SYMBOL LEGEND:

BUILDING SECTION

DETAIL SECTION

DETAIL

DETAIL

RM NAME — ROOM NAME & NUMBER

WINDOW TAG

DOOR NUMBER

WALL TAG

INTERIOR ELEVATION TAG

KEYNOTE

FLAG NOTE

ADA CLEARANCES

ABBREVIATIONS:

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
Ø	DIAMETER OR ROUND
#	POUND OR NUMBER
ACM	ALUMINUM COMPOSITE MATERIAL
A.D.	AREA DRAIN
ADD.	ADDITION
ADJ.	ADJUSTABLE
ALUM.	ALUMINUM
A.P.	ACOUSTICAL PANEL
ARCH.	ARCHITECTURAL
A.T.	ACOUSTICAL TILE
AUTO.	AUTOMATIC
A.V.	AUDIO VISUAL
A.C.	ASPHALT CONCRETE.
ABV.	ABOVE
B.S.	BACKSPLASH
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
C.B.	CATCH BASIN
CB.	CHALKBOARD
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.J.	CONTROL JOINT
C.L.	CHAIN LINK
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
C.M.P.	CORRUGATED METAL PIPE
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CNTR.	COUNTER
C.M.U.	CONCRETE MASONRY UNIT
CTSK.	COUNTERSUNK
CTR.	CENTER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DP./D	DEEP
D.P.	DAMP PROOFING
DR.	DOOR
DS.	DOWN SPOUT
DSP.	DRY STANDPIPE
DWG.	DRAWING
DWR.	DRAWER
d	PENNYWEIGHT (NAILS)
(E)	EXISTING
EA.	EACH
E.J.	EXPANSION JOINT
ELECT.	ELECTRICAL
EL.	ELEVATION
ENCL.	ENCLOSURE
EQ.	EQUAL
EQPT.	EQUIPMENT
EXP.	EXPOSED
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FIBERBOARD
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
F.H.M.B.	FLAT HEAD MACHINE BOLT
F.H.M.S.	FLAT HEAD MACHINE SCREW
FIN.	FINISH
F.L.	FUSIBLE LINK
FL.	FLOOR
FLASH.	FLASHING
F.O.B.	FACE OF BLOCK
F.O.C.	FACE OF CONCRETE CURB
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FPRF.	FIREPROOF
F.S.	FULL SIZE
FT.	FOOT/FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
F.F.	FINISH FLOOR
GA.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
G.S.M.	GALVANIZED SHEET METAL
GL.	GLASS
GLU-LAM	GLUE LAMINATED
G.B.	GRAB BAR
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HGT.	HEIGHT
I.D.	INSIDE DIAMETER
IN.	INCH
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
K.P.	KICK PLATE
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LT.	LIGHT
LT.WT.	LIGHT WEIGHT
L.V.	LOUVER VENT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MET.	METAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
(N)	NEW
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO./#	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O/	OVER
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OH.	OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE
PRCST.	PRE-CAST
PERF.	PERFORATED
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
P.M.	PRESSED METAL
P.M.F.	PRESSED METAL FRAME
PR.	PAIR
PRE-FAB.	PREFABRICATED
PROJ.	PROJECT
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.T.D./R.	PAPER TOWEL DISPENSER RECEPTACLE
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
Q.T.	QUARRY TILE
R.	RISER
RAD.	RADIUS
R.B.	RESILIENT BASE
R.D.	ROOF DRAIN
R.E.	RIM ELEVATION
REF.	REFERENCE
REFR.	REFRIGERATE
REG.	REGISTER
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
RET.	RETURN
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
S.D.	SOAP DISPENSER
SECT.	SECTION
SHR.	SHOWER
SHTG.	SHEATHING
SIM.	SIMILAR
S.M.	SHEET METAL
S.N.S.	SHEET METAL SCREW
S.K.	SINK
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEP.
SPEC.	SPECIFICATION
SQ.	SQUARE
S.R.V.	SEMI RIGID VINYL
S.S.K.	SERVICE SINK
S.ST.	STAINLESS STEEL
ST.	STREET
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
S.V.	SHEET VINYL
SYM.	SYMMETRICAL
T.	TOILET
TB.	TACKBOARD
T.B.	TOWEL BAR
T.&G.	TONGUE & GROOVE
TEL.	TELEPHONE
TER.	TERRAZZO
THK.	THICK
THRES.	THRESHOLD
THRU.	THROUGH
T.C.	TOP OF CURB/TOP OF CONC.
T.P.	TOP OF PAVEMENT
T.V.	TELEVISION
T.W.	TOP OF WALL/TOP OF WALK
T.P.D.	TOILET PAPER DISPENSER
TYP.	TYPICAL
UNF.	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
V.F.	VINYL FABRIC
VLT	VERY LOW TRANSMISSION
W.	WEST
w/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
w/o	WITHOUT
WP.	WATERPROOF
W.R.	WATER RESISTANT
WT.	WEIGHT
WSCT.	WAINSCOT
W.W.M.	WELDED WIRE MESH
WDW.	WINDOW
Y.D.	YARD DRAIN

GENERAL NOTES

1. WORK SHALL CONFORM WITH THE 2018 INTERNATIONAL BUILDING CODE AND ALL OTHER APPLICABLE CITY, STATE OF WASHINGTON, AND FEDERAL GOVERNMENT CODES AND ORDINANCES.
2. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL HAVE CITY BUSINESS LICENSES.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS, INSTALLATION STANDARDS AND CONSTRUCTION CONDITIONS. DISCREPANCIES BETWEEN SITE CONDITIONS AND THE CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT. WORK DONE WITHOUT THE ARCHITECT'S APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE THE START OF CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME. THEY SHALL NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE BID DOCUMENTS THAT ARE DISCOVERED.
5. CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR SAFETY. CONTRACTOR SHALL PROVIDE ADEQUATE SAFEGUARDS, SAFETY DEVICES AND PROTECTIVE EQUIPMENT AND TAKE ANY OTHER ACTIONS NECESSARY TOR PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC AND TO PROTECT THE PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.
6. TELEPHONE/DATA COMMUNICATIONS SHALL BE BIDDER DESIGN.
7. PREMISE IDENTIFICATION SHALL BE MAINTAINED OR PROVIDED IN ACCORDANCE WITH IFC SECTION 505.1. APPROVED ADDRESS NUMBERS SHALL BE PLACED ON ALL BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROAD OR STREET FRONTING THE PROPERTY.
   - 7.1. INSTALL ADDRESS NUMBERS ON THE FRONT UPPER SIDE OF THE BUILDING THAT ARE CLEARLY VISIBLE FROM THE STREET AND / OR ACCESS. NUMBER SHALL CLEARLY CONTRAST WITH THEIR BACKGROUND IN COLOR AND SHALL BE A MINIMUM OF 12 INCHES TALL. THE CITY FIRE DEPARTMENT SHALL APPROVE THE FINAL LOCATION.
   - 7.2. INSTALL SUITE NUMBERS ON THE FRONT DOORS. THE NUMBERS MUST CONTRAST WITH THEIR BACKGROUND AND BE A MINIMUM OF 4 INCHES TALL. IFC 505.1.
8. FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH IFC SECTION 906 AND NFPA 10. EXTINGUISHERS LOCATED IN CABINETS OR NOT READILY VISIBLE SHALL BE ADEQUATELY MARKED. PROVIDE A MINIMUM OF ONE 2A:10B:C RATED FIRE EXTINGUISHER PLACED WITHIN 75 TRAVEL DISTANCE TO ALL AREAS, MOUNTED NO HIGHER THAN 40 INCHES ABOVE THE FLOOR
9. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK BEFORE PROCEEDING. THE ARCHITECT MUST BE NOTIFIED ON ANY VARIATION FROM THE DIMENSION AND / OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR COST TO RECTIFY THE SAME.

PROJECT DIRECTORY

OWNER:
ALVAREZ AUTO SALES
5225 W CANAL DRIVE
KENNEWICK, WA 99336
PHONE: (509) 331-0181
CONTACT: SERGIO ALVAREZ

CONTRACTOR:

CIVIL:
KNUTZEN ENGINEERING
5401 RIDGELINE DRIVE, SUITE 160
KENNEWICK, WA 99338
PHONE: (509) 222-0959
CONTACT: PAUL KNUTZEN - paul@knutzenengineering.com

ARCHITECTURAL:
BAKER ARCHITECTURE
PO BOX 189
RICHLAND, WA 99352
PHONE: (509) 551-7425
CONTACT: BRUCE BAKER - bakerarchitecture@frontier.com

STRUCTURAL:
KNUTZEN ENGINEERING
5401 RIDGELINE DRIVE, SUITE 160
KENNEWICK, WA 99338
PHONE: (509) 222-0959
CONTACT: ERIC ANDERSON - eric@knutzenengineering.com

MECHANICAL, ELECTRICAL & PLUMBING:
ABSOLUTE ENGINEERING
121 S ELY ST
KENNEWICK, WA 99336
PHONE (509) 734-9767 FAX: (509) 734-9877
CONTACT: MITCH CROWE - www.abs-eng.com

LANDSCAPE:
SPVV LANDSCAPE ARCHITECTS
1908 W NORTHWEST BLVD, STE A
SPOKANE, WA 99205
CONTACT: THOMAS C SHERRY- www.spvv.com

PROJECT DATA

PROJECT ADDRESS:
PLAZA WAY
KENNEWICK, WA 99337

CODE: 2018 I.B.C. WITH WASHINGTON STATE AMENDMENTS
2018 WASHINGTON STATE ENERGY CODE WAC 51-11
2018 WASHINGTON MECHANICAL SPECIALTY CODE WA 51-62
2018 NEC WITH WASHINGTON AMENDMENTS WAC 296-46
2018 UPC WITH WASHINGTON AMENDMENTS WACC 51-56 & 51-75
A.D.A. ACCESSIBILITY GUIDELINES ICC/ANSI A117.1-2009

OCCUPANCY: B, S1

CONSTRUCTION TYPE: V-B

ALLOWABLE BUILDING AREA: 9,000 S.F.

ALLOWABLE AREA OF INCREASE: 75% = 6,750 S.F. = 15,750 S.F.

ALLOWABLE BUILDING HEIGHT: 40'-0"

ALLOWABLE NUMBER STORIES: 2

PROPOSED BUILDING GROSS AREA: 10,697 S.F.

1st LEVEL OFFICE AREA:	886 S.F.
SHOWROOM AREA:	2,622 S.F.
2nd LEVEL OFFICE AREA:	611 S.F.
2nd LEVEL CONFERENCE AREA:	346 S.F.
SHOP AREA:	3,775 S.F.
SHOP WAITING:	271 S.F.
SERVICE WRITER / MANAGER:	508 S.F.

PROPOSED BUILDING HEIGHT: 32'-0"

PROPOSED NUMBER OF STORIES: 2

OCCUPANT LOAD:

1st LEVEL OFFICE AREA:	886 S.F. / 150 =	6
SHOWROOM AREA:	2,622 S.F. / 300 =	9
2nd LEVEL OFFICE AREA:	611 S.F. / 150 =	5
2nd LEVEL CONFERENCE AREA:	345 S.F. / 15 =	23
TOTAL OCCUPANT LOAD: 43		
SHOP AREA / BREAK / MECH:	3,775 S.F. / 300 =	13
SHOP WAITING:	271 S.F. / 15 =	18
SERVICE WRITER / MANAGER	508 S.F. / 150 =	4
TOTAL OCCUPANT LOAD:	35	

VICINITY MAP

ACCESSORY MOUNTING HEIGHTS FOR ACCESSIBILITY

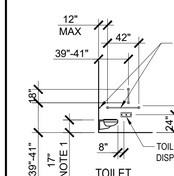
GENERAL NOTES

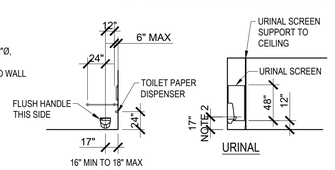
1. CONTRACTOR SHALL COMPLY WITH WASHINGTON STATE BUILDING CODE 51-50 FOR MOUNTED CONTROLS AND FIXTURES. REFER TO ICC / ANSI A117.1 2009 FOR MOUNTING HEIGHTS.
2. ALL OPERATING MECHANISMS OF ACCESSIBLE FIXTURES FOR PEOPLE WITH DISABILITIES SHALL BE MOUNTED AS SHOWN IN COMPLIANCE WITH ICC/ANSI A117.1 2009.
3. PROVIDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, WITH BRAILLE AT ALL STAIRS, RESTROOMS, AND LEGAL HANDICAP EXITS. THE SIGN SHALL BE MOUNTED 48" MINIMUM AND 60" MAXIMUM ABOVE THE FINISHED FLOOR TO THE BASELINE OF THE BRAILLE CELLS ON THE LATCH SIDE OF THE DOOR AND ALONG SIDE THE DOOR PER ICC/ANSI A117.1 2009 CHAPTER 7. SEE THE DIAGRAM BELOW FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR DIMENSIONS FOR ACCESSIBLE TOILET COMPARTMENTS.

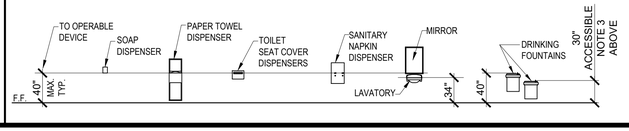
NOTE 1: TOILET MOUNTING HEIGHTS
17" MINIMUM TO 19" MAXIMUM STANDARD TO TOP OF SEAT FOR ACCESSIBILITY

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

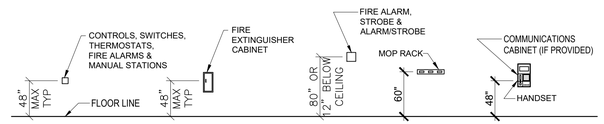
NOTE 3: DRINKING FOUNTAIN HEIGHTS
38" MINIMUM TO 43" MAXIMUM STANDARD TO SPOUT OUTLET
36" MAXIMUM TO SPOUT OUTLET FOR ACCESSIBILITY







MISCELLANEOUS FIXTURES



NOTE 4: DOOR MINIMUM PARALLEL CLEARANCES BEYOND DOOR LATCH

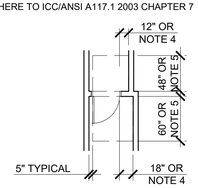
18"	FRONT APPROACH, PULL SIDE
12"	FRONT APPROACH, PUSH SIDE WITH DOOR CLOSER AND LATCH
36"	HINGE APPROACH, PULL SID WITH MINIMUM 60" PERPENDICULAR CLEARANCE
42"	HINGE APPROACH, PULL SIDE
12"	HINGE APPROACH, PUSH SIDE WITH DOOR CLOSER AND LATCH
24"	LATCH APPROACH, PULL & PUSH SIDE

SEE HARDWARE SCHEDULE FOR CLOSERS AND LATCHES

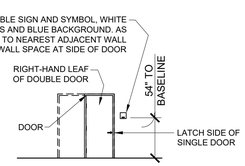
NOTE:
SIGNS SHALL ADHERE TO ICC/ANSI A117.1 2003 CHAPTER 7

NOTE 5: DOOR MINIMUM CLEARANCES PERPENDICULAR TO DOORWAY

60"	FRONT APPROACH, PULL SIDE
48"	FRONT APPROACH, PUSH SIDE
60"	HINGE APPROACH, PULL SIDE
54"	HINGE APPROACH, PUSH SIDE WITH MINIMUM 42" PARALLEL CLEARANCE BEYOND DOOR LATCH
42"	HINGE APPROACH, PUSH SIDE
48"	HINGE APPROACH, PUSH SIDE WITH CLOSER AND LATCH
48"	LATCH APPROACH, PULL SIDE
54"	LATCH APPROACH, PULL SIDE WITH CLOSER
42"	LATCH APPROACH, PUSH SIDE
48"	LATCH APPROACH, PUSH SIDE WITH CLOSER



DOOR PLAN MANUAL SWING DOORS



DOOR ELEVATION

SHEET INDEX:

GENERAL:
G0.1 TITLE SHEET, GENERAL NOTES, PROJECT & CODE INFORMATION

CIVIL:
C001 GENERAL NOTES AND LEGEND
C003 SURVEY
C011 EROSION CONTROL AND DEMOLITION PLAN
C101 SITE PLAN
C111 GRADING PLAN
C121 UTILITY PLAN
C201 BID ALT
C501 SECTIONS AND DETAILS
C502 SECTIONS AND DETAILS

ARCHITECTURAL:
A1.1 EXTERIOR ELEVATIONS
A2.1 OVERALL 1ST LEVEL FLOOR PLAN
A2.2 OVERALL 2ND LEVEL FLOOR PLAN
A2.3 ROOF PLAN
A2.4 1ST LEVEL REFLECTED CEILING PLAN
A2.5 2ND LEVEL REFLECTED CEILING PLAN
A3.1 BUILDING SECTION A-A
A3.2 BUILDING SECTION B-B
A3.3 BUILDING SECTION C-C
A4.1 TYPICAL WALL SECTIONS
A5.1 WALL TYPES
A5.2 DETAILS
A5.3 ROOF DETAILS
A6.1 DOOR SCHEDULE & TYPES
A6.2 WINDOW SCHEDULE & TYPES
A7.1 INTERIOR ELEVATIONS

STRUCTURAL:
S001 GENERAL NOTES
S002 GENERAL NOTES
S003 SPECIAL INSPECTIONS
S004 SPECIAL INSPECTIONS
S201 FOUNDATION PLAN
S202 SECOND FLOOR FRAMING PLAN
S203 ROOF FRAMING PLAN
S211 STAIR PLAN AND PROFILE
S301 ELEVATIONS
S302 ELEVATIONS
S303 ELEVATIONS
S304 ELEVATIONS
S305 ELEVATIONS
S401 TYPICAL CONCRETE DETAILS
S421 TYPICAL STEEL DETAILS
S422 TYPICAL STEEL DETAILS

MECHANICAL:
H1.1 LEGEND, NOTES & DETAILS
H1.2 HVAC ZONE DIAGRAM
H2.1 SCHEDULES
H3.1 PARTIAL 1ST FLOOR HVAC PLAN
H3.2 PARTIAL 1ST FLOOR HVAC PLAN
H3.3 PARTIAL 2ND FLOOR HVAC PLAN
H3.4 PARTIAL 2ND FLOOR HVAC PLAN
H3.5 PARTIAL ROOF HVAC PLAN
H3.6 PARTIAL ROOF HVAC PLAN

ELECTRICAL:
E1.1 LEGEND, NOTES & DETAILS
E1.2 ONE LINE DIAGRAM
E2.1 SCHEDULES
E2.2 SCHEDULES
E2.3 SCHEDULES
E2.4 SCHEDULES
E3.1 SITE ELECTRICAL PLAN
E4.1 PARTIAL 1ST FLOOR POWER PLAN
E4.2 PARTIAL 1ST FLOOR POWER PLAN
E4.3 PARTIAL 2ND FLOOR POWER PLAN
E4.4 PARTIAL 2ND FLOOR POWER PLAN
E4.5 PARTIAL ROOF POWER PLAN
E4.5 PARTIAL ROOF POWER PLAN
E5.1 PARTIAL 1ST FLOOR LIGHTING PLAN
E5.2 PARTIAL 1ST FLOOR LIGHTING PLAN
E5.3 PARTIAL 2ND FLOOR LIGHTING PLAN
E5.4 PARTIAL 2ND FLOOR LIGHTING PLAN
E6.1 PARTIAL 1ST FLOOR ANCILLARY PLAN
E6.2 PARTIAL 1ST FLOOR ANCILLARY PLAN
E6.2 2ND FLOOR ANCILLARY PLAN

PLUMBING:
P1.1 LEGEND, NOTES & DETAILS
P1.2 ROOF DRAINAGE CALCULATION
P2.1 SCHEDULES
P3.1 PARTIAL 1ST FLOOR DRAINAGE PLAN
P3.2 PARTIAL 1ST FLOOR DRAINAGE PLAN
P3.3 PARTIAL 2ND FLOOR DRAINAGE PLAN
P3.4 PARTIAL 2ND FLOOR DRAINAGE PLAN
P3.5 PARTIAL ROOF DRAINAGE PLAN
P3.6 PARTIAL ROOF DRAINAGE PLAN
P4.1 PARTIAL 1ST FLOOR SUPPLY PIPING
P4.2 PARTIAL 1ST FLOOR SUPPLY PIPING
P4.3 PARTIAL 2ND FLOOR SUPPLY PIPING
P4.4 PARTIAL 2ND FLOOR SUPPLY PIPING
P4.5 PARTIAL ROOF SUPPLY PIPING PLAN
P4.6 PARTIAL ROOF SUPPLY PIPING PLAN

LANDSCAPE:
L-201 LANDSCAPE PLAN
L-502 LANDSCAPE DETAILS

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT BRUCE DEE BAKER STATE OF WASHINGTON

Alvarez Auto Sales
AUTOMOBILE DEALERSHIP
Plaza Way, Kennewick, WA 99337
GENERAL INFORMATION

REVISIONS:

DATE: 09/28/2022
JOB NO.: 22-0208
DRAWN BY: JSD
SHEET NO:

G0.1

Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

GENERAL NOTES

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), THE CURRENT EDITION OF WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION M41-10, THE CITY STANDARDS AND SPECIFICATIONS, EASTERN WASHINGTON STORMWATER MANUAL, AND LOCAL RULES AND STANDARDS OF GOVERNING AGENCIES HAVING JURISDICTION.
2. PRIOR TO DIGGING VERIFY LOCATION AND DEPTH OF UTILITIES AND ANY OTHER UNDERGROUND INTERFERENCE. CALL TWO BUSINESS DAYS BEFORE YOU DIG AT 811.
3. STATEMENT OF ERRORS, AMBIGUITIES AND OMISSIONS: ANY ERRORS, AMBIGUITIES, AND OMISSION IN DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO KNUTZEN ENGINEERING FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED. UNLESS EXPRESSLY STIPULATED NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACTOR AND/OR MANUFACTURE'S FAVOR BY VIRTUE OF ERRORS, AMBIGUITIES, AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATE AND DIRECTED TO THE ATTENTION OF KNUTZEN ENGINEERING IN A TIMELY MANNER. KNUTZEN ENGINEERING ACCEPTS NO RESPONSIBILITY FOR WORK DONE BY THE CONTRACTOR OR SUBCONTRACTORS CONTRARY TO THE PLANS OR SPECIFICATIONS. SUBSTITUTION OR CHANGES WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING. THE SUBCONTRACTOR SHALL REVIEW ALL SECTIONS OF SPECIFICATIONS AND ALL SHEETS OF THE PLANS FOR ANY INFORMATION OR DETAILS PERTAINING TO THEIR SPECIFIC TRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS, INSTALLATION STANDARDS AND CONSTRUCTION CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO SHOP FABRICATION AND/OR FIELD ERECTION. DISCREPANCIES BETWEEN SITE CONDITIONS AND THE CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER. WORK DONE WITHOUT THE ENGINEERS APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT OCCUR TO EXISTING UTILITIES.
5. CONTRACTOR IS TO PROVIDE A METHOD OF CONSTRUCTION OF OFF-SITE WORK THAT WILL ALLOW MINIMAL DISTURBANCE TO TRAFFIC FLOWS ON PUBLIC AND PRIVATE WAYS.
6. ALL SPECIAL INSPECTION AND TESTING SHALL BE PERFORMED BY AN INDEPENDENT INSPECTION AND TESTING AGENCY HIRED BY THE OWNER. CONTRACTOR TO COORDINATE WITH INSPECTION AND TESTING AGENCY FOR REQUIRED CONSTRUCTION INSPECTIONS AND MATERIAL TESTING.
7. CONTRACTOR SHALL PROTECT EXISTING PROPERTY CORNERS, IF CORNERS ARE DISTURBED THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A PROFESSIONAL LAND SURVEYOR TO RE-ESTABLISH THE PROPERTY CORNER(S).
8. THE CONTRACTOR SHALL REFERENCE RECOMMENDATIONS OF THE GEO-TECHNICAL ENGINEERS SOILS REPORT BY BAER TESTING & ENGINEERING INC. DATED MAY 11 2022 (22-088).
9. CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED CURBING OR SIDEWALK WITHIN THE RIGHT OF WAY PER CITY SPECIFICATIONS.
10. ALL ACCESSIBLE ACCESS PATHS, RAMPS, PARKING, AND SIGNAGE SHALL BE TO CURRENT ACCESSIBLE CODES.
11. CONTRACTOR TO CONTRACT WITH A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON TO PROVIDE CONSTRUCTION STAKING SERVICES. IN ACCORDANCE WITH CITY REQUIREMENTS, CONTRACTED SURVEYOR SHALL PROVIDE SURVEYED ASBUILTS AS WELL AS LEGAL DESCRIPTIONS REQUIRED TO RECORD NEW EASEMENTS OR VACATED OLD EASEMENTS (WHERE APPLICABLE) UPON COMPLETION OF PROJECT, 4 WEEKS PRIOR TO GOAL FOR OBTAINING CERTIFICATE OF OCCUPANCY.
12. COSTS FOR GENERAL CONSTRUCTION ITEMS WHICH ARE NOT SHOWN ON THESE DRAWINGS, BUT ARE NECESSARY AND NORMAL FOR COMPLETION OF THIS PROJECT, SHALL BE CONSIDERED INCIDENTAL AND INCLUDED IN THE CONTRACTORS BID FOR THIS PROJECT.

EARTHWORK

1. ALL STRUCTURAL FILL OR BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557. ALL STRUCTURAL FILL AND BACKFILL SHALL BE PLACED IN MAXIMUM 8" LIFTS. MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM MOISTURE CONTENT.
2. REMOVE ALL DEBRIS FROM THE AREA TO BE BACKFILLED PRIOR TO BACKFILLING.
3. SATISFACTORY NATIVE SOILS SHALL BE FREE OF ROCK OR GRAVELS LARGER THAN 3" IN ANY DIMENSION, DEBRIS, WASTE OR FROZEN MATERIAL, NATIVE VEGETATION, OR OTHER DELETERIOUS MATTER.
4. PLACE LOAD BEARING BACKFILL IN LAYERS NOT MORE THAN 8" THICK, LOOSE MEASUREMENT. SPREAD AND COMPACT EACH LAYER UNIFORMLY TO THE REQUIRED DENSITY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE IN KIND ANY UTILITIES AND OR IRRIGATION PIPING DISTURBED AND OR DAMAGED DURING THE WORK.
6. ALL AREAS TO RECEIVE STRUCTURAL IMPROVEMENTS, PARKING IMPROVEMENTS, AND ROADWAY IMPROVEMENTS SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATERIAL, DEMOLITION DEBRIS, THE SOIL SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND COMPACTED TO 92% MDD IN ACCORDANCE WITH ASTM D1557.
7. ALL EXPOSED CUT SLOPES SHALL BE STABILIZED WITH HYDROMULCH TO PREVENT EROSION.
8. STORM PONDS/SWALES SIDEWALLS SHALL BE COMPACTED TO 85% MDD PER ASTM D1557. THE POND BOTTOM SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES WITH A RIPPER UPON COMPLETION OF THE PONDS/SWALES PUSH OUT.

SITE UTILITIES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED WITH THE CONTRACTOR, ENGINEER, ARCHITECT, CITY PERSONNEL, AND ANY AFFECTED UTILITIES PRIOR TO START OF UTILITY WORK.
2. MAINTAIN A MINIMUM OF 5' HORIZONTAL SEPARATION OF WATER LINE FROM BURIED POWER LINES. MAINTAIN 1' HORIZONTAL SEPARATION OF GAS LINES FROM BURIED POWER LINES.
3. FOR BUILDING SERVICES MAINTAIN A MINIMUM OF 1' HORIZONTAL AND VERTICAL SEPARATION OF WATER SERVICE AND SANITARY SEWER SERVICE LINES. WATER SERVICE SHALL BE PLACED ABOVE SANITARY SEWER SERVICE.
4. MAINTAIN A MINIMUM OF 10' HORIZONTAL AND 1.5' VERTICAL SEPARATION OF WATER AND SANITARY SEWER MAIN LINES. WATER MAINS SHALL BE PLACED ABOVE SANITARY SEWER MAIN.
5. POLYVINYL CHLORIDE (PVC) IRRIGATION AND WATER PIPE SHALL BE AWWA C900 CLASS 235.
6. DUCTILE IRON (DI) WATER PIPE SHALL BE AWWA C151 CLASS 52. PIPE SHALL BE CEMENT MORTAR LINED PER AWWA C104.
7. FIRE WATER LINE INSTALLER SHALL BE LEVEL U INSTALLER PER WAC 212-80.
8. PIPE FITTINGS FOR PVC AND DI PIPE SHALL BE MORTAR LINED CAST OR DUCTILE IRON AND SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C110. FITTING CLASS AND JOINTS SHALL BE COMPATIBLE TO CONNECTING PIPE.
9. POLYETHYLENE TUBING (PE) WATER SERVICE LINE SHALL BE AWWA C901 RATED AT 200 PSI WITH COPPER TUBING OUTSIDE DIAMETER PER ASTM D 2737.
10. GATE VALVES 2" TO 8" SHALL CONFORM TO AWWA C515. VALVES SHALL BE DESIGNED FOR A MINIMUM OF 200 PSI, WITH IRON BODY, RESILIENT WEDGES, NRS 2" SQUARE WRENCH NUT WITH O-RING SEALS, AND SHALL OPEN WHEN THE STEM IS ROTATED COUNTERCLOCKWISE. APPROVED VALVE MANUFACTURES ARE CLOW, KENNEDY, MUELLER, M&H, WATEROUS OR UTILITY DEPARTMENT APPROVED EQUAL.
11. VALVE BOXES SHALL BE ADJUSTABLE CAST IRON SLIDING TYPE. VALVE BOXES SHALL BE IN ACCORDANCE WITH AWWA C600, SECTION 10.3. VALVE BOXES SHALL BE TYLER DOMESTIC #6855 OR UTILITY DEPARTMENT APPROVED EQUAL.
12. FIRE HYDRANTS SHALL CONFORM TO AWWA C502. HYDRANTS SHALL HAVE 5 1/4" MAIN OPERATING VALVE WITH TWO 2 1/2" NST NOZZLES AND ONE 4" NST PUMPER NOZZLE. HYDRANT OPERATING NUT SHALL BE A 1 1/2" PENTAGON. FIRE HYDRANT MODELS SHALL BE PER COUNTY/CITY FIRE DISTRICT STANDARDS. HYDRANTS SHALL HAVE A MINIMUM BURY DEPTH OF 42" AND SHALL BE PAINTED SAFETY YELLOW.
13. CONCRETE FOR THRUST BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
14. SANITARY SEWER LINES SHALL BE PLACED WITH A CONSISTENT SLOPE OF 2 PERCENT OR MORE WITH AT LEAST ONE FOOT OF COVER, UNLESS NOTED OTHERWISE.
15. SANITARY SEWER PIPE SHALL BE PVC MANUFACTURED TO ASTM D3034-SDR 35 WITH RUBBER GASKETED JOINTS.
16. STORM DRAINAGE PIPE SHALL BE PVC OR CORRUGATED POLYETHYLENE (PE). PVC PIPE SHALL BE MANUFACTURED TO ASTM D3034-SDR 35 WITH RUBBER GASKETED JOINTS. PE PIPE SHALL BE MANUFACTURED TO AASHTO M252 OR M294 WITH SMOOTH INTERIOR.
17. ALL BEDDING AND BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557. REMOVE ALL DEBRIS FROM THE AREA TO BE BACKFILLED PRIOR TO BACKFILLING. PLACE BACKFILL IN LAYERS NOT MORE THAN 12 INCHES THICK, LOOSE MEASUREMENT. SPREAD AND COMPACT EACH LAYER UNIFORMLY TO THE REQUIRED DENSITY.
19. PERFORATED STORM DRAINAGE PIPE SHALL BE CORRUGATED POLYETHYLENE (PE) TUBING AND FITTINGS WITH SMOOTH INTERIOR MANUFACTURED TO ASHTO M-252 AND M-294.
20. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE ON THE CURRENT WASHINGTON STATE DEPARTMENT OF HEALTH LIST OF APPROVED ASSEMBLIES.

ASPHALT PAVEMENT

1. PRIOR TO BEGINNING WORK, CONTACT THE OWNER/CITY OR COUNTY OFFICIAL TO COORDINATE TRAFFIC FLOW, WORK SCHEDULES AND UTILITY INTERFACES.
2. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS M41-10, SECTION 8-22. CONTRACTOR SHALL USE WSDOT APPROVED MATERIALS, PREPARE THE SURFACES, APPLY THE PAINT, AND BE WITHIN THE TOLERANCES AS SPECIFIED IN THE WSDOT STANDARD SPECIFICATIONS. DO NOT USE BEADED TOP COATING.
3. ASPHALT PLACEMENT SHALL BE IN ACCORDANCE WITH STATE OF WASHINGTON STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION M41-10, SECTION 5-04.
4. ASPHALT BINDER MATERIAL SHALL CONFORM TO THE LATEST WSDOT STANDARD SPECIFICATION M41-10, SECTION 9-02.1(4) EXCLUDING THE ELASTIC RECOVERY REQUIREMENTS. AGGREGATE SHALL BE CLASS 1/2" WITH 70% 3/8" AND SHALL CONFORM TO THE LATEST WSDOT STANDARD SPECIFICATION M41-10 SECTIONS 9-03.8(1), (2), (3)A AND (3)B. BLENDING SAND SHALL CONFORM TO THE LATEST WSDOT STANDARD SPECIFICATION 9-03.8(4).
5. ALL ASPHALT AND BASE THICKNESSES NOTED ARE COMPACTED THICKNESS.
6. ONE DAY PRIOR TO PLACEMENT OF BITUMINOUS MATERIAL ON THE BASE, THE SURFACE SHALL BE STERILIZED WITH A SOIL HERBICIDE.
7. PAVEMENT SUBGRADES SHALL CONSIST OF NATIVE SILT WITH SAND OR STRUCTURAL FILL. THE UPPER 12 INCHES OF PAVEMENT SUBGRADES SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. THE CRUSHED GRAVEL BASE SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MODIFIED PROCTOR MAXIMUM DRY DENSITY.

FOUNDATIONS

1. SEE STRUCTURAL DRAWINGS FOR FOUNDATION EXCAVATION REQUIREMENTS. UNLESS NOTED OTHERWISE EXCAVATE FOOTING TRENCHES AND AREA BELOW SLABS TO BOTTOM OF GRAVEL BASE OR FOOTING. COMPACT THE TOP 1'-0 OF SUBGRADE TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557, AND REQUIRE 6" OF 5/8" MINUS CRUSHED ROCK UNDER FOOTINGS.
2. 6" THICK LEVELING COURSE OF 5/8" BASE COURSE SHALL BE PLACED UNDER ALL FLOOR SLABS.
3. 6" OF 5/8" MINUS CRUSHED ROCK UNDER ALL FOOTINGS, A MINIMUM OF 1 FOOT WIDER THAN THE FOOTING.

CONCRETE

1. CONCRETE FOR WALKS, CURBS AND GUTTERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
2. REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED. FABRICATE REINFORCEMENT PER ACI 318, CLASS "B" SPLICES UNLESS NOTED OTHERWISE.
3. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185.
4. TOOL ALL EXPOSED EDGES WITH A 3/8" RADIUS UNLESS OTHERWISE INDICATED.
5. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301 AND ACI 305 OR 306 FOR HOT AND COLD WEATHER CONCRETING.
6. TOLERANCES FOR CONCRETE CONSTRUCTION SHALL BE BASED ON A 10'-0 STRAIGHT EDGE. GRADE SHALL NOT DEVIATE MORE THAN 1/8" AND ALIGNMENT SHALL NOT VARY MORE THAN 1/4".
7. PROVIDE SEALED EXPANSION JOINTS BETWEEN BUILDING FOUNDATION WALL AND ALL ADJACENT SIDEWALK.

SPECIAL INSPECTION

1. PER IBC 1705.6, PRIOR TO PLACEMENT OF PREPARED FILL, THE SPECIAL INSPECTOR SHALL DETERMINE THAT THE SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE APPROVED SOILS REPORT.
2. PER IBC 1705.6, WHERE FILL EXCEEDS 12" IN DEPTH, THE SPECIAL INSPECTOR SHALL HAVE CONTINUOUS INSPECTION OF FILL PLACEMENT AND COMPACTION.
3. TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1557, ASTM D 2167, ASTM D 2937, ASTM D 6938, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
   - A. FOUNDATION, PAVING, AND ADJACENT: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST FOR EVERY 5,000 SQ. FT. OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN 1 TEST PER DAY.
   - B. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST 1 TEST FOR EACH 150 FEET OR LESS OF TRENCH LENGTH, BUT NO LESS THAN 1 TEST PER DAY.
4. COMPACTION TESTING IS REQUIRED AT THE ABOVE SCHEDULE UNLESS GREATER TESTING IS RECOMMENDED BY STRUCTURAL DRAWINGS. LESS TESTING WOULD BE ACCEPTABLE IF APPROVED IN WRITING BY GEOTECHNICAL ENGINEER, SPECIAL INSPECTOR, FOUNDATION ENGINEER, AND KNUTZEN ENGINEERING.

