



File No. EA2021-108

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Matson Development, LLC is proposing to construct two (2) steel buildings (22,400 s.f. and 28,000 s.f.), as well as install utilities, paved parking and landscaping elements.

Proponent: Matson Development, LLC
Attn: Travis Matson
253 Jackrabbit Lane
Kennewick, WA 99338

Location of Proposal: The project site is located at the intersection of Tapteal Drive and Center Parkway (1333 Tapteal Drive) Richland, WA.

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

() There is no comment for the DNS.

(X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

() This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: February 5, 2021

Signature 

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: **Matson Tapteal Development**
2. Name of applicant: **Matson Development LLC**
3. Address and phone number of applicant and contact person: **253 Jackrabbit Ln, Kennewick, WA 99338
Teresa Matson 509-302-9864**

4. Date checklist prepared: 1/27/2021
5. Agency requesting checklist: City of Richland
6. Proposed timing or schedule (including phasing, if applicable): Begin grading spring 2021
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. NO
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. NONE
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None known
10. List any government approvals or permits that will be needed for your proposal, if known.
SEPA, Gading Permit, 2 Building Permits
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
Develop the site to build 2 steel buildings (22,400 sq ft and 28,000 sq ft), bring in utilities, paved parking lot with 169 spaces, and space to drive around the buildings.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
The site is located at 1333 Tapteal Dr. Richland, WA 99352. At the corner of Tapteal Dr. and Center Pkwy. The 2 parcels have been combined, but still have 2 parcel numbers. 130994000033000 & 130994000032000. T-9N R-29E S-30

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)? 7%

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

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None known**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
 The site will be graded to accommodate the 2 proposed buildings and parking areas. The disturbed area is roughly 4.83 acres.
 Cut: 14,000 CY Fill: 5,200 CY Net: 8,800 CY
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
 Erosion control measures will mitigate possible erosion. Soil erosion due to water and air is likely during construction and clearing.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **84%**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
 Developed areas will be graded and paved, and landscaped areas will be added where practical; storm water runoff will be directed to onsite drainage facilities. We will be using best management practices (BMPs) during construction.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Increased automobile and construction related emissions. Dust control measures will be implemented.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None known**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
 Dust control will be implemented during construction. Landscaping will also be a part of the overall site improvement.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **NO**
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **NONE**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **NONE**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **NONE**

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

NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. NO

b. Ground Water: [\[help\]](#)

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

No well. Storm water collected from impervious surfaces will be discharged to on-site underground drainage trenches. Storm water facilities will be designed in accordance with local municipal requirements.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. NONE

c. Water runoff (including stormwater):

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

Storm water run-off from the 25 year storm event for on-site private development will be collected in on-site underground infiltration drainage facilities. Storm water facilities are to be designed in accordance with state, local municipal, and jurisdictional requirements.

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

It is possible; however, the storm water facilities will be designed in accordance with state, local municipal, and jurisdictional requirements.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. NO

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage

pattern impacts, if any: We will use a swale to provide pre-settling and treatment for runoff from pollutant generating surfaces before the infiltration trench.

4. **Plants** [\[help\]](#)

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

All existing vegetation will be removed.

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

None known

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

Landscaping enhancements to comply with code.

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

None known

5. **Animals** [\[help\]](#)

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

Examples include:

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

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

None known

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

Yes, Richland is within the Pacific Flyway

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

None

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

None known

6. Energy and Natural Resources [\[help\]](#)

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

Electricity will be used for building power, heating and cooling

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **NO**

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

The building will meet or exceed the Washington Energy Code

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **NO**

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

None known

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

None known

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

None known

- 4) Describe special emergency services that might be required.

Only those provided by the city/county

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

NONE

b. Noise

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

NONE

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

Construction related short term, 7 am - 5 pm. Regular operation, traffic 24/7.

- 3) Proposed measures to reduce or control noise impacts, if any: **NONE**

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **Currently is undeveloped, bare land. Adjacent property is undeveloped land, and railroad tracks. Across the street is a hotel, undeveloped land, and commercial businesses.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **NO**
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **NO**
- c. Describe any structures on the site. **NONE**
- d. Will any structures be demolished? If so, what? **NO**
- e. What is the current zoning classification of the site? **C-3**
- f. What is the current comprehensive plan designation of the site? **Commercial C-3**
- g. If applicable, what is the current shoreline master program designation of the site? **N/A**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **NO**
- i. Approximately how many people would reside or work in the completed project?
In the finished 2 buildings, 60-120
- j. Approximately how many people would the completed project displace? **NONE**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **NONE**

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Proposed development is in compliance with the comprehensive plan and zoning classification.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **NONE**

9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **NONE**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **NONE**
- c. Proposed measures to reduce or control housing impacts, if any: **NONE**

10. **Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **26 ft**
- b. What views in the immediate vicinity would be altered or obstructed? **NONE**
- b. Proposed measures to reduce or control aesthetic impacts, if any: **NONE**

11. **Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **The buildings will have exterior lighting and parking lights will be added per local code requirements.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **NO**
- c. What existing off-site sources of light or glare may affect your proposal? **NONE**
- d. Proposed measures to reduce or control light and glare impacts, if any: **NONE**

12. Recreation [\[help\]](#)

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

None known

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

NO

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

NONE

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. None known

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None known

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

NONE

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

NONE

14. Transportation [\[help\]](#)

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

The site will have access on both Tapteal Dr. and Center Pkwy.

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

Site is not served by public transit. Approximate distance to the nearest transit stop is 1 mile.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? 169 parking spaces will be added. None will be eliminated.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **Adding sidewalks along Tapteal Dr. and Center Pkwy**

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **NO**

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

The project is a mix between mini-warehousing and office parks. Mini-warehousing, ITE Land Use Code 151, generates an average of 1.51 trips per day per 1,000 sf. An office park, ITE land use Code 750, generates an average of 11 trips per day per 1,000 sf. If the buildings are estimated to be 50% office park and 50% warehousing, the total trip generation for the 50,400 sf total is about 315 trips per day.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **NO**

h. Proposed measures to reduce or control transportation impacts, if any: **NONE**

15. Public Services [\[help\]](#)

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

Not projected

b. Proposed measures to reduce or control direct impacts on public services, if any. **NONE**

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:


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

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

City services proposed will be water, sewer, and power. Internet service will be provided by a private carrier. It is expected that underground service conduit will need to be installed to the site, but existing services are within 100 ft. of the building.

C. Signature [\[HELP\]](#)

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

Signature: 

Name of signee Travis Matson

Position and Agency/Organization member Matson Development

Date Submitted: 1/29/2021

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

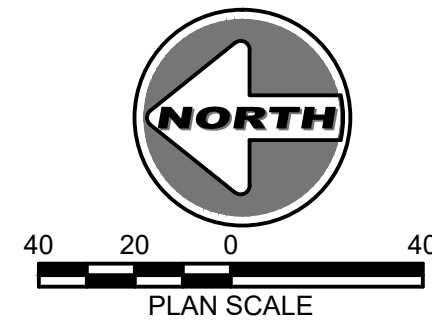
2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

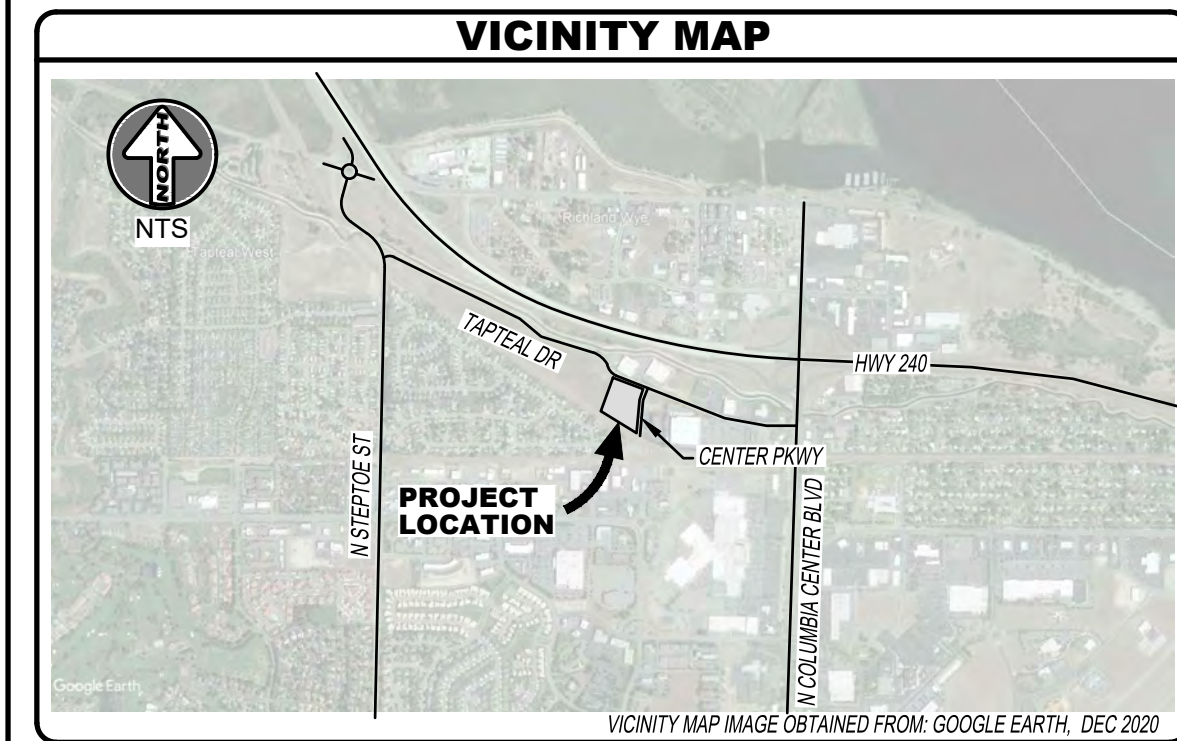
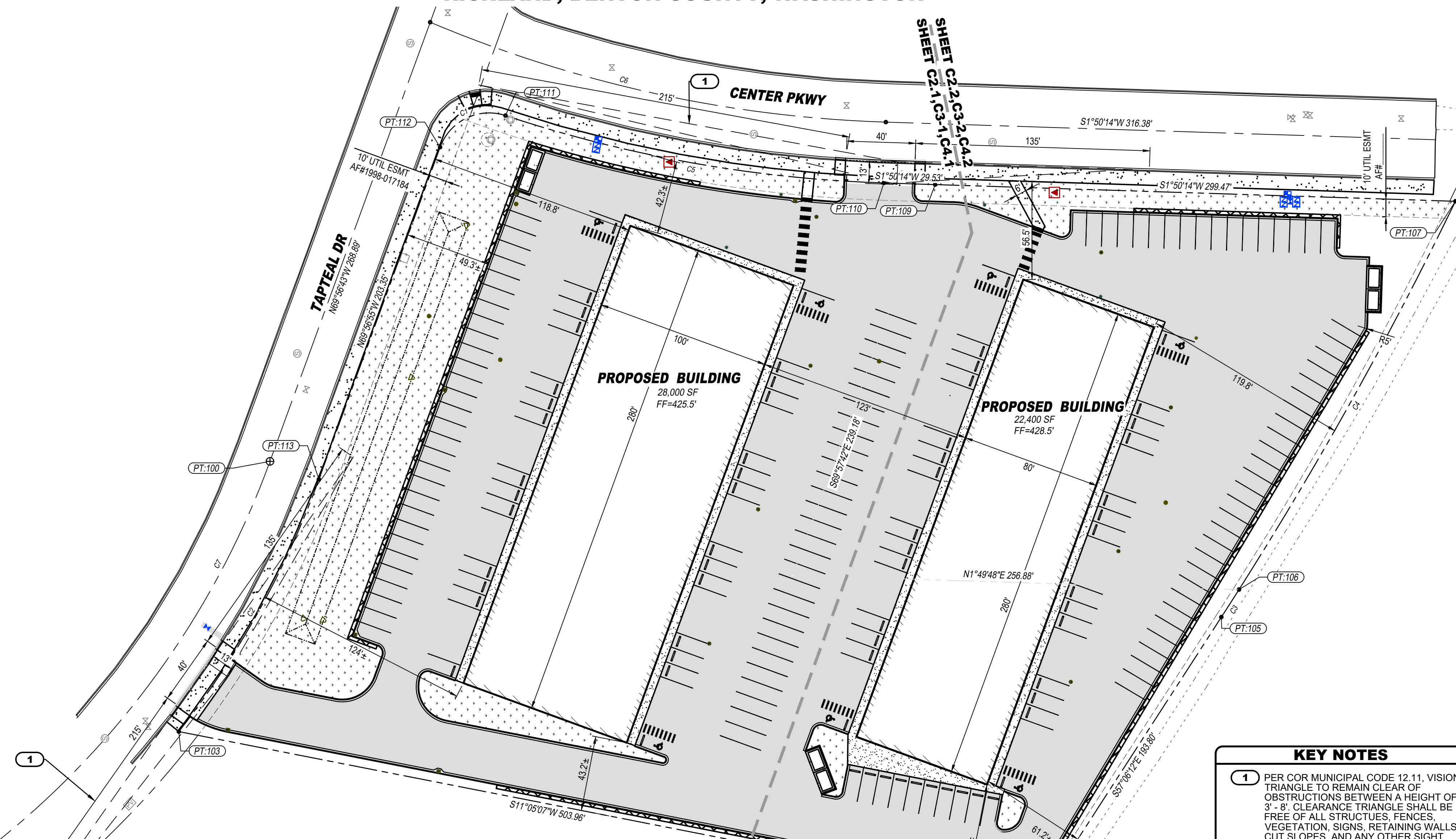
Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,



MATSON TAPTEAL DEVELOPMENT SITE PLAN

NW 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 29 EAST, W.M.
RICHLAND, BENTON COUNTY, WASHINGTON



SURVEYOR
PERMIT SURVEYING INC
CHRISTOPHER AMMANN
 509-375-4123
 2245 ROBERTSON DR
 RICHLAND, WA 99354

DATUM - BENCHMARK
HORIZONTAL DATUM: NAD83 WSPCS, SOUTH ZONE
VERTICAL DATUM: NAVD88
BENCHMARK: BC IN CASE, TAPTEAL DR PT, ELEV 410.91

- REFERENCE MATERIALS**
- TOPOGRAPHICAL SURVEY BY PERMIT SURVEYING INC, JOB No. 20075, DATED 06-29-2020.
 - CITY OF RICHLAND AS BUILT A6-038, FOR N CENTER PARKWAY BY SCM CONSULTANTS INC. PROJECT 5101.015, DATED 07-31-2002.
 - CITY OF RICHLAND RECORDS DEPARTMENT CAD FILE FOR TAPTEAL DR RECEIVED 12-11-2020
 - GEOTECHNICAL ENGINEERING STUDY BY BAER TESTING INC, PROJECT 20-183, DATED 11-30-2020

DRAWING INDEX

C1.1	COVER SHEET / OVERALL PLAN
C2.1	SITE LAYOUT PLAN - NORTH
C2.2	SITE LAYOUT PLAN - SOUTH
C3.1	SITE UTILITY PLAN - NORTH
C3.2	SITE UTILITY PLAN - SOUTH
C3.3	PROJECT POINTS & UTILITY TABLES
C4.1	GRADING AND EROSION CONTROL PLAN - NORTH
C4.2	GRADING AND EROSION CONTROL PLAN - SOUTH
C5.1	NOTES AND DETAILS

CURVE DATA

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT
C1	46.23'	30.00'	41.79'	N25°47'57"W	88°17'56"	29.12'
C2	166.63'	529.95'	165.94'	S60°56'29"E	18°00'53"	84.01'
C3	18.80'	2,241.82'	18.80'	S57°20'37"E	0°28'50"	9.40'
C4	255.82'	2,241.82'	255.68'	S60°51'11"E	6°32'17"	128.05'
C5	221.90'	769.93'	221.13'	S10°05'37"W	16°30'47"	111.72'
C6	269.90'	734.93'	268.38'	S12°21'28"W	21°02'29"	136.49'
C7	284.68'	499.95'	280.85'	S53°38'10"E	32°37'30"	146.32'

KEY NOTES

1 PER COR MUNICIPAL CODE 12.11, VISION TRIANGLE TO REMAIN CLEAR OF OBSTRUCTIONS BETWEEN A HEIGHT OF 3' - 8'. CLEARANCE TRIANGLE SHALL BE FREE OF ALL STRUCTURES, FENCES, VEGETATION, SIGNS, RETAINING WALLS, CUT SLOPES, AND ANY OTHER SIGHT OBSTRUCTIONS.

PROJECT POINTS

PT #	DESCRIPTION	NORTHING	EASTING
100	BC IN MON TAPTEAL PROJECT BENCHMARK ELEV 410.91	330,241.12	1,961,324.58
101	MON IN TAPTEAL DR	329,836.59	1,962,432.73
102	MON IN TAPTEAL DR	330,409.56	1,961,096.78
103	LOT CORNER	330,293.56	1,961,169.18
104	LOT CORNER	329,799.01	1,961,072.29
105	LOT CORNER	329,693.75	1,961,235.01
106	LOT CORNER	329,683.60	1,961,250.84
107	LOT CORNER	329,559.07	1,961,474.14
109	LOT CORNER	329,858.39	1,961,483.74
110	LOT CORNER	329,887.91	1,961,484.69
111	LOT CORNER	330,105.62	1,961,523.44
112	LOT CORNER	330,143.24	1,961,505.26
113	LOT CORNER	330,212.96	1,961,314.23

UTILITY CONTACT INFORMATION

POWER: CITY OF RICHLAND ENERGY SERVICES, JOE BIRCHER 509-942-7415
 PO BOX 190, 840 NORTHGATE DR, RICHLAND, WA 99352

FIBER OPTIC: NOANET, DAN WICKERSHAM 509-456-3619.

CABLE: SPECTRUM COMMUNICATIONS, JUNIOR CAMPOS 509-222-2577
 639 N KELLOGG ST, KENNEWICK, WA 99336

GAS: CASCADE NATURAL GAS, ARNIE GARZA 509-546-5953
 200 N UNION ST, KENNEWICK, WA 99336

IRRIGATION: KENNEWICK IRRIGATION DISTRICT, BEN WOODARD 509-586-9111
 2015 S ELY ST, KENNEWICK, WA 99336

TELEPHONE: ZIPLY FIBER, JOE CICHY 509-736-3722
 4916 W CLEARWATER AVE, KENNEWICK, WA 99336

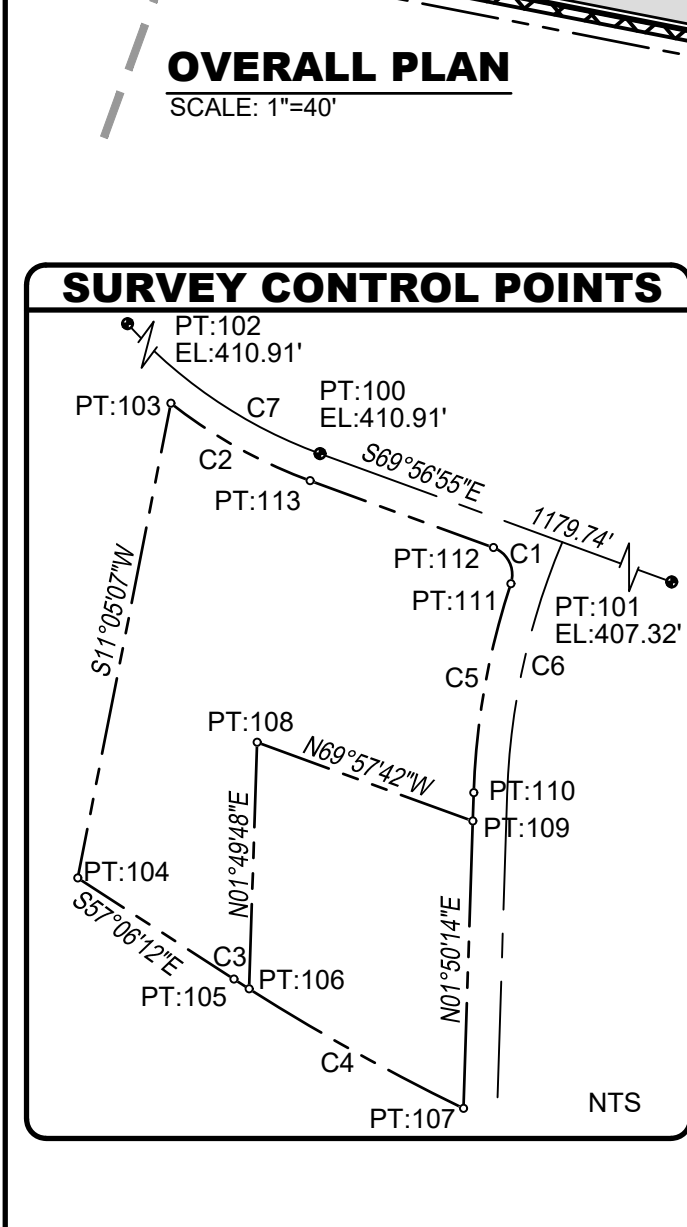
SEWER / WATER: CITY OF RICHLAND PUBLIC WORKS, PAM MATTHEUS
 509-942-7790, 652 SWIFT BLVD, MS-26, RICHLAND, WA 99352

LEGEND

DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED
CENTER LINE	---	---	COMMUNICATIONS		
EASEMENT	---	---	TELEPHONE RISER	⊠	⊠
PHASE LINE	---	---	TELEPHONE VAULT	⊠	⊠
PROPERTY LINE	---	---	CABLE/FIBER RISER	⊠	⊠
RIGHT OF WAY	---	---	GAS		
SECTION LINE	---	---	GAS METER	⊠	⊠
CONTOUR MAJOR	---	---	VALVE - GAS	⊠	⊠
CONTOUR MINOR	---	---	WATER / IRRIGATION		
PAVEMENT	---	---	CONCRETE	---	---
CONCRETE	---	---	BLOW-OFF	---	---
GRAVEL EDGE	---	---	CAP	---	---
GRADE BREAK	---	---	COUPLER	---	---
SWALE	---	---	THRUST BLOCK	---	---
CABLE	---	---	VALVE - BUTTERFLY	---	---
IRRIGATION	---	---	VALVE - CHECK	---	---
JOINT TRENCH	---	---	VALVE - GATE	---	---
POWER OVERHEAD	---	---	POST INDICATOR	---	---
POWER BURIED	---	---	IRRIGATION SERVICE	---	---
ROOF DRAIN	---	---	WATER METER	---	---
SEWER	---	---	FIRE HYDRANT	---	---
STORM	---	---	FIRE DEPT CONN	---	---
STORM INFILTRATION	---	---	DCVA	---	---
TELEPHONE	---	---	RPBA	---	---
WATER	---	---	SEWER / STORM		
FENCE	---	---	CLEANOUT	---	---
SILT FENCE	---	---	CATCH BASIN	---	---
LANDSCAPING	---	---	MANHOLE - SEWER	---	---
POWER / LIGHTING			MANHOLE - STORM	---	---
DISCONNECT	---	---	DRYWELL - STORM	---	---
JUNCTION BOX	---	---	MISCELLANEOUS		
PULL BOX / HAND HOLE	---	---	BENCHMARK	---	---
METER	---	---	MAIL BOX	---	---
TRANSFORMER	---	---	MONUMENT (IN CASE)	---	---
VAULT	---	---	SIGN	---	---
UTILITY POLE	---	---			
PARKING LOT LIGHT	---	---			
STREET LIGHT	---	---			

ABBREVIATIONS

AP	ANGLE POINT	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ON CENTER
BM	BENCHMARK	OC	OPEN CENTER
CL	CENTERLINE	P, PWR	POWER
C	CURVE	PC	POINT OF CURVATURE INTERSECT
CB	CATCH BASIN	PE	POLYETHYLENE
CF	CUBIC FEET	PL	PROPERTY LINE
CFS	CUBIC FEET PER SECOND	PT	POINT NUMBER, POINT OF TANGENCY
CO	CLEANOUT	R	RADIUS, RIGHT
CONN	CONNECTION	RFCA	RESTRAINED FLANGED COUPLING ADAPTER
CONT	CONTINUOUS	RP	RADIUS POINT
CSCB	CRUSHED SURFACE BASE COURSE	RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
CSTC	CRUSHED SURFACE TOP COURSE	R / W	RIGHT OF WAY
CY	CUBIC YARD	S	SOUTH, SEWER, SLOPE
DCVA	DOUBLE CHECK VALVE ASSEMBLY	SD	STORM DRAIN
DI	DUCTILE IRON	SDMH	STORM DRAIN MANHOLE
DTL	DETAIL	SF	SQUARE FEET
DWG	DRAWING	SI	STREET OR STATION INTERSECTION
E, EXST	EAST, EXISTING	SL	STREET LIGHT
EG	EXISTING GRADE	SPEC	SPECIFICATION
EL	ELEVATION	SS	SANITARY SEWER
ESMT	EASEMENT	SSMH	SANITARY SEWER MANHOLE
FC	FACE OF CURB	STA	STATION
FF	FINISHED FLOOR	STD	STANDARD
FG	FINISHED GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TA	TOP OF ASPHALT
FIP	FEMALE IRON PIPE	TBC	TOP BACK OF CURB
FL	FLOW LINE / FLANGE(D)	TBM	TEMPORARY BENCHMARK
FND	FOUND (SURVEY RELATED)	TC	TOP OF CONCRETE
FT	FEET	TG	TOP OF GRAVEL
GB	GRADE BREAK	TEL	TELEPHONE
H, HORZ	HORIZONTAL	TYP	TYPICAL
HMA	HOT MIXED ASPHALT	UIC	UNDERGROUND INJECTION CONTROL
HP	HIGH POINT	UTL	UTILITY
IE, INV	INVERT ELEVATION	V, VERT	VERTICAL
IF	IRRIGATION FITTING	W, WTR	WEST WATER
IR	IRRIGATION	WF	WATER FITTING
L	LEFT LEVANTH	WM	WATER METER
LF	LINEAL FEET	WSPCS	WASHINGTON STATE PLANE COORDINATE SYSTEM
MAX	MAXIMUM		
ME	MATCH EXISTING		
MH	MANHOLE		
MIN	MINIMUM		
MIP	MALE IRON PIPE		



SITE INFORMATION

(E) PEROUS AREA: 210,266 SF
 (E) IMPERVIOUS AREA: 0 SF
 (N) PEROUS AREA: 33,464 SF
 (N) IMPERVIOUS AREA: 176,802 SF
 TOTAL SITE AREA: 210,266 SF

IDENTIFIERS

DETAILS AND SECTIONS

WATER AND IRRIGATION FITTINGS

A, B = SHEET REFERENCE
 A, B = FITTING NUMBER

CUT - FILL QUANTITIES

CUT: 14000 CY
 FILL (1.20): 5000 CY
 NET (CUT): 8000 CY

NOTE: CUT/FILL QUANTITIES ARE APPROXIMATE AND CALCULATED TO TOP OF FINISHED GRADE.

