHINGTON STATE ENERGY CODE AND ALL OTHER RELEVANT ARTICLES. FIXTURE SUPPORT BY NO. 12 GAUGE HANGERS ATTACHED TO GRID MEMBERS WITHIN THREE INCHES OF EACH CORNER OF EACH FIXTURE.

LIGHT VENTILATION AND SANITATION SHALL COMPLY WITH SECTION 1933.1 AND 1203.2.1 OF THE 2018 INTERNATIONAL BUILDING CODE.

ALL ELECTRICAL PANELS SHALL HAVE TYPEWRITTEN INDEXES.

ALL ELECTRICAL DEVICES AND COVER PLATES SHALL BE GRAY, INCLUDING ALL PLUG MOLDS, TELEPHONE/ DATA JACKS. SWITCHES AND OUTLETS UNLESS OTHERWISE NOTED ON PLANS.

Insulation:

PROVIDE FULL BOUND INSULATION BATTS IN ALL FULL HEIGHT WALLS. SUPPORT WHERE NECESSARY TO PREVENT MOVEMENT OR DISLOCATION.

ALL INSULATION SHALL COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE.

Finishes and Painting:

APPLICATION OF CONTROLLED INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE 2021 INTERNATIONAL BUILDING CODE.

CLASSES OF MATERIALS BASED UPON THEIR FLAME SPREAD CHARACTERISTICS SHALL BE AS SET FORTH IN TABLE 803.9.

THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED THAT SET FORTH IN TABLE 803.9 OF THE IBC.

THE SMOKE DENSITY OF MATERIALS SHALL BE NO GREATER THAN 450 WHEN TESTED IN ACCORDANCE WITH IBC 803.1.1 IN THE WAY INTENDED FOR USE.

DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.

PAINT AND FINISHES SHALL BE APPLIED ACCORDANCE WITH THE MANUFACTURES. INSTRUCTIONS. CONTRACTOR SHALL USE APPLICATORS AND TECHNIQUES BEST SUITED FOR THE MATERIALS AND SURFACES TO WHICH THEY ARE BEING APPLIED.

SURFACES SHALL BE PREPARED AND CLEANED IN STRICT ACCORDANCE WITH PAINT MANUFACTURERS INSTRUCTIONS. IN ADDITION, WALLS SHALL BE SPACKLED AND SANDED SMOOTH PRIOR TO PAINTING. ADDITIONAL COATS. OF PANT SHALL BE APPLIED WHEN UNDERCOATS, STAINS OR OTHER CONDITIONS SHOW THROUGH FINAL PAINT COAT.

DRYWALL SHALL RECEIVE ONE COAT OF DRY WALL PRIMER-SEALER PRIOR TO FINISH PAINT APPLICATION. ALL WOOD REQUIRED TO BE JOB-PAINTED SHALL BE PRIMED AND SEALED.

WORK OF OTHER TRADES SHALL BE PROTECTED. ANY DAMAGE CAUSED BY PAINTING SHALL BE CORRECTED BY CLEANING, REPAIRING, OR REPLACING, AND REFINISHING AS DIRECTED BY THE ARCHITECT.

ACCESSORIES FOR RESTROOMS SHALL BE BOBRICK WASHROOM EQUIPMENT. INC. OR APPROVED EQUAL UNITS SHALL BE INSTALLED PLUMB AND LEVEL. BE FIRMLY ANCHORED. AND BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

Drywall:

INTERIOR WALLS SHALL BE FINISHED WITH 5/8" GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS AND SPECIFICATIONS.

INTERIOR FIRE RATED WALLS SHALL BE FURNISHED WITH 5/8" TYPE 'X' GYPSUM BOARD & FIRE TAPERED FULL HEIGHT TO BOTTOM OF STRUCTURE ABOVE.

ALL GYPSUM BOARD SHALL BE SECURELY FASTENED USING DRYWALL SCREWS.

CONTRACTOR SHALL COORDINATE ALL WORK WITH PLUMBING, ELECTRICAL AND MECHANICAL SYSTEM CONTRACTOR IN ORDER TO LOCATE EQUIPMENT, DUCTS AND REGISTERS. LIGHT HOUSINGS. WASTE LINES. ETC.

NONCOMBUSTIBLE FIRE STOPS SHALL BE INSTALLED AT OPENINGS AROUND VENTS, CABLING, PIPES AND DUCTS AT CEILING AND FLOOR LEVELS.

DRAFT STOPPING AND FIRE BLOCKING MATERIALS SHALL COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE.

Suspended Ceilings: (Optional)

SUSPENDED CEILING SYSTEMS SHALL BE *AS* PER IBC SECTION 808.

ALL CEILING HEIGHTS SHALL BE AS NOTED ON REFLECTED CEILING PLAN.

SUSPENDED CEILING AND FRAMING SYSTEMS SHALL BE DESIGNED TO RESIST A LATERAL FORCE OF 20 PERCENT OF THE WEIGHT OF THE ADS TRIB. CEILING ASSEMBLY AND ANY LOADS TRIBUTARY TO THE SYSTEM. FOR THE PURPOSES OF DETERMINING THE LATERAL FORCE, A MINIMUM CEILING WEIGHT OF 5 POUNDS PER SQUARE FOOT AND WHERE PARTITIONS ARE NOT CONNECTED TO THE CEILING SYSTEM: THE FOLLOWING BRACING METHOD MAY BE EMPLOYED:

A. LATERAL SUPPORT MAYBE PROVIDED BY FOUR WIRES OF MINIMUM NO.12 GAUGE SPLAYED IN FOUR DIRECTIONS 90 DEGREES APART AND CONNECTED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER AND TO THE STRUCTURE ABOVE AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLAIN OF THE CEILING. THERE LATERAL SUPPORT POINTS SHALL BE PLACED 12 FEET O.C. IN EACH DIRECTION WITH THE FIRST POINT WITHIN 8 FEET FROM EACH WALL.

B. ALLOWANCES SHALL BE MADE FOR LATERAL MOVEMENT OF THE SYSTEM. MAIN RUNNERS AND CROSS RUNNERS MAY BE ATTACHED AT TWO ADJACENT CLEARANCE BETWEEN THE WALL AND THE RUNNERS MAINTAINED AT THE OTHER TWO WALLS.

C. DISCONTINUOUS ENDS OF CROSS RUNNERS SHALL BE VERTICALLY SUPPORTED WITHIN 8" OF SUCH ENDS AS MAY OCCUR WHERE THE CEILING IS DISRUPTED BY A WALL

D. LIGHTING FUTURES AND THE AIR DIFFUSERS SHALL BE SUPPORTED DIRECTLY BY WIRES TO THE STRUCTURE ABOVE.

RECESSED LIGHTING FIXTURES NOT OVER 56 POUNDS IN WEIGHT. AND SUSPENDED AND PENDANT HUNG FIXTURES NOT OVER 20 POUNDS IN WEIGHT. MAY BE SUPPORTED AND ATTACHED DIRECTLY TO THE CEILING SYSTEMS AND RUNNERS BY A POSITIVE ATTACHMENT, SUCH AS SCREWS OR BOLTS. TWO (2)#12 BLACK WIRES ARE REQUIRED FOR SUPPORT AT RECESSED LIGHT FIXTURES/ AIR DIFFUSERS WHICH WEIGH NOT MORE THAN 20 POUNDS AND WHICH RECEIVE NO TRIBUTARY LOADING FROM DUCTWORK MAY BE POSITIVELY ATTACHED TO AND SUPPORTED BY THE CEILING RUNNERS.

THE ABOVE REQUIREMENTS ARE BASED ON IBC 2021 EDITION. OTHER METHODS MAY BE USED PROVIDED THEY ARE SUBSTANTIATED DESIGN CALCULATIONS USING THE LOADS SPECIFIED IN CHAPTER 25. THE APPROVED BUILDING PLANS SHALL CLEARLY IDENTIFY ALL ELEMENTS AND SHOW ALL DETAILS OF THE BRACING SYSTEMS.

DO NOT BEND SUSPENDED CEILING HANGING WIRE AT POINT OF ATTACHMENT OR AT OBSTRUCTING MATERIAL OR EQUIPMENT, EXCEPT AT LIGHTWEIGHT ITEMS NOT EXCEEDING 3/4" DIAMETER.

Flooring:

ALL FLOORING MATERIALS AND FINISHES SHALL BE AS SPECIFIED IN THE FINISH SCHEDULE AND INTERIOR FINISHES.

CONCRETE SLAB SURFACES SHALL BE CLEANED AND MADE SMOOTH BY LEVELING COMPOUND AND SUBSTRATE PRIMER PRIOR TO INSTALLATION OF ANY TILE CARPET. ALL PREPARATORY WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE FLOORING MANUFACTURERS INSTRUCTIONS.

CERAMIC TILE SHALL BE INSTALLED WITH CONSTRUCTION METHODS AND MATERIALS CONFORMING TO THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) AND STANDARD SPECIFICATIONS FOR CERAMIC TILE.

Building Blocks, Doors and Hardware:

302 FLOOR SURFACES

302.1 GENERAL. FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 302. CHANGES IN LEVEL IN FLOOR SURFACES SHALL COMPLY WITH SECTION 303.

303 CHANGES IN LEVEL 303.1 GENERAL. CHANGES IN LEVEL IN FLOOR SURFACES SHALL COMPLY WITH SECTION 303.

404.2.4 THRESHOLDS. IF PROVIDED, THRESHOLDS AT DOORWAYS SHALL BE 1/2 INCH (13 MM) MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 302 AND 303.

404.2.6 DOOR HARDWARE. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. EXCEPTION: LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 404.2.6. 404.2.7 CLOSING SPEED.

404.2.7.1 DOOR CLOSERS. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.

404.2.7.2 SPRING HINGES. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

404.2.8 DOOR-OPENING FORCE. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING
OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
1. INTERIOR HINGED DOOR: 5.0 POUNDS (22.2 N) MAXIMUM
2. SLIDING OR FOLDING DOOR: 5.0 POUNDS (22.2 N) MAXIMUM
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.

404.2.9 DOOR SURFACE. DOOR SURFACES WITHIN 10 INCHES (255 MM) OF THE FLOOR, MEASURED VERTICALLY, SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS I

ENVELOPE COMPLIANCE SUMMARY

2021 WSEC Compliance Forms for Commercial Buildings including Group R2, R3 & R4 over 3 stories and all R1 — Administered by: ©2025 NEEA, All rights reserved

Project & Applicant Information	**Project Title**	SUMNER 76 CONVENIENCE AND GAS - 2021 WSEC	For Building Department Use: **Date: Dec 17, 2025**
	Project Address	11315/11319 24TH ST E Sumner, WA 98056	
	Applicant Name	Glen Merkel	
	Applicant Phone	714-336-4714	
	Applicant Email	glen@avalonproject.us	

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(s)**	Retail, Convenience Store	**Building Cond. Floor Area**	5,280
Project Scope	New Building	**Space Conditioning Categories**	Fully Conditioned Walk-in Cooler Walk-in Freezer	**Project Cond. Floor Area**	5,280
				Floors Above Grade	2
				Compliance Method	General Prescriptive
Envelope Project Description	CONSTRUCT APPROX. 5280 SF CONVENIENCE STORE. THE CONVENIENCE STORE STRUCTURE WILL BE RETAIL AT GRADE LEVEL AND LIGHT STORAGE AT SECOND LEVEL(TWO STORY) AND NOT TO EXCEED 25 FEET IN HEIGHT.				

Envelope Compliance Scope and Method	**Scope**	**Space Conditioning Category**	**Compliance Method**	**WWR/SRR per Category**	**UA Calculation Adjustment**	**Fenestration Alternates**	**Compliance Verification**
	New Building	Fully Conditioned	Component performance	11.89% / 0%	Enhanced envelope performance - 15% lower U/A than WSEC target	No alternates selected	**DOES NOT COMPLY**

Additional Energy Efficiency (AEC) Measures Included	Enhanced envelope performance - 15% lower U/A	**Load Management (LDM) Measures Included**	No envelope or miscellaneous load management measures included in project
Air Barrier Testing	Standard building thermal envelope test	**Air Barrier Comments**	

Project Title	**SUMNER 76 CONVENIENCE AND GAS - 2021 WSEC**	**Date**	**Dec 17, 2025**

Scope & Space Conditioning	**NEW BUILDING - FULLY CONDITIONED**			**Compliance Verification**	**DOES NOT COMPLY**
Window-to-wall Ratio	11.89%	**Skylight-to-roof-ratio**	0%	**Vertical Fenestration Alternate**	No alternates selected

Opaque Envelope Assemblies

				Insulation R-Values				
Roof/Ceiling	**Location in Documents**	**Assembly ID**	**Assembly Location**	**Cavity**	**Continuous (% penetration)**	**2nd Layer (MB Roof)**	**U-Factor**	**Net Area (SF)**
Attic and other	SHEET A5.0	C	Exterior	R-49	(< 0.04%)		U-0.021	1,285
	U-Factor Source:			U-Factor Source Description:				
	Roof Framing Type: Advanced			Roof Framing Depth (Inches): 12				
	Roof Framing Spacing (OC): 24			Roof Framing Material: Wood-framed				
	Ceiling/Attic Venting: Vented							
Joist or single rafter	A5.0	C	Exterior	R-38	(< 0.04%)		U-0.027	2,540
	U-Factor Source:			U-Factor Source Description: BATT				
	Roof Framing Type: Standard			Roof Framing Depth (Inches): 36				
	Roof Framing Spacing (OC): 24			Roof Framing Material: Wood-framed				
	Ceiling/Attic Venting: Vented							

Walls	**Location in Documents**	**Assembly ID**	**Assembly Location**	**Cavity**	**Continuous (% penetration)**	**Insulated Wall Furring**	**U-Factor**	**Net Area (SF)**
Wood-framed and other - Commercial	SHEET A5.0	1	Exterior	R-21	R-10 (< 0.04%)		U-0.051	4,870
	Which code target does wall comply with?: R-20 Cavity + R-3.8 CI			U-Factor Source:				
	U-Factor Source Description: BATT			Wall Framing Type: Standard				
	Framing Depth: 2x6			Other Framing Depth:				

	Framing Spacing (OC): 16							
Slab-on-grade Floors	**Location in Documents**	**Assembly ID**	**Assembly Location**	**Slab Edge**	**Under Slab**		**F-Factor**	**Perimeter Length (SF)**
Unheated slab	SHEET A5.0	A	At grade level	R-10			F-0.54	221
	Slab Insulation Method: 2 ft vertical (from top of slab downward)			F-Factor Source:				
	F-Factor Source Description:							

Fenestration & Opaque Door Assemblies

				Insulation R-Values				
Opaque Doors	**Location in Documents**	**Assembly ID**	**Assembly Location**	**Door Insulation**			**U-Factor**	**Rough Opening (SF)**
Swinging	A2.5	B	Exterior				U-0.37	21
	What percentage of this opaque door is glazing?: 50% or less			U-Factor Source:				
	U-Factor Source Description:			Is this a public entrance door?:				
Vertical Fenestration	**Location in Documents**	**Assembly ID**	**Assembly Location**		**Shading (PF)**	**Fenestration SHGC**	**Fenestration U-Factor**	**Rough Opening (SF)**
Fixed - Class AW or site built	A2.5	SEE FLOOR PLAN	Exterior		PF < 0.2	SHGC-0.38	U-0.34	624
	U-Factor & SHGC Source: NFRC Rating			U-Factor Source Description				
Glazed Doors	**Location in Documents**	**Assembly ID**	**Assembly Location**		**Shading (PF)**	**Fenestration SHGC**	**Fenestration U-Factor**	**Rough Opening (SF)**
Swinging entrance door	A2.0	A ENTRY MAIN	Exterior		PF < 0.2	SHGC-0.33	U-0.60	36
	U-Factor & SHGC Source:			U-Factor Source Description				
	Is this a public entrance door?: Yes			Door enclosed within a vestibule?: No vestibule				

Project Title	**SUMNER 76 CONVENIENCE AND GAS - 2021 WSEC**	**Date**	**Dec 17, 2025**

U x A Calculation	**NEW BUILDING - FULLY CONDITIONED**			**DOES NOT COMPLY**		
Opaque Envelope Assemblies		**PROPOSED**			**TARGET**	
Roof/Ceiling	**Assembly ID**	**Roof/Ceiling Assembly U-Factor**	**Net Area (SF)**	**U x A**	**Roof/Ceiling Assembly U-Factor**	**Net Area (SF)**	**U x A**
Attic and other	C	0.021	1,285.0	27.0	0.021	1,285.0 (1)	27.0
Joist or single rafter	C	0.027	2,540.0	68.6	0.027	2,540.0 (1)	68.6
Walls	**Assembly ID**	**Wall Assembly U-factor**	**Net Area (SF)**	**U x A**	**Wall Assembly U-factor**	**Net Area (SF)**	**U x A**
Wood-framed and other - Commercial	1	0.051	4,870.0	248.4	0.051	4,870.0 (1)	248.4
Slab on Grade Floors		**PROPOSED**			**TARGET**		
Slab-on-grade Floors	**Assembly ID**	**F-Factor**	**Perimeter Length (LF)**	**U x A**	**F-Factor**	**Perimeter Length (LF)**	**U x A**
Unheated slab	A	0.54	221.0	119.3	0.54	221.0 (1)	119.3
Fenestration Assemblies		**PROPOSED**			**TARGET**		
Opaque Doors	**Assembly ID**	**Door Assembly U-Factor**	**Assembly Rough Opening (SF)**	**U x A**	**Door Assembly U-Factor**	**Assembly Rough Opening (SF)**	**U x A**
Swinging	B	0.37	21.0	7.8	0.37	21.0 (1)	7.8
Vertical Fenestration	**Assembly ID**	**Fenestration U-Factor**	**Assembly Rough Opening (SF)**	**U x A**	**Fenestration U-Factor**	**Assembly Rough Opening (SF)**	**U x A**
Fixed - Class AW or site built	SEE FLOOR PLAN	0.34	624.0	212.2	0.34	624.0 (1)	212.2
Glazed Doors	**Assembly ID**	**Glazed Door U-Factor**	**Assembly Rough Opening (SF)**	**U x A**	**Glazed Door U-Factor**	**Assembly Rough Opening (SF)**	**U x A**
Swinging entrance door	A ENTRY MAIN	0.60	36.0	21.6	0.60	36.0 (1)	21.6

	Proposed Area	**Proposed UxA**	**Target Area**	**Target UxA**	**Target UxA with Adjustment**
Project Totals	**9,597**	**705**	**9,597**	**705**	**599**

NOTE: Enhanced envelope credit applied - 0.85 multiplier has been applied to the Total Target UxA for exterior areas only. Refer to Target UxA with Adjustment.

Project Title	**SUMNER 76 CONVENIENCE AND GAS - 2021 WSEC**	**Date**	**Dec 17, 2025**

SHGC x A Calculation	**NEW BUILDING - FULLY CONDITIONED**				**COMPLIES**		
Fenestration Assemblies			**PROPOSED**			**TARGET**	
Glazed Doors	**Assembly ID**	**PF**	**Glazed Door SHGC**	**Assembly Rough Opening (SF)**	**SHGC x A**	**Glazed Door SHGC**	**Assembly Rough Opening (SF)**	**SHGC x A**
Swinging entrance door	A ENTRY MAIN	PF < 0.2	0.33	36.0	11.9	0.33	36.0 (1)	11.9
Vertical Fenestration	**Assembly ID**	**PF**	**Fenestration SHGC**	**Assembly Rough Opening (SF)**	**SHGC x A**	**Fenestration SHGC**	**Assembly Rough Opening (SF)**	**SHGC x A**
Fixed - Class AW or site built	SEE FLOOR PLAN	PF < 0.2	0.38	624.0	237.1	0.38	624.0 (1)	237.1

	Proposed Area	**Proposed SHGC x A**	**Target Area**	**Target SHGC x A**
Project Totals	**660**	**249**	**660**	**249**

SUMNER 76 CONVENIENCE AND GAS - 2021 WSEC

U x A Calculation	**NEW BUILDING - FULLY CONDITIONED**				**DOES NOT COMPLY**		
Opaque Envelope Assemblies		**PROPOSED**			**TARGET**		
Roof/Ceiling	**Assembly ID**	**Roof/Ceiling Assembly U-Factor**	**Net Area (SF)**	**U x A**	**Roof/Ceiling Assembly U-Factor**	**Net Area (SF)**	**U x A**
Attic and other	C	0.021	1,285.0	27.0	0.021	1,285.0 (1)	27.0
Joist or single rafter	C	0.027	2,540.0	68.6	0.027	2,540.0 (1)	68.6
Walls	**Assembly ID**	**Wall Assembly U-factor**	**Net Area (SF)**	**U x A**	**Wall Assembly U-factor**	**Net Area (SF)**	**U x A**
Wood-framed and other - Commercial	1	0.051	4,870.0	248.4	0.051	4,870.0 (1)	248.4
Slab on Grade Floors		**PROPOSED**			**TARGET**		
Slab-on-grade Floors	**Assembly ID**	**F-Factor**	**Perimeter Length (LF)**	**U x A**	**F-Factor**	**Perimeter Length (LF)**	**U x A**
Unheated slab	A	0.54	221.0	119.3	0.54	221.0 (1)	119.3
Fenestration Assemblies		**PROPOSED**			**TARGET**		
Opaque Doors	**Assembly ID**	**Door Assembly U-Factor**	**Assembly Rough Opening (SF)**	**U x A**	**Door Assembly U-Factor**	**Assembly Rough Opening (SF)**	**U x A**
Swinging	B	0.37	21.0	7.8	0.37	21.0 (1)	7.8
Vertical Fenestration	**Assembly ID**	**Fenestration U-Factor**	**Assembly Rough Opening (SF)**	**U x A**	**Fenestration U-Factor**	**Assembly Rough Opening (SF)**	**U x A**
Fixed - Class AW or site built	SEE FLOOR PLAN	0.34	624.0	212.2	0.34	624.0 (1)	212.2
Glazed Doors	**Assembly ID**	**Glazed Door U-Factor**	**Assembly Rough Opening (SF)**	**U x A**	**Glazed Door U-Factor**	**Assembly Rough Opening (SF)**	**U x A**
Swinging entrance door	A ENTRY MAIN	0.60	36.0	21.6	0.60	36.0 (1)	21.6

	Proposed Area	**Proposed UxA**	**Target Area**	**Target UxA**	**Target UxA with Adjustment**
Project Totals	**9,597**	**705**	**9,597**	**705**	**599**

NOTE: Enhanced envelope credit applied - 0.85 multiplier has been applied to the Total Target UxA for exterior areas only. Refer to Target UxA with Adjustment.

SHGC x A Calculation	**NEW BUILDING - FULLY CONDITIONED**					**COMPLIES**		
Fenestration Assemblies				**PROPOSED**			**TARGET**	
Glazed Doors	**Assembly ID**	**PF**	**Glazed Door SHGC**	**Assembly Rough Opening (SF)**	**SHGC x A**	**Glazed Door SHGC**	**Assembly Rough Opening (SF)**	**SHGC x A**
Swinging entrance door	A ENTRY MAIN	PF < 0.2	0.33	36.0	11.9	0.33	36.0 (1)	11.9
Vertical Fenestration	**Assembly ID**	**PF**	**Fenestration SHGC**	**Assembly Rough Opening (SF)**	**SHGC x A**	**Fenestration SHGC**	**Assembly Rough Opening (SF)**	**SHGC x A**
Fixed - Class AW or site built	SEE FLOOR PLAN	PF < 0.2	0.38	624.0	237.1	0.38	624.0 (1)	237.1

	Proposed Area	**Proposed SHGC x A**	**Target Area**	**Target SHGC x A**
Project Totals	**660**	**249**	**660**	**249**

Thermal Envelope Minimum Requirements Summary — Page 1

2021 Washington State Energy Code for Commercial Buildings — Revised July 2023

Minimum Requirements for Prescriptive Compliance *This table summarizes prescriptive compliance requirements for opaque elements and fenestration. **Refer to Tables C402.1.3, C402.1.4 and C402.4 in the 2021 WSEC-C for important footnotes that apply to these tables.** Refer to Section C402 for all applicable requirements that apply for each envelope element type and applicable exceptions.*

Prescriptive Path	**Table C402.1.3 Insulation Minimum R-Value** Notes a–j		**Table C402.1.4 Assembly Maximum U-factor** Notes a–f	
Occupancy Group	**All Other**	**Group R**	**All Other**	**Group R**
Opaque Elements				
Roofs				
Insulation entirely above deck	R-38 CI		U-0.027	
Metal building	R-25 + R-22 LS + R-3.5 TSB		U-0.031	
Attic and other	R-49		U-0.021	
Joist or single rafter	See Table C402.1.4		U-0.027	
Walls, Above-grade				
Mass	R-9.5 CI (1)	R-13.3 CI	U-0.104	U-0.078
Integral insulated CMU	Exempt Note e	Same as Mass	Exempt Note d	Same as Mass
Peripheral edge of intermediate mass floors	R-9.5 CI Note h	R-13.3 CI Note h	U-0.104 Note g	U-0.078 Note g
Mass transfer deck slab	See Table C402.1.4 Note g		U-0.20 Note g	
Metal building	R-13 + R-14 CI		U-0.050	
Steel-framed	R-13 + R-10 CI	R-19 + R-8.5 CI	U-0.055	
Wood-framed and other	R-13 + R-7.5 CI Std or R-20 + R-3.8 CI Std or R-25 std	R-13 + R-7.5 CI Std or R-20 + R-3.8 CI Std or R-25 std	U-0.051	
Mech equip thru-wall penetrations (> 1%)	See Table C402.1.4 Note i		U-0.50 Note k	
Below Grade Wall	Same as above grade Notes d & h		Same as above grade Notes b & g	
Floors				
Mass	R-30 CI Note f		U-0.031 Note e	
Steel joist	R-38 + R-10 CI		U-0.029	
Wood-framed joist and other	R-30		U-0.029	
Slab-On-Grade Floors				
Unheated	R-10 for 24" below (from top of slab)		F-0.54	
Heated	R-10 perimeter & under entire slab Note d		F-0.55 Note c	
Opaque Doors				
Non-swinging door	See Table C402.1.4		U-0.31	
Swinging door			U-0.37 Note h	
Garage door < 14% glazed			U-0.31	
Garage door ≥ 14% & ≤ 25% single row			U-0.44 Note i	
Garage door ≥ 14% & ≤ 50% glazed			U-0.34	
	Table C402.4 - 0-30% of wall area, or 30%–40% per Section C402.4.1.1.1 Optimized Daylighting		**Section C402.4.1.1.2 High Performance Vertical Fenestration - 0-40% of wall area**	
Fenestration	**Assembly Maximum U-factor** Note a			
Vertical Fenestration - Fixed Note b				
Class AW	U-0.34		U-0.31	
Curtain walls	U-0.34		U-0.31	
Site-built	U-0.34		U-0.31	
All other	U-0.26		U-0.23	
Vertical Fenestration - Operable Note c				
Class AW	U-0.36			
Site-built	U-0.36			
All other including mulled (fixed/operable)	U-0.28		U-0.24	
Entrance doors Note d	U-0.60			
Skylights	U-0.50			
	Assembly Maximum SHGC Note a, f			
Vertical Fenestration - Fixed				
PF < 0.2	SHGC-0.38		SHGC-0.34	
0.2 ≤ PF < 0.5	SHGC-0.46		SHGC-0.41	
PF ≥ 0.5	SHGC-0.61		SHGC-0.55	
Vertical Fenestration - Operable				
PF < 0.2	SHGC-0.33		SHGC-0.30	
0.2 ≤ PF < 0.5	SHGC-0.40		SHGC-0.36	
PF ≥ 0.5	SHGC-0.53		SHGC-0.48	
Skylights	SHGC-0.35			

Thermal Envelope Minimum Requirements Summary — Page 2

2021 Washington State Energy Code for Commercial Buildings — Revised July 2023

Refrigerated Spaces Envelope	**Section C410.2 Walk-in and Warehouse Coolers & Freezers**	
	Insulation Minimum R-value	**Assembly Maximum U-factor**
Freezers - Walk-in and Warehouse		
Roof/Ceiling, Walls, Doors - Opaque	R-32	U-0.030
Doors - Transparent reach-in	Triple-pane w/ heat-reflective treated glass or gas filled	
Floor	R-28	U-0.035
Coolers - Walk-in and Warehouse		
Roof/Ceiling, Walls, Doors - Opaque	R-25	U-0.039
Doors - Transparent reach-in	Double-pane w/ heat-reflective treated glass or gas filled, or comply with freezer requirements	
Floor	R-25	U-0.040
Floor - Mounted directly on slab on grade	R-0	
		Table C402.1.1.3
Greenhouse Fenestration		**Assembly Maximum U-factor**
Skylights including Glazed Roof		0.5
Vertical Fenestration		0.6

Definitions:

LS = Liner system -- A continuous membrane in a metal building roof assembly that is installed below the purlins and uninterrupted by framing members. Uncompressed, unfaced insulation rests on top of the membrane between the purlins. Refer to Section A102.2.5.4.
TSB = Thermal spacer blocks in a metal building roof assembly.
CI = Continuous insulation -- Insulation that is continuous across all structural members without thermal bridges other than service openings and penetrations by metal fasteners with a cross-sectional area of less than 0.04% of the opaque surface area of the assembly.
Std = Standard framing -- Refer to Section A103.2 for framing definitions.
SHGC = Solar heat gain coefficient
Vertical fenestration -- Windows that are fixed or operable, doors with < 50% glazed area and glazed block composed of glass or other transparent or translucent glazing materials and installed at a slope ≥ 60 degrees (91.05 rad) from horizontal.
Class AW rated vertical fenestration -- The highest level Performance Grade (PG) per the North American Fenestration Standard/ Specification for Windows, Doors and Skylights AAMA/WDMA/CSA 101/I.S. 2/A440-08. Criteria includes uniform load deflection, water penetration resistance, air leakage resistance and operating force (if applicable).
Skylights -- Glass or other transparent or translucent glazing material installed at a slope of < 60 degrees (91.05 rad) from horizontal. Includes unit skylights, tubular daylighting devices and glazing materials in solariums, sunrooms, roofs, greenhouses and sloped walls.

Continuous insulation alternate R-value compliance option per Table C402.1.3 Footnote j:

Assemblies with continuous insulation	**Alternate option for assemblies with metal penetrations > 0.04% and ≤ 0.08%, or for assemblies with stainless steel penetrations > 0.12% and ≤ 0.24%**	**Alternate option for assemblies with metal penetrations > 0.04% and ≤ 0.08%, or for assemblies with stainless steel penetrations > 0.24% and ≤ 0.48%**
R-9.5 CI	R-11.9 CI	R-13 CI
R-11.4 CI	R-14.3 CI	R-15.7 CI
R-13.3 CI	R-16.6 CI	R-18.3 CI
R-15.2 CI	R-19 CI	R-21 CI
R-30 CI	R-38 CI	R-42 CI
R-38 CI	R-48 CI	R-53 CI
R-13 + R-7.5 CI	R-13 + R9.4 CI	R-13 + R10.3 CI
R-13 + R-10 CI	R-13 + R-12.5 CI	R-13 + R-13.8 CI
R-13 + R-12.5 CI	R-13 + R-15.6 CI	R-13 + R-17.2 CI
R-13 + R-13 CI	R-13 + R-16.3 CI	R-13 + R-17.9 CI
R-19 + R-8.5 CI	R-19 + R-10.6 CI	R-19 + R-11.7 CI
R-19 + R-14 CI	R-19 + R-17.5 CI	R-19 + R-19.2 CI
R-19 + R-16 CI	R-19 + R-20 CI	R-19 + R-22 CI
R-20 + R-3.8 CI	R-20 + R-4.8 CI	R-20 + R-5.3 CI
R-21 + R-5 CI	R-21 + R-6.3 CI	R-21 + R-6.9 CI

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Table C402.1.3 R-Value Prescriptive Compliance Method Footnotes Summary:

Note a -- Assembly descriptions can be found in Chapter 2 and Appendix A.
Note b -- Thermal space block (TSB) for metal building roofs shall be at least 1/2" thick with R-value per prescriptive table above. TSB is only required for R-value compliance method.
Note c -- Exception to the minimum required mass wall R-value for integral insulated CMU walls complying with ASTM C90, where at least 50% of cores are filled with insulation and walls enclose one of the eligible space types.
Note d -- Below grade heated slabs shall comply with the thermal performance requirements of heated slab-on-grade floors.
Note e -- Refer to prescriptive table above for minimum required insulation R-values for steel floor joist systems.
Note f -- Qualifying density requirements for a mass floor.
Note g -- Buildings with mass transfer deck slabs shall comply via component performance. Refer to prescriptive U-factor table above for required code target (default) U-factor.
Note h --Peripheral edges of intermediate concrete floors shall be accounted for as a separate wall assembly. Include thickness of slab multiplied by the perimeter length in the total above grade wall area. Refer to prescriptive table above for minimum required R-values. Refer to Table A103.3. 7.2 for default U-factors.
Note i -- When the total area of penetrations from through-wall mechanical equipment exceeds 1% of the above-grade wall area, the mechanical equipment penetration area shall be accounted for as a separate wall assembly. Refer to prescriptive table above for required default U-factor.

Table C402.1.4 U-Factor Prescriptive Compliance Method Footnotes Summary:

Note a -- Use of default U-factors and F-factors from Appendix A for proposed envelope assemblies are required unless otherwise allowed by Section C402.1.4. (Also refer to Section C402.1.5.1 Component U-factors and F-factors.)
Note b -- Same information regarding below grade heated slabs as Table C402.1.3 Note d above.
Note c -- Heated slab F-factors shall be determined specifically for heated slabs. Unheated slab factors shall not be used.
Note d -- Same information regarding integral insulated CMU walls as Table C402.1.3 Note e above.
Note e -- Same qualifying density requirements for a mass floor as Table C402.1.3 Note f above.
Note f -- U-factors based on designs tested in accordance with ASTM C1363 may be used in lieu of 2021 WSEC Addendix A defaults. The R-value of continuous insulation is permitted to be added or subtracted from the original test design.
Note g -- Same information regarding peripheral edges of intermediate concrete floors as Table C402.1.3 Note h above.
Note h -- Swinging door U-factors shall be determined in accordance with NFRC-100.
Note i -- Refer to prescriptive table above for minimum required U-factor for garage doors having a single row of fenestration.
Note j -- A mass transfer deck, due to its configuration, is not insulated. Bldgs with mass transfer deck slabs shall comply via component performance or total bldg performance. Code target (default) U-factor shall be per the prescriptive U-factor table above and the proposed U-factor shall be per Table A103.3.7.2.
Note k - Same information regarding penetrations from through-wall mechanical equipment as Table C402.1.3 Note i above.

Table C402.4 Fenestration U-Factor and SHGC Footnotes Summary:

Note a -- U-factor and SHGC shall be rated in accordance with NFRC 100.
Note b -- "Fixed" includes curtain wall, storefront, picture windows and other fixed windows.
Note c -- "Operable" includes openable fenestration products other than "entrance doors."
Note d -- "Entrance door" includes glazed swinging entrance doors. Other doors which are not entrance doors, including sliding glass doors, are considered "operable."
Note e -- Reserved.
Note f -- Fenestration that is entirely within the conditioned space or is between conditioned and other enclosed space is exempt from solar heat gain coefficient requirements and not included in the SHGC calculation.

End of Envelope Requirements Summary

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

ENVELOPE COMPLIANCE SUMMARY

4423 REGISTERED ARCHITECTS EDI LINDBLAD STATE OF WASHINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami
Date: NOV 1 - 2025
Scale:
Sheet A0.3

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Project:
SUMNER 76 CONVENIENCE AND GAS - 2021 WSEC
11315/11319 24TH ST E
Sumner, WA 98056

Date: 2025-12-10

Applies	Code Section	Component	Compliance Information Required In Permit Documentation	Location in Documents	Building Department Notes
SCOPE					
	C103	Construction documents - General	For a tenant space (first build-out) project, indicate if there is no envelope scope included in the project.		
	C103	Construction documents - General	For an alteration project, indicate if there is no envelope scope included in the project.		
	C402.1.1.1	Low energy spaces	Identify low energy enclosed spaces on plans; include calculations if applicable that demonstrate eligibility for envelope provisions exemption.		
	C402.1.1.2	Semi-heated spaces	Identify semi-heated spaces on plans, include mechanical heating system type and capacity calculations that demonstrate eligibility for wall insulation exemption.		
	C402.1.1.3	Greenhouse spaces	Identify greenhouse spaces on plans; include vertical fenestration and glazed roof / skylight assembly information and mechanical heating system type if applicable, that demonstrates eligibility for envelope provisions exemption.		
	C402.1.2	Equipment buildings	Provide building sf area, average wall and roof U-factor, installed electric equipment power (W/sf); mechanical equipment type and capacity (btuh/*sf) and heating setpoint restriction (≤ 50i¿½F) to demonstrate eligibility for envelope provisions exempt		
NA	C402.1.2.1	Standalone elevator hoistways	Identify elevator hoistway on plans and indicate it does not serve or open into conditioned or semi-heated space; indicate dedicated HVAC system includes heating and cooling setpoints restrictions (≤ 40i¿½F and ≥ 95i¿½F, respectively) to demonstrate		
YES	C410.3	Walk-in cooler and freezer spaces	Identify locations and floor area of each walk-in cooler and freezer space on plans; including site assembled, site constructed and prefabricated units.	A2.0	
			Identify locations and floor sf area of warehouse cooler and freezer spaces on plans.		
	C101.4.1	Mixed residential & commercial building	Identify spaces with different occupancy requirements on plans.		
NA	C502.1	Building additions	Indicate whether the building addition complies as a stand-alone project or if the addition and the existing building is combined into a single building to demonsrate compliance.		

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	C505.2	Change in space conditioning alterations	Identify on plans existing unconditioned spaces changing to semi-heated or conditioned space, and existing semi-heated spaces changing to conditioned space; provide load calculations per Section C501.2.2 for new and existing to remain (if applicable) mech	
NA	C505.1	Change in space conditioning alterations	Indicate whether the area under-going a change in space conditioning complies as a stand-alone project or if the alteration area is combined with all existing equivalent space conditioning areas in the building to demonstrate compliance.	
	C505.3	Change in occupancy alterations	Identify on plans existing F, S and U-occupancy spaces undergoing a change in occupancy and final occupancy type.	
			Identify on plans existing Group R spaces permitted prior to July 1, 2002 that are undergoing a change to a commercial occupancy.	
			Identify on plans existing commercial (non-Group R) occupancy spaces undergoing a change to a Group R occupancy.	
NA	C505.1	Change in occupancy alterations	Indicate whether the area under-going a change in occupancy complies as a stand-alone project or if the alteration area is combined with all existing equivalent occupancy areas in the building (as defined per Section C505.3) to demonsrate compliance.	
ENVELOPE ASSEMBLIES				
YES	C103.6.3	Thermal envelope compliance path	Indicate envelope thermal performance compliance path taken (prescriptive or component performance) and provide corresponding WSEC envelope compliance reports in project documentation	A0.3
			If complying prescriptively, demonstrate that each opaque envelope assembly complies via either the minimum prescriptive R-value per Table C402.1.3 or the maximum prescriptive U-factor/F-factor per Table C402.1.4; include U-factor/F-factor source in compl	
YES			If complying via component performance, demonstrate that the Proposed Total UxA is equal to or less than the Allowable Total UxA; also demonstrate that the Proposed Total SHGCxA is equal to or less than the Allowable SHGCxA.	A0.3
			If complying via total building performance, provide a list of all proposed envelope component types, areas and U-values in energy model documentation.	

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YES	C303.1.1	General insulation installation	Indicate installation methods, thicknesses, densities and clearances to achieve the intended R-value of all insulation materials	A0.3	
YES			Where two or more layers of rigid insulation will be used, indicate that edge joints between layers are staggered, or exception taken.	A0.3	
YES	C303.1.1 C303.1.2	Insulation identification	For insulation materials that are provided with a manufacturer's R-value identification mark, indicate that the insulation shall be installed such that the mark is readily observable during inspection.	A0.3	
NO	C303.1.1 C303.1.2	Insulation identification	For insulation materials that are not installed with an R-value identification mark, indicate that an insulation cerificate per Section C303.1.1 shall be provided immediately after installation in a conspicuous location in the building so it is readily a		
YES	C303.1.3 C402.4.3	Fenestration product rating	Indicate fenestration products shall be labeled with NFRC U-factor, SHGC, VT and leakage rating, if fenestration products do not have an NFRC rating, indicate applicable Chapter 3 default values.	A2.5	
YES	C103.2 C402.2.1	Roof assembly insulation	Indicate R-value(s) of cavity and / or continuous insulation on roof sections and WSEC envelope compliance reports	A3.2	
NO			Where insulation thickness varies by greater than 1 inch, provide area weighted average U-factor calculation		
YES			Indicate framing materials and framing depths on roof sections.	A3.2	
YES			For ceilings below vented attics and vaulted ceilings, indicate framing method (standard or advanced) per Section A102.2.	A3.2	
NA			For roof assemblies with insulation entirely above deck that is tapered, indicate effective U-factors of tapered insulation per Section A102.2.6; include roof configuration and slope, maximum R-value at peak and minimum R-value at low point for all roof s		
NA			For metal building roofs, indicate R-values for thermal spacers and each insulation layer, and liner system (LS) method.		
	C402.2.1.3	Skylight curb insulation	Indicate skylight curb insulation R-value on roof section, if not included in skylight NFRC rating.		
YES	C402.2.1.4	Rooftop HVAC equipment curbs	Indicate rooftop HVAC equipment curb insulation R-value on roof section.	A3.0	
NA	C103.2 C402.2.2 C402.2.5	Above/below grade wall assembly insulation	Indicate R-value(s) of cavity and / or continuous insulation on wall sections and WSEC envelope compliance reports		

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NA			For mass walls, indicate material density category, wall thickness, weight and heat capacity.		
NA			For integral insulated ASTM C90 concrete masonry walls eligible for wall insulation exception, indicate loose-fill core insulation material and percentage of cores filled including grouted cores, bond beams, vertical fills, headers and any other grouted c		
NA			For wall assemblies that include wall furring, indicate the framing materials and framing depths on wall sections.		
NA			For exposed exterior basement / crawlspace walls, indicate method of protection of insulation.		
NA			For wood-framed wall assemblies, indicate on plans the framing depth and method (standard, intermediate or advanced) per Section A103.2.		
NA	C103.2 C402.2.2 C402.2.5	Above grade wall assembly insulation	For steel-framed and metal building wall assemblies, indicate framing depth on plans.		
NA	C402.1.4.3 Table C402.1.4 Foot	Thermal resistance of mechanical equipment penetrations	Where mechanical systems include through-wall penetrations, indicate penetration locations on plans and provide calculation of the total percent sf area of mechanical penetrations		
NA	C402.1.4.3 Table C402.1.4 Foot	Thermal resistance of mechanical equipment penetrations	If total sf area of through-wall penetrations exceeds 1% of the above grade wall area, the proposed wall assembly U-factor shall be calculated by area-weighting the proposed wall assembly type U-factor with a default U-factor of U-0.50 for the mechanical		
NA	Table C402.1.3 Footnote h Tabl	Peripheral edges of intermediate concrete floors¿½	Indicate that the total sf area of the peripheral edges of intermediate concrete floors (slab thickness multiplied by perimeter length) is accounted for as a separate above grade mass wall assembly for prescriptive or component performance compliance: ref		
YES	C103.2 C402.4.4	Opaque doors	For solid opaque doors and doors with ≤ 50% integral glazed area, indicate rated U-factor for swinging (per NFRC-100) and non-swinging doors on wall sections or in door schedules, and WSEC envelope compliance reports.	A2.5	
	C103.2 C402.4.4	Garage doors	Indicate rated U-factor for opaque sectional, roll-up, tilt-up, metal coiling and sliding garage doors on wall sections or in door schedules, and WSEC envelope compliance reports.		

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	C103.2 C303.1.3 C402.4.4 Tabl	Garage doors	For garage doors with ≤ 50% integral glazed area, indicate glazing configuration (single or multiple row), percentage of glazed area and rated U-factor (per NFRC 100, ANSI/DASMA 105 or eligibilty for exception) on wall sections or in door schedules, an		
	C103.2 C402.2.3	Floor assembly (over outdoor or unconditioned space) insulation	Indicate R-value(s) of cavity and/or continuous insulation on floor sections and WSEC envelope compliance reports		
			For floor joists, indicate framing material and framing depth on floor sections.		
			For mass floors, indicate material density category, floor thickness, weight and heat capacity.		
NA	C402.2.8	Above-grade exterior concrete slabs	Indicate on plans the locations of all decks, balconies and other above-grade concrete slabs that penetrate the building thermal envelope; indicate the total sf area (slab thickness multiplied by the perimeter length) is accounted for as a separate above		
NA	C402.2.8	Above-grade exterior concrete slabs	For prescriptive compliance, indicate a minimum R-10 thermal break at all above-grade exterior concrete slab locations (or applicable exception); for component performance compliance, indicate code target U-factor for a mass wall and proposed U-factor as		
YES			Indicate R-value of continuous insulation on wall section or foundation detail and WSEC envelope compliance reports	A3.0 AND A0.3	
NA			Indicate method of protection of exposed exterior slab edge insulation		
YES			For un-heated slab-on-grade floors, to comply prescriptively indicate insulation extends down vertically and / or horizontally the required distance from top of slab; for component performance provide effective F-factor.	A3.0 AND A0.3	
NA			For heated slab-on-grade floors, to comply prescriptively indicate insulation extends down vertically from top of slab and then horizontally under the entire slab; for component performance provide effective F-factor for a heated slab.		
NA			Indicate on plans the locations and configuration of all mass transfer deck slabs; indicate the total sf area (slab thickness multiplied by the length of the edge condition) is accounted for as a separate above grade wall assembly; indicate compliance is		

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NA	C402.2.6	Radiant heating system panels insulation	Indicate on plans the insulation R-value behind radiant panels, U-bend/headers and bottom surface of radiantly heated floors (other than heated slab-on-grade).		
YES	C402.4 C303.1.3	Vertical fenestration assembly performance factors	Indicate U-factors, SHGC and VT values in fenestration schedules and WSEC envelope compliance reports	A2.5	
NA			Indicate if an area-weighted U-factor is used for multiple fenestration types within the same fenestration category per Table C402.4; provide area-weighted U-factor calculation		
YES			Indicate if U-factor, SHGC and VT values are NFRC or default; if default then specify frame type, glazing layers, gap width, low-e coatings, gas-fill.	A2.5	
NA	C402.4.3.3	Dynamic glazing performance factors	Indicate U-factors, variable SHGCs and VT values for dynamic glazing products in fenestration schedules and WSEC envelope compliance reports; indicate automatic controls that modulate solar gain in multiple steps; dynamic glazing cannot be area-weighted w		
NA	C402.4.3	Permanent shading projection factor (PF)	For vertical fenestration shaded by building element overhangs or permanent external shading devices, provide projection factor calculations per Equation 4-6 for each fixed and operable vertical fenestration type with similar permanent shading geometry.		
NA	C402.2.9	Vertical fenestration intersection with opaque walls¿½	For vertical fenestration within wall assemblies with continuous insulation (CI), indicate in wall sections that the exterior glazing layer and thermal break are aligned laterally within 2-inches of the CI layer.		
NA	C402.2.9	Vertical fenestration intersection with opaque walls¿½	For vertical fenestration within wall assemblies without continuous insulation, indicate in wall sections that the exterior glazing layer and thermal break are aligned laterally within 2-inches of the exterior face of the outermost insulation layer.		
NA	C402.2.9	Vertical fenestration intersection with opaque walls¿½	"For vertical fenestration that is inset from the exterior face of the opaque wall rough opening, indicate in wall sections that the exposed exterior portion of the rough opening is covered with a material with an R-value of at least R-3 (insulation, 1-1/		
NA	C402.4.1 C502.2.1	Vertical fenestration maximum area	For window-to-wall ratio (WWR) calculation, provide total net sf area of all above grade wall assemblies and total rough opening sf area of all vertical fenestration assemblies in the building; each space conditioning category in the building shall be cal		

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	C402.4.1 C502.2.1	Vertical fenestration maximum area	If WWR exceeds the prescriptive maximum allowed, indicate alternate compliance method applied (component performance calculation with target area adjustment, vertical fenestration high performance prescriptive alternate, or both).		
NA	C402.1.5	Vertical fenestration maximum area	If component performance with target area adjustment (TAA) will be used to account for vertical fenestration area in excess of the prescriptive maximum allowed; include TAA calculation in WSEC envelope compliance reports.		
	C402.4.1.1 C402.4.1.1.1 C502.	Vertical fenestration prescriptive alternate - Optimized daylighting	Provide calculations that demonstrate at least 50% of the total conditioned floor area is within a daylight zone; demonstrate compliance for each space conditioning category in the building separately		
			Indicate in project plans that all lighting fixtures located within daylight zones shall be provided with daylight responsive controls per Section C405.2.4.1		
			Indicate that the visible transmittance (VT) of all vertical fenestration in the building is at least 1.1 times the required SHGC per Table C402.4 or no less than VT-0.50, whichever is greater.		
	C402.4.1.1 C402.4.1.1.2 C502.	Vertical fenestration prescriptive alternate - High performance fenestration	Indicate high performance U-factors and SHGC values in fenestration schedules and WSEC envelope compliance reports		
			Indicate if an area-weighted U-factor is used for multiple high performance fenestration elements within the same fenestration category per Table C402.4; provide area-weighted U-factor calculation.		
	C402.4 C303.1.3	Skylight (horizontal fenestration) assembly performance factors	Indicate U-factors, SHGC and VT values in fenestration schedules and WSEC envelope compliance reports; indicate if values are NFRC or default		
	C402.4.3.4	Skylight (horizontal fenestration) assembly performance factors	Indicate if an area-weighted U-factor is used for multiple skylight types; provide area-weighted U-factor calculation.		
	C402.4.1 C502.2.2	Skylight maximum area	For skylight-to-roof ratio (SRR) calculation, provide total net sf area of roof and total rough opening sf area of all skylight assemblies in the building; each space conditioning category in the building shall be calculated separately; include SRR in WSE		
	C402.4.1 C402.1.5 C502.2.2	Skylight maximum area	If SRR exceeds the prescriptive maximum allowed, indicate compliance method applied is component performance calculation with target area adjustment.		

Building Envelope Requirements List, pg 8 of 13

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	C402.1.5	Wall / vertical fenestration and roof / skylight target area adjustment	If target area adjustment (TAA) will be used to account for vertical fenestration and/or skylight area in excess of the prescriptive maximum allowed, include TAA calculations in WSEC envelope compliance reports.		
	C402.4.2	Single story spaces requiring skylights	Provide list of enclosed, single story spaces located directly under a roof that exceed 2,500 sf floor area and have a ceiling height ≥ 15 ft for at least 75% of the ceiling area within the space; for each space identify the space use, floor area, floo		
			For each space required to comply with the skylight provision, provide calculations for percentage of conditioned floor area located within a toplit daylight zone (minimum is 50%); if exception is taken for spaces where the total floor area minus the side		
			Indicate compliance method applied to each space (minimum ratio of skylight area to toplit daylight zone area is ≥ 3%, OR minimum skylight effective aperture is ≥ 1% per Equation C4-5); provide compliance method calculations for each space		
			Indicate haze factor of skylight glazing material or diffuser.		
YES	C410.2	Walk-in and warehouse cooler and freezer envelope	Indicate insulation R-values for cooler and freezer wall and ceiling assemblies in plans and WSEC envelope compliance reports	A5.0	
YES			Indicate cooler and freezer door insulation R-values in plans and WSEC envelope compliance reports; indicate method of minimizing air infiltration (strip doors, curtains, spring-hinged doors, etc); provide automatic door closure (or note exception taken)	A5.0	
YES			For transparent reach-in doors and fixed windows, indicate number of glass panes (double or triple pane); indicate whether the interstitial spaces between panes is filled with inert gas or if panes are heat-reflective treated glass.	A5.0	
ENVELOPE ASSEMBLIES - ADDITIONAL ENERGY EFFICIENCY MEASURE					
NA	C406.2.12	Enhanced thermal envelope performance	To comply with this additional efficiency measure, indicate thermal envelope compliance is via component performance; provide WSEC envelope compliance reports that demonstrate Proposed Total UxA is 15% lower than the Allowable (Code Target) Total UxA.		
ENVELOPE ASSEMBLIES - LOAD MANAGEMENT MEASURES					

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS
11315/11319 24TH ST E
SUMNER WA 98372

BUILDING ENVELOPE REQUIREMENTS

4423 REGISTERED ARCHITECTS EDI LEVCHUNG STATE OF WASHINGTON

.

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami
Date: NOV 1 - 2025
Scale:

Sheet
A0.4

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NA	C406.3.3	Automated shading	To comply with this additional efficiency measure, provide calculations that demonstrate window-to-wall ratio (WWR) on south & west facing exposures exceed 20%; indicate method of shading (movable exterior shading or dynamic glazing) on plans for all sunl		
NA	C406.3.3	Automated shading	Indicate automatic controls are connected to a central DDC system having digital input capable of being activated by an external utility signal; where utility real-time demand or pricing program exists, indicate system configured to utilize this signal; o		
NA	C406.3.7	Building thermal mass	To comply with this additional efficiency measure, indicate building includes mass wall and floor assemblies with indoor facing mass surfaces that communicate directly with the conditioned indoor air (wall board and hard surface flooring are permitted wit		
NA	C406.3.7	Building thermal mass	Indicate HVAC systems serving areas with building thermal mass are configured with summer mode night flush sequence control of air economizers to pre-cool the building during unoccupied periods		
NA	C406.3.7	Building thermal mass	Indicate automatic controls are connected to a central DDC system having digital input capable of being activated by an external utility signal; where utility real-time demand or pricing program exists, indicate system configured to utilize this signal; o		
AIR BARRIER & AIR LEAKAGE TEST					
YES	C402.5.1.1	Air barrier construction and sealing	Identify location and provide diagram of continuous air barrier in plans and sections		
YES			Provide details for all joints, transitions in materials, penetrations in air barrier and note method of sealing (caulked, gasketed, or other approved method)	A5.0	
NA	C402.5.5 C402.5.1.1	Rooms containing fuel burning space conditioning appliances	For room(s) located within the conditioned space that contain non-direct vent fuel-burning appliances that require outdoor air for combustion, indicate method of isolation from the conditioned space; include sealing of walls, floor and ceiling of room, do		
NA			Indicate walls, floor and ceiling of the room envelope are insulated to the same level required for an exterior envelope; indicate combustion air ductwork that passes through conditioned space is provided with at minimum R-16 insulation.		
YES	C402.5.6	Doors and access openings to shafts, chutes, stairways and elevator lobbies	Indicate locations of all doors and access openings to shafts, chutes, stairways and elevator lobbies on plans	A2.0	

Building Envelope Requirements List, pg 10 of 13

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NA			Indicate method of sealing of these openings (gasketing, weatherstripping, other sealing method); or exception taken.		
NA	C402.5.7	Outdoor air intakes, exhaust and relief openings	Indicate locations of all stairway enclosure, elevator shaft and building pressurization relief openings, outside air intakes and exhaust openings on plans		
NA			Indicate in air barrier documentation and mechanical plans that all relief, outside air intake and exhaust openings shall be provided with dampers in accordance with Mechanical Section C403.7.8.		
NA	C402.5.10	Recessed lighting in building envelope	Indicate method of sealing between light fixture housing and wall or ceiling		
NA			Indicate in air barrier documentation and lighting fixture schedules that all recessed lighting fixtures shall be IC rated and have an air leakage rating not greater than 2 cfm per ASTM E283 test.		
NA	C402.5.8	Loading dock seals	Indicate weather seal at cargo and loading dock doors.		
NA	C402.5.9	Vestibules	Indicate locations and dimensions of vestibules for building entrances; also indicate vestibule information for exit-only doors in buildings where separate doors for entering and exiting are provided		
NA			Indicate locations of all building entrances and exit-only doors provided with an air curtain in lieu of a vestibule; indicate air curtain performance complies with requirements per C402.5.9 Exception 7		
NA			Indicate exception and criteria utilized for all building entrances and exit-only doors that do not have a vestibule or air curtain		
NA			For unconditioned vestibules, indicate which vestibule envelope assembly (interior or exterior) complies with the thermal envelope performance requirements for a conditioned space.		
YES	C103.2 C402.5.1.2C 402.5.1.2.1	Building enclosure air leakage test	Indicate in project documents that building enclosure air leakage testing is required for WSEC compliance	A0.3	
NO			Provide area calculations that account for all six sides of the air barrier boundaries		
YES			For commercial buildings, indicate that building enclosure air leakage testing shall be performed per ASTM C779 (or equivalent method approved by the code official) and the target leakage rate is 0.25 cfm/ft2 (1.5 L/s*m2) at 0.3 in. wg (75 Pa)	A0.3	

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NA			For a commercial or Group R occupancy area weighted test, indicate that tested portions of the building shall include all spaces directly under the roof, all spaces that have a building entrance, exposed floor, loading dock or are below grade plane, and representative above-grade areas that total ≥ 25% of the building total above-grade wall area; indicate in project documents that the weighted average air leakage rate of the building thermal envelope shall not exceed 0.25 cfm/ft2 (1.27 L/s*m2) when measured at a pressure differential of 0.3 in. wg (75 Pa).		
NA			For a Group R occupancy building where dwelling units, sleeping units or other condition spaces are accessed directly from the outdoors, indicate that each testing unit, or a representative sampling of units, shall be tested separately via an un-guarded blower door test; indicate in project documents that the weighted average air leakage rate of all testing units combined shall not exceed 0.25 cfm/ft2 (1.27 L/s*m2) when measured at a pressure differential of 0.2 in. wg (50 Pa).		
NA			If the building is mixed residential / commercial and three stories or less above grade plane, indicate which building enclosure air leakage test procedure will be used for the Group R-2 / R-3 areas (Section R402.4.1.2 or C402.5.1.2); if per R402.4.1.2, i		
NA			Include the following requirements in project documents: (1) Submit building enclosure air leakage test reports to jurisdiction and owner; (2) If initial test result exceeds 0.25 cfm/ft2 (1.5 L/s*m2), indicate that inspection and all practical corrective		
AIR LEAKAGE TEST - ADDITIONAL ENERGY EFFICIENCY MEASURES					
NA	C406.9	Reduced air infiltration	To comply with additional efficiency credit, indicate in project documents that the building enclosure air leakage test results shall not exceed 0.17 cfm/ft2 at 0.3 in. wg (75 Pa); all documentation requirements per C103.2 and C402.5.1.2 apply		
NA	C406.2.13 C406.2.13.2	Enhanced reduced air leakage	To comply with this additional efficiency measure, indicate in project documents that the measured air leakage rate of the building thermal envelope for the total conditioned floor area of the whole building or fully isolated building addition or tenant space, shall not exceed 0.0825 cfm/ft2 (0.419 L/s*m2) when measured at a pressure differential of 0.3 in. wg (75 Pa); all documentation requirements per C103.2 and C402.5.1.2 apply.		
ELEVATORS - ADDITIONAL ENERGY EFFICIENCY MEASURE					

Building Envelope Requirements List, pg 12 of 13

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NA	C406.2.18	Efficient elevator equipment	For buildings ≥ 3 stories above grade, to comply with this additional efficiency measure identify on plans which floors are served by elevators that are rated ISO 25745-2 Energy Efficiency Class A; if not all floors are served by this elevator class, p		
KITCHEN & LAUNDRY - ADDITIONAL ENERGY EFFICIENCY MEASURES					
	C406.2.14	ENERGY STAR commercial kitchen equipment¿½	Indicate building area that this additional efficiency measure is being applied to is Group A-2 or other occupancy where the primary business requires the use of commercial kitchen equipment; include kitchen equipment schedule on plans; indicate project i		
NA	C406.2.15	ENERGY STAR kitchen appliances serving Group R-1 & R-2	For Group R-1 & R-2 occupancies, to comply with this additional efficiency measure indicate ≥ 90% of all residential dishwashers, refrigerators and freezers specified are ENERGY STAR Most Efficient qualified models; include kitchen equipment schedule o		
NA	C406.2.16	ENERGY STAR in-unit laundry appliances serving Group R-2	For Group R-2 occupancies, to comply with this additional efficiency measure indicate ≥ 90% of all in-unit residential clothes washers and dryers specified are ENERGY STAR Most Efficient qualified models; include laundry equipment schedule on plans; if		
NA	C406.2.17	ENERGY STAR heat pump clothes dryers serving Group R-1 & R-2	For Group R-1 & R-2 occupancies, to comply with this additional efficiency measure indicate ≥ 90% of all clothes dryers specified are ENERGY STAR qualified heat pump dryers; includes dryers located in-unit and within central multi-family use laundry ro		
ENVELOPE ALTERATIONS					
	C503.1	Roof alteration - insulation	For a roof alteration where existing ceiling cavities are exposed, indicate cavities are insulated to full depth at a minimum nominal value of R-3.0 per inch.		
			For a roof covering replacement where insulation is installed entirely above the roof deck, or the existing roof contains no insulation, indicate insulation complies with requirements for new construction per Tables C402.1.3 or C402.1.4.		
	C503.1	Wall and floor alteration - insulation	For a wall or floor alteration (floor over outdoor or unconditioned space) where existing envelope cavities are exposed, indicate cavities are insulated to full depth at a minimum nominal value of R-3.0 per inch.		

Building Envelope Requirements List, pg 13 of 13

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	C503.3.2	Addition of vertical fenestration	Where the addition of new vertical fenestration results in a window-to-wall ratio (WWR) exceeding the prescriptive maximum allowed per C402.4.1, demonstrate method of compliance (prescriptive vertical fenestration alternate, component performance with tar		
	C503.3.3	Addition of skylights	Where the addition of new skylights results in a skylight-to-roof ratio (SRR) exceeding the prescriptive maximum allowed per C402.4.1, demonstrate method of compliance (component performance compliance with target area adjustment for the alteration area a		
	C103.2 C103.6.3 C505.1 C505.4	Change in space conditioning or occupancy envelope compliance path	For areas under-going a change in space conditioning or occupancy, indicate envelope thermal performance compliance path applied to the building alteration area (prescriptive compliance or component performance with 110% target UA allowance); provide cor		
	C103.2 C103.6.3 C505.1 C505.4	Change in space conditioning or occupancy envelope compliance path	If complying via total building performance with 110% allowance, provide a list of all proposed envelope component types, areas and U-values in energy model documentation.		
PROJECT CLOSE OUT					
YES	C103.6	Documentation and submittal requirements	Indicate in plans that project close out documentation is required including envelope record construction documents, applicable calculations, WSEC envelope compliance reports, and fenestration NFRC rating certificates.	A2.5	
YES	C401.4	Thermal envelope certificate	Indicate in plans that a thermal envelope certificate is required at project close out; indicate that information on this certificate shall include the rated R-values of all opaque assembly insulation, U-factors & SHGCs for all fenestration assemblies and	A2.5	

If "no" is selected for any question, provide explanation.

MANDATORY REQUIREMENTS:

BUILDING ENERGY EFFICIENCY STANDARDS:

SECTION 117 – MANDATORY REQUIREMENTS FOR JOINTS AND OTHER OPENINGS

JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

SECTION 118 – MANDATORY REQUIREMENTS FOR INSULATION AND ROOFING PRODUCTS

ALL INSULATION MATERIALS SHALL HAVE AN IDENTIFICATION MARK APPLIED TO ALL INSULATION MATERIALS AND INSTALLED SUCH THAT THE MARK IS OBSERVABLRE DURING INSPECTION

WHERE RIGID INSULATION IS USED WITH MULTIPLE LAYERS, JOINTS SHALL BE STAGGERED.

(A) CERTIFICATION BY MANUFACTURERS. ANY INSULATION SHALL BE CERTIFIED AS REQUIRED BY THE CURRENT EDITIONS OF THE WASHINGTON STATE ENERGY CODE.

(B) INSTALLATION OF UREA FORMALDEHYDE FOAM INSULATION. UREA FORMALDEHYDE FOAM INSULATION MAY BE APPLIED OR INSTALLED ONLY IF:

1. IT IS INSTALLED IN EXTERIOR SIDE WALLS; AND

2. A FOUR–MIL–THICK PLASTIC POLYETHYLENE VAPOR BARRIER OR EQUIVALENT PLASTIC SHEATHING VAPOR BARRIER IS INSTALLED BETWEEN THE UREA FORMALDEHYDE FOAM INSULATION AND THE INTERIOR SPACE IN ALL APPLICATIONS.

(C) FLAME SPREAD RATING. ALL INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE IBC.

(D) INSTALLATION OF INSULATION IN EXISTING BUILDINGS. INSULATION INSTALLED IN AN EXISTING ATTIC, OR ON AN EXISTING DUCT OR WATER HEATER, SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SUBSECTIONS 1, 2, AND 3 BELOW. IF A CONTRACTOR INSTALLS THE INSULATION, THE CONTRACTOR SHALL CERTIFY TO THE CUSTOMER, IN WRITING, THAT THE INSULATION MEETS THE APPLICABLE REQUIREMENTS OF SUBSECTIONS 1, 2, AND 3 BELOW.

1. ATTICS. IF INSULATION IS INSTALLED IN THE EXISTING ATTIC OF A LOW–RISE RESIDENTIAL BUILDING, THE R–VALUE OF THE TOTAL AMOUNT OF INSULATION (AFTER ADDITION OF INSULATION TO THE AMOUNT, IF ANY, ALREADY IN THE ATTIC) SHALL BE AT LEAST R–49 IN ALL CLIMATE ZONES.

2. WATER HEATERS. IF EXTERNAL INSULATION IS INSTALLED ON AN EXISTING UNFIRED WATER STORAGE TANK OR ON AN EXISTING BACK–UP TANK FOR A SOLAR WATER–HEATING SYSTEM, IT SHALL HAVE AN R–VALUE OF AT LEAST R–12, OR THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80°F WATER–AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU PER HOUR PER SQUARE FOOT.

3. DUCTS. IF INSULATION IS INSTALLED ON AN EXISTING SPACE–CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION WASHINGTON STATE ENERGY CODE.

(E) PLACEMENT OF ROOF/CEILING INSULATION. INSULATION INSTALLED TO LIMIT HEAT LOSS AND GAIN THROUGH THE TOP OF CONDITIONED SPACES SHALL COMPLY WITH THE FOLLOWING:

1. INSULATION SHALL BE INSTALLED IN DIRECT CONTACT WITH A CONTINUOUS ROOF OR CEILING WHICH IS SEALED TO LIMIT INFILTRATION AND EXFILTRATION AS SPECIFIED IN SECTION 117, INCLUDING BUT NOT LIMITED TO PLACING INSULATION EITHER ABOVE OR BELOW THE ROOF DECK OR ON TOP OF A DRYWALL CEILING; AND

2. WHEN INSULATION IS INSTALLED AT THE ROOF IN NONRESIDENTIAL BUILDINGS, FIXED VENTS OR OPENINGS TO THE OUTDOORS OR TO UNCONDITIONED SPACES SHALL NOT BE INSTALLED AND THE SPACE BETWEEN THE CEILING AND THE ROOF IS EITHER DIRECTLY OR INDIRECTLY CONDITIONED SPACE AND SHALL NOT BE CONSIDERED AN ATTIC FOR THE PURPOSES OF COMPLYING WITH WSEC ATTIC VENTILATION REQUIREMENTS; AND

3. INSULATION PLACED ON TOP OF A SUSPENDED CEILING WITH REMOVABLE CEILING PANELS SHALL BE DEEMED TO HAVE NO AFFECT ON ENVELOPE HEAT LOSS; AND

EXCEPTION: WHEN THERE ARE CONDITIONED SPACES WITH A COMBINED FLOOR AREA NO GREATER THAN 2,000 SQUARE FEET IN AN OTHERWISE UNCONDITIONED BUILDING, AND WHEN THE AVERAGE HEIGHT OF THE SPACE BETWEEN THE CEILING AND THE ROOF OVER THESE SPACES IS GREATER THAN 12 FEET, INSULATION PLACED IN DIRECT CONTACT WITH A SUSPENDED CEILING WITH REMOVABLE CEILING PANELS SHALL BE AN ACCEPTABLE METHOD OF REDUCING HEAT LOSS FROM A CONDITIONED SPACE AND SHALL BE ACCOUNTED FOR IN HEAT LOSS CALCULATIONS.

4. INSULATION SHALL BE INSTALLED BELOW THE ROOFING MEMBRANE OR LAYER USED TO SEAL THE ROOF FROM WATER PENETRATION UNLESS THE INSULATION HAS A MAXIMUM WATER ABSORPTION OF 0.3 PERCENT BY VOLUME WHEN TESTED ACCORDING TO ASTM STANDARD C 272.

(F) DEMISING WALLS IN NONRESIDENTIAL BUILDINGS. THE OPAQUE PORTIONS OF FRAMED DEMISING WALLS IN NONRESIDENTIAL BUILDINGS SHALL BE INSULATED WITH AN INSTALLED R–VALUE OF NO LESS THAN R–21 BETWEEN FRAMING MEMBERS.

(G) INSULATION REQUIREMENTS FOR HEATED SLAB FLOORS. HEATED SLAB–ON–GRADE FLOORS SHALL BE INSULATED ACCORDING TO THE REQUIREMENTS IN TABLE C402.2.

1. INSULATION MATERIALS IN GROUND CONTACT MUST:
A. COMPLY WITH THE CERTIFICATION REQUIREMENTS; AND
B. HAVE A WATER ABSORPTION RATE FOR THE INSULATION MATERIAL ALONE WITHOUT FACINGS THAT ARE NO GREATER THAN 0.3 PERCENT WHEN TESTED IN ACCORDANCE WITH TEST METHOD A – 24 HOUR–IMMERSION OF ASTM C272.

2. INSULATION INSTALLATION MUST:
A. COVER THE INSULATION WITH A SOLID GUARD THAT PROTECTS AGAINST DAMAGE FROM ULTRAVIOLET RADIATION, MOISTURE, LANDSCAPING OPERATION, EQUIPMENT MAINTENANCE, AND WIND; AND
B. INCLUDE A RIGID PLATE, WHICH PENETRATES THE SLAB AND BLOCKS THE INSULATION FROM ACTING AS A CONDUIT FOR INSECTS FROM THE GROUND TO THE STRUCTURE ABOVE THE FOUNDATION.

(A) WET INSULATION SYSTEMS. WHEN INSULATION IS INSTALLED ON ROOFS ABOVE THE ROOFING MEMBRANE OR LAYER USED TO SEAL THE ROOF FROM WATER PENETRATION, THE EFFECTIVE R–VALUE OF THE INSULATION SHALL BE AS SPECIFIED.

(I) ROOFING PRODUCTS SOLAR REFLECTANCE AND THERMAL EMITTANCE.
1. IN ORDER TO MEET THE REQUIREMENTS A ROOFING PRODUCT'S THERMAL EMITTANCE AND 3–YEAR AGED SOLAR REFLECTANCE SHALL BE CERTIFIED AND LABELED ACCORDING TO THE REQUIREMENTS.

EXCEPTION TO SECTION: ROOFING PRODUCTS THAT ARE NOT CERTIFIED ACCORDING TO SECTION SHALL ASSUME THE FOLLOWING DEFAULT AGED REFLECTANCE/EMITTANCE VALUES:
A. FOR ASPHALT SHINGLES, 0.08/0.75
B. FOR ALL OTHER ROOFING PRODUCTS, 0.10/0.75
2. IF CRRC TESTING FOR 3–YEAR AGED REFLECTANCE IS NOT AVAILABLE FOR ANY ROOFING PRODUCTS, THE 3–YEAR AGED VALUE SHALL BE DERIVED FROM THE CRRC INITIAL VALUE USING THE EQUATION RAGED = [0.2+0.7(RINITIAL–0.2), WHERE INITIAL = THE INITIAL SOLAR REFLECTANCE.
3. SOLAR REFLECTANCE INDEX (SRI), CALCULATED AS SPECIFIED BY ASTM E 1980–01, MAY BE USED AS AN ALTERNATIVE TO THERMAL EMITTANCE AND 3–YEAR AGED SOLAR REFLECTANCE WHEN COMPLYING WITH THE REQUIREMENTS. SRI CALCULATIONS SHALL BE BASED ON MODERATE WIND VELOCITY OF 2–6 METERS PER SECOND. THE SRI SHALL BE CALCULATED BASED ON THE 3–YEAR AGED REFLECTANCE VALUE OF THE ROOFING PRODUCTS.
4. LIQUID APPLIED ROOF COATINGS APPLIED TO LOW–SLOPED ROOFS IN THE FIELD AS THE TOP SURFACE OF A ROOF COVERING SHALL:
A. BE APPLIED ACROSS THE ENTIRE ROOF SURFACE TO MEET THE DRY MIL THICKNESS OR COVERAGE RECOMMENDED BY THE COATING MANUFACTURER, TAKING INTO CONSIDERATION THE SUBSTRATE ON WHICH THE COATING IS APPLIED, AND
B. MEET THE MINIMUM PERFORMANCE REQUIREMENTS LISTED OR THE MINIMUM PERFORMANCE REQUIREMENTS OF ASTM C836, D3468, D6083, OR D6694, WHICHEVER ARE APPROPRIATE TO THE COATING MATERIAL.
EXCEPTION 1:
ALUMINUM–PIGMENTED ASPHALT ROOF COATINGS SHALL MEET THE REQUIREMENTS OF ASTM D2824 OR ASTM D6848 AND BE INSTALLED AS SPECIFIED BY ASTM D3805.
EXCEPTION 2:
CEMENT–BASED ROOF COATINGS SHALL CONTAIN A MINIMUM OF 20 PERCENT CEMENT AND SHALL MEET THE REQUIREMENTS OF ASTM C1583, ASTM D822, AND ASTM D5870.

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

BUILDING ENVELOPE REQUIREMENTS

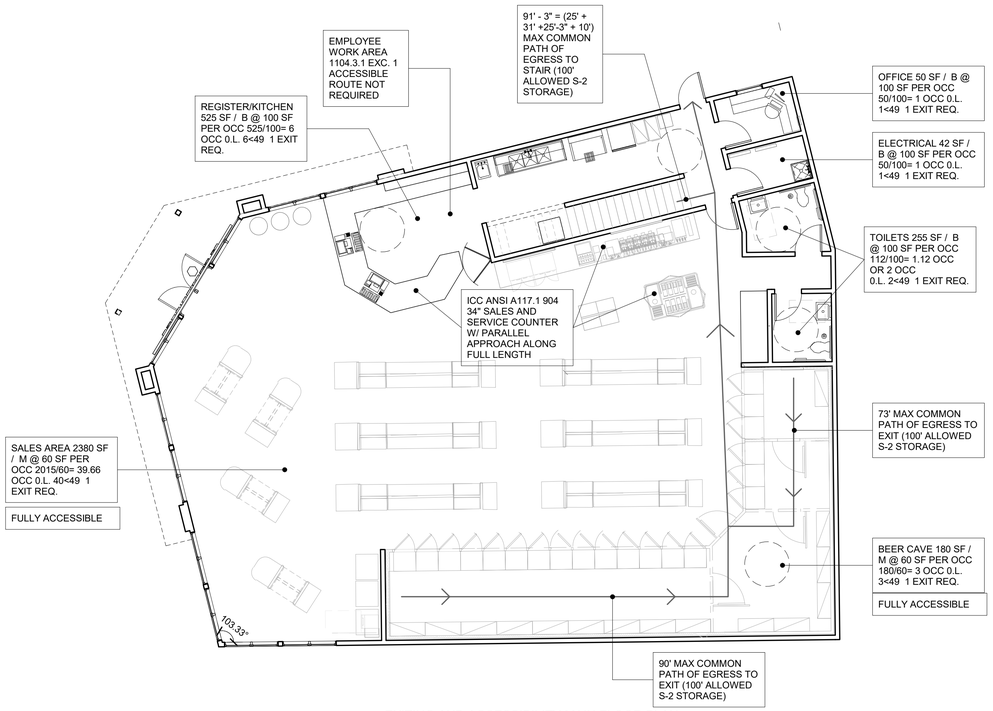
4423 REGISTERED ARCHITECTS
EDI LINNDIC
STATE OF WARRINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami
Date: NOV 1 - 2025
Scale:

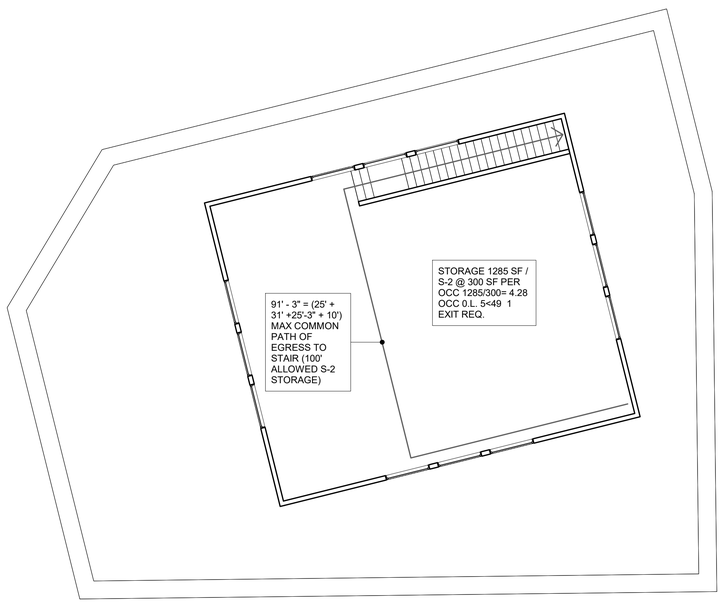
Sheet
A0.5



EXITING AND ACCESSIBILITY MAIN FLOOR PLAN

SCALE: 3/32" = 1'-0"

1 EXITING AND ACCESSIBILITY MAIN FLOOR PLAN
1/8" = 1'-0"



EXITING AND ACCESSIBILITY SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

CODE COMPLIANCE REVIEW BASED ON CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE 2021 BUILDING OVERVIEW

Type of Construction, Type V-B non-sprinklered "Unseparated" Maximum Area is 14,000 s.f. and Max Height are 3 story for M/B/S-2 , 50'-0" max height.

CHAPTER 3 USE AND OCCUPANCY.

M- MOTOR FUELING AND RETAIL
B- OFFICE
S-2 STORAGE

CHAPTER 5 BUILDING HEIGHTS AND AREAS.

Per Table 504.3 - M/B VA NS = 50 FT max height
Per Table 504.4 - M/B VA NS = 3 story max (M/B/S-2)
Per Table 506.2 - M/B VA NS = 14,000 s.f. max per story

1st Floor 3,995 sq.ft.
unseparated M 3,995 sq.ft.,

2ND Floor 1285 sq.ft.
unseparated B 1285 sq.ft.,

3,995 sq. ft. < 14,000 s.f. PER STORY allowed
25'-6" Max Height < 50 ft allowed
2 stories = 3 stories allowed for M/B/S-2

CHAPTER 6 TYPES OF CONSTRUCTION.

Table 601 Fire Resistance Rating Requirements For Requirements for Building Elements (Hours)
- Primary structural frame requires 1 hour fire protection for Type V-A construction.
- Exterior bearing walls require 1 hour fire protection for Type V-A construction.
- Interior bearing walls require 1 hour fire protection for Type V-A construction.
- Floor construction and secondary members require 1 hour fire protection for Type V-A construction.
- Roof construction and secondary members require 1 hour fire protection for Type V-A construction.

Table 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

15-0' MIN DISTANCE PROVIDED > 10'-0" = 0 HR

602.5 Type V

Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code.

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES.

705 Exterior Walls

705.5 Fire-resistance ratings. Exterior walls shall be fire resistance rated in accordance with Tables 601 and 602 and this section. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet (3048 mm) shall be rated for exposure to fire from the inside. The required fire-resistance rating of exterior walls with a fire separation distance of less than or equal to 10 feet (3048 mm) shall be rated for exposure to fire from both sides.

Per Table 506.2 with

TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

CHAPTER 8 INTERIOR FINISHES.

803 Wall and Ceiling Finishes

- PER Table 803.11 for buildings with an automatic sprinkler system.
- Interior exit stairways, interior exit ramps and exit passageways CLASS A REQUIRED

REQUIRED - Corridors and enclosure for exit access stairways and exit access ramps. CLASS B REQUIRED - Rooms and enclosed spaces. CLASS C REQUIRED. CLASS C REQUIRED.

804 Interior Floor Finishes Interior floor finishes shall comply with this section. Per section 804 materials complying with DOC FF-1 "pill test" (CPSC 16 CFR Part 1630) or with ASTM D 2859 are permitted.

804.2 Classification. Interior floor finish and floor covering materials required by Section 804.4.2 to be of Class I or II materials shall be classified in accordance with NFPA 253. The classification referred to herein corresponds to the classifications determined by NFPA 253 as follows: Class I, 0.45 watts/cm2 or greater; Class II, 0.22 watts/cm2 or greater.

804.4.2 Minimum critical radiant flux. In all occupancies, interior floor finish and floor covering materials in enclosures for stairways and ramps, exit passageways, corridors and rooms or spaces not separated from corridors by partitions extending from the floor to the underside of the ceiling shall withstand a minimum critical radiant flux. The minimum critical radiant flux shall be not less than Class I in Groups I-1, I-2 and I-3 and not less than Class II in Groups A, B, E, H, I-4, M, R-1, R-2 and S. Exception: Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, Class II materials are permitted in any area where Class I materials are required, and materials complying with DOC FF-1 "pill test" (CPSC 16 CFR Part 1630) or with ASTM D pill test" (CPSC 16 CFR Part 1630) or with ASTM D (CPSC 16 CFR Part 1630) or with ASTM D 2859 are permitted in any area where Class II materials are required.

Chapter 9 Fire Protection Systems.

NO SPRINKLERS PROVIDED.

CHAPTER 10 MEANS OF EGRESS.

1003 GENERAL MEANS OF EGRESS 1003.2

CEILING HEIGHT MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6"

1003.3 PROTRUDING OBJECTS PROTRUDING OBJECTS ON CIRCULATION PATHS SHALL COMPLY WITH SECTIONS 1003.3.1-1003.3.4

1004 OCCUPANT LOAD

TABLE 1004.1.2 OCCUPANT LOAD FACTOR.

M - MERCANTILE 60 SQ.FT/OCCUPANT
M - STORAGE, STOCK, SHIPPING AREAS 300 SQ.FT./OCCUPANT.
B - BUSINESS OFFICE 100 SQ.FT./OCCUPANT.

1005 MEANS OF EGRESS SIZING

1005.3.2 OTHER EGRESS COMPONENTS.
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1 MM) PER OCCUPANT.

1005.7.1 DOORS.
DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7 INCHES (178 MM). DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF.

1006 NUMBER OF EXISTS AND EXIT ACCESS DOORWAYS

PER TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
M - 49 OCCUPANTS, 75FT MAX COMMON PATH OF EGRESS TRAVEL
S - 49 OCCUPANTS, 100FT MAX COMMON PATH OF EGRESS TRAVEL

PER TABLE 1006.3.2 SINGLE EXITS

- THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.2(1) OR 1006.3.2(2). - PER 1006.3.2(2) OCCUPANCIES WITH MAX 49 OCCUPANTS NEED ONLY 1 EXIT FROM THE 2ND STORY FOR TRAVEL DISTANCES UNDER 100 FT .STORY FOR TRAVEL DISTANCES UNDER 100 FT .

1009 Accessible means of egress.

1009.1 Accessible means of egress required. Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress are required by Section 1006.2 or 1006.3 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

1010 Doors, Gates and Turnstiles

1010.1 Doors. Means of egress doors shall meet the requirements of this section. Doors serving a means of egress system shall meet the requirements of this section and Section 1022.2 Doors provided for egress purposes in numbers greater than required by this code shall meet the requirements of this section.

1010.1.1 Size of doors. The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a minimum clear width of 32 inches (813 mm).

1013 EXIT SIGNS

1013.1 Where required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Exceptions:

1. Exit signs are not required in rooms or areas that require only one exit or exit access. Exit signs are not required in rooms or areas that require only one exit or exit access.

2. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.

3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.

4. Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3.

5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

1013.2 Floor-level exit signs in Group R-1. Where exit signs are required in Group R-1 occupancies by Section

1013.1, additional low-level exit signs shall be provided in all areas serving guest rooms in Group R-1 occupancies and shall comply with Section 1013.5. The bottom of the sign shall be not less than 10 inches (254 mm) nor more than 12 inches (305 mm) above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4 inches (102 mm) of the door frame on the latch side.

1013.3 Illumination. Exit signs shall be internally or externally illuminated. Exception: Tactile signs required by Section 1013.4 need not be provided with illumination.

1013.4 Raised character and braille exit signs. A sign stating EXIT in visual characters, raised characters and braille and complying with ICC A117.1 shall be provided adjacent to each door to an area of refuge, an exterior area for assisted rescue, an exit stairway or ramp, an exit passageway and the exit discharge.

1013.5 Internally illuminated exit signs. Electrically powered, self-luminous and photoluminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Chapter 27. Exit signs shall be illuminated at all times. 1013.6 s instructions and Chapter 27. Exit signs shall be illuminated at all times. 1013.6 Externally illuminated exit signs. Externally illuminated exit signs shall comply with Sections

1013.6.1 through 1013.6.3. 1013.6.1 Graphics. Every exit sign and directional exit sign shall have plainly legible letters not less than 6 inches (152 mm) high with the principal strokes of the letters not less than 3/4 inch (19.1 mm) wide. The word "EXIT" shall have letters having a width not less than 2 inches (51 mm) wide. EXIT" shall have letters having a width not less than 2 inches (51 mm) wide, shall have letters having a width not less than 2 inches (51 mm) wide, except the letter "I," and the minimum spacing between letters shall be not less than 3/8 inch (9.5 I," and the minimum spacing between letters shall be not less than 3/8 inch (9.5 and the minimum spacing between letters shall be not less than 3/8 inch (9.5 mm). Signs larger than the minimum established in this section shall have letter widths, strokes and spacing in proportion to their height. The word "EXIT" shall be in high contrast with the background and EXIT" shall be in high contrast with the background and shall be in high contrast with the background and shall be clearly discernible when the means of exit sign illumination is or is not energized. If a chevron directional indicator is provided as part of the exit sign, the construction shall be such that the direction of the chevron directional indicator cannot be readily changed. 1013.6.2 Exit sign illumination. The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 footcandles (54 lux).

1013.6.3 Power source. Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Chapter 27. Exceptions: 1. Approved exit sign illumination means that provide continuous illumination independent of external Approved exit sign illumination means that provide continuous illumination independent of external power sources for a duration of not less than 90 minutes, in case of primary power loss, are not required to be

1017 EXIT ACCESS TRAVEL DISTANCE

1017.1 GENERAL. TRAVEL DISTANCE WITHIN THE EXIT ACCESS PORTION OF THE MEANS OF EGRESS SYSTEM SHALL BE IN ACCORDANCE WITH THIS SECTION.

1017.2 LIMITATIONS. EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.

PER TABLE 1017.2 M OCCUPANCY IS 200' N0 SPRINKLERS. S-2 OCCUPANCY IS 300' N0 SPRINKLERS. 1020 CORRIDORS 1020.1 CONSTRUCTION. CORRIDORS SHALL BE FIRE-RESISTANCE

1020 CORRIDORS

CORRIDORS 1020.1 CONSTRUCTION. CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1020.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS.

EXCEPTIONS:

4. A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP B THAT IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH SECTION 1006.2.

PER TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING M AND B OCCUPANCIES WITH V-B REQUIRES 0 HOUR FIRE PARTITIONS.

1020.2 WIDTH AND CAPACITY. THE REQUIRED CAPACITY OF CORRIDORS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN THAT SPECIFIED IN TABLE 1020.2.

PER TABLE 1020.2 MIN. CORRIDOR WIDTH M AND B OCCUPANCIES REQUIRE A MINIMUM 44" CORRIDOR WIDTH.

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

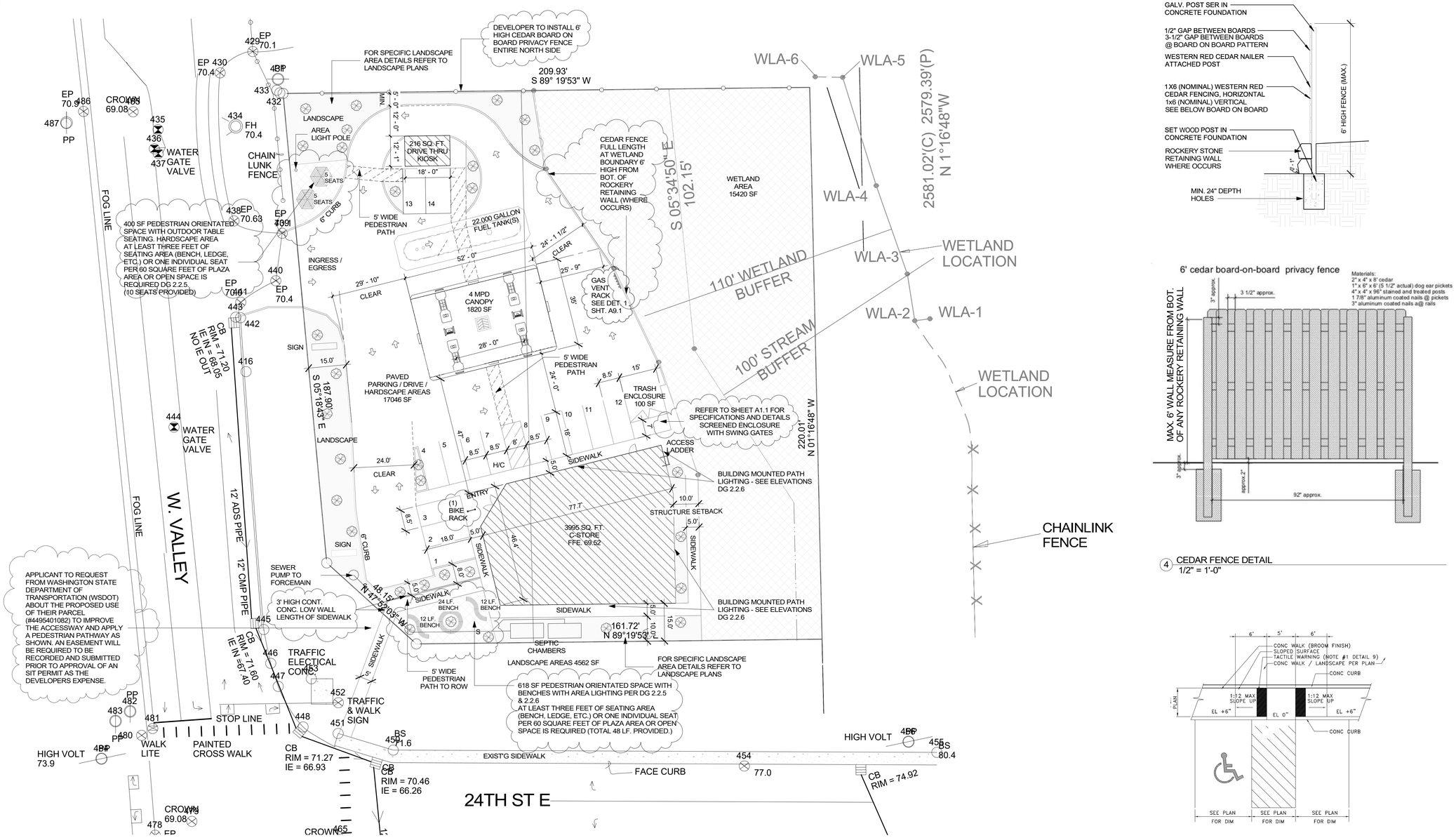
CODE REVIEW

4423 REGISTERED ARCHITECTS EDI LEVCHUNG STATE OF WASHINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

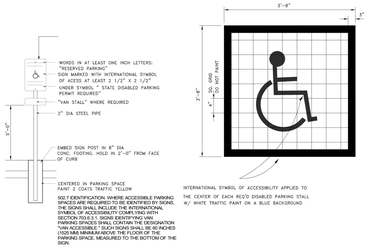
Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami	Sheet A0.6
Date: NOV 1 - 2025	
Scale: 1/8" = 1'-0"	

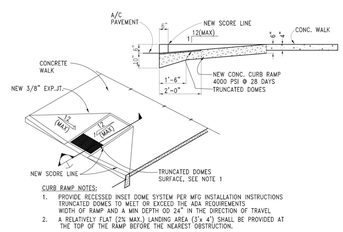


1 SITE PLAN
1" = 20'-0"

4 CEDAR FENCE DETAIL
1/2" = 1'-0"



3 ADA SIGNAGE DETAILS
1/4" = 1'-0"



2 TYPICAL ACCESSIBLE PARKING STALL
1/8" = 1'-0"

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

SITE PLAN AND DETAILS

4423 REGISTERED ARCHITECTS EDI LAWRADIC STATE OF WASHINGTON

1	Revision 1	Date 1
.		

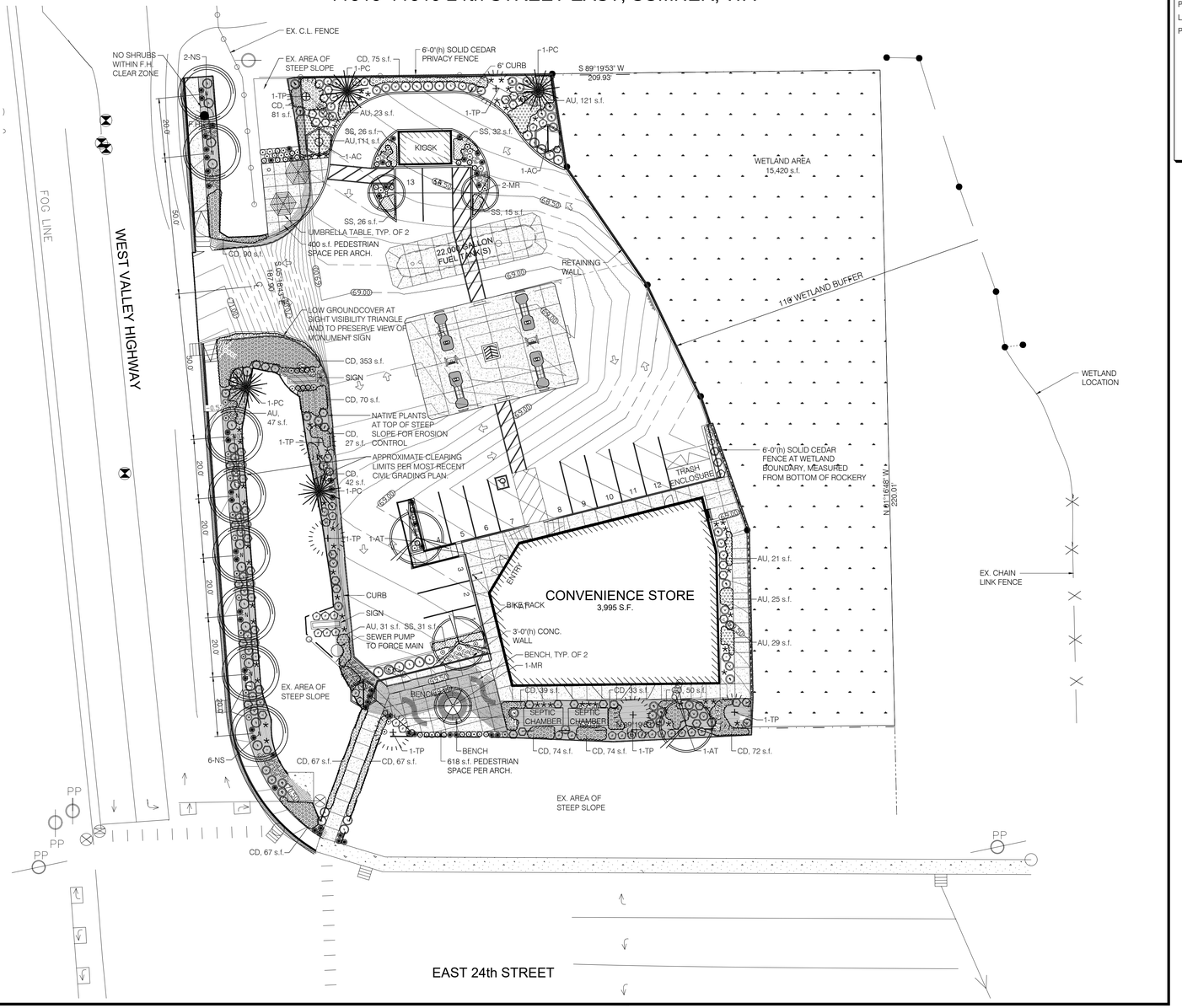
935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami	Sheet A1.0
Date: NOV 1 - 2025	
Scale: As indicated	

Sumner 76 Station and Market

11315-11319 24th STREET EAST, SUMNER, WA



LANDSCAPE DATA

JURISDICTION:	CITY OF SUMNER, WA
PROJECT ADDRESS:	13115 24th STREET EAST
SITE ZONING:	IC - INTERCHANGE COMMERCIAL
PARCEL AREA:	43,799 s.f.
LANDSCAPE AREA:	4,055 s.f. (PER CIVIL PLAN)
PERCENT LANDSCAPE:	9.25% (ON-SITE)

GENERAL LANDSCAPE NOTES

1. All plant material shall conform to the guidelines established by the American Nurseryman's Association by the American Standard for Nursery Stock.
2. Defective/dead plants shall be replaced w/in 6 months after notification from City w/living plants of equal size to original plant. Plants are under a 1yr. warranty from date of Substantial Completion. Contractor shall maintain landscape under this contract for entire 1-year period to assure proper maintenance. Provide a written maintenance manual for a complete calendar year to the Owner to assure proper long-term maintenance of landscape and assist in transition of maintenance from Contractor to Owner and to assure landscape is continually maintained.
3. The landscape contractor shall field locate all utility lines prior to the commencement of work. The use of on-site utility plans as a part of this contract are available for review.
4. All plants shall be balled & burlapped or container grown as specified. No container grown stock will be accepted if it is deemed to be root bound. All plastic root wrapping material shall be removed. No bare root stock will be accepted unless submitted in writing for approval.
5. Plants shall originate from established nurseries located w/in region of the project (Puget Sound and Northern Willamette Valley) Plants not available in specified size or quantity may be secured from outside the region if submitted for review.
6. All plants shall meet the minimum size specified on the plan. One plant from each grouping shall be labeled, indicating the plant name and size. Tags shall then be removed after review.
7. All plants shall be sprayed w/a anti-dessicant w/in the first 24 hours.
8. All plants shall be installed per the planting details. Alternate staking methods may be proposed for review and approval.
9. Stockpile plant material upon delivery to the site in a shady location, embedded in sawdust or mulch. Stockpile all plants near a source of water - water at least once a day to maintain healthy plant stock.
10. A pre & post-emergent herbicide shall be applied to all planter beds. Herbicide shall be Surflan A.S. tank-mixed with Roundup at a rate of 4 quarts per acre. Adhere to all product manufacturer's directions and recommendations. Adhere to all environmental regulations. Do not apply in areas that drain directly into an environmentally sensitive area. Do not apply when wind speed is greater than 5 m.p.h.
11. An insecticide and fungicide application shall be performed with the type to be selected by the contractor and submitted in writing for review and approval. Proof of purchase shall be submitted.
12. All planting beds shall have a 2" deep layer of medium-ground bark. Rake beds smooth. Tamp-down areas adjacent to sidewalks (12" off edge of walk) to compact, then add additonal bark to 1/4"-1/2" below finish grade of walk surface.
13. Install all plant material during favorable weather and within seasonal planting limitations. Do not install plants when daily high temperatures exceed 90°(F) degrees or low tempratures are below 32°(F) degrees. Flowering fruit trees may need to be dug after 3 consecutive nights of temperatures less than 45 (f) degrees in the Fall or as determined by local nursery. Weather data will be at the nearest airport location as a reference point (Paine Field Airport).
14. Apply fertilizer tablets as indicated in the following table:

4" pot	Ground cover plant	= 1 tablet
1 gallon	Shrub	= 2 tablets
2-5 gallon	Shrub	= 3 tablets
1.5" cal. - 2.0" cal.	Deciduous tree	= 6 tablets
2.0" cal. - 4.0" cal.	Deciduous tree	= 8 tablets
6.0' - 8.0' + high	Evergreen tree	= 7 tablets

15. Street/Parking Lot trees, as they mature, shall be gradually pruned to provide min. 8' clearance above walks, 12-feet above drives/roadways.
16. A lack of maintenance shall constitute a violation of local code.
17. Landscaped areas on private property shall be reasonably maintained by Owner or Lessee of the property as to pruning, watering or other requirements to create an attractive, safe appearance for development.
18. At tree locations that are 4.0' or less to a utility structure, pipe, asphalt, sidewalk or curbing - a root barrier panel shall be added on the side of the root ball that is closest to item that is to be protected. Barriers shall be Deep Root UB-24-2 24"(w) x 24"(d) ribbed panels with intermittent panel breaks as needed to allow groundwater to flow freely and not oversaturate rootball. Place root barrier panels in trench with vertical ribs facing toward rootball and align in a straight fashion. Keep top of root barrier's double-top edge at least 1/2" above finish grade.
19. Contractor shall schedule hydroseeding of lawn during construction as early as practical to allow for 3 months of lawn establishment prior to opening of facility. Install temporary fencing at lawn perimeter until lawn is established to discourage foot traffic.

SOIL / COMPOST / MULCH ZONES

PLANTING BEDS

4"(d) LOCALLY AVAILABLE TOPSOIL FOR SHRUB BEDS, MIX INTO SUBGRADE.
ADD 1"(d) LAYER OF COMPOST AND INTEGRATE INTO TOPSOIL LAYER.

TOP MULCH

2" (d) FINE TO MEDIUM FIR / CEDAR BARK MULCH FROM LOCAL SOURCES.

DECORATIVE ROCK BED

10"(d) 4" - 6" LIGHT GRAY RIVER ROCK PLACED OVER BLACK WEED BARRIER. COLOR SHALL BE SIMILAR TO BOULDER COLOR.

DESIGN CONSULTANT

ASPEN

LANDSCAPE ARCHITECTURE
SITE PLANNING

ASPEN DESIGN GROUP
P.O. BOX 2394
ISSAQUAH, WA 98027
(425) 292-9845 (PHONE)
CONTACT: PAUL J. DIX

Paul J. Dix

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620

SHEET TITLE

LANDSCAPE PLAN
SCALE 1" = 20.0'

NORTH

GRAPHIC SCALE (IN FEET): 20 10 0 15 5 20 40

LANDSCAPE SCHEDULE

(PLANT QUANTITIES ARE FOR CITY REVIEW AND CONTRACTOR EASE. CONTRACTOR TO BID QUANTITY FROM GRAPHIC PLAN IMAGE TO VERIFY QUANTITY)

DECIDUOUS TREES

* Cultivar of Native Plant

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	NATIVE	ARID	COMMENTS
	AC	ACER CIRCINATUM	VINE MAPLE	7.0'(h)	2	YES		TREE FORM
	AT	ACER TRUNC. x PLAT. 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	3.00" Cal.	3	NO		5.0' PEDESTRIAN CLEARANCE
	MR	MALUS 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	3.00" Cal.	3	NO		5.0' PEDESTRIAN CLEARANCE
	NS	NYSSA SYLVATICA 'AFTERBURNER'	AFTERBURNER TUPELO	3.00" Cal.	8	NO		5.0' PEDESTRIAN CLEARANCE

EVERGREEN TREES

* Cultivar of Native Plant

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	NATIVE	ARID	COMMENTS
	PC	PINUS CONTORTA	SHORE PINE	7'(h) Min.	4	YES		FULL & BUSHY, NOT SHEARED
	TP	THUJA PLICATA 'VIRESCENS'	VIRESCENS RED CEDAR	7'(h) Min.	7	PARTIAL		FULL & BUSHY, NOT SHEARED

DECIDUOUS SHRUBS

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	NATIVE	ARID	COMMENTS
	BT	BERBERIS THUNBERGIANA 'CONCORDE'	DWARF RED BARBERRY	2 gal.	22	NO		SELECT GOOD RED COLOR
	EA	EUONYMUS ALATA 'COMPACTA'	COMPACT BURNING BUSH	5 gal.	27	NO		FULL, DENSE, GOOD FORM
	LA	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	1 gal.	23	NO		FULL, DENSE, GOOD FORM
	MA	MAHONIA AQUIFOLIUM 'COMPACTA'	DWARF OREGON GRAPE	24"(h)	53	YES		FULL, DENSE, GOOD FORM

EVERGREEN SHRUBS

* Cultivar of Native Plant

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	NATIVE	ARID	COMMENTS
	GS	GAULTHERIA SHALLON	SALAL	2 Gal.	33	YES		FULL, DENSE, GOOD FORM
	PL	PRUNUS LAUROCERASUS 'JONG-2'	GREENFINITY CHERRY LAUREL	5 Gal.	31	NO		FULL, DENSE, GOOD FORM
	PM	PINUS MUGO 'SHERWOOD COMPACT'	DWARF MUGO PINE	12"(w)	27	NO		DENSE PIN-CUSHION FORM
	RS	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT	5 Gal.	12	YES *		FULL, DENSE, GOOD FORM
	VO	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 Gal.	48	YES		FULL, DENSE, GOOD FORM

GROUNDCOVER PLANTS

* Cultivar of Native Plant

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	NATIVE	ARID	COMMENTS
	AU	ARCTOSTAPHYLOS UVA-URSI 'VAN. JADE'	VANCOUVER JADE KINNIKINNICK	1 Gal.	385 s.f.	YES *		PLANT @ 24" o.c. △ SPACING)
	CD	COTONEASTER D. 'STREIBS FINDLING'	STRIBS FINDLING COTONEASTER	1 Gal.	1,207 s.f.	NO		PLANT @ 36" o.c. △ SPACING)
	SS	SEDUM SPATHIFOLIUM 'CAPE BLANCO'	CAPE BLANCO STONECROP	1 Gal.	130 s.f.	NO		PLANT @ 18" o.c. △ SPACING)

ORNAMENTAL GRASS / FERNS / VINES

* Cultivar of Native Plant

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	NATIVE	ARID	COMMENTS
	CA	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	1 Gal.	50	NO		FULL TUFT
*	Pm	POLYSTITCHUM MUNITUM	WESTERN SWORD FERN	1 Gal.	51	YES		FULL TUFT

REV	DATE	BY	COMMENTS
1			
2			
3			
4			
5			
6			

Sumner 76 Station and Market

SUMNER, WASHINGTON

Developer / Owner
Gil Mandeep / Singh Manjinder
Glen Merkel / Avalon Project
935 Powell Avenue S.W. #120
Renton, WA 98057

LANDSCAPE PLAN

INITIAL PERMIT SUBMITTAL

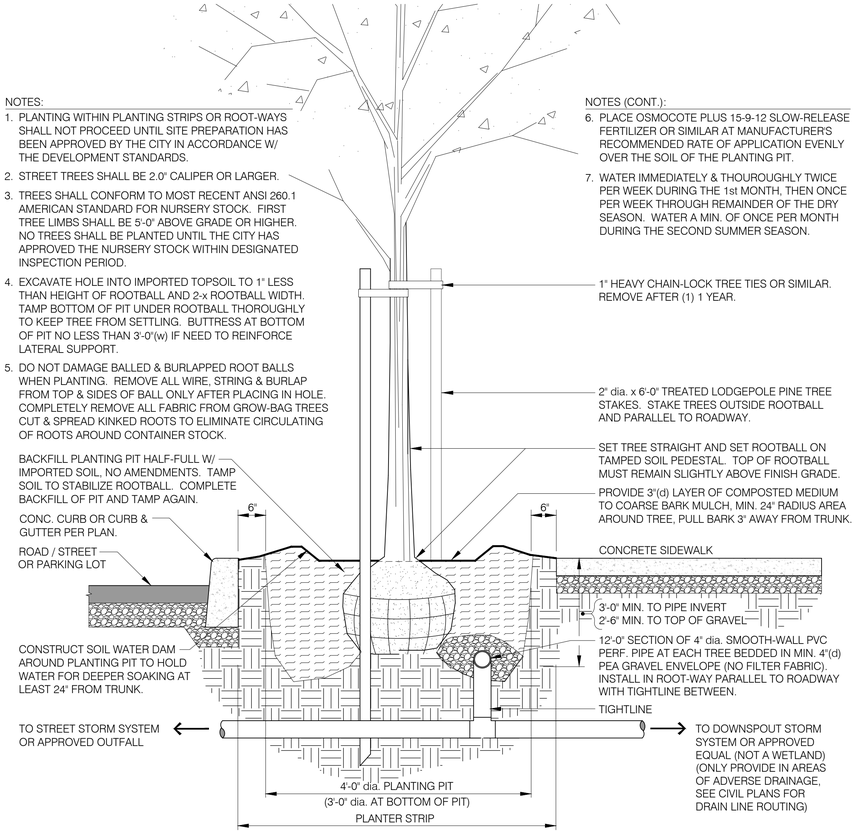
PROJECT NO. 25-22-W
PREPARED: P.J.D.
DATE: 05-26-26
SHEET: L1.0
SHEET 1 OF 4

NOTES:

1. PLANTING WITHIN PLANTING STRIPS OR ROOT-WAYS SHALL NOT PROCEED UNTIL SITE PREPARATION HAS BEEN APPROVED BY THE CITY IN ACCORDANCE W/ THE DEVELOPMENT STANDARDS.
2. STREET TREES SHALL BE 2.0" CALIPER OR LARGER.
3. TREES SHALL CONFORM TO MOST RECENT ANSI 260.1 AMERICAN STANDARD FOR NURSERY STOCK. FIRST TREE LIMBS SHALL BE 5'-0" ABOVE GRADE OR HIGHER. NO TREES SHALL BE PLANTED UNTIL THE CITY HAS APPROVED THE NURSERY STOCK WITHIN DESIGNATED INSPECTION PERIOD.
4. EXCAVATE HOLE INTO IMPORTED TOPSOIL TO 1" LESS THAN HEIGHT OF ROOTBALL AND 2-x ROOTBALL WIDTH. TAMP BOTTOM OF PIT UNDER ROOTBALL THOROUGHLY TO KEEP TREE FROM SETTLING. BUTTRESS AT BOTTOM OF PIT NO LESS THAN 3'-0"(w) IF NEED TO REINFORCE LATERAL SUPPORT.
5. DO NOT DAMAGE BALLED & BURLAPPED ROOT BALLS WHEN PLANTING. REMOVE ALL WIRE, STRING & BURLAP FROM TOP & SIDES OF BALL ONLY AFTER PLACING IN HOLE. COMPLETELY REMOVE ALL FABRIC FROM GROW-BAG TREES CUT & SPREAD KINKED ROOTS TO ELIMINATE CIRCULATING OF ROOTS AROUND CONTAINER STOCK.

NOTES (CONT.):

6. PLACE OSMOCOTE PLUS 15-9-12 SLOW-RELEASE FERTILIZER OR SIMILAR AT MANUFACTURER'S RECOMMENDED RATE OF APPLICATION EVENLY OVER THE SOIL OF THE PLANTING PIT.
7. WATER IMMEDIATELY & THOUROUGHLY TWICE PER WEEK DURING THE 1st MONTH, THEN ONCE PER WEEK THROUGH REMAINDER OF THE DRY SEASON. WATER A MIN. OF ONCE PER MONTH DURING THE SECOND SUMMER SEASON.

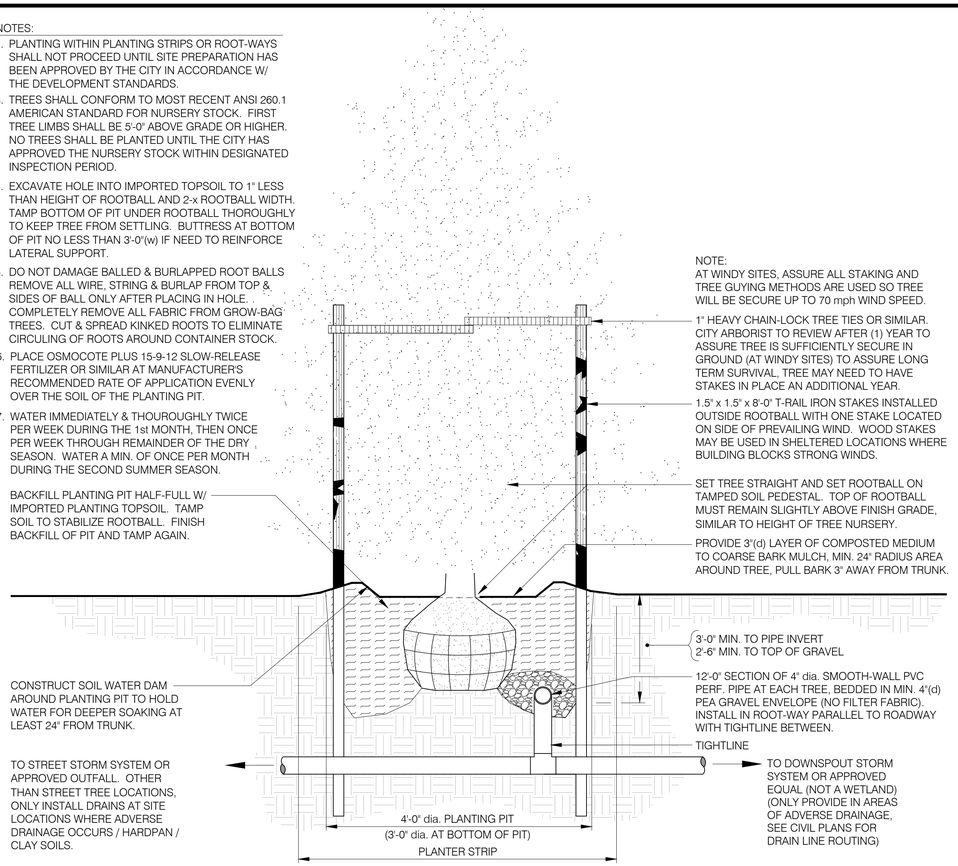


1 DECIDUOUS TREE INSTALLATION

L1.0 L2.0 SCALE: N.T.S.

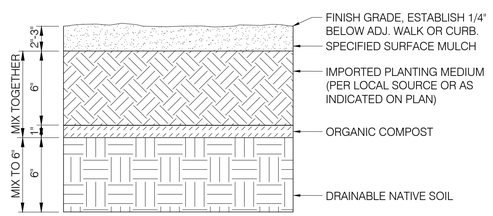
NOTES:

1. PLANTING WITHIN PLANTING STRIPS OR ROOT-WAYS SHALL NOT PROCEED UNTIL SITE PREPARATION HAS BEEN APPROVED BY THE CITY IN ACCORDANCE W/ THE DEVELOPMENT STANDARDS.
3. TREES SHALL CONFORM TO MOST RECENT ANSI 260.1 AMERICAN STANDARD FOR NURSERY STOCK. FIRST TREE LIMBS SHALL BE 5'-0" ABOVE GRADE OR HIGHER. NO TREES SHALL BE PLANTED UNTIL THE CITY HAS APPROVED THE NURSERY STOCK WITHIN DESIGNATED INSPECTION PERIOD.
4. EXCAVATE HOLE INTO IMPORTED TOPSOIL TO 1" LESS THAN HEIGHT OF ROOTBALL AND 2-x ROOTBALL WIDTH. TAMP BOTTOM OF PIT UNDER ROOTBALL THOROUGHLY TO KEEP TREE FROM SETTLING. BUTTRESS AT BOTTOM OF PIT NO LESS THAN 3'-0"(w) IF NEED TO REINFORCE LATERAL SUPPORT.
5. DO NOT DAMAGE BALLED & BURLAPPED ROOT BALLS REMOVE ALL WIRE, STRING & BURLAP FROM TOP & SIDES OF BALL ONLY AFTER PLACING IN HOLE. COMPLETELY REMOVE ALL FABRIC FROM GROW-BAG TREES. CUT & SPREAD KINKED ROOTS TO ELIMINATE CIRCULATING OF ROOTS AROUND CONTAINER STOCK.
6. PLACE OSMOCOTE PLUS 15-9-12 SLOW-RELEASE FERTILIZER OR SIMILAR AT MANUFACTURER'S RECOMMENDED RATE OF APPLICATION EVENLY OVER THE SOIL OF THE PLANTING PIT.
7. WATER IMMEDIATELY & THOUROUGHLY TWICE PER WEEK DURING THE 1st MONTH, THEN ONCE PER WEEK THROUGH REMAINDER OF THE DRY SEASON. WATER A MIN. OF ONCE PER MONTH DURING THE SECOND SUMMER SEASON.

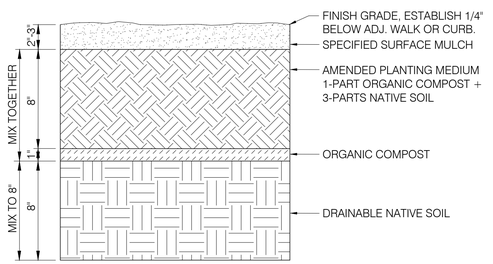


2 CONIFEROUS TREE INSTALLATION

L1.0 L2.0 SCALE: N.T.S.



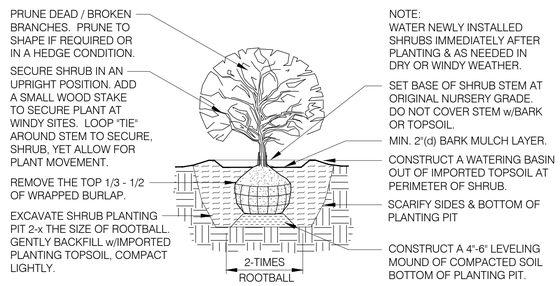
PLANTER SECTION - IMPORTED SOIL



PLANTER SECTION - AMENDED SOIL

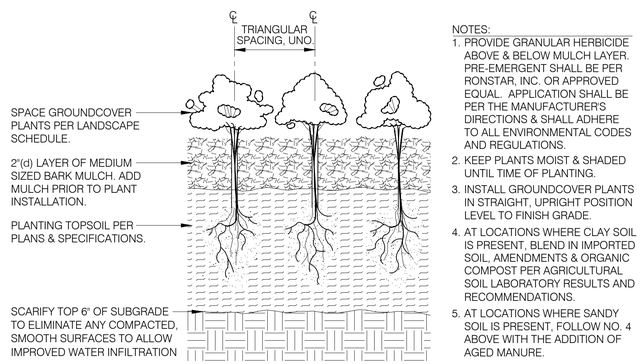
4 SOIL SECTIONS

L1.0 L2.0 SCALE: N.T.S.



5 SHRUB INSTALLATION

L1.0 L2.0 SCALE: N.T.S.



NOTES:

1. PROVIDE GRANULAR HERBICIDE ABOVE & BELOW MULCH LAYER. PRE-EMERGENT SHALL BE PER RONSTAR, INC. OR APPROVED EQUAL. APPLICATION SHALL BE PER THE MANUFACTURER'S DIRECTIONS & SHALL ADHERE TO ALL ENVIRONMENTAL CODES AND REGULATIONS.
2. KEEP PLANTS MOIST & SHADED UNTIL TIME OF PLANTING.
3. INSTALL GROUNDCOVER PLANTS IN STRAIGHT, UPRIGHT POSITION LEVEL TO FINISH GRADE.
4. AT LOCATIONS WHERE CLAY SOIL IS PRESENT, BLEND IN IMPORTED SOIL, AMENDMENTS & ORGANIC COMPOST PER AGRICULTURAL SOIL LABORATORY RESULTS AND RECOMMENDATIONS.
5. AT LOCATIONS WHERE SANDY SOIL IS PRESENT, FOLLOW NO. 4 ABOVE WITH THE ADDITION OF AGED MANURE.

6 GROUNDCOVER INSTALLATION

L1.0 L2.0 SCALE: N.T.S.

REV	DATE	BY	COMMENTS
1			
2			
3			
4			
5			
6			

Developer / Owner
Gil Mandeep / Singh Manjinder
Glen Merkel / Avalon Project
935 Powell Avenue S.W. #120
Renton, WA 98057

Sumner 76 Station and Market

SUMNER, WASHINGTON

LANDSCAPE DETAILS

INITIAL PERMIT SUBMITTAL

DESIGN CONSULTANT

ASPEN

LANDSCAPE ARCHITECTURE
SITE PLANNING

ASPEN DESIGN GROUP
P.O. BOX 2394
ISSAQUAH, WA 98027
(425) 292-9845 (PHONE)
CONTACT: PAUL J. DIX

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620

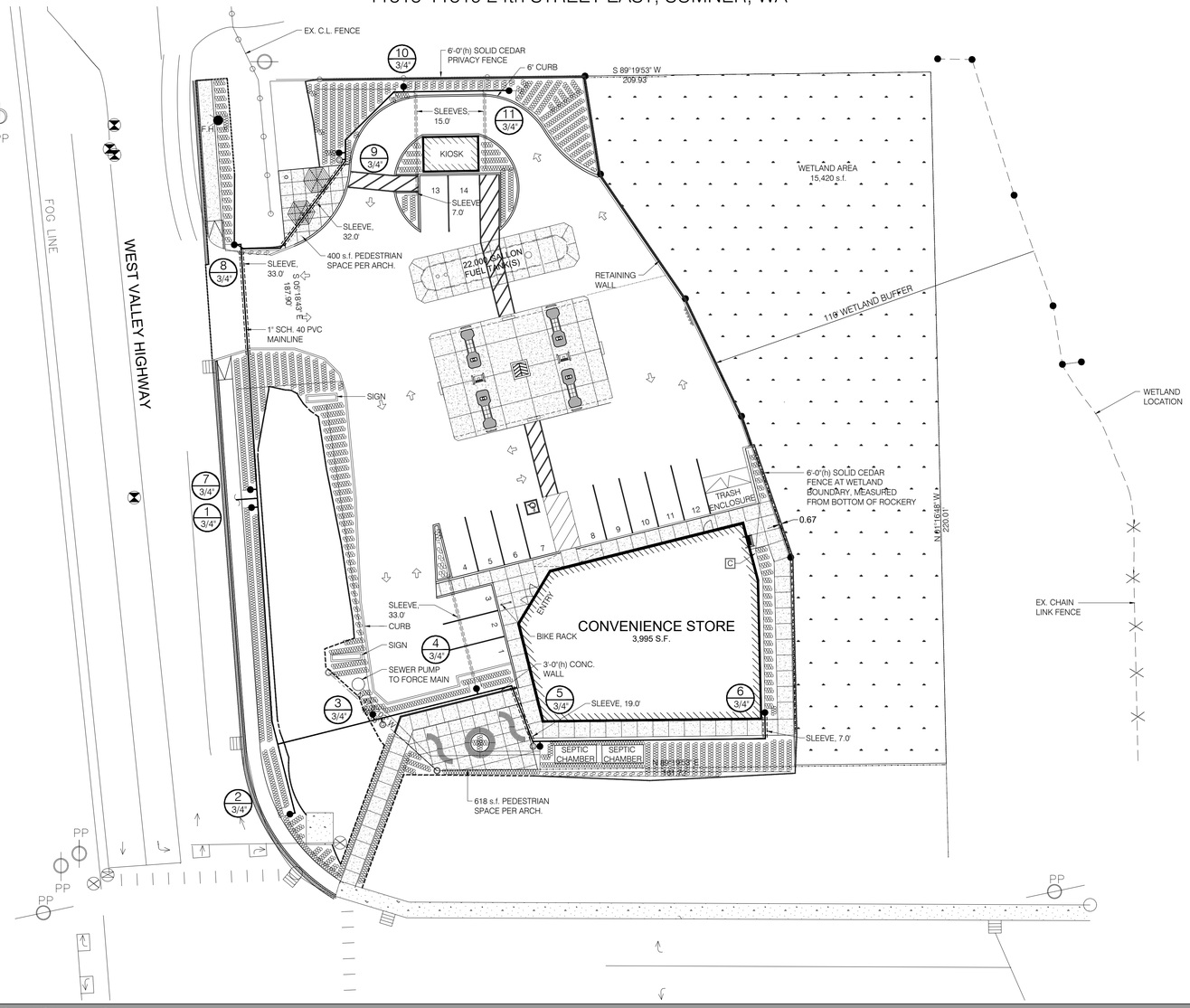
PROJECT NO. 25-22-W
PREPARED: P.J.D.
DATE: 05-26-26
SHEET:

L2.0

SHEET 2 OF 4

Sumner 76 Station and Market

11315-11319 24th STREET EAST, SUMNER, WA



IRRIGATION NOTES

1. This plan is schematic & diagrammatic. The intent of plan is to indicate basic components, locations and scope of proposed irrigation system. Landscape Contractor may make minor field adjustments as needed as a "design-build" effort to successfully complete a fully operational system.
2. The contractor shall assure full and even water coverage to all planting areas, adjustments may be required. Plan components are schematic.
3. An electrical permit must be obtained from the City of Sumner.
4. The ex. static water pressure shall be verified w/the City of Sumner. prior to construction as seasonal pressure variations may be encountered.
5. Install PVC sleeving as shown at all pavement, sidewalk & wall locations. Place in straight-line segments prior to pavement installation. Extend all sleeving 12" beyond edge of pavement crossing.
6. Adhere to all applicable codes and install irrigation components per the manufacturer's recommendations. Verify all codes, water scheduling and tests with the City of Sumner.
7. Install 24-volt wiring (UF 600 volt) direct burial, 14 GA., solid copper wire or strand. Splice in valve boxes only. Route all wiring in 4" elect. conduit to the controller. Run (1) "hot" wire to each valve and (1) common wire through each valve. Provide (1) spare wire at the end of the mainline run. The control wire shall be red, ground wire white & the spare blue.
8. Irrigation controller shall be set for this site to avoid irrigation between the hours of 9:00 AM to 10:00 PM. In addition, irrigation system should not be operated during times of moderate-high wind, excessive or adequate soil moisture or during active precipitation.
9. Provide a minimum of 10 quick coupler valves. The entire system shall be winterized prior to the first freeze by using compressed air. Install a teflon seated ball valve w/ brass body & T-fitting for winterization. Plan indicates proposed quick coupler locations.
10. The contractor shall inspect, prevent, detect & repair any irrigation system damage which shall include excessive leakage or wear on system. Any future repairs or adjustments shall have the same system components.
11. The irrigation contractor shall provide an irrigation as-built plan submitted on a 24" x 36" mylar plan sheet to the landscape architect for review and approval and to the owner and city for record storage.
12. The irrigation contractor shall provide a written summary of the system design, including any hydraulic calculations, operating instructions and submit to the landscape architect and owner. The irrigation installer shall arrange a site visit with the owner to review operational procedures.
13. The existing operating water pressure at the site shall be verified with the project civil engineer and the City of Sumner Public Works Dept.
14. Provide an irrigation master valve near P.O.C. Contractor to submit product manufacturer.
15. An existing irrigation system exists, but no As-Built plans are available of the system. Design intent is to use the existing P.O.C., backflow preventer portions of the mainline, spray heads, etc. and augment existing system with new sections of mainline, sleeving, spray heads, drip emitters, etc. to create a fully functional, complete irrigation for the entire hotel property. Contractor shall provide separate unit costs for a new controller, sleeving, lateral lines, spray heads, drip emitters, backflow prevention, irrigation meter, etc. in case certain portions of the existing irrigation are damaged or can not be re-used in the new irrigation system layout.
16. Contractor shall allow in bid time to visit the site, verify existing irrigation components, backflow prevention, etc. to fully evaluate existing conditions to incorporate expansion of irrigation on project site.
17. Irrigation Plan shown is a Hunter-branded design. Existing irrigation system manufacturer is not known due to lack of As-Built Drawings or a field visit. If existing system is per Rainbird or other manufacturer, the preferred manufacturer for the new irrigation system expansion would be to match the existing manufacturer components.

IRRIGATION SYSTEM COMPONENTS

MISC. ITEMS

SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	HOUSING	COMMENTS
M	3/4" WATER METER			40 PSI STATIC PRESSURE, VERIFY W/ PUBLIC WORKS
BF	3/4" BACK FLOW PREVENTOR			PROVIDE UNIT COST IF A NEW BACKFLOW IS REQ'D.
MV1	HUNTER 3/4" MASTER VALVE	IBV-101G-FS	SUBTERRANEAN VALVE BOX	WIRE DIRECTLY TO CONTROLLER
FS1	HUNTER 3/4" FLOW SENSOR	HFS W/ FCT-100	SUBTERRANEAN VALVE BOX	WIRE DIRECTLY TO CONTROLLER
	LINE SIZE BALL VALVE		SUBTERRANEAN VALVE BOX	
	HUNTER DRIP CONTROL ZONE KIT	ICZ-101-LF-25 (.5-15 GPM) ICZ-101-25 (16-20 GPM)	SUBTERRANEAN VALVE BOX	SIZE PER PLAN
C	HUNTER - TWO WIRE IRRIGATION CONTROLLER (12-STATION)	ACC-99D-PP W/ WSS-SEN, SOIL CLIK AND ICD-HP	PLASTIC PEDESTAL (WALL-MOUNT)	2-WIRE JACKET TO BE BLUE (ID1BLU)
1	HUNTER 1 STATION DECODER	ICD-100	SEE DETAIL FOR STAKING	NOT APPLICABLE

ROTORS (CONTRACTOR OPTION AT STEEP SLOPE AREAS)

SYMBOL	MANUFACTURER/ DESCRIPTION	NOZZLE	RAD.	BODY	GPM	PSI	PRECIP. RATE*
3	HUNTER - POP-UP ROTOR	0.5	29'	SRM-04 SHORT-RANGE ROTOR ON HSJ-0-2-2-2-08 SWING JOINT	3.4	50	.24 IN/HR

* ALL PRECIPITATION RATES CALCULATED AT 180° OPERATION

DRIP

SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	RAD.	HOUSING	GPM	PSI	PRECIP. RATE
	AREA OF HUNTER IN-LINE DRIP	PLD OR ECO-WRAP	N/A	SEE DETAIL FOR BURIAL DEPTH	0.6 GPH	25	.96 IN/HR
	HUNTER - DRIP INDICATOR	ECO-INDICATOR	N/A	SEE DETAIL	N/A	N/A	N/A

PIPE

SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	HOUSING	COMMENTS
	IRRIGATION MAIN LINE 1-1/2"	SCH 40 PVC		
	IRRIGATION LATERAL LINE SIZE VARIES - SEE PLAN	SCH 40 PVC		
	PIPE AND WIRE SLEEVING	SCH 40 PVC		DIAMETER TO BE TWICE THE SIZE OF THE PIPE BEING SLEEVED

PIPE SIZING LEGEND

A	3/4" SCH 40 PVC	(0-8 GPM)
B	1" SCH 40 PVC	(8-12 GPM)
C	1-1/4" SCH 40 PVC	(12-22 GPM)
D	1-1/2" SCH 40 PVC	(22-30 GPM)
E	2" SCH 40 PVC	(30-50 GPM)

DESIGN CONSULTANT

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CONTACT: PAUL J. DIX

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620

SHEET TITLE

IRRIGATION PLAN

SCALE 1" = 20.0'

NORTH

20 10 0 20 40

15 5

GRAPHIC SCALE (IN FEET)

REV.	DATE	BY	COMMENTS
1			
2			
3			

Developer / Owner
Gil Mandeep / Singh Manjinder
Glen Merkel / Avalon Project
935 Powell Avenue S.W. #120
Renton, WA 98057

Sumner 76 Station and Market

SUMNER, WASHINGTON

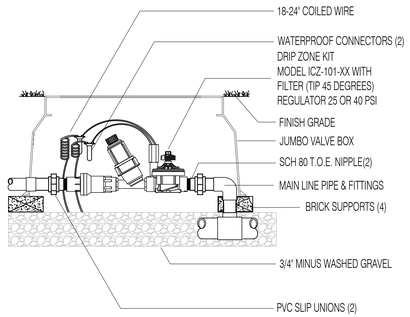
IRRIGATION PLAN

INITIAL PERMIT SUBMITTAL

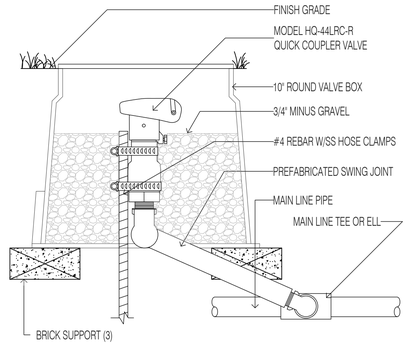
PROJECT NO. 01-WA-8
PREPARED: P.J.D.
DATE: 05-26-26
SHEET:

L3.0

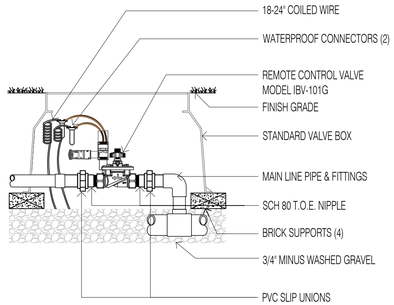
SHEET 3 OF 4



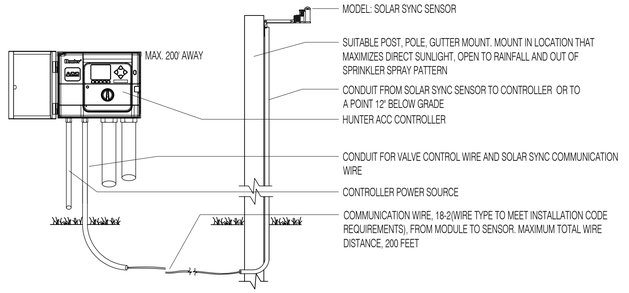
1 DRIP CONTROL ZONE VALVE — IRRIGATION DETAIL
L3.0 L4.0 SCALE: NOT TO SCALE



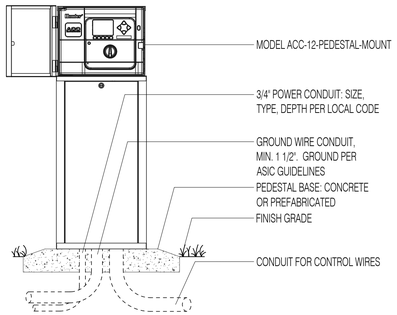
2 QUICK COUPLER VALVE — IRRIGATION DETAIL
L3.0 L4.0 SCALE: NOT TO SCALE



3 MASTER BALL VALVE — IRRIGATION DETAIL
L3.0 L4.0 SCALE: NOT TO SCALE



4 SOLAR SYNC — IRRIGATION DETAIL
L3.0 L4.0 SCALE: NOT TO SCALE



5 IRRIGATION CONTROLLER — IRRIGATION DETAIL
L3.0 L4.0 SCALE: NOT TO SCALE

NOTES:

A. NOT USED.

B. DO NOT INSTALL AT LOW POINTS OF A PROJECT SITE WHERE WATER MAY ACCUMULATE OR IN AN AREA SUBJECT TO FLOODING.

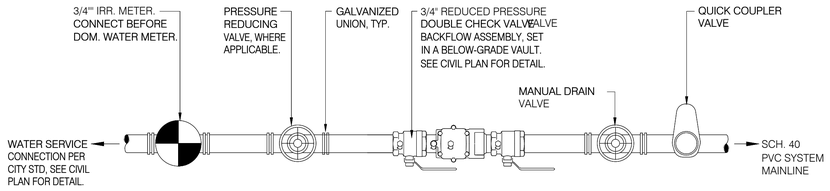
C. THOROUGHLY FLUSH SERVICE LINE PRIOR TO INSTALLATION OF ASSEMBLY.

D. THE BACKFLOW ASSEMBLY MUST BE INSTALLED AS A SINGLE UNIT.

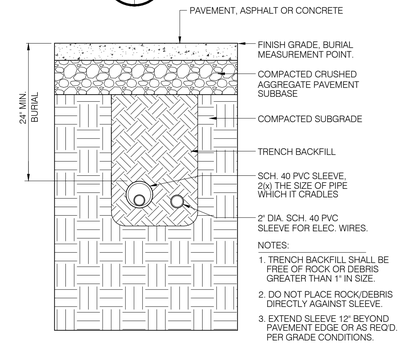
E. THE ASSEMBLY SHALL BE TESTED AFTER INITIAL INSTALLATION, ANNUALY, AFTER REPAIRS OR AFTER RELOCATION OR REINSTALLATION. CONTACT THE LOCAL WATER DISTRICT FOR INSPECTION OF ALL NEWLY INSTALLED ASSEMBLIES.

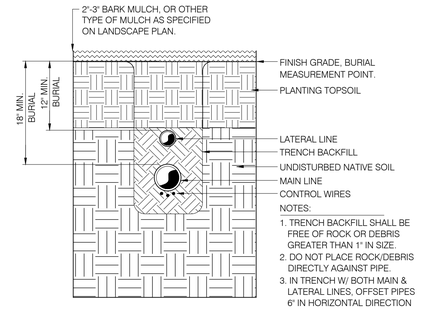
F. ASSEMBLY SHALL BE STATE APPROVED W/ O, S & Y R.W. GATE VALVE.

G. IN ADDITION TO STATE APPROVAL, ALL LOCAL MUNICIPAL AND/OR COUNTY CODES SHALL BE MET, INCLUDING WATER DISTRICT STANDARDS.



6 POINT-OF-CONNECTION
L3.0 L4.0 SCALE: NOT TO SCALE





7 TRENCH SECTIONS
L3.0 L4.0 SCALE: NOT TO SCALE

REV | DATE | BY | COMMENTS

Developer / Owner
Gil Mandeep / Singh Manjinder
Glen Merkel / Avalon Project
935 Powell Avenue S.W. #120
Renton, WA 98057

Sumner 76 Station and Market
SUMNER, WASHINGTON

IRRIGATION DETAILS
INITIAL PERMIT SUBMITTAL

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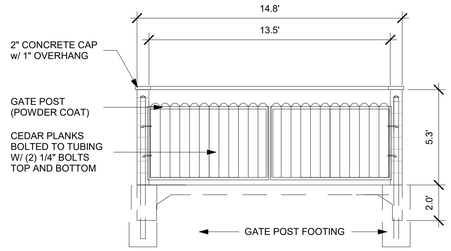
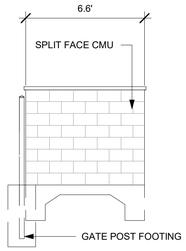
PAUL J. DIX
CERTIFICATE NO. 620

PROJECT NO. 01-WA-8
PREPARED: P.J.D.
DATE: 05-26-26
SHEET: L4.0
SHEET 4 OF 4



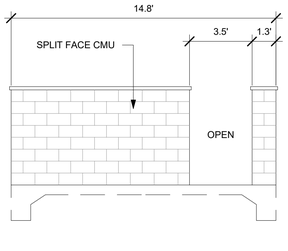
EAST ELEV.

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



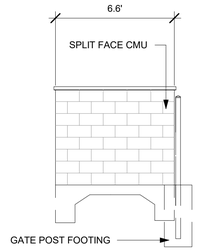
NORTH ELEV.

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



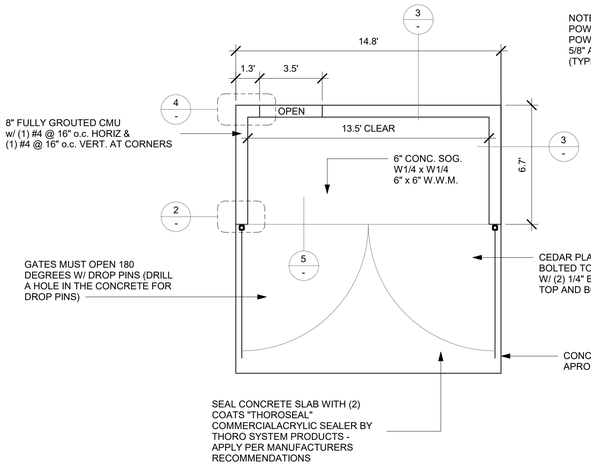
WEST ELEV.

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



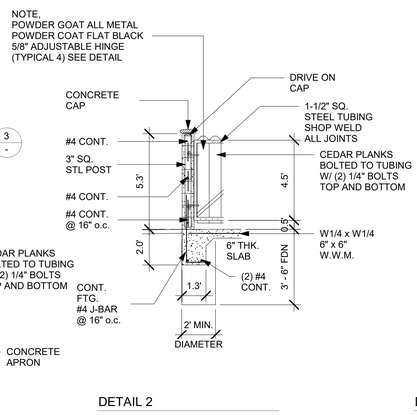
SOUTH ELEV.

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



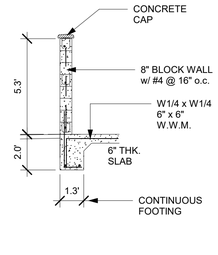
ENCLOSURE PLAN VIEW

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



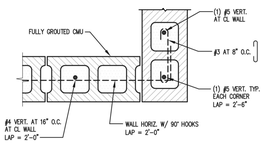
DETAIL 2

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

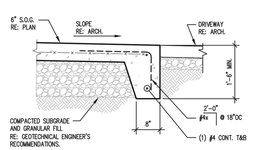


DETAIL 3

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



DETAIL 2 (TYP. @ ALL CORNERS)



DETAIL 5

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

TYPICAL CMU WALL REINFORCING NOTES

1. LAY UNITS IN RUNNING BOND.
2. PROVIDE MASONRY LAP BY OVERLAPPING ONE-HALF BLOCK LENGTH.
3. LAP ALL REINFORCING STEEL 48 BAR DIAMETERS.
4. PROVIDE CLEAN-OUTS IF HEIGHT OF GROUT POUR EXCEEDS 5'-0".
5. PROVIDE 90° HOOKS AT WALL ENDS.
   PROVIDE CORNER BARS WITH 48 BAR DIAMETER LAP AT CORNERS.
6. FULLY GROUT ALL MASONRY.
7. RE: ARCH. FOR BLOCK AND FINISH.

1 TRASH ENCLOSURE AND DETAILS
1/4" = 1'-0"

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

TRASH ENCLOSURE AND DETAILS

4423 REGISTERED ARCHITECTS
EDI LYNDRIC
STATE OF WASHINGTON

.

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By:	Sheet
Kiomars Khorami	A1.1
Date: NOV 1 - 2025	
Scale: 1/4" = 1'-0"	

KEYNOTES:

02.752 SLOPE SIDEWALK AWAY FROM DOOR/BUILDING 1/8"/FOOT.

03.480 SCREEN WALL & TRELLIS ABOVE

05.500 FACADE COLUMNS

08.410 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM. REFER TO SHEET A2.5 AND SPECIFICATIONS.

08.415 OPTIONAL - AUTOMATIC BI-PARTING ENTRANCE DOORS.

09.260 CLEAR PLASTIC CORNER GUARDS.

11.005 RECESSED KNOXBOX. INSTALL PER MANUFACTURERS SPECIFICATIONS.

11.400 FOR COOLER AND FREEZER INFORMATION AND DIMENSIONS, REFER TO MANUFACTURER SHEETS.

11.401 MAINTAIN A MINIMUM 1" AIR GAP BEHIND COOLERS AND FREEZERS ADJACENT TO WALLS. CLOSE SPACE AT ENDS WITH 2"x2" ALUMINUM ANGLE.

UNDERGROUND TANK MONITORING SYSTEM PANEL - CONTRACTOR SHALL SUBMIT AND APPLY FOR A SEPERATE PERMIT FROM THE CITY OF SUMNER WITH APPROVAL PRIOR TO INSTALLATION

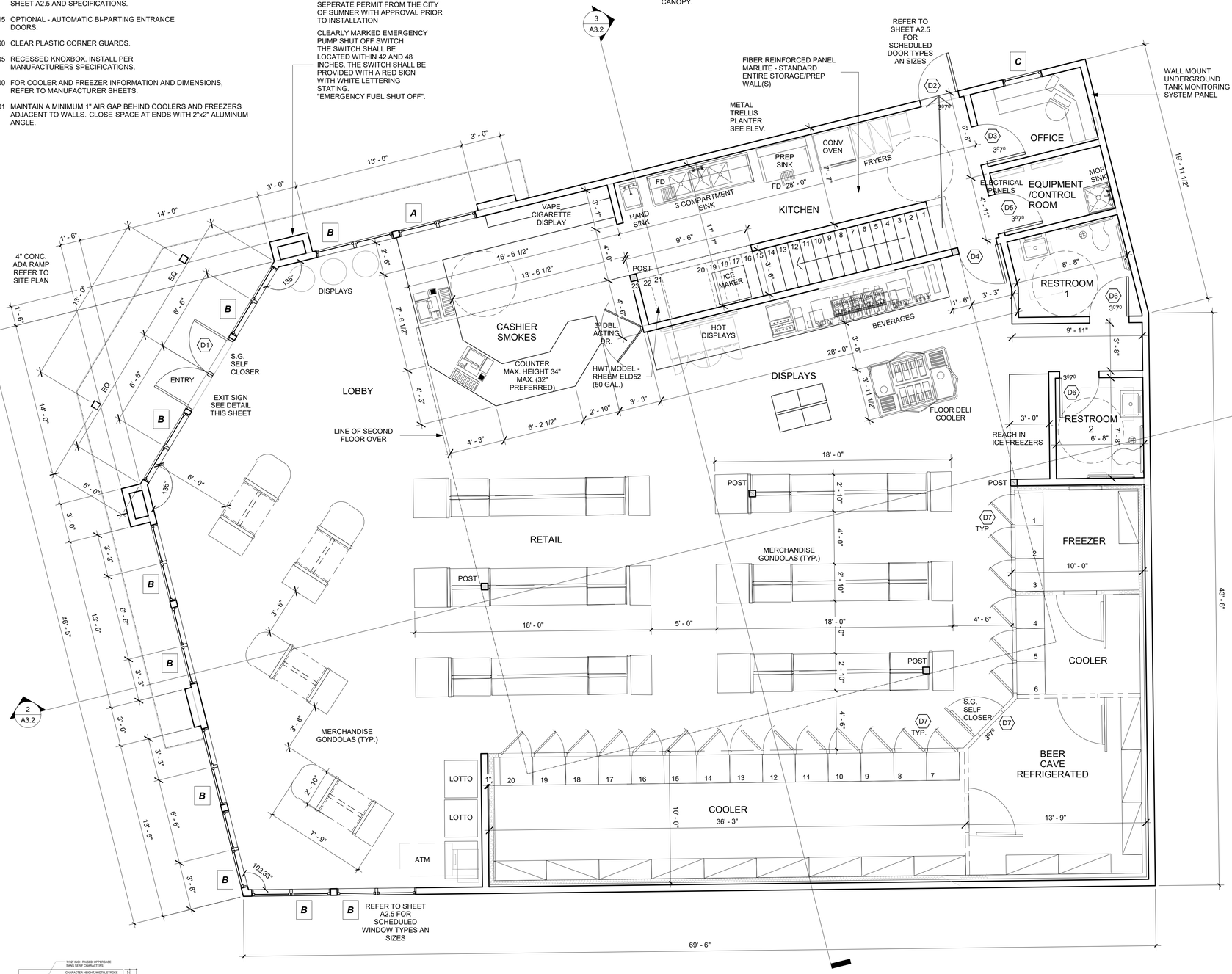
CLEARLY MARKED EMERGENCY PUMP SHUT OFF SWITCH THE SWITCH SHALL BE LOCATED WITHIN 42 AND 48 INCHES. THE SWITCH SHALL BE PROVIDED WITH A RED SIGN WITH WHITE LETTERING STATING. "EMERGENCY FUEL SHUT OFF".

NOTE:

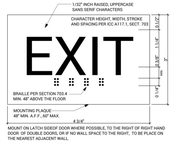
PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED PER IFC CHAPTER 9, SECTION 906. 2A:20B:C RATING. PROVIDE A K CLASS FIRE EXTINGUISHER, MIN. 1.5 GALLON CAPACITY. WITHIN 30 FEET OF THE COOKING EQUIPMENT. PROVIDE MIN. 2A:20B:C RATED FIRE EXTINGUISHER AT EACH CANOPY.

NOTE:

A FLOOR OR LANDING MAIXIMUM 1 INCH BELOW THE THRESHOLD ON EACH SIDE OF A DOOR. THE LENGTH SHALL BE MIN. 44 INCHES. (ACCESSIBLE ENTRANCES AND EXITS REQUIRE A MAXIMUM 1/2 INCH THRESHOLD AND A FIVE FOOT LANDING.



1 1 FF. ELEV.
1/4" = 1'-0"



Tactile & Braille Exit Sign

NOTES:

DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

IN A3, B,F, M AND S OCCUPANCIES, KEY LOCKING HARDWARE MAY BE USED AT THE MAIN ENTRY DOORS, PROVIDE A SIGN IN CONTRASTING LETTERS OF 1 INCH OR MORE IS PROVIDED AT THE DOORS STATING: "THIS DOORTO REMAIN LOCKED WHEN OCCUPIED".

PROVIDE TWO LAYERS OF GRADE D PAPER OVER ALL WOOD BASE SHEATHING.

MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR AND INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPENERS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.

ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

THE BOTTOM 10 INCHES OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOT REST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

GENERAL NOTES:

A. DIMENSION LINES ARE FROM FACE OF FRAMING OR FOUNDATION UNLESS NOTED OTHERWISE.

B. FACE OF FRAMING ON EXTERIOR WALL SAME AS OUTSIDE FACE OF FOUNDATION WALL.

C. METAL STUDS MAYBE USED IN PLACE OF WOOD STUDS. PLAN DIMENSIONS ARE BASED ON WOOD STUDS.

D. MOISTURE RESISTANT GYPSUM TO BE USED IN TOILETROOM(S), BEHIND MOP SINK AND, ADJACENT TO COOLERS FOR SPECIFIC SUBSTRATE REQUIREMENTS, REFERTO INTERIOR ELEVATIONS.

E. PROVIDE BLOCKING AS REQ'D FOR ALL EQUIPMENT AND ACCESSORIES.

F. PROVIDE CLEAR SILICONE SEALANT FOR ALL WALL TRANSITIONS, REFER TO CONSTRUCTION DETAILS ATTACHMENT TO ALL WALLS TO STRUCTURE ABOVE.

G. FOR FLOOR LAYOUT REFER TO SHEET A2.2

H. FOR CEILING LAYOUT REFER TO SHEET A2.3

I. FOR FINISH MATERIAL REFER TO SCHEDULE SHT. A2.5

J. INTERIOR GRAPHIC ELEVATIONS (BY OWNER)

K. FOR DOOR AND WINDOW DETAILS REFER TO DET. SHEET A2.5

L. FOR EQUIPMENT PLAN REFER TO SHEET A2.4

M. FOR EQUIPMENT SCHEDULE (BY MECHANICAL CONTRACTOR)

N. ALL MATERIALS AND APPLICATION TO MEET OR EXCEED LOCAL OR STATE REQUIREMENTS.

FIRE RESISTANT RATED CONSTRUCTION NOTES:

FIRE WALLS SHALL COMPLY WITH THE PROVISIONS OF IBC 705.

A. WALLS SHALL HAVE SUFFICIENT STRUCTURAL STABILITY UNDER FIRE CONDITIONS TO ALLOW COLLAPSE OF CONSTRUCTION ON EITHER SIDE WITHOUT COLLAPSE OF THE WALL FOR THE DURATION OF TIME BY THE FIRE-RESISTANCE RATING.

B. FIREWALLS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN REQUIRED BY TABLE 706.4. OPENINGS IN FIRE WALLS SHALL BE PROTECTED IN ACCORDANCE WITH IBC SECTION 716 AND SHALL NOT EXCEED 120 SQUARE FEET. THE AGGREGATE WIDTH OF OPENINGS AT ANY FLOOR LEVEL SHALL NOT EXCEED 25 PERCENT OF THE LENGTH OF THE WALL.

EXCEPTIONS:
1. OPENING NOT PERMITTED IN PARTY WALLS CONSTRUCTED IN ACCORDANCE WITH IBC 706.1.1

2. OPENING SHALL NOT BE LIMITED TO 120 SQUARE FEET WHERE BOTH BUILDINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED PER IBC 903.3.1.1

C. FIRE WALLS SHALL EXTEND HORIZONTALLY TO THE OUTER EDGES OF HORIZONTAL PROJECTING ELEMENTS SUCH AS BALCONIES, ROOF OVERHANGS, CANOPIES, MARQUES AND SIMILAR PROJECTIONS THAT ARE WITHIN 4 FEET OF THE FIREWALL (IBC 706.5.2)

D. FIRE WALLS SHALL EXTEND VERTICALLY FROM FOUNDATION TO A POINT 30 INCHES ABOVE ROOF. SEE EXCEPTIONS 1 THROUGH 4 (IBC 706.6).

E. BUILDINGS OF TYPE III, IV AND V CONSTRUCTION, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED IN IBC 706.6, EXCEPTIONS 4.4.1, 4.4.2 AND 4.4.3

FIRE-RESISTANCE JOINT SYSTEMS SHALL COMPLY WITH THE PROVISIONS OF IBC 714. JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE RESISTANCE RATING OF THE WALL, FLOOR OR ROOF IN OR BETWEEN WHICH IT IS INSTALLED.

STRUCTURAL MEMBER AND ASSEMBLIES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THE RATING REQUIRED FOR THE FIRE RESISTANCE RATED ASSEMBLIES SUPPORTED.

PROTECTION OF COLUMNS, GIRDERS, TRUSSES, BEAMS, LINTELS OR OTHER STRUCTURAL MEMBERS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL COMPLY WITH THIS SECTION.

IN COMBUSTIBLE CONSTRUCTION, DRAFT STOPS SHALL BE INSTALLED TO SUBDIVIDE ATTICS, MANSARDS, OVERHANGS IN LOCATIONS PRESCRIBED IN IBC 718.4.2 THROUGH 718.4.3

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

FLOOR PLAN AND NOTES

4423 REGISTERED ARCHITECTS EDI LYNDRIC STATE OF WASHINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

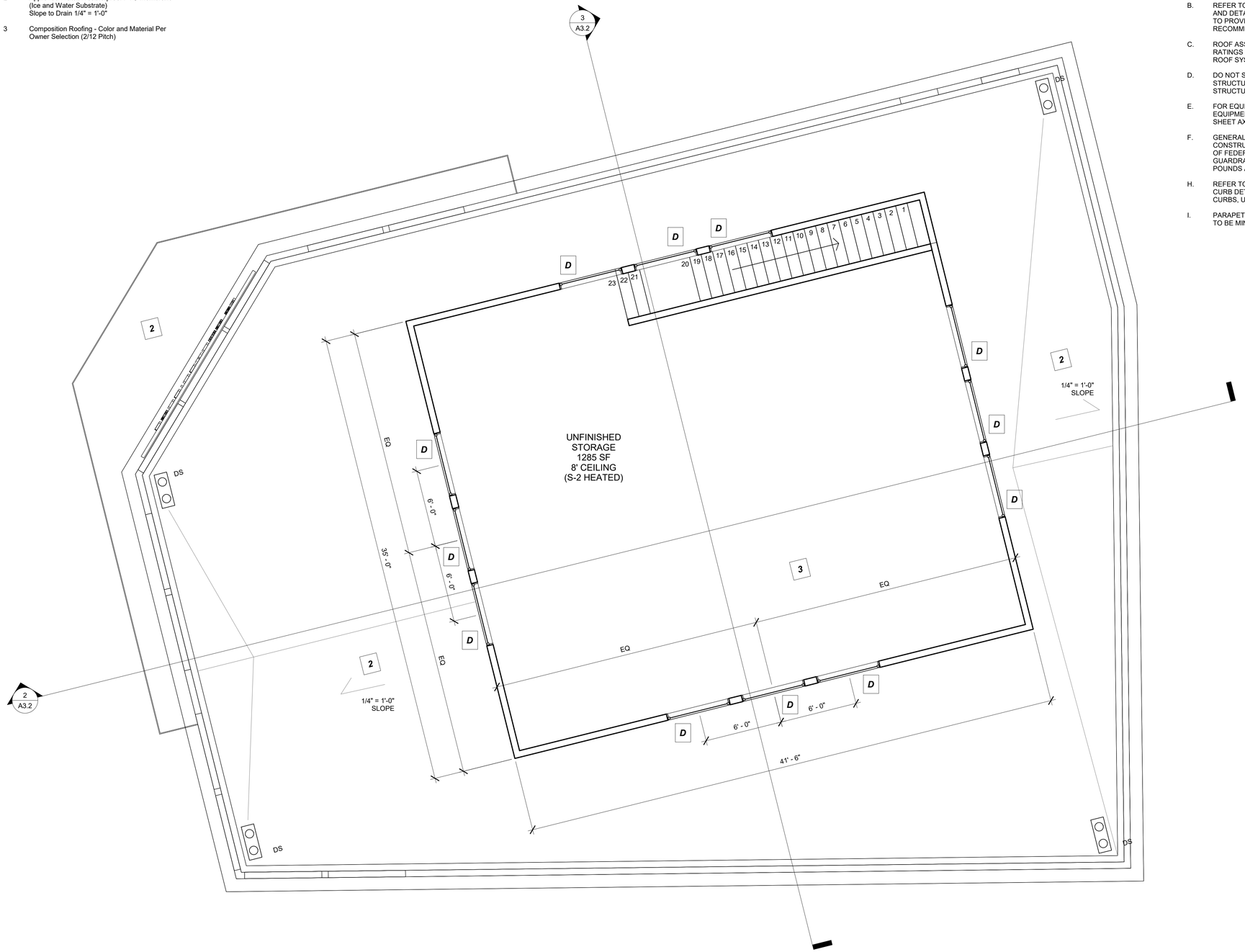
Drawn By: Kiomars Khorami	Sheet A2.0
Date: NOV 1 - 2025	
Scale: As indicated	

Roof Plan Notes:

1 Roof Drain Refer to Detail 2 This Sheet

2 Approved Water/Weatherproof PVC Membrane (Ice and Water Substrate) Slope to Drain 1/4" = 1'-0"

3 Composition Roofing - Color and Material Per Owner Selection (2/12 Pitch)



1 STORAGE LEVEL
1/4" = 1'-0"

General Notes:

A. REFER TO SPECIFICATION SHEETS AX.X & AX.X FOR ROOF SYSTEM, INCLUDING GUARANTEES, CURBS, FLASHING, AND ETC.

B. REFER TO ROOFING MANUFACTURERS WRITTEN INSTRUCTIONS AND DETAILS FOR ROOFING SYSTEM INSTALLATION. CONTRACTOR TO PROVIDE COMPLETE ROOFING PACKAGE PER MANUFACTURERS RECOMMENDATIONS.

C. ROOF ASSEMBLY SHALL COMPLY WITH U.L. I-90 AND FM CLASS "B" RATINGS INCLUDING COPING, FLASHING, PARAPET WALL, AND ROOF SYSTEM.

D. DO NOT STOCKPILE EQUIPMENT OR MATERIALS ON THE ROOF STRUCTURE, UNLESS APPROVED IN WRITING BY THE ARCHITECT, STRUCTURAL ENGINEER, AND THE TRUSS MANUFACTURER.

E. FOR EQUIPMENT COMPRESSOR & CONDENSER REFER TO EQUIPMENT PLAN ON SHEET AX.X AND EQUIPMENT SCHEDULE ON SHEET AX.X.

F. GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY CONSTRUCTION PERIMETER GUARDRAIL TO COMPLY WITH CODE OF FEDERAL REGULATIONS 29 CFT 1926, SUBPART M (OSCA), GUARDRAIL TO BE 42" HEIGHT AND BE ABLE TO WITHSTAND 200 POUNDS AT TOP EDGE.

H. REFER TO MECHANICAL PLANS FOR VENT PIPE PENETRATION AND CURB DETAILS. ALL ROOF PENETRATIONS SHALL BE THROUGH THE CURBS, UNLESS NOTED OTHERWISE.

I. PARAPET ADJACENT TO MECHANICAL EQUIPMENT / ROOF ACCESS TO BE MINIMUM 42" HIGH WHEN WITHIN 10 FEET OF ROOF EDGE.

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

SECOND FLOOR STORAGE PLAN

4423 REGISTERED ARCHITECTS EDI LINNAEUS STATE OF WASHINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By:	Sheet
Kiomars Khorami	A2.1
Date: NOV 1 - 2025	
Scale: 1/4" = 1'-0"	

ROOM FINISH SCHEDULE

LOCATION	FLOOR: SEALED CONCRETE	FLOOR: PORCELAIN TILE	FLOOR: RUBBER TILE	BASE: 6" VINYL COVE	BASE: 6" METAL COVE	BASE: 4" CUT PORCELAIN TILE	BASE: 4" VINYL COVE	WALLS: PREFINISHED PREFAB PANELS	WALLS: PREFINISHED FRP PANELS FULL HGT	WALLS: 3/4" PLYWOOD @ ELECT. PANELS	WALLS: 60"h PORCELAIN TILE	CERAMIC TILE	SUSP. GYPSUM PANELS	CEILING: 5/8" GYP. BOARD	CEILING: PREFINISHED PREFAB PANELS	HEIGHT
PREFAB COOLER	●				●			●							●	8'-8"
PREFAB FREEZER	●				●			●							●	8'-8"
SALES AREA	●			●									●			12'-0"
REST ROOMS	●										●			●		9'-6"
OFFICE	●			●					●	●			●			12'-0"
CASHIER	●												●			12'-0"
FOOD PREP AREA	●		●	●					●				●			12'-0"
ELECTRICAL				●										●		12'-0"

GENERAL NOTES:

A. TRANSITIONS BETWEEN ROOMS SHALL OCCUR UNDER CENTER OF DOORS WHERE POSSIBLE.

B. WALL BASE - REFER TO INTERIOR ELEVATIONS (WHERE AVAILABLE)

KEYED NOTES:

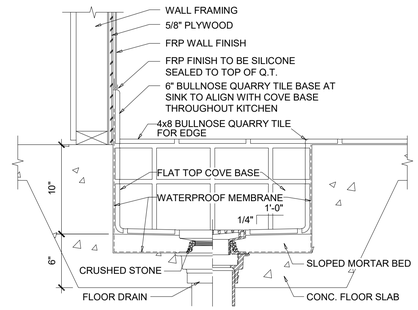
08.710	ADA SADDLE THRESHOLD IN SET IN SEALANT
15.155	FLOOR DRAINS, SLOPE FLOOR AS REQUIRED

FLOOR FINISH:

CONCRETE

CON-1	SMOOTH MACHINE TROWELLED FINISH GRIND AND EPOXY OVERLAY TO COLOR TO OWNER'S SPECIFICATIONS
CON-2	SMOOTH TROWLED CONCRETE WITH CLEAR SEALER

1 1 FLOOR FINISH PLAN
1/4" = 1'-0"



2 MOP SINK DETAIL
1 1/2" = 1'-0"

WALK-IN COOLER / FREEZER SPECIFICATIONS

1.0 GENERAL NOTES:

1.1 WALK-IN COOLER SHALL BE PREFABRICATED METAL CLAD PANELS, DESIGNED IN MODULAR CONCEPT TO FACILITATE ACCURATE JOB SITE ASSEMBLY.

1.2 LIGHTING CONSISTS OF VAPOR-PROOF LIGHT FIXTURES; TO BE FURNISHED LOOSE AND A 30-MINUTE DIAL TIMER WITH PILOT LIGHT FLUSH MOUNTED ON THE EXTERIOR. PROVIDE SEPARATE SWITCH WHEN BEER CAVE IS SPECIFIED. THE WIRING SYSTEM SHALL BE APPROVED BY UNDERWRITER'S LABORATORY. SEE REFLECTED CEILING PLAN FOR QUANTITY ALLOWED PER ENERGY CODE AND SPECIFIED LIGHT FIXTURES.

2.0 PANEL CONSTRUCTION:

2.1 ALL WALL PANELS SHALL BE FOAMED-IN-PLACE CLASS 1, POLYURETHANE CONSTRUCTION: 3½" WOOD FRAME URETHANE; 4" HIGH DENSITY URETHANE COMPOSITE PANEL. THE "R" VALUE WILL BE 30 WITH A DENSITY OF 2.2 POUNDS PER CUBIC FOOT. WALL PANEL FINISH SHALL BE STUCCO EMBOSSED GALVANIZED; COLOR-WHITE; 24GA EXTERIOR AND 26GA INTERIOR. (INSULATED WALL VALUE: R 25.4 ❁ COOLER & R 32.4 ❁ FREEZER)

2.2 THE PERIMETER OF ALL PANELS SHALL BE DESIGNED WITH PRECISELY FORMED TONGUE AND GROOVED TYPE OF EDGE TO PROVIDE MAXIMUM RESISTANCE TO THERMAL CONDUCTION.

2.3 PANELS WILL BE JOINED TOGETHER BY ENGAGING A CAM-ACTION LOCKING DEVICE. THE CAM ACTION DEVICE WILL DRAW THE SECTIONS TOGETHER TO FORM A TIGHT SEAL.

2.4 ALL PANELS ARE TO BE SEALED WITH FOOD GRADE SILICONE; INCLUDING PANEL TO FLOOR CONNECTIONS.

2.5 ALL WALK-IN CEILING PENETRATIONS MUST BE SEALED WITH FOAM.

2.6 FREEZER WILL NOT HAVE A FLOOR; PER THE FOUNDATION DETAILS, THERE WILL BE A 4" CONCRETE FLOOR OVER 4" OF INSULATION. REFER TO STRUCTURAL PLANS. (INSULATED FLOOR VALUE: R 32.4)

2.7 CEILING PANEL CONSTRUCTION: 4" HIGH DENSITY URETHANE; 4" WOOD FRAME URETHANE; EXTERIOR FINISH: METAL; INTERIOR FINISH: 26GA STUCCO EMBOSSED GALVANIZED; COLOR-WHITE; FACTORY MOUNTED CEILING CAPS. CEILING HEIGHT WILL BE 8' IN COOLER/FREEZER AND 9' IN BEER CAVE. (INSULATED CEILING VALUE: R 25.4)

2.8 FOR MEASUREMENTS AND CONFIGURATIONS; REFER TO THIS SHEET AND/OR THE CONSTRUCTION FLOOR PLAN. HEATED AIR VENT REQUIRED.

3.0 COOLER AND/OR FREEZER SERVICE DOOR:
SANE MANUFACTURER AS COOLER/FREEZER SUPPLIER.

3.1 STANDARD SOLID DOOR SIZE: 36" x 78" (IF NOT FACING SALES AREA); IF FACING SALES AREA THE DOOR SHALL BE ½ GLASS-½ SOLID BLACK FORMICA; REFER TO ANTHONY INTERNATIONAL CHART, THIS SHEET. (SOME ITEMS BELOW ARE NOT APPLICABLE TO ONE-THIRD DOOR)

3.2 LOCATION AND SWING AS SHOWN IN THIS PLAN SET.

3.3 DOOR SHALL BE NOMINAL 3½" TO 4" FOAMED-IN-PLACE CLASS 1 POLYURETHANE CONSTRUCTION. FINISHED PER SECTION 2.1 ABOVE.

3.4 DOOR TO BE IN-FITTING OR OVERLAY TYPE, AND TO HAVE A DOOR BUMPER PLATE TO PROTECT AGAINST HAND TRUCK DAMAGE.

3.5 HINGES SHALL BE CAM-RISE WITH BRIGHT SILVER ANODIZED FINISH ON FRAME AND DOOR TRIM, TWO HINGES PER DOOR

3.6 LATCH AND STRIKE TO HAVE A SATIN SURFACE CHROME FINISH WITH PROVISION FOR PADLOCK. LATCH TO HAVE INSIDE SAFETY RELEASE TO PREVENT ENTRAPMENT.

3.7 DOOR TO HAVE REPLACEABLE GASKETS FOR A POSITIVE SEAL AND AN ADJUSTABLE VINYL WIPER GASKET FOR SEAL AT DOOR FRAME THRESHOLD.