EROSION CONTROL

1. PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES, WALKWAYS, AND DESIGNATED STORMWATER SWALES ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
2. ESTABLISH CONSTRUCTION ACCESS.
   - A. CONSTRUCTION VEHICLE ACCESS AND EXIT SHALL BE LIMITED TO ONLY NECESSARY LOCATIONS. ACCESS POINTS SHALL BE STABILIZED WITH QUARRY SPALL OR CRUSHED ROCK TO MINIMIZE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADS, MINIMUM 100 FEET LONG. PER COK STANDARD DRAWING 2-17.
   - B. WHEEL WASH OR TIRE BATHS SHOULD BE LOCATED ON-SITE, IF NEEDED TO PREVENT EXCESSIVE TRACKING OF SEDIMENT ON ROADS.
   - C. PUBLIC ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR PICKUP SWEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING WILL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
   - D. STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ON-SITE, OR OTHERWISE BE PREVENTED FROM DISCHARGING INTO SYSTEMS TRIBUTARY TO STATE SURFACE WATERS.
   - E. A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING UP INTO THE ROCK PAD. THE GEOTEXTILE SHALL MEET THE FOLLOWING STANDARDS:
     - I. GRAB TENSILE STRENGTH (ASTM D4632) 200 PSI/MINUTE.
     - II. GRAB TENSILE ELONGATION (ASTM D4632) 30% MAXIMUM.
     - III. MULLEN BURST STRENGTH (ASTM D3786-80A) 400 PSI/MINUTE.
     - IV. AOS (ASTM D4751) 20 TO 45 (US STANDARD SIEVE SIZE).
   - F. CONSIDER EARLY INSTALLATION OF THE FIRST LIFT OF ASPHALT IN AREAS THAT WILL BE PAVED; THIS CAN BE USED AS A STABILIZED ENTRANCE. ALSO CONSIDER THE INSTALLATION OF EXCESS CONCRETE AS A STABILIZED ENTRANCE. DURING LARGE CONCRETE POURS, EXCESS CONCRETE IS OFTEN AVAILABLE FOR THIS PURPOSE.
   - G. WHENEVER POSSIBLE, THE ENTRANCE SHALL BE CONSTRUCTED ON A FIRM, COMPACTED SUBGRADE. THIS CAN SUBSTANTIALLY INCREASE THE EFFECTIVENESS OF THE PAD AND REDUCE THE NEED FOR MAINTENANCE.
   - H. QUARRY SPALLS SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
   - I. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH.
   - J. ANY QUARRY SPALLS THAT ARE LOOSENED FROM THE PAD, WHICH END UP ON THE ROADWAY, SHALL BE REMOVED IMMEDIATELY.
   - K. UNTIL PROJECT COMPLETION AND SITE STABILIZATION, ALL CONSTRUCTION ACCESSES INTENDED AS PERMANENT ACCESS FOR MAINTENANCE SHALL BE PERMANENTLY STABILIZED.
3. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SILT FENCING TO PREVENT ANY WATER RUNOFF FROM ANY DISTURBED AREAS. AT A MINIMUM, SILT FENCE WILL BE ALONG THE DOWN SLOPE PROPERTY LINES. THE SILT FENCES SHALL BE CONSTRUCTED IN THE AREAS OF CLEARING, GRADING, OR DRAINAGE PRIOR TO STARTING THOSE ACTIVITIES. THE SILT FENCE SHALL PREVENT SOIL CARRIED BY RUNOFF WATER FROM GOING BENEATH, THROUGH, OR OVER THE TOP OF THE SILT FENCE, BUT SHALL ALLOW THE WATER TO PASS THROUGH THE FENCE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING AND MAINTAINING A DUST CONTROL PLAN. DUST CONTROL SHALL BE IN ACCORDANCE WITH ALL LOCAL ORDINANCES. ALL DUST CONTROL MEASURES SHALL BE DONE WITH A PERSON OPERATED WATERING DEVICE (E.G. WATER TRUCK, WATER WAGON, ETC.) NO UNATTENDED WATERING ALLOWED. NO IRRIGATION LINES OR OTHER IRRIGATION/SPRINKLER TYPE WATERING DEVICES ALLOWED.
5. CONTRACTOR SHALL PROTECT EXISTING STORMWATER INLETS BY INSTALLING CATCH BASIN PROTECTION SOCKS PER COK STANDARD SPECIFICATIONS SECTION 2-27.
6. INSPECT, REPAIR, AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
7. REMOVE EROSION AND SEDIMENTATION CONTROLS ONCE THEY ARE NO LONGER NEEDED AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.
8. PRIOR TO ACCEPTANCE OF THE FINAL PUNCH LIST FOR THIS PROJECT, THE CIVIL CONTRACTOR SHALL CLEAN THE CATCH BASINS AND INSTALL CLEANED OR NEW CATCH BASIN SOCK PER COK SPECIFICATION SECTION 2-27.

STORMWATER SYSTEM OPERATION AND MAINTENANCE

1. CATCH BASINS
   - A. REMOVE SEDIMENT, TRASH AND DEBRIS WHEN GRATE BECOMES CLOGGED MORE THAN 10%.
   - B. REMOVE SEDIMENT, TRASH AND DEBRIS IN SUMP THAT EXCEEDS 60% OF SUMP DEPTH AS MEASURED FROM BOTTOM OF BASIN TO INVERT OF LOWEST PIPE, BUT IN NO CASE SHALL THE CLEARANCE FROM TOP OF DEBRIS TO INVERT OF LOWEST PIPE BE LESS THAN 6". NO VEGETATION SHALL BE ALLOWED TO GROW IN SUMP. AT A MINIMUM, REMOVE SEDIMENT, TRASH AND DEBRIS IN SUMP ANNUALLY.
   - C. STRUCTURAL DAMAGE TO FRAME, GRATE, TOP SLAB, OR SUMP, SHALL BE REPAIRED OR REPLACED. STRUCTURAL DAMAGE INCLUDES CRACKS GREATER THAN 1/4" OR HOLES GREATER THAN 2" IN TOP SLAB, FRAME NOT SITTING FLUSH ON TOP SLAB (MORE THAN 3/4" SEPARATION) OR NOT SECURELY ATTACHED, CRACKS GREATER THAN 1/4" IN SUMP WALLS, SOIL ENTERING SUMP, CRACKS AT GROUT FILLET AROUND PIPES IN EXCESS OF 1/2", SETTLEMENT OF ENTIRE BASIN SUCH THAT IT CREATES A SAFETY, FUNCTION OR DESIGN PROBLEM.
   - D. REPLACE ANY MISSING GRATE OR REPAIR IF GRATE IS DIFFICULT TO REMOVE. REPLACE GRATE IF OPENINGS GREATER THAN 7/8" OR GRATE HAS MISSING OR BROKEN BARS.
2. INFILTRATION BASINS
   - A. REMOVE TRASH AND DEBRIS AT LEAST 2 TIMES PER YEAR AND WHEN ACCUMULATION EXCEEDS 1 CUBIC FOOT PER 1000 SQUARE FOOT OF POND.
   - B. REMOVE SEDIMENT ACCUMULATIONS IN POND IN EXCESS OF 2" AND AT LEAST ONCE PER YEAR.
   - C. IF EROSION OR SETTLEMENT OF POND SIDE SLOPES OCCURS, REPAIR TO MATCH ORIGINAL DESIGN CONDITIONS. IF POND SIDE SLOPES CONTINUE TO SETTLE, CONSULT A REGISTERED ENGINEER SINCE THIS COULD INDICATE A SEVERE UNDERLYING PROBLEM.
   - D. TREES ARE NOT ALLOWED IN POND AREAS INCLUDING POND SIDE SLOPES. IF POOR VEGETATION COVER OCCURS OVER GREATER THAN 10% OF POND AREA, REPLACE VEGETATION AND DETERMINE WHY. CUT VEGETATION SUCH THAT IT DOES NOT EXCEED 10"
   - E. IF RODENT HOLES OCCUR OR IF ANY EVIDENCE OF WATER PIPING OCCURS, REMOVE RODENTS AND COMPLETELY FILL VOIDS WITH BENTONITE CLAY, LEAN MIX CONCRETE, OR CONSOLIDATED DENSITY FILL.
   - F. IF WATER REMAINS MORE THAN 72 HOURS AFTER CESSATION OF RAINFALL, A PERCOLATION TEST MUST BE COMPLETED AND A REGISTERED ENGINEER CONSULTED.

STORMWATER PREVENTION POLLUTION PLAN

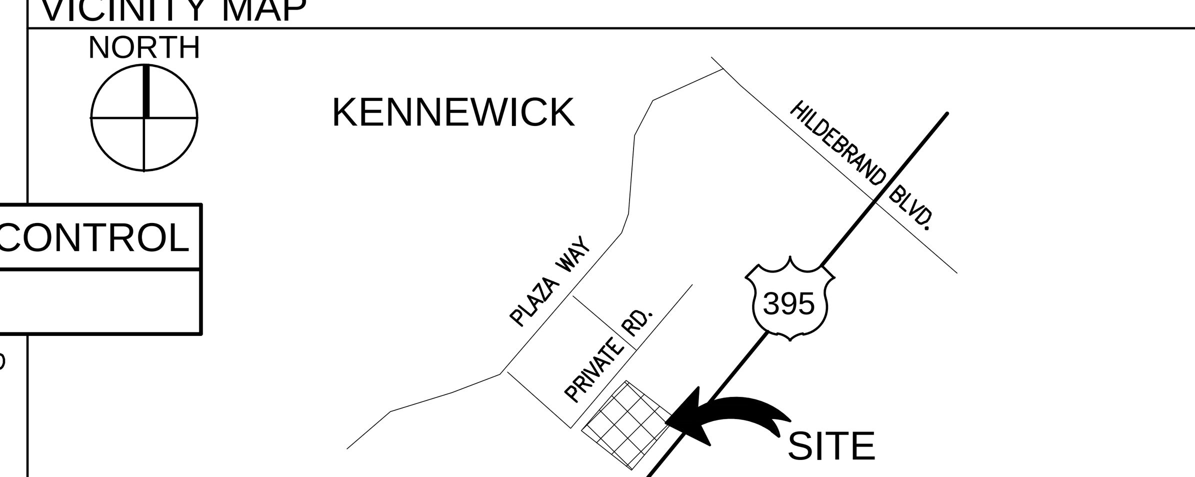
1. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND IMPLEMENTING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON (SWMMEW).
2. WHENEVER INSPECTION AND OR MONITORING REVEALS THAT THE BMP'S IDENTIFIED IN THE CONSTRUCTION SWPPP ARE INADEQUATE, DUE TO THE ACTUAL DISCHARGE OF OR POTENTIAL TO DISCHARGE A SIGNIFICANT AMOUNT OF ANY POLLUTANT, THE SWPPP SHALL BE MODIFIED, AS APPROPRIATE AND IN A TIMELY MANNER.
3. UPON PROJECTS COMPLETION THE CONTRACTOR SHALL FILE NOTICE OF TERMINATION FOR THE STORMWATER PERMIT WITH ECOLOGY.

UNDERGROUND INJECTION CONTROL
SITE NUMBER: -

REFERENCE SOURCES

1. WASHINGTON STATE DEPARTMENT OF HEALTH CAN BE FOUND AT: https://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/WaterSystemDesignandPlanning/CrossConnectionControlBackflowPrevention).
2. EASTERN WASHINGTON STORMWATER MANUAL CAN BE FOUND AT: (https://fortress.wa.gov/ecy/publications/documents/1810044.pdf).
3. CONTECH MAINTANENCE GUIDE CAN BE FOUND AT: (https://www.conteches.com/Portals/0/Documents/Maintenance%20Guides/CDS-Maintenance-Guide.pdf?ver=2018-05-31-143259-453).
4. WSDOT STANDARD PLANS CAN BE FOUND AT: (https://www.wsdot.wa.gov/Design/Standards/default.htm#StandardPlans).
5. FOR MUTCD STANDARD MANUAL CAN BE FOUND AT: (https://mutcd.fhwa.dot.gov/pdfs/2009r1r2/mutcd2009r1r2edition.pdf).
6. THE CITY OF KENNEWICK STANDARD SPECIFICATIONS AND DRAWINGS CAN BE FOUND AT: (https://www.go2kennewick.com/1219/Standard-Specifications-Details).
7. THE CITY OF KENNEWICK MUNICIPAL CODE CAN BE FOUND AT: (https://go2kennewick.com/967/Codes-Standards).
8. BENTON COUNTY ROAD DETAILS CAN BE FOUND AT: (https://www.co.benton.wa.us/pview.aspx?id=10160&catID=45#:~:text=Benton%20County%20Standard%20Plans%20%20%20Standard%20Plan,%20%20R-3%20%2017%20more%20rows%20)

VICINITY MAP



LEGEND AND ABBREVIATIONS

NEW	EXISTING	DESCRIPTION
		ACCESSIBLE PARKING MARKER
AVR	(E)AVR	AIR VAC RELIEF
AD	(E)AD	AREA DRAIN
GUY	(E)GUY	GUY WIRE
BOA	(E)BOA	BLOW OFF ASSEMBLY
BO	(E)BO	BOLLARD
		CAP
CB	(E)CB	CATCH BASIN ROUND/SQUARE
CB		CATCH BASIN SOLID
CO	(E)CO	CLEAN OUT
CDS	CDS	CONTINUOUS DEFLECTIVE SEPARATION UNIT
DS	(E)DS	DOWN SPOUT
DW	(E)DW	DRY WELL
EM	(E)EM	ELECTRICAL METER
EV	EV	ELECTRICAL VAULT
GM	(E)GM	GAS METER
FDC	(E)FDC	FIRE DEPARTMENT CONNECTION
FH	(E)FH	FIRE HYDRANT
FP	(E)FP	FLAG POLE
IV	(E)IV	IRRIGATION VALVE
LP	(E)LP	LIGHT POLE
SD SS MH	SD SS (E)MH	MANHOLE
		PAVEMENT ARROWS
PIV	(E)PIV	POST INDICATOR VALVE
PP	(E)PP	POWER POLE
		REDUCER
		SHRUB
		SLOPE DIRECTION/PIPE SLOPE
SB	(E)SB	STORM BUBBLER
SIGN	(E)SIGN	STREET SIGN
SL	(E)SL	STREET LIGHT
TP	(E)TP	TELEPHONE PEDESTAL
		THRUST BLOCK
XFMR	(E)XFMR	TRANSFORMER
		TREE
T C P J	T C P J	UTILITY BOX
VAN		VAN PAVEMENT MARKING
WV	(E)WV	WATER VALVE
WM/IM	(E)WM/IM	WATER/IRRIGATION METER
WP	MON	WORK/MONUMENT POINT
YH	YH	YARD HYDRANT

NEW	EXISTING / REMOVE
NEW ASPHALT	EXISTING ASPHALT
NEW HEAVY ASPHALT	EXISTING CONCRETE
NEW HEAVY CONCRETE	EXISTING GRAVEL
NEW CONCRETE	EXISTING LAWN
NEW GRAVEL	EXISTING LANDSCAPE
NEW LAWN	REMOVE LANDSCAPE
NEW LANDSCAPE	REMOVE ASPHALT
NEW TRUNCATED DOMES	REMOVE CONCRETE
NEW RIP RAP	REMOVE GRAVEL
	REMOVE LAWN

ABAND	ABANDONED		
BOT	BOTTOM	PDP	PERFORATED DRAIN PIPE
BW	BOTTOM OF WALL ELEVATION	PE	POLYETHYLENE
COM	COMMUNICATIONS	PS	PRESSURE SEWER
(E)	EXISTING	ROW	RIGHT-OF-WAY
FO	FIBER OPTICS LINE	R	RADIUS
FF	FINISH FLOOR	RWL	RAIN WATER LEADER
FG	FINISH GRADE	SS	SANITARY SEWER
FR	FIRE RISER	SLV	PIPE SLEEVE
FW	FIRE WATER	XXX.XX	SPOT ELEVATION
GL	GUTTER LINE	SD	STORM DRAIN
IE	INVERT ELEVATION	T	TELEPHONE
IR	IRRIGATION	TV	TELEVISION
LS	LANDSCAPE	TA	TOP OF ASPHALT ELEVATION
MON	MONUMENT	TC	TOP OF CONCRETE ELEVATION
NG	NATURAL GAS	TG	TOP OF GRAVEL ELEVATION
NIC	NOT IN CONTRACT	TW	TOP OF WALL ELEVATION
NTS	NOT TO SCALE	TYP	TYPICAL
OHP	OVERHEAD POWER	W	WATER
P	POWER		

- SAWCUT LINE
- NEW EASEMENT LINE
- PROPERTY LINE
- EXISTING CONTOUR (100)
- NEW CONTOUR (100)
- EXISTING FENCE
- NEW FENCE
- REMOVE FENCE
- REMOVE SURFACE FEATURE
- REMOVE UNDERGROUND UTILITY
- ABANDONED UNDERGROUND UTILITY
- EXISTING UNDERGROUND UTILITY
- NEW UNDERGROUND UTILITY

DRAWING INDEX

C001 GENERAL NOTES AND LEGEND
C003 SURVEY
C011 EROSION CONTROL AND DEMOLITION PLAN
C101 SITE PLAN
C111 GRADING PLAN
C121 UTILITY PLAN
C201 BID ALT
C501 SECTIONS AND DETAILS
C502 SECTIONS AND DETAILS

KENNEWICK SIGNATURE BLOCK

OWNER	APPROVED	DATE
CASCADE NATURAL GAS		
CHARTER COMMUNICATIONS		
ZIPLY		
KENNEWICK IRR. DISTRICT		
BENTON PUD		
CITY OF KENNEWICK PUBLIC WORKS		

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

PAUL T. KNUTZEN, STATE OF WASHINGTON, 44313, REGISTERED PROFESSIONAL ENGINEER
09/07/22

GENERAL NOTES AND LEGEND
SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	SJT	09/07/22
CHECKED	PTK	09/07/22
APPROVED	PTK	09/07/22

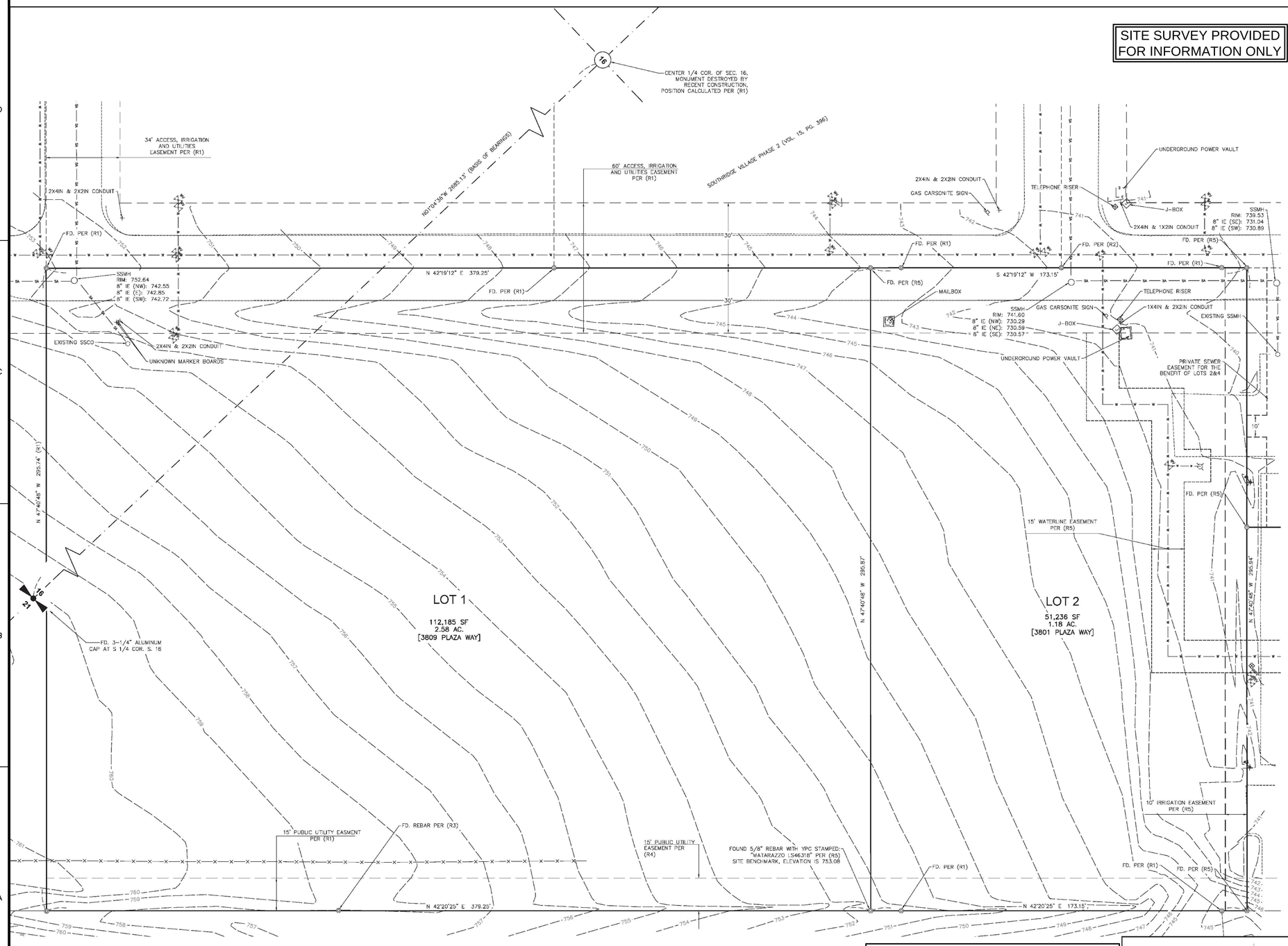
SCALE: AS NOTED
CADFILE: 21285C001
JOB No. 21285
REV. 0
DWG. No. C001

\2021\21285-Alvarez Auto Kennewick\DWG\21285C001.dwg - Sep 07,2022 - 05:28pm - sto

SITE SURVEY PROVIDED FOR INFORMATION ONLY

TOPOGRAPHIC SURVEY

LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON



NOT TO SCALE
Scale 1" = 20'
0 10 20 40

BASIS OF BEARINGS

NAVD 88 WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, PARTICULARLY N01°04'36"W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON

LEGEND & ABBREVIATIONS

- FOUND SURVEY MONUMENT AS NOTED
- FOUND PROPERTY PIN AS NOTED
- SANITARY SEWER MANHOLE (SSMH)
- EXISTING SANITARY SEWER CLEANOUT (SSCO)/SANITARY SEWER MANHOLE (SSMH)
- MAILBOX
- SIGN AS NOTED
- MISCELLANEOUS POINT AS NOTED
- LIGHT POLE
- JUNCTION BOX (J-BOX)
- TELEPHONE RISER
- IRRIGATION VALVE/WATER VALVE
- FIRE HYDRANT
- WATER METER
- 1-FOOT INTERVAL GROUND CONTOUR
- PROPERTY BOUNDARY
- LOT LINE
- SECTION LINE
- EXISTING IRRIGATION EASEMENT
- EXISTING WATERLINE EASEMENT
- EXISTING SEWER EASEMENT
- EXISTING EASEMENT AS NOTED
- ROAD SIDEWALK
- EDGE OF PAVEMENT
- FENCE LINE
- CONTOUR LINE
- ROAD BREAK LINE
- ELECTRICAL LINE
- WATER PIPE
- SANITARY SEWER PIPE

SURVEY REFERENCES

(R1) SHORT PLAT OF SOUTHRIDGE VILLAGE PHASE 2 (VOL. 15, PG. 396 OF SHORT PLATS) BY BETHJE
(R2) RECORD OF SURVEY AND BLOUNDARY LINE ADJUSTMENT FOR SOUTHRIDGE VILLAGE PHASE 2 (VOL. 1, PG. 4564 OF SURVEYS) BY BETHJE
(R3) RECORD OF SURVEY AND BOUNDARY LINE ADJUSTMENT (VOL. 1, PG. 3665 OF SURVEYS) BY SHEA
(R4) SHORT PLAT (VOL. 1, PG. 3040 OF SHORT PLATS) BY SHEA
(R5) RECORD OF SURVEY AND BINDING SITE PLAN FOR ADM DEVELOPMENT (VOL. 1, PG. 4829 OF SURVEYS) BY MATARAZZO

ALEXANDER D. MATARAZZO — STATE OF WASHINGTON — 46316 — REGISTERED PROFESSIONAL LAND SURVEYOR
03/23/2022

KENNEWICK SIGNATURE BLOCK

OWNER	APPROVED	DATE
CITY OF KENNEWICK PUBLIC WORKS		

PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: KNUTZEN ENGINEERING		PROJECT NO: 66398.000
SURVEYOR: ALEXANDER D. MATARAZZO		DATE: 03/23/2022
CALC BY: ADM	DRAWN BY: BCH	SCALE: 1" = 20'
SECTION: 16	TOWNSHIP: 8 NORTH	RANGE: 29 EAST
CITY: KENNEWICK	COUNTY: BENTON	SHEET 1 OF 2

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

09/07/22

SURVEY
SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	SJT	09/07/22
CHECKED	PTK	09/07/22
APPROVED	PTK	09/07/22

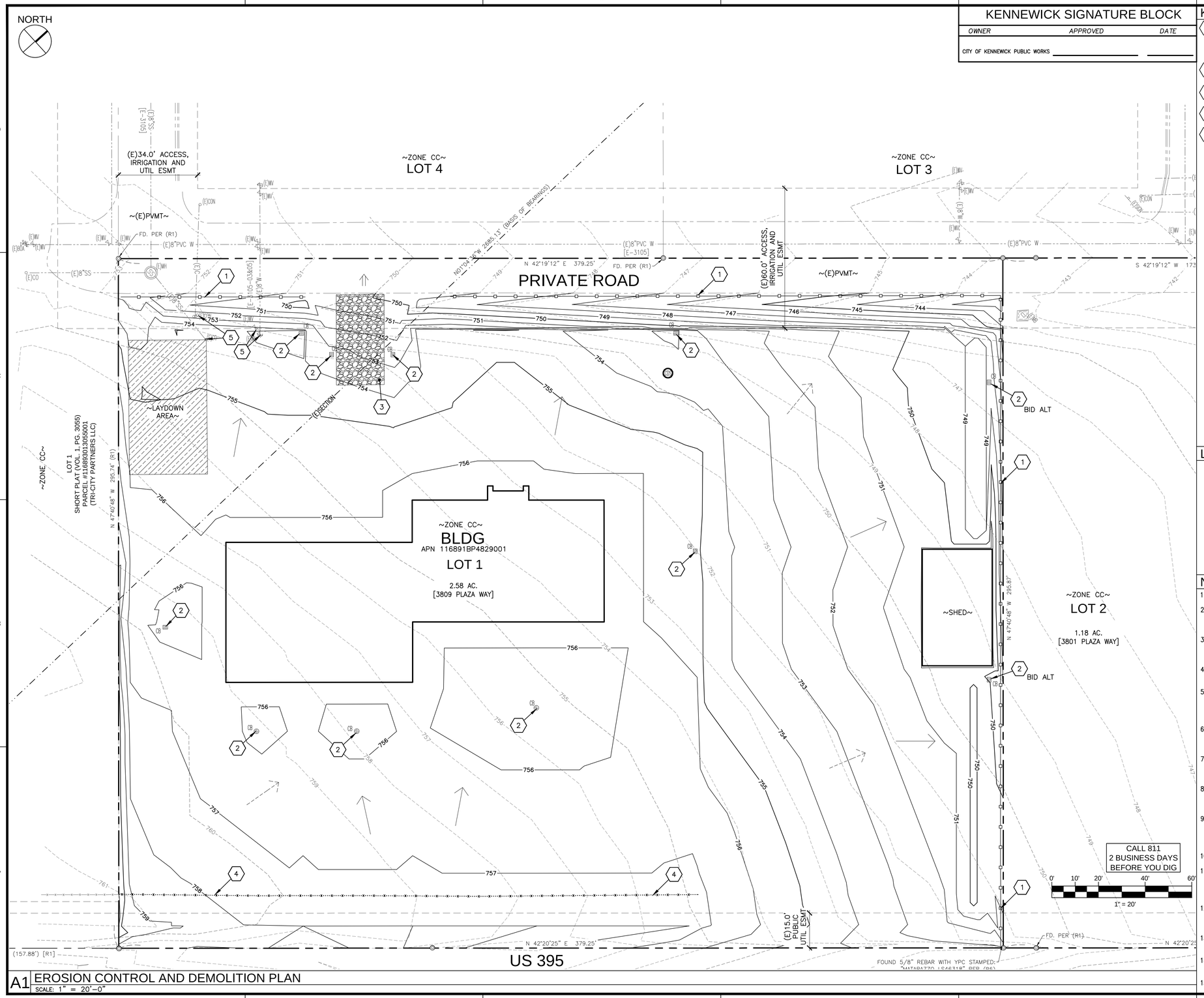
SCALE: AS NOTED
CADFILE: 21285C001

JOB No. 21285 | REV. 0

DWG. No. C003

A1 SURVEY
SCALE: NOT TO SCALE

\\2021\21285-Alvarez Auto Kennewick\DWG\21285C001.dwg - Sep 07,2022 - 05:28pm - sto



KENNEWICK SIGNATURE BLOCK

OWNER	APPROVED	DATE
CITY OF KENNEWICK PUBLIC WORKS		

KEY NOTES

1. SILT FENCING SHALL BE INSTALLED AT LOCATIONS SHOWN AND AS NEEDED AT ANY LOCATIONS OF SITE WHERE SURFACE RUNOFF MAY ERODE SOILS AWAY FROM SITE, CONTRACTOR SHALL INSTALL ADDITIONAL SILT FENCING AS NECESSARY, REFER TO DETAIL A1/C501
2. PROPOSED DRAINAGE STRUCTURE TO BE PROTECTED WITH FILTER FABRIC, SEE DETAIL A2/C501
3. CONSTRUCTION ACCESS, SEE GENERAL NOTES ON SHEET C001, AND PER CITY STD 2-17
4. REMOVE FENCE, POSTS, AND GATES AS SHOWN, THEN BACKFILL
5. PROTECT UTILITY IN PLACE

LEGEND

- EXISTING STORMWATER FLOW PATH
- NEW STORMWATER FLOW PATH
- CONTRACTOR LAYDOWN AND STORAGE AREA
- LIMITS OF CONSTRUCTION LINE
- SILT FENCE
- CONSTRUCTION VEHICLE ACCESS POINTS TO PUBLIC ROADS
- CONSTRUCTION ACCESS EROSION CONTROL

NOTES

1. SEE SHEET C001 FOR GENERAL NOTES AND LEGEND.
2. MOST SUITABLE LOCATION FOR CONSTRUCTION ENTRANCE TO BE DETERMINED BY GENERAL CONTRACTOR. CONSTRUCTION ENTRANCE SHOWN ON DRAWING IS A SUGGESTED LOCATION ONLY.
3. FINAL CONSTRUCTION LAY-DOWN AREA AND STOCKPILE AREA LOCATION AND SIZE TO BE DETERMINED BY THE GENERAL CONTRACTOR WITH APPROVAL OF OWNER.
4. CUT & FILL SLOPES SHOULD BE CONSTRUCTED WITH INCLINATION NO STEEPER THEN 2H:1V AND MUST BE PROTECTED FROM WIND AND EROSION.
5. PLACE TOPSOIL, COMPACT, AND PROVIDE TEMPORARY SOIL STABILIZATION. PERMANENT LANDSCAPING CAN BE INSTALLED ONCE LIKELIHOOD OF SEDIMENTATION DURING CONSTRUCTION IS REDUCED, UPSTREAM AREAS ARE FULLY STABILIZED, AND IRRIGATION SYSTEM IS OPERATIONAL.
6. EROSION, SEDIMENT, AND AIR QUALITY CONTROL SHALL COMPLY WITH THE COUNTY AND CITY AIR QUALITY CONTROL ORDINANCES, AND THE NOTES AND DETAILS ON THESE PLANS.
7. PROVIDE INLET PROTECTION ON ALL STORM DRAIN INLETS SURROUNDING SITE, INSPECT FABRIC REGULARLY AND REPLACE AS NECESSARY IF FOUND TO BE RIPPED OR TORN.
8. ANYTIME AN OPEN TRENCH AND DEMOLITION AREAS ARE PRESENT DURING NON WORK HOURS THE CONTRACTOR SHALL HAVE PORTABLE 6.0' CHAIN LINK CONSTRUCTION FENCE IN PLACE AROUND THE WORK AREA.
9. NOT ALL UNDERGROUND UTILITIES ON THESE DRAWINGS MAY BE SHOWN. FIELD LOCATE AND VERIFY ALL UNDERGROUND UTILITIES. COORDINATE ALL RELOCATION WORK WITH THE APPROPRIATE UTILITY COMPANY AND/OR OWNER PRIOR TO ANY EXCAVATION WORK.
10. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK.
11. ACP AND CONCRETE CUT LINES ARE BASED ON NEW SURFACE FEATURES TO BE INSTALLED. CUT LINES DO NOT ACCOUNT FOR GRADING, TRENCHING, GRADE TRANSITIONS, OR OVERLAY WORK. ADJUST ACTUAL CUT AS NECESSARY FOR RELATED NEW WORK.
12. REMOVE ALL EXISTING IRRIGATION SYSTEM COMPONENTS WITHIN NEW CONSTRUCTION AREAS THAT WILL INTERFERE WITH NEW WORK. CUT, CAP, AND SEAL WATERTIGHT EXISTING PIPING TO REMAIN.
13. ALL UTILITY MAINS MUST REMAIN OPERATIONAL DURING CONSTRUCTION. COORDINATE WITH THE CITY TO SCHEDULE SERVICE OUTAGES AS NEEDED.
14. CONTRACTOR TO REMOVE ANY ABANDONED UTILITY LINES AS NEEDED FOR NEW CONSTRUCTION AND PROPOSED GRADES.
15. CONTOURS SHOWN ARE BASE BID.

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

PAUL T. KNUTZEN
STATE OF WASHINGTON
44313
REGISTERED
PROFESSIONAL ENGINEER
09/07/22

EROSION CONTROL AND DEMOLITION PLAN

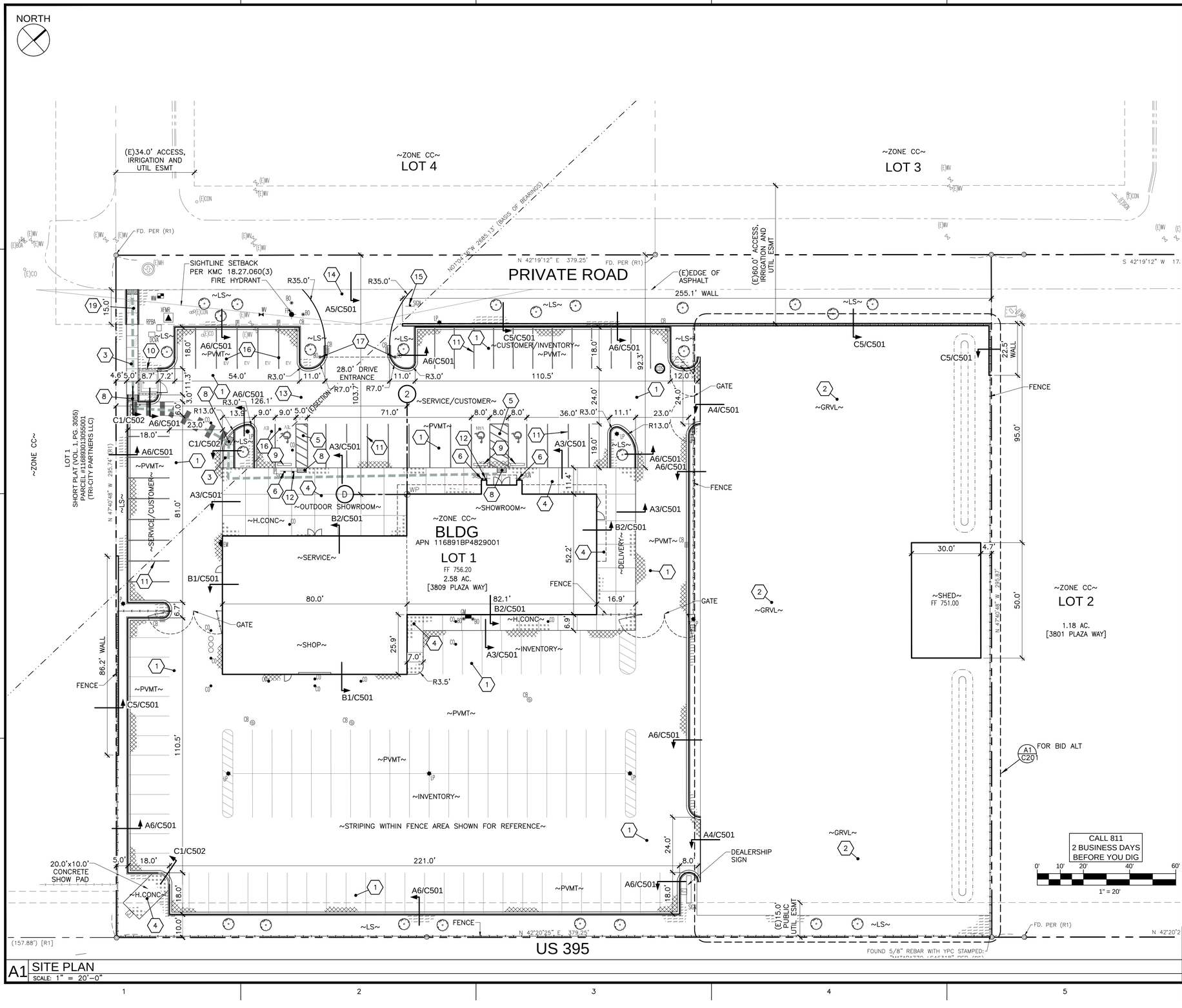
SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	SJT	09/07/22
CHECKED	PTK	09/07/22
APPROVED	PTK	09/07/22

SCALE: AS NOTED
CADFILE: 21285C001
JOB No. 21285
REV. 0
DWG. No. C011

A1 EROSION CONTROL AND DEMOLITION PLAN
SCALE: 1" = 20'-0"

\2021\21285-Alvarez Auto Kennewick\DWG\21285C001.dwg - Sep 07,2022 - 05:28pm - sto



KEY NOTES

1. STANDARD ASPHALT SECTION – 3" THICK ASPHALT OVER 6" TOP COURSE PER WSDOT 9-03.9(3)
2. BASE BID: 4" TOP COURSE PER WSDOT 9-03.9(3) FOR EROSION PROTECTION
3. STANDARD CONCRETE SECTION – 4" THICK CONCRETE SIDEWALK OVER 4" TOP COURSE PER WSDOT 9-03.9(3). TROWEL CONTROL JOINTS AT 5' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.
4. HEAVY CONCRETE SECTION – 6" THICK CONCRETE OVER 6" TOP COURSE PER WSDOT 9-03.9(3). TROWEL CONTROL JOINTS AT 10' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C., SEE WSDOT STD PLAN A-40.10-04 FOR REINFORCEMENT BAR SPACING AND JOINTS
5. PAINT WHITE 4" WIDE PARKING STRIPING, LETTERING, AND ACCESSIBLE PARKING SYMBOLS PER ADA REQUIREMENTS AS SHOWN ON PLAN. SEE DETAIL B5/C501
6. ACCESSIBLE PARKING SIGN, SEE DETAIL B3/C501
7. ACCESSIBLE RAMP, SEE DETAIL B6/C501
8. EMBEDDED DETECTABLE WARNING STRIP
9. WHEEL STOP, SEE DETAIL C1/C501
10. TRASH ENCLOSURE, SEE DETAIL C3/C501
11. PAINT 4" WHITE PARKING STRIPE, TYP
12. ACCESSIBLE AISLE SIGN, SEE DETAIL B4/C501
13. PAINT 24" WIDE WHITE CROSS WALK STRIPE, WITH 48" SPACE, TYPICAL
14. DRIVE ENTRANCE, PER BENTON COUNTY STD DETAIL R-4
15. "STOP" SIGN, PER MUTCD R2-1, PER CITY STD DETAIL 7-1
16. FUTURE EV STALL, SIGN SHOWN FOR REFERENCE
17. BOLLARD GATE WITH CHAIN, SEE DETAIL B6/C502
18. UTILITY PROTECTION BOLLARD, SEE DETAIL C2/C501
19. ACCESSIBLE RAMP, SEE DETAIL C2/C502

LEGEND

ADA COMPLIANT PATH TO SIDEWALK

NOTES

1. SEE SHEET C001 FOR GENERAL NOTES AND LEGEND.
2. CURB RETURN RADII ARE 5.0' RADIUS UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK.
4. REFER TO LANDSCAPE FOR FENCING, GATES AND/OR MOW STRIP.
5. PARKING:
   37 STANDARD STALLS, 1 ACCESSIBLE STALLS, 1 ACCESSIBLE VAN STALLS, 1 EV ACCESSIBLE STALL, 5 EV STALLS, TOTAL 45 STALLS.
   89 INVENTORY STALLS.
   98 FUTURE INVENTORY STALLS.
6. AREA:
   101,434 SF IMPERVIOUS AREA, 10,729 SF PERVIOUS AREA (10%), 112,163 SF TOTAL PROPERTY AREA.