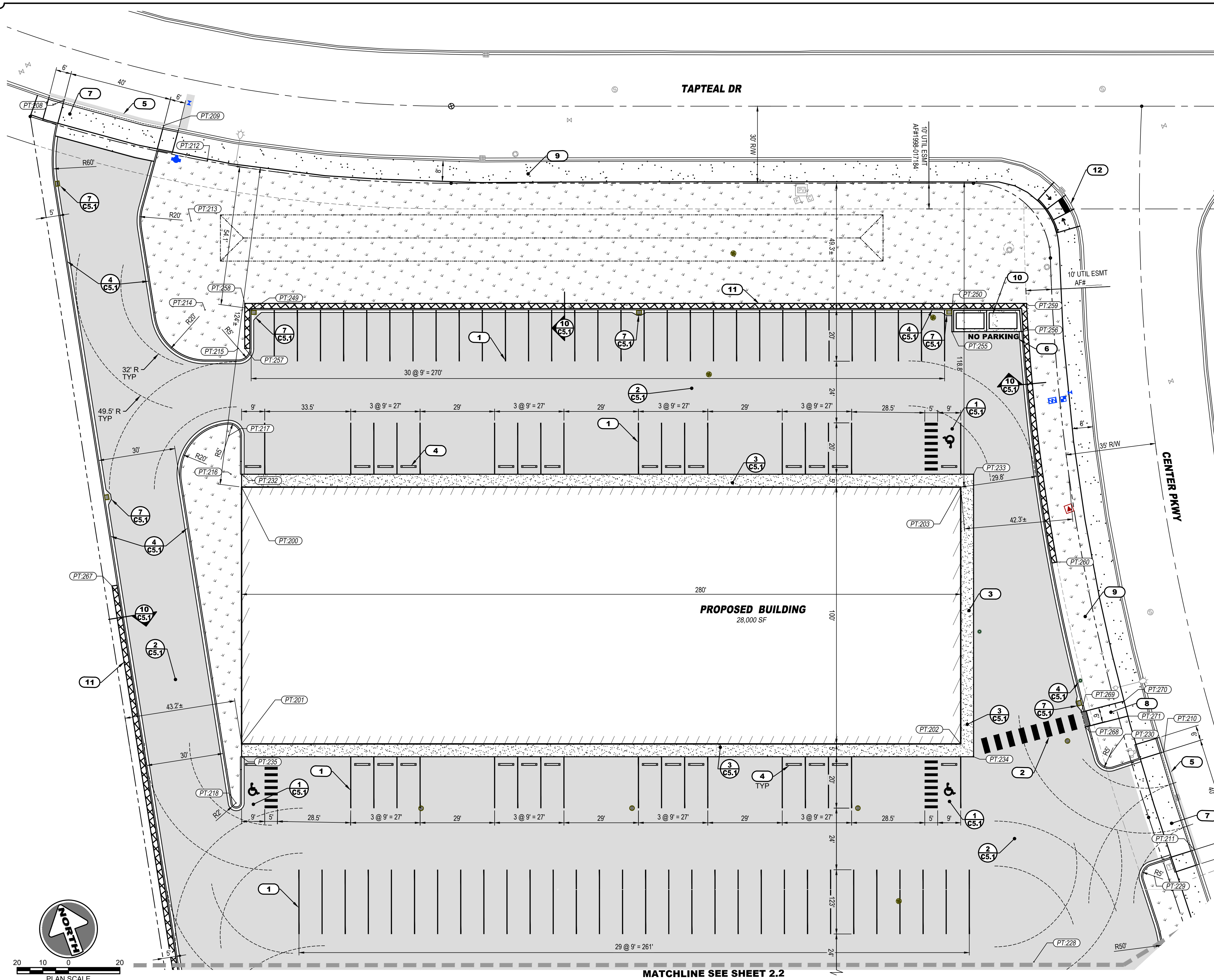
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 Designer: BAER TESTING
 Project: MATSON TAPTEAL DEVELOPMENT
 File Path: P:\2020\04\08\Matson Tapteal Dr - Site Plans\Draw

MATSON TAPTEAL DEVELOPMENT SITE PLAN
COVER SHEET / OVERALL PLAN
 SW CORNER OF TAPTEAL DR AND CENTER PKWY, PARCEL 13099400032000-3000
MATSON DEVELOPMENT, LLC
 TRAVIS MATSON
 253 JACKRABBIT LN, KENNEWICK, WA 99338
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 Description: _____
 By: _____
 Date: _____

DATE: 01-29-2021
 PROJECT NUMBER: 20-048.1
 SHEET NUMBER: C1.1

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- ### KEY NOTES
- 1 PAINT 4" WIDE WHITE STRIPING FOR PARKING STALLS, 2 COATS, TYP.
 - 2 ADA ACCESSIBLE ROUTE, 5% MAXIMUM LONGITUDINAL SLOPE, 2% MAXIMUM CROSS SLOPE. MARK ACCESSIBLE ROUTE WITH 24" WIDE x 6' LONG WHITE LINES SPACED 5' CENTER, 2 COATS MIN.
 - 3 ADA ACCESSIBLE ROUTE, 5% MAXIMUM LONGITUDINAL SLOPE, 2% MAXIMUM CROSS SLOPE.
 - 4 PLACE CONCRETE BUMPER 3' BACK FROM END OF PARKING STALL AND ANCHOR WITH REBAR STAKES.
 - 5 SAW CUT CLEAN EDGE AS NEEDED, TRENCH REPAIR PER COR STD DWG U2
 - 6 24" TALL WHITE PAINTED LETTERS LABELED "NO PARKING".
 - 7 REMOVE EXISTING CURB AND GUTTER AND CONSTRUCT NEW 40' COMMERCIAL DRIVEWAY WITH CURB RAMPS AND PEDESTRIAN CURBS PER COR STD DWG ST2. ADA ACCESSIBLE ROUTE ACROSS DRIVEWAY TO HAVE 5% MAXIMUM LONGITUDINAL SLOPE, 2% MAXIMUM CROSS SLOPE.
 - 8 CONSTRUCT SIDEWALK RAMP TYPE 3A WITH DETECTABLE WARNING PATTERN PER COR STD DWG ST6. RAMP TO HAVE 7.5% MAXIMUM LONGITUDINAL SLOPE, 2% MAXIMUM CROSS SLOPE.
 - 9 CONSTRUCT NEW 8' SIDEWALK PER COR STD DWG ST1
 - 10 CONSTRUCT DOUBLE SOLID WASTE CONTAINER ENCLOSURE PER COR STD DWG SW2B SW3
 - 11 RETAINING WALL, DESIGN BY OTHERS
 - 12 CONSTRUCT ADA RAMP TYPE PARALLEL A PER WSDOT STD DWG F-40.12-03

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 Date: January 21, 2021 1:02:47 PM

Rev	Description	By	Date

MATSON TAPTEAL DEVELOPMENT SITE PLAN
SITE LAYOUT PLAN - NORTH
 SW CORNER OF TAPTEAL DR AND CENTER PKWY, PARCEL 13099400032000-3000
 Client/Project Information
MATSON DEVELOPMENT, LLC
TRAVIS MATSON
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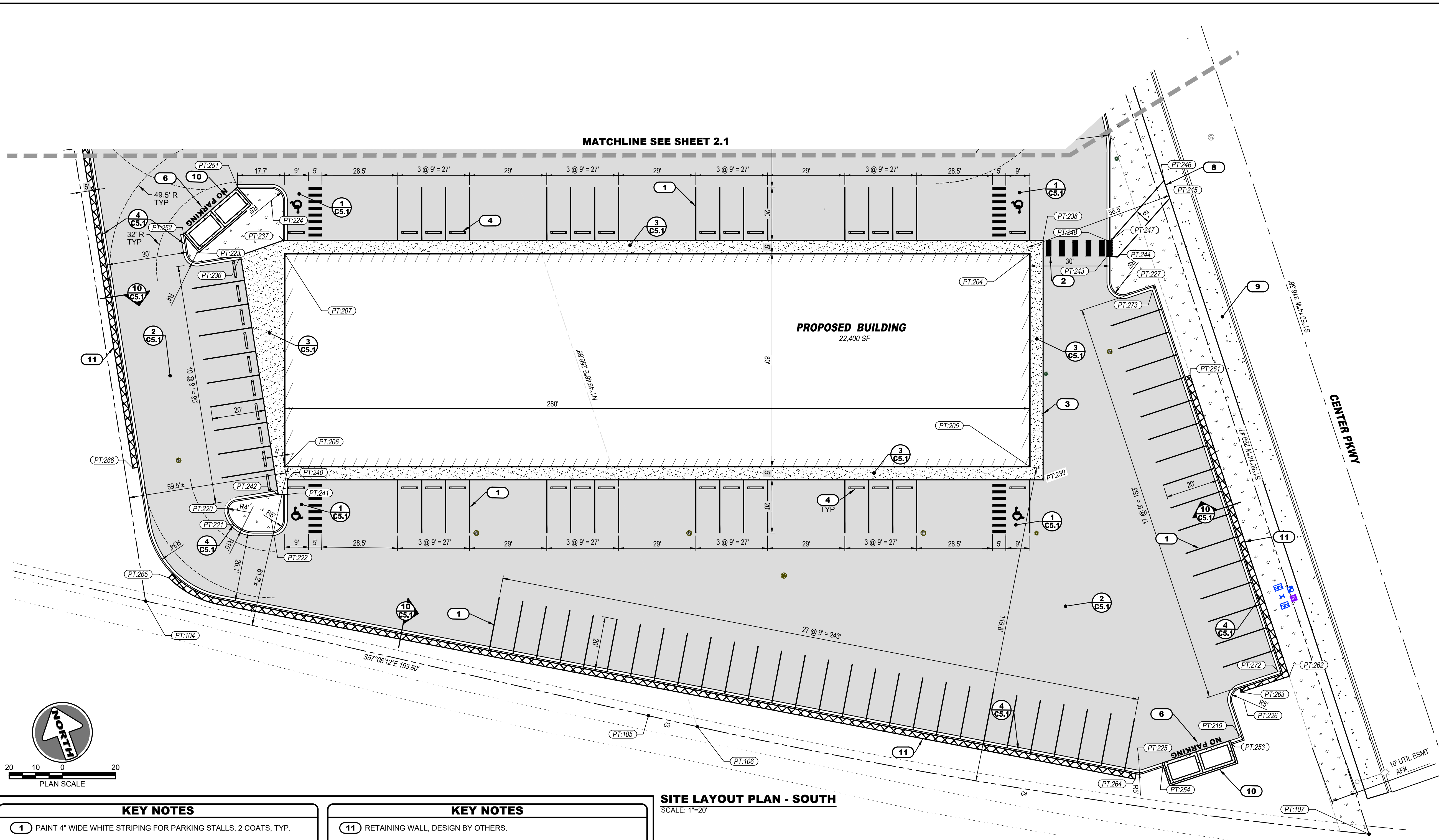
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CALL 2 BUSINESS DAYS BEFORE YOU DIG: 811

Date: 01-29-2021
 Project Number: 20-048.1
 Sheet Number: C2.1

SITE LAYOUT PLAN - NORTH
 SCALE: 1"=20'

MATCHLINE SEE SHEET 2.2



SITE LAYOUT PLAN - SOUTH
SCALE: 1"=20'

- KEY NOTES**
- 1 PAINT 4" WIDE WHITE STRIPING FOR PARKING STALLS, 2 COATS, TYP.
 - 2 ADA ACCESSIBLE ROUTE, 5% MAXIMUM LONGITUDINAL SLOPE, 2% MAXIMUM CROSS SLOPE. MARK ACCESSIBLE ROUTE WITH 24" WIDE x 6' LONG WHITE LINES SPACED 5' CENTER, 2 COATS MIN.
 - 3 ADA ACCESSIBLE ROUTE, 5% MAXIMUM LONGITUDINAL SLOPE, 2% MAXIMUM CROSS SLOPE.
 - 4 PLACE CONCRETE BUMPER 3" BACK FROM END OF PARKING STALL AND ANCHOR WITH REBAR STAKES.
 - 5 SAW CUT CLEAN EDGE AS NEEDED, TRENCH REPAIR PER COR STD DWG U2
 - 6 12" TALL WHITE PAINTED LETTERS LABELED "NO PARKING".
 - 7 REMOVE EXISTING CURB AND GUTTER AND CONSTRUCT NEW 40' COMMERCIAL DRIVEWAY WITH CURB RAMPS AND PEDESTRIAN CURBS PER COR STD DWG ST2. ADA ACCESSIBLE ROUTE ACROSS DRIVEWAY TO HAVE 5% MAXIMUM LONGITUDINAL SLOPE, 2% MAXIMUM CROSS SLOPE.
 - 8 CONSTRUCT SIDEWALK RAMP TYPE 3A WITH DETECTABLE WARNING PATTERN PER COR STD DWG ST6. RAMP TO HAVE 7.5% MAXIMUM LONGITUDINAL SLOPE, 2% MAXIMUM CROSS SLOPE.
 - 9 CONSTRUCT NEW 8' SIDEWALK PER COR STD DWG ST1
 - 10 CONSTRUCT DOUBLE SOLID WASTE CONTAINER ENCLOSURE PER COR STD DWG SW2B SW3

- KEY NOTES**
- 11 RETAINING WALL, DESIGN BY OTHERS.

Rev	Description	By	Date

MATSON TAPTEAL DEVELOPMENT SITE PLAN
SITE LAYOUT PLAN - SOUTH
 SW CORNER OF TAPTEAL DR AND CENTER PKWY, PARCEL 13099400032000-3000
 Client/Project Information
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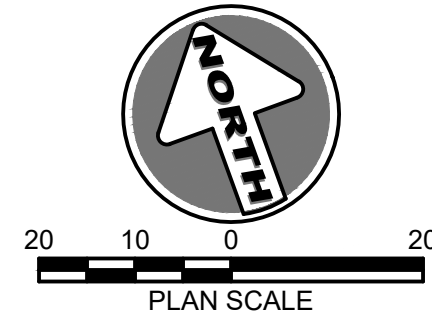
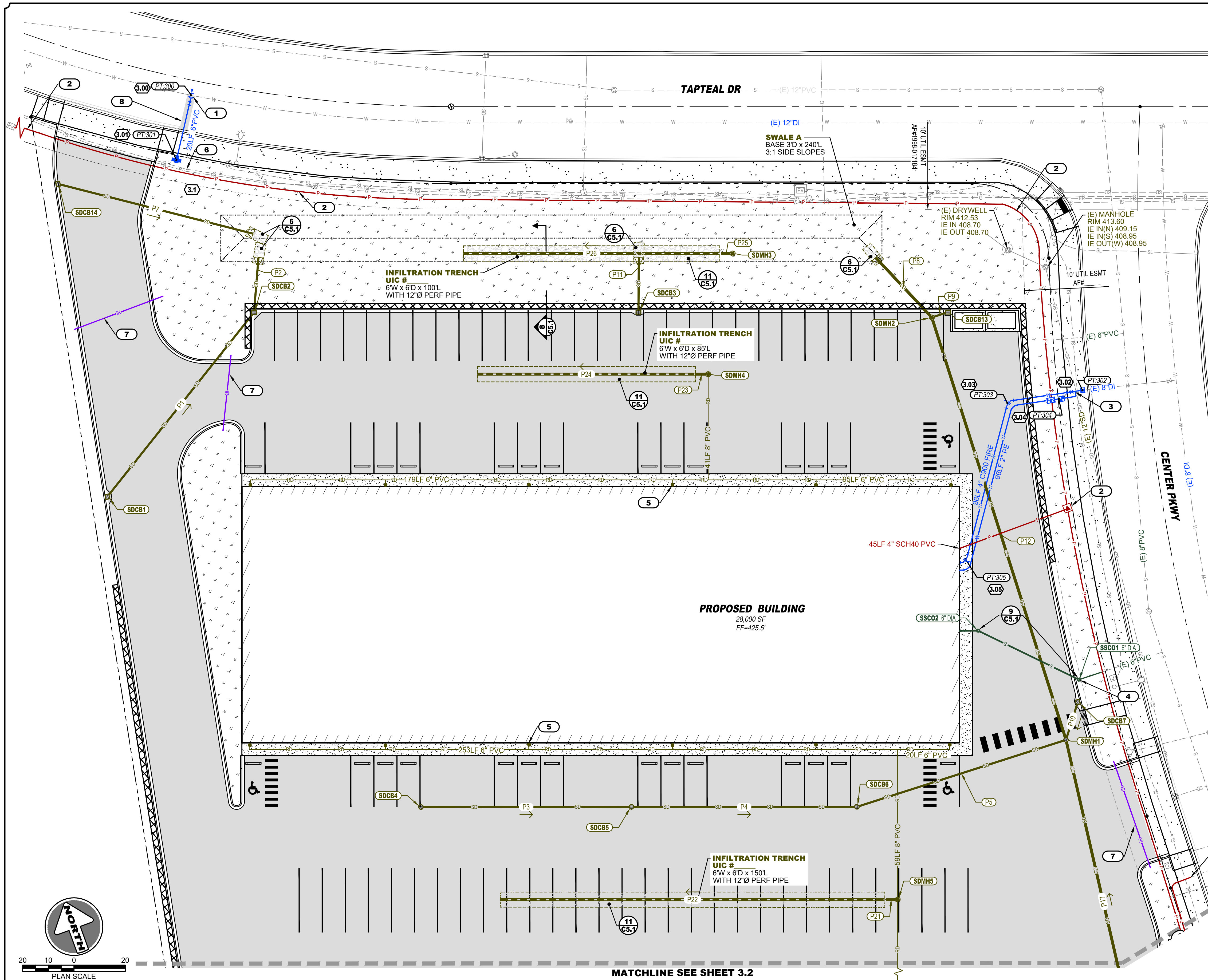
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Date: 01-29-2021
 Project Number: 20-048-1
 Sheet Number: C2.2



SITE UTILITY PLAN - NORTH
SCALE: 1"=20'

MATCHLINE SEE SHEET 3.2

NOTES

1. CONTRACTOR TO PROVIDE ALL TRENCHING AND BACKFILL AS NEEDED FOR INSTALLATION OF CONDUITS, NEW STRUCTURES, AND CONNECTION TO EXISTING STRUCTURES, UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO PROVIDE AND INSTALL ALL CONDUITS AND STRUCTURES, UNLESS OTHERWISE NOTED. COORDINATE WITH UTILITIES.

KEY NOTES

1. COORDINATE WITH COR TO TAP WATER MAIN.
2. COORDINATE WITH COR POWER SERVICES ON EXTENSION OF POWER FROM EXISTING VAULT 137LF TO THE WEST OF SITE. POWER TO BE INSTALLED ALONG EXISTING TAPTEAL DRIVE UTILITY BANK. COORDINATE WITH FRANCHISE UTILITIES (SPECTRUM, ZIPLY, CNGC, NOANET) ON INSTALLATION IN JOINT TRENCH WITH POWER. PROVIDE TRENCHING AND BACKFILL.
3. LOCATE AND INSTALL 2" WATER SERVICE FROM EXISTING STUB TO PROPERTY PER COR STD DWG W19.
4. LOCATE AND EXTEND EXISTING 6" SEWER STUB PAST UTILITY EASEMENT AND INSTALL CLEANOUT AS SHOWN.
5. REFER TO ARCHITECTURAL PLANS FOR ROOF DRAIN LOCATIONS AND CONNECTION DETAIL.
6. DIG AND VERIFY DEPTH OF UTILITY BANK TO AVOID CONFLICT WITH FIRE HYDRANT.
7. INSTALL 4" PVC SLEEVE FOR IRRIGATION. EXTEND MINIMUM 6" BEYOND CURB, SIDEWALK, OR EDGE OF PAVEMENT.
8. SAWCUT CLEAN EDGE AND TRENCH REPAIR PER COR STD DWG U2.

WATER FITTINGS


- NOTES:**
1. NEW WATER MAIN TO BE INSTALLED WITH A MINIMUM COVER OF 42 INCHES.
 2. FIRE SPRINKLER DESIGNER TO VERIFY FIRE SPRINKLER SUPPLY LINE SIZE.
- 3.00 1 - 12"x12"x6" TAPPING TEE PER COR STD DWG W-11
 - 1 - 6" GATE VALVE
 - 1 - THRUST BLOCK PER COR STD DWG W-16A
 - 3.01 1 - FIRE HYDRANT ASSEMBLY PER COR STD DTL W-14
 - 3.02 1 - 8" COUPLER
 - 1 - 8" x 8" DI SPOOL
 - 1 - 8" x 4" REDUCER
 - 1 - 4" GATE VALVE
 - 3.03 1 - 4" 45° BEND
 - 1 - 4" 22.5° BEND
 - 1 - THRUST BLOCK PER COR STD DWG W-16A
 - 3.04 1 - 1 1/2" WATER METER
 - 1 - 2" DCVA
 - 3.05 1 - 4" 45° BEND
 - 1 - 4" 22.5° BEND
 - 1 - THRUST BLOCK PER COR STD DWG W-16A

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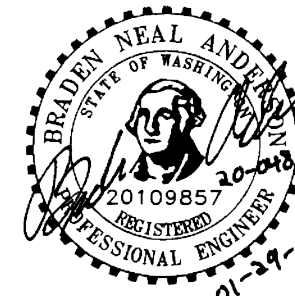


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MATSON TAPTEAL DEVELOPMENT SITE PLAN
SITE UTILITY PLAN - NORTH

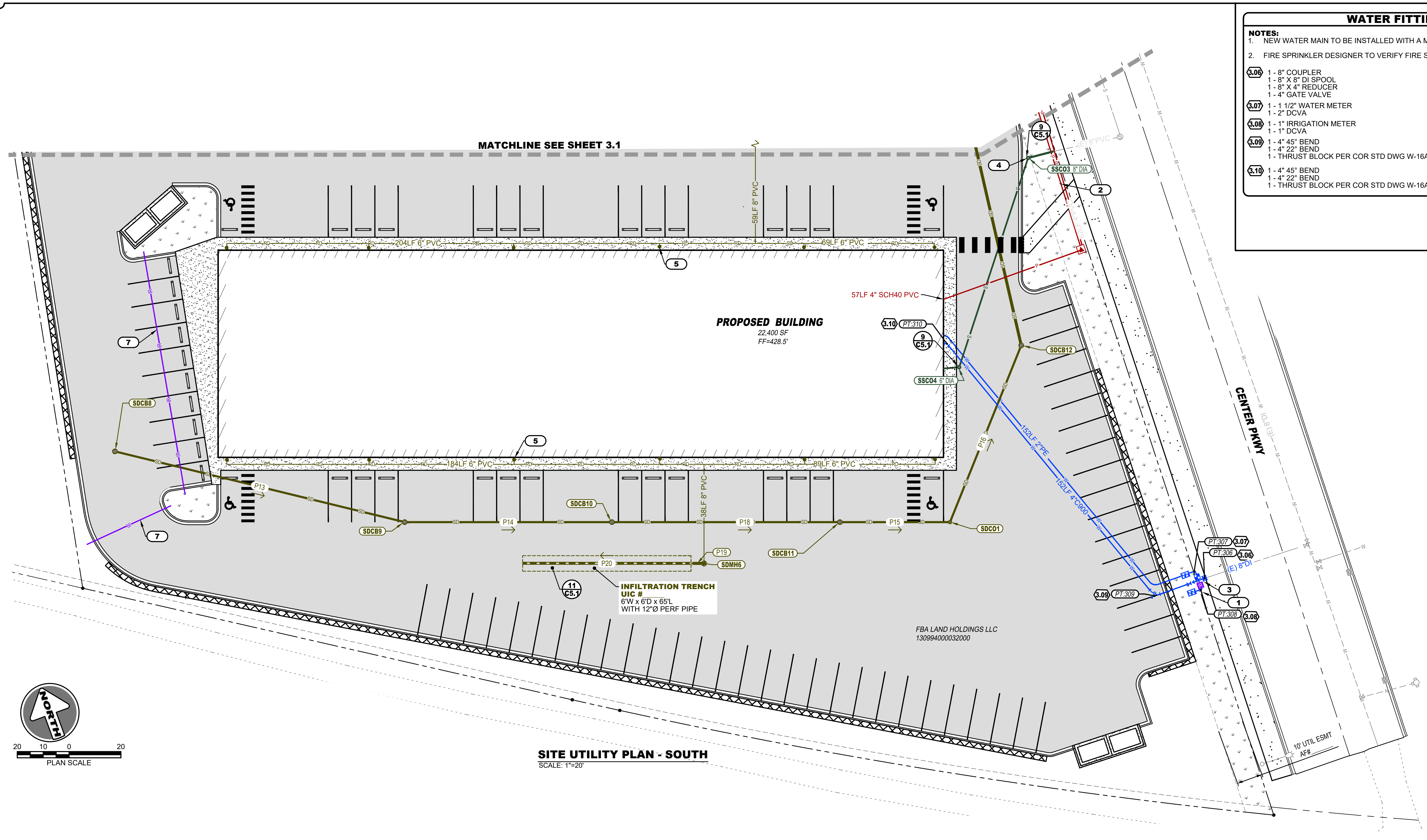
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 Client/Project Information
MATSON DEVELOPMENT, LLC
TRAVIS MATSON
 253 JACKRABBIT LN, KENNEWICK, WA 99338
 SECT:30 T09N R29E W01



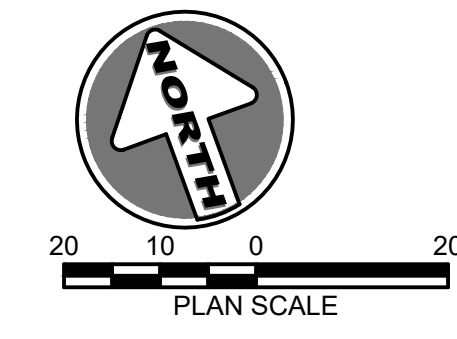
Date: **01-29-2021**

Project Number: **20-048.1**

Sheet Number: **C3.1**



- WATER FITTINGS**
- NOTES:**
- NEW WATER MAIN TO BE INSTALLED WITH A MINIMUM COVER OF 42 INCHES.
 - FIRE SPRINKLER DESIGNER TO VERIFY FIRE SPRINKLER SUPPLY LINE SIZE.
- 3.06 1 - 8" COUPLER
1 - 8" X 8" DI SPOOL
1 - 8" X 4" REDUCER
1 - 4" GATE VALVE
 - 3.07 1 - 1 1/2" WATER METER
1 - 2" DCVA
 - 3.08 1 - 1" IRRIGATION METER
1 - 1" DCVA
 - 3.09 1 - 4" 45° BEND
1 - 4" 22° BEND
1 - THRUST BLOCK PER COR STD DWG W-16A
 - 3.10 1 - 4" 45° BEND
1 - 4" 22° BEND
1 - THRUST BLOCK PER COR STD DWG W-16A



SITE UTILITY PLAN - SOUTH
SCALE: 1"=20'

- KEY NOTES**
- INSTALL 1" IRRIGATION SERVICE FROM 8" STUB TO PROPERTY PER COR STD DWG W3.
 - COORDINATE WITH COR POWER SERVICES ON EXTENSION OF POWER FROM EXISTING VAULT TO THE WEST OF SITE. COORDINATE WITH FRANCHISE UTILITIES (SPECTRUM, ZIPLY, CNGC, NOANET) ON INSTALLATION IN JOINT TRENCH WITH POWER.
 - LOCATE AND INSTALL 2" WATER SERVICE FROM EXISTING STUB TO PROPERTY PER COR STD DWG W19.
 - LOCATE AND EXTEND EXISTING 8" SEWER STUB PAST UTILITY EASEMENT AND INSTALL CLEANOUT AS SHOWN.
 - REFER TO ARCHITECTURAL PLANS FOR ROOF DRAIN LOCATIONS AND CONNECTION DETAIL.
 - NOT USED
 - INSTALL 4" PVC SLEEVE FOR IRRIGATION. EXTEND MINIMUM 6" BEYOND CURB, SIDEWALK, OR EDGE OF PAVEMENT.

