



File No. EA2023-133

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Construction of a commercial storage facility consisting of sixty (60) parking spaces, totaling approximately 33,240 square feet and drive aisle for a total site of 91,865 square feet. The project will consist of approximately 3,047 cubic yards of earth to be moved/filled.

Proponent: David Ferrette
349 Lake Havasu Ave., Ste 104
Lake Havasu City, AZ 86403

Location of Proposal: The project is located at 905 Curie Street in Richland, Washington. The site is described as Lot 2 of SP 3612.

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: December 20, 2023

Comments Due: January 5, 2024

Signature _____

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions](#)²

1. **Name of proposed project, if applicable:** Luxelocker – Richland

2. **Name of applicant:** David Ferrette

3. **Address and phone number of applicant and contact person:** 349 Lake Havasu Avenue, Suite 104, Lake Havasu City, AZ 86403

4. **Date checklist prepared:** November 21, 2023

5. **Agency requesting checklist:** City of Richland Community Development Department

6. **Proposed timing of schedule (including phasing, if applicable):** The schedule is to start grading in February of 2024 and proceed directly into construction. We will finish with landscaping and paving in Summer with an anticipated completion date of November.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** No Plans for further expansion at this time.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** We have a Phase 1 Environmental Site Assessment complete for the property, available upon request.

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.** I do not know of any other proposals regarding this property.

10. **List any government approvals or permits that will be needed for your proposal, if known.** We will need a grading permit and building permits for this proposal.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- 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.)** Luxelocker- Richland, WA is a commercial storage facility located in the northern portion of Richland, Washington. The proposed facility will consist of sixty (60) parking spaces, totaling approximately 33,240 square feet and drive aisle for a total site of 91,865 square feet. The project will consist of approximately 3,047 cubic yards of earth to be moved/filled.
- 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 project is located on an approximate 2.109-acre parcel located at the intersection of Stevens Drive and Curie Street in Richland, Washington. The parcel is bounded by an existing industrial facility (Western Sintering Company inc.) to the south and Fermi Avenue to the East. Specifically located at Lot 2 SP3612 at 905 Curie Street, Richland, WA 99354.

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

- a. **General description of the site:** The existing site comprises an area of approximately 2.109 acres of mostly flat land. Typical existing slopes for the site range from 0 to 2 percent. The site is undeveloped scrubland with no current use and includes no existing buildings.

Circle or highlight one: **Flat**, ~~rolling~~, ~~hilly~~, ~~steep slopes~~, ~~mountainous~~, ~~other~~:

- b. **What is the steepest slope on the site (approximate percent slope)?** The steepest slope on the site is approximately 2 %.
- 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.** A geotechnical report prepared by PBS describes the local geology as “underlain by Pleistocene age outburst flood sediments consisting

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

of sand, silt, and fluvial gravels (Riedel and Fecht, 1994; Schuster, 1994”). PBS goes on to describe the subsurface conditions/units as follows:

- Fill: Variable fill consisting of sand and coarse-grained, round gravel from the ground surface to approximately 0.5 to 1.5 feet below ground surface. The fill was generally brown and non-plastic.
 - Sand: 2 to 3 feet of poorly graded sand was observed below the gravel fill. The sand was generally fine-grained and ranged in color from brown to olive.
 - Gravel: Brown to dark brown, poorly graded gravel was found to the termination depth of 10 feet below ground surface. Particles were generally coarse-grained and rounded or subrounded. Silt, sand and cobbles were intermixed with the gravel.
- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** No.
- 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 proposed parcel will have an approximate infill volume of 1,421 cubic yards of fill. The imported fill material will be sourced locally by a local excavator to be determined.
- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.** Erosion could occur during excavation and filing activities; however, erosion control and sedimentation measures will be implemented per local, state, and federal requirements to mitigate any erosion during and after construction. The expected duration of construction activities where erosion may occur is 6-7 months depending on weather conditions.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** Approximately 8000 square feet for drive aisle right-a-way. The site will consist of gravel drive aisles, gravel parking spaces and no buildings.
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.** Installation of perimeter site controls consisting of silt fence to limit discharges off site. Maintaining and re-establishing natural vegetation in infiltration basins and other pervious surfaces. Dust control during construction through moistening excavated or disturbed soils as needed throughout construction.

2. Air

[Find help answering air questions](#)⁴

- 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.** Emissions include dust and exhaust during construction, with minimal emissions after completion associated with vehicle exhaust from the outdoor storage facility.
- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** No.
- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**
Apply water during construction to control dust and stabilize soils after construction.

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

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.** No.
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 a general description, purpose, and approximate quantities if known.** No.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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:

[Find help answering ground water questions](#)⁷

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 a general description, purpose, and approximate quantities if known. **No.**

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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. **The storm water runoff from the site will be conveyed to four surface infiltration basins proposed in each corner of the project site. This water will infiltrate into the existing sub surface soil. The static groundwater levels for the project site are anticipated to be at a depth of 50 feet below ground surface based on regional groundwater logs available from the Washington State Department of Ecology.**

2. Could waste materials enter ground or surface waters? If so, generally describe. **No.**

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No, the peak runoff from a 25-year 24-hour storm is fully retained on the project site. Drainage patterns in the vicinity of the project are not being altered or modified from the proposed site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Four infiltration basins are proposed to provide peak runoff control for the project.

4. Plants

[Find help answering plants questions](#)

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? The entire site will be cleared of the grasses and sage brush. Existing street trees that interfere with site will be removed as well.

c. List threatened and endangered species known to be on or near the site. None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. None.

e. List all noxious weeds and invasive species known to be on or near the site. None.

5. Animals

[Find help answering animal questions](#)⁸

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site. *None.*

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.*

- c. Is the site part of a migration route? If so, explain. *Yes, the area is part of 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.*

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- 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. *Site will consist of light poles around the perimeter of the facility, there will be no manufacturing or heating uses.*

- 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. *Project will follow energy code requirements.*

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe. [No hazards known.](#)
1. Describe any known or possible contamination at the site from present or past uses. [Per the Phase 1 Environmental Site Assessment there is no known contamination at this site.](#)
 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.](#)
 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. [This project is governed by condo owner's association CC&R's that would restrict the use and storage of this type of material.](#)
 4. Describe special emergency services that might be required. [No special emergency services will be required.](#)
 5. Proposed measures to reduce or control environmental health hazards, if any. [CC&R's will be in place to control the types of materials that will be stored and used on this property.](#)
- b. Noise
1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [Street noise from local roads, but nothing that will affect development.](#)
 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)? [In the short term there will be construction noises such as earthwork, large trucks coming to the site](#)

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

to complete construction. In the long-term part of this development is a outdoor storage facility for recreational vehicles so motor homes and trailed vehicles.

3. **Proposed measures to reduce or control noise impacts, if any:** None.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- 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.** Most adjacent sites are currently vacant so I would anticipate insignificant impact to nearby properties.
- 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 because 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?** This site hasn't been used as working farmlands or working forest lands in recent history.
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, there are no surrounding working farm or forest land operations.
- c. **Describe any structures on the site.** There are currently no structures on the lot associated with this site.
- d. **Will any structures be demolished? If so, what?** No.
- e. **What is the current zoning classification of the site?** The site is currently zoned I-M, Medium Industrial
- f. **What is the current comprehensive plan designation of the site?** Open Storage Facility for Boat & RVs.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- 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?**
There will be no people residing at the site or working. Outdoor storage only.
- j. Approximately how many people would the completed project displace?** No people will be displaced by this project.
- 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.** We have worked with both the City of Richland and the Port of Benton to ensure the overall project fits within their vision for this area. It provides a good space and convenient location.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:** None.

9. Housing

[Find help answering housing questions](#)¹²

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** No residential units are a part of this project.
- 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.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?** *Oft. This site has no buildings.*
- b. **What views in the immediate vicinity would be altered or obstructed?** *Due to most of the adjacent properties are vacant there would not be any views altered or obstructed.*
- c. **Proposed measures to reduce or control aesthetic impacts, if any:** *All surrounding fencing will have landscape screens to stay visually appealing from all public streets.*

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** *On-site exterior lights for security and safety will be on during non-daylight hours.*
- 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

[Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?** *None.*
- b. **Would the proposed project displace any existing recreational uses? If so, describe.** *No, this project will not displace any existing recreational uses.*

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** [This project is primarily a storage facility for recreational vehicles such as campers, boats, ATVs, etc.](#)

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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.** [No.](#)

- 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.** [No.](#)

- 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. If any items of historic, cultural, or archaeological significance are uncovered during construction, the work will be stopped, and the appropriate authorities will be notified.**

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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.** [There are streets along three sides of the property and currently we are including drives to two of them for access. The drive access Fermi Drive on the east and Curie Street on the North. Stevens Drive runs along the west side of the property and can be accessed via Curie Street. See the plans included in this permit application.](#)

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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?** [The closest bus stop to this site is just under one mile away.](#)
- c. **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).** [No, none are planned.](#)
- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.** [No.](#)
- e. **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 ITE Trip Generation handbook was used to estimate the average daily trips for the development as follows:](#)
 - [Land Use Category 151- Mini Warehouse/Storage: 1.51 trips per day per 1,000 sf* 33,240 sf/1,000=50 daily trips. AM Peak trips would be approx. 3 and PM Peak trips approx. 6.](#)
- f. **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.](#)
- g. **Proposed measures to reduce or control transportation impacts, if any:** [None.](#)

15. Public services

[Find help answering public service questions¹⁷](#)

- 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.** [The development would increase the need for public services such as fire protection and police protection similar to other commercial developments.](#)
- b. **Proposed measures to reduce or control direct impacts on public services, if any.** [None.](#)

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. Circle utilities currently available at the site: **electricity**, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. The proposed project will be served by fire flow provided by The City of Richland. Power and internet will also be needed.

C. Signature

[Find help about who should sign¹⁹](#)

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.



Type name of signee: David Ferrette

Position and agency/organization: Director of Development

Date submitted: 11/21/2023

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions. This section is not needed so the following sheets have been eliminated.

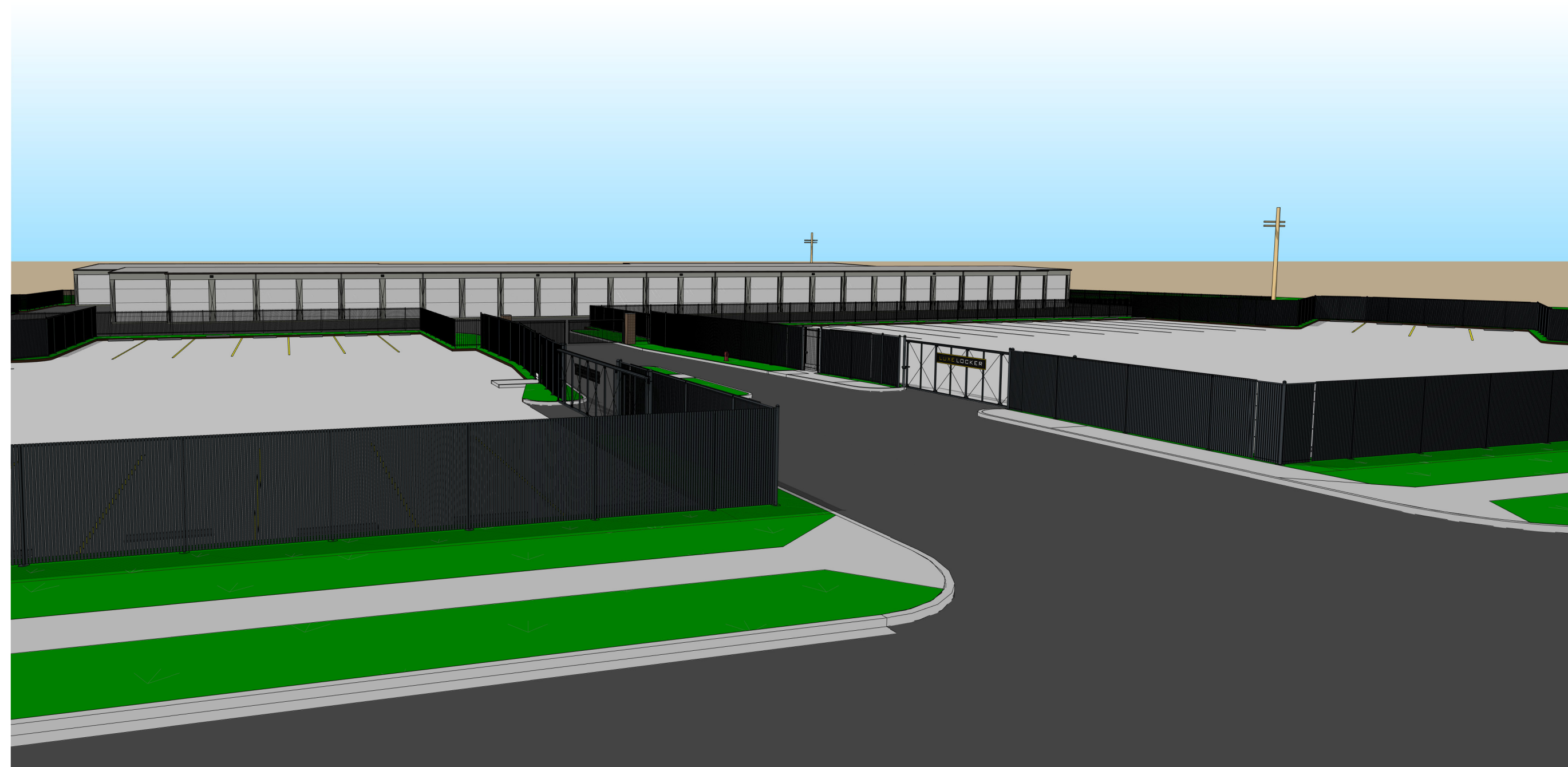
¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

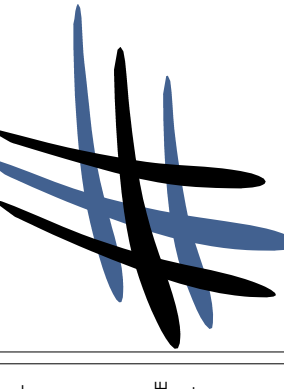
LUXELOCKER

LUXURY R.V. & BOAT STORAGE
905 CURIE STREET
RICHLAND, WA 99354



DRAWING INDEX	
SHEET NAME	SHEET #
ARCHITECTURAL	
COVER SHEET	A-0.0
SITE PLAN	A-1.0
SITE DETAILS	A-1.1
CIVIL	
COVER SHEET	C1
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JEFF HATCH
 200 W. 36TH ST.
 BOISE, IDAHO 83714
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 FAX: (208) 475-3205
 CDP: 11/10/2023
 JEFF HATCH



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11-10-23

NEW LUXURY R.V. & BOAT STORAGE FACILITY FOR:
LUXELOCKER RICHLAND
 905 CURIE STREET, RICHLAND, WA 99354

ABBREVIATIONS

&	AND	FIN.	FINISHED FLOOR	OFF.	OFFICE
AT	CENTERLINE	FL.	FLOOR	OPP.	OPPOSITE
PLATE	PLATE	F.O.	FINISHED OPENING	O.T.S.	OPEN TO STRUCTURE
POUND OR NUMBER	POUND OR NUMBER	F.O.C.	FACE OF CONCRETE	P.A.	PUBLIC ADDRESS
A.B.	ANCHOR BOLT	F.O.F.	FACE OF FINISH	PL.	PLATE
ACOUS.	ACOUSTICAL	F.O.M.	FACE OF MASONRY	PLAS.	PLASTIC
A.D.	ADJUSTABLE	F.O.S.	FACE PF STD FOUNDATION	PLYWD.	PLYWOOD
A.F.S.	AUTOMATIC FIRE SPRINKLER	FOUND.	FOUNDATION	P.R.	PAIR
ALUM.	ALUMINUM	GA.	GAUGE	R.	RADIUS
ANOD.	ANODIZED	GALV.	GALVANIZED	R.D.	ROOF DRAIN
APPROX.	APPROXIMATELY	G.B.	GRAB BAR	REC.	RECESSED
ASB.	ASBESTOS	GYP.	GYP SUM	REFRIG.	REFRIGERATOR
ASPH.	ASPHALT	H.B.	HOSE BIBB	REINF.	REINFORCED
AVE.	AVENUE	H.C.	HANDICAP	REQ.	REQUIRED
BD.	BOARD	H.C.W.	HOLLOW CORE WOOD	RM.	ROOM
BLDG.	BUILDING	HDWR.	HARDWARE	R.O.	ROUGH OPENING
BLVD.	BOULEVARD	H.M.	HOLLOW METAL	R.W.L.	RAIN WATER LEADER
BOT.	BOTTOM	HORIZ.	HORIZONTAL	S.C.W.	SOLID CORE WOOD
BSMT.	BASEMENT	HR.	HOUR	SH.	SHELVES
B.U.	BUILT UP	HT.	HEIGHT	SHT.	SHEET
CAB.	CABINET	I.D.	INSIDE DIAMETER	SHTG.	SHEATHING
CEM.	CEMENT	INSUL.	INSULATION	SHWR.	SHOWER
CLG.	CEILING	INT.	INTERIOR	SIM.	SIMILAR
C.O.	CLEAN OUT	INV.	INVERT	S.M.S.	SHEET METAL SCREWS
COL.	COLUMN	JAN.	JANITOR	SPEC.	SPECIFICATIONS
CONC.	CONCRETE	JT.	JOINT	S.S.	STAINLESS STEEL
CONSTR.	CONSTRUCTION	KIT.	KITCHEN	STD.	STANDARD
CONT.	CONTINUOUS	LAB.	LABORATORY	STOR.	STORAGE
CORR.	CORRIDOR	LAM.	LAMINATE	STRUC.	STRUCTURAL
CSK.	COUNTERSUNK	LAV.	LAVATORY	SQ.	SQUARE
DBL.	DOUBLE	L.M.B.	LIQUID MARKER BOARD	SUSP.	SUSPENDED
DEPT.	DEPARTMENT	M.A.T.	MATERIAL	SYM.	SYMMETRICAL
DET.	DETAIL	MANUF.	MANUFACTURER	T & G	TONGUE & GROOVE
D.F.	DRINKING FOUNTAIN	MIN.	MINIMUM	T.B.	TACKBOARD
DIA.	DIAMETER	MISC.	MISCELLANEOUS	T.O.C.	TOP OF CURB
DIM.	DIMENSION	M.O.	MASONRY OPENING	T.O.P.	TOP OF PAVEMENT
DN.	DOWN	M.C.	MEDICINE CABINET	T.O.S.	TOP OF STEEL
DRWG.	DRAWING	MECH.	MECHANICAL	T.O.W.	TOP OF WALL
EA.	EACH	MET.	METAL	T.V.	TELEVISION
ELEC.	ELECTRICAL	MANUF.	MANUFACTURER	TYP.	TYPICAL
ELEV.	ELEVATION	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
E.P.	ELECTRICAL PANEL	MISC.	MISCELLANEOUS	UR.	URINAL
EQ.	EQUAL	M.O.	MASONRY OPENING	V.C.T.	VINYL NOTED OTHERWISE
E.W.C.	ELECTRIC WATER COOLER	N.I.C.	NOT IN CONTRACT	VERT.	VERTICAL
EXH.	EXHAUST	N.O.	NUMBER	VEST.	VESTIBULE
EXIST.	EXISTING	NOM.	NOMINAL	w/	WITH
EXP.	EXPANSION	N.T.S.	NOT TO SCALE	w.c.	WATER CLOSET
EXT.	EXTERIOR	N.B.S.	NOT TO SCALE	WD.	WOOD
F.D.	FLOOR DRAIN	OBSC.	OBSCURE	WO	WITHOUT
F.E.C.	FIRE EXTINGUISHER CABINET	O.C.	ON CENTER	WP.	WATERPROOF
		O.D.	OUTSIDE DIAMETER	WR.	WATER RESISTANT
		O.H.	OPPOSITE HAND	WT.	WEIGHT

CONSTRUCTION NOTES

- THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAILS OF CONSTRUCTION. THEY DO NOT INDICATE EVERY CONDITION: WORK NOT PARTICULARLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED. DO NOT SCALE DRAWINGS.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS WHERE DISCREPANCIES OCCUR. THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
- COORDINATE ALL CUTTING & PATCHING OF WALLS/CEILING WITH NEW/REMOVED MECHANICAL AND ELECTRICAL PENETRATIONS.
- VERIFY ALL EXISTING CONDITIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE AS REQUIRED.
- DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, LAWS, AND REGULATIONS AND SHALL CONFORM TO THE 2018 IBC.

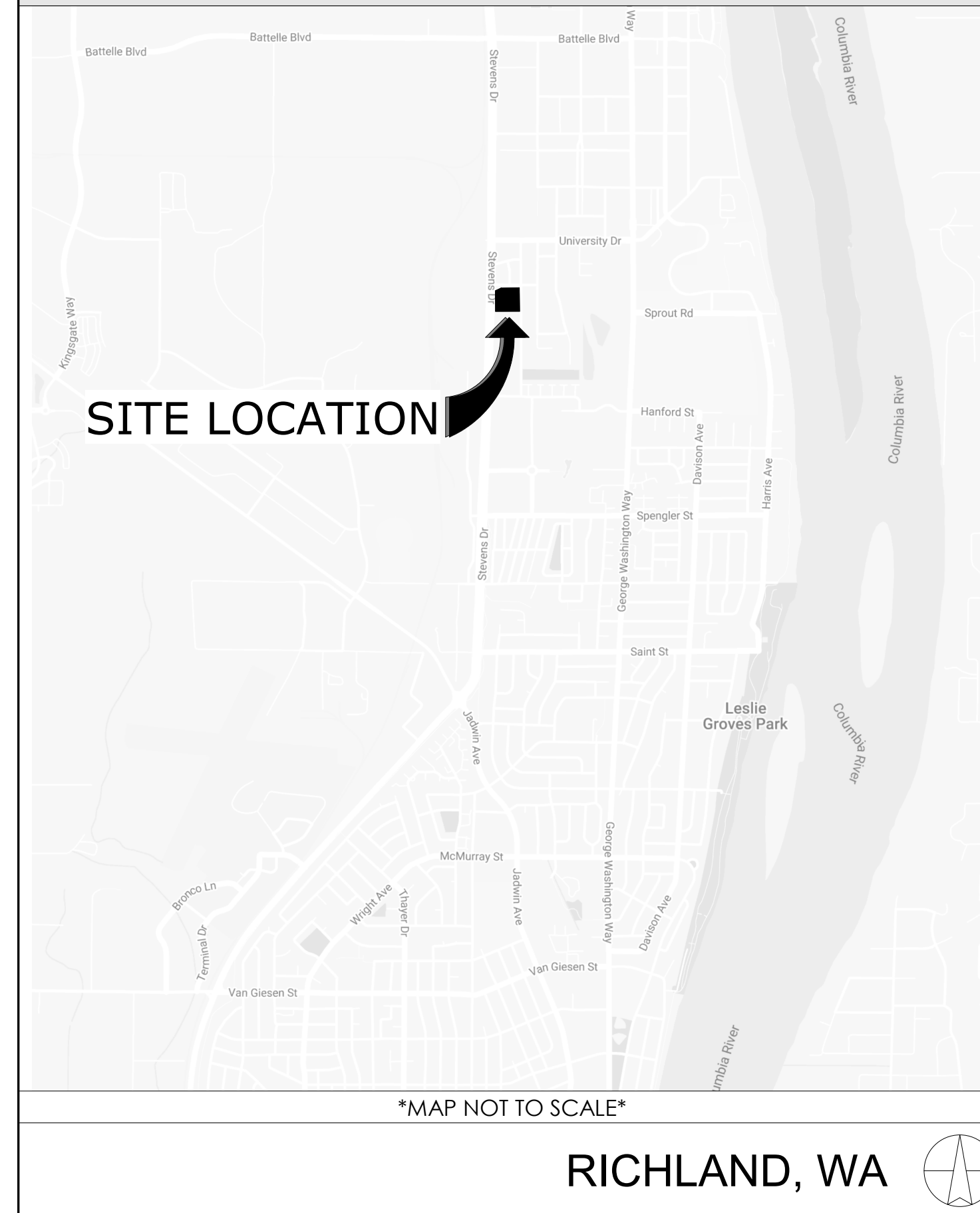
SYMBOLS & GRAPHICS

	WORK/CONTROL POINT OR DATUM		BATT, BLANKET, OR BLOWN INSULATION
	DOOR TAG (NUMBER & LETTER)		RIGID INSULATION
	WINDOW TAG (LETTER)		EARTH FILL
	KEYNOTE (NUMBER)		GRAVEL FILL
	PARTITION TYPE TAG (NUMBER)		CONCRETE
Room name			CMU WALL
	ROOM ID (NUMBER)		GRASS FILL
	REVISION TAG (NUMBER & CLOUDED)		
	DETAIL NUMBER SHEET NUMBER		SECTION NUMBER SHEET NUMBER
	INTERIOR ELEVATION TAG (NUMBER AND SHEET)		