KENNEWICK SIGNATURE BLOCK

OWNER	APPROVED	DATE
CITY OF KENNEWICK PUBLIC WORKS		

A1 SITE PLAN
SCALE: 1" = 20'-0"

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

PAUL T. KNUTZEN
STATE OF WASHINGTON
44313
REGISTERED
PROFESSIONAL ENGINEER
09/07/22

SITE PLAN

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	SJT	09/07/22
CHECKED	PTK	09/07/22
APPROVED	PTK	09/07/22

SCALE: AS NOTED
CADFILE: 21285C001
JOB No. 21285
REV. 0

DWG. No. C101

\2021\21285-Alvarez Auto Kennewick\DWG\21285C001.dwg - Sep 07,2022 - 05:28pm - sto

KEY NOTES

1. MEET AND MATCH EXISTING ELEVATION
2. RAISE EXISTING LID TO NEW GRADE ELEVATIONS
3. MAXIMUM 2:1 SLOPE IN LANDSCAPE AREAS
4. MAXIMUM 2% SLOPE IN ANY DIRECTION IN ACCESSIBLE PARKING OR MAIN WALK AREAS
5. MAXIMUM 5% SLOPE IN DIRECTION OF TRAVEL WITH 2% CROSS SLOPE IN CROSS WALK
6. 0" TO 6" CURB TRANSITION
7. END CURB IN 45° TAPER
8. 12" DRAINAGE DEPRESSION ALONG ROAD WITH A 4:1 SIDE SLOPE ON ROAD SIDE AND A 2:1 SIDE SLOPE ON SITE SIDE, BOTTOM ELEVATION
9. SWALE– 77.0'x3.0'x0.5' DEEP BOTTOM, ELEVATIONS 748.50, 238 SF, WITH 6:1 SIDE SLOPES, WITH 245 CF STORAGE MIN
10. SWALE– 92.0'x3.0'x0.5' DEEP BOTTOM, ELEVATIONS 750.00, 283 SF, WITH 6:1 SIDE SLOPES, WITH 290 CF STORAGE MIN

KENNEWICK SIGNATURE BLOCK

OWNER	APPROVED	DATE
CITY OF KENNEWICK PUBLIC WORKS		

NOTES

1. SEE DRAWING C001 FOR GENERAL NOTES AND LEGEND.
2. SPOT ELEVATIONS AND CONTOURS ARE TO THE TOP OF SIDEWALK, CURB, OR PAVEMENT FINISHED SURFACE UNLESS NOTED OTHERWISE.
3. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK. IMMEDIATELY NOTIFY ARCHITECT OF DISCREPANCIES BEFORE WORK COMMENCES.
4. SEE DRAWING C121 FOR CATCH BASIN LOCATION DIMENSIONS.
5. DO NOT EXCEED MAXIMUM SLOPE OF 4:1 IN ALL AREAS OF SITE, UNLESS OTHERWISE NOTED.
6. DO NOT COMPACT SOILS IN SWALE AREAS BEYOND 85% OF MDD PER ASTM D1557.

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

PAUL T. KNUTZEN
STATE OF WASHINGTON
44313
REGISTERED
PROFESSIONAL ENGINEER
09/07/22

GRADING PLAN

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	SJT	09/07/22
CHECKED	PTK	09/07/22
APPROVED	PTK	09/07/22

SCALE: AS NOTED
CADFILE: 21285C001
JOB No. 21285 | REV. 0
DWG. No. C111

A1 GRADING PLAN
SCALE: 1" = 20'-0"

\202121285-Alvarez Auto Kennewick\DWG\21285C001.dwg - Sep 07,2022 - 05:28pm - sto

NORTH

PLAZA WAY

KENNEWICK SIGNATURE BLOCK

OWNER	APPROVED	DATE
CITY OF KENNEWICK PUBLIC WORKS		

FIRE FLOW REQUIREMENT SIG BLOCK

IFC 2018 FIRE FLOW REQUIREMENTS:
CONSTRUCTION TYPE SHOW ROOM/OFFICES V-B, 5905 (+/-) SF (HALF BUILDING ON SITE)= 2,000 GPM WITH TWO HOUR DURATION (TABLE B105.1)

CONSTRUCTION TYPE SERVICE/SHOP III-B, 4800 (+/-) SF (HALF BUILDING ON SITE)= 1,500 GPM WITH TWO HOUR DURATION (TABLE B105.1)

KEY NOTES

1. WATER SERVICE TAP, PER CITY STD DETAIL 4-30
2. 8"x6" TAPPING TEE WITH 6" GATE VALVE AND THRUST BLOCK, PER CITY STD DETAIL 4-5, 4-6 AND 4-9
3. FIRE HYDRANT WITH BOLLARD PROTECTION, PER CITY STD DETAIL 4-4
4. 2" REDUCE PRESSURE BACKFLOW ASSEMBLY, IN HOT BOX, PROVIDE ELECTRICAL CONDUIT FROM BUILDING, PER CITY STD DETAIL 4-21
5. 2" WATER METER, PER CITY STD DETAIL 4-30
6. 2"x1" TEE TO IRRIGATION 1" DOUBLE CHECK VALVE ASSEMBLY, PER CITY STD DETAIL 4-13 1/2
7. CLEANOUT TO GRADE, SEE DETAIL D2/C501
8. 1,000 GAL OIL WATER SEPARATOR, SEE DETAIL A6/C502
9. WYE CONNECTION
10. TIE SEWER LINE INTO EXISTING 8" SEWER STUB WITH 8"x6" ECCENTRIC REDUCER, CONTRACTOR TO VERIFY SIZE, INVERT, AND LOCATION
11. CATCH BASIN IN CURB, SEE DETAIL D4/C501
12. FLUSH CATCH BASIN, SEE DETAIL D3/C501
13. CDS2015-4-C UNIT, SEE DETAIL A1/C502
14. RAINWATER LEADER 3.0' BELOW FINISH FLOOR, COORDINATE WITH ARCHITECTURAL AND MECHANICAL FOR LOCATION, SEE DETAIL D2/C501
15. FOR PIPE CONTINUATION REFER TO MECHANICAL
16. 4" IRRIGATION SLEEVE (SLV), TYPICAL. COORDINATE LOCATIONS WITH LANDSCAPE PLANS
17. POWER FROM EXISTING VAULT AT MAIN ROAD, THROUGH CONDUIT UNDER ROAD TO NEW TRANSFORMER THEN TO METER AT BUILDING, COORDINATE WITH POWER COMPANY FOR DETAILS
18. LIGHT POLE, BASE AND ASSOCIATED CONDUIT, REFER TO ELECTRICAL
19. ELECTRICAL/TELEPHONE/DATA SHOWN FOR REFERENCE, REFER TO ELECTRICAL FOR DETAILS
20. GAS SERVICE FROM EXISTING GAS STUB AT MAIN ROAD, THROUGH CONDUIT UNDER ROAD TO NEW GAS METER AT BUILDING, COORDINATE WITH GAS COMPANY
21. 20.0'Wx80.0'Lx4.0'DEEP ROCK POCKET, WITH 70 LF OF (2)12"PDP CONNECTED TO 8 LF OF 12"SD HEADER AND 12"SD INLET WITH TEES AND ELBOWS, SEE DETAIL D5/C501
22. PIPE BEND
23. CULVERT, PER BENTON COUNTY STD DETAIL R-4 AND R-19

NOTES

1. SEE DRAWING C001 FOR GENERAL NOTES AND LEGEND.
2. ALL UNDERGROUND UTILITIES ON THE SITE MAY NOT BE SHOWN. FIELD LOCATE AND VERIFY ALL UNDERGROUND UTILITIES. COORDINATE ALL RELOCATION WORK WITH THE APPROPRIATE UTILITY COMPANY AND/OR OWNER PRIOR TO ANY EXCAVATION WORK.
3. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK. IMMEDIATELY NOTIFY ARCHITECT OF DISCREPANCIES BEFORE WORK COMMENCES.
4. ALL SITE ELECTRICAL WORK MAY NOT BE SHOWN ON THE CIVIL SITE DRAWINGS. SITE ELECTRICAL IS SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO ELECTRICAL PLANS IN THIS CONSTRUCTION PACKAGE FOR ELECTRICAL DEMOLITION, RELOCATION, AND NEW INSTALLATION.
5. REFER TO ELECTRICAL PLANS FOR TELEPHONE, FIBER OPTICS EQUIPMENT AND CONDUIT, FOR LOCATIONS, DETAILS AND SPECIFICATIONS. COORDINATE WITH UTILITY COMPANY FOR TIE IN LOCATION AND SPECIFICATIONS.
6. REFER TO MECHANICAL FOR GAS METER AND COORDINATE WITH GAS COMPANY FOR CONDUIT LOCATION AND SPECIFICATIONS.
7. BACKFLOW PROTECTION IS INSTALLED INSIDE THE BUILDING.
8. SEE DRAWING C501 FOR BENTON PUD NOTES.

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG

0' 10' 20' 40' 60'
1" = 20'

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

PAUL T. KNUTZEN
STATE OF WASHINGTON
44313
REGISTERED
PROFESSIONAL ENGINEER
09/07/22

UTILITY PLAN

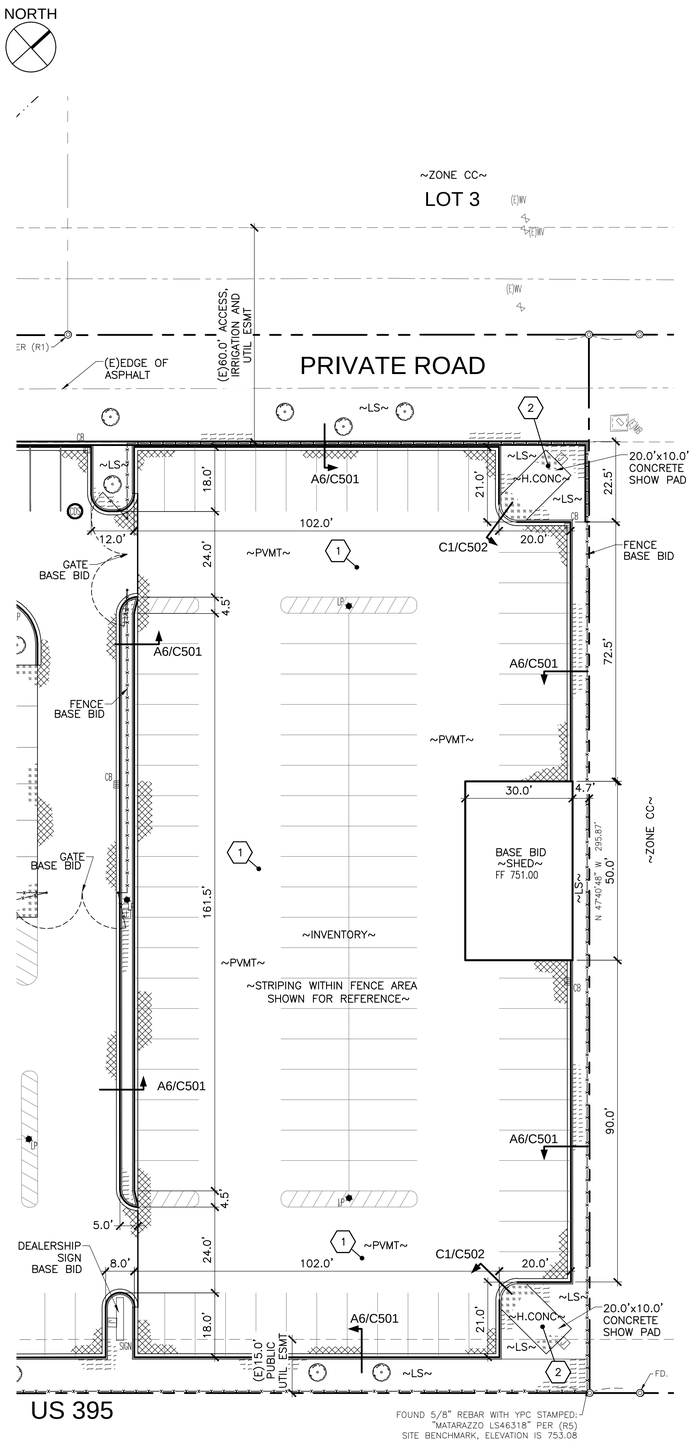
SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	SJT	09/07/22
CHECKED	PTK	09/07/22
APPROVED	PTK	09/07/22

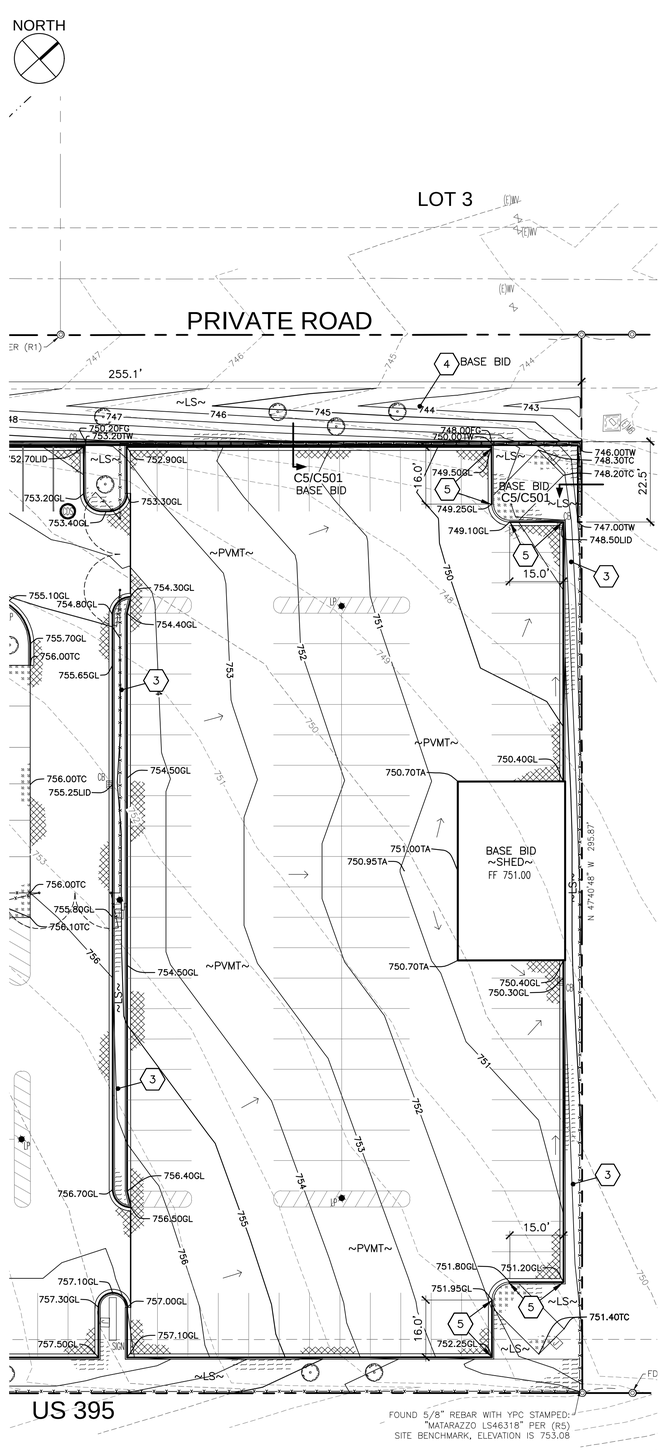
SCALE: AS NOTED
CADFILE: 21285C001
JOB No. 21285
REV. 0
DWG. No. C121

A1 UTILITY PLAN
SCALE: 1" = 20'-0"

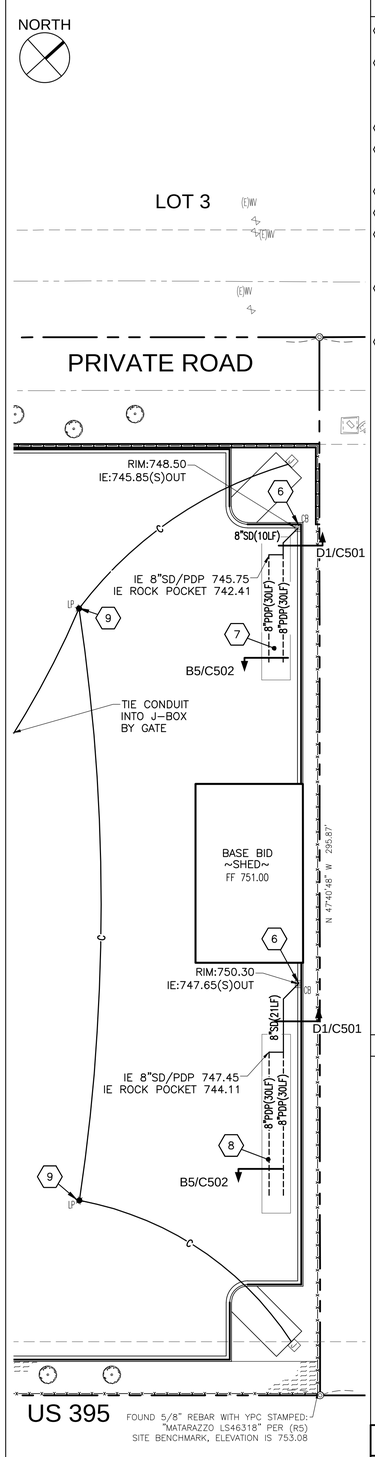
\2021\21285-Alvarez Auto Kennewick\DWG\21285C001.dwg - Sep 07,2022 - 05:28pm - sto



A1 BID ALT - SITE PLAN
SCALE: 1" = 20'–0"



A3 BID ALT - GRADING PLAN
SCALE: 1" = 20'–0"



A5 BID ALT - UTILITY PLAN
SCALE: 1" = 20'–0"

KEY NOTES

1. STANDARD ASPHALT SECTION – 3" THICK ASPHALT OVER 6" TOP COURSE PER WSDOT 9–03.9(3)
2. HEAVY CONCRETE SECTION – 6" THICK CONCRETE OVER 6" TOP COURSE PER WSDOT 9–03.9(3). TROWEL CONTROL JOINTS AT 10' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C., SEE WSDOT STD PLAN A–40.10–04 FOR REINFORCEMENT BAR SPACING AND JOINTS
3. MAXIMUM 2:1 SLOPE IN LANDSCAPE AREAS
4. 12" DRAINAGE DEPRESSION ALONG ROAD WITH A 4:1 SIDE SLOPE ON ROAD SIDE AND A 2:1 SIDE SLOPE ON SITE SIDE, BOTTOM ELEVATION
5. 0" TO 6" CURB TRANSITION
6. CATCH BASIN IN CURB, SEE DETAIL D4/C501
7. 8.0'Wx40.0'Lx4.0'DEEP ROCK POCKET, WITH 30 LF OF (2)8"PDP CONNECTED TO 4 LF OF 8"SD HEADER AND 8"SD INLET WITH TEES AND ELBOWS, SEE DETAIL B5/C502
8. 8.0'Wx50.0'Lx4.0'DEEP ROCK POCKET, WITH 40 LF OF (2)8"PDP CONNECTED TO 4 LF OF 8"SD HEADER AND 8"SD INLET WITH TEES AND ELBOWS, SEE DETAIL B5/C502
9. LIGHT POLE, BASE AND ASSOCIATED CONDUIT, REFER TO ELECTRICAL

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG

0' 10' 20' 40' 60'
1" = 20'

NOTES

1. SEE SHEET C001 FOR GENERAL NOTES AND LEGEND.
2. CURB RETURN RADII ARE 5.0' RADIUS UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK.
4. REFER TO LANDSCAPE FOR FENCING, GATES AND/OR MOW STRIP.
5. PARKING:
   98 STANDARD BID ALT STALLS.
6. SPOT ELEVATIONS AND CONTOURS ARE TO THE TOP OF SIDEWALK, CURB, OR PAVEMENT FINISHED SURFACE UNLESS NOTED OTHERWISE.
7. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK. IMMEDIATELY NOTIFY ARCHITECT OF DISCREPANCIES BEFORE WORK COMMENCES.
8. DO NOT EXCEED MAXIMUM SLOPE OF 4:1 IN ALL AREAS OF SITE, UNLESS OTHERWISE NOTED.
9. ALL UNDERGROUND UTILITIES ON THE SITE MAY NOT BE SHOWN. FIELD LOCATE AND VERIFY ALL UNDERGROUND UTILITIES. COORDINATE ALL RELOCATION WORK WITH THE APPROPRIATE UTILITY COMPANY AND/OR OWNER PRIOR TO ANY EXCAVATION WORK.

KENNEWICK SIGNATURE BLOCK

OWNER	APPROVED	DATE
CITY OF KENNEWICK PUBLIC WORKS		

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

PAUL T. KNUTZEN
STATE OF WASHINGTON
44313
REGISTERED
PROFESSIONAL ENGINEER
09/07/22

BID ALT

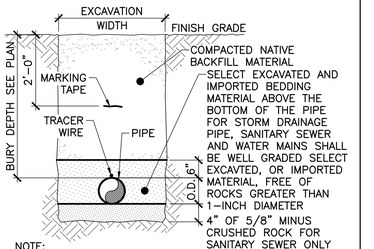
SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	SJT	09/07/22
CHECKED	PTK	09/07/22
APPROVED	PTK	09/07/22

SCALE: AS NOTED
CADFILE: 21285C001
JOB No. 21285
REV. 0

DWG. No. C201

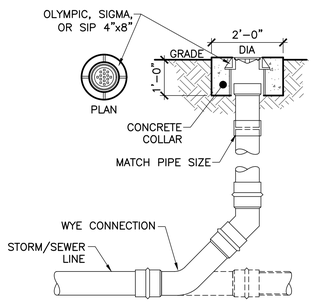
\2021\21285-Alvarez Auto Kennewick\DWG\21285C001.dwg - Sep 07,2022 - 05:28pm - sto



NOTE:
COMPACT BEDDING MATERIAL TO 95% MAXIMUM DENSITY PER ASTM D1557 EXCEPT DIRECTLY OVER THE PIPE, WHERE BEDDING MATERIAL SHALL BE HAND TAMPED ONLY.

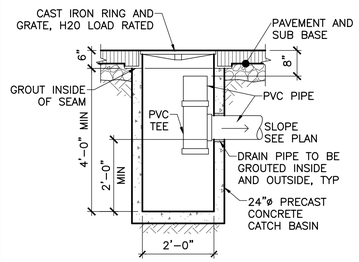
D1 PIPE TRENCH

SCALE: 1/2" = 1'-0" REF: C121, C201



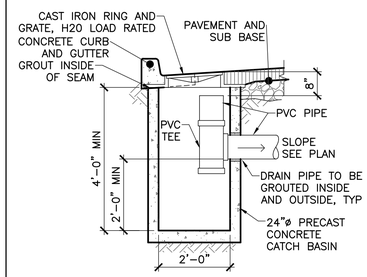
D2 CLEAN OUT TO GRADE

SCALE: 1/2" = 1'-0" REF: C121



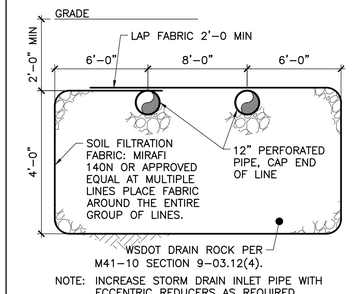
D3 FLUSH CATCH BASIN

SCALE: 1/2" = 1'-0" REF: C121



D4 CATCH BASIN IN CURB

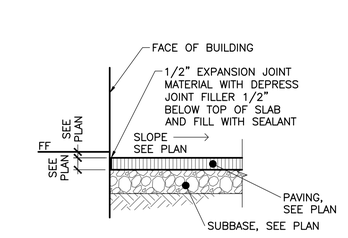
SCALE: 1/2" = 1'-0" REF: C121, C201



NOTE: INCREASE STORM DRAIN INLET PIPE WITH ECCENTRIC REDUCERS AS REQUIRED.

D5 PERFORATE DRAIN PIPE

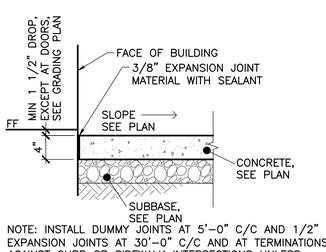
SCALE: 1/2" = 1'-0" REF: C121



6' LONG PRECAST CONCRETE PARKING WHEEL STOP WITH (2) HOLES FOR GROUND STAKES, OR 6' LONG RUBBER WHEEL STOP WITH (3) HOLES FOR GROUND STAKES. GROUND STAKES #5 REBAR, 2' LONG

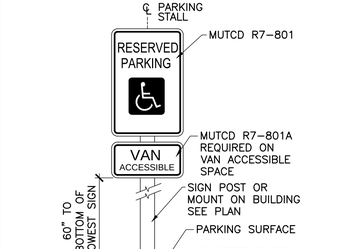
C1 WHEEL STOP

SCALE: 1/2" = 1'-0" REF: C101



C2 BOLLARD

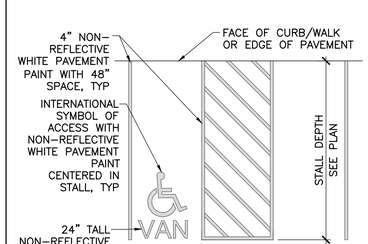
SCALE: 1/2" = 1'-0" REF: C101



NOTE:
1. GATE AND POST WILL BE FURNISHED AND INSTALLED BY CONTRACTOR.
2. METAL GATE AND POSTS TO BE POWDER COATED TO MATCH BUILDING.
3. CONTRACTOR TO SUBMIT SHOP DRAWING ON GATES FOR VERIFICATION.
4. PROVIDE 10" THICK BY 16" WIDE CONCRETE STRIP FOOTING WITH (2) #5 LONGITUDINAL REINFORCEMENT. SET BOTTOM OF FOOTING AT 2' MINIMUM BELOW FINISHED GRADE. PROVIDE (1) #5 VERTICAL REINFORCING BAR AT WALL CORNERS, ENDS AND SPACED AT 48" ON CENTER. HOOK VERTICAL REINFORCING INTO STRIP FOOTING. PROVIDE 9 GAGE K-TRUSS HORIZONTAL JOINT REINFORCING AT 16" ON CENTER MAXIMUM SPACING FOR FULL HEIGHT OF WALL. PROVIDE (1) #4 BOND BEAM AND CMU WALL CAP BLOCKS AT TOP OF WALL.

C3 TRASH ENCLOSURE

SCALE: 1/4" = 1'-0" REF: C101



C5 RETAINING WALL

SCALE: 1" = 1'-0" REF: C101, C111

B1 ASPHALT JOINT AT BUILDING

SCALE: 1" = 1'-0" REF: C101

NOTE: INSTALL DUMMY JOINTS AT 5'-0" C/C AND 1/2" EXPANSION JOINTS AT 30'-0" C/C AND AT TERMINATIONS AGAINST CURB OR SIDEWALK INTERSECTIONS UNLESS NOTED OTHERWISE BY ARCHITECT. SEE ARCHITECTURAL SITE PLAN FOR FINISH REQUIREMENTS.

B2 CONCRETE JOINT AT BUILDING

SCALE: 1" = 1'-0" REF: C101

B3 ACCESSIBLE SIGN

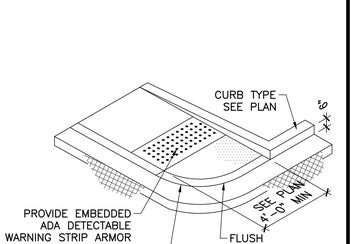
SCALE: 1" = 1'-0" REF: C101

B4 ACCESSIBLE AISLE SIGN

SCALE: 1" = 1'-0" REF: C101

B5 ACCESSIBLE PARKING

SCALE: 1/8" = 1'-0" REF: C101



B6 ACCESSIBLE RAMP

SCALE: 1/4" = 1'-0" REF: C101

A1 SILT FENCE

SCALE: 1" = 1'-0" REF: C011

NOTES:
1. SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORMWATER STRUCTURE IT WILL SERVE.
2. THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF BIGD WITHOUT SPILLING THE COLLECTED MATERIAL.
4. PERFORM MAINTENANCE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION 8.01.3.

A2 INLET PROTECTION

SCALE: 1" = 1'-0" REF: C011

NOTE: INSTALL DUMMY JOINTS AT 5'-0" C/C AND 1/2" EXPANSION JOINTS AT 30'-0" C/C AND AT TERMINATIONS AGAINST CURB OR SIDEWALK INTERSECTIONS UNLESS NOTED OTHERWISE BY ARCHITECT. SEE ARCHITECTURAL SITE PLAN FOR FINISH REQUIREMENTS.

A3 FLUSH H. CONCRETE

SCALE: 1" = 1'-0" REF: C101

A4 EDGE OF ASPHALT

SCALE: 1" = 1'-0" REF: C101

A5 EDGE OF ASPHALT TO EXISTING

SCALE: 1" = 1'-0" REF: C101

NOTE: INSTALL DUMMY JOINTS AT 5'-0" C/C AND 1/2" EXPANSION JOINTS AT 30'-0" C/C AND AT TERMINATIONS AGAINST CURB OR SIDEWALK INTERSECTIONS UNLESS NOTED OTHERWISE BY ARCHITECT. SEE ARCHITECTURAL SITE PLAN FOR FINISH REQUIREMENTS.

A6 CURB AND GUTTER

SCALE: 1" = 1'-0" REF: C101, C201

KENNEWICK SIGNATURE BLOCK

OWNER	APPROVED	DATE
CITY OF KENNEWICK PUBLIC WORKS		

BPUD NOTES

1. THE CONTRACTOR WILL CALL ALL UNDERGROUND UTILITY COMPANIES FOR THEIR RESPECTIVE EXISTING UTILITY LOCATION PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ON THIS PROJECT. CALL 811 OR 1(800)424-5555 BEFORE YOU DIG.
2. THE CONTRACTOR WILL COMPACT ALL UTILITY TRENCHING WITHIN THE STREET R/W TO 95% OF THE MAXIMUM DENSITY. THE CONTRACTOR WILL COMPACT ALL UTILITY TRENCHING OUTSIDE OF THE STREET R/W TO 85% OF THE MAXIMUM DENSITY.
3. THE CONTRACTOR WILL PROVIDE ALL TRENCH AND BACKFILL NECESSARY FOR INSTALLATION OF BENTON COUNTY PUBLIC UTILITY DISTRICT (BPUD) FACILITIES. THE CONTRACTOR WILL COMPLY WITH BPUD STANDARDS AND SPECIFICATIONS. TYPICAL TRENCH WILL BE 16" MIN. WIDTH AND 42" MIN. COVER (NOT TO EXCEED 48" DEPTH WITHOUT CONTACTING BPUD TO ASSURE COMPLIANCE WITH WAC 296-155-657). ROAD CROSSING COVER MAY BE REDUCED TO 32" MEASURED FROM THE TOP OF CONDUIT. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO BPUD FACILITIES (INCLUDES PHYSICAL DAMAGE, GRADE CHANGES, CLEARANCE REDUCTIONS AND FILL SETTLING) ON THIS SITE.
4. THE CONTRACTOR WILL PROVIDE ALL GRADES, PROPERTY CORNER LOCATIONS OR OTHER REFERENCE POINTS NECESSARY TO DETERMINE LOCATION AND DEPTH OF BPUD FACILITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL PERMITS NECESSARY AS SET FORTH UNDER WAC 332-120. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE IN COMPLIANCE WITH WAC 296-155-428, GENERAL REQUIREMENTS. IT IS THE SOLE RESPONSIBILITY OF CONTRACTOR TO ADHERE TO ALL OF THE REQUIREMENTS OF THIS CHAPTER.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO BE IN COMPLIANCE WITH WAC 296-46B-450, AS OUTLINED UNDER PARAGRAPH HEADING, EQUIPMENT FOR GENERAL USE - TRANSFORMERS AND TRANSFORMER VAULTS.

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

PAUL T. KNUTZEN
STATE OF WASHINGTON
44313
REGISTERED
PROFESSIONAL ENGINEER
09/07/22

SECTIONS AND DETAILS

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	SJT	09/07/22
CHECKED	PTK	09/07/22
APPROVED	PTK	09/07/22

SCALE: AS NOTED
CADFILE: 21285C001
JOB No. 21285
REV. 0
DWG. No. C501

\2021\21285-Alvarez Auto Kennewick\DWG\21285C001.dwg - Sep 07,2022 - 05:29pm - sto

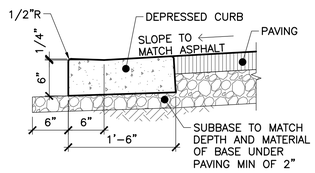
KENNEWICK SIGNATURE BLOCK

OWNER	APPROVED	DATE
CITY OF KENNEWICK PUBLIC WORKS		

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

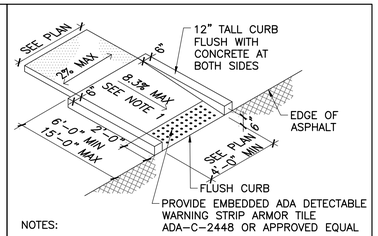
No.	REVISIONS	DATE	DESIGN	CHKD	APPD

PAUL T. KNUTZEN
STATE OF WASHINGTON
44313
REGISTERED
PROFESSIONAL ENGINEER
09/07/22



NOTES: INSTALL DUMMY JOINTS AT 10'-0" C/C, AND 1/2" EXPANSION JOINTS EVERY 30'-0" AND AT START AND END OF CURVES.

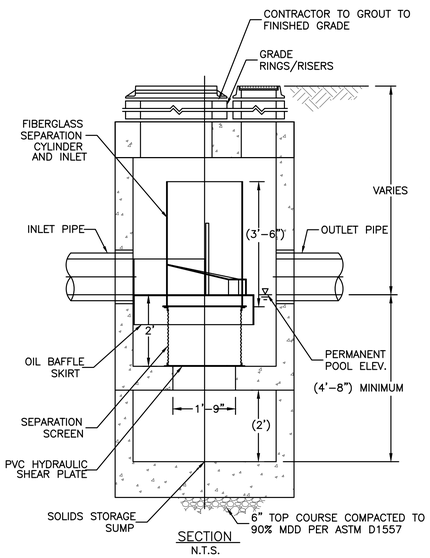
C1 DROP CURB
SCALE: 1" = 1'-0" REF: C101, C201



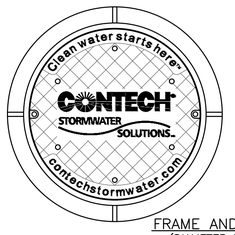
NOTES:

1. THE CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15 FEET MAXIMUM LENGTH THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE.
2. CROSS SLOPE NOT TO EXCEED 2%.

C2 ACCESSIBLE RAMP
SCALE: 1/4" = 1'-0" REF: C101



SECTION
N.T.S.



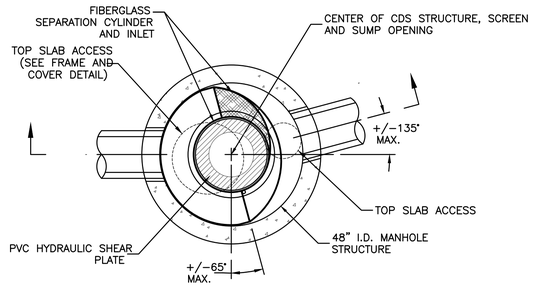
FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. www.contechstormwater.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE AND CASTINGS SHALL MEET AASHTO **HS20** LOAD RATING.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



PLAN VIEW
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			ALL
WATER QUALITY FLOW RATE (CFS)			<0.7
PEAK FLOW RATE (CFS)			<10.0
RETURN PERIOD OF PEAK FLOW (YRS)			25
SCREEN APERTURE (2400 OR 4700)			–
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	**	PVC	**
INLET PIPE 2	**	PVC	**
OUTLET PIPE	**	PVC	**
RIM ELEVATION			**
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	N/A

NOTES/SPECIAL REQUIREMENTS:
CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ENGINEER REVIEW AND APPROVAL
* PER ENGINEER OF RECORD
** SEE PLAN

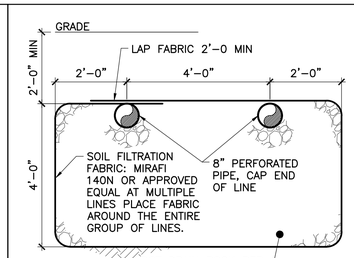
CDS2015-4 DESIGN NOTES

CDS2015-4 RATED TREATMENT CAPACITY IS 0.7 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS. IF THE SITE CONDITIONS EXCEED 10.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS2015-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

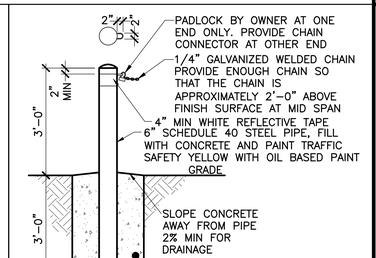
DESIGNATION (MODEL SUFFIX)	CONFIGURATION DESCRIPTION
G	GRATED INLET ONLY (NO INLET PIPE)
GP	GRATED INLET WITH INLET PIPE OR PIPES
K	CURB INLET ONLY (NO INLET PIPE)
KP	CURB INLET WITH INLET PIPE OR PIPES

A1 CDS UNIT
SCALE: 1/2" = 1'-0" REF: C121

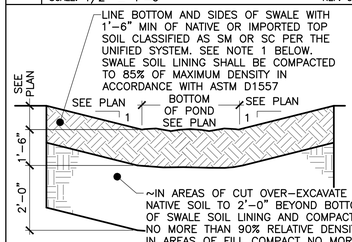


NOTE: INCREASE STORM DRAIN INLET PIPE WITH ECCENTRIC REDUCERS AS REQUIRED.

B5 PERFORATE DRAIN PIPE
SCALE: 1/2" = 1'-0" REF: C201

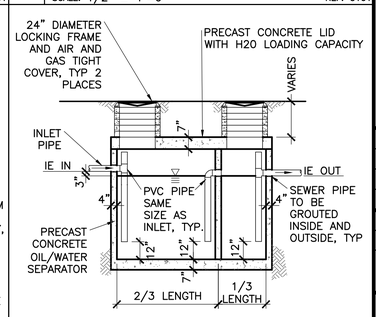


B6 BOLLARD WITH CHAIN
SCALE: 1/2" = 1'-0" REF: C101



NOTE:
1. SOIL USED TO LINE SWALES SHALL BE CLASSIFIED AND CERTIFIED BY GEOTECHNICAL ENGINEER OR SOILS TESTING AGENCY IN DIRECT EMPLOYMENT OF THE OWNER. SOIL SHALL BE CLASSIFIED PRIOR TO PLACEMENT AND THEN ONE SAMPLE SELECTED AND TESTED FROM EACH SWALE ONCE SWALES ARE READY TO RECEIVE SOD. REPORTING OF THIS TESTING IS TO BE COPIED TO THE ENGINEER OF RECORD.