3.8 A FLUSH MOUNTED 2" DIAL THERMOMETER OF CORRECT TEMPERATURE RANGES SHALL BE PROVIDED AT THE DOOR. THE THERMOMETER SHALL BE EASILY CALIBRATED. THE THERMOMETER SENSING BULB ON THE INTERIOR OF THE DOOR SECTION WILL HAVE A PROTECTIVE COVER.

3.9 PROVIDE LOCKS ON ALL DOORS.

3.10 PROVIDE WALL BUMPER GUARD.

4.0 GLASS DISPLAY DOORS:
MANUFACTURED BY ANTHONY REFRIGERATION (SEE "ANTHONY INTERNATIONAL" CHART, THIS SHEET); MINIMUM REQUIREMENTS: TEMPERED 2-PANE GAS FILLED LOW-e FOR COOLER AND TEMPERED 3-PANE GAS FILLED LOW-e FOR FREEZER. (NO "CHART" ON SOME REMODELS)

4.1 SIZE: 30" x 79"; 3-INCH CURB HEIGHT (FROM COOLER FLOOR)

4.2 COOLER SHELVES: COLOR: BLACK; DIMENSIONS: 30" x 36"o; 7 EPOXY-COATED SHELVES PER DOOR; BLACK MOLDING/TACS. FREEZER SHELVES: COLOR: BLACK; DIMENSIONS 30"x36"o (TYPICAL UNLESS NOTED OR INDICATED OTHERWISE)

4.3 HUMASTAT ENERGY SAVER CONTROL.

4.4 FINISH TO BE SMOOTH BLACK; WITH STANDARD FINISHES: BLACK FRAME AND BLACK FRONT-MOUNT HANDLES (CURVED TOP & BOTTOM); MATCH EXISTING FRAME COLOR ON REMODELS.

4.5 FULL LENGTH LED LIGHTING SYSTEM

4.6 ANTI-CONDENSATE DOOR, FRAME, GLASS & MULLION HEATERS

4.7 KEY CYLINDER LOCK AT EACH DOOR.

5.0 BEER CAVE DOOR: (IF APPLICABLE)
MANUFACTURED BY ANTHONY REFRIGERATION; "CAVE DOOR" OR EQUAL, FULL GLASS. DOUBLE SWING WALK THRU DOOR; FRAME COLOR: BLACK.

5.1 SIZE: WHEN DOOR IS IN FULL OPEN POSITION; THERE WILL BE A MINIMUM OF 32-INCHES PASS-THRU CLEARANCE TO MEET ADA COMPLIANCE. HEIGHT OF DOOR FRAME WILL MATCH THE HEIGHT OF THE COOLER/FREEZER DISPLAY DOORS.

5.2 BEER CAVE FULL GLASS WINDOWS: WHEN SHOWN ON PLANS, THE DOOR WILL BE CENTERED IN THE SPACE ALLOWED WITH THE VIEW WINDOWS ON EITHER SIDE; SIZED EQUALLY. REFER TO "ANTHONY INTERNATIONAL" CHART, THIS SHEET.

6.0 REFRIGERATION:

6.1 ALL EQUIPMENT MUST CONFORM TO CONDENSING UNITS AND UNIT COOLERS SCHEDULES AS OUTLINED ON THIS SHEET. EQUIPMENT MUST HAVE UL LISTING FOR THE APPLICATION AS SPECIFIED.

6.2 CONDENSING UNIT AS SPECIFIED SHALL HAVE THE FOLLOWING:

1. HIGH EFFICIENCY ALUMINUM FAN, COPPER TUBE CONDENSER.
2. COMPRESSOR CONTACTOR.
3. HIGH AND LOW PRESSURE CONTROLS.
4. WEATHER RESISTANT HOUSING WITH WEATHER-PROOF ELECTRICAL CONTROL BOX.
5. ACCESS GUARD.
6. LOW AMBIENT CONTROL VALVE (CVP II) FPR FLOATING HEAD.
7. LOW AMBIENT CONTROLS.
8. SUCTION LINE FILTER.
9. LIQUID LINE FILTER DRIER, SIGHT GLASS AND SERVICE VALVE.
10. ELECTRIC DEFROST TIMER.
11. EXPANSION VALVES.
12. ROOM THERMOSTAT AND SIGHT GLASS.

6.3 REFRIGERATION COPPER WILL BE AC/R – SOFT COPPER IS NOT APPROVED FOR USE.

6.4 ALL REFRIGERATION LINES ARE TO BE SUPPORTED BY STRUT AND PIPE CLAMPS.

6.5 P-TRAPS WILL BE INSTALLED ON SUCTION LINE BY EVAPORATOR CONTRACTOR.

6.6 EVAPORATOR COILS AS OUTLINED IN EVAPORATOR COIL SCHEDULE. PROVIDE DEFROST HEATERS ON BEER CAVE EVAPORATOR COILS.

6.7 EXPANSION VALVE SHALL BE SIZED BY UNIT COOLER MANUFACTURER FOR PROPER REFRIGERATION, AS HEAD PRESSURE IS ALLOWED TO DROP DURING LOW AMBIENT CONDITIONS, EXPANSION VALVE NEEDS TO BE OVERSIZED TO ALLOW FLOW AT LOWER PRESSURE DIFFERENTIAL RATIO.

6.8 THERMOSTATS SHALL BE FURNISHED LOOSE FOR EACH SYSTEM AND SHALL BE "WHITE RODGERS" MODEL #1609-101 OR EQUAL, TAMPER-PROOF WITH PROPER TEMPERATURE RANGE, AS REQUIRED ON THIS DRAWING. OPTIONAL MANUFACTURERS: "JOHNSON" OR "RANCO" OR EQUAL.

6.9 SOLENOIDS SHALL BE FURNISHED LOOSE FOR EACH SYSTEM AS RECOMMENDED BY CONDENSING UNIT MANUFACTURER.

6.10 CONDENSATE PIPING SHALL BE COPPER OR PVC AND TRAPPED AFTER WALL PENETRATION. HEAT TAPE AND INSULATE WHERE REQUIRED TO PREVENT FREEZE UP.

6.11 HEAT SENSOR TO BE LOCATED BELOW SCHEDULED GRAPHICS INSTALLATION; REFER TO GRAPHIC LAYOUT PLAN FOR MORE INFORMATION.

7.0 REFRIGERATION INSTALLATION:

7.1 EVAPORATOR COILS SHALL BE MOUNTED FROM CEILING WITH ⅜" MINIMUM FASTENERS.

7.2 CONDENSING UNITS ARE MOUNTED ON THE ROOF AND MUST BE LEVEL WITH ITS BASE ANCHORED TO PREVENT MOVEMENT. ALLOW PROPER CLEARANCE FOR AIR SUPPLY TO AND FROM UNIT AND FOR PROPER MAINTENANCE ACCESS.

7.3 ALL ROOF PENETRATIONS MUST HAVE PVC SLEEVE WITH ROOF JACK AND SEALED.

7.4 SUCTION LINES AT TOP OF RISER ON ROOF SHALL BE SLOPED 1" PER TEN (10) FEET TO COMPRESSOR. ALL SUCTION LINES SHALL BE SIZED AND TRAPPED. INSULATE WITH ½" ARMAFLEX INSULATION TO PREVENT SWEATING.

7.5 LIQUID LINES AND SOLENOID VALVE SHOULD BE INSTALLED IN THE LIQUID LINE JUST AHEAD OF EXPANSION VALVE IN COOLER.

7.6 LEAK TEST THE ENTIRE SYSTEM AFTER ALL REFRIGERATION CONNECTIONS HAVE BEEN COMPLETED. LEAK TESTING SHALL BE PERFORMED WITH AN ELECTRONIC LEAK DETECTOR.

7.7 THE SYSTEM MUST BE EVACUATED WITH A VACUUM PUMP, HAVING THE CAPABILITY OF PULLING A VACUUM OF 50 MICRONS OR LESS. THE PUMP SHOULD BE CONNECTED TO BOTH THE HIGH AND LOW SIDES OF THE SYSTEM.

7.8 DURING CHARGING AND START-UP, MAKE SURE SHIPPING RESTRAINTS ARE REMOVED AND ALL ELECTRICAL AND MECHANICAL CONNECTIONS ARE TIGHT. SET HIGH LOW PRESSURE SWITCH AS REQUIRED.

7.9 INSTALLATION AND SERVICE OF THIS EQUIPMENT SHOULD BE PERFORMED BY QUALIFIED AND EXPERIENCED REFRIGERATION MECHANICS. INSTALL ALL EQUIPMENT AND PIPING IN ACCORDANCE WITH LOCAL AND NATIONAL CODES AND IN CONFORMANCE WITH GOOD PRACTICE REQUIRED FOR PROPER OPERATIONS.

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

FLOOR PLAN FINISH NOTES

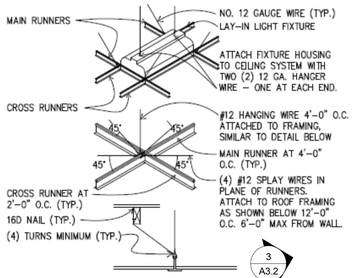
4423 REGISTERED ARCHITECTS EDI LYNDRIC STATE OF WASHINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

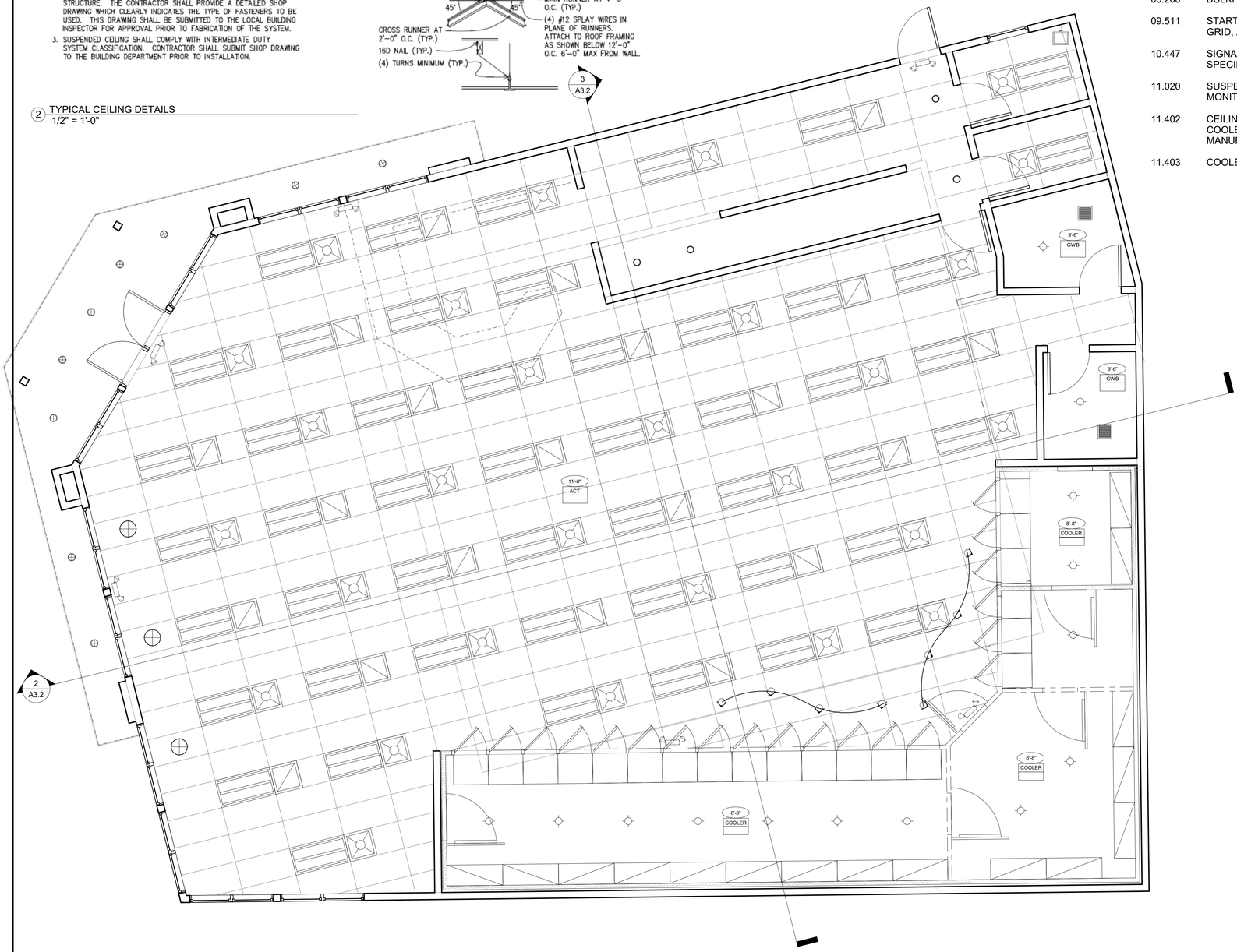
Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami	Sheet A2.2
Date: NOV 1 - 2025	
Scale: As indicated	

1. LATERAL BRACING FOR SUSPENDED CEILING MUST BE PROVIDED PER CODE REQUIREMENTS WHERE CEILING LOADS ARE LESS THAN 5# PER FT. AND NOT SUPPORTING INTERIOR PARTITIONS. CEILING BRACING SHALL BE PROVIDED BY FOUR NO. 12 GAUGE WIRES SECURED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90° FROM THE PLANE OF THE CEILING. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED AT 12'-0" O.C. IN BOTH DIRECTIONS, WITH THE FIRST POINT WITHIN 4'-0" FROM EACH WALL. ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE ABOVE SHALL BE ADEQUATE FOR THE LOAD IMPOSED.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR REQUIRED TO SECURE THE WIRE HANGERS TO THE STRUCTURE ABOVE. THE METHOD USED MAY VARY DEPENDING UPON THE TYPE OF STRUCTURE. THE CONTRACTOR SHALL PROVIDE A DETAILED SHOP DRAWING WHICH CLEARLY INDICATES THE TYPE OF FASTENERS TO BE USED. THIS DRAWING SHALL BE SUBMITTED TO THE LOCAL BUILDING INSPECTOR FOR APPROVAL PRIOR TO FABRICATION OF THE SYSTEM.
3. SUSPENDED CEILING SHALL COMPLY WITH INTERMEDIATE DUTY SYSTEM CLASSIFICATION. CONTRACTOR SHALL SUBMIT SHOP DRAWING TO THE BUILDING DEPARTMENT PRIOR TO INSTALLATION.



2 TYPICAL CEILING DETAILS
1/2" = 1'-0"



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

GENERAL NOTES:

A. ALL DIMENSIONS SHOWN ON REFLECTED CEILING PLAN ARE FROM FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.

KEYED NOTES:

06.200	BULKHEAD FRAMING
09.511	START POINT FOR CEILING GRID, ALIGN WITH WALL ANGLE
10.447	SIGNAGE - PER OWNER'S SPECIFICATION
11.020	SUSPENDED SECURITY MONITOR
11.402	CEILING PROVIDED BY COOLER/FREEZER MANUFACTURER.
11.403	COOLER/FREEZER LIGHT

GENERAL NOTES:

A. TRANSITIONS BETWEEN ROOMS SHALL OCCUR UNDER CENTER OF DOORS WHERE POSSIBLE.

B. WALL BASE - REFER TO INTERIOR ELEVATIONS (WHERE AVAILABLE)

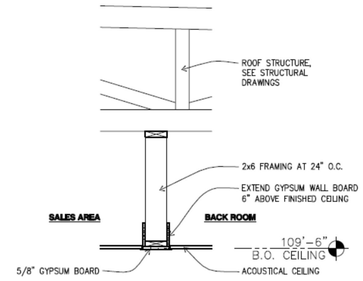
KEYED NOTES:

08.710	ADA SADDLE THRESHOLD IN SET IN SEALANT
15.155	FLOOR DRAINS, SLOPE FLOOR AS REQUIRED

FLOOR FINISH:

CONCRETE

CON-1	SMOOTH MACHINE TROWELLED FINISH COATING: BURKE SPARTAN COTE WB11 30%
CON-2	SCOFIELD, CHROMIX - #24, "CHARCOAL", WITH A-29 TERRA COTTA" (FLASHED LITHOCHROME HARDNER), AND WITH A WAX SEALER THAT HAS A MINIMUM WET COF OF +/-,60 AND A DRY COF OF +/-<.70 WHEN TOP COATED ON THE FINISH CONCRETE.



3 SECTION AT BULKHEAD
1" = 1'-0"

CEILING SYMBOL LIST:

	EXTERIOR GOOSENECK LIGHTING
	EXTERIOR LIGHT FIXTURE
	TRACK WITH LED FIXTURE
	LED LINEAR LIGHTING
	24" x 48" LED RECESSED TROFFER
	19,000 LUMENS 150W 5000K UFO HIGH BAY LED LIGHT, DIMMABLE UFO LED LIGHT, UL CERTIFIED
	COOLER/FREEZER LIGHT
	EMERGENCY LIGHTING
	SUPPLY AIR DIFFUSER
	RETURN AIR GRILLE
	EXHAUST OR RELIEF AIR VENT
	FLUSH MOUNTED CLG. OUTLET @ 10'-0" o.c.
	CEILING ELEVATION CEILING MATERIAL CEILING FINISH
EM	EMERGENCY FIXTURES, REFER TO LIGHTING PLAN
	6 INCH LED CAN
	SECURITY CAMERA
	PVM MONITOR

NOTES:

EMERGENCY EGRESS LIGHTING: ELECTRICAL CONTRACTOR SHALL VERIFY THE FOLLOWING PRIOR TO INSTALLING NEW EMERGENCY LIGHTING AND PROVIDE THIS INFORMATION ON THEIR PERMIT SUBMITTAL PLANS: EMERGENCY LIGHTING SHALL BE ARRANGED TO PROVIDE AN INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED.

PROVIDE FIXTURE CUT SHEETS AND IDENTIFY MOUNTING HEIGHTS FOR EMERGENCY EGRESS LIGHTING. THE CUT SHEETS SHOULD PROVIDE SPECIFICATIONS FOR THE FIXTURE, LAMP, BATTERY BACKUP AND AND A PHOTOMETRIC CHART TO VERIFY MINIMUM LIGHTING REQUIREMENTS. 2018 IBC, SECTION 1006.1. LIGHT FIXTURES: GENERAL CONTRACTOR (G.C.) WILL INSTALL ALL LIGHT FIXTURES; REGARDLESS OF SUPPLIER.

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

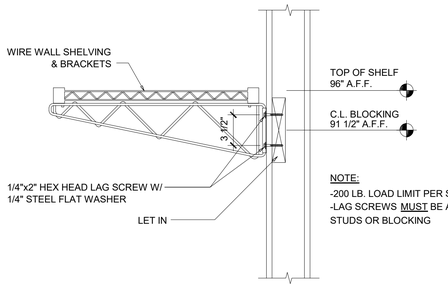
REFLECTED CEILING LIGHTING PLAN

4423 REGISTERED ARCHITECTS EDI LEONG STATE OF WASHINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami	Sheet A2.3
Date: NOV 1 - 2025	
Scale: As indicated	

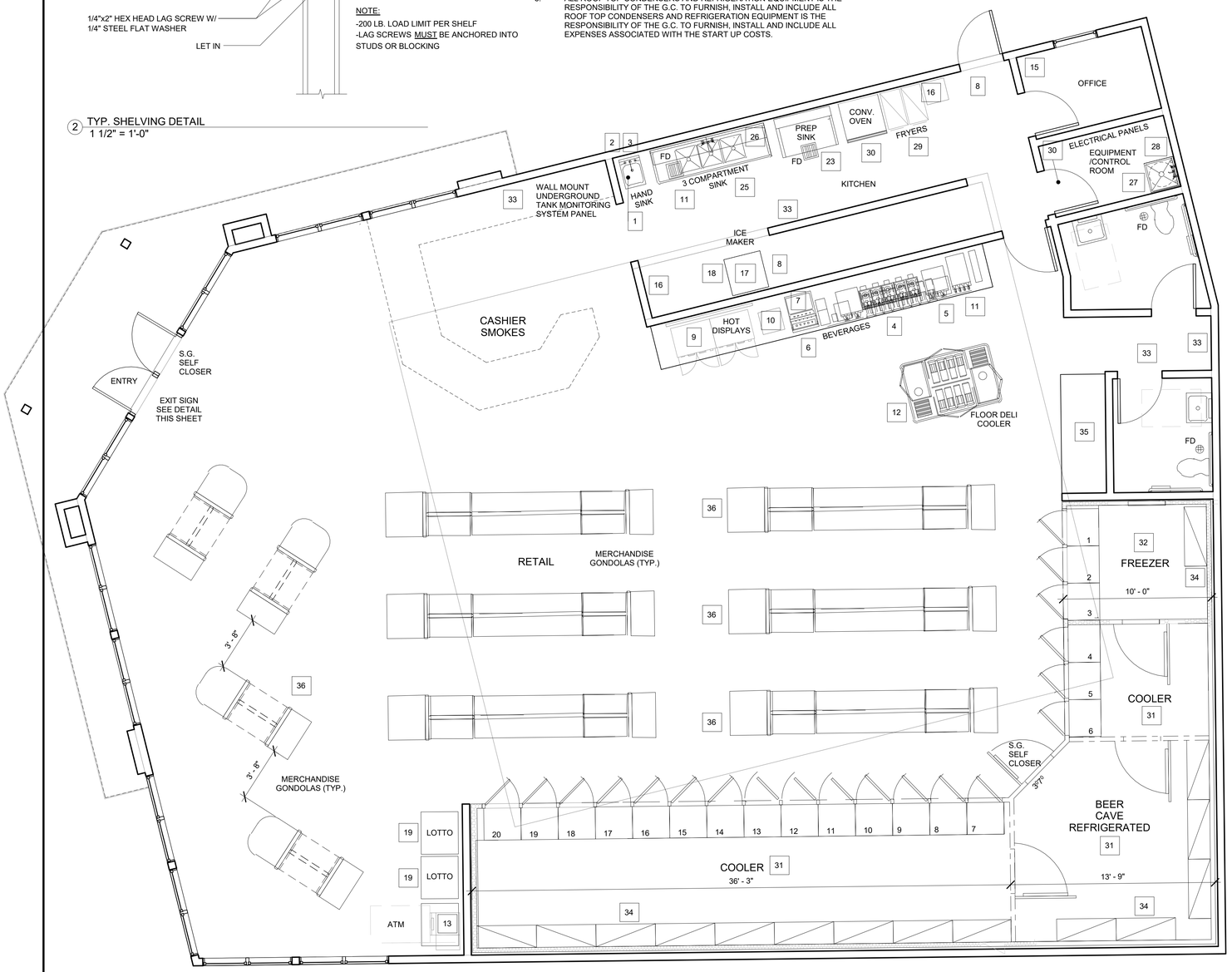


NOTE:
-200 LB. LOAD LIMIT PER SHELF
-LAG SCREWS MUST BE ANCHORED INTO STUDS OR BLOCKING

2 TYP. SHELVING DETAIL
1 1/2" = 1'-0"

IMPORTANT EQUIPMENT NOTES:

1. REST ROOM EQUIPMENT, AS LISTED ON A4.0, WILL BE SUPPLIED AND INSTALLED BY G.C. UNLESS OTHERWISE NOTED ON THAT SHEET. REST ROOM EQUIPMENT, AS LISTED ON A4.0, WILL BE SUPPLIED AND INSTALLED BY G.C. UNLESS OTHERWISE NOTED ON THAT SHEET.
2. ALL EQUIPMENT ON THIS LIST, WILL BE SUPPLIED & INSTALLED BY G.C. UNLESS OTHERWISE NOTED. VENDOR ITEMS REQUIRE G.C. ALL EQUIPMENT ON THIS LIST, WILL BE SUPPLIED & INSTALLED BY G.C. UNLESS OTHERWISE NOTED. VENDOR ITEMS REQUIRE G.C. COORDINATION, ELECTRICAL AND/OR PLUMBING AND ASSEMBLY.
3. ALL ROOF TOP CONDENSERS AND REFRIGERATION EQUIPMENT IS THE RESPONSIBILITY OF THE G.C. TO FURNISH, INSTALL AND INCLUDE ALL ROOF TOP CONDENSERS AND REFRIGERATION EQUIPMENT IS THE RESPONSIBILITY OF THE G.C. TO FURNISH, INSTALL AND INCLUDE ALL EXPENSES ASSOCIATED WITH THE START UP COSTS.



1 EQUIPMENT LAYOUT PLAN
1/4" = 1'-0"

RETAIL EQUIPMENT AND UTILITY EQUIPMENTS SCHEDULE

TAG	QUANTITY	ITEM	ELECTRICAL REQUIREMENT	PLUMBING REQUIREMENT	NOTES	MANUFACTURER	PART/CAT
1	1	HAND SINK w/(2) 16" HIGH FABRICATED SS SPLASH GUARDS	NONE	1 " P-TRAP; 1 " IPS; " IPS HOT/COLD12" P-TRAP; 1 " IPS; " IPS HOT/COLD12" IPS; " IPS HOT/COLD12" IPS HOT/COLD	G.C. TO ADD THE 16" 304SS SPLASH GUARDS. BOWL SIZE IS 10"x14"x5" DEEP	ADVANCE TABCO	7-PS-40 COMPLETE w/ (2) 16" HIGH SS SPLASH GUARDS & LEVER HANDLE FAUCET
2	1	PAPER TOWEL DISPENSER	NONE	NONE		GEORGIA PACIFIC	#3000, 1-ROLL PAPER TOWEL DISPENSER #724187
3	1	SOAP DISPENSER	NONE	NONE		DIAL	FOAMING SOAP DISPENSER # 211318
4	1	COFFEE BREWER	120/240V/27.5 AMP	38" CW FLARE		BUNN	THERMOFRESH DIGITAL BREWER #34600.0036
5	1	COFFEE SERVER (URNS)	NONE	NONE		BUNN	THERMOFRESH DIGITAL SERVER #42750.0001 w/ TIMER DS/G2
6	1	6-HEAD FOUNTAIN	120V / 60Hz / 1 ~ 9.3A (SINGLE OUTLET); 115V ± 10%	FILTERED WATER, 50-60psi AT PUMP; 75psi AT C02 - WATER BOOSTER RECOMMENDED	ADA COMPLIANT FOR 34" HIGH COUNTER	CORNELIUS	FLAVORFUSION w/FLAVOR SHOTS
7	1	ICE CUBE MACHINE (nugget-ice) ABOVE	115 / 60 / 1 ~ CIRCUIT AMP: 15A MAX; 1758rs	38" CW FPT INLET & " FPT DRAIN (Water 34° FPT DRAIN (Water Pressure In: min. 20psi; max. 70psi)	AIR COOLED	MANITOWOC	QUIET CUBE; MODEL #RN-1078C (nugget-ice)
8	1	REMOTE CONDENSER (nugget-dice)	208-230 / 50-60nZ / 1; 1858ts	CONDENSATE LINE	REMOTE CONDENSING UNIT FOR ITEM #32	MANITOWOC	RCU-1075 w/ INTERCONNECTING TUBING
9	1	OPEN HOT CASE DISPLAY	120 V / 14.85 AMPS / 1782 WATTS	NONE	INDIVIDUAL BRANCH CIRCUIT	DUREX INC.	INF5202
10	1	MICROWAVE	120V / 60Hz /1; 1000w NEMA 5-15R or NEMA 5-20R	NONE		PANASONIC	NE-1054
11	1	HOT CAPPUCCINO MACHINE	120V / 60Hz; 1800W / 15A NEMA 5-15P	38" CW w/ MALE FLARE		CURTIS	G3 PRIMO MODEL #PCGT5F10000
12	1	HORIZONTAL OPEN AIR COOLER W/ (3) LEVELS,	220v/1ph	SELF CONDENSING		TURBO AIR	TIOM-36RSRB-N 48"
13	1	ATM	VERIFY REQUIREMENTS	NONE	POWER AND DATA IN SLAB		
14	1	PAPER TOWEL DISPENSER	NONE	NONE		GEORGIA PACIFIC	#3000, 2-ROLL PAPER TOWEL DISPENSER #093567
15	1	FILE CABINET	NONE	NONE	TWO-DRAWER COMMERCIAL VERTICAL FILES, 22" D, LETTER SIZE; BLACK	OFFICE MAX (OR EQUAL)	ITEM # 22298416 MFG. # OM03942
16	1	WALL SHELVING	NONE	NONE	FOR NETWORK SUPPORT	METRO (OR EQUAL)	36" WIDE w/ WALL SUPPORTS
17	1	ICE MAKER, 450-lb/DAY115 V/60 Hz/1-ph, 13.2A, PLUG & HALF CUBE w/B-400 STORAGE BIN	&COLD WATER CONNECTION AS ARE NOT INCLUDED	REQUIRED	INDIRECT DRAIN TO FLOOR SINK. AIR COOLED	MANITOWOC	IY0454A161B400, INDIGO SERIES
18	1	CONVENIENT ICE BAGGER KIT				MANITOWOC	K-00146 w/ K-00144 ADJUSTABLE BIN LEGS
19	1	IMAGINATION STATION - WA STATE LOTTERY	PER MFG INSTRUCTIONS			WA STATE LOTTERY	IMAGINATION STATION
20	1	EXHAUST HOOD	PER MFG INSTRUCTIONS	NONE	INCLUDE "HOOD OPTIONS" AS LISTED ON MFG DWG	CAPTIVEAIRE	4824 ND-2
21	1	UPBLAST EXHAUST FAN	1,433RPM, 1/2HP, 1 phase, 115v	NONE	INCLUDE "FAN OPTIONS" AS LISTED ON CAPTIVEAIRE DWG	CAPTIVEAIRE	DU50HFA
22	1	COMMERCIAL 2-BURNER RANGE/GRIDDLE	20 KILOWATTS, ELECTRIC	NONE	2-SEALED ELEMENTS, ADDITIONAL OVEN RACK, 17" BACKGUARD	GARLAND	SS686-RC SENTRY SERIES
23	1	SINGLE COMPARTMENT SINK	NONE	12" HW, " CW, INDIRECT WASTE12" CW, INDIRECT WASTE	38.5"x23.8", 18x18 BOWL SIZE x 12"d W/ (1) 18" DRAIN BOARD	ELKAY SSP	1C18X18-R-18X w/ PRE-RINSE FAUCET #2210 w/#2910-12 ADD-ON FAUCET
24	1	HAND SINK w/(2) 16" HIGH FABRICATED SS SPLASH GUARDS	NONE	1 " P-TRAP; 1 " IPS; " IPS HOT/COLD12" P-TRAP; 1 " IPS; " IPS HOT/COLD12" IPS; " IPS HOT/COLD12" IPS HOT/COLD	G.C. TO ADD THE 16" 304SS SPLASH GUARDS. BOWL SIZE IS 10"x14"x5" DEEP	AVANCE TABCO	7-PS-40 COMPLETE w/ (2) 16" HIGH SS SPLASH GUARDS & LEVER HANDLE FAUCET
25	1	THREE COMPARTMENT SINK	NONE	1/2" HW, " CW, INDIRECT WASTE1/2" CW, INDIRECT WASTE	94"x23.8", 18x18 BOWL SIZE x 12"d W/ (2) 18" DRAINBOARDS	ELKAY SSP	1C18X18-R-18X w/ PRE-RINSE FAUCET #2210 w/#2910-12 ADD-ON FAUCE
26	1	DRYING SHELF (ABOVE)	NONE	NONE		METRO	WALL MOUNTS (2) # 1WD18C & (1) # 2WD18C; (2) #18C36NC CHROME SHLVS
27		TANKLESS HOT WATER HEATER	240 / 208 V, 1PH	REFER TO PLUMBING	40 GALLON TANKLESS; G.C. TO INSTALL ABOVE MOP SINK	A.O. SMITH	DEL40
28	1	MOP SINK	NONE	3/4" FNPT INLET & OUTLET		FIAT	#MSB 2424; w/OPTIONS; NO MOP RACKS; REF. ITEM 36 BELOW
29	1	PITCO FRYERS	NONE	NONE		FRIALATOR 65s	14-in. FRONT DRAIN 150,000 BTU
30	1	HALF SIZE COUNTERTOP CONVECTION OVEN WITH STEAM INJECTION.	208/240V, 2100/2800W	NONE		AVANTCO CO-32M	2.3 CU. FT.
31	1	WALK-IN COOLER/ BEER CAVE	PER MANUFACTURER	CONDENSATE LINE			
32	1	WALK-IN FREEZER	PER MANUFACTURER	CONDENSATE LINE			
33	1	FIRE EXTINGUISHER	NONE	NONE		KIDDE ABC (or EQUAL)	2-A:20-B.C
34	1	STORAGE SHELVING	NONE	NONE		METRO	24"x72"x72H CHROME WIRE-#J2472C W/ #J74C POSTS
35	1	ICE MERCHANDISER	1/4 HP COMPRESSOR	NONE	NEW ELECTRICAL CONNECTION	ALLIED ICE	UPRIGHT MODEL SINGLE DOOR
36	1	GONDOLAS	NONE	NONE			

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

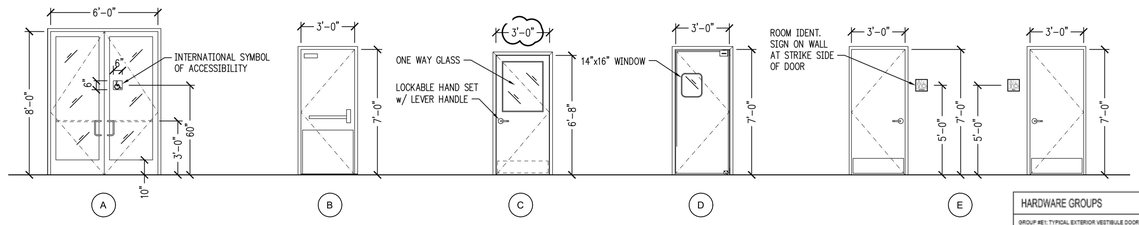
EQUIPMENT LAYOUT PLAN

4423 REGISTERED ARCHITECTS
EDI LANDRIDGE
STATE OF WASHINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami	Sheet A2.4
Date: NOV 1 - 2025	
Scale: As indicated	



1 DOOR ELEVATIONS
1/4" = 1'-0"

WINDOW SCHEDULE EXISTING

NO.	ROUGH OPENING	GLAZING	U–VALUE	SGHC	OPERATION	FRAME MAT'L	REMARKS	UA
A	6'-0" X 4'-0"	DBL. GLAZED MIN.	.34	.38	FIXED	AL	–	
B	6'-0" X 6'-0"	DBL. GLAZED MIN.	.34	.38	FIXED	AL	–	
C	3'-0" X 4'-0"	METAL WIRE MESH	.34	.38	FIXED	AL	TEMPERED GLASS	
D	5'-0" X 4'-0"	DBL. GLAZED MIN.	.34	.38	FIXED	AL	–	

PERCENTAGE OF GLAZING = 268.79 = 14.16 %
ABOVE GRADE WALL AREA =

Table C402.4
Building Envelope Fenestration Maximum *U*-factor and SHGC Requirements[f]

CLIMATE ZONE	5 AND MARINE 4	
	***U*-factor for Class AW windows rated in accordance with AAMA/CSA 101/I.S.2/A440, vertical curtain walls and site-built fenestration products[a]**	
Fixed[b] *U*-factor	U-0.34	TOTAL UA=229.92
Operable[c] *U*-factor	U-0.36	
***Entrance doors*[d]**		
U-factor	U-0.60	TOTAL UA=37.8
	***U*-factor for all other vertical fenestration**	
Fixed *U*-factor	U-0.26	
Operable or mulled windows with fixed and operable sections *U*-factor	U-0.28	
SHGC for all vertical fenestration		
	Fixed	Operable
PF < 0.2	0.38	0.33
0.2 ≤ PF < 0.5	0.46	0.40
PF ≥ 0.5	0.61	0.53
Skylights		
U-factor	((~~U-0.50~~)) U-0.45	
SHGC	((~~0.35~~)) 0.32	

TOTAL UA=267.72

a *U*-factor and SHGC shall be rated in accordance with NFRC 100.
b "Fixed" includes curtain wall, storefront, picture windows, and other fixed windows.
c "Operable" includes openable fenestration products other than "entrance doors," and includes only the operable portions of multi-pane assemblies.
d "Entrance door" includes glazed swinging entrance doors and automatic glazed sliding entrance doors. Other doors which are not entrance doors, including manually operated sliding glass doors, are considered "operable."
e Reserved.
f Fenestration that is entirely within the conditioned space or is between conditioned and other enclosed space is exempt from solar heat gain coefficient requirements and not included in the SHGC calculation.

OPENING SCHEDULE

NATIONAL ACCOUNT DOOR AND FRAME SUPPLIER (PLAM, WOOD AND H.M.) HAMILTON PARKER

DOOR TAG	OPENING LOCATION	SIZE	FRAME R.O. SIZE	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FIRE RATING	HARDWARE GROUP
D1	ENTRANCE	(PR) 3'-0"x7'-0"	6'-4"x7'-2"	ALUM	ALUM	TBD	A	ALUM	TBD	-	
D2	EGRESS	3'-4"x7'-2"	3'-4"x7'-2"	F1	H.M.	PNT	B	H.M.	PAINT	-	S1
D3	OFFICE	3'-4"x7'-2"	3'-4"x7'-2"	F1	H.M.	PNT	C	H.M.	PAINT	-	S1
D4	KITCHEN	3'-4"x7'-2"	3'-4"x7'-2"	F1	H.M.	PNT	D	H.M.	H.M.	-	S1
D5	ELECTRICAL	3'-4"x7'-2"	3'-4"x7'-2"	F1	H.M.	PNT	G	WOOD	H.M.	-	S1
D6	RESTROOMS	3'-4"x7'-2"	3'-4"x7'-2"	F1	H.M.	PNT	E	WOOD	H.M.	-	R1
D7	BEER CAVE	3'-4"x7'-2"	3'-4"x7'-2"	F2	ALUM	TBD	H	ALUM	TBD	-	
D8	COOLER / FRZ	2'-6"x7'-2"	3'-4"x7'-2"	F2	ALUM	TBD	I	ALUM	TBD	-	

HARDWARE

1. 1 1/2 PAIR BUTTS (4 1/2") PER DR.
2. LOCKSET
3. LATCHSET
4. WEATHERSTRIPPING
5. DRIP
6. THRESHOLD
7. FLUSH BOLT
8. ALARM
9. CLOSER
10. PANIC HARDWARE
11. PADLOCK
12. FUSE–LINK
13. METAL KICKPANEL
14. CYLINDER
15. PUSH / PULL
16. ELEC OPENER

HARDWARE GROUPS

NATIONAL ACCOUNT DOOR AND FRAME SUPPLIER (PLAM, WOOD AND H.M.) HAMILTON PARKER, SEE NATIONAL VENDORS LIST
NOTE: THIS IS A PROTOTYPICAL SCHEDULE, ALL GROUPS MAY NOT BE USED.

(GROUP #E1: TYPICAL EXTERIOR VESTIBULE DOORS)
- CLOSER: HAGER MFG. MODEL #6200 DPR CSH CLOSER.
- HINGES: HAGER MFG., MDL #BB1199 302B WITH NON-REMOVABLE PINS, 4.5"x4.5"x0.180" THK., (4) HINGES PER LEAF.
- KEYED CYLINDERS: HAGER MFG., MDL# 3802 MORTISE CYLINDER, PROVIDE (2) KEYS PER DOOR, ALL CYLINDERS KEYED ALIKE. (MOUNTED AT 34" APP, COORDINATE W/ SPOON HANDLE)
- SPOON HANDLE (PROVIDED & INSTALLED BY ALUM. STOREFRONT CONTRACTOR, AVAILABLE FROM HJC, SEE ADD NATIONAL VENDORS LIST)
- PUSH BAR: HAGER MFG., 1300
- SWEEP: HAGER MFG., MDL #8018, ML ALUM FINISH, SIZED TO FIT DOOR WIDTH.
- THRESHOLD: HAGER MFG., MDL #412 S, ML ALUM FINISH, SIZED TO FIT DOOR OPENING WIDTH.
- WEATHERSTRIPPING:

1. HARDWARE (EQUAL OR BETTER) PART OF DOOR MANUFACTURERS PACKAGE
2. THE O.C. TO PROVIDE DOOR SIGNAGE STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" (SINGLE LINE HORIZONTAL SIGN PREFERRED)
3. THE DO RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUMINUM STOREFRONT MANUFACTURER MUST COORDINATE LOCK & HANDLE HEIGHTS.

(GROUP #E2: TYPICAL INTERIOR VESTIBULE DOORS)
- CLOSER: HAGER MFG. MODEL #6200 DPR CSH CLOSER.
- HINGES: HAGER MFG., MDL #BB1199 302B WITH NON-REMOVABLE HINGE PINS, 4.5" X 4.5" X 0.180" THK., (4) HINGES PER LEAF.
- PUSH/PULL: HAGER MFG., MDL#1361 LH COMBO 3336, & MDL#1363 RH COMBO 3336.
- FLOOR STOP: HAGER 244F 2SD DOME LSH STOP, (1) PER LEAF

1. HARDWARE PART OF DOOR MANUFACTURERS PACKAGE

(GROUP #E3: TYPICAL EXTERIOR PATIO/EGRESS DOOR)
- CLOSER: HAGER MFG. MODEL #6200 DPR CSH CLOSER.
- DEAD BOLT: ADAMS RITE MS1850D
- HINGES: HAGER MFG., MDL #BB1199 332B WITH NON-REMOVABLE HINGE PINS, 4.5" X 4.5" X 0.180" THK., (4) HINGES PER LEAF.
- KEYED CYLINDERS: HAGER MFG. MDL# 3802 MORTISE CYLINDER, PROVIDE (2) KEYS PER DOOR, ALL CYLINDERS KEYED ALIKE. (MOUNTED AT 34" APP, COORDINATE W/ SPOON HANDLE)
- SPOON HANDLE (PROVIDED & INSTALLED BY ALUM. STOREFRONT CONTRACTOR, AVAILABLE FROM HJC, SEE ADD NATIONAL VENDORS LIST)
- PUSH BAR: HAGER MFG., 130
- SWEEP: HAGER MFG., MDL #8018B, ML ALUM FINISH, SIZED TO FIT DOOR WIDTH.
- THRESHOLD: HAGER MFG., MDL #412S, ML ALUM FINISH, SIZED TO FIT DOOR OPENING WIDTH.
- WEATHERSTRIPPING:

1. HARDWARE (EQUAL OR BETTER) PART OF DOOR MANUFACTURERS PACKAGE
2. THE O.C. TO PROVIDE DOOR SIGNAGE STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" (SINGLE LINE HORIZONTAL SIGN PREFERRED)
3. THE DO RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUMINUM STOREFRONT MANUFACTURER MUST COORDINATE LOCK & HANDLE HEIGHTS.

(GROUP #C0: TYPICAL OFFICE POCKET DOOR)
- H.M. POCKET DOOR FRAME: KARPEN STEEL CURP0003
- BACK TO BACK PULL: HAGER 1AU 10" 32D
- TRACK SYSTEM: HAGER 8878-72
- MORTISE LOCK: HAGER 3859S US26D CYLINDER X THUMBTURN
- DOOR STOP: HAGER 244F US26D #611618

(GROUP #C0: TYPICAL OFFICE DOOR)
- CLOSER: HAGER MFG. MODEL #6200 CLOSER
- HINGE(S): HAGER MFG., MDL #BB88 1100 US26D, 4.5" X 4.5" X 0.134" THK., (3) HINGES PER LEAF.
- KICK PLATE: HAGER MFG., MDL#1003 16 Ga. 34"W X 10"H X 0.05" THK. (MOUNTING HOLES PREDRILLED AT FACTORY, INSTALLED ON PUSH SIDE OF DOOR)
- STOP, DOOR: HAGER MFG., MDL #C229 32D, BRUSHED CHROME, 2 1/2" DIA, WALL MOUNT
- LOCKSET: 3553 US26D-WITHWELL (KEYED)

(GROUP #E1: TYPICAL REAR SERVICE DOOR)
- CLOSER: HAGER MFG. MODEL #6200 DPR CSH CLOSER.
- EXIT DEVICE: HAGER MFG., MDL #4701 RIM US28, DP/AYED ALUMINUM FINISH.
- HINGE(S): HAGER MFG., MDL #BB88 1100 US26D WITH NON-REMOVABLE HINGE PINS, 4.5" X 4.5" X 0.134" THK., (4) HINGES PER LEAF.
- KICK PLATE: HAGER MFG., MDL #KP4CR PLATE, 40"W X 22"H X 0.050" THK.
- PROTECTOR, TRIM: HAGER., MFG., MDL #H2032D
- PULL: HAGER MFG., MDL#4JD, (EXTERIOR SIDE OF DOOR).
- SWEEP: HAGER MFG., MDL #8018 V, ML ALUM FINISH, SIZED TO FIT DOOR WIDTH.
- THRESHOLD: HAGER MFG., MDL #412S, ML ALUM FINISH, SIZED TO FIT DOOR OPENING WIDTH.
- VIEWER: HAGER MFG., 170R US26D, 200 DEGREE VIEW (FACTORY INSTALLED).
- WEATHERSTRIPPING: HAGER MFG., MDL #891 V, ML ALUM FINISH, SIZED TO FIT DOOR.
- EXIT ALARM: E&A BATTERY POWERED DOOR MOUNTED WEATHERIZED EXIT ALARM, E&A-1500M

(GROUP #E1: TYPICAL SINGLE OCCUPANT RESTROOM DOOR)
- CLOSER: HAGER MFG. MODEL #6200 CLOSER
- HINGES: HAGER MFG., MDL #BB88 1100 US26D, 4.5" X4.5" X0.134" THK., (3) HINGES PER LEAF.
- KICK PLATE: HAGER MFG., MDL#1003 16 Ga. 34"W X 10"H X 0.05" THK. (MOUNTING HOLES PREDRILLED AT FACTORY, INSTALLED ON PUSH SIDE OF DOOR)
- STOP DOOR: HAGER MFG., MDL #C229 32D, BRUSHED CHROME, 2 1/2" DIA, WALL MOUNT.
- INDICATOR LOCK: DORLAND BST1826
- (2) 4X16 PUSH PLATE
- PULL HANDLE: HAGER 3E32D
- FOOT OPERATED DOOR PULL: HAGER MFG., 190F

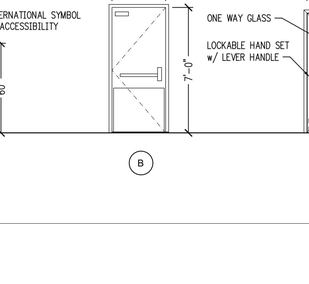
(GROUP #E2: TYPICAL RESTROOM DOOR
- CLOSER: HAGER MFG. MODEL #6200 CLOSER.
- HINGES: HAGER MFG., MDL #BB88 1100 US26D, 4.5" X4.5" X0.134" THK., (3) HINGES PER LEAF.
- KICK PLATE: HAGER MFG., MDL#1003 16 Ga. 34"W X 10"H X 0.05" THK. (MOUNTING HOLES PREDRILLED AT FACTORY, INSTALLED ON PUSH SIDE OF DOOR)
- STOP DOOR: HAGER MFG., MDL #C229 32D, BRUSHED CHROME, 2 1/2" DIA, WALL MOUNT.
- 4X16 PUSH PLATE
- PULL HANDLE: HAGER 3E32D
- FOOT OPERATED DOOR PULL: HAGER MFG., 190F

DOOR TYPES

GB-75

75 GPM
grease interceptor

Specification and Submittal



This unit is certified to ASME A112.14.3 (Type C) and CSA B481 and includes an internal flow control. External flow control with vent not required.

SUBMITTAL

Standard

Location: indoor/outdoor
Installation: above/below grade
Flow Rate: 75 GPM (4.7 L/s)
Grease Capacity: 653 lbs. (296.2 kg)
Removal Efficiency at the Rated Capacity: 90.8%
Solids Capacity: 19.2 gal. (72.7 L)
Liquid Capacity: 125 gal. (472.1 L)
Weight: 130 lbs. (59.0 kg)
Connections: 4" (100 mm) plain end inlet/outlet
Cover: bolted gas/water tight composite with 16,000 lb. load rating

Options

- ☐ 4" MPT inlet/outlet
- ☐ 6" plain end inlet/outlet
- ☐ 6" MPT inlet/outlet (stainless steel)
- ☐ **-FO:** Fixed Outlet (straight through only)
- ☐ **C24M:** Pedestrian Rated Covers - 2,000 lbs.
- ☐ **C24HP:** H20 load rated pickable cast iron covers - 16,000 lbs.
- ☐ **CC24:** integral membrane clamping collar kit
- ☐ **AK1:** High Water Anchor Kit
- ☐ **PP2:** Pumpout Port

Field Cut Risers

- ☐ **SR24** 5" – 23"
- ☐ **LR24** >23" – 38"
- ☐ **SR24** (x2) >38" – 43"
- ☐ **SR24** + **LR24** >43" – 58"
- ☐ **LR24** (x2) >58" – 72"

Approval

Signature:	Date:	Company:
Specifying Engineer:		Engineering Firm:

SCHIER LIFETIME GUARANTEED GREASE INTERCEPTORS

MODEL NUMBER: GB-75	DESCRIPTION: 75 GPM Polyethylene Grease Interceptor			
PART #: 4045-001-02	DWG BY: B. Karrer	DATE: 5/08/2018	REV:	ECO:

9500 Woodend Road | Edwardsville, KS 66111 | Tel: 913-951-3300 | www.schierproducts.com

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SPECIAL PRECAUTIONS

For All Schier Grease Interceptor Installations - Failure to follow this guidance voids your warranty

Installation Instructions

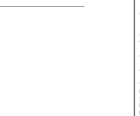
Installation instructions and additional components are included with the interceptor. Read all instructions prior to installation. This interceptor is intended to be installed by a licensed plumber in conformance with all local codes.

When Installing Interceptor Inside

If your dishwashing sink(s) discharges into a floor drain/ sink (drain), you must regulate the flow into the drain to avoid an overflow of water onto the kitchen floor. This can be done by installing a valve or flow restriction cap on the sink piping that discharges into the drain. See drawing above for guidance. For detailed guidance on indirect connections, go to: http//webtools.schierproducts.com/Technical_Data/Indirect_Connections.pdf

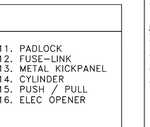
Hydrostatic Slabs (or Pressure Slabs)

When installed under a hydrostatic slab (slab designed to withstand upward lift, usually caused by hydrostatic pressure) interceptor must be enclosed in a watertight concrete vault.



High Water Table Installations

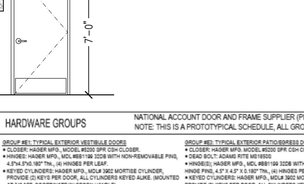
Interceptors and risers are not designed to withstand water table height in excess of the top of the unit when buried (see figure). If it is possible for this to occur, install the interceptor and risers in a water-tight concrete vault or backfill with concrete or flowable fill (wet concrete and flowable backfill should be poured in stages to avoid crushing the interceptor). At risk areas include but are not limited to tidal surge areas, floodplains and areas that receive storm water.



Models GB-50, GB-75, and GB-250 that are direct buried in high water table scenarios must be installed with model AK1 anchor kit.

High Temperature Kitchen Water

If water is entering the interceptor at excessive temperature (over 140° F), a drain water tempering valve (DTV) and approved backflow prevention assembly must be installed. Most state and local plumbing codes prohibit water above 140° F being discharged into the sanitary sewer. Water above 140° F will weaken or deform PVC Schedule 40 pipe, poly drainage fixtures like interceptors and erode the coating of cast iron (leading to eventual failure).

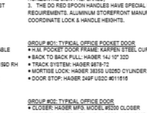


Fully Support Base of Unit

Install unit on solid, level surface in contact with the entire footprint of unit base; for suspended installations design trapeze to support the wet weight of the unit. Do not partially support unit or suspend unit using metal U-channel to create a trapeze

Support Inlet and Outlet Piping

For above grade installations ensure heavy inlet and outlet piping (such as cast iron or long runs) is properly supported or suspended during the entire installation process to prevent connection failure or damage to bulkhead fittings.



SCHIER LIFETIME GUARANTEED GREASE INTERCEPTORS

MODEL NUMBER: GB-75	DESCRIPTION: 75 GPM Polyethylene Grease Interceptor			
PART #: 4045-001-02	DWG BY: B. Karrer	DATE: 5/08/2018	REV:	ECO:

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SPECIFICATIONS

NOTES

1. 4" plain end inlet/outlet
2. Unit weight - w/composite covers: 130 lbs.; w/cast iron covers: 210 lbs. (For wet weight add 1,041 lbs.)
3. Maximum operating temperature: 140° F continuous
4. Capacities - Liquid: 125 gal.; Grease: 653 lbs. Solids: 19.2 gal.
5. Built-in Flow control. For series installations, only install flow control on the first unit in the series if necessary.
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping. For series installations, the top of the inlet diffuser on the first unit in the series must be sealed.
11. Integral air relief / Anti-siphon / Sampling access.
12. Fixed outlet models (-FO) have outlet permanently welded at the factory in the straight-through (B) position.

DIFFUSION FLOW TECHNOLOGY

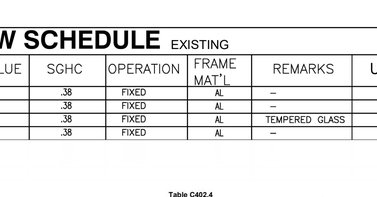
The inlet diffuser splits influent into three paths, creating laminar flow and utilizing the entire liquid volume of the tank for efficient grease separation. The calibrated openings greatly reduce effluent turbulence. The effluent enters the main chamber without disturbing the existing grease or sediment layers. The integral air relief / anti-siphon in the top of the outlet diffuser allows pressure stabilization within the unit during operation. The bottom of the outlet diffuser allows only effluent which is free of grease to exit the tank. It can easily be attached to any of the three outlets provided to ease job site piping layouts.

ENGINEER SPECIFICATION GUIDE

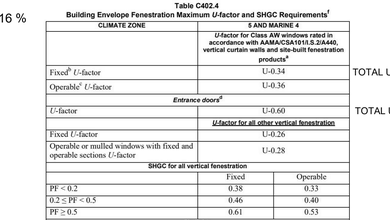
Schier Great Basin™ grease interceptor model # GB-75 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene. Interceptor shall be furnished for above or below grade installation. Interceptor shall be certified to ASME A112.14.3 (type C) and CSA B481.1, with field adjustable riser system, built-in flow control, built-in test caps and three outlet options. Interceptor flow rate shall be 75 GPM. Interceptor grease capacity shall be 653 lbs. Cover shall provide gas/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

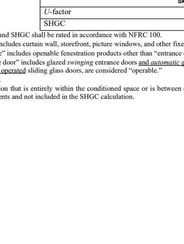
Great Basin hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.



TOP VIEW



SECTION A-A



OUTLET END VIEW

Rated Grease Capacites for Units Piped in Series

No. of Units in Series	Removal Efficiency 96.6%	99%*
2	1,522 lbs.	861 lbs.
3	2,175 lbs.	1,598 lbs.
4	3,044 lbs.	2,335 lbs.
5	3,697 lbs.	3,072 lbs.
6	4,566 lbs.	3,809 lbs.
7	5,219 lbs.	4,546 lbs.
8	6,088 lbs.	5,283 lbs.

* Satisfies Miami DERM 99% efficiency requirements

SCHIER LIFETIME GUARANTEED GREASE INTERCEPTORS

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AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS
11315/11319 24TH ST E
SUMNER WA 98372

R AND WINDOW SCHEDULE AND GREASE TRAP DETAILS

4423 REGISTERED ARCHITECTS EDI LYNDRIC STATE OF WASHINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami
Date: NOV 1 - 2025
Scale: 1/4" = 1'-0"
Sheet A2.5

1101.12.2.2 SECONDARY ROOF DRAIN.

SECONDARY ROOF DRAINS SHALL BE PROVIDED. THE SECONDARY ROOF DRAINS SHALL BE LOCATED NOT LESS THAN 2 INCHES (51 MM) ABOVE THE ROOF SURFACE. THE MAXIMUM HEIGHT OF THE ROOF DRAINS SHALL BE A HEIGHT TO PREVENT THE DEPTH OF PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED AS DETERMINED BY SECTION 1101.11.1. THE SECONDARY ROOF DRAINS SHALL CONNECT TO A PIPING SYSTEM IN ACCORDANCE WITH SECTION 1101.11.2.2(A) OR SECTION 1101.11.2.2(B).
1101.12.2.2.1 SEPARATE PIPING SYSTEM. THE SECONDARY ROOF DRAINAGE SYSTEM SHALL BE A SEPARATE SYSTEM OF PIPING, INDEPENDENT OF THE PRIMARY ROOF DRAINAGE SYSTEM. THE DISCHARGE SHALL BE ABOVE GRADE, IN A LOCATION OBSERVABLE BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL. SECONDARY ROOF DRAIN SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH SECTION 1101.11.1 BASED ON THE RAINFALL RATE FOR WHICH THE PRIMARY SYSTEM IS SIZED.

ROOFING SPECIFICATION

PROVIDE A UL APPROVED CLASS B 50 MIL WHITE PVC ROOF MEMBRANE OVER RIGID INSULATION. HEAT SEAL ALL JOINTS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. PROVIDE PVC COATED FLASHING FROM THE SAME MANUFACTURER AT CURBS, PIPE PENETRATIONS, AND PARAPET SCUPPERS. PVC ROOF MATERIAL SHALL CARRY A MINIMUM OF 20 YEAR MANUFACTURERS GUARANTEE. CONTRACTOR SHALL WARRANTY ROOF ASSEMBLY AND ADJACENT METAL FLASHING AS WATERPROOF FOR 2 YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.

INSULATION NOTES

A. ROOF INSULATION SHALL BE RIGID R-30 CI WITH NAILABLE TOP SURFACE.

B. 2 X WALL INSULATION SHALL BE R-13 @ INTERIOR WALLS

C. 2 X WALL INSULATION SHALL BE R-21 @ EXTERIOR WALLS

D. WHERE INSULATION IS EXPOSED, USE FOIL FACE BATTS OR FSK

Roof Plan Notes:

1 Roof Drain Refer to Detail 2 This Sheet

2 Approved Water/Weatherproof PVC Membrane (Ice and Water Substrate) Slope to Drain 1/4" = 1'-0"

3 Composition Roofing - Color and Material Per Owner Selection (2/12 Pitch)

Attic Ventilation Notes:

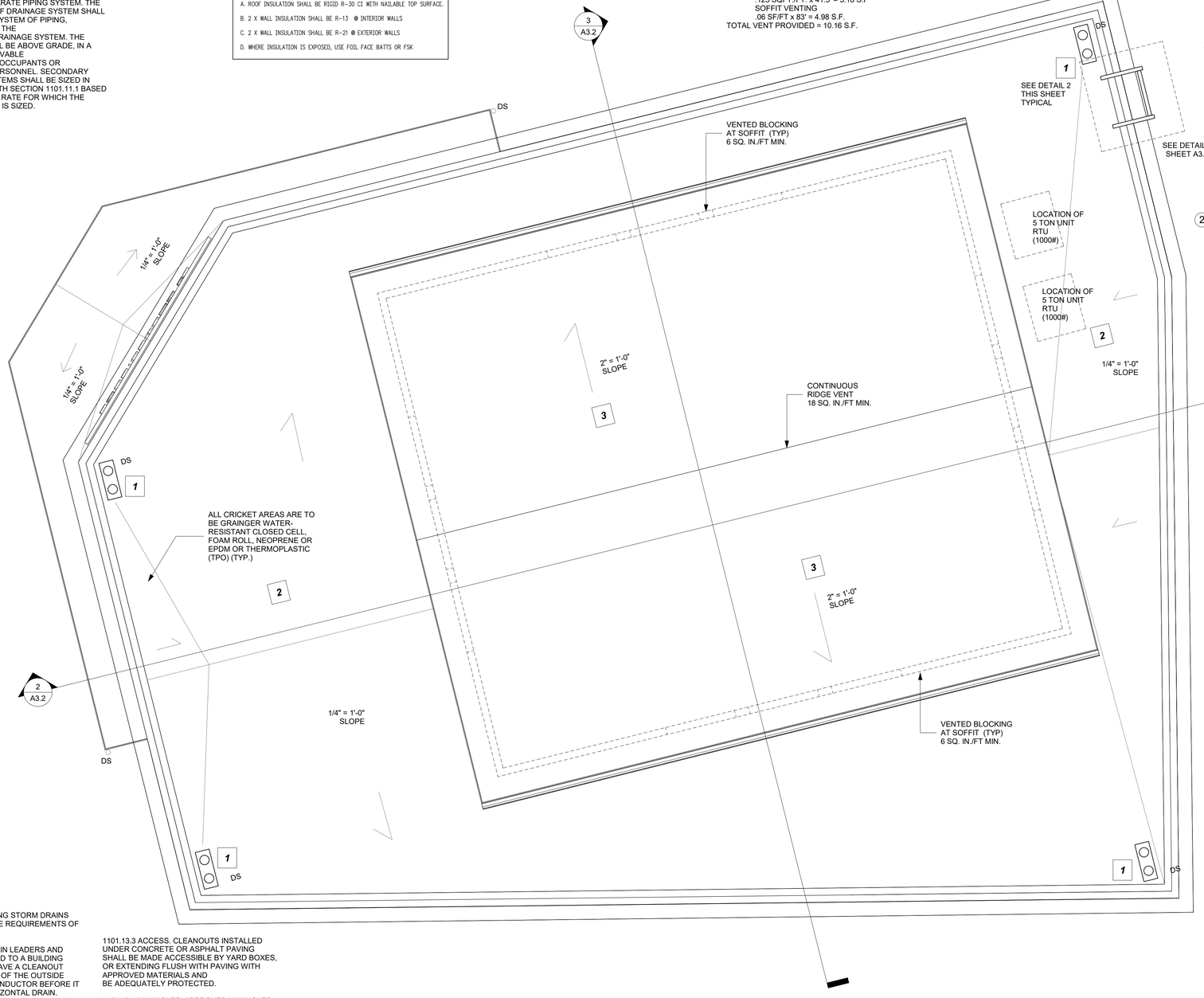
PER IBC 2021 SECTION 1202 VENTILATION:

UPPER ROOF

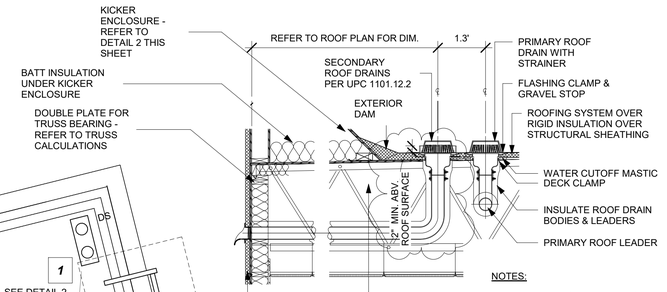
VENTILATED AREA: 1452 SF.
VENTILATED OPENING AREA REQUIRED:

1452 SF / 300 = = 4.84 S.F.

VENTILATED OPENING AREA PROVIDED:
RIDGE VENT
.125 SQFT./FT. x 41.5' = 5.18 S.F
SOFFIT VENTING
.06 SF/FT x 83' = 4.98 S.F.
TOTAL VENT PROVIDED = 10.16 S.F.



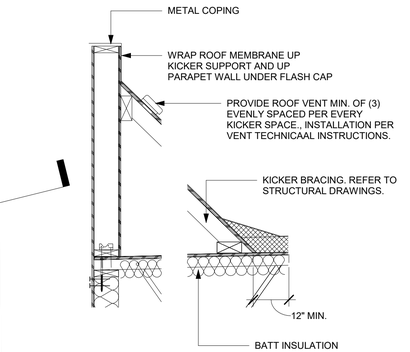
1 ROOF PLAN
1/4" = 1'-0"



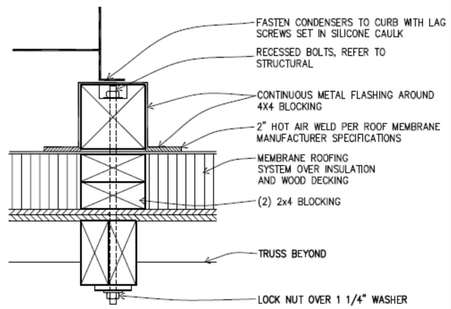
NOTES:

1. DIMENSION FOR 6" ROOF DRAIN FROM BOTTOM OF DECK TO BOTTOM OF PIPE SHALL BE A MAXIMUM OF 15".
2. DIMENSION FOR 8" ROOF DRAIN FROM BOTTOM OF DECK TO BOTTOM OF PIPE SHALL BE A MAXIMUM OF 15".
2. DIMENSION FOR 10" ROOF DRAIN FROM BOTTOM OF DECK TO BOTTOM OF PIPE SHALL BE A MAXIMUM OF 20".

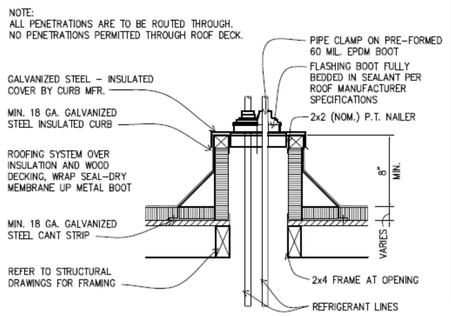
2 DOWNSPOUT DRAIN DETAIL
1/2" = 1'-0"



3 ROOF CRICKET DETAIL
3/4" = 1'-0"



4 CONDENSER UNIT CURB DETAIL
3" = 1'-0"



5 PIPING DETAIL
1 1/2" = 1'-0"

1101.13 CLEANOUTS.

CLEANOUTS FOR BUILDING STORM DRAINS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

1101.13.1 LOCATIONS. RAIN LEADERS AND ONDUCTORS CONNECTED TO A BUILDING STORM SEWER SHALL HAVE A CLEANOUT INSTALLED AT THE BASE OF THE OUTSIDE LEADER OR OUTSIDE CONDUCTOR BEFORE IT CONNECTS TO THE HORIZONTAL DRAIN. CLEANOUTS SHALL BE PLACED INSIDE THE BUILDING NEAR THE CONNECTION BETWEEN THE BUILDING DRAIN AND THE BUILDING SEWER OR INSTALLED OUTSIDE THE BUILDING AT THE LOWER END OF THE BUILDING DRAIN AND EXTENDED TO GRADE. 1101.13.2 CLEANING. EACH CLEANOUT SHALL BE INSTALLED SO THAT IT OPENS TO ALLOW CLEANING IN THE DIRECTION OF FLOW OF THE SOIL OR WASTE OR AT RIGHT ANGLES THERETO, AND EXCEPT IN THE CASE OF WYE BRANCH AND END-OF-LINE CLEANOUTS, SHALL BE INSTALLED VERTICALLY ABOVE THE FLOW LINE OF THE PIPE.

1101.13.3 ACCESS. CLEANOUTS INSTALLED UNDER CONCRETE OR ASPHALT PAVING SHALL BE MADE ACCESSIBLE BY YARD BOXES, OR EXTENDING FLUSH WITH PAVING WITH APPROVED MATERIALS AND BE ADEQUATELY PROTECTED.

1101.13.4 MANHOLES. APPROVED MANHOLES MAY BE INSTALLED IN LIEU OF CLEANOUTS WHEN FIRST APPROVED BY THE AUTHORITY HAVING JURISDICTION. THE MAXIMUM DISTANCE BETWEEN MANHOLES SHALL NOT EXCEED THREE HUNDRED (300) FEET (91.4 M). THE INLET AND OUTLET CONNECTIONS SHALL BE MADE BY THE USE OF A FLEXIBLE COMPRESSION JOINT NO CLOSER THAN TWELVE (12) INCHES (305 MM) TO, AND NOT FARTHER THAN THREE (3) FEET (914 MM) FROM THE MANHOLE. NO FLEXIBLE COMPRESSION JOINTS SHALL BE EMBEDDED IN THE MANHOLE BASE.

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

ROOF PLAN

4423 REGISTERED ARCHITECTS ED LINDROTH STATE OF WASHINGTON

1	Revision 1	Date 1

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami	Sheet A3.0
Date: NOV 1 - 2025	
Scale: As indicated	

NOTES:

DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDRE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

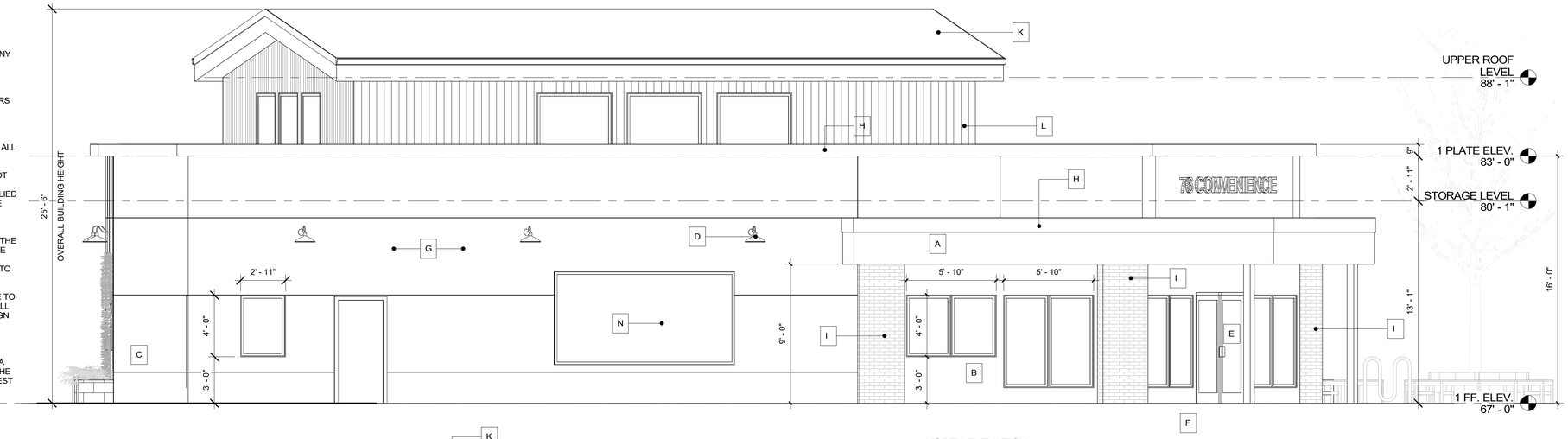
IN A3, B,F, M AND S OCCUPANCIES, KEY LOCKING HARDWARE MAY BE USED AT THE MAIN ENTRY DOORS, PROVIDE A SIGN IN CONTRASTING LETTERS OF 1 INCH OR MORE IS PROVIDED AT THE DOORS STATING: "THIS DOORTO REMAIN LOCKED WHEN OCCUPIED".

PROVIDE TWO LAYERS OF GRADE D PAPER OVER ALL WOOD BASE SHEATHING.

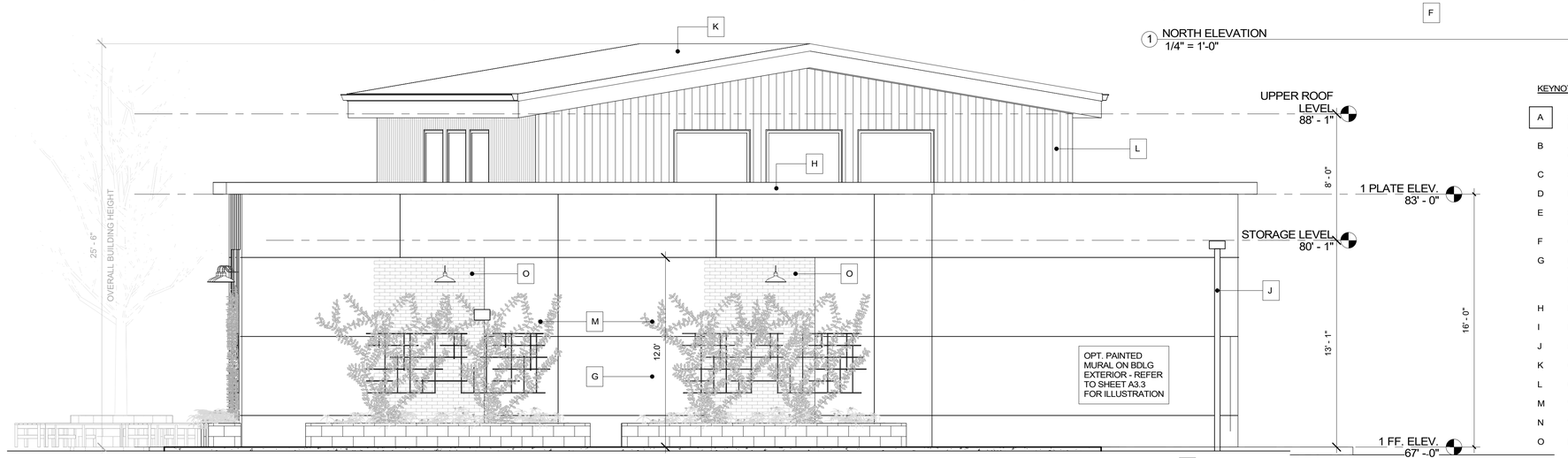
MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR AND INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPENERS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.

ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

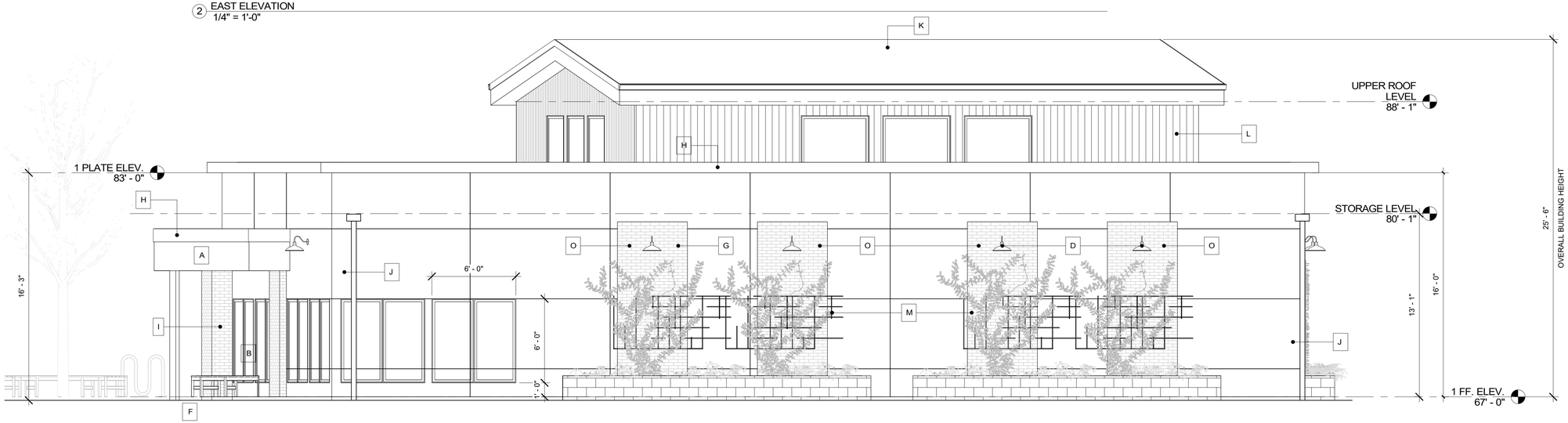
THE BOTTOM 10 INCHES OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOT REST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"

KEYNOTES:

A	SIGNAGE BY SIGN CONTRACTOR (UNDER SEPERATE PERMIT)
B	ALUMINUM STOREFRONT SYSTEM CLEAR TRANSPARENT GLASS TEMPERED - REFER TO FLOOR PLAN FOR SIZING
C	SOLID METAL DOOR
D	EXTERIOR RATED LED GOOSENECK DOWNLIGHT
E	STOREFRONT OPTIONAL - AUTOMATIC BI-PARTING ENTRANCE DOORS.
F	CONCRETE SIDEWALK - REFER TO SITE PLAN A1.1
G	NEW PAINTED 5x10 SMOOTH FIBER CEMENT HARDIE W/ VINYL REGLET ON/ RAINSCREEN - PER MANUFACTURERS INSTALLATION GUIDELINES - COLOR (COLOR PLUS HZ5 IRON))
H	METAL COPING - BEHR PPU24-1 BLACK MOCHA FLAT
I	BRICK VENEER
J	5" GALV. SCUPPER AND DOWNSPOUT - TIGHTLINE
K	COMPOSITION ROOFING
L	6" HARDIE VERTICAL SIDING
M	WALL MOUNTED TRELLIS WITH CLIMBING VINES
N	WALL MOUNTED ART MURAL - BY OWNER
O	BRICK VENEER ACCENT AT TRELLIS LOCATIONS (x6)

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

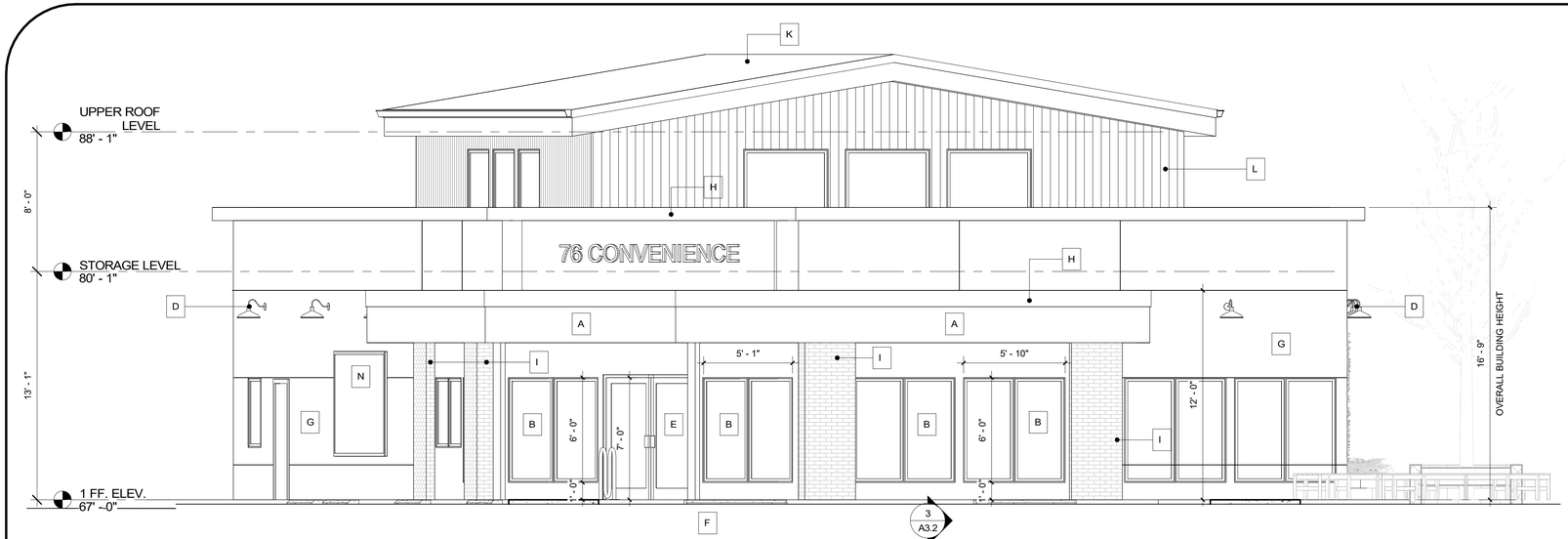
BUILDING ELEVATIONS

4423 REGISTERED ARCHITECTS EDI LOMBARDO STATE OF WASHINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

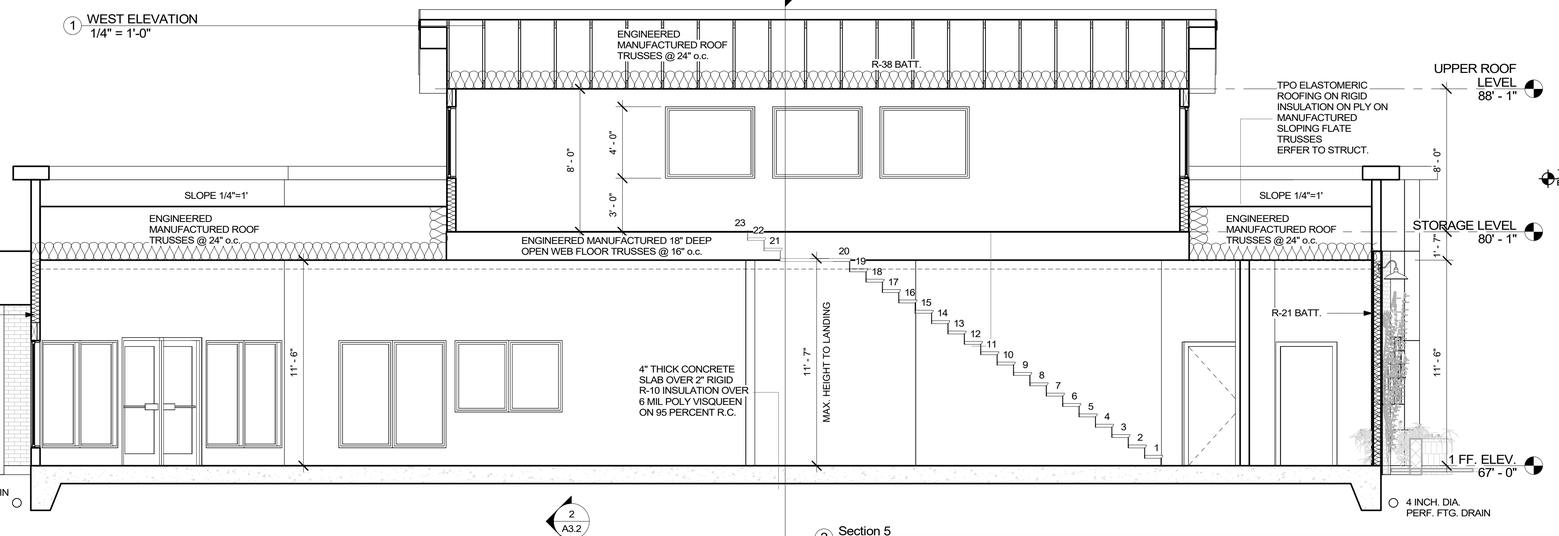
Drawn By: Kiomars Khorami	Sheet A3.1
Date: NOV 1 - 2025	
Scale: 1/4" = 1'-0"	



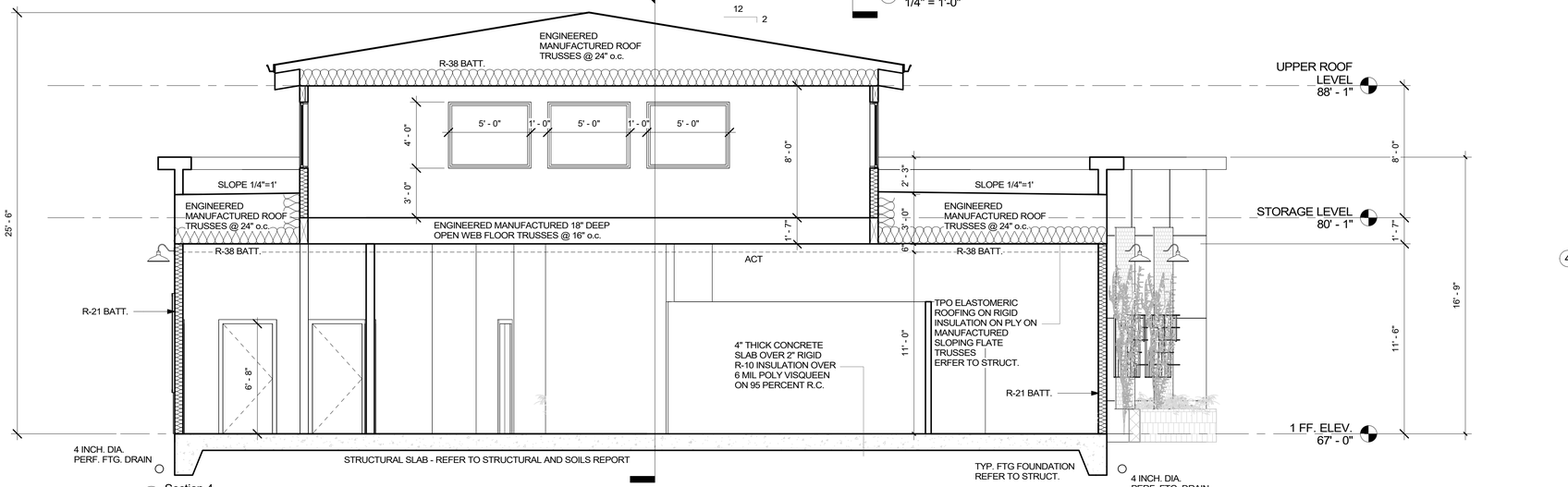
1 WEST ELEVATION
1/4" = 1'-0"

KEYNOTES:

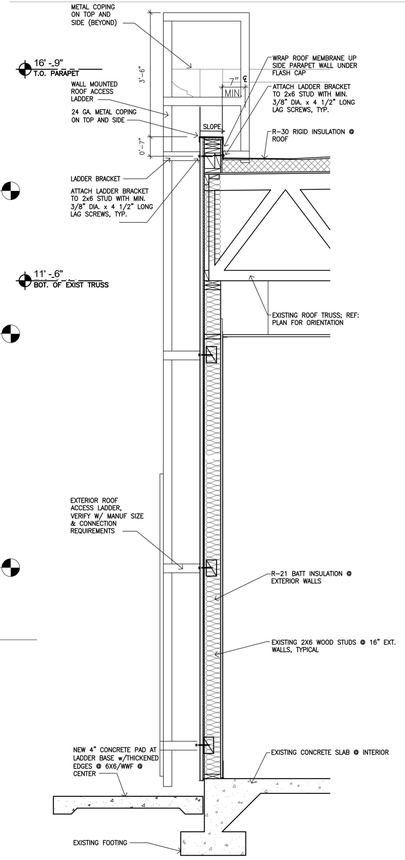
A		SIGNAGE BY SIGN CONTRACTOR (UNDER SEPERATE PERMIT)
B		ALUMINUM STOREFRONT SYSTEM CLEAR TRANSPARENT GLASS TEMPERED - REFER TO FLOOR PLAN FOR SIZING
C		SOLID METAL DOOR
D		EXTERIOR RATED LED GOOSENECK DOWNLIGHT
E		STOREFRONT OPTIONAL - AUTOMATIC BI-PARTING ENTRANCE DOORS.
F		CONCRETE SIDEWALK - REFER TO SITE PLAN A1.1
G		NEW PAINTED 5x10 SMOOTH FIBER CEMENT HARDIE W/ VINYL REGLET ON RAINSCREEN - PER MANUFACTURERS INSTALLATION GUIDELINES - COLOR (COLOR PLUS HZ5 IRON))
H		METAL COPING - BEHR PPU24-1 BLACK MOCHA FLAT
I		BRICK VENEER
J		5" GALV. SCUPPER AND DOWNSPOUT - TIGHTLINE
K		COMPOSITION ROOFING
L		6" HARDIE VERTICAL SIDING
M		WALL MOUNTED TRELLIS WITH CLIMBING VINES
N		WALL MOUNTED ART MURAL - BY OWNER



2 Section 5
1/4" = 1'-0"



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



4 ROOF ACCESS LADDER DETAIL
1/2" = 1'-0"

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

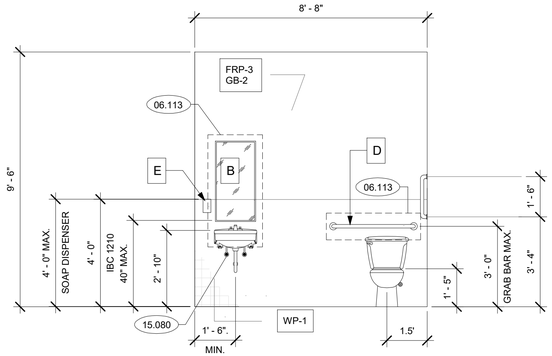
BUILDING ELEVATIONS AND SECTIONS

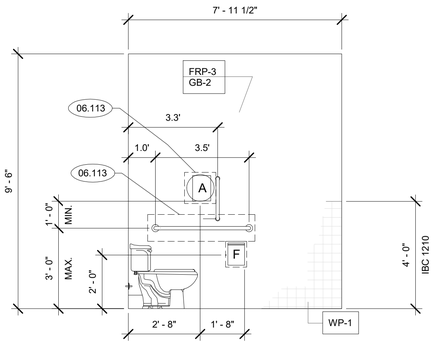
4423 REGISTERED ARCHITECTS
EDI LAPINSKI
STATE OF WASHINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami	Sheet A3.2
Date: NOV 1 - 2025	
Scale: As indicated	





ACCESSORIES FOR RESTROOMS SHALL BE BOBRICK WASHROOM EQUIPMENT, INC. OR APPROVED EQUAL UNITS SHALL BE INSTALLED PLUMB AND LEVEL. BE FIRMLY ANCHORED. AND BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

ALL TOILET, URINALS, SINKS AND RELATED FLUSHOMATIC FIXTURES SHALL BE MIN. AMERICAN STANDARD "COMMERCIAL GRADE" OR APPROVED EQUAL AS DIRECTED BY OWNER.