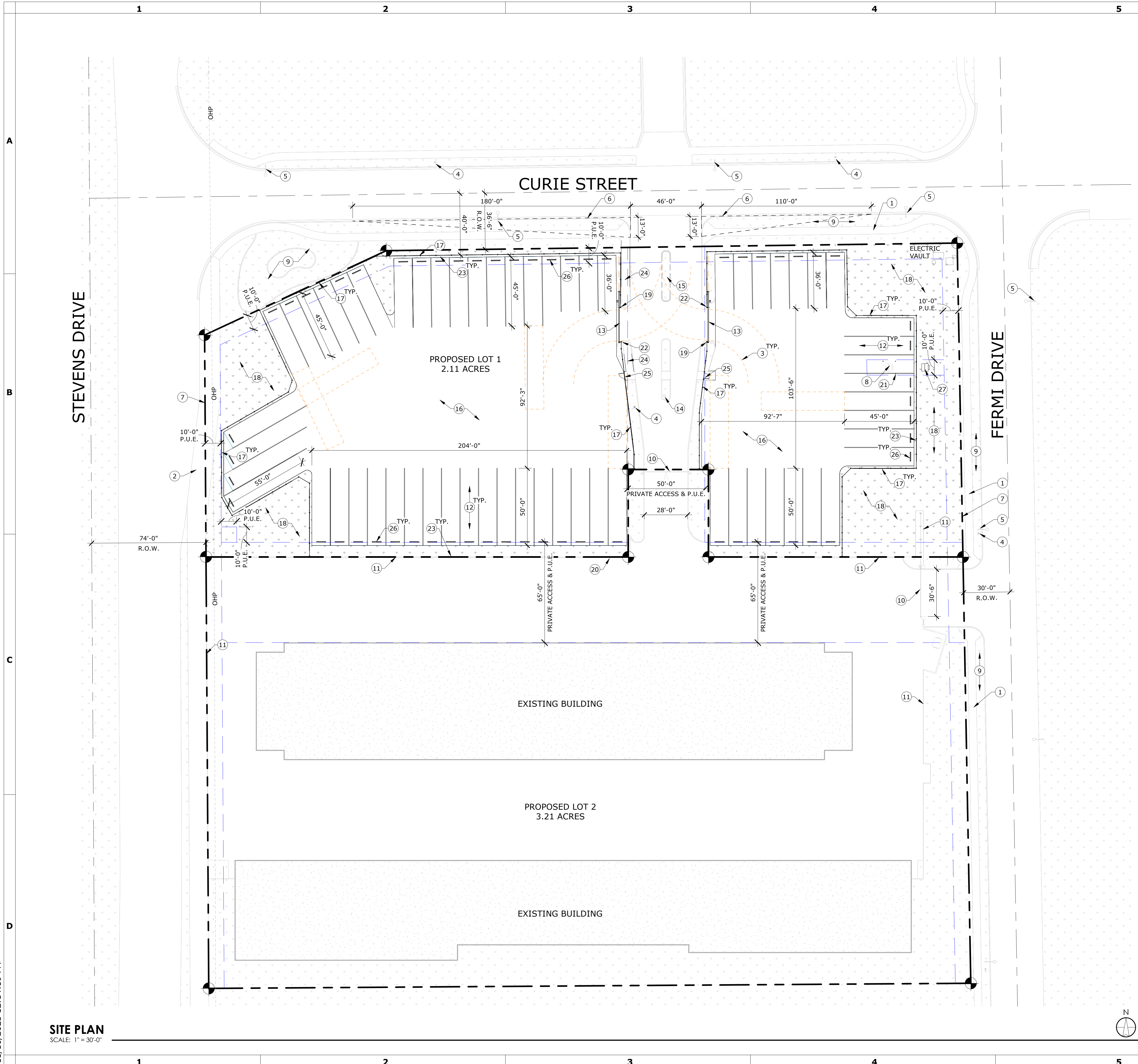
PROJECT TEAM

PROJECT ARCHITECT	
HATCH DESIGN ARCHITECTURE	JEFF HATCH, AIA LEED AP
200 WEST 36TH STREET	TEL: (208) 475-3204
BOISE, IDAHO 83714	FAX: (208) 475-3205
CIVIL ENGINEER	
IRIS DEVELOPMENT SERVICES	MAC HALL
2763 N. RILEY RD.	TEL: (602) 616-6898
BUCKEYE, ARIZONA 85396	
MEP ENGINEER	
COFFMAN ENGINEERS	SAM SWINBANK, MBA, PE
901 MOPAC S. BLDG 1, STE. 300	TEL: (737) 667-5818
AUSTIN, TEXAS 78746	

VICINITY MAP



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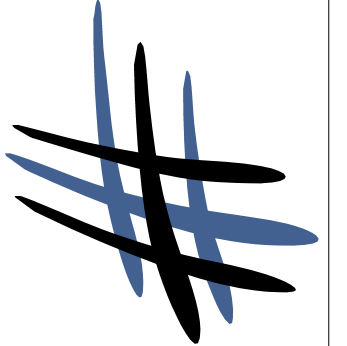


PARKING	
Type	Count
12' x 36'	10
12' x 45'	22
12' x 50'	24
12' x 55'	4
GRAND TOTAL: 60	

SITE RECAP		
ZONING EXISTING: I-M OUTDOOR STORAGE		
TOTAL PROJECT SITE:		
PROPOSED LOT 1	2.109 acres	91,865 SF
PROPOSED LOT 2	3.207 acres	139,717 SF
TOTAL PROJECT SITE	5.316 acres	231,582 SF
SETBACKS		
FRONT:	0'-0"	
REAR:	0'-0"	
SIDE:	0'-0"	

#	KEYNOTES
1	EXISTING CONCRETE SIDEWALK. RE: CIVIL DRAWINGS.
2	EXISTING ASPHALT PATHWAY. RE: CIVIL DRAWINGS.
3	FIRE ENGINE CLEARANCE W/28' RADIUS.
4	EXISTING FIRE HYDRANT. RE: CIVIL DRAWINGS.
5	EXISTING STREET LAMP. RE: CIVIL DRAWINGS.
6	VISION TRIANGLE.
7	PROPERTY LINE.
8	EXISTING TRANSFORMER LOCATION. RE: ELECTRICAL DRAWINGS.
9	EXISTING LANDSCAPING. RE: CIVIL DRAWINGS.
10	EXISTING GATE.
11	EXISTING WROUGHT IRON FENCE.
12	PROPOSED R.V. PARKING STALL TYP.
13	CANTILEVER GATE W/ SITE SIGNAGE. RE: 1/A-1.1.
14	EXISTING KEYPAD.
15	EXISTING CENTER DIVIDE TO BE DEMOLISHED.
16	PROPOSED PARKING AREA TO BE SURFACED WITH GRAVEL.
17	PROPOSED 8'-0" TALL SLATTED CHAIN LINK FENCE.
18	APPROX. LOCATION OF DRAINAGE POND. RE: CIVIL DRAWINGS.
19	FACILITY & ADDRESS SIGNAGE. RE: 8 & 9/A-1.1.
20	NEW PROPERTY LINE.
21	PIPE BOLLARD. RE: 9/A-1.1.
22	KNOX BOX & GATE CONTROLS MOUNTED TO GATE POST.
23	UNIT SIGNAGE MOUNTED ON FENCE TYP. RE: 8/A-1.1.
24	PROPOSED 5'-0" SIDEWALK TO MATCH EXISTING. RE: CIVIL DRAWINGS.
25	8'-0" TALL CHAIN LINK MAN-GATE W/ KNOX BOX TO MATCH CHAIN LINK FENCE. RE: 3/A-1.1.
26	6'-0" LONG RUBBER WHEEL STOP. RE: 6/A-1.1.
27	TRANSFORMER LOCATION. RE: ELECTRICAL DRAWINGS.

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 CDP: RCHT 2023
 JEFF HATCH



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11643 REGISTERED ARCHITECT
 JEFF HATCH ARCHITECT
 STATE OF WASHINGTON
 11-10-23

NEW LUXURY R.V. & BOAT STORAGE FACILITY FOR:
LUXELocker RICHLAND
 905 CURIE STREET, RICHLAND, WA 99354

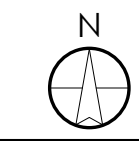
DATE	DESCRIPTION - COMMENTS
NOV. 2023	
RH, NL	
JLH	
MKT 23	

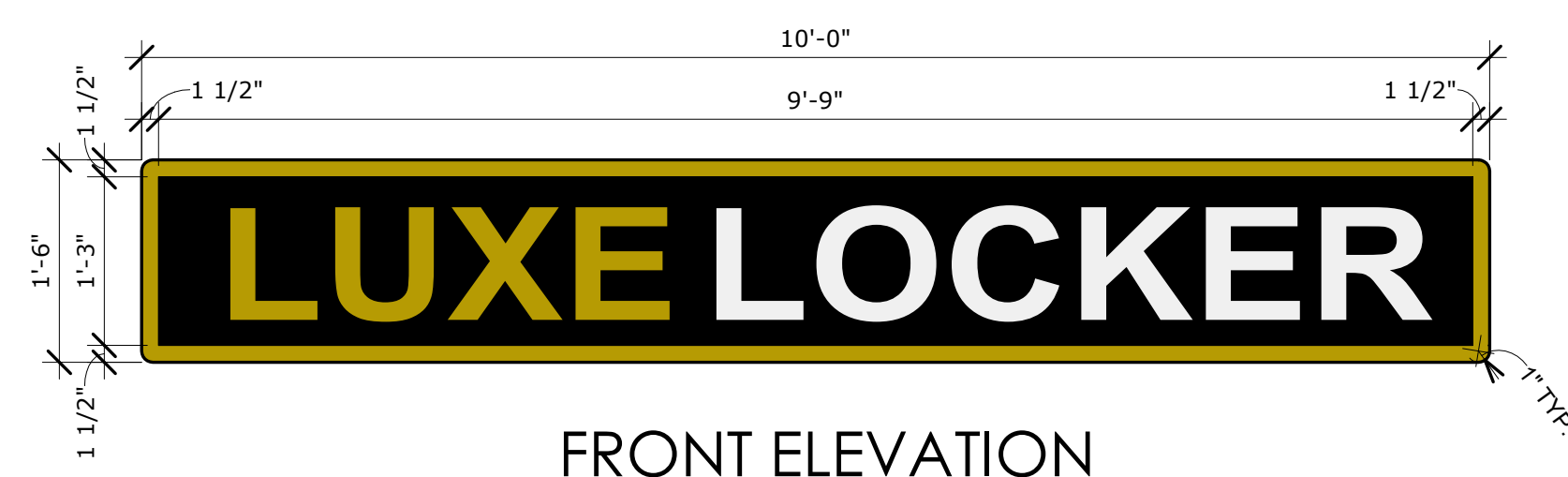
SITE PLAN

SHEET NUMBER

A-1.0

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

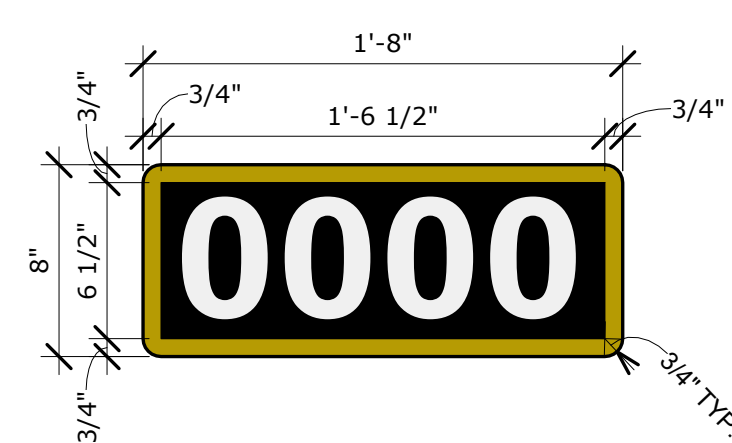




FRONT ELEVATION

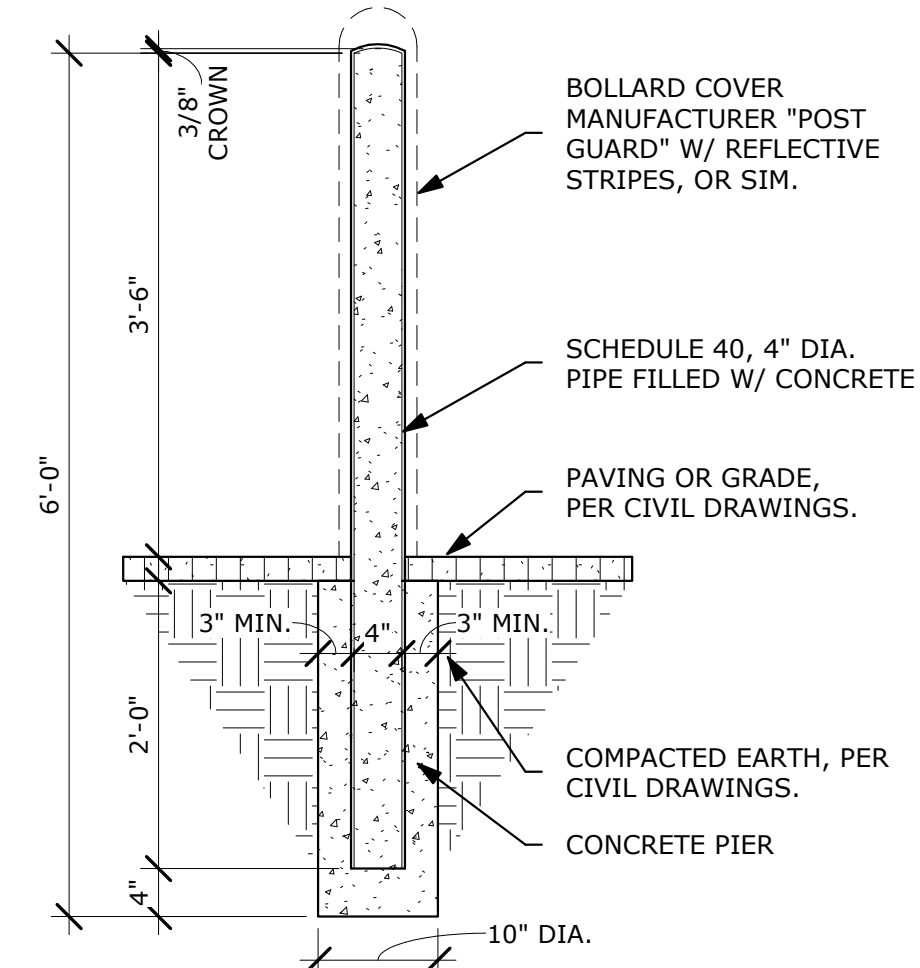
NOTES:
SHEET METAL:
 10'-0" LONG BY 1'-6" BLACK ANODIZED ALUMINUM WITH 0'-1" ROUND CORNERS.
DECORATION:
 SINGLE-SIDE OVERLAID WITH PREMIUM 230-25 TRANS VINYL WHITE - 7" TALL 'LUXELOCKER' LETTERING
 GOLD NUGGET - 7" TALL 'LUXE' LETTERING & 1-1/2" BORDER
MOUNTING:
 MOUNTED TO GATE USING LOW PROFILE, BLACK, SIGN BRACKETS.

7 SITE LOGO SIGNAGE DETAIL
 SCALE: 3/4" = 1'-0"



SHEET METAL:
 BLACK, ANODIZED ALUMINUM WITH 3/4" ROUND CORNERS.
DECORATION:
 SINGLE-SIDE OVERLAID WITH PREMIUM 230-25 TRANS VINYL WHITE - 6" TALL LETTERING
 GOLD NUGGET - 3/4" BORDER
MOUNTING:
 MOUNTED TO CMU COLUMN USING LOW PROFILE, BLACK, SIGN BRACKETS.
NOTE:
 ALL SIGNAGE REQUIREMENTS TO BE CONFIRMED WITH LOCAL FIRE DEPARTMENT AND CITY REQUIREMENTS.

8 ADDRESS & UNIT SIGNAGE
 SCALE: 1 1/2" = 1'-0"

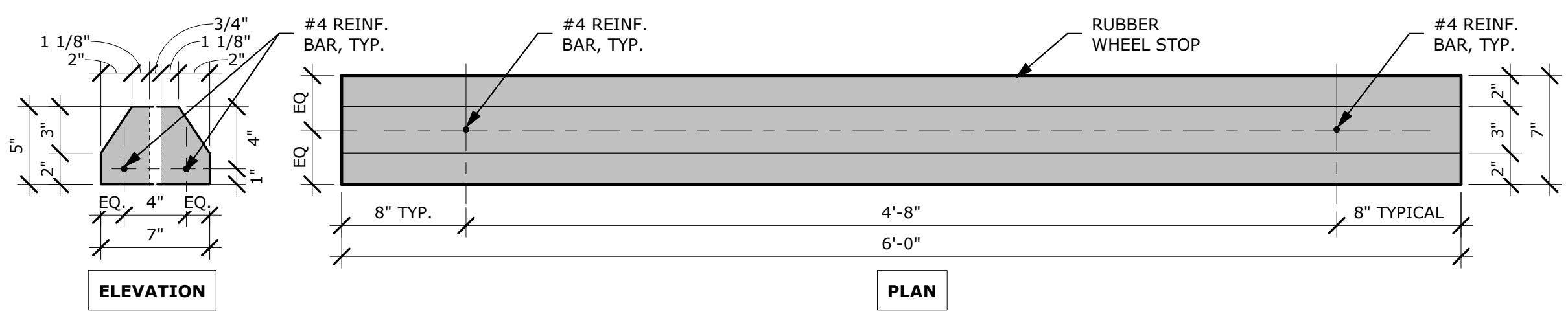


10 STEEL PIPE BOLLARD, TYP.
 SCALE: 3/4" = 1'-0"



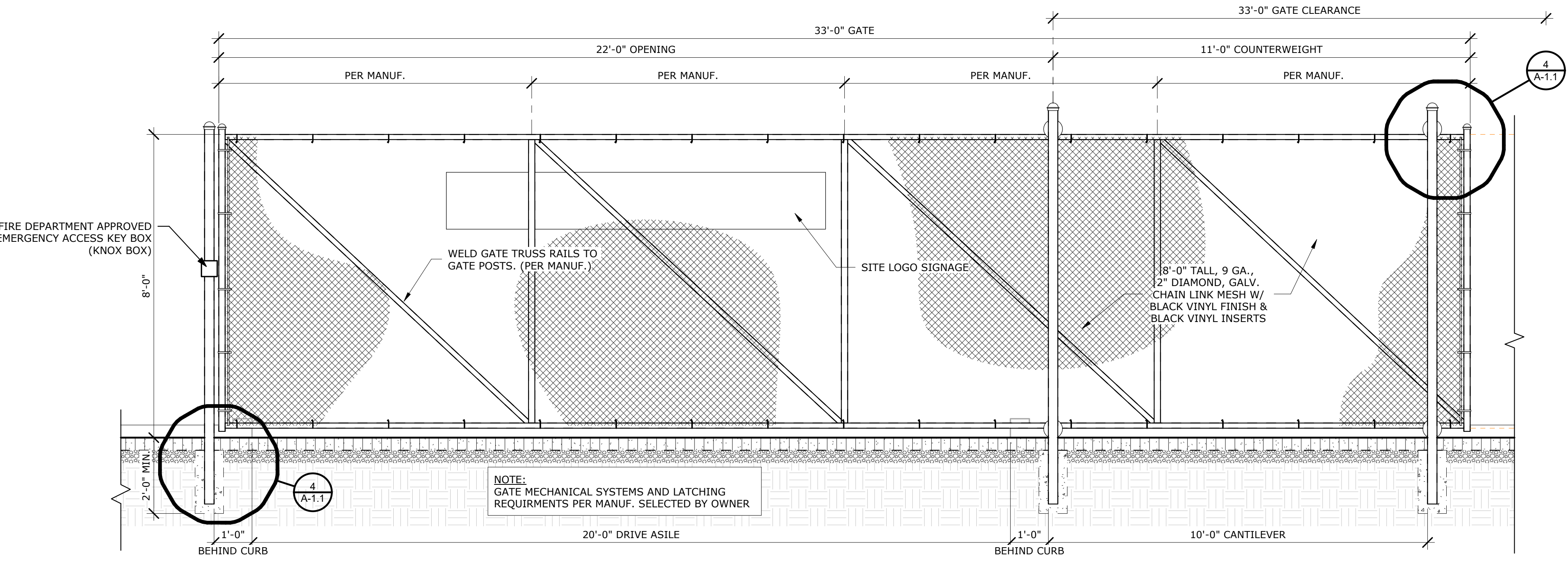
SHEET METAL:
 BLACK, ANODIZED ALUMINUM WITH 3/4" ROUND CORNERS.
DECORATION:
 SINGLE-SIDE OVERLAID WITH PREMIUM 230-25 TRANS VINYL WHITE - 7/8" TALL LETTERING
 GOLD NUGGET - 7/8" TALL 'LUXE' LETTERING & 3/4" BORDER
MOUNTING:
 MOUNTED TO CMU COLUMN USING LOW PROFILE, BLACK, SIGN BRACKETS.

9 FACILITY SIGNAGE
 SCALE: 1 1/2" = 1'-0"

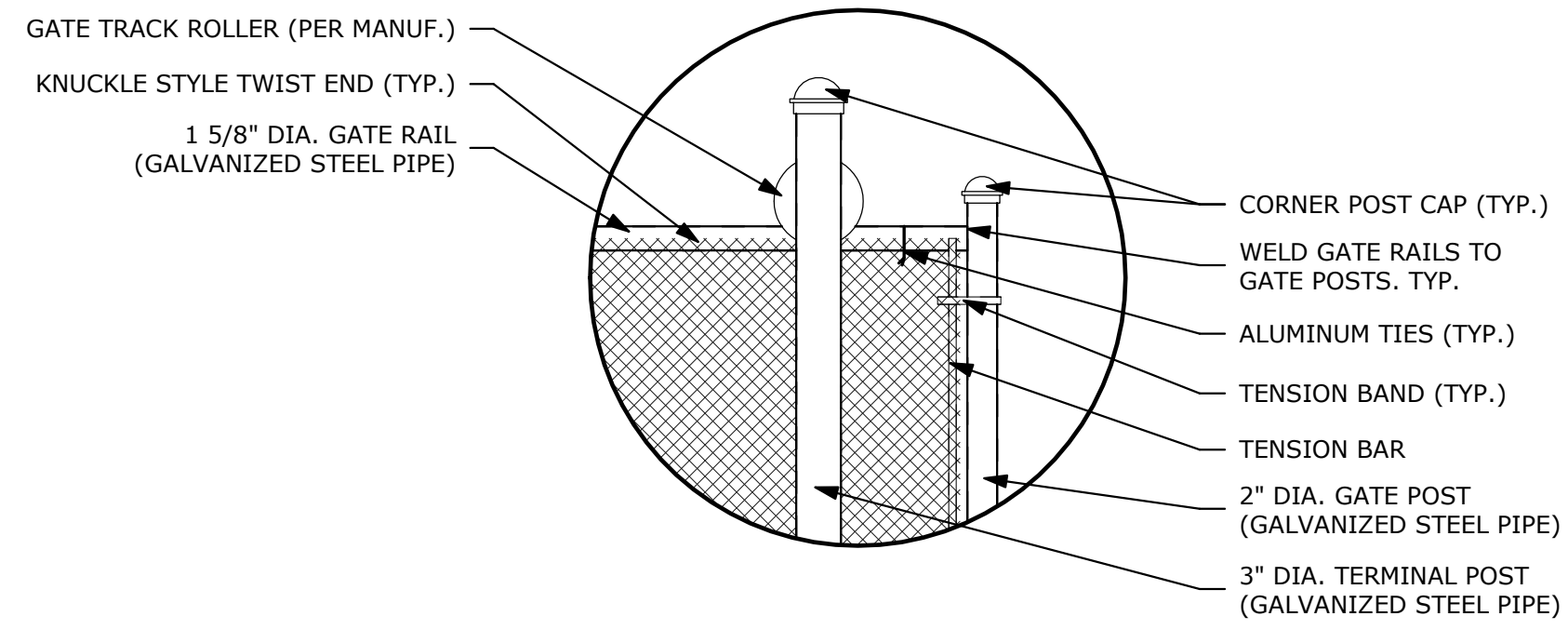


6 WHEEL STOP - PLAN & ELEVATION
 SCALE: 1 1/2" = 1'-0"

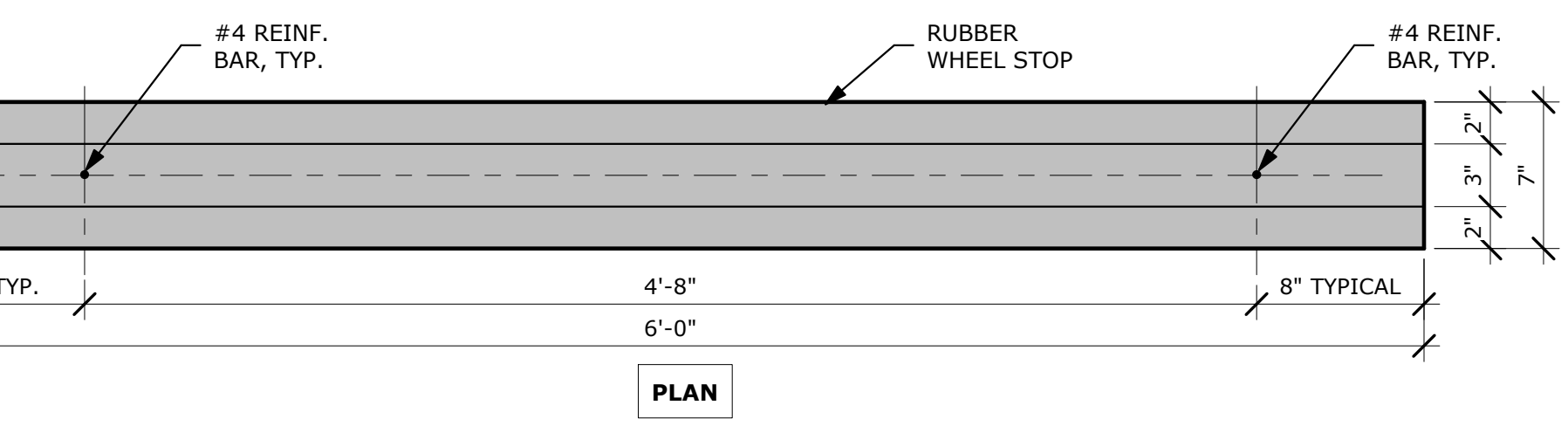
1 COMMERCIAL CHAIN LINK FENCE CANILEVER GATE
 SCALE: 1/2" = 1'-0"