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MATSON TAPTEAL DEVELOPMENT SITE PLAN
SITE UTILITY PLAN - SOUTH
SW CORNER OF TAPTEAL DR AND CENTER PKWY, PARCEL 130994000032000-3000
Client/Project Information: **MATSON DEVELOPMENT, LLC**
TRAVIS MATSON
253 JACKRABBIT LN, KENNEWICK, WA 98338
SECT 30 T09N R29E W01

Client/Project Information: **MATSON DEVELOPMENT, LLC**
TRAVIS MATSON
253 JACKRABBIT LN, KENNEWICK, WA 98338
SECT 30 T09N R29E W01

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Professional Engineer
BRIAN L. HARMON
20109857
01-29-21

Date: **01-29-2021**
Project Number: **20-048.1**
Sheet Number: **C3.2**

PROJECT POINTS			
PT #	DESCRIPTION	NORTHING	EASTING
200	BUILDING CORNER	330,129.80	1,961,197.05
201	BUILDING CORNER	330,035.86	1,961,162.76
202	BUILDING CORNER	329,939.86	1,961,425.79
203	BUILDING CORNER	330,033.80	1,961,460.07
204	BUILDING CORNER	329,807.69	1,961,429.16
205	BUILDING CORNER	329,732.54	1,961,401.73
206	BUILDING CORNER	329,828.54	1,961,138.70
207	BUILDING CORNER	329,903.69	1,961,166.13
208	BOT RAMP	330,295.19	1,961,183.90
209	BOT RAMP	330,272.43	1,961,216.80
210	BOT RAMP	329,909.85	1,961,498.94
211	BOT RAMP	329,869.91	1,961,497.16
212	R60' CENTER	330,253.84	1,961,228.15
213	R60' CENTER	330,233.92	1,961,214.05
214	R20' CENTER	330,199.51	1,961,207.31
215	R5' CENTER	330,180.97	1,961,214.36
216	R20' CENTER	330,135.95	1,961,194.86
217	R5' CENTER	330,150.30	1,961,199.21
218	R2' CENTER	330,015.01	1,961,152.82
219	FC	329,608.86	1,961,441.72
220	R5' CENTER	329,819.60	1,961,116.57
221	R10' CENTER	329,811.63	1,961,115.21
222	R5' CENTER	329,811.47	1,961,127.15
223	R4' CENTER	329,915.31	1,961,135.32
224	R5' CENTER	329,924.20	1,961,168.29
225	R5' CENTER	329,615.12	1,961,402.47
226	R5' CENTER	329,622.72	1,961,447.17
227	R5' CENTER	329,785.44	1,961,458.30
228	R50' CENTER	329,850.39	1,961,423.46
229	R5' CENTER	329,865.61	1,961,478.97
230	R5' CENTER	329,915.64	1,961,478.56
231	R782' CENTER	329,863.22	1,962,254.23
232	SW	330,134.50	1,961,198.76
233	SW	330,036.78	1,961,466.48
234	SW	329,933.45	1,961,428.77
235	SW	330,031.17	1,961,161.05
236	SW	329,908.80	1,961,150.35
237	SW	329,908.56	1,961,167.38
238	SW	329,810.67	1,961,435.57
239	SW	329,726.13	1,961,404.72

PROJECT POINTS			
PT #	DESCRIPTION	NORTHING	EASTING
240	SW	329,823.50	1,961,137.93
241	SW	329,818.33	1,961,136.04
242	SW	329,819.49	1,961,132.86
243	SW	329,796.81	1,961,456.06
244	SW	329,795.37	1,961,460.00
245	SW	329,809.24	1,961,485.70
246	SW	329,816.18	1,961,485.93
247	SW	329,801.93	1,961,459.53
248	SW	329,802.45	1,961,458.12
249	FC	330,193.34	1,961,224.20
250	FC	330,099.79	1,961,480.50
251	FC	329,933.24	1,961,158.09
252	FC	329,923.60	1,961,132.87
253	FC	329,609.01	1,961,437.24
254	FC	329,609.87	1,961,410.25
255	TRASH CORNER	330,091.80	1,961,477.59
256	FC	330,082.47	1,961,503.14
257	BACK WALL	330,180.11	1,961,216.70
258	BACK WALL	330,196.55	1,961,222.70
259	BACK WALL	330,092.17	1,961,508.65
260	BACK WALL	329,993.51	1,961,485.25
261	BACK WALL	329,744.05	1,961,470.07
262	BACK WALL	329,625.11	1,961,466.25
263	BACK WALL	329,625.72	1,961,447.26
264	BACK WALL	329,608.68	1,961,398.63
265	BACK WALL	329,804.18	1,961,083.48
266	BACK WALL	329,847.55	1,961,084.87
267	BACK WALL	330,110.91	1,961,136.45
268	SW	329,929.38	1,961,473.59
269	SW	329,935.36	1,961,474.12
270	SW	329,933.69	1,961,491.24
271	SW	329,927.72	1,961,490.65
272	FC	329,627.19	1,961,463.82
273	FC	329,780.11	1,961,468.73

STORM STRUCTURES				
STRUCTURE ID / SIZE	NORTHING EASTING	RIM EL	PIPES IN/OUT	SUMP
SDCB1 [26"x22"]	N:330,144.09 E:1,961,146.35	422.50	IE OUT (NE): 420.33 [8"], P1	1.50'
SDCB2 [48" DIA]	N:330,192.05 E:1,961,224.80	422.80	IE IN (SW): 417.00 [8"], P1 IE OUT (NE): 415.20 [8"], P2	1.50'
SDCB3 [48" DIA]	N:330,140.63 E:1,961,365.71	423.30	IE OUT (N): 415.20 [8"], P11	1.50'
SDCB4 [24" DIA]	N:329,988.35 E:1,961,219.81	424.75	IE OUT (E): 422.58 [8"], P3	1.50'
SDCB5 [24" DIA]	N:329,960.25 E:1,961,296.98	425.00	IE IN (W): 421.76 [8"], P3 IE OUT (E): 421.66 [8"], P4	1.50'
SDCB6 [24" DIA]	N:329,930.11 E:1,961,379.59	425.00	IE IN (W): 420.78 [8"], P4 IE OUT (E): 420.68 [8"], P5	1.50'
SDCB7 [26"x22"]	N:329,938.95 E:1,961,474.57	424.28	IE OUT (SW): 422.07 [8"], P10	1.50'
SDCB8 [24" DIA]	N:329,844.38 E:1,961,102.07	428.17	IE OUT (SE): 425.99 [8"], P13	1.50'
SDCB9 [24" DIA]	N:329,780.37 E:1,961,197.77	427.70	IE IN (NW): 424.84 [8"], P13 IE OUT (E): 424.73 [8"], P14	1.50'
SDCB10 [24" DIA]	N:329,752.94 E:1,961,272.92	427.90	IE IN (W): 423.93 [8"], P14 IE OUT (E): 423.83 [8"], P16	1.50'
SDCB11 [24" DIA]	N:329,722.77 E:1,961,355.59	428.00	IE IN (W): 422.95 [8"], P18 IE OUT (E): 422.85 [8"], P15	1.50'
SDCB12 [48" DIA]	N:329,762.87 E:1,961,444.74	427.50	IE IN (SW): 421.59 [8"], P16 IE OUT (N): 421.16 [12"], P17	1.50'
SDCB13 [26"x22"]	N:330,099.33 E:1,961,479.22	423.40	IE OUT (W): 420.16 [8"], P9	1.50'
SDCB14 [26"x22"]	N:330,265.37 E:1,961,170.17	411.95	IE OUT (SE): 409.73 [8"], P7	1.50'
SDCO1 [8" DIA]	N:329,708.20 E:1,961,395.51	428.41	IE IN (W): 422.43 [8"], P15 IE OUT (NE): 422.33 [8"], P16	1.50'
SDMH1 [48" DIA]	N:329,926.68 E:1,961,465.22	424.70	IE IN (W): 419.82 [8"], P5 IE IN (S): 417.86 [12"], P17 IE IN (NE): 421.91 [8"], P10 IE OUT (N): 417.76 [12"], P12	1.50'
SDMH2 [48" DIA]	N:330,099.50 E:1,961,472.57	423.62	IE IN (S): 414.30 [12"], P12 IE IN (E): 420.09 [8"], P9 IE OUT (NW): 414.20 [12"], P8	1.50'
SDMH3 [48" DIA]	N:330,149.63 E:1,961,408.10	411.00	IE OUT (W): 405.72 [12"], P25	1.50'
SDMH4 [48" DIA]	N:330,108.63 E:1,961,382.99	424.50	IE OUT (W): 419.35 [12"], P23	1.50'
SDMH5 [48" DIA]	N:329,890.65 E:1,961,382.14	426.68	IE OUT (W): 421.50 [12"], P21	1.50'
SDMH6 [48" DIA]	N:329,725.76 E:1,961,300.83	429.25	IE OUT (W): 423.50 [12"], P19	1.50'

STORM PIPES					
PIPE ID	SIZE	CONNECTED STRUCTURES	INVERTS	LENGTH	SLOPE
P1	8"	SDCB1 SDCB2	420.33 417.00	89.0'	3.63%
P2	8"	SDCB2	415.20 411.50	19.6'	17.21%
P3	8"	SDCB4 SDCB5	422.58 421.76	80.1'	1.00%
P4	8"	SDCB5 SDCB6	421.66 420.78	85.9'	1.00%
P5	8"	SDCB6 SDMH1	420.68 419.82	82.7'	1.00%
P7	8"	SDCB14	409.73 409.00	77.4'	0.93%
P8	12"	SDMH2	411.50 414.20	30.1'	8.42%
P9	8"	SDMH2 SDCB13	420.09 420.16	3.7'	1.00%
P10	8"	SDMH1 SDCB7	421.91 422.07	12.3'	1.00%
P11	8"	SDCB3	415.20 411.50	19.6'	17.19%
P12	12"	SDMH1 SDMH2	417.76 414.30	169.0'	2.00%
P13	8"	SDCB8 SDCB9	425.99 424.84	113.1'	1.00%
P14	8"	SDCB9 SDCB10	424.73 423.93	78.0'	1.00%
P15	8"	SDCB11 SDCO1	422.85 422.43	41.2'	1.00%
P16	8"	SDCO1 SDCB12	422.33 421.59	72.2'	1.00%
P17	12"	SDCB12 SDMH1	421.16 417.86	162.1'	2.00%
P18	8"	SDCB10 SDCB11	423.83 422.95	86.0'	1.00%
P19	12"	SDMH6 NULL3	423.50 423.50	3.0'	0.00%
P20	12"	NULL3	423.50 423.50	65.0'	0.00%
P21	12"	SDMH5 NULL2	421.50 421.50	3.0'	0.00%
P22	12"	NULL2	421.50 421.50	150.0'	0.00%
P23	12"	SDMH4	419.35 419.35	3.0'	0.00%
P24	12"	NULL4	419.35 419.35	85.0'	0.00%
P25	12"	SDMH3 NULL1	405.72 405.72	3.0'	0.00%
P26	12"	NULL1	405.72 405.72	100.0'	0.00%

SEWER STRUCTURES		
STRUCTURE ID / SIZE	NORTHING EASTING	RIM EL
SSCO1 [6" DIA]	N:329,947.04 E:1,961,478.02	424.07
SSCO2 [6" DIA]	N:329,978.44 E:1,961,447.65	425.36
SSCO3 [8" DIA]	N:329,829.95 E:1,961,472.05	429.45
SSCO4 [6" DIA]	N:329,763.17 E:1,961,419.35	428.39


WATER FITTING LOCATIONS			
PT #	FITTING NUMBER	NORTHING	EASTING
300	3.00	330,280.04	1,961,230.89
301	3.01	330,258.28	1,961,216.76
302	3.02	330,052.66	1,961,518.07
303	3.03	330,058.15	1,961,488.76
304	3.04	330,052.66	1,961,508.23
305	3.05	330,006.30	1,961,452.58
306	3.06	329,654.09	1,961,480.36
307	3.07	329,657.97	1,961,477.55
308	3.08	329,650.39	1,961,477.50
309	3.09	329,654.36	1,961,459.91
310	3.10	329,773.32	1,961,418.00

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MATSON TAPTEAL DEVELOPMENT SITE PLAN PROJECT POINTS & UTILITY TABLES
 SW CORNER OF TAPTEAL DR AND CENTER PKWY, PARCEL 1309940003200-3000
 Client/Project information: **MATSON DEVELOPMENT, LLC**
TRAVIS MATSON
 253 JACKRABBIT LN, KENNEWICK, WA 98338
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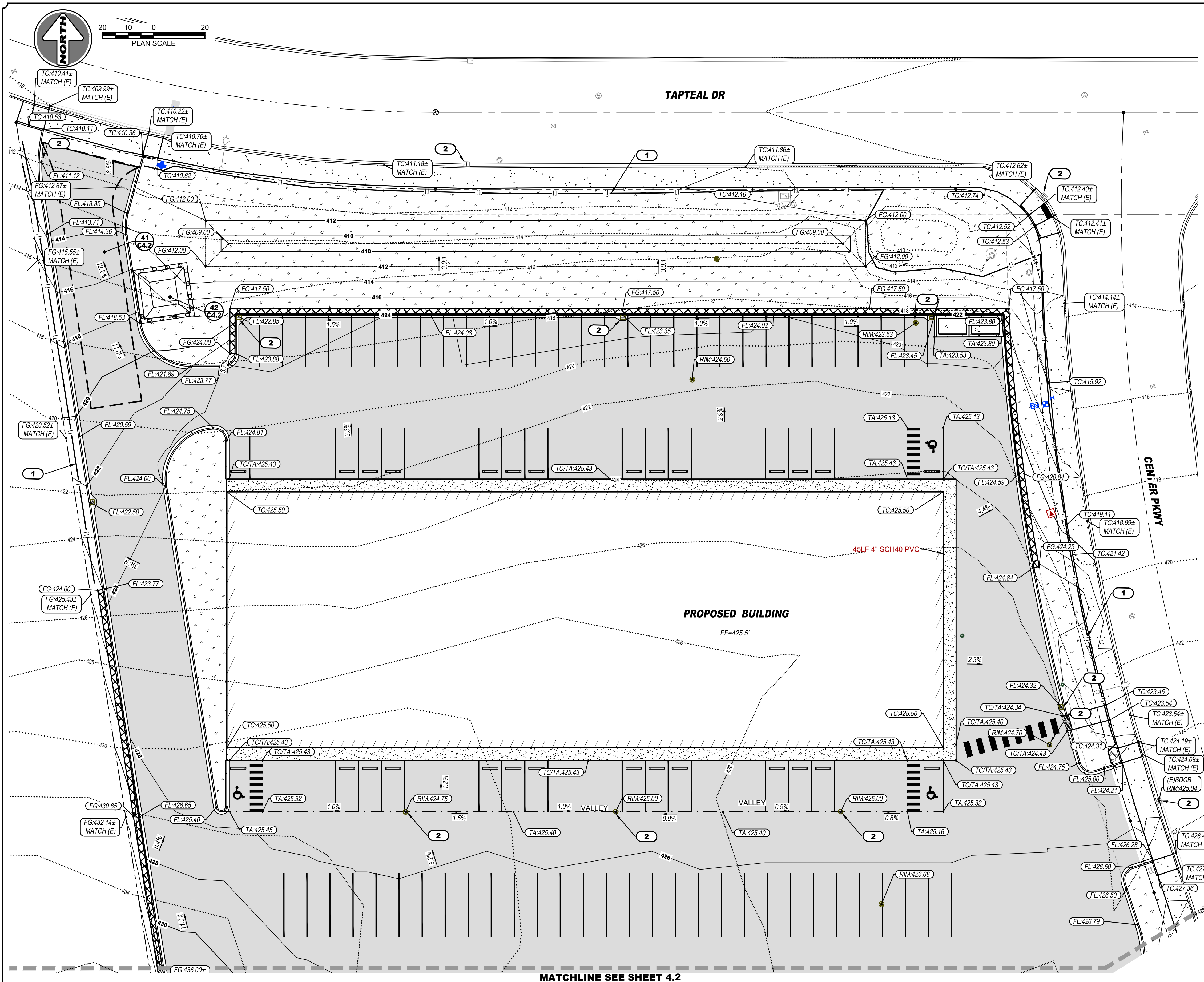
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Project Number: **20-048-1**

Sheet Number: **C3.3**





MATCHLINE SEE SHEET 4.2

SITE GRADING AND EROSION CONTROL PLAN - NORTH
SCALE: 1"=20'

EROSION CONTROL NOTES

- THIS PROJECT MAY REQUIRE COVERAGE UNDER THE WASHINGTON STATE PERMIT FOR CONSTRUCTION PHASE II PERMIT FOR CONSTRUCTION PROJECTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT CONDITIONS. THE CITY HAS ADOPTED REVISED STANDARDS AFFECTING THE CONSTRUCTION OF NEW STORMWATER FACILITIES IN ORDER TO COMPLY WITH CONDITIONS OF ITS NPDES GENERAL MUNICIPAL STORMWATER PERMIT PROGRAM. THIS PROJECT, AND EACH PHASE THEREOF, SHALL ALSO COMPLY WITH THE REQUIREMENTS OF THE CITY'S STORMWATER PROGRAM IN PLACE AT THE TIME EACH PHASE IS ENGINEERED.
 - ALL CONSTRUCTION PROJECTS THAT DON'T MEET THE EXEMPTION REQUIREMENTS OUTLINED IN SECTION 2.2 OF THE STORM WATER MANAGEMENT MANUAL (SWMM) SHALL COMPLY WITH THE NPDES PERMIT. ALL CONSTRUCTION ACTIVITIES SUBJECT TO THIS TITLE SHALL COMPLY WITH THE STORMWATER MANAGEMENT MANUAL AND PREPARE A STORMWATER SITE PLAN. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) OR SUBMISSION OF A COMPLETED EROSION CONTROL CERTIFICATION IS REQUIRED AT THE TIME OF PLAN SUBMITTAL.
 - ALL BEST MANAGEMENT PRACTICES USED FOR STORMWATER TREATMENT OF FLOW CONTROL SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON EXCEPT FOR WHERE CRITERIA ARE AMENDED BY THESE GUIDELINES.
- EROSION CONTROL:**
- CONTRACTOR TO INSTALL ALL BEST MANAGEMENT PRACTICES (BMP'S) PRIOR TO BEGINNING SITE CONSTRUCTION.
 - ALL BMP'S ARE TO BE INSPECTED AND MAINTAINED DAILY DURING CONSTRUCTION.
 - SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL.
 - ALL VEHICLES LEAVING SITE ARE TO USE CONSTRUCTION ENTRANCES TO WASH WHEELS FOR MUD AND DUST CONTROL FROM LEAVING SITE.
 - EXISTING CATCH BASINS WITH POTENTIAL OF RECEIVING RUN-OFF FROM SITE CONSTRUCTION ARE TO BE PROTECTED WITH AN APPROVED BMP. LOCATIONS SHOWN ON PLAN.
 - ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE COVERED WITH FILTER FABRIC TO PREVENT SEDIMENT ENTERING THE SYSTEM. THE FILTER FABRIC SHALL BE INSPECTED REGULARLY AND CLEANED WHEN NEEDED.
 - CONTRACTOR TO MINIMIZE DISTURBANCE FROM THEIR NATURAL STATE OF AREAS OUTSIDE STREETS, UTILITIES AND CONSTRUCTION STAGING AREAS.
 - CONSTRUCTION BYPRODUCTS (OILS, SOLVENTS, GLUES, ETC.) AND EXCESS MATERIALS (CONCRETE, ASPHALT, PAINT, ETC.) TO BE REMOVED FROM SITE AND DISPOSED OF PROPERLY.
 - CONTRACTOR TO INSTALL AND IMPLEMENT ADDITIONAL BMP'S AS SITE CONDITIONS OR FIELD CHANGES NECESSITATE. ALL CHANGES OR ADDITIONS TO THE EROSION CONTROL OR BMP'S ARE TO BE RELAYED AND COORDINATED THROUGH THE CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL).
 - PROPERTIES ADJACENT TO THE PROJECT SITE THAT ARE SUBJECT TO POTENTIAL EROSION CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION THROUGH THE USE OF SILT FENCE, OR OTHER BMP SELECTED BY THE CONTRACTOR.
 - THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE AT ALL TIMES FOR PREVENTING SILT-LADEN RUNOFF FROM DISCHARGING FROM THE PROJECT SITE, FAILURE TO DO SO CAN RESULT IN A FINE.
 - ALL DISTURBED SOILS, INCLUDING STOCKPILES, EXPOSED AND/OR UNWORKED FOR MORE THAN THE TIME PERIODS DESCRIBED BELOW: 30 DAYS (JULY 1 THRU SEPT 30) 15 DAYS (OCTOBER 1 THRU JUNE 30) SHALL BE PROTECTED FROM EROSION.
 - SILT FENCE TO BE LAYFIELD WBSF-124 WIREBACKED CONTINUOUS ROLL OR ENGINEER APPROVED EQUAL.
 - WATER OR USE A SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL.
 - ALL DISTURBED AREAS SHALL BE STABILIZED WITH A MINIMUM OF 4" OF 1/2" MINUS CRUSHED ROCK (CSBC) OR BE HYDROSEED. HYDROSEED SHALL BE APPLIED AT 60 LBS/ACRE WITH THE FOLLOWING SEEDING MIX: 40% ANNUAL RYEGRASS, 20% BLUE JUNCOS, 20% HEAT GRASS, 20% THICKSPIKE WHEAT GRASS, AND 20% SANDBERGS GRASS. ADDITIONALLY THE HYDROSEEDING SHALL INCLUDE 2,000 LBS/ACRE OF WOOD FIBER MULCH AND 50 LBS/ACRE OF GUAR BASED TACKIFIER.