TOTAL OCCUPANT LOAD
(TABLE 1004.1.2) (SEE A0.5 FOR CALCULATION))

TOTAL OCCUPANT LOAD 58 OCCUPANTS

EXIT DOORS SWING IN THE DIRECTION OF EGRESS AND HAVE PANIC HARDWARE. LIGHTED EXIT SIGNS ARE LOCATED ABOVE EACH EXIT DOOR

	REQ'D	PROVIDED
TOILETS	2	2
LAVS	2	2
SERVICE SINK	1	1

RESTROOM NOTES:

A. DIMENSIONS FOR LOCATIONS OF FIXTURES AND EQUIPMENT ARE FROM FINISH FACE OF WALL.

B. RESTROOM LAYOUTS ARE DESIGNED TO MEET A.D.A. REQUIREMENTS OF ACCESSIBILITY. ANY DISCREPANCY OR CHANGE IN LAYOUT MUST BEB ROUGHT TO THE ATTENTION OF THE ARCHITECT.

C. DETAIL PLAN OF RESTROOMS REPRESENTS LOCATION OF REQUIRED ACCESSORIES.

D. RESTROOM ACCESSORIES ARE TO BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR.

E. PROVIDE STAINLESS STEEL FINISH FOR ALL RESTROOM ACCESSORIES UNLESSNOTED OTHERWISE.

F. INSTALL RESTROOM ACCESSORIES WITH SCREWS OR BOLTS EXTENDING AT LEAST 1" INTO SOLID BLOCKING.

G. ALL PIPES BELOW ACCESSIBLE LAVATORIES TO BE WRAPPED WITH INSULATION.

H. REFER TO ARCH SECTIONS A4.0.

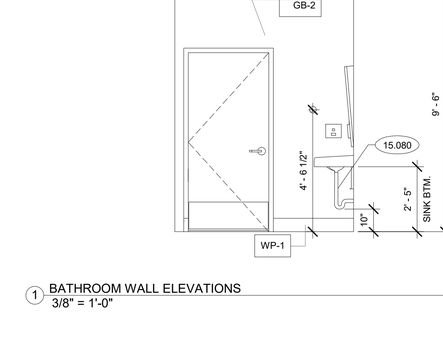
I. FOR EQUIPMENT PLAN REFER TO SHEET.

J. FOR EQUIPMENT SCHEDULE REFER TO SHEET.

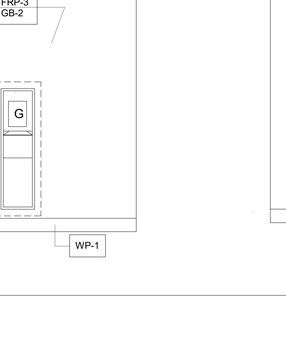
K. CONTRACTOR TO ADHERE TO ALL DIMENSIONS REQUIRED FOR ADA.

L. PRIME GYPSUMBOARD PRIOR TO INSTALLATION OF GRAPHICS.

M. PROVIDE CLEAR PLASTIC CORNERGUARDS AT EDGES BELOW 6'-0".



RESTROOM
1



RESTROOM ACCESSORIES

MARK	QTY	ITEM	MANUF.	ID.#	DESCRIPTION
A	1	TOILET PAPER DISP.	BYOTHERS		SINGLE ROLL(SURFACEMOUNT.),SATINFINISH
B	1	MIRROR	BOBRICK	#B-165 1830	18X30 STAINLESS STEEL FRAMED MIRROR
C	1	UTILITY HOOK	BOBRICK	#B-6707	SATIN FINISH STAINLESS STEEL
D	2	GRAB BAR	BOBRICK	#B-6806	1-1/2" DIA. CONCEALED MOUNTING, SATIN FINISH
E	1	SOAPDISPENSER	BOBRICK	#B-2111	WALL MOUNTED, SATAN FINISH,STAINLESS STEEL CONTAINER, VANDAL-RESISTANT LID, STAINLESS STEEL LATHER VALVE,CAPACITY:40FL.OZ
F	1	SANIT.NAPKIN DISP.	BOBRICK	#B-270	
G	1	PAPER TOWEL DISP./ WASTE RECEPTACLE	BOBRICK	#B-3944	RECESSED COMBINATION PAPER TOWEL DISPENSER AND WASTE RECEPTACLE

RESTROOM
2

RESTROOM CLEAR FLOORSPACE

	ITEM	SPACEREQUIRED
A	TOILET	60"X60"
B	SINK	30"X48"
C	URINAL	30"X48"
D	PAPER TOWEL DISP./ WASTE RECEPTACLE	30"X48"
E	PUSH SIDE OF 3'-0" DOOR FRONTAPPROACH	48"X48"
F	PULL SIDE OF 3'-0" DOOR LATCHSIDEAPPROACH	60"X54"

KEYNOTES:

06.113	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED FOR ALL ACCESSORIES AND SHELVING, DASHED LINES ON ELEVATIONS REPRESENT APPROXIMATE LOCATION OF BLOCKING.
06.120	2x LEDGER
06.201	PAINT PLYWOOD PER SPECIFICATION
09.260	CLEAR PLASTIC CORNERGUARDS
09.262	APPLY GYPSUM TO 4" FROM COOLER DOOR. FINISH EDGE WITH JMOLDING AND CAULK.
10.451	HANDICAPPED RESTROOM SIGNAGE. REFER TO DETAIL THIS SHEET.
11.453	3/4" PARTITION WITH PLASTIC LAMINATE FINISH L-3. RADIUS CENTER SUPPORT LEG WITH REAR TOP NOTCH AT CENTER SUPPORTS.
15.080	PROVIDE ADA PIPE WRAP ON ALL EXPOSED PIPING.
16.100	REFER TO ELECTRICAL SHEETS FOR SPECIFICATIONS. (DEFFERED)

SUBSTRATE:

GB-1	TYPE: 5/8" GYPSUM BOARD
GB-2	TYPE: 5/8" MOISTURE RESISTANT GYPSUM BOARD, SMOOTH FINISH

WALL FINISH:

FRP-1	COLOR:WHITE BY:KEMLITE(85) OR MARLITE(FRS100G) COLOR:ALMOND
FRP-2	TYPE:LASCOBOARD WP 4'x8' (0.090"THICK) COLOR:ALMOND TYPE: MARLITE C118-G44, WITH SCORED
FRP-3	GRID PATTERN
WP-1	FLOORING MATERIAL TO EXTEND UP THE WALL PER IBC 1210 - SHALL BE PROVIDED WITH HARD NON-ABSORBENT SURFACE IN ACCORDANCE WITH IBC 1210.2.2

1 BATHROOM WALL ELEVATIONS
3/8" = 1'-0"

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

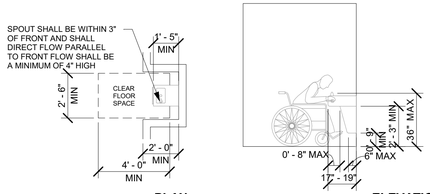
INTERIOR ENLARGED BATHROOM PLAN

4423 REGISTERED ARCHITECTS
EDI LAPADATOU
STATE OF WASHINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami	Sheet A4.0
Date: NOV 1 - 2025	
Scale: 3/8" = 1'-0"	

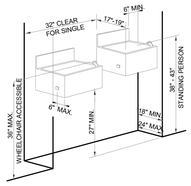


PLAN

ELEVATION

NOTES:

1. LOCATED IN AN ALCOVE NOT LESS THAN 32" WIDE (SINGLE) AND 63" WIDE (DOUBLE) X 18" DEEP. DRINKING FOUNTAIN SHALL ACCOMMODATE ALCOVE DIMENSIONS.
2. 18" - 19" DEPTH OF THE FOUNTAIN.
3. CLEAR AND UNOBSTRUCTED KNEE SPACE A MINIMUM OF 27" HIGH BY 8" DEEP UNDER THE FOUNTAIN. (MEASURED FROM FRONT EDGE.)
4. TOE CLEARANCE A MINIMUM OF 9" HIGH BY 17" DEEP.
5. LEVER OF PUSH BAR TYPE CONTROL IS LOCATED 6" MAXIMUM FROM FRONT EDGE.
6. BUBBLER OUTLET IS LOCATED 6" MAXIMUM FRON FRONT EDGE.
7. BUBBLER OUTLET IS LOCATED 36" MAXIMUM HEIGHT FROM FLOOR.
8. STREAM FROM BUBBLER IS SUBSTANTIALLY PARALLEL TO FRONT EDGE
9. STREAM FROM BUBBLER IS A MINIMUM OF 4" HIGH.
10. IN NEW CONSTRUCTION, WHERE ONLY ONE DRINKING FOUNTAIN AREA IS PROVIDED ON A FLOOR, THERE SHALL BE A DRINKING FOUNTAIN THAT IS ACCESSIBLE TO INDIVIDUALS WHO USE WHEELCHAIRS IN ACCORDANCE TIH PLUMBING CODE SECTION 1507.0 AND ONE ACCESSIBLE TO THOSE WHO HAVE DIFFICULTY BENDING OR STOOPING.



RECESSED FOUNTAINS

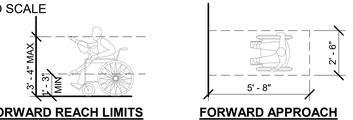
NOTES:

1. WARNING FOR THE VISION IMPAIRED AT A PROJECTED DRINKING FOUNTAIN CAN BE PROVIDED BY EITHER OF THE FOLLOWING MEANS:

THE SURFACE OF THE FLOOR OR GROUND AT THE DRINKING FOUNTAIN CAN BE OF A CONTRASTING COLOR WITH A TEXTURE THAT CONTRASTS IN RESILIENCY IWTH THE ADJACENT FINISHED FLOOR MATERIAL, SO THAT IT CAN BE SENSED BY A CANE, WITH THE TEXTURE EXTENDING FROM THE WALL TO ONE FOOT BEYOND THE FRONT EDGE OF THE DRINKING FOUNTAIN AND ONE FOOT BEYOND EASH SIDE OF THE FOUNTAIN, OR

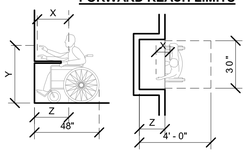
INSTALL WING WALLS ON EACH SIDE OF THE DRINKING FOUNTAIN TO PROJECT OUT FROM THE MAIN WALL AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6" OF THE PATH OF TRAVEL FLOOR FINISH. THERE MUST BE 32" CLEAR BETWEEN THE WING WALLS.

10 / A0-3 **DRINKING FOUNTAINS**
NOT TO SCALE



FORWARD REACH LIMITS

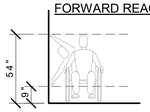
FORWARD APPROACH



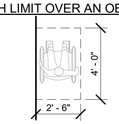
FORWARD REACH LIMIT OVER AN OBSTRUCTION

NOTES:

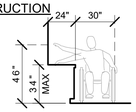
1. "X" SHALL BE <= 25 INCHES, 'Z' SHALL BE >= 'X'
2. WHEN 'X' < 20 INCHES, THEN 'Y' SHALL BE 48 INCHES MAX.
3. WHEN 'X' IS 20 TO 25 INCHES, THEN 'Y' SHALL BE 44 INCHES MAXIMUM.



SIDE REACH LIMITS



PARALLEL APPROACH



SIDE REACH LIMIT OVER AN OBSTRUCTION

11 / A0-3 **ACCESSIBILITY REACH LIMITS**
NOT TO SCALE

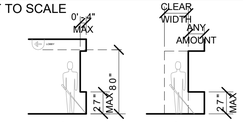


FIG. (A) FIG. (B)

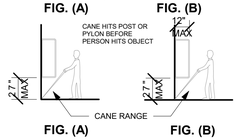
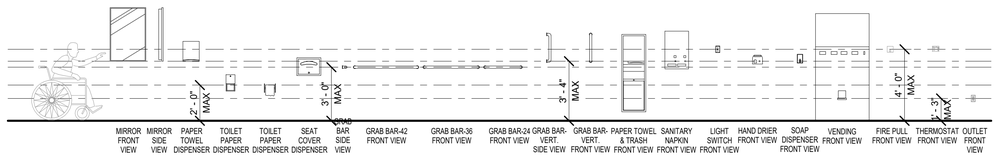


FIG. (A) FIG. (B)

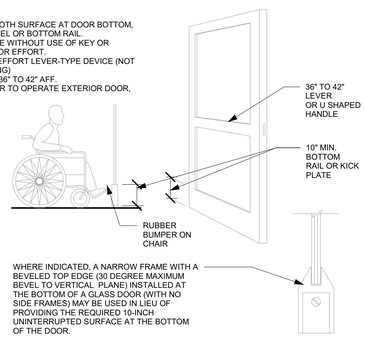
13 / A0-3 **PROTRUDING OBJECTS**
NOT TO SCALE



15 / A0-3 **TYPICAL MOUNTING HEIGHTS**
NOT TO SCALE

NOTES:

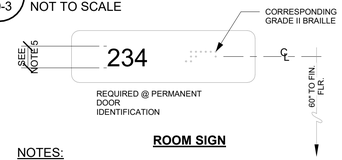
1. MINIMUM 10" HIGH SMOOTH SURFACE AT DOOR BOTTOM, EITHER ATTACHED PANEL OR BOTTOM RAIL.
2. OPENABLE FROM INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. OPENABLE BY SINGLE EFFORT LEVER-TYPE DEVICE (NOT REQUIREDING GRASPING)
4. HARDWARE MOUNTED 36" TO 42" AFF.
5. MAXIMUM 8.5 LBS EFFOR TO OPERATE EXTERIOR DOOR, 5 LBS FOR INTERIOR.



WHERE INDICATED, A NARROW FRAME WITH A BEVELED TOP EDGE (30 DEGREE MAXIMUM BEVEL TO VERTICAL PLANE) INSTALLED AT THE BOTTOM OF A GLASS DOOR (WITH NO SIDE FRAMES) MAY BE USED IN LIEU OF PROVIDING THE REQUIRED 10-INCH UNINTERRUPTED SURFACE AT THE BOTTOM OF THE DOOR.

DETAIL

7 / A0-3 **DOORS**
NOT TO SCALE



ROOM SIGN

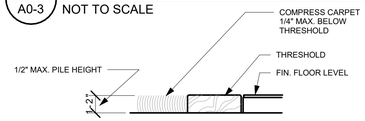
NOTES:

1. TACTILE EXIT SIGN IS REQUIRED IN ADDITION TO ILLUMINATED SIGN ABOVE DOOR AT EXIT DOOR.
2. APPROVED SELF-LUMINOUS SIGN (0.06 FT. LAMBERTS MIN.).
3. BLOCK CAPITAL LETTERS NOT LESS THAN 6" IN HEIGHT WITH A STROKE OF NOT LESS THAN 3/4", LETTERS TO HAVE A WIDTH OF NOT LESS THAN 2" ACCEPT FOR THE LETTER "I", WITH A SPACING BETWEEN LETTERS OF NOT LESS THAN 3/8".
4. CONTRACTED GRADE 2 BRAILLE SHALL BE USED. DOTS SHALL BE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.
5. LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPERCASE SANS SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2".
6. PERMANENT SIGNAGE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING LOCATION MUST ALLOW A PERSON TO APPROACH WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING PATH OF THE DOOR.
7. LETTERS AND NUMBERS ON SIGNS HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
8. CHARACTERS CONTRAST WITH THEIR BACKGROUND (LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND).
9. CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE OR OTHER NON-GLARE FINISH.

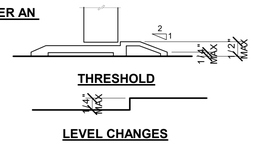
LITERARY BRAILLE STANDARD DIMENSIONS:

DOT DIAMETER	.059 INCHES
INTER-DOT SPACING	.090 INCHES
HORIZONTAL SEPARATION BETWEEN CELLS	.241 INCHES
VERTICAL SEPARATION BETWEEN CELLS	.395 INCHES

8 / A0-3 **PERMANENT ROOM SIGNS**
NOT TO SCALE



TRANSITION BETWEEN FLOOR FINISHES



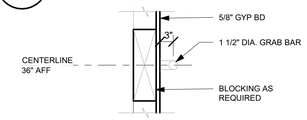
THRESHOLD

LEVEL CHANGES

NOTES:

1. 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE
2. 1:2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE
3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE

9 / A0-3 **THRESHOLD/LEVEL CHANGES**
NOT TO SCALE



10 / A0-3 **GRAB BAR SECTION**
NOT TO SCALE

NOTES:

GENERAL CONTRACTOR TO VERIFY EXISTING SIGNAGE IN FIELD AND PROVIDE NEW AS REQUIRED TO COMPLY WITH APPLICABLE BUILDING CODES.

ALL SIGNAGE SHALL CONFORM WITH ADA ACCESSIBILITY GUIDELINES, INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR CONTRAST AND RELIEF AND GRADE 2 BRAILLE REQUIREMENTS.

SIGNAGE: AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER APPLICABLE BUILDING CODE.

STRIKE EDGE CLEARANCE AT DOORWAY:
PROVIDE AN 18" STRIKE EDGE CLEARANCE ON THE PULL SIDE OF INTERIOR DOORS.
PROVIDE A 24" STRIKE EDGE CLEARANCE ON THE PULL SIDE OF EXTERIOR DOORS.
PROVIDE A 12" STRIKE EDGE CLEARANCE ON THE PUSH SIDE OF ALL DOORS WHICH HAVE BOTH A LATCH AND A CLOSER.

TACTILE EXIT SIGNAGE:
A TACTILE EXIT SIGN WITH THE WORD "EXIT" SHALL IDENTIFY EACH GRADE LEVEL EXTERIOR EXIT DOOR.
A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE" SHALL IDENTIFY EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR A VISUAL EXIT SIGN.

GENERAL CONTRACTOR TO VERIFY EXISTING SIGNAGE INSTALLATIONS AND PROVIDE NEW AS REQUIRED.

CHARACTERS, SYMBOLS AND BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THE BACKGROUND, EITHER LIGHT ON DARK BACKGROUND OR DARK ON LIGHT BACKGROUND.

SIGNS TO INCLUDE BRAILLE AND CHARACTERS AS DEFINED BY CODE.

MOUNTING LOCATION SHALL BE SO THAT A PERSON APPROACHING WITHIN 3" OF SIGN DOES NOT ENCOUNTER PROTRUDING OBJECTS OR WITHIN THE SWING OF A DOOR.

NOTES:

CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH PER CBC 1117B.5.2

CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND PER CBC 1117B.5.2

VISUAL CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I". STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10% MINIMUM AND 20% MAXIMUM OF THE HEIGHT OF THE CHARACTER PER CBC 1117B.5.3

CHARACTERS ON SIGNS REQUIRED TO BE ACCESSIBLE SHALL BE SIZED ACCORDING TO THE "VISUAL CHARACTER HEIGHT" TABLE PROVIDED IN CBC 1117B.5.4. THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE LETTER "I".

RAISED CHARACTERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY CONTRACTED (GRADE 2) BRAILLE PER CBC 1117B.5.5(1)

RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8" AND A MAXIMUM OF 2" HIGH PER CBC 1117B.5.5(2).

PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 6" IN HEIGHT PER CBC 1117B.5.5(3).

BRAILLE SHALL BE PLACED A MINIMUM OF 3/8" AND A MAXIMUM OF 1/2" DIRECTLY BELOW THE TACTILE CHARACTERS, FLUSH LEFT OR CENTERED, PER CBC 1117B.5.5(4).

RAISED CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I". STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10% MINIMUM AND 20% MAXIMUM OF THE HEIGHT OF THE CHARACTER PER CBC 1117B.5.6.

CONTRACTED (GRADE 2) BRAILLE SHALL BE USED PER CBC 1117B.5.6.

PER CBC 1117B.5.7, MOUNTING HEIGHT SHALL BE 48" MINIMUM, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE, AND 60" MAXIMUM, MEASURED FROM THE BASELINE OF THE HIGHEST RAISED CHARACTERS, ABOVE THE FINISH FLOOR OR GROUND SURFACE.

SIGN LOCATIONS:

ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG A PPROACHING PEDESTRIAN WAYS. [SEC. 1117B.5.7 AND 1127B.3]

WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 1117B.5.6. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFEREABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT THE PERSON MAY APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. [SEC. 1117B.5.9]

ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL ARE REQUIRED.

BUILDINGS REMODELED TO PROVIDE ACCESSIBLE SANITARY FACILITIES FOR PUBLIC USE SHALL HAVE INFORMATION POSTED IN THE LOBBY AS PART OF THE BUILDING DIRECTORY.

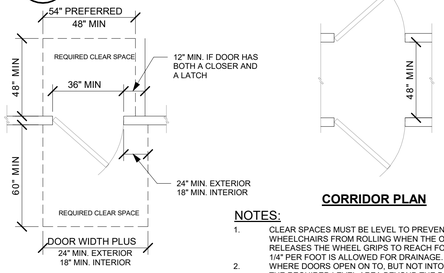
INTERNATIONAL SYMBOL OF ACCESSIBILITY:

STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.
WHITE FIGURE ON BLUE BACKGROUND, COLOR #15090 ON FEDERAL STANDARD #595A.
WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.

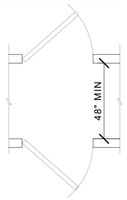
BRAILLE:

USE CONTRASTED GRADE 2 BRAILLE. DOTS TO BE 0.1 INCHES ON CENTER IN EACH CELL.
0.2 INCHES SPACE BETWEEN CELLS.
DOTS RAISED MINIMUM 0.025 INCHES ABOVE BACKGROUND.

5 / A0-3 **ACCESSIBILITY SIGNS NOTES**
NOT TO SCALE



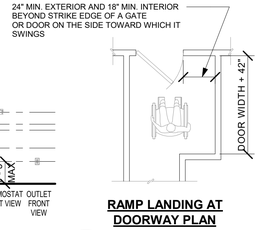
PLAN



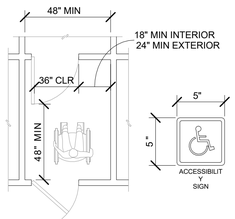
CORRIDOR PLAN

NOTES:

1. CLEAR SPACES MUST BE LEVEL TO PREVENT WHEELCHAIRS FROM ROLLING WHEN THE OCCUPANT RELEASES THE WHEEL GRIPS TO REACH FOR THE DOOR. 1/4" PER FOOT IS ALLOWED FOR DRAINAGE.
2. WHERE DOORS OPEN ON TO, BUT NOT INTO A CORRIDOR, THE REQUIRED LEVEL AREA BEYOND THE DOORS MAY BE A MINIMUM OF 48".

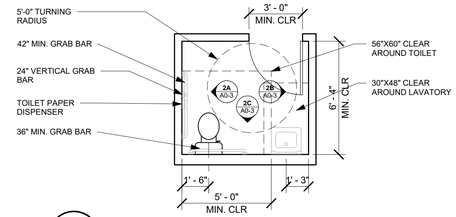


RAMP LANDING AT DOORWAY PLAN

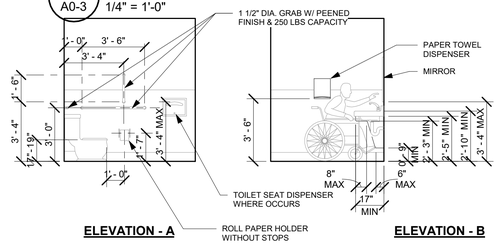


VESTIBULE PLAN

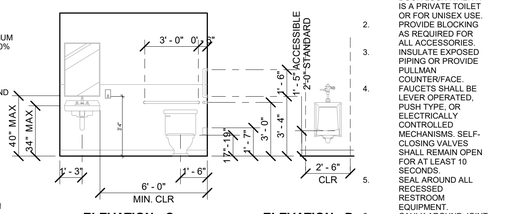
6 / A0-3 **DOOR CLEAR SPACE**
NOT TO SCALE



1 / A0-3 **TYPICAL RESTROOM PLAN**
1/4" = 1'-0"

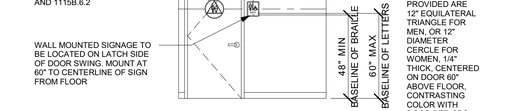


ELEVATION - A **ELEVATION - B**



ELEVATION - C **ELEVATION - D**

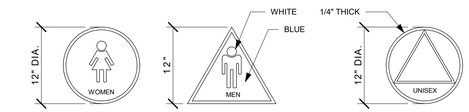
2 / A0-3 **TYPICAL RESTROOM ELEVATIONS**
1/4" = 1'-0"



NOTES:

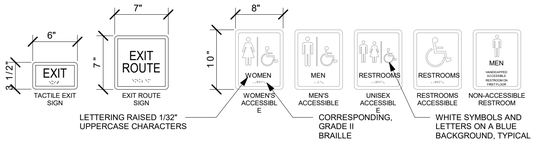
1. ON DOORWAYS LEADING TO SANITARY FACILITIES, THE SYMBOLS TO BE PROVIDED ARE 12" EQUILATERAL TRIANGLE FOR MEN, OR 12" DIAMETER CERCLE FOR WOMEN, 1/4" THICK, CENTERED ON DOOR 60" ABOVE FLOOR, CONTRASTING COLOR WITH DOOR PER CBC 1115B.6

3 / A0-3 **TYPICAL RESTROOM DOOR SIGNS**
1/4" = 1'-0"



NOTES:

1. ACCESSIBLE SIGNS PER ADA.
2. ALL LETTERS AND SYMBOLS SHALL BE RAISED 1/32"
3. 12" DIAMETER CIRCLE, 1/4" THICK WITH THE COLOR AND CONTRAST BEING DISTINCTLY DIFFERENT FROM THE COLOR OF THE DOOR PER CBC 1115B.6
4. INTERNATIONAL SIGN OF ACCESSIBILITY, WHITE FIGURE ON BLUE (#15090 FEDERAL STANDARD 595A) BACKGROUND.
5. SIGN SHALL BE DISPLAYED AT 60" AFF, CENTERED ON THE DOOR, COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM COLOR AND CONTRAST OF THE DOOR. TYP. FOR MEN'S AND WOMEN'S SIGNS.
6. EDGES OF SIGNS SHALL BE ROUNDED, CHAMFERED OR EASED AND CORNERS OF SIGNS SHALL HAVE A MINIMUM RADIUS OF 1/8" PER CBC 1115B.6
7. 12" EQUILATERAL TRIANGLE, 1/4" THICK WITH THE VERTEX POINTING UPWARD AND THE COLOR AND CONTRAST BEING DISTINCTLY DIFFERENT FROM THE COLOR OF THE DOOR.
8. LETTERS AND NUMBERALS ON SIGNS ARE RAISED 1/32", SANS SERIF UPPERCASE CHARACTERS TO BE ACCOMPANIED BY GRADE 2 BRAILLE.
9. BRAILLE DOTS ARE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS.
10. BRAILLE DOTS ARE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.
11. MOUNTING HEIGHT IS 60" FROM FINISH FLOOR TO THE CENTERLINE OF THE SIGN.



4 / A0-3 **TYPICAL ACCESSIBILITY SIGNS**
1/4" = 1'-0"

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

ACCESSIBILITY STANDARDS

4423 REGISTERED ARCHITECTS
EDI LAZAROVICH
STATE OF WASHINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami
Date: NOV 1 - 2025
Scale: 1/4" = 1'-0"
Sheet A4.1

GA FILE NO. WP 8126	PROPRIETARY*	1 HOUR FIRE

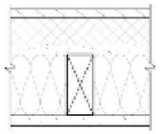
GYPSUM PANEL PRODUCTS, FOAM PLASTIC BOARDS, WOOD STUDS, EXTERIOR CLADDING

EXTERIOR SIDE: **Base** layer 5/8" proprietary type X gypsum sheathing or glass mat gypsum substrate applied parallel or at right angles to 2 x 4 wood studs 16" o.c. with 6d cement-coated or common nails or 1 7/8" Type W drywall screws 7" o.c. **Second** layer maximum 1 1/2" proprietary faced polyisocyanurate foam plastic sheathing applied parallel to studs with 3" galvanized roofing nails 8" o.c. at perimeter and 12" o.c. at intermediate studs. **Face** layer exterior siding, fiber-cement siding, masonry veneer, stucco, or exterior insulation and finish system (EIFS).

INTERIOR SIDE: 5/8" proprietary type X gypsum wallboard applied at right angles to studs with 6d cement-coated or common nails or 1 7/8" Type W drywall screws 7" o.c. Unfaced 3 1/2" glass fiber, 0.72 pcf, friction fit in stud space. **(LOAD-BEARING)**

PROPRIETARY GYPSUM PANEL PRODUCTS

American Gypsum Company LLC	-	5/8" FireBloc® Type X
	-	5/8" Exterior Sheathing Type X
CertainTeed Gypsum Inc.	-	5/8" GlasRoc® Sheathing Type X Gypsum Panels
	-	5/8" ProRoc® Type X Gypsum Panels
Lafarge North America Inc.	-	5/8" Firecheck® Sheathing Type X
	-	5/8" Firecheck® Type X
National Gypsum Company	-	5/8" Gold Bond® Brand FIRE-SHIELD® Gypsum Sheathing
	-	5/8" Gold Bond® Brand FIRE-SHIELD® Gypsum Board
Temple-Inland	-	5/8" Type X
	-	5/8" GreenGlass Type X



1

Thickness: Varies
Approx. Weight: 6 psf
Fire Test: UL R2637, 94NK19449, 6-28-96, UL Design U354

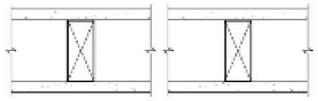
WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3514	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1 1/4" Type W drywall screws 12" o.c.

Joints staggered 16" on opposite sides. **(LOAD-BEARING)**



2

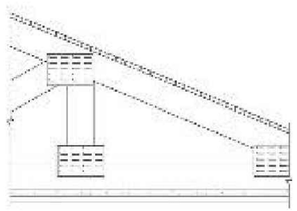
Thickness: 4 3/4"
Approx. Weight: 7 psf
Fire Test: SWRI 01-4511-619[1], 3-94
Sound Test: See WP 3520 (G&H NG-246FT, 7-2-65)

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood roof trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering. **Ceiling provides one hour fire resistance protection for trusses.**



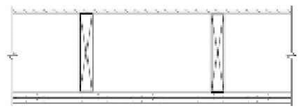
B/C

Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

GA FILE NO. FC 5406	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND

WOOD JOISTS, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. **Ceiling provides one hour fire resistance protection for framing, including trusses.**

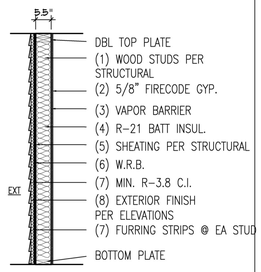


D

Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98
Sound Test: Estimated

WALL TYPE ASSEMBLIES

1HR EXTERIOR WALL



WALL TYPE 1

1 2X6 WOOD STUD WALL

1A 2X6 16 GA STEEL STUD WALL W/ROCK WOOL INSULATION @ TYPE 1 HOOD

FIRE RATED FROM INTERIOR (SEPARATION DISTANCE >20')

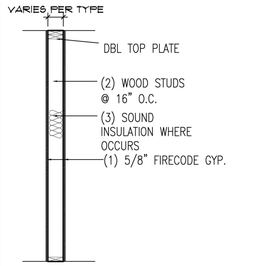
EXTERIOR WALL
1 HOUR – WP8126

CONSTRUCTION

1- 2X6 WOOD STUDS @ 16" O.C.
2- 5/8" FIRECODE GYP.
3- 6 MIL VAPOR BARRIER OR KRAFT BACK INSULATION
4- R-21 BATT
5- SHEATHING PER STRUCTURAL
6- WRB (FLUID APPLIED PREFERRED)
7- 1" RIGID INSULATION R-3.8 MIN W/ DRAINAGE
8- EXTERIOR FINISH PER ELEVATION

SEE A8.3 FOR LISTING

1 HR INTERIOR WALLS



WALL TYPE 2

2A 2X4 STUD WALL
2Ai 2X4 STUD WALL W/INSULATION
2B 2X6 STUD WALL
2Bi 2X6 STUD WALL W/INSULATION
2Ci 2X4 16 GA STEEL STUD WALL W/ ROCK WOOL INSULATION

INTERIOR WALL
1 HOUR – WP3514
RAL 208 STC 56

CONSTRUCTION

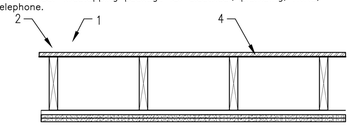
1- 5/8" FIRECODE GYP.
2- WOOD STUDS @ 16" O.C. MAX
3- SOUND BATTS FULL INSULATION

SEE A8.4 FOR LISTING

FIRE STOPPING

FIRE STOP RATING – 2 HR+
FIRE RESISTANCE TESTED – 2HR+

SPECSEAL SSS INTUMESCENT FIRESTOP SEALANT – MULTI-PURPOSE FIRESTOPPING
- FOLLOW MANUFACTURER REQUIREMENTS
- PROVIDE MANUFACTURER REQUIREMENTS AT JOB SITE
- APPLICATIONS
  - Metallic pipes including steel, iron, or copper pipe and tubing.
  - Nonmetallic pipes, conduits and tubing including PVC, CPVC, PVDF, PEX, PEX-AL-PEX, ABS and PB.
  - Cable, cable trays and bus duct.
  - HVAC ductwork
  - Insulated pipes.
  - Multi-service penetrations including AC line sets, electrical, telephone, or TV service entrance and interior penetrations.
  - Complete wood floor firestopping package for electrical, plumbing, HVAC, TV and telephone.

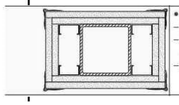


D

1 HOUR RATED FLOOR/CEILING
GA FILE NO. FC-5406

CONSTRUCTION

1- FLOORING
2- 1-1/4" THICK LIGHTWEIGHT CONCRETE
3-
4- 3/4" T&G PLYWOOD DECK
5- JOISTS
6-
7-
8- 7/8" X 25 GA RESILIENT CHANNEL @ 24" O.C.
9- 2 LAYERS 5/8" FIRECODE GYP.



- 2 layers 1/2" Sheetrock Firecode C core panels
- 1-5/8" 25 gauge steel studs
- No. 28 MSG 1-1/4" leg corner bead fastened to wallboard with No. 6x1" screws
- joints finished

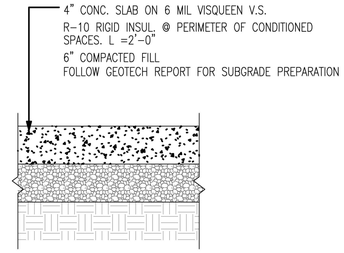
UL Des X528

Structural member tested: Tube steel column 4 x 4 x 0.188"

X

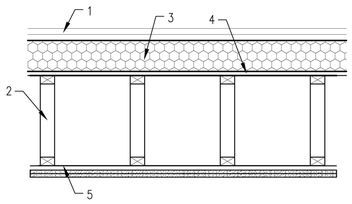
E-4
E-5

FLOOR/CEILING TYPE ASSEMBLIES



A

SLAB ON GRADE

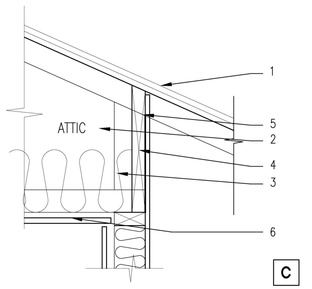


B

1 HR RATED ROOF/CEILING-
GA FILE NO. RC-2606

CONSTRUCTION

1- ROOFING SYSTEM
2- PARALLEL CHORD ROOF TRUSS
3- R-38 C.I. RIGID INSULATION
4- 3/4" T&G PLYWOOD DECK
5- (2) LAYERS 5/8" GWBX



C

1 HR RATED ROOF/CEILING-
GA FILE NO. RC-2606

CONSTRUCTION

1- ROOFING SYSTEM
2- PRE MANUFACTURED ROOF TRUSSES
3- R-49 BATT INSULATION
4- RAISED HEEL TRUSS REQUIRED
5- VENTED EAVE
6- 5/8" GWB

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS
11315/11319 24TH ST E
SUMNER WA 98372

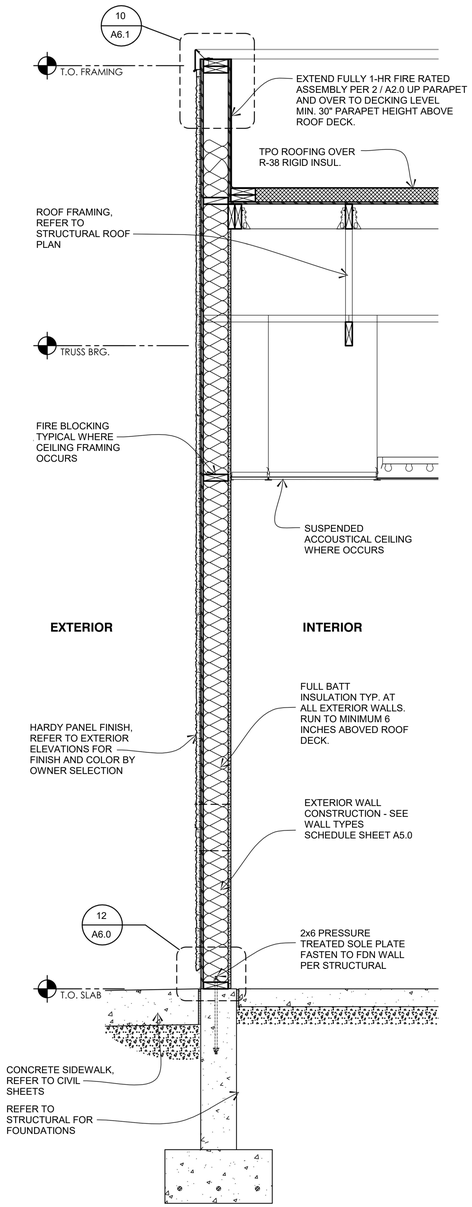
TYPICAL WALL AND CEILING ASSEMBLY DETAILS

4423 REGISTERED ARCHITECTS ERI LYNDRIC STATE OF WASHINGTON

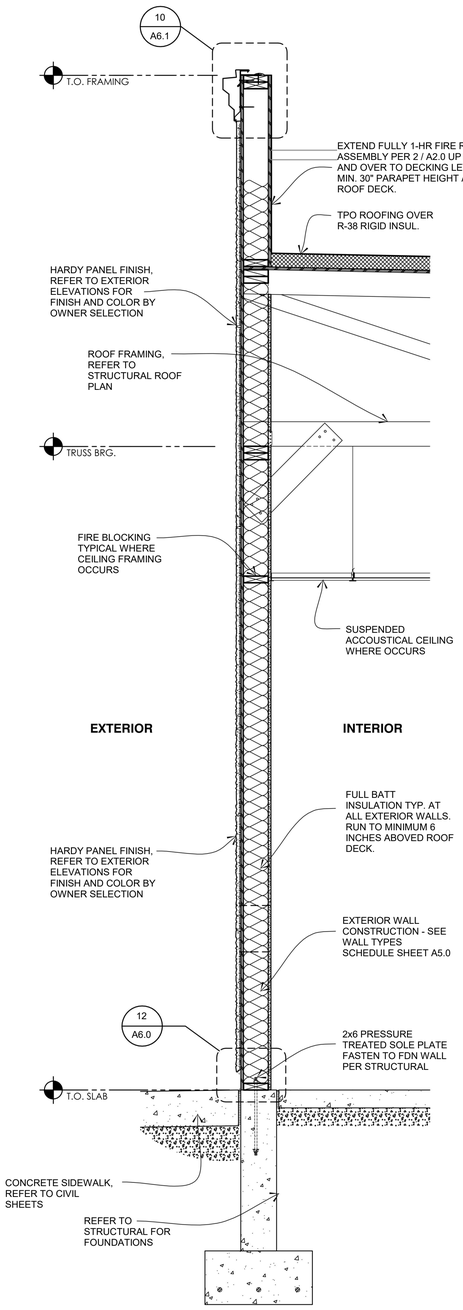
935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

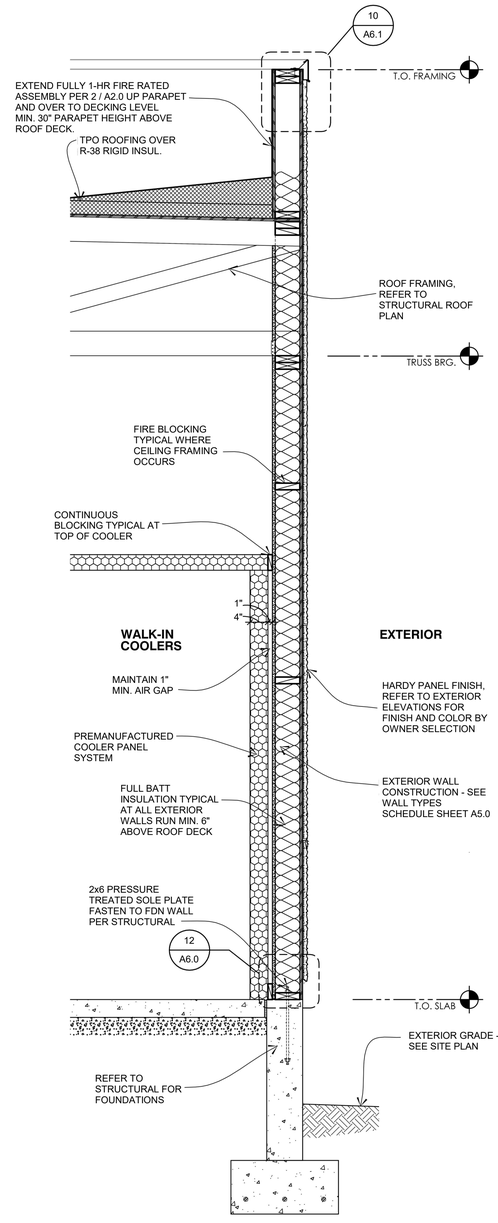
Drawn By: Kiomars Khorami	Sheet A5.0
Date: NOV 1 - 2025	
Scale:	



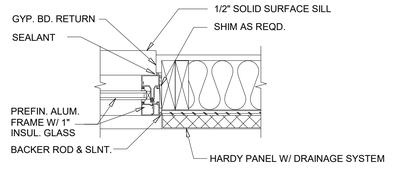
1 TYPICAL WALL SECTION PARALLEL TO TRUSSES
3/4" = 1'-0"



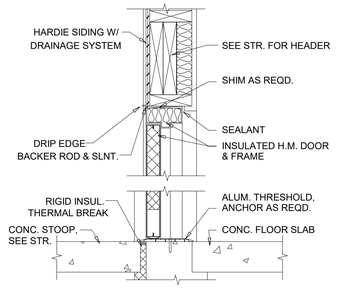
2 TYPICAL WALL SECTION PERP TO TRUSSES
3/4" = 1'-0"



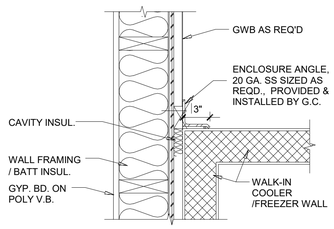
3 TYPICAL WALL SECTION AT COOLER
3/4" = 1'-0"



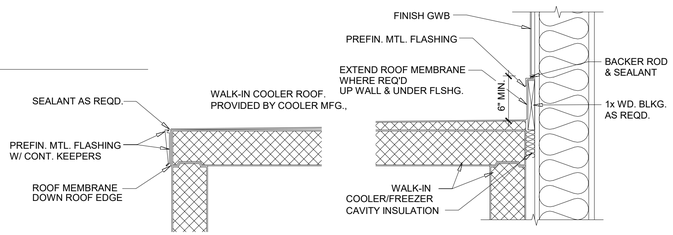
4 WINDOW DETAILS
1 1/2" = 1'-0"



5 H.M. DOOR HEADER DTL
1 1/2" = 1'-0"



6 WALK IN PLAN DETAIL
1 1/2" = 1'-0"



7 WALK-IN ROOF DETAIL
1 1/2" = 1'-0"

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

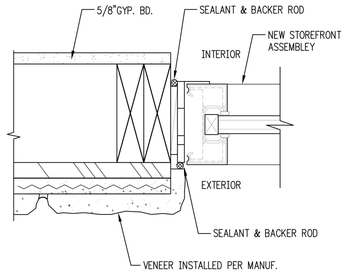
TYPICAL CONSTRUCTION DETAILS

4423 REGISTERED ARCHITECTS
EDI LAZAROVIC
STATE OF WASHINGTON

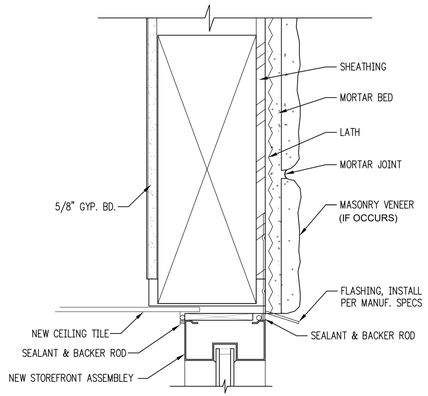
935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

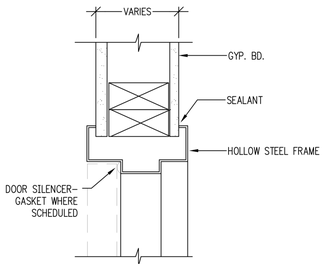
Drawn By: Kiomars Khorami	Sheet A6.0
Date: NOV 1 - 2025	
Scale: As indicated	



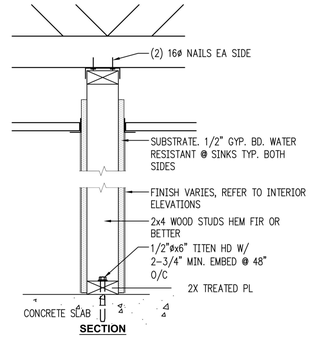
1 STOREFRONT AT JAMB DETAIL
3" = 1'-0"



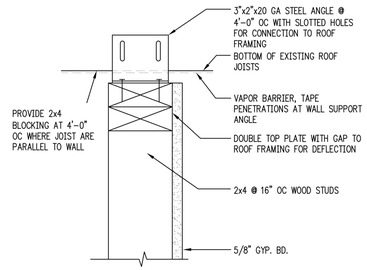
2 HEADER AT STOREFRONT DETAIL
3" = 1'-0"



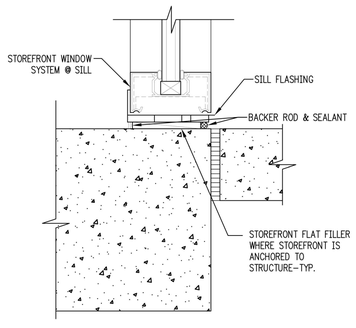
3 TYP INT WINDOW DOOR HEADER DETAIL
3" = 1'-0"



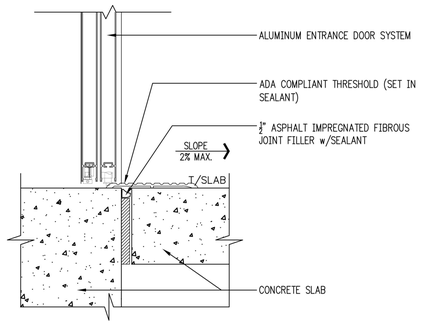
4 INTERIOR WALL DETAIL
3" = 1'-0"



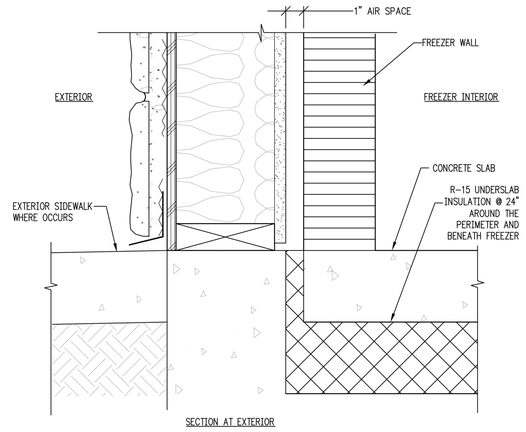
5 DEFLECTION HEAD DETAIL
3" = 1'-0"



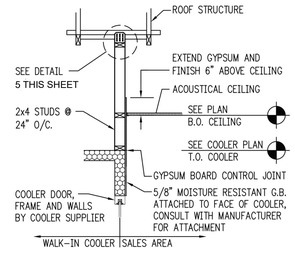
6 SILL AT SLAB DETAIL
3" = 1'-0"



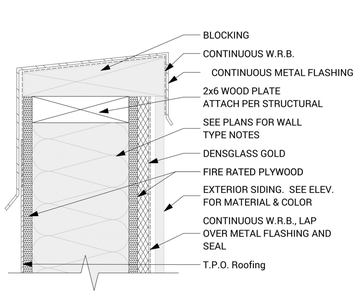
7 STOREFRONT THRESHOLD DETAIL
3" = 1'-0"



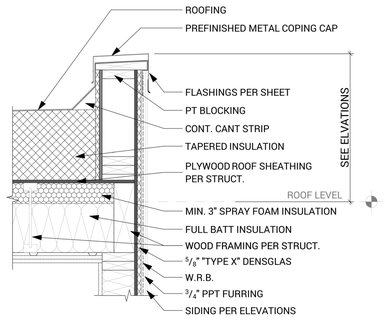
8 WALK IN FREEZER FLOOR DETAIL
3" = 1'-0"

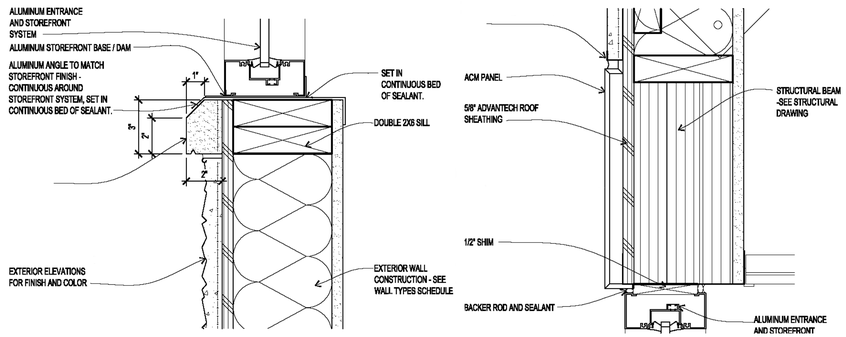


9 COOLER WALL DETAIL
1/2" = 1'-0"

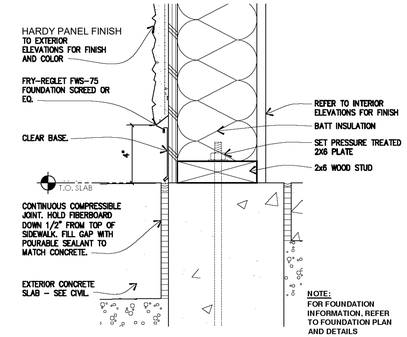


10 PARAPET WALL DETAILS
1" = 1'-0"





11 WINDOW SILL AND HEADER DETAIL
3" = 1'-0"



12 BASE DETAIL
1 : 5

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

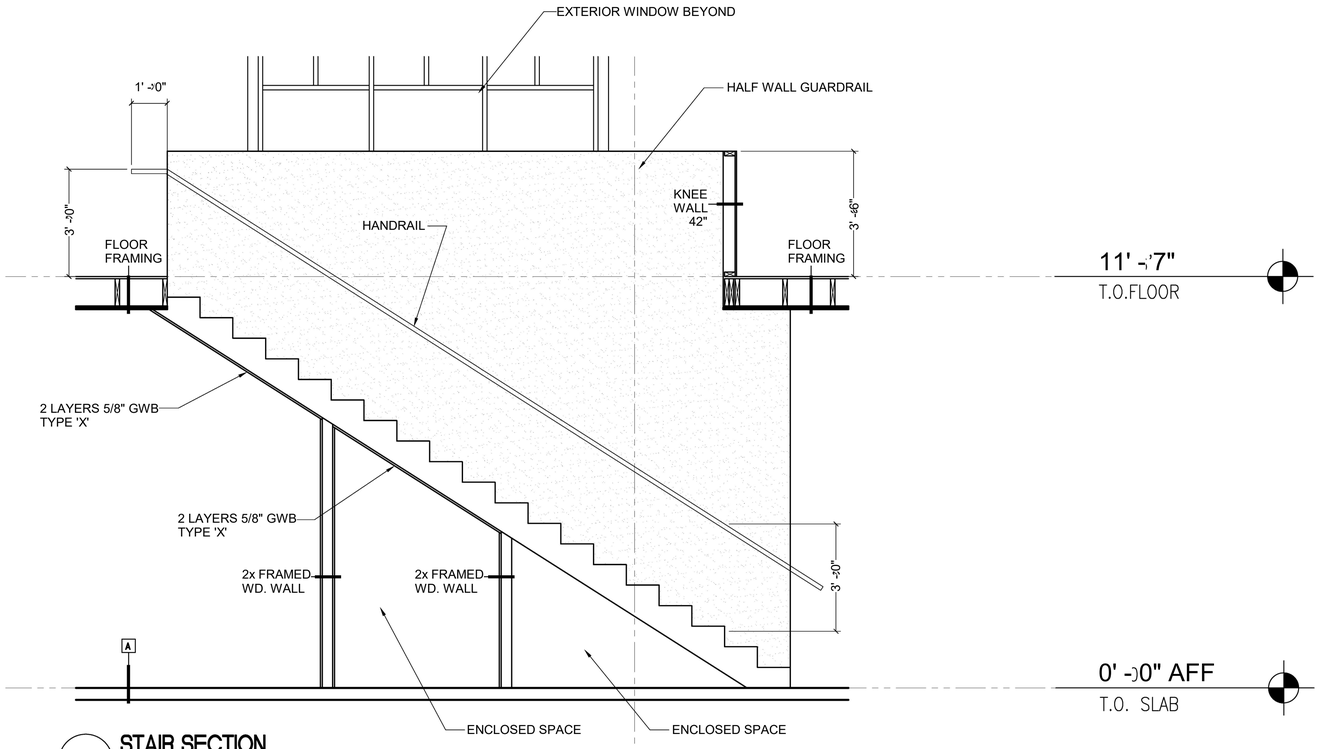
TYPICAL CONSTRUCTION DETAILS

4423 REGISTERED ARCHITECTS
EDI LYNDRIC
STATE OF WASHINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

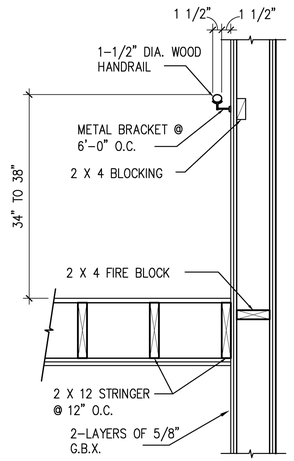
Client:
GILL MANDEEP K & SINGH MANJINDER

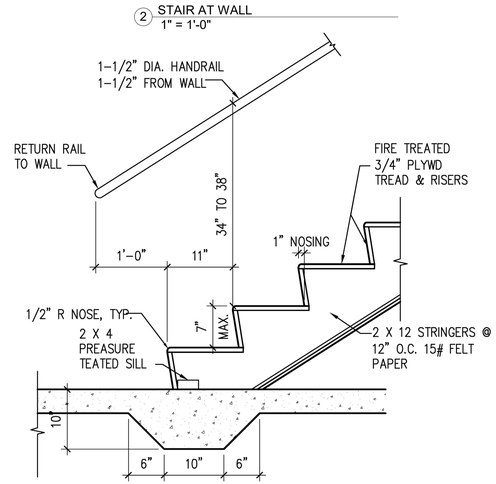
Drawn By: Kiomars Khorami	Sheet A6.1
Date: NOV 1 - 2025	
Scale: As indicated	



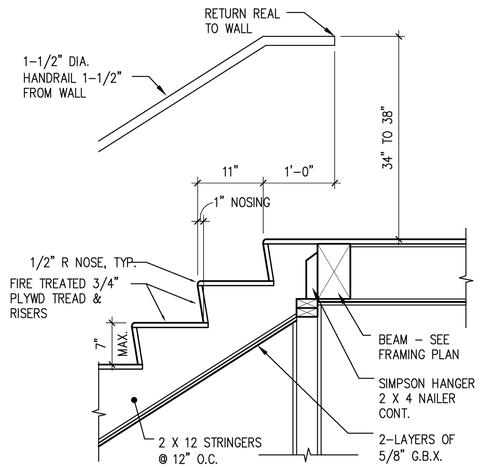
1 STAIR SECTION
1/2" = 1'-0"

1 TYPICAL STAIR SECTION
1/2" = 1'-0"





2 STAIR AT WALL
1" = 1'-0"



3 STAIR AT BASE
1" = 1'-0"

4 STAIR AT TOP OF LANDING
1" = 1'-0"

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TYPICAL STAIR DETAILS

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STATE OF WASHINGTON

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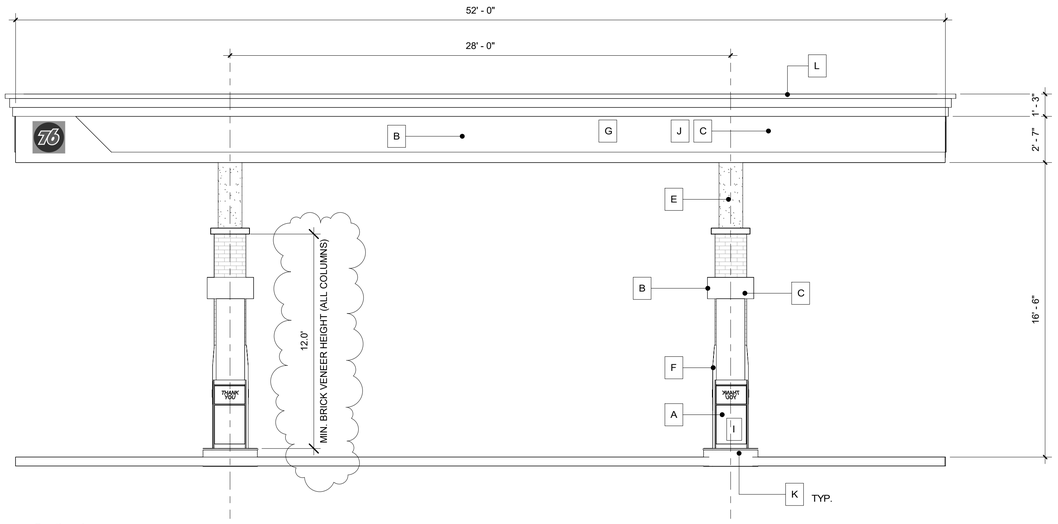
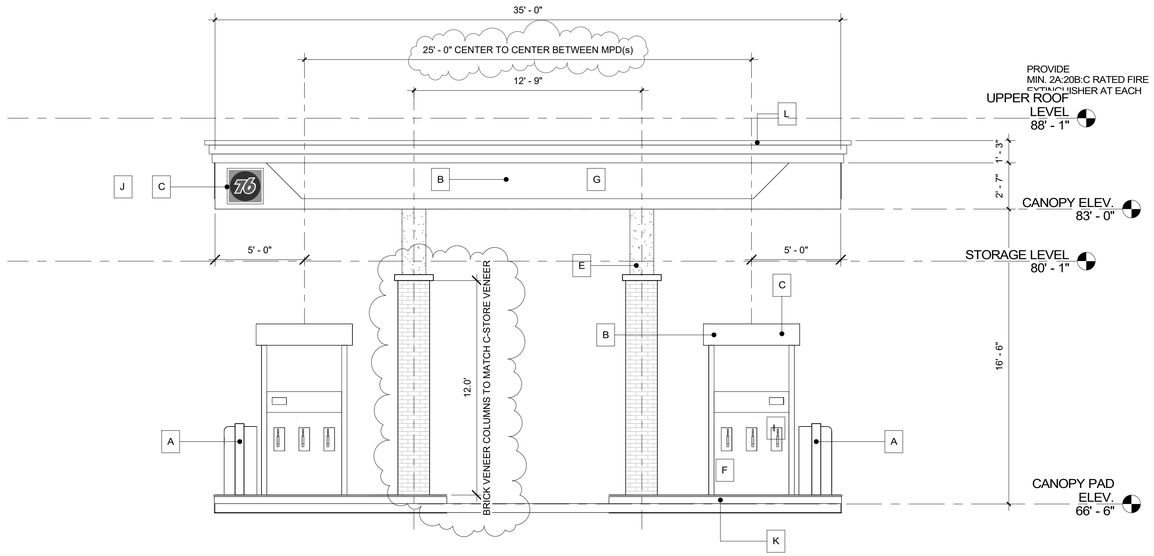
Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By:	Sheet
Kiomars Khorami	A6.2
Date: NOV 1 - 2025	
Scale: As indicated	



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



4 Section 2
1/4" = 1'-0"

KEYNOTES:

A. ARCHED OR PIPE BOLLARDS - SEE DETAIL 1 THIS SHEET VEHICLE IMPACT PROTECTION AT ALL OUTSIDE CORNER OF EACH FUELING STATION.

B. GRAPHIC (BY OTHERS)

C. ILLUMINATED SIGN BOX (BY OTHERS) FIELD VERIFY LOCATION

D. STEEL BEAM - REFER TO STRUCTURAL BY OTHERS

E. CONC. OR STEEL COLUMN - REFER TO STRUCTURAL BY OTHERS.

F. FUEL DISPENSER AND CURB (BY OTHERS)

G. ALUMINUM COMPOSITE MATERIAL (ACM) BY OTHERS

H. PIC UNIT (BY OTHERS)

I. 4" x 6" HANDHOLE WITH COVERPLATE ON INSIDE OF COLUMN

J. VINYL DECAL APPLIED TO ACM PANEL

K. CONCRETE CURB

L. PREFABRICATED COPING

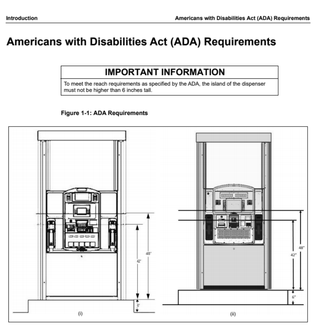
NOTES: IFC 2305.6 WARNING SIGNS

THE FOLLOWING WARNING SIGNS SHALL BE PROVIDED AND POSTED WITHIN SIGHT OF EACH DISPENSER.

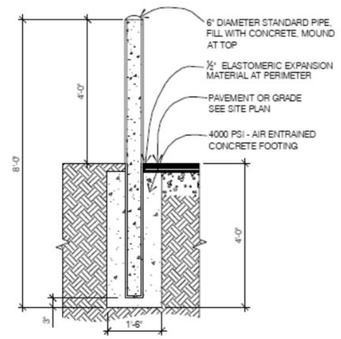
1. NO SMOKING
2. SHUT OFF MOTOR
3. DISCHARGE YOUR STATIC ELECTRICITY BEFORE FUELING BY TOUCHING A METAL SURFACE AWAY FROM THE NOZZLE
4. TO PREVENT STATIC CHARGE, DO NOT RE-ENTER YOUR VEHICLE WHILE GASOLINE IS PUMPING
5. IF A FIRE STARTS, DO NOT REMOVE NOZZLE - BACK AWAY IMMEDIATELY
6. IT IS UNLAWFUL AND DANGEROUS TO DISPENSE GASOLINE INTO UNAPPOVED CONTAINERS
7. NO FILLING OF PORTABLE CONTAINERS IN OR ON A MOTOR VEHICLE. PLACE CONTAINER ON GROUND BEFORE FILLING.

FIRE DEPARTMENT NOTES:

1. PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 2A-20B:C FOR THE PROTECTION OF THE FUELING ISLAND. THE EXTINGUISHER(S) SHALL BE MOUNTED WHERE READILY VISIBLE AND ACCESSIBLE WITH THE MAXIMUM TRAVEL DISTANCE FROM AN EXTINGUISHER TO ANY DISPENSER, PUMP OR FILL PIPE OPENING NOT TO EXCEED 75 FEET.
2. THE MOTOR VEHICLE FUEL DISPENSING STATION SHALL BE DESIGNED, CONSTRUCTED, AND OPERATED IN ACCORDANCE WITH THE IFC CHAPTER 23.
3. ALL EQUIPMENT AND MATERIALS USED FOR THE STORAGE AND/OR DISPENSING OF FLAMMABLE LIQUIDS SHALL BE LISTED. SUBMIT PRODUCT SPECIFICATIONS AND CUT SHEETS FOR ALL EQUIPMENT AND MATERIALS FOR FIRE DEPARTMENT REVIEW AND APPROVAL PRIOR TO THE START OF INSTALLATION.
4. THE INSTALLATION OF THE UNDERGROUND FLAMMABLE LIQUID STORAGE TANK(S) SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF IFC CHAPTER 23. THE FIRE DEPARTMENT SHALL BE CONTACTED AT LEAST 24 HOURS IN ADVANCE TO WITNESS ANY REQUIRED TESTS INCLUDING PRESSURE TESTS OF THE TANKS, PRODUCT PIPING AND VAPOR RETURN AS WELL AS FINAL ACCEPTANCE TESTS OF THE SYSTEM.
5. THE INSTALLATION OF THE FUEL DISPENSING SYSTEM AND ALL THE COMPONENTS SHALL BE INSPECTED AND TESTED IN ACCORDANCE WITH IFC CHAPTER 23. THE FIRE DEPARTMENT SHALL BE CONTACTED AT LEAST 24 HOURS IN ADVANCE TO WITNESS ANY REQUIRED TESTS INCLUDING PRESSURE TESTS OF THE TANKS, PRODUCT PIPING AND VAPOR RETURN AS WELL AS FINAL ACCEPTANCE TESTS OF THE SYSTEM.

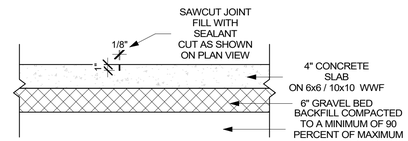


ASSESSIBLE FUEL DISPENSER MACHINE PER IBC 1109.14



NOTE: CONCRETE FOUNDATIONS ARE MINIMUM REQUIREMENTS. LOCAL BUILDING CODES OR FROST LINE MAY REQUIRE GREATER DEPTH

1 SINGLE BOLLARD DETAIL
1/2" = 1'-0"



2 TYPICAL SLAB CONTROL DETAIL
1" = 1'-0"

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

GAS CANOPY DETAILS

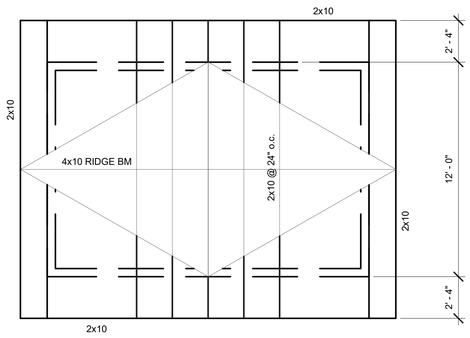
4423 REGISTERED ARCHITECTS EDI LYNDAIDIC STATE OF WASHINGTON

1	Revision 1	Date 1

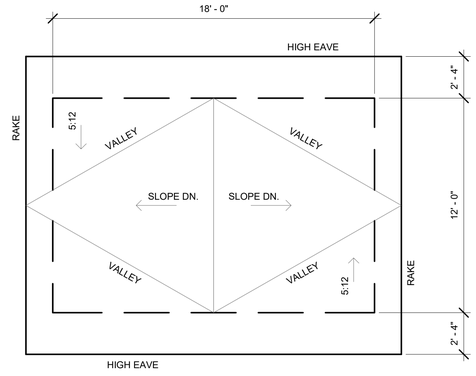
935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

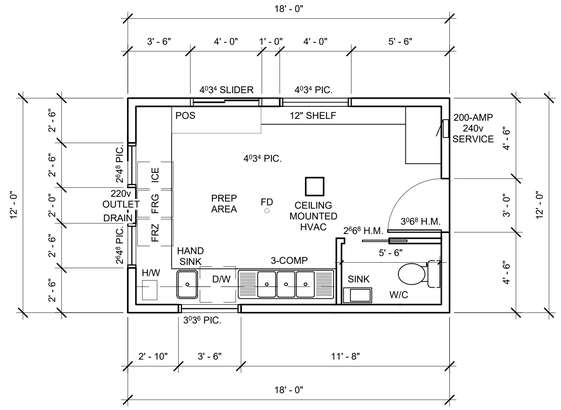
Drawn By: Kiomars Khorami	Sheet A7.0
Date: NOV 1 - 2025	
Scale: As indicated	



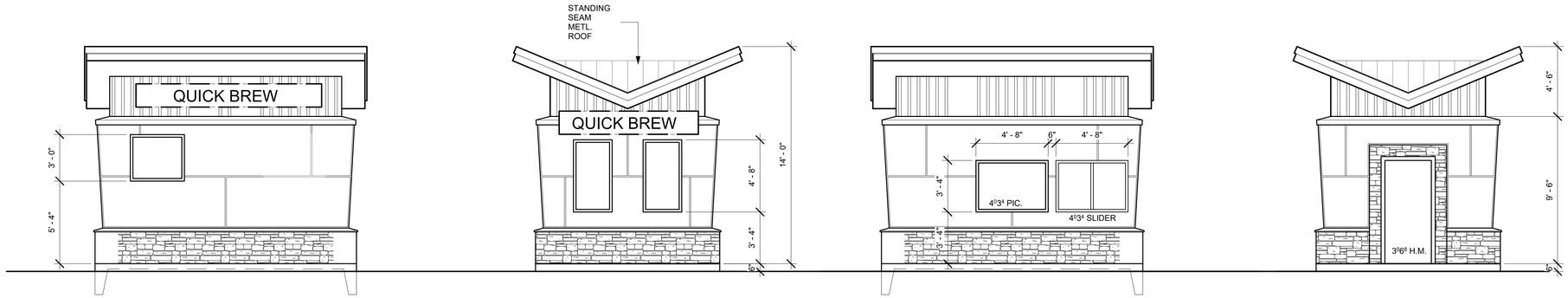
ROOF FRAMING PLAN



ROOF PLAN



FLOOR PLAN

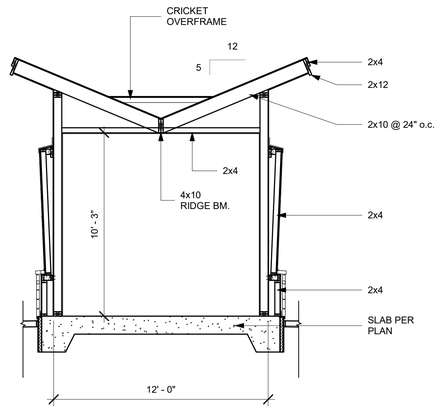


SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION



TYP. CROSS SECTION

ELEVATION MATERIAL NOTES:

A	METAL SIDING - AEP SPAN - HR-36 WALL - ZINCALUME - 29 GA.
B	HARDI PANEL REVEAL SYSTEM - HZ10 - "COLORPLUS" PANEL COLOR SELECTED BY OWNER - REVEAL TRIM PACKAGE "CLEAR ANODIZED" -
C	CULTURED STONE MASONRY - ELDORADO STONE - FIELD STONE TYPE AND COLOR TO BE SELECTED BY OWNER
D	CULTURED STONE MASONRY - ELDORADO STONE - CHISLED EDGE WALL CAP 37x12x2.25
E	CULTURED STONE MASONRY - ELDORADO STONE - CHISLED EDGE WALL CAP 37x6x2.25
F	HOLLOW METAL INSULATED DOOR (0.20 U-FACTOR)
G	WINDOW PER PLAN (0.28 U-FACTOR)

BUILDING SIGNAGE:

UNDER SEPERATE PERMIT

1 COFFEE KIOSK
1/4" = 1'-0"

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

COFFEE KIOSK BUILDING

4423 REGISTERED ARCHITECTS
EDI LAZAROVIC
STATE OF WASHINGTON

.

935 Powell Ave SW
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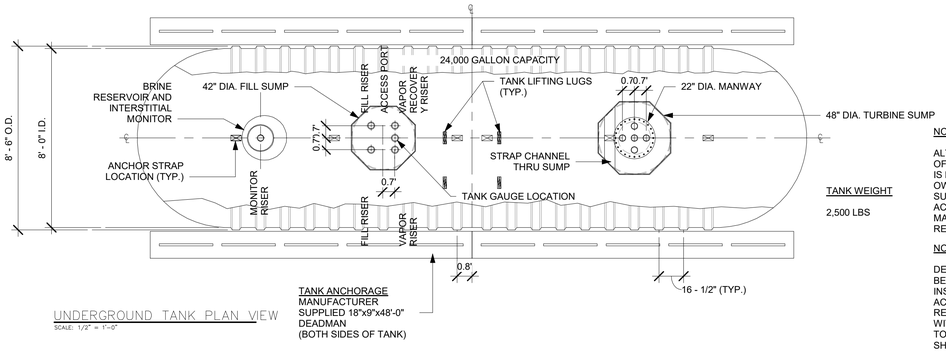
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami	Sheet A8.0
Date: NOV 1 - 2025	
Scale: 1/4" = 1'-0"	

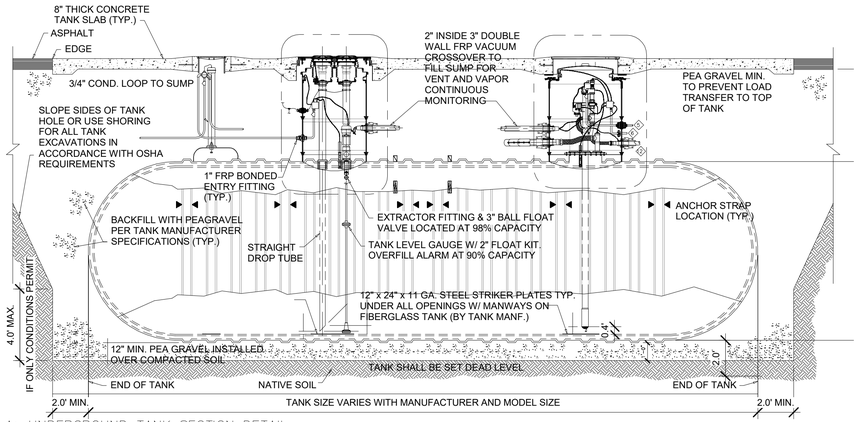


TANK WEIGHT

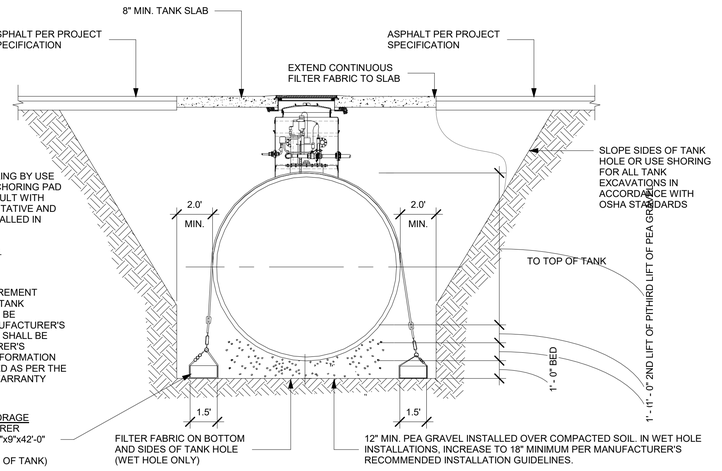
2,500 LBS

TANK ANCHORAGE
MANUFACTURER SUPPLIED 18"x9"x48'-0" DEADMAN
(BOTH SIDES OF TANK)

UNDERGROUND TANK PLAN VIEW
SCALE: 1/2" = 1'-0"



A: UNDERGROUND TANK SECTION DETAIL
SCALE: 1/2" = 1'-0"



NOTE:

ALTERNATE ANCHORING BY USE OF A CONCRETE ANCHORING PAD IS PERMITTED. CONSULT WITH OWNER'S REPRESENTATIVE AND SUCH SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

NOTE:

DEFLECTION MEASUREMENT BEFORE AND AFTER TANK INSTALLATION SHALL BE ACCORDING TO MANUFACTURER'S REQUIREMENTS AND SHALL BE WITHIN MANUFACTURER'S TOLERANCES. ALL INFORMATION SHALL BE COMPLETED AS PER THE MANUFACTURER'S WARRANTY DOCUMENTATION.

TANK ANCHORAGE
MANUFACTURER SUPPLIED 18"x9"x42'-0" DEADMAN
(BOTH SIDES OF TANK)

2 TANK CROSS SECTION
1/4" = 1'-0"

GENERAL INSTALLATION NOTES:

SLOPE CONCRETE AWAY FROM ALL MANHOLES 1" RISE OVER 12" RUN.

FIBER REINFORCEMENT TO BE USED. PREMIX UNIFORMLY THROUGHOUT CONCRETE.

REINFORCING BARS TO BE NO LESS THAN 2" AND NO MORE THAN 4" FROM SURFACE.

REINFORCE CONCRETE SLAB AROUND MANHOLE WITH (4) #4 REBAR 60" IN LENGTH. PLACE REBAR 6" FROM SIDES OF BOX.

SINGLE 3/4" CONDUIT TO EACH SUBMERSIBLE PUMP. PROVIDE SEAL-OFF AT SUMP & BUILDING WIRING THROUGH. CONTAIN LINE VOLTAGE. WIRING LAST TWO FEET TO SUMP SHALL BE PVC COATED RIGID.

ONE 1" STANDARD MONITORING HOMERUN CONDUIT TO TANK, FOR STANDARD MONITORING DEVICES, LOOP CONTAINMENT SUMP SENSORS, PLLD, VAC SENSORS & TANK GAUGE TO TANK INTERSTITIAL SENSOR LOCATION AND HOMERUN TO BUILDING. PROVIDE SEAL-OFFS IN BUILDING & PRIOR TO LEAVING HAZARDOUS AREA. ROUTE TO INTRINSICALLY SAFE THROUGH IN BUILDING. CONDUITS SHALL CONTAIN ONLY LOW VOLTAGE WIRING FOR SENSORS. LAST TWO FEET TO SUMPS SHALL BE PVC COATED RIGID.

USE PEA GRAVEL CONSISTING OF NATURALLY ROUNDED AGGREGATE, MIN. 1/8" & MAX. OF 3/4" IN SIZE, FREE OF CLAY, SLAG, CINDERS, OR DEBRIS, ALL SUBSTITUTES MUST BE APPROVED BY MANUFACTURER'S & OWNER'S FIELD REPRESENTATIVE.

LAYOUT TANK AND STAGE II VAPOR RECOVERY PIPING SUCH THAT THE STAGE I PIPING DRAINS & ENTERS WITH 3" CONNECTIONS, AND CONTINUES 3" TO OTHER TANKS.