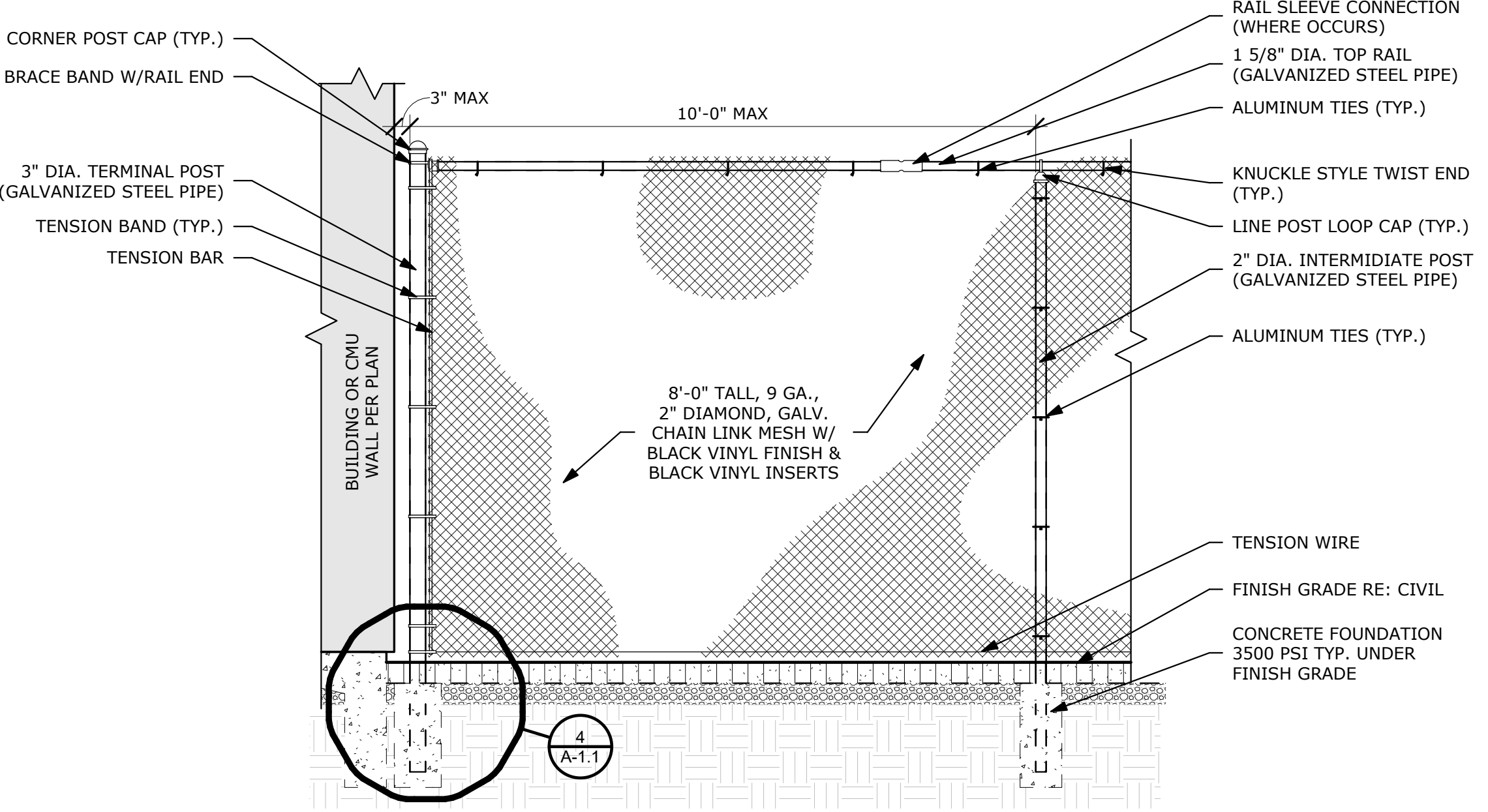
4 CANILEVER GATE - CALLOUT #1
 SCALE: 1" = 1'-0"



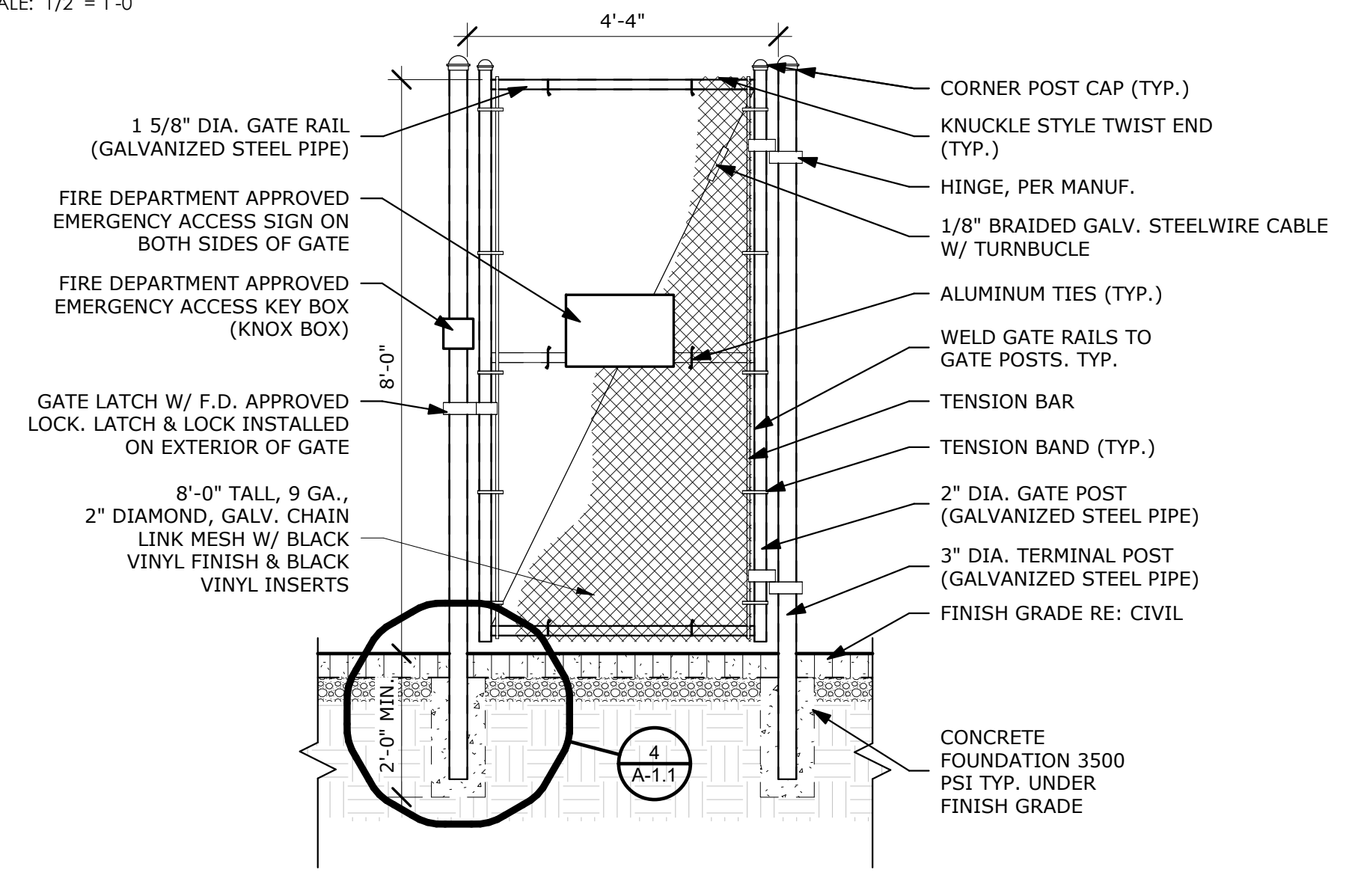
5 CANILEVER GATE - CALLOUT #2
 SCALE: 1" = 1'-0"



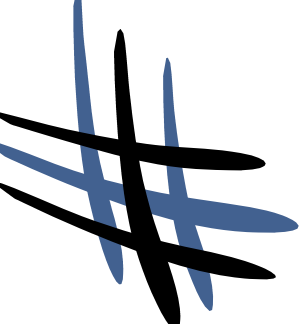
2 TYPICAL COMMERCIAL CHAIN LINK FENCE
 SCALE: 1/2" = 1'-0"



3 TYPICAL FIRE DEPARTMENT ACCESS GATE
 SCALE: 1/2" = 1'-0"



JEFF HATCH
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 BOISE, IDAHO 83714
 OFFICE: (208) 475-3204
 FAX: (208) 475-3205
 CDP RIGHT 2023
 JEFF HATCH



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11643 REGISTERED ARCHITECT
 JEFF HATCH ARCHITECT
 STATE OF WASHINGTON
 11-10-23

NEW LUXURY R.V. & BOAT STORAGE FACILITY FOR:
LUXELOCKER RICHLAND
 905 CURIE STREET, RICHLAND, WA 99354

DATE: NOV. 2023
 DRAWN BY: NL
 CHECKED BY: JMH
 JOB NUMBER: MKT 23
 SHEET TITLE: SITE DETAILS
 SHEET NUMBER: A-1.1

11/10/2023 12:25:51 PM

CIVIL CONSTRUCTION PLANS FOR LUXELCKER RICHLAND

903 W CURIE STREET, RICHLAND
BENTON COUNTY, WASHINGTON

PROJECT DESIGN TEAM

OWNER/DEVELOPER

RICHLAND STORAGE PARTNERS, LLC
349 LAKE HAVASU AVENUE SOUTH, SUITE 106
LAKE HAVASU CITY, ARIZONA 86403
PHONE: 928.854.7747

CIVIL ENGINEER

IRIS DEVELOPMENT SERVICES, LLC
3129 MARICOPA AVENUE, #200
LAKE HAVASU CITY, ARIZONA 86406
PHONE: (928) 433-3816

PERMITTING/UTILITY CONTACTS

WATER

CITY OF RICHLAND
2700 DUPORTAIL STREET, BLDG 100
RICHLAND, WA 99532
PHONE: 509.942.7670

SEWER

CITY OF RICHLAND
625 SWIFT BLVD., MS#27
RICHLAND, WA 99532
PHONE: 509.942.7480

ELECTRICITY

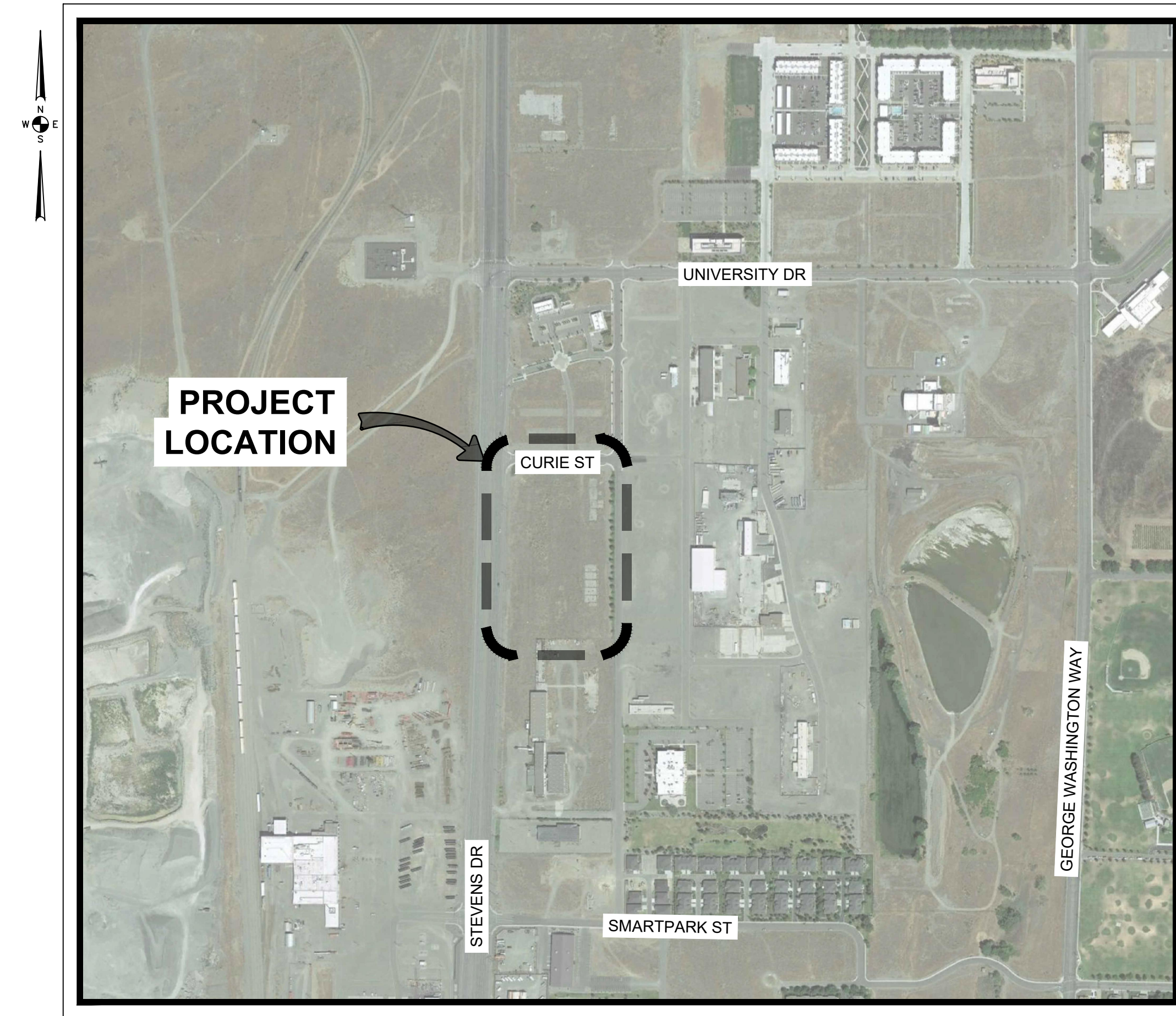
CITY OF RICHLAND ENERGY SERVICES
625 SWIFT BLVD., MS#27
RICHLAND, WA 99532
PHONE: 509.942.7403

PUBLIC WORKS DEPARTMENT

CITY OF RICHLAND
625 SWIFT BLVD., MS#26
RICHLAND, WA 99532
PHONE: 509.942.7500

FIRE DEPARTMENT

CITY OF RICHLAND
1000 GEORGE WASHINGTON WAY
RICHLAND, WA 99532
PHONE: 509.942.7703



VICINITY MAP

SCALE: NTS

SHEET INDEX

SHEET #	SHEET TITLE
C1	COVER SHEET
C2	LEGEND & ABBREVIATIONS
C3	GENERAL NOTES
C4	EXISTING CONDITIONS
C5	SITE PLAN
C6	GRADING PLAN
C7	CUT & FILL PLAN
C8	EROSION CONTROL
C9	DETAILS

GENERAL NOTES

- ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNEES PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AN IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION FROM IRIS DEVELOPMENT SERVICES, PLLC SHALL BE WITHOUT LIABILITY TO IRIS DEVELOPMENT SERVICES, PLLC.
- IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATIONS UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
- THE WORK SHOWN ON THESE PLANS HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT BEING PROVIDED TO IRIS DEVELOPMENT SERVICES, PLLC. DUE TO THE ABSENCE OF THIS INFORMATION, IRIS DEVELOPMENT SERVICES, PLLC IS UNABLE TO IDENTIFY POTENTIAL EASEMENTS AND/OR OTHER RESTRICTIONS AND ENCUMBRANCES WITH THE POTENTIAL TO CONFLICT WITH THE PLANNED IMPROVEMENTS.

SURVEY NOTES

BASIS OF BEARING:
NAD83(11) WASHINGTON STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE.

UNITS OF MEASURE:
US SURVEY FEET GRID DISTANCES. MULTIPLY
GRID DISTANCES BY A COMBINED SCALE FACTOR
OF 1.000094929 TO ACHIEVE GROUND DISTANCES.
REFERENCE SURVEY DISTANCES AND LOT AREA
ARE GROUND DISTANCES. MULTIPLY GROUND
DISTANCES BY A COMBINED SCALE FACTOR OF
0.999905080 TO ACHIEVE SURVEYED GRID
DISTANCES.

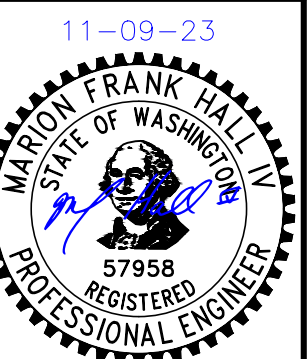
VERTICAL DATUM:
NAVD88 CITY OF RICHLAND DATUM.

REVISIONS:



COVER SHEET
LUXELCKER RICHLAND
RICHLAND, WASHINGTON

DESIGNER: MFH
DRAWN BY: KEH



PROJECT NO.
2022-78

SHEET NO.
C1
1 of 9



CIVIL ABBREVIATIONS		CIVIL ABBREVIATIONS	
ABBREVIATION	ssm	ABBREVIATION	ssm
&	AND	INV	INVERT
@	AT	KGV	KNIFE GATE VALVE
AB	ABANDONED	LB	POUND
ABS	ACRYLONITRILE BUTADIENE STYRENE	LF	LINEAR FEET
ACP	ASBESTOS CEMENT PIPE	LT	LEFT
ADDM	ADDENDUM	MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
ADJ	ADJUSTABLE	MAX	MAXIMUM
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION	ME	MATCH EXISTING
AGGR	AGGREGATE	MFG	MANUFACTURER
ALT	ALTERNATE	MH	MANHOLE
APPR	APPROACH	MIN	MINIMUM
APPROX	APPROXIMATE	MJ	MECHANICAL JOINT
AR MH	AIR RELEASE MANHOLE	N	NORTH
ARV	AIR RELEASE VALVE	NO	NUMBER
AS	ASPHALT SURFACE	NTS	NOT TO SCALE
ASSY	ASSEMBLY	OC	ON CENTER
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	OD	OUTSIDE DIAMETER
AVE	AVENUE	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
BFV	BUTTERFLY VALVE	PL	PROPERTY LINE
BH	BORE HOLE	PC	POINT OF CURVATURE
BITUM	BITUMINOUS	PCC	PLAIN CEMENT CONCRETE
BK	BACK	PE	PLAIN END
BLV	BALL VALVE	PE/L	PERMANENT EASEMENT LINE
BNSF	BURLINGTON NORTHERN SANTA FE	PI	POINT OF INTERSECTION
BO	BY OTHERS	PLV	PLUG VALVE
BOA	BEGINNING OF ALIGNMENT	POLY	POLYETHYLENE
BOP	BEGINNING OF PROJECT	POT	POTABLE
C&G	CURB AND GUTTER	PRV	PRESSURE REDUCING VALVE
CL	CENTERLINE	PSI	POUNDS PER SQUARE INCH
CB	CATCH BASIN	PT	POINT OF TANGENCY
C-C	CENTER TO CENTER	PUE	PUBLIC UTILITY EASEMENT
CDF	CONTROLLED DENSITY FILL	PVC	POLYVINYL CHLORIDE
CEL	CONSTRUCTION EASEMENT LINE	R or RAD	RADIUS
CF	CUBIC FEET	RCCP	REINFORCED CONCRETE CYLINDER PIPE
CI	CURB INLET	RCES	REINFORCED CONCRETE END SECTION
CIP	CAST IRON PIPE	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	RDL	ROOF DRAIN LINE
CO	CLEANOUT	REQ'D	REQUIRED
COL	COLLECTION	RES	RESERVOIR
CONC	CONCRETE	RJ	RESTRAINED JOINT
CONST/L	CONSTRUCTION LIMITS	ROW	RIGHT-OF-WAY
CONSTR	CONSTRUCTION	RR	RAILROAD
CS	CONCRETE SURFACE	RT	RIGHT
CSP	CORRUGATED STEEL PIPE	RW	RAW WATER
CSV	CURB STOP VALVE	RWTM	RAW WATER TRANSMISSION MAIN
CU	COPPER	S	SOUTH
CV	CUBIC VOLUME	SAN	SANITARY
CY	CUBIC YARD	SCH	SCHEDULE
D or DIA	DIAMETER	SD	STORM DRAIN
DEC	DECANT	SDR	STANDARD DIMENSION RATIO
DEF	DEFLECTION	SF	SQUARE FEET
DI	DUCTILE IRON	SG	SUBGRADE
DIP	DUCTILE IRON PIPE	SHT	SHEET
DR	DRIVE	SIM	SIMILAR
DRWY	DRIVEWAY	SS	SANITARY SEWER
DTL	DETAIL	SSSL	SANITARY SEWER SERVICE LEAD
DWG	DRAWING	ST	STREET
E	EAST	STA	STATION
ELEC	ELECTRICAL	STD	STANDARD
ELEV	ELEVATION	SY	SQUARE YARD
EOA	END OF ALIGNMENT	TE/L	TEMPORARY EASEMENT LINE
EOP	END OF PROJECT	TEMP	TEMPORARY
EXIST	EXISTING	TOC	TOP OF CURB
EXT	EXTENSION	TOP	TOP OF PIPE
FG	FINISHED GRADE	TP	TRAVERSE POINT
FL	FLOW LINE	TPI	TRAVERSE POINT OF INTERSECTION
FLG	FLANGED	TYP	TYPICAL
FM	FORCE MAIN	USACE	U.S. ARMY CORPS OF ENGINEERS
FO	FIBER OPTIC	VC	VERTICAL CURVE
FRP	FIBERGLASS REINFORCED PLASTIC	VCP	VITRIFIED CLAY PIPE
FSW	FIRE SERVICE WATER	VERT	VERTICAL
FT	FOOT, FEET	VPC	VERTICAL POINT OF CURVATURE
G&S	GROOVE & SHOULDER	VPI	VERTICAL POINT OF INTERSECTION
GALV	GALVANIZED	VPT	VERTICAL POINT OF TANGENCY
GS	GRAVEL SURFACE	VV	VALVE VAULT
GV	GATE VALVE	W	WEST
HCW	HORIZONTAL COLLECTOR WELL	W/	WITH
HDD	HORIZONTAL DIRECTIONAL DRILLING	W/O	WITH OUT
HDPE	HIGH DENSITY POLYETHYLENE	WM	WATER MAIN
HORIZ	HORIZONTAL	WRF	WATER RECLAMATION FACILITY
HS	HIGH SERVICE	WSL	WATER SERVICE LEAD
HYD	HYDRANT	WTF	WATER TREATMENT FACILITY
ID	INSIDE DIAMETER	WTP	WATER TREATMENT PLANT
IN	INCH	WWTF	WASTEWATER TREATMENT FACILITY
INSUL	INSULATION		

EXISTING	LEGEND	PROPOSED
	PROPERTY BOUNDARY	
	PROPERTY LINE	
	EASEMENT	
	RIGHT OF WAY LINE	
	BUILDING SETBACK	
	PROPERTY CORNER	
	REBAR	
	MARK SET IN CONCRETE	
	BORE LOCATION	
	BENCHMARK	
	CENTERLINE OF ROADWAY	
	LIMITS OF DISTURBANCE	
	OVERHEAD ELECTRIC	
	POWER POLE	
	ELECTRIC METER	
	ELECTRIC PEDESTAL	
	ELECTRIC OUTLET POST	
	LIGHT POLE	
	NATURAL GAS	
	GAS METER	
	UNDER GROUND TELEPHONE	
	TELEPHONE PEDESTAL	
	COMMUNICATIONS VAULT	
	UNDERGROUND TV CABLE	
	TV CABLE PEDESTAL	
	FIBER OPTIC	
	5' CONTOUR	
	1' CONTOUR	
	SPOT ELEVATION	
	TOP OF TOPSOIL	
	TOP OF SUBGRADE	
	TOP OF CONCRETE	
	TOP OF ASPHALT	
	TOP OF GRAVEL	
	INVERT	
	TOP BACK OF CURB	
	FLOWLINE	
	MATCH EXISTING	
	WATER LINE	
	WATER SERVICE LINE	
	FIRE HYDRANT	
	WATER GATE VALVE	
	WATER SHUT OFF	
	WATER METER	
	FITTINGS	
	SANITARY SEWER	
	FORCE MAIN	
	SANITARY MANHOLE	
	SANITARY SEWER CLEAN OUT	
	STORM SEWER	
	STORM SEWER MANHOLE	
	SQUARE STORM INLET	
	STORM CURB INLET	
	TRENCH DRAIN	
	DRAINWAY	
	SIGN	
	POST / BOLLARD	
	BUILDING	
	STANDARD CURB & GUTTER	
	CONCRETE	
	ASPHALT	
	GRAVEL	
	RIP RAP	
	REMOVALS	
	ADA TRUNCATED DOMES WARNING PANEL	
	HANDICAP SYMBOL	

REVISIONS:

IRIS DEVELOPMENT SERVICES, PLLC

LEGEND & ABBREVIATIONS

LUXELCKER RICHLAND

RICHLAND, WASHINGTON

PROJECT:

DESIGNER: MFH
DRAWN BY: KEH

11-09-23

MARION FRANK MALL IV
STATE OF WASHINGTON
57958
REGISTERED PROFESSIONAL ENGINEER

PROJECT NO.
2022-78

SHEET NO.
C2
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CONSTRUCTION NOTES

(THESE NOTES ARE NOT ALL-INCLUSIVE. ALL WORK MUST COMPLY WITH CURRENT EDITION OF THE CITY OF RICHLAND STANDARD SPECIFICATIONS)

GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST REVISION OF THE CITY OF RICHLAND STANDARD SPECIFICATIONS AND DETAILS AND THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. PLEASE CONFIRM THAT YOU HAVE THE LATEST SET OF STANDARD SPECS AND DETAILS BY VISITING THE CITY'S WEB PAGE.
- ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, UTILITY EASEMENT, OR INVOLVING THE CONSTRUCTION OF PUBLIC INFRASTRUCTURE WILL REQUIRE THE APPLICANT TO OBTAIN A RIGHT-OF-WAY PERMIT PRIOR TO CONSTRUCTION. A PLAN REVIEW AND INSPECTION FEE IN THE AMOUNT EQUAL TO 5% OF THE CONSTRUCTION COSTS OF THE WORK THAT WILL BE ACCEPTED AS PUBLIC INFRASTRUCTURE OR IS WITHIN THE RIGHT-OF-WAY OR EASEMENT WILL BE COLLECTED AT THE TIME THE PERMIT IS ISSUED. A STAMPED, ITEMIZED ENGINEER'S ESTIMATE (OPTION OF PROBABLE COST) SHALL BE USED TO CALCULATE THE 5% FEE.
- ONCE THE PLANS HAVE BEEN ACCEPTED BY THIS DEPARTMENT, A PRE-CONSTRUCTION CONFERENCE WILL BE REQUIRED PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT. CONTACT THE PUBLIC WORKS ENGINEERING DIVISION AT (509) 942-7500 OR (509) 942-7742 TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE.
- WHEN THE CONSTRUCTION IS SUBSTANTIALLY COMPLETE A PRELIMINARY SET OF "RECORD DRAWINGS" SHALL BE PREPARED BY A LICENSED SURVEYOR AND INCLUDE ALL CHANGES AND DEVIATIONS. PLEASE REFERENCE THE PUBLIC WORKS DOCUMENT "RECORD DRAWING REQUIREMENTS & PROCEDURES" FOR A COMPLETE DESCRIPTION OF THE RECORD DRAWING PROCESS. AFTER REVIEW OF THE PAPER COPY, A FINAL CORRECTED COPY OF THE RECORD DRAWINGS SHALL BE SUBMITTED ALONG WITH A CAD AND PDF COPY OF THEM.
- NO WORK ON THIS PROJECT SHALL COMMENCE UNTIL A CITY OF RICHLAND RIGHT-OF-WAY CONSTRUCTION PERMIT HAS BEEN ISSUED.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE LICENSED BY THE STATE OF WASHINGTON AND BE BONDED TO DO THE WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL PROVIDE THE CITY A CERTIFICATE OF INSURANCE PRIOR TO ISSUANCE OF THE RIGHT-OF-WAY CONSTRUCTION PERMIT.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL HAVE A CURRENT CITY OF RICHLAND BUSINESS LICENCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CONSTRUCTION DEFICIENCIES FOR A PERIOD OF ONE-YEAR FROM THE DATE OF ACCEPTANCE BY THE CITY OF RICHLAND.
- THE CONTRACTOR SHALL BE REQUIRED TO CALL 1-800-424-5555 OR "811" A MINIMUM OF TWO WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES TO DETERMINE FIELD LOCATIONS OF ALL UNDERGROUND UTILITIES.
- ANY CHANGES OR MODIFICATIONS TO THE PROJECT PLANS SHALL FIRST BE APPROVED BY THE CITY ENGINEER OR HIS REPRESENTATIVE.
- THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED WITH THE FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE FACE OF CURB SHALL BE STAMPED AT ALL UTILITY CROSSINGS, MAIN LINES AND SERVICE LINES AS FOLLOWS: "S" - SANITARY SEWER, "I" - IRRIGATION, "G" - GAS, "W" - WATER, "C" - CONDUITS, "D" - STORM DRAIN.
- ALL FIRE HYDRANTS AND GUARD POSTS SHALL BE PAINTED OSHA SAFETY YELLOW, QUICKSET ENAMEL NO. 3472 HYDRANT YELLOW AS MANUFACTURED BY FARWEST PAINT MANUFACTURING COMPANY OR AN APPROVED EQUAL.
- FIRE HYDRANTS AND GUARD POSTS SHALL BE INSTALLED AT 2-FEET BEHIND THE BACK OF SIDEWALK TO THE FACE OF EQUIPMENT WHERE THE SIDEWALK IS ADJACENT TO THE CURB AND 6-FEET BEHIND THE BACK OF CURB WHERE THE SIDEWALK IS NOT ADJACENT TO THE CURB UNLESS OTHERWISE NOTED ON THE PLANS.
- ANY DAMAGED OR BADLY DETERIORATED CONCRETE CURB, GUTTER AND SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED. THIS INCLUDES ANY CURB DAMAGED BY CONSTRUCTION EQUIPMENT DURING THE PROJECT.
- 2-INCHES OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED BENEATH ALL SIDEWALKS PRIOR TO PLACEMENT OF CONCRETE.
- ALL STORM DRAINAGE MANHOLES WITH A GRATED LID SHALL BE CONSTRUCTED WITH A "SUMP" IN THE BOTTOM OF THEM, AND ALL STORM MANHOLES WITH SOLID LIDS SHALL HAVE CHanneled BASES, IN ACCORDANCE WITH THE STANDARD DETAILS.
- IRRIGATION VALVE BOXES OR LIDS WITHIN THE ROADWAY OR PUBLIC RIGHT-OF-WAY NEED TO BE PER CITY OF RICHLAND SPEC "RICH 931" CAST IRON LID SHALL HAVE "IRR" CAST INTO TOP.
- A MINIMUM HORIZONTAL SEPARATION OF TEN-FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SEWER MAINS AND SERVICE LINES. WATER MAINS SHOULD CROSS OVER THE TOP OF SEWER MAINS WITH A MINIMUM VERTICAL SEPARATION OF 18-INCHES. ANY CROSSING WITH A VERTICAL SEPARATION OF LESS THAN 18" OR ANY CROSSING IN WHICH THE WATER MAIN CROSSES BELOW THE SEWER MAIN SHALL BE IN ACCORDANCE WITH WASHINGTON STATE DEPARTMENT OF ECOLOGY STANDARDS. PRESSURIZED SEWER MAINS SHALL NOT CROSS OVER POTABLE WATER MAINS IN ANY CASE. IF A MINIMUM VERTICAL SEPARATION OF 12" CANNOT BE MAINTAINED BETWEEN MAINLINE PIPES, CDF OR CONCRETE SHALL BE USED AS BACKFILL IN PLACE OF NATIVE SOILS OR GRAVEL.

- RESIDENTIAL SEWER SERVICES SHALL BE 4-INCHES IN DIAMETER AND SHALL NOT EXCEED 10-FEET BEYOND THE RIGHT-OF-WAY INTO THE LOT. THE END SHALL BE MARKED WITH A MARKER POST INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAILS.
- RESIDENTIAL WATER SERVICES SHALL BE 1-INCH IN DIAMETER AND SHALL EXTEND 1-FOOT BEYOND THE BACK OF SIDEWALK THROUGH THE CURB STOP. THE END SHALL BE MARKED WITH A BLUE MARKER POST INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAILS.
- THE CONTRACTOR SHALL TAKE ANY NECESSARY MEANS TO KEEP FROM TRACKING MUD AND DEBRIS OUT ONTO THE EXISTING STREETS, AND SHALL ALSO KEEP MUD AND ANY OTHER DEBRIS FROM HIS SITE FROM ENTERING THE EXISTING PUBLIC STORM DRAINAGE SYSTEM.
- THE CONTRACTOR SHALL SUPPLY A DUST CONTROL PLAN PRIOR TO STARTING WORK IN ACCORDANCE WITH RMC CHAPTER 9.16.046, SECTION J.
- ALL DISTURBED AREAS SHALL BE HYDRO-SEEDED AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL TAKE CARE TO PREVENT CONSTRUCTION SITE RUNOFF FROM ENTERING INTO THE CITY'S STORMWATER SYSTEM, IN ACCORDANCE WITH RMC CHAPTER 16.05. CONSTRUCTION MATERIALS THAT MAY INTRODUCE SEDIMENT INTO THE STORMWATER SYSTEM MAY NOT BE STOCKPILED IN THE STREET. SUCH MATERIALS MAY INCLUDE BUT NOT BE LIMITED TO: CONSTRUCTION MATERIALS, SOIL, SAND, GRAVELS, ETC.

SITE EARTHWORK NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CLEARING, STRIPPING, GRUBBING, TREE MOVES, AND STUMPING WITHIN AREAS OF NEW IMPROVEMENTS. ALL CLEARING AND WASTE MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF LEGALLY AT CONTRACTORS EXPENSE. THE CONTRACTOR SHALL DETERMINE OF MATERIAL TO BE REMOVED, SUCH AS TREES, STUMPS, AND STRIPPING. ALL TREES AND NATURAL VEGETATION OUTSIDE OF CLEARING LIMITS SHALL BE RETAINED AND PROTECTED. AREAS UNDERLYING STRUCTURAL IMPROVEMENTS INCLUDED, BUT NOT LIMITED TO PAVEMENT, CURB, AND SIDEWALK SHALL BE STRIPPED OF 6-INCHES OF EXISTING MATERIAL OR AS DETERMINED BY THE ENGINEER.
- ALL EXCESS EXCAVATED CUT MATERIAL SHALL BE STOCKPILED ON SITE AS DIRECTED BY THE ENGINEER. ANY STOCKPILED MATERIAL FROM EXCAVATION SHALL BE REMOVED FROM CITY RIGHT-OF-WAY, EASEMENTS, AND DRAINAGEWAYS.
- CONSTRUCTION STAKING ARE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
- THE GRADING CONTRACTOR SHALL DESIGNATE THE LOCATION FOR WASTING SPOIL MATERIALS AND A LETTER FROM THE OWNER GIVING PERMISSION FOR SAID DISPOSAL PRIOR TO STARTING ON-SITE CONSTRUCTION.
- THE CONTRACTOR IS HEREBY ADVISED THAT NO PERSON SHALL USE ANY MECHANICAL EQUIPMENT FOR LAND LEVELING OR CLEARING, ROAD CONSTRUCTION, TRENCHING, EXCAVATING, DEMOLITION OR ENGAGE IN ANY EARTHMOVING ACTIVITY WITHOUT FIRST OBTAINING A PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COMPACTION TESTING REQUIRED ON SUBGRADE, BASE COURSE, AND PAVEMENT.
- ALL NON-COMPACTABLE MATERIAL SHALL BE REMOVED AND REPLACED PRIOR TO COMPACTION OF SUBGRADE.

SWPPP NOTES

- SITE DISTURBANCES FOR THIS PROJECT WILL REQUIRE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN OBTAINED FROM ACHD AND THE CITY OF RICHLAND.
- IF DISTURBANCE BY CONTRACTORS AND OR OWNERS IS ONE ACRE OR GREATER AS PART OF CONSTRUCTION ACTIVITIES, THE FOLLOWING SHALL BE PERFORMED, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- FILE A NOTICE OF INTENT (NOI) WITH EPA'S CONSTRUCTION GENERAL PERMIT (CGP).
- PREPARE A SWPPP PLAN.
- FOLLOW THE SWPPP PLAN AND CGP TO INSTALL ALL ONSITE SIGNAGE.
- MAINTAIN COPIES OF THE NOI, CGP, AND SWPPP PLAN ON-SITE WHERE IT CAN BE EASILY ACCESSED WHEN REQUESTED.
- PERFORM REGULAR INSPECTIONS PER GUIDELINES ESTABLISHED IN THE SWPPP AND REQUIREMENTS OF THE CGP. PROPER DOCUMENTATION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE SWPPP PLAN.
- WHEN ALL WORK IS COMPLETED AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES ARE PERFORMING APPROPRIATELY, A NOTICE OF TERMINATION (NOT) SHALL BE FILED.
- THESE NOTES MAY NOT BE ALL INCLUSIVE, AND ARE PROVIDED AS A GENERAL GUIDELINE. CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL APPLICABLE REQUIREMENTS AND REGULATIONS.

STORMWATER RUNOFF MANAGEMENT

- THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CONSTRUCTION SITE BEST MANAGEMENT PRACTICES GUIDANCE MANUAL.
- TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS POSSIBLE AND NOT LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO WASHINGTON CONSTRUCTION GENERAL PERMIT FOR CONSTRUCTION ACTIVITY.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE WASHINGTON CONSTRUCTION GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES.
- ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN THE BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
- CONTRACTOR SHALL CONTACT THE CITY OF RICHLAND PUBLIC WORKS DEPARTMENT FOR INSPECTION OF ALL STORM WATER FACILITIES & BMPs PRIOR TO BACKFILLING THE EXCAVATION. 24 HOURS MINIMUM NOTICE IS REQUIRED. APPROVAL OF STORM WATER BMPs IS CONTINGENT UPON INSPECTION.
- STORM WATER BMPs HAVE BEEN DESIGNED TO RETAIN THE 25-YR, 24-HR DESIGN STORM.

SANITARY SEWER NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE WASHINGTON STATE DEPARTMENT OF ECOLOGY PUBLICATION "CRITERIA FOR SEWAGE WORKS DESIGN" (THE "ORANGE BOOK").
- SEWER SERVICES SHALL BE A MINIMUM SIZE OF 6" PVC SDR 35.
- SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 4-FEET OF COVER, UNLESS OTHERWISE NOTED ON THE PLANS.
- A MINIMUM HORIZONTAL SEPARATION OF TEN-FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SEWER MAINS AND SERVICE LINES. WATER MAINS SHOULD CROSS OVER THE TOP OF SEWER MAINS WITH A MINIMUM VERTICAL SEPARATION OF 18-INCHES. ANY CROSSING WITH A VERTICAL SEPARATION OF LESS THAN 18-INCHES OR ANY CROSSING IN WHICH THE WATER MAIN CROSSES BELOW THE SEWER MAIN SHALL BE IN ACCORDANCE WITH WASHINGTON STATE DEPARTMENT OF ECOLOGY STANDARDS (SEWER LINES SHALL BE CONSTRUCTED OF WATER-CLASS PIPE, CROSSING PIPES SHALL BE CENTERED SO THAT THE ENDS ARE EQUIDISTANT FROM ONE ANOTHER, INTERSECTIONS OF PIPES SHALL BE ENCASED IN CONCRETE, ETC.) PRESSURIZED SEWER MAINS SHALL NOT CROSS OVER POTABLE WATER MAINS IN ANY CASE. IF A MINIMUM VERTICAL SEPARATION OF 12" CANNOT BE MAINTAINED BETWEEN MAINLINE PIPES, CDF OR CONCRETE SHALL BE USED AS BACKFILL IN PLACE OF NATIVE SOILS OR GRAVEL.
- SEWER MAINS THAT ARE STUBBED FOR FUTURE EXTENSIONS SHALL HAVE A MANHOLE OR STANDARD CLEANOUT AT THE END OF THE STUB. CAPPED SEWER MAINLINES ARE NOT ALLOWED.
- MANHOLES OR CLEANOUTS OUTSIDE OF PAVED AREAS SHALL HAVE A CONCRETE COLLAR AROUND THEM PER CITY OF RICHLAND STANDARD DETAILS.
- SEWER MAINS SHALL BE EXTENDED TO ALL ADJACENT PROPERTIES, 10-FEET PAST THE END OF PAVEMENT. THE SEWER MAIN MAY NEED TO BE EXTENDED FURTHER IF IT IS DEEP, AND/OR IF THE NATIVE SOILS ARE PRONE TO SLOUGHING OR CAVING.

WATER MAIN NOTES

- ALL WATER MAINS SHALL BE INSTALLED WITH 4-FEET OF COVER. LEGITIMATE CONFLICTS THAT ARISE DURING DESIGN OR IN THE FIELD CAN FORCE THE WATER MAIN TO BE INSTALLED SHALLOWER OR DEEPER THAN THIS. UNDER NO CIRCUMSTANCES SHALL THE AMOUNT OF COVER OVER A WATER MAIN BE LESS THAN 30-INCHES OR GREATER THAN 66-INCHES. THE WATER MAIN SHALL RETURN TO 48-INCHES OF COVER IMMEDIATELY BEYOND THE CONFLICT. VERTICAL BENDS SHOULD BE AVOIDED UNLESS NECESSARY.
- LIVE WATER TAPS OR CUT-INS TO EXISTING WATER LINES SHALL BE PERFORMED BY CITY CREWS. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, EXCAVATION, AND TRAFFIC CONTROL BUT THE CONNECTION TO EXISTING CITY WATER LINES SHALL BE COMPLETED BY CITY CREWS AT THE DEVELOPER'S EXPENSE.
- 8-INCH WATER MAINS IN RESIDENTIAL STREETS MAY BE CLASS 150, AWWA C900 POLYVINYL CHLORIDE PIPE. WATER MAINS LARGER THAN 8-INCHES, OR MAINS THAT ARE OUTSIDE OF THE ROADWAY, OR WATER MAINS IN COMMERCIAL AND INDUSTRIAL AREAS SHALL BE CLASS 50 DUCTILE IRON PIPE. IF THE NATIVE SOIL IS EXCEPTIONALLY ROCKY THE WATERMAIN SHALL BE DUCTILE IRON INSTEAD OF PVC.
- THE FOLLOWING ARE OPTIONS AVAILABLE WHEN CONNECTING TO OR EXTENDING AN EXISTING CITY DOMESTIC WATERMAIN:
 - A NEW 8-INCH GATE VALVE SHALL BE INSTALLED AT THE POINT OF CONNECTION TO ISOLATE THE NEW, UNTESTED WATERMAIN FROM THE EXISTING CITY MAIN.
 - THE CONTRACTOR SHALL PROVIDE A PRESSURE TEST SHOWING THAT THE EXISTING WATERMAIN STUB CAN HOLD 150 PSI FOR 2 HOURS AND CAN THEREFORE PASS A STANDARD PRESSURE (AND BACTERIOLOGICAL) TEST. THE CONTRACTOR THEREFORE TAKES RESPONSIBILITY FOR THE EXISTING WATERMAIN STUB THAT HE IS CONNECTING TO.
 - THE NEW MAIN SHALL BE INSTALLED AND PRESSURE TESTED ENTIRELY SEPARATE FROM THE EXISTING WATER STUB, AND THE CITY WATER CREWS WILL MAKE THE CONNECTION BETWEEN NEW AND EXISTING AFTER THE WATERMAIN HAS BEEN TESTED AND ACCEPTED AS PUBLIC INFRASTRUCTURE. THIS WILL RESULT IN AN ADDITIONAL FEE.
- VALVES 8-INCHES AND SMALLER SHALL BE GATE VALVES. VALVES 10-INCHES AND LARGER SHALL BE BUTTERFLY VALVES.

REVISIONS:



GENERAL NOTES

LUXELCKER RICHLAND

RICHLAND, WASHINGTON

PROJECT:

DESIGNER: MFH
DRAWN BY: KEH

11-09-23

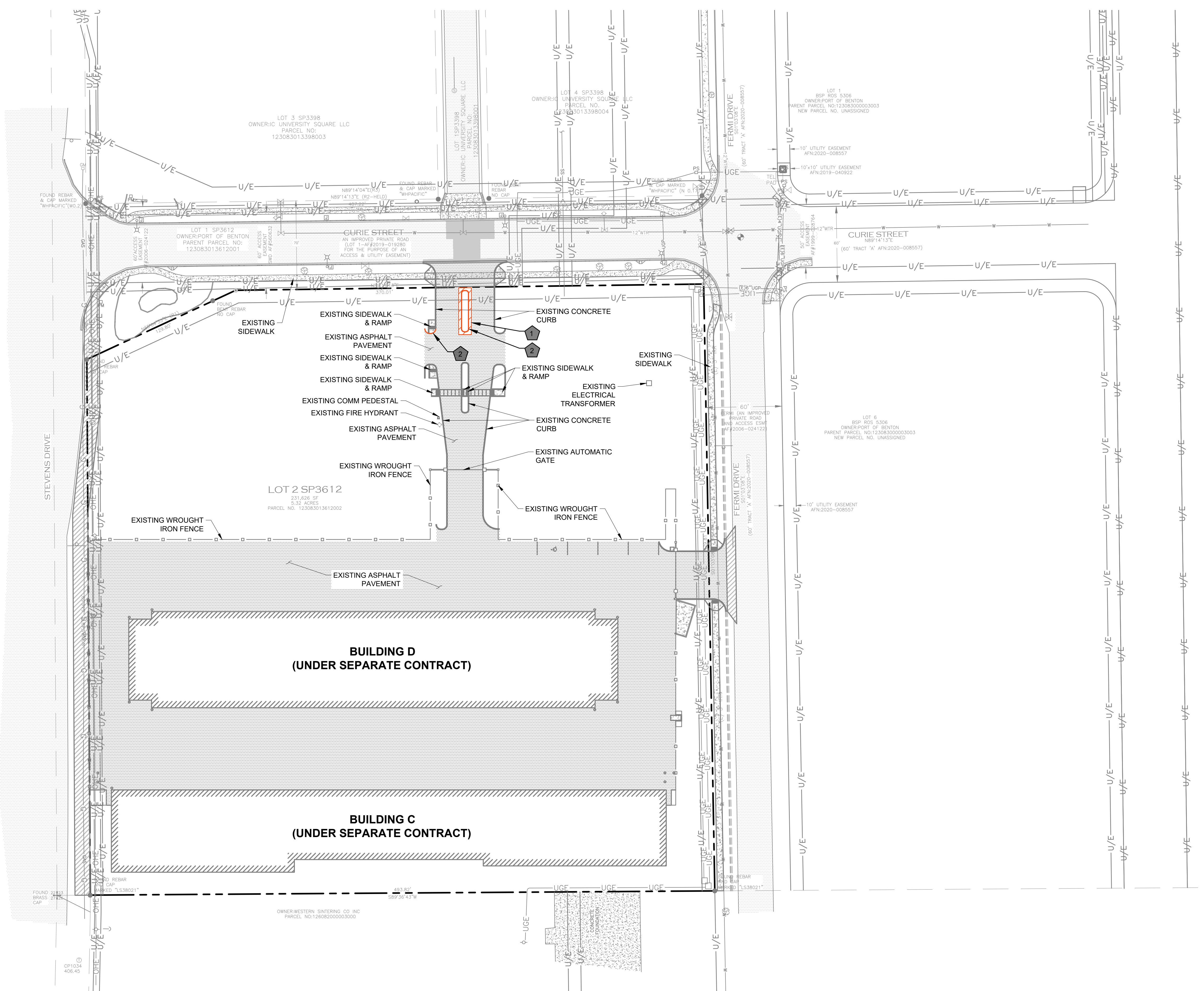


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- GENERAL NOTES**
- CONTACT WASHINGTON ONE CALL TWO DAYS PRIOR TO START OF ANY EXCAVATION FOR LOCATIONS OF BURIED UTILITIES. CALL 1-800-424-5555 OR 811. THE LOCATIONS OF ANY AND ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, AS-BUILT MAPS, AND MARKS MADE ON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY BE UNDERGROUND UTILITIES WHETHER IN SERVICE OR ABANDONED, FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH THE ABOVE GROUND EVIDENCE WAS NOT OBSERVED. FURTHERMORE, THE UTILITIES MAY NOT BE IN THE EXACT LOCATIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF CONSTRUCTION. ANY AND ALL DAMAGES THAT MAY OCCUR FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE ANY AND ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OR VARIANCES TO THE PLANS ARE FOUND.
 - SEE ARCHITECTURAL/FOUNDATION PLANS FOR ALL ACTUAL BUILDING DIMENSIONS. DIMENSIONS SHOWN ON CIVIL PLANS ARE APPROXIMATE.
 - CONTRACTOR OR OWNER SHALL PROVIDE AN APPROVED TRAFFIC CONTROL PLAN TO BOTH THE CITY AND THE PORT OF BENTON PRIOR TO BEGINNING WORK OR BLOCKING ANY ROADWAYS.
 - ANY DAMAGE OR BADLY DETERIORATED CONCRETE CURB, GUTTER AND SIDEWALK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE REMOVED AND REPLACED. THIS INCLUDES ANY EXISTING CURB & GUTTER THAT WAS ALREADY DAMAGED, OR ANY NEW CURB & GUTTER THAT WAS DAMAGED BY CONSTRUCTION EQUIPMENT DURING THE PROJECT.

- REMOVAL NOTES**
- REMOVE ASPHALT PAVEMENT
 - SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT
 - REMOVE EXISTING CURB AND GUTTER

REVISIONS:

IRIS DEVELOPMENT SERVICES, PLLC

EXISTING CONDITIONS

LUXELCKER RICHLAND

RICHLAND, WASHINGTON

PROJECT:

DESIGNER: MFH
DRAWN BY: KEH

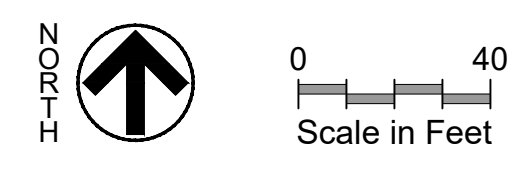
11-09-23

MARON FRANK HALL, P.E.
STATE OF WASHINGTON
57958
REGISTERED PROFESSIONAL ENGINEER

PROJECT NO.
2022-78

SHEET NO.
C4

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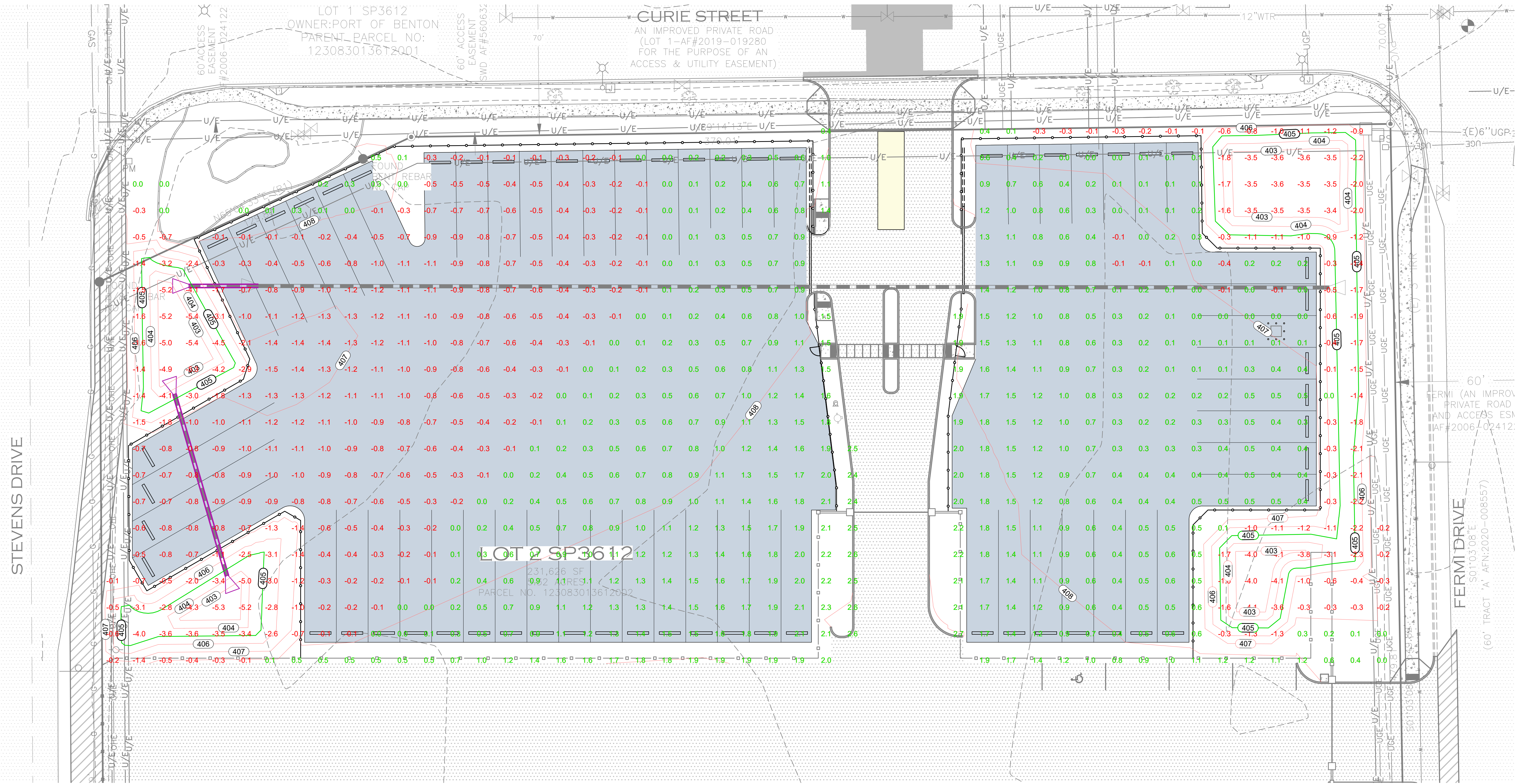
ORIGINAL PLAN SIZE - 34" X 22"
HALF SIZE PLAN SIZE - 17" X 11"

EARTHWORK QUANTITIES

- E1. FINISH GRADE TO EXISTING GRADE.
TOTAL CUT: 1,626 CY
TOTAL FILL: 1,421 CY
- E2. EARTHWORK VOLUMES IS SOIL ONLY (ASPHALT AND AGGREGATE ARE NOT INCLUDED).
- E3. THE QUANTITIES SHOWN ARE AN ESTIMATE AND MAY NOT REFLECT ACTUAL QUANTITIES OBSERVED DURING CONSTRUCTION. THE CONTRACTOR SHALL PERFORM HIS/HER OWN CALCULATION TO OBTAIN QUANTITIES. ENGINEER TO SPOT CHECK GRADES PRIOR TO CONTRACTOR INSTALLING AGGREGATE AND ASPHALT/CONCRETE. CONTRACTOR TO MAKE ANY EARTHWORK MODIFICATIONS DEEMED NECESSARY BY ENGINEER AND THIS SHALL BE INCIDENTAL TO THE BID PRICE.