KEY NOTES

- 750 LF SILT FENCE PER COR STD DWG S16 SHEET 3.
- PROTECT NEW AND EXISTING STORM INLETS WITH PER WSDOT STD DWG I40.20

GRADING LEGEND

DESCRIPTION	EXISTING	PROPOSED
CONTOUR MAJOR 40 400
CONTOUR MINOR 399 399
SILT FENCE
SWALE

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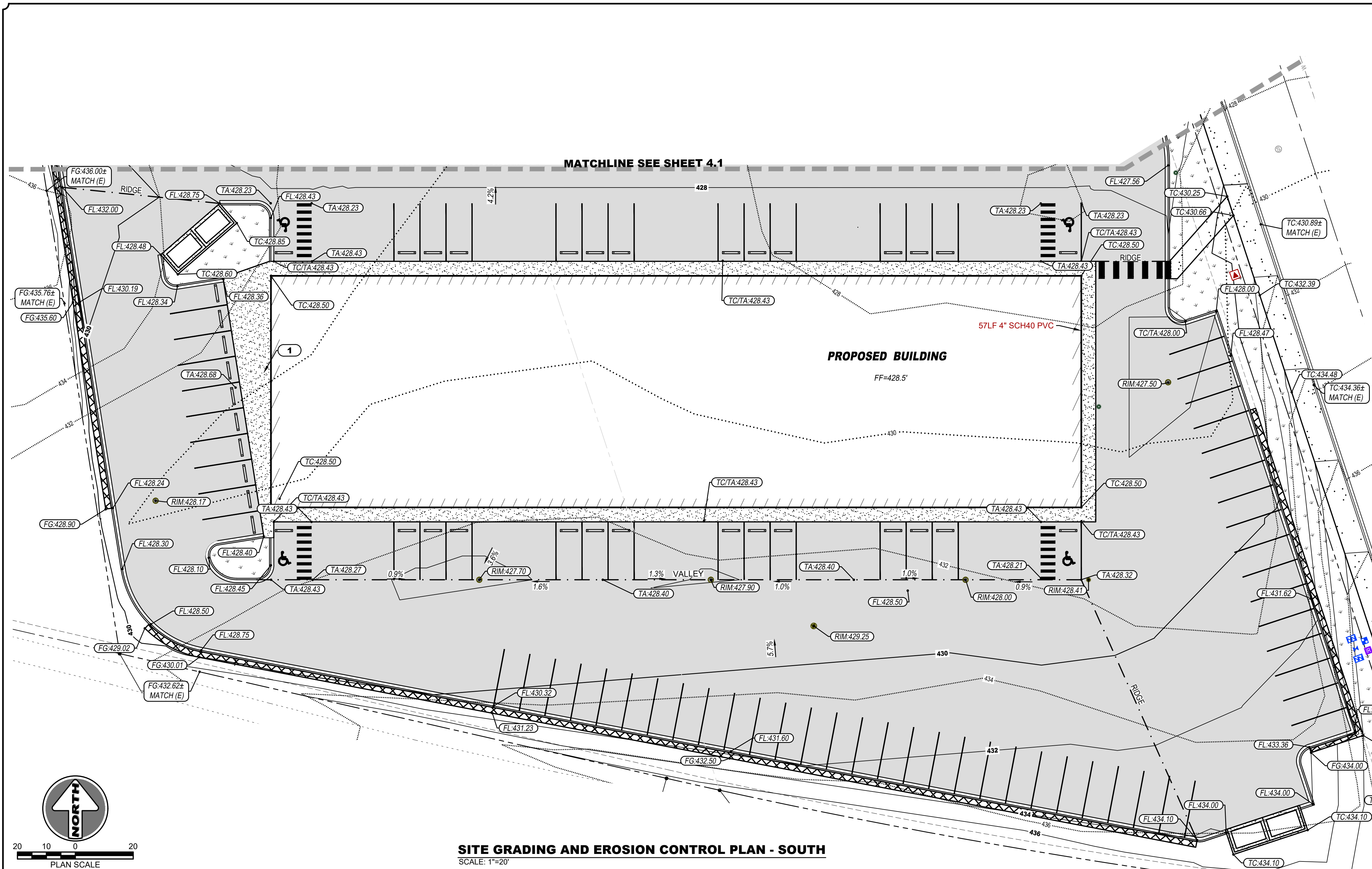
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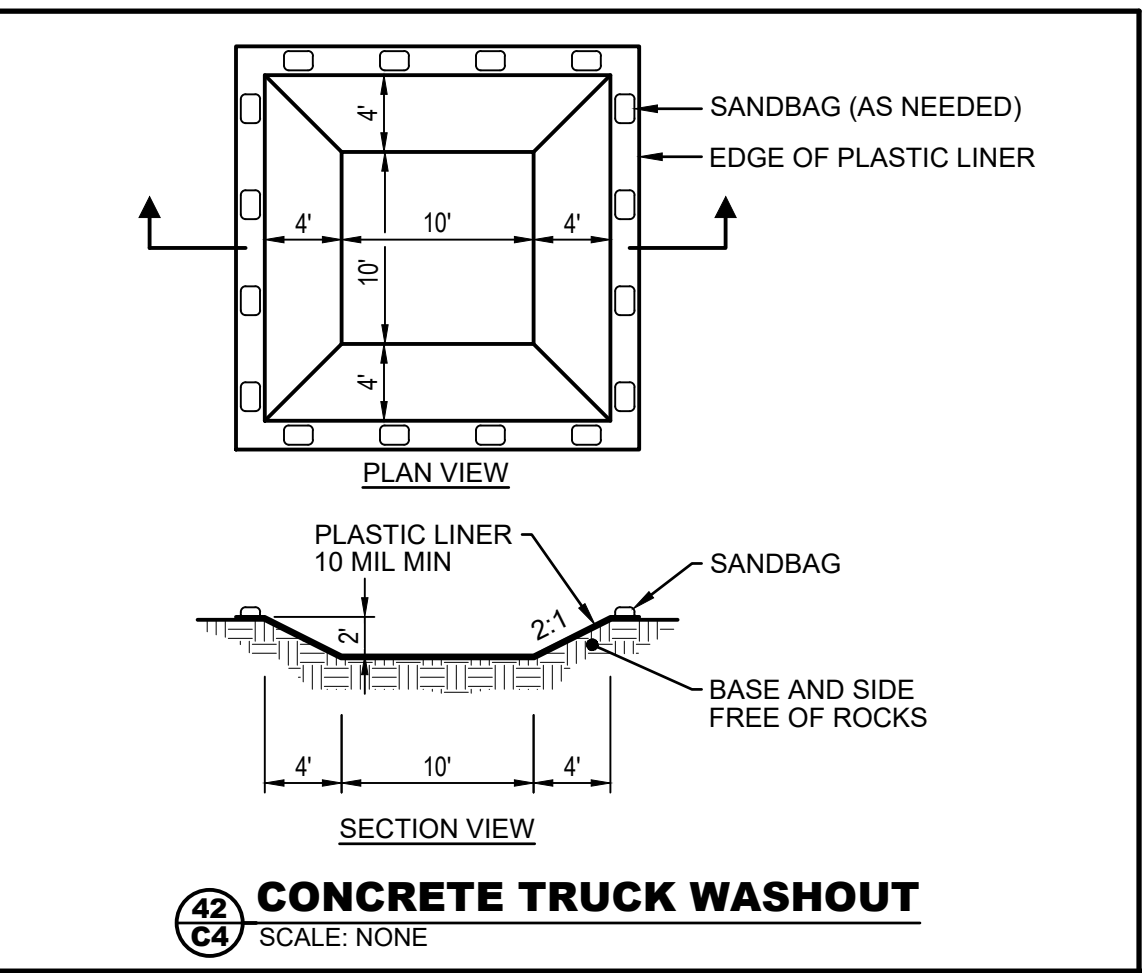
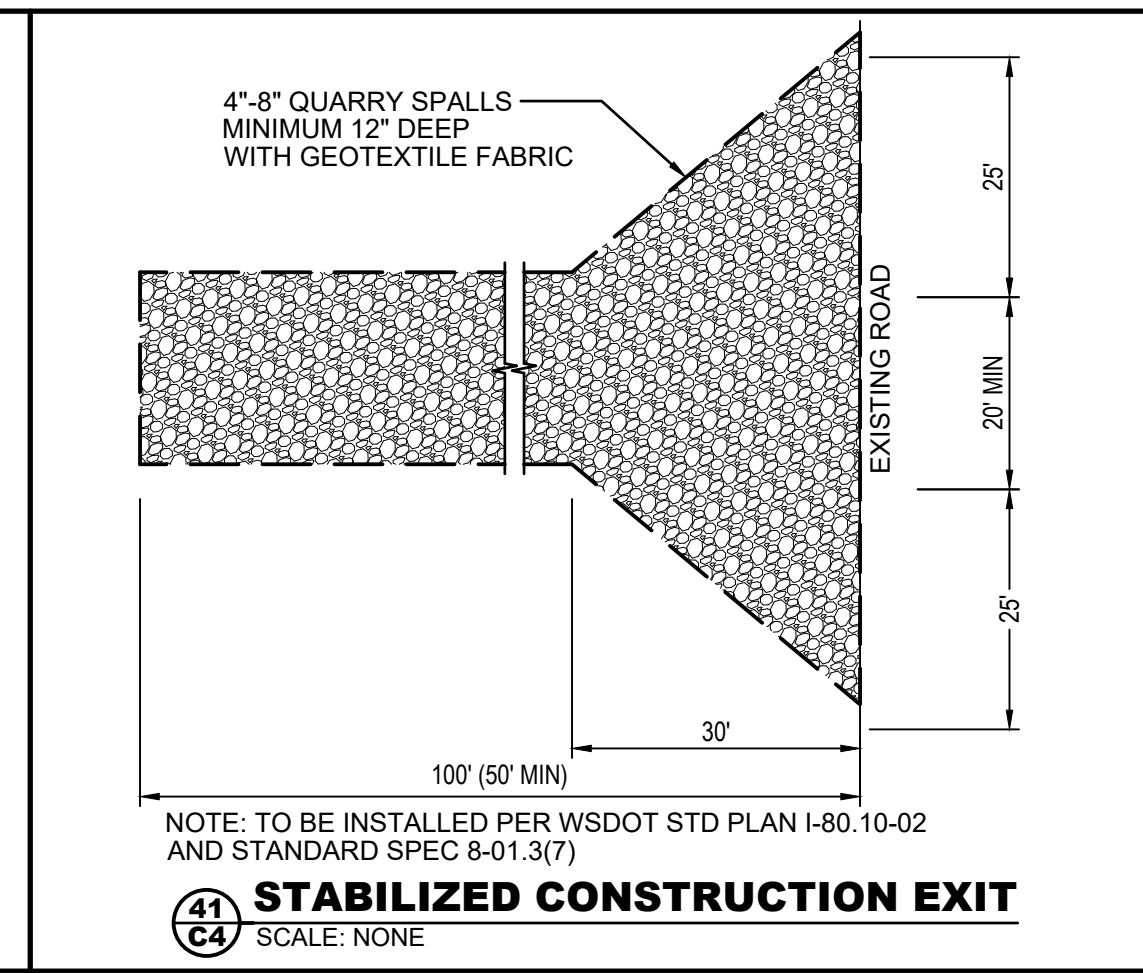
MATSON DEVELOPMENT, LLC
 TRAVIS MATSON
 253 JACKRABBIT LN, KENNEWICK, WA 98338
 CLIENT/PROJECT INFORMATION
MATSON TAPTEAL DEVELOPMENT SITE PLAN
GRADING AND EROSION CONTROL PLAN - NORTH
 SW CORNER OF TAPTEAL DR AND CENTER PKWY, PARCEL 13099400032000-3000
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Date: 01-29-2021
 Project Number: 20-048-1
 Sheet Number: C4.1



- ### GEOTECHNICAL REPORT
- A GEOTECHNICAL REPORT, DATED NOVEMBER 18, 2020 BY BAER TESTING, INC., HAS BEEN PREPARED FOR THIS SITE. REFER TO REPORT FOR COMPLETE RECOMMENDATIONS AND GUIDANCE.
 - SOILS:
 - THE SUBSURFACE PROFILE IS GENERALLY CONSISTENT ACROSS THE SITE. TEST PITS ENCOUNTERED LOOSE TO MEDIUM DENSE, DRY SILTY SAND (SM) OVERLYING MEDIUM DENSE TO DENSE, DRY POORLY GRADED GRAVEL (PG) WITH COBBLES AND SMALL BOULDERS. THE POORLY GRADED GRAVEL EXTENDED THE FULL DEPTH OF THE EXPLORATION 8.5 FT TO 13 FEET BELOW GROUND SURFACE. EXCEPT THAT TEST PIT 2 ENCOUNTERED MODERATELY CEMENTED SILTY SAND FROM 7 TO 10 FT.
 - OVER-EXCAVATE AND BACKFILL TEST PITS.
 - GROUNDWATER WAS NOT ENCOUNTERED IN THE TEST PITS.
 - SUBGRADE PREPARATION:
 - REMOVE ANY EXISTING VEGETATION AND SURFACE MATERIALS FROM THE CONSTRUCTION AREA. APPROXIMATELY 6 TO 8 INCHES OF ORGANIC-RICH SOIL WILL BE REMOVED.
 - SOIL MATERIALS STRIPPED FROM THE SITE (WITHOUT DEBRIS) MAY BE STOCKPILED FOR USE IN FUTURE LANDSCAPE AREAS BUT MAY NOT BE USED AS STRUCTURAL FILL.
 - MOISTURE CONDITION EXPOSED SUBGRADE TO WITHIN 2 PERCENT OF OPTIMUM IN THE UPPER 1 FT AND COMPACT TO A MINIMUM OF 92% OF THE MAXIMUM DRY DENSITY PER ASTM D1557.
 - IF SOILS ARE TOO GRANULAR FOR CONVENTIONAL DENSITY TESTING, COMPACT TO A FIRM, UNYIELDING CONDITION.
 - PROOF-ROLL SUBGRADE WITH A LOADED WATER TRUCK OR DUMP TRUCK TO VERIFY COMPACTION.
 - THE GEOTECHNICAL ENGINEER SHOULD OBSERVE BUILDING PAD AND SUBGRADE PREPARATION PRIOR TO FOOTING CONSTRUCTION.
 - MATERIAL REUSE:
 - ON-SITE SILTY SAND, FREE OF ORGANICS AND DEBRIS, WITH MATERIAL LARGER THAN 3-INCHES REMOVED MAY BE USED FOR GENERAL AND STRUCTURAL FILL AND BACKFILL.
 - STRUCTURAL FILL:
 - UNDER FOOTINGS: 5/8-INCH MINUS CSTC
 - OTHER FILL INCLUDING UTILITY TRENCHES: WELL-GRADED, 2-INCH MINUS, PIT-RUN SAND AND GRAVEL WITH LESS THAN 5 PERCENT FINES.
 - PLACEMENT AND COMPACTION:
 - FILL AND BACKFILL SHOULD BE MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF OPTIMUM, PLACED IN MAXIMUM 8-INCH LOOSE LIFTS.
 - COMPACTION OF STRUCTURAL FILL AND CRUSHED GRAVEL TO BE 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557.
 - TEST COMPACTION EVERY 50 CY OF FILL.

- ### KEY NOTES
- NOT USED.
 - PROTECT EXISTING INLET WITH PER WSDOT STD DWG I40.20



GRADING LEGEND

DESCRIPTION	EXISTING	PROPOSED
CONTOUR MAJOR 400 400
CONTOUR MINOR 399 399
SILT FENCE
SWALE

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SIGNATURE / DATE

EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR TO VERIFY LOCATIONS WITH UTILITY COMPANIES AND/OR PRIVATE UTILITY LOCATOR PRIOR TO TRENCHING

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Rev	Description	By	Date

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GRADING AND EROSION CONTROL PLAN - SOUTH
 SW CORNER OF TAPTEAL DR AND CENTER PKWY, PARCEL 13099400032000-3000

MATSON DEVELOPMENT, LLC
TRAVIS MATSON
 253 JACKRABBIT LN, KENNEWICK, WA 98338

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Client/Project Information

Professional Engineer

Drawing Name

Date

Project Number

Sheet Number

PRE-ENGINEERED COMMERCIAL BUILDING

1326 TAPTEAL DR. RICHLAND WA. 99352

1333 & 1339

PRELIMINARY REVIEW SET

SYMBOLS LEGEND

	BUILDING SECTION SYMBOL INDICATES SECTION INDICATES SHEET SECTION IS ON		CONSTRUCTION GRID LINE IDENTIFICATION		FIRE EXTINGUISHER CABINET OR FIRE EXTINGUISHER W WALL BRACKET
	DETAIL SYMBOL INDICATES DETAIL INDICATES SHEET DETAIL IS ON		DOOR TAG		EXIT SIGN (WITH DIRECTION)
	DETAIL SYMBOL INDICATES ELEVATION INDICATES SHEET ELEVATION IS ON		WINDOW TAG		TEMPERED GLASS
	COMPASS POINT INDICATES WHICH ELEVATIONS ARE DRAWN		WALL TAG		GLAZING
	SHEAR WALL SYMBOL INDICATES SHEAR WALL TYPE INDICATES SHEAR WALL LENGTH		REVISION TAG		CENTER LINE
	LEVEL ELEVATION		NORTH ARROW INDICATES PROJECT NORTH LINE INDICATES TRUE NORTH		HOLD DOWN
	LEVEL ELEVATION		KEYNOTE TAG		
	LEVEL ELEVATION		ROOM TAG		
	LEVEL ELEVATION		INDICATES TRANSITION		

HATCH LEGEND

	ACOUSTICAL TILE		GRAVEL
	BATT INSULATION		METAL
	CLAY MASONRY		PLASTER, GROUT
	CONCRETE		PLYWOOD
	CONCRETE MASONRY		RIGID INSULATION
	EARTHWORK		SAND
	FINISH LUMBER		WOOD STUDS, BLOCKING

PROJECT INFORMATION

PROJECT DESCRIPTION:	MULTI-TENANT PRE-ENGINEERED METAL BUILDING
CLIENT:	MATSON DEVELOPMENT LLC 253 REATA RD. RICHLAND, WA 99352 (509) 627-0575
ARCHITECT:	DKEI ARCHITECTURAL SERVICES 1630 LUCCA LN. RICHLAND, WA 99352 (509) 336-9716

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ABBREVIATIONS

A/E	ARCHITECT / ENGINEER	FOS	FACE OF SURFACE	PT	PRESSURE TREATED
AB	ANCHOR BOLT	FP	FIRE PLACE	PTD	PAPER TOWEL DISPENSER
ABV	ABOVE	FRP	FIBER REINFORCED PLASTIC	RAD	RADIUS
ACT	ACOUSTICAL TILE	FS	FLOOR SINK	RD	ROOF DRAIN
AF	ABOVE FINISHED FLOOR	FT or'	FOOT OR FEET	REF	REFERENCE / REFRIGERATOR
ALUMN	ALUMINUM	FTG	FOOTING	REQD	REQUIRED
ALT	ALTERNATE	FUR	FURRING	REV	REVISION
ARCH	ARCHITECTURAL / ARCHITECT	GAE	GAUGE	RR	RESTROOM
BLDG	BUILDING	GAL	GALLONS	RM	ROOM
BOT	BOTTOM	GALV	GALVANIZED	RO	ROUGH OPENING
BR	BEDROOM	GB	GRAB BAR	R&S	ROD AND SHELF
CAB	CABINET	GLB	GLUE LAMINATED BEAM	RWB	RUBBER WALL BASE
CANT	CANTILEVER	GWB	GYP SUM BOARD	S	SOUTH
CB	CATCH BASIN	GYP	GYP SUM	SC	SOLID CORE
CFCI	CONTRACTOR FURNISHED	HB	HOSE BIB	SCHED	SCHEDULE
CFOI	CONTRACTOR INSTALLED	HC	HOLLOW CORE	SD	SOAP DISPENSER
	CONTRACTOR FURNISHED	HM	HOLLOW METAL	SEAL	SEALANT
	OWNER INSTALLED	HOR	HORIZONTAL	SECT	SECTION
CG	CORNER GUARD	HR	HOUR	SF	SQUARE FOOT
CJ	CONTROL JOINT	HW	POTABLE HOT WATER	SHWR	SHOWER
CL	CENTER LINE	ID	INSIDE DIAMETER	SG	SAFETY GLAZING
CLNG	CEILING	INSUL	INSULATION	SIM	SIMILAR
CLR	CLEAR	IN or "	INCH	SND	SANITARY NAPKIN DISPENSER
CLST	CLOSET	INFO	INFORMATION	SPEC	SPECIFICATIONS
CMU	CONCRETE MASONRY UNIT	INSUL	INSULATION	SO	SQUARE
CO	CLEANOUT	INT	INTERIOR	SOM	SQUARE METER
COL	COLUMN	JAN	JANITOR	SS	STAINLESS STEEL or SANITARY SEWER
CONC	CONCRETE	KIT	KITCHEN	STC	SOUND TRANSMISSION CLASS
CONT	CONTINUOUS	LAB	LABORATORY	STD	STANDARD
CPT	CARPET	LAV	LAVATORY	STL	STEEL
CUST	CUSTODIAN	LAG	LAG BOLT	STOR	STORAGE
CT	CERAMIC TILE	LEV	LEVEL	STRUCT	STRUCTURAL
CW	POTABLE COLD WATER	LIV	LIVING	SUSP	SUSPENDED
DBL	DOUBLE	LL	LIVE LOAD	SYM	SYMBOL
DEG	DEGREE	LVL	LAMINATED VENEER LUMBER	T&G	TONGUE AND GROOVE
DEPT	DEPARTMENT	MAX	MAXIMUM	TB	TOWEL BAR
DET	DETAIL	MECH	MECHANICAL	TEL	TELEPHONE
DF	DRINKING FOUNTAIN	MFR	MANUFACTURER	TEMP	TEMPORARY
DIA	DIAMETER	MH	MAN HOLE	TLT	TOILET
DIM	DIMENSION	MIL	MILLIMETER or 0.001"	TO	TOP OF
DIN	DINING	MIN	MINIMUM	TOC	TOP OF CURB
DL	DEAD LOAD	MIR	MIRROR	TOF	TOP OF FRAMING
DN	DOWN	MISC	MISCELLANEOUS	TOS	TOP OF STEEL
DS	DOWNSPOUT	MO	MASONRY OPENING	TOP	TOP OF PARAPET
DW	DISH WASHER	MSTR	MASTER	TOW	TOP OF WALL
DWG	DRAWING	MTL	METAL	TPD	TOILET PAPER DISPENSER
(E) or EXST	EXISTING	N	NORTH	TS	TUBE STEEL
E	EAST	NA	NOT APPLICABLE	TSCD	TOILET SEAT COVER DISPENSER
EA	EACH	NIC	NOT IN CONTRACT	TV	TELEVISION
EIFS	EXTERIOR INSULATED FINISH SYSTEM	NO or #	NUMBER	TYP	TYPICAL
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	VB	VAPOR BARRIER
ELEV	ELEVATION	O	OVER	VCT	VINYL COMPOSITION TILE
ELEC	ELECTRICAL	OC	ON CENTER	VERT	VERTICAL
EMER	EMERGENCY	OCC	OCCUPANTS	VEST	VESTIBULE
EQ	EQUAL	OD	OUTSIDE DIAMETER or OVERFLOW DRAIN	VTR	VENT TO ROOF
EQPT	EQUIPMENT	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	W	WEST
EXP	EXPANSION	OFOI	OWNER FURNISHED CONTRACTOR INSTALLED	WI	WITH
EXT	EXTERIOR	OFF	OFFICE	W/O	WITH OUT
FAM	FAMILY	OPP	OPPOSITE	WC	WATER CLOSET
FD	FLOOR DRAIN	PERF	PERFORATED	WD	WOOD
FE	FIRE EXTINGUISHER	PL	PLATE	WDW	WINDOW
FEC	FIRE EXTINGUISHER CABINET	PLAM	PLASTIC LAMINATE	WF	WIDE FLANGE
FF	FINISH FLOOR	PLYWD	PLYWOOD	WH	WATER HEATER
FH	FIRE HYDRANT	PNT	PAINT	WT	WEIGHT
FIN	FINISH	POLY	POLYETHYLENE	WWM &	WELDED WIRE MESH
FIXT	FIXTURE	PREFAB	PRE FABRICATED	L	ANGLE
FL	FLOOR	PSF	POUNDS PER SQUARE FOOT	AT	ANGLE
FND	FOUNDATION	PSI	POUNDS PER SQUARE INCH	#	POUND / NUMBER
FOC	FACE OF CONCRETE				
FOF	FACE OF FRAMING				
FOM	FACE OF MASONRY				

GENERAL NOTES

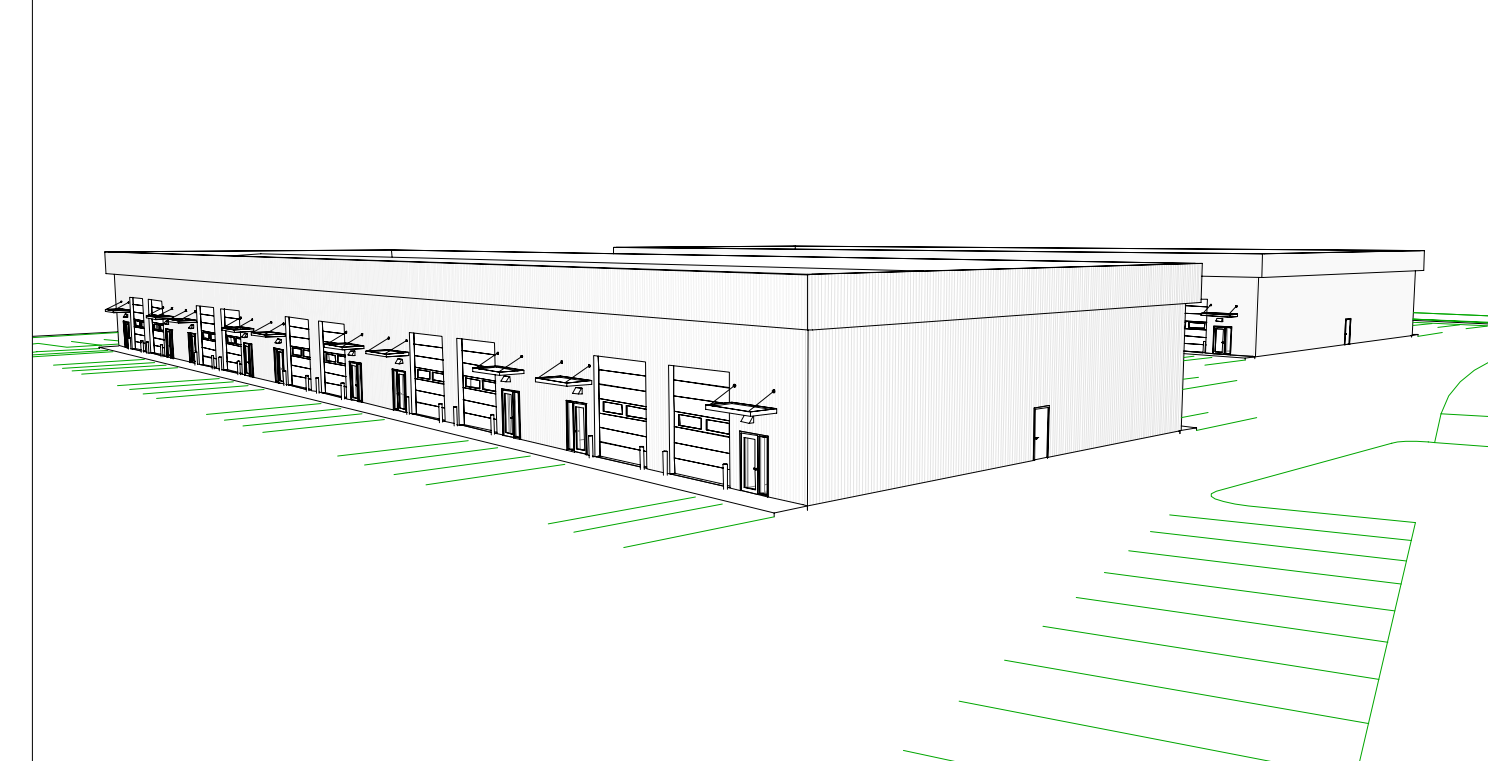
- DO NOT SCALE THE DRAWINGS. DRAWINGS MAY BE REDUCED, VERIFY SCALE.
- REPETITIVE FEATURES NOT NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- ALL WORK SHALL CONFORM TO THE LATEST EDITION (2015) OF THE FOLLOWING CODES AND GUIDELINES (OR AS DIRECTED BY GOVERNING AGENCIES WITHIN JURISDICTION):
INTERNATIONAL BUILDING CODE (WAC 51-50/51)
INTERNATIONAL MECHANICAL CODE (WAC 51-52)
UNIFORM PLUMBING CODE (WAC 51-56)
WASHINGTON STATE ENERGY CODE (WAC 51-11)
INTERNATIONAL FIRE CODE (WAC 51-54A)
NEC (NATIONAL ELECTRIC CODE)
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS, INSTALLATION STANDARDS AND CONSTRUCTION CONDITIONS. DISCREPANCIES BETWEEN SITE CONDITIONS AND THE CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT/ENGINEER. WORK DONE WITHOUT THE DESIGNER'S APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR SAFETY. CONTRACTOR SHALL PROVIDE ADEQUATE SAFEGUARDS, SAFETY DEVICES AND PROTECTIVE EQUIPMENT AND TAKE ANY OTHER NEEDED ACTIONS NECESSARY TO PROTECT THE LIFE, HEALTH AND SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.
- MECHANICAL WORK (HVAC AND PLUMBING) SHALL BE BIDDER DESIGN.
- ELECTRICAL WORK SHALL BE BIDDER DESIGN. ELECTRICAL CONTRACTOR SHALL SUBMIT ELECTRICAL LOAD CALCULATIONS FOR ADDITIONAL LOADS TO EXISTING SYSTEM PER NREC. A SEPARATE PERMIT IS REQUIRED FOR THE ELECTRICAL INSTALLATION BY THE WASHINGTON STATE DEPARTMENT OF LABOR & INDUSTRIES (L&I).
- EXISTING SURROUNDING SURFACES NOT INCLUDED IN THE PROJECT SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION.
- DIMENSIONS ON DRAWINGS ARE TAKEN TO/FROM THE LOCATIONS LISTED BELOW UNLESS OTHERWISE INDICATED:

GRID LINES
FACE OF FRAMING OF EXTERIOR FRAMED WALLS
FACE OF FRAMING OF INTERIOR FRAMED WALLS (U.N.O.)
CENTERLINE OR ROUGH OPENINGS OF WINDOWS
CENTERLINE OR ROUGH OPENINGS OF DOORS
FACE OF MASONRY
MASONRY ROUGH OPENINGS

DIMENSIONS ON INTERIOR ELEVATIONS ARE TAKEN TO/FROM THE:

FACE OF FINISHED GYPSUM
PLASTIC LAMINATE
CABINETRY
CENTERLINES OF FIXTURES
- GRID LINES INDICATE THE CENTERLINE OF PRIMARY COLUMNS ONLY. SEE STRUCTURAL DETAILS FOR EXACT LOCATION AND SIZE OF INDIVIDUAL COLUMNS.
- MECHANICAL AND ELECTRICAL INFORMATION SHOWN ON THE ARCHITECTURAL DRAWINGS IS PROVIDED FOR CLARITY AND/OR LOCATIONAL PURPOSES ONLY. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
- FLASHING TO BE GALVANIZED. IF ALUMINUM FLASHING IS REQUIRED, THE PAINT COLOR IS TO MATCH ADJACENT WALL COLOR UNLESS OTHERWISE NOTED.
- BUILDING HEIGHTS AND ELEVATIONS ARE BASED UPON PROJECT FINISH ELEVATION OF 0'-0" AT THE FIRST LEVEL. REFERENCE CIVIL DRAWINGS FOR FIRST LEVEL ELEVATIONS RELATIVE TO SEA LEVEL.
- ALL DOORS IN WALLS NOT LOCATED BY DIMENSION ON PLANS OR DETAILS SHALL BE 5" FROM FACE OF ADJACENT PERPENDICULAR WALL TO EDGE OF DOOR OPENING.
- ROOM AND DOOR NUMBERS SHOWN ON DRAWINGS ARE FOR CONSTRUCTION PURPOSES ONLY.
- ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, EARTH OR SUBJECT TO OTHER DAMP CONDITIONS TO BE PRESSURE TREATED.