BALL VALVE ON MANIFOLD LINE TO REMAIN OPEN DURING NORMAL OPERATION

TO ABOVE GROUND VENT RISERS, SEE DETAIL

TANK PAD MINIMUM 2'-0" OFF OUTSIDE WALLS OF TANK, AND MUST COVER THE FOOTPRINT OF THE TANK. REQUIRED TO PROVIDE FOR PROPER TANK HOLD DOWN, AND TO PREVENT ACCIDENTAL DRILLING INTO TANK.

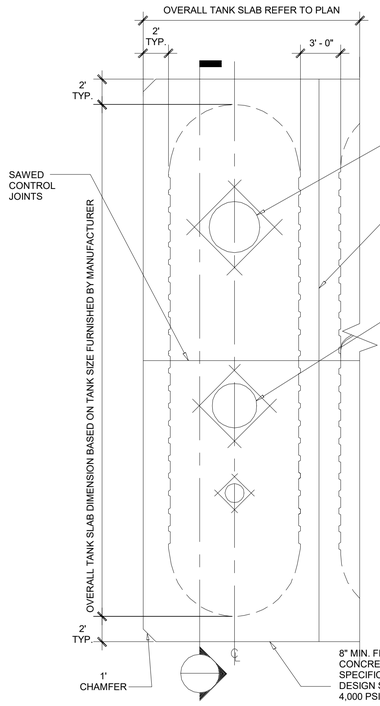
CUT CORNER WHERE MEETING ASPHALT PAVING ONLY. SQUARE CORNERS WHERE MEETING CONCRETE.

DIESEL OPTION USES JUST ONE PRODUCT LINE TO DIESEL DISPENSER.

REFER TO DIESEL UST INSTALLATION DRAWING FOR STAND-ALONE UST OR AS AN EXTENSION TO THIS UST DESIGN.

SEE SITE SPECIFIC PLANS FOR ACTUAL TANK SIZES, PLACEMENT, AND ORIENTATION. FINAL SITE SPECIFIC TANK LAYOUT(S) SHALL BE APPROVED BY THE LOCAL DISTRIBUTION TERMINAL MANAGER OR HIS AGENT. FINAL LOCATION SIGN-OFF SHALL BE DOCUMENTED.

UNDERGROUND TANK PLAN AND SECTION VIEW
1/4" = 1'-0"



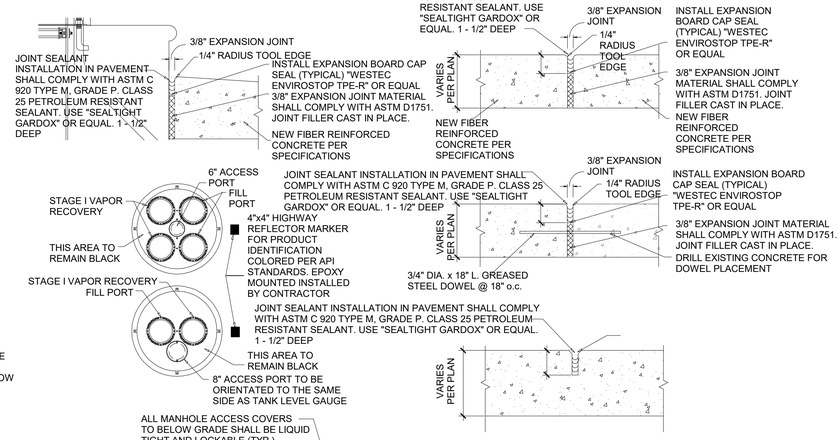
NOTES:

OPENINGS IN SLAB TO HAVE 1-1/2" CROWN

TANK PAD SHALL EXTEND A MINIMUM 2' - 0" BEYOND OUTSIDE WALLS OF TANK, AND MUST COVER THE ENTIRE FOOTPRINT OF THE TANK. IN ORDER TO PROVIDE FOR PROPER TANK HOLD DOWN, AND TO PREVENT ACCIDENTAL DRILLING INTO TANK.

CHAMFER SLAB CORNERS WHERE MEETING ASPHALT PAVING ONLY. SQUARE CORNERS WHERE MEETING CONCRETE.

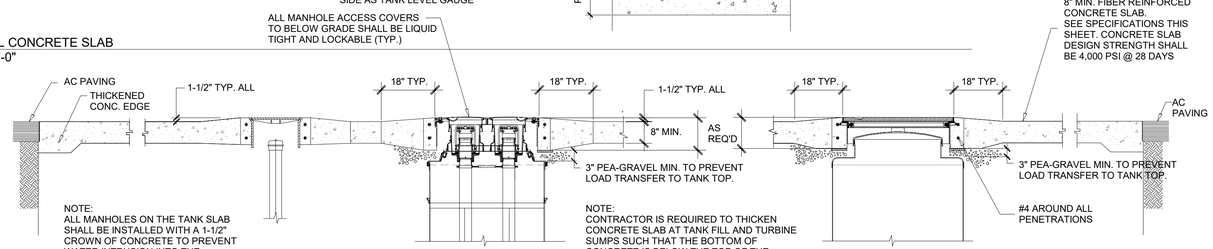
4 TYPICAL TANK SLAB REINFORCING
3/16" = 1'-0"



API STANDARD COLORS

UNLEADED PREMIUM	- RED
REGULAR UNLEADED	- WHITE
UNLEADED PLUS	- BLUE
AUTO DIESEL	- YELLOW

3 TYPICAL CONCRETE SLAB
1/4" = 1'-0"



NOTE:
ALL MANHOLES ON THE TANK SLAB SHALL BE INSTALLED WITH A 1-1/2" CROWN OF CONCRETE TO PREVENT WATER INTRUSION INTO THE MANHOLE. THE OWNER'S ENGINEER WILL BE REQUIRED TO SIGN OFF ON THIS ITEM ON THE TANK INSTALLATION CHECKLIST BEFORE CONTRACTOR WILL BE PAID. CONTRACTOR WILL BE REQUIRED TO REINSTALL ENTIRE DRIVE SLAB AT OWN EXPENSE IF THIS REQUIREMENT IS NOT MET.

NOTE:
CONTRACTOR IS REQUIRED TO THICKEN CONCRETE SLAB AT TANK FILL AND TURBINE SUMPS SUCH THAT THE BOTTOM OF CONCRETE IS BELOW THE TOP OF THE TERMINATION OF THE SECONDARY CONTAINMENT OF THE SUMPS. NOTE THAT THE THICKNESS MAY VARY BETWEEN THE FILL AND TURBINE SUMPS AND IS ALSO DEPENDENT UPON EXISTING SITE CONDITIONS. CONTRACTOR WILL BE REQUIRED TO REINSTALL ENTIRE DRIVE SLAB AT OWN EXPENSE IF THIS DESIGN REQUIREMENT IS NOT MET AS DETERMINED BY THE GOVERNING JURISDICTION.

TANK SLAB CONCRETE SPECIFICATIONS

UNLESS OTHERWISE NOTED ON THESE DRAWINGS:

A. CONCRETE REGULAR WEIGHT HARD ROCK CONCRETE (150 LBS./SU FT)
B. CEMENT TYPE I/II, SULFATE RESISTANT
C. AGGREGATES ASTM C33, (MAXIMUM SIZE 3/4 INCHES)
D. 28 DAY CONCRETE STRENGTH (F'c)
4,000 PSI - SLAB (DESIGN BASED ON 2,500 PSI NO SPECIAL INSPECTION REQUIRED)
E. SLUMP 3" + 1" - 4" MAXIMUM AT POINT OF PLACEMENT
F. SHRINKAGE - 0.05 % MAXIMUM
G. ENTRAINED AIR RANGE - 2% TO 4%

CONCRETE SLAB THICKNESS SHALL BE A MINIMUM OF 8 INCHES UNLESS OTHERWISE NOTED ON THESE DRAWINGS. THICKEN EDGES AT MANHOLES AND SLAB EDGES

CONCRETE SHALL BE NORMAL WEIGHT WITH A MIX OF 1: 2-1/2 : 3-1/2, WITH A MAXIMUM 7 1/2 GALLONS OF WATER PER SACK. ADD 1.0 TO 1.5 LB STEALTH FIBER REINFORCING PER CU. YD. CONCRETE.

REINFORCING STEEL - SUMP CAGES AT ALL OPENINGS SHALL BE #4 REBAR.

MAINTAIN CONCRETE IN A MOIST CONDITION FOR AT LEAST 7 DAYS AFTER PLACEMENT.

PLACE CONCRETE DIRECTLY FROM TRUCK INTO FORMS. DO NOT PUMP CONCRETE UNLESS SPECIAL INSPECTION, IN ACCORDANCE WITH CHAPTER 3 OF IBC, IS PROVIDED.

CONSOLIDATE CONCRETE IN PLACE USING A MECHANICAL VIBRATOR.

BEFORE PLACING CONCRETE, SECURE REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND OTHER INSERTS IN POSITION TO PREVENT MOVEMENT.

MATERIALS AND WORKMANSHIP SHALL CONFORM TO A.C.I. - 318 (SPECIFICATIONS OF THE DESIGN AND PLACEMENT OF CONCRETE).

5 SLAB SECTION AT TANKS
1/2" = 1'-0"

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

FUEL PLAN TANK DETAILS

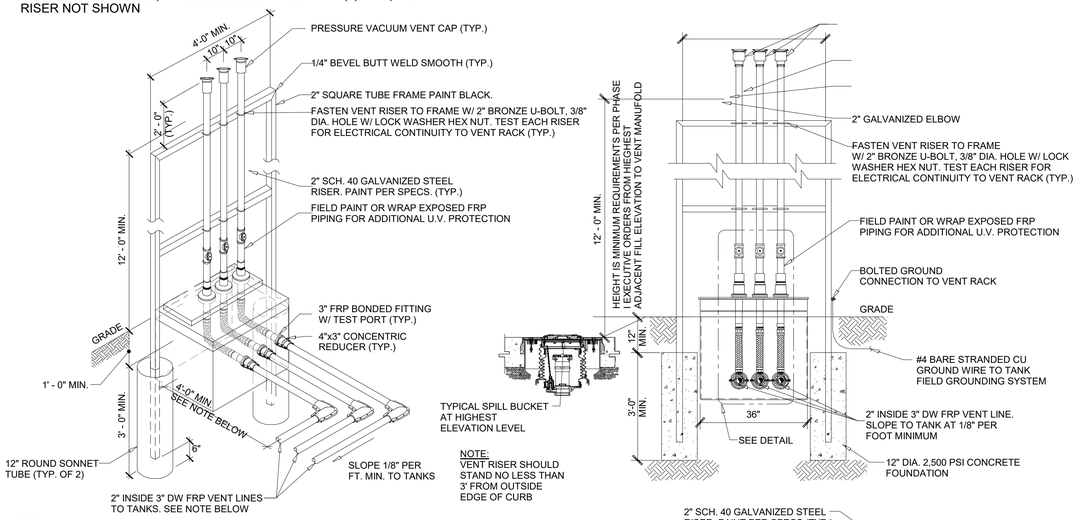
4423 REGISTERED ARCHITECTS
EDI LIVADIC
STATE OF WASHINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami	Sheet A9.0
Date: NOV 1 - 2025	
Scale: As indicated	

VENT RISER DETAILS (TYPICAL DOUBLE WALL WITH (4) MPD) NEW RISER NOT SHOWN



NOTE:
VENT RISER SHOULD STAND NO LESS THAN 3' FROM OUTSIDE EDGE OF CURB

NOTES:

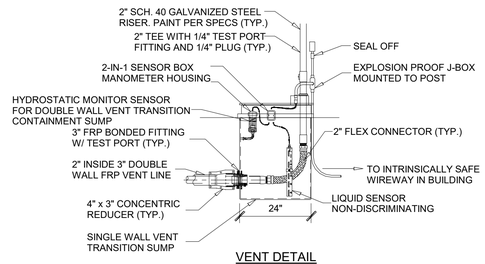
IN ORDER TO PROVIDE MECHANICAL FLEXIBILITY WITHIN THE RIGID PIPING SYSTEM, PROVIDE AT 4 FEET OF STRAIGHT PIPE RUN BEFORE EACH CHANGE IN DIRECTION OF 30 DEGREES OR MORE (NFPA30A (2000 & 2003)

THE VENT CONFIGURATION SHOWN IS IN ACCORDANCE WITH CP – 201 THE NUMBER OF VENT CAPS AT ANY GDF SHALL NOT PERMIT ANY ADDITIONAL LEAK RATE OF MORE THAN .17 CHF AT 2 INCHES OF WATER COLUMN. MAX ALLOWED WITHOUT MANNA FOLDING IS (3).

THE VENT DISCHARGE SHALL BE LOCATED SO THAT VAPORS ARE RELEASED AT A SAFE POINT OUTSIDE OF BUILDINGS AND NOT LESS THEN 12 FEET ABOVE THE ADJACENT GROUND LEVEL. VAPOR SHALL BE DISCHARGED UPWARD OR HORIZONTALLY AWAY FROM ADJACENT WALLS. VENT OUTLETS SHALL BE LOCATED SO THAT THE VAPORS WILL NOT BE TRAPPED BY EAVES OR OTHER OBSTRUCTIONS AND SHALL BE AT LEAST 5 FEET FROM BUILDING OPENINGS. EVENTS SHALL BE INSTALLED IN ACCORDANCE WITH (NFPA 30 AND IBC 2017.

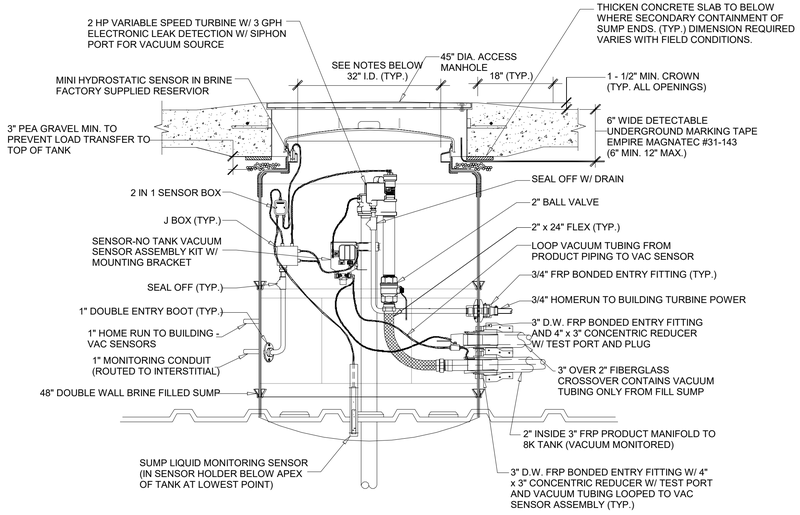
EACH UNDERGROUND MOTOR FUEL STORAGE TANK SHALL BE PROVIDED WITH A SEPARATE VENT LINE WITHOUT ANY TRAP OR DEVICE WHICH CAUSES EXCESSIVE BACK PRESSURE AND SHALL BE MAINTAINED UNOBSTRUCTED AT ALL TIMES.

THE ACTUAL NUMBER OF VENT RISERS IS DETERMINED BY THE NUMBER OF UNDERGROUND STORAGE TANKS. THE DIESEL VENT RISER IS ALWAYS SEPARATE.



VENT DETAIL

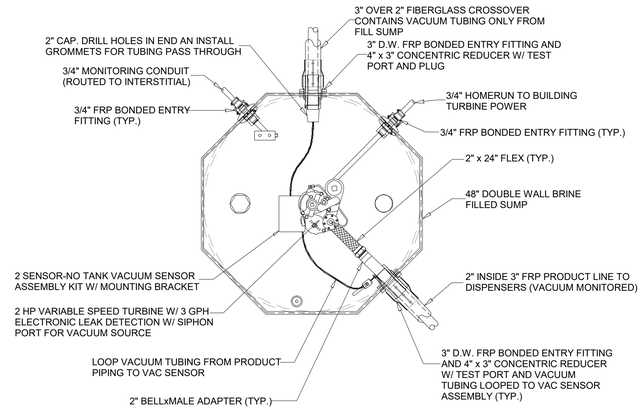
1 VENT DETAIL
1/2" = 1'-0"



SECTION VIEW - ONE PIPE, ONE LINE

NOTE:

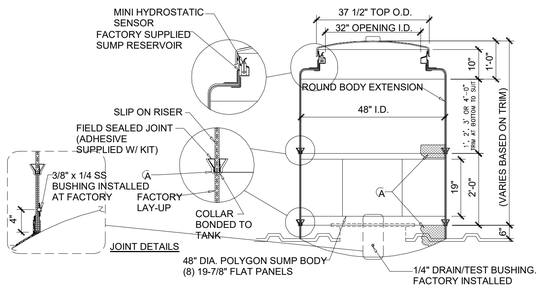
SENSOR SHALL BE INSTALLED ON THE SAME SIDE OF PIPING PENETRATIONS AS SHOWN.



PLAN VIEW - ONE PIPE, ONE LINE

NOTE:

THE LAST TWO FEET (MINIMUM) OF CONDUITS THAT ENTER THE DOUBLE WALL SUMP SHALL BE PVC COATED RIGID.



DOUBLE WALL TURBINE SUMP RISER

NOTE:
CONTRACTOR SHALL BE HELD RESONSIBLE FOR PROPER INSTALLATION AND PREPARATION PER MANUFACTURERS INSTRUCTIONS AND SHALL REINSTALL SUMPS IF HYDROSTATIC TESTING SHOWS LEAKING IN THIS AREA OF THE SUMP.

SUMPS MUST BE ORIENTED SUCH THAT THE FACE OF THE SUMP PANEL IS PARALLEL WITH ADJACENT TANK SUMP PANEL IN ORDER TO ACHIEVE THE 45 DEG. ANGLES REQUIRED TO ROUTE THE PIPING WHILE MAINTAINING THE DESIRED PERPENDICULAR ANGLE INTO THE SUMP.

3 DOUBLE WALL TURBINE SUMP RISER
1/2" = 1'-0"

FIBERGLASS PIPING, 2" NOMINAL, BONDED TO SUMP OR UDC INNER WALL USING GASOLINE COMPATIBLE EPOXY RESIN. BOTTOM OF PIPE TO BE IN CONTACT WITH LOWEST PART OF SUMP OR UDC.

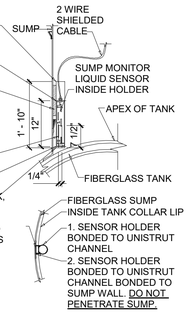
3/16" HOLE THROUGH PIPE FOR COTTER PIN TO PREVENT SNESOR FROM "FLOATING", OR BEING PULLED OUT OF PLACE.

CONTRACTOR TO BOND UNISTRUT CHANNEL TO HOLDER TO ALLOW FIBERGLASS PIPE TO CLEAR SUMP COLLARS "LIP" CONTRACTOR TO USE GASOLINE-COMPATIBLE EPOXY TO BOND SPACER TO SUMP AND PIPE. CONTRACTOR MAY USE UNISTRUCT, FIBERGLASS PIPE, OR ANY OTHER EQUIVALENT MATERIAL THAT CAN WITHSTAND ENVIRONMENT OF SUMP.

6" LONG x 1" WIDE SLOT FOR VISUAL INSPECTION

3/16" HOLE 1/4" FROM BOTTOM, THROUGH PIPE. INSERT COTTER PIN TO KEEP SENSOR INSIDE OF HOLDER.

TURBINE SIDE SUMP SENSORS TO BE MOUNTED BELOW APEX OF TANK, AT BOTTOM OF SUMP AT SIDE OF TANK WHERE PRODUCT PENETRATIONS INTO SUMP ARE MADE AND BELOW LOWEST PENETRATION FITTING WITHIN SUMP SUMP AREA. PRODUCT PIPING TO DISPENSERS, PRODUCT PIPING CROSS CONNECTION BETWEEN SUMPS AND SIPHON PIPING PENETRATIONS ARE DESIGNED TO ENTER THE SAME SIDE OF THE SUMP AS SHOWN. IF PRODUCT PENETRATION ENTERS ON BOTH SIDES OF SUMP DUE TO FIELD CONDITIONS. THEN DUAL SENSORS AT TURBINE SUMP WILL BE REQUIRED TO BE INSTALLED.



SUMP SENSOR HOLDER DETAILS

A.

CONTRACTOR TO ADDITIONALLY GLASS WRAP AND LAMINATE AT CONNECTION FOLLOWING CURING OF ADHESIVE. SPECIFIC ATTENTION MUST BE GIVEN TO SURFACE PREP AS TESTING REQUIREMENTS WILL DETECT THE SMALLEST OF FLAWS. ALL MATERIALS MUST BECOMPATIBLE WITH GASOLINE, GASOLINE WITH 15% MTBE (METHYL TERTIARY-BUTYL ETHER), OR GASOLINE WITH 10% ETOH (ETHANOL). FIBERGLASS AND RESIN MUST EXTEND 1/2" BEYOND COVERAGE OF ADHESIVE.

NOTE:

CONTRACTOR TO USE ADDITIONAL GALVANIZED FITTINGS AS REQUIRED TO MINIMIZE BENDS IN FLEXIBLE CONNECTORS

2 SECTION AND PLAN VIEW - ONE PUMP, ONE LINE
3/4" = 1'-0"

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

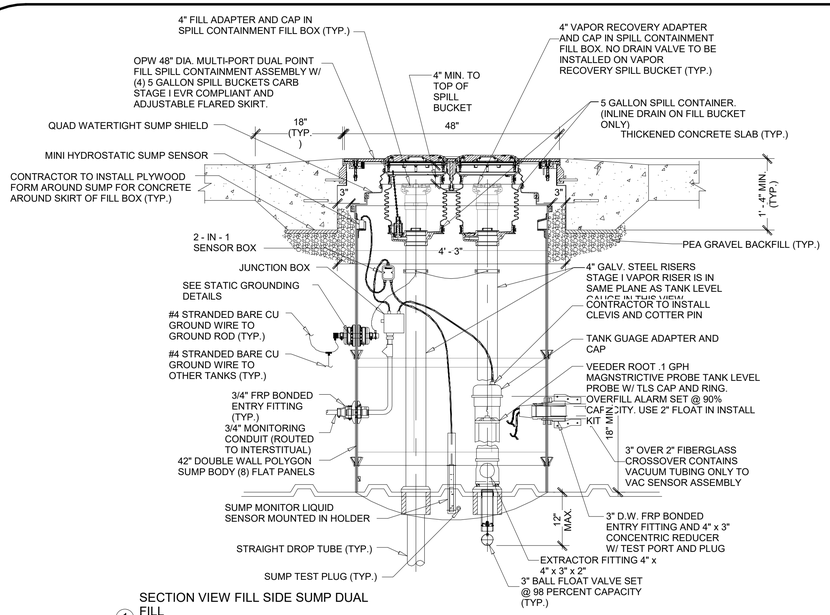
FUEL PLAN TANK DETAILS

4423 REGISTERED ARCHITECTS EDI LYNDRIC STATE OF WASHINGTON

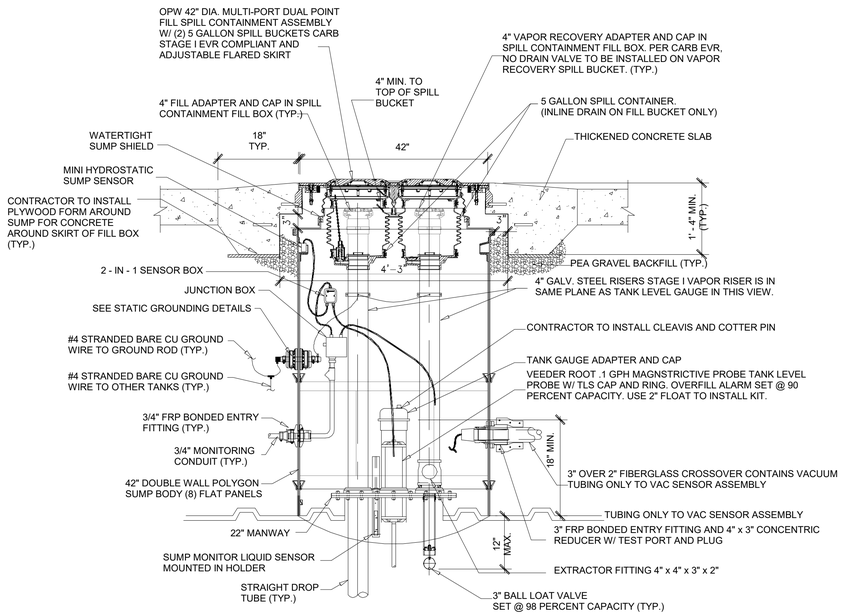
935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

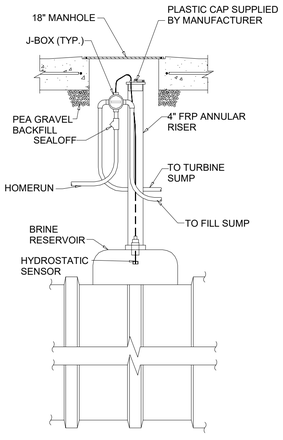
Drawn By: Kiomars Khorami	Sheet A9.1
Date: NOV 1 - 2025	
Scale: As indicated	



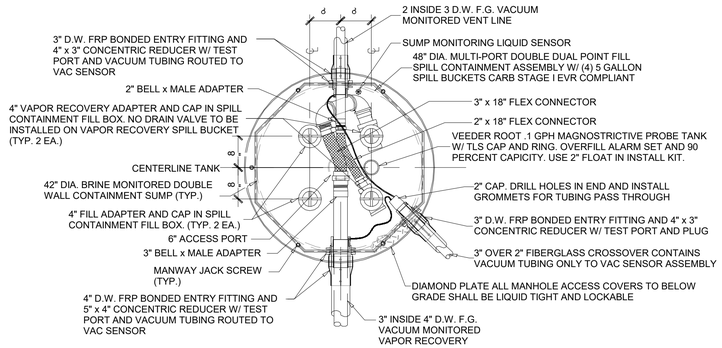
1 SECTION VIEW FILL SIDE SUMP DUAL FILL
3/4" = 1'-0"



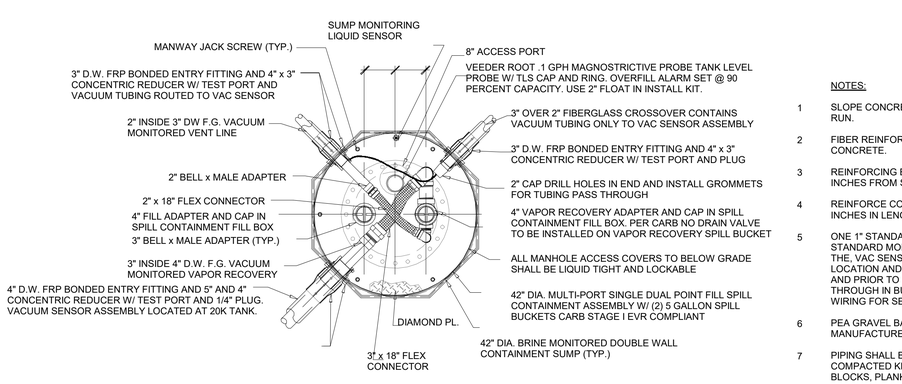
4 SECTION VIEW FILL SIDE SUMP SINGLE FILL W/ MANWAY
3/4" = 1'-0"



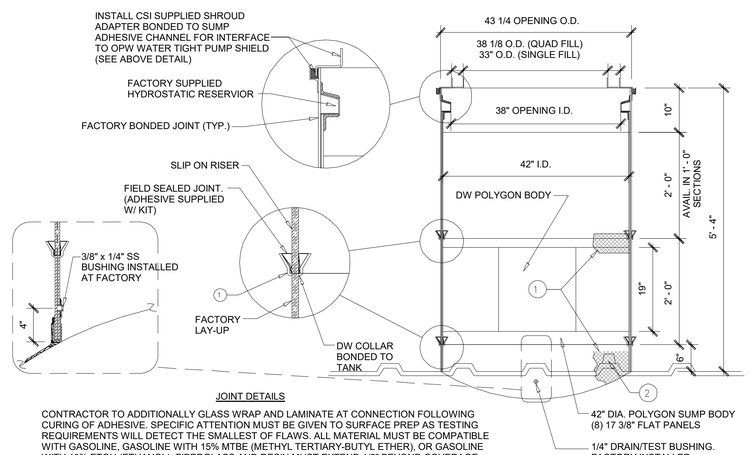
6 ELEVATION INTERSTITIAL SPACE MONITOR
3/4" = 1'-0"



2 PLAN VIEW FILL SIDE SUMP DUAL FILL
3/4" = 1'-0"



5 PLAN VIEW FILL SIDE SUMP SINGLE FILL W/ MANWAY
3/4" = 1'-0"



JOINT DETAILS

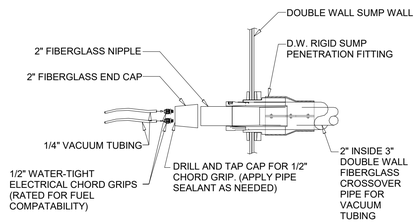
CONTRACTOR TO ADDITIONALLY GLASS WRAP AND LAMINATE AT CONNECTION FOLLOWING CURING OF ADHESIVE. SPECIFIC ATTENTION MUST BE GIVEN TO SURFACE PREP AS TESTING REQUIREMENTS WILL DETECT THE SMALLEST OF FLAWS. ALL MATERIAL MUST BE COMPATIBLE WITH GASOLINE, GASOLINE WITH 15% MTBE (METHYL TERTIARY-BUTYL ETHER), OR GASOLINE WITH 10% ETOH (ETHANOL). FIBERGLASS AND RESIN MUST EXTEND 1/2" BEYOND COVERAGE OF ADHESIVE.

THE STRAP CHANNEL IF PRESENT ON THE FILL SIDE SUMP DOES NOT " COMMUNICATE" WITH THE INSIDE OF THE SUMP. CONTRACTOR TO BE SURE TO LEAVE UNOBSTRUCTED PATH FOR STRAP TO PENETRATE INTO THE CHANNEL SO THAT TANKS MAY BE PROPERLY ANCHORED.

NOTE:

CONTRACTOR SHALL BE HELD RESPONSIBLE FOR PROPER INSTALLATION AND PREPARATION PER MANUFACTURERS INSTRUCTIONS AND SHALL REINSTALL SUMPS IF HYDROSTATIC TESTING SHOWS LEAKING IN THIS AREA OF THE SUMP.

3 DOUBLE WALL FILL SUMP RISER
3/4" = 1'-0"



7 VACUUM TUBE AT SUMP ENTRY DETAIL
1 1/2" = 1'-0"

NOTES:

1 SLOPE CONCRETE AWAY FROM ALL MANHOLES 1 INCH RISE OVER 12 INCH RUN.

2 FIBER REINFORCEMENT TO BE USED. PRE— MAX UNIFORMLY THROUGHOUT CONCRETE.

3 REINFORCING BARS TO BE NO LESS THAN 2 INCHES AND NO MORE THAN 4 INCHES FROM SURFACE.

4 REINFORCE CONCRETE SLAB AROUND MANHOLE WITH 4- #3 REBAR 60 INCHES IN LENGTH. PLACE REBAR 6 INCHES FROM SIDES OF BOX.

5 ONE 1" STANDARD MONITORING HOME RUN CONDUIT TO EACH TANK FOR STANDARD MONITORING DEVICES. LOOP CONTAINMENT SOME SENSORS, PLL THE, VAC SENSORS AND TANK GAUGE TO TANK INTERSTITIAL SENSOR LOCATION AND HOMERUN TO BUILDING. PROVIDE SEAL OFFICE IN BUILDING AND PRIOR TO LEAVING HAZARDOUS AREA. ROUTE TO INTRINSICALLY SAFE THROUGH IN BUILDING. CONDUIT SHALL CONTAIN ONLY LOW VOLTAGE WIRING FOR SENSORS. LAST 2 FEET TO SOME SHALL BE PVC COATED RIGID.

6 PEA GRAVEL BACKFILL, ALL SUBSTITUTES MUST BE APPROVED BY MANUFACTURER AND OWNERS FIELD REPRESENTATIVE.

7 PIPING SHALL BE LAID AND CONTINUOUSLY SUPPORTED ON A 6 INCH COMPACTED KEY GRAVEL BETTING. PIPING SHALL NOT BE SUPPORTED BY BLOCKS, PLANKS, OR OTHER DEBRIS.

8 ALL ENTRIES TO BE PERPENDICULAR TO COMPLETE PAYMENT.SUMP. OFF-LINE INSTALLATION SHALL BE PERMITTED WHEN USING FLEXIBLE ENTRY BOOTS

9 REAM ALL RISERS FOR FULL PIPE BORE IF REQUIRED.

10 INSTALL TANK ID MARKERS IN THE SPILL CONTAINMENT MANHOLES. COVERS SHALL BE PRIMED AND PAINTED ACCORDING TO SPECIFICATIONS.

11 SECONDARY CONTAINMENT IS REQUIRED FOR ALL VENT AND STAGE II VAPOR RECOVERY PIPING.COAT ALL BURIED GALVANIZED STEEL WITH COAL TAR EPOXY.

12 COAT ALL BURIED GALVAIZED STEEL WITH COAL TAR EPOXY.

13 LAYOUT TANKS AND STAGE II VAPOR RECOVERY PIPING SUCH THAT THE STAGE II PIPING DRAINS AND ENTERS INTO REGULAR UNLEADED TANK FIRST W/ 3" CONNECTIONS, AND CONTINUES 3 INCHES TO THE OTHER TANKS.

14 CONCRETE SHALL BE THICKENED AT THE PHIL SUMS DOWN TO BELOW THE TOP OF THE CONTAINMENT OF THE DOUBLE WALL SUMS AS REQUIRED. THE MENTION OF SLAB THICKNESS VARIES WITH SITE CONDITIONS.

15 CROSSING FLEX CONNECTORS MUST MAINTAIN A MINIMUM OF 2 INCH CLEARANCE OR THE USE OF AN ANTI-CHAFING DEVICE MUST BE INSTALLED.

16 ALL FLOAT VALVE IS PROVIDED AND DESIGNED FOR PREVENTING OF WEDDING OF THE VENT AND VAPOR RECOVERY PIPING ONLY. UST OVERALL COMPLIANCE IS ACHIEVED BY THE USE OF AN OVERFILL ALARM AND ACKNOWLEDGE SWITCH TIED INTO THE VEEDER ROOT AUTOMATIC TANK GAUGING SYSTEM. THE MONITORING SYSTEM PROVIDES AN AUDIBLE AND VISUAL ALARM WHEN THE TANKS ARE FILLED TO THE 90% LEVEL AND IS IN ACCORDANCE WITH FEDERAL AND STATE GUIDELINES FOR UST OVERFILL REQUIREMENTS.

NOTE:

CONTRACTOR TO USE ADDITIONAL GALVANIZED FITTINGS AS REQUIRED TO MINIMIZE BENDS IN FLEXIBLE CONNECTORS

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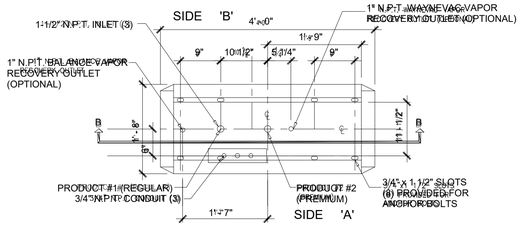
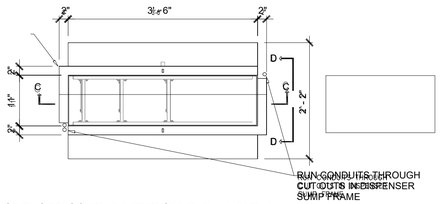
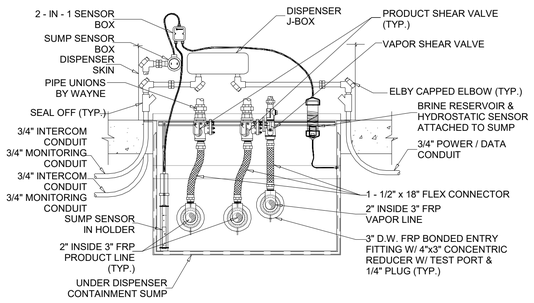
Drawn By: Kiomars Khorami	Sheet A9.2
Date: NOV 1 - 2025	
Scale: As indicated	



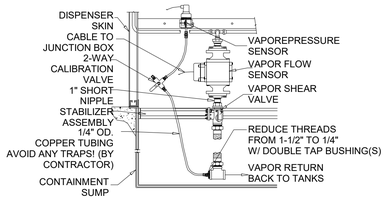
A - A DISPENSER MOUNTING DIAGRAM
SCALE: 3/4" = 1'-0"



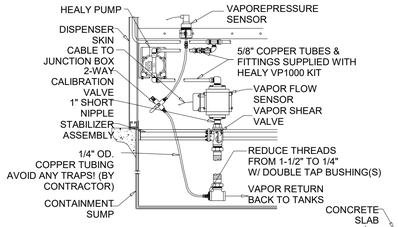
B - B DISPENSER CONTAINMENT SUMP PLAN VIEW
SCALE: 3/4" = 1'-0"



SECTION C - C ELEVATION DETAIL @ SUMP BOX
SCALE: 3/4" = 1'-0"



VST PHASE II W/ VEEDER-ROOT ISD
SCALE: N.T.S. BALANCE PHASE II SYSTEM

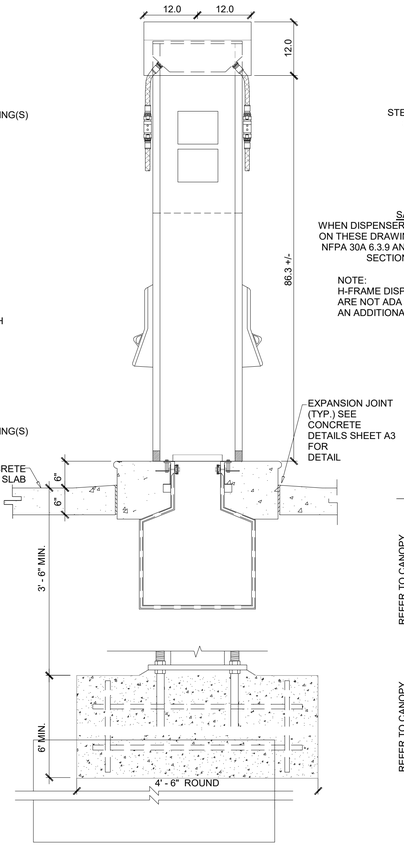


HEALY PHASE II W/ VEEDER-ROOT ISD
SCALE: N.T.S.

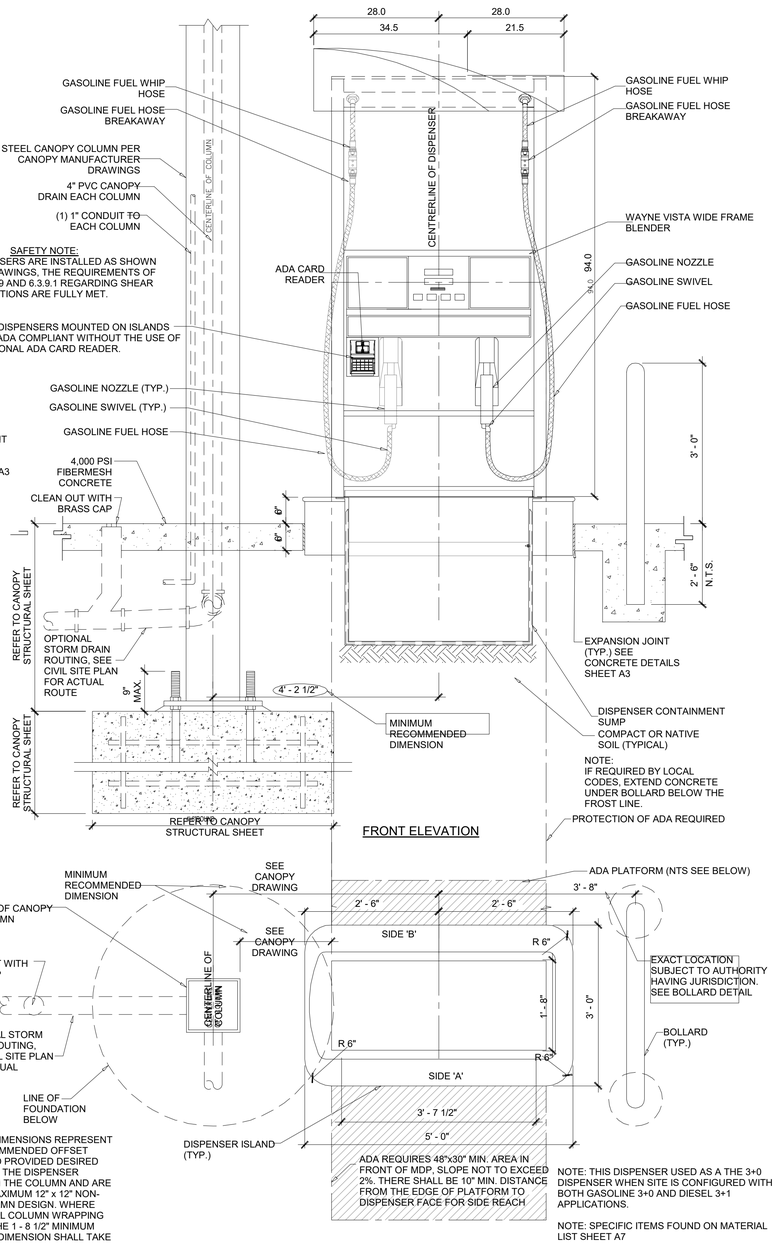
NOTE:

ONLY (1) VAPOR PRESSURE SNSING DEVICE REQUIRED PER SITE. SENSOR SHALL BE MOUNTED AT ONLY (1) DISPENSER LOCATED CLOSET TO TANKS.

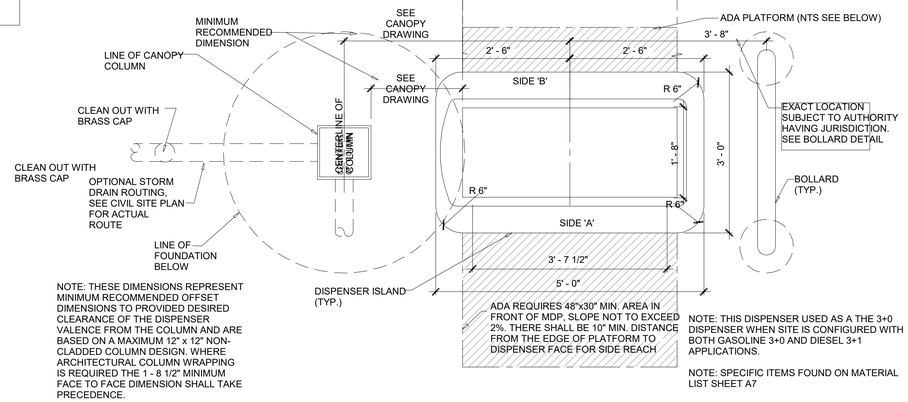
CONTRACTOR SHALL PITCH ALL 1/4" TUBING AS REQUIRED TO AVOID ANY TRAPS IN PHASE II SYSTEM LIQUID TRAPS



SIDE ELEVATION

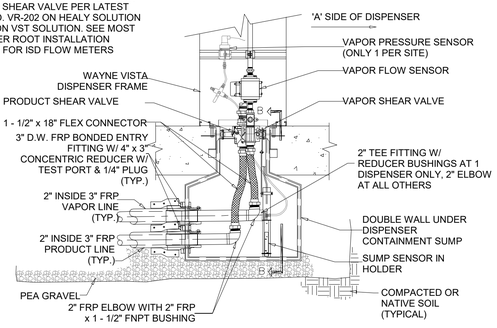


FRONT ELEVATION

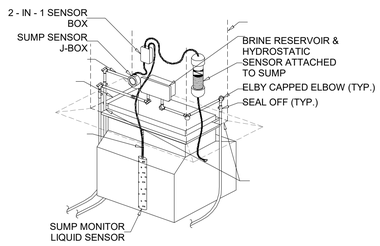


DISPENSER ON ISLAND PLAN VIEW
SCALE: N.T.S.

NOTE: IF THERE IS NO ROOM TO INSTALL THE VAPOR FLOW METER ABOVE THE SHEAR VALVE, IT IS ACCEPTABLE TO INSTALL FLOW METER BELOW SHEAR VALVE PER LATEST EDITION OF E.O. VR-202 ON HEALY SOLUTION & E.O. VR-204 ON VST SOLUTION. SEE MOST RECENT VEEDER ROOT INSTALLATION INSTRUCTIONS FOR ISD FLOW METERS



SECTION D - D SECTION THRU DISPENSER SUMP
SCALE: 3/4" = 1'-0"



DISPENSER CONTAINMENT SUMP CONDUIT CONDUIT ROUTING DETAIL
SCALE: NONE

1 FUEL DISPENSER DETAILS
3/4" = 1'-0"

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

FUEL PLAN TANK DETAILS

4423 REGISTERED ARCHITECTS EDI LYNNDIE STATE OF WASHINGTON

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami	Sheet A9.3
Date: NOV 1 - 2025	
Scale: 3/4" = 1'-0"	

GENERAL NOTES:

SCOPE OF WORK: SPACE UNLESS SPECIFIED OTHERWISE ON THESE DRAWINGS, THE GENERAL CONTRACTOR SHALL FURNISH ALL WORK AND MATERIALS TO COMPLETE THE INSTALLATION OF THE SYSTEMS AND EQUIPMENT SHOWN IN THESE DRAWINGS AND AS REQUIRED BY PROJECT DOCUMENTS PROVIDED TO THE CONTRACTOR.

WHERE THESE DRAWINGS DIFFER FROM LOCAL REGULATIONS, LOCAL REGULATIONS WILL SUPERSEDE THESE DRAWINGS IF THEY ARE MORE STRINGENT.

NOTE:

THESE GUIDELINES APPLY TO UNDERGROUND STORAGE TANKS AND PROJECT PIPING. REFER TO BALANCE OF SITE-SPECIFIC DOCUMENTS/DRAWINGS FOR SPECIFICATIONS REGARDING CONCRETE/ASPHALT INSTALLATION, ELECTRICAL REQUIREMENTS, AND SANITARY AND STORM SEWERS INSTALLATION.

WHERE MULTIPLE VERSIONS OF THE SAME SHEET EXIST, INSERT THE SHEET APPROPRIATE FOR THE SPECIFIC STATION LAYOUT.

ARCHITECTURAL AND CIVIL DRAWINGS SHALL TAKE PRECEDENCE FOR REFERENCING ALL DIMENSIONS, PROPERTY LINES, ELEVATIONS AND EQUIPMENT LOCATIONS.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BEFORE STARTING ANY WORK. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE OWNERS ENGINEER FOR HIS DECISION BEFORE PROCEEDING WITH THE WORK.

ALL REQUEST TO ADD OR SUBSTITUTE MATERIAL AND EQUIPMENT SHOWN ON THESE DRAWINGS MUST BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR HIS AGENT, PROJECT MANAGER, IN CHARGE OF THE PROJECT. ALL CHANGES MUST BE REVIEWED WITH THE MARKETING FUELS MANAGER.

THE CONTRACTOR IS REQUIRED TO FURNISH AS BUILT DRAWINGS TO LOCATE TANKS AND PIPING AS INSTALLED AFTER THE COMPLETION OF THE PROJECT.

(1) TANK INSTALLATION:

STANDARD: CONTRACTOR TO INSTALL DOUBLE WALL FIBERGLASS TANKS COMPLETE WITH PIPING MONITORING AND ALARM SYSTEM. TANK TO BE SET MINIMUM 48 INCHES BELOW FINISH GRADE. SEE SITE-SPECIFIC INSTALLATION DETAILS FOR TANK SIZE AND LOCATION.

VARIANT: INSTALL TOP AND BOTTOM SLAB AND SLAB PEER SUPPORT SYSTEM PER TANK MANUFACTURER SPECIFICATIONS.

DUAL FILL IN STAGE I VAPOR RETURNS TO BE INSTALLED ON A 8000 GALLON TANK ONLY.

TANK SIZING GUIDELINES:

SPECIFIC BUSINESS UNIT TANK SIZE REQUIREMENTS ARE RECOMMENDED. TANK SIZING MODELS CAN BE RUN BY CONTACTING FUEL SYSTEM DESIGN MANAGER.

LOCATION OF TANKS AND ASSOCIATED EQUIPMENT ON PROPERTY. FINAL FACILITY EQUIPMENT LOCATIONS INCLUDING PLACEMENT AND ORIENTATION OF TANKS, EMERGENCY SHUTOFF SWITCHES, OVERFILL ALARMS (IF PRESENT] TO BE APPROVED BY THE FUEL DISTRIBUTOR PRIOR TO SUBMITTAL FOR PERMITS TO ENSURE CLEAR AND SAFE ACCESS TO THE UNDERGROUND TANKS FOR UNLOADING OPERATIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING APPROVED TANK AND EQUIPMENT LOCATIONS. THE SITE ENGINEER AND/OR OWNERS REPRESENTATIVE OR HIS AGENT, PROJECT MANAGER PRIOR TO THE COMMENCEMENT OF WORK.

TANKS:

SHALL BE UNDERWRITERS LABORATORY APPROVED LISTED FOR THE UNDERGROUND STORAGE OF ALL FLAMMABLE AND COMBUSTIBLE MOTOR FUELS AS CALLED FOR ON THE SITE-SPECIFIC DRAWING OR AS DESIGNATED ON THE SUPPLEMENTAL CONDITIONS AND SHALL BE DOUBLE WALL TANK OF FIBERGLASS REINFORCED PLASTIC KAREN FRP). INSTALLATION OF TANK AND PIPING SHALL BE IN ACCORDANCE WITH THE U.L.LISTED MANUFACTURER'S INSTRUCTIONS. INSTALLATION SHALL CONFORM TO NFPA – 30/30 A AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. TANK SHALL ONLY BE INSTALLED BY QUALIFIED INSTALLERS CERTIFIED BY THE STATE IN WHICH THE TANKS ARE TO BE INSTALLED AND BY THE TANK MANUFACTURER.

THE UNDERGROUND STORAGE TANK SYSTEM SHALL BE COMPATIBLE WITH THE PRODUCTS STORED. ALL CONTINUOUS MONITORING DEVICES SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

ALL MATERIALS USED IN THE INSTALLATION SHALL BE COMPATIBLE WITH USE FOR THE INTENDED PURPOSE AS PER NATIONALLY RECOGNIZED CODES, LOCAL CODES AND GOVERNING AUTHORITIES.

METHANOL COMPATIBILITY: FOR ALL METHANOL COMPATIBLE STORAGE SYSTEMS, ALL READILY ACCESSIBLE COMPONENTS SHALL BE METHANOL COMPATIBLE FOR THE IMMEDIATE INTENDED SERVICE.

INITIAL TANK TESTING:

CONTRACTOR SHALL COMPLETE ALL TESTING ACCORDING TO MANUFACTURER'S INSTRUCTIONS FOR TAX. CONTRACTOR SHALL COMPLETE ALL WARRANTY VALIDATION TESTING AND PROVIDE DOCUMENTATION TO OWNERS REPRESENTATIVE OR HIS AGENT, PROJECT MANAGER.

IMMEDIATELY BEFORE INSTALLATION, ALL UNDERGROUND STORAGE TANK SHALL BE TESTED. HYDRO STATICALLY MONITORED DOUBLE WALL TANKS SHALL BE TESTED ACCORDING TO MANUFACTURER'S INSTRUCTIONS BY:

– INSPECT AND ADJUST RESERVOIR LEVEL
– VISUALLY INSPECT THE TANK EXTERIOR FOR COLORED MONITORING FLUID
– PRESSURIZE THE PRIMARY TANK TO FIVE PSI AND SOAP TEST ALL FITTINGS. DO NOT PRESSURIZE THE ANNULAR SPACE
– VISUALLY INSPECT THE TANK INTERIOR FOR ACCUMULATION OF COLORED MONITORING FLUID.

NOTE: HYDROSTATIC FLUID RESERVOIR LEVEL MUST BE RECHECKED TO VERIFY INTEGRITY PRIOR TO INTRODUCING BALLAST INTO TANKS.
FIELD REPAIR OF TANKS: IT IS ALLOWABLE TO FIELD REPAIR DAMAGED TANKS AFTER APPROVAL BY THE FUEL FIELD ENGINEER. ALL TANKS DAMAGED IN TRANSPORT OR OFFLOADING OPERATIONS SHALL BE FIELD REPAIRED BY A TANK MANUFACTURER'S CERTIFIED FIELD SERVICE REPRESENTATIVE. TANK MANUFACTURERS SHALL RECERTIFY REPAIRED TANKS FOR USE. ALL FIELD SERVICE WORK SHALL BE DOCUMENTED. COPIES OF ANY AND ALL FIELD SERVICE DOCUMENTATION SHALL BE PLACED IN THE PROJECT FILE AND INTO OWNERS OPERATING FILE.

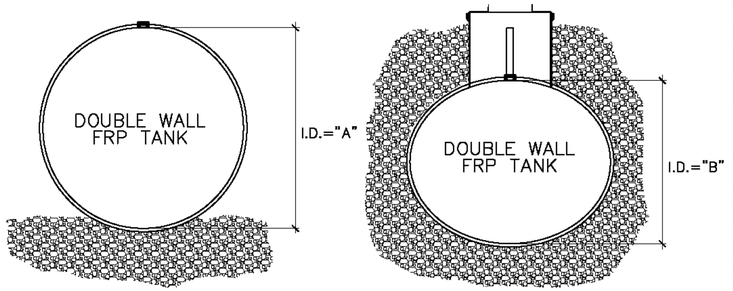
TANK MEASUREMENTS:

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COMPLETION OF THE FOLLOWING TANK MEASUREMENT ACTIVITIES:

1. VERIFY THE EXTERNAL SIZE OF THE TANK TO MATCH WITH MANUFACTURER SUPPLIED SHOP MEASUREMENTS. TRANSFER THE SIZE, SERIAL NUMBER, AND PRODUCT INSTALLED, AND POSITION OF THE TANK TO THE AS BUILT PLANS.
2. TRANSFER TANK DIMENSIONAL AND PRODUCT INFORMATION TO THE DATA SHEET IN THE TANK GAUGE CONSOLE.
3. PROVIDE THE TOP OF THE TANK ELEVATION READING AT BOTH ENDS OF EACH TANK.

TANK DEFLECTION MEASUREMENT PROCEDURE:

DEFLECTION MEASUREMENT BEFORE AND AFTER TANK INSTALLATION SHALL BE ACCORDING TO THE MANUFACTURER'S REQUIREMENT AND SHALL BE WITHIN MANUFACTURER'S TOLERANCES. ALL INFORMATION SHALL BE COMPLETED AS PER THE MANUFACTURER'S WARRANTY DOCUMENTATION.



TANK INSPECTION AND INSTALLATION – DEFLECTION MEASUREMENT:

DIPSTICK PREPARATION
DRIVE A SMALL HEADED, NON-SPARKING E.G.BRASS NAIL HALFWAY INTO THE WOODEN DIPSTICK, 1 INCH ABOVE ITS BASE.
FIRST DIAMETER READING (PRIOR TO BACKFILL)
1. PLACE THE DIPSTICK INTO A SERVICE FITTING.
2. MEASURE AND RECORD THE DISTANCE FROM THE TANK BOTTOM TO THE TOP OF THE FITTING.
3. PULL THE DIPSTICK UP UNTIL THE EXPOSED NAIL CATCHES ON THE INSIDE TOP OF THE TANK.
4. MEASURE THE DISTANCE FROM THE TANK TOP (INSIDE) TO THE TOP OF THE FITTING. SUBTRACT 1 INCH
   FROM THIS MEASUREMENT AND RECORD THE DISTANCE.
5. SUBTRACT THE SECOND DISTANCE FROM THE FIRST AND RECORD THIS VALUE AS READING "B" ON THE INSTALLATION CHECKLIST.

CALCULATION AND COMPARISON

1. SUBTRACT READING "B" FROM READING "A".
2. COMPARE THIS VALUE TO THE TABLE OF MAXIMUM ALLOWABLE DEFLECTIONS SHOWN ON THE INSTALLATION CHECKLIST.
3.VERTICAL DEFLECTION IN EXCESS OF THESE VALUES INDICATES IMPROPER INSTALLATION AND VOIDS THE TANK WARRANTY.

MAXIMUM DEFLECTION FOR EIGHT-FOOT TANKS EQUALS 1 1/4 INCHES
MAXIMUM DEFLECTION FOR 10 FOOT TANKS EQUALS 1 1/2 INCHES

TOP OF TANK ELEVATION:

CONTRACTOR TO CALCULATE TOP OF TANK ELEVATION START WITH 18 INCH MINIMUM DEPTH OF VAPOR RECOVERY LINE AT THE FARTHEST DISPENSER AND SLOPE 1/4 INCH PER FOOT MAXIMUM 1/8 INCH PER FOOT MINIMUM. ADD 12 INCHES AT THE TANK. AT 13 INCHES (FOR 3 INCH PIPE) OR 8 INCHES (FOR 2 INCH) FOR A CHANGE IN PIPING DIRECTION OTHER THAN 90 OR 45° BENDS, SAID TANK 6 INCHES DEEPER THAN CALCULATED AS A PRECAUTION. IN NO EVENT SHALL THE TANK BE BURIED LESS THAN 4 FEET BELOW FINISHED GRADE OR DEEPER THAN 7 FEET BELOW FINISHED GRADE. SEE MANUFACTURER'S INSTALLATION RECOMMENDATIONS. ANY VARIATIONS IN SLOPE FROM 1/4 INCH PER FOOT SHALL BE REPORTED TO THE OWNER'S ENGINEER.

TANK EXCAVATION:

CONTRACTOR TO EXCAVATE TANK HOLE. CONTRACTOR SHALL ADHERE TO ALL O.S.H.A. STANDARDS ON EXCAVATIONS. CONTRACTOR MAY SELECT ANY OF THE RECOMMENDED PRACTICES FOR TANK EXCAVATION AND MUST PROVIDE ALL NECESSARY PROTECTIVE BARRICADES.

SLOPE SIDES OF TANK HOLE OR USE SHORING FOR ALL TANK EXCAVATIONS IN ACCORDANCE WITH O.S.H.A. STANDARDS – EXCAVATIONS WHEN ENGINEERED SHORING IS REQUIRED DUE TO SITE CONDITIONS AND ENGINEERED SHORING PLAN UTILIZING INTERLOCKING STEEL SHEET PILING SHALL BE PROVIDED AND SHALL INCLUDE SUPPORTING ENGINEERED CALCULATIONS BY A STATE CERTIFIED ENGINEER AND SHALL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR

GENERAL CONTRACTOR SHALL OBTAIN NECESSARY PERMIT FROM APPLICABLE AGENCIES FOR EXCAVATIONS OF TRENCHES 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DO DESCEND.

TANK EXCAVATION SHALL BE THE MINIMUM SIZE REQUIRED TO PROVIDE FOR BEDDING AND CLEARANCES INDICATED IN THESE DRAWINGS. TANK BURIAL DEPTH HELD DETERMINED TO PROVIDE FOR 1/4 INCH (OR 1/8" PER FOOT MINIMUM) PER FOOT FIRST STAGE II VAPOR RECOVERY PIPING AND 1/8" MINIMUM PER FOOT FOR PRODUCT PIPING SLOPE BACK FROM DISPENSERS TO TANK.

TANK STABILITY BUOYANCY CALCULATIONS:

THANKS STABILITY SHALL BE RECHECKED AGAINST FLOTATION BY INSTALLING CONTRACTOR. SEE BUOYANCY CALCULATIONS ON TANK DETAILING SHEETS.

TANK ANCHORING:

CONTRACTOR TO INSTALL MANUFACTURER SUPPLIED TANK HOLD DOWN STRAPS AND ANCHORS WHEN REQUIRED DUE TO HIGH WATER TABLE, LOCAL REGULATIONS, OR SPECIFIED BY SITE ENGINEER/DESIGNER AND/OR OWNERS REPRESENTATIVE OR HIS AGENT, PROJECT MANAGER. WHEN REQUIRED, THE ANCHORING SYSTEM SHALL BE IN COMPLIANCE WITH AUTHORITY HAVING JURISDICTION. ANCHOR AND STRAPS TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

ALTERNATE ANCHORING BY USE OF A CONCRETE ANCHORING SLAB IS PERMITTED. WHEN GROUND WATER LEVEL IS ANTICIPATED TO BE WITHIN 5 FEET OF GRADE CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE FOR DIRECTION ON ANCHORING METHOD TO BE USED (DEAD MAN OR ANCHORING SLAB) AND SUCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATION.

THIS PROCEDURE IS REQUIRED AND CONSIDERED PART OF THE SCOPE OF WORK WHEN INSTALLING TANKS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR THE INSTALLATION OF A 12 INCH CONCRETE ANCHORING SLAB 4,000 PSI AT 28 DAYS WITH TWO LAYERS OF 6x6 - W5.5xW5.5 ON 2 INCH STEEL CHAIRS TOP AND BOTTOM.

FILTER FABRIC: IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR THE INSTALLATION OF FILTER FABRIC (DUPONT TYPAR OR MIRAFI 500X) WHICH IS REQUIRED FOR WET HOLE INSTALLATIONS ONLY. FABRIC MUST EXTEND 1 FOOT ABOVE MAX. HIGH WATER TABLE AND MAY BE PINNED TO THE SIDE OF THE HOLE WITH WIRE, E TC. SEAMS MUST BE LAPPED 12 INCHES MINIMUM.

WET HOLE BALLAST OPTION:

WATER IS THE SUITABLE MEDIUM FOR BALLAST DURING WET HOLE TANK INSTALLATIONS. A PROPERLY INSTALLED 12 FOOT HIGH TEMPORARY VENT PIPE MUST BE INSTALLED BY THE CONTRACTOR. IF WATER IS USED TO BALLAST TANKS, THE WATER IS TO BE COMPLETELY PUMPED OUT AND MOPPED DRY IN ORDER TO PROTECT FUEL INTEGRITY. CONTRACTOR IS REQUIRED TO COORDINATE BALLAST THING OPERATIONS WITH OWNERS REPRESENTATIVE OR HIS AGENT, PROJECT MANAGER. IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE JURISDICTIONAL REQUIREMENTS AND ACCEPTANCE FOR BALLAST THING THAT TANKS AND TO PROVIDE FOR PROPER DISPOSAL OF THE BALLAST THING MEDIUM UNDER THE REGULATIONS OF THE GOVERNING AUTHORITY.

BACKFILL:

CONTRACTOR TO PROVIDE ALL BACKFILL REQUIRED FOR THE PROJECT SCOPE. KEY GRAVEL SHALL CONSIST OF NATURALLY ROUNDED AGGREGATE: MINIMUM 1/8 INCH AND MAXIMUM 3/4 INCH SIZE. FREE OF CLAY, SLAGGED, CINDERS, OR DEBRIS. ALL SUBSTITUTES MUST BE APPROVED BY MANUFACTURER AND OWNERS FIELD REPRESENTATIVE.

NO MORE THAN FIVE PERCENT (BY WEIGHT) MAY PASS THE #8 SIEVE FOR BACKFILLING NONMETALLIC TANKS WITH A 96% TO 98% FREEFALL COMPACTION. DRIVE PEA GRAVEL DENSITY MINIMUM OF 95 POUNDS PER CUBIC FOOT IS REQUIRED. SUPPLIED QUARRY CERTIFICATION MEETING ASTM SPACE C – 33, REQUIREMENTS.

BACKFILLING OF TANK EXCAVATIONS SHALL BE PROVIDED IN LIFTS AS PER TANK MANUFACTURER'S INSTALLATION INSTRUCTIONS.

PRODUCT, VENT, AND VAPOR PIPING SHALL BE LAID AND CONTINUOUSLY SUPPORTED ON A 6 INCH BED OF COMPACTED PEA GRAVEL. BLOCKS, PLANKS, OR OTHER DEBRIS SHALL NOT BE USED TO SUPPORT PIPING IN FINAL INSTALLATION.

NOTE: UNDER NO CIRCUMSTANCES SHALL DIRT, PAVING MATERIALS, WOULD, OR OTHER CONSTRUCTION DEBRIS BE ALLOWED TO REMAIN IN TANK AND PIPE EXCAVATIONS.

WET HOLE BALLAST OPTION:

WATER IS THE SUITABLE MEDIUM FOR BALLAST DURING WET HOLE TANK INSTALLATIONS. A PROPERLY INSTALLED 12 FOOT HIGH TEMPORARY VENT PIPE MUST BE INSTALLED BY THE CONTRACTOR. IF WATER IS USED TO BALLAST TANKS, THE WATER IS TO BE COMPLETELY PUMPED OUT AND MOPPED DRY IN ORDER TO PROTECT FUEL INTEGRITY. CONTRACTOR IS REQUIRED TO COORDINATE BALLAST THING OPERATIONS WITH OWNERS REPRESENTATIVE OR HIS AGENT, PROJECT MANAGER. IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE JURISDICTIONAL REQUIREMENTS AND ACCEPTANCE FOR BALLAST THING THAT TANKS AND TO PROVIDE FOR PROPER DISPOSAL OF THE BALLAST THING MEDIUM UNDER THE REGULATIONS OF THE GOVERNING AUTHORITY.

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NOTE: UNDER NO CIRCUMSTANCES SHALL DIRT, PAVING MATERIALS, WOULD, OR OTHER CONSTRUCTION DEBRIS BE ALLOWED TO REMAIN IN TANK AND PIPE EXCAVATIONS.

(2) ANNULAR SPACE HYDROSTATIC MONITOR AND RISER INSTALLATION:

STANDARD: CONTRACTOR TO INSTALL 4" FIBERGLASS RISER AND VEEDER ROOT HYDROSTATIC SENSOR AT TANK ANNULAR SPACE LOCATION NEEDED ON THE PLANS PER MANUFACTURER'S INSTRUCTIONS.

(3) TANK SUMP INSTALLATION:

STANDARD: CONTRACTOR TO INSTALL 42" DIAMETER TURBINE SIDE FIBERGLASS POLY CITED SUMS ON TANK FOR MANUFACTURER'S INSTRUCTIONS, NOTE THAT THE ORIENTATION OF THE TANK SUMS MUST BE CORRECT IN ORDER TO FACILITATE CORRECT PIPING INSTALLATION INTO THE SUMS. SEE ACCOMPANYING DETAILS IN PLAN SET AND NOTE SIZES OF SUMS PER PROJECT DEMOGRAPHICS.

(4) TANK LEVEL GAUGE INSTALLATION:

STANDARD: CONTRACTOR TO INSTALL VEEDER ROOT MAGNOSTRICTIVE PROBE LEVEL GAUGE AT OPENING IN TURBINE SUMP AT LOCATION NOTED ON PLANS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS
11315/11319 24TH ST E
SUMNER WA 98372

GENERAL NOTES

4423 REGISTERED ARCHITECTS
EDI LAMADRID
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GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami	Sheet A9.4
Date: NOV 1 - 2025	
Scale:	

GENERAL NOTES: (CONT'D)

(5) FILL AND STAGE I VAPOR RECOVERY INSTALLATION:

STANDARD: CONTRACTOR TO INSTALL 4 INCH GALVANIZED FILL IN STAGE I VAPOR RECOVERY RISERS. CONTRACTOR TO INSTALL DROP TUBE ASSEMBLIES, EXTRACTOR FITTINGS, BALL FLOAT VALVES AND FRP ADAPTERS AT STAGE I VAPOR RETURN RISERS. CONTRACTOR TO MAKE CONNECTIONS TO VENT AND VAPOR PIPING FIBERGLASS PIPING. CONTRACTOR TO INSTALL STATIC GROUNDING SYSTEM AT ALL FILL AND VAPOR RISERS FOR INSTALLATION DETAILS SHOWN ON THE DRAWINGS. ALL BURIED AND EXPOSED GALVANIZED STEEL PIPING RISERS SHALL BE COATED WITH COAL TAR EPOXY.

(6) TURBINE INSTALLATION:

STANDARDS: CONTRACTOR TO INSTALL FE PETRO FIRST TO HP VARIABLE SPEED TURBINES AND PIPING CONNECTION VALVES AND FITTINGS IN TANK SUMS AS SHOWN ON SITE SPECIFIC DETAIL DRAWINGS. ALL PRODUCT LINES TO TURBINES TO BE EQUIPPED WITH 3G PH ELECTRONIC LINE LEAK DETECTION. LEAK DETECTORS ARE TO BE TESTED FOR THE 3G PH LEAK DETECTION PRIOR TO START UP. CONTRACTOR TO PROVIDE TEST DATA AT THE TIME OF PUNCH LIST AS WELL AS INCLUDE IN CLOSEOUT BINDER. ALL TURBINES ARE EQUIPPED WITH STANDARD "R" CHECK VALVE AS A STANDARD FROM FACTORY. SET TURBINE INTAKES AT 5 INCHES FROM BOTTOM OF TANKS. TURBINES TO BE EQUIPPED WITH INTAKE FILTER SCREENS. CONTRACTOR TO INSTALL THREE-QUARTER INCH RIGID STEEL CONDUITS FOR SUBMERSIBLE PUMP POWER. (ONE FOR EACH TURBINE). CONTRACTOR IS TO LABEL TURBINES AND CONTROLLERS AS TO WHICH PRODUCT THEY SERVE. GREEN CONTROLLER LIGHTS ARE TO GO OUT WHEN TURBINES ARE OFF OR LOSE POWER. FIRST PUMP CONTROLS ARE TIED TO VEEDER ROOT. SEE APPROPRIATE TURBINE CONFIGURATION AND PROGRAMMING SHEETS PROVIDED BY THE MANUFACTURER.

SINGLE MASTER TURBINE CONFIGURATIONS – EQUIPPED AS NOTED ABOVE. SEE APPROPRIATE SITE-SPECIFIC DRAWINGS FOR INSTALLATION DETAILS.

MASTER – SLAVE TURBINE CONFIGURATIONS – EQUIPPED AS NOTED ABOVE EXCEPT: ONLY THE MASTER TURBINE SHALL HAVE THE KEY LLD LEAK DETECTOR INSTALLED. CONTRACTOR TO REMOVE THE STANDARD "R" CHECK VALVE OUT OF THE SLAVE TURBINE. THE BALL VALVE OR MANIFOLD LINE BETWEEN TURBINE SHALL BE SET IN THE "OPEN" POSITION AND A SINGLE PL LD IS TO BE INSTALLED ON THE MASTER WITH AN FE PETRO NON— VENTED PRECISION CHECK VALVE INSTALLED ON THE SLAVE PREVENTING BACKFILLING OF THE UST'S. SEE APPROPRIATE SITE-SPECIFIC DRAWINGS FOR INSTALLATION DETAILS.

MASTER – MASTER TURBINE CONFIGURATIONS – EQUIPPED AS NOTED ABOVE EXCEPT: THE BALL VALVE ON THE MANIFOLD LINE BETWEEN TURBINES SHALL BE SET IN THE "CLOSED" POSITION DURING NORMAL OPERATION. SEPARATE LINES AND (2) PLLDS SHALL BE INSTALLED IN CASE OF FAILURE OF AN INDIVIDUAL 1ST, THE PRODUCT CROSS – OVER LINE CAN BE PLACED INTO OPERATION BY OPENING THE CROSS CONNECTING VALVE. THE FAILED 1ST MUST HAVE ITS PLL DISABLED AND DISPENSER SIGNAL WIRES NEED TO BE MODIFIED FOR THIS TEMPORARY SET UP.

(7) SIPHON LINE INSTALLATION:

STANDARD: WHEN SITE-SPECIFIC TANK CONFIGURATION SHOWS MULTIPLE TANKS FOR IDENTICAL PRODUCTS, CONTRACTOR TO INSTALL 4 INCHES OVER 3 INCHES DOUBLE WALL FIBERGLASS SIPHON LINES AND PIPING CONNECTION VALVES AND FITTINGS BETWEEN TANKS. INSTALL SIPHON PIPING AS LOW AS POSSIBLE IN SOME. NOTE LIMITATION ON MAXIMUM SIPHON PIPING SYSTEM HEIGHT ON DETAILS. ADJUST HEIGHT DOWN FOR SMALLER DIAMETER TANKS. CONTRACTOR TO INSTALL VEEDER ROOT SIPHON BREAK OPTION IF APPROPRIATE FOR MARKET CONDITIONS. SEE APPROPRIATE SITE-SPECIFIC DRAWINGS FOR INSTALLATION DETAILS.

(8) PRODUCT PIPING INSTALLATION:

SMITH FIBERCAST STANDARD: CONTRACTOR TO INSTALL DOUBLE WALL FIBERGLASS PRODUCT PIPING, CONNECTORS, VALVES AND FITTINGS IN TANK AND DISPENSER SUMS AS SHOWN ON SITE-SPECIFIC DETAIL DRAWINGS TO SUPPLY DISPENSERS. PIPING TO BE SMITH FIBER CAN READ THE RED THREAD IIA. 2 INCH INSIDE 3 INCH DIAMETER AS INDICATED ON SITE-SPECIFIC FUELING PLAN. ALL PIPING AND FITTINGS SHALL BE UL – 971 LISTED IN COMPLIANCE WITH PERFORMANCE STANDARDS, AND SHALL BE COMPATIBLE WITH ETHANOL. INCLUDING BUT NOT LIMITED TO E 85 (85% ETHANOL 15% GASOLINE) PRODUCT LINES TO BE EQUIPPED 3G PH PRESSURE LINE LEAK DETECTORS (PLLD) ON TURBINES AND WITH LIQUID LEAK MONITORIC SENSORS LOCATED IN TURBINE PUMPING SUMS ATTACHED TO TANKS WIRED FOR TURBINE SHUTDOWN. PRODUCT PIPING IN TURBINE SUMS, PRODUCT PIPING CROSS CONNECTION MANIFOLDS BETWEEN SUMS AND SIPHON PIPING PENETRATIONS ARE TO ENTER IN THE SAME SIDE OF THE SUMP IF POSSIBLE. IF PRODUCT PENETRATION ENTERS ON BOTH SIDES OF SOME DUE TO FIELD CONDITIONS, THEN DUAL SENSORS THAT TURBINE SUMP MAY BE REQUIRED TO BE INSTALLED BY LOCAL REGULATION. PIPING TO BE INSTALLED WITH A SLOPE OF 1/8 INCH PER FOOT MINIMUM TO TANKS UNLESS APPROVED BY OWNER. CONTRACTOR TO INSTALL TRACER TAPE WITH PRODUCT PIPING PER TRENCHING DETAILS PENETRATIONS INTO ALL SUMS SHALL BE MADE WITH DOUBLE WALL FRP ENTRY FITTINGS. LISTINGS OF PRODUCT LINE SHALL BE PERFORMED PRIOR TO BACKFILL, PRIOR TO PAVING AND BEFORE STATION OPERATION. SEE SITE-SPECIFIC DETAIL SHEETS FOR INSTALLATION DETAILS.

NOTE – SMITH FIBERCAST PIPING TO BE INSTALLED PER MANUFACTURER'S INSTALLATION MANUAL AND SHALL ONLY BE INSTALLED BY QUALIFIED INSTALLER CERTIFIED BY THE MANUFACTURER.

OPW FLEX WORK STANDARD: CONTRACTOR TO INSTALL DOUBLE WALL FLEXIBLE PRODUCT PIPING, CONNECTORS, VALVES AND FITTINGS IN TANK AND DISPENSER SUMS AS SHOWN ON SITE-SPECIFIC DETAIL DRAWINGS TO SUPPLY DISPENSERS. PRODUCT PIPING TO BE OPW FLEX WORKS FLEXIBLE PIPING 2 INCH DOUBLE WALL DIRECT BURY WITH COAL AXLE FITTINGS AS INDICATED ON SITE-SPECIFIC FUELING PLAN. ALL PIPING AND FITTINGS SHALL BE UL – 971 LISTED IN COMPLIANCE WITH THE PERFORMANCE STANDARDS. PRODUCT LINES TO BE EQUIPPED WITH 3G PH PRESSURE LINE LEAK DETECTORS (PLLD) ON TURBINES WITH LIQUID LEAK MONITORING SENSORS LOCATED IN TURBINE PIPING SUMS ATTACHED TO TANKS WIRED FOR TURBINE SHUTDOWN. PRODUCT PIPING IN TURBINE SUMS, PRODUCT PIPING CROSS CONNECTION MANIFOLDS BETWEEN SUMS AND SIPHON PIPING PENETRATIONS ARE TO ENTER THE SAME SIDE OF THE SUMP IF POSSIBLE. IF PRODUCT PENETRATION ENTERS ON BOTH SIDES OF SOME DUE TO FIELD CONDITIONS, THEN DUAL SENSORS AT TURBINE SUMP MAY BE REQUIRED TO BE INSTALLED BY LOCAL REGULATIONS. PIPING TO BE INSTALLED WITH A SLOPE OF A 8 INCH PER FOOT MINIMUM TO TANKS UNLESS APPROVED BY OWNER.

CONTRACTOR TO INSTALL TRACER TAPE WITH PRODUCT PIPING PER TRENCHING DETAILS. PENETRATIONS INTO ALL SUMS SHALL BE MADE WITH DOUBLE SIDED ENTRY FITTINGS. TESTING A PRODUCT LINE SHALL BE PERFORMED PRIOR TO BACKFILL, PRIOR TO PAVING AND BEFORE STATION OPERATION. SEE SITE-SPECIFIC DETAIL SHEETS FOR INSTALLATION DETAILS.

OPW FLEX WORKS PIPING TO BE INSTALLED PER MANUFACTURER'S INSTALLATION MANUAL AND SHALL BE INSTALLED BY QUALIFIED INSTALLER CERTIFIED BY THE MANUFACTURER.

OPW FLEX WORKS PIPING IS CURRENTLY NOT UL – 971 LISTED FOR CONCENTRATED (CT) OR HIGH-END (HB) ETHANOL APPLICATIONS THAT INCLUDE F – 85.

(9) THEN PIPING INSTALLATION:

STANDARD: CONTRACTOR TO INSTALL 2 INCH INDIVIDUAL SINGLE WALL FIBERGLASS THEN PIPING, CONNECTORS, VALVES AND FITTINGS TO THE STAGE I VAPOR RISER ON TANKS AS INDICATED ON SITE-SPECIFIC FITTING PLAN AND ACCOMPANYING DETAILS. CONTRACTOR TO PROVIDE AT LEAST 4 FEET OF PIPING RUN BEFORE A CHANGE OF DIRECTION OF 30° OR MORE IN ORDER TO PROVIDE MECHANICAL FLEXIBILITY OR CODE REQUIREMENTS. CONTRACTOR TO INSTALL TRACER TAPE WITH VENT PIPING PER TRENCHING DETAILS. PENETRATIONS INTO ALL SUMS SHALL BE MADE WITH SINGLE WALL ENTRY FITTINGS. THEN PIPING SHALL BE DESIGNED AND INSTALLED FOR SLOPE 1/4 INCH PER FOOT MINIMUM BACK TO TANKS. FOR LONG PIPING RUNS 1/8" PER FOOT IS ACCEPTABLE.

CONTRACTOR TO INSTALL ABOVEGROUND RISERS AND MOUNTING RACK AS DETAILED ON THESE PLANS. TERMINATION POINT OF TANK VENTS TO BE A MINIMUM OF 12 FEET ABOVE GRADE AND NOT WITHIN 5 FEET FROM ANY BUILDING OPENING OR PROPERTY LINE THAT CAN BE BUILT UPON. VENT RISERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA – 30, INTERNATIONAL FIRE CODE REQUIREMENTS AND CARB EDR REQUIREMENTS.

CONTRACTOR TO INSTALL TWO (2) 1" SPARE CONDUITS FROM VENT STACK YOU INTRINSICALLY SAFE WIRE WAY IN BUILDING FOR FUTURE TANK SYSTEMS DIAGNOSTICS.

CONTRACTOR TESTING OF VENT LINE SHALL BE PERFORMED PRIOR TO BACKFILL, PRIOR TO PAVING AND BEFORE STATION OPERATION. SEE SITE-SPECIFIC DETAIL SHEETS FOR INSTALLATION DETAILS. SEE FIBERGLASS PIPING MANUFACTURER SPECIFICATION BELOW.

VENT PIPING SPECIFICATION:

SMITH FIBERCAST: RED THREADS II PIPE AND FITTINGS (USED FOR SINGLE WALL). WHERE DOUBLE WALL SYSTEMS ARE REQUIRED FOR ALL VENT AND VAPOR PIPING, YOU SIZE OVERSIZED RED THREAD II PIPING AND FITTINGS. USE ONLY SMITH ALCOHOL COMPATIBLE ADHESIVES. ALL PIPING AND FITTINGS SHALL BE UL – 971 LISTED IN COMPLIANCE WITH PERFORMANCE STANDARDS.

PIPING TO BE INSTALLED PER MANUFACTURER'S LISTED INSTRUCTIONS AND SHALL ONLY BE INSTALLED BY QUALIFIED INSTALLER CERTIFIED BY THE MANUFACTURER. PROVIDE AT LEAST 4 FEET OF STRAIGHT PIPING RUN BEFORE A CHANGE OF DIRECTION OF MORE THAN 30° AND INSTALL FLEXIBLE CONNECTORS AT THE VENT AND VAPOR CONNECTION AT THE TANK SUMS, AND DISPENSER SUMS.

INSTALL DOUBLE WALL SIZE OVERSIZED FIBERGLASS PIPING WHEN REQUIRED BY AUTHORITY HAVING JURISDICTION.

(10) STAGE II VAPOR RECOVERY PIPING INSTALLATION VAPOR RECOVERY PIPING INSTALLATION.

STANDARD: CONTRACTOR TO INSTALL 3 INCH SINGLE WALL FIBERGLASS STAGE II VAPOR RECOVERY HEADER, CONNECTORS, VALVES AND FITTINGS TO THE LOWEST OCTANE GRADE STAGE I VAPOR RISER CONNECTION AS INDICATED ON SITE-SPECIFIC FUELING PLAN AND ACCOMPANYING DETAILS. NOTE THAT THE 1ST CONNECTION FROM STAGE II VAPOR RECOVERY HEADER TO LOWEST OCTANE TANK SHALL BE 3 INCHES. ALL OTHER CONNECTIONS TO ADDITIONAL TANK SHALL BE MADE WITH 2 INCH. CONTRACTOR TO INSTALL 3 INCH TO 2 INCH REDUCING TEASE WHERE HEADERS BRANCH TO DISPENSERS. MAXIMUM (2) DISPENSERS PER 2 INCH BRANCH. CONTRACTOR TO PROVIDE AT LEAST 4 FEET OF PIPING RUN BEFORE A CHANGE OF DIRECTION OF 30° OR MORE IN ORDER TO PROVIDE MECHANICAL FLEXIBILITY PER CODE REQUIREMENTS. CONTRACTOR TO INSTALL TRACER TAPE WITH VAPOR PIPING PER TRENCHING DETAILS. PENETRATIONS INTO ALL SUMS SHALL BE MADE WITH DOUBLE WALL ENTRY FITTINGS. STAGE II VAPOR RECOVERY PIPING SHALL BE DESIGNED AND INSTALLED FOR 1/4 INCH PER FOOT MINIMUM SLOPE BACK TO THE TANKS. AT LARGE SITE LAYOUTS, 1/8" PER FOOT IS ACCEPTABLE IF IT AVOIDS USING A KNOCKOUT SUMP (VAPOR POT) OR HAVING EXCESSIVE TANK DEPTH. CONSULT OWNERS REPRESENTATIVE OR HIS AGENT, PROJECT MANAGER WHERE DISCREPANCIES OCCUR.

CONTRACTOR TESTING OF STAGE II VAPOR LINES SHALL BE PERFORMED PRIOR TO BACKFILL, PRIOR TO PAVING AND BEFORE STATION OPERATION. SEE SITE-SPECIFIC DETAIL SHEETS FOR INSTALLATION DETAILS. SEE FIBERGLASS PIPING MANUFACTURER SPECIFICATION BELOW.