GENERAL NOTES

- 1. CONTACT WASHINGTON ONE CALL AT 1-800-424-5555 OR 811 PRIOR TO THE START OF ANY EXCAVATION FOR LOCATIONS OF BURIED UTILITIES. THE LOCATIONS OF ANY AND ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, AS-BUILT MAPS, AND MARKS MADE ON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY BE UNDERGROUND UTILITIES, WHETHER IN SERVICE OR ABANDONED, FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH THE ABOVE GROUND EVIDENCE WAS NOT OBSERVED. FURTHERMORE, THE UTILITIES MAY NOT BE IN THE EXACT LOCATIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF CONSTRUCTION. ANY AND ALL DAMAGES THAT MAY OCCUR FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE ANY AND ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OR VARIANCES TO THE PLANS ARE FOUND.



CUT & FILL PLAN
LUXELCKER RICHLAND
 RICHLAND, WASHINGTON

DESIGNER: MFH
 DRAWN BY: KEH



PROJECT NO.
2022-78

SHEET NO.
C7
7 of 9

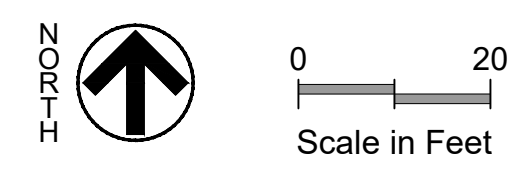
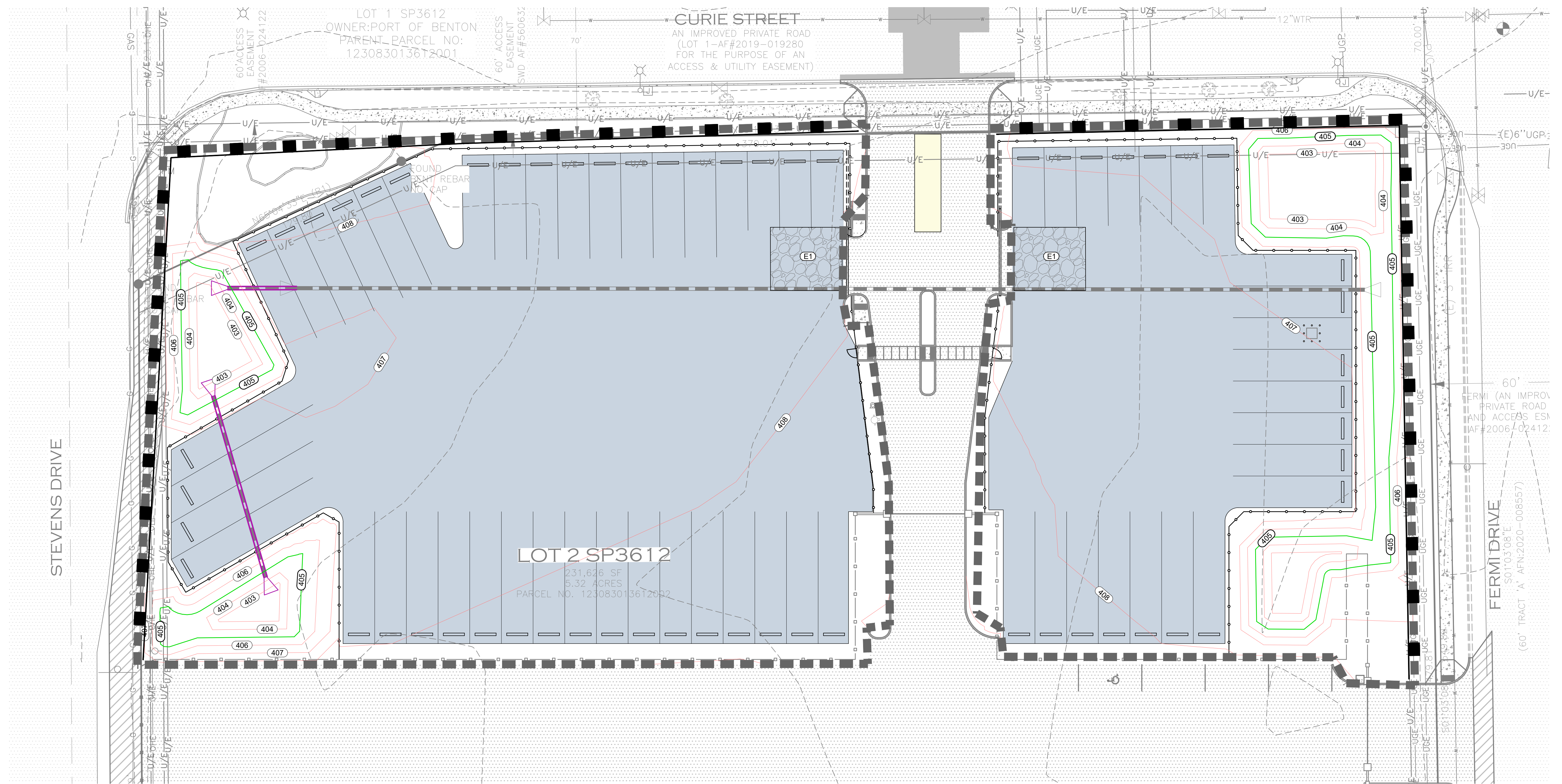
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GENERAL NOTES

- CONTACT WASHINGTON ONE CALL TWO DAYS PRIOR TO START OF ANY EXCAVATION FOR LOCATIONS OF BURIED UTILITIES. CALL 1-800-424-5555 OR 811. THE LOCATIONS OF ANY AND ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, AS-BUILT MAPS, AND MARKS MADE ON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY BE UNDERGROUND UTILITIES WHETHER IN SERVICE OR ABANDONED, FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH THE ABOVE GROUND EVIDENCE WAS NOT OBSERVED. FURTHERMORE, THE UTILITIES MAY NOT BE IN THE EXACT LOCATIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF CONSTRUCTION. ANY AND ALL DAMAGES THAT MAY OCCUR FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE ANY AND ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OR VARIANCES TO THE PLANS ARE FOUND.
- SEE ARCHITECTURAL/FOUNDATION PLANS FOR ALL ACTUAL BUILDING DIMENSIONS. DIMENSIONS SHOWN ON CIVIL PLANS ARE APPROXIMATE.
- THE CONTRACTOR SHALL TAKE ANY NECESSARY MEANS TO KEEP FROM TRACKING MUD AND DEBRIS OUT ONTO THE EXISTING STREETS, AND SHALL ALSO KEEP MUD AND ANY OTHER DEBRIS FROM HIS SITE FROM ENTERING THE EXISTING PUBLIC STORM DRAINAGE SYSTEM.
-

LEGEND

- GRADING LIMITS
- ▨ STABILIZED CONSTRUCTION ENTRANCE PER CITY OF RICHLAND STD DTL S16
- ▬ SILT FENCE PER CITY OF RICHLAND STD DTL S16

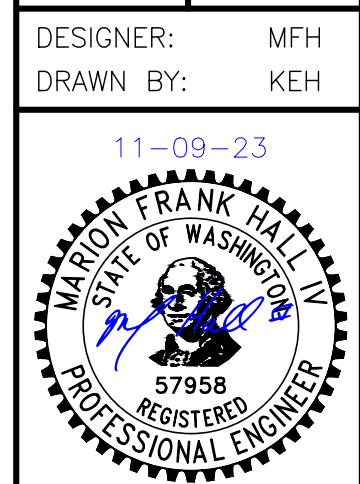


ORIGINAL PLAN SIZE - 34" X 22"
HALF SIZE PLAN SIZE - 17" X 11"

REVISIONS:



EROSION CONTROL
LUXELCKER RICHLAND
RICHLAND, WASHINGTON



DESIGNER: MFH
DRAWN BY: KEH
PROJECT NO. 2022-78

SHEET NO. C8
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SUGGESTED BMP'S FOR RESIDENTIAL CONSTRUCTION SITES

NOTE: PUBLIC WORKS WILL INSPECT THE SITE FOR SOIL/SEDIMENT STABILIZATION.

WARNING! EXTRA MEASURES (Beyond the BMP's) MAY BE NEEDED IF YOUR SITE:

- IS WITHIN 300- FEET OF A STREAM OR STORM DRAIN INLET THAT LEADS TO A STREAM.
- IS STEEPLY GRADED (SLOPES OF 5% OR MORE).
- RECEIVES RUNOFF FROM ADJACENT LAND.
- HAS MORE THAN AN ACRE OF DISTURBED GROUND.

Soil/Landscaping Piles:

1. DO NOT STOCKPILE SOIL OR LANDSCAPING MATERIALS IN THE STREET.
2. LOCATE AWAY FROM ANY DOWNSLOPE, STREET, DRIVEWAY, STREAM, WETLAND, DITCH OR DRAINAGE WAY. COVER WITH PLASTIC OR HYDROSEED.
3. TEMPORARY DROUGHT-TOLERANT SEEDING OR TACKIFIER IS RECOMMENDED FOR TOPSOIL PILES.

Sediment Cleanup:

1. BY THE END OF EACH WORK DAY, SWEEP OR SCRAPE UP SOIL TRACKED ONTO THE ROAD. DO NOT HOSE INTO STORM DRAIN SYSTEM.
2. BY THE END OF THE NEXT WORK DAY AFTER A STORM, CLEAN UP SOIL WASHED OFF-SITE.
3. REMEMBER TO CONTROL YOUR DUST, BUT TOO MUCH WATERING CAN LEAD TO RUNOFF OF SEDIMENT-LADEN WATER INTO THE STREET OR NEIGHBORING LOT.

Storm Drain Inlet Protection:

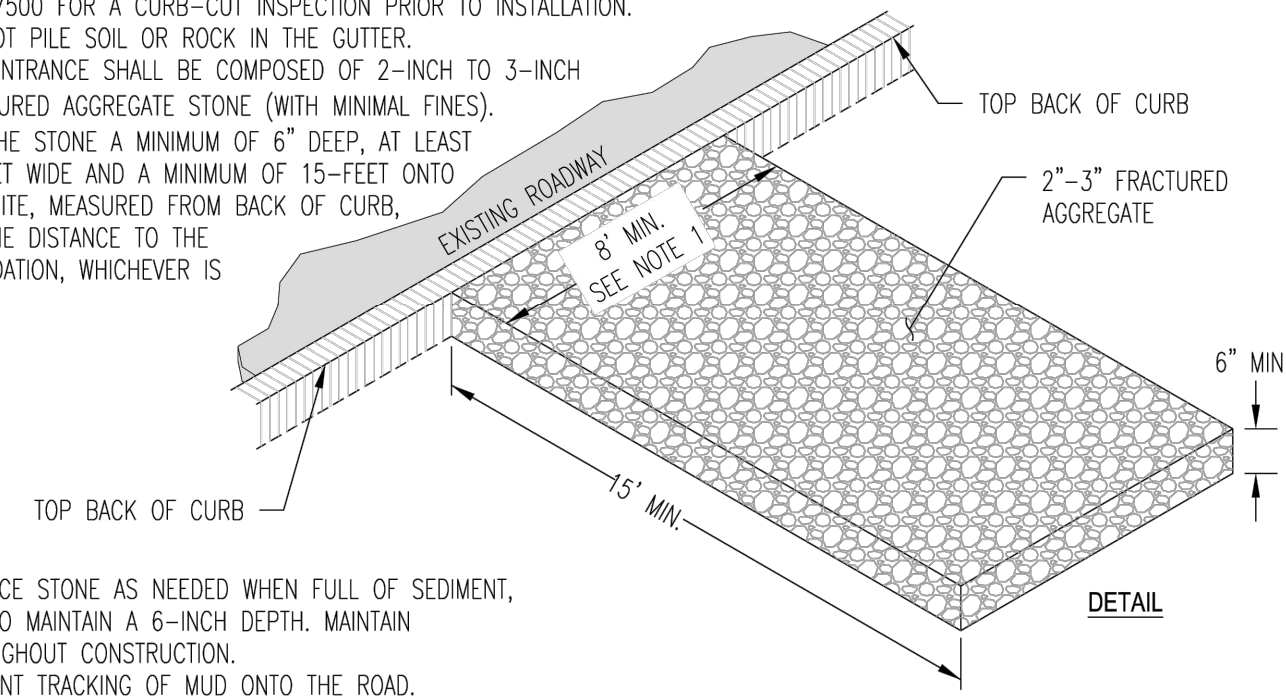
1. PROTECT THE NEAREST DOWNSTREAM STORM DRAIN INLET IN THE CITY STREET WITH SILT FENCES, SILT FABRIC OR EQUIVALENT MEASURES.
2. INSPECT, REPAIR AND REMOVE SEDIMENT DEPOSITS FROM LOW AREAS AND STREET AFTER EVERY STORM OR RUNOFF EVENT.

Vegetation/Revegetation:

1. WHEREVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, GRASSES AND OTHER VEGETATION.
2. SEED, SOO OR MULCH BARE SOIL AS SOON AS POSSIBLE. VEGETATION IS THE MOST EFFECTIVE WAY TO CONTROL EROSION.

Stabilized Construction Entrances (See Detail):

1. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED BEHIND THE CURB AT THE FUTURE DRIVEWAY LOCATION. CALL 942-7500 FOR A CURB-CUT INSPECTION PRIOR TO INSTALLATION. DO NOT PILE SOIL OR ROCK IN THE GUTTER.
2. THE ENTRANCE SHALL BE COMPOSED OF 2-INCH TO 3-INCH FRACTURED AGGREGATE STONE (WITH MINIMAL FINES). LAY THE STONE A MINIMUM OF 6" DEEP, AT LEAST 8- FEET WIDE AND A MINIMUM OF 15- FEET ONTO THE SITE, MEASURED FROM BACK OF CURB, OR THE DISTANCE TO THE FOUNDATION, WHICHEVER IS LESS.

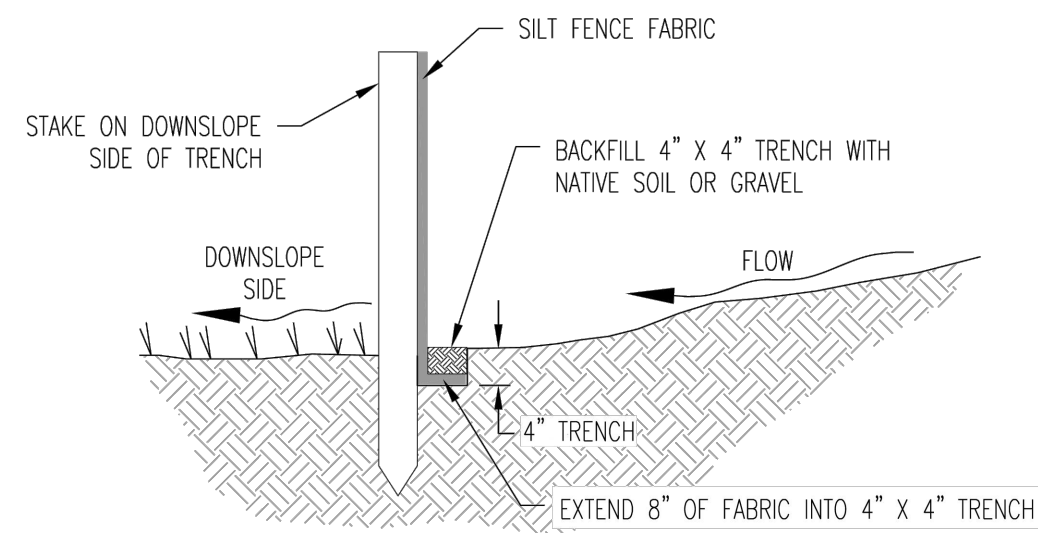


3. REPLACE STONE AS NEEDED WHEN FULL OF SEDIMENT, AND TO MAINTAIN A 6-INCH DEPTH. MAINTAIN THROUGHOUT CONSTRUCTION.
4. PREVENT TRACKING OF MUD ONTO THE ROAD.

	EROSION CONTROL PLAN		PUBLIC WORKS ENGINEERING	
	CONSTRUCTION BMP'S		APPR. BY: PKR	DATE: 11.15
	SHEET 2 of 3		DRAWN BY: LD	DWG: S16
			CAD FILE: 2014_S16-2_11_2015	

Silt Fences*:

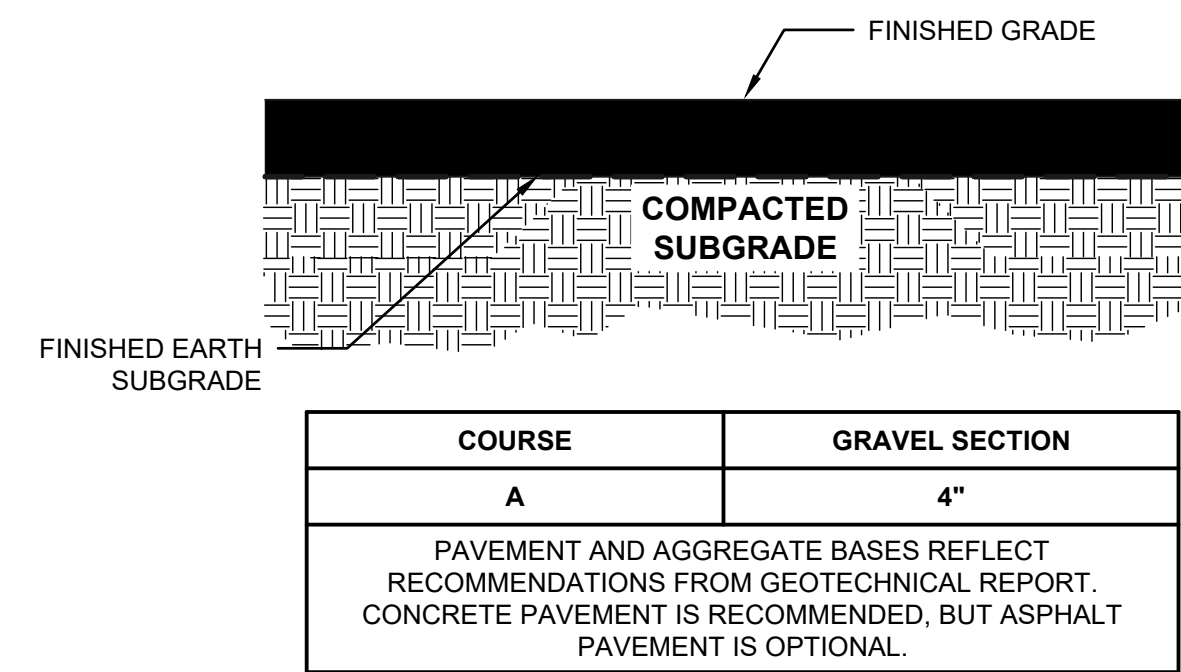
1. INSTALL PRIOR TO LAND DISTURBANCE.
2. INSTALL ON DOWNSLOPE SIDES OF SITE, PARALLEL TO CONTOUR OF THE LAND.
3. EXTEND ENDS UPSLOPE ENOUGH TO KEEP PONDING WATER BEHIND FENCE.
4. LEAVE NO GAPS. OVERLAP SECTIONS OF SILT FENCE, OR TWIST ENDS OF SILT FENCE TOGETHER.
5. INSPECT AND REPAIR ONCE A WEEK AND AFTER ANY RAIN/SNOWMELT EVENTS. REMOVE SEDIMENT IF DEPOSITS REACH HALF THE FENCE HEIGHT.
6. MAINTAIN UNTIL LANDSCAPING OR HYDROSEED IS ESTABLISHED.



SILT FENCE INSTALLATION CROSS SECTION

*ALTERNATIVELY, IF THE STREET IS ON THE LOW SIDE OF THE LOT, GRADE THE LOT 5' BEHIND THE CURB, THEN STABILIZE WITH 2-INCH TO 3-INCH FRACTURED AGGREGATE (6" DEEP). THIS CAN BE ALLOWED IN LIEU OF SILT FENCE.

	EROSION CONTROL PLAN		PUBLIC WORKS ENGINEERING	
	CONSTRUCTION BMP'S		APPR. BY: PKR	DATE: 05.14
	SHEET 3 of 3		DRAWN BY: LD	DWG: S16
			CAD FILE: 2014_S16-3_05_2014	



1 GRAVEL PAVEMENT SECTION
C9 SCALE: NTS

REVISIONS:

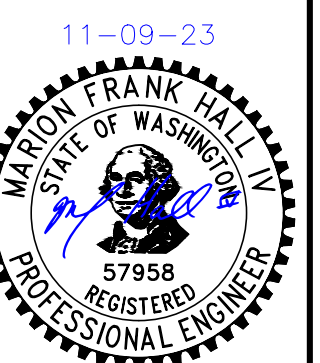
IRIS DEVELOPMENT SERVICES
PLLC

DETAILS

LUXELCKER RICHLAND
RICHLAND, WASHINGTON

PROJECT:

DESIGNER: MFH
DRAWN BY: KEH



PROJECT NO.
2022-78

SHEET NO.

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ELECTRICAL SYMBOLS

GENERAL LIGHTING

- XX LIGHT FIXTURE IDENTIFICATION TAG
2x4 RECESSED LED FIXTURE
1x4 RECESSED LED FIXTURE
1x4 SURFACE MOUNTED LED FIXTURE
2x2 RECESSED LED FIXTURE
2x2 SURFACE MOUNTED LED FIXTURE
4 PENDANT MOUNTED LED FIXTURE
2 PENDANT MOUNTED LED FIXTURE
4 WALL MOUNTED LED FIXTURE
3 WALL MOUNTED LED FIXTURE
2 WALL MOUNTED LED FIXTURE
4 STRIP LED FIXTURE
3 STRIP LED FIXTURE
2 STRIP LED FIXTURE
CEILING MOUNTED FIXTURE
PENDANT MOUNTED FIXTURE
WALL MOUNTED FIXTURE
RECESSED DIRECTIONAL FIXTURE
RECESSED DOWNLIGHT FIXTURE
WALL MOUNTED DIRECTIONAL FIXTURE
INDICATING LIGHT - TYPE AS NOTED
A - AMBER B - BLUE G - GREEN
R - RED W - WHITE
WALL MOUNTED INDICATING LIGHT - TYPE AS NOTED
A - AMBER B - BLUE G - GREEN
R - RED W - WHITE
WALL WASHER FIXTURE - AIM TOWARDS UNSHADED SIDE
EXTERIOR LIGHT FIXTURE, REFER TO FIXTURE SCHEDULE FOR MORE INFORMATION
POLE MOUNTED AREA LIGHT, CONTROL GROUPS ARE INDICATED WITH LOWER CASE LETTERS
LETTERS ADJACENT TO FIXTURE INDICATES SPECIFIC SWITCHING GROUP SWITCHING ZONES
dz1 - DAYLIGHT ZONE 1
dz2 - DAYLIGHT ZONE 2
m1 - MANUAL ZONE
SWITCHING GROUPS ARE INDICATED WITH LOWER CASE LETTERS

EMERGENCY LIGHTING

- NOTE: ANY OF THE ABOVE FIXTURE SYMBOLS WITH A BLACK FILLED REGION INDICATES FIXTURE PROVIDED CIRCUITED TO A BATTERY INVERTER FOR EMERGENCY.
EXIT SIGN - CEILING MOUNTED (ARROW INDICATES DIRECTION OF EGRESS)
EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION OF EGRESS)
BATTERY POWERED EMERGENCY LIGHT
REMOTE HEAD BATTERY POWERED EMERGENCY LIGHT
COMBINATION EXIT SIGN/EMERGENCY LIGHT - WALL MOUNTED

LIGHTING CONTROL

- LIGHTING CONTROL STATION
WALL SWITCH - SUBSCRIPT INDICATES TYPE:
2 - DOUBLE POLE
3 - THREE WAY
4 - FOUR WAY
D - DIMMER
EP - EXPLOSION PROOF
K - KEY OPERATED
LV - LINE VOLTAGE
LVM - LOW VOLTAGE MASTER
M - MANUAL MOTOR STARTER
MC - MOMENTARY CONTACT
P - SWITCH W/ PILOT LIGHT
T - DIGITAL TIMER
WP - WEATHERPROOF
O - OCCUPANCY SENSOR
LOWER-CASE LETTER ADJACENT TO SWITCH INDICATES SPECIFIC SWITCHING GROUP
OCCUPANCY SENSOR - DUAL TECHNOLOGY - CEILING MOUNTED
OCCUPANCY SENSOR - ULTRASONIC - CEILING MOUNTED
OCCUPANCY SENSOR, DUAL TECHNOLOGY - WALL MOUNTED
DAYLIGHT SENSOR
LIGHTING CONTROL ZONE TYPE, REFER TO LIGHTING CONTROL ZONE SCHEDULE
LOW VOLTAGE LIGHTING CONTROL STATION, REFER TO LOW VOLTAGE SWITCH SCHEDULE FOR MORE INFORMATION