A5 SWALE
SCALE: 1/2" = 1'-0" REF: C111



A6 OIL WATER SEPARATOR
SCALE: 1/2" = 1'-0" REF: C121

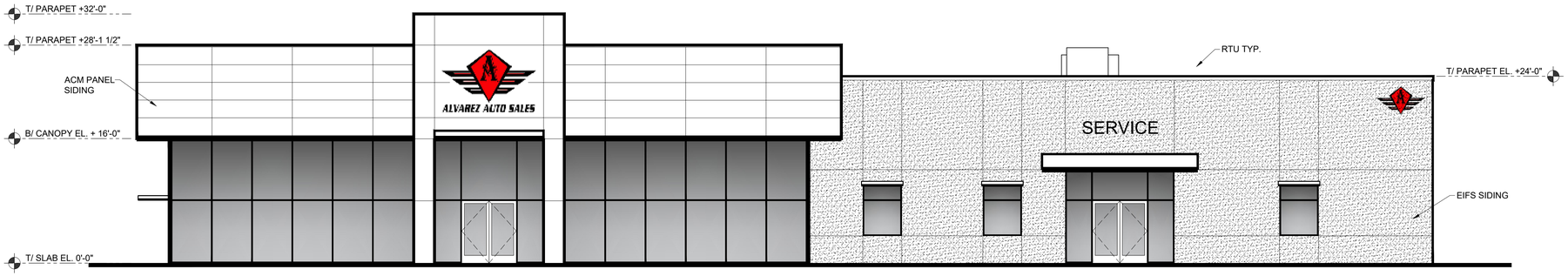
SECTIONS AND DETAILS

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	SJT	09/07/22
CHECKED	PTK	09/07/22
APPROVED	PTK	09/07/22

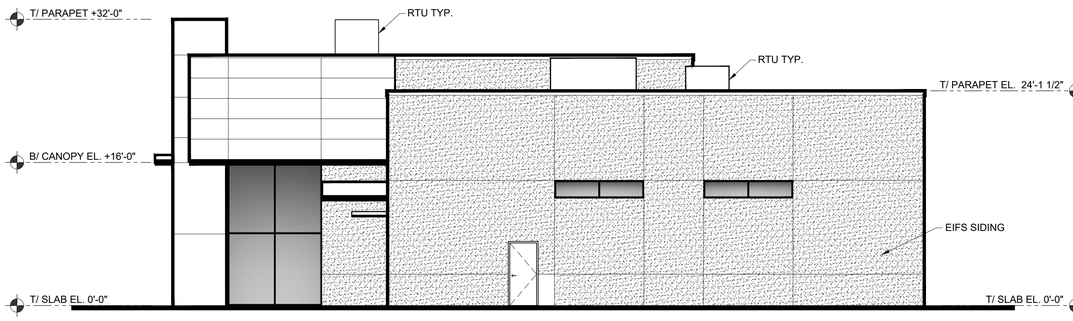
SCALE: AS NOTED
CADFILE: 21285C001
JOB No. 21285
REV. 0
DWG. No. C502

\2021\21285-Alvarez Auto Kennewick\DWG\21285C001.dwg - Sep 07,2022 - 05:29pm - sto



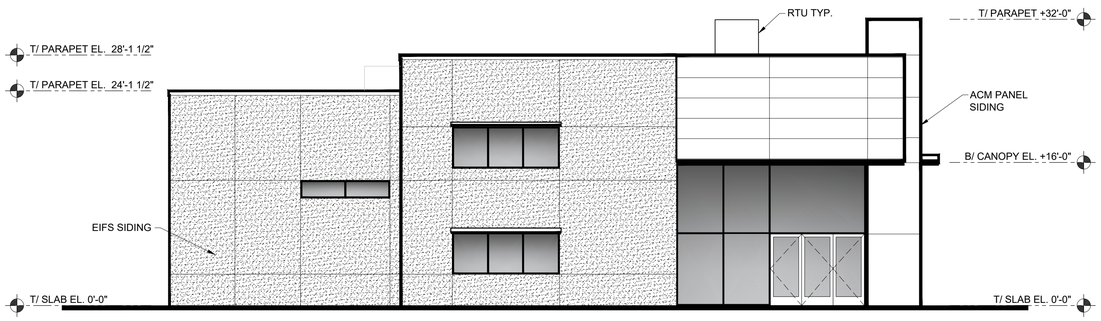
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



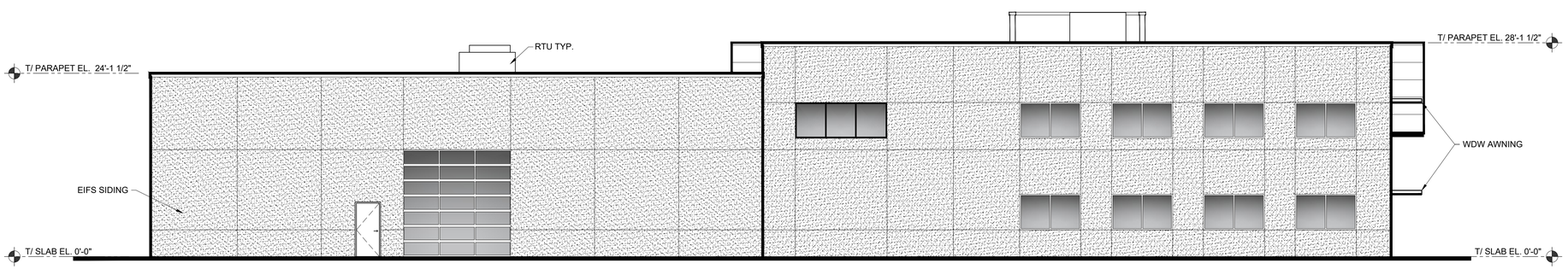
WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT
BRUCE DEE BAKER
STATE OF WASHINGTON

Alvarez Auto Sales

AUTOMOBILE DEALERSHIP

Plaza Way, Kennewick, WA 99337

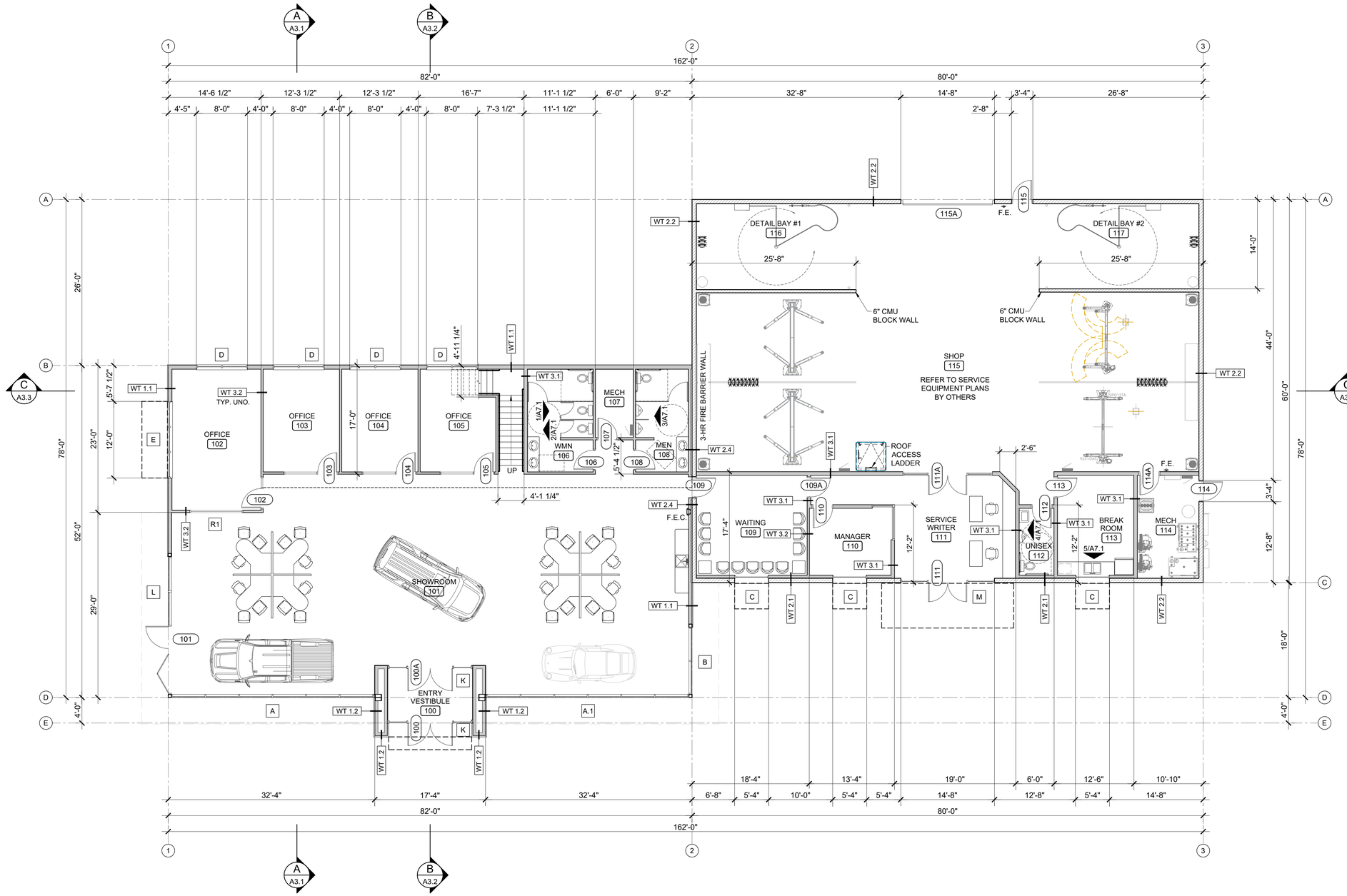
EXTERIOR ELEVATIONS

REVISIONS:

DATE:	09/28/2022
JOB NO.:	22-0208
DRAWN BY:	BB
SHEET NO:	

A1.1

Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED, WRITTEN PERMISSION.



1st LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT
BRUCE DEE BAKER
STATE OF WASHINGTON

Alvarez Auto Sales

AUTOMOBILE DEALERSHIP

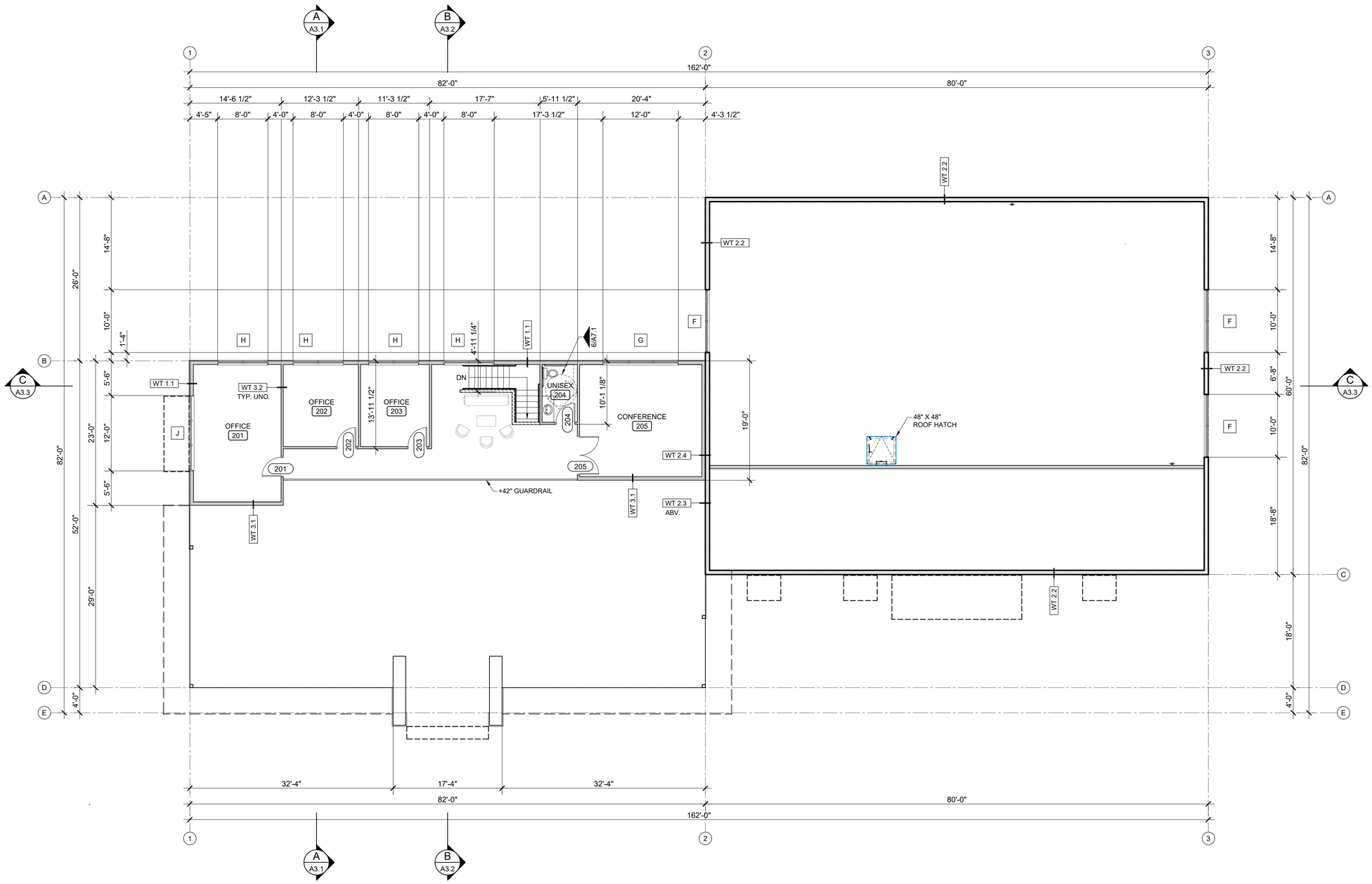
Plaza Way, Kennewick, WA 99337

1st LEVEL FLOOR PLAN

REVISIONS:

DATE:	09/28/2022
JOB NO.:	22-0208
DRAWN BY:	JSD
SHEET NO:	A2.1

Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.



2nd LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT
BRUCE DEE BAKER
STATE OF WASHINGTON

Alvarez Auto Sales

AUTOMOBILE DEALERSHIP

Plaza Way, Kennewick, WA 99337

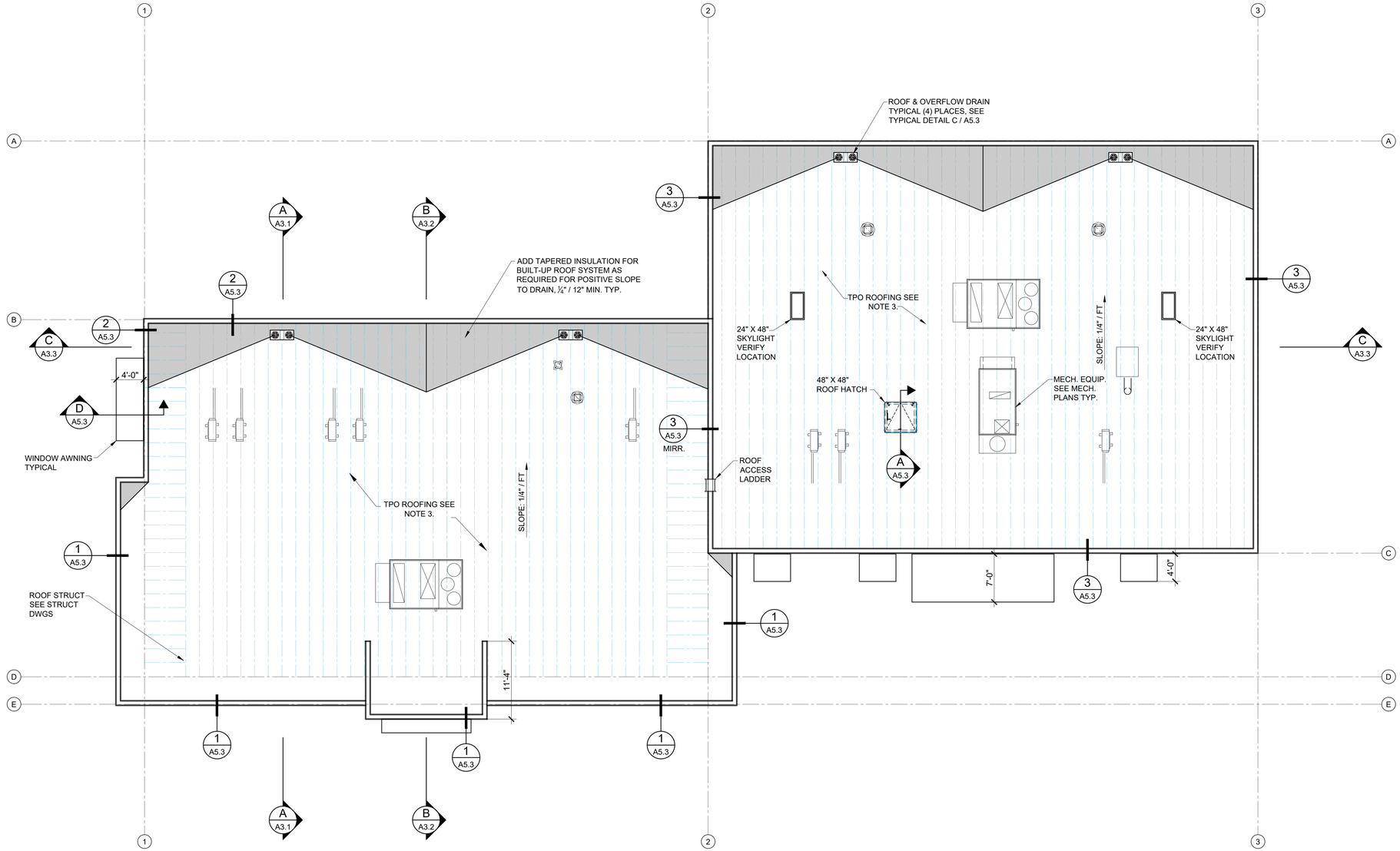
2nd LEVEL FLOOR PLAN

Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED, WRITTEN PERMISSION.

REVISIONS:

DATE:	09/28/2022
JOB NO.:	22-0208
DRAWN BY:	JSD
SHEET NO:	

A2.2



ROOF PLAN

SCALE: 1/8" = 1'-0"

GENERAL ROOF PLAN NOTES:

1. FOR GENERAL PROJECT NOTES SEE SHEET G0.1.
2. SEE BUILDING AND WALL SECTIONS FOR MORE INFORMATION.
3. TPO SINGLE PLY ROOFING MEMBRANE OVER 1/4 INCH MECHANICALLY ATTACHED DENSDECK SHEATHING OVER 6 INCHES MINIMUM OF MECHANICALLY FASTENED POLYISOCYANURATE INSULATION.
4. TPO SINGLE PLY ROOFING MEMBRANE OVER 1/4" MECHANICALLY ATTACHED DENSDECK SHEATHING OVER 2 INCHES MINIMUM OF MECHANICALLY FASTENED POLYISOCYANURATE INSULATION.
5. INSTALL TAPERED INSULATION OVER REQUIRED INSULATION. CREATE MINIMUM NET SLOPE OF ¼" PER FOOT IN DIRECTION OF ARROW.
6. ALL PRE-FINISHED FLASHING, GUTTERS, FASTENERS AND SEALS BY ROOFING MANUFACTURER AND INSTALLED PER MANUFACTURER'S STANDARD DETAILS.
7. ALL ROOFING PENETRATIONS, FLASHING AND SEALING TO BE WEATHER TIGHT.
8. INTERIOR ROOF GUTTER AND DOWNSPOUTS SHALL BE ROUTED PER PLUMBING AND CIVIL DRAWINGS.
9. REFER TO STRUCTURAL FOR ALL FRAMING REQUIREMENTS AND ADDITIONAL INFORMATION.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT
BRUCE DEE BAKER
STATE OF WASHINGTON

Alvarez Auto Sales

AUTOMOBILE DEALERSHIP

Plaza Way, Kennewick, WA 99337

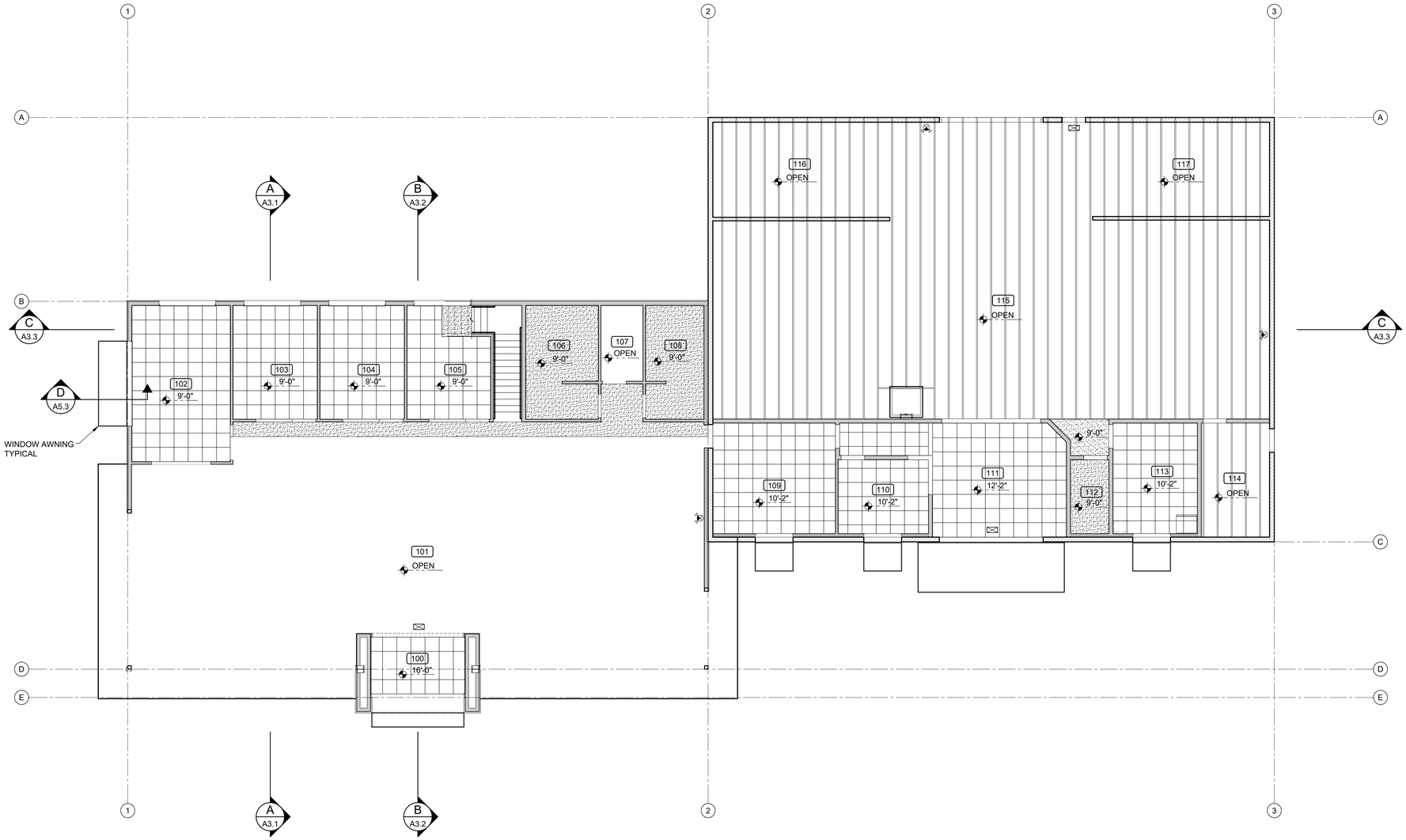
ROOF PLAN

REVISIONS:

DATE: 09/28/2022
JOB NO.: 22-0208
DRAWN BY: JSD
SHEET NO:

A2.3

Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED, WRITTEN PERMISSION.



1st LEVEL REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

EGRESS ILLUMINATION AND SIGNAGE NOTES:

1. MEANS OF EGRESS ILLUMINATION PER SECTION 1008, 2018 IFC.

   1008.1 MEANS OF EGRESS ILLUMINATION. ILLUMINATION SHALL BE PROVIDE IN THE MEANS OF EGRESS IN ACCORDANCE WITH SECTION 1008.2. UNDER EMERGENCY POWER, MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 1008.3.

   1008.2 ILLUMINATION REQUIRED. THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATE AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.

   1008.3 EMERGENCY POWER FOR ILLUMINATION. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVED BY THE PREMISES' ELECTRICAL SUPPLY.

2. DOORS, GATES AND TURNSTILES PER SECTION 1011, 2018 IFC.

   1010.1.9.3 LOCKS AND LATCHES. LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXIST:
   2.1 THE LOCKING DEVICE I READILY DISTINGUISHABLE AS LOCKED.
   2.2 A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRACTING BACKGROUND.

3. EXIT SIGNS PER SECTION 1013, 2018 IFC.

   1013.1 WHERE REQUIRED. EXIT AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS WITHIN 100 FEET OR THE LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

   1013.6.2 EXIT SIGN ILLUMINATION. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDLES (54 LUX).

   1013.6.3 POWER SOURCE. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 604.

   EXCEPTION: APPROVED EXIT SIGN ILLUMINATION TYPES THAT PROVIDE CONTINUOUS ILLUMINATION INDEPENDENT OF EXTERNAL POWER SOURCES FOR A DURATION OF NOT LESS THAN 90 MINUTES, IN CASE OF PRIMARY POWER LOSS, ARE NOT REQUIRED TO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM.

GENERAL NOTES:

1. EMERGENCY BATTERY LIGHTING SHALL PROVIDE A UNIFORMLY DISTRIBUTED MINIMUM 1.0 FOOT CANDLE AVERAGE ILLUMINATION AT FLOOR LEVEL FOR PATH OF EGRESS. PROVIDE ADDITIONAL EMERGENCY LIGHTING AND INCLUDE IN BID IF REQUIRED BY AUTHORITY HAVING JURISDICTION.
2. REFER TO ELECTRICAL AND COORDINATE MOUNTING LOCATIONS OF LIGHT FIXTURES WITH STRUCTURAL JOIST LOCATIONS, MECHANICAL DUCT WORK AND EQUIPMENT BEFORE STARTING WORK. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL GENERAL LIGHTING AS SHOWN.
3. REFER TO MECHANICAL FOR SUPPLY AND RETURN AIR LOCATIONS, COORDINATE WITH MECHANICAL CONTRACTOR.
4. ALL CEILING HEIGHTS AS NOTED ON PLANS.
5. BOTTOM OF DROPPED HEADERS TO BE 2 INCHES BELOW ADJACENT CEILING.
6. SUSPENDED ACOUSTICAL CEILING TILE (SACT) SYSTEM SHALL BE 2-FT X 2-FT GRID OR 2-FT X 4-FT GRID, PER PLAN WITH 5/8" MINERAL BOARD PLACED INTO 15/16" TRACK SYSTEM. TRACK TO BE ARMSTRONG PRELUDE OR APPROVED. CEILING TILES TO BE ARMSTRONG CORETGA OR APPROVED.
7. SEE TYPICAL SACT LATERAL BRACING DETAIL SHEET A5.1.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT BRUCE DEE BAKER STATE OF WASHINGTON

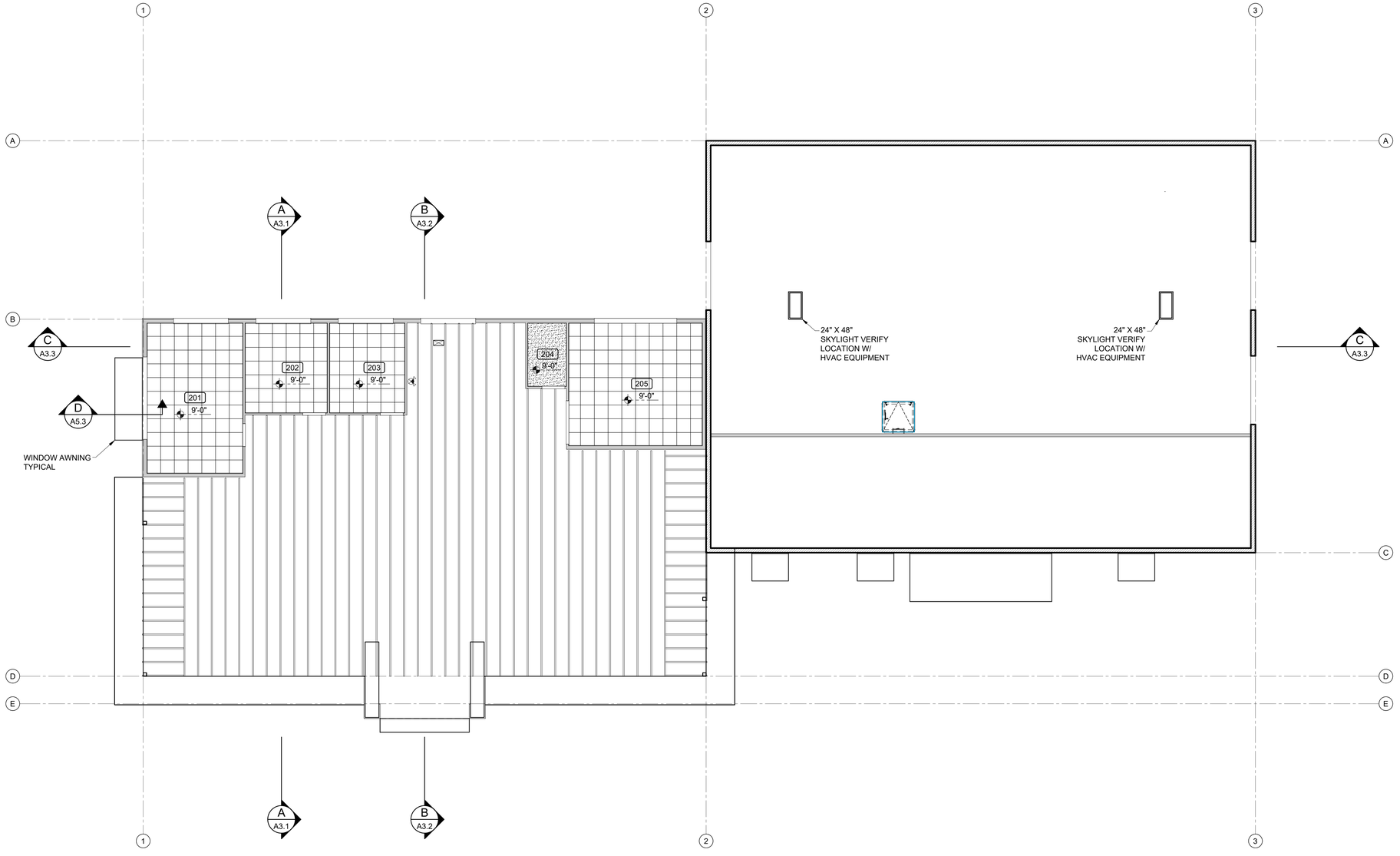
Alvarez Auto Sales
AUTOMOBILE DEALERSHIP
Plaza Way, Kennewick, WA 99337
1st LEVEL REFLECTED CEILING PLAN

REVISIONS:

DATE: 09/28/2022
JOB NO.: 22-0208
DRAWN BY: JSD
SHEET NO:

A2.4

Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.



2nd LEVEL
REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

FLAG NOTES:

1 ALL HARD LID FRAMING TO BE 2 X 6 CEILING JOIST AT 24 INCHES ON CENTER AT SPECIFIED CEILING HEIGHT.

LEGEND:

- SUSPENDED GRID CEILING
- GYPSUM WALL BOARD CEILING
- EMERGENCY LIGHTING
- 10'-0" CEILING TAG HEIGHT
- EXIT SIGN WITH EMERGENCY LIGHTING

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT
BRUCE DEE BAKER
STATE OF WASHINGTON

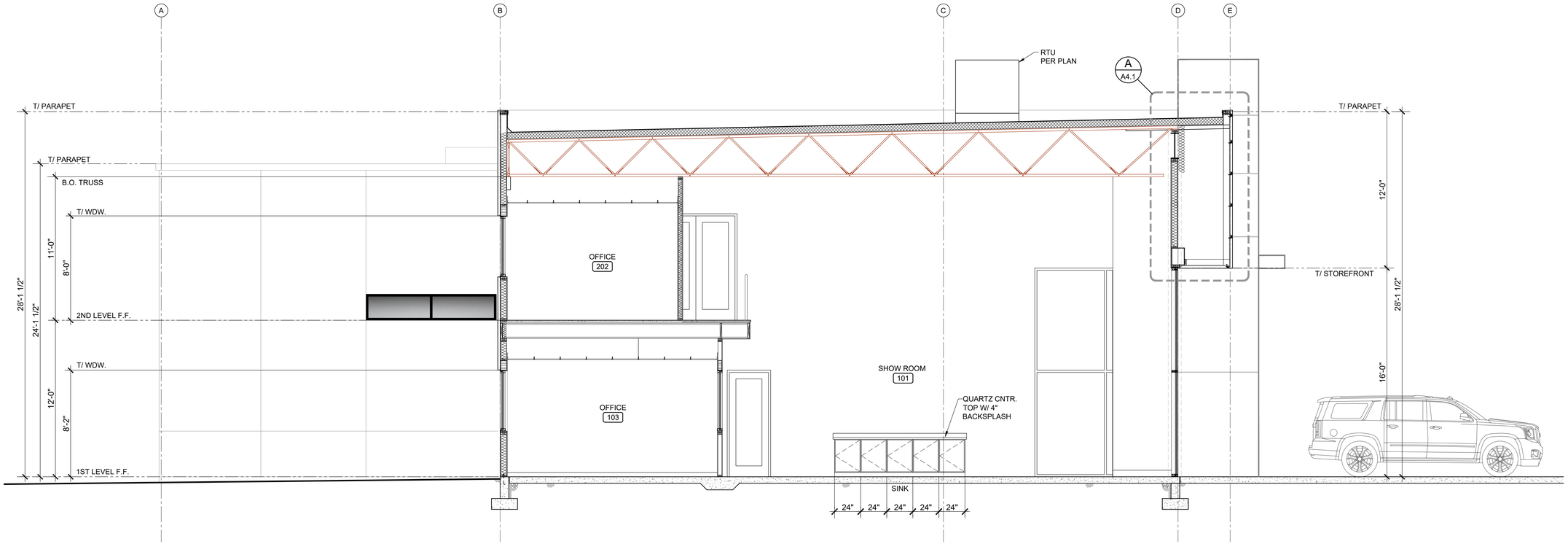
Alvarez Auto Sales
AUTOMOBILE DEALERSHIP
Plaza Way, Kennewick, WA 99337
2nd LEVEL REFLECTED CEILING PLAN

Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

REVISIONS:

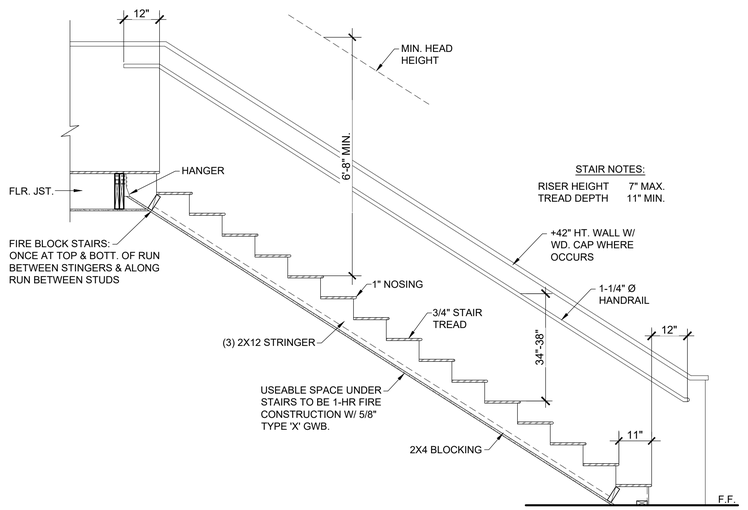
DATE: 09/28/2022
JOB NO.: 22-0208
DRAWN BY: JSD
SHEET NO:

A2.5



BUILDING SECTION A-A

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



1 / - TYPICAL STAIR SECTION

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

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT
BRUCE DEE BAKER
STATE OF WASHINGTON

Alvarez Auto Sales

AUTOMOBILE DEALERSHIP

Plaza Way, Kennewick, WA 99337

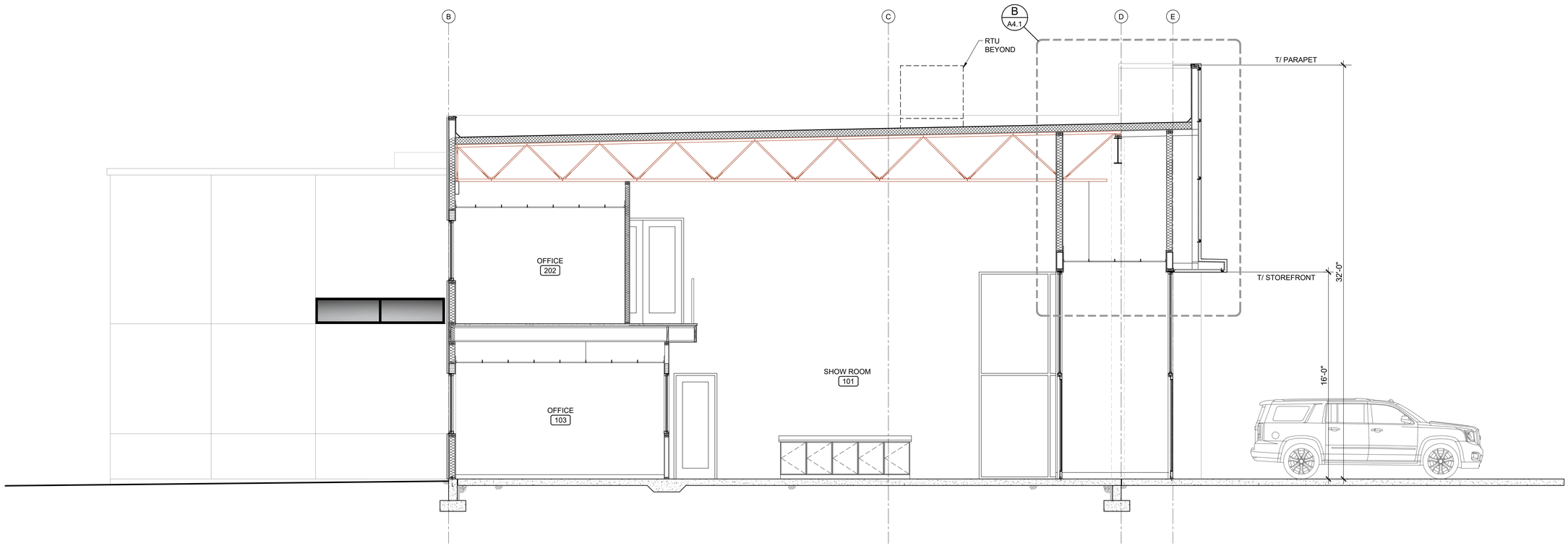
BUILDING SECTION A-A

REVISIONS:

DATE: 09/28/2022
JOB NO.: 22-0208
DRAWN BY: JSD
SHEET NO:

A3.1

Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.