STAGE II PIPING SPECIFICATION:

SMITH FIBER: RED THREAD II PIPE AND FITTINGS (USED FOR SINGLE WALL). WHERE DOUBLE WALL SYSTEMS ARE REQUIRED FOR ALL VENT AND VAPOR PIPING, YOU SIZE OVERSIZED RED THREAD II PIPING AND FITTINGS. USE ONLY SMITH ALCOHOL COMPATIBLE ADHESIVES. ALL PIPING AND FITTINGS SHALL BE UL – 971 LISTED IN COMPLIANCE WITH THE PERFORMANCE STANDARDS.

PIPING TO BE INSTALLED PER MANUFACTURER'S LISTED INSTRUCTIONS AND SHALL ONLY BE INSTALLED BY QUALIFIED INSTALLERS CERTIFIED BY THE MANUFACTURER. PROVIDE AT LEAST 4 FEET OF STRAIGHT PIPING RUN BEFORE A CHANGE OF DIRECTION OF MORE THAN 30° AND INSTALL FLEXIBLE CONNECTORS AT THE VENT AND VAPOR CONNECTION AT THE TANK SUMS, AND DISPENSER SUMS.

INSTALL DOUBLE WALL SIZE OVERSIZED FIBERGLASS PIPING WHEN REQUIRED BY AUTHORITY HAVING JURISDICTION.

(11) METAL PIPE AND FITTINGS

STANDARD: STEEL PIPE SHOWN ON THESE DRAWINGS TO BE MINIMUM SCHEDULE 40. METAL PRODUCT LINE FITTINGS TO BE MALLEABLE IRON CLASS 150, GALVANIZED, ALL MALLEABLE IRON FITTINGS SHALL BE SUPPLIED BY "ANVIL" (FORMALLY "GRINNELL") OR EQUAL SPECIFICATIONS AS FOLLOWS:

	DIMENSIONS	MATERIAL	GALVANIZING	THREAD	PRESSURE RATING
M.I. FITTINGS (TEES, ELBOWS) CLASS 150/PN 20	ASME B16.3	ASTM A-197	ASTM A-153	ASME B.1 20.1	ASME B16.3
M.I. UNIONS CLASS 150/PN 20	ASME B16.39	ASTM A-197	ASTM A-153	ASME B.1 20.1	ASME B16.3
STEEL PIPE NIPPLES CLASS 150/PN 20	ASTM A733	ASTM A-53 (F OR E)	ASTM A-153	ASME B.1 20.1	ASME B16.3
STEEL PIPE CLASS 150/PN 20 SCHEDULE 40	N/A	ASTM A-53 (F OR E)	ASTM A-153	ASME B.1 20.1	ASME B16.3

GASOLINE/ALCOHOL COMPATIBLE THREAD SEALANT TO BE USED ON ALL THREADED PIPE CONNECTIONS.

ANY METAL PIPE OR FITTING IS FOR PRODUCT, VENT, OR VAPOR RECOVERY WHICH CONTACT SOIL OR BACKFILL MUST BE 100% COVERED WITH 100 MIL. COATING OF COAL TAR EPOXY (ROSS COAT OR 3M SCOTCH WRAP #50 TAPE).

(13) DISPENSER INSTALLATION:

STANDARD: CONTRACTOR TO INSTALL H STYLE DISPENSERS WITH INTEGRATED CARD READERS AN INTERCOM SYSTEM AS SHOWN ON SITE-SPECIFIC DESIGN DETAIL SHEETS. DISPENSERS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALLATION TO INCLUDE DISPENSER ISLANDS, SINGLE WALL DISPENSER CONTAINMENT SUMPS, AND THE INSTALLATION OF ALL SHEAR VALVES, RISERS, PIPING CONNECTIONS AND ALL PENETRATIONS INTO THE SUMPS. SEE TANK ELECTRICAL DRAWINGS FOR CONDUIT AND WIRING REQUIREMENTS.

NOTE, EACH FRAME DISPENSERS MAY BE USED FOR NEW BUILD CONSTRUCTION ONLY BY PRIOR APPROVAL OF LOCAL ENGINEER OR BUILDING OFFICIAL.

DISPENSER STARTUP: – START UP BY MANUFACTURER'S REPRESENTATIVE, CONTRACTOR TO PURGE LINES WITH 200 GALLONS PER HOSE MINIMUM. ANY AIR POCKETS OR STARTUP PROBLEMS DUE TO IMPROPER INSTALLATION OR INCORRECT WIRING THAT DESTROYS ELECTRONICS WILL BE BILLED BACK TO THE CONTRACTOR.

DISPENSER SUMS SHALL BE BACKFILLED WITH PEA GRAVEL PER CODE. DISPENSER ISLANDS SHALL BE EQUIPPED WITH A FIRE SUPPRESSION SYSTEM. IF REQUIRED.

DISPENSERS INSTALLED WITHOUT CARD READERS IN DISPENSERS, CONTRACTOR TO INSTALL TWO (2) DOUBLE-SIDED PAYMENT ISLAND CASHIERS (PIC UNITS) AS SHOWN ON SITE-SPECIFIC PLANS. START UP BY MANUFACTURER'S REPRESENTATIVE, STARTUP PROBLEMS DUE TO IMPROPER INSTALLATION OR INCORRECT WIRING THAT DESTROYS ELECTRONICS WILL BE BILLED BACK TO THE CONTRACTOR.

REFER TO ARCHITECTURAL CANOPY DRAWINGS FOR ADDITIONAL SITE PREP AND/OR CONDUIT REQUIREMENTS.

DISPENSER SUMS TO BE DOUBLE WALL AND INSTALLED WITH CONTINUOUS HYDROSTATIC MONITORING DEVICES FOR REQUIREMENTS.

INSTALLATION OF HANGING HARDWARE:

STANDARD: – CONTRACTOR TO INSTALL VAPOR ASSIST HOSES, NOZZLES, SWIVELS AND BREAKAWAY VALVES PER '96' CARB EXECUTIVE ORDER G – 70 – 153 – AD. SITES WHERE OR VR COMPATIBLE SYSTEMS ARE NOT REQUIRED.

(14) SUMP SENSOR INSTALLATION:

CONTRACTOR TO INSTALL ALL TURBINE SUMP AND DISPENSER SUMP SENSORS PER VEEDER ROOT INSTALLATION INSTRUCTIONS. SOME SENSORS TO BE INSTALLED IN SOME HOLDERS MOUNTED TO THE SIDE OF SUMP WALLS SEE TANK DETAIL SHEETS FOR LIQUID SENSOR DETAILS. TURBINE SIDE SUMS SENSORS TO BE MOUNTED AT SIDE OF TANK OR PRODUCT PENETRATION INTO SUMP IS MADE AND BELOW LOWEST PENETRATION FITTING WITHIN SUMP AREA AT BOTTOM OF SUMP SEE TANK ELECTRICAL DRAWINGS FOR MONITORING CONDUIT DETAILS AND SENSOR AND PROBE WIRING DETAILS.

(16) VEEDER ROOT TLS – 350 CONSOLE INSTALLATION:

CONTRACTOR TO INSTALL "VEEDER ROOT" TANK AND LINE ALARM CONTROL PANEL. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFERRED TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR EXACT LOCATION IN BUILDING LOCATION.

(17) CONCRETE TANK SLAB INSTALLATION:

REFER TO PROJECT GENERAL SPECIFICATIONS FOR ADDITIONAL CONCRETE REQUIREMENTS NOT INCLUDED ON THESE DRAWINGS.

STANDARD: CONTRACTOR TO INSTALL A MINIMUM 8 INCH REINFORCED CONCRETE SLAB OVER TANKS. FIBER REINFORCEMENT TO BE USED. PREMIX UNIFORMLY THROUGHOUT CONCRETE. REINFORCEMENT BARS TO BE NO LESS THAN 2 INCHES AND NO MORE THAN 4 INCHES FROM SURFACE. REINFORCE CONCRETE SLAB AROUND MANHOLES WITH (4) #4 REBAR, REBAR, 60 INCHES IN LENGTH PLACE BARS 6 INCHES FROM SIDES OF BOX.

UNLESS OTHERWISE NOTED ON THESE DRAWINGS:

A. CONCRETE - REGULAR WEIGHT HARD ROCK CONCRETE (150 LBS/ CU FT)

B. CEMENT– TYPE I/II SULFATE RESISTANT

C. AGGREGATES - ASTM C33, (MAXIMUM SIZE 3/4 INCHES)

D. 28 DAY COMPRESSIVE STRENGTH (F'c) 4,000 PSI - SLAB
(DESIGN BASED ON 2,000 PSI NO SPECIAL INSPECTION REQUIRED)

E. SLUMP - 3" + 1" - 4" MAXIMUM AT POINT OF PLACEMENT.

F. SHRINKAGE - 0.05% MAXIMUM

G. ENTRAINED AIR RANGE - 2% TO 4%

CONCRETE SLAB THICKNESS SHALL BE A MINIMUM OF 8 INCHES (UNLESS OTHERWISE NOTED ON THESE DRAWINGS).

CONCRETE SHALL BE NORMAL WEIGHT WITH A MIX OF 1 : 2 1/2 : 3 1/2, WITH A MAXIMUM 7 1/2 GALLONS OF WATER PER STACK GALLONS OF WATER PER SACK.
ADD 1.0 TO 1.5 LB STEALTH FIBER REINFORCING PER CUBIC YARD OF CONCRETE.

REINFORCING STEEL FOR TANK SUMP CAGES SHALL BE #4 REBAR.

MAINTAIN CONCRETE IN A MOIST CONDITION FOR AT LEAST SEVEN DAYS AFTER PLACEMENT.

PLACE CONCRETE DIRECTLY FROM TRUCK INTO FORMS. DO NOT PUMP CONCRETE UNLESS SPECIAL INSPECTION, IN ACCORDANCE WITH CHAPTER 3 OF THE IBC, IS PROVIDED.

SUBMIT MIX DESIGNS, WITH STRENGTH AND SHRINKAGE TEST RESULTS, TO OWNERS ENGINEER AT LEAST SEVEN DAYS BEFORE PLACING CONCRETE.

CONSOLIDATE CONCRETE IN PLACE USING A MECHANICAL VIBRATOR.

BEFORE PLACING CONCRETE, SECURE REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND OTHER INSERTS IN POSITION TO PREVENT MOVEMENT.

MATERIALS AND WORKMANSHIP SHALL CONFORM TO A.C.I – 318 (SPECIFICATIONS OF THE DESIGN AND PLACEMENT OF CONCRETE).

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS
11315/11319 24TH ST E
SUMNER WA 98372

GENERAL NOTES

4423 REGISTERED ARCHITECTS EDI LEWKING STATE OF WASHINGTON

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Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami
Date: NOV 1 - 2025
Scale:
Sheet A9.5

MANHOLE CROWNS:

ALL MANHOLE OPENINGS ON THE TANK SLAB SHALL BE INSTALLED WITH A 1-1/2" CROWN (1" RISE OVER 12" RUN) OF CONCRETE OF CONCRETE TO PREVENT WATER INTRUSION INTO THE MANHOLE. THE OWNERS ENGINEER, PROJECT MANAGER WILL BE REQUIRED TO SIGN OFF ON THIS ITEM ON THE TANK INSTALLATION CHECKLIST.

PRODUCT IDENTIFICATION MARKINGS:
CONTRACTOR TO INSTALL PRODUCT IDENTIFICATION TAGS AT ALL MANHOLE OPENING FOR SITE-SPECIFIC DETAILED DRAWINGS.

(18) TESTING:

CONTRACTOR SHALL COMPLETE ALL TESTING ACCORDING TO MANUFACTURER'S INSTRUCTIONS FOR TANKS AND PIPING AND PER INDUSTRY RECOMMENDED PRACTICES (API &PEI). CONTRACTOR SHALL COMPLETE ALL WARRANTY VALIDATION TESTING AND PROVIDE DOCUMENTATION TO THE OWNERS REPRESENTATIVE OR HIS AGENT, PROJECT MANAGER.

PIPE TESTING:
ISOLATE THE PRODUCT TANKS AND DISPENSERS DURING PRESSURE TESTING OF LINES IN ORDER TO PREVENT DAMAGE.

THE DESIGN, ASSEMBLY, AND TESTING OF THE PIPING SYSTEM SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTION OF ANSI – B 31, AMERICAN NATIONAL'S CODE FOR PRESSURE PIPING, NFPA 30, FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE, AND AMERICAN PETROLEUM INSTITUTE'S RECOMMENDED PRACTICE 1615.

DURING CONSTRUCTION, BEFORE BACKFILLING, PIPING SHOULD BE ISOLATED FROM THE TANKS AND SUBJECTED TO A PIPE TIGHTNESS TEST. OTHER TESTING METHODS MAY BE ACCEPTABLE IF APPROVED BY THE AUTHORITY HAVING JURISDICTION. A CONSTRUCTION PIPE TEST IS CONDUCTED AS FOLLOWS:

A. THE PRODUCT PIPING TO BE TESTED IS ISOLATED AND PRESSURIZED WITH COMPRESSED AIR TO 150% OF THE MAXIMUM SYSTEM OPERATING PRESSURE (OR A MINIMUM OF 50 POUNDS PER SQUARE INCH GAUGE; MAXIMUM AS RECOMMENDED BY COMPONENT MANUFACTURER) FOR AT LEAST 30 MINUTES AND NOT MORE THAN ONE HOUR.
B. ALL PIPING SERVICES INCLUDING VALVES, FITTINGS, JOINTS, AND SO FORTH ARE WEDDED WITH THE SOAP SOLUTION AND INSPECTED FOR BUBBLES.
C. LEAKS, AS INDICATED BY BUBBLES, OR REPAIRED OR REPLACED, AND THE PIPING RE-TESTED AS NECESSARY.
D. THE INNER PIPE WALLS SHALL BE TESTED FOR TIGHTNESS BEFORE CLOSING THE OUTER PIPE. THE OUTER PIPE MUST BE TESTED AT F5 POUNDS PER SQUARE INCH GAUGE MAXIMUM BEFORE BACKFILLING. CARE SHOULD BE TAKEN TO PREVENT OVER PRESSURIZATION OF THE INTERSTICE. IT IS IMPORTANT THAT THE MANUFACTURER'S INSTRUCTIONS BE FOLLOWED. REPEAT BOTH TESTS AFTER BACKFILLING.

WHEN THE PIPING IS INSTALLED AND OPERATIONAL, HYDROSTATIC TEST OF THE PIPING, AS SPECIFIED IN NFPA 329, MAY BE REQUIRED BY CODE.

CAUTION: EXTREME CARE SHOULD BE EXERCISED IN CONDUCTING PIPE TIGHTNESS TEST. PRESSURIZED PIPING IS POTENTIALLY DANGEROUS BECAUSE OF THE POSSIBILITY OF VIOLENT RUPTURE, THIS TEST SHOULD BE CONDUCTED WITH MINIMUM EXPOSURE OF PERSONNEL AND WITHOUT MOVING OR DISTURBING THE PIPING BEING TESTED. WHEN THE TEST IS COMPLETED, THE PIPING PRESSURE CAN BE REDUCED OR RELEASED COMPLETELY FOR THE REMAINDER OF CONSTRUCTION. REFERRED TO THE PIPING MANUFACTURER'S RECOMMENDATIONS.

SMITH FIBER PIPING SHALL BE TESTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

VAPOR RECOVERY PIPING MUST PASS ALL CARB BLOCKAGE TESTING RELATIVE TO TIGHTNESS, PRESSURE DECAY, AND BLOCKAGE RATES. A/L TESTING IS REQUIRED FOR "ASSISTED" STAGE II SYSTEMS (IF INSTALLED). NOTIFY THE PROJECT MANAGER TO COORDINATE.

CONTAINMENT SUMP TESTING:
ALL TANK SUMS AND UNDER DISPENSER CONTAINMENT SUMS SHALL BE HYDROSTATIC LEAK TESTED WITH STANDING WATER ABOVE THE LEVEL OF THE HIGHEST TYPE OR CONDUIT PENETRATION FOR A PERIOD OF 24 HOURS AFTER ALL WORK IS COMPLETED TO ENSURE THAT THE SUMS ARE WATERTIGHT OR CERTIFIED USING SOME MANUFACTURER'S APPROVED TESTING PROCEDURE TO ENSURE THAT THE SUMS ARE WATERTIGHT PER UST REGULATIONS. THE OWNERS ENGINEER MUST SIGN OFF ON THIS TESTING ON THE TANK INSTALLATION CHECKLIST.

FINAL SYSTEM TESTING:
AFTER COMPLETE INSTALLATION OF THE ENTIRE FUEL SYSTEM AND ALL PAVING, THE OWNERS REPRESENTATIVE OR HIS AGENT, PROJECT MANAGER, SHALL ARRANGE FOR A PRECISION TANK AND LINE TEST TO BE PERFORMED ON THE COMPLETE SYSTEM. SUCCESSFUL COMPLETION OF THIS TEST WILL BE REQUIRED FOR FINAL APPROVAL. THIS TEST SHALL ENSURE THAT ALL NEW TANK AND PIPING SHALL MEET ALL FEDERAL, STATE AND LOCAL REQUIREMENTS FOR TIGHTNESS INTEGRITY, PRIOR TO START OUT OF SYSTEM. OPERATIONALLY TEST ALL OTHER EQUIPMENT, INCLUDING IMPACT (SHEAR) VALVES, LINK LEAK DETECTORS, LEAK DETECTOR ALARMS, AND EMERGENCY SHUTDOWN SWITCHES IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. CONTRACTOR SHALL PROVIDE (3) COPIES OF ALL CERTIFICATIONS AND TEST RESULTS TO OWNERS REPRESENTATIVE OR HIS AGENT, PROJECT MANAGER.

TANK ELECTRICAL SPECIFICATIONS:
GENERAL:

ALL MATERIALS AND WORKMANSHIP WILL CONFORM TO THE MOST RECENT EDITION OF THE NATIONAL ELECTRICAL CODE, N.E.T.A., B.I.C.S.I., IBC & NFPA AS REQUIRED BY THE ENGINEER, LOCAL AND STATE CODES AND ORDINANCES, AMERICANS WITH DISABILITIES ACT, EPA, AND UTILITY COMPANY REQUIREMENTS.

THE CONTRACTOR WILL VISIT THE JOBSITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT HIS BID OR WORK. NO ALLOWANCES WILL BE MADE AFTER THE BID FOR EXISTING CONDITIONS OR THE CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS.

FURNISH AND INSTALL A COMPLETE ELECTRICAL SYSTEM AS DEPICTED FROM THE PLANS AND SPECIFICATIONS HERE IN – AS NOTED OR IMPLIED – NOT LIMITED TO WHAT IS SHOWN.

ALL DRAWINGS ARE SCHEMATIC IN NATURE AND ALL APPURTENANCES NOT INDICATED TO MAKE A WORKING SYSTEM MUST BE INCLUDED IN THE CONTRACTOR'S BID.

IF THERE APPEARS TO BE ANY ITEMS IN CONFLICT WITH THE DRAWINGS, INCONSISTENCIES WITH DESIGN OR INTENT, OR NEED FOR CLARIFICATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLARIFY THESE ITEMS PRIOR TO BID IN WRITING WITH THE ENGINEER. IF THE CONTRACTOR FAILS TO CLARIFY ANY QUESTIONS OR INCONSISTENCY, THEY ACCEPT RESPONSIBILITY TO CORRECT AT THEIR COST ANY SUCH ITEM SO AS TO MEET INTENT AS DEFINED BY THE ENGINEER.

UTILITIES:

CONTRACTOR WILL SUPPLY INFORMATION AS REQUIRED TO ALL SERVING UTILITIES IN A TIMELY MANNER TO PROVIDE SERVICE REQUIRED.

RSG FITTINGS AND CONDUIT:

RSG FITTINGS MUST BE STEEL COMPRESSION TYPE; EACH WITH CODE SIZED COPPER BARBED WIRE. MINIMUM CONDUIT THREE-QUARTER INCH C. EXCEPT AS NOTED. ALL WORK WILL BE IN CONDUIT; COMPLETED SYSTEM RENAMED, AND SWABBED PRIOR TO CONDUCTOR INSTALL.

ALL CONDUITS TO BE CONCEALED EXCEPT TO SURFACE MOUNTED PANELS TIE WIRE, PERFORATED STRAPS, OR OTHER PIPING OR CONDUIT ARE NOT ACCEPTABLE SUPPORTS. NO TIE WIRE WILL BE ALLOWED ON PROJECT.

THE LAST 2 FEET (OF ALL CONDUITS) OF ALL CONDUITS THAT ARE ROUTED TO AND PENETRATE TANK SUMS, DISPENSER SUMS AND VENT TRANSITION SUMS SHALL BE PVC COATED RIGID STEEL GALVANIZED WHERE PENETRATIONS TO THE BRINE FIELD SUMS ARE MADE. ROBROY CONDUIT MUST BE USED WITH THE BRAVO PENETRATION FITTING – NO SUBSTITUTE PERMITTED.

CONDUCTORS:

CONDUCTORS TO BE 600 V, COPPER (98% CONDUCTIVITY). BRANCH CIRCUITS TO HAVE TH HN/TH WN GAS AND OIL RESISTANT INSULATION
CONDUCTORS WILL BE STRANDED, HYDRAULIC TRIM ALL CONNECTIONS. CONDUCTOR INSULATION WILL BE CONTINUOUSLY COLOR-CODED. ALL GROUNDING/BUILDING CONDUCTORS WILL BE MULTI – CONDUCTOR TYPE (UL LABELED - ROPE STRAND BUILDING WIRE CLASS 'M') BEARER INSULATED AS NOTED OR REQUIRED.
MINIMUM LINE VOLTAGE WIRE SIZE IS #12 AWG (STRANDED) FOR LINE VOLTAGE WIRING DEVICES TO BE SPECIFICATION GRADE. MINIMUM 20 A FOR RECEPTACLES. HUBBELL OR ENGINEER APPROVED. ALL SPECIAL RECEPTACLES AND GROUND FAULT PROTECTED DEVICES MUST BE PERMANENTLY MARKED WITH ENGRAVED COVER PLATES.

FILL RISER GROUNDING:

ALL RISERS IN THE FIELD SUMS SHALL BE GROUNDED AND BONDED.
INSTALL 5/8" X 10'-0" LONG CONTINUOUS COPPER CLAD GROUNDING ROD IN NATIVE SOIL FOR TANK SYSTEM GROUNDING. PROVIDE MANHOLE ACCESS TO GROUND ROD AND COPPER GROUND WIRE, REFERRED TO DETAILS IF SHOWN.

FUTURE TV CAT5 CABLING IN INTERCOM CONDUIT:

FOR FUTURE TV AND DISPENSER APPLICATIONS UTILIZING CAT5 CABLING, THE EXISTING 3/4" INTERCOM CONDUIT MAY BE USED FOR ROUTING OF THE REQUIRED CABLING TO THE DISPENSER.

CONTRACTOR PERFORMANCE:

THE CONTRACTOR WILL GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED BY HIM UNDER THE CONTRACTOR FOR A PERIOD OF TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK OF THIS CONTRACT BY THE OWNER AND THE ENGINEER AND PROVIDE A BOND TO VALIDATE THIS GUARANTEE. ANY DEFECTS DEVELOPING WITHIN THE. TRACEABLE TO MATERIALS AND WORKMANSHIP PERFORMED HERE UNDER, WILL BE MADE GOOD AT THE EXPENSE OF THE CONTRACTOR NOT THE OWNER OR ENGINEER. THE CONTRACTOR WILL ACCEPT AND FULLY UNDERSTAND THIS PROVISION PRIOR TO CONTRACT BEING AWARDED. AS NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED FOR CORRECTION OF FAULTY WORK OR DEFECTIVE MATERIALS. ANY TIME DURING THE CONSTRUCTION., THE OWNER'S REPRESENTATIVES AND THE ENGINEER RETAIN THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REINSTALL ANY EQUIPMENT OR MATERIALS NOT FOLLOWING THE STANDARDS AS PRESENTED HERE IN OR ON THE DRAWINGS WITHOUT COST TO THE OWNER OR ENGINEER.

CONTRACTOR WILL PROVIDE PROOF OF PERFORMANCE BOND WITH SHOP DRAWINGS.
PROVIDE THREE SETS OF SHOP DRAWINGS AND SAMPLES FOR ALL EQUIPMENT, PRIOR TO ORDERING AND IN A TIMELY MANNER (AS DETERMINED BY THE ENGINEER) SO NOT TO DELAY WORK, TO THE ENGINEER FOR APPROVAL. (CONDUIT, SWITCHES, CONDUCTORS ETC.) WHERE SUBSTITUTIONS ARE MADE. CONTRACTOR WILL INCLUDE COMPARISON DATA AND SAMPLES FOR BOTH THE SUBSTITUTE AND SPECIFIED ITEMS FOR REFERENCE PURPOSES.

CONTRACTOR WILL PROVIDE LETTER TO ENGINEER CONFIRMING ALL EQUIPMENT AND TERMINATIONS ARE PROPERLY TORQUED – SIGNED BY LICENSED CONTRACTOR.
CONTRACTOR WILL PROVIDE ACCURATE AND COMPLETE "ASBUILT" DRAWINGS TO OWNER AND ENGINEER AT TIME OF OWNER ACCEPTANCE ALL "ASBUILT" DRAWINGS TO BE 4 SETS OF "BLUELINES" OR PHOTOCOPY PRINTS 24" X 36" AND TWO SETS (OWNER/ENGINEER) ON MAGNETIC MEDIA AND AUTOCAD COMPATIBLE. FAILURE TO DO SO WILL CONSTITUTE FORFEIT OF ALL PAYMENTS DUE AND HOURLY RATES OF HUNDRED AND $150/HOUR/MAN ENGINEER PAID BY CONTRACTOR FOR "ASBUILT" DEVELOPMENT.

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

11315/11319 24TH ST E
SUMNER WA 98372

GENERAL NOTES

4423 REGISTERED ARCHITECTS EDI LYNDRIC STATE OF WASHINGTON

.

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami	Sheet A9.6
Date: NOV 1 - 2025	
Scale:	

INTERNATIONAL BUILDING CODE (IBC) ***2021***

LOADINGS

ROOF SNOW LOAD	***25 PSF***
RESIDENTIAL LIVE LOAD	***40 PSF***
DECK, BALCONY, PLATFORM LIVE LOAD	***60 PSF***
RETAIL, CORRIDOR, LOBBY, WALKWAY LIVE LOAD	***100 PSF***
OFFICE LIVE LOAD	***50 PSF***
PARKING LIVE LOAD	***40 PSF & 3000# WHEEL LOAD***

WIND CRITERIA

BUILDING CLASSIFICATION	***II***
ULTIMATE WIND SPEED (3 SEC GUST) MPH	***98 MPH***
WIND EXPOSURE	***B***
TOPOGRAPHIC FACTOR, Kzt	***1.0***

SEISMIC CRITERIA

SEISMIC RISK CATEGORY	***II***
SPECTRAL RESPONSE COEFFICIENT, Ss	***1.265***
SPECTRAL RESPONSE COEFFICIENT, S1	***0.435***
SEISMIC SITE CLASS	***E***
SEISMIC DESIGN CATEGORY	***E***
DUCTILITY (R)	***6.5***
METHOD AND BASE SHEAR	***ELF***

FOUNDATION DESIGN INFORMATION

1. STRUCTURAL DESIGN, DRAINAGE, SUBGRADE PREP. SHALL COMPLY WITH SOIL REPORT:
   PROVIDED BY PAN GEO INC, PROJECT NO. 25-102 (AUGUST 2025)

   DEEP FOUNDATION SYSTEM: ***N/A***
   FOOTING BEARING PRESSURE: ***1000 PSF***
   ACTIVE/PASSIVE EARTH PRESSURE: ***N.A.***

2. ADDITIONAL NOTES/ REQUIREMENTS:
   CONCRETE RAFT/ MAT SLAB DESIGN

GENERAL CONDITIONS

1. THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL DRAWINGS AND SHALL NOTIFY THE STRUCTURAL ENGINEER IN WRITING OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK.
2. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE THE NOTES, DRAWINGS, AND/OR SPECIFICATIONS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
4. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
5. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONDITION THAT, IN HIS OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.
7. THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION. NOTIFY ENGINEER OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
8. REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.
9. ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY AND IN CONFORMANCE WITH THE PROVISIONS OF PREVAILING CODE EDITION OF THE "INTERNATIONAL BUILDING CODE" (IBC) AND STANDARDS REFERENCED THEREIN.
10. PIPES, DUCTS, SLEEVES, OPENINGS, POCKETS, CHASES, BLOCK-OUTS, ETC., SHALL NOT BE PLACED IN SLABS, FOUNDATIONS, ETC., NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR SUCH ITEMS, UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS.
11. STRUCTURAL ENGINEER WILL PERFORM PERIODIC STRUCTURAL OBSERVATION DURING CONSTRUCTION OF STRUCTURAL MEMBERS AND REVIEW OF REQUESTED SUBSTITUTIONS

SHOP DRAWINGS AND SUBMITTALS:

THE FOLLOWING ITEMS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION OR INSTALL. CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR STRUCTURAL ENGINEER'S REVIEW:
1. SLAB CONDUIT LAYOUT
2. CONCRETE OR MASONRY MIX DESIGN
3. CONCRETE OR MASONRY REINFORCING
4. CONCRETE POST TENSIONING SYSTEM
4. FORMWORK
5. CONCRETE CURING PROCEDURE
6. STRUCTURAL STEEL
7. STUD RAILS AND HEADED ANCHOR EMBED PLATES
8. WOOD FRAMING/ LUMBER PACKAGE
9. SEISMIC HOLDOWN SYSTEM SUCH AS SIMPSON PRODUCTS

DEFERRED SUBMITTALS:

THE FOLLOWING ITEMS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION OR INSTALL:
1. ANCHORAGE OF NONSTRUCTURAL COMPONENTS
2. CANOPIES AND BALCONIES
3. CURTAIN WALLS
4. EXTERIOR CLADDING
5. HANDRAIL AND GUARDRAIL ASSEMBLIES
6. HEAVY HUNG FIXTURES
7. MECHANICAL EQUIPMENT SUPPORT, SEISMIC ANCHORAGE OR RESTRAINING SYSTEM
8. STEEL STAIRS
9. WINDOW WASHING AND FALL PROTECTION SYSTEMS

LUMBER, ANCHOR BOLTING AND NAILING SPECIFICATIONS

1. MEET REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER, BEARING STAMP OF WWPA. ALL EXPOSED LUMBER SHALL BE PRESSURE TREATED OR EXTERIOR GRADE

2. LUMBER GRADES TO BE (UNLESS NOTED OTHERWISE ON PLAN):

WALL STUDS, 2X, 3 X	HF STUD GRADE
WALL PLATES, 2X, 3X	HF STANDARD GRADE U.N.O
JOISTS, 2 X 6 TO 2 X 8	HF #2
JOISTS, 2 X 10 AND UP	DF #2
BEAMS, HEADERS, 6X	DF #2
BEAMS, HEADERS, 4X	DF #2, WWPA GRADING
POSTS, 4X, 6X	DF #2 U.N.O
LUMBER NOT NOTED HERE	DF #2 U.N.O
GLULAM BEAMS	WESTERN SPECIES 24F-V4
PSL/LVL JOISTS & BEAMS	2.0E OR HIGHER

3. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY THAT IS IN CONTACT WITH OR RESTING ON FOUNDATIONS SHALL BE PRESSURE-TREATED DOUGLAS FIR/ HEMFIR IN ACCORDANCE TO WITH AWPA U1 (PLANT/SHOP TREATMENT) AND M4 (FIELD TREATMENT) STANDARDS. ALL BEARING WALL PLATES SHALL HAVE 5/8" Ø x10" J-BOLTS PLACED AT MAXIMUM OF 9" FROM THE END OF A PLATE AND SPACED AT INTERVALS SHOWN ON THE SHEARWALL SCHEDULE (MAXIMUM 48" OC SPACING). PROVIDE BP/BPS PLATE WASHER AT ALL FOUNDATION SILL PLATE ANCHOR BOLTS. PROVIDE TWO ANCHOR BOLTS MINIMUM PER SECTION OF SILL. FOR NON-SHEARWALL, PLACE ANCHORS AT 48". BOLTS IN WOOD SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.

4. NAILS: COMMON WIRE NAILS. NAILING IN ACCORDANCE WITH IBC TABLE 2304.9.1.

5. PRESSURE TREATED WOOD: ALL NAILS INTO PT WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL. ALL METAL CONNECTORS IN CONTACT WITH PT WOOD SHALL BE HOT DIPPED GALVANIZED AND MEET ASTM A653 CLASS G185 (1.85 OZ OF ZINC PER SQ FT MINIMUM) OR TYPE 304 / 316 STAINLESS STEEL SIMPSON Z-MAX CONNECTORS MEET THIS REQUIREMENT. FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED HANGERS)

6. ALL LUMBER WITH A LEAST DIMENSION OF 2" (NOMINAL) SHALL BE STAMPED "SURFACE-DRY" AND SHALL HAVE A MOISTURE CONTENT WHEN SURFACED AND WHEN INSTALLED OF NO MORE THAN 19 PERCENT. LUMBER WITH A LEAST DIMENSION OF 4" (NOMINAL) OR GREATER SHALL BE STAMPED "SURFACE-GREEN" AND AIR-DRIED TO A MOISTURE CONTENT OF NOT MORE THAN 19 PERCENT PRIOR TO ITS USE IN FRAMING THE STRUCTURE.

7. NOTCHING AND BORING OF BEAMS AND JOISTS IS NOT ALLOWED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.

CONCRETE AND REINFORCING SPECIFICATIONS

1. CONCRETE SHALL CONFORM TO THE INDICATED REFERENCE CODES AND STANDARDS EXCEPT AS MODIFIED BELOW:
   ACI-301 - "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE"
   ACI-318 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
   ACI-305R - "HOT WEATHER CONCRETING"
   ACI-306R - "COLD WEATHER CONCRETING"
   ACI-304 - "GUIDE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE"

2. CONCRETE COMPRESSIVE STRENGTH REQUIREMENTS (PSI)

LOCATION	f'c AT 28 DAYS	W/C RATIO	AIR CONTENT	ADMIXTURES REQUIREMENTS
FOOTING	***4000 PSI***			
SLAB ON GRADE	***4000 PSI***			
FOUNDATION WALL	***4000 PSI***			
COLUMN	***NA***			
POST TENSIONED BLDG SLAB	***NA***			
POST TENSIONED PARKING SLAB	***NA***			
TOPPING	***NA***			
SHOTCRETE	***NA***			

3. PROVIDE GRADE 60 KSI (A615) FOR CONCRETE REINFORCING
4. TOTAL AIR CONTENT IS SPECIFIED IN THE TABLE ABOVE. AIR CONTENT TOLERANCE SHALL BE ± 1% AND SHALL BE MEASURED AT THE POINT OF PLACEMENT. ALL CONCRETE EXPOSED TO THE WEATHER SHALL HAVE 5% TOTAL AIR REQUIRED.

STRUCTURAL STEEL, BOLTING AND WELDING SPECIFICATIONS

1. ALL EXPOSED STEEL MEMBERS, HARDWARE, FASTENERS SHALL BE HOT DIPPED GALVANIZED OR EPOXY PAINTED PER ARCHITECT REQUIREMENTS. ALL CUT, REPAIRED AND EXPOSED SURFACE SHALL BE PAINTED WITH (2) COAT OF 95% ZINC RICH PAINT PER ASTM A780. COLOR TO MATCH EXISTING.

2. STEEL SHALL CONFORM TO THE FOLLOWING STANDARDS:

TUBE COLUMNS:	ASTM A500, GRADE B (Fy = 46 KSI)
WIDE FLANGE COLUMNS OR BEAMS:	ASTM 572 GR50
STEEL PIPES:	ASTM A53, TYPE E OR S, GRADE B (Fy = 35 KSI.)
STEEL PLATES, ANGLES AND MISC:	ASTM A36 (Fy = 36 KSI) OR ASTM A992
BEARING BOLTS:	ASTM A325
SLIP CRITICAL BOLTS:	ASTM A325 WITH LOCK WASHERS
ANCHOR BOLTS:	ASTM A307 (WOOD FRAMING)
ANCHOR BOLTS:	ASTM A325 (STEEL FRAMING)

3. ALL SLIP CRITICAL CONNECTIONS SHALL BE ASTM A325 BOLTS AND SHALL BE ENGINEER-APPROVED, SELF-LOAD INDICATING TYPES, AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

4. STRUCTURAL STEEL WELDING SHALL CONFORM TO THE AWS CODES D1.1 AND D1.3.
   ALL WELDING SHALL CONFORM TO THE AWS CODES AND STRUCTURAL DRAWINGS, AND SHALL BE PERFORMED BY CERTIFIED WELDERS USING DRY E70XX ELECTRODES
   WELDS NOT SPECIFIED SHALL BE 1/4" CONTINUOUS FILLET MINIMUM. INCREASE WELD SIZE TO AWS MINIMUM SIZES, BASED ON PLATE THICKNESS.

REQUIRED?	SPECIAL INSPECTIONS (PART 1)	TYPE OF INSPECTION
NO	***1704.2.5 INSPECTION OF FABRICATORS*** Verify fabrication/quality control procedures	*PERIODIC*
NO	***1705.1.1 SPECIAL CASES*** (work unusual in nature, including but not limited to alternative materials and systems, unusual design applications, materials and systems with special manufacturer's requirements)	*CONTINUOUS*
NO	***1705.2 STEEL CONSTRUCTION***	
	1. Fabricator and erector documents (Verify reports and certificates as listed in AISC 360, chapter N, paragraph 3.2 for compliance with construction documents)	*EACH SUBMITTAL*
	2. Material verification of structural steel	*PERIODIC*
	3. Embedments (Verify diameter, grade, type, length, embedment. See 1705.3 for anchors)	*CONTINUOUS*
	4. Verify member locations, braces, stiffeners, and application of joint details at each connection comply with construction documents	*PERIODIC*
	5. Structural steel welding:	
	a. Inspection tasks Prior to Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-1)	*OBSERVE OR PERFORM AS NOTED (4)*
	b. Inspection tasks During Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-1)	*OBSERVE (4)*
	c. Inspection tasks After Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-3)	*OBSERVE OR PERFORM AS NOTED (4)*
	d. Nondestructive testing (NDT) of welded joints: see Commentary	
	1) Complete penetration groove welds 5/16" or greater in risk category III or IV	*PERIODIC*
	2) Complete penetration groove welds 5/16" or greater in risk category II	*PERIODIC*
	3) Thermally cut surfaces of access holes when material t > 2"	*PERIODIC*
	4) Welded joints subject to fatigue when required by AISC 360, Appendix 3, Table A-3.1	*PERIODIC*
	5) Fabricator's NDT reports when fabricator performs NDT	*EACH SUBMITTAL (5)*
	6. Structural steel bolting:	
	a. Inspection tasks Prior to Bolting (Observe, or perform tasks for each bolted connection, in accordance with QA tasks listed in AISC 360, Table N5.6-1)	*OBSERVE OR PERFORM AS NOTED (4)*
	b.Inspection tasks During Bolting (Observe the QA tasks listed in AISC 360, Table N5.6-2)	*OBSERVE (4)*
	1) Pre-tensioned and slip-critical joints	
	a) Turn-of-nut with matching markings	*PERIODIC*
	b) Direct tension indicator	*PERIODIC*
	c) Twist-off type tension control bolt	*PERIODIC*
	d) Turn-of-nut without matching markings	*CONTINUOUS*
	e) Calibrated wrench	*CONTINUOUS*
	2) Snug-tight joints	*PERIODIC*
	c. Inspection tasks After Bolting (Perform tasks for each bolted connection in accordance with QA tasks listed in AISC 360, Table N5.6-3)	*PERFORM (4)*
	7. Inspection of steel elements of composite construction prior to concrete placement in accordance with QA tasks listed in AISC 360, Table N6.1	*OBSERVE OR PERFORM AS NOTED (4)*
NO	***1705.2.2 STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL***	
	1. Material verification of cold-formed steel deck:	
	a. Identification markings	*PERIODIC*
	b. Manufacturer's certified test reports	*EACH SUBMITTAL*
	2. Connection of cold-formed steel deck to supporting structure:	
	a. Welding	*PERIODIC*
	b. Other fasteners (in accordance with AISC 360,Section N6)	
	1) Verify fasteners are in conformance with approved submittal	*PERIODIC*
	2) Verify fastener installation is in conformance with approved submittal and manufacturer's recommendations	*PERIODIC*
	3. Reinforcing steel	
	a. Verification of weldability of steel other than ASTM A706	*PERIODIC*
	b. Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, boundary elements of special concrete structural walls and shear reinforcement	*CONTINUOUS*
	c. Shear reinforcement	*CONTINUOUS*
	d. Other reinforcing steel	*PERIODIC*
	4. Cold-formed steel trusses spanning 60 feet or greater	
	a. Verify temporary and permanent restraint/bracing are installed in accordance with the approved truss submittal package	*PERIODIC*
NO	***1705.3 CONCRETE CONSTRUCTION***	
	1. Inspection of reinforcing steel installation (see 1705.2.2 for welding)	*P1*
	2. Inspection of prestressing steel installation	*PERIODIC*
	3. Inspection of anchors cast in concrete where allowable loads have been increased per section 1908.5 or where strength design is used	*CONTINUOUS*
	4. Verify use of approved design mix	*P1*
	5. Fresh concrete sampling, perform slump and air content tests and determine temperature of concrete	*CONTINUOUS*
	6. Inspection of concrete and shotcrete placement for proper application techniques	*CONTINUOUS*
	7. Inspection for maintenance of specified curing temperature and techniques	*P4*
	8. Inspection of prestressed concrete:	
	a. Application of prestressing force	*CONTINUOUS*
	b. Grouting of bonded prestressing tendons in the seismic-force-resisting system	*CONTINUOUS*
	9. Erection of precast concrete members	*P4*
	a. Inspect in accordance with construction documents	*SEE CONST. DOCUMENTS*
	b. Perform inspections of welding and bolting in accordance with Section 1705.2	*ACCORDING TO SECTION 1705.2*
	10. Verification of in-situ concrete strength, prior to stressing of tendons in post tensioned concrete and prior to removal of shores and forms from beams and structural slabs	*P4*
	11. Inspection of formwork for shape, lines, location and dimensions	*P1*
	12. Concrete strength testing and verification of compliance with construction documents	*P4*
YES	***POST INSTALLED ANCHORS IN HARDENED CONCRETE*** Per research reports including verification of anchor type, anchor dimensions, hole dimensions, hole cleaning procedures, anchor spacing, edge distances, concrete minimum thickness, anchor embedment and tightening torque	*P2 OR AS REQUIRED BY THE APPROVED REPORT*

INSPECTION NOTES:
(1). The inspection and testing agent(s) shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official prior to commencing work. The qualifications of the Special Inspector(s) and/or testing agencies may be subject to the approval of the Building Official and/or the Design Professional.
(2). The list of Special Inspectors may be submitted as a separate document, if noted so above.
(3). Special Inspections as required by Section 1704.2.5 are not required where the fabricator is approved in accordance with IBC Section 1704.2.5.2
(4). Observe on a random basis, operations need not be delayed pending these inspections. Perform these tasks for each welded joint, bolted connection, or steel element.
(5). NDT of welds completed in an approved fabricator's shop may be performed by that fabricator when approved by the AHJ. Refer to AISC 360, N7.

LEGEND:

C	*CONTINUOUS INSPECTION*
P1	*PERIODIC INSPECTION PRIOR TO CONCRETE PLACEMENT*
P2	*PERIODIC INSPECTION PRIOR TO INSTALLATION OF ELEMENT*
P3	*PERIODIC INSPECTION PRIOR TO USE ON PROJECT (ONCE ONLY)*
P4	*PERIODIC INSPECTION AT LEAST ONCE ADAY*
P5	*PERIODIC INSPECTION AFTER ELEMENT IS IN PLACE*
S	*VERIFY WITH SOILS ENGINEER*
T	*MATERIAL TEST REQUIRED*

REQUIRED?	SPECIAL INSPECTIONS (PART 2)	TYPE OF INSPECTION
NO	***1705.4 MASONRY CONSTRUCTION***	
	(A) Level A, B and C Quality Assurance:	
	1. Verify compliance with approved submittals	*P4*
	(B) Level B Quality Assurance:	
	1. Verification of f'm and f'AAC prior to construction	*PERIODIC*
	(C) Level C Quality Assurance:	
	1. Verification of f'm and f'AAC prior to construction and for every 5,000 SF during construction	*PERIODIC*
	2. Verification of proportions of materials in premixed or preblended mortar, prestressing grout, and grout other than self-consolidating grout, as delivered to the project site	*CONTINUOUS*
	3. Verify placement of masonry units	*PERIODIC*
	(D) Levels B and C Quality Assurance:	
	1. Verification of Slump Flow and Visual Stability Index (VSI) of self-consolidating grout as delivered to the project	*CONTINUOUS*
	2. Verify compliance with approved submittals	*PERIODIC*
	3. Verify proportions of site-mixed mortar, grout and prestressing grout for bonded tendons	*P4*
	4. Verify grade, type, and size of reinforcement and anchor bolts, and prestressing tendons and anchorages	*P4*
	5. Verify construction of mortar joints	*P4*
	6. Verify placement of reinforcement, connectors, and prestressing tendons and anchorages	*LEVEL B - P4* *LEVEL C - CONTINUOUS*
	7. Verify grout space prior to grouting	*LEVEL B - P4* *LEVEL C - CONTINUOUS*
	8. Verify placement of grout and prestressing grout for bonded tendons	*CONTINUOUS*
	9. Verify size and location of structural masonry elements	*P4*
	10. Verify type, size, and location of anchors, including details of anchorage of masonry to structural members, frames, or other construction.	*LEVEL B - PERIODIC* *LEVEL C - CONTINUOUS*
	11. Verify welding of reinforcement (see 1705.2.2)	*CONTINUOUS*
	12. Verify preparation, construction, and protestion of masonry during cold weather (temperature below 40 F) or hot weather (temperature above 90 F)	*P4*
	13. Verify application and measurement of prestressing force	*CONTINUOUS*
	14. Verify placement of AAC masonry units and construction of thin-bed mortar joints (first 5000 SF of AAC masonry)	*CONTINUOUS*
	15. Verify placement of AAC masonry units and construction of thin-bed mortar joints (after the first 5000 SF of AAC masonry)	*LEVEL B - PERIODIC* *LEVEL C - CONTINUOUS*
	16. Verify properties of thin-bed mortar for AAC masonry (first 5000 SF of AAC masonry)	*CONTINUOUS*
	17. Verify properties of thin-bed mortar forAAC masonry (after the first 5000 SF of AAC masonry)	*LEVEL B - PERIODIC* *LEVEL C - CONTINUOUS*
	18. Prepare grout and mortar specimens	*LEVEL B - P4* *LEVEL C - CONTINUOUS*
	19. Observe preparation of prisms	*LEVEL B - P4* *LEVEL C - CONTINUOUS*
NO	***1705.5 WOOD CONSTRUCTION***	
	1. Inspection of the fabrication process of wood structural elements and assemblies in accordance with Section 1704.2.5	*PERIODIC*
	2. For high-load diaphragms, verify grade and thickness of structural panel sheathing agree with approved building plans	*P5*
	3. For high-load diaphragms, verify nominal size of framing members at adjoining panel edges, nail or staple diameter and length, number of fastener lines, and that spacing between fasteners in each line and at edge margins agree with approved building plans	*P5*
	4. Metal-plate-connected wood trusses spanning 60 feet or greater: verify temporary and permanent restraint/bracing are installed in accordance with the approved truss submittal package	*PERIODIC*
NO	***1705.6 SOILS***	
	1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	*PERIODIC*
	2. Verify excavations are extended to proper depth and have reached proper material.	*PERIODIC*
	3. Perform classification and testing of controlled fill materials.	*PERIODIC*
	4. Verify use of proper materials, densities, and lift thicknesses during placement and compaction of controlled fill	*CONTINUOUS*
	5. Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly	*PERIODIC*
NO	***1705.7 DRIVEN PILE FOUNDATIONS***	
	1. Verify element materials, sizes and lengths comply with requirements	*CONTINUOUS*
	2. Determine capacities of test elements and conduct additional load tests, as required	*CONTINUOUS*
	3. Observe driving operations and maintain complete and accurate records for each element	*CONTINUOUS*
	4. Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element	*CONTINUOUS*
	5. For steel elements, perform additional inspections per Section 1705.2	*SEE SECTION 1705.2*
	6. For concrete elements and concrete-filled elements, perform additional inspections per Section 1705.3	*SEE SECTION 1705.3*
	7. For specialty elements, perform additional inspections as determined by the registered design professional in responsible charge	*SEE CONST. DOCUMENTS*
	8. Perform additional inspections and tests in accordance with the construction documents	*SEE CONST. DOCUMENTS*
NO	***1705.8 CAST IN PLACE FOUNDATIONS***	
	1.Observe drilling operations and maintain complete and accurate records for each element	*CONTINUOUS*
	2. Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end-bearing strata capacity. Record concrete or grout volumes	*CONTINUOUS*
	3. For concrete elements, perform additional inspections in accordance with Section 1705.3	*SEE SECTION 1705.3*
	4. Perform additional inspections and tests in accordance with the construction documents	*SEE CONST. DOCUMENTS*
NO	***1705.9 HELICAL PILE FOUNDATIONS***	
	1. Verify installation equipment, pile dimensions, tip elevations, final depth, final installation torque and other data as required.	*CONTINUOUS*
	2. Perform additional inspections and tests in accordance with the construction documents	*SEE CONST. DOCUMENTS*
NO	***1705.10.1 STRUCTURAL WOOD SPECIAL INSPECTIONS FOR WIND RESISTANCE***	*CONTINUOUS*
	1. Inspection of field gluing operations of elements of the main windforce-resisting system	*P5*
	2. Inspection of nailing, bolting, anchoring and other fastening of components within the main windforce-resisting system	
NO	***1705.10.2 COLD FORMED STEEL INSPECTIONS FOR WIND RESISTANCE***	
	1.Inspection during welding operations of elements of the main windforce-resisting system	*PERIODIC*
	2.Inspections for screw attachment, bolting, anchoring and other fastening of components within the main windforce-resisting system	*PERIODIC*
NO	***1705.10.3 WIND RESISTANCE INSPECTIONS***	
	1. Roof cladding	*PERIODIC*
	2. Wall cladding	*PERIODIC*
NO	***1705.11.1 STRUCTURAL STEEL SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE INSPECTION OF STRUCTURAL STEEL IN ACCORDANCE WITH AISC 341***	*SEE AISC 341*
NO	***1705.11.2 STRUCTURAL WOOD SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE***	
	1. Inspection of field gluing operations of elements of the seismic-force resisting system	*CONTINUOUS*
	2. Inspection of nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system	*P5*
NO	***1705.11.3 COLD-FORMED STEEL LIGHT-FRAME CONSTRUCTION SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE***	
	1. Inspection during welding operations of elements of the seismic-force-resisting system	*PERIODIC*
	2. Inspections for screw attachment, bolting, anchoring and other fastening of components within the seismic-force-resisting system	*PERIODIC*

DRAWING LIST

SHEET NUMBER	SHEET NAME	ISSUE DATE
S-0	GENERAL NOTES AND SPECIFICATIONS	12-16-25
S-1	FOUNDATION PLAN	12-16-25
S-2	FRAMING PLAN	12-16-25
S-3	FRAMING PLAN	12-16-25
S-4	FRAMING PLAN	12-16-25
S-5	FRAMING DETAILS	12-16-25

Grand total: 6

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GENERAL NOTES AND SPECIFICATIONS

S-0

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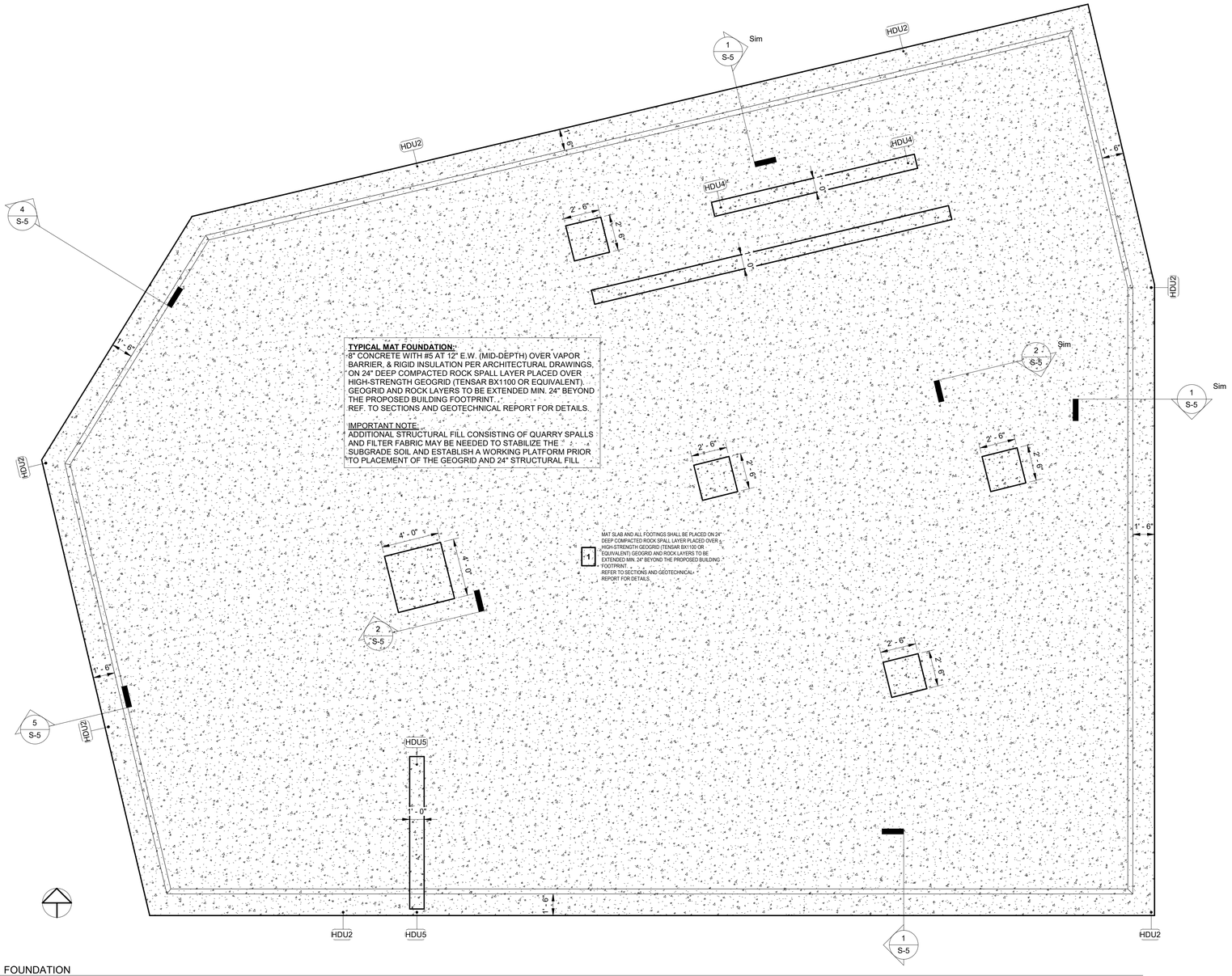
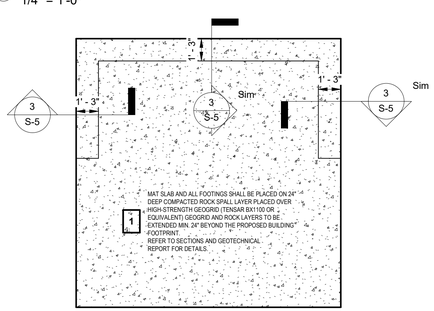


1 FOUNDATION
1/4" = 1'-0"



2 TRASH ENCLOSURE FOUNDATION
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FOUNDATION PLAN

S-1

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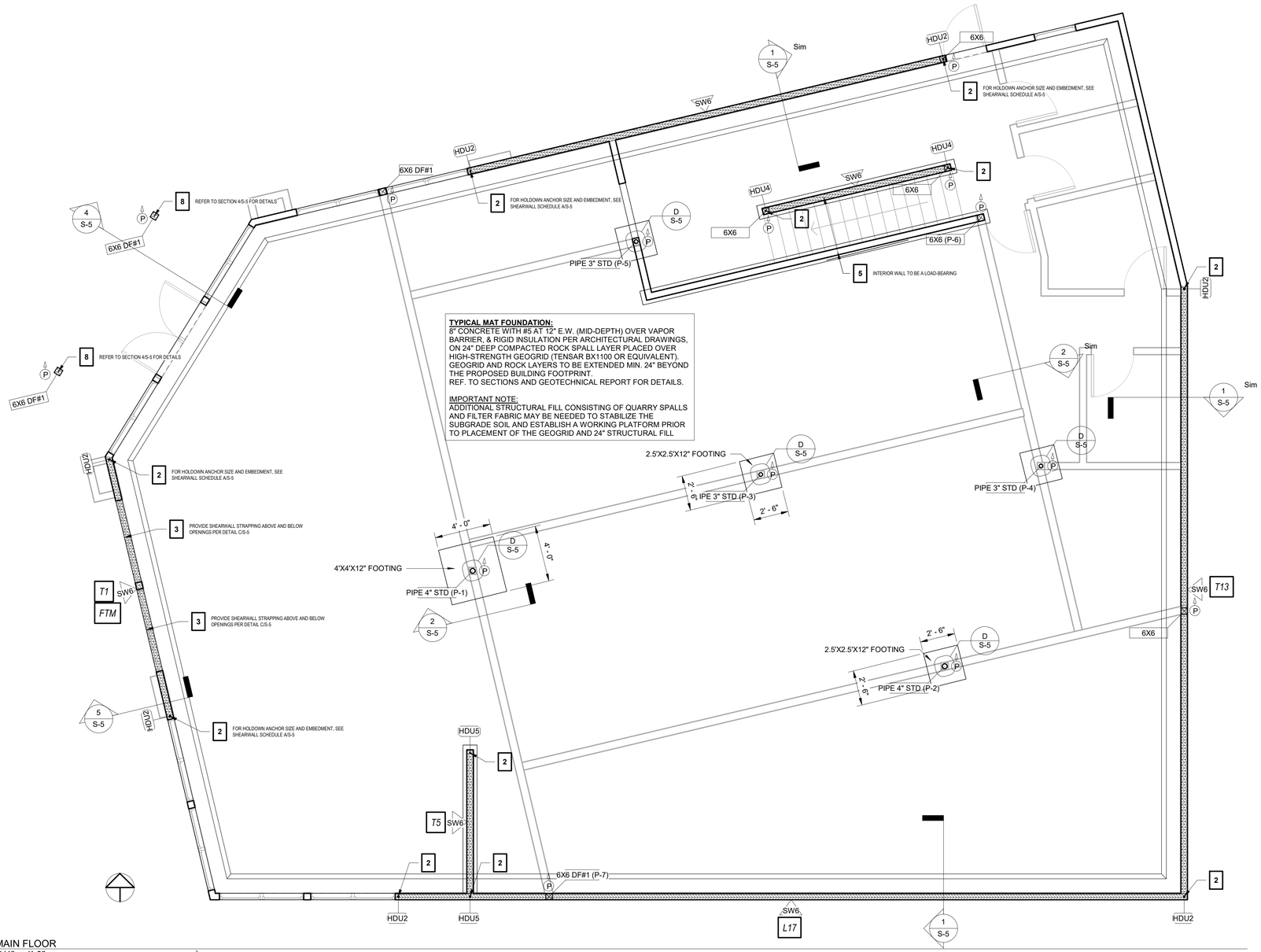

1 MAIN FLOOR
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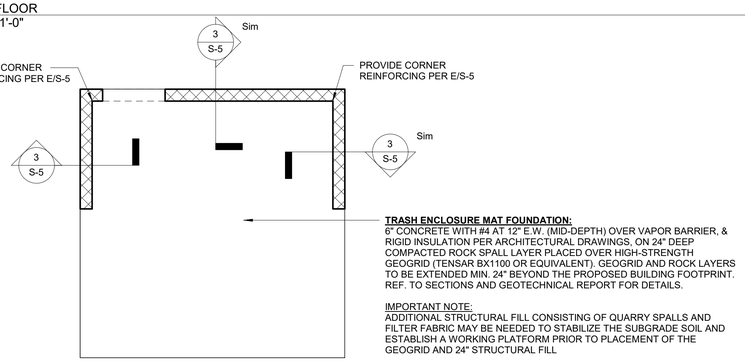

TRASH ENCLOSURE MAT FOUNDATION:
6" CONCRETE WITH #4 AT 12" E.W. (MID-DEPTH) OVER VAPOR BARRIER, & RIGID INSULATION PER ARCHITECTURAL DRAWINGS, ON 24" DEEP COMPACTED ROCK SPALL LAYER PLACED OVER HIGH-STRENGTH GEOGRID (TENSAR BX1100 OR EQUIVALENT). GEOGRID AND ROCK LAYERS TO BE EXTENDED MIN. 24" BEYOND THE PROPOSED BUILDING FOOTPRINT. REF. TO SECTIONS AND GEOTECHNICAL REPORT FOR DETAILS.

IMPORTANT NOTE:
ADDITIONAL STRUCTURAL FILL CONSISTING OF QUARRY SPALLS AND FILTER FABRIC MAY BE NEEDED TO STABILIZE THE SUBGRADE SOIL AND ESTABLISH A WORKING PLATFORM PRIOR TO PLACEMENT OF THE GEOGRID AND 24" STRUCTURAL FILL

2 TRASH ENCLOSURE PLAN
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LEGEND AND NOTES
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FRAMING PLAN

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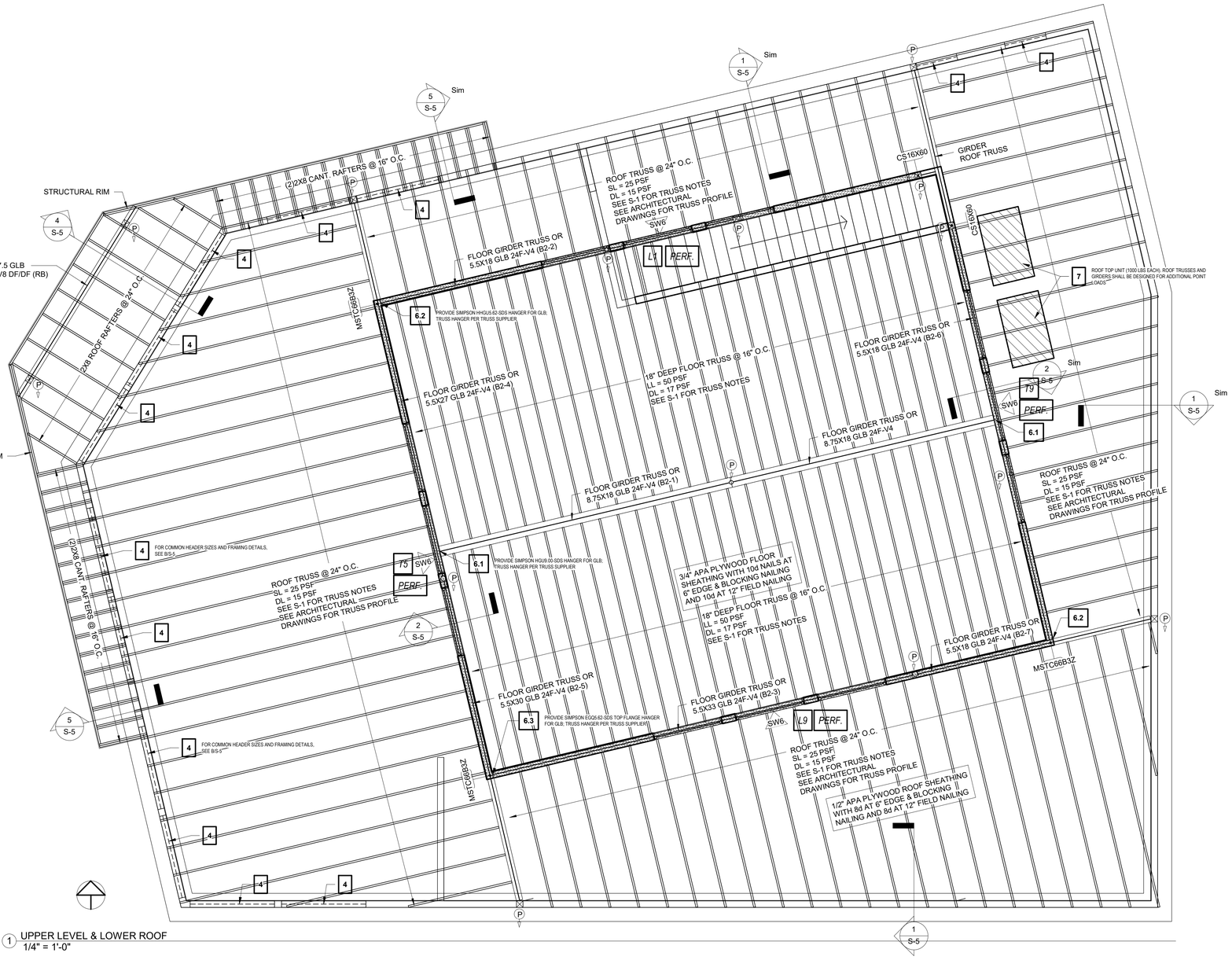

1 UPPER LEVEL & LOWER ROOF
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FRAMING PLAN

S-3

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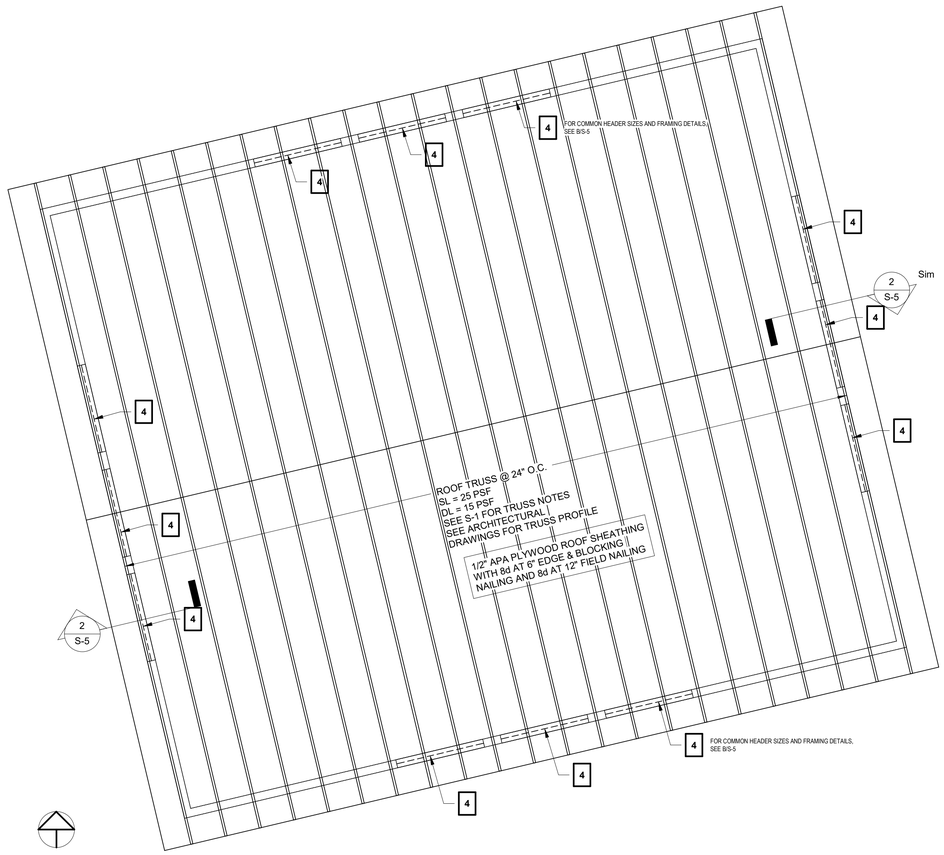

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IMPORTANT NOTES ON TRUSS AND LUMBER PACKAGE/LUMBER PACKAGE REVIEW:

1. TRUSS FRAMING LAYOUT SHOWN IS GENERAL CONCEPT ONLY. CONTRACTOR/ TRUSS SUPPLIER MUST SUBMIT TRUSS SHOP DRAWINGS INCLUDING TRUSS TEMPORARY/ PERMANENT BRACING PLANS FOR ENGINEER'S REVIEW
2. TRUSS FRAMING PROFILE/ LAYOUT SHOULD CONFORM TO BOTH STRUCTURAL AND ARCHITECTURAL DRAWINGS. ANY DEVIATIONS SHALL BE APPROVED BY ENGINEER/ ARCHITECT PRIOR TO TRUSS DESIGN WORK.
3. TRUSS DEFLECTION CRITERIAS:
FLOOR/DECK TOTAL LOAD = L/480 — ROOF TOTAL LOAD = L/240
FLOOR/DECK LIVE LOAD = L/600 — ROOF SNOW LOAD = L/300
** MAXIMUM TOTAL LOAD DEFLECTION SHOULD NOT EXCEED 1.0" IN ALL CASES
4. FLOOR/ROOF FRAMING LAYOUT AND CONNECTORS (SUCH AS LUMBER PACKAGE BY SUPPLIERS) MUST BE SUBMITTED FOR ENGINEER'S REVIEW PRIOR TO CONSTRUCTION

FRAMING SYMBOLS:

SS24	SIMPSON WSW WOOD STRONG WALL (24" WIDE)	P	CONTINOUS POST
SW6	PLYWOOD SHEARWALL	P	POST STOPS BELOW THIS FLOOR
A	SHEARWALL HOLDOWN	P	POST STARTS AT THIS FLOOR

LEGEND AND NOTES
1/4" = 1'-0"

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DRAWING INFO

ISSUE DATE	12-16-25
ISSUED FOR	REVIEW
PROJECT NO.	25292
ENGINEER	Designer

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

FRAMING PLAN

S-4

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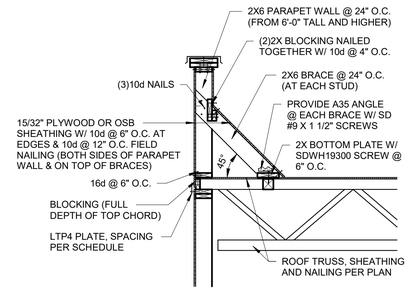

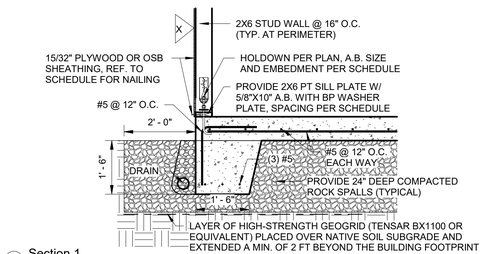

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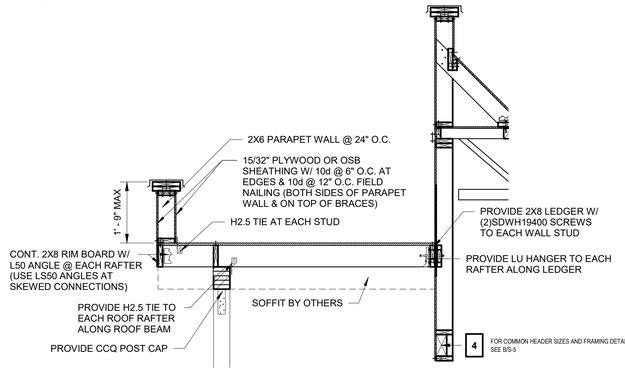
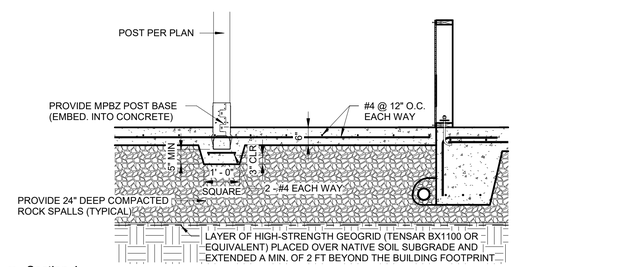
1/2" = 1'-0"





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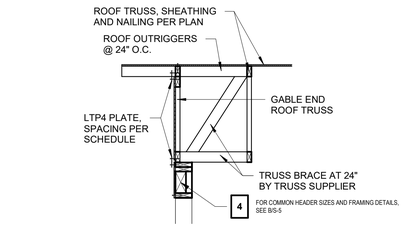

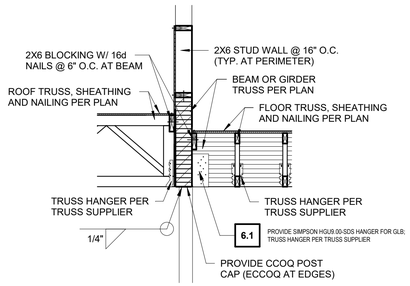

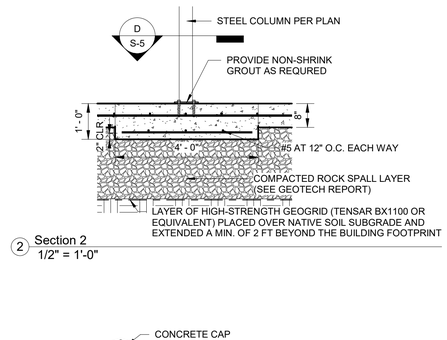

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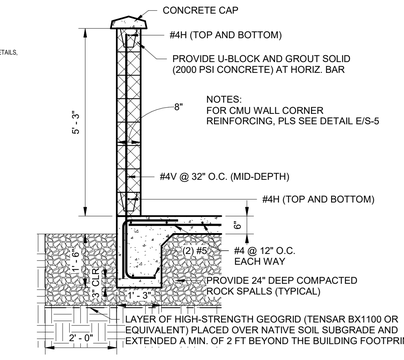

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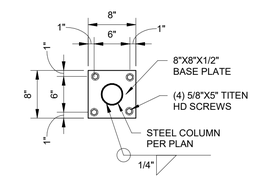


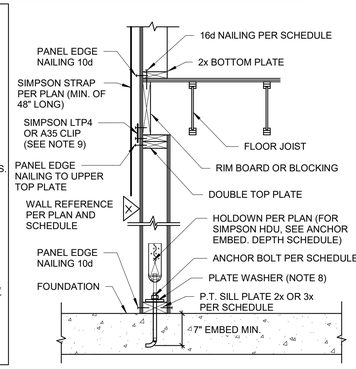
D BASE PLATE DETAIL PLAN VIEW
1" = 1'-0"

TYPE	PLYWOOD OR OSB SHEATHING (NOTE 7)	PANEL EDGE NAILING (NOTE 4)	PANEL EDGE STUDS AND BLKG	ANCHOR BOLTS AT SILL PLATE (NOTE 8)	TOP/SILL PLATE TO BLOCKING/ RIM (NOTE 9)	BOTTOM PLATE TO BLOCKING/ RIM (NOTE 4)	CAPACITY (LRFD) (SEISMIC/WIND)
SW6	15/32" PLY/OSB ONE SIDE	10d COM AT 6"	2x	5/8" AT 36" O.C.-2x	SIMPSON LTP4 AT 24" O.C.	16d COM AT 6" O.C.-NARROW	496 PLF/ 696 PLF
SW4	15/32" PLY/OSB ONE SIDE	10d COM AT 4"	2x (SEE NOTE 5)	5/8" AT 24" O.C.-2x	SIMPSON LTP4 AT 16" O.C.	16d COM AT 4" O.C.-NARROW	736 PLF/ 1032 PLF
SW3	15/32" PLY/OSB ONE SIDE	10d COM AT 3"	3x	5/8" AT 18" O.C.-2x	SIMPSON LTP4 AT 12" O.C.	16d COM AT 3" O.C.-WIDE	960 PLF/ 1344 PLF
SW2	15/32" PLY/OSB ONE SIDE	10d COM AT 2"	3x	5/8" AT 12" O.C.-2x	SIMPSON LTP4 AT 8" O.C.	16d COM AT 2" O.C.-WIDE	1232 PLF/ 1724 PLF
SW66	15/32" PLY/OSB TWO SIDES	10d COM AT 6"	2x	5/8" AT 24" O.C.-3x	SIMPSON LTP4 AT 24" O.C. B.S.	(2) 16d COM AT 6" O.C.-WIDE	992 PLF/ 1392 PLF
SW44	15/32" PLY/OSB TWO SIDES	10d COM AT 4"	2x (SEE NOTE 5)	5/8" AT 18" O.C.-3x	SIMPSON LTP4 AT 16" O.C. B.S.	(2) 16d COM AT 4" O.C.-WIDE	1472 PLF/ 2064 PLF
SW33	15/32" PLY/OSB TWO SIDES	10d COM AT 3"	3x	5/8" AT 16" O.C.-3x	SIMPSON LTP4 AT 12" O.C. B.S.	(2) 16d COM AT 3" O.C.-WIDE	1920 PLF/ 2688 PLF
SW22	15/32" PLY/OSB TWO SIDES	10d COM AT 2"	3x	5/8"AT 12" O.C.-3x	SIMPSON LTP4 AT 8" O.C. B.S.	(2) 16d COM AT 2" O.C.-WIDE	2464 PLF/ 3448 PLF

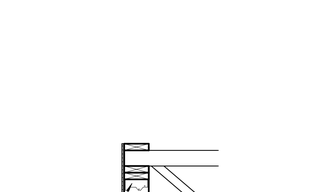
SHEARWALL SCHEDULE NOTES:

1. ALL PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING AT WALLS
2. NAIL SHEATHING TO INTERMEDIATE SUPPORTS/ FIELD NAILING 10d AT 12" O.C.
3. ALL NAILS INTO 3x MEMBERS SHALL BE STAGGERED.
   (2)2x STUDS MAY BE USED IN LIEU OF 3x STUDS AT PANEL JOINTS.
   NAIL STUDS TOGETHER W/2 ROWS 16d COMMON AT 6" O.C. AT SINGLE SIDE SHEATHING AND NAIL WITH 2 ROWS OF 16d COMMON AT 3" O.C. AT DOUBLE SHEATHED WALLS.
4. COM DENOTES COMMON NAILS. MIN. NAIL PENETRATION INTO PLATE, RIM OR BLOCKING SHALL BE 1 5/8". STAGGER BOTTOM PLATE NAILING
5. FOR SHEARWALL SW4, ALL FRAMING MEMBERS RECEIVING EDGE NAILINGS FROM ABUTTING PANELS SHALL BE 3X OR (2) 2X NAILED TOGETHER WITH 16d AT 6"
6. WHERE SHEATHING IS APPLIED TO BOTH SIDES OF WALL, OFFSET PANEL EDGES TO FALL ON DIFFERENT STUDS.
7. PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF WALLS NOTED ON PLAN.
   PROVIDE HOLDOWNS PER PLAN AT EACH END OF WALL, UNO.
   PROVIDE (2) 2X STUDS AT ENDS OF ALL SHEARWALL. FACE NAIL MULTIPLE STUDS WITH 16d AT 12"
   PROVIDE PANEL EDGE NAILING IN EACH HOLDOWN STUD AT END OF WALL.
8. ALL FOUNDATION SILL PLATES SHALL BE PT MEMBERS AND THE ANCHOR BOLTS SHALL HAVE MIN. OF 7" EMBEDMENT WITH SIMPSON'S BP/ BPS WASHER PLATE. END OF WALL ANCHOR BOLTS SHALL BE LOCATED MAX 12" AND MIN 5" FROM END OF THE PLATE.
9. WHERE NOTED IN DETAILS, USE SIMPSON A35 IN LIEU OF LTP4 PLATES SPACE AT 2/3 OF LTP4 SPACING.

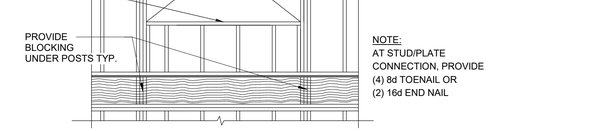
SIMPSON HOLDOWN	SIMPSON CAST IN PLACE ANCHOR BOLTS*	SIMPSON EPOXY ALL THREAD ANCHORS*
HDU2	SSTB16 (5/8"ANCHOR WITH 12 5/8" MIN. EMBED.)	5/8" (12" EMBED WITH SET-3G)
HDU4	SB 5/8X 24 (5/8"ANCHOR WITH 18" MIN. EMBED.)	5/8" (14" EMBED WITH SET-3G)
HDU5	SB 5/8X 24 (5/8"ANCHOR WITH 18" MIN. EMBED.)	5/8" (16" EMBED WITH SET-3G)
HDU8	SB 7/8X 24 (7/8"ANCHOR WITH 18" MIN. EMBED.)	
HDU11	SB 1X 30 (1" ANCHOR WITH 24" MIN. EMBED.)	* ALL ANCHORS SHALL BE 2.5" MIN. FROM EDGE OF CONCRETE WALL
HDU14	SB 1X 30 (1" ANCHOR WITH 24" MIN. EMBED.)	



A SHEARWALL SCHEDULE
N.T.S.

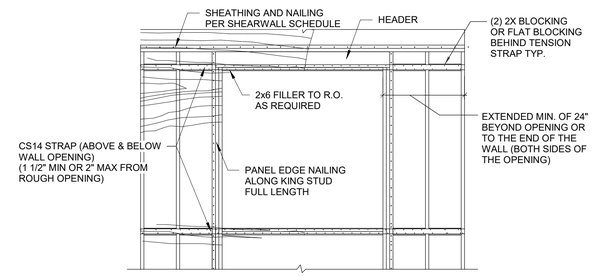


E CMU CORNER REINFORCING
3/4" = 1'-0"

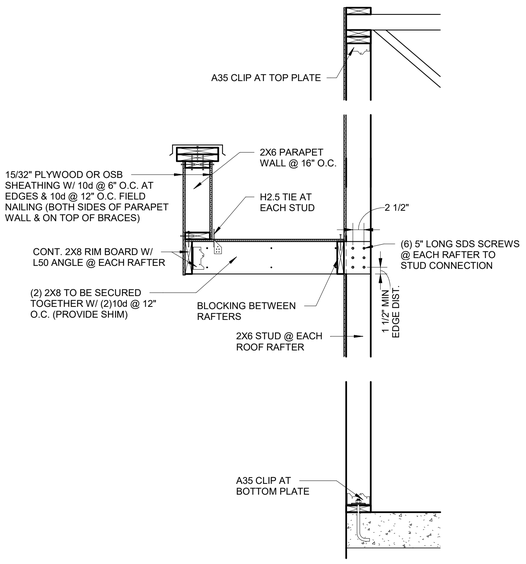


LEVEL	OPENING	HEADER
ALL	6 FT MAX.	4X8 DF #2 U.N.O.

B TYP. WALL OPENING FRAMING
N.T.S.



C SHEAR WALL OPENING STRAPPING
N.T.S.