PERSPECTIVE



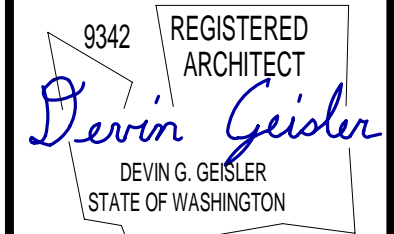
SITE MAP



1333 & 1339 Tapteal Dr

21-00373 & 21-00374

REVISIONS	MARK	DATE	DESCRIPTION	BY



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1630 LUCCA LN.
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COVER SHEET

CLIENT: TRAVIS MATSON
PROJ. LOC.: 1326 TAPTEAL DR. RICHLAND WA 99352

PROJECT NUMBER:
20200724

ISSUE DATE:
01/28/2021

G-0.0
Sheet 1 of 29

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CODE REVIEW

NOTE: CODE INFORMATION PROVIDED FOR PERMIT REVIEW ONLY. CONTRACTOR IS RESPONSIBLE TO ENSURE ALL ELEMENTS ARE IN COMPLIANCE WITH ALL LOCAL CODES AND REGULATIONS. NOTIFY ARCHITECT/ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ELEMENTS THAT DO NOT CONFORM TO CURRENT CODES.

NATIONAL CODES AND CRITERIA:
 IBC INTERNATIONAL BUILDING CODE, 2015

BUILDING DESCRIPTION: ONE STORY PRE-ENGINEERED METAL BUILDING WAREHOUSE WITH OFFICE SUITES (FULLY SPRINKLERED)

BUILDING SQUARE FOOTAGE:	BUILDING - 80	22,400 SF STORAGE WAREHOUSE / OFFICE (TENANT SPACE = 1,120 SF)
	BUILDING - 100	28,000 SF STORAGE WAREHOUSE / OFFICE (TENANT SPACE = 1,400 SF)

303.1.1 SMALL BUILDINGS AND TENANT SPACES
 A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS GROUP 'B' OCCUPANCY.
 303.1.2 SMALL ASSEMBLY SPACES - A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS OR 750 SQUARE FEET SHALL BE CLASSIFIED AS A GROUP 'B' OCCUPANCY.

SECTION 304 - BUSINESS GROUP B
 304.1 - INCLUDES THE USE OF A BUILDING OR STRUCTURE FOR OFFICE, PROFESSIONAL OR SERVICE-TYPE TRANSACTIONS INCLUDING STORAGE OF RECORDS AND ACCOUNTS (BUSINESS)

SECTION 311 - STORAGE GROUP S
 311.2 MODERATE-HAZARD STORAGE - STORAGE USES NOT CLASSIFIED AS S-2 (STORAGE)

SECTION 427 - ELECTRIC VEHICLE CHARGING - GROUP 'B' OCCUPANCY WITH MORE THAN 20 ON-SITE PARKING SHALL PROVIDE 5% OF THE STALLS WITH ELECTRIC VEHICLE CHARGING STATIONS. STATION SHALL SERVICE ADA AND NON-ADA STALLS PROPORTIONALLY.

501.2 ADDRESS IDENTIFICATION: ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. PROVIDE ADDRESS IDENTIFICATION AS REQUIRED BY LOCAL JURISDICTION AND AS APPROVED BY OWNER.

SECTION 504 - BUILDING HEIGHT AND AREA
 504.1 UNLIMITED AREA BUILDINGS PER SECTION 507
 504.2 SPECIAL PROVISIONS PER SECTION 510
 TABLE 504.3 - HEIGHT IN FEET
 A, B, E, F, M, S, U - (S) TYPE VB = 60 FEET
 TABLE 504.4 - ALLOWABLE STORIES
 B (S) = 3 STORIES
 S-1 (S) = 2 STORY

SECTION 506 - BUILDING AREA
 506.2 ALLOWABLE AREA SHALL BE DETERMINED BY SECTION 506.2.1 THROUGH 506.2.4 AND SECTION 506.3.
 TABLE 506.2 - ALLOWABLE AREA

506.2.4 MIXED-OCCUPANCY MULTI-STORY BUILDINGS: ALLOWABLE AREA SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-3
 ALLOWABLE AREA (EQUATION 5-1)
 $A_a = A_t + (N_S \times I_f)$
 $A_a = 36,000 + (36,000 \times 0.75)$
 $A_a = 63,000$
 506.3 FRONTAGE INCREASE (EQUATION 5-4)
 $W = (L_1 \times W_1 + L_2 \times W_2 + L_3 \times W_3 + L_4 \times W_4) / F$
 $W = 80,100 \times 30 + 280 \times 30 + 80,100 \times 30 + 280 \times 30 / 720,760$
 $W = 30$

506.3.3 AREA FACTOR INCREASE (EQUATION 5-5)
 $I_f = [F/P - 0.25] / W_3$
 $I_f = 720,760 / 720,760 - 0.25] / 30$
 $I_f = 0.75$

SECTION 508 - MIXED USE AND OCCUPANCY
 508.1 EACH PORTION OF A BUILDING SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1
 508.2.1 ACCESSORY OCCUPANCIES ARE THOSE OCCUPANCIES THAT ARE ANCILLARY TO THE MAIN OCCUPANCY.

508.2.2 THE ALLOWABLE BUILDING HEIGHT SHALL BE BASED ON THE MAIN AREA.
 508.2.3 THE ALLOWABLE BUILDING AREA SHALL BE BASED ON THE MAIN AREA. THE ACCESSORY SHALL NOT EXCEED 10 PERCENT OF THE FLOOR AREA AND SHALL NOT EXCEED THE TABULAR VALUES FOR A NON-SPRINKLERED BUILDING IN TABLE 506.2.
 508.2.4 SEPARATION OF OCCUPANCIES - NO SEPARATION IS REQUIRED FOR ACCESSORY OCCUPANCIES.
 508.3 NONSEPARATED OCCUPANCIES
 508.3.1 NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 SHALL APPLY.
 508.3.2 THE ALLOWABLE AREA AND HEIGHT SHALL BE BASED ON THE MOST RESTRICTIVE REQUIREMENTS.
 508.3.3 NO SEPARATION IS REQUIRED BETWEEN OCCUPANCIES

SECTION 602 - CONSTRUCTION CLASSIFICATION
 602.1 BUILDING ELEMENTS SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT SPECIFIED IN 601 AND 602

TABLE 601 - FIRE RESISTANCE RATING REQUIREMENTS
 TYPE VB - ALL BUILDING ELEMENT = 0 HOUR
 TABLE 602 - FIRE RATING BASED ON EXTERIOR SEPARATION
 OCCUPANCY GROUP B/S-1 DISTANCE X-10 FEET = 0 HOUR

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.

SECTION 705 - EXTERIOR WALLS
 705.2.2 TYPE III, IV, V CONSTRUCTION - PROJECTIONS FROM WALLS SHALL BE OF ANY APPROVED MATERIAL.
 705.8 OPENINGS
 705.8.1 ALLOWABLE AREA OF OPENINGS - THE MAXIMUM AREA OF UNPROTECTED OPENINGS SHALL NOT EXCEED VALUES IN TABLE 705.8

EXCEPTION: UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN THE FIRST STORY ABOVE GRADE WHEN EITHER:
 1) BUILDINGS WHOSE EXTERIOR WALLS ARE NOT REQUIRED TO BE FIRE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.
 2) BUILDINGS WHOSE EXTERIOR WALLS ARE NOT REQUIRED TO BE FIRE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.

SECTION 708 - FIRE PARTITIONS
 708.1 THE FOLLOWING WALL ASSEMBLIES SHALL COMPLY WITH THIS SECTION
 708.3 FIRE PARTITIONS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1-HR
 708.4 FIRE PARTITIONS SHALL EXTEND FROM THE FOUNDATION OR FLOOR ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING / DECK ABOVE.

SECTION 901 FIRE PROTECTION SYSTEMS
 SECTION 903 AUTOMATIC SPRINKLER SYSTEMS
 903.2.9 S-1 AN AUTOMATIC SPRINKLER SHALL BE PROVIDED WHEN:
 1) FIRE AREA EXCEEDS 12,000 SQUARE FEET (FIRE SUPPRESSION PROVIDED)

SECTION 906 - PORTABLE FIRE EXTINGUISHERS
 TABLE 906.3(1) - TYPE A - LIGHT HAZARD - MAXIMUM TRAVEL DISTANCE OF 75 FEET
 TABLE 906.3(2) - TYPE B - LIGHT HAZARD - MAXIMUM TRAVEL DISTANCE OF 50 FEET

SECTION 907 - FIRE ALARM
 907.2.2 A MANUAL FIRE ALARM SHALL BE INSTALLED IN A GROUP 'B' WHERE THE OCCUPANT LOAD IS MORE THAN 500. (N/A)

SECTION 916 - EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 510 OF THE INTERNATIONAL FIRE CODE.
 EXCEPTION - WHERE IT IS DETERMINED BY THE FIRE CODE OFFICIAL THAT THE RADIO COVERAGE IS NOT NEEDED.
 (CONTRACTOR SHALL VERIFY WITH LOCAL OFFICIAL IF RADIO COVERAGE IS REQUIRED. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF CODE OFFICIAL AND INCLUDE IN BASE BID.)

SECTION 1004 OCCUPANT LOAD
 TABLE 1004.1.2 - MAXIMUM FLOOR AREA ALLOWANCES
 BUSINESS AREAS - 100 GROSS
 WAREHOUSES - 500 GROSS

BUILDING SQUARE FEET	BLDG-80	= 22,400	BLDG-100	= 28,000
(T1) BUSINESS		= 6,280 / 100 = 63		= 8,800 / 100 = 68
WAREHOUSE		= 16,120 / 500 = 33		= 21,200 / 500 = 43
TOTAL		= 96		= 111
(TOTAL PER UNIT)		= 5		= 6

SECTION 1005 - MEANS OF EGRESS SIZING
 1005.3.2 OTHER - CAPACITY FACTOR OF 2 INCH PER OCCUPANT
 MINIMUM DOOR WIDTH 36" - 180 OCCUPANTS

SECTION 1006 - NUMBER OF EXITS AND EXIT ACCESS
 1006.2.1 TWO EXITS FROM ANY SPACE SHALL BE PROVIDED WHERE THE OCCUPANT LOAD OR COMMON PATH OF EGRESS TRAVEL DISTANCES EXCEEDS TABLE 1006.2.1

TABLE 1006.2.1 - SPACES WITH ONE EXIT
 B = MAXIMUM OCCUPANT LOAD = 49 > 6 - ok
 S-1 = MAXIMUM OCCUPANT LOAD = 29 > 6 - ok
 B/S-1 = MAXIMUM COMMON PATH OF TRAVEL = WITH SPRINKLER = 100
 TABLE 1006.3.2(2) - STORIES WITH ONE EXIT
 SECOND STORY ABOVE GRADE PLANE - B, F, M, S = 29 > 6 - ok
 MAXIMUM TRAVEL DISTANCE 75 FEET

SECTION 1009 - ACCESSIBLE MEANS OF EGRESS
 WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY 1006.2 OR 1006.3 NO LESS THAN TWO EGRESS ARE TO BE ACCESSIBLE

SECTION 1010 - DOORS, GATES AND TURNSTILES
 1010.1.9 DOOR OPERATION SHALL BE READILY OPERABLE FROM EGRESS SIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE.
 1010.1.9.3 MAIN DOORS ARE PERMITTED TO BE LOCKED WITH A KEY IF A READILY VISIBLE SIGN IS POSTED ABOVE THE DOOR INDICATING DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. SEE WASHINGTON AMENDMENTS TO IBC CODE FOR EXACT REQUIREMENTS.

SECTION 1016 - EXIT ACCESS
 1016.2 EGRESS THROUGH INTERVENING SPACE - EGRESS SHALL NOT PASS THROUGH ADJOINING ROOMS UNLESS AREA SERVES AS AN ACCESSORY SPACE. EXIT ACCESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SIMILAR SPACES.

SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE
 1017.3 EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT AND UNOBSTRUCTED TO THE EXIT.

TABLE 1017.2 EXIT ACCESS
 S-1 = 250 FEET WITH SPRINKLER SYSTEM
 B = 300 FEET WITH SPRINKLER SYSTEM

SECTION 2902 - MINIMUM PLUMBING FACILITIES
 TABLE 2902.1 - MINIMUM REQUIRED FIXTURES
 B WATERCLOSETS 1:25 FOR FIRST 50 THEN 1:50
 LAVATORIES 1:40 FOR FIRST 80 THE 1:80
 S-1 WATERCLOSETS 1:100
 LAVATORIES 1:100

TOTAL REQUIRED	WATERCLOSETS	1 REQUIRED
	LAVATORIES	1 REQUIRED
TOTAL PROVIDED	WATERCLOSETS	1
	LAVATORIES	1

2902.2 - SEPARATE FACILITIES SHALL BE PROVIDED FOR EACH SEX.
 EXCEPTION - SEPARATE FACILITIES ARE NOT REQUIRED WHERE THE OCCUPANCY IS 15 OR LESS.

2902.2.1 - WHERE SEPARATE TOILET FACILITIES ARE REQUIRED FOR EACH SEX BUT ONLY REQUIRE ONE WATER CLOSET, TWO UNISEX RESTROOMS SHALL BE PERMITTED TO SERVE AS THE REQUIRED FACILITY.
 2902.3 - EMPLOYEE AND PUBLIC TOILET FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 2902.1
 2902.5.1 ONE DRINKING FOUNTAIN SHALL BE PROVIDED ON EACH FLOOR WHEN THE OCCUPANCY LOAD IS OVER 30 FOR THE FIRST 150 THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS.
 (NOTE - LOCAL CODE OFFICIAL MAY PERMIT BOTTLED WATER SERVICE TO REPLACE DRINKING FOUNTAIN REQUIREMENTS.)

WASHINGTON STATE ENERGY CODE 2015

SECTION C301 - CLIMATE ZONE
 TABLE C301.1 - BENTON Co. = 5B

SECTION C402 - BUILDING ENVELOPE REQUIREMENTS

TABLE C402.2 - OPAQUE THERMAL ENVELOPE REQUIREMENTS
 ROOFS: INSULATION ENTIRELY ABOVE DECK - R-30d OR R-38
 METAL BUILDINGS = R-25 + R-11 LS
 ATTIC = R-49

WALLS ABOVE / BELOW GRADE:
 MASS = R-9.5
 METAL BUILDINGS = R-19c
 STEEL FRAMED = R-13 + R-10c
 WOOD FRAMED = R-21
 R30d
 MASS = R-38 + R-10c
 WOOD JOIST = R-30
 SLAB ON GRADE - UNHEATED SLABS = R-10 FOR 24" BELOW HEATED SLAB = R-10 ENTIRE SLAB
 OPAQUE DOORS - SWINGING = U-0.37
 OPAQUE DOORS - ROLL-UP / SLIDING = R-4.75

TABLE C402.4 - BUILDING ENVELOPE REQUIREMENTS - FENESTRATION
 NONMETAL FRAMING = U-0.30
 METAL FRAMING FIXED = U-0.38
 METAL FRAMING OPERABLE = U-0.40

SHGC = 0.40

C402.4.1 - MAXIMUM AREA - VERTICAL FENESTRATION AREA SHALL NOT EXCEED 30 PERCENT OF THE GROSS WALL AREA.

C402.5.1 - AIR BARRIERS - A CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE. ALL JOINTS, SEAMS AND PENETRATIONS TO BE SEALED.

C402.5.1.2 - BUILDING TEST - AIR LEAKAGE RATE SHALL NOT EXCEED 0.40 CFM PER SQUARE FOOT AT A PRESSURE OF 0.3 INCHES WATER GAGE

C402.5.6 - LOADING DOCK DOORS TO BE EQUIPPED WITH WEATHERSEALS TO RESTRICT INFILTRATION WHEN VEHICLES ARE PARKED IN THE DOORWAY.

C402.5.7 - VESTIBULES - ALL BUILDING ENTRANCES SHALL BE PROTECTED WITH AN ENCLOSED VESTIBULE. DISTANCE BETWEEN THE DOOR SHALL NOT BE LESS THAN 7 FEET.
 EXCEPTION - BUILDINGS THAT ARE LESS THAN 4 STORIES AND LESS THAN 10,000 SQUARE FEET IN AREA

C402.5.8 - RECESSED LIGHTING SHALL BE IC RATED, LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT MORE THAN 2.0 CFM AND SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL / CEILING SURFACE.

TYPICAL MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS

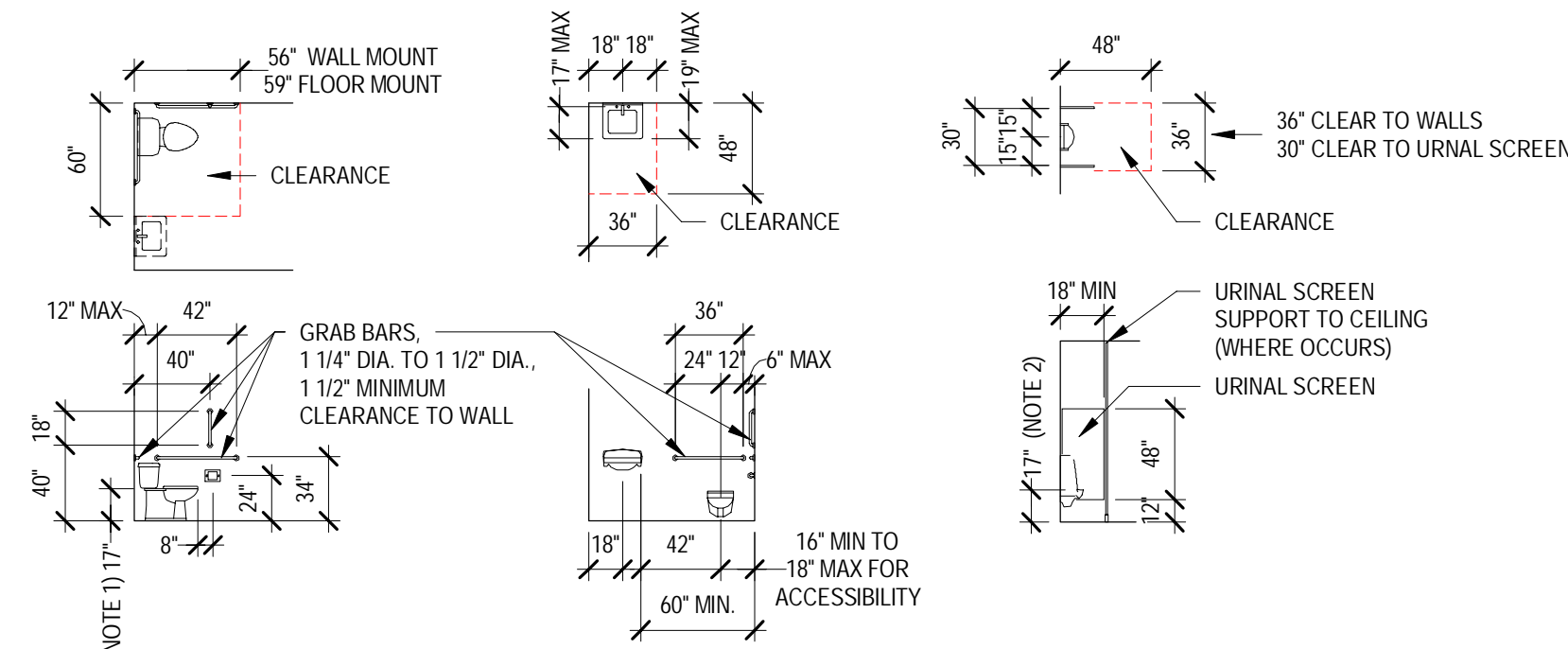
ACCESSORY MOUNTING HEIGHTS FOR ACCESSIBILITY
 CONTRACTOR SHALL COMPLY WITH LOCAL AND STATE BUILDING CODES FOR MOUNTED CONTROLS AND FIXTURES. REFER TO CURRENT ICC/ANSI A117.1 CODES FOR MOUNTING HEIGHTS.

GENERAL NOTES

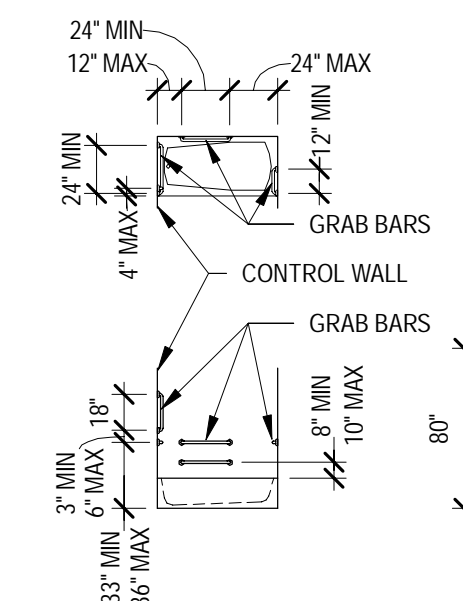
1. ALL OPERATING MECHANISMS OF ACCESSIBLE FIXTURES FOR PEOPLE WITH DISABILITIES SHALL BE MOUNTED AS SHOWN IN COMPLIANCE WITH CURRENT ICC/ANSI A117.1 CODES.
 2. PROVIDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, WITH BRAILLE AT ALL STAIRS, RESTROOMS, AND LEGAL HANDICAP EXITS. THE SIGN SHALL BE MOUNTED 48" MINIMUM AND 60" MAXIMUM ABOVE THE FINISHED FLOOR TO THE BASELINE OF THE BRAILLE CELLS ON THE LATCH SIDE OF THE DOOR AND ALONG SIDE THE DOOR PER ICC/ANSI A117.1 CHAPTER 7. SEE THE DIAGRAM BELOW FOR MORE INFORMATION.
 3. SEE ENLARGED PLANS FOR DIMENSIONS FOR ACCESSIBLE TOILET COMPARTMENTS.

TOILET NOTE 1: TOILET MOUNTING HEIGHTS
 17" MINIMUM TO 19" MAXIMUM STANDARD TO TOP OF SEAT FOR ACCESSIBILITY

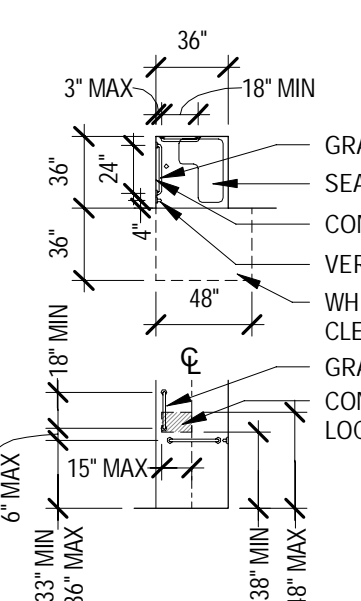
URINAL NOTE 2: URINAL MOUNTING HEIGHTS
 24" STANDARD TO RIM
 17" MAXIMUM TO RIM FOR ACCESSIBILITY



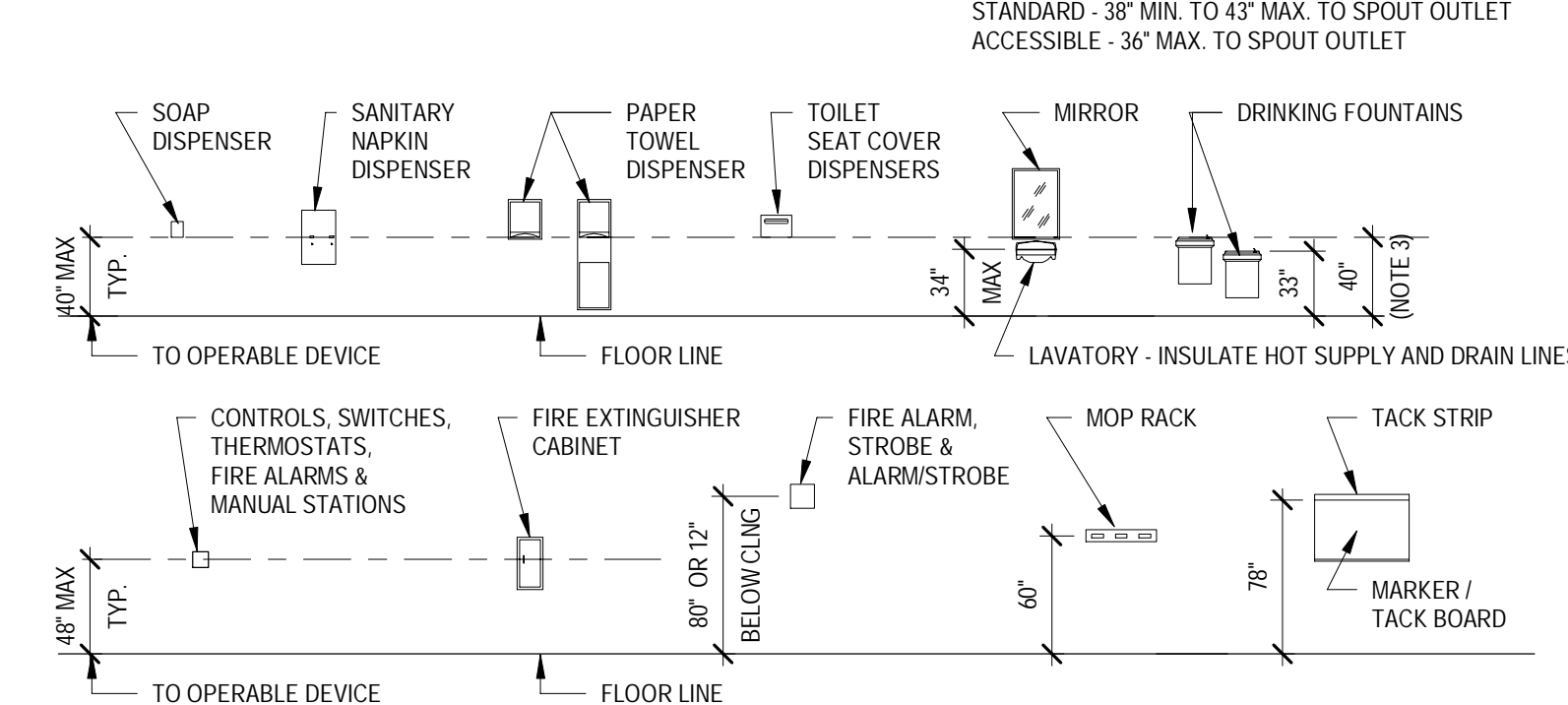
BATHTUB / SHOWER MOUNTING HEIGHTS



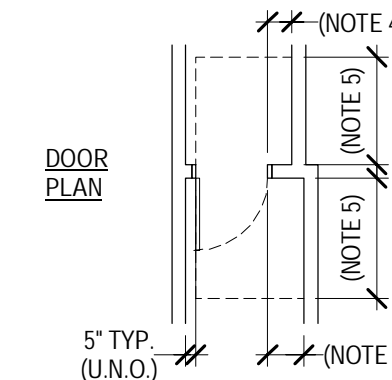
SHOWER MOUNTING HEIGHTS



MISCELLANEOUS FIXTURES



DOOR CLEARANCES



NOTE 4: DOOR MINIMUM PARALLEL CLEARANCES BEYOND DOOR LATCH
 12" DIRECT OR HINGE SIDE APPROACH, PUSH SIDE
 18" DIRECT APPROACH, PULL SIDE
 24" LATCH SIDE APPROACH
 36" HINGE SIDE APPROACH, PULL SIDE WITH MINIMUM 60" PERPENDICULAR CLEARANCE
 42" HINGE SIDE APPROACH, PULL SIDE WITH MINIMUM 54" PERPENDICULAR CLEARANCE (SEE HARDWARE SCHEDULE FOR CLOSERS AND LATCHES)

NOTE 5: DOOR MINIMUM CLEARANCES PERPENDICULAR TO DOORWAY
 42" HINGE OR LATCH SIDE APPROACH, PUSH SIDE
 45" HINGE OR LATCH SIDE APPROACH, PUSH SIDE WITH LATCH AND CLOSER
 48" DIRECT APPROACH, PUSH SIDE
 48" LATCH SIDE APPROACH, PULL SIDE
 54" LATCH SIDE APPROACH, PULL SIDE WITH LATCH AND CLOSER
 54" HINGE SIDE APPROACH, PULL SIDE (SEE NOTE 4)
 60" HINGE SIDE APPROACH, PULL SIDE (SEE NOTE 4) WITH LATCH AND CLOSER
 60" DIRECT APPROACH, PULL SIDE

DOOR HARDWARE

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS SHALL MEET MINIMUM REQUIREMENTS OF ICC/ANSI A117.1. OPERABLE PARTS SHALL BE 34" MIN AND 48" MAXIMUM ABOVE FINISHED FLOOR. DOOR HARDWARE SHALL BE OPERABLE WITH CLOSED FIST OR LOOSE GRIP (LEVER STYLE).