BUILDING SECTION B-B

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

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT
BRUCE DEE BAKER
STATE OF WASHINGTON

Alvarez Auto Sales

AUTOMOBILE DEALERSHIP

Plaza Way, Kennewick, WA 99337

BUILDING SECTION B-B

REVISIONS:

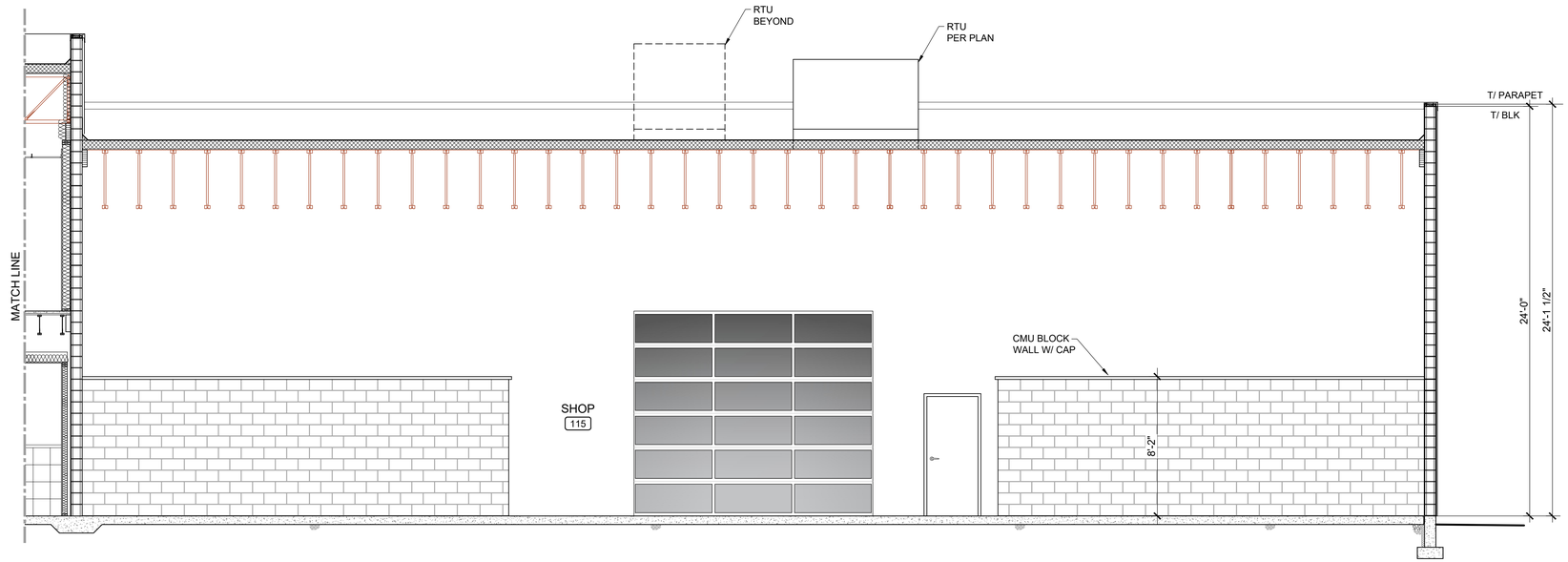
DATE:	09/28/2022
JOB NO.:	22-0208
DRAWN BY:	JSD
SHEET NO:	

A3.2

Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

BUILDING SECTION C-C

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



BUILDING SECTION C-C

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

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT
BRUCE DEE BAKER
STATE OF WASHINGTON

Alvarez Auto Sales

AUTOMOBILE DEALERSHIP

Plaza Way, Kennewick, WA 99337

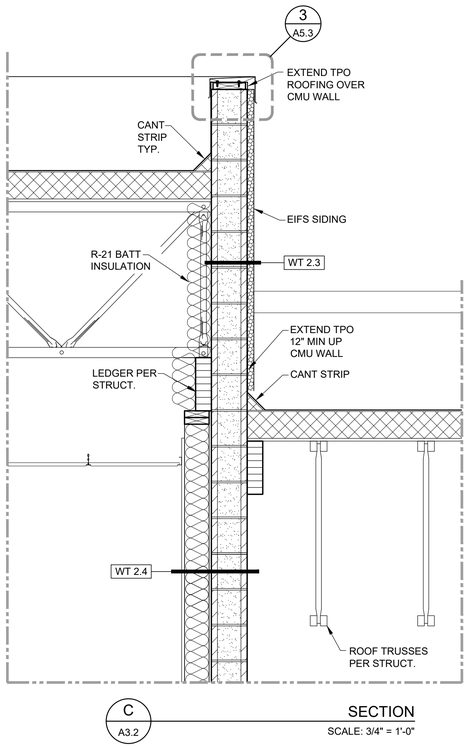
BUILDING SECTION C-C

REVISIONS:

DATE: 09/28/2022
JOB NO.: 22-0208
DRAWN BY: JSD
SHEET NO:

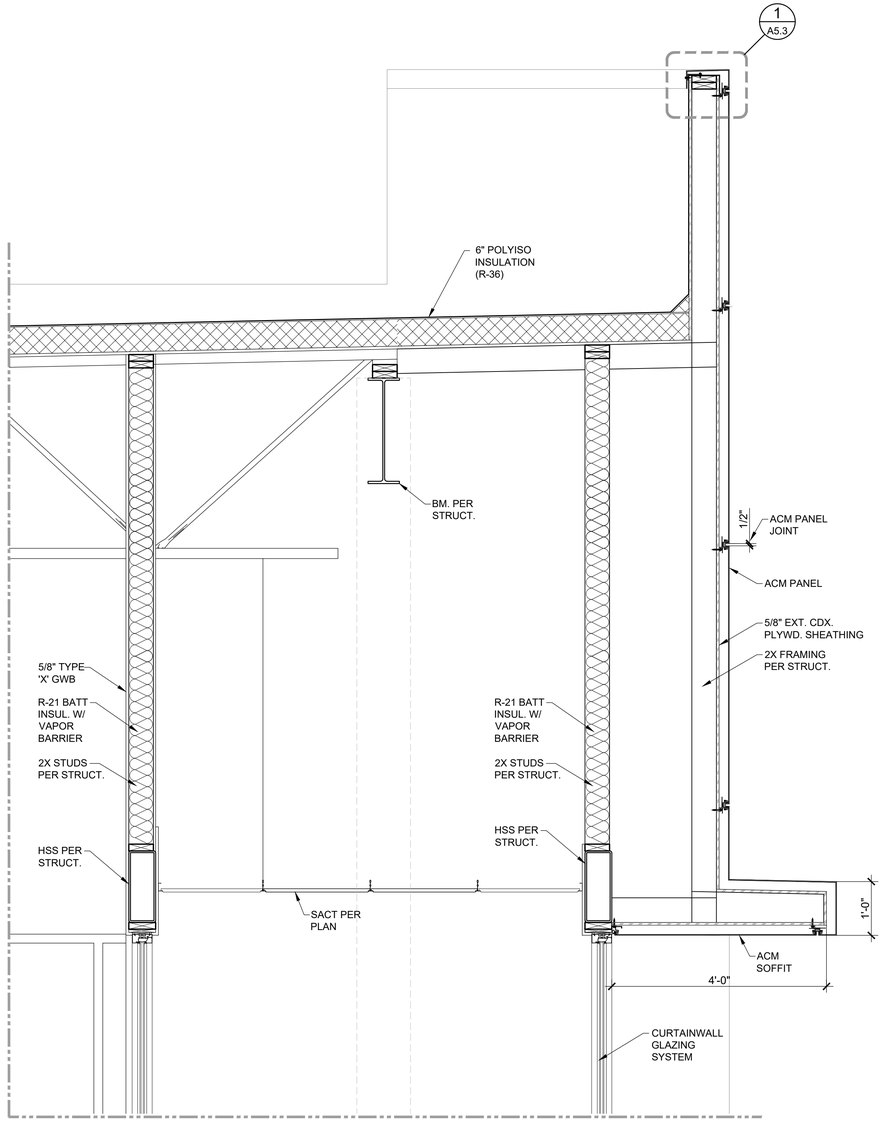
A3.3

Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED, WRITTEN PERMISSION.



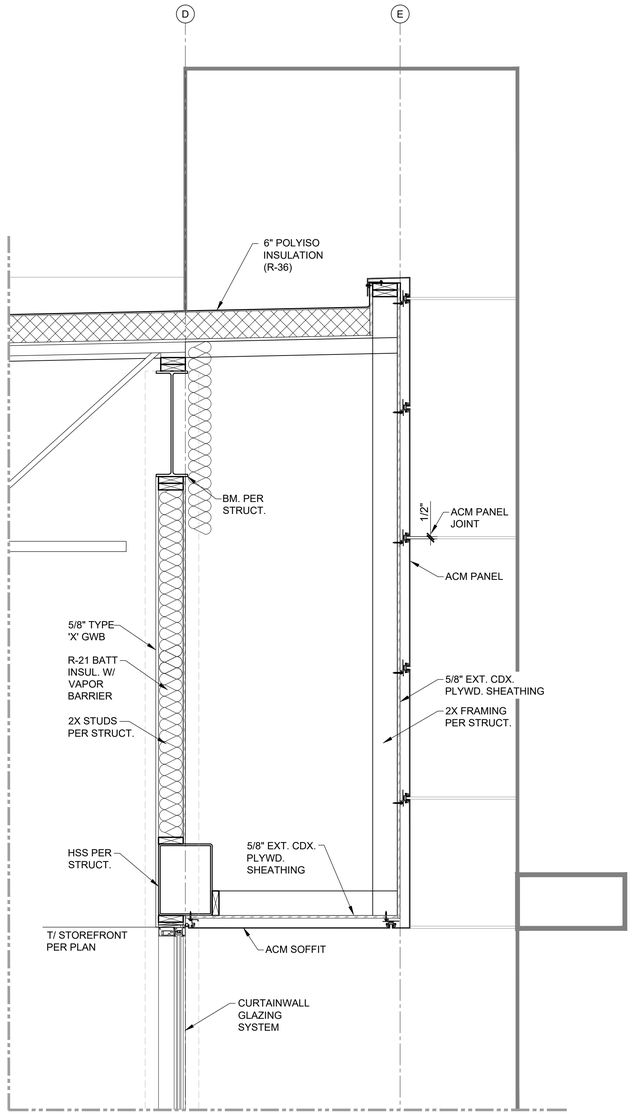
C A3.2 SECTION

SCALE: 3/4" = 1'-0"



B A3.2 SECTION

SCALE: 3/4" = 1'-0"



A A3.1 SECTION

SCALE: 3/4" = 1'-0"

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT
BRUCE DEE BAKER
STATE OF WASHINGTON

Alvarez Auto Sales

AUTOMOBILE DEALERSHIP

Plaza Way, Kennewick, WA 99337

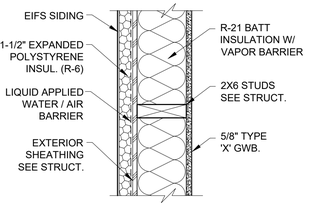
WALL SECTIONS

Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

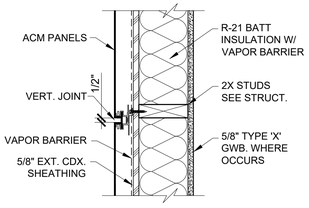
REVISIONS:

DATE:	09/28/2022
JOB NO.:	22-0208
DRAWN BY:	JSD
SHEET NO:	

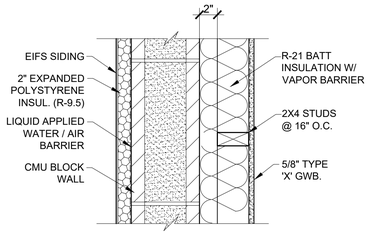
A4.1



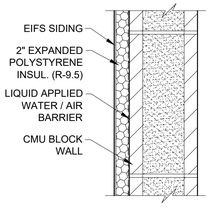
WT 1.1



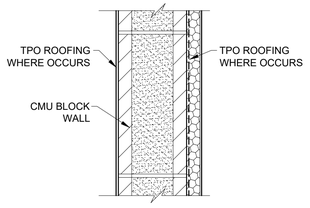
WT 1.2



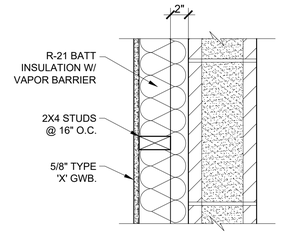
WT 2.1



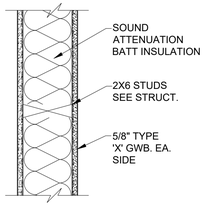
WT 2.2



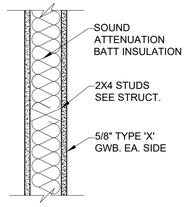
WT 2.3



WT 2.4



WT 3.1



WT 3.2

WALL TYPES

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

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT
BRUCE DEE BAKER
STATE OF WASHINGTON

Alvarez Auto Sales

AUTOMOBILE DEALERSHIP

Plaza Way, Kennewick, WA 99337

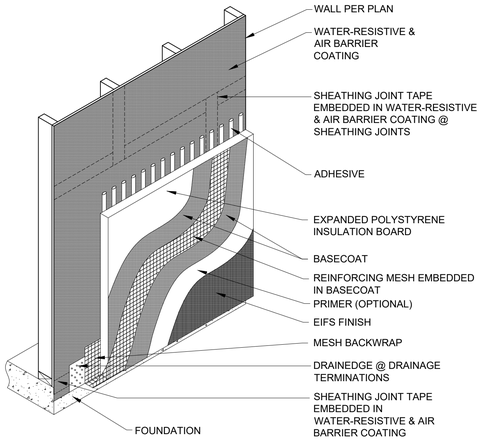
WALL TYPES

REVISIONS:

DATE: 09/28/2022
JOB NO.: 22-0208
DRAWN BY: JSD
SHEET NO:

A5.1

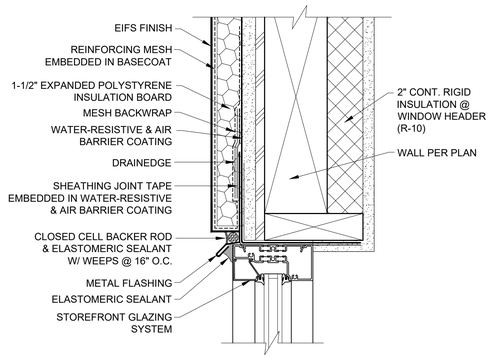
Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.



A / - TYPICAL EIFS WALL APPLICATION

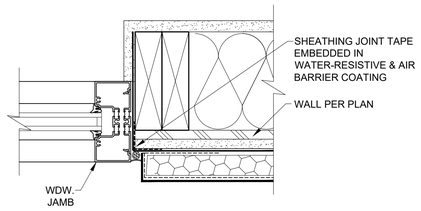
SCALE: N.T.S.

NOTE:
TO ENSURE A CONTINUOUS AIR BARRIER ACROSS THE BUILDING ENVELOPE, A CONTINUOUS AIR SEAL SHOULD BE MAD AT EACH SUBSTRATE CHANGE, JOINTS / GAPS, PENETRATIONS AND DISSIMILAR MATERIAL TERMINATIONS.



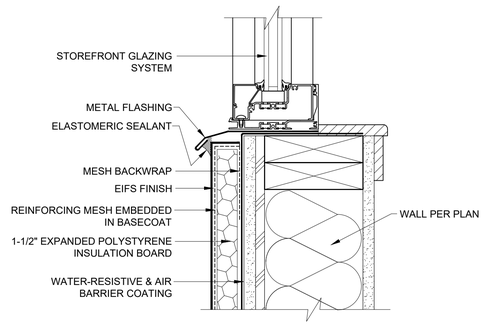
1 / A6.2 WINDOW HEAD DETAIL

SCALE: 3" = 1'-0"



2 / A6.2 WINDOW JAMB DETAIL

SCALE: 3"= 1'-0"



3 / A6.2 WINDOW SILL DETAIL

SCALE: 3" = 1'-0"

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT
BRUCE DEE BAKER
STATE OF WASHINGTON

Alvarez Auto Sales
AUTOMOBILE DEALERSHIP
Plaza Way, Kennewick, WA 99337

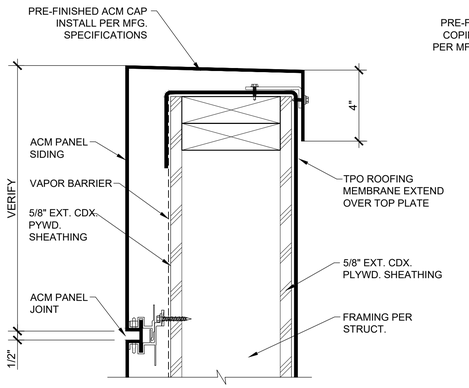
DETAILS

REVISIONS:

DATE: 09/28/2022
JOB NO.: 22-0208
DRAWN BY: JSD
SHEET NO:

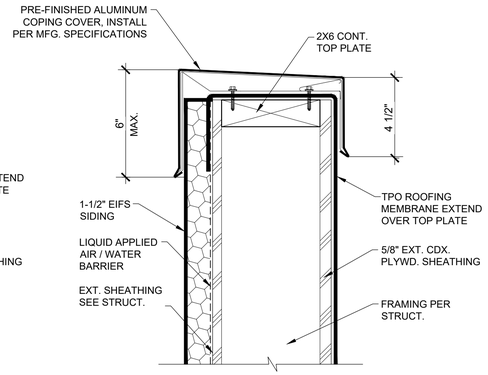
A5.2

Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.



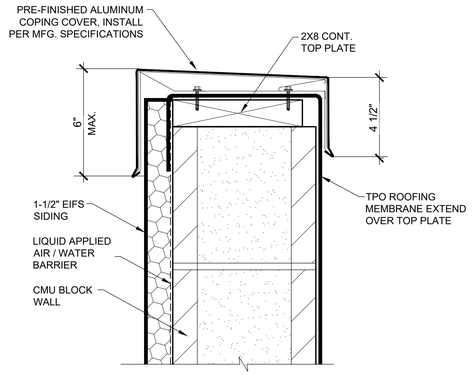
1 A2.3 ACM PARAPET CAP DETAIL

SCALE: 3" = 1'-0"



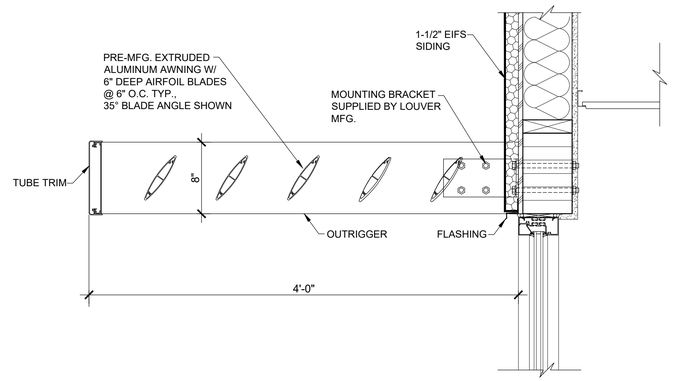
2 A2.3 PARAPET CAP DETAIL

SCALE: 3" = 1'-0"



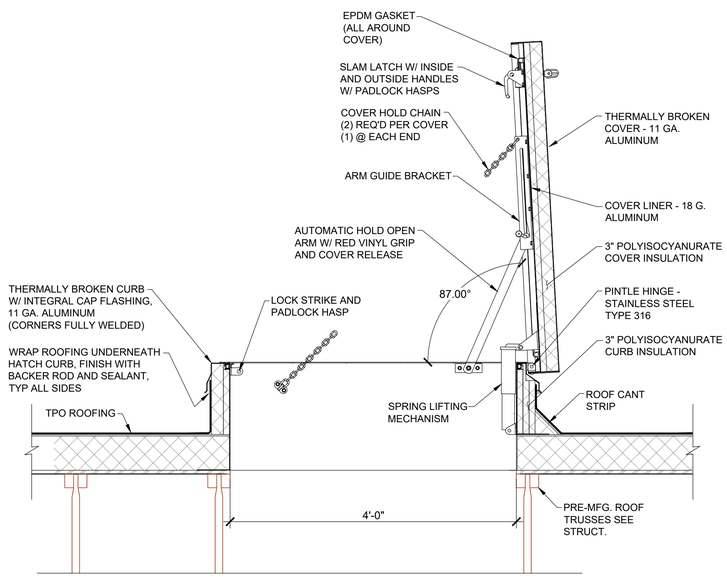
3 A2.3 PARAPET CAP DETAIL

SCALE: 3" = 1'-0"



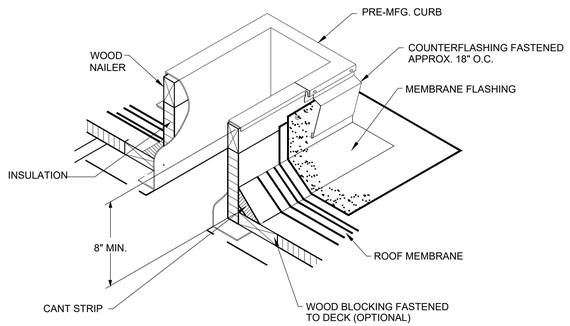
D A2.3 AWNING DETAIL

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



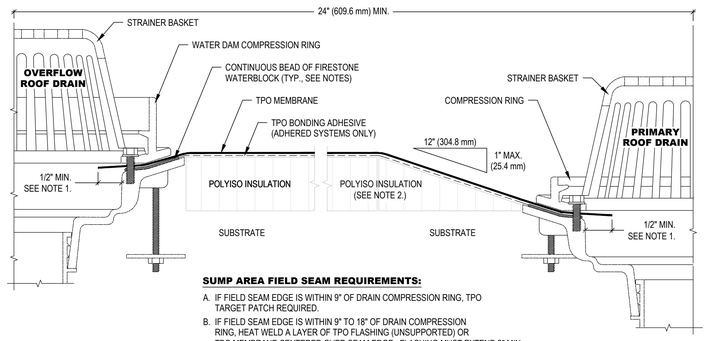
A A2.3 ROOF HATCH SECTION

SCALE: 1" X 1'-0"



B A2.3 TYPICAL ROOF CURB DETAIL

SCALE: N.T.S.



SUMP AREA FIELD SEAM REQUIREMENTS:

A. IF FIELD SEAM EDGE IS WITHIN 9" OF DRAIN COMPRESSION RING, TPO TARGET PATCH REQUIRED.

B. IF FIELD SEAM EDGE IS WITHIN 9" TO 18" OF DRAIN COMPRESSION RING, HEAT WELD A LAYER OF TPO FLASHING (UNSUPPORTED) OR TPO MEMBRANE CENTERED OVER SEAM EDGE. FLASHING MUST EXTEND 3" MIN. BEYOND EDGE OF SUMP.

NOTES:

1. HOLE IN MEMBRANE SHOULD EXTEND A MINIMUM OF 1/2" BEYOND CLAMPING RING AND SHOULD NOT BE SMALLER THAN THE DIAMETER OF THE LEADER PIPE.
2. INSULATION ADJACENT TO DRAIN TO BE APPROPRIATE INSULATION WITH APPROPRIATE BONDING SURFACE.

C A2.3 TYPICAL DRAIN / OVERFLOW DETAIL

SCALE: N.T.S.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT
BRUCE DEE BAKER
STATE OF WASHINGTON

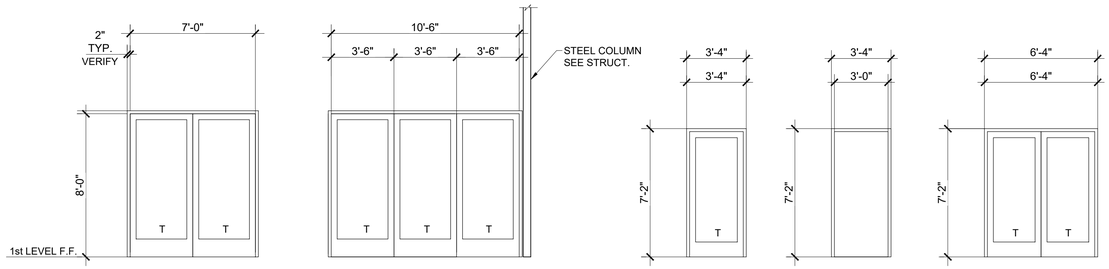
Alvarez Auto Sales
AUTOMOBILE DEALERSHIP
Plaza Way, Kennewick, WA 99337
ROOF DETAILS

REVISIONS:

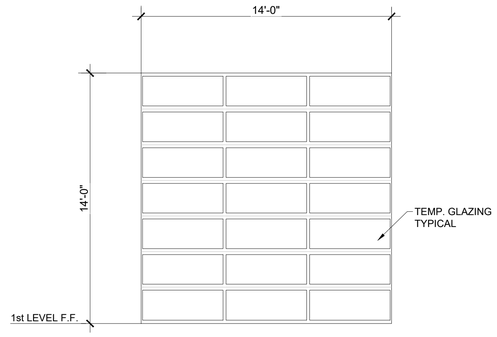
DATE:	09/28/2022
JOB NO.:	22-0208
DRAWN BY:	JSD
SHEET NO:	

A5.3

Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.



TYPE 1 TYPE 2 TYPE 3 TYPE 4 TYPE 5



TYPE 6

DOOR TYPES

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

DOOR SCHEDULE

DOOR No	OPENING SIZE	THKNS	TYPE	MATL	FRAME DETAIL MATL	HEAD	JAMB	SILL	U VALUE	GLASS	UL LABEL	HDW GP	REMARKS
100	7'-0" X 8'-0"	1-3/4"	1	ALUM	ALUM				.60	TEMP			SEE NOTE 1, SELF CLOSING, KEYED LOCK
100A	7'-0" X 8'-0"	1-3/4"	1	ALUM	ALUM				.60	TEMP			SEE NOTE 1, SELF CLOSING, KEYED LOCK
101	10'-6" X 8'-0"	1-3/4"	2	ALUM	ALUM				.60	TEMP			SEE NOTE 1, SELF CLOSING, KEYED LOCK
102	3'-0" X 7'-0"	1-3/4"	3	ALUM	ALUM					TEMP			
103	3'-0" X 7'-0"	1-3/4"	3	ALUM	ALUM					TEMP			
104	3'-0" X 7'-0"	1-3/4"	3	ALUM	ALUM					TEMP			
105	3'-0" X 7'-0"	1-3/4"	3	ALUM	ALUM					TEMP			
106	3'-0" X 7'-0"	1-3/4"	4	WD	HM								SELF CLOSING
107	3'-0" X 7'-0"	1-3/4"	4	WD	HM								
108	3'-0" X 7'-0"	1-3/4"	4	WD	HM								SELF CLOSING
109	3'-0" X 7'-0"	1-3/4"	4	STL	STL						180 MIN		FIRE DOOR
109A	3'-0" X 7'-0"	1-3/4"	3	ALUM	ALUM					TEMP			
110	3'-0" X 7'-0"	1-3/4"	4	WD	HM								
111	7'-0" X 8'-0"	1-3/4"	1	ALUM	ALUM				.60	TEMP			SEE NOTE 1, SELF CLOSING, KEYED LOCK
111A	7'-0" X 8'-0"	1-3/4"	1	ALUM	ALUM				.60	TEMP			SEE NOTE 1, SELF CLOSING, KEYED LOCK
112	3'-0" X 7'-0"	1-3/4"	4	WD	HM								PRIVACY LOCK
113	3'-0" X 7'-0"	1-3/4"	4	WD	HM								
114	3'-0" X 7'-0"	1-3/4"	4	MTL	HM								
114A	3'-0" X 7'-0"	1-3/4"	4	MTL	HM								KEYED LOCK
115	3'-0" X 7'-0"	1-3/4"	4	MTL	HM								KEYED LOCK
115A	14'-0" X 14'-0"	MFG	6	MFG	MFG					TEMP			OVERHEAD DOOR
201	3'-0" X 7'-0"	1-3/4"	4	WD	HM								
202	3'-0" X 7'-0"	1-3/4"	4	WD	HM								
203	3'-0" X 7'-0"	1-3/4"	4	WD	HM								
204	3'-0" X 7'-0"	1-3/4"	4	WD	HM								PRIVACY LOCK
205	6'-0" X 7'-0"	1-3/4"	5	WD	HM								

DOOR SCHEDULE NOTES

DOOR SCHEDULE NOTES:

1. DOORS, GATES AND TURNSTILES PER SECTION 1010, 2018 IBC.

   SECTION 1010.1.9 DOOR OPERATIONS.
   EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION, EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

   SECTION 1010.1.9.1 HARDWARE.
   ALL DOOR HANDLES, PULLS LATCHES, LOCKS AND OTHER OPERATION DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 OF THE I.B.C. SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

   SECTION 1010.1.9.3 LOCKS AND LATCHES.
   LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXIST:

   3.1 IN BUILDINGS IN GROUP B, THE MAIN DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDE:

   3.1.1 THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.

   3.1.2 A READILY VISIBLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING:
   "THIS DOOR TO REMAIN UNLOCKED WHEN THIS BUILDING IS OCCUPIED".
   THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.

   3.1.3 THE USE OF THE KEY OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.

   3.2 WHERE EGRESS DOORS ARE USED IN PAIRS, APPROVED AUTOMATIC FLUSH BOLTS SHALL BE PERMITTED TO BE USED, PROVIDED THAT THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS HAS NO DOORKNOB OR SURFACE MOUNTED HARDWARE.

   3.3 FIRE DOORS AFTER THE MINIMUM ELEVATED TEMPERATURE HAS DISABLE THE UNLATCHING MECHANISM IN ACCORDANCE WITH THE LISTED FIRE DOOR TEST PROCEDURES.

   3.4 THE DOORS UNLOCK UPON ACTUATION OF THE AUTOMATIC SPRINKLER SYSTEM OR AUTOMATIC FIRE DETECTION SYSTEM.

   3.5 THE DOORS UNLOCK UPON LOSS OF ELECTRICAL POWER CONTROLLING THE LOCK OR LOCK MECHANISM.

   3.6 THE LOCK SHALL BE CAPABLE OF BEING DEACTIVATED BY A SIGNAL FROM A SWITCH LOCATED IN AN APPROVED LOCATION.

   3.7 THERE IS A SYSTEM, SUCH AS A KEYPAD AND CODE, IN PLACE THAT ALLOWS VISITORS, STAFF PERSON AND APPROPRIATE RESIDENTS TO EXIT. INSTRUCTION FOR EXITING SHALL BE POSTED WITHIN SIX FEET OF THE DOOR.

2. SAFETY GLAZING PER SECTION 2406, 2018 IBC.

   2406.4.1 GLAZING IN DOORS.
   GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION.
   EXCEPTIONS:
   1. GLAZED OPENING OF A SIZE THROUGH WHICH A 3-INCH DIAMETER SPHERE IS UNABLE TO PASS.
   2. DECORATIVE GLAZING.
   3. GLAZING MATERIALS USED AS CURVE GLAZED PANELS IN REVOLVING DOORS.
   4. COMMERCIAL REFRIGERATED CABINET GLAZED DOORS.

   2406.4.2 GLAZING ADJACENT TO DOORS.
   GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INC ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.

3. PROVIDE DOOR STOPS AT EACH DOOR, TYPICAL THROUGHOUT. CONTRACTOR TO COORDINATE WITH OWNER FOR TYPE AND METHOD OF INSTALLATION.

4. ALL INTERIOR WOOD DOORS TO BE SOLID CORE TYPICAL UNLESS NOTED OTHERWISE.

5. ALL INTERIOR DOOR FRAMES TO BE "TIMELY" PRE-FINISHED METAL, UNLESS NOTED OTHERWISE.

ABBREVIATIONS:

ALUM	= ALUMINUM
WD	= WOOD
HC	= HOLLOW CORE
SL.C.	= SELF CLOSING
SC	= SOLID CORE
HM	= HOLLOW METAL
STL	= STEEL
MTL	= METAL
MFG	= MANUFACTURER
OHC	= OVERHEAD COILING DOOR
PROXY	= PROXIMITY CARD LOCK DOOR
INSUL	= INSULATED
T/ TEMP	= TEMPERED

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT
BRUCE DEE BAKER
STATE OF WASHINGTON

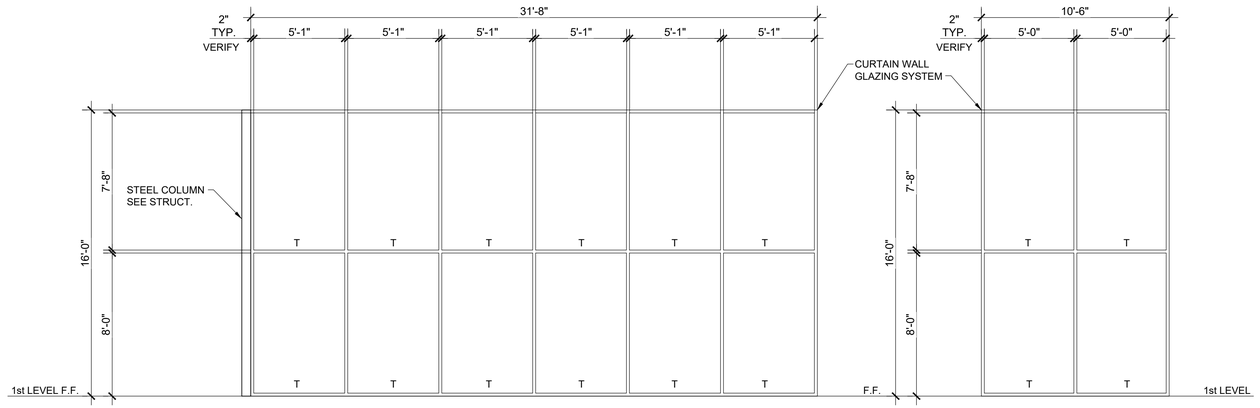
Alvarez Auto Sales
AUTOMOBILE DEALERSHIP
Plaza Way, Kennewick, WA 99337
DOOR SCHEDULE & TYPES

REVISIONS:

DATE: 09/28/2022
JOB NO.: 22-0208
DRAWN BY: JSD
SHEET NO:

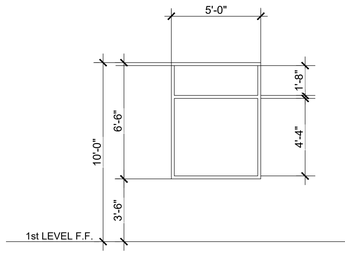
A6.1

Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

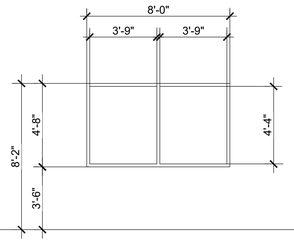


WINDOW - A

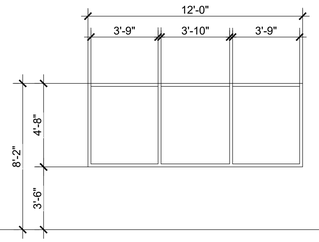
WINDOW - B



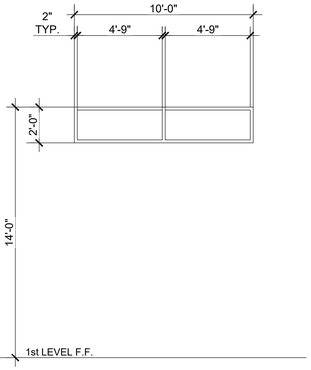
WINDOW - C



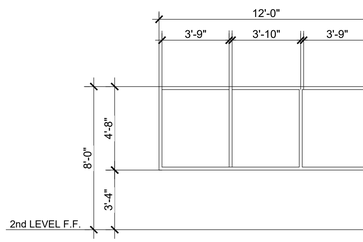
WINDOW - D



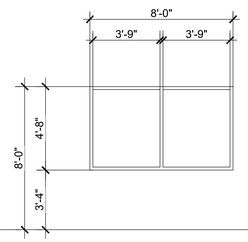
WINDOW - E



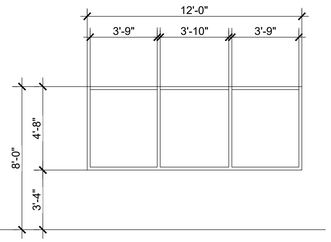
WINDOW - F



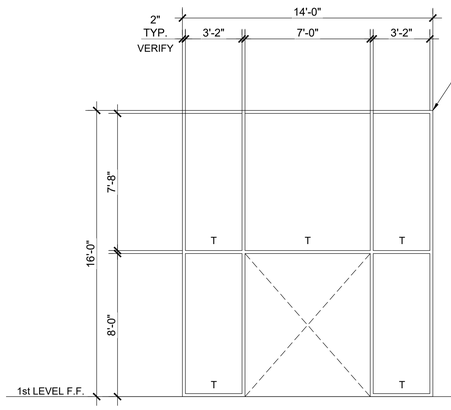
WINDOW - G



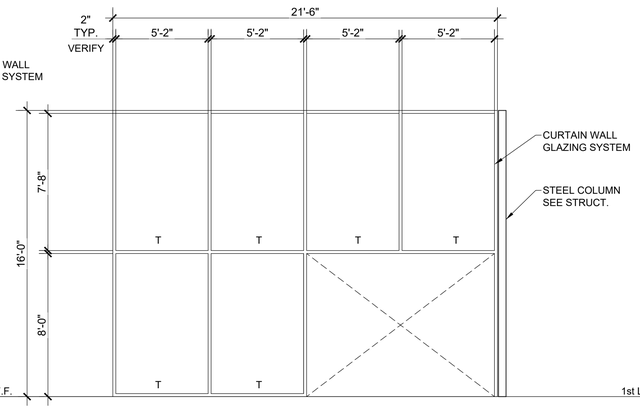
WINDOW - H



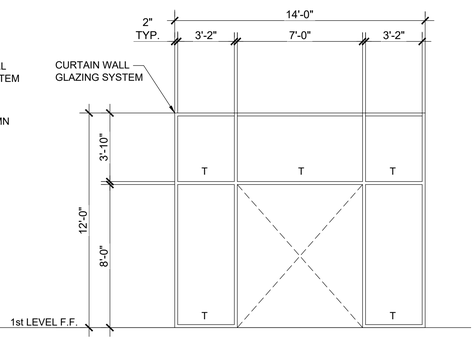
WINDOW - J



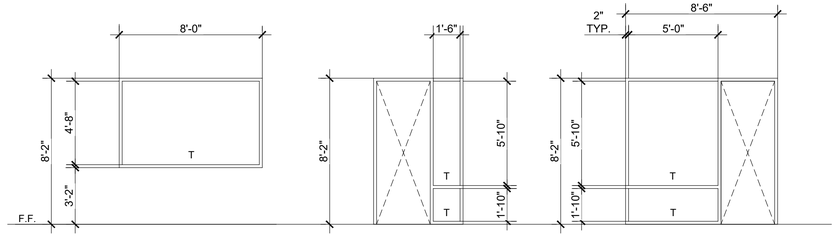
TYPE K



TYPE L



TYPE M



TYPE - R1 TYPE - R2 TYPE - R3

WINDOW SCHEDULE

WINDOW NO.	WINDOW OPENING SIZE	FRAME MATL	FRAME HEAD	FRAME JAMB	FRAME SILL	GLASS	U-VALUE	REMARKS
A	31'-8" X 16'-0"	ALUM				TEMP	.32	CURTAIN WALL GLAZING SYSTEM
B	10'-6" X 16'-0"	ALUM				TEMP	.32	CURTAIN WALL GLAZING SYSTEM
C	5'-0" X 6'-6"	ALUM					.32	
D	8'-0" X 4'-8"	ALUM	1/A5.2	2/A5.2	3/A5.2		.32	
E	12'-0" X 4'-8"	ALUM	1/A5.2	2/A5.2	3/A5.2		.32	
F	10'-0" X 2'-0"	ALUM					.32	
G	12'-0" X 4'-8"	ALUM	1/A5.2	2/A5.2	3/A5.2		.32	
H	8'-0" X 4'-8"	ALUM	1/A5.2	2/A5.2	3/A5.2		.32	
J	12'-0" X 4'-8"	ALUM	1/A5.2	2/A5.2	3/A5.2		.32	
K	SEE ELEV.	ALUM				TEMP	.32	CURTAIN WALL GLAZING SYSTEM
L	SEE ELEV.	ALUM				TEMP	.32	CURTAIN WALL GLAZING SYSTEM
M	SEE ELEV.	ALUM				TEMP	.32	
R1	8'-0" X 5-0"	ALUM				TEMP		
R2	SEE ELEV.	ALUM				TEMP		
R3	SEE ELEV.	ALUM				TEMP		

WINDOW SCHEDULE NOTES

1. ALUMINUM STOREFRONT SYSTEM WITH INSULATING-GLASS UNITS: FACTORY ASSEMBLED UNITS CONSISTING OF SEALED LITES OF GLASS SEPARATED BY A DEHYDRATED INTERSPACE, QUALIFIED ACCORDING TO ASTM E 2190.