POWER GENERAL

- JUNCTION BOX
HANDHOLE
MANHOLE
MOTOR CONNECTION
EQUIPMENT CONNECTION
EQUIPMENT CONNECTION - WALL MOUNTED
THERMOSTAT
PANELBOARD
EQUIPMENT CABINET
POWER POLE
FLUSH FLOOR BOX
POKE-THRU TYPE FITTING
FLUSH FLOOR COUPLING
EMERGENCY SHUT DOWN SWITCH
PUSHBUTTON
FURNITURE RACEWAY (PROVIDED BY OTHERS) WITH JUNCTION BOX. JUNCTION BOX SHALL BE PROVIDED WITH GROMMET TO ALLOW CABLES TO BE PULLED TO FINAL CONNECTION POINT WITHOUT DAMAGING CABLES.
EQUIPMENT TAG
FEEDER CALLOUT, REFER TO FEEDER SCHEDULE

- POWER OUTLETS
DUPLICATE RECEPTACLE, SUBSCRIPT INDICATES:
A - ABOVE COUNTER, REFER TO ARCHITECTURAL
C - CEILING
G - GFCI RECEPTACLE
MW - ABOVE COUNTER DEDICATED RECEPTACLE FOR MICROWAVE
REF - DEDICATED RECEPTACLE FOR REFRIGERATOR
WP - WEATHERPROOF WHILE IN USE
TV - MOUNTED AT 72" AFF
SPECIAL PURPOSE RECEPTACLE
DUPLICATE RECEPTACLE - CEILING MOUNTED
OCCUPANCY SENSOR CONTROLLED SPLIT WIRED RECEPTACLE
DOUBLE DUPLICATE RECEPTACLE
OCCUPANCY SENSOR CONTROLLED SPLIT WIRED DOUBLE DUPLICATE RECEPTACLE
DOUBLE DUPLICATE RECEPTACLE - CEILING MOUNTED
3 WIRE RECEPTACLE - 208V
SINGLE RECEPTACLE - TWIST LOCK, NEMA L5-20
PEDESTAL DUPLICATE RECEPTACLE
PEDESTAL DOUBLE DUPLICATE RECEPTACLE
HEAD BOLT OUTLET POST
CIRCUIT IDENTIFIER (PANEL CIRCUIT NUMBER)

DISTRIBUTION

- STARTER, 3-POLE, NEMA SIZE 1 MINIMUM - UNLESS OTHERWISE NOTED
COMBINATION STARTER
DISCONNECT SWITCH
FUSED DISCONNECT SWITCH
SHUNT TRIP DISCONNECT SWITCH
CONTACTOR
VARIABLE FREQUENCY DRIVE
CIRCUIT BREAKER
SOLENOID VALVE
PAD MOUNTED TRANSFORMER - SUBSCRIPTS INDICATE:
FIRST NUMBER: # OF TRANSFORMERS
SECOND NUMBER: TRANSFORMER KVA RATING
DELTA CONNECTION
WYE CONNECTION
CIRCUIT BREAKER
TRANSFORMER
HOME RUN - NUMBER OF CONDUCTORS AS INDICATED. LONG HASH INDICATES A NEUTRAL, SHORT HASH INDICATES A HOT. IF NO HASHES ARE SHOWN THEN ONE NEUTRAL AND ONE HOT ARE ASSUMED. ALL CONDUITS MUST HAVE A GROUND CONDUCTOR.
LETTER DESIGNATION INDICATES PANEL
NUMBER(S) INDICATE CIRCUIT
UTILITY METER AND CT CABINET
UTILITY METER AND CT CABINET - ONE LINE DIAGRAM

GROUNDING & LIGHTNING PROTECTION

- GROUND CONNECTION
GROUNDING ROD
GROUNDING ROD TEST WELL
GROUNDING RECEPTACLE
LIGHTNING PROTECTION AIR TERMINAL

GENERAL NOTES:

- SPECIFIC TO LOCATION INDICATED.
NOTE APPLIES TO ENTIRE SHEET.
EXISTING (THIN)
NEW (MEDIUM)
EXISTING
NEW
DIMENSION TO CENTERLINE OF DEVICE

MOUNTING HEIGHT SCHEDULE table with columns: DEVICE ON PLAN, MOUNTING HEIGHT, REFERENCE POINT (FLOOR, CEILING, TO, CENTER, TOP), REMARKS

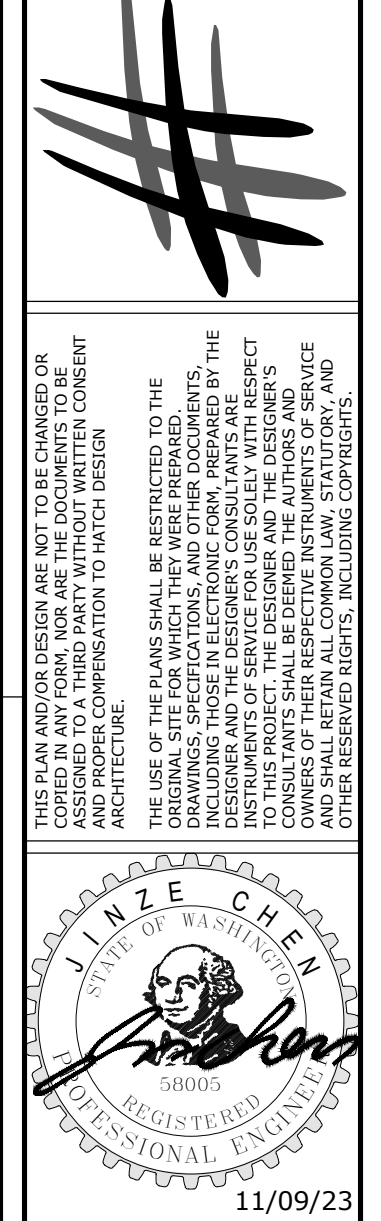
ABBREVIATIONS

- AMPERE INTERRUPTING CURRENT
AMPERE FRAME
ABOVE FINISHED FLOOR
AIR HANDLING UNIT
AMPERE SWITCH
AIR SOLENOID VALVE
AMPERE TRIP
AUTOMATIC TRANSFER SWITCH
AMERICAN WIRE GAUGE
BUILDING AUTOMATION SYSTEM
BACKBOARD OPERATOR
BONDING CONDUCTOR FOR TELECOMMUNICATION
BLEACHERS
BUILDING CONDUIT
CATEGORY
CABLE TELEVISION
CIRCUIT BREAKER
CLOSED CIRCUIT TELEVISION
CIRCUIT
CEILING
COFFEE MAKER
CONCRETE MASONRY UNIT
CONDUIT ONLY
COMMUNICATIONS
CONTROL RECEPTACLE
CURRENT TRANSFORMER
COPPER
DIRECT DIGITAL CONTROL SYSTEM
DETAIL
DIAMETER
DISCONNECT
DISPOSAL
DOWN
DOOR OPERATOR
DOUBLE POLE SINGLE THROW
DRYER
DISHWASHER
DRAWING
EXISTING
EACH
EXHAUST FAN
EQUIPMENT GROUNDING CONDUCTOR
ELECTRIC HAND DRYER
ELECTRICAL
ELEVATOR
ELECTRICAL METALLIC TUBING
EMERGENCY POWER OFF
EQUIPMENT
ELECTRIC WATER COOLER
EXISTING
FIRE ALARM
FIRE ALARM ANNUNCIATOR
FIRE ALARM CONTROL PANEL
FIRE ALARM CONTROL UNIT
FUME HOOD
FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FURNISHED BY OWNER INSTALLED BY OWNER
FUSE
FIRE SMOKE DAMPER
FULL VOLTAGE NON-REVERSING
GALVANIZED
GOGGLE CABINET
GARBAGE DISPOSAL
GROUNDING ELECTRODE CONDUCTOR
GENERATOR
GROUND FAULT CIRCUIT INTERRUPTER
GROUND
GALVANIZED RIGID STEEL
GAS SOLENOID VALVE
HEAD BOLT OUTLET
HANDHOLE
HIGH INTENSITY DISCHARGE
HORSEPOWER
HIGH POWER FACTOR
HIGH PRESSURE SODIUM
HEAT TRACE
INTERMEDIATE DATA FRAME
ISOLATED GROUND
ICE MACHINE
INTERCOM WALL DISPLAY
JOINT BASE LANGLEY-EUSTIS
JUNCTION BOX
AMPERE INTERRUPTING CAPACITY (THOUSANDS)
THOUSAND CIRCULAR MILS
KILOVOLT
KILOVOLTAMPERES
KILOWATT
KILOWATT HOUR
LIGHTING CONTROL PANEL
LIGHT LOSS FACTOR
LOW VOLTAGE
MAXIMUM
MAIN BONDING JUMPER
MAINTENANCE BYPASS SWITCH
MINIMUM CIRCUIT AMPACITY
MAIN CIRCUIT BREAKER
MAIN DATA FRAME
MAIN DISTRIBUTION PANEL
MECHANICAL
MANUFACTURER
MASTER GROUND BAR
MANHOLE, METAL HALIDE
MINIMUM
MAIN LUGS ONLY
MASS NOTIFICATION SYSTEM
MAXIMUM OVERCURRENT PROTECTION MOUNTED
MAIN TELECOMMUNICATIONS GROUND BUS BAR
MICROWAVE
NEUTRAL
NATIONAL ELECTRICAL CODE
NORMALLY CLOSED
NON-FUSED
NIGHT LIGHT
NUMBER or NORMALLY OPEN
NOT TO SCALE
OWNER FURNISHED CONTRACTOR INSTALLED
OWNER FURNISHED OWNER INSTALLED
OVERHEAD DOOR
OUTSIDE PLANT
PORTLAND CEMENT CONCRETE
PHASE
PROGRAMMABLE LOGIC CONTROLLER
PANEL
PATCH PANEL
PAIR
PROJECTOR
PROGRAMMED RAPID START
PRINTER
POLYVINYL CHLORIDE
POWER
QUANTITY
ROLL DOWN DOOR
RECEPTACLE
REFRIGERATOR
REQUIRED
RETURN FAN
RANGE HOOD
RANGE
SYSTEM BONDING JUMPER
SHIELDED TWISTED PAIR
SUPPLY FAN
SMOKE/FIRE DAMPER
SINGLE MODE FIBER
SURGE PROTECTION DEVICE
SPECIFICATIONS
SINGLE POLE SINGLE THROW
SUPPLY SIDE BONDING JUMPER
SHUNT TRIP or STRAND
STANDARD
SOLENOID VALVE
SWITCH
SWITCHBOARD
SWITCHGEAR
TELECOMMUNICATIONS BONDING BACKBONE
TELEPHONE
TELECOMMUNICATIONS EQUIPMENT BONDING CONDUCTOR
TEMPORARY
TELECOMMUNICATION EQUIPMENT ROOM (MDF)
TELECOMMUNICATIONS GROUND BAR
TELECOMMUNICATIONS MAIN GROUND BAR
TRAP PRIMER
TELECOMMUNICATION ROOM (IDF)
TELEPHONE TERMINAL BOARD
TYPICAL
UNDER COUNTER
UNDERGROUND
UNIT HEATER
UNDERWRITERS LABORATORIES
UNLESS OTHERWISE NOTED
UNINTERRUPTIBLE POWER SUPPLY
UNSHIELDED TWISTED PAIR
VOLT
VOLTAMPERE
VARIABLE FREQUENCY DRIVE
WATT
WITH
WIRELESS ACCESS POINT
WASHER
STACKED WASHER / DRYER
WASH FOUNTAIN
WASHING MACHINE
WITHOUT
WON DOOR
WEATHERPROOF
TRANSFORMER

ALL SYMBOLS AND ABBREVIATIONS DO NOT NECESSARILY APPEAR ON DRAWINGS

ELECTRICAL SHEET INDEX table with columns: SHEET NUMBER, SHEET NAME

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200 WEST 36TH ST.
BOISE, IDAHO 83714
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JEFF HATCH



11/09/23

NEW CONSTRUCTION FOR:
LUXELCKER RICHLAND
905 CURIE STREET, RICHLAND, WA 99354

DATE: NOVEMBER 2023
DRAWN BY: STM
CHECKED BY: LC
JOB NUMBER: MKT 23

SYMBOLS LEGEND AND ABBREVIATIONS

901 MoPac S., Bldg. 1, Ste. 300
Austin, TX 78746
ph 737.667.5818
www.coffman.com

E-0.0

GENERAL NOTES

THE FOLLOWING GENERAL NOTES APPLY TO ALL DRAWINGS

- 1. THE INSTALLATION SHALL COMPLY WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), THE AUTHORITY HAVING JURISDICTION, AND LOCAL UTILITY REQUIREMENTS.
2. LIGHTING INSTALLATION SHALL COMPLY WITH 2018 WASHINGTON STATE ENERGY CODE (WSEC).
3. REFER TO SPECIFICATIONS AND ALL OTHER DIVISION DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
4. ELECTRICAL CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES.
5. ALL MATERIALS SHALL BE NEW AND SHALL BE LISTED BY UNDERWRITER'S LABORATORIES, INC.
6. CATALOG NUMBERS USED IN SYMBOLS LIST AND FIXTURE SCHEDULE ARE TO BE AS NOTED OR APPROVED EQUALS. MAINTAIN SPECIFIED GRADE.
7. IT IS THE INTENT OF THE ELECTRICAL CONTRACT DOCUMENTS THAT ALL ELECTRICAL SYSTEMS ARE INSTALLED COMPLETE, TESTED AND READY FOR OPERATION, UNLESS SPECIFICALLY NOTED OTHERWISE AND WHETHER OR NOT EVERY ITEM OF EQUIPMENT, DEVICE, BOX, ETC. IS SHOWN ON THE PLANS. ELECTRICAL SUBCONTRACTOR SHALL BE ON THE PREMISES OPENING DAY.
8. LOCATIONS OF ALL DEVICES ARE SHOW SCHEMATICALLY. COORDINATE WITH THE ARCHITECTURAL DRAWINGS, ELEVATIONS, AND SUPPLIER'S SHOP DRAWINGS FOR EXACT LOCATION PRIOR TO ROUGH-IN. WHERE OUTLET GROUPINGS OCCUR, MOUNT BOXES AS CLOSE TO EACH OTHER AS PRACTICAL.
9. PROVIDE A 220 LB NYLON JET PULL STRING IN ALL EMPTY RACEWAYS.
10. THE CONTRACTOR SHALL ENSURE THAT THE ENTIRE ELECTRICAL SYSTEM FOR THIS SITE IS GROUNDED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF ARTICLE 250 OF THE NEC.
11. WORKING SPACE ABOUT ELECTRICAL PANELS, ETC SHALL COMPLY WITH NEC ARTICLE 110.26.
12. ALL LUMINAIRES SHALL BE SECURELY FASTENED AND IN COMPLIANCE WITH ARTICLE 410.16 OF THE 2020 NEC.
13. ALL CONDUCTORS SHALL BE COPPER, TYPE THHN/THWN WIRE, #12 AWG SHALL BE THE MINIMUM SIZE USED FOR POWER WIRING, #14 AWG MAY BE USED FOR CONTROL WIRING ONLY. 120V CIRCUITS IN EXCESS OF 100' SHALL BE #10 AWG (OR LARGER AS INDICATED) FROM PANEL BOARD TO FIRST OUTLET.
14. ALL CONDUCTORS FOR LIGHTING SHALL BE COPPER, TYPE THHN/THWN AND AS REQUIRED BY U.L. LABEL.
15. ALL MULTI-WIRE CIRCUITS SHALL BE WIRED SO DEVICES MAY BE REMOVED WITHOUT BREAKING CONTINUITY OF NEUTRAL CONDUCTOR OR ELSE BE ON A COMMON TRIP BREAKER.
16. PROVIDE UN-SWITCHED PHASE CONDUCTOR TO ALL EXIT SIGNS AND INDICATED LUMINAIRES WITH GENERATOR TRANSFER DEVICES.
17. PROVIDE ALL EXPANSION FITTINGS, PITCH POCKETS, EQUIPMENT SUPPORTS, AND ACCESS DOORS AS REQUIRED FOR ELECTRICAL WORK.
18. PROVIDE EQUIPMENT LABELS FOR DISCONNECT SWITCHES, WIRING TROUGHS, ETC. TO IDENTIFY EQUIPMENT OR EQUIPMENT SERVED. LABELS SHALL BE 1/8" THICK OF PHENOLIC MATERIAL, MACHINE ENGRAVED TO EXPOSE CONTRASTING INNER CORE.
19. NOT ALL SYMBOLS AND ABBREVIATIONS ARE NECESSARY OR REQUIRED FOR THIS DRAWING SET.
20. WHERE A CONFLICT EXISTS WITHIN THE DOCUMENTS, THE MOST EXPENSIVE OPTION SHALL GOVERN.
21. ELECTRICAL CONTRACTOR SHALL TOUR THE PROJECT SITE PRIOR TO BID TO ASSESS EXISTING CONDITIONS, WHICH MAY AFFECT HIS BID. LATER CLAIMS FOR WORK THAT WAS EVIDENT WILL NOT BE ALLOWED.
22. ITEMS NOTED AS "TYPICAL" ON ANY DRAWING REFERS TO ALL DRAWINGS.
23. HOMERUNS (TO THE FIRST DEVICE) MAY BE RUN UNDER THE PAVEMENT IN 1" PVC.
24. PROVIDE A COMPLETE DESIGN-BUILD PATHWAY SYSTEM FOR ALL SPECIAL SYSTEMS WIRING. SEE SPECIFICATIONS. QUANTITY AND SIZE OF RACEWAYS SHOWN ON SPECIAL SYSTEMS PLANS ARE THE MINIMUM TO BE PROVIDED. CONTRACTOR SHALL PROVIDE ALL RACEWAYS AS REQUIRED.

BRANCH CIRCUIT WIRING NOTES

THE FOLLOWING GENERAL NOTES APPLY TO ALL DRAWINGS

- 1. IN GENERAL ONLY CIRCUIT NUMBERS HAVE BEEN SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED RACEWAYS AND WIRING.
2. SHOW ALL RACEWAYS AND WIRING ON AS-BUILT DRAWINGS.
3. GENERAL:
3.1. MINIMUM RACEWAY SIZE SHALL BE 3/4".
3.2. NO MORE THAN 7 #12 AWG CONDUCTORS SHALL BE INSTALLED IN A RACEWAY.
3.3. HOMERUNS GREATER THAN 75' TO THE FIRST DEVICE SHALL BE #10 AWG.
3.4. LIGHTING, POWER, AND MECHANICAL EQUIPMENT CONDUCTORS SHALL NOT BE COMBINED IN THE SAME RACEWAY.
3.5. PROVIDE A GROUND CONDUCTOR IN ALL RACEWAYS.
3.6. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR EACH BRANCH CIRCUIT.
4. LIGHTING:
4.1. PROVIDE CONDUCTORS AS REQUIRED TO PROVIDE CIRCUITING AND SWITCHING DUTY AS SHOWN ON THE DRAWINGS.
4.2. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR EACH BRANCH CIRCUIT.
5. POWER:
5.1. PROVIDE CONDUCTORS AS REQUIRED TO PROVIDE CIRCUITING SHOWN.
5.2. FOR OTHER THAN 15 OR 20 AMP SINGLE PHASE RECEPTACLE BRANCH CIRCUITS PROVIDE A DEDICATED HOMERUN TO THE PANEL.
5.3. FOR 30 AMP BRANCH CIRCUITS PROVIDE #10 AWG CONDUCTORS.
5.4. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR EACH BRANCH CIRCUIT.
6. MECHANICAL EQUIPMENT: PROVIDE RACEWAYS AND WIRING.
7. PROVIDE GROUNDING AS REQUIRED PER NEC 250.

SITE PLANS

THE FOLLOWING GENERAL NOTES APPLY TO ALL SITE PLAN DRAWINGS

- 1. COORDINATE ROUTING OF UNDERGROUND RACEWAYS WITH ALL NEW AND EXISTING UTILITIES. REFER TO CIVIL DRAWINGS.
2. CONTRACT WITH A LOCAL SERVICE TO MARK THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
3. ALL SITE LIGHTING RACEWAYS SHALL BE 1" C UON.
4. PROVIDE ALL REQUIRED CUTTING, PATCHING, EXCAVATION, COMPACTION, AND PATCHING FOR INSTALLATION OF UNDERGROUND RACEWAYS AND UTILITY SERVICES. REPAIR PAVING FINISHES TO MATCH EXISTING.
5. BACKFILL ALL TRENCHES (INCLUDING THOSE FOR UTILITY SERVICES) WITH STRUCTUTAL BACKFILL OR GRAVEL BORROW PER WSDOT STANDARDS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COORDINATION WITH THE SERVING UTILITY COMPANIES INCLUDING COMPLETING AND SUBMITTING ALL NECESSARY APPLICATIONS FOR SERVICE.
7. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND EASEMENTS.

ONE-LINE DIAGRAM

THE FOLLOWING GENERAL NOTES APPLY TO ALL ONE-LINE DIAGRAMS

- 1. ALL FEEDERS ARE COPPER WITH THHN/THWN INSULATION.
2. PROVIDE PULL BOXES AS REQUIRED BY THE NEC.
3. THE ONE-LINE DIAGRAM IS DIAGRAMMATIC AND DOES NOT SHOW THE ACTUAL ROUTING OF THE RACEWAYS.
4. THE ELECTRICAL DISTRIBUTION SECTION SHALL BE FULLY RATED. A SERIES RATED SYSTEM IS NOT ACCEPTABLE.
5. NOT ALL CIRCUIT BREAKERS ARE SHOWN. REFER TO PANEL AND SWITCHBOARD SCHEDULES FOR OTHER LOADS SERVED, AND SPARE CIRCUIT BREAKERS.
6. PROVIDE SHORT CIRCUIT, COORDINATION, AND ARC FLASH STUDY TO INCLUDE ALL OVERCURRENT DEVICES. SET OVERCURRENT DEVICE SETTINGS AS INDICATED BY STUDY. PROVIDE ARC FLASH LABELS AS INDICATED BY STUDY.
7. TRANSFORMER SECONDARY CONDUCTORS SHALL NOT BE MORE THAN 10' LONG PER NEC ARTICLE 240.21(C)(2).

LUMINAIRE SCHEDULE GENERAL NOTES

- 1. LUMINAIRES IN THE SCHEDULE REPRESENTS THE "BASIS OF DESIGN". ALL OTHER MANUFACTURERS LISTED MUST MEET OR EXCEED ALL REQUIREMENTS OF THE BASIS OF DESIGN.
2. VERIFY THE VOLTAGE OF ALL LUMINAIRES. REFER TO PLANS FOR SPECIFIC VOLTAGE REQUIREMENTS.
3. ALL LUMINAIRES TO BE PROVIDED WITH ALL ROUGH-IN AND TRIM ASSEMBLIES FOR A COMPLETE INSTALLATION.
4. ALL LUMINAIRES TO BE UL LISTED AND LABELED. EXTERIOR LUMINAIRES TO BE UL "WET" LABELED.
5. LUMINAIRES SHALL BE PROVIDED WITH AN INTERNAL DISCONNECTING MEANS WHICH COMPLIES WITH NEC ARTICLE 410.
6. ALL LUMINAIRES TO HAVE AN INTEGRAL DRIVER UNLESS A REMOTE DRIVER IS SPECIFIED.
7. PROVIDE GLARE SHIELDS FOR ALL POLE MOUNTED LUMINAIRE.
8. REFER TO THE SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL REQUIREMENTS.
9. AIM ADJUSTABLE LUMINAIRES AS DIRECTED BY THE ENGINEER.
10. COMMISSIONING REQUIREMENTS: ALL LIGHTING CONTROLS INCLUDING DAYLIGHT OR OCCUPANT SENSING AUTOMATIC CONTROLS, AUTOMATIC SHUT OFF CONTROLS, OCCUPANCY SENSORS OR AUTOMATIC TIME SWITCHES, THE LIGHTING CONTROLS SHALL BE TESTED TO ENSURE THAT CONTROL DEVICES, COMPONENTS, EQUIPMENT AND SYSTEMS ARE CALIBRATED, ADJUSTED AND OPERATE IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS. SEQUENCE OF OPERATIONS SHALL BE FUNCTIONALLY TESTED TO ENSURE THEY OPERATE IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT CERTIFYING ALL LIGHTING CONTROLS HAVE BEEN COMMISSIONED. INCLUDE CERTIFICATION IN O&M MANUAL.

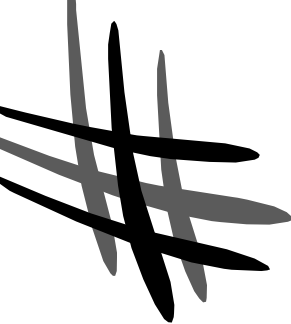
SUBSTITUTIONS

- 1. NO POST BID SUBSTITUTIONS WILL BE CONSIDERED.
2. PRE-BID SUBSTITUTIONS REQUIRE PHOTOMETRICS OF AREA TO BE PROVIDED.

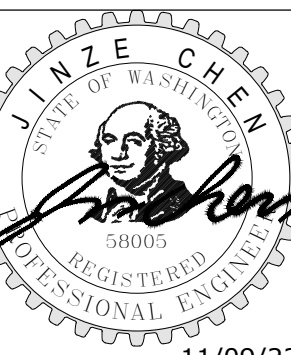
LIGHTING CONTROLS SEQUENCE OF OPERATION AND NOTES

- 1. EXTERIOR LIGHTING ZONE FOR THE PROJECT IS IDENTIFIED AS LZ2.
2. CONTRACTOR SHALL PROVIDE OWNER WITH THE FOLLOWING WITHIN A MAXIMUM OF 90 DAYS UPON COMPLETION OF PROJECT ALL REQUIRED DOCUMENTATION PER THE WSEC 2018.
3. LIGHTING CONTROL SYSTEM IS A WIRELESS SYSTEM WITH INTEGRAL FIXTURE MOUNTED OCCUPANCY/DAYLIGHT SENSORS. THESE SENSORS PROVIDE A WIRELESS NETWORK FOR ALL FIXTURES ON SITE.
4. SYSTEM SHALL BE PROGRAMMED VIA BLUETOOTH APP ON A SMART DEVICE. CONTRACTOR TO PROVIDE A TABLET FOR COMMISSIONING AND PROGRAMMING OF THE SYSTEM. ONCE PROJECT IS COMPLETE THE DEVICE SHALL BE TURNED OVER TO THE OWNER.
5. CONTRACTOR TO PROVIDE TRAINING TO THE OWNERS REPRESENTATIVE.
6. LIGHTING CONTROL SYSTEM SHALL BE PROGRAMMED AS FOLLOWS:
A. SITE LIGHTING SHALL ENERGIZE 30 MINUTES BEFORE DUSK AND DE-ENERGIZE 30 MINUTES AFTER DAWN.
B. SITE SHALL BE GROUPED INTO 3 GROUPS AS INDICATED ON THE PLANS.
C. WHEN NO ACTIVITY IS SENSED BY THE SENSORS THE LIGHTS SHALL DIM TO 10% LIGHT OUTPUT AND GO TO FULL OUTPUT WHEN MOTION IS SENSED.
D. SENSORS SHALL ONLY TURN ON LIGHTS WITHIN THEIR CONTROL GROUP.
E. SENSORS SHALL BE SET FOR A 30 MINUTE TIMEOUT.