SIGNAGE: PROVIDE SIGNS WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, WITH BRAILLE AT ALL STAIRS, RESTROOMS, AND LEGAL HANDICAP EXITS. THE SIGN SHALL BE MOUNTED 48" MINIMUM AND 60" MAXIMUM ABOVE THE FINISHED FLOOR TO THE BASELINE OF THE BRAILLE CELLS ON THE LATCH SIDE OF THE DOOR AND ALONG SIDE THE DOOR PER ICC/ANSI A117.1 CHAPTER 7.

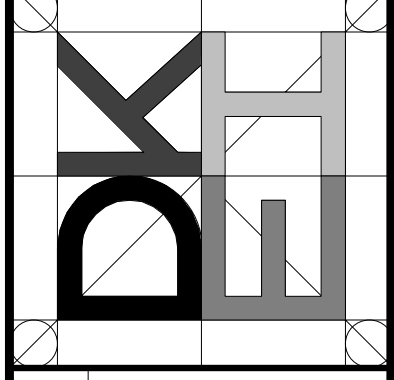
LOCATION: WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF, WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR, WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS.

CLEAR SPACE - CENTER ON TACTILE CHARACTERS

MARK	DATE	DESCRIPTION	BY

9342 REGISTERED ARCHITECT
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 STATE OF WASHINGTON

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 PROJ. LOC.: 1326 TAPEAL DR. RICHLAND WA 99852
 PRE-ENGINEERED COMMERCIAL BUILDING
 CODE REVIEW

PROJECT NUMBER:
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GENERAL SPECIFICATIONS

01 GENERAL REQUIREMENTS

1) THE CONTRACTOR SHALL COMPLETE ALL WORK AS SPECIFIED OR INDICATED IN THE CONTRACT DOCUMENTS.

2) BEFORE ANY WORK AT THE SITE BEGINS THE CONTRACTOR SHALL SCHEDULE A CONFERENCE ATTENDED BY OWNER, CONTRACTOR, ARCHITECT/ENGINEER AND ANY OTHERS AS APPROPRIATE TO ESTABLISH A WORKING UNDERSTANDING OF THE WORK TO BEGIN. AT THIS CONFERENCE THE OWNER AND CONTRACTOR EACH SHALL DESIGNATE THE REPRESENTATIVE TO HAVE AUTHORITY TO TRANSMIT INSTRUCTIONS, RECEIVE INFORMATION, RENDER DECISIONS RELATIVE TO THE CONTRACT, AND OTHERWISE ACT ON BEHALF OF EACH RESPECTIVE PARTY.

3) CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND VERIFY PERTINENT FIGURES THEREIN AND ALL APPLICABLE FIELD MEASUREMENTS, CODES, STANDARDS, LAWS OR REGULATIONS. CONTRACTOR SHALL REPORT ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY WHICH CONTRACTOR DISCOVERS, OR HAS ACTUAL KNOWLEDGE AND SHALL OBTAIN CLARIFICATION FROM ARCHITECT/ENGINEER BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.

4) CONTRACTOR AND ANY SUBCONTRACTOR OR SUPPLIER SHALL NOT HAVE OR ACQUIRE ANY TITLE TO OR OWNERSHIP RIGHTS OF THE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS (OR COPIES OF ANY THEREOF) PREPARED BY OR BEARING THE SEAL OF ARCHITECT/ENGINEER INCLUDING ELECTRONIC MEDIA EDITIONS. CONTRACTOR AND ANY SUBCONTRACTOR OR SUPPLIER SHALL NOT REUSE ANY SUCH DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS OR COPIES THEREOF OR EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF OWNER AND ARCHITECT/ENGINEER.

5) CONTRACTOR SHALL BE FULLY RESPONSIBLE TO OWNER AND ARCHITECT/ENGINEER FOR ALL ACTS AND OMISSIONS OF THE SUBCONTRACTORS, SUPPLIERS, AND OTHER INDIVIDUALS OR ENTITIES PERFORMING OR FURNISHING ANY OF THE WORK JUST AS CONTRACTOR IS RESPONSIBLE FOR CONTRACTOR'S OWN ACTS AND OMISSIONS.

6) CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SCHEDULING AND COORDINATING THE WORK OF SUBCONTRACTORS, SUPPLIERS, AND OTHER INDIVIDUALS OR ENTITIES PERFORMING ANY OF THE WORK UNDER DIRECT OR INDIRECT CONTRACT WITH THE CONTRACTOR. CONTRACTOR TO ENSURE THAT ALL DOCUMENTS RELATED TO THIS PROJECT HAVE BEEN DISTRIBUTED TO SUBCONTRACTORS IN FULL. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL ERRORS AND OMISSIONS OF SUB-CONTRACTORS.

7) UNLESS OTHERWISE AGREED UPON BY OWNER AND CONTRACTOR PRIOR TO BEGINNING WORK, CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS AND LICENSES. CONTRACTOR SHALL PAY ALL GOVERNMENT CHARGES AND INSPECTION FEES NECESSARY FOR THE PROSECUTION OF THE WORK. CONTRACTOR SHALL COMPLY WITH ALL LAWS AND REGULATIONS APPLICABLE TO THE PERFORMANCE OF THE WORK.

8) CONTRACTOR SHALL CONFINE CONSTRUCTION EQUIPMENT, STORAGE OF MATERIALS AND OPERATIONS OF WORKERS TO THE SITE AND OTHER AREAS PERMITTED BY LAWS AND REGULATIONS AND SHALL NOT UNREASONABLY ENCUMBER THE SITE AND OTHER AREAS WITH CONSTRUCTION EQUIPMENT AND MATERIALS. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE TO AND SUCH LAND OR AREA OR TO THE OCCUPANT THEREOF OR ANY ADJACENT LAND OR AREAS RESULTING FROM THE PERFORMANCE OF WORK.

9) OWNER RESERVES THE RIGHT TO PERFORM OTHER WORK RELATED TO THE PROJECT AT THE SITE WITH OWNER'S EMPLOYEES, OR THROUGH OTHER DIRECT CONTRACTS THEREOF OR HAVE OTHER WORK PERFORMED BY UTILITY OWNERS. OWNER WILL NOTIFY CONTRACTOR PRIOR TO PERFORMING WORK AND HAVE SOLE AUTHORITY AND RESPONSIBILITY FOR COORDINATING WORK.

10) ARCHITECT/ENGINEER OF RECORD MAY AUTHORIZE VARIATIONS IN THE WORK FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS WHICH DO NOT INVOLVE ANY ADJUSTMENT IN THE CONTRACT PRICE OR THE CONTRACT TIME. THESE MAY BE ACCOMPLISHED BY A FIELD ORDER AND WILL BE BINDING ON THE OWNER AND ALSO ON CONTRACTOR WHO SHALL PERFORM THE WORK INVOLVED PROMPTLY. ALL OTHER CHANGES TO FOLLOW CHANGE ORDER PROCESS.

11) ARCHITECT/ENGINEER WILL HAVE AUTHORITY TO REJECT WORK WHICH ARCHITECT/ENGINEER BELIEVES WILL NOT PRODUCE A COMPLETED PROJECT THAT CONFORMS TO THE CONTRACT DOCUMENTS OR THAT WILL PREJUDICE THE INTEGRITY OF THE DESIGN CONCEPT OF THE COMPLETED PROJECT.

12) ARCHITECT/ENGINEER WILL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF CONTRACTOR OR OF ANY SUBCONTRACTOR, SUPPLIER OR OF ANY OTHER INDIVIDUAL OR ENTITY PERFORMING WORK.

13) OWNER MAY STOP WORK IF THE WORK IS DEFECTIVE OR CONTRACTOR FAILS TO SUPPLY SUFFICIENT SKILLED WORKERS OR SUITABLE MATERIALS OR EQUIPMENT, OR FAILS TO PERFORM THE WORK IN SUCH A WAY THAT THE COMPLETED WORK WILL CONFORM TO THE CONTRACT DOCUMENTS.

14) CONTRACTOR SHALL PROMPTLY CORRECT ALL DEFECTIVE WORK WHETHER OR NOT FABRICATED, INSTALLED OR COMPLETED OR IF WORK HAS BEEN REJECTED BY ARCHITECT/ENGINEER. CONTRACTOR SHALL REMOVE IT FROM THE PROJECT AND REPLACE WITH WORK THAT IS NOT DEFECTIVE. CONTRACTOR SHALL PAY ALL CLAIMS, COSTS, LOSSES AND DAMAGES (INCLUDING BUT NOT LIMITED TO ALL FEES AND CHARGES OF ARCHITECT/ENGINEERS, ATTORNEYS, AND OTHER PROFESSIONALS AND ALL COURT OR ARBITRATION OR OTHER DISPUTE COSTS) ARISING OUT OF SUCH CORRECTION OR REMOVAL AND COSTS FOR REPAIR OR REPLACEMENT.

15) CONTRACTOR SHALL PROVIDE AND PAY FOR SERVICE REQUIRED FOR CONSTRUCTION OPERATIONS. SERVICES INCLUDE BUT NOT LIMITED TO ELECTRICITY, LIGHTING, HEAT AND VENTILATION TELEPHONE SERVICE, WATER FOR CONSTRUCTION INCLUDING LANDSCAPE AND MAINTENANCE, SANITARY FACILITIES, BARRIERS INCLUDING TEMPORARY FENCING, ENCLOSURES, PROTECTION OF INSTALLED WORK, SECURITY, WATER AND DUST CONTROL, CLEANING DURING CONSTRUCTION AND PROJECT IDENTIFICATION.

16) PERMANENT FACILITIES MAY NOT BE USED DURING CONSTRUCTION. SUCH FACILITIES INCLUDE BUT NOT LIMITED TO, HVAC SYSTEMS, WATER SYSTEMS (SINKS AND TOILETS), AND PERMANENT IRRIGATION SYSTEMS.

17) ALL PRODUCTS AND MATERIALS TO BE NEW UNLESS NOTED OTHERWISE IN CONTRACT DOCUMENTS. DO NOT DELIVER PRODUCTS AND MATERIALS TO SITE UNTIL SUCH PRODUCTS AND MATERIALS ARE SCHEDULED TO BE INSTALLED. PROMPTLY INSPECT SHIPMENTS TO ASSURE PRODUCTS COMPLY WITH REQUIREMENTS. QUANTITIES ARE CORRECT, AND PRODUCTS ARE UNDAMAGED. STORE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. STORE SENSITIVE PRODUCTS IN WEATHER-TIGHT ENCLOSURES AND MAINTAIN TEMPERATURE AND HUMIDITY RANGES REQUIRED BY MANUFACTURER'S INSTRUCTIONS. AFTER INSTALLATION, PROVIDE COVERINGS TO PROTECT PRODUCTS FROM DAMAGE FROM TRAFFIC AND CONSTRUCTION OPERATIONS. REMOVE WHEN NO LONGER NEEDED.

18) INDOOR AIR QUALITY - ALL HVAC EQUIPMENT AND DUCTWORK TO BE SEALED DURING CONSTRUCTION. AFTER SUBSTANTIAL COMPLETION BUILDING AND NEW FURNISHINGS TO GO THROUGH "BAKE OUT" PROCEDURES. INTERIOR TEMPERATURE TO REMAIN ABOVE 90 DEG. F. FOR 72 HOURS. OPERATE SYSTEM FANS 24 HOURS A DAY FOR 10 DAYS. REBALANCE ALL AIR SYSTEMS AND REPLACE ALL FILTRATION MEDIA AFTER 10 DAY PERIOD.

19) CONTRACTOR TO PROVIDE OWNER WITH ALL MAINTENANCE AND OPERATIONS DOCUMENTATION FOR INSTALLED PRODUCTS AT SUBSTANTIAL COMPLETION. CONTRACTOR TO VERIFY ALL WARRANTY DOCUMENTS ARE IN PROPER FORM AND ARE IN EFFECT AND DATED TO MEET MANUFACTURER'S REQUIREMENTS.

02 SITE WORK

1) CONTRACTOR TO EXCAVATE SUBSOIL REQUIRED FOR BUILDING FOUNDATIONS, CONSTRUCTION OPERATIONS AND OTHER WORK. EXCAVATION SHALL NOT INTERFERE WITH 46 DEGREE BEARING SPLAY OF ANY FOUNDATION. REMOVE FROM SITE LUMPED SUBSOIL, BOULDERS, ROCKS LARGER THAN 3 INCHES AND DEBRIS. HAND TRIM EXCAVATION AND LEAVE FREE OF LOOSE MATTER.

2) ALL UNDERGROUND UTILITIES AND STRUCTURES ARE NOT SHOWN ON THE DRAWINGS. CONTRACTOR TO VERIFY LOCATION PRIOR TO EXCAVATION. DAMAGE TO UTILITIES SHALL BE REPAIRED AT NO COST TO THE OWNER.

3) REMOVE ALL VEGETATION NOT IDENTIFIED TO REMAIN. GRADE AND ROUGH CONTOUR BUILDING SITE, THEN GRADE AND ROUGH CONTOUR REMAINING SITE. PROTECT BENCH MARKS WHICH ARE NOT AFFECTED BY NEW CONSTRUCTION. TOPSOIL TO BE FREE OF ROOTS AND ROCKS LARGER THAN 1/2 INCH, SUBSOIL AND DEBRIS. IMPORTED FILL SHALL BE FREE OF FOREIGN MATERIAL. DO NOT BURY CONCRETE OR PAVEMENT ON THE SITE. EXCAVATED SUBSOIL TO BE USED TO FILL LOW AREAS OF SITE. HAUL OFF EXTRA MATERIAL AND DISPOSE OF IN APPROVED MANNER. COMPACT AREAS OF FILL IN 8 INCH MAXIMUM LIFTS AT OPTIMUM MOISTURE AND COMPACT TO 95% OF MAXIMUM DRY DENSITY. REMOVE ALL RUTS AND SOFT SPOTS. SUBGRADE TO BE PLUS OR MINUS ONE TENTH OF ONE FOOT FROM THAT SHOWN ON DRAWINGS.

4) FINAL GRADE SITE TO PLUS OR MINUS 1 INCH AFTER ALL MAJOR WORK IS DONE. ALL GRADES TO SLOPE MINIMUM 2% AWAY FROM BUILDING EXTERIOR FOR THE FIRST 5 FEET PERPENDICULAR FROM THE FACE OF THE BUILDING. TILL TOP 3 INCHES OF SOIL AFTER SPREADING COMPOST ON AREAS TO RECEIVE LANDSCAPING.

03 CONCRETE

1) CONCRETE INSTALLER TO BE EXPERIENCED AND QUALIFIED TO PERFORM WORK. ALL CONCRETE TO BE OBTAINED FROM THE SAME SOURCE AND COMPLY WITH ACI PUBLICATIONS AND INSTALLED PER ASTM STANDARDS.

2) STEEL REINFORCEMENT TO COMPLY WITH CRSI MANUAL OF STANDARD PRACTICE. CLEAN ALL REINFORCEMENT OF LOOSE RUST AND MILL SCALE, DIRT, ICE AND OTHER FOREIGN MATERIALS. INSTALL WELDED WIRE FABRIC IN LONGEST PRACTICABLE LENGTHS ON SUPPORTS SPACED TO MINIMIZE SAGGING.

3) BEFORE PLACING CONCRETE VERIFY INSTALLATION OF ALL FORMWORK, REINFORCING AND EMBEDDED ITEMS ARE COMPLETE AND ALL INSPECTIONS REQUIRED HAVE BEEN COMPLETED AND APPROVED.

4) ALL CONCRETE SURFACES TO BE FINISHED ACCORDING TO INDUSTRY STANDARDS. SEE DRAWINGS FOR LOCATIONS OF SPECIAL FINISH REQUIREMENTS. TROWEL FINISH ALL SURFACES AND FLOOR SLABS EXPOSED TO VIEW OR TO BE COVERED WITH FLOORING MATERIALS UNLESS NOTED OTHERWISE. FINE BROOM FINISH TO BE APPLIED TO ALL EXTERIOR PLATFORMS, STEPS AND RAMPS UNLESS NOTED OTHERWISE. BROOM FINISH TO RUN PERPENDICULAR TO MAIN TRAFFIC ROUTE. CHAMFER ALL EXTERIOR CORNERS AND EDGES OF PERMANENTLY EXPOSED SURFACES.

5) PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. CONCRETE IS NOT TO BE POURED ON DAYS WITH ANTICIPATED PRECIPITATION UNLESS DIRECTED OTHERWISE.

6) EACH CONCRETE POUR TO BE DONE WITHOUT INTERRUPTION. NO MORE THAN 30 MINUTES BETWEEN LOADED TO PREVENT COLD JOINTS. CONCRETE TO BE POURED NEAR FINAL LOCATION TO AVOID EXCESSIVE WORKING. CONCRETE IS NOT TO BE THINNED FOR EASIER WORKING.

04 MASONRY

1) ALL CMU SHALL CONFORM TO ASTM C 140 FOR COMPRESSIVE STRENGTH. MORTAR TO COMPLY WITH ASTM C 270. ALL CMU TO HAVE INTEGRAL WATER REPELLENT IN DESING MIX U.N.O.

2) USE FULL-SIZE UNITS WITHOUT CUTTING IF POSSIBLE. IF CUTTING IS REQUIRED USE MOTOR DRIVEN SAWS AND PROVIDE CLEAN, SHARP, UNCHIPPED EDGES. ALLOW UNITS TO DRY BEFORE LAYING UNLESS SPECIFIED OTHERWISE.

3) LINES AND LEVELS - FOR BED JOINTS AND TOP SURFACES OF WALLS SHALL NOT VARY FROM LEVEL OR VERTICAL LINES AND SURFACES FROM PLUMB MORE THAN 1/4" IN 10 FEET OR 1/2" MAXIMUM. OPENINGS, CORNERS REVEALS, EXPANSION AND CONTROL JOINTS SHALL NOT VARY MORE THAN 1/8" IN 10 FEET FROM LEVEL AND PLUMB.

4) LAYOUT WALLS IN ADVANCE FOR ACCURATE SPACING AND UNIFORM JOINT THICKNESS. DO NOT USE CMU UNITS LESS THAN 4" OR LESS THAN HALF A FULL SIZE UNIT WHICHEVER IS GREATER.

5) MORTAR JOINTS - TOOL JOINTS WITH A ROUND JOINTER HAVING A DIAMETER OF 1/8" OR LARGER. RAKE JOINTS TO UNIFORM DEPTH AND WITH CLEAN SIDES. CLEAN SURFACE OF MASONRY OR STONE AS WORK PROGRESSES. FINAL CLEANING TO BE PERFORMED NO FEWER THAN SIX DAYS AFTER COMPLETION. DO NOT USE CLEANING METHODS THAT COULD DAMAGE SURFACE OR MORTAR JOINTS.

6) FLASHING - INSTALL EMBEDDED FLASHING AND WEEP HOLES IN MASONRY AT SHELF ANGLES, LINTELS, LEDGES AND OTHER OBSTRUCTIONS TO DOWNWARD FLOW OF WATER IN WALL. PREPARE MASONRY SURFACES SO THEY ARE SMOOTH AND FREE FROM PROJECTIONS THAT COULD PUNCTURE FLASHING. FLASHING TO EXTEND MINIMUM 6 INCHES BEYOND ENDS AND TURN UP NOT LESS THAN 2 INCHES TO FORM END DAMS.

7) WASTE - DO NOT USE WASTE AS FILL MATERIAL ON SITE. REMOVE EXCESS MASONRY UNITS AND MORTAR WASTE AND LEGALLY DISPOSE OF OFF SITE. EXCESS MASONRY UNITS THAT ARE NOT USED AND STILL IN GOOD CONDITION ARE TO BE RETURNED TO OWNER AND LOCATED AND STORED PER OWNERS DIRECTION.

05 METAL

1) SET BEARING AND LEVELING PLATES ON WEDGES, SHIMS OR LEVELING NUTS. AFTER BEARING MEMBERS HAVE BEEN POSITIONS AND PLUMBED, TIGHTEN ANCHOR BOLTS. DO NOT REMOVE WEDGES OR SHIMS BUT, IF PROTRUDING, CUT OFF FLUSH WITH EDGE OF BEARING PLATE BEFORE PACKING WITH NONSHRINK GROUT. PACK GROUT SOLIDLY BETWEEN BEARING SURFACES TO ENSURE THAT NO VOIDS REMAIN.

2) IMMEDIATELY AFTER ERECTION, CLEAN FIELD WELDS, BOLTED CONNECTIONS, AND ABRADED AREAS. PAINT UNCOATED AND ABRADED AREAS WITH THE SAME MATERIAL AS USED FOR SHOP PAINTING. REPAIR GALVANIZED SURFACES TO COMPLY WITH ASTM A 780.

3) SET RAILINGS IN LOCATION, ALIGNMENT, AND ELEVATION MEASURED FROM ESTABLISHED LINES AND LEVELS AND FREE OF RACK. SET POSTS PLUMB WITHIN A TOLERANCE OF 1/16" IN 3 FEET. COAT CONCEALED SURFACES THAT WILL BE IN CONTACT WITH GROUT, CONCRETE, MASONRY, WOOD OR DISSIMILAR METALS WITH A HEAVY COAT OF BITUMINOUS PAINT. SECURE RAILINGS AND END FLANGES TO BUILDING USING APPROVED FASTENING METHODS.

06 WOOD

1) SET ROUGH CARPENTRY TO REQUIRED LEVELS AND LINES WITH MEMBERS PLUMB, TRUE TO LINE, CUT, AND FITTED. FIT ROUGH CARPENTRY TO OTHER CONSTRUCTION. SCRIBE AND COPE AS NEEDED FOR ACCURATE FIT. LOCATE NAILERS, BLOCKING, AND SIMILAR SUPPORTS TO COMPLY WITH REQUIREMENTS FOR ATTACHING OTHER CONSTRUCTION.

2) PROTECT ROUGH CARPENTRY FROM WEATHER. IF, DESPITE PROTECTION, ROUGH CARPENTRY BECOMES WET APPLY BORATE TREATMENT PER MANUFACTURER'S RECOMMENDATIONS OR REPLACE WITH NEW MATERIALS.

3) DO NOT SPLICE MEMBERS BETWEEN SUPPORTS. ATTACH PLYWOOD SHEATHING AND SUBFLOOR PANELS TO SUPPORTS WITH MANUFACTURER'S RECOMMENDED PANEL ADHESIVE AND FASTENERS. FASTEN PANEL WITH SCREWS SET BELOW FACE.

4) WHERE TREATED LUMBER IS INSTALLED ADJACENT TO METAL, INSTALL CONTINUOUS FLEXIBLE FLASHING SEPARATOR BETWEEN WOOD AND METAL.

5) PRIME ALL LUMBER AND MOLDINGS TO BE PAINTED INCLUDING BOTH FACES AND EDGES. CUT TO REQUIRED LENGTHS AND PRIME ENDS.

6) INSTALL STAIRS WITH NO MORE THAN 3/16" VARIATION BETWEEN ADJACENT TREADS AND RISERS AND WITH NO MORE THAN 3/8" VARIATION BETWEEN LARGEST AND SMALLEST TREADS AND RISERS WITH EACH FLIGHT.

7) INSTALL FLAT-GRAIN LUMBER WITH BARK SIDE EXPOSED TO WEATHER. INSTALL TRIM WITH MINIMUM NUMBER OF JOINTS PRACTICAL, USING FULL-LENGTH PIECES FROM MAXIMUM LENGTHS OF LUMBER AVAILABLE. DO NOT USE PIECES LESS THAN 24 INCHES LONG EXCEPT WHERE NECESSARY. USE SCARF JOINTS FOR END-TO-END JOINTS. STAGGER END JOINTS IN ADJACENT AND RELATED MEMBERS. FIT EXTERIOR JOINTS TO EXCLUDE WATER. COPE AT RETURNS AND MITER AT CORNERS. SEAL BUTT JOINTS AT INSIDE AND OUTSIDE CORNERS AND AT TRIM LOCATIONS.

8) BEFORE INSTALLING INTERIOR FINISH CARPENTRY, CONDITION MATERIALS TO AVERAGE PREVAILING HUMIDITY IN INSTALLATION AREAS FOR A MINIMUM OF 24 HOURS UNLESS NOTED OTHERWISE BY MANUFACTURER'S INSTRUCTIONS.

07 - THERMAL AND MOISTURE PROTECTION

1) PREPARE SURFACES AND INSTALL WATER PROOFING PER MANUFACTURER'S WRITTEN INSTRUCTIONS. ACCURATELY ALIGN SHEETS AND MAINTAIN UNIFORM MINIMUM LAP WIDTHS AND END LAPS. OVERLAP AND SEAL SEAMS, AND STAGGER END LAPS TO ENSURE WEATERTIGHT INSTALLATION. IMMEDIATELY INSTALL PROTECTIVE MATERIALS OVER WATERPROOFING. CORRECT DEFICIENCIES IN OR REMOVE WATERPROOFING THAT DOES NOT COMPLY WITH REQUIREMENTS; REPAIR SUBSTRATES AND REAPPLY.