2. PERFORMANCE REQUIREMENTS:
   U-VALUE = .32 OR BETTER
   SHGC = .38 OR BETTER
   VLT = 65% OR BETTER

3. SEALING SYSTEM: DUAL SEALS.

4. PERIMETER SPACER: MANUFACTURERS STANDARD SPACER MATERIAL AND CONSTRUCTION.

ALUM = ALUMINUM
T/TEMP = TEMPERED
XO = ONE PANE FIXED
ONE PANE SLIDING

WINDOW TYPES

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

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT BRUCE DEE BAKER STATE OF WASHINGTON

Alvarez Auto Sales

AUTOMOBILE DEALERSHIP

Plaza Way, Kennewick, WA 99337

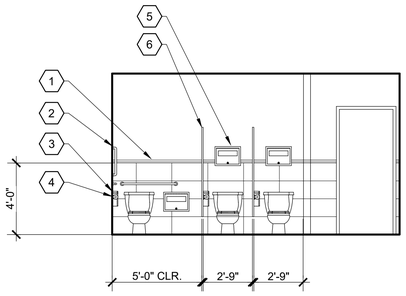
WINDOW SCHEDULE & TYPES

REVISIONS:

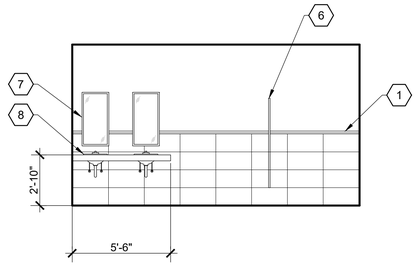
DATE: 09/28/2022
JOB NO.: 22-0208
DRAWN BY: JSD
SHEET NO:

A6.2

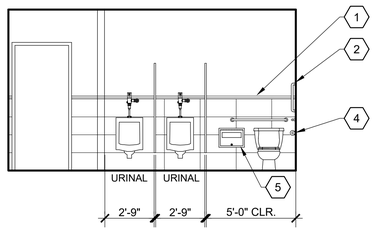
Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED, WRITTEN PERMISSION.



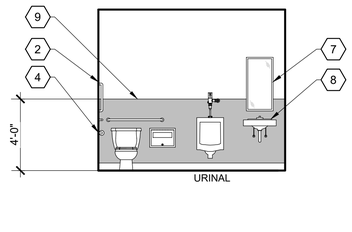
1 A2.1 — WOMEN - 106
SCALE: 1/4" = 1'-0"



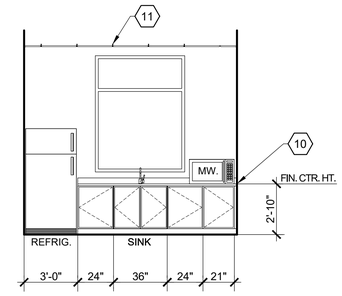
2 A2.1 — WOMEN - 106
SCALE: 1/4" = 1'-0"
MEN - 108 SIM. OPP. HD.



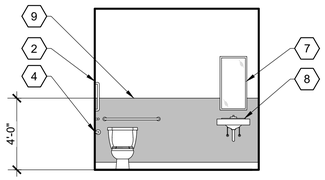
3 A2.1 — MEN - 108
SCALE: 1/4" = 1'-0"



4 A2.1 — UNISEX - 112
SCALE: 1/4" = 1'-0"



5 A2.1 — BREAK RM - 113
SCALE: 1/4" = 1'-0"



6 A2.2 — UNISEX - 204
SCALE: 1/4" = 1'-0"

KEY NOTES:

1. +48" TILE WAINSCOT W/ BULLNOSE TRIM
2. GRAB BAR
3. SANITARY NAPKIN DISPOSAL - WALL MOUNT
4. TOILET PAPER DISPENSER
5. TOILET SEAT COVER DISPENSER
6. TOILET PRIVACY PARTITION
7. MIRROR
8. SINK
9. +48" FRP WAINSCOT TYPICAL 2 WALLS
10. PLAM COUNTER TOP WITH 4" BACKSPLASH
11. SUSPENDED ACOUSTICAL CEILING TILE PER PLAN

INTERIOR ELEVATIONS

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

NOTES:

1. SECTION 606.6. EXPOSED PIPES AND SURFACES. WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

7750 REGISTERED ARCHITECT
BRUCE DEE BAKER
STATE OF WASHINGTON

Alvarez Auto Sales
AUTOMOBILE DEALERSHIP
Plaza Way, Kennewick, WA 99337
INTERIOR ELEVATIONS

REVISIONS:

DATE: 09/28/2022
JOB NO.: 22-0208
DRAWN BY: JSD
SHEET NO:

A7.1

Copyright © 2022 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED, WRITTEN PERMISSION.

GENERAL

ALL TYPICAL DETAILS AND NOTES SHOWN ON DRAWINGS SHALL APPLY UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE DRAWINGS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

BUILDING CODE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE. THE PUBLICATIONS LISTED BELOW ARE THE GOVERNING CODES AND STANDARDS AND ARE REFERENCED BY THEIR BASIC DESIGNATION. IN THE CASE OF CONFLICTING REQUIREMENTS, THE BUILDING CODE SHALL GOVERN.

APPLICABLE CODES AND STANDARDS

BUILDING CODE	INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION (INCLUDING THE LOCAL JURISDICTIONS BUILDING CODE AMENDMENTS)
ACI 318	AMERICAN CONCRETE INSTITUTE, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," 2014 EDITION
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OF A490 BOLTS," 2016 EDITION
AISC 341	AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS," 2016 EDITION
AISC 360	AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS," 2016 EDITION
AISI	AMERICAN IRON AND STEEL INSTITUTE, "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS," 2016 EDITION
ASCE 7	AMERICAN SOCIETY OF CIVIL ENGINEERS, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES," 2016 EDITION
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM INTERNATIONAL)
AWS A2.4	AMERICAN WELDING SOCIETY, "SYMBOLS FOR WELDING AND NONDESTRUCTIVE TESTING," 2020 EDITION
AWS D1.1	AMERICAN WELDING SOCIETY, "STRUCTURAL WELDING CODE – STEEL," 2020 EDITION
AWS D1.3	AMERICAN WELDING SOCIETY, "STRUCTURAL WELDING CODE – SHEET STEEL," 2018 EDITION
AWS D1.4	AMERICAN WELDING SOCIETY, "STRUCTURAL WELDING CODE – REINFORCING STEEL," 2018 EDITION
AWS D1.8	AMERICAN WELDING SOCIETY, "STRUCTURAL WELDING CODE – SEISMIC SUPPLEMENT," 2016 EDITION
ICC	INTERNATIONAL CODE COUNCIL, INTERNATIONAL CODE COUNCIL – EVALUATION SERVICES (ICC-ES)
TMS 402	THE MASONRY SOCIETY, "BUILDING CODE FOR MASONRY STRUCTURES," 2016 EDITION

GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, CONTRACT SPECIFICATIONS, CONTRACT DOCUMENTS AND REFERENCE STANDARDS, THE ARCHITECT OF RECORD (AOR)/ENGINEER OF RECORD (EOR) SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE AOR/EOR BEFORE PROCEEDING WITH THE WORK. SHOULD ANY DISCREPANCIES BE FOUND IN THE CONTRACT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE INCLUDED IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO THE SUBMISSION OF THE PRICE, THE CONTRACTOR ASKS FOR A DECISION FROM THE AOR AS TO WHICH SHALL GOVERN. ACCORDINGLY, ANY CONFLICT IN OR BETWEEN THE CONTRACT DOCUMENTS SHALL NOT BE A BASIS FOR ADJUSTMENT IN THE CONTRACT PRICE.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS, INSTALLATION STANDARDS AND CONSTRUCTION CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO SHOP FABRICATION AND/OR FIELD ERECTION. DISCREPANCIES BETWEEN SITE CONDITIONS AND THE CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF THE AOR/EOR. WORK DONE WITHOUT THE AOR/EOR'S APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR.

3. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND DOSH INCLUDING THOSE ERECTION ITEMS SPECIFICALLY ADDRESSED IN THE LATEST OSHA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

4. ELEVATIONS ON THE STRUCTURAL DRAWINGS REFERENCE THE FINISHED FLOOR ELEVATION, ASSIGNED THE DATUM 0'-0".

5. PRIOR TO DIGGING VERIFY LOCATION AND DEPTH OF UTILITIES AND OTHER UNDERGROUND INTERFERENCES. CALL TWO BUSINESS DAYS BEFORE YOU DIG AT 811.

DESIGN CRITERIA (PER 2018 IBC AND ASCE 7-16)

MINIMUM ROOF LIVE LOAD: 20 PSF

FLOOR LIVE LOADS (PSF) (IBC 1607)
TYPICAL UNLESS NOTED OTHERWISE: 50 PSF
CORRIDORS: 100 PSF
STORAGE: 125 PSF
STAIRS / EXITS: 100 PSF

SNOW DESIGN LOAD DATA:
SNOW LOADS (IBC 1608)

GROUND SNOW LOAD (Pg):	=20 PSF
FLAT ROOF SNOW LOAD (Pf):	=20 PSF
SNOW EXPOSURE FACTOR (Ce):	=0.9
SNOW LOAD IMPORTANCE FACTOR (Is):	=1.0
THERMAL FACTOR (Ct):	=1.0

WIND DESIGN LOAD DATA:

BASIC WIND SPEET (3-SEC.-GUST) (V):	=100 MPH
EXPOSURE	=C
TOPOGRAPHICAL FACTOR:	=1.0
ENCLOSURE CLASSIFICATION:	=ENCLOSED

EARTHQUAKE DESIGN LOAD DATA:

RISK CATEGORY II	
SEISMIC IMPORTANCE FACTOR (Ie):	=1.0
SITE CLASS: D	
SPECTRAL RESPONSE ACCELERATION:	
Ss	=0.429
S1	=0.162
SPECTRAL RESPONSE COEFFICIENTS:	
Sds	=0.416
Sd1	=0.246
SEISMIC DESIGN CATEGORY: D	
BASIC SEISMIC-FORCE-RESISTING SYSTEM;	
LIGHT FRAMED WALLS WITH WOOD SHEAR PANELS	(R=6½)
SPECIAL REINFORCED MASONRY SHEAR WALLS	(R=5)
STEEL SPECIAL MOMENT FRAME	(R=8)
SEISMIC RESPONSE COEFFICIENT	
Cs	=0.083
SEISMIC BASE SHEAR (V)	=0.083W
ANALYSIS PROCEDURE:	
EQUIVALENT LATERAL FORCE PROCEDURE PER ASCE 7-16, 12.8	

FOUNDATIONS

1. FOUNDATION DESIGN BASED ON AN ALLOWABLE SOIL BEARING OF 2,000 PSF PER BAER TESTING & ENGINEERING, INC. GEOTECHNICAL ENGINEERING STUDY DATED MAY 11, 2022..

2. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND SHALL BE LOWERED TO FIRM BEARING IF SUITABLE SOIL IS NOT FOUND AT ELEVATIONS DETERMINED BY FOOTING DEPTH.

3. ALL FILL PLACED TO SUPPORT SLABS ON GRADE, BEHIND PERMANENT WALLS, AND AROUND ALL DRAINS SHALL CONSIST OF WELL GRADED, GRANULAR MATERIAL.

4. STRUCTURAL FILL SHALL BE PLACED ON SOUND NATIVE MATERIAL PER THE GEOTECHNICAL REPORT.

5. PROOF-ROLL CUT AREAS WHICH PROVIDE SUPPORT FOR PERMANENT STRUCTURES.

6. AREAS WHICH ARE EXCESSIVELY YIELDING SHALL BE OVER-EXCAVATED AND REPLACED WITH STRUCTURAL FILL.

CONCRETE

1. CONCRETE SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH A WATER TO CEMENT RATIO OF 0.45. ALL OTHER CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS WITH A WATER TO CEMENT RATIO OF 0.5. CONCRETE DESIGN IS BASED UPON A COMPRESSIVE STRENGTH OF 2500 PSI AND NO SPECIAL INSPECTION PER IBC 1705.3 ARE REQUIRED FOR ISOLATED SPREAD FOOTINGS OF BUILDINGS THREE STORIES OR LESS OR CONTINUOUS FOOTINGS AND STEM WALLS SUPPORTING LIGHT-FRAMED WALLS OF BUILDINGS THREE STORIES OR LESS.

2. CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
   - ACI 117 – STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS.
   - ACI 301 – SPECIFICATIONS FOR STRUCTURAL CONCRETE.
   - ACI 302 – GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION.
   - ACI 305 – HOT WEATHER CONCRETING.
   - ACI 306 – COLD WEATHER CONCRETING.

3. ALL CONCRETE USED IN HORIZONTAL SURFACES EXPOSED TO THE WEATHER SHALL CONTAIN AN ACCEPTABLE ADMIXTURE TO PRODUCE AIR-ENTRAINED CONCRETE WITH A TOTAL OF 4.5 PERCENT AIR CONTENT. TOLERANCE FOR AIR CONTENT SHALL BE +/- 1 PERCENT.

4. THE USE OF SUPER PLASTICIZERS AND WATER REDUCERS IS ALLOWED, BUT NOT REQUIRED. ALL ADMIXTURES SHALL BE CHLORIDE FREE.

5. UNLESS NOTED OTHERWISE, ALL CONCRETE FLAT WORK SHALL CONFORM TO THE FOLLOWING FINISHING TOLERANCES:
   - 5.1. 1/8" GAP UNDER A 10'-0" STRAIGHT EDGE MEASURED AS PER ASTM E1155
   - 5.2. OVERALL FLATNESS NUMBER, Ff $\geq$ 20
   - 5.2. MINIMUM LOCAL FLATNESS NUMBER, Ff $\geq$ 15
   - 5.2. OVERALL LEVELNESS NUMBER, Fl $\geq$ 15
   - 5.2. MINIMUM LOCAL LEVELNESS NUMBER, Fl $\geq$ 10

6. ALL SAWN CONTROL JOINTS ARE TO BE CUT WITHIN 24 HOURS AFTER THE FLOOR SLAB IS POURED, SUCH THAT NO SURFACE DEFECTS ARE MADE FROM FLOOR TRAFFIC.

7. ALL CONCRETE FLOORS AND WALLS ARE TO BE WET CURED FOR 72 HOURS IMMEDIATELY AFTER PLACEMENT, AS PER THE RECOMMENDATIONS OF ACI 302, UNLESS NOTED OTHERWISE.

8. ANCHOR RODS SHALL CONFORM TO ASTM F1554 Fy=36 KSI, WITH HOOKED ENDS. HIGH STRENGTH ANCHOR RODS SHALL CONFORM TO ASTM F1554, Fy=36 KSI, WITH HEADED END OR THREADED WITH NUT. TACK WELD NUT TO ANCHOR ROD.

9. REINFORCING DOWEL ADHESIVE SHALL BE HILTI HIT-RE 500 V3 ADHESIVE, OR SIMPSON SET-XP ADHESIVE. SPECIAL INSPECTION OF ADHESIVE DOWELS IS REQUIRED.

10. ALL EXPOSED CORNERS OF CONCRETE SHALL BE FORMED INTO A 3/4" x 45 DEGREE CHAMFER, OR SCRIBED WITH A CONCAVE TOOLING DEVICE UNLESS NOTED OTHERWISE.

11. THOROUGHLY CLEAN FORMS AND ADJACENT SURFACES TO RECEIVE CONCRETE. REMOVE CHIPS, WOOD, SAWDUST, DIRT, OR ANY OTHER DEBRIS PRIOR TO CONCRETE PLACEMENT.

12. PROPORTION AND DESIGN MIXES TO RESULT IN CONCRETE SLUMP AT POINT OF PLACEMENT NOT LESS THAN 3" AND NOT MORE THAN 5" PRIOR TO SUPERPLASTICIZER. ADDITION OF WATER TO READY-MIX CONCRETE IN THE FIELD SHALL BE ALLOWED IF ON TRIP TICKET BEFORE DISCHARGE AND TESTING.

13. DEPOSIT CONCRETE IN A CONTINUOUS OPERATION UNTIL THE PLACING OF CONCRETE IS COMPLETE. IF THE POUR IS TO BE DISCONTINUOUS, CONTRACTOR SHALL USE CONSTRUCTION JOINTS, AS DETAILED ON THE DRAWINGS OR APPROVED BY THE ENGINEER.

14. REPAIR ALL SURFACE DEFECTS INCLUDING TIE HOLES, MINOR HONEYCOMBING AND OTHER VISUAL IRREGULARITIES WITH CEMENT MORTAR. MORTAR FOR PATCHING SHALL BE THE SAME COMPOSITION AS THAT USED IN THE CONCRETE. PATCHING SHALL BE DONE AS SOON AS THE FORMS ARE REMOVED.

15. PROVIDE (1) 2'-0" LONG #4 REBAR AT ALL RE-ENTRANT CORNERS FOR PITS, RECESSES, OR SLAB THICKNESS CHANGES IN THE TOP 1/3" OF THE SLAB-ON-GRADE.

16. GROUT MATERIAL FOR BASE PLATES, SLEEVES, AND EMBEDDED STEEL SHALL BE AN APPROVED NONMETALLIC, NON-SHRINK, PREPACKAGED CEMENTITIOUS GROUT CONFORMING TO ASTM C 1107. THE MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE AT LEAST 1,000 PSI HIGHER THAN THE SUPPORTING CONCRETE STRENGTH.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS COMPLYING WITH ASTM SECTION A615. REINFORCING STEEL WHICH IS INDICATED ON THE PLANS AS BEING WELDED SHALL COMPLY WITH ASTM A706, AND SHALL ALSO BE DEFORMED. WELDING OF REINFORCING BARS SHALL BE PER AWS D1.1. NO REINFORCING BARS SHALL BE SPLICED BY WELDING.

2. BARS SHALL BE SECURELY TIED IN PLACE WITH #16 DOUBLE-ANNEALED IRON WIRE. BARS SHALL BE SUPPORTED ON ACCEPTABLE CHAIRS.

3. ALL DETAILING, FABRICATION AND PLACEMENT OF REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI-SP-66).

4. REINFORCEMENT LAP HOOKS, ETC.; SHALL BE PER THE REINFORCEMENT TABLE UNLESS NOTED OTHERWISE.

5. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT: (MIN. COVER LISTED)
   - A. CONCRETE CAST AGAINST AND PERMANENTLY PERMANENTLY EXPOSED TO EARTH ALL SIZES: 3 INCHES
   - B. CONCRETE EXPOSED TO EARTH OR WEATHER:
     #5 BAR, W31 OR D31 WIRE AND SMALLER: 1 1/2 INCHES
     #6 BAR OR LARGER: 2 INCHES
   - C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
     SLABS, WALLS, JOISTS
     #14 AND 18 BARS: 1 1/2"
     #11 BAR AND SMALLER: 3/4"
     BEAMS, COLUMNS
     TIES, STIRRUPS, SPIRALS: 1 1/2"

6. CLEAN REINFORCING OF LOOSE RUST, MILL SCALE, DIRT, OR ANY OTHER FOREIGN MATERIAL. ACCURATELY POSITION, SUPPORT AND SECURE REINFORCEMENT.

7. UNLESS NOTED OTHERWISE, REINFORCING IS NOT TO EXTEND THROUGH THE CONTROL OR CONSTRUCTION JOINTS OF FLOOR SLABS-ON-GRADE.

ANCHORAGE TO HARDENED CONCRETE

1. NO STEEL REINFORCEMENT SHALL BE CUT TO INSTALL ANCHORS.

2. DEFECTIVE OR ABANDONED HOLES SHALL BE FILLED WITH NON-SHRINK GROUT OR AN INJECTABLE ADHESIVE MATCHING THE ADJACENT CONCRETE COMPRESSIVE STRENGTH.

3. CONCRETE ADHESIVE ANCHORS SHALL USE A36 ALL-THREAD ROD OR ASTM A615, GRADE 60 REINFORCING STEEL DOWELS WITH HILTI HIT-RE 500-SD ADHESIVE OR SIMPSON SET ADHESIVE OR AN ENGINEER OF RECORD APPROVED ALTERNATIVE WITH A CURRENT ICC-ES REPORT INDICATING THAT THE ANCHOR IS PERMITTED FOR RESISTING SEISMIC LOADS IN CRACKED CONCRETE. SPECIAL INSPECTION OF ADHESIVE ANCHORS IS REQUIRED. HOLES SHALL BE DRILLED WITH ROTARY IMPACT HAMMER OR EQUIVALENT METHOD TO PRODUCE A HOLE WITH A ROUGH INSIDE SURFACE. CORE DRILLING HOLES IS NOT PERMITTED.

4. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT TZ OR SIMPSON STRONG BOLT OR ENGINEER OF RECORD APPROVED ALTERNATIVE WITH A CURRENT ICC-ES REPORT INDICATING THAT THE ANCHOR IS PERMITTED FOR RESISTING SEISMIC LOADS IN CRACKED CONCRETE. STAINLESS STEEL ANCHORS SHALL BE USED AT ALL EXTERIOR APPLICATIONS AND WHERE SPECIFICALLY INDICATED ON THE DRAWINGS.

STRUCTURAL SHEAR WALL

1. SW# – INDICATES SHEAR WALL LOCATIONS ON THE PLANS. SEE "TYPICAL SHEAR WALL DETAIL" FOR SHEAR WALL FASTENING AND HOLDOWNS.

2. SHEAR WALLS SHALL EXTEND FROM BOTTOM OF 2x PLATE TO UNDERSIDE OF PLYWOOD DECKING OR BOTTOM OF ROOF TRUSS AT EACH STORY. RIM BOARDS OR BLOCKING PANELS SHALL BE USED IN FLOOR SPACE OVER WALLS TO UNDERSIDE OF PLYWOOD DECKING. ATTACHMENT OF PLYWOOD PER "TYPICAL SHEAR WALL SCHEDULE" SHALL CONTINUE IN THIS ZONE IF SHEAR RESISTANT BLOCKING IS NOT USED.

3. ATTACHMENT OF THE BOTTOM CHORD TO THE DOUBLE PLATE AND THE SILL PLATE TO THE TOP CHORD SHALL BE WITH 16d AT 8" ON CENTER.

4. SHEAR WALLS SHALL BE MADE CONTINUOUS HORIZONTALLY AND VERTICALLY BY NAILING TO STUDS AND BLOCKING IN WALLS. SHEAR WALLS ARE TO BE UNINTERRUPTED FROM END TO END AS INDICATED ON PLANS.

5. THE LOCATION OF THE WALLS DESIGNATED AS SHEAR WALLS IS INDICATED ON THE PLANS ONLY. THE SHEAR WALLS OCCUR ON EVERY LEVEL UNLESS NOTED OTHERWISE. SEE SCHEDULES FOR NAILING.

6. EXTERIOR OF ALL BUILDINGS TO BE 15/32" OSB, MINIMUM 4x8 SHEETS, EXP1 OR EXT APA RATED.

7. SHEATHING SHALL BE CONTINUOUS FROM BOTTOM OF FLOOR JOISTS TO TOP OF DOUBLE PLATE AT ROOF AND HORIZONTALLY CONTINUOUS FROM BUILDING CORNER TO BUILDING CORNER AND AROUND OPENINGS. ATTACH SHEATHING WITH EDGE NAILING PATTERN TO JAMBS AND HORIZONTAL EDGE FRAMING OF OPENINGS. ADD BLOCKING, AS REQUIRED, AT HORIZONTAL JOINTS IN OSB.

WOOD

1. SEE TYPICAL WOOD FASTENING SCHEDULE (IBC FRAMING SCHEDULE PER TABLE 2304.10.1) FOR GENERAL FRAMING NAILING REQUIREMENTS.

2. FRAMING LUMBER SHALL HAVE A MOISTURE CONTENT LESS THAN 19 PERCENT AND BE GRADED AND MARKED IN CONFORMANCE WITH WEST COAST LUMBER INSPECTION BUREAU STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16.

3. ALL FRAMING MATERIAL SHALL BE AS FOLLOWS:

2x JOISTS AND BUILT UP MEMBERS	DOUGLAS FIR-LARCH OR HEM-FIR NO. 2
3x AND 4x BEAMS AND POSTS	DOUGLAS FIR-LARCH NO. 2
6x AND LARGER BEAMS AND POSTS	DOUGLAS FIR-LARCH NO. 1
LEDGERS, STUDS, PLATES, AND MISCELLANEOUS LIGHT FRAMING	DOUGLAS FIR-LARCH OR HEM-FIR STANDARD
TOP AND BOTTOM PLATES AT BEARING WALLS	DOUGLAS FIR-LARCH CONSTRUCTION GRADE
2x OR 3x TONGUE AND GROOVE DECKING	DOUGLAS FIR-LARCH SELECTED GRADE

4. ROOF SHEATHING SHALL BE 5/8" CDX RATED PLYWOOD, SPAN 32/16 APA RATED PER PS 1-07 (NO SUBSTITUTION ACCEPTED). SHEATHING SHALL BE ATTACHED TO SUPPORTING MEMBERS WITH 10d NAILS AT 6" C/C AT PANEL EDGES, BLOCKING LINES, DRAG STRUTS, DIAPHRAGM BOUNDARIES AND OVER EXTERIOR WALLS AND SHEAR WALLS AND AT 12" C/C IN PANEL FIELD. NO DIAPHRAGM BLOCKING IS REQUIRED. SHEATHING PANELS SHALL BE LAID IN STAGGERED PATTERN WITH LONG DIRECTION PLACED PERPENDICULAR TO SUPPORTS. PROVIDE 1/8 INCH GAP BETWEEN ALL ABUTTING PANEL EDGES.

5. FLOOR SHEATHING SHALL BE 1 1/8" TONGUE AND GROOVE CDX PLYWOOD, SPAN 40/20 APA RATED, PER PS 1-83 (NO SUBSTITUTION ACCEPTED). SHEATHING SHALL BE ATTACHED TO SUPPORTING MEMBERS WITH 10d NAILS AT 6" C/C AT PANEL EDGES, BLOCKING LINES, DRAG STRUTS, DIAPHRAGM BOUNDARIES AND OVER EXTERIOR WALLS AND SHEAR WALLS AND AT 12" C/C IN PANEL FIELD. NO DIAPHRAGM BLOCKING IS REQUIRED. SHEATHING PANELS SHALL BE LAID IN STAGGERED PATTERN WITH LONG DIRECTION PLACED PERPENDICULAR TO SUPPORTS. PROVIDE 1/8 INCH GAP BETWEEN ALL ABUTTING PANEL EDGES.

6. WALL SHEATHING SHALL BE 15/32" OSB, SPAN 32/16 APA RATED PER PS 1-07 (NO SUBSTITUTION ACCEPTED). SHEATHING SHALL BE ATTACHED TO SUPPORTING MEMBERS WITH 8d NAILS AT 6" C/C AT PANEL EDGES AND AT 12" C/C PANEL FIELD. NO BLOCKING IS REQUIRED REFER TO TYPICAL SHEAR WALL PLYWOOD SHEATHING LAYOUT AND SCHEDULE DETAIL AT SHEAR WALL LOCATIONS.

7. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE BY SIMPSON STRONG-TIE COMPANY. METAL PLATE CONNECTORS SHALL USE FASTENERS SPECIFIED BY THE MANUFACTURER. EQUIVALENT CONNECTORS BY OTHER MANUFACTURERS WITH ICC EVALUATION REPORTS MAY BE SUBSTITUTED. ALL SUBSTITUTIONS ALONG WITH APPLICABLE EVALUATION REPORTS MUST BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO USE.

8. ALL METAL FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL.

9. ALL NAILING REQUIREMENTS LISTED ARE BASED UPON THE USE OF COMMON WIRE NAILS (NOT SINKERS, BOX, ETC.). ALTERNATIVE NAIL TYPES OF EQUIVALENT DIAMETERS MAY BE SUBSTITUTED, WITH PRIOR APPROVAL OF THE ENGINEER OF RECORD.

10. LOAD BEARING STUD WALLS SHALL HAVE TWO STUDS AT THE BEARING POINT OF GIRDER TRUSSES, HIP TRUSSES OR FLOOR GIRDERS UNLESS NOTED OTHERWISE.

11. ALL FRAMED OPENINGS SHALL HAVE 3 1/2x9 GLB HEADER WITH DOUBLE STUD HEADER SUPPORTS PLUS A KING STUD AT A MINIMUM.

12. WOOD IN CONTACT WITH CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT WITH EARTH OR WITHIN 8" OF EXPOSED SOIL SHALL BE PRESSURE TREATED, PER IBC SECTION 2304.11.

13. TIMBER DESIGNATED AS TREATED SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD U1 AND T1.

14. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

15. ALL WOOD STUD WALLS, UNLESS NOTED OTHERWISE, SHALL BE 2x4 AT 16 INCHES C/C AT INTERIOR WALLS AND 2x6 AT 16 INCHES C/C AT EXTERIOR WALLS.

16. ALL WOOD STUD WALLS SHALL HAVE LOWER WOOD PLATE ATTACHING TO WOOD FRAMING BELOW WITH 16d NAILS AT 6 INCHES C/C STAGGERED OR BOLTED TO CONCRETE WITH 5/8 INCH DIAMETER ANCHOR RODS AT 6'-0" C/C UNLESS NOTED OTHERWISE ON THE PLANS. ALL ANCHOR RODS SHALL HAVE 3x3x0.229 INCH PLATE WASHERS AND A MINIMUM EMBEDMENT OF 7 INCHES OF CONCRETE.

17. PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS ABOVE.

18. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH. PROVIDE DOUBLE JOISTS EACH SIDE OF ALL OPENINGS IN FLOORS AND ROOFS UNLESS DETAILED OTHERWISE. COORDINATE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

19. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

GLUE-LAMINATED FRAMING LUMBER

1. ALL GLUE-LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI/AITC A190.1 AND ASTM D3737. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC CERTIFICATION OF CONFORMANCE.

2. ALL SIMPLE SPAN BEAMS SHALL BE GRADED 24F-V4 DF/DF, Fb = 2,400 PSI, Fv = 240 PSI.

3. ALL BEAMS CONTINUOUS OVER SUPPORTS AND CANTILEVER BEAMS SHALL BE GRADED 24F-V8 DF/DF, Fb = 2,400 PSI, Fv = 240 PSI.

4. CAMBER ALL GLULAM ROOF BEAMS TO A 2,000 FOOT RADIUS UNLESS NOTED OTHERWISE.

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON
STATE OF WASHINGTON
19708
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
09/28/22

GENERAL NOTES

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

SCALE: AS NOTED
CADFILE: 22136S001

JOB No.	REV.
22136	0

DWG. No.
S001

\Users\jmoney\AppData\Local\Temp\AcPublish_10732\822136S001.dwg - Sep 28,2022 - 06:23pm - jmo

LAMINATED VENEER LUMBER (LVL)

1. LAMINATED VENEER LUMBER (LVL) SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY.

2. ALL LAMINATED VEENER LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC–ES ER–4979 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.

3. ALL LAMINATED VENEER LUMBER (LVL) SHALL BE WESTERN SPECIES, GRADE 1.8E, F_b=2,600 PSI, F_v= 285 PSI.

PREFABRICATED OPEN WEB WOOD TRUSSES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF PREFABRICATED OPEN WEB WOOD TRUSSES (OR COMBINATION WOOD AND METAL). THESE MEMBERS SHALL BE DESIGNED FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ALL NECESSARY BRACING, BRIDGING, BLOCKING, PRE–NOTCHED PLATES, ETC, SHALL BE DETAILED AND FURNISHED BY THE CONTRACTOR.

2. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS (COMPLETE WITH STRESS DIAGRAMS) TO THE ARCHITECT AND THE STRUCTURAL ENGINEER FOR REVIEW A MINIMUM OF TWO WEEKS PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF AN ENGINEER LICENSED TO PERFORM THE WORK IN THE JURISDICTION WHERE THE PROJECT IS LOCATED.

3. PERMANENT AND TEMPORARY BRIDGING AND BRACING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S PUBLISHED SPECIFICATIONS.

PREFABRICATED PLYWOOD WEB JOISTS

1. DESIGN SHOWN ON PLANS IS BASED ON BOISE CASCADE WOOD JOISTS. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER OF RECORD.

MECHANICAL/ELECTRICAL/PLUMBING SYSTEM SUPPORTS

1. THE CONTRACTOR SHALL DESIGN AND SUPPLY ALL ADDITIONAL MISCELLANEOUS FRAMING AND SYSTEM SUPPORT COMPONENTS THAT ARE NECESSARY TO SUPPORT ALL MECHANICAL, ELECTRICAL, AND PLUMBING/FIRE PROTECTION SYSTEMS.

2. SUCH FRAMING AND SUPPORT COMPONENTS AND THEIR CONNECTIONS SHALL BE PROVIDED AS NECESSARY TO DIRECTLY AND CONCENTRICALLY IMPOSE LOADS ON THE PRIMARY STRUCTURE.

3. PLYWOOD ROOF/FLOOR DECKS SHALL NOT DIRECTLY SUPPORT THESE SYSTEMS.

SEQUENCING CONSTRUCTION AND LATERAL STABILITY

1. THE STRUCTURAL COMPONENTS BY THEMSELVES ARE A NON–SELF–SUPPORTING STRUCTURE. LATERAL FORCES DUE TO WIND, EARTHQUAKE, OR SOIL ARE CARRIED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE LATERAL SYSTEM. CERTAIN ELEMENTS SHOWN ON THE STRUCTURAL DRAWINGS (SUCH AS SHEAR WALLS AND ROOF AND FLOOR SLABS) ARE REQUIRED FOR OVERALL OR LOCAL STABILITY OF OTHER ELEMENTS (SUCH AS BEAMS, COLUMNS, AND WALLS.)

2. IF, DUE TO SEQUENCING OF CONSTRUCTION, THESE STABILITY ELEMENTS ARE NOT IN PLACE, THE CONTRACTOR SHALL RETAIN A STRUCTURAL ENGINEER LICENSED TO PERFORM THE WORK IN THE JURISDICTION WHERE THE PROJECT IS LOCATED, WHO SHALL INVESTIGATE WHERE THE TEMPORARY SHORING/BRACING IS REQUIRED AND SHALL DESIGN THIS TEMPORARY SHORING/BRACING.

3. THE CONTRACTOR SHALL PROVIDE THIS SHORING/BRACING UNTIL THE REQUIRED STRUCTURAL ELEMENTS AND THEIR CONNECTIONS HAVE BEEN INSTALLED AND REACH THEIR FINAL DESIGN STRENGTHS.

MISCELLANEOUS

1. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL, OR OTHER SPECIALTY ENGINEERING DRAWINGS FOR DIMENSIONS NOT SHOWN. INCLUDING BUT NOT LIMITED TO: SIZE AND LOCATION OF CURBS, EQUIPMENT PADS OR CURBS, WALL AND FLOOR OPENINGS, BLOCKOUTS, FLOOR DEPRESSIONS, SUMPS, DRAINS, ANCHOR BOLTS, EMBEDDED ITEMS, ARCHITECTURAL TREATMENT, ETC.

2. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND RESOLVE DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.

DEFERRED STRUCTURAL SUBMITTALS

1. SOME STRUCTURAL SYSTEMS ARE DEFINED AS VENDOR–DESIGNED COMPONENTS PER THE STRUCTURAL DOCUMENTS. THESE ELEMENTS OF THE DESIGN ARE DEFERRED SUBMITTAL COMPONENTS AND HAVE NOT BEEN PERMITTED UNDER THE BASE BUILDING APPLICATION.

2. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT THE STAMPED COMPONENT SYSTEM DOCUMENTS TO THE BUILDING OFFICIAL FOR APPROVAL.

3. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.

4. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

5. THE FOLLOWING LIST INCLUDES THE ITEMS THAT ARE DEFINED AS DEFERRED STRUCTURAL SUBMITTAL COMPONENTS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND CIVIL DRAWINGS FOR ADDITIONAL DEFERRED SUBMITTAL COMPONENTS.

   5.1. WOOD ROOF TRUSSES
   5.2. PLYWOOD WEB JOISTS

STEEL

1. STRUCTURAL STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
   A. W & WT SHAPES SHALL CONFORM TO ASTM A992, Fy=50 KSI
   B. ANGLES AND CHANNELS SHALL CONFORM TO ASTM A36, Fy=36 KSI
   C. SQUARE OR RECTANGULAR HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO ASTM A500, GRADE B, Fy=46 KS1
   D. ROUND HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO ASTM A500, GRADE B, Fy=42 KSI
   E. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, Fy=35 KSI
   F. ALL OTHER STEEL UNLESS NOTED OTHERWISE ASTM A572, Fy=50 KSI; ASTM A588, Fy=50 KSI.

2. GENERAL NOTES FOR STEEL CONNECTIONS SHALL APPLY TO ALL STEEL CONNECTIONS UNLESS NOTED OTHERWISE.

3. ALL DETAILING, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, AND THE AISE REPORT NO. 13, AS WELL AS THE CRANE MANUFACTURERS ASSOCIATION OF AMERICA (CMAA) SPECIFICATIONS #70 AND #74.

4. STEEL BEAMS ARE EQUALLY SPACED BETWEEN DIMENSION POINTS AT THE MAXIMUM DECK SPAN LOCATION UNLESS NOTED OTHERWISE.

5. MINIMUM CONNECTIONS SHALL BE A TWO–BOLT CONNECTION USING 3/4–INCH–DIAMETER A325 BOLTS IN SINGLE SHEAR. ALL HIGH–STRENGTH BOLTS SHALL BE INSTALLED, TIGHTENED, AND INSPECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. THE CRITERIA FOR SLIP–CRITICAL CONNECTIONS SHALL APPLY TO ALL CONNECTIONS UNLESS NOTED OTHERWISE AS SNUG–TIGHT. BOLTS IN CONNECTIONS OF BEAM–TO–BEAM/GIRDER MAY BE SNUG TIGHT, UNLESS SPECIFICALLY CALLED OUT AS SLIP CRITICAL (SC). WHERE CONNECTIONS ARE NOTED AS SNUG–TIGHT, THE CONTRACTOR MAY INSTALL PER THE CRITERIA FOR SNUG–TIGHT BOLTS. SLIP–CRITICAL CONNECTIONS SHALL USE LOAD INDICATOR WASHERS OR TENSION CONTROL BOLTS. ALL ASTM A307 BOLTS SHALL BE PROVIDED WITH LOCK WASHERS UNDER NUTS OR SELF–LOCKING NUTS. ALL BOLT HOLES SHALL BE STANDARD SIZE UNLESS NOTED OTHERWISE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SELECTION OF OPTIONAL DETAILS SHOWN ON THE DRAWINGS.