5 Section 5
3/4" = 1'-0"

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DRAWING INFO

ISSUE DATE	12-16-25
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ENGINEER	Designer

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

FRAMING DETAILS

S-5

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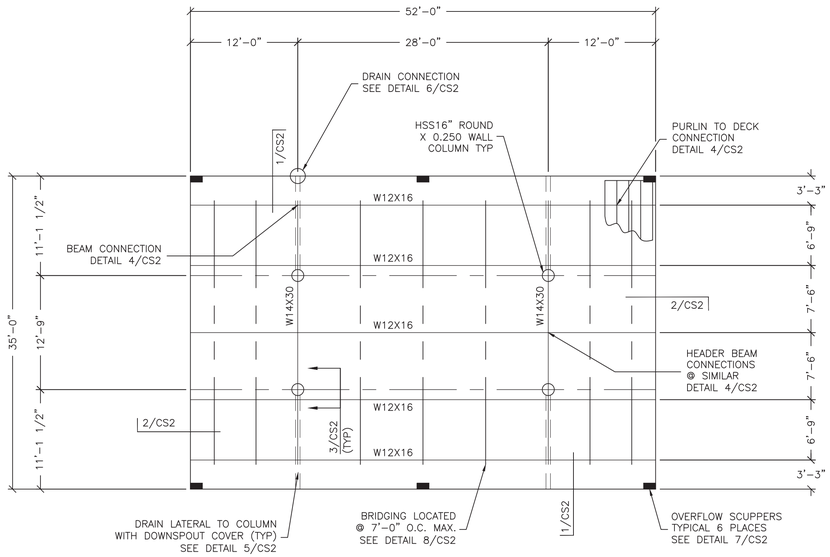
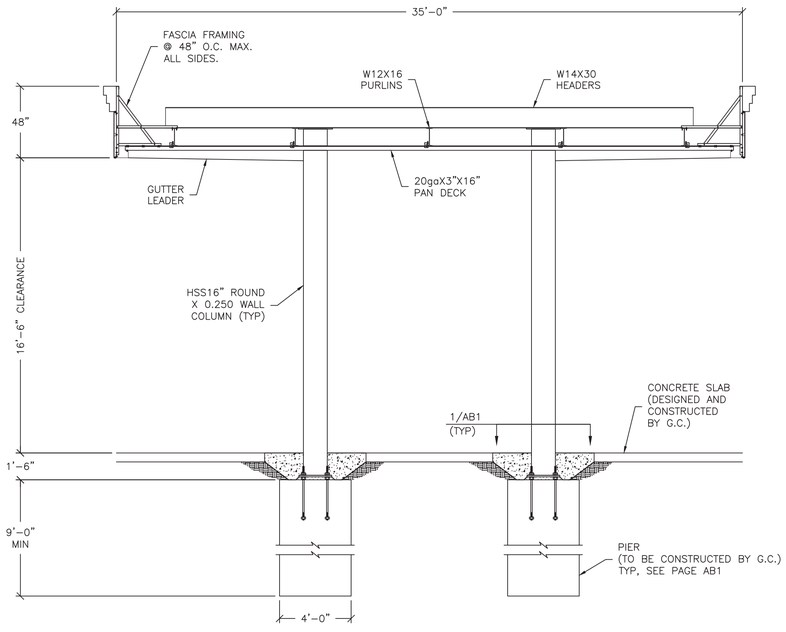


FRAMING PLAN

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



SECTION/ELEVATION

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

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CANOPY NOTES

GENERAL NOTES:
A. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE.
B. OBSERVATION VISITS TO THE SITE BY THE DESIGN ENGINEER SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
C. DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN LIMITS OF DESIGN LOADS.
D. TYPICAL DETAILS AND SECTIONS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN.

1. BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE
2. USE GROUP: M, CONSTRUCTION TYPE – IIB
3. DESIGN LOADS:
   - A. ROOF LIVE LOAD: 20 PSF (REDUCIBLE)
   - B. CANOPY DEAD LOAD: 10.12 PSF
   - C. GROUND SNOW LOAD Pg: 18 PSF
     - FLAT ROOF SNOW LOAD Pf: 15.12 PSF
     - RAIN ON SNOW SURCHARGE: 5 PSF IF Pg<20
     - EXPOSURE FACTOR Ce: 1.0
     - IMPORTANCE FACTOR Is: 1.0
     - THERMAL FACTOR Ct: 1.2
   - D. BASIC WIND SPEED V=98 MPH, Vasd=76 MPH
     - BUILDING RISK CATEGORY: II
     - EXPOSURE: C
     - COMPONENT & CLADDING: ASCE 7–16 CHAPTER 30
   - E. EARTHQUAKE DESIGN:
     - IMPORTANCE FACTOR: 1.0
     - Ss–1.265g; Sds–0.759g
     - S1–0.435g; Sd1–0.696g
     - SITE CLASS: E
     - SEISMIC DESIGN CATEGORY: D
     - SEISMIC FORCE RESISTING SYSTEM: G.2 STEEL ORDINARY CANTILEVERED COLUMN SYSTEM
     - DESIGN BASE SHEAR: 11.18k
     - SEISMIC RESPONSE COEFFICIENT: Cs = 0.607
     - RESPONSE MODIFICATION FACTOR: R=1.25
     - SEISMIC ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
4. FOUNDATION DESIGN:
   - ALLOWABLE BEARING PRESSURE: 2000 PSF
   - PER GEOTECHNICAL REPORT BY: PAN GEO,
   - DATED: 1 AUGUST 2025 (PROJECT NO. 25–102).
   - LATERAL EARTH PRESSURE: 100 PSF/FT

   *SITE SOILS SHALL BE PREPARED FOR THE FOUNDATION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT REFERENCED ABOVE.
5. CONCRETE AND REINFORCEMENT:
   - A. CONCRETE FOOTINGS (EXPOSURE CLASSES F0, S0, W0, C0) TYPE II CEMENT COMPRESSIVE STRENGTH OF f'c = 3000 p.s.i.
   - B. SLAB ON GRADE (BY OTHERS)
   - C. CONCRETE DESIGNED USING f'c =2500 p.s.i. OR ABOVE SHALL HAVE SPECIAL INSPECTIONS PERFORMED, UNLESS ISOLATED SPREAD FOOTINGS ARE UTILIZED. SEE SPECIAL INSPECTIONS FOR THE CANOPY CONCRETE NOTE.
   - D. REBAR: ASTM A615 GRADE 60
   - E. STIRRUPS AND TIES SHALL HAVE MINIMUM 4" HOOKS.
   - F. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT:
     - CONCRETE EXPOSED TO GROUND–––––3"
     - FORMED CONCRETE EXPOSED TO GROUND–––2"
     - FORMED CONCRETE NOT EXPOSED TO GROUND–1 1/2"
   - G. GROUT UNDER COLUMN BASE PLATES SHALL BE NON–SHRINK GROUT COMPLYING WITH ASTM C1107, f'c=5000p.s.i. AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
   - H. GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING TOP OF FOOTING ELEVATIONS AS REQUIRED FOR UNDERGROUND PLUMBING AND ELECTRICAL.
6. STRUCTURAL STEEL:
   - A. ALL STRUCTURAL STEEL SHALL COMPLY WITH AISC "SPECIFICATION FOR FOR THE DESIGN OF STRUCTURAL STEEL FOR BUILDINGS" 15TH EDITION.
   - B. AISC "CODE OF STANDARD PRACTICE" EXCLUDING THE FOLLOWING SECTIONS: 4.4, 4.4.1, 4.4.2, AND 7.15.
   - C. AISC "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STRUCTURAL MEMBERS".
   - D. STRUCTURAL STEEL GRADES:
     - STEEL BEAMS ASTM A992 GRADE 50 Fy = 50,000 psi
     - HSS SQUARE & RECTANGLES ASTM500 GRADE C Fy = 50,000 psi
     - HSS ROUND COLUMNS GRADE C: Fy = 50,000 psi
     - PIPE ASTM A53 GRADE B Fy = 35,000 psi
     - BASE PLATES, CAP PLATES AND CAP PLATE STIFFENERS ..... ASTM A572 GRADE 50 Fy = 50,000 psi
     - ANGLES ASTM A36 Fy = 36,000 psi
   - E. ALL BOLTED CONNECTIONS SHALL BE ASTM A307 BOLTS UNLESS OTHERWISE SPECIFIED (NO SPECIAL INSPECTION REQUIRED).
   - F. ALL BOLTED CONNECTIONS SHALL BE "SNUG–TIGHT", UNLESS NOTED OTHERWISE IN ACCORDANCE WITH RCSC.
   - G. METAL PAN DECK SHALL BE 20ga ASTM A653 GRADE 40.

SPECIAL INSPECTIONS FOR THE CANOPY

SPECIAL INSPECTIONS FOR THE CANOPY SHALL BE PROVIDED BY THE OWNER PER CHAPTER 17 OF THE IBC.

THE FOLLOWING SYSTEMS ARE SUBJECT TO THE SPECIAL INSPECTION REQUIREMENTS OF THE IBC CHAPTER 17.
A. COLUMNS
B. COLUMN BASE PLATE
C. FOOTINGS UNLESS EXEMPT
D. PURLIN BEAMS
E. BEAMS

SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING WORK.

- WELDING 1. PRIOR TO WELDING (TABLE N5.4–1, 360–16)
  2. DURING WELDING (TABLE N5.4–2, 360–16)
  3. AFTER WELDING (TABLE N5.4–3, 360–16)
  4. NONDESTRUCTIVE TESTING (SECTION N5, 360–16)
  PER IBC 1705.2. SPECIAL INSPECTION IS NOT REQUIRED WHERE WELDING IS PERFORMED IN AN APPROVED SHOP. JIMCO SALES AND MANUFACTURING IS AN AISC APPROVED FABRICATOR (218031061–10INIT).
- BOLTING – PRIOR TO BOLTING (TABLE N5.6–1, AISC 360–16): NOT REQUIRED IF ONLY SNUG TIGHT JOINTS ARE SPECIFIED.
- FOUNDATIONS – PER IBC 1705.3; EXCEPTION 1 – SPECIAL INSPECTION IS NOT REQUIRED FOR ISOLATED SPREAD CONCRETE FOOTINGS FULLY SUPPORTED ON EARTH OR ROCK. *THIS EXCEPTION DOES NOT APPLY IN THE STATE OF NEVADA.*
  –SPECIAL INSPECTIONS SHALL BE PERFORMED DURING INSTALLATION AND TESTING OF CAST–IN–PLACE DEEP FOUNDATION ELEMENTS AS REQUIRED BY TABLE 1705.8.
- ANCHOR BOLTS – PERIODIC SPECIAL INSPECTION OF ANCHORS CAST IN CONCRETE REQUIRED PER IBC TABLE 1705.3. ITEM 3
- STRUCTURAL OBSERVATIONS: NONE REQUIRED

SEISMIC FORCE RESISTING SYSTEM (SFRS)

A. REFER TO AISC 341–16 SECTION A4 AND ASCE 7–16.
B. DESIGNATION OF SFRS: G.2. STEEL ORDINARY CANTILEVER COLUMN SYSTEMS (ASCE 7–16 TABLE 12.2–1) SEE AISC 341–16 SECTION E5 (OCCS).
C. R = 1.25, CS = 0.607
D. ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE
E. MEMBERS AND CONNECTIONS THAT ARE PART OF THE SFRS:
   1. COLUMNS
   2. COLUMN BASE CONNECTION
   3. FOOTINGS
F. PROTECTED ZONES: N/A
G. SEE DETAILS AND NOTE FOR CONNECTION CONFIGURATIONS, MATERIALS SPECIFICATIONS AND SIZES.
H. WELD FILLER MATERIALS FOR WELDS PART OF THE SFRS:
   1. YEILD STRENGTH – 58 KSI MIN
   2. TENSILE STRENGTH – 70 KSI MIN
   3. ELONGATION – 22% MIN
   4. CVN TOUGHNESS – 20 FT–LB MIN @ 0° F
   SEE DETAILS AND NOTES FOR OTHER WELDING REQUIREMENTS
J. DEMAND CRITICAL WELDS – N/A
K. LOWEST ANTICIPATED SERVICE TEMPERATURE – 0° F

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14916 66TH AVE NW
STANWOOD, WA 98292-5917
(360) 652-0709

CANOPY MANUFACTURER AND DESIGNER

Jimco SALES AND MANUFACTURING
3113 St. Louis Ave. Fort Worth, Texas (817)924-6173

DRAWING DESCRIPTION

CANOPY STRUCTURAL NOTES & PLANS

JOB LOCATION

NEW CANOPY
13119 24TH ST E
SUMNER, WA

CUSTOMER

QUALITY CANOPY CONSTRUCTION, INC.

REVISIONS

ENGINEER SEAL

THOMAS R. SADLER
STATE OF WASHINGTON
33480
REGISTERED
PROFESSIONAL ENGINEER

DRAWN BY: D. CYPHERS

CHECKED BY: T. SADLER, PE

DATE: 9–2–2025

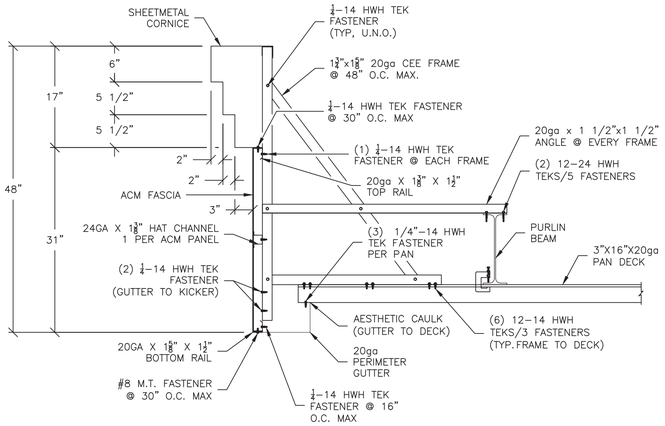
JOB NO.

25–2325R0

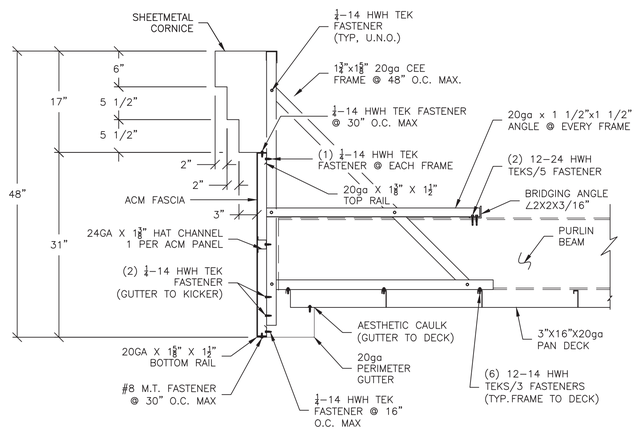
DWG. NO.

CS1

of 3 Sheets

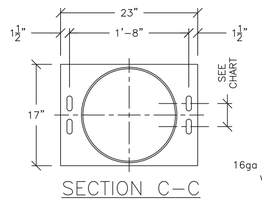


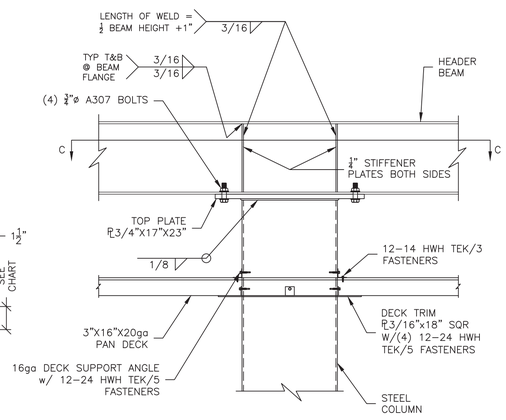
1 SIDE FASCIA DETAIL
SCALE: 1"=1'–0"



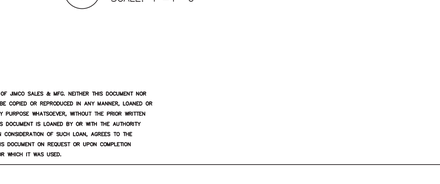
2 END FASCIA DETAIL
SCALE: 1"=1'–0"

STD HOLE GAGES	
FLANGE WIDTH	HOLE GAGE
4"	2½"
5" – 5½"	2½"
6" – 7½"	3½"
8" – 16½"	5½"





3 COLUMN/BEAM CONNECTION DETAIL
SCALE: 1"=1'–0"



4 BEAM CONNECTION DETAIL
SCALE: 1"=1'–0"

OWNER OPTIONS:
(CUSTOMER TO SELECT OPTION BELOW AND INFORM JIMCO OF DIRECTION OF DRAIN DISCHARGE AT LEAST TWO WEEKS PRIOR TO SCHEDULED DELIVERY):

1.) DRAIN ONTO ISLAND/SLAB ON GRADE
INCLUDES DRAIN DEFLECTOR

2.) DRAIN ONTO SLAB ON GRADE THRU SIDE OF ISLAND FORM.

3.) DRAIN BELOW GROUND.

NOTE: JIMCO SHALL FURNISH AND INSTALL CANOPY DRAINS, EXCEPT AS INDICATED IN NOTE 3 ABOVE.

5 COLUMN DRAIN DETAIL
SCALE: 3"=1'–0"

6 DRAIN CONNECTION DETAIL
SCALE: 1"=1'–0"

7 OVERFLOW SCUPPER DETAIL
SCALE: 1"=1'–0"

8 PURLIN BRIDGING DETAIL
SCALE: 1"=1'–0"

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RICHARD OHLEMEIER CONSTRUCTION, INC
14916 66TH AVE NW
STANWOOD, WA 98292-5917
(360) 652-0709

CANOPY MANUFACTURER AND DESIGNER

Jimco SALES AND MANUFACTURING
3113 St. Louis Ave. Fort Worth, Texas (817)924-6173

DRAWING DESCRIPTION

CANOPY STRUCTURAL SECTIONS & DETAILS

JOB LOCATION

NEW CANOPY
13119 24TH ST E
SUMNER, WA

CUSTOMER

QUALITY CANOPY CONSTRUCTION, INC.

REVISIONS

ENGINEER SEAL

THOMAS R. SADLER
STATE OF WASHINGTON
35480
REGISTERED
PROFESSIONAL ENGINEER

DRAWN BY: D. CYPHERS
CHECKED BY: T. SADLER, PE
DATE: 9–2–2025

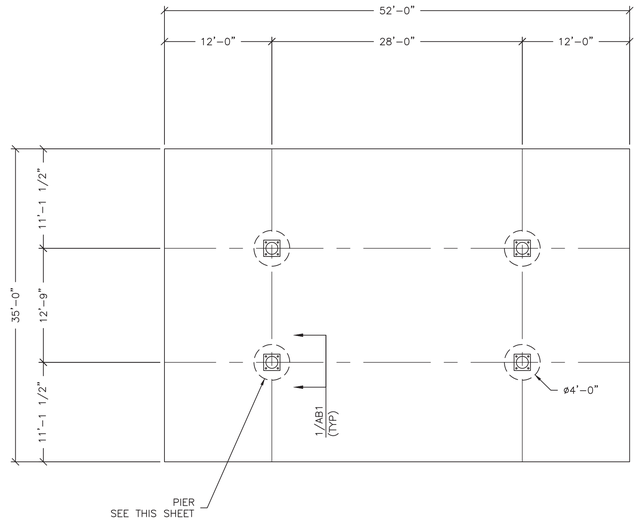
JOB NO.

25–2325R0

DWG. NO.

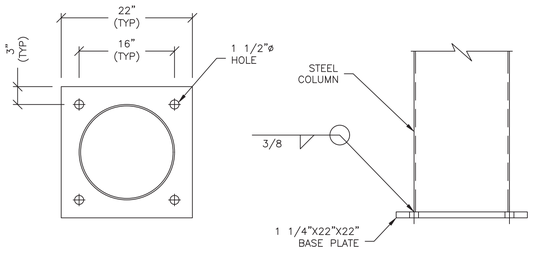
CS2

of 3 Sheets



FOUNDATION PLAN

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



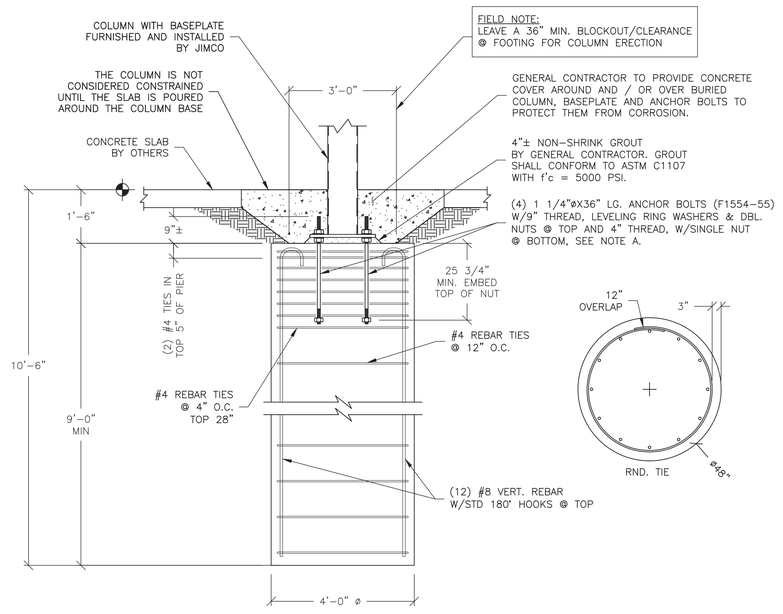
1 BASE PLATE DETAIL

SCALE: 1"=1'-0"

NOTE:

A) FOOTINGS INCLUDING CONCRETE, REBAR, FORMWORK AND ASSOCIATED EARTHWORK SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR EXCEPT ANCHOR BOLTS SHALL BE FURNISHED BY JIMCO AND INSTALLED BY GENERAL CONTRACTOR.

B) SEE FOUNDATION, CONCRETE NOTES ON DWG CS1.



PIER DETAIL

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

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RICHARD OHLEMEIER CONSTRUCTION, INC
14916 66TH AVE NW
STANWOOD, WA 98292-5917
(360) 652-0709

CANOPY MANUFACTURER AND DESIGNER

CERTIFIED FABRICATOR

Jimco SALES AND MANUFACTURING
3113 St. Louis Ave. Fort Worth, Texas (817)624-6173

DRAWING DESCRIPTION

CANOPY FOUNDATION
SECTIONS & DETAILS

JOB LOCATION

NEW CANOPY
13119 24TH ST E
SUMNER, WA

CUSTOMER

QUALITY CANOPY CONSTRUCTION, INC.

REVISIONS

ENGINEER SEAL

THOMAS R. SADLER
STATE OF WASHINGTON
23480
REGISTERED
PROFESSIONAL ENGINEER

DRAWN BY: D. CYPHERS

CHECKED BY: T. SADLER, PE

DATE: 9-2-2025

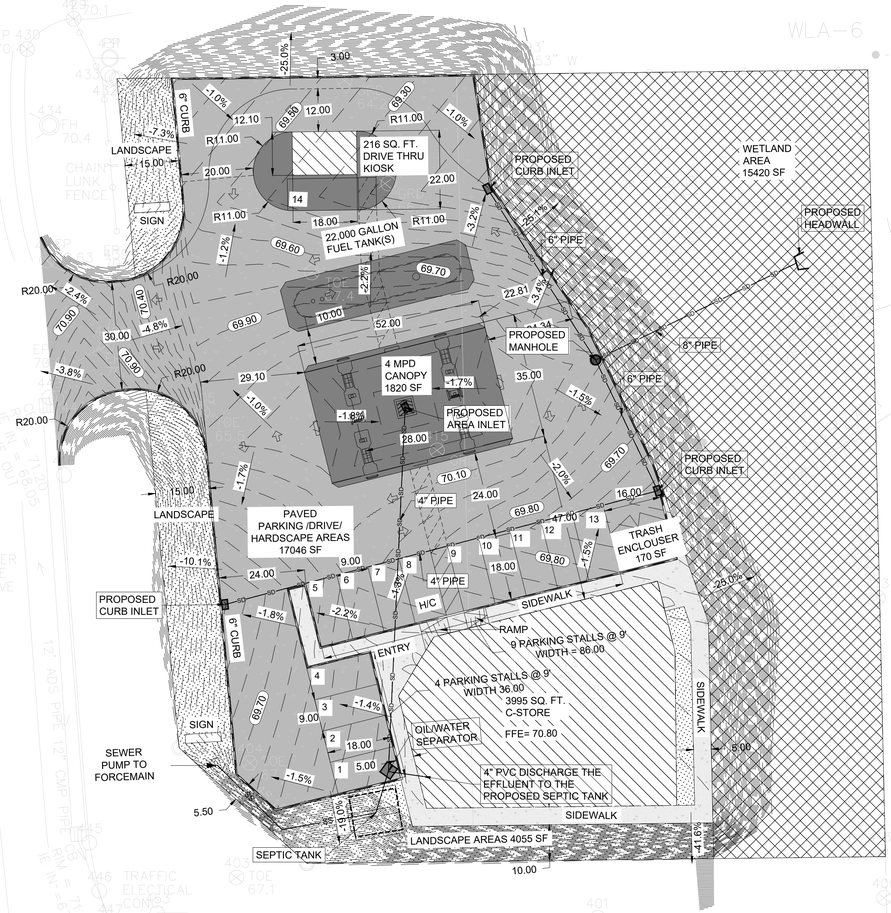
JOB NO.

25-2325R0

DWG. NO.

AB1

of 3 Sheets



N

SITE, GRADING & UTILITY PLAN

SCALE: 1" = 20'

project: SUMNER 76 COMMERCIAL

project address: 11315/11319 24TH ST E SUMNER WA 98372

LEGEND:-

- EXISTING CONDITION
- PROPOSED SITE PLAN
- PROPERTY LINE
- PROPOSED ASPHALT WALKWAY
- PROPOSED ASPHALT PAVEMENT
- BUILDING
- LANDSCAPE
- 71.00 PROPOSED CONTOURS (0.25' INTERVAL)
- SD STORM DRAIN PIPE
- -2.4% SLOPE
- SS SANITARY SEWER PIPE

principal architect

project manager

drawn by

checked by Checker

job no.

date 09/19/2024

revisions:

no.	date	by

PERMIT SET

09/19/2024

AMRITHLGANTH AMIRTHALINGAM
STATE OF WASHINGTON
55166
REGISTERED
PROFESSIONAL ENGINEER

20' 0' 20'

C0.01

CONSTRUCTION STORMWATER CONTROL (CSC) GENERAL NOTES

1. ALL THE BMPS SHALL MEETS THE REQUIREMENTS ESTABLISHED IN THE 2019 ECOLOGY STORMWATER MANUAL.
2. THE APPLICANT SHALL DESIGNATE AN EROSION AND SEDIMENT CONTROL (ESC) SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS). FOR LARGE CONSTRUCTION PROJECTS, THE ESC SUPERVISOR SHOULD BE A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL). PROVIDE THE NAME AND PHONE NUMBER OF THE ESC SUPERVISOR TO THE SITE INSPECTOR AT THE FIRST GROUND DISTURBANCE INSPECTION.
3. BMPS SHALL BE INSTALLED PRIOR TO STARTING CONSTRUCTION TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROJECT SITE OR ENTER ROADSIDE DITCHES, STORM DRAINS, SURFACE WATERS, OR WETLANDS.
4. THE BMPS INCLUDED IN THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT BMPS ARE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS.
5. ANY AREAS OF DISTURBED SOIL THAT WILL NOT BE WORKED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED BMPS METHODS (E.G. STRAW, MULCH, PLASTIC COVERING, COLD MIX, ETC.)
6. GRADING AND/OR SOIL DISTURBING ACTIVITIES MAY BE LIMITED OR PROHIBITED FOR CERTAIN SITES SUBJECT TO ECA STANDARDS (I.E. ECA STEEP SLOPES, LANDSLIDE PRONE AREAS, ETC.) BETWEEN OCTOBER 31ST AND APRIL 1ST. IF NOTED IN THE GEOTECHNICAL SPECIAL INSPECTIONS REQUIREMENTS, A GRADING SEASON EXTENSION LETTER (GSEL) ISSUED BY SDCI IS REQUIRED FOR ALL GRADING AND/OR SOIL DISTURBING ACTIVITIES DURING THIS PERIOD. THE GEOTECHNICAL SPECIAL INSPECTOR MUST SUBMIT ELECTRONIC APPLICATIONS FOR A GSEL USING THE SDCI PROJECT PORTAL. ALLOW FOUR TO SIX WEEKS FOR PROCESSING. FAILURE TO OBTAIN THE GSEL PRIOR TO OCTOBER 31 MAY RESULT IN A WORK STOPPAGE.
7. CITY STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AT ALL TIMES. NO MATERIAL SHALL BE STORED ON CITY STREETS OR SIDEWALKS WITHOUT A STREET USE PERMIT FROM THE CITY.
8. POLLUTION CONTROL MEASURES SHALL BE FOLLOWED TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER ENTERS ANY STORM DRAINAGE FACILITIES OR OTHERWISE LEAVES THE PROJECT SITE. ANY HAZARDOUS MATERIALS OR LIQUID PRODUCTS THAT HAVE THE POTENTIAL TO POLLUTE RUNOFF SHALL BE STORED AND DISPOSED OF PROPERLY.
9. ENSURE THAT WASHOUT FROM CONCRETE TRUCKS IS PERFORMED OFF-SITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR TO STORM DRAINS OR OPEN DITCHES. DO NOT DUMP EXCESS CONCRETE ONSITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.
10. ALL AREAS OF DISTURBED SOIL SHALL BE FULLY STABILIZED WITH THE APPROPRIATE SOIL AMENDMENT AND COVER MEASURES AT COMPLETION OF THE PROJECT. TYPICAL COVER MEASURES INCLUDE LANDSCAPING OR HYDROSEED WITH MULCH.

POST CONSTRUCTION SOIL MANAGEMENT PLAN

AT THE END OF PROJECT, ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL BELOW AND PROBE TO 12-INCHES AT THE SITE FINAL INSPECTION.

- LABEL ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE WITHIN THE SITE AS ONE OF THE FOLLOWING: SA (SOIL AMENDMENT AREA) or ND (NON-DISTURBED AREA). SEE DEFINITIONS BELOW. DO NOT REFERENCE AN ALTERNATE PLAN SHEET.
- AN ESTIMATE OF THE VOLUME OF COMPOST REQUIRED IS AUTOMATICALLY CALCULATED ON THE SITE AND DRAINAGE CONTROL SUMMARY SHEET REQUIRED ON THE DRAINAGE AND WASTEWATER CONTROL PLAN (DWC PLAN). THE ACTUAL VOLUME OF COMPOST REQUIRED WILL BE DETERMINED IN THE FIELD.

DEFINITIONS:

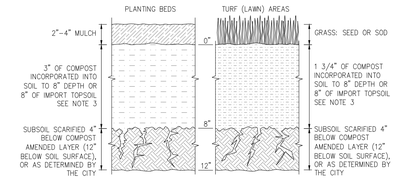
- NON-DISTURBED AREA (ND): VEGETATED AREAS THAT WILL NOT BE SUBJECT TO LAND DISTURBING ACTIVITY (SEE D) DO NOT REQUIRE SOIL AMENDMENT IF THEY ARE FENCED AND CONTINUOUSLY PROTECTED THROUGHOUT CONSTRUCTION. THE FENCING MUST BE IN PLACE AT THE FIRST GROUND DISTURBANCE INSPECTION. THIS WILL BE MONITORED BY THE DPD SITE INSPECTOR. NO DISTURBANCE, INCLUDING VEHICLE TRAFFIC OR MATERIAL STORAGE, IS ALLOWED IN THESE AREAS UNTIL FINAL INSPECTION. LABEL THESE AREAS AS (ND) IN THE PLAN VIEW.
- SOIL AMENDMENT AREA (SA): VEGETATED OR COMPOST AREAS (TURF AND LANDSCAPE) MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL AND THE SUBSOIL MUST BE LOOSENED SO IT WILL PROBE TO A DEPTH OF 12 INCHES PRIOR TO SITE FINAL INSPECTION. THIS INCLUDES AREAS IMPACTED BY CLEARING AND GRADING, STOCKPILING, SITE ACCESS, PATHWAYS AND MATERIALS OR EQUIPMENT STORAGE. LABEL THESE AREAS AS (SA) IN THE PLAN VIEW.

ESTIMATED COMPOST REQUIRED FOR SOIL AMENDMENT

ONLY COMPLETE THE FOLLOWING CALCULATION IF A DRAINAGE AND WASTEWATER CONTROL PLAN (DWC PLAN) IS NOT REQUIRED (E.G. SUBJECT TO FIELD INSPECTION (STFI) DEMOLITION PERMITS)

AREA REQUIRING AMENDMENT (SA)	REQUIRED COMPOST

SOIL AMENDMENT

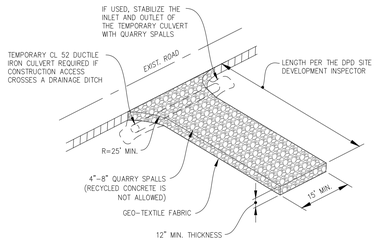


NOTES:

1. POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
2. SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.

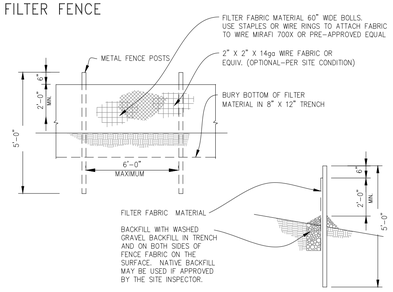
SYMBOL: (SA) AREA REQUIRING SOIL AMENDMENT (ND) NON-DISTURBED AREA (SOIL AMENDMENT NOT REQUIRED)

STABILIZED CONSTRUCTION ACCESS

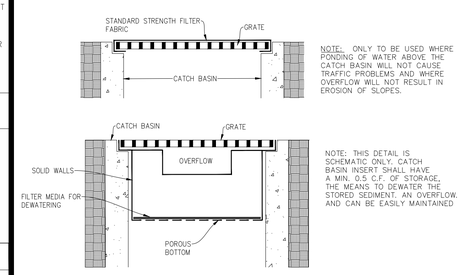


STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS. RECYCLED CONCRETE IS NOT ALLOWED.

FILTER FENCE

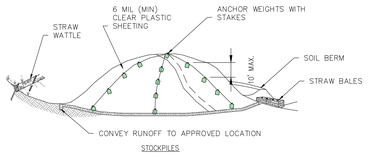


NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF RUN.

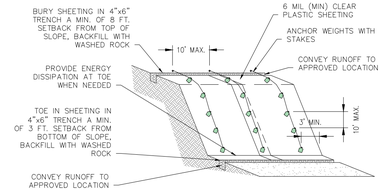


CATCH BASIN INSERT

STOCKPILE AND EXPOSED SLOPE COVERING



STOCKPILES



SLOPES

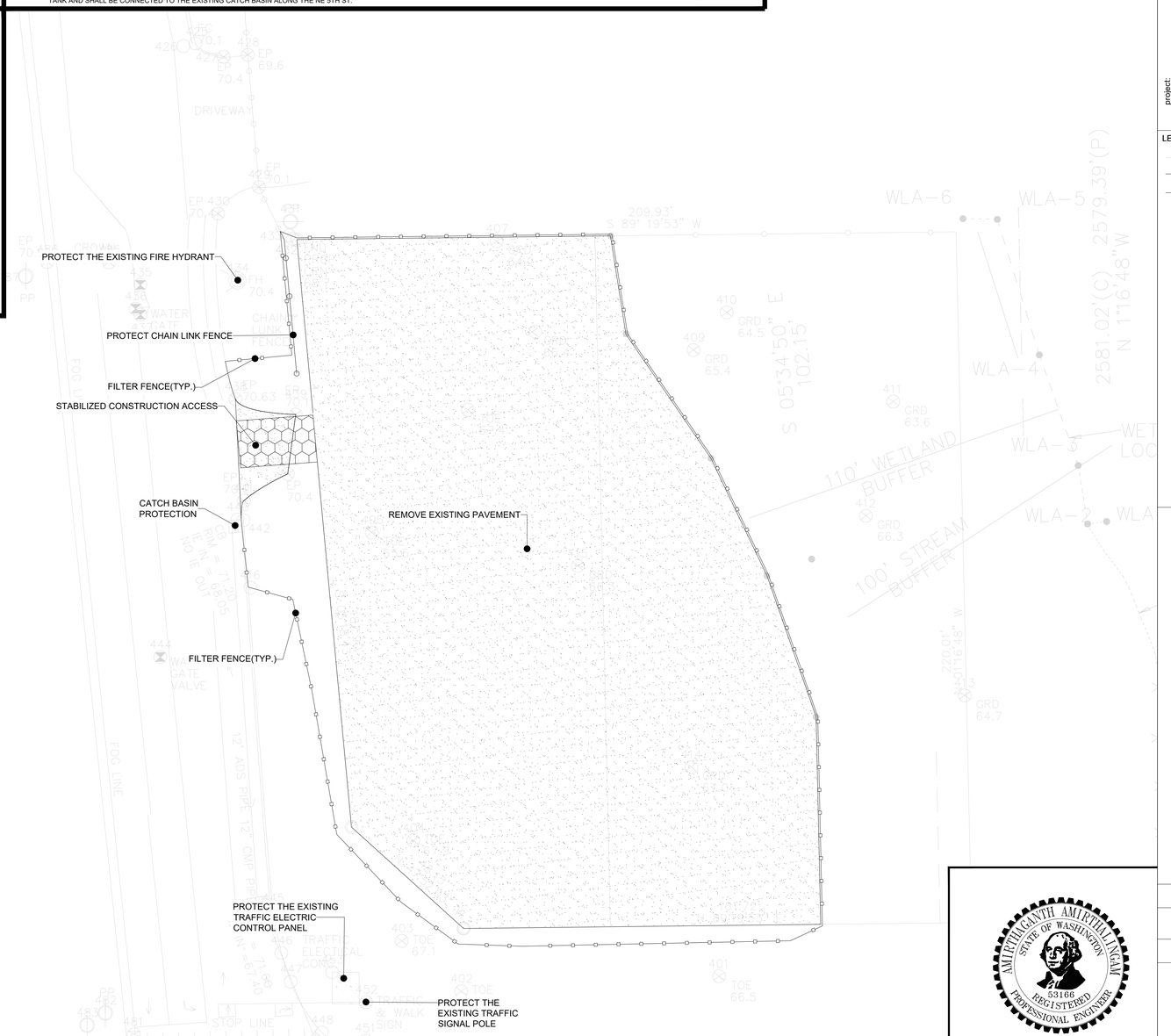
SYMBOL: (SP)

CONSTRUCTION DEWATERING NOTES

1. ALL CONSTRUCTION STORMWATER LEAVING THE PROJECT SITE MUST BE SEDIMENT AND CONTAMINANT FREE.
2. PER THE GEO-TECHNICAL REPORT, THERE WERE NO GROUND SEEPAGE OBSERVED DURING THE SUBSURFACE EXPLORATIONS. IF THERE IS A NEED FOR DEWATERING, THE CONTRACTOR SHOULD USE BAKER TANK TO COLLECT AND HAULED OFF TO WASTE FACILITY.
3. STORMWATER GENERATED DURING CONSTRUCTION WILL BE CONTAINED IN THE SEDIMENT TANK AND SHALL BE CONNECTED TO THE EXISTING CATCH BASIN ALONG THE NE 5TH ST.

NOTE

- STRUCTURAL EXCAVATION CRZ PROTECTION MEASURES
  - FENCING
  - CHIPS/MULCH
  - ARBORIST ON-SITE
  - HOE-COMBING AS APPLICABLE
  - CLEAN LARGE-ROOT CUTTING AS APPLICABLE
  - AIR-SPADING AS APPLICABLE
- UTILITY TRENCHING CRZ PROTECTION MEASURES
  - FENCING
  - ARBORIST ON-SITE
  - CLEAN LARGE-ROOT CUTTING AS APPLICABLE
  - ARBORIST-DIRECTED HAND-TOOL USE AS APPLICABLE
  - ARBORIST-SUPERVISED BORING/TUNNELING
- PAVING EXCAVATION CRZ PROTECTION MEASURES
  - FENCING
  - CHIPS/MULCH
  - HOE-COMBING AS APPLICABLE
  - CLEAN LARGE-ROOT CUTTING AS APPLICABLE



LEGEND:

- SET No.4 REBAR W/CAP L.S. No. 12870/30606 8/26/2020
- FOUND MONUMENT- AS DESCRIBED
- FOUND REBAR AND CAP L.S. #12870/30606 8/26/2020
- FOUND "+" IRON PIPE
- SET P.K. AND FLASHER (CONTROL PT)
- (C) CALCULATED
- (M) MEASURED
- (P) PLAT
- G—G GAS
- W—W WATER
- POWER POLE
- SEWER MANHOLE/SEWER VALVE (AS DESC.)
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT (TYP.)
- GAS VALVE

EQUIPMENT USED:
(3 SEC.)-NIKON - DTM 522

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

NORTH ARROW

project: SUMNER 76 COMMERCIAL

project address: 11315/11319 24TH ST E SUMNER WA 98372

LEGEND:-

- EXISTING CONDITION
- REMOVE EXISTING ITEM
- FILTER FENCE(TYP.)

principal architect
project manager
drawn by
checked by Checker
job no.
date 05/06/2025

revisions:

no.	date	by

PERMIT SET

05/06/2025

AMITHILGANTH AMITHALINGAM STATE OF WASHINGTON 53168 REGISTERED PROFESSIONAL ENGINEER

20' 0' 20'

C0.02

GENERAL CONDITIONS

GD-001 TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES APPROVED BY THE CITY SHALL BE INSTALLED BY THE APPLICANT AND INSPECTED BY THE CITY PRIOR TO STARTING CONSTRUCTION ACTIVITY. FACILITIES SHALL BE PROPERLY MAINTAINED BY THE APPLICANT AT ALL TIMES FOR THE DURATION OF THE PROJECT.

GD-002 NO-SEDIMENT-LADEN WATER SHALL ENTER LAKE WASHINGTON, STREAMS, THE PUBLIC STORM DRAIN SYSTEM, OR ADJACENT PROPERTIES.

GD-003 THE CITY MAY REQUIRE ADDITIONAL MEASURES TO BE EMPLOYED AS CONDITIONS WARRANT ADDRESSING STORMWATER RUNOFF. SUCH CONDITIONS MAY INCLUDE CLEANING SEDIMENT FROM THE PROJECT OUT OF DOWNSTREAM CATCH BASINS.

GD-004 THE PROJECT SHALL COMPLY WITH CONSTRUCTION STORMWATER POLLUTION PREVENTION (CSWPPP) ELEMENTS #1 THROUGH #13 SET FORTH IN THE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (JULY 2019).

GD-005 STORMWATER DETENTION PONDS MAY BE USED AS INTERIM SEDIMENTATION FACILITIES IF CLEANED AND RESTORED TO APPROVED PLAN CONDITIONS FOLLOWING COMPLETION OF ALL ON-SITE CONSTRUCTION.

GD-006 STORMWATER SHALL BE ROUTED THROUGH A CATCH BASIN PRIOR TO DISCHARGING TO THE PUBLIC STORM SYSTEM IN ORDER TO FACILITATE THE EASY REMOVAL OF TRANSPORTED SEDIMENTS AND DEBRIS.

GD-007 REMOVAL OF TREES IS NOT AUTHORIZED UNDER THIS PERMIT. PROTECTION SHALL BE IMPLEMENTED FOR THE PRESERVATION OF SIGNIFICANT TREES IN ACCORDANCE WITH SECTION 16.52 OF THE MEDINA MUNICIPAL CODE AND ANY CONDITIONS SET FORTH IN THIS PERMIT.

GD-008 ANY GRADING OR EXCAVATION WITHIN A TREE PROTECTION ZONE IS PROHIBITED.

GD-009 HAND DIGGING, OR OTHER APPROVED NON-DESTRUCTIVE METHODS ARE REQUIRED FOR TRENCHING NEAR SIGNIFICANT TREES THAT HAVE BEEN IDENTIFIED AS BEING SAVED.

GD-010 COORDINATION FOR TREE PROTECTION IS REQUIRED WITH THE MEDINA TREE CONSULTANT PRIOR TO STARTING AND DURING CONSTRUCTION ACTIVITY.

GD-011 ALL ACTIVITIES ASSOCIATED WITH THIS PERMIT SHALL COMPLY WITH THE CONDITIONS SET FORTH IN THE CONSTRUCTION ACTIVITY PERMIT APPROVED FOR THIS PROJECT.

GD-012 AN APPROVED MEDINA RIGHT-OF-WAY PERMIT IS REQUIRED PRIOR TO WORKING IN THE CITY RIGHT-OF-WAY. ALL WORK SHALL COMPLY WITH THE APPROVED RIGHT-OF-WAY DRAWINGS AND THE MEDINA RIGHT-OF-WAY CONSTRUCTION REQUIREMENTS.

GD-013 ALL CONSTRUCTION-RELATED ACTIVITIES SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE CRITICAL AREAS REPORT AND/OR GEOTECHNICAL REPORT APPROVED BY THE CITY.

GD-014 A GEOTECHNICAL ENGINEER SHALL MONITOR CONSTRUCTION ACTIVITY AFFECTING GEOLOGICALLY HAZARDOUS AREAS TO ENSURE CONSTRUCTION ACTIVITY DOES NOT INCREASE THE THREAT OF A GEOLOGIC HAZARD TO ADJACENT PROPERTIES BEYOND PREDEVELOPMENT CONDITIONS AND WILL NOT ADVERSELY IMPACT OTHER CRITICAL AREAS OR THEIR BUFFERS.

GD-015 THE GEOTECHNICAL ENGINEER OF RECORD SHALL PERFORM CONSTRUCTION FIELD-MONITORING, COMPACTION TESTING, AND FILE FIELD REPORTS WITH THE CITY OF MEDINA. UPON CONCLUSION OF THE PROJECT, THE GEOTECHNICAL ENGINEER OF RECORD SHALL PROVIDE A LETTER TO THE CITY INDICATING THAT PROJECT CLEARING, EARTHWORK, DRAINAGE, AND SOIL RETAINING STRUCTURES WERE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

GD-016 THE CONTRACTOR SHALL CONSULT WITH THE GEOTECHNICAL ENGINEER OF RECORD IF FIELD CONDITIONS DIFFER FROM GEOTECHNICAL REPORTS.

GD-017 NEW VEGETATION SHALL BE RE-ESTABLISHED AS SOON AS POSSIBLE AND ANY AREAS OF BARE SOIL BETWEEN PLANTINGS SHALL BE MULCHED, OR OTHERWISE PROTECTED. DURING WINTER CONSTRUCTION, ANY NEW HYDROSEEDED AREAS SHALL BE COVERED WITH CLEAR PLASTIC TO FACILITATE GRASS GROWTH. PROTECT BARE SLOPE AREAS, BEFORE VEGETATION, WITH PLASTIC SHEETING OR MULCH.

GD-018 THE CONTRACTOR SHALL NOT ALLOW DISCHARGE OR RUNOFF ONTO OR ABOVE STEEP SLOPES. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES (BMPS) TO REDUCE POTENTIAL OF RUNOFF TO COME INTO CONTACT WITH EXPOSED SOILS. ALL CONSTRUCTION STORMWATER DISCHARGE SHALL FIRST BE ROUTED BAKER TANK OR SEDIMENT TRAP.

GD-019 APPROVAL OF A DOWNSPOUT INFILTRATION SYSTEM SHALL OBLIGATE THE OWNER TO REPAIR, REPLACE, OR RECONSTRUCT THE INFILTRATION SYSTEM IF IT FAILS TO OPERATE AS INTENDED.

GD-020 CONSTRUCTION OF CONCRETE WALLS, RETAINING WALLS OR ROCKERY WALLS ARE NOT AUTHORIZED UNDER THIS PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED.

GD-021 NO CONSTRUCTION ACTIVITIES ARE AUTHORIZED ON NEIGHBOR'S SIDE OF PROPERTY LINES.

GD-022 CONTRACTOR SHALL EMPLOY BEST MANAGEMENT PRACTICES TO PROTECT NEIGHBOR'S TREES AND SHRUBS LOCATED ALONG THE PROPERTY LINES.

GD-023 DESIGN ENGINEER SHALL TEST THE PUMP SYSTEM OPERATION AFTER CONSTRUCTION AND SUBMIT A LETTER OF ACCEPTANCE TO THE CITY OF MEDINA PRIOR TO FINAL PERMIT APPROVAL.

GD-024 PUMPED SYSTEMS THAT CONVEY WATER FROM ROOF DRAINS AND OTHER SURFACE WATER RUNOFF ARE REQUIRED TO BE SERVED BY A DUPLEX-PUMP SYSTEM WITH AUTOMATIC ALARM AND AUTOMATIC BACKUP POWER FACILITIES. FOOTING DRAINS AND BASEMENT RING DRAINS THAT DO NOT CONVEY ROOF OR SURFACE WATER RUNOFF MAY BE SERVED BY A SIMPLEX PUMP SYSTEM WITHOUT AUTOMATIC ALARM AND AUTOMATIC BACKUP POWER FACILITIES. PRIVATE PROPERTY OWNERS SERVED BY THE PUMP SYSTEM ASSUME ALL RESPONSIBILITIES FOR ALL CLAIMS FOR INJURIES OR DAMAGE DUE TO OPERATION OR NON-OPERATION OF THE PUMP SYSTEM.

GD-025 PUMP SYSTEMS SHALL BE OWNED, OPERATED, MAINTAINED, REPAIRED, AND REPLACED (AS NEEDED) BY PROPERTY OWNER(S) SERVED BY THE PUMP SYSTEM. FORCE MAINS FROM THE PUMP SYSTEM SHALL BE CONNECTED TO A CATCH BASIN LOCATED ON THE PRIVATE PROPERTY AND GRAVITY FLOW TO THE PUBLIC STORM DRAINAGE SYSTEM AT A CONNECTION POINT APPROVED BY THE CITY.

GD-026 CONSTRUCTION OF A FENCE OR GATE IS NOT AUTHORIZED UNDER THIS PERMIT.

GD-027 AN ONSITE PRECONSTRUCTION MEETING WITH CITY STAFF IS REQUIRED PRIOR TO MOBILIZATION FOR THE CONSTRUCTION PROJECT.

GD-028 A COPY OF THE APPROVED PLANS, GEOTECHNICAL REPORTS, AND PERMIT MUST BE KEPT ONSITE AT ALL TIMES.

GD-029 A COPY OF THE APPROVED PLANS, PERMIT AND APPROVAL LETTER MUST BE KEPT ONSITE AT ALL TIMES.

GD-030 CONSTRUCTION PARKING OR TRUCK QUEUING IS PROHIBITED WITHIN CITY OF MEDINA RIGHTS-OF-WAY.

ON-SITE STORMWATER MANAGEMENT PLANTINGS

PLANTING GENERAL NOTES
1. PLANTS SHALL BE SITED ACCORDING TO SUN, SOIL, WIND AND MOISTURE REQUIREMENTS.
2. AT A MINIMUM, PROVISIONS MUST BE MADE FOR SUPPLEMENTAL IRRIGATION DURING THE FIRST TWO GROWING SEASONS.

BIORETENTION CELLS, PLANTERS AND RAIN GARDEN NOTES
1. FOR A LIST OF APPROVED PLANTS FOR BIORETENTION/RAIN GARDEN FACILITIES, SEE 2019 ECOLOGY STORMWATER MANAGEMENT MANUAL.
2. VEGETATION COVERAGE OF SELECTED PLANS MUST ACHIEVE 90-PERCENT COVERAGE WITHIN 2 YEARS OR ADDITIONAL PLANTINGS SHALL BE PROVIDED. UNLESS DESIGNED BY A LICENSED LANDSCAPE ARCHITECT, PROVIDE A MINIMUM OF 1 PLANT PER EVERY 2 SQUARE FEET OF BIORETENTION BOTTOM AND SLOPED SIDE AREA.

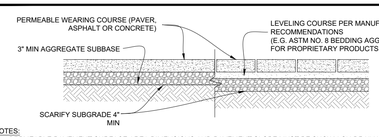
SIDE SEWER AND DRAINAGE PERMIT NOTES

1. SIDE SEWERS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED PER THE 2019 ECOLOGY STORMWATER MANAGEMENT MANUAL.
2. A SEPARATE DRAINAGE AND SIDE SEWER PERMIT MAY REQUIRED FOR ALL ONSITE DRAINAGE ELEMENTS AND SIDE SEWERS/SERVICE DRAINS. APPROVAL OF THIS PLAN MAY REQUIRED PRIOR TO OBTAINING A DRAINAGE AND SIDE SEWER PERMIT.
3. RE-USE OF EXISTING SIDE SEWERS WHEN THERE WILL BE AN INCREASE IN LIVING UNITS REQUIRES THE EVALUATION AND CERTIFICATION (PE EVAL/CERT) OF THE EXISTING SIDE SEWER BY A PROFESSIONAL ENGINEER PRIOR TO FINALIZING THE SIDE SEWER AND DRAINAGE PERMIT. IN MOST CASES, THE SIDE SEWER MUST BE LINED ALL THE WAY TO THE MAIN.
4. DEVIATIONS FROM THE APPROVED DRAINAGE AND WASTEWATER CONTROL PLAN MAY REQUIRE A FORMAL POST-SUBMITTAL REVISION FOR PLAN REVIEW AND APPROVAL.

GRADING NOTES

1. NO GRADING ALLOWED IN THE TREE PROTECTION ZONE. SEE DEMO PLAN FOR THE TREE PROTECTION ZONE.
2. MAXIMUM ALLOWABLE CUT/FILL SLOPE WOULD BE 2:1.

PERMEABLE PAVEMENT SURFACE



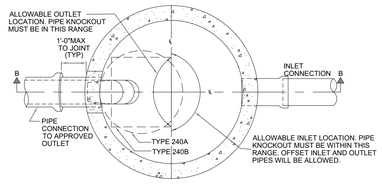
NOTES:
1. PERMEABLE PAVEMENT SURFACE AREA DIMENSIONS AND PAVEMENT SLOPE MUST BE SHOWN ON DRAINAGE CONTROL PLAN.
2. THE LEVELING COURSE SHALL BE A FREE DRAINING AGGREGATE AND SHALL NOT RESTRICT THE INFILTRATION RATE THROUGH THE SYSTEM. FRACTURED JOINTING SAND IS NOT ALLOWED.
3. THE SUBGRADE SLOPE MUST BE LESS THAN 6% SLOPE TO BE USED FOR ON-SITE STORMWATER MANAGEMENT.
4. PERMEABLE PAVEMENT SURFACES DO NOT REQUIRE THE SETBACKS FOR INFILTRATING FACILITIES.
5. SEE THE 2019 STORMWATER MANAGEMENT MANUAL, BMP T5.15, FOR ADDITIONAL REQUIREMENTS.

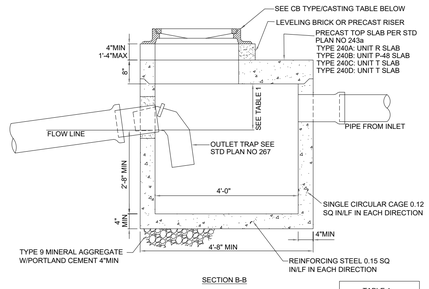
20" 0" 20"

SITE, GRADING & UTILITY PLAN

SCALE: 1" = 20'

CATCH BASIN





SECTION B-B

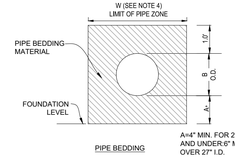
CATCH BASIN

NOTES:
1. FRAME & GRATE OR FRAME & COVER MUST BE LOCATED OVER TRAP.
2. INVERT OF INLET PIPE MUST BE 2"MIN ABOVE INVERT OF OUTLET PIPE.
3. SEE STD PLAN 261 FOR ALLOWABLE OUTLET LOCATIONS.

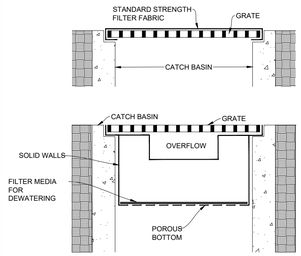
TABLE 1

6"Ø	8" MIN 1'-4" MAX
8"Ø	10" MIN 1'-4" MAX
12"Ø	1'-3" MIN 2'-0" MAX

NOTES:
1. PROVIDE UNIFORM SUPPORT UNDER BARRELS.
2. HAND TAMP UNDER HAUNCHES.
3. COMPACT BEDDING MATERIAL TO 95% MAX. DENSITY. HAND TAMP ONLY DIRECTLY OVER PIPE.
4. SEE "EXCAVATION AND PREPARATION OF TRENCH" IN STORM SEWER SECTION OF THE STANDARD WSDOT/APWA SPECIFICATION FOR TRENCH WIDTH "W" AND TRENCHING OPTIONS. THE PIPE ZONE SHALL BE THE ACTUAL TRENCH WIDTH. THE MINIMUM TRENCH WIDTH SHALL BE 1-1/2 I.D.+18".



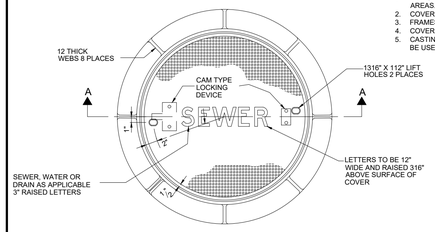
PIPE COMPACTION AND BACKFILL



CATCH BASIN INSERT

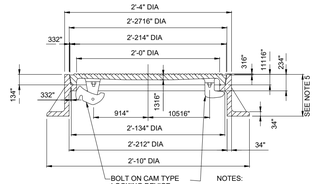
SEWER AND DRAIN

NOTE:-
1. DESIGNATE LOCKING COVER AS TYPE 230L FOR USE IN NON-VEHICULAR TRAFFIC AREAS.
2. COVER THICKNESS IS MEASURED FROM THE BOTTOM OF THE PATTERN.
3. FRAMES MUST BE MANUFACTURED FROM CAST IRON OR DUCTILE IRON.
4. COVERS MUST BE MANUFACTURED FROM DUCTILE IRON.
5. CASTING HEIGHT MUST BE 7" OR 10". WHERE CASTING IS WITHIN ROADWAY, 10" MUST BE USED. SEE ALSO STD PLAN NO. 406.



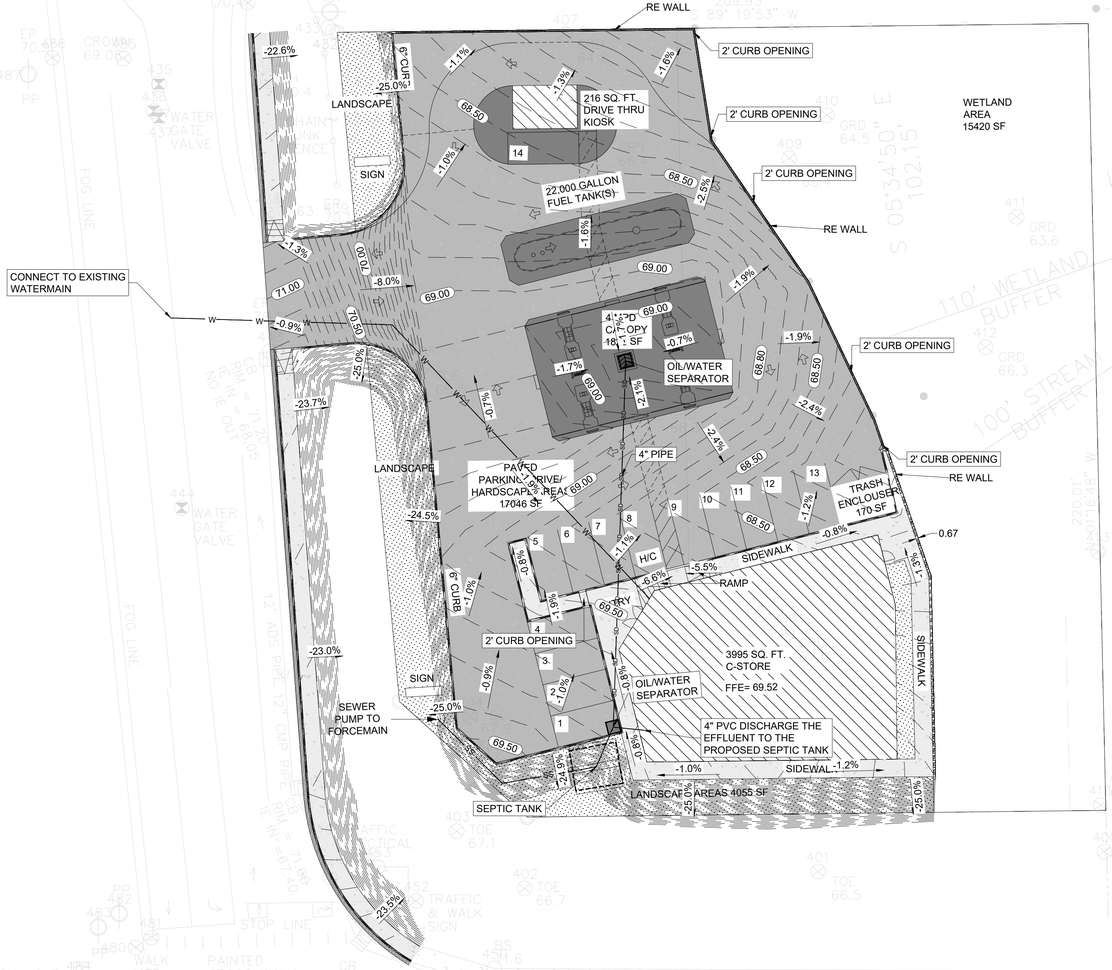
MANHOLE GATE COVER

COVER DETAIL PATTERN



SECTION A-A

SEVER AND DRAIN MANHOLE COVER SLAB - PLAN



project: SUMNER 76 COMMERCIAL

project address: 11315/11319 24TH ST E SUMNER WA 98372

LEGEND:-
- EXISTING CONDITION
- PROPOSED SITE PLAN
- PROPERTY LINE
- PROPOSED ASPHALT WALKWAY
- PROPOSED ASPHALT PAVEMENT
- BUILDING
- LANDSCAPE
- (71.00) PROPOSED CONTOURS (0.25' INTERVAL)
- -2.4% SLOPE

principal architect
project manager
drawn by
checked by Checker
job no.
date 05/06/2025

revisions:

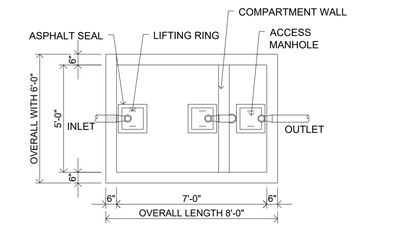
no.	date	by

PERMIT SET

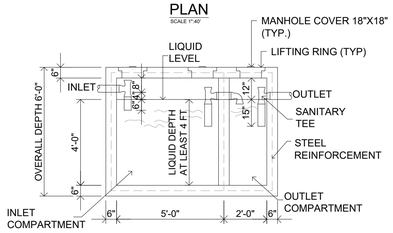
05/06/2025

C0.04

DOUBLE COMPARTMENT POURED-IN-PLACED CONCRETE SEPTIC TANK



PLAN
SCALE 1"-40'



SECTION
SCALE 1"-40'

NOTE: SEE "CONSTRUCTION NOTES"

General Notes:

1) This design document is prepared in accordance with Department of Ecology, State of Washington (Criteria for sewage works design) and United States Environment Protection Agency (EPA, 1980).
2) The proposed design has been done assuming the Shopping Center.
3) Considering a **factor of safety of 2** in the septic system design.

Waste water flow (generated):

Using Table G2- 2. (From Criteria for sewage works design Chapter- G2-1 Design Criteria)

For Shopping Center, the total waste water flow generated per 1000 Sq.ft. is = **300 gpd**

For additional safety, considering a safety factor of 2, the flow generated per 1000 Sq.ft. area will be = 300 x 2= **600 gpd**

The total flow generated for 4000 Sq.ft. area will be = 4 x 600 = **2400 gpd**

Hence, proposed septic system needs to cater a total waste water flow of **2400 gallons/day.**

Septic Tank Design:

Using section 6.2.8.2 (EPA, 1980), volume of the Tank (V) is given by:

V = 1125 + 0.75Q

Where, Q= waste water flow coming inside the tank.

Hence, V= 1125 + 0.75 (2400)

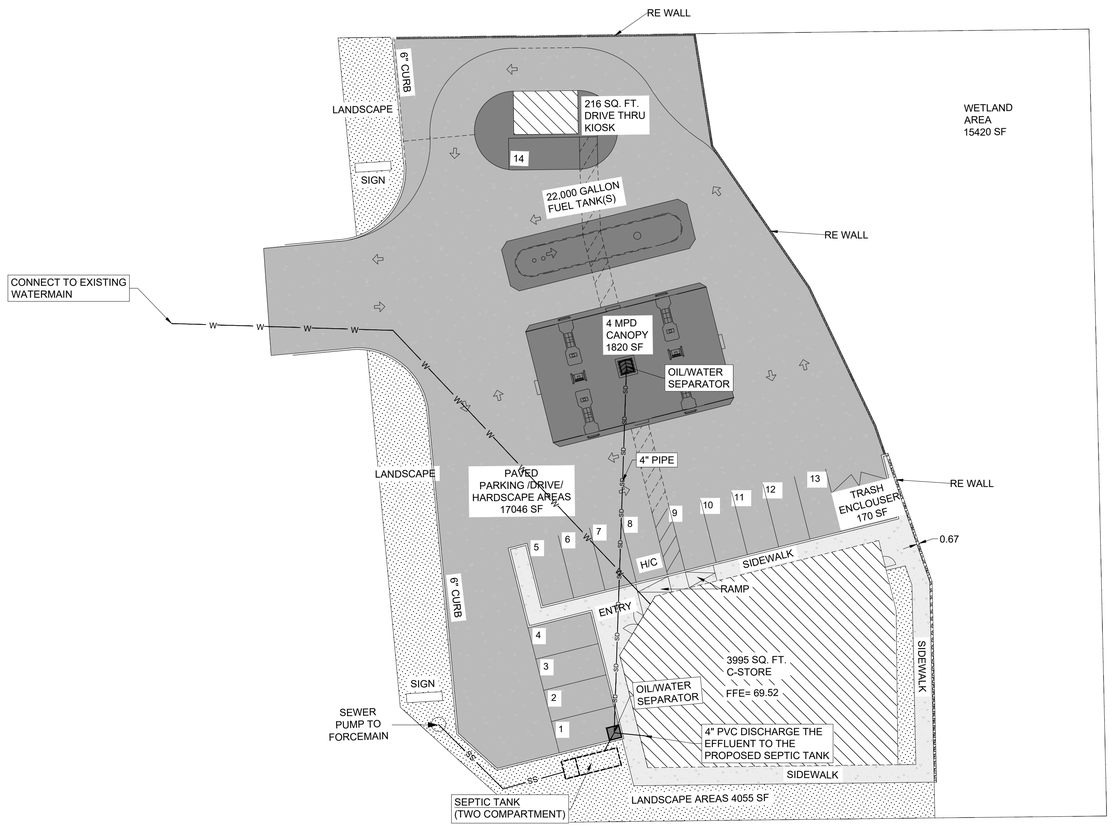
V= 2925 gpd

The capacity of the proposed septic tank would be **2925 gallons**. The septic tank will have two compartments, the first, where the inlet (from building) is located will have size of **5'(W) x 12'(L) x 6'(H)** and the second compartment where the outlet will be located will have size of **5'(W) x 4'(L) x 6'(H)**. It is proposed that, a **liquid height of 5'** is maintained in the tanks. The tank will have adequate provision of baffles/tees, manholes and valves to ensure proper functioning of the septic system.

In nutshell, for Sumner project, it is proposed to have a single septic tank of size **5' (W) x 16' (L) x 6' (H)**, to cater the overall waste water generation of **2400 gpd**.

SEPTIC TANK CONSTRUCTION NOTES

1. CONSTRUCT WITH STEEL REINFORCED POURED-IN-PLACE CONCRETE OR 6" CONCRETE BLOCKS
2. IF USING 6" CONCRETE BLOCK, (CMU) MIDDLE PORTION SHALL BE COMPLETELY FILLED WITH CONCRETE AND PROVIDE INSIDE TANK PLASTER FINISH
3. SEPTIC TANK MUST BE WATER TIGHT
4. SCHEDULE OF CONCRETE REINFORCEMENT (MINIMUM.)
   - A. COVER - #4 BAR AT 10" ON CENTER (O.C) EACH WAY
   - B. WALLS - 1. CONC. POURED IN PLACE (PIP) #4 AT 12"
     2. CMU - #4 VERTICAL, BAR AT 24" O.C AND 1 EACH #4 HORIZONTAL BAR EVERY 3RD COARSE
   - C. BOTTOM SLAB - #4 AT 12" ON CENTER EACH WAY



SEPTIC SYSTEM LAYOUT

SCALE: 1" = 20'

NORTH ARROW

project: SUMNER 76 COMMERCIAL

project address: 11315/11319 24TH ST E SUMNER WA 98372

LEGEND:-

- EXISTING CONDITION
- PROPOSED SITE PLAN
- PROPERTY LINE
- PROPOSED ASPHALT WALKWAY
- PROPOSED ASPHALT PAVEMENT
- BUILDING
- LANDSCAPE
- CURB & GUTTER

principal architect
project manager
drawn by
checked by Checker
job no.
date 10/07/2025

revisions:

no. date by

PERMIT SET

10/07/2025

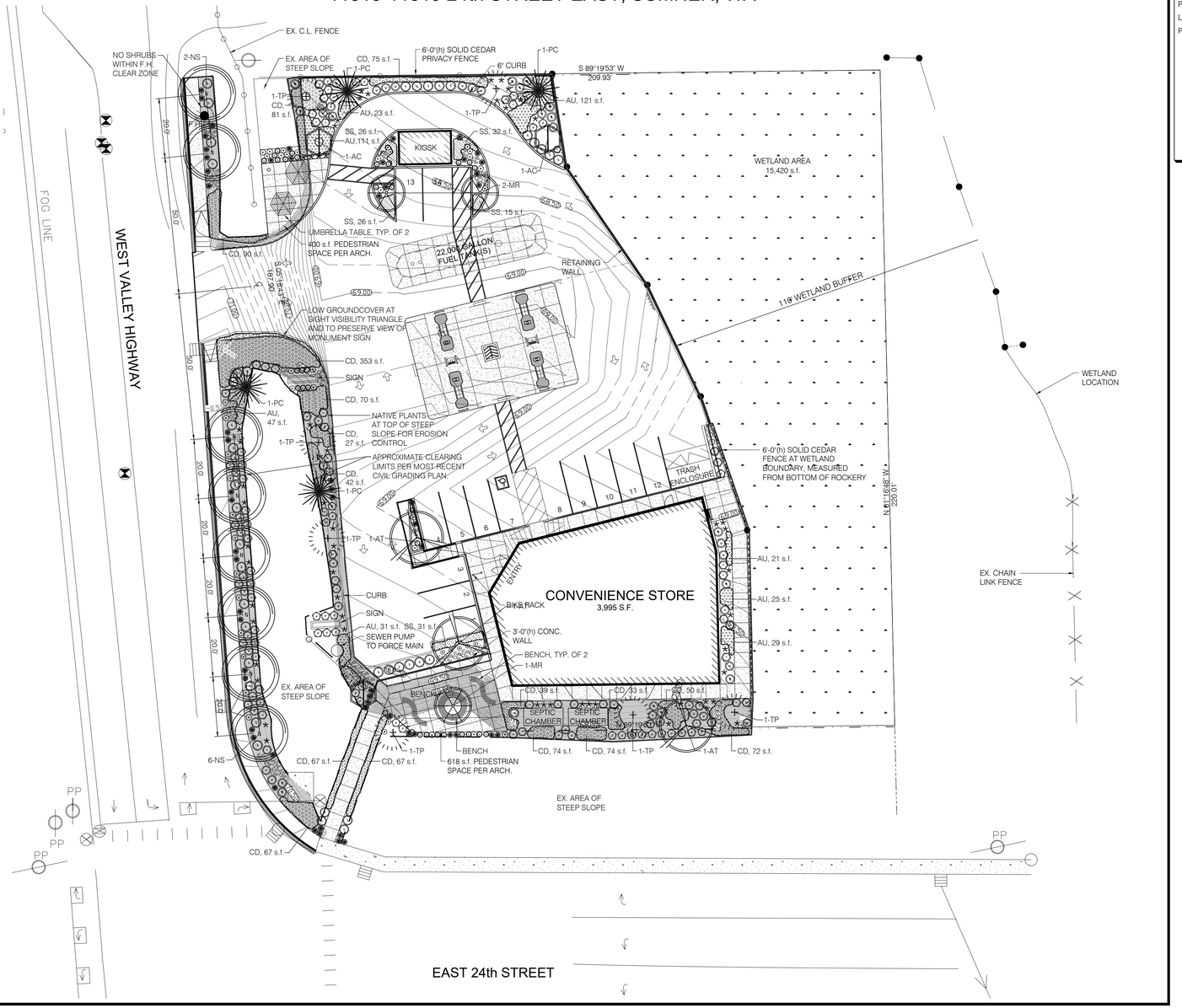
AMIRTHAGANTH AMIRTHALINGAM
STATE OF WASHINGTON
53166
REGISTERED
PROFESSIONAL ENGINEER

20' 0' 20'

C0.05

Sumner 76 Station and Market

11315-11319 24th STREET EAST, SUMNER, WA



LANDSCAPE DATA

JURISDICTION:	CITY OF SUMNER, WA
PROJECT ADDRESS:	13115 24th STREET EAST
SITE ZONING:	IC - INTERCHANGE COMMERCIAL
PARCEL AREA:	43,799 s.f.
LANDSCAPE AREA:	4,055 s.f. (PER CIVIL PLAN)
PERCENT LANDSCAPE:	9.25% (ON-SITE)

GENERAL LANDSCAPE NOTES

1. All plant material shall conform to the guidelines established by the American Nurseryman's Association by the American Standard for Nursery Stock.
2. Defective/dead plants shall be replaced w/in 6 months after notification from City w/living plants of equal size to original plant. Plants are under a 1yr. warranty from date of Substantial Completion. Contractor shall maintain landscape under this contract for entire 1-year period to assure proper maintenance. Provide a written maintenance manual for a complete calendar year to the Owner to assure proper long-term maintenance of landscape and assist in transition of maintenance from Contractor to Owner and to assure landscape is continually maintained.
3. The landscape contractor shall field locate all utility lines prior to the commencement of work. The use of on-site utility plans as a part of this contract are available for review.
4. All plants shall be balled & burlapped or container grown as specified. No container grown stock will be accepted if it is deemed to be root bound. All plastic root wrapping material shall be removed. No bare root stock will be accepted unless submitted in writing for approval.
5. Plants shall originate from established nurseries located w/in region of the project (Puget Sound and Northern Willamette Valley) Plants not available in specified size or quantity may be secured from outside the region if submitted for review.
6. All plants shall meet the minimum size specified on the plan. One plant from each grouping shall be labeled, indicating the plant name and size. Tags shall then be removed after review.
7. All plants shall be sprayed w/a anti-dessicant w/in the first 24 hours.
8. All plants shall be installed per the planting details. Alternate staking methods may be proposed for review and approval.
9. Stockpile plant material upon delivery to the site in a shady location, embedded in sawdust or mulch. Stockpile all plants near a source of water - water at least once a day to maintain healthy plant stock.
10. A pre & post-emergent herbicide shall be applied to all planter beds. Herbicide shall be Surflan A.S. tank-mixed with Roundup at a rate of 4 quarts per acre. Adhere to all product manufacturer's directions and recommendations. Adhere to all environmental regulations. Do not apply in areas that drain directly into an environmentally sensitive area. Do not apply when wind speed is greater than 5 m.p.h.
11. An insecticide and fungicide application shall be performed with the type to be selected by the contractor and submitted in writing for review and approval. Proof of purchase shall be submitted.
12. All planting beds shall have a 2" deep layer of medium-ground bark. Rake beds smooth. Tamp-down areas adjacent to sidewalks (12" off edge of walk) to compact, then add additonal bark to 1/4"-1/2" below finish grade of walk surface.
13. Install all plant material during favorable weather and within seasonal planting limitations. Do not install plants when daily high temperatures exceed 90°(F) degrees or low tempratures are below 32°(F) degrees. Flowering fruit trees may need to be dug after 3 consecutive nights of temperatures less than 45 (f) degrees in the Fall or as determined by local nursery. Weather data will be at the nearest airport location as a reference point (Paine Field Airport).
14. Apply fertilizer tablets as indicated in the following table:

4" pot	Ground cover plant	= 1 tablet
1 gallon	Shrub	= 2 tablets
2-5 gallon	Shrub	= 3 tablets
1.5" cal. - 2.0" cal.	Deciduous tree	= 6 tablets
2.0" cal. - 4.0" cal.	Deciduous tree	= 8 tablets
6.0' - 8.0' + high	Evergreen tree	= 7 tablets

15. Street/Parking Lot trees, as they mature, shall be gradually pruned to provide min. 8' clearance above walks, 12-feet above drives/roadways.
16. A lack of maintenance shall constitute a violation of local code.
17. Landscaped areas on private property shall be reasonably maintained by Owner or Lessee of the property as to pruning, watering or other requirements to create an attractive, safe appearance for development.
18. At tree locations that are 4.0' or less to a utility structure, pipe, asphalt, sidewalk or curbing - a root barrier panel shall be added on the side of the root ball that is closest to item that is to be protected. Barriers shall be Deep Root UB-24-2 24"(w) x 24"(d) ribbed panels with intermittent panel breaks as needed to allow groundwater to flow freely and not oversaturate rootball. Place root barrier panels in trench with vertical ribs facing toward rootball and align in a straight fashion. Keep top of root barrier's double-top edge at least 1/2" above finish grade.
19. Contractor shall schedule hydroseeding of lawn during construction as early as practical to allow for 3 months of lawn establishment prior to opening of facility. Install temporary fencing at lawn perimeter until lawn is established to discourage foot traffic.

SOIL / COMPOST / MULCH ZONES

PLANTING BEDS

4"(d) LOCALLY AVAILABLE TOPSOIL FOR SHRUB BEDS, MIX INTO SUBGRADE.
ADD 1"(d) LAYER OF COMPOST AND INTEGRATE INTO TOPSOIL LAYER.

TOP MULCH

2" (d) FINE TO MEDIUM FIR / CEDAR BARK MULCH FROM LOCAL SOURCES.

DECORATIVE ROCK BED

10"(d) 4" - 6" LIGHT GRAY RIVER ROCK PLACED OVER BLACK WEED BARRIER. COLOR SHALL BE SIMILAR TO BOULDER COLOR.

DESIGN CONSULTANT

ASPEN

LANDSCAPE ARCHITECTURE
SITE PLANNING

ASPEN DESIGN GROUP
P.O. BOX 2394
ISSAQUAH, WA 98027
(425) 292-9845 (PHONE)
CONTACT: PAUL J. DIX

Paul J. Dix

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620

SHEET TITLE

LANDSCAPE PLAN
SCALE 1" = 20.0'

NORTH

GRAPHIC SCALE (IN FEET): 20 10 0 15 5 20 40

LANDSCAPE SCHEDULE

(PLANT QUANTITIES ARE FOR CITY REVIEW AND CONTRACTOR EASE. CONTRACTOR TO BID QUANTITY FROM GRAPHIC PLAN IMAGE TO VERIFY QUANTITY)

DECIDUOUS TREES

* Cultivar of Native Plant

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	NATIVE	ARID	COMMENTS
	AC	ACER CIRCINATUM	VINE MAPLE	7.0'(h)	2	YES		TREE FORM
	AT	ACER TRUNC. x PLAT. 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	3.00" Cal.	3	NO		5.0' PEDESTRIAN CLEARANCE
	MR	MALUS 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	3.00" Cal.	3	NO		5.0' PEDESTRIAN CLEARANCE
	NS	NYSSA SYLVATICA 'AFTERBURNER'	AFTERBURNER TUPELO	3.00" Cal.	8	NO		5.0' PEDESTRIAN CLEARANCE

EVERGREEN TREES

* Cultivar of Native Plant

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	NATIVE	ARID	COMMENTS
	PC	PINUS CONTORTA	SHORE PINE	7'(h) Min.	4	YES		FULL & BUSHY, NOT SHEARED
	TP	THUJA PLICATA 'VIRESCENS'	VIRESCENS RED CEDAR	7'(h) Min.	7	PARTIAL		FULL & BUSHY, NOT SHEARED

DECIDUOUS SHRUBS

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	NATIVE	ARID	COMMENTS
	BT	BERBERIS THUNBERGIANA 'CONCORDE'	DWARF RED BARBERRY	2 gal.	22	NO		SELECT GOOD RED COLOR
	EA	EUONYMUS ALATA 'COMPACTA'	COMPACT BURNING BUSH	5 gal.	27	NO		FULL, DENSE, GOOD FORM
	LA	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	1 gal.	23	NO		FULL, DENSE, GOOD FORM
	MA	MAHONIA AQUIFOLIUM 'COMPACTA'	DWARF OREGON GRAPE	24"(h)	53	YES		FULL, DENSE, GOOD FORM

EVERGREEN SHRUBS

* Cultivar of Native Plant

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	NATIVE	ARID	COMMENTS
	GS	GAULTHERIA SHALLON	SALAL	2 Gal.	33	YES		FULL, DENSE, GOOD FORM
	PL	PRUNUS LAUROCERASUS 'JONG-2'	GREENFINITY CHERRY LAUREL	5 Gal.	31	NO		FULL, DENSE, GOOD FORM
	PM	PINUS MUGO 'SHERWOOD COMPACT'	DWARF MUGO PINE	12"(w)	27	NO		DENSE PIN-CUSHION FORM
	RS	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT	5 Gal.	12	YES *		FULL, DENSE, GOOD FORM
	VO	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 Gal.	48	YES		FULL, DENSE, GOOD FORM

GROUNDCOVER PLANTS

* Cultivar of Native Plant

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	NATIVE	ARID	COMMENTS
	AU	ARCTOSTAPHYLOS UVA-URSI 'VAN. JADE'	VANCOUVER JADE KINNIKINNICK	1 Gal.	385 s.f.	YES *		PLANT @ 24" o.c. △ SPACING)
	CD	COTONEASTER D. 'STREIBS FINDLING'	STRIBS FINDLING COTONEASTER	1 Gal.	1,207 s.f.	NO		PLANT @ 36" o.c. △ SPACING)
	SS	SEDUM SPATHIFOLIUM 'CAPE BLANCO'	CAPE BLANCO STONECROP	1 Gal.	130 s.f.	NO		PLANT @ 18" o.c. △ SPACING)

ORNAMENTAL GRASS / FERNS / VINES

* Cultivar of Native Plant

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	NATIVE	ARID	COMMENTS
	CA	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	1 Gal.	50	NO		FULL TUFT
*	Pm	POLYSTITCHUM MUNITUM	WESTERN SWORD FERN	1 Gal.	51	YES		FULL TUFT

REV	DATE	BY	COMMENTS
1			
2			
3			
4			
5			
6			

Developer / Owner
Gil Mandeep / Singh Manjinder
Glen Merkel / Avalon Project
935 Powell Avenue S.W. #120
Renton, WA 98057

Sumner 76 Station and Market
SUMNER, WASHINGTON

LANDSCAPE PLAN
INITIAL PERMIT SUBMITTAL

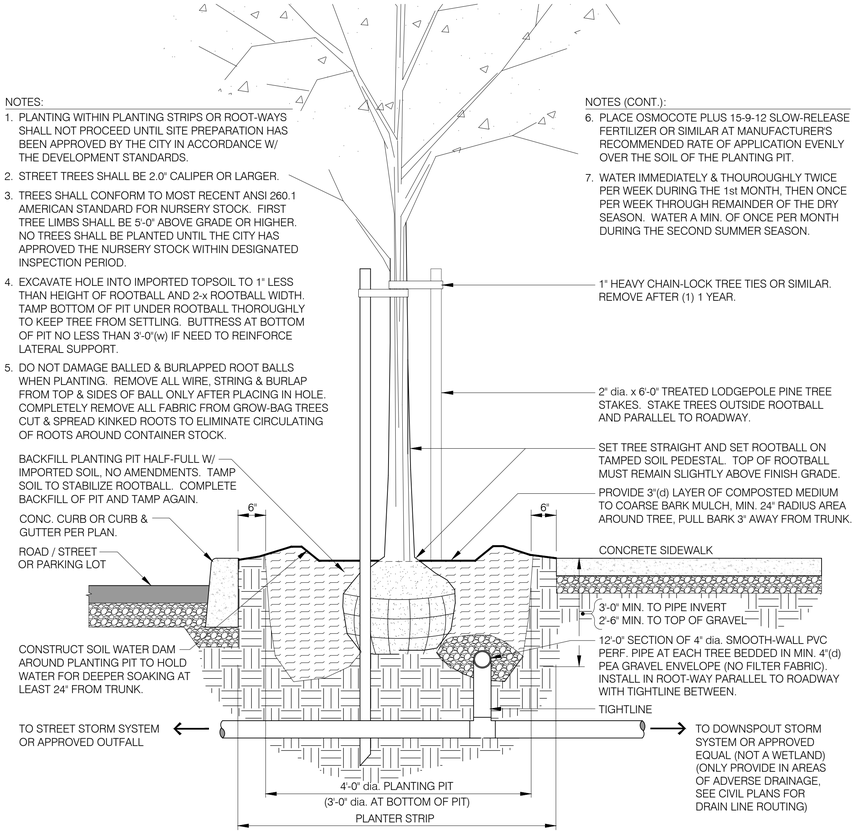
PROJECT NO. 25-22-W
PREPARED: P.J.D.
DATE: 05-26-26
SHEET: L1.0
SHEET 1 OF 4

NOTES:

1. PLANTING WITHIN PLANTING STRIPS OR ROOT-WAYS SHALL NOT PROCEED UNTIL SITE PREPARATION HAS BEEN APPROVED BY THE CITY IN ACCORDANCE W/ THE DEVELOPMENT STANDARDS.
2. STREET TREES SHALL BE 2.0" CALIPER OR LARGER.
3. TREES SHALL CONFORM TO MOST RECENT ANSI 260.1 AMERICAN STANDARD FOR NURSERY STOCK. FIRST TREE LIMBS SHALL BE 5'-0" ABOVE GRADE OR HIGHER. NO TREES SHALL BE PLANTED UNTIL THE CITY HAS APPROVED THE NURSERY STOCK WITHIN DESIGNATED INSPECTION PERIOD.
4. EXCAVATE HOLE INTO IMPORTED TOPSOIL TO 1" LESS THAN HEIGHT OF ROOTBALL AND 2-x ROOTBALL WIDTH. TAMP BOTTOM OF PIT UNDER ROOTBALL THOROUGHLY TO KEEP TREE FROM SETTLING. BUTTRESS AT BOTTOM OF PIT NO LESS THAN 3'-0"(w) IF NEED TO REINFORCE LATERAL SUPPORT.
5. DO NOT DAMAGE BALLED & BURLAPPED ROOT BALLS WHEN PLANTING. REMOVE ALL WIRE, STRING & BURLAP FROM TOP & SIDES OF BALL ONLY AFTER PLACING IN HOLE. COMPLETELY REMOVE ALL FABRIC FROM GROW-BAG TREES CUT & SPREAD KINKED ROOTS TO ELIMINATE CIRCULATING OF ROOTS AROUND CONTAINER STOCK.