2) INSTALL INSULATION THAT IS UNDAMAGED, DRY, AND UNOILED AND THAT HAS NOT BEEN LEFT EXPOSED TO ICE, RAIN, OR SNOW AT ANY TIME. EXTEND INSULATION TO ENVELOP ENTIRE AREA TO BE INSULATED. CUT AND FIT TIGHTLY AROUND OBSTRUCTIONS AND FILL VOIDS WITH INSULATION. STAGGER END JOINTS AND TIGHTLY ABUT INSULATION UNITS.

3) PLACE VAPOR RETARDER AS INDICATED ON DRAWINGS AND PER CODE REQUIREMENTS. EXTEND VAPOR RETARDER TO EXTREMITIES OF AREAS TO PROTECT FROM VAPOR TRANSMISSION. SECURE VAPOR RETARDER IN PLACE WITH ADHESIVES OR OTHER ANCHORAGE SYSTEM AS INDICATED. FASTEN VAPOR RETARDER TO FRAMING AT TOP, END AND BOTTOM EDGES; AT PERIMETER OF WALL OPENINGS AND AT LAP JOINTS. SEAL JOINTS CAUSED BY PIPES, CONDUITS, ELECTRICAL BOXES, AND SIMILAR ITEMS PENETRATING VAPOR RETARDER WITH VAPOR-RETARDER TAPE TO CREATE AN AIRTIGHT SEAL BETWEEN PENETRATING OBJECTS AND VAPOR RETARDER. REPAIR TEARS OR PUNCTURES IN VAPOR RETARDER IMMEDIATELY BEFORE CONCEALMENT BY OTHER WORK.

4) INSTALL UNDERLAYMENT FOR ALL EXTERIOR WEATHERING PRODUCTS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL METAL FLASHING AND OTHER SHEET METAL TO COMPLY WITH REQUIREMENTS IN THE NRCA ROOFING AND WATERPROOFING MANUAL.

5) SEALANTS - COMPLY WITH RECOMMENDATIONS IN ASTM C 1193 FOR USE OF JOINT SEALANTS AS APPLICABLE TO MATERIALS, APPLICATIONS, AND CONDITIONS INDICATED. IMMEDIATELY AFTER SEALANT APPLICATION AND BEFORE SKINNING OR CURING BEGINS, TOOL SEALANTS ACCORDING TO REQUIREMENTS SPECIFIED TO FORM SMOOTH UNIFORM BEADS OF CONFIGURATION INDICATED TO ELIMINATE AIR POCKETS AND TO ENSURE CONTACT AND ADHESION OF SEALANT WITH SIDES OF JOINT. PROTECT ADJACENT MATERIALS AND CLEAN OFF EXCESS SEALANT PER MANUFACTURER'S INSTRUCTIONS.

08 OPENINGS

1) DOORS - INSTALL DOORS TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND REFERENCE QUALITY STANDARD. ALIGN AND FIT DOORS IN FRAMES WITH UNIFORM CLEARANCES AND BEVELS. SEAL EDGES OF DOORS. ADJUST HARDWARE AND MOVING PARTS TO FUNCTION SMOOTHLY AND SO THAT DOORS OPERATE EASILY, FREE OF WARP, TWIST, OR DISTORTION.

2) WINDOWS - COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTION FOR INSTALLING WINDOWS, HARDWARE, ACCESSORIES, AND OTHER COMPONENTS. INSTALL WINDOWS LEVEL, PLUMB, SQUARE, TRUE TO LINE, WITHOUT DISTORTION, ANCHORED SECURELY IN PLACE TO STRUCTURAL SUPPORT, AND IN PROPER RELATION TO WALL FLASHING AND OTHER ADJACENT CONSTRUCTION TO PRODUCE WEATERTIGHT CLOSURE. ADJUST OPERATION FOR TIGHT FIT AND CONTACT POINTS AND WEATHER STRIPPING FOR SMOOTH OPERATION. CLEAN EXPOSED SURFACES IMMEDIATELY AFTER INSTALLING WINDOWS. REMOVE EXCESS SEALANTS, GLAZING MATERIALS, DIRT AND OTHER SUBSTANCES. REMOVE AND REPLACE WIDOWS IF BROKEN, CHIPPED, CRACKED, ABRADED, OR DAMAGED DURING CONSTRUCTION PERIOD.

09 FINISHES

1) INSPECT FINISH MATERIALS BEFORE INSTALLATION. REJECT MATERIALS THAT ARE WET, MOISTURE DAMAGED, AND MOLD DAMAGED.

2) GYPSUM BOARD FINISH LEVEL PER ASTM C840. FINISH PANELS TO LEVEL 3 MINIMUM IN AREAS TO BE LEFT UNFINISHED. FINISH PANELS TO LEVEL 4 IN ALL OTHER AREAS UNLESS NOTED OTHERWISE. JOINT COMPOUND SHALL BE SMOOTH AND FREE OF TOOL MARKS AND RIDGES. PREPARE AND APPLY PRIMER TO GYPSUM PANELS AND OTHER SURFACES RECEIVING TEXTURE FINISHES. MIX AND APPLY FINISH USING POWERED SPRAY EQUIPMENT, TO PRODUCE A UNIFORM TEXTURE FREE OF STARVED SPOTS OR OTHER EVIDENCE OF THIN APPLICATION OR OF APPLICATION PATTERNS. PROTECT ADJACENT SURFACES FROM DRYWALL COMPOUND AND TEXTURE FINISHES AND PROMPTLY REMOVE FROM FLOORS AND OTHER NO-DRYWALL SURFACES. REPAIR SURFACES STAINED, MARRED, OR OTHERWISE DAMAGED DURING DRYWALL APPLICATION.

3) DO NOT INSTALL ANY FINISH MATERIALS UNTIL ALL GYPSUM BOARD FINISHING PROCEDURES HAVE BEEN COMPLETED INCLUDING TEXTURE AND PAINT.

4) TILING - VERIFY THAT SUBSTRATES FOR SETTING TILE ARE FIRM, DRY, CLEAN, FREE OF COATINGS THAT ARE INCOMPATIBLE WITH TILE-SETTING MATERIALS. FILL CRACKS, HOLES, AND DEPRESSION IN SUBSTRATES. PROVIDE MANUFACTURER'S STANDARD TRIM SHAPES WHERE NECESSARY TO ELIMINATE EXPOSED TILE EDGES. LAY TILEWORK TO MINIMIZE THE USE OF PIECES THAT ARE LESS THAN HALF OF A TILE. PROVIDE UNIFORM JOINT WIDTHS AND SET TILE PLUMB, LEVEL AND TRUE WITHIN A TOLERANCE OF 1/16" IN 3 FEET UNLESS OTHERWISE DIRECTED. WHERE JOINTS OCCUR IN SUBSTRATE LOCATE TILE JOINTS DIRECTLY ABOVE. SEAL ALL GROUT JOINTS UNLESS DIRECTED OTHERWISE.

5) INSTALL FLOORING PER MFR'S WRITTEN INSTRUCTIONS OVER APPROPRIATE SUBSTRATE. PROTECT INSTALLED FLOORING DURING REMAINDER OF CONSTRUCTION PERIOD BY COMPLETELY COVERING WITH HEAVY KRAFT PAPER OR OTHER SUITABLE MATERIAL. DO NOT USE PLASTIC SHEET OR FILM THAT MIGHT CAUSE CONDENSATION. OVERLAP SEAMS OF PROTECTIVE MATERIALS MINIMUM OF 6 INCHES. TAPE SEAMS TO FORM CONTINUOUS PROTECTIVE BARRIER. DO NOT FASTEN, TAPE OR OTHERWISE CONNECT PAPER TO FLOORING OR ADJACENT FINISHED SURFACES.

6) PAINT - APPLY PAINTS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. APPLY PAINTS TO PRODUCE SURFACE FILMS WITHOUT CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, ROLLER TRACKING, RUNS, SAGS, ROFINESS, OR OTHER SURFACE IMPERFECTIONS. CUT IN SHARP LINES AND COLOR BREAKS. PROTECT WORK OF OTHER TRADES AGAINST DAMAGE FROM PAINT APPLICATION. CORRECT DAMAGED WORK OF OTHER TRADES BY CLEANING, REPAIRING, REPLACING, AND REFINISHING, AS APPROVED BY ARCHITECT AND LEAVE IN AN UNDAMAGED CONDITION. AFTER COMPLETION OF OTHER TRADES RETURN AND TOUCH-UP AND RESTORE DAMAGED OR DEFACED PAINTED SURFACES.

10 SPECIALTIES

1) SIGNAGE - PROVIDE SIGNAGE THAT CONFORMS TO THE REQUIREMENTS OF ALL REGULATORY AGENCIES HOLDING JURISDICTION. PROVIDE ADDRESS ON EXTERIOR OF BUILDING AS REQUIRED BY LOCAL JURISDICTION AND CLEARLY VISIBLE FROM THE MAIN ACCESS STREET. COORDINATE WITH OWNER FOR MATERIAL AND OTHER REQUIREMENTS. ALL INTERIOR SIGNS TO BE PROVIDED AND INSTALLED AS REQUIRED BY CODE. INSTALL SIGNS WITH CONCEALED FASTENERS UNLESS NOTED OTHERWISE.

2) TOILET, BATH AND LAUNDRY ACCESSORIES. CONTRACTOR SHALL COMPLY WITH LOCAL AND STATE BUILDING CODES FOR MOUNTED CONTROLS AND FIXTURES. REFER TO CURRENT ICC/ANSI A117.1 CODES FOR MOUNTING HEIGHTS AND GENERAL REQUIREMENTS.

3) FIRE PROTECTION - CONTRACTOR TO PROVIDE AND INSTALL PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY CODE. COORDINATE WITH ARCHITECT AND OWNER FOR EXACT LOCATIONS AND ADDITIONAL INFORMATION.

4) CLOSETS - CONTRACTOR TO INSTALL CLOSET SHELF AND ROD IN ALL CLOSETS UNLESS NOTED OTHERWISE. SHELF TO BE MADE OF 3/4" THICK BY 1 1/4" MINIMUM DEPTH MELAMINE-FACED PARTICLEBOARD WITH RADIUSED PREFINISHED FRONT EDGE. SHELF CLEATS SHALL BE 3/4" BY 3-1/2" CONTINUOUS BOARDS WITH HOLE AND NOTCH TO RECEIVE CLOTHES RODS. SHELF BRACKETS WITH ROD SUPPORT SHALL BE PRIME PAINTED FORMED STEEL PER BHMA A156.16, B04051. INSTALL SHELF/ROD BRACKETS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND AT 36" ON CENTER MAXIMUM. CLOSET RODS SHALL BE 1-5/16" DIAMETER CHROME-PLATED STEEL TUBES COMPLYING WITH BHMA A156.16, L03131. INSTALL WITH MINIMUM NUMBER OF JOINTS PRACTICAL, USING FULL-LENGTH PIECES FROM MAXIMUM LENGTHS AVAILABLE. MITER RETURNS AND OUTSIDE CORNERS. COPE INDOOR CORNERS TO PRODUCE TIGHT-FITTING JOINTS WITH FULL-SURFACE CONTACT THROUGHOUT LENGTH OF JOINT. SCARF JOINTS FOR END-TO-END CONDITIONS.

11 EQUIPMENT

1) CONTRACTOR TO PROVIDE AND INSTALL ALL EQUIPMENT INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE. EQUIPMENT TO BE INSTALLED AS SPECIFIED BY MANUFACTURER. CONTRACTOR TO VERIFY CLEARANCES REQUIRED BY EQUIPMENT WILL BE SATISFIED IN LOCATIONS SHOWN ON DRAWINGS. CONTRACTOR TO NOTIFY ARCHITECT/ENGINEER FOR RESOLUTION OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.

12 FURNISHINGS

1) BLINDS - ALL WINDOWS TO RECEIVE BLINDS UNLESS NOTED OTHERWISE. CONTRACTOR TO PROVIDE VERTICAL LOUVER BLINDS WITH FLAT PERFORATED PVC VANES UNLESS NOTED OTHERWISE. COORDINATE WITH OWNER FOR SPECIFIC REQUIREMENTS.

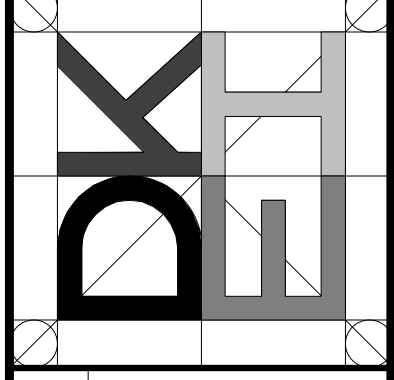
2) CASEWORK - ALL CASEWORK TO COMPLY WITH "ARCHITECTURAL WOODWORK STANDARDS". ALL CASEWORK INDICATED IN DRAWINGS ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR TO SCHEDULE A MEETING WITH THE CASEWORK SUPPLIER, OWNER AND ARCHITECT FOR FINAL DESIGN REQUIREMENTS. PROVIDE CUSTOM GRADE CASEWORK MINIMUM. CONTRACTOR SHALL PROVIDE ALL HARDWARE FOR COMPLETE INSTALLATION. COORDINATE WITH OWNER FOR SPECIFIC LAYOUT AND FINISH REQUIREMENTS. CONTRACTOR TO PROVIDE SHOP DRAWINGS INDICATING ALL CASEWORK AND HARDWARE FOR APPROVAL BY OWNER.

3) COUNTERTOPS - CONTRACTOR TO PROVIDE ALL COUNTERTOPS AS SHOWN ON DRAWINGS. CONTRACTOR TO VERIFY BLOCKING IN WALL IS ADEQUATE TO SUPPORT COUNTERTOPS. INSTALL WITH MINIMUM NUMBER OF JOINTS PRACTICAL, USING FULL-LENGTH PIECES FROM MAXIMUM LENGTHS AVAILABLE. PROVIDE CUTOFFS FOR APPLIANCES, PLUMBING FIXTURES, ELECTRICAL WORK, AND SIMILAR ITEMS. ALL COUNTERS TO RECEIVE 4" BACKSPLASH OF SIMILAR FINISH THE FULL LENGTH OF BACK WALL AND AT WALLED ENDS UNLESS NOTED OTHERWISE. ALL EXPOSED EDGES TO BE FINISHED AS DIRECTED BY OWNER. SEAL ALL JUNCTURES OF TOPS, SPLASHES AND WALLS WITH MILDEW-RESISTANT SILICONE SEALANT AS RECOMMENDED BY COUNTERTOP MANUFACTURER. SECURE BACKSPLASHES WITH CONCEALED FASTENERS TO COUNTER AND ADHERE TO WALL.

MARK	DATE	DESCRIPTION	BY



DKEI Architectural Services
 1630 LUCCA LN.
 RICHLAND, WA 99852
 (509) 336-8716
 WWW.DKEIPLLC.COM



CLIENT: TRAVIS MATSON
 PROJ. LOC.: 1328 TAFT/AL DR. RICHLAND WA 99852
PRE-ENGINEERED COMMERCIAL BUILDING
GENERAL SPECIFICATIONS

NOTE:
 SPECIFICATIONS PROVIDED ON THIS SHEET ARE TYPICAL
 CONTRACTOR TO CONFIRM WITH OWNER APPLICABILITY
 OF ALL NOTES INDICATED ON THIS SHEET

SIGNATURE OF APPROVAL

I CERTIFY THAT I HAVE READ AND INSPECTED THE INFORMATION INCLUDED ON THIS SHEET AND AGREE TO THE INFORMATION INDICATED. ANY AMENDMENTS TO THE REQUIREMENTS INDICATED MUST BE IN WRITING AND APPROVED BY BOTH THE CONTRACTOR AND OWNER.

CONTRACTOR: _____

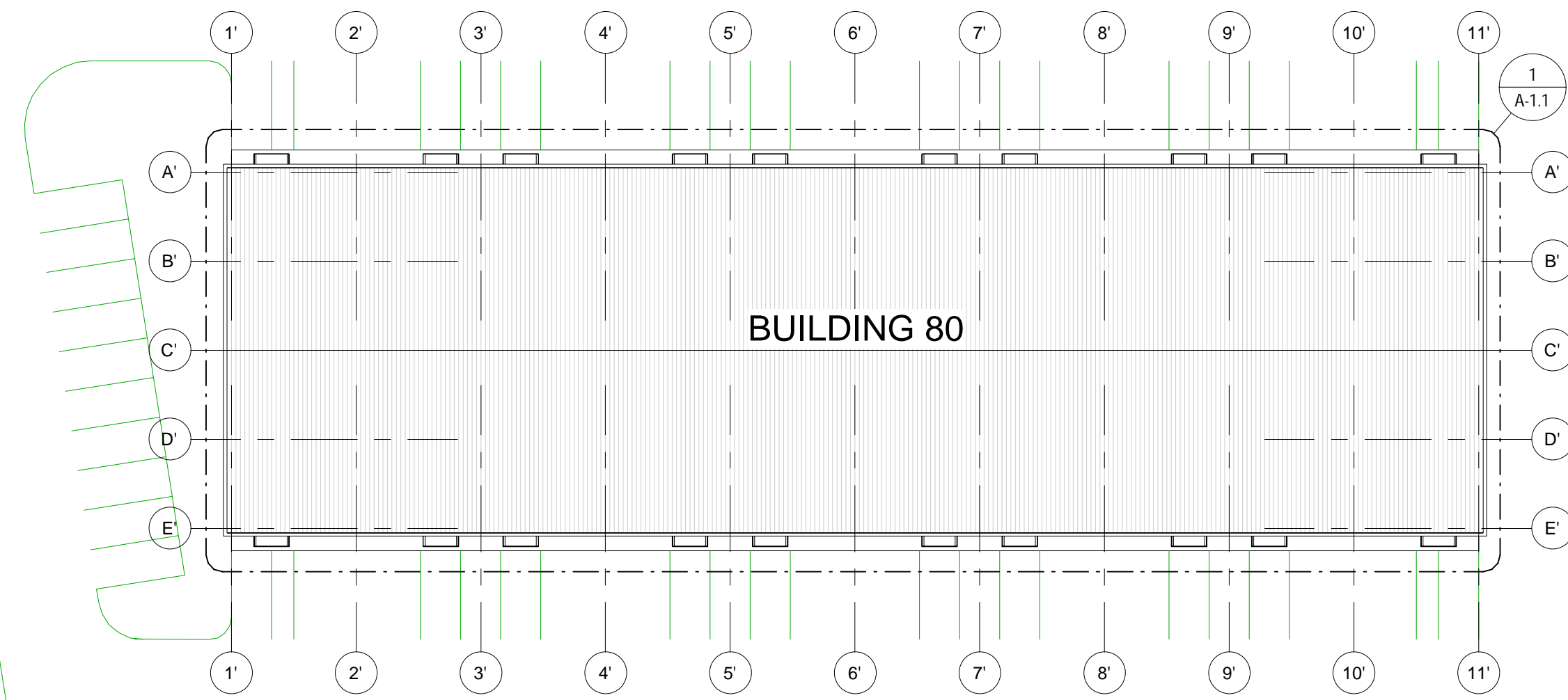
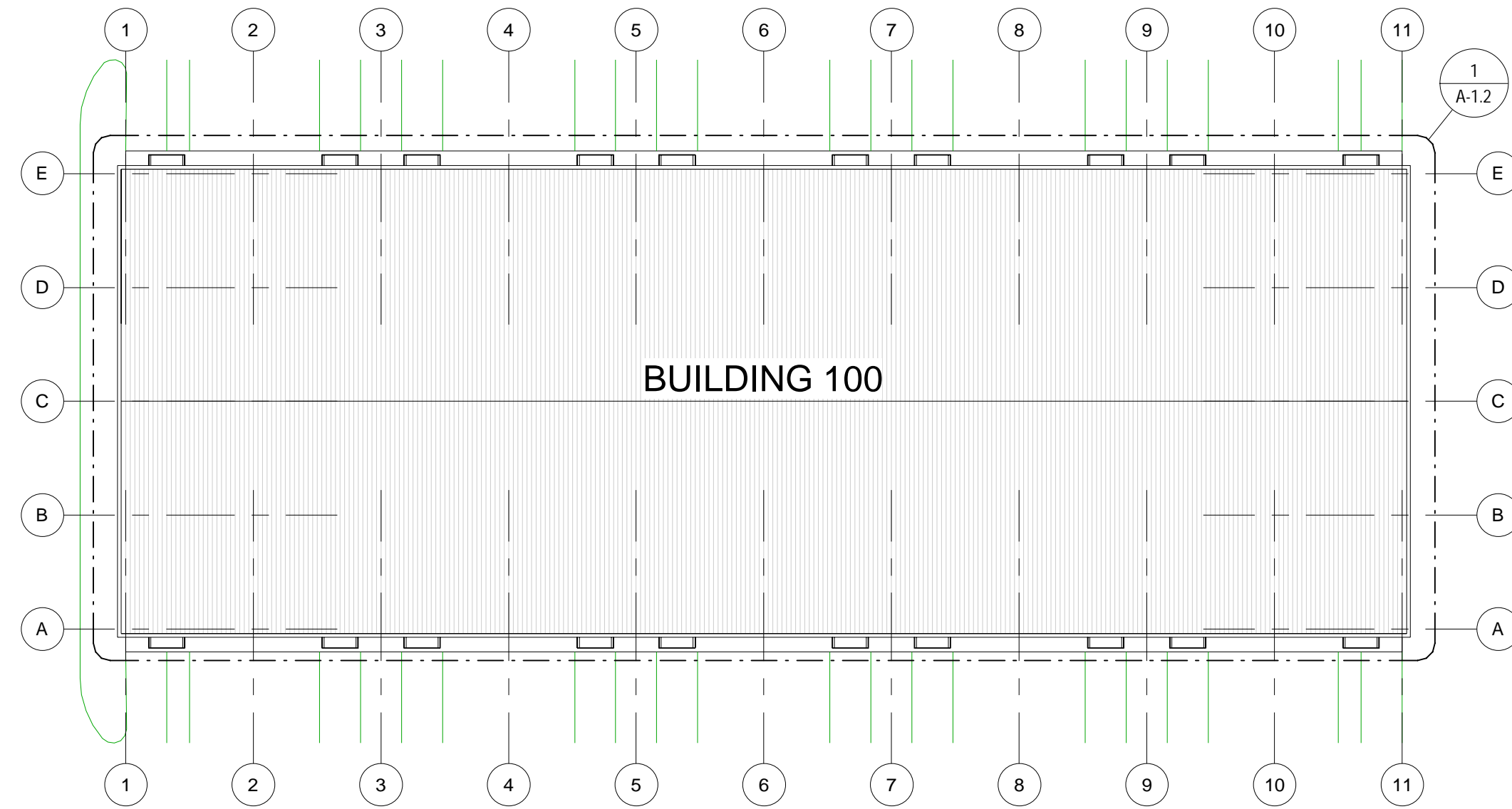
OWNER: _____

PROJECT NUMBER:
 20200724
 ISSUE DATE:
 01/28/2021

G-0.5
 Sheet 4 of 29

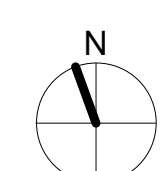
TAPTEAL DR.