7. ERECTION AND FABRICATION SHOP DRAWINGS FOR STRUCTURAL STEEL, JOISTS, AND JOIST GIRDERS WILL BE REVIEWED BY THE ENGINEER OF RECORD PRIOR TO COMMENCING FABRICATION. ALL DRAWINGS ARE TO BE CHECKED PRIOR TO BEING SUBMITTED FOR THE ENGINEER OF RECORD'S REVIEW.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDS THAT INCLUDE, BUT ARE NOT LIMITED TO, ERECTION ANGLES, LIFT HOLES, AND OTHER AIDS.

9. BOLT HOLES SHALL BE BOLT DIAMETER + 1/16". BOLT END AND EDGE DISTANCES AND BOLT LENGTHS SHALL BE PER AISC, UNLESS NOTED OTHERWISE. BASE PLATE BOLT HOLES MAY BE OVERSIZED BY 1/8".

10. PAINT ALL FERROUS METALS FOR EXTERIOR EXPOSURE.

STRUCTURAL STEEL WELDING

1. STRUCTURAL STEEL SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. ALL WELDING SHALL BE DONE BY AWS/WABO CERTIFIED WELDERS AND IN ACCORDANCE WITH AWS D1.1. WELDS SHOWN ON THE DRAWINGS ARE THE MINIMUM SIZES. INCREASE WELD SIZE TO AWS MINIMUM SIZES, BASED ON PLATE THICKNESS. THE MINIMUM WELD SIZE SHALL BE 3/16 INCH. FIELD WELDING SYMBOLS HAVE NOT NECESSARILY BEEN INDICATED ON THE DRAWINGS. WHERE SHOWN, PROPER FIELD WELDING PER AWS D1.1 SHALL BE USED. WHERE NO FIELD WELDING SYMBOLS ARE SHOWN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE USE OF SHOP AND FIELD WELDS. ALL PARTIAL PENETRATION GROOVE WELD SIZES SHOWN ON THE DRAWINGS REFER TO EFFECTIVE THROAT THICKNESS. ALL WELDS SHALL BE MADE USING LOW HYDROGEN ELECTRODES WITH MINIMUM TENSILE STRENGTH PER AWS D1.1 (MINIMUM 70 KSI). LOW HYDROGEN SMAW ELECTRODES SHALL BE USED WITHIN 4 HOURS OF OPENING THEIR HERMETICALLY SEALED CONTAINERS, OR SHALL BE REDRIED PER AWS D1.1, SECTION 4.5. ELECTRODES SHALL BE REDRIED NO MORE THAN ONE TIME, AND ELECTRODES THAT HAVE BEEN WET SHALL NOT BE USED.

2. ALL WELDING SHALL BE PERFORMED IN STRICT ADHERENCE TO A WRITTEN WELDING PROCEDURE SPECIFICATION (WPS) PER AWS D1.1. ALL WELDING PARAMETERS SHALL BE WITHIN THE ELECTRODE MANUFACTURER'S RECOMMENDATIONS. WELDING PROCEDURES SHALL BE SUBMITTED TO THE OWNER'S TESTING AGENCY FOR REVIEW BEFORE STARTING FABRICATION OR ERECTION. COPIES OF THE WPS SHALL BE ON SITE AND AVAILABLE TO ALL WELDERS AND THE SPECIAL INSPECTOR.

3. ALL COMPLETE–PENETRATION WELDS SHALL BE ULTRASONICALLY TESTED UPON COMPLETION OF THE CONNECTION, EXCEPT PLATE LESS THAN OR EQUAL TO 1/4 INCH THICK SHALL BE MAGNETIC PARTICLE TESTED. REDUCTION IN TESTING MAY BE MADE IN ACCORDANCE WITH THE BUILDING CODE WITH APPROVAL OF THE ENGINEER.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOINT PREPARATIONS AND WELDING PROCEDURES THAT INCLUDE, BUT ARE NOT LIMITED TO: REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, COPES, SURFACE ROUGHNESS VALUES, AND TAPERS AND TRANSITIONS OF UNEQUAL PARTS.

5. ENDS OF HOLLOW STRUCTURAL SECTION COLUMNS AND EXPOSED MEMBERS SHALL HAVE 3/16" CAP PLATES AND SEAL WELDS ALL ROUND.

6. HOLES SHALL NOT BE CUT THROUGH BEAMS UNLESS INDICATED OR PRE–APPROVED BY THE ENGINEER OF RECORD.

ANCHOR RODS

1. ANCHOR RODS SHALL BE ASTM F1554 GRADE 36 WITH CLASS 1A THREADS, UNLESS NOTED OTHERWISE.

2. FURNISH ANCHOR RODS PREFABRICATED WITH MATCHING DOUBLE HEAVY HEX NUTS JAMMED AT THE END EMBEDDED IN CONCRETE.

3. FURNISH HARDENED PLATE WASHERS AND MATCHING HEAVY HEX NUTS FOR SECURING THE BASE PLATE TO THE ANCHOR RODS.

4. A RIGID TEMPLATE SHALL BE USED TO LOCATE ANCHOR RODS WHILE PLACING CONCRETE.

5. NO HEATING OR BENDING OF THE ANCHOR RODS IS PERMITTED.

6. HOLES IN THE BASE MATERIAL SHALL NOT BE ENLARGED BY BURNING.

MASONRY

1. CONCRETE MASONRY UNITS SHALL BE COVERED OR PROTECTED FROM INCLEMENT WEATHER AND SHALL CONFORM TO THE MOISTURE CONTENT AS SPECIFIED IN ASTM C90 WHEN DELIVERED TO THE JOB SITE.

2. STRUCTURAL MASONRY DESIGN HAS BEEN BASED UPON A SPECIFIED COMPOSITE MATERIAL (PRISM) STRENGTH OF 1500 PSI. NO VALUE LOWER THAN THIS IS ACCEPTABLE.

3. ALL MASONRY SHALL BE PROVIDED WITH A FULL WYTHE MORTAR SETTING BED ON TOP OF THE SUPPORTING FOUNDATIONS.

4. MASONRY UNITS SHALL BE LAID IN RUNNING BOND PATTERN, UNLESS NOTED OTHERWISE. UNITS THAT HAVE BEEN DISTURBED AFTER THE MORTAR HAS STIFFENED SHALL BE REMOVED, CLEANED, AND RE–LAID WITH FRESH MORTAR. AIR SPACES, CAVITIES, CHASES, EXPANSION JOINTS, AND SPACES TO BE GROUTED SHALL BE KEPT FREE FROM MORTAR AND OTHER DEBRIS. UNITS USED IN EXPOSED MASONRY SURFACES SHALL BE FREE FROM CHIPPED EDGES OR OTHER IMPERFECTIONS DETRACTING FROM THE APPEARANCE OF THE FINISHED WORK. VERTICAL JOINTS SHALL BE KEPT PLUMB. UNITS BEING LAID AND SURFACES TO RECEIVE UNITS SHALL BE FREE OF WATER FILM.

5. CONCRETE MASONRY UNITS (CMU) SHALL BE PLACED IN ACCORDANCE WITH ACI 530.1–08 SPECIFICATION FOR MASONRY STRUCTURES, UNLESS NOTED OTHERWISE. MASONRY UNITS SHALL BE 8", 10", OR 12", X 8" X 16", PER ASTM C90, MEDIUM WEIGHT WITH COMPRESSIVE STRENGTH 1900 PSI MINIMUM. SPECIAL INSPECTIONS ARE REQUIRED.

6. EXPOSED CONCRETE MASONRY UNIT AND CONCRETE BRICK SURFACES SHALL BE DRY–BRUSHED AT THE END OF EACH DAY'S WORK AND AFTER ANY REQUIRED POINTING, USING STIFF–FIBER BRISTLED BRUSHES.

7. GROUT SHALL CONFORM TO ASTM C 476, AND SHALL HAVE A LOW ALKALI CONTENT. GROUT SLUMP SHALL BE BETWEEN 8 AND 10 INCHES. GROUT BARRIERS SHALL CONSIST OF FINE MESH WIRE, FIBERGLASS, OR EXPANDED METAL.

8. CEMENTITOUS MATERIALS, SAND AND AGGREGATES CEMENTITIOUS AND OTHER PACKAGED MATERIALS SHALL BE DELIVERED IN UNOPENED CONTAINERS, PLAINLY MARKED AND LABELED WITH MANUFACTURERS' NAMES AND BRANDS. CEMENTITIOUS MATERIAL SHALL BE STORED IN DRY, WEATHER TIGHT ENCLOSURES OR BE COMPLETELY COVERED. CEMENT SHALL BE HANDLED IN A MANNER THAT WILL PREVENT THE INCLUSION OF FOREIGN MATERIALS AND DAMAGED BY WATER OR DAMPNESS, SAND AND AGGREGATES SHALL BE STORED IN A MANNER TO PREVENT CONTAMINATION OR SEGREGATION.

9. CELLS CONTAINING REINFORCING BARS SHALL BE FILLED WITH GROUT. VOIDS AT DOOR JAMBS, AND OTHER INDICATED VOIDS SHALL BE FILLED SOLID WITH GROUT. CELLS UNDER LINTEL BEARINGS ON EACH SIDE OF OPENINGS SHALL BE FILLED SOLID WITH GROUT FOR FULL HEIGHT OF OPENINGS. LINTELS AND BOND BEAMS SHALL BE FILLED SOLID WITH GROUT. SEE SECTIONS AND DETAILS FOR ADDITIONAL CELLS TO BE FILLED SOLID WITH GROUT.

10. CLEAN OUT HOLES SHALL BE PROVIDED AT THE BOTTOM OF EVERY POUR IN CORES CONTAINING VERTICAL REINFORCEMENT WHEN THE HEIGHT OF THE GROUT POUR EXCEEDS 5 FEET. WHERE ALL CELLS ARE TO BE GROUTED, CLEAN OUT COURSES SHALL BE CONSTRUCTED USING BOND BEAM UNITS IN AN INVERTED POSITION TO PERMIT CLEANING OF ALL CELLS. CLEAN OUT HOLES SHALL BE PROVIDED AT A MAXIMUM SPACING OF 32 INCHES. A NEW SERIES OF CLEAN OUTS SHALL BE ESTABLISHED IF GROUTING OPERATIONS ARE STOPPED FOR MORE THAN 4 HOURS. CLEAN OUTS SHALL NOT BE LESS THAN 3 BY 4 INCH OPENINGS FROM ONE FACE SHELL. MANUFACTURER'S STANDARD CUTOUT UNITS MAY BE USED AT THE CONTRACTOR'S OPTION. CLEAN OUT HOLES SHALL NOT BE CLOSED UNTIL MASONRY WORK, REINFORCEMENT, AND FINAL CLEANING OF THE GROUT SPACES HAVE BEEN COMPLETED AND INSPECTED.

11. JOINT REINFORCEMENT SHALL BE FACTORY FABRICATED FROM STEEL WIRE CONFORMING TO ASTM A82, WELDED CONSTRUCTION. TACK WELDING WILL NOT BE ACCEPTABLE IN REINFORCEMENT USED FOR WALL TIES. WIRE SHALL HAVE ZINC COATING CONFORMING TO ASTM A153, CLASS B–2. ALL WIRES SHALL BE A MINIMUM OF 9 GAUGE. REINFORCEMENT SHALL BE TRUSS TYPE DESIGN, HAVING ONE LONGITUDINAL WIRE IN THE MORTAR BED OF EACH FACE SHELL FOR HOLLOW UNITS. JOINT REINFORCEMENT SHALL BE PLACED A MINIMUM OF 5/8 INCH COVER FROM EITHER FACE. JOINT REINFORCEMENT FOR STRAIGHT RUNS SHALL BE FURNISHED IN FLAT SECTIONS SHALL BE INSTALLED AT CORNERS AND WALL INTERSECTIONS. REINFORCEMENT SHALL BE INSTALLED IN EVERY OTHER COURSE BED ABOVE GRADE, AND IN EACH BED COURSE BELOW GRADE. REINFORCEMENT SHALL BE LAPPED NOT LESS THAN 6 INCHES.

12. REINFORCING STEEL BARS AND RODS SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED. ALL REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 48 DIAMETERS OF THE REINFORCEMENT. LAP SPLICES SHALL BE STAGGERED. STEEL REINFORCING BARS, COATED ANCHORS, TIES, AND JOINT REINFORCEMENT SHALL BE STORED ABOVE THE GROUND. STEEL REINFORCING BARS AND UNCOATED TIES SHALL BE FREE OF LOOSE MILL SCALE, FLAKY RUST, GREASE, MORTAR, GROUT, OR OTHER COATING WHICH MIGHT DESTROY OR REDUCE ITS BOND PRIOR TO PLACING GROUT. BARS WITH KINKS OR BENDS NOT SHOWN ON THE DRAWINGS SHALL NOT BE USED. REINFORCEMENT SHALL BE PLACED PRIOR TO GROUTING. UNLESS OTHERWISE INDICATED, VERTICAL WALL REINFORCEMENT SHALL EXTEND TO WITHIN 2 INCHES OF TOPS OF WALLS.

13. VERTICAL BARS SHALL BE ACCURATELY PLACED WITHIN THE CELLS AT THE POSITIONS INDICATED ON THE DRAWINGS. A MINIMUM CLEARANCE OF 1/2 INCH SHALL BE MAINTAINED BETWEEN THE BARS AND MASONRY UNITS. MINIMUM CLEARANCE BETWEEN PARALLEL BARS SHALL BE ONE DIAMETER OF THE REINFORCEMENT. VERTICAL REINFORCING MAY BE HELD IN PLACE USING BAR POSITIONERS LOCATED NEAR THE ENDS OF EACH BAR AND AT INTERMEDIATE INTERVALS OF NOT MORE THAN 192 DIAMETERS OF THE REINFORCEMENT.

14. BACKER ROD AND SEALANT SHALL BE ADEQUATE TO ACCOMMODATE JOINT COMPRESSION EQUAL TO 50 PERCENT OF THE WIDTH OF THE JOINT. THE BACKER ROD SHALL BE COMPRESSIBLE ROD STOCK OF POLYETHYLENE FOAM, POLYURETHANE FOAM, BUTYL RUBBER FOAM, OR OTHER FLEXIBLE, NON ABSORBING MATERIAL AS RECOMMENDED BY THE SEALANT MANUFACTURER. EXPANSION JOINTS ARE TO BE LOCATED AS SHOWN ON THE PLANS.

15. BOND BEAMS SHALL BE FILLED WITH GROUT AND REINFORCED AS INDICATED ON THE DRAWINGS. GROUT BARRIERS SHALL BE INSTALLED UNDER BEAM UNITS TO RETAIN THE GROUT AS REQUIRED. REINFORCEMENT SHALL BE CONTINUOUS, INCLUDING AROUND CORNERS, EXCEPT THROUGH CONTROL JOINTS, UNLESS OTHERWISE NOTED ON THE DRAWINGS. WHERE SPLICES ARE REQUIRED FOR CONTINUITY, REINFORCEMENT SHALL BE LAPPED 48 BAR DIAMETERS. A MINIMUM CLEARANCE OF 1/2 INCH SHALL BE MAINTAINED BETWEEN REINFORCEMENT AND INTERIOR FACES OF UNITS.

16. CONTROL AND EXPANSION JOINTS FOR MASONRY SHALL BE LOCATED WHERE SHOWN ON THE PLANS. IF NO LOCATION IS INDICATED, SPACING SHALL NOT EXCEED THE FOLLOWING, WITH LOCATIONS AS DIRECTED BY THE ENGINEER / ARCHITECT:
    CONCRETE MASONRY: 40'–0" MINIMUM

17. MASONRY MORTAR SHALL CONFORM TO ASTM C270 AND SHALL BE SUPPLIED IN PREPACKAGED, PREMIXED BATCHES. MORTAR IS TO BE MIXED IN A MECHANICAL MIXER, AND SHALL BE IBC TYPE "S" FOR ALL APPLICATIONS IN CONTACT WITH EARTH (BELOW GRADE) AND SHALL BE TYPE "M" FOR ALL OTHER APPLICATIONS. MASONRY BLOCKS SHALL BE LAID IN FULL BED MORTAR JOINTS AND JOINTS SHALL BE TOOLED CONCAVE, UNLESS NOTED OTHERWISE.

18. CMU COURSE HEIGHT, COLOR AND TEXTURE SHALL BE AS INDICATED ON ARCHITECTURAL PLANS AND AS SPECIFIED.

19. CMU PLACED BELOW GRADE SHALL BE PLAIN FACED AND FULLY GROUTED.

°, DEG	DEGREE	LLBB	LONG LEG(S) BACK–TO–BACK
#, LB	NUMBER, POUND	LOC	LOCATION, LOCATE
ø, DIA	DIAMETER	LP	LOW POINT
AB	ANCHOR BOLT	LSL	LONG SLOTTED (HOLES)
ACI	AMERICAN CONCRETE INSTITUTE	LSW	LIGHT GAGE SHEARWALL
ADJ	ADJACENT	LWC	LIGHT WEIGHT CONCRETE
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	LVL	LAMINATED VENEER LUMBER
AFF	ABOVE FINISH FLOOR	MAS	MASONRY
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	MATL	MATERIAL
ALT	ALTERNATE	MAX	MAXIMUM
ALUM	ALUMINUM	MB	MACHINE BOLT
APA	AMERICAN PLYWOOD ASSOCIATION	MCJ	MASONRY CONTROL JOINT
APPROX	APPROXIMATE	MECH	MECHANICAL
ARCH	ARCHITECTURAL; ARCHITECT	MF	MOMENT FRAME
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	MFB	MOMENT FRAME BEAM
AWS	AMERICAN WELDING SOCIETY	MFC	MOMENT FRAME COLUMN
BF	BRACED FRAME	MFR	MANUFACTURE; MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BLK	BLOCK; BLOCKING	MISC	MISCELLANEOUS
BM	BEAM	MO	MASONRY OPENING
BOS	BOTTOM OF STEEL	NF	NEAR FACE
C/C	CENTER TO CENTER	NIC	NOT IN CONTRACT
CG	CENTER OF GRAVITY	NS	NEAR SIDE
CIP	CAST IN PLACE	NTS	NOT TO SCALE
CJ	CONSTRUCTION JOINT	NWC	NORMAL WEIGHT CONCRETE
CL, ℄	CENTERLINE	OC	ON CENTER
CLR	CLEARANCE; CLEAR	OD	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	OF	OUTSIDE FACE
COL	COLUMN	O.H.	OVERHEAD
CONC	CONCRETE	OH	OVERHANG
CONT	CONTINUE; CONTINUOUS	OPP	OPPOSITE
CU	CUBIC	OPT	OPTION; OPTIONAL
d	PENNY (NAIL)	OVS	OVERSIZED (HOLES)
db	BAR DIAMETERS	OWJ	OPEN WEB JOIST
DBL	DOUBLE	PCF	POUNDS PER CUBIC FOOT
DEMO	DEMOLISH; DEMOLITION	PEN	PENETRATION
DIA, ø	DIAMETER	PL, ▱	PLATE
DL	DEAD LOAD	PLF	POUNDS PER LINEAL FOOT
DN	DOWN	PREFAB	PREFABRICATED
DWG	DRAWING	PSF	POUNDS PER SQUARE FOOT
(E)	EXISTING	PSI	POUNDS PER SQUARE INCH
EA	EACH	P.T.	PRESSURE TREATED
EF	EACH FACE	R	RADIUS
EJ	EXPANSION JOINT	REF	REFERENCE
EL	ELEVATION	REINF	REINFORCE; REINFORCING; REINFORCEMENT
ELEC	ELECTRICAL	REQD	REQUIRED
EMBED	EMBEDDED; EMBEDMENT	SACT	SUSPENDED ACOUSTICAL CEILING TILE
EOD	EDGE OF DECK	SC	SLIP CRITICAL
EQ	EQUAL	SCH	SCHEDULE
ES	EACH SIDE	SCJ	SAW CUT JOINT
ETC	ET CETERA	SHT	SHEET
EW	EACH WAY	SIM	SIMILAR
EXP	EXPANSION	SLBB	SHORT LEGS BACK–TO–BACK
FD	FLOOR DRAIN	SOG	SLAB ON GRADE
FF	FAR FACE	SP	SPACING
FIN	FINISH	SPECS	SPECIFICATIONS
FL	FLOOR; FLOOR LINE	SQ	SQUARE
FLG	FLANGE	SQ FT	SQUARE FEET
FDN	FOUNDATION	SSL	SHORT SLOTTED (HOLES)
FOS	FACE OF STUD	STD	STANDARD
FP	FIREPROOF; FULL PENETRATION	STL	STEEL
FS	FULL SIZE; FAR SIDE	STRUC	STRUCTURAL
FT	FOOTING TYPE	SW	SHEAR WALL
FTG	FOOTING	SYM	SYMMETRICAL
GA	GAGE,GAUGE	T&B	TOP AND BOTTOM
GALV	GALVANIZED	T&G	TONGUE AND GROOVE
GB	GRADE BEAM	TEMP	TEMPERATURE; TEMPORARY
GLB	GLUE LAMINATED BEAM	THK	THICKNESS
GND	GROUND	TOC	TOP OF CONCRETE; TOP OF CURB
HEF	HORIZONTAL EACH FACE	TOD	TOP OF DECK
HIF	HORIZONTAL INSIDE FACE	TOF	TOP OF FOOTING
HK	HOOK	TOS	TOP OF STEEL
HOF	HORIZONTAL OUTSIDE FACE	TOW	TOP OF WALL
HORIZ	HORIZONTAL	TRANS	TRANSVERSE
HS	HIGH STRENGTH	TYP	TYPICAL
HSS	HOLLOW STRUCTURAL SECTION	UNO	UNLESS NOTED OTHERWISE
HT	HEIGHT	VEF	VERTICAL EACH FACE
IBC	INTERNATIONAL BUILDING CODE	VERT	VERTICAL
IRC	INTERNATIONAL RESIDENTIAL CODE	VIF	VERTICAL INSIDE FACE
IF	INSIDE FACE	VOF	VERTICAL OUTSIDE FACE
ID	INSIDE DIAMETER	W/	WITH
IN	INCH	WD	WOOD
INT	INTERIOR	WF	WIDE FLANGE
JST	JOIST	WIC	WALK–IN CLOSET
K	KIP (1,000 POUNDS)	WL	WORK LINE
KSI	KIPS PER SQUARE INCH	WP	WORK POINT
L	ANGLE	WPJ	WEAKENED PLANE JOINT
LB, #	POUND	WT	WEIGHT; STRUCTURAL TEE CUT FROM W SHAPE
LF	LINEAL FOOT	WWF	WELDED WIRE FABRIC
LIN	LINEAL; LINEAR	WWR	WELDED WIRE REINFORCEMENT
LL	LIVE LOAD		
LLH	LONG LEG(S) HORIZONTAL		
LLV	LONG LEG(S) VERTICAL		

A6 ABBREVIATIONS
SCALE: NOT TO SCALE

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON · STATE OF WASHINGTON · 39308 · STRUCTURAL ENGINEER · PROFESSIONAL ENGINEER
09/28/22

GENERAL NOTES

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

SCALE: AS NOTED
CADFILE: 22136S001
JOB No. 22136 | REV. 0
DWG. No. S002

\Users\jmoney\AppData\Local\Temp\AcPublish_10732\8221368S001.dwg - Sep 28, 2022 - 06:23pm - jmo

LOAD MAP KEY

E1
- NUMBER INDICATES SUPERIMPOSED DEAD LOAD MAX
- LETTER INDICATES LIVE LOAD MARK

# INDICATES CLADDING LOAD IN POUNDS PER SQUARE FOOT OF SURFACE AREA. SEE CLADDING LOAD NOTES DETAIL AT THE END OF LOAD MAPS

LIVE LOAD (LL) DESIGNATIONS

LL MARK	USE	LIVE LOAD (PSF)
A	ROOF	40 (R)

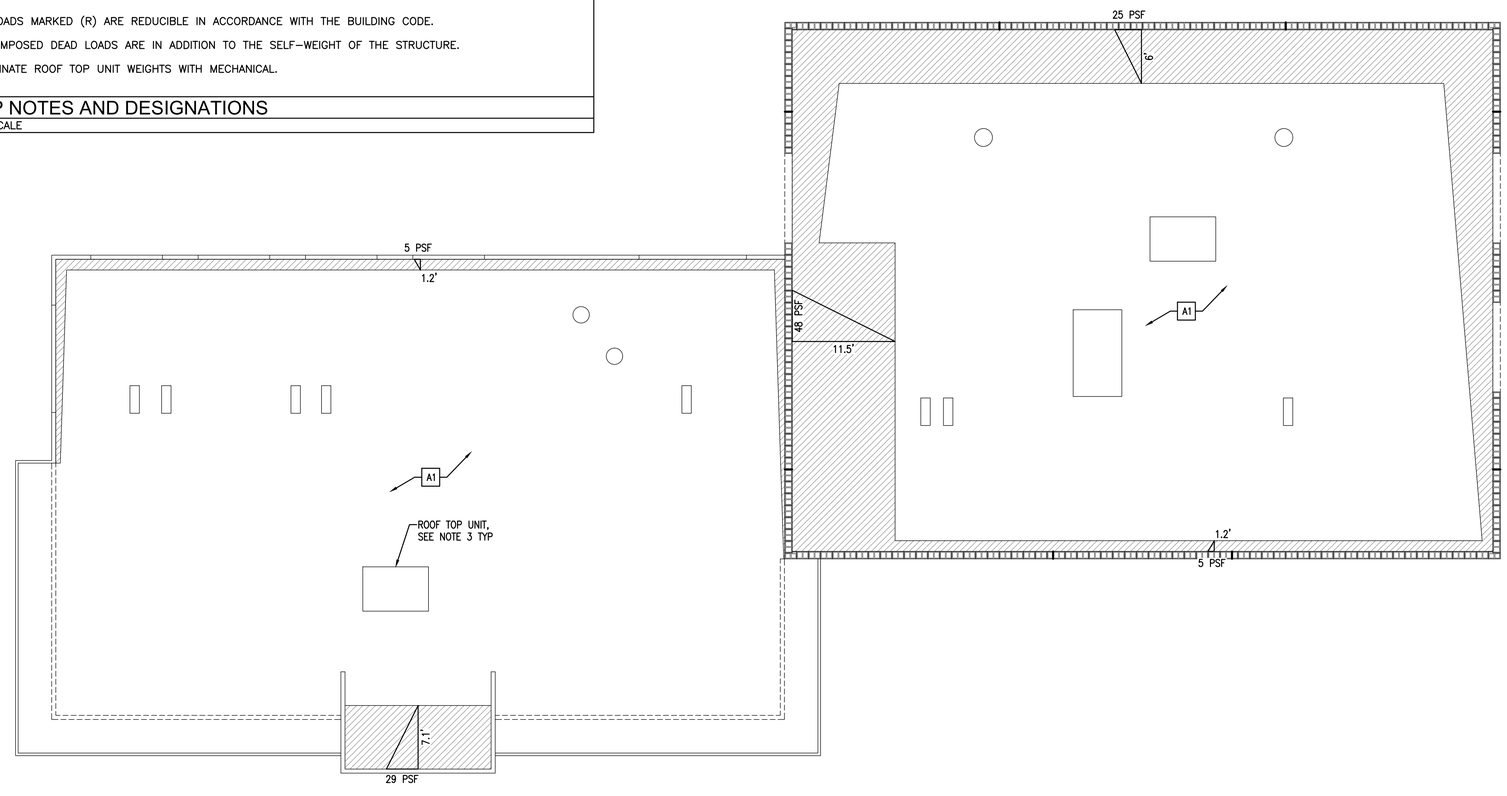
SUPERIMPOSED DEAD LOAD (SDL) DESIGNATIONS

SDL MARK	TYPE	TOTAL SDL (PSF)	CEILING/ MEP LOAD (PSF)	FLOOR FINISH LOAD (PSF)	PARTIAL LOAD (PSF)	SPECIAL LOAD	SPECIAL LOAD DESCRIPTION
1	ROOFS	30	15	–	–	5 PSF	SOLAR READINESS

NOTES

1. LIVE LOADS MARKED (R) ARE REDUCIBLE IN ACCORDANCE WITH THE BUILDING CODE.
2. SUPERIMPOSED DEAD LOADS ARE IN ADDITION TO THE SELF-WEIGHT OF THE STRUCTURE.
3. COORDINATE ROOF TOP UNIT WEIGHTS WITH MECHANICAL.

C1 LOAD MAP NOTES AND DESIGNATIONS
SCALE: NOT TO SCALE



A1 ROOF LOAD MAP
SCALE: 1/8" = 1'-0"

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON
STATE OF WASHINGTON
19708
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
09/28/22

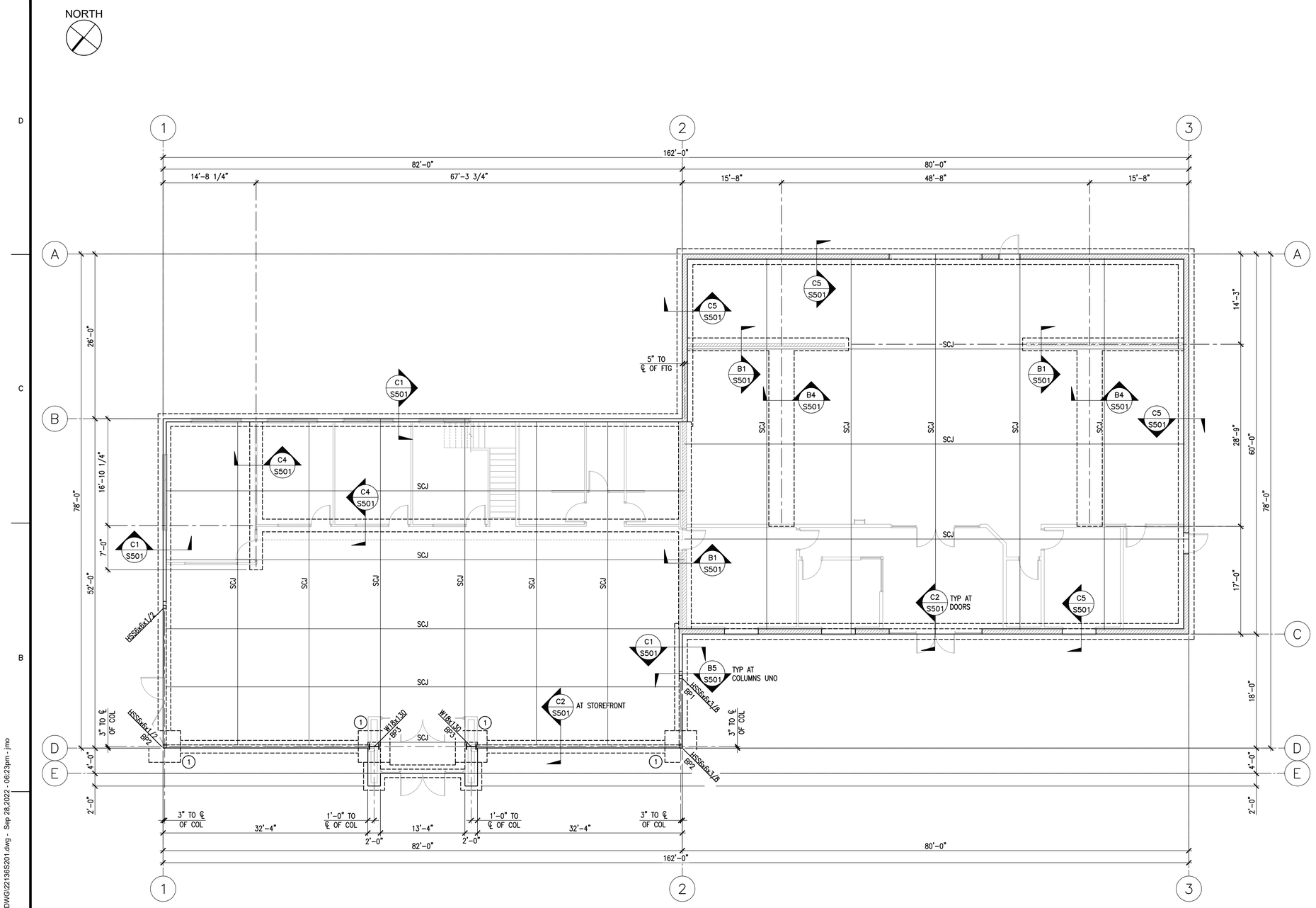
ROOF LOAD MAP

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

SCALE: AS NOTED
CADFILE: 22136S101
JOB No. 22136
REV. 0
DWG. No. S101

\2022\22136-Alvarez Auto Kennewick Structural\DWG\22136S101.dwg - Sep 28,2022 - 06:23pm - jmo



SHEET NOTES

1. SEE S001 FOR GENERAL NOTES AND LEGEND.
2. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
3. REFERENCE FLOOR ELEVATION = 0'-0". TOP OF SLAB ON GRADE IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE. IF SLAB ON GRADE SLOPES TO DRAIN – SEE ARCHITECTURAL DRAWINGS FOR TOP OF SLAB ELEVATIONS.
4. TOP OF FOOTING = –2'-0" UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.
5. SLAB ON GRADE IS 6" THICK, UNLESS NOTED OTHERWISE REINFORCE WITH #4 AT 18" C/C EACH WAY. SLAB ON GRADE SHALL BE PLACED ATOP COMPACTED STRUCTURAL FILL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
6. SEE ARCHITECTURAL/CIVIL/LANDSCAPE DRAWINGS FOR SIDEWALKS, PAVING, AND SITE DETAILS AT BUILDING EXTERIOR UNLESS NOTED OTHERWISE.
7. SEE S202 FOR MASONRY CONTROL JOINT (MCJ) LOCATIONS.

KEY NOTES

(1) 5'-0"x5'-0"x12" DEEP FOOTING WITH (7) #4 EACH WAY. TOF = –2'-0"

A1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON
STATE OF WASHINGTON
19308
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
09/28/22

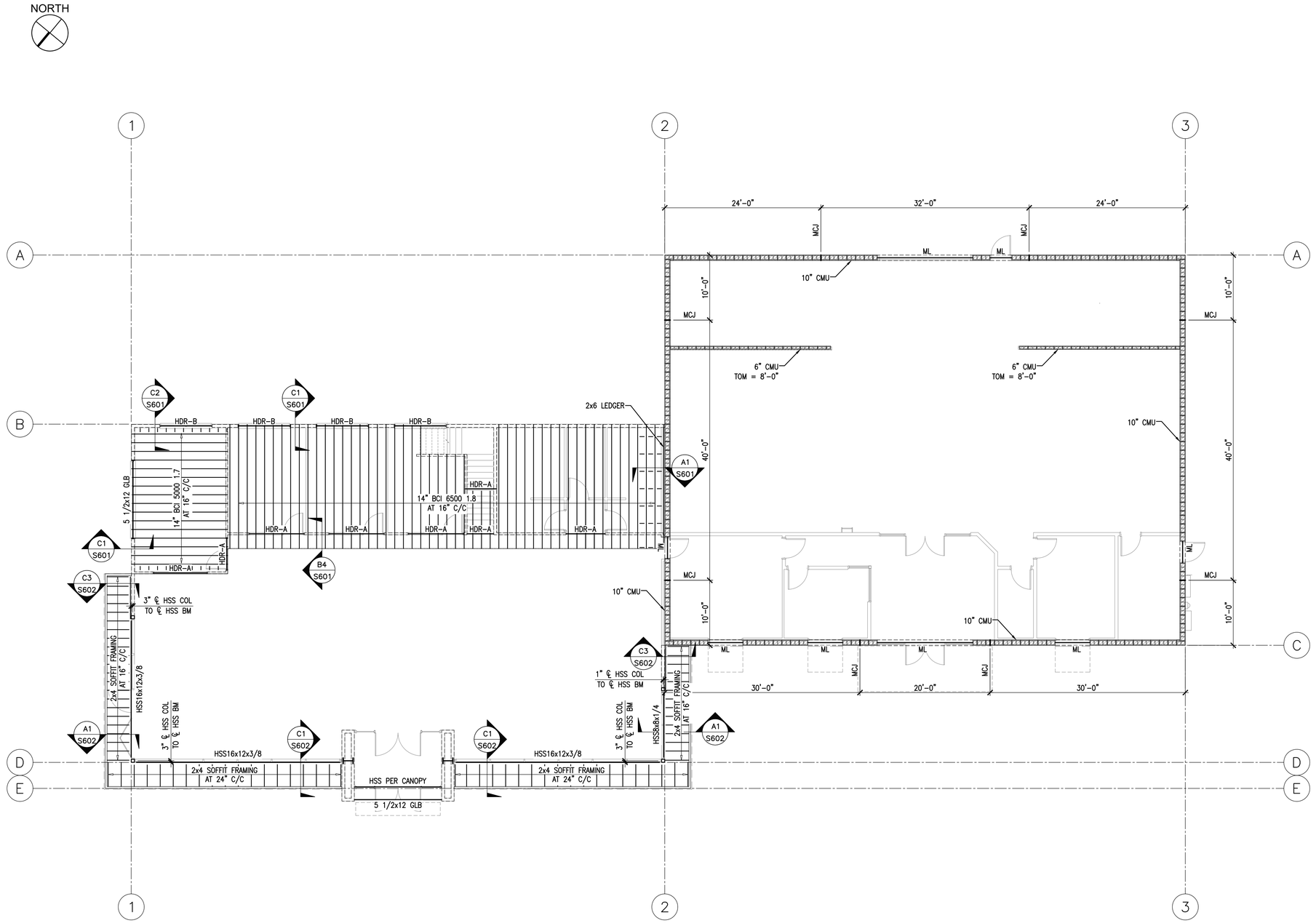
FOUNDATION PLAN

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

SCALE: AS NOTED
CADFILE: 22136S201
JOB No. 22136
REV. 0
DWG. No. S201

\2022\22136-Alvarez Auto Kennewick Structural\DWG\22136S201.dwg - Sep 28,2022 - 06:23pm - jmo



A1 SECOND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

SHEET NOTES

1. SEE S001 FOR GENERAL NOTES AND LEGEND.
2. FLOOR DECK SHALL BE 1 1/2" TOPPING SLAB OVER 1 1/8" SHEATHING PER GENERAL NOTES, UNO.
   FINISH FLOOR = 12'-0"
   TOP OF DECK = 11'-9 3/8"
3. TYPICAL HEADER "A" (HDR-A) SHALL BE 3 1/2x9 GLB 24F-V4.
4. TYPICAL HEADER "B" (HDR-B) SHALL BE 5 1/2x9 GLB 24F-V4.

SHEET KEY NOTES

(1) .....