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11/09/23

NEW CONSTRUCTION FOR:

LUXELOCKER RICHLAND

905 CURIE STREET, RICHLAND, WA 99354

Table with columns: DATE, DESCRIPTION, COMMENTS

DATE: NOVEMBER 2023
DRAWN BY: STM
CHECKED BY: LC
JOB NUMBER: MKT 23

SHEET TITLE

ELECTRICAL NOTES

SHEET NUMBER

E-0.1



11/9/2023 2:55:37 PM

PART 1 GENERAL

- 1.1 SUMMARY
1.2 SCOPE OF WORK
1.3 ELECTRICAL DRAWINGS AND SYMBOLS
1.4 COORDINATION
1.5 PAINTING AND REPAIR
1.6 CODES AND STANDARDS
1.7 SUBMITTALS
1.8 WARRANTY
1.9 QUALITY ASSURANCE
1.10 EQUIPMENT SCHEDULES

PART 2 PRODUCTS

- 2.1 GENERAL
2.2 PANELS

2.3 WIRING

- A. SERVICE LATERALS AND FEEDERS: XHHW, COPPER
B. BRANCH CIRCUITS:
1. THW/THHN COPPER OR HIGHER TEMPERATURE RATING APPROVED FOR DAMP LOCATION AND RACEWAY USE FOR ALL HEATED SPACES.
2. XHHW COPPER APPROVED FOR DAMP LOCATION AND RACEWAYS IN UNHEATED LOCATION.
C. CONDUCTOR MATERIAL:
1. FEEDERS COPPER FOR FEEDERS SMALLER THAN #4 AWG. COPPER OR ALUMINUM FOR FEEDERS #4 AWG AND LARGER. CONDUCTORS MUST BE SOLID FOR #10 AWG AND SMALLER, STRANDED FOR #8 AWG AND LARGER. THE DOR SHALL BE INFORMED IF ALUMINUM CABLE SHALL BE USED.
2. BRANCH CIRCUITS: COPPER, SOLID FOR #12 AWG AND SMALLER, STRANDED FOR #10 AWG AND LARGER.
3. POWER-LIMITED FIRE ALARM AND CONTROL, SOLID FOR #12 AWG AND SMALLER.
D. FEEDERS: COPPER FOR FEEDERS SMALLER THAN #4 AWG. COPPER OR ALUMINUM FOR FEEDERS #4 AWG AND LARGER. CONDUCTORS MUST BE SOLID FOR #10 AWG AND SMALLER, STRANDED FOR #8 AWG AND LARGER. THE DOR SHALL BE INFORMED IF ALUMINUM CABLE SHALL BE USED.
E. BRANCH CIRCUITS: COPPER, SOLID FOR #12 AWG AND SMALLER, STRANDED FOR #10 AWG AND LARGER.
F. POWER-LIMITED FIRE ALARM AND CONTROL, SOLID FOR #12 AWG AND SMALLER.
G. FEEDERS: COPPER FOR FEEDERS SMALLER THAN #4 AWG. COPPER OR ALUMINUM FOR FEEDERS #4 AWG AND LARGER. CONDUCTORS MUST BE SOLID FOR #10 AWG AND SMALLER, STRANDED FOR #8 AWG AND LARGER. THE DOR SHALL BE INFORMED IF ALUMINUM CABLE SHALL BE USED.
H. BRANCH CIRCUITS: COPPER, SOLID FOR #12 AWG AND SMALLER, STRANDED FOR #10 AWG AND LARGER.
I. POWER-LIMITED FIRE ALARM AND CONTROL, SOLID FOR #12 AWG AND SMALLER.
J. FEEDERS: COPPER FOR FEEDERS SMALLER THAN #4 AWG. COPPER OR ALUMINUM FOR FEEDERS #4 AWG AND LARGER. CONDUCTORS MUST BE SOLID FOR #10 AWG AND SMALLER, STRANDED FOR #8 AWG AND LARGER. THE DOR SHALL BE INFORMED IF ALUMINUM CABLE SHALL BE USED.
K. BRANCH CIRCUITS: COPPER, SOLID FOR #12 AWG AND SMALLER, STRANDED FOR #10 AWG AND LARGER.
L. POWER-LIMITED FIRE ALARM AND CONTROL, SOLID FOR #12 AWG AND SMALLER.
M. FEEDERS: COPPER FOR FEEDERS SMALLER THAN #4 AWG. COPPER OR ALUMINUM FOR FEEDERS #4 AWG AND LARGER. CONDUCTORS MUST BE SOLID FOR #10 AWG AND SMALLER, STRANDED FOR #8 AWG AND LARGER. THE DOR SHALL BE INFORMED IF ALUMINUM CABLE SHALL BE USED.
N. BRANCH CIRCUITS: COPPER, SOLID FOR #12 AWG AND SMALLER, STRANDED FOR #10 AWG AND LARGER.
O. POWER-LIMITED FIRE ALARM AND CONTROL, SOLID FOR #12 AWG AND SMALLER.

Table with 2 columns: DESCRIPTION, COLOR. Rows include 480V LINE 1 (BROWN), 480V LINE 2 (ORANGE), 480V LINE 3 (YELLOW), 480V NEUTRAL (GRAY), 120V LINE 1 (BLACK), 120V LINE 2 (RED), 120V LINE 3 (BLUE), 120V NEUTRAL (WHITE), GROUND (GREEN OR GREEN AND YELLOW), 120VAC CONTROL (RED), 120VAC CONTROL NEUTRAL (WHITE), EXTERNAL SOURCE (YELLOW).

2.4 CONDUIT

- A. RIGID NON-METALLIC CONDUIT (RNM): ALL RNM CONDUIT SHALL BE SCHEDULE 40, RIGID HEAVY WALL POLYVINYL CHLORIDE (PVC).

2.5 RECEPTACLES

- A. GFCI PROTECTED RECEPTACLES: SPECIFICATION GRADE GROUND FAULT RECEPTACLE, WEATHER PROOF WHILE IN USE, 5MA PLUS OR MINUS 1 MA, FEED-THROUGH, DUPLEX NEMA 5-20R, 120 VOLT, 20 AMP, UL 943, CLASS A AND FUSE, W/CS96-G, BACK AND SIDE WIRED, WHITE FACE (COORDINATE WITH OWNER).

2.6 WALL PLATES

- A. EXTERIOR OR WET AREA COVER PLATES: WEATHERPROOF, CAST METAL WITH HINGED GASKETED DEVICE COVERS, GFCI COVERAGE CONSTRUCTION WHERE DEVICE IS TO OPEN IN UPWARD DIRECTION TO ALLOW DEVICE TO REMAIN WEATHERPROOF WHILE IN USE. PROVIDE COVER PLATES THAT FIT SNUGLY AGAINST THE FINISHED SURFACE AND PROVIDE A WEATHERPROOF SEAL.

2.7 DEVICES GENERAL

- A. INSTALL DEVICES PLUMB AND LEVEL.
B. INSTALL SWITCHES 48 INCHES ABOVE FLOOR, WITH OFF POSITION DOWN.
C. INSTALL WALL DIMMERS TO ACHIEVE FULL RATING SPECIFIED AND INDICATED AFTER DERATING FOR GANGLING AS INSTRUCTED BY MANUFACTURER.
D. DO NOT SHARE NEUTRAL CONDUCTOR ON LOAD SIDE OF DIMMERS.
E. INSTALL RECEPTACLES WITH GROUNDING POLE ON BOTTOM.
F. INSTALL DECORATIVE PLATES ON SWITCH, RECEPTACLE, AND BLANK OUTLETS IN FINISHED AREAS.
G. INSTALL GALVANIZED STEEL PLATES ON OUTLET BOXES AND JUNCTION BOXES IN UNFINISHED AREAS, ABOVE ACCESSIBLE CEILING, AND ON SURFACE MOUNTED OUTLETS.

2.8 ENCLOSED SWITCHES AND CIRCUIT BREAKERS

- A. SOURCE LIMITATIONS: OBTAIN PRODUCTS FROM SINGLE MANUFACTURER.
B. PRODUCT SELECTION FOR RESTRICTIVE SPACE: DRAWINGS INDICATE MAXIMUM DIMENSIONS FOR ENCLOSED SWITCHES AND CIRCUIT BREAKERS, INCLUDING CLEARANCES BETWEEN ENCLOSURES, AND ADJUST SURFACES AND OTHER ITEMS, COMPLY WITH INDICATED MAXIMUM DIMENSIONS.
C. ELECTRICAL CODES, DEVICES, AND COMPONENTS: LISTED AND LABELED IN ACCORDANCE WITH NFPA 70, BY QUALIFIED ELECTRICAL TESTING LABORATORY RECOGNIZED BY AHJ, AND MARKED FOR INTENDED LOCATION AND APPLICATION.
D. FUSIBLE SWITCHES:
1. TYPE HD, HEAVY DUTY, SINGLE THROW, THREE POLE, 600V(AC), 200A AND SMALLER.
E. NON-FUSIBLE SWITCHES:
1. TYPE GD, GENERAL DUTY, THREE POLE, SINGLE THROW, 240 V(AC), 600A AND SMALLER, UL 98 AND NEMA KS 1, HORSEPOWER RATED, LOCKABLE HANDLE WITH CAPACITY TO ACCEPT TWO PADLOCKS, AND INTERLOCKED WITH COVER IN CLOSED POSITION.
2. TYPE HD, HEAVY DUTY, THREE POLE, SINGLE THROW, 600 V(AC), 1200A AND SMALLER, UL 98 AND NEMA KS 1, HORSEPOWER RATED, LOCKABLE HANDLE WITH CAPACITY TO ACCEPT THREE PADLOCKS, AND INTERLOCKED WITH COVER IN CLOSED POSITION.

2.9 IDENTIFICATION

- A. DEGREASE AND CLEAN SURFACES TO RECEIVE NAMEPLATES AND TAPE LABELS.
B. INSTALL NAMEPLATES ON ALL EQUIPMENT DISCONNECTS, CONTROL PANELS, ETC., INSTALLED. INSTALL PARALLEL TO EQUIPMENT LINES.
C. SECURE NAMEPLATES TO EQUIPMENT USING SCREWS.
D. INSTALL LABELS (EMBOSSED TAPE) ON ALL OTHER BOXES AND DEVICES, INCLUDING BUT NOT LIMITED TO SWITCHES, RECEPTACLES.
E. NAMEPLATES AND LABELS SHALL INDICATE PANEL AND CIRCUIT NUMBER EQUIPMENT IS SERVED FROM. ("PNLA 2" OR CIRCUIT 2) TO GROUND SYSTEM.
F. PROVIDE WIRE MARKERS ON EACH CONDUCTOR IN PANELBOARD GUTTERS, PULL BOXES, OUTLET AND JUNCTION BOXES, AND AT ALL LOAD CONNECTIONS. IDENTIFY WITH BRANCH CIRCUIT OR FEEDER NUMBER AS INDICATED ON DRAWINGS. FOR CONTROL WIRING, IDENTIFY WITH WIRE NUMBER INDICATED ON THE SCHEMATIC OR INTERCONNECTION DIAGRAMS. PROVIDE MEGGER RESULTS.

2.10 LIGHTING

- A. DEFINITIONS
1. CRI: COLOR-RENDERING INDEX
2. HID: HIGH-INTENSITY DISCHARGE
3. LED: LIGHT EMITTING DIODE
4. LUMINAIRE: COMPLETE LIGHTING FIXTURE, INCLUDING LAMP AND DRIVER.
5. POLE: LUMINAIRE SUPPORT STRUCTURE, INCLUDING TOWER USED FOR LARGE AREA ILLUMINATION.
6. STANDARD: LUMINAIRE SUPPORT STRUCTURE, INCLUDING TOWER USED FOR LARGE AREA ILLUMINATION.

2.11 STRUCTURAL ANALYSIS CRITERIA FOR POLE SELECTION

- A. DEAD LOAD: WEIGHT OF LUMINAIRE AND ITS HORIZONTAL AND VERTICAL SUPPORTS, LOWERING DEVICES, AND SUPPORTING STRUCTURE, APPLIED AS STATED IN AASHTO LTS-4.
B. ICE LOAD: LOAD OF 3 LBS/SQUARE FOOT APPLIED AS STATED IN AASHTO LTS-4.
C. WIND LOAD: PRESSURE OF WIND ON POLE AND LUMINAIRE, CALCULATED AND APPLIED AS STATED IN AASHTO LTS-4.

2.12 SUBMITTALS

- A. PRODUCT DATA: SUBMIT FOR EACH TYPE OF LUMINAIRE, ARRANGED IN ORDER OF FIXTURE DESIGNATION.
B. SPECIAL SUBMITTALS: PROVIDE SPECIAL SUBMITTALS AS SPECIFIED ON THE LUMINAIRE SCHEDULE.
C. LAMP DATA: PROVIDE A LIST WHICH GIVES THE LAMP PART NUMBER FOR EACH LUMINAIRE TYPE.
D. DRIVER DATA: PROVIDE A LIST WHICH GIVES THE BALLAST PART NUMBER FOR EACH LUMINAIRE TYPE.

2.13 DELIVERY, STORAGE, AND HANDLING

- A. STORE POLES ON DECA-RESISTANT-TREATED SKIDS AT LEAST 12 INCHES ABOVE GRADE AND VEGETATION. SUPPORT POLES TO PREVENT DISTORTION AND ARRANGE TO PROVIDE FREE AIR CIRCULATION.
B. RETAIN FACTORY-APPLIED POLE WRAPPINGS ON METAL POLES UNTIL RIGHT BEFORE POLE INSTALLATION. HANDLE POLES WITH NONMETALLIC FINISHES BY USING WEB FABRIC STRAPS.

2.14 COMMISSIONING

- A. NOTIFY THE COMMISSIONING AGENT ONE WEEK PRIOR TO START UP OR TESTING OF EQUIPMENT IF REQUIRED. REFER TO 01 91 13 FOR A LIST OF COMMISSIONING ACTIVITIES.
B. ASSIST THE COMMISSIONING AGENT AS REQUIRED TO PERFORM THE FUNCTIONAL TESTING ON THE SYSTEM COMPONENTS AND THE SYSTEM AS A WHOLE IF REQUIRED.

2.15 LUMINAIRES: GENERAL REQUIREMENTS

- A. LUMINAIRES SHALL COMPLY WITH UL 1598 AND BE LISTED AND LABELED FOR INSTALLATION IN WET LOCATIONS BY AN NRTL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
B. COMPLY WITH IESNA RP-8 FOR PARAMETERS OF LATERAL LIGHT DISTRIBUTION PATTERNS FOR LUMINAIRES.
C. METAL PARTS: FREE OF BURRS, AND SHARP CORNERS AND EDGES.
D. SHEET METAL COMPONENTS: CORROSION-RESISTANT ALUMINUM, UNLESS OTHERWISE INDICATED. FORM AND SUPPORT TO PREVENT WARPING AND SAGGING.
E. HOUSINGS: RIGIDLY FORMED, WEATHER- AND LIGHT-TIGHT ENCLOSURES THAT WILL NOT WARP, SAG, OR DEFORM IN USE. PROVIDE FILTER/BREATHER FOR ENCLOSED LUMINAIRES.
F. DOORS, FRAMES, AND OTHER INTERNAL ACCESS: SMOOTH OPERATING, FREE OF LIGHT LEAKAGE UNDER OPERATING CONDITIONS, AND DESIGNED TO PERMIT RE-LAMPING WITHOUT USE OF TOOLS. DESIGNED TO PREVENT DOORS, FRAMES, LENSES, DIFFUSERS, AND OTHER COMPONENTS FROM FALLING ACCIDENTALLY DURING RE-LAMPING AND WHEN SECURED IN OPERATING POSITION. DOORS SHALL BE REMOVABLE FOR CLEANING OR REPLACING LENSES. DESIGNED TO DISCONNECT BALLAST WHEN DOOR OPENS.
G. EXPOSED HARDWARE MATERIAL: STAINLESS STEEL.
H. PLASTIC PARTS: HIGH RESISTANCE TO YELLOWING AND OTHER CHANGES DUE TO AGING, EXPOSURE TO HEAT, AND UV RADIATION.
I. LIGHT SHIELDS: METAL Baffles, FACTORY INSTALLED AND FIELD ADJUSTABLE. ARRANGED TO BLOCK LIGHT DISTRIBUTION TO INDICATED PORTION OF NORMALLY ILLUMINATED AREA OR FIELD.
J. REFLECTING SURFACES SHALL HAVE MINIMUM REFLECTANCE AS FOLLOWS, UNLESS OTHERWISE INDICATED:
1. WHITE SURFACES: 85 PERCENT
2. SPECULAR SURFACES: 83 PERCENT
3. DIFFUSING SPECULAR SURFACES: 75 PERCENT
K. LENSES AND REFRACTORS GASKETS: USE HEAT- AND AGING-RESISTANT RESILIENT GASKETS TO SEAL AND CUSHION LENSES AND REFRACTORS IN LUMINAIRE DOORS.
L. LUMINAIRE FINISH: MANUFACTURER'S STANDARD PAINT APPLIED TO FACTORY-ASSEMBLED AND -TESTED LUMINAIRE BEFORE SHIPPING. WHERE INDICATED, MATCH FINISH PROCESS AND COLOR OF POLE OR SUPPORT MATERIALS.

2.16 LED DRIVERS

- A. LED DRIVERS: OPERATION TO BE AT STANDARD RATED VOLTAGE OF DRIVER, NOT "OVER-DRIVEN", COMPLY WITH UL 1598 AND 8750. TEST ACCORDING TO IES LM-79 AND LM-80.
1. MINIMUM EFFICIENCY: 85% AT FULL LOAD.
2. MINIMUM OPERATION AMBIENT TEMPERATURE: -20 DEGREES C (-4 DEGREES F)
3. INPUT VOLTAGE: 120 - 277 V (+/- 10%) AT 60 HZ
4. INTEGRAL SHORT CIRCUIT, OPEN CIRCUIT, AND OVERLOAD PROTECTION
5. POWER FACTOR: >95%
6. TOTAL HARMONIC DISTORTION: < 20%
7. COMPLY WITH FCC 47 CFR PART 15

2.17 LED SOURCES

- A. LED LUMINAIRES SHALL BE IN ACCORDANCE WITH IES, NFPA, UL, AS SHOWN ON DRAWINGS, AND AS SPECIFIED, WHERE CONFLICTS OCCUR, THE MOST EXPENSIVE OPTION SHALL GOVERN, NO EXCEPTIONS.
B. LED LUMINAIRES SHALL BE REDUCTION OF HAZARDOUS SUBSTANCE (RCHS) - COMPLIANT.
C. LED MODULES SHALL INCLUDE THE FOLLOWING FEATURES UNLESS OTHERWISE INDICATED:
1. COMPLY WITH IES LM-79, LM-80, AND LM-82 REQUIREMENTS
2. COLOR RENDERING INDEX AND COLOR TEMPERATURE AS SPECIFIED IN LUMINAIRE SCHEDULE
3. MINIMUM RATED LIFE: 50,000+ HOURS PER IES L70 DEFINITION OR AS SPECIFIED IN LUMINAIRE SCHEDULE
4. LIGHT OUTPUT LUMENS AS SPECIFIED IN LUMINAIRE SCHEDULE
D. LED EXTERIOR LUMINAIRES: SHALL BE TENANT APPROVED.

2.18 POLES AND SUPPORT COMPONENTS: GENERAL REQUIREMENTS

- A. STRUCTURAL CHARACTERISTICS: COMPLY WITH AASHTO LTS-4.
1. WIND LOAD STRENGTH OF POLES: ADEQUATE AT INDICATED HEIGHTS ABOVE GRADE WITHOUT FAILURE, PERMANENT DEFLECTION OR WHIPPING IN STEADY WINDS OF SPEED INDICATED IN PART 1 "STRUCTURAL ANALYSIS CRITERIA FOR POLE SELECTION" WITH A GUST FACTOR OF 1.3.
2. STRENGTH ANALYSIS: MULTIPLY THE ACTUAL EQUIVALENT PROJECTED AREA OF LUMINAIRES AND BRACKETS FOR EACH POLE BY A FACTOR OF 1.1 TO OBTAIN THE EQUIVALENT PROJECTED AREA TO BE USED IN POLE SELECTION STRENGTH ANALYSIS.
B. EXTERIOR LIGHT LUMINAIRES: UNLESS OTHERWISE NOTED, EXTERIOR LIGHT POLES SHALL BE 20" ROUND SPUN STEEL, MOUNT ON CONCRETE POLE BASES AS SHOWN ON DRAWINGS.
C. LUMINAIRE ATTACHMENT PROVISIONS: COMPLY WITH LUMINAIRE MANUFACTURERS' MOUNTING REQUIREMENTS. USE STAINLESS-STEEL FASTENERS AND MOUNTING BOLTS, UNLESS OTHERWISE INDICATED.
D. MOUNTINGS, FASTENERS, AND APPURTENANCES: CORROSION-RESISTANT ITEMS COMPATIBLE WITH SUPPORT COMPONENTS.
1. MATERIALS: SHALL NOT CAUSE GALVANIC ACTION AT CONTACT POINTS.
2. ANCHOR BOLTS, LEVELING NUTS, BOLT CAPS, AND WASHERS: HOT-DIP GALVANIZED AFTER FABRICATION, UNLESS STAINLESS-STEEL ITEMS ARE INDICATED.
3. ANCHOR-BOLT TEMPLATE: PLYWOOD OR STEEL.
E. CONCRETE POLE FOUNDATIONS: CAST-IN-PLACE OR PRE-CAST WITH ANCHOR BOLTS TO MATCH POLE-BASE FLANGE. CONCRETE REINFORCEMENT AND FORMWORK ARE SPECIFIED IN DIVISION 03, SECTION 03 30 00, "CAST-IN-PLACE CONCRETE."

2.19 GROUNDING

- A. PROVIDE AN EQUAL-POTENTIAL GROUND SYSTEM FOR THE BUILDING SERVICE BY BONDING ALL OF THE FOLLOWING SYSTEMS AND COMPONENTS TO THE SERVICE ENTRANCE GROUND BUS:
1. METAL UNDERGROUND WATER PIPE.
2. METAL BUILDING FRAME.
3. CONCRETE-ENCASED ELECTRODE
4. METAL PIPING SYSTEMS
5. ROD ELECTRODES
6. UTILITY NEUTRAL TO THE GROUND SYSTEM AT THE SERVICE ENTRANCE DISCONNECT SWITCH.
7. TELEPHONE SERVICE ENTRANCE.
B. INSTALL GROUNDING AND BONDING CONDUCTORS CONCEALED FROM VIEW EXCEPT IN MECHANICAL AND ELECTRICAL ROOMS.
C. PROVIDE RACEWAY FOR EACH ELECTRICAL GROUNDING OR BONDING CONDUCTOR. BOND THE RACEWAY AND CONDUCTOR TOGETHER AT EACH FERROUS CONDUIT TERMINATION WITH GROUNDING BUSHINGS.
D. PROVIDE EXOTHERMICALLY WELDED CONNECTIONS TO ALL CONNECTIONS THAT WILL BE CONCEALED OR LOCATED BELOW GRADE.
E. CLEAN EACH MECHANICAL CONNECTION AND COAT WITH ANTI-OXIDANT PRIOR TO CONNECTION.
F. INSTALL CONCRETE ENCASED ELECTRODE AS SHOWN ON THE DRAWINGS OR A MINIMUM OF 26 FEET #4 AWG BARE COPPER WIRE IN FOUNDATION FOOTING BONDING TO THE GROUND SYSTEM. PROVIDE MINIMUM 2 INCH CONCRETE COVER.
G. EQUIPMENT GROUNDING CONDUCTOR: INSTALL SEPARATE, INSULATED CONDUCTOR WITHIN EACH FEEDER AND BRANCH CIRCUIT RACEWAY. TERMINATE EACH END ON SUITABLE LUG, BUS, OR BUSHING. PROVIDE BOND TO EVERY ELECTRICAL BOX AND ENCLOSURE.
H. ALL FEEDERS AND BRANCH CIRCUITS 60 AMPS AND LARGER SHALL UTILIZE INSULATED GROUNDING BUSHING AT EACH CONDUIT TERMINATION POINT.
I. PROVIDE BONDING JUMPER AROUND IN-LINE METERS, WATER HEATERS, FILTERS, REMOVABLE DEVICES AND DISCONTINUITIES IN METALLIC PIPING SYSTEMS. PROVIDE BONDING JUMPER OF EQUAL TO OR LARGER THEN THE GROUNDING ELECTRODE CONDUCTOR TO THAT SYSTEM REQUIRED BY NEC.
J. PERMANENTLY GROUND ENTIRE LIGHT AND POWER SYSTEM IN ACCORDANCE WITH NEC, INCLUDING SERVICE EQUIPMENT, DISTRIBUTION PANELS, LIGHTING PANEL BOARDS, SWITCH AND STARTER ENCLOSURES, MOTOR FRAMES, EQUIPMENT TYPE RECEPTACLES, AND OTHER EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT.

2.20 TELCOM SYSTEM

- A. PROVIDE ALL TELECOMMUNICATIONS SYSTEM OUTLETS AS INDICATED ON PLANS. CONDUIT SHALL BE PROVIDED WITH PULL STRING, CABLE INSTALLATION BY OTHERS.
B. MINIMUM CONDUIT SIZE SHALL BE 1" EMT U.O.N.

PART 3 EXECUTION

3.1 GENERAL

- A. ALL MATERIALS SHALL BE NEW, FREE FROM DEFECTS AND ARRIVE AT THE JOB SITE IN THEIR ORIGINAL UNOPENED CONTAINER.
B. INSTALL ALL ELECTRICAL EQUIPMENT USING MANUFACTURERS RECOMMENDED METHODS, UNLESS SPECIFICALLY APPROVED BY THE OWNERS REPRESENTATIVE.