CENTER PKWY



1 SITE PLAN
A-1.0 SCALE: 1" = 30'-0"

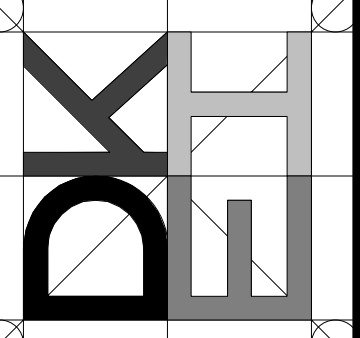
0 15' 30' 60'
SCALE: 1" = 30'



MARK	DATE	DESCRIPTION	BY

9342 REGISTERED ARCHITECT
Devin Gesler
DEVIN G. GESLER
STATE OF WASHINGTON

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RICHLAND, WA 99352
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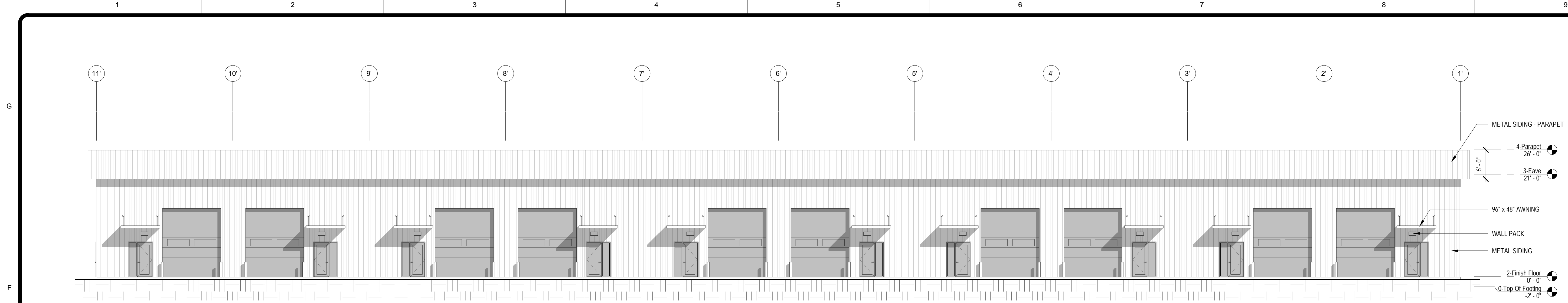


CLIENT: TRAVIS MATSON
PROJ. LOC.: 1326 TAPTEAL DR. RICHLAND WA 99352
PRE-ENGINEERED COMMERCIAL BUILDING
SITE PLAN

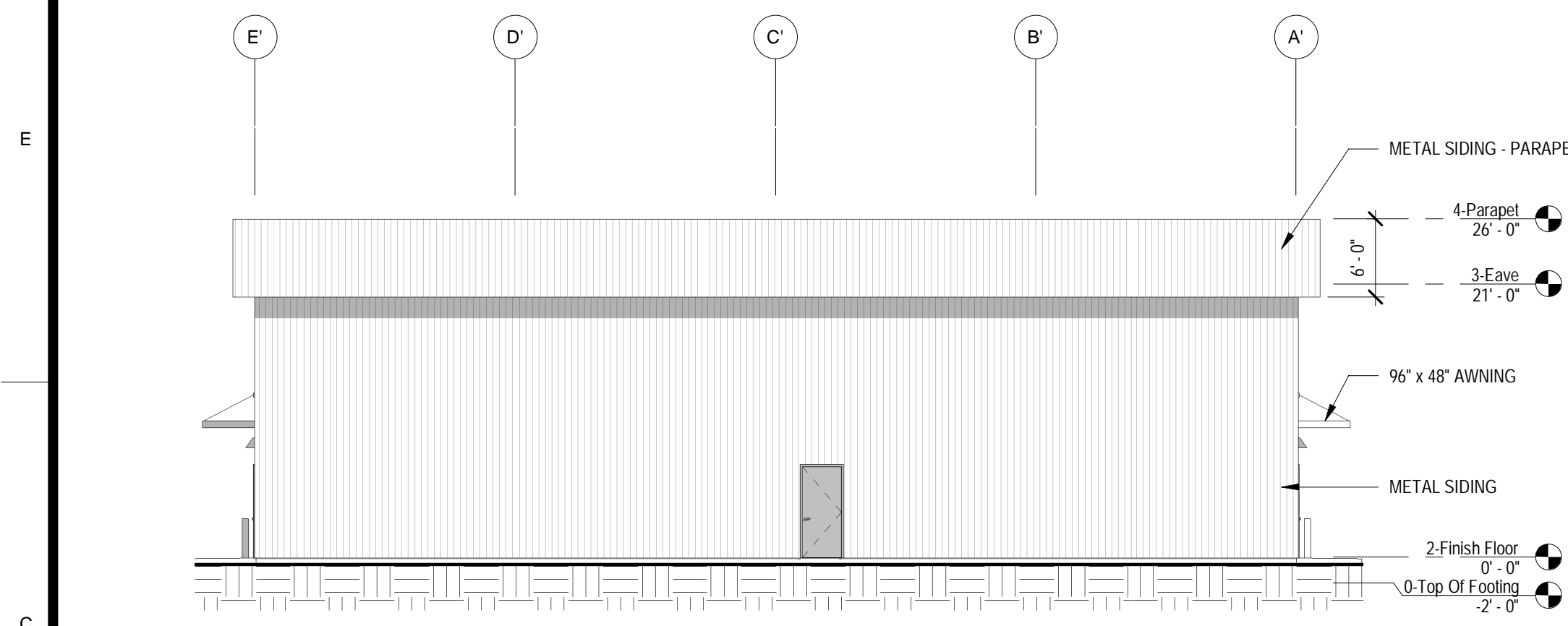
PROJECT NUMBER:
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A-1.0
Sheet 16 of 29
Bar Measures 1 inch

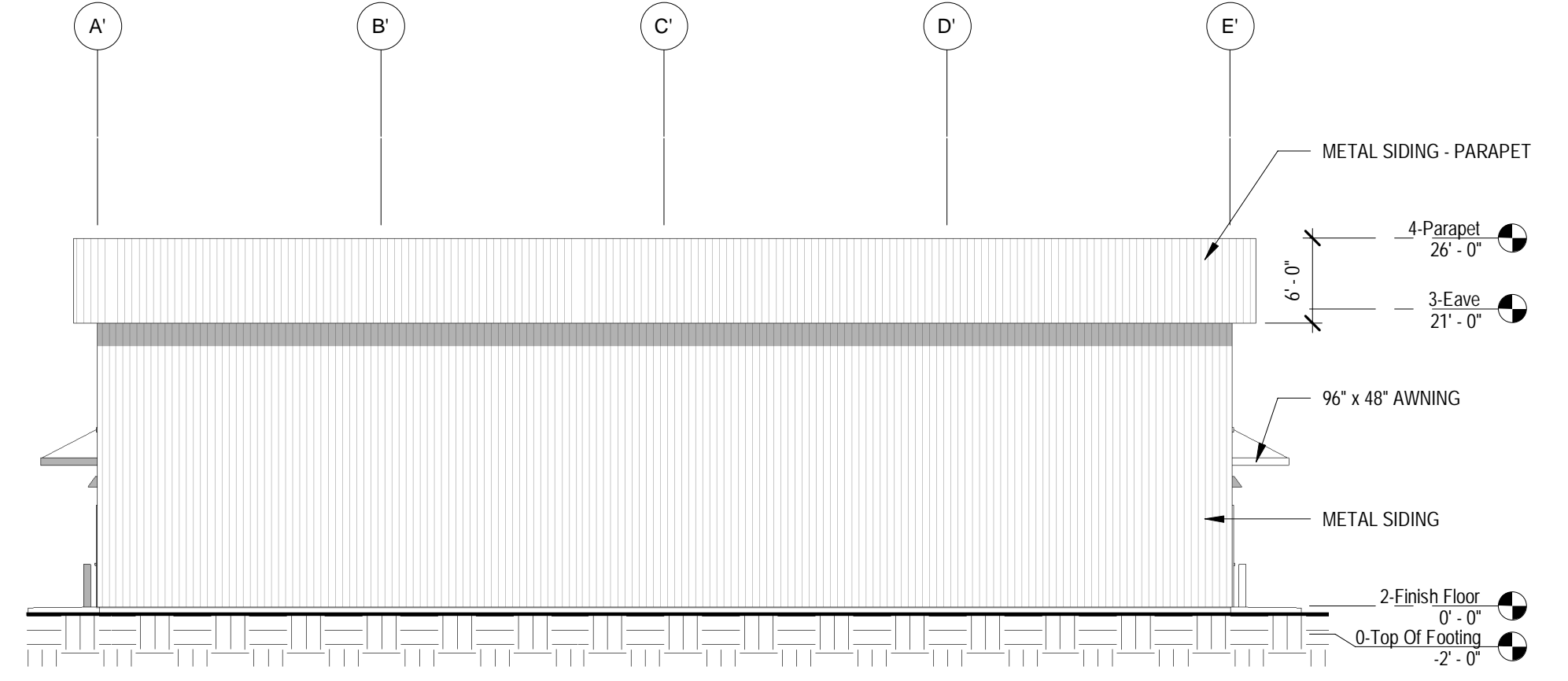
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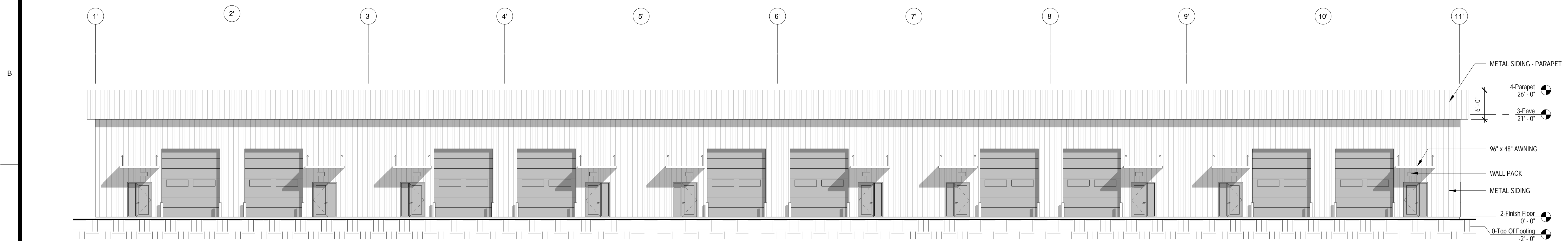
1 NORTH ELEVATION 80
A-3.1 SCALE: 3/32" = 1'-0"



2 EAST ELEVATION 80
A-3.1 SCALE: 3/32" = 1'-0"



3 WEST ELEVATION 80
A-3.1 SCALE: 3/32" = 1'-0"

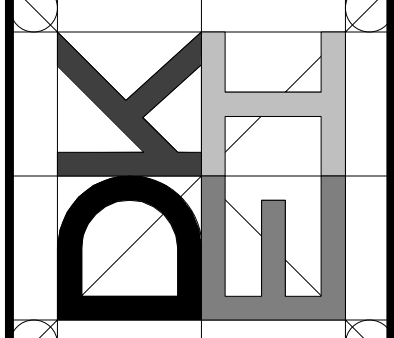


4 SOUTH ELEVATION 80
A-3.1 SCALE: 3/32" = 1'-0"

REVISIONS	DESCRIPTION	DATE	BY

9342 REGISTERED ARCHITECT
Derrin Geisler
DERWIN G. GEISLER
STATE OF WASHINGTON

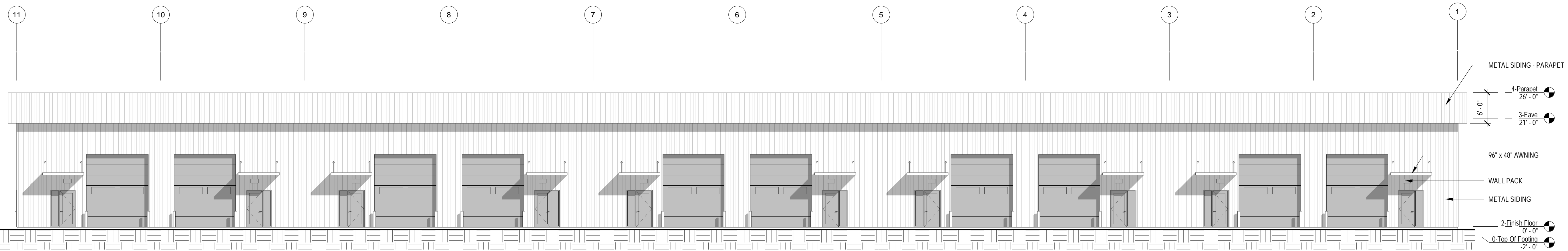
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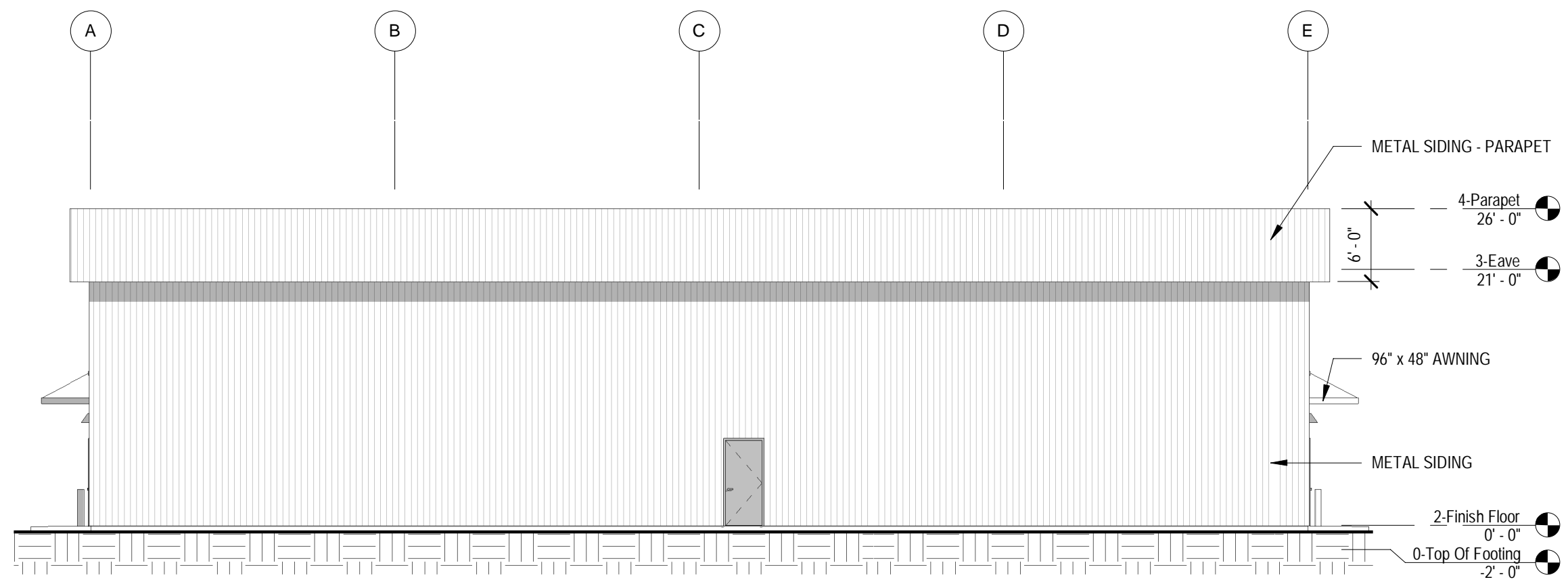
CLIENT: TRAVIS MATSON
PROJ. LOC.: 1326 TAPTEAL DR. RICHLAND WA 99352
PRE-ENGINEERED COMMERCIAL BUILDING
ELEVATIONS - 80

PROJECT NUMBER:
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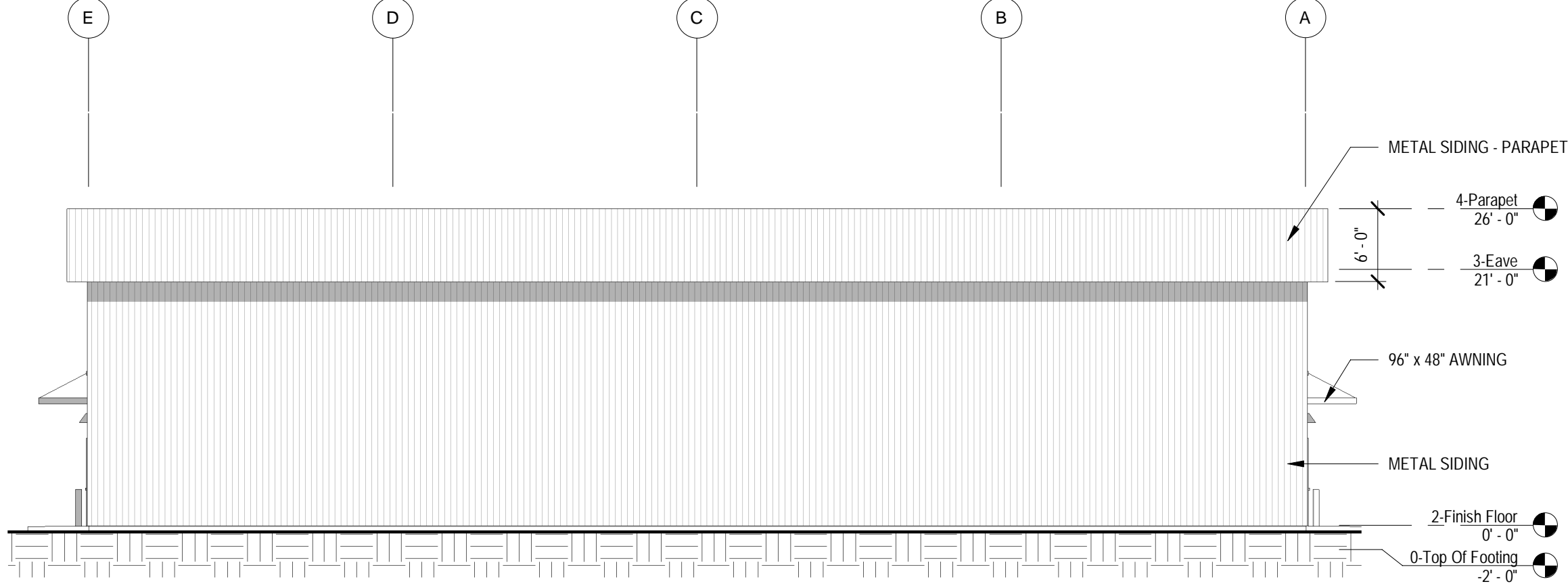
A-3.1
Sheet 22 of 29
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Bar Measures 1 inch



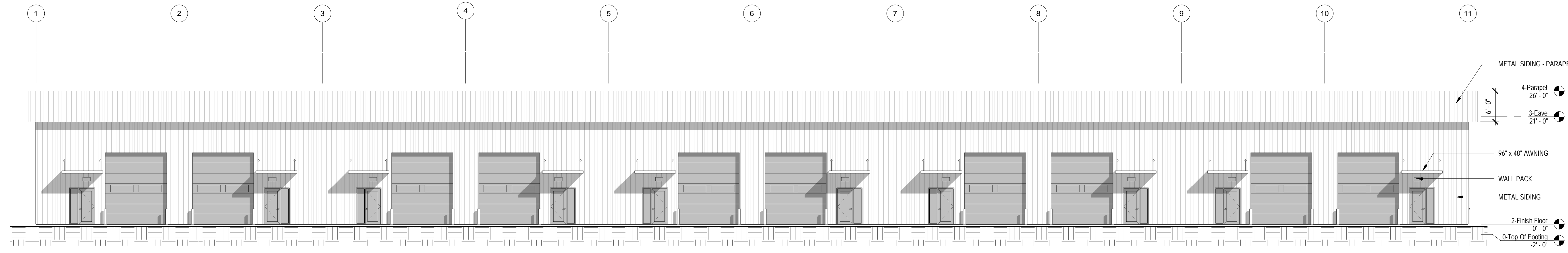
1 NORTH ELEVATION 100
A-3.2 SCALE: 3/32" = 1'-0"



2 EAST ELEVATION 100
A-3.2 SCALE: 3/32" = 1'-0"



3 WEST ELEVATION 100
A-3.2 SCALE: 3/32" = 1'-0"

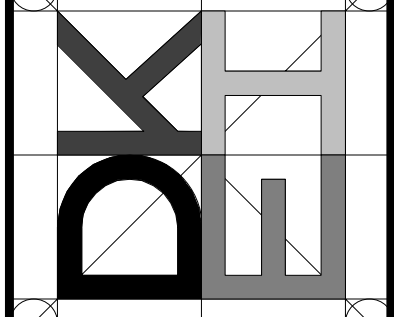


4 SOUTH ELEVATION 100
A-3.2 SCALE: 3/32" = 1'-0"

REVISIONS	DESCRIPTION	DATE	BY

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DEVIN G. GESLER
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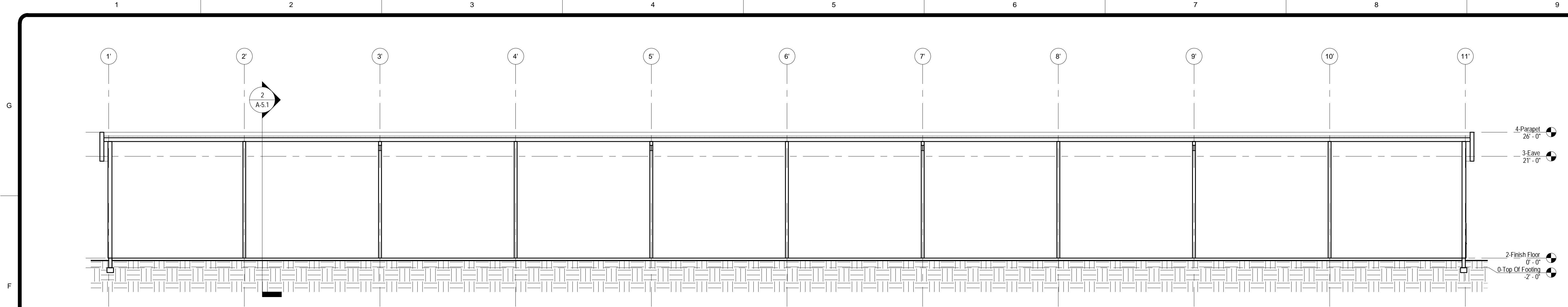


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PROJ. LOC.: 1326 TAPTEAL DR. RICHLAND WA 99352
PRE-ENGINEERED COMMERCIAL BUILDING
ELEVATIONS - 100

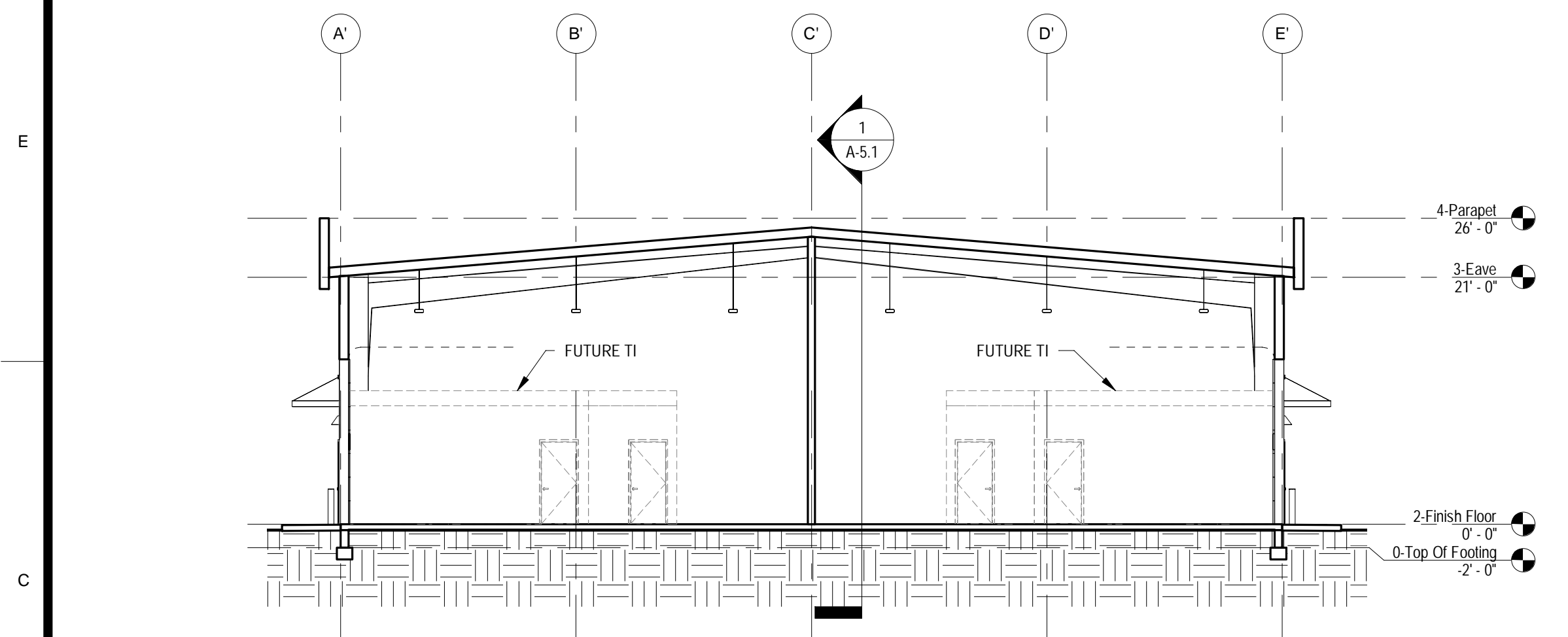
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A-3.2
Sheet 23 of 29
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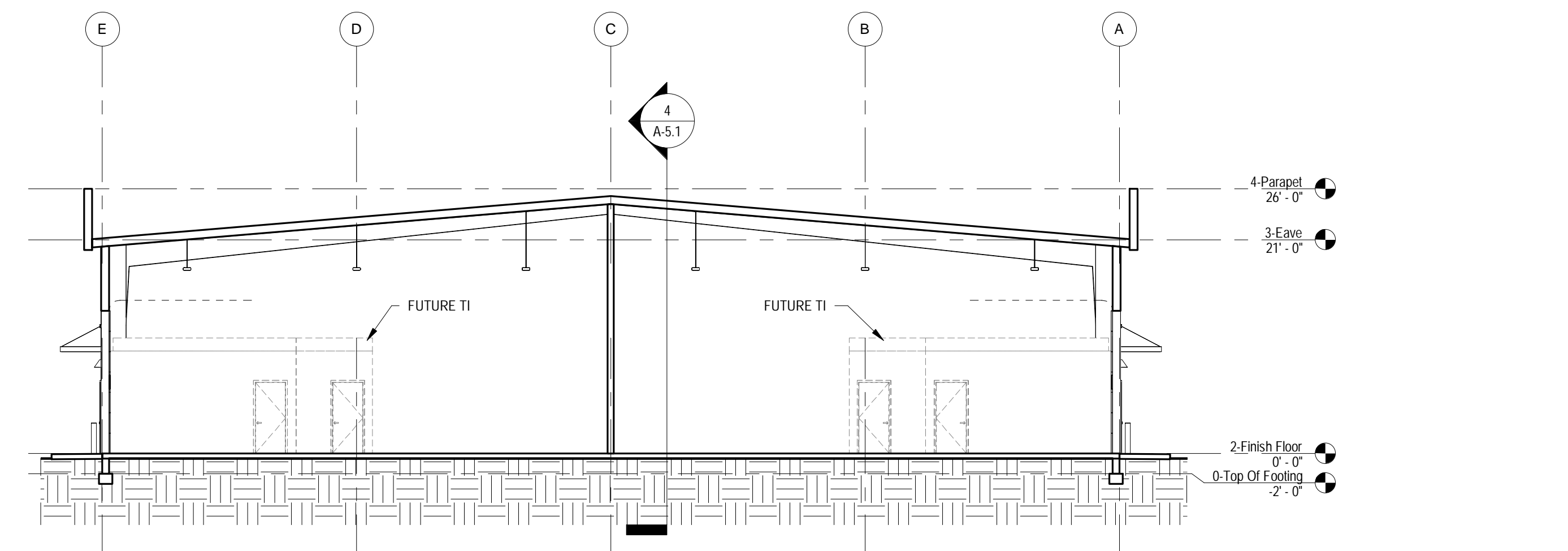
Bar Measures 1 inch



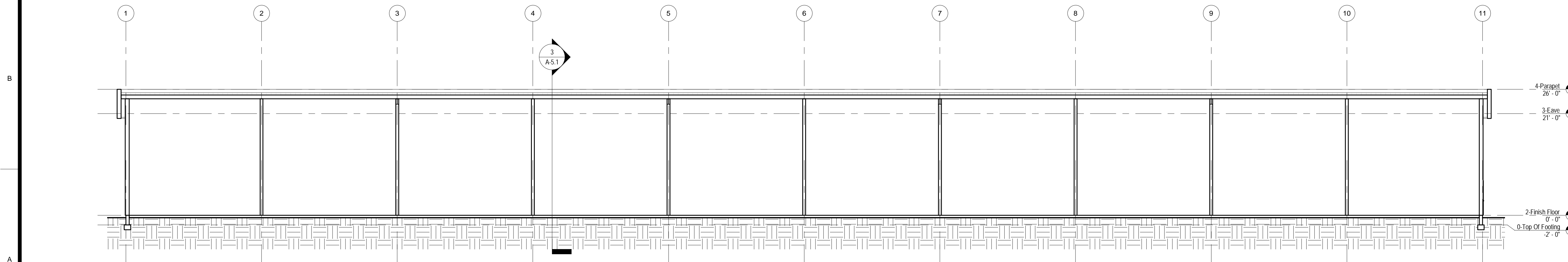
1 BUILDING SECTION - 80 - E/W
A-5.1 SCALE: 3/32" = 1'-0"



2 BUILDING SECTION - 80 - N/S
A-5.1 SCALE: 3/32" = 1'-0"



3 BUILDING SECTION - 100 - N/S
A-5.1 SCALE: 3/32" = 1'-0"

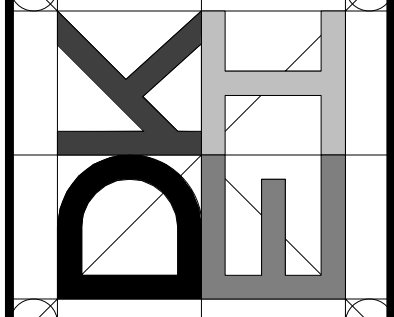


4 BUILDING SECTION - 100 - E/W
A-5.1 SCALE: 3/32" = 1'-0"

MARK	DATE	DESCRIPTION	BY

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PRE-ENGINEERED COMMERCIAL BUILDING
BUILDING SECTIONS

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