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON
STATE OF WASHINGTON
19708
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
09/28/22

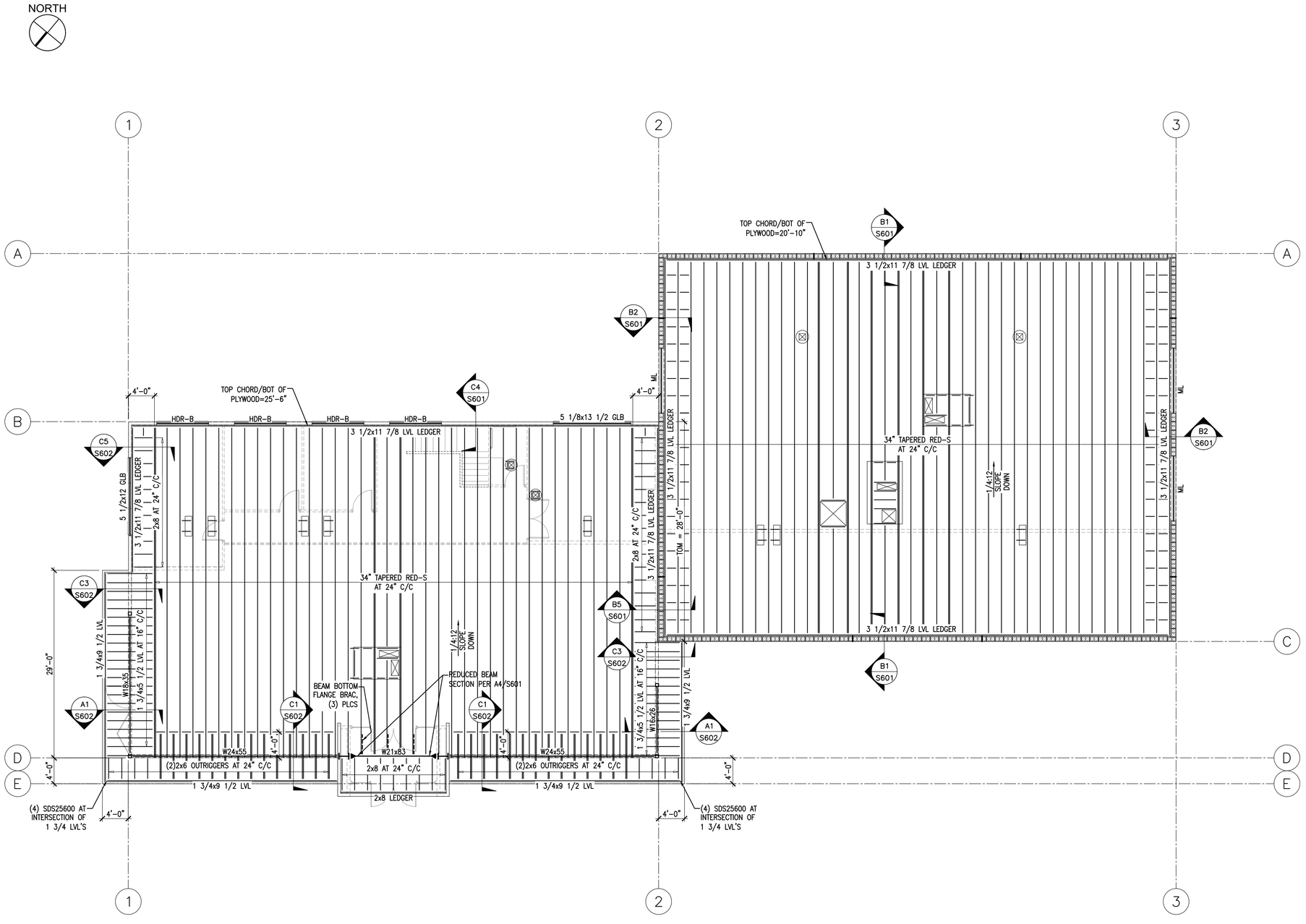
SECOND FLOOR FRAMING PLAN

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

SCALE: AS NOTED
CADFILE: 22136S202
JOB No. 22136
REV. 0
DWG. No. S202

\2022\22136-Alvarez Auto Kennewick Structural\DWG\22136S202.dwg - Sep 28,2022 - 06:23pm - jmo



SHEET NOTES

1. SEE S001 FOR GENERAL NOTES AND LEGEND.
2. ROOF DECK SHALL BE 5/8" SHEATHING PER GENERAL NOTES, UNO.
3. TYPICAL HEADER "A" (HDR-A) SHALL BE 3 1/2x9 GLB 24F-V4.
4. TYPICAL HEADER "B" (HDR-B) SHALL BE 5 1/2x9 GLB 24F-V4.
5. SEE S202 FOR MASONRY CONTROL JOINT (MCJ) LOCATIONS.
6. TOM = 24'-0" UNO ON PLAN.
7. STANDARD W-BEAM TO COLUMN CONNECTION PER C1/SS01. ◄ INDICATES MOMENT FRAME CONNECTION, SEE A4/S601

SHEET KEY NOTES

(1) .....

A1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON
STATE OF WASHINGTON
19708
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
09/28/22

ROOF FRAMING PLAN

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

SCALE: AS NOTED
CADFILE: 22136S203
JOB No. 22136
REV. 0
DWG. No. S203

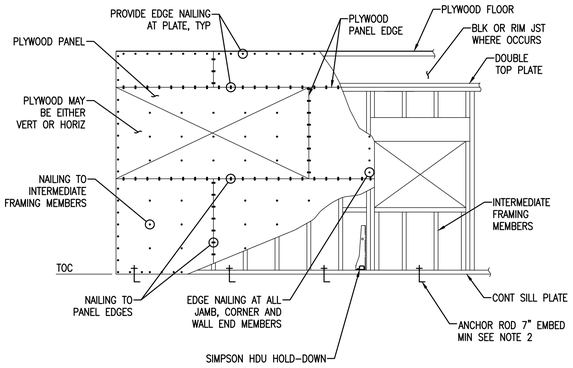
\2022\22136-Alvarez Auto Kennewick Structural\DWG\22136S203.dwg - Sep 28,2022 - 06:23pm - jmo

KEY: SHEAR WALL CALL-OUT — SW1 — NAILING, SHEATHING THICKNESS AND BOTTOM PLATE ANCHOR SPACING

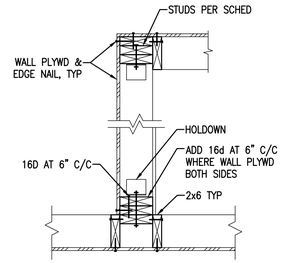
MARK	SHEATHING	WALL STUDS	10d NAILING U.N.O.		BOTTOM PLATE ANCHOR SPACING	RIM/BLOCKING CONNECTOR TO TOP PLATE BELOW	NOTES
			EDGE C/C	FIELD C/C			
SW6	15/32" STRUCTURAL 1 PLYWOOD	2x AT 16" C/C	6"	12"	48" C/C	A35 AT 24" C/C	STANDARD CAPACITY SHEAR WALL
SW4	15/32" STRUCTURAL 1 PLYWOOD	2x AT 16" C/C	4"	12"	32" C/C	A35 AT 24" C/C	MEDIUM CAPACITY SHEAR WALL
SW3	15/32" STRUCTURAL 1 PLYWOOD	2x AT 16" C/C	3"	12"	24" C/C	A35 AT 16" C/C	HIGH CAPACITY SHEAR WALL

MARK	HOLD-DOWN	NUMBER OF STUDS / POST	HOLD-DOWN ANCHOR
HDU2	SIMPSON HDU2-SDS2.5	(2) 2x6	5/8" DIA WITH 7" EMBED INTO THICKENED SLAB
STHD10	SIMPSON STHD10	(2) 2x6	–
CS14	SIMPSON CS14	(2) 2x6	–

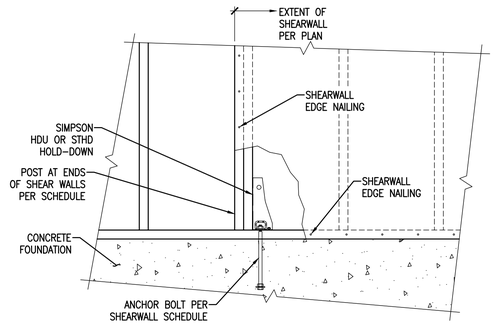
1. SHEAR WALL SHEATHING SHALL BE APA RATED, AND PLACED EITHER VERTICALLY OR HORIZONTALLY. NAILING OF PANELS TO WALL STUDS SHALL BE STAGGERED AT ADJACENT PANEL EDGES.
2. BOTTOM PLATE ANCHORS SHALL BE 5/8" DIAMETER ANCHOR RODS WITH STANDARD 7" EMBEDMENT WITH 3"x3"x0.229" PLATE WASHERS.
3. AT SHEAR WALL MARK SW6 AND SW4 WALL FRAMING SHALL HAVE DOUBLE TOP AND SINGLE BOTTOM PLATE.
4. AT SHEAR WALL MARK SW3 AND SW2 WALL FRAMING SHALL HAVE DOUBLE TOP AND DOUBLE BOTTOM PLATE.
5. BLOCKING SHALL BE PLACED AT ALL PANEL EDGES.
6. (2) 2x STUDS NAILED TOGETHER AT ADJOINING PANEL EDGES MAY BE USED IN PLACE OF 3x STUDS. DOUBLE 2x STUDS SHALL BE CONNECTED BY NAILING THE STUDS TOGETHER WITH TWO ROWS OF 16d NAILS AT 4" ON CENTER.
7. SW#-BLK INDICATES WALL SHALL HAVE BLOCKING AT ALL PANEL EDGES.



C1 SHEAR WALL SCHEDULE
SCALE: NTS



A4 TYPICAL SHEAR WALL INTERSECTION
SCALE: 1" = 1'-0"



C3 TYPICAL HDU HOLDOWN ANCHOR AT FOUNDATION
SCALE: 1" = 1'-0"

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON — STATE OF WASHINGTON — 19708 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER
09/28/22

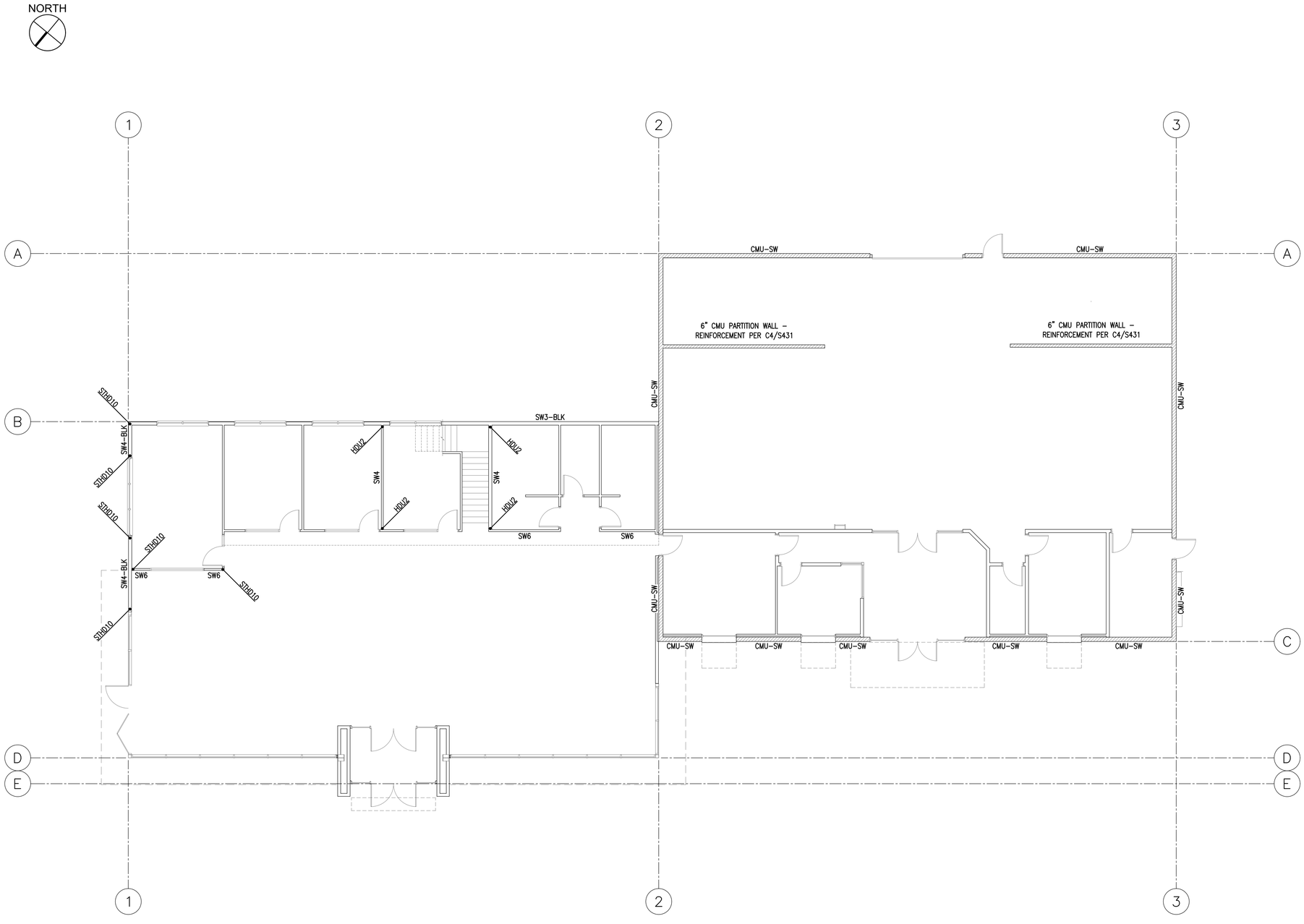
SHEAR WALL SCHEDULE

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

SCALE: AS NOTED
CADFILE: 22136S300
JOB No. 22136
REV. 0
DWG. No. S300

\2022\22136-Alvarez Auto Kennewick Structural\DWG\22136S300.dwg - Sep 28,2022 - 06:23pm - jmo



SHEET NOTES

1. SW# REFERS TO DETAIL C1/S300.
2. SW#-BLK INDICATES WALL SHALL HAVE BLOCKING AT ALL PANEL EDGES.
3. CMU-SW REFERS TO TYPICAL MASONRY SHEAR WALL. REINFORCEMENT PER C4/S431.

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON
STATE OF WASHINGTON
19708
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
09/28/22

FIRST FLOOR SHEAR WALL PLAN

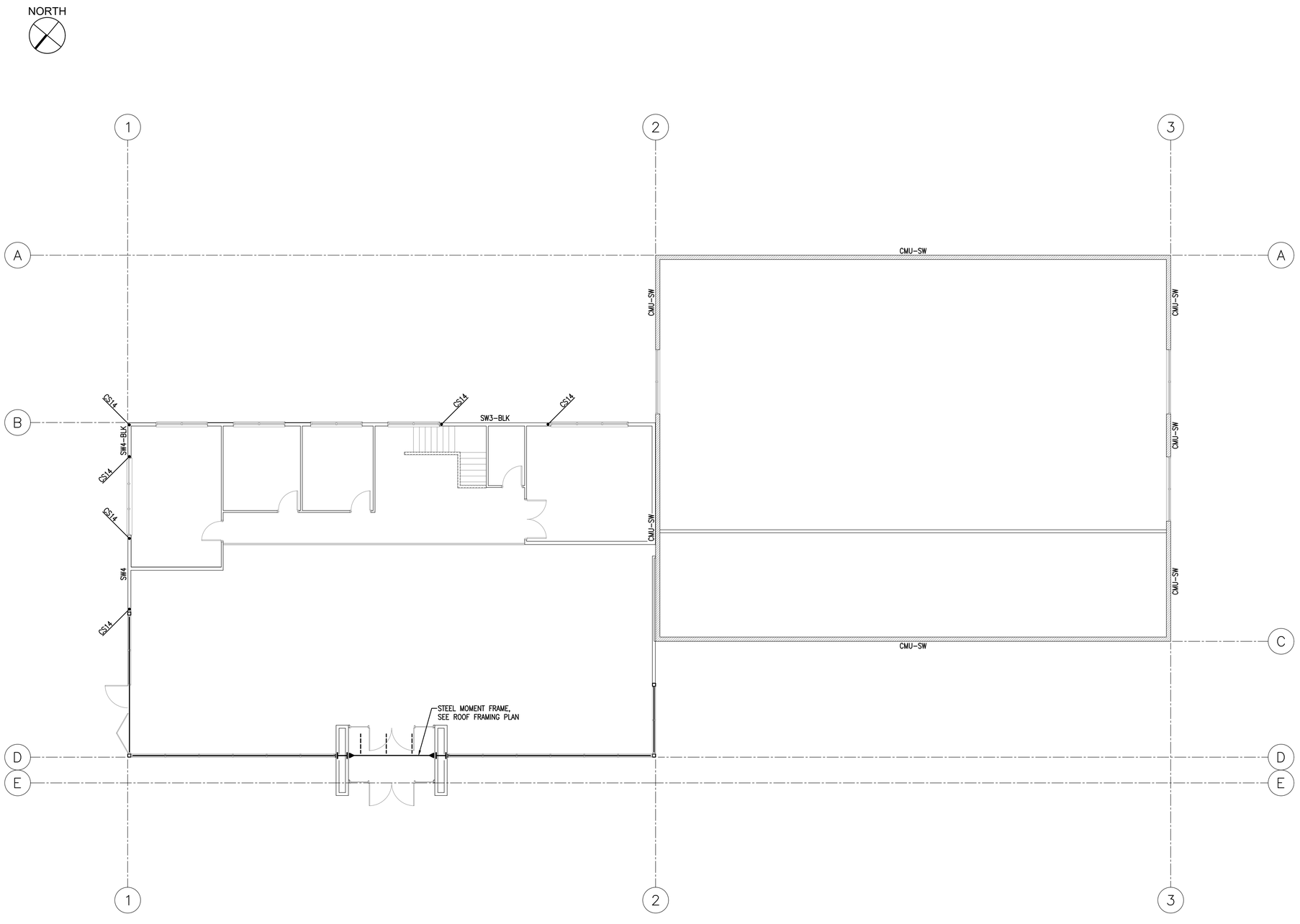
SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

SCALE: AS NOTED
CADFILE: 22136S301
JOB No. 22136
REV. 0
DWG. No. S301

A1 FIRST FLOOR SHEAR WALL PLAN
SCALE: 1/8" = 1'-0"

\2022\22136-Alvarez Auto Kennewick Structural\DWG\22136S301.dwg - Sep 28,2022 - 06:23pm - jmo



SHEET NOTES

1. SW# REFERS TO DETAIL C1/S300.
2. SW#-BLK INDICATES WALL SHALL HAVE BLOCKING AT ALL PANEL EDGES.
3. CMU-SW REFERS TO TYPICAL MASONRY SHEAR WALL. REINFORCEMENT PER C4/S431.

A1 SECOND FLOOR SHEAR WALL PLAN
SCALE: 1/8" = 1'-0"

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON
STATE OF WASHINGTON
19708
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
09/28/22

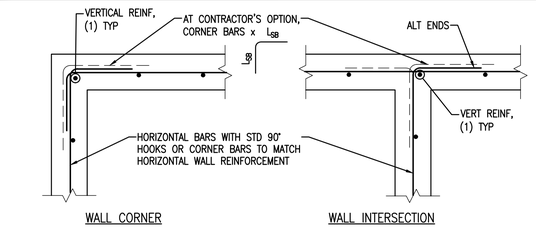
SECOND FLOOR SHEAR WALL PLAN

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

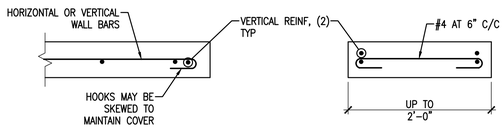
SCALE: AS NOTED
CADFILE: 22136S302
JOB No. 22136
REV. 0
DWG. No. S302

\2022\22136-Alvarez Auto Kennewick Structural\DWG\22136S302.dwg - Sep 28,2022 - 06:23pm - jmo



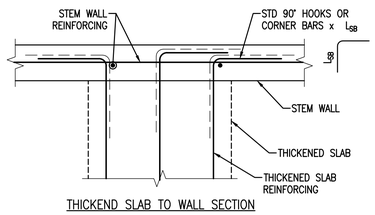
WALL CORNER

WALL INTERSECTION



WALL END

SMALL WALL SECTION

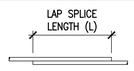


THICKEND SLAB TO WALL SECTION

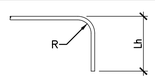
SINGLE LAYER REINFORCING

NOTE:
1. SMALL WALL SECTION DETAILS APPLY BOTH IN HORIZONTAL AND VERTICAL DIRECTIONS.

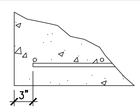
C1 TYP CONC WALL REINFORCING DETAILS
SCALE: 1" = 1'-0"

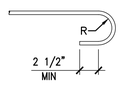


LAP SPLICE

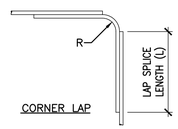


90° HOOK

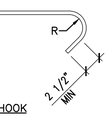




180° HOOK



CORNER LAP

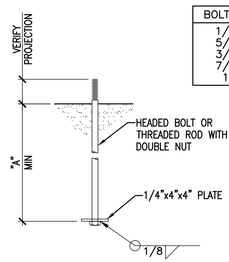


135° HOOK

CONCRETE REINFORCING BAR SCHEDULE						
BAR SIZE	LAP SPLICES L		HOOKS		CORNER BAR	
	SLAB ON GRADE	OTHERS	R	Lh	R	L
#3	20"	19"	1 1/8"	6"	1 1/8"	19"
#4	25"	25"	1 1/2"	8"	1 1/2"	25"
#5	32"	31"	1 7/8"	10"	1 7/8"	31"
#6	38"	37"	2 1/4"	12"	2 1/4"	37"
#7	55"	54"	2 5/8"	14"	2 5/8"	54"
#8	63"	61"	3"	16"	3"	61"

1. LENGTHS ARE BASED ON ACI 318 FOR f'c = 2500psi EXCEPT FOR SLABS ON GRADE WHICH IS BASED ON 4000psi.
2. LENGTHS ARE BASED ON CLASS B SPLICES, STAGGERING OF SPLICES IS NOT REQUIRED.

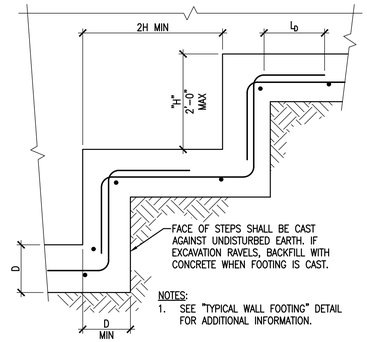
C2 CONCRETE REINFORCING SCHEDULE
SCALE: NTS



BOLT DIA	A
1/2"	6"
5/8"	8"
3/4"	10"
7/8"	12"
1"	14"

NOTES:
1. ANCHOR RODS SHALL BE ASTM F1554 GRADE 36.
2. WELD NEED NOT BE SPECIAL INSPECTED.

C4 TYPICAL ANCHOR BOLT DETAIL
SCALE: NTS



NOTES:
1. SEE "TYPICAL WALL FOOTING" DETAIL FOR ADDITIONAL INFORMATION.

C5 TYPICAL STEP FOOTING DETAIL
SCALE: 1" = 1'-0"

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON
STATE OF WASHINGTON
19708
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
09/28/22

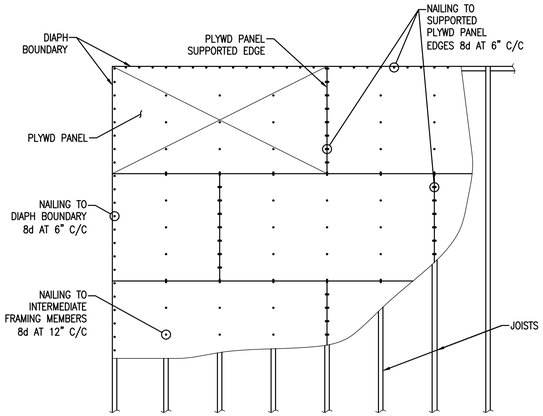
TYPICAL CONCRETE DETAILS

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

SCALE: AS NOTED
CADFILE: 22136S401
JOB No. 22136
REV. 0
DWG. No. S401

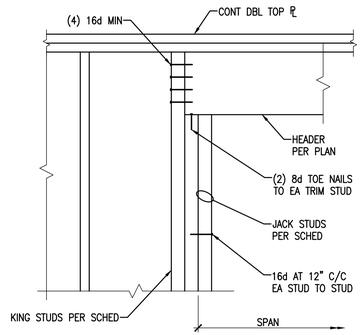
\2022\22136-Alvarez Auto Kennewick Structural\DWG\22136S401.dwg - Sep 28,2022 - 06:23pm - jmo



NOTE:
1. DRAG STRUTS, BEARING WALLS AND SHEAR WALL INTERSECTIONS SHALL BE CONSIDERED DIAPHRAGM BOUNDARIES, TYPICAL.

SHEATHING LAYOUT

C1 TYPICAL UNBLOCKED PLYWOOD ROOF/FLOOR
SCALE: 1" = 1'-0"



ELEVATION

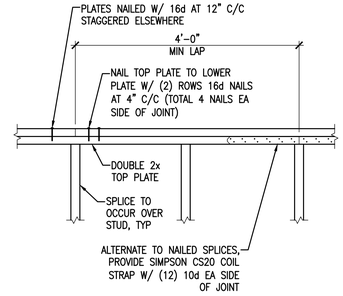
NOTES:
1. EXTERIOR HEADERS TO BE INSTALLED FLUSH WITH ROOF OR FLOOR FRAMING. DO NOT SPLICE RIM OVER OPENINGS.
2. KING AND JACK STUDS SHALL MATCH WALL THICKNESS, TYPICAL.
3. FLOOR INDICATES WHICH FLOOR KING AND JACK STUDS ORIGINATE FROM, TYPICAL.

OPENING WIDTH <6'-0"		
FLOOR	KING STUDS	JACK STUDS
FOURTH	(1)	(1)
THIRD	(1)	(1)
SECOND	(1)	(2)
MAIN	(2)	(2)

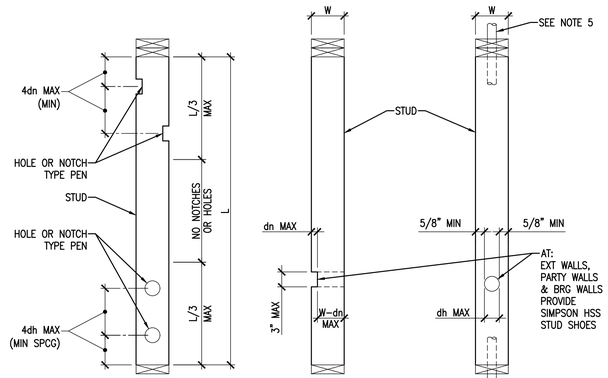
OPENING WIDTH ≥6'-0" AND <12'-0"		
FLOOR	KING STUDS	JACK STUDS
FOURTH	(1)	(1)
THIRD	(1)	(2)
SECOND	(1)	(2)
MAIN	(2)	(3)

OPENING WIDTH ≥12'-0" (16'-0" MAX)		
FLOOR	KING STUDS	JACK STUDS
FOURTH	(2)	(2)
THIRD	(2)	(2)
SECOND	(2)	(3)
MAIN	(3)	(3)

C3 TYPICAL HEADER DETAIL
SCALE: 1" = 1'-0"



C4 TYPICAL TOP PLATE SPLICE DETAIL
SCALE: 1" = 1'-0"



SPACING OF NOTCHES OR HOLES

CUTS & NOTCHES BORED HOLES

STUD SIZE	EXTERIOR WALL, PARTY WALLS, BEARING WALLS		INTERIOR NON-LOAD BEARING WALLS	
	dn MAX	dh MAX	dn MAX	dh MAX
2x4	7/8"	1 3/8"	1 3/8"	2"
2x6	1 3/8"	2 1/8"	2 1/8"	3 1/4"
2x8	1 3/4"	2 7/8"	2 7/8"	4 1/4"

dn – DEPTH OF NOTCH
dh – DIAMETER OF HOLE

NOTES:
1. MAXIMUM OF (2) PENETRATIONS PER STUD. NO MORE THAN (5) CONSECUTIVE STUDS WITH PENETRATIONS.
2. SEE SCHEDULE FOR MAXIMUM PENETRATION SIZES.
3. STUD PACKS OR POSTS SHALL NOT BE PENETRATED BY A CUT, NOTCH OR HOLE WITHOUT VERIFYING WITH ENGINEER.
4. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF A STUD AS A CUT OR NOTCH.
5. WHERE PLUMBING, HEATING OR OTHER PIPES ARE PLACED IN OR PARTLY IN A PARTITION, NECESSITATING THE CUTTING OF SOLES OR PLATES, A METAL TIE NOT LESS THAN 16 GA GALVANIZED AND 1 1/2" WIDE SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN SIX 16d NAILS.

A1 TYPICAL STUD AND PLATE PENETRATION DETAILS
SCALE: 1" = 1'-0"

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON
STATE OF WASHINGTON
19708
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
09/28/22

TYPICAL WOOD DETAILS

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

SCALE: AS NOTED
CADFILE: 22136S411
JOB No. 22136
REV. 0

DWG. No.
S411

\2022\22136-Alvarez Auto Kennewick Structural\DWG\22136S411.dwg - Sep 28,2022 - 06:23pm - jmo

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Roof		
1. Blocking between ceiling joists, rafters or trusses to top of plate or other framing below	3–8d common (2 1/2" x 0.131"); or 3–10d box (3"x0.128"); or 3–3" x 0.131" nails; or 3–3" 14 gage staples, 7/16" crown	Each end, toenail
2. Blocking between rafters or truss not at the wall top plate, to rafter or truss	2–8d common (2 1/2" x 0.131") 2–3" x 0.131" nails 2–3" 14 gage staples	Each end, toenail
	2–16d common (3 1/2" x 0.162") 3–3" x 0.131" nails 3–3" 14 gage staples	End nail
3. Flat blocking to truss and web filler	16d common (3 1/2" x 0.162") @ 6" C/C 3" x 0.131" nails @ 6" C/C 3" x 14 gage staples @ 6" C/C	Face nail
4. Ceiling joists to top plate	3–8d common (2 1/2" x 0.131"); or 3–10d box (3" x 0.128"); or 3–3" x 0.131" nails; or 3–3" 14 gage staples, 7/16" crown	Each joist, toenail
5. Ceiling joist not attached to parallel rafter, tops over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3–16d common (3 1/2" x 0.162"); or 4–10d box (3" x 0.128"); or 4–3" x 0.131" nails; or 4–3" 14 gage staples, 7/16" crown	Face nail
6. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
7. Collar tie to rafter	3–10d common (3" x 0.148"); or 4–10d box (3" x 0.128"); or 4–3" x 0.131" nails; or 4–3" 14 gage staples, 7/16" crown	Face nail
8. Rafter or roof truss to top plate (see Section 2308.7.5, Table 2308.7.5)	3–10d common (3" x 0.146"); or 3–16d box (3 1/2" x 0.135"); or 4–10d box (3" x 0.128"); or 4–3" x 0.131" nails; or 4–3" 14 gage staples, 7/16" crown	Toenail (c)
9. Roof rafters to ridge valley or hip rafters; or roof rafter to 2–inch ridge beam	2–16d common (3 1/2" x 0.162"); or 3–10d box (3" x 0.128"); or 3–3" x 0.131" nails; or 3–3" 14 gage staples, 7/16" crown; or	End nail
	3–10d common (3 1/2" x 0.148"); or 3–16d box (3 1/2" x 0.135"); or 4–10d box (3" x 0.128"); or 4–3" x 0.131" nails; or 4–3" 14 gage staples, 7/16" crown	Toenail

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Floor		
1. Joist to sill, top plate, or girder	3–8d common (2 1/2" x 0.131"); or 3–10d box (3" x 0.128"); or 3–3" x 0.131" nails; or 3–3" 14 gage staples, 7/16" crown	Toenail
2. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" C/C, toenail
3. 1" x 6" subfloor or less to each joist	2–8d common (2 1/2" x 0.131"); or 2–10d box (3" x 0.128")	Face nail
4. 2" subfloor to joist or girder	2–16d common (3 1/2" x 0.162")	Face nail
5. 2" planks (plank & beam – floor & roof)	2–16d common (3 1/2" x 0.162")	Each bearing, face nail
6. Built–up girders and beams, 2" lumber layers	20d common (4" x 0.192")	32" C/C, face nail at top and bottom staggered on opposite sides
	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" C/C face nail at top and bottom staggered on opposite sides
	And: 2–20d common (4" x 0.192"); or 3–10d box (3" x 0.128"); or 3–3" x 0.131" nails; or 3–3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
7. Ledger strip supporting joists or rafters	3–16d common (3 1/2" x 0.162"); or 4–10d box (3" x 0.128"); or 4–3" x 0.131" nails; or 4–3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
8. Joist to band joist or rim joist	3–16d common (3 1/2" x 0.162"); or 4–10d box (3" x 0.128"); or 4–3" x 0.131" nails; or 4–3" 14 gage staples, 7/16" crown	End nail
9. Bridging or blocking to joist, rafter or truss	2–8d common (2 1/2" x 0.131"); or 2–10d box (3" x 0.128"); or 2–3" x 0.131" nails; or 2–3" 14 gage staples, 7/16" crown	Each and, toenail

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Wall		
1. Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162"); or	24" C/C face nail
	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3–3" 14 gage staples, 7/16" crown	16" C/C face nail
2. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3 1/2" x 0.162"); or	16" C/C face nail
	16d box (3 1/2" x 0.135"); or	12" C/C face nail
	3" x 0.131" nails; or 3–3" 14 gage staples, 7/16" crown	12" C/C face nail
3. Built–up header (2" to 2" header)	16d common (3 1/2" x 0.162"); or	16" C/C each edge, face nail
	16d box (3 1/2" x 0.135")	12" C/C each edge, face nail
4. Continuous header to stud	4–8d common (2 1/2" x 0.131"); or 4–10d box (3" x 0.128")	Toenail
5. Top plate to top plate	16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	16" C/C face nail 12" C/C face nail
6. Top plate to top plate, at end joints	8–16d common (3 1/2" x 0.162"); or 12–10d box (3" x 0.128"); or 12–3" x 0.131" nails; or 12–3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
7. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162"); or	16" C/C face nail
	16d box (3 1/2" x 0.135"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" C/C face nail
8. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2–16d common (3 1/2" x 0.162"); or 3–16d box (3 1/2" x 0.135"); or 4–3" x 0.131" nails; or 4–3" 14 gage staples, 7/16" crown	16" C/C face nail
9. Stud to top or bottom plate	4–8d common (2 1/2" x 0.131"); or 4–10d box (3" x 0.128"); or 4–3" x 0.131" nails; or 4–3" 14 gage staples, 7/16" crown; or	Toenail
	2–16d common (3 1/2" x 0.131"); or 3–10d box (3" x 0.128"); or 3–3" x 0.131" nails; or 3–3" 14 gage staples, 7/16" crown	End nail
10. Top or bottom plate to stud	2–16d common (3 1/2" x 0.162"); or 3–10d box (3" x 0.128"); or 3–3" x 0.131" nails; or 3–3" 14 gage staples, 7/16" crown	End nail
11. Top plates, laps at corners and intersections	2–16d common (3 1/2" x 0.162"); or 3–10d box (3" x 0.128"); or 3–3" x 0.131" nails; or 3–3" 14 gage staples, 7/16" crown	Face nail
12. 1" brace to each stud and plate	2–8d common (2 1/2" x 0.131"); or 2–10d box (3" x 0.128"); or 2–3" x 0.131" nails; or 2–3" 14 gage staples, 7/16" crown	Face nail
13. 1" x 6" sheathing to each bearing	2–8d common (2 1/2" x 0.131"); or 2–10d box (3" x 0.128"	Face nail
14. 1" x 8" and wider sheathing to each bearing	3–8d common (2 1/2" x 0.131"); or 3–10d box (3" x 0.128")	Face nail

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
Panel siding to framing			
		Edges (inches)	Intermediate supports (inches)
1. 1/2" or less	6d corrosion–resistant siding (1 7/8" x 0.106"); or 6d corrosion–resistant casing (2" x 0.099")	6	12
2. 5/8"	8d corrosion–resistant siding (2 3/8" x 0.126"); or 8d corrosion–resistant casing (2 1/2" x 0.113")	6	12
3. 1/4"	4d casing (1 1/2" x 0.080"); or 4d finish (1 1/2" x 0.027")	6	12
4. 3/8"	6d casing (2" x 0.099"); or 6d finish (panel supports at 24 inches)	6	12

For SI: 1 inch = 25.4 mm.

a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.

b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
Other exterior wall sheathing			
		Edges (inches)	Intermediate support (inches)
1. 1/2" fiberboard sheathing (b)	1 1/2" galvanized roofing nail (7/16" head diameter); or 1 1/4" 16 gage staple with 7/16" or 1" crown	3	6
2. 25/32" fiberboard sheathing (b)	1 3/4" galvanized roofing nail (7/16" diameter head); or 1 1/2" 16 gage staple with 7/16" or 1" crown	3	6

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
Wood structural panels, combination subfloor underlayment to framing			
		Edges (inches)	Intermediate supports (inches)
1. 3/4" and less	8d common (2 1/2" x 0.131"); or 6d deformed (2" x 0.113")	6	12
2. 7/8" – 1"	8d common (2 1/2" x 0.131"); or 8d deformed (2 1/2" x 0.131")	6	12
3. 1 1/8" – 1 1/4"	10d common (3" x 0.146"); or 8d deformed (2 1/2" x 0.131")	6	12

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing (a)			
		Edges (inches)	Intermediate supports (inches)
1. 3/8" – 1/2"	6d common or deformed (2" x 0.113") (subfloor and wall)	6	12
	8d box or deformed (2 1/2" x 0.113") (roof)	6	12
	2 3/8" x 0.113" nail (subfloor and wall)	6	12
	1 3/4" 16 gage staple, 7/16" crown (subfloor and wall)	4	8
	2 3/8" x 0.113" nail (roof)	4	8
	1 3/4" 16 gage staple, 7/16" crown (roof)	3	6
2. 19/32" – 3/4"	8d common (2 1/2" x 0.131"); or 6d deformed (2" x 0.113")	6	12
	2 3/8" x 0.113" nail; or 2" 16 gage staple, 7/16" crown	4	8
3. 7/8" – 1 1/4"	10d common (3" x 0.148"); or 8d deformed (2 1/2" x 0.131")	6	12

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON
STATE OF WASHINGTON
19708
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
09/28/22

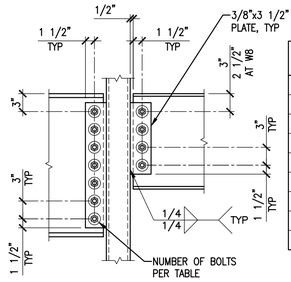
NAILING SCHEDULE

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

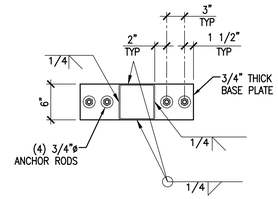
SCALE: AS NOTED
CADFILE: 22136S412
JOB No. 22136
REV. 0
DWG. No. S412

\2022\22136-Alvarez Auto Kennewick Structural\DWG\22136S412.dwg - Sep 28,2022 - 06:23pm - jmo

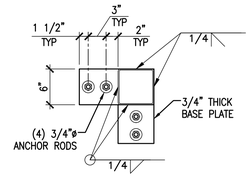


SUPPORTED BEAM SIZE	NUMBER OF 3/4" DIA BOLTS
W8	2
W10	2
W12	3
W14	3
W16	4
W18	5
W21	6
W24	7
W36	10

C1 SECTION
SCALE: 1" = 1'-0" REF: S203



C2 SECTION
SCALE: 1" = 1'-0" REF: S201



C4 SECTION
SCALE: 1" = 1'-0" REF: S201

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON
STATE OF WASHINGTON
19708
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
09/28/22

TYPICAL STEEL DETAILS