3.2 INSTALLATION OF RACEWAYS

- A. GENERAL: THE INSTALLATION OF ALL RACEWAYS SHALL BE DONE IN A NEAT MANNER, CONCEALED WHEREVER POSSIBLE.
B. RIGID STEEL CONDUIT: RIGID STEEL CONDUIT SHALL BE USED FOR ALL EXTERIOR AND DAMP LOCATIONS AND WHERE SUBJECT TO SEVERE PHYSICAL DAMAGE.
C. RIGID NON-METALLIC CONDUIT (RNM): RNM MAY BE USED FOR ALL UNDER GROUND WIRING.
D. CONDUIT RUNS: ALL CONDUIT RUNS SHALL BE RUN PARALLEL, OR AT RIGHT ANGLES TO FLOORS.
E. CONDUIT HANGERS: SHALL BE PROVIDED FOR ALL SUSPENDED CONDUIT RUNS AS FOLLOWS:
1. CONDUITS WILL NOT BE PERMITTED TO BE SUPPORTED FROM ADJACENT, PIPES OR OTHER SYSTEMS FOREIGN TO THE ELECTRICAL.
2. INSTALLATION: ENTIRE ELECTRICAL INSTALLATION MUST BE KEPT INDEPENDENT FROM ANY OTHER STRUCTURE.
F. CONDUIT BRACING:
1. SINGLE RUNS ON HANGERS:
a. DIAGONAL BRACING: 2" X 2" X 16-GAUGE STEEL ANGLE EVERY THIRD HANGER, NOT TO EXCEED 24" ON CENTER.
b. LONGITUDINAL BRACING: 2-1/2" X 16-GAUGE STEEL ANGLE ON 80" CENTERS, MAXIMUM.
G. GROUPING OF CONDUIT RUNS: WHEREVER POSSIBLE, MULTIPLE CONDUIT RUNS SHALL BE GROUPED AND NEATLY RACKED AND SUPPORTED FROM THE UNDERSIDE OF THE STRUCTURAL CHANNELS WITH CLAMPS.
H. SEALING AROUND RACEWAYS: ALL OPENINGS AROUND RACEWAYS AND SLEEVES THAT PENETRATE THE BUILDING WALLS, FLOORS, CEILING, ETC., SHALL BE SEALED WITH A MATERIAL OF EQUAL FIRE RATING TO THAT OF THE SURFACE PENETRATED.

3.3 LIGHT FIXTURE INSTALLATION

- A. CONCRETE POLE FOUNDATIONS: SET ANCHOR BOLTS ACCORDING TO ANCHOR-BOLT TEMPLATES FURNISHED BY POLE MANUFACTURER.
B. FOUNDATION-MOUNTED POLES: MOUNT POLE WITH LEVELING NUTS, AND TIGHTEN TOP NUTS TO TORQUE LEVEL RECOMMENDED BY POLE MANUFACTURER.
1. USE ANCHOR BOLTS AND NUTS SELECTED TO RESIST SEISMIC FORCES DEFINED FOR THE APPLICATION AND APPROVED BY MANUFACTURER.
2. GROUT VOID BETWEEN POLE BASE AND FOUNDATION. USE NONSHRINK OR EXPANDING CONCRETE GROUT FIRMLY PACKED TO FILL SPACE.
3. USE A SHORT PIECE OF 1/2-INCH DIAMETER PIPE TO MAKE A DRAIN HOLE THROUGH GROUT. ARRANGE TO DRAIN CONDENSATION FROM INTERIOR OF POLE.
4. INSTALL POLE BASE COVER.
C. POLES AND POLE FOUNDATIONS SET IN CONCRETE PAVED AREAS: INSTALL POLES WITH MINIMUM OF SIX INCHES WIDE UNPAVED GAP BETWEEN THE POLE OR POLE FOUNDATION AND THE EDGE OF ADJACENT CONCRETE SLAB. FILL UNPAVED RING WITH PEA GRAVEL TO A LEVEL ONE INCH BELOW TOP OF CONCRETE SLAB.
D. RAISE AND SET POLES USING WEB FABRIC SLINGS (NOT CHAIN OR CABLE).

3.4 EXTERIOR LIGHT LUMINAIRE CONTROL

- A. EXTERIOR LIGHTING SHALL BE CONTROLLED BY AN ASTRONOMICAL CLOCK FUNCTION SYSTEM WITH A CUSTOMIZABLE SCHEDULE, THAT SHALL BE FINALIZED BY THE OWNER. UNLESS OTHERWISE NOTED, LIGHTING SHALL BE TURNED ON THROUGH THE LIGHTING CONTROL SYSTEM WITH MAINTAINED INPUT AND TURNED OFF THROUGH AN ASTRONOMICAL CLOCK DETERMINED TIME SCHEDULE.

3.5 CORROSION PREVENTION

- A. ALUMINUM: DO NOT USE IN CONTACT WITH EARTH OR CONCRETE. WHEN IN DIRECT CONTACT WITH A DISSIMILAR METAL, PROTECT ALUMINUM BY INSULATING FITTINGS OR TREATMENT.
B. STEEL CONDUITS: COMPLY WITH SECTION 26 05 33, "RACEWAY AND FITTINGS." IN CONCRETE FOUNDATIONS, WRAP CONDUIT WITH 0.010-INCH-THICK, PIPE-WRAPPING PLASTIC TAPE APPLIED WITH A 50-PERCENT OVERLAP.
C. GROUND METAL POLES AND SUPPORT STRUCTURES ACCORDING TO DIVISION 26, SECTION 26 05 26, "GROUNDING AND BONDING."
1. INSTALL GROUNDING ELECTRODE FOR EACH POLE, UNLESS OTHERWISE INDICATED.
2. INSTALL GROUNDING CONDUCTOR PIGTAIL IN THE BASE FOR CONNECTING LUMINAIRE TO GROUNDING SYSTEM.

3.6 LIGHTING CONTROLS

- A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL PROPER ADJUSTMENTS TO ASSURE OWNER'S SATISFACTION WITH THE LIGHTING CONTROL AND OCCUPANCY SYSTEM. EXTENT OF LIGHTING CONTROL SYSTEM WORK IS INDICATED BY DRAWINGS AND BY THE REQUIREMENTS OF THIS SECTION. IT IS THE INTENT TO PROVIDE ENERGY SAVING LIGHTING CONTROL OCCUPANCY SENSORS FROM A SINGLE SUPPLIER. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THAT THE SENSORS ARE APPROPRIATE FOR THE APPLICATION, PROVIDE ADEQUATE COVERAGE AND ARE PROPERLY ADJUSTED. SET ALL SENSORS TO 20 MINUTE DELAY.
B. BASIS OF DESIGN IS LSI AIRLINK, OTHER LIGHTING CONTROL PRODUCTS ARE ACCEPTABLE BASED UPON APPROVAL OF THE ENGINEER.

3.7 GROUNDING

- A. GROUNDING SYSTEMS SHALL COMPLY WITH THE CODES AND ORDINANCES SPECIFIED.
B. PROVIDE GROUND CONTINUITY THROUGH THE ENTIRE ELECTRICAL SYSTEM. A GROUNDING CONDUCTOR SHALL BE PROVIDED IN ALL RACEWAYS.
C. SIZE OF GROUND WIRE, IN ALL CASES, SHALL NOT BE LESS THAN THAT REQUIRED UNDER NATIONAL ELECTRIC CODE REQUIREMENTS.
D. PROVIDE A GROUND CONDUCTOR IN ALL FLEXIBLE CONDUIT RUNS AND RNM.
E. CONNECT THE GROUND TERMINAL OF ALL RECEPTACLES BY UTILIZING A SEPARATE GROUNDING CONDUCTOR BETWEEN THE RECEPTACLE GROUNDING SCREW AND THE GROUND CONDUCTOR PROVIDED IN THE BRANCH CIRCUIT. INTEGRAL GROUND STRAPS WITHIN THE RECEPTACLE CONNECTED TO THE DEVICE MOUNTING STRAPS ARE NOT APPROVED AS A GROUNDING METHOD.

JEFF HATCH 200 WEST 36TH ST. BOISE, IDAHO 83714 OFFICE: (208) 475-3204 FAX: (208) 475-3205 COPYRIGHT 2023 JEFF HATCH
NEW CONSTRUCTION FOR: LUXELOCKER RICHLAND 905 CURIE STREET, RICHLAND, WA 99354
DATE: NOVEMBER 2023 DRAWN BY: STM CHECKED BY: LC JOB NUMBER: MKT 23 SHEET TITLE: SPECIFICATIONS SHEET NUMBER: E-0.2
COFFMAN ENGINEERS 901 MoPac S., Bldg. 1, Ste. 300 Austin, TX 78746 ph 737.667.5818 www.coffman.com

Lighting, Motor and Electrical Requirements List, pg 6 of 10

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NA	C405.4.2.2	Space-By-Space Method	Demonstrate that total proposed wattage does not exceed maximum allowed wattage; identify locations of space types on plans, including retail display areas and areas with display, highlight and decorative lighting; provide WSEC exterior lighting compliance reports		
ADDITIONAL EFFICIENCY CREDITS - REDUCED INTERIOR LIGHTING POWER DENSITY					
NA	C406.3.1 C406.3.2	Reduced interior lighting power density	To comply with additional efficiency credit, demonstrate that total connected interior lighting wattage is 10% or 20% less than the total maximum allowed lighting wattage for the area the reduced lighting power credit is being applied to; indicate whether lighting power allowance is based on the building area method or space-by-space method; provide WSEC exterior lighting compliance reports		
NA	C406.3	Reduced interior lighting power density - dwelling unit lamp efficacy	For project with dwelling units, to comply with additional efficiency credit indicate in lighting fixture schedule that lamps within installed interior luminaires have an efficacy rating of at least 65 lumens per watt; include number of lamps and provide calculations that demonstrate at least 95% of lamps have this efficacy rating		
EXTERIOR LIGHTING POWER & EFFICACY					
YES	C405.5.2	Total connected exterior lighting power	Include all luminaires in exterior lighting fixture schedule; indicate fixture types, lamps, ballasts, and manufacturer's watts per fixture for the installed lamp		
YES			Identify exterior applications eligible for lighting power exemption on plans and in WSEC exterior lighting compliance reports; indicate exemption applied		
YES	C405.5.3(1)	Exterior lighting zone	Indicate building exterior lighting zone as specified by the AHJ		
NA	C405.5.1	Exterior building grounds lighting	For building grounds fixtures rated at greater than 50 watts, indicate rated lamp efficacy (in lumens per watt) in fixture schedule		
EXTERIOR LIGHTING POWER CALCULATION					
YES	C405.5.3	Tradable allowances	Demonstrate that total proposed tradable surface wattage does not exceed maximum allowed tradable surface wattage (including base site allowance); identify locations of tradable surfaces on plans; provide WSEC exterior lighting compliance reports		

Lighting, Motor and Electrical Requirements List, pg 9 of 10

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NA	C405.6	Electrical transformers	Include electrical transformer schedule on electrical plans; indicate transformer type, size, efficiency, or exception taken		
YES	C405.11	Feeders and branch circuits	Provide documentation that demonstrates maximum voltage drop across feeders and branch circuits does not exceed 5%		
NA	C405.7	Dwelling unit electrical energy consumption	Indicate on electrical plans that each dwelling unit in Group R-2 has a separate electrical energy meter		
NA	C405.8	Electric motor efficiency	Include all motors, including fractional hp motors, in electric motor schedule on electrical plans; indicate motor type, horsepower, rpm, rated efficiency, or exception applied		
NA	C405.9.1	Elevator cabs	For luminaires in each elevator cab, provide calculations that demonstrate average efficacy is not less than 35 lumens per watt		
NA			For elevators that do not have an integral air conditioning system, indicate rated watts per cfm for elevator cab ventilation fans do not exceed 0.33 watts per cfm		
NA			Indicate automatic controls that de-energize lighting and ventilation fans when elevator is stopped and unoccupied for a period of 15 minutes or more		
NA	C405.9.2	Escalators and moving walks	Indicate escalators comply with ASME A17.1/CSA B44; automatic controls are configured to reduce operational speed to the minimum permitted when not in use		
NA	C405.9.3	Regenerative drive	Indicate all one-way down or reversible escalators are provided with a variable frequency regenerative drive		
DOCUMENTATION AND SYSTEM REQUIREMENTS TO SUPPORT COMMISSIONING (CX)					
NA	C408.4	Scope of electrical power and lighting systems commissioning	Indicate that all electrical systems (receptacles, transformers, motors, vertical and horizontal transportation) for which the WSEC requires control functions and / or configuration to perform specific functions are required to be commissioned		
NA			Where total building lighting load is > 20 kW, or where total lighting load of luminaires requiring daylight sensing and / or occupancy control > 10 kW, indicate that all automatic lighting control systems are required to be commissioned; or provide building lighting power calculation demonstrating eligibility for exception		
NA	C405.13 C408.1.1 C408.1.2 C408.1.4.2 C103.6.3	Commissioning requirements in construction documents	Indicate CX requirements in plans and specifications for all applicable electrical and lighting control systems per C408		

Lighting, Motor and Electrical Requirements List, pg 7 of 10

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YES			Demonstrate that proposed wattage per non-tradable surface type does not exceed maximum allowed wattage per non-tradable surface type (including base site allowance remaining after tradable allowance calculation); identify locations of non-tradable surfaces on plans; provide WSEC exterior lighting compliance reports		
LIGHTING ALTERATIONS					
NA	C503.6.1	Interior and parking garage lighting fixture alterations	Where ≥ 50% of existing luminaires in an interior space or parking garage are replaced; indicate compliance path (building area or space-by-space method); include all new and existing-to-remain luminaires in WSEC interior lighting compliance reports; indicate proposed lighting wattage does not exceed maximum allowed per compliance path		
NA			Where < 50% of existing luminaires in an interior space or parking garage are replaced; indicate total existing lighting wattage in each space prior to alteration; include all new and existing-to-remain luminaires in WSEC interior lighting compliance reports; indicate proposed total lighting wattage in alteration area does not exceed total existing lighting wattage prior to alteration		
NA			Where ≥ 50% of existing exterior lighting wattage is replaced; include all new and existing-to-remain luminaires in WSEC exterior lighting compliance reports; indicate proposed total exterior lighting wattage does not exceed maximum allowed		
NA			Where < 50% of existing exterior lighting wattage is replaced; indicate total existing lighting wattage prior to alteration; include all new and existing-to-remain luminaires in WSEC interior exterior compliance reports; indicate proposed total exterior lighting wattage does not exceed total existing wattage prior to alteration		
NA	C503.6.2	Interior lighting wiring and circuiting alterations	Where new wiring is installed to serve new interior luminaires and for luminaires are relocated to a new circuit; indicate manual and automatic lighting controls are provided (as applicable) - manual (C405.2.3); occupancy sensor (C405.2.1); light reduction (C405.2.3); daylight responsive (C405.2.4); specific application (C405.2.5)		
NA			Where new wiring is installed to serve new exterior luminaires and for luminaires are relocated to a new circuit; indicate automatic lighting controls are provided (C405.2.6)		

Lighting, Motor and Electrical Requirements List, pg 10 of 10

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NA	C408.1.2 C408.1.2.1 C408.1.4 C103.6.3	Commissioning requirements in construction documents	Include general summary of Cx plan per C408.1.2 including: 1) Narrative description of activities; 2) Responsibilities of the Cx team; 3) Schedule of activities including verification of project close out documentation per C103.6.4; Conflict of interest plan (if required)		
NA	C408.1.2 C408.1.4 C103.6.3	Commissioning requirements in construction documents	Include in general summary that a Cx project report and Compliance Checklist (Figure C408.1.4.1) shall be completed by the Certified Cx Professional and provided to the owner prior to the final electrical inspection		
YES	C408.4.1	Functional performance testing criteria	Identify in plans and specifications the intended operation of all equipment and controls during all modes of operation, including interfacing between new and existing-to-remain systems		
PROJECT CLOSE OUT DOCUMENTATION					
YES	C103.6.3	Project close out documentation requirements	Indicate in plans that project close out documentation is required including WSEC lighting compliance reports that document all interior and exterior lighting area and / or surface types, lighting power allowances and installed densities		
If "no" is selected for any question, provide explanation.					

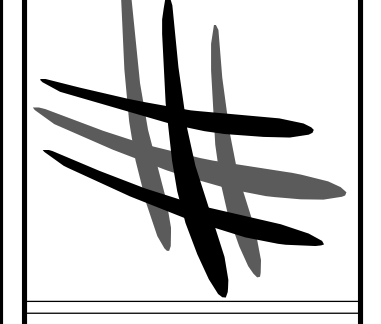
Lighting, Motor and Electrical Requirements List, pg 8 of 10

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NA	C503.6.3	Lighting panel alterations	Where a new interior and/or exterior lighting panel is installed or an existing panel is moved (all new raceway and conductor wiring); indicate all applicable lighting controls requirements apply		
NA	C503.6.4	Newly-created rooms	Where interior space(s) is reconfigured (permanently installed walls or ceiling-height partitions) to create new enclosed spaces, indicate all applicable lighting controls requirements apply		
NA	C504.2	Lighting repairs	Identify existing luminaires being upgraded with bulb and / or ballast replacement; indicate fixture alteration does not increase existing fixture wattage		
NA	C505.1	Change of interior space use	Identify spaces on plans where the building area type or space use type is being changed from one type to another per Tables C405.4.2(1) or (2)		
NA			Indicate compliance method (building area or space-by-space); include all new and existing-to-remain luminaires in WSEC interior lighting compliance reports; indicate proposed lighting wattage does not exceed maximum allowed per compliance path		
RECEPTACLES					
NA	C405.10	Controlled receptacles	Identify all controlled and uncontrolled receptacles on electrical plans in each space in which they are required; include receptacle configuration such as spacing between controlled and uncontrolled, duplex devices, etc		
NA			Provide schedule that lists the number of controlled and uncontrolled receptacles in each space where controlled receptacles are required - classrooms, private offices, open office areas, conference rooms, copy rooms, break rooms and modular partitions/workstations		
NA			Indicate on plans the method of automatic control for each controlled receptacle zone (occupant sensor or programmable time-of-day control); indicate that each zone served by a single controller does not exceed 5,000 sf		
NA	C405.2.5, Item 2	Switched receptacles in sleeping units	Indicate method of automatic off control of all switched receptacles in sleeping units (vacancy or key card control)		
NA	C503.6.6	Electrical receptacle alterations	Where new receptacles are added or replaced within an alteration project that is 5,000 sf or larger, indicate receptacles are provided with automatic controls per C405.10, or exception taken		
MOTORS, TRANSFORMERS, ELECTRIC METERS, INTERIOR TRANSPORTATION					

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11/09/23

NEW CONSTRUCTION FOR:
LUXLOCKER RICHLAND
905 CURIE STREET, RICHLAND, WA 99354

DATE:	NOVEMBER 2023
DRAWN BY:	Author
CHECKED BY:	Checker
JOB NUMBER:	MKT 23

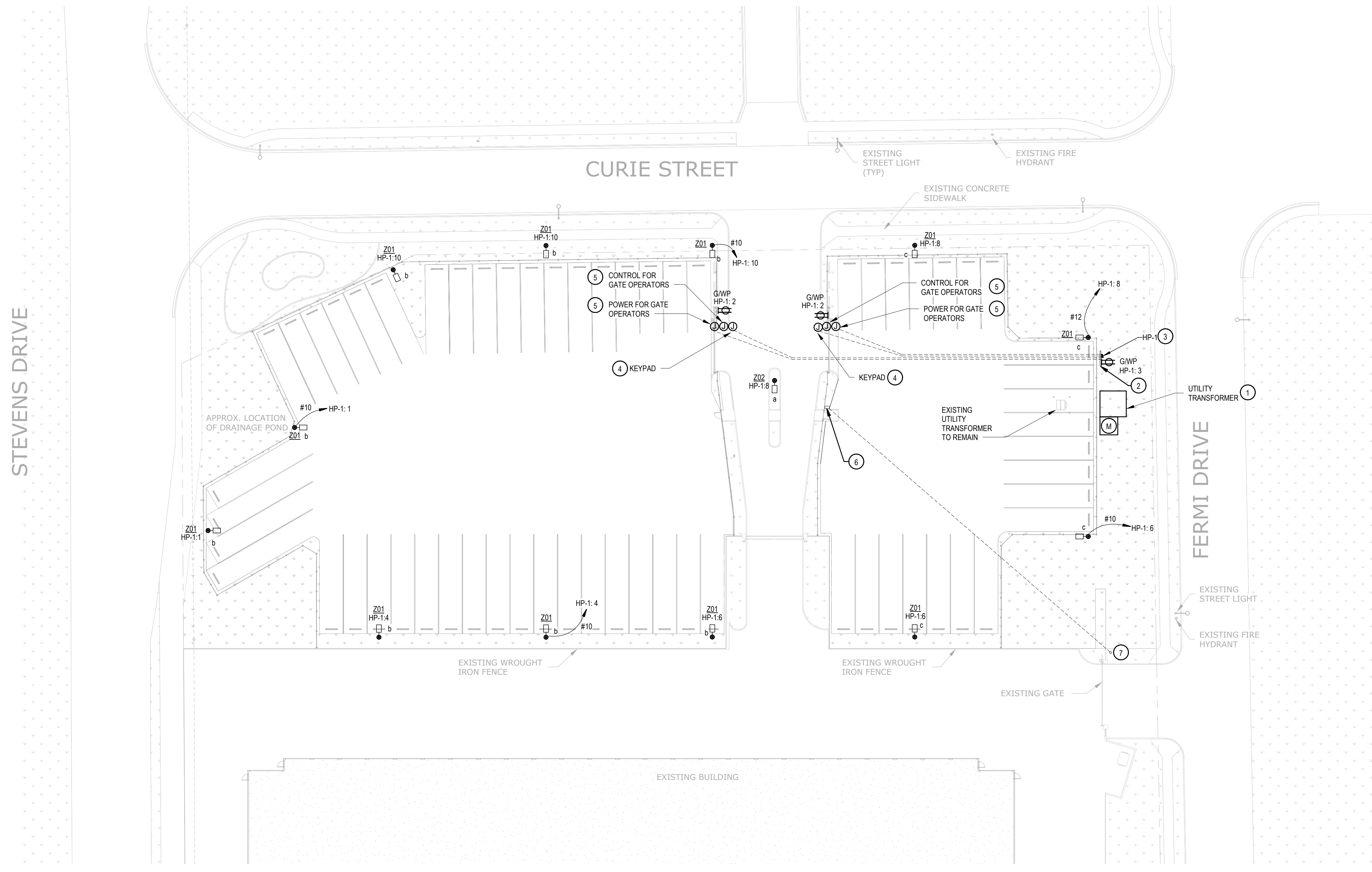
SHEET TITLE
ENERGY CODE COMPLIANCE FORMS

SHEET NUMBER
E-0.4

COFFMAN ENGINEERS
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Austin, TX 78746
ph 737.667.5818
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GENERAL NOTES:

- REFER TO E-0.0, E-0.1 AND E-0.2 FOR SYMBOLS, ABBREVIATIONS, NOTES AND SPECIFICATIONS RESPECTIVELY.
- REFER TO CIVIL DRAWINGS FOR SITE WORK COORDINATION.
- CONDUIT ROUTING IS APPROXIMATE AND MUST BE FIELD COORDINATED.
- LIGHTING CONTROL SYSTEM IS WIRELESS SYSTEM WITH INTEGRAL FIXTURE MOUNTED OCCUPANCY/DAYLIGHT SENSORS. THESE SENSORS PROVIDE A WIRELESS NETWORK FOR ALL FIXTURES ON SITE. REFER TO NOTES ON SHEET E-0.1 FOR MORE INFORMATION.
- PROVIDE 1" CONDUIT W/ PULLSTRINGS FOR ALL UNDERGROUND CABLES UON.

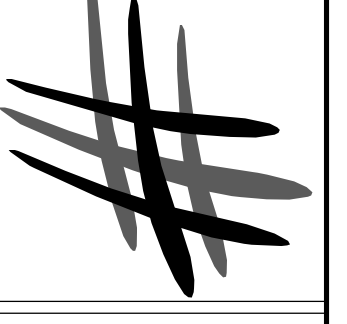
(X) SHEET NOTES:

- UTILITY TRANSFORMER SHALL BE INSTALLED NORTH OF EXISTING ELECTRICAL VAULT.
- PANELBOARD SHALL BE MOUNTED ON UNISTRUT. REFER TO DETAIL 3/E-0.
- PANELBOARD SHALL BE PROVIDED WITH LOCKABLE ENCLOSURE.
- COORDINATE POWER AND CONTROLS FOR KEYPAD WITH THE OWNER. INSTALLATION BY OTHERS. THE BASIS OF DESIGN FOR THE KEYPAD IS ADVANTAGE DKE DIGITAL ECONOMY KEYPAD AAS 26-100L. PROVIDE 1" CONDUIT W/ PULLSTRING FROM HP-1 TO KEYPAD FOR POWER. REFER TO PANEL SCHEDULE FOR CIRCUIT INFORMATION.
- COORDINATE POWER AND CONTROL FOR GATES WITH THE OWNER. THE BASIS OF DESIGN FOR THE GATES IS LIFTMASTER HD5WZ4LL. PROVIDE 1" CONDUIT W/ PULLSTRING FROM HP-1 TO GATE OPERATOR FOR POWER. REFER TO PANEL SCHEDULE FOR CIRCUIT INFORMATION.
- PROVIDE 2" CONDUIT W/ PULLSTRINGS FOR THE CBIT INTERNET PROVIDER. ROUTE CONDUITS FROM EXISTING SOURCE, SOUTHEAST CORNER OF THE PROPERTY, TO THE POLE MOUNTED ENCLOSURE NEAR THE GATES. POLE MOUNTED ENCLOSURE TO BE PROVIDED BY OTHERS. CONFIRM ACCURATE CONDUIT PATH WITH THE OWNER PRIOR TO CONSTRUCTION.
- PROVIDE LOW VOLTAGE CONNECTION FROM THE EXISTING VAULT. CONNECTION TO BE COORDINATED WITH SERVICE PROVIDER.

1 ELECTRICAL SITE PLAN
 SCALE: 1" = 30'-0"
 0 15' 30' 60' 120'



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11/09/23

NEW CONSTRUCTION FOR:
LUXLOCKER RICHLAND
 905 CURIE STREET, RICHLAND, WA 99354

DATE	DESCRIPTION / COMMENTS

DATE: NOVEMBER 2023
 DRAWN BY: STM
 CHECKED BY: LC
 JOB NUMBER: MKT 23

SHEET TITLE
 ELECTRICAL SITE PLAN

SHEET NUMBER

E-1.0

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