NOTES (CONT.):

6. PLACE OSMOCOTE PLUS 15-9-12 SLOW-RELEASE FERTILIZER OR SIMILAR AT MANUFACTURER'S RECOMMENDED RATE OF APPLICATION EVENLY OVER THE SOIL OF THE PLANTING PIT.
7. WATER IMMEDIATELY & THOUROUGHLY TWICE PER WEEK DURING THE 1st MONTH, THEN ONCE PER WEEK THROUGH REMAINDER OF THE DRY SEASON. WATER A MIN. OF ONCE PER MONTH DURING THE SECOND SUMMER SEASON.

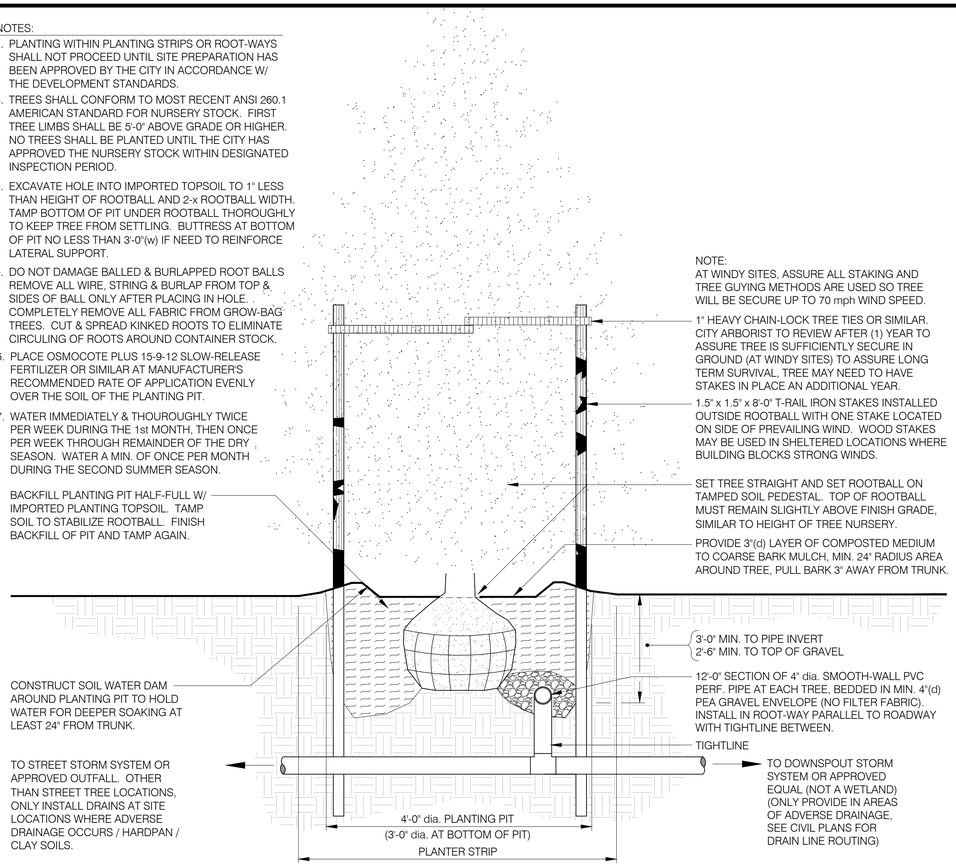


1 DECIDUOUS TREE INSTALLATION

L1.0 L2.0 SCALE: N.T.S.

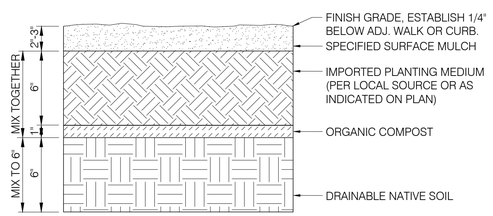
NOTES:

1. PLANTING WITHIN PLANTING STRIPS OR ROOT-WAYS SHALL NOT PROCEED UNTIL SITE PREPARATION HAS BEEN APPROVED BY THE CITY IN ACCORDANCE W/ THE DEVELOPMENT STANDARDS.
3. TREES SHALL CONFORM TO MOST RECENT ANSI 260.1 AMERICAN STANDARD FOR NURSERY STOCK. FIRST TREE LIMBS SHALL BE 5'-0" ABOVE GRADE OR HIGHER. NO TREES SHALL BE PLANTED UNTIL THE CITY HAS APPROVED THE NURSERY STOCK WITHIN DESIGNATED INSPECTION PERIOD.
4. EXCAVATE HOLE INTO IMPORTED TOPSOIL TO 1" LESS THAN HEIGHT OF ROOTBALL AND 2-x ROOTBALL WIDTH. TAMP BOTTOM OF PIT UNDER ROOTBALL THOROUGHLY TO KEEP TREE FROM SETTLING. BUTTRESS AT BOTTOM OF PIT NO LESS THAN 3'-0"(w) IF NEED TO REINFORCE LATERAL SUPPORT.
5. DO NOT DAMAGE BALLED & BURLAPPED ROOT BALLS REMOVE ALL WIRE, STRING & BURLAP FROM TOP & SIDES OF BALL ONLY AFTER PLACING IN HOLE. COMPLETELY REMOVE ALL FABRIC FROM GROW-BAG TREES. CUT & SPREAD KINKED ROOTS TO ELIMINATE CIRCULATING OF ROOTS AROUND CONTAINER STOCK.
6. PLACE OSMOCOTE PLUS 15-9-12 SLOW-RELEASE FERTILIZER OR SIMILAR AT MANUFACTURER'S RECOMMENDED RATE OF APPLICATION EVENLY OVER THE SOIL OF THE PLANTING PIT.
7. WATER IMMEDIATELY & THOUROUGHLY TWICE PER WEEK DURING THE 1st MONTH, THEN ONCE PER WEEK THROUGH REMAINDER OF THE DRY SEASON. WATER A MIN. OF ONCE PER MONTH DURING THE SECOND SUMMER SEASON.

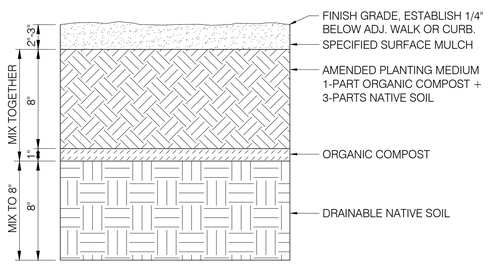


2 CONIFEROUS TREE INSTALLATION

L1.0 L2.0 SCALE: N.T.S.



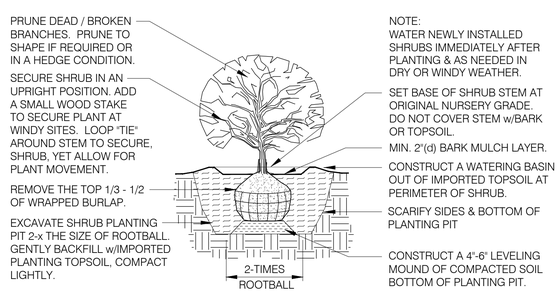
PLANTER SECTION - IMPORTED SOIL



PLANTER SECTION - AMENDED SOIL

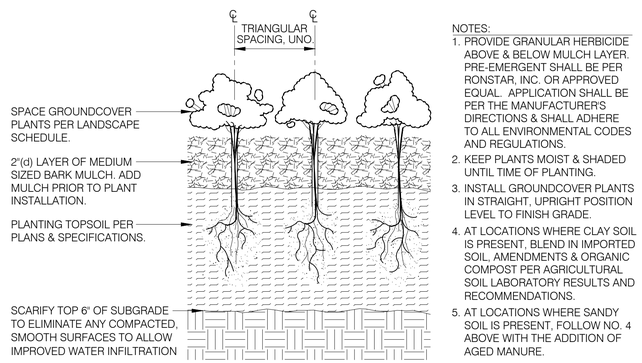
4 SOIL SECTIONS

L1.0 L2.0 SCALE: N.T.S.



5 SHRUB INSTALLATION

L1.0 L2.0 SCALE: N.T.S.



NOTES:

1. PROVIDE GRANULAR HERBICIDE ABOVE & BELOW MULCH LAYER. PRE-EMERGENT SHALL BE PER RONSTAR, INC. OR APPROVED EQUAL. APPLICATION SHALL BE PER THE MANUFACTURER'S DIRECTIONS & SHALL ADHERE TO ALL ENVIRONMENTAL CODES AND REGULATIONS.
2. KEEP PLANTS MOIST & SHADED UNTIL TIME OF PLANTING.
3. INSTALL GROUNDCOVER PLANTS IN STRAIGHT, UPRIGHT POSITION LEVEL TO FINISH GRADE.
4. AT LOCATIONS WHERE CLAY SOIL IS PRESENT, BLEND IN IMPORTED SOIL, AMENDMENTS & ORGANIC COMPOST PER AGRICULTURAL SOIL LABORATORY RESULTS AND RECOMMENDATIONS.
5. AT LOCATIONS WHERE SANDY SOIL IS PRESENT, FOLLOW NO. 4 ABOVE WITH THE ADDITION OF AGED MANURE.

6 GROUNDCOVER INSTALLATION

L1.0 L2.0 SCALE: N.T.S.

REV	DATE	BY	COMMENTS
1			
2			
3			
4			
5			
6			

Developer / Owner
Gil Mandeep / Singh Manjinder
Glen Merkel / Avalon Project
935 Powell Avenue S.W. #120
Renton, WA 98057

Sumner 76 Station and Market

SUMNER, WASHINGTON

LANDSCAPE DETAILS

INITIAL PERMIT SUBMITTAL

DESIGN CONSULTANT

ASPEN

LANDSCAPE ARCHITECTURE
SITE PLANNING

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CONTACT: PAUL J. DIX

Paul J. Dix

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620

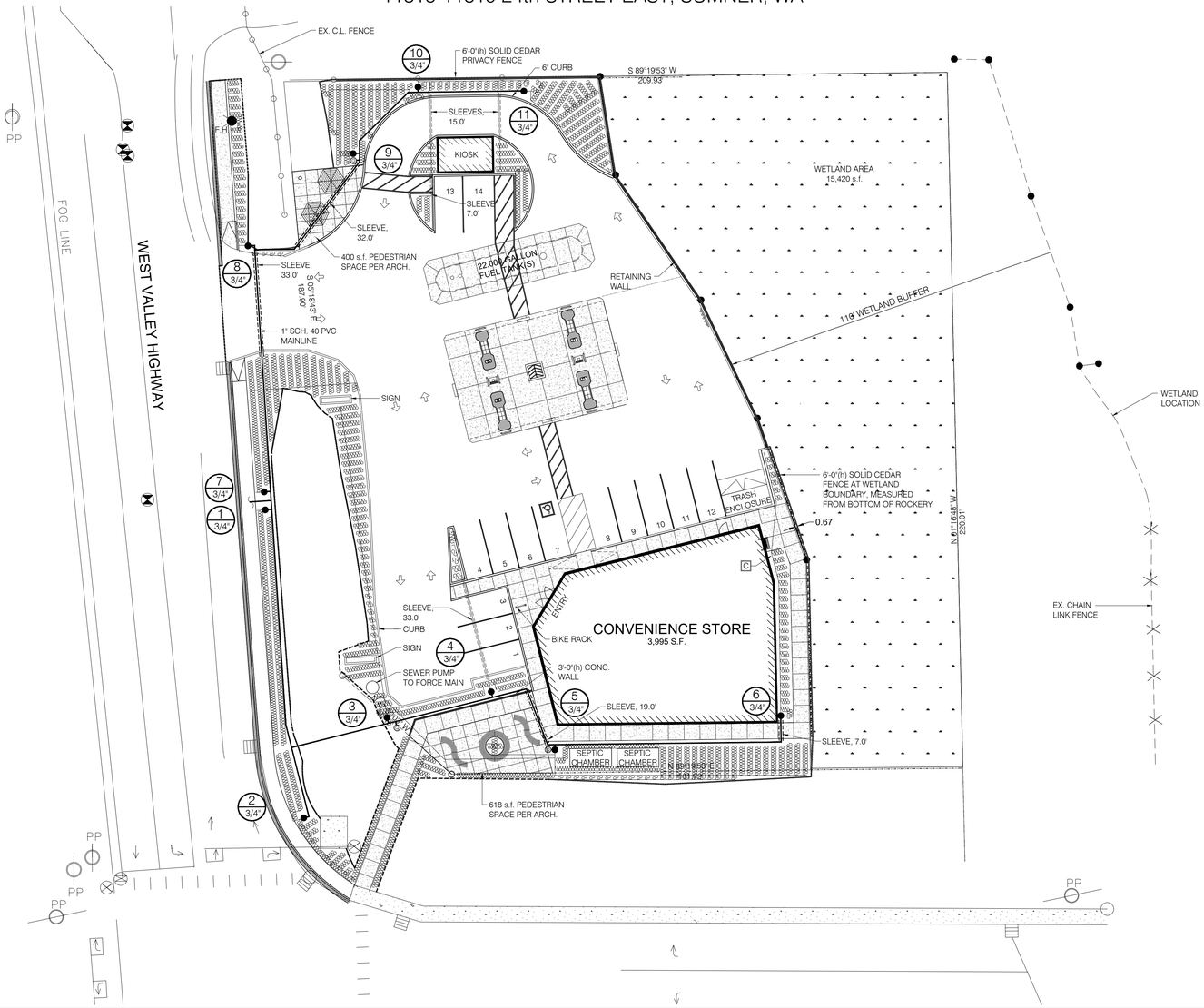
PROJECT NO. 25-22-W
PREPARED: P.J.D.
DATE: 05-26-26
SHEET:

L2.0

SHEET 2 OF 4

Sumner 76 Station and Market

11315-11319 24th STREET EAST, SUMNER, WA



IRRIGATION NOTES

1. This plan is schematic & diagrammatic. The intent of plan is to indicate basic components, locations and scope of proposed irrigation system. Landscape Contractor may make minor field adjustments as needed as a "design-build" effort to successfully complete a fully operational system.
2. The contractor shall assure full and even water coverage to all planting areas, adjustments may be required. Plan components are schematic.
3. An electrical permit must be obtained from the City of Sumner.
4. The ex. static water pressure shall be verified w/the City of Sumner. prior to construction as seasonal pressure variations may be encountered.
5. Install PVC sleeving as shown at all pavement, sidewalk & wall locations. Place in straight-line segments prior to pavement installation. Extend all sleeving 12" beyond edge of pavement crossing.
6. Adhere to all applicable codes and install irrigation components per the manufacturer's recommendations. Verify all codes, water scheduling and tests with the City of Sumner.
7. Install 24-volt wiring (UF 600 volt) direct burial, 14 GA., solid copper wire or strand. Splice in valve boxes only. Route all wiring in 4" elect. conduit to the controller. Run (1) "hot" wire to each valve and (1) common wire through each valve. Provide (1) spare wire at the end of the mainline run. The control wire shall be red, ground wire white & the spare blue.
8. Irrigation controller shall be set for this site to avoid irrigation between the hours of 9:00 AM to 10:00 PM. In addition, irrigation system should not be operated during times of moderate-high wind, excessive or adequate soil moisture or during active precipitation.
9. Provide a minimum of 10 quick coupler valves. The entire system shall be winterized prior to the first freeze by using compressed air. Install a teflon seated ball valve w/ brass body & T-fitting for winterization. Plan indicates proposed quick coupler locations.
10. The contractor shall inspect, prevent, detect & repair any irrigation system damage which shall include excessive leakage or wear on system. Any future repairs or adjustments shall have the same system components.
11. The irrigation contractor shall provide an irrigation as-built plan submitted on a 24" x 36" mylar plan sheet to the landscape architect for review and approval and to the owner and city for record storage.
12. The irrigation contractor shall provide a written summary of the system design, including any hydraulic calculations, operating instructions and submit to the landscape architect and owner. The irrigation installer shall arrange a site visit with the owner to review operational procedures.
13. The existing operating water pressure at the site shall be verified with the project civil engineer and the City of Sumner Public Works Dept.
14. Provide an irrigation master valve near P.O.C. Contractor to submit product manufacturer.
15. An existing irrigation system exists, but no As-Built plans are available of the system. Design intent is to use the existing P.O.C., backflow preventer portions of the mainline, spray heads, etc. and augment existing system with new sections of mainline, sleeving, spray heads, drip emitters, etc. to create a fully functional, complete irrigation for the entire hotel property. Contractor shall provide separate unit costs for a new controller, sleeving, lateral lines, spray heads, drip emitters, backflow prevention, irrigation meter, etc. in case certain portions of the existing irrigation are damaged or can not be re-used in the new irrigation system layout.
16. Contractor shall allow in bid time to visit the site, verify existing irrigation components, backflow prevention, etc. to fully evaluate existing conditions to incorporate expansion of irrigation on project site.
17. Irrigation Plan shown is a Hunter-branded design. Existing irrigation system manufacturer is not known due to lack of As-Built Drawings or a field visit. If existing system is per Rainbird or other manufacturer, the preferred manufacturer for the new irrigation system expansion would be to match the existing manufacturer components.

IRRIGATION SYSTEM COMPONENTS

MISC. ITEMS

SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	HOUSING	COMMENTS
M	3/4" WATER METER			40 PSI STATIC PRESSURE, VERIFY W/ PUBLIC WORKS
BF	3/4" BACK FLOW PREVENTOR			PROVIDE UNIT COST IF A NEW BACKFLOW IS REQ'D.
MV1	HUNTER 3/4" MASTER VALVE	IBV-101G-FS	SUBTERRANEAN VALVE BOX	WIRE DIRECTLY TO CONTROLLER
FS1	HUNTER 3/4" FLOW SENSOR	HFS W/ FCT-100	SUBTERRANEAN VALVE BOX	WIRE DIRECTLY TO CONTROLLER
⋈	LINE SIZE BALL VALVE		SUBTERRANEAN VALVE BOX	
●	HUNTER DRIP CONTROL ZONE KIT	ICZ-101-LF-25 (.5-15 GPM) ICZ-101-25 (16-20 GPM)	SUBTERRANEAN VALVE BOX	SIZE PER PLAN
C	HUNTER - TWO WIRE IRRIGATION CONTROLLER (12-STATION)	ACC-99D-PP W/ WSS-SEN, SOIL CLIK AND ICD-HP	PLASTIC PEDESTAL (WALL-MOUNT)	2-WIRE JACKET TO BE BLUE (ID1BLU)
1	HUNTER 1 STATION DECODER	ICD-100	SEE DETAIL FOR STAKING	NOT APPLICABLE

ROTORS (CONTRACTOR OPTION AT STEEP SLOPE AREAS)

SYMBOL	MANUFACTURER/ DESCRIPTION	NOZZLE	RAD.	BODY	GPM	PSI	PRECIP. RATE*
3	HUNTER - POP-UP ROTOR	0.5	29'	SRM-04 SHORT-RANGE ROTOR ON HSJ-0-2-2-2-08 SWING JOINT	3.4	50	.24 IN/HR

* ALL PRECIPITATION RATES CALCULATED AT 180° OPERATION

DRIP

SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	RAD.	HOUSING	GPM	PSI	PRECIP. RATE
	AREA OF HUNTER IN-LINE DRIP	PLD OR ECO-WRAP	N/A	SEE DETAIL FOR BURIAL DEPTH	0.6 GPH	25	.96 IN/HR
⊕	HUNTER - DRIP INDICATOR	ECO-INDICATOR	N/A	SEE DETAIL	N/A	N/A	N/A

PIPE

SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	HOUSING	COMMENTS
	IRRIGATION MAIN LINE 1-1/2"	SCH 40 PVC		
	IRRIGATION LATERAL LINE SIZE VARIES - SEE PLAN	SCH 40 PVC		
	PIPE AND WIRE SLEEVING	SCH 40 PVC		DIAMETER TO BE TWICE THE SIZE OF THE PIPE BEING SLEEVED

PIPE SIZING LEGEND

A	3/4" SCH 40 PVC	(0-8 GPM)
B	1" SCH 40 PVC	(8-12 GPM)
C	1-1/4" SCH 40 PVC	(12-22 GPM)
D	1-1/2" SCH 40 PVC	(22-30 GPM)
E	2" SCH 40 PVC	(30-50 GPM)

DESIGN CONSULTANT

ASPEN

LANDSCAPE ARCHITECTURE SITE PLANNING

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CONTACT: PAUL J. DIX

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620

SHEET TITLE

IRRIGATION PLAN

SCALE 1" = 20.0'

NORTH

20 10 0 20 40

GRAPHIC SCALE (IN FEET)

REV.	DATE	BY	COMMENTS
1			
2			
3			

Developer / Owner
Gil Mandeep / Singh Manjinder
Glen Merkel / Avalon Project
935 Powell Avenue S.W. #120
Renton, WA 98057

Sumner 76 Station and Market

SUMNER, WASHINGTON

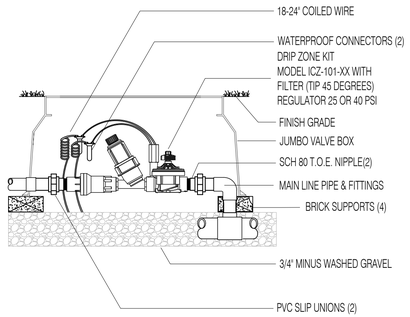
IRRIGATION PLAN

INITIAL PERMIT SUBMITTAL

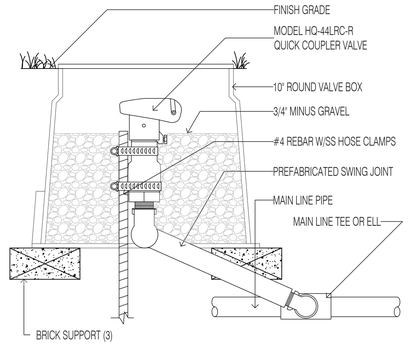
PROJECT NO. 01-WA-8
PREPARED: P.J.D.
DATE: 05-26-26
SHEET:

L3.0

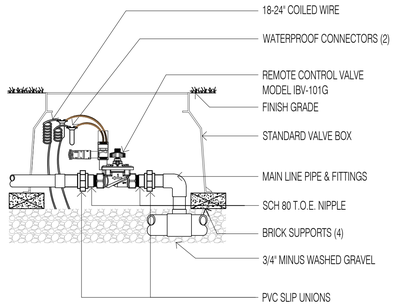
SHEET 3 OF 4



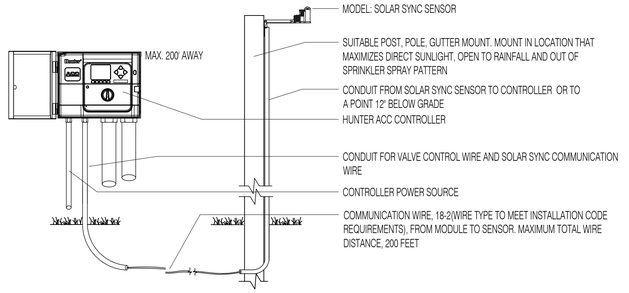
1 DRIP CONTROL ZONE VALVE — IRRIGATION DETAIL
L3.0 L4.0 SCALE: NOT TO SCALE



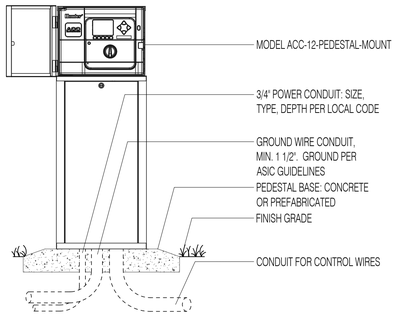
2 QUICK COUPLER VALVE — IRRIGATION DETAIL
L3.0 L4.0 SCALE: NOT TO SCALE



3 MASTER BALL VALVE — IRRIGATION DETAIL
L3.0 L4.0 SCALE: NOT TO SCALE



4 SOLAR SYNC — IRRIGATION DETAIL
L3.0 L4.0 SCALE: NOT TO SCALE



5 IRRIGATION CONTROLLER — IRRIGATION DETAIL
L3.0 L4.0 SCALE: NOT TO SCALE

NOTES:

A. NOT USED.

B. DO NOT INSTALL AT LOW POINTS OF A PROJECT SITE WHERE WATER MAY ACCUMULATE OR IN AN AREA SUBJECT TO FLOODING.

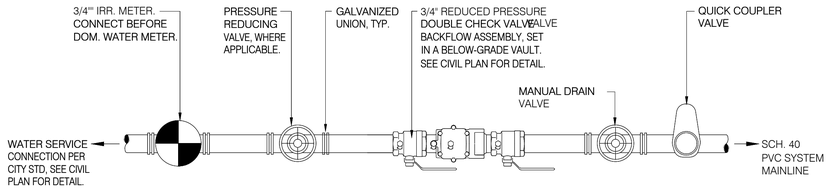
C. THOROUGHLY FLUSH SERVICE LINE PRIOR TO INSTALLATION OF ASSEMBLY.

D. THE BACKFLOW ASSEMBLY MUST BE INSTALLED AS A SINGLE UNIT.

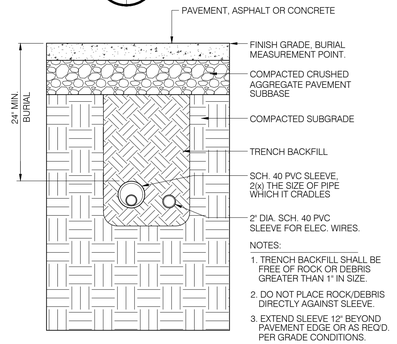
E. THE ASSEMBLY SHALL BE TESTED AFTER INITIAL INSTALLATION, ANNUALY, AFTER REPAIRS OR AFTER RELOCATION OR REINSTALLATION. CONTACT THE LOCAL WATER DISTRICT FOR INSPECTION OF ALL NEWLY INSTALLED ASSEMBLIES.

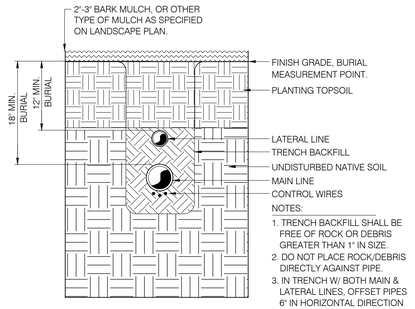
F. ASSEMBLY SHALL BE STATE APPROVED W/ O, S & Y R.W. GATE VALVE.

G. IN ADDITION TO STATE APPROVAL, ALL LOCAL MUNICIPAL AND/OR COUNTY CODES SHALL BE MET, INCLUDING WATER DISTRICT STANDARDS.



6 POINT-OF-CONNECTION
L3.0 L4.0 SCALE: NOT TO SCALE





7 TRENCH SECTIONS
L3.0 L4.0 SCALE: NOT TO SCALE

REV | DATE | BY | COMMENTS

Developer / Owner
Gil Mandeep / Singh Manjinder
Glen Merkel / Avalon Project
935 Powell Avenue S.W. #120
Renton, WA 98057

Sumner 76 Station and Market
SUMNER, WASHINGTON

IRRIGATION DETAILS
INITIAL PERMIT SUBMITTAL

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REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620

PROJECT NO. 01-WA-8
PREPARED: P.J.D.
DATE: 05-26-26
SHEET: L4.0
SHEET 4 OF 4

GENERAL NOTES:

1 PEDESTRIAN ORIENTATED SPACE BENCHES AND LANDSCAPING

2 VERTICAL DARK COLORED BOARD AND BATTEN SIDING AT UPPER LEVEL

3 GRAY COLORED HARDIE PANEL AND/OR HORIZONTAL LAP SIDING

4 DARK COLORED 'CHICAGO BRICK' RUNNING BOND VENEER

5 WALL ATTACHED METAL TRELLIS AND WALL VINES. ENHANCED TRELLIS

6 PERIMETER GOOSENECK PATH LIGHTING

7 WALL ART MURALS - LOCATIONS TO BE DETERMINED AT DESIGN REVIEW

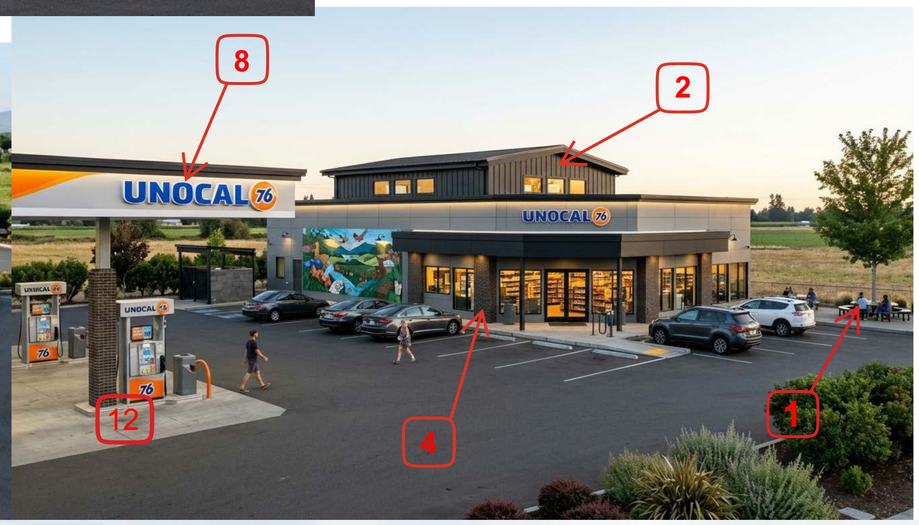
8 SPECIFIC SIGNAGE BY 'UNOCAL 76'

9 TRASH ENCLOSURE TO BE SCREENED AND FINISHED TO MATCH BUILDING ELEMENTS

10 DARK BLACK COMPOSITION ROOFING

11 PERIMETER PEDESTRIAN SIDEWALKS

12 BRICK WRAP CANOPY COLUMNS 2/3 WAY



AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS
11315/11319 24TH ST E
SUMNER WA 98372

DESIGN REVIEW EXTERIOR SPECIFICATIONS

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami	Sheet A3.3
Date: NOV 1 - 2025	
Scale:	

NOTES:

DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDRE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

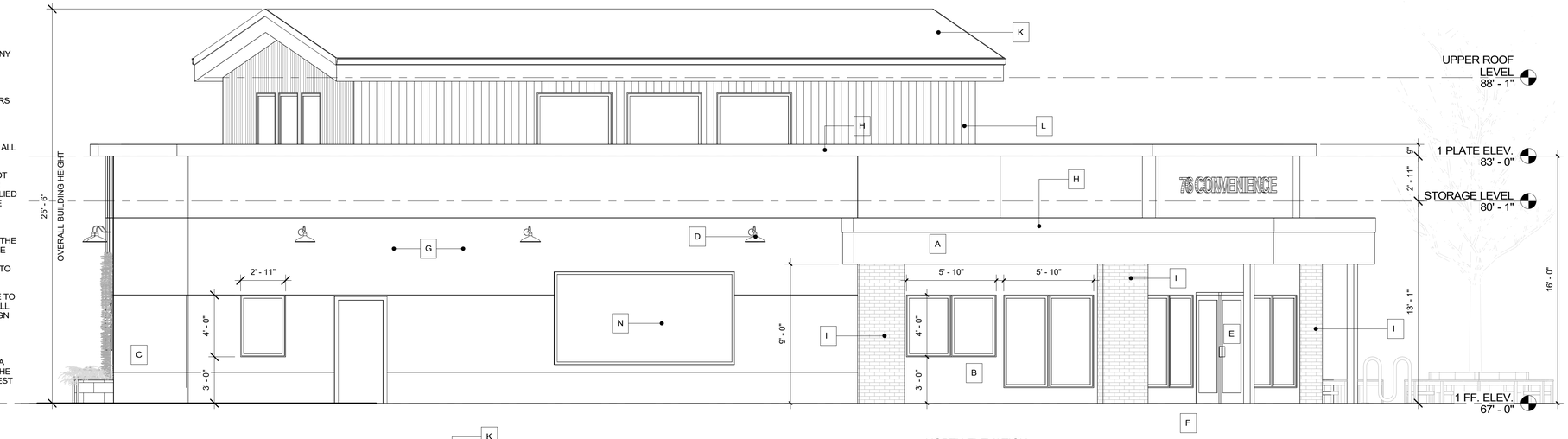
IN A3, B,F, M AND S OCCUPANCIES, KEY LOCKING HARDWARE MAY BE USED AT THE MAIN ENTRY DOORS, PROVIDE A SIGN IN CONTRASTING LETTERS OF 1 INCH OR MORE IS PROVIDED AT THE DOORS STATING: "THIS DOORTO REMAIN LOCKED WHEN OCCUPIED".

PROVIDE TWO LAYERS OF GRADE D PAPER OVER ALL WOOD BASE SHEATHING.

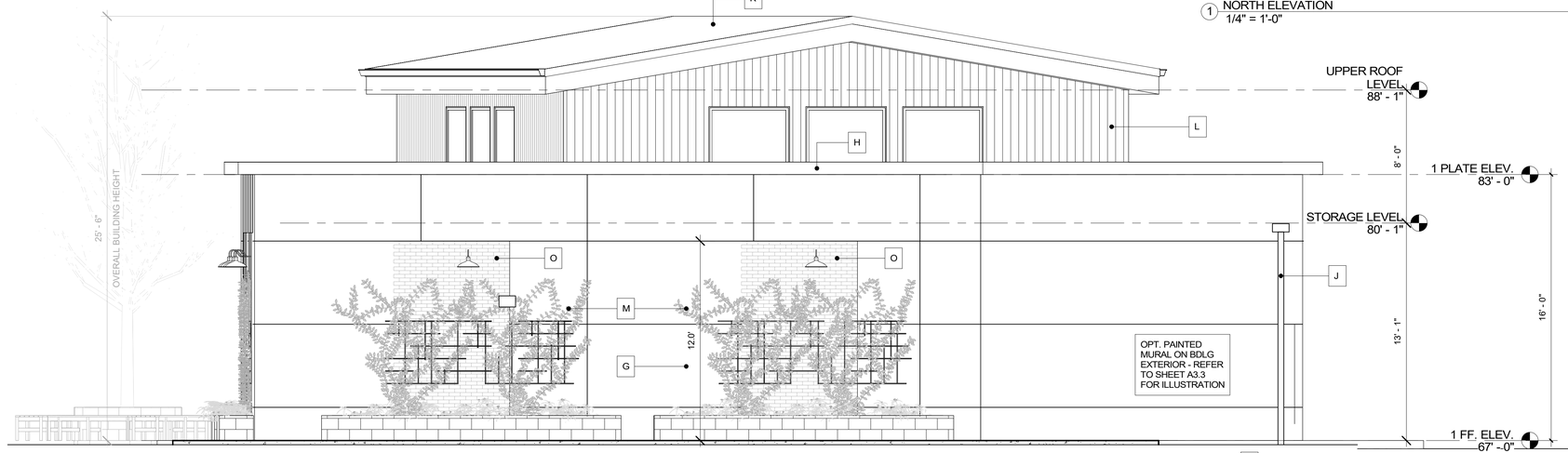
MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR AND INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPENERS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.

ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

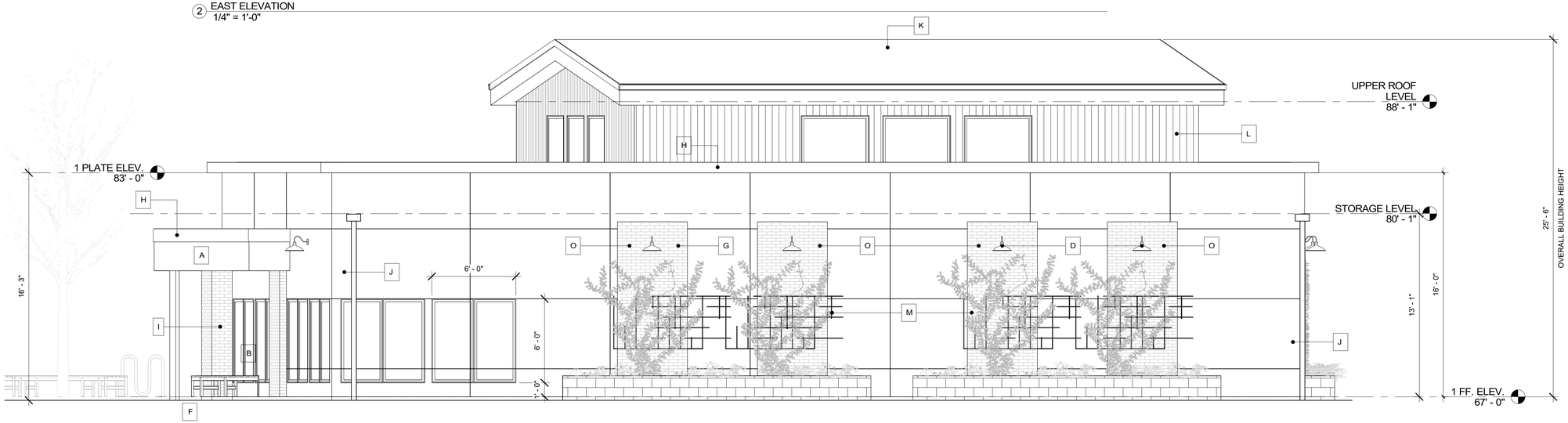
THE BOTTOM 10 INCHES OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOT REST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"

KEYNOTES:

A	SIGNAGE BY SIGN CONTRACTOR (UNDER SEPERATE PERMIT)
B	ALUMINUM STOREFRONT SYSTEM CLEAR TRANSPARENT GLASS TEMPERED - REFER TO FLOOR PLAN FOR SIZING
C	SOLID METAL DOOR
D	EXTERIOR RATED LED GOOSENECK DOWNLIGHT
E	STOREFRONT OPTIONAL - AUTOMATIC BI-PARTING ENTRANCE DOORS.
F	CONCRETE SIDEWALK - REFER TO SITE PLAN A1.1
G	NEW PAINTED 5x10 SMOOTH FIBER CEMENT HARDIE W/ VINYL REGLET ON/ RAINSCREEN - PER MANUFACTURERS INSTALLATION GUIDELINES - COLOR (COLOR PLUS HZ5 IRON))
H	METAL COPING - BEHR PPU24-1 BLACK MOCHA FLAT
I	BRICK VENEER
J	5" GALV. SCUPPER AND DOWNSPOUT - TIGHTLINE
K	COMPOSITION ROOFING
L	6" HARDIE VERTICAL SIDING
M	WALL MOUNTED TRELLIS WITH CLIMBING VINES
N	WALL MOUNTED ART MURAL - BY OWNER
O	BRICK VENEER ACCENT AT TRELLIS LOCATIONS (x6)

AVALON PROJECT

SUMNER 76 CONVENIENCE AND GAS

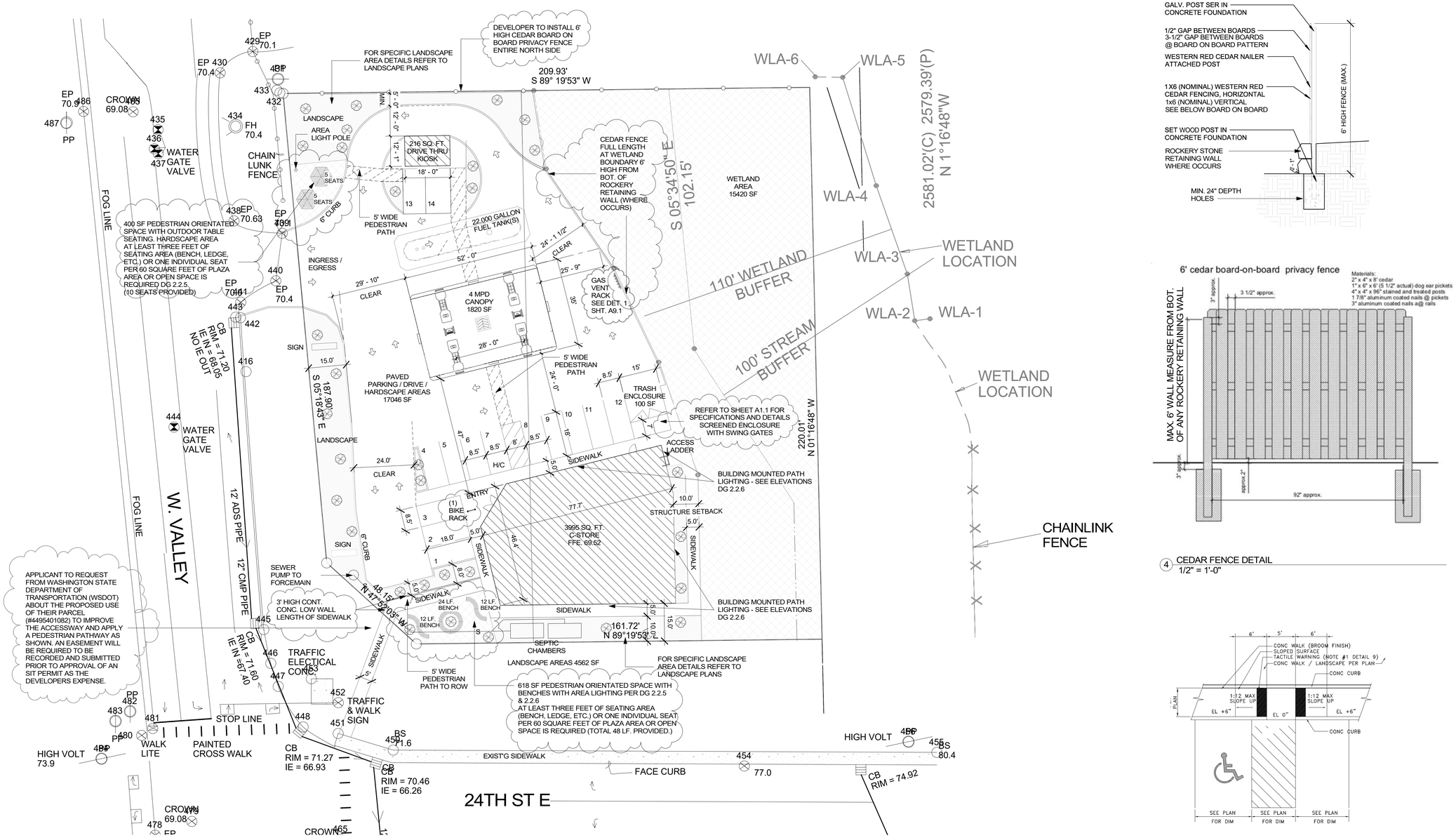
11315/11319 24TH ST E
SUMNER WA 98372

BUILDING ELEVATIONS

935 Powell Ave SW
Suite 120
Renton, WA 98057

Client:
GILL MANDEEP K & SINGH MANJINDER

Drawn By: Kiomars Khorami	Sheet A3.1
Date: NOV 1 - 2025	
Scale: 1/4" = 1'-0"	


DEVELOPER TO INSTALL 6' HIGH CEDAR BOARD ON BOARD PRIVACY FENCE ENTIRE NORTH SIDE
FOR SPECIFIC LANDSCAPE AREA DETAILS REFER TO LANDSCAPE PLANS
209.93'
S 89° 19'53" W
WLA-6
WLA-5
WLA-4
WLA-3
WLA-2
WLA-1
2581.02'(C) 2579.39'(P)
N 1°16'48"W
S 05°34'50" E
102.15'
WETLAND AREA 15420 SF
WETLAND LOCATION
110' WETLAND BUFFER
100' STREAM BUFFER
WETLAND LOCATION
CHAINLINK FENCE
220.01'
N 01°16'48" W
CEDAR FENCE FULL LENGTH AT WETLAND BOUNDARY 6' HIGH FROM BOT. OF ROCKERY RETAINING WALL (WHERE OCCURS)
LANDSCAPE AREA LIGHT POLE
216 SQ. FT. DRIVE THRU KIOSK
18' - 0"
5 SEATS
5 SEATS
6" CURB
5' WIDE PEDESTRIAN PATH
22,000 GALLON FUEL TANK(S)
CHAIN LUNK FENCE
INGRESS / EGRESS
400 SF PEDESTRIAN ORIENTATED SPACE WITH OUTDOOR TABLE SEATING. HARDSCAPE AREA AT LEAST THREE FEET OF SEATING AREA (BENCH, LEDGE, ETC.) OR ONE INDIVIDUAL SEAT PER 60 SQUARE FEET OF PLAZA AREA OR OPEN SPACE IS REQUIRED DG 2.2.5. (10 SEATS PROVIDED)
FOG LINE
W. VALLEY
12" ADS PIPE
12" CMP PIPE
GB RIM = 71.20 IE IN = 68.05 NO IE OUT
WATER GATE VALVE
FH 70.4
CROWN 69.08
EP 70.9
PP
CROWN 69.08
EP 70.1
EP 70.4
EP 70.63
EP 70.4
EP 70.4
EP 70.4

REPORT TO THE DESIGN COMMISSION
from the DEVELOPMENT SERVICES DEPARTMENT

Project Number:	DR-2026-0001
Applicant:	Glen Merkel Avalon Project Inc. 935 Powell Ave SW Unit 120 Renton, WA 98057
Project Location/Parcels:	11315/13119 24th St E Sumner, WA 98390 Parcels #4495401081 and #4495401071
Project Components:	Combine two parcels and construct an approximately 5,280 square foot structure for a first-floor convenience store and second level storage, 4-dispenser gas canopy for passenger vehicles, and a detached 216 square foot drive-thru coffee kiosk.
Date of Meeting:	June 24, 2026, at 6:00 pm.
Staff Representative:	Brayden Shannon – Assistant Planner
Recommendation:	**Conditionally Approve**
Attachments:	Plans set (including site, renderings, landscape, floor, and elevations).

I. BACKGROUND INFORMATION

Site Location and Vicinity

The 43,799 square foot project site is currently two vacant parcels with wetland encumbrance. Also, the site has a 14,826 square foot L-shaped parcel around the site that is owned by the Washington State Department of Transportation as right-of-way. The site is zoned Interchange Commercial (IC) and is within the City's Truck Parking Overlay. This area is regulated by the various applicable SMC development standards, including but not limited to SMC 18.16, SMC 18.42.046 and Chapter 2 of Sumner's Design and Development Guidelines. Neighboring parcels to the west across West Valley Hwy E are parcels governed by City of Edgewood, parcels to the north and south are zoned IC, with the north being a contractor service and the south being vacant parcels. To the east there are two small parcels zoned Light Industrial (M-1), and further is SR 167, past that is continuing IC zoning.

II. REVIEW CRITERIA AND ANALYSIS

The project site is zoned Interchange Commercial (IC) and is evaluated by the Commercial section of the *Design and Development Guidelines*. This project involves the construction of a ~5,280 square foot convenience store, a gas station canopy, and a 216 square foot detached drive-thru coffee kiosk.

Commercial – Interchange Commercial

2 Commercial Guidelines

- **2.1** Site Design and Parking
- **2.2** Pedestrian Access and Amenities
- **2.3** Building Character and Massing
- **2.4** Building Details and Materials
- **2.5** Streetscape and Landscaping

Applicability

The design guidelines apply to all new development and re-development within the General Commercial (GC), Interchange Commercial (IC), Neighborhood Commercial (NC), and Mixed-Use Development (MUD) zones unless specifically noted. For example, there are some guidelines that apply only to properties fronting East Main Street. In such instances, the text in the guideline will clearly spell out what properties are applicable.

Relationship with Sumner Municipal Code (SMC)

These guidelines shall serve as a supplement to the standards of SMC. Where there is a conflict between the guidelines herein and the standards in SMC, these guidelines shall apply as they are more specific in nature.

District Objectives

IC, Interchange Commercial District.
The IC district is intended to provide for retailing and other commercial services that are easily accessible from the freeway, yet are not located near residential districts. Such commercial developments primarily rely on the automobile as their principal source of access.

Design Guidelines: Chapter 2 - Commercial:

2.1 Site Design and Parking

2.1.1 Building location guidelines:

a) Non-residential and mixed-use buildings may be placed up to the edge of the sidewalk of any street (unless otherwise noted) only if they feature a *pedestrian-oriented façade*.

b) All non-residential buildings located along E. Main Street shall be placed up to the edge of the sidewalk and shall feature a *pedestrian-oriented façade*. Exceptions are provided in SMC 18.16.080(Q).

c) All other non-residential and mixed-use buildings that are not located adjacent to the sidewalk must feature at least 10 feet of *Landscaping Type C* or *pedestrian-oriented space* between the sidewalk or front property line and the building.

Reduced setbacks will be considered provided the proposed landscaping and/or building design treatment adds visual interest to the street and creates a comfortable environment for pedestrians. Special standards and considerations for exceptions:

i) All buildings within 5 feet of the sidewalk should provide a minimum transparency of 50 percent for the ground floor façade between 4 and 8 feet above the sidewalk level.

ii) Low level landscaping elements are usually needed to cover foundation materials while maintaining visibility between sidewalk and ground floor windows.

iii) Raised or terraced planting beds between a sidewalk and building can be an attractive way of defining the street and providing a comfortable transition between the sidewalk and building – particularly where buildings have a limited amount of transparency on the ground floor.

Compliant; the site is bordered on the west and south between West Valley Hwy and 24th St by an L-shaped vacant parcel that is owned by WSDOT as right-of-way. This parcel delivers a significant buffer from the site and the street, as well, the site has a minimum of 10-foot Landscaping detailed between the structure and the WSDOT parcel.

2.1.2 Building orientation. All buildings shall be oriented towards the street. To meet this requirement:

a) Building entries must face the street. Exceptions:

i) For multi-building developments where one or more buildings are located away from the street, the building entries for those buildings not adjacent to the street must be clearly visible and/or accessible from the street.

ii) For street corner buildings, an entry on the corner or entries fronting on both streets are encouraged, but one entry only on the primary street may be permitted, provided the proposed design treatment on the secondary street meets the intent of the guidelines.

iii) For the GC and IC Districts, entries may be on the side of buildings provided the entry is clearly visible and accessible from the street.

b) The façade must have transparent windows and/or doors covering at least 25 percent of the ground floor façade between 4 and 8 feet above the sidewalk. Exceptions:
    i) For street corner buildings, the Director may reduce the transparency on the secondary street provided the proposed building and landscaping design provide visual interest and create a comfortable pedestrian environment.
    ii) Reduced transparency proposal will be considered provided alternative design treatments meet the intent of the guidelines, provide an interesting pedestrian experience, and are compatible with the existing and/or desired character of the area. Examples could include, but are not limited to, a vertical with vine plants, a mural, a series of terraced planting beds between the façade and the sidewalk, or distinctive building details that provide interest at a pedestrian scale. A blank wall with no windows and a simple evergreen planting screen will not be enough to meet the intent of the guidelines.

    Compliant; the entryways to the convenience store are located on the north and west elevations. As this site is in IC zoning, entryways on the sides are permitted if they are clearly visible and accessible from the street. Transparency on the western façade exceeds the 25 percent minimum and the southern façade meets the transparency requirement under an alternative design treatment utilizing a wall-mounted trellis with climbing vines.

2.1.3 Parking location guidelines. Parking should be located behind the structures, away from streets. Specifically:

a) Parking lots shall not be located between the street and any building.
b) For properties where at least some street front parking and vehicular access is unavoidable, as determined by the Director, no more than 30 percent of the primary street frontage and no more than 75 percent of the secondary street frontage may be occupied by parking and vehicle access. Design elements must be included to screen parking areas and maintain visual continuity along the street. This could include a combination of trees, lighting, decorative banners, and architectural elements such as a low wall (approximately 3 feet in height) or a trellis.
c) For properties in the IC zones, parking should be placed to the side or rear of buildings. For multi-building developments, no more than 50 percent of the street frontage may be occupied by parking lots and vehicle access areas. The Director may grant the following exceptions to this requirement provided design elements are included to maintain visual continuity along the street:
    i) The applicant can successfully demonstrate that an increased amount of street front parking allows for a more desirable development configuration in terms of pedestrian access and amenities.
    ii) Vehicle sales lots: Areas for display vehicles may be provided between the building and the street.
d) Except for permitted garage entrances, structured parking on the ground floor may not occupy the primary street frontage. For street corner sites, structured parking may occupy up to 75 percent of the street frontage on the secondary street.
e) Parking is prohibited on street corner sites.

Compliant; parking is provided on the rear and side of the building that fronts onto 24th St E. Access is attained off West Valley Hwy through existing access to the site.

2.1.4 Parking lot screening. One of the following screening methods shall be provided between the sidewalk and any parking area:

a) Provide at least 10 feet of *Landscaping Type C*.

b) Provide a 5-foot-wide planting bed that incorporates a continuous low wall (approximately 3 feet tall). The planting bed shall be in front of the wall and feature *Landscaping Type C*. Alternative landscaping schemes will be considered by the Director provided they meet the intent of the guidelines. The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the Director and as recommended by the Design Commission.

c) Provide an elevated planter which is a minimum of 5 feet wide and between 2 and 3 feet in height. Ledges that are approximately 12 inches in width are encouraged as they can double as seating area. The planter must be constructed of masonry, concrete or other permanent material that effectively contrasts with the color of the sidewalk and combines groundcover and annuals, perennials, ornamental grasses, low shrubs, and/or small trees that provide seasonal interest as determined by the Director and as recommended by the Design Commission.

Both options (i) and (ii) should choose and maintain plantings to maintain eye level visibility between the street/sidewalk and parking area for safety. This means that shrubs and other low plantings should be maintained below 3 feet in height while trees (once they achieve taller heights) should generally be trimmed to up to the 8-foot level.

Compliant, at least 10 feet of Landscaping Type C is proposed between the parking area and the sidewalk and a 3-foot-high low concrete wall to provide adequate screening.

2.1.5 Driveways. New driveways should be located and designed to minimize impacts on the pedestrian environment. Specifically:

a) Parking lot entrances, driveways, and other vehicle access routes onto private property from a street may be restricted to no more than 25 feet of driveway width per 150 linear feet of street frontage as measured horizontally along the street face.

b) Properties with less than 150 linear feet of street frontage shall make a genuine effort to negotiate shared access with adjoining property owners. One entry and one exit lane for vehicle access will be allowed after there is demonstrable evidence, acceptable to the director, that shared access is not feasible.

c) Vehicular access to corner lots shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection.
Exception: Corner lots may have one entrance per street provided the owner provides evidence acceptable to the Director that they are unable to arrange joint access with an abutting property.

d) Parking garage entries must not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry.

e) Driveways and vehicular access in the East Main Street Area are regulated by SMC 18.43.

Compliant; the site utilizes an existing approximately 30ft wide accessway off West Valley Highway.

2.1.6 Vehicular Access. Specific standards:

a) Developments should provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable. For example, large sites (at least 2 acres) should generally utilize a network of vehicular connections at intervals of no more than every 400 feet. This is on a scale similar to most pedestrian-oriented downtowns.

b) Where abutting developed land provides road stub-outs, easements, or other methods to provide opportunity for future road connections, the interior network of new development shall be designed to utilize these future connections.

c) Properties within the East Main Street Area shall provide vehicular access per SMC 18.43.

Compliant; the site utilizes existing access. Future access from adjacent parcels is not provided, as it is not applicable to the site.

2.1.7 Street corners. Development proposals for street corner sites shall include at least one of the design treatments described below:

a) Locate a building towards the street corner (within 15 feet of corner property line).

b) Provide *pedestrian-oriented space* at the corner leading directly to a building entry or entries.

Compliant; pedestrian-oriented space has been provided within the corner of the property line leading towards the building entry.

2.1.8 Service, Loading, and Garbage Area Guidelines.

a) Service, loading, refuse and storage areas shall be located and designed to minimize the impacts on the streetscape, pedestrian areas, and customer parking areas. Solid waste receptacles visible from the street, customer parking areas, and residential units shall be surrounded on at least three sides by a wall. Such enclosures shall be designed compatible with the primary structure(s) onsite by using concrete block or other durable materials compatible with the primary structure(s). Enclosures located in a parking lot shall feature self-closing doors.

b) Landscaping or other forms of screening shall be provided around outdoor service, storage, loading and mechanical areas, utility meters, electrical conduit, and other service and utilities apparatus to provide sensory (visual, olfactory, auditory) screening from adjacent properties, streets, affected pedestrian circulation routes, and affected *pedestrian-oriented spaces*.

c) No large outside item display areas are permitted (e.g. kitchen appliances or other similarly large merchandise that is visible from the street).

d) All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with decks or terraces) and colored to be an integral element of the building.

e) Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise impacts.

Compliant; solid waste receptacle is screened utilizing CMU walls and cedar planks for the gate.

2.1.9 Multiple Building and Large Lot Development. Developments with more than 20,000 square feet of gross floor area should take advantage of special opportunities and mitigate impacts. Applicants shall demonstrate how their development features a unifying organization that accomplishes the following goals:

a) Mitigate transportation impacts and facilitate better traffic circulation by connecting through streets, where applicable.

b) Provide convenient and connected pedestrian access system.
c) Encourage buildings to complement adjacent activities and visual character (where desirable).
d) Arrange buildings in clustered masses that enhance the pedestrian environment within the development and along street frontages.
e) Incorporate open space and landscaping as a unifying feature.
f) Incorporate screening, environmental mitigation, utilities, and drainage as a positive element.

Not applicable; development does not meet or exceed 20,000 square feet of gross floor area.

2.2 Pedestrian Access and Amenities

2.2.1 Internal Pedestrian Circulation Guidelines:

a) All buildings must have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets.
b) Developments must include an integrated pedestrian circulation system that connects buildings, open spaces, and parking areas with the adjacent street sidewalk system.
c) For sites abutting vacant or underdeveloped land, the Director may require new development to provide for the opportunity for future connection to its interior pathway system through the use of pathway stub-outs, building configuration, and/or parking lot layout. For example, a grid of pedestrian connections at intervals of 200-300 feet would meet the "intent" statements above and be scaled similar to traditional Sumner block sizes in downtowns.
d) Provide pathways through parking lots. A paved walkway or sidewalk must be provided for safe walking areas through parking lots greater than 150 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every three parking aisles or spaced no more than 150 feet apart shall be maintained between paths (whichever is more restrictive). Such access routes through parking areas shall utilize pedestrian-scaled lighting (lights mounted no higher than 14 feet) and contrasting paving material. Walkways shall be separated from vehicular access and parking areas by 5-foot minimum planting strips with *Landscaping Type C*. Alternative configurations will be considered by the Director where such treatments create a more desirable configuration/design in terms of pedestrian access and visual or environmental amenities.
e) Crosswalks are required when a walkway crosses a paved area accessible to vehicles. The crosswalk shall use contrasting paving material that differentiates it from the parking lot.
f) Developments must continue the sidewalk pattern and material across driveways.

Compliant; pedestrian pathway to the sidewalk is proposed through the parcel owned by WSDOT and crosswalks are proposed to all buildings. An easement will be required to be recorded. This easement will be required as conditioned.

2.2.2 Weather protection. Provide pedestrian weather protection in public spaces such as transit stops, building entries, along display windows, and over outdoor dining areas. Specifically:

a) Weather protection at least 5 feet deep is required over all primary building, individual business, and individual residence entries. This may include a recessed entry, canopy, porch, marquee, or building overhang.
b) Canopies, awnings, or other similar weather protection features should not be higher than 15 feet above the ground elevation at the highest point or lower than 8 feet at the lowest point. The street-side edge of the canopy or awning shall be at least 8 feet above the walking surface.

c) Multi-tenant retail buildings are encouraged to use a variety of weather protection features to emphasize individual storefronts and reduce the architectural scale of the building.

Compliant; weather protection provided is not greater than 15 feet in height and the weather protection over the primary building entrance is greater than 5 feet.

2.2.3 Internal Pedestrian Paths and Circulation. Provide appropriate pathway widths to accommodate the anticipated pedestrian activity and create a comfortable pedestrian environment. Specifically:

a) All internal pathways must be at least 5 feet in width.
b) Pathways along the façade of mixed-use and retail buildings 100 feet or more in length (measured along the façade) that are not located adjacent to a street must be at least 12 feet wide with 8 feet minimum unobstructed width and include the following:
    i) Street trees, as approved by the Director, should be placed at an average of 30 feet on-center and placed in grates. Breaks in tree coverage will be allowed near major building entries to enhance visibility. However, no less than 1 tree per 60 lineal feet of building façade must be provided;
    ii) Planting strips may be used between any vehicle access or parking area and the pathway, provided that the required trees are included and the pathway is at least 8 feet in width and the combined pathway and planting strip is at least 15 feet in width; and
    iii) Pedestrian-scaled lighting may be used as a substitute to the required street trees subject to Director approval, provided they are used at the same intervals.
c) For all other interior pathways, the applicant must demonstrate to the Director's satisfaction that the proposed walkway is of sufficient width to accommodate the anticipated number of users. For example, a 10- to 12-foot pathway can accommodate groups of persons walking four abreast, or two couples passing one another. An 8-foot pathway will accommodate three persons walking abreast, while a 5-foot pathway will allow two individuals to pass comfortably.

Compliant; pathways are proposed at a width of 5 feet, and no building facades exceed 100 feet.

2.2.4 Secondary entrance design elements. All commercial uses containing a secondary side or rear customer entrance shall incorporate at least two of the following design elements to visually enhance such entries:

a) Weather protection over the entry at least 3 feet wide in the form of awnings, marquees, canopies, or overhangs.
b) Decorative pedestrian-oriented signage consistent with SMC 18.44 that highlights the entry and adds visual interest.
c) *Pedestrian-oriented space* or designated outdoor eating areas.
d) Fixed landscaping elements, including one of the following:
    i) Landscaped planter or fixed planter box incorporating decorative groundcover, shrubs, and/or trees.
    ii) A trellis or other similar architectural element that incorporates landscaping.
e) Decorative pedestrian-scaled lighting fixture(s).
f) Special building details that highlight the entry and add visual interest.

g) Other features that meet the intent of the guidelines as determined by the Director and as recommended by the Design Commission.

Not applicable; no secondary customer entrance.

2.2.5 ***Pedestrian-oriented space.*** All non-residential development shall provide *pedestrian-oriented space* (designed consistent with the definition below) according to the formula below:

- 2 percent of the lot area + 1 percent of the non-residential building area. This total area can be provided in one large space or split up into a few smaller spaces.

Note: Minimum required sidewalks or interior walkway areas shall not count as *pedestrian-oriented space*. However, where walkways are widened beyond minimum requirements, the widened area may count as *pedestrian-oriented space* if the Director determines that the area meets the definition of *pedestrian-oriented space*.

A *pedestrian-oriented space* is an area that promotes pedestrian activity, subject to the following:

a) To qualify as a *pedestrian-oriented space*, an area must have:
   i) Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
   ii) Paved walking surfaces of either concrete or approved unit paving.
   iii) Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2 footcandles throughout the space. Lighting may be on-site or building-mounted lighting.
   iv) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
   v) Pedestrian access to the abutting structures from the street, private drive, or a non-vehicular *courtyard*.
   vi) Landscaping components that add seasonal interest to the space.

b) The following features are encouraged in *pedestrian-oriented space*:
   i) Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or *artwork*.
   ii) Provide *pedestrian-oriented facades* on some or all buildings facing the space.
   iii) Consideration of the sun angle at noon and the wind pattern in the design of the space.
   iv) Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.
   v) Movable seating.

c) The following features are prohibited within *pedestrian-oriented space*:
   i) Asphalt or gravel pavement.
   ii) Adjacent unscreened parking lots.
   iii) Adjacent chain link fences.
   iv) Adjacent *blank walls*.
   v) Adjacent dumpsters or service areas.

vi) Outdoor storage or retail sales that do not contribute to the pedestrian environment. An example is stacked bags of potting soil or compost, which are common in front of grocery stores during the spring and summer. The area used for such purposes will not be counted as *pedestrian-oriented space.*

Per the formula in the standard above the site is required to contain ~936sf of pedestrian-oriented space. As proposed, ~1018sf of pedestrian-oriented space is available at the corner of the site and near the drive-thru espresso site. Per subsection (c)(iii) it is prohibited for pedestrian-oriented space to be adjacent to chain link fences, upon SIT permit approval it will be required to either indicate the removal of this fencing or relocation of the pedestrian-space to meet this condition. This guideline will be satisfied as conditioned.

2.2.6 Site Lighting. Provide adequate lighting levels in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open spaces areas.

New developments shall provide site lighting that meets the following design criteria through implementing measures such as:

a) All public areas shall be lighted with average minimum and maximum levels as follows:
   i) Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;
   ii) Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and
   iii) Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.

b) Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

c) Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a *human scale*. Requests for higher lighting fixtures may be considered with the approval of the Director. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.

d) Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.

e) Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.

New site lighting shall be detailed and included on the site plan at civil permit submittal. This guideline will be satisfied as conditioned.

2.3 Building Character and Massing

2.3.1 No *franchise and corporate architecture*. The use of stock building plans, typical corporate and/or franchise designs, or other designs which are easily identified with a particular chain or corporation are not allowed. “Regional prototype alternatives,” may be considered as an alternative by the Director if all other design criteria have been met.

Compliant; design does not resemble a franchise or corporate design.

2.3.2 Design all visible facades. All facades of a building shall be given equal design consideration. Some flexibility may be given by the Director for alley or other façades that are not visible from streets, parks, parking lots, or other uses.

Compliant; all facades are designed with equal consideration including landscaping, art murals, modulation, metal trellises and transparent windows and doors as applicable.

2.3.3 Unique designs. Designs which are unique and utilize generic products and integrate them into the building design may be considered.

Not applicable; no unique utilization of generic materials is proposed.

2.3.4 Façade *articulation* in the NC and MU districts, facades along East Main Street, and on storefronts adjacent to a sidewalk. All non-residential building facades fronting on a street or containing a pedestrian entrance must include at least two of the following *articulation* features at intervals no greater than 30 feet.

a) Use of window and/or entries that reinforce the pattern of small storefront spaces.
b) Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.
c) Change of roofline.
d) Change in building material or siding style.
e) Other methods that meet the intent.

Not applicable.

2.3.5 Façade *articulation* for all other non-residential buildings not covered in Guideline 2.3.4 above. All non-residential building facades fronting on a street or containing a pedestrian entrance must include at least three of the following *articulation* features at intervals no greater than 60 feet.

a) Use of window and/or entries that reinforce the pattern of small storefront spaces.
b) Providing building *modulation* of at least 2 feet in depth and 4 feet in width.
c) Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.
d) Change of roofline.
e) Change in building material or siding style.
f) Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
g) Other methods that meet the intent.

Exception: Alternative *articulation* methods will be considered by the Director provided such treatment meets the intent of the guidelines. For example, use of high quality building materials (such as brick or stone) with attractive detailing may allow a building to meet the intent of the guidelines using greater *articulation* intervals. Also, where the articulated features are more substantial in terms of effectively breaking up the façade into smaller components, then a greater distance between architectural intervals may be acceptable.

Compliant; the northern, southern and western facades are subject to this guideline as they either front on a street or contain a pedestrian entrance. All three facades feature (d) change of roofline, (e) change in building material or siding style, and (f) providing lighting fixtures, trellis, tree, or other landscape feature within each interval.

2.3.6 Rooflines.

a) Rooflines visible from a public street, open space, or customer parking area must be varied by emphasizing dormers, gables, stepped roofs, prominent cornice or fascia, or a broke or articulated roofline. The width of any continuous flat roofline should extend no more than 100 feet without *modulation*. *Modulation* should consist of either:
   i) For flat roofs or facades with a horizontal eave, fascia, or parapet the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of wall). The required change in elevation noted above may be reduced by approximately ½ provided the roofline change corresponds with a change in building materials.
   ii) A sloped or gabled roofline segment of at least 20 feet in width and no less than 3 feet vertical in 12 feet horizontal.
   iii) A combination of the above.

   The Director may relax this requirement if building incorporates other design treatments that reduce the perceived scale of the building, add visual interest, and complement the design of other nearby buildings.
b) For buildings in the NC zone, pitched roofs with a minimum slope of 5/12 are preferred to maintain the residential character of the area.

Compliant; none of the structures rooflines exceed 100 feet in length.

2.3.7 Maximum Façade Width. The maximum façade width (the façade includes the apparent width of the structure facing the street) of the upper story of multi-story and large-scale retail buildings (with floor area greater than 50,000 square feet) visible from a street, public open space, or *pedestrian-oriented space* is 120. Buildings exceeding 120 feet in width along the street front shall be divided by a 30-foot-wide *modulation* of the exterior wall, so that the maximum length of a particular façade is 120 feet. Such *modulation* must be at least 20 feet or deeper and extend through all floors except the ground floor where a *pedestrian-oriented façade* has been provided. Decks and roof overhangs may encroach up to 3 feet (per side) into the *modulation*. The Director will consider other design methods that are effective at reducing the perceived width of the building.

Compliant; building is less than 120' in overall width.

2.3.8 First story commercial frontages. In order to ensure the ground floor of structures has adequate height to function effectively for retail uses, the first story's height to finished ceiling of new infill buildings must not be lower than 13 feet.

Compliant; the height of the building's first story is above 13 feet.

2.3.9 Vertical *articulation*. To moderate the vertical scale of multi-story buildings, the design shall include techniques to clearly define the building's top, middle and bottom. The following techniques are suggested methods of achieving vertical *articulation*:

a) Top: Sloped roofs, strong eave lines, cornice treatments, horizontal trellises or sunshades, etc.
b) Middle: Windows, balconies, material changes, railings and similar treatments that unify the building design.
c) Bottom: Pedestrian-oriented storefronts, pedestrian-scaled building details, awnings, and arcades.

Compliant; sloped roofs, different siding material, pedestrian-oriented storefront, and pedestrian-scaled building details such as brick and weather protection are proposed clearly define the buildings top and bottom.

2.3.10 *Blank walls*. Untreated *blank walls* visible from a public street or pedestrian pathway are prohibited.

a) *Blank walls* – A wall (including building facades and retaining walls) is considered a *blank wall* if:
    i) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
    ii) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.
b) Untreated *Blank walls* facing a public street, *pedestrian-oriented space*, or pedestrian pathway are prohibited. Any new *blank walls* shall be treated through one or more of the methods below sufficient to meet the intent of the guidelines. For large walls, for example, a combination of treatments may be needed to break up the façade and provide visual interest. Owners of existing buildings containing *blank walls* are encouraged to utilize one or more of the following treatments to add visual interest to the street.
    i) Transparent windows or doors;
    ii) Display windows
    iii) Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen approximately 1/3 of the wall's surface within three years.
    iv) Installing a vertical trellis in front of the wall with climbing vines or planting materials.
    v) *Artwork* (mosaic, mural, sculpture, relief, etc.) over approximately ½ of the *blank wall* surface.
    vi) Other methods that meet the intent.

Compliant; walls as proposed are not considered blank walls. As indicated on the plans, the east elevation is still under consideration of a mural, it will be required at building permit submittal to have the blank wall treatment determined. This guideline will be satisfied as conditioned.

2.4 Building Details and Materials

2.4.1 Building details. All buildings shall be enhanced with appropriate details. All new buildings are encouraged to employ at least one detail element from each of the three categories below. Other mixtures of detail elements will be considered. The applicant must demonstrate how the amount, type, and mix of details meet the intent of the guidelines. For example, a large building with multiple storefronts will likely need more than one decorative sign, one transom window, and one decorative kick-plate to meet the intent of the guidelines.

a) Window and/or entry treatment
   i) Display windows divided into a grid of multiple panes
   ii) Transom windows
   iii) Roll-up windows/doors
   iv) Other distinctive window treatment that meets the intent of the guidelines.
   v) Recessed entry
   vi) Decorative door
   vii) Arcade
   viii) Landscaped trellises or other decorative element that incorporates landscaping near the building entry
   ix) Other decorative entry treatment that meets the intent of the guidelines.

b) Decorative façade attachments
   i) Decorative weather protections element such as a steel canopy, decorative cloth awning, or retractable awning
   ii) Decorative, custom hanging sign(s)
   iii) Decorative building-mounted light fixtures

c) Building materials and other façade elements
   i) Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.
   ii) Decorative *artwork* on building (such as a mural) or bas-relief sculpture
   iii) Decorative kick-plate, pier, beltcourse, design
   iv) Other details that meet the intent of the guidelines as determined by the Director and as recommended by the Design Commission.

Decorative elements referenced above must be distinct "one-of-a-kind" elements or unusual designs that require a high level of craftsmanship as determined by the Director.

Compliant; the proposal includes (a)(v) recessed entry, (b)(i) of a metal canopy, and (c)(i) decorative building materials in the form of brick/stonework.

2.4.2 Building materials. Building exteriors should be constructed from high quality, durable materials. Building materials such as concrete, masonry, tile, stone, and wood are encouraged.

Compliant; materials used include cement, brick, and Hardie vertical siding.

2.4.3 Prohibited materials.

a) Vinyl or plywood siding (including T-111 or similar plywood).
b) Highly tinted or mirrored glass (except stained glass), except when used as an accent design element covering less than 10 percent of the building façade.

c) Corrugated fiberglass.
d) Un-enhanced (e.g. galvanized, non-trimmed, non-vinyl) chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).
e) Crushed colored rock/crushed tumbled glass.
f) Non-corrugated and highly reflective sheet metal.

Compliant; the materials proposed for the exterior of the building are not prohibited.

2.4.4 Special standards for concrete block. Special standards for concrete or concrete blocks (concrete masonry units, CMU, or "cinder blocks"): When used for walls that are visible from a street, public park or open space, or pedestrian route, concrete or concrete block construction shall be architecturally treated in one or more of following ways:

a) Use a combination of textured surfaces such as split face or grooved to create distinct banding or other design.
b) Use of other masonry types such as brick, glass block, or tile in conjunction with the concrete or concrete blocks.
c) Use of decorative coursing to break up *blank wall* areas.
d) Use matching color mortar where color is an element of architectural treatment for any of the options above.

Compliant; CMU featured is detailed to have textured surface such as the brick veneer on all elevations. Also, the rockery retaining wall proposed along the edges of the site is shown in details to have split face.

2.4.5 Special standards for metal siding. When used for walls that are visible from a street, public park or open space, or pedestrian route, buildings shall have visible corner moldings and trim and incorporate masonry, stone, or other durable permanent material within 2 feet of the ground level. Facades wider than 40 feet that employ metal siding shall incorporate multiple colors/other siding materials.

Not applicable.

2.4.6 Special standards for Exterior Insulation and Finish System (EIFS) and other similar troweled finishes. EIFS and other similar troweled finishes (including Exterior Insulated and Finish system or "EIFS") must be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than approximately 1/3 of the façade area. Weather exposed horizontal surfaces must be avoided. Masonry, stone, or other durable permanent material is required for the first 2 feet above ground level.

Not applicable.

2.4.7 Year of construction. The year of construction of a building shall be noted by the installation of a permanent cast metal plaque attached to the building. Stone or masonry set integral with other masonry on the front building elevation facing the principal street may be used in lieu of a cast metal plaque. The year of construction is to be noted by numbers not less than six inches high. Other information associated with the building that may have historic interest in the future may be included.

A plaque needs to be provided. This guideline will be satisfied as conditioned.

2.4.8 Color Palette. A storefront's palette should be no more than three colors; one base color, one trim color, and one accent color. Encourage trim and accent colors that contrast with base color. Specifically, darker base colors with white trim work particularly well. However, lighter base colors can effectively be combined with dark trim colors. An attempt should be made to choose colors that are compatible with surrounding buildings.

Compliant; elevations demonstrate color compliance and this standard is met.

2.5 Streetscape and Landscaping

2.5.1 Sidewalk widths and uses.

a) New buildings intended for ground floor restaurant or other similar uses that desire outdoor seating opportunities are encouraged to setback storefronts to provide for wider sidewalks. For example, 12-foot sidewalks allow for very limited outdoor dining/sitting opportunities, while 15-foot sidewalks provide a more desirable configuration for outdoor dining. Also see SMC 12.28.100 and 18.16.080(O) for related standards.

b) Sidewalks shall not be enclosed as building space for retailing. Outdoor dining and small, temporary displays for items such as groceries, hardware, books, etc. may be allowed provided they do not impede pedestrians passing comfortably on the sidewalk. Also see SMC 12.28.080 for related provisions.

Not applicable; the proposal does not intend to utilize sidewalks for commercial activity.

2.5.2 Streetscape amenities. Pedestrian amenities must be included along Main Street within the East Main Street Planning Area and Fryar/Traffic Avenue within the Town Center Plan Area. Specifically, one or more of the desired amenities listed below must be included for each 60 lineal feet (on average) of street frontage. The type, location, and design of chosen amenities must contribute to a well-balanced mix of features on the street, as determined by the Director. Developments with greater than 120 linear feet of frontage shall include at least one amenity from Category II below. Desired amenities include:

Category I:

a) Pedestrian furniture, such as seating space, approved trash receptacles, and consolidated newspaper racks, and drinking fountains (each piece of furniture may count as an amenity element). The design of such furniture should be compatible, durable, and located to minimize impacts to pedestrian movement on the sidewalk. Seating areas and trash receptacles are particularly important where there is expected to be a concentration of pedestrian activity (such as near major building entrances and transit stops) and may be required by the Director. Low walls or planter edges to be used for seating should be at least 12 inches wide to function successfully. Seating can be incorporated into parking lot screening walls, building foundations or be freestanding planters or benches.

b) Pedestrian furniture, such as approved trash receptacles, consolidated newspaper racks, bicycle racks, and drinking fountains.

c) Planting beds, hanging flower baskets, and/or large semi-permanent potted plants, and/or other permanent planting elements;

d) Decorative pavement patterns and tree grates;

Category II:

a) Drinking fountain.

b) Ground-mounted Pedestrian-scaled lighting (placed between 12 and 14 feet above the ground) as approved by the Director.

c) Informational kiosks.
d) Transit shelters.
e) Decorative clocks.
f) *Artwork* such as sculptures, installations, or other artwork incorporated into sidewalk.
g) Other amenities that meet the intent.

Features above that are publicly funded, already required by code, and/or obstruct pedestrian movement (at least 8 feet of unobstructed horizontal clearance is required on all sidewalks) will not qualify as an amenity to meet this guideline.

Not applicable; this location is not within any of the listed applicable areas.

2.5.3 Bicycle Rack Location. New developments are to provide bicycle parking per SMC 18.42.085. These bicycle racks should be placed close to major entrances in visible and well-lit areas on private property.

Compliant; one bicycle rack has been provided, the ratio for requirement is 1:10 for bicycle racks to required parking stalls. As the number of required parking stalls is 14, 1:10 would be a 1.4 requirement, rounded down to 1.

2.5.4 Site Lighting. Provide adequate lighting levels in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas.

New developments shall provide site lighting that meets the following design criteria through implementing measures such as:

a) All public areas shall be lighted with average minimum and maximum levels as follows:
   i) *Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;*
   ii) *Moderate (for moderate or high volume pedestrian traffic areas) of 1-2 foot candles; and*
   iii) *Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.*
b) Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
c) Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a *human scale*. Requests for higher lighting fixtures may be considered with the approval of the Director. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.
d) Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.
e) Lighting should not be permitted to trespass onto adjacent private parcels or shall light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.

New site lighting shall be detailed and included on the site plan at civil permit submittal. This guideline will be satisfied as conditioned.

2.5.5 Landscaping. Developments are subject to SMC Chapter 18.41 requirements.

a) *Green roofs* may be used to meet up to 50 percent of required landscape area. Such roofs shall have a substrate depth of at least 4 inches designed to accommodate a variety of hardy, drought-resistant plant species.

b) Permeable pavements may count for up to 30 percent of the required landscaped areas based on the level of permeability and long term maintenance capabilities as determined by the Director.

Compliant; site has ~4,562 square feet of landscaping, which is ~10.4% of the site, minimum landscaping standards require 10% of the site to be landscaped.

2.5.6 Side and rear yard buffer requirements. All developments shall incorporate one or more of the following design options:

a) Provide *Landscaping Type A* at least 10 feet deep along side and rear property lines where adjacent to residential zoned land.

b) Provide *Landscaping Type B or C* at least 10 feet deep along side and rear property lines where a visual separation of uses is desired. The width of the planting strip may be reduced to 5 feet if used in conjunction with a screen fence approximately 6 feet tall.

c) Other treatments that meet the intent of the guidelines as approved by the Director. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Some options include:

i) Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance the pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).

ii) Tall privacy fencing or hedge (up to 6 feet tall). This is most applicable for commercial uses adjacent to multifamily uses – where the fence doesn't negatively impact views from the street or nearby properties.

iii) Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts.

iv) Where allowed in the specific zoning district, buildings sited up to the property line may be acceptable provided design treatments are included to meet Guideline 2.3.10 (Blank walls).

Compliant; the west and east facades maintain at least 10 feet of landscaping, and the north façade features a portion that is 5 feet at minimum and is in conjunction with a screen fence. The eastern portion of the site that borders the wetland buffer will feature a cedar fence alongside the rockery retaining wall, the total height will be six feet from the top of the cedar fencing to the bottom of the retaining wall.

III. STAFF RECOMMENDATION

The proposal should be approved subject to the following CONDITIONS OF APPROVAL:

1. *DG 2.3.10 At building permit submittal, all blank wall treatments shall be defined.*
2. *DG 2.4.7 Prior to building permit issuance, a year of construction plaque is required.*
3. *DG 2.5.4 Prior to building permit issuance, any new lighting shall be included and described, lighting shall either be down shielded or low to the ground.*
4. *DG 2.2.1 Prior to SIT permit issuance, an easement shall be recorded for the site with parcel #4495401082 that is owned by WSDOT to allow development of sidewalk connection to the site and ensure access is maintained.*
5. *DG 2.2.5 Prior to SIT permit issuance, a resolution shall be determined for the chain link fencing adjacent to the proposed pedestrian-oriented space either via removal, additional screening/buffering, or other means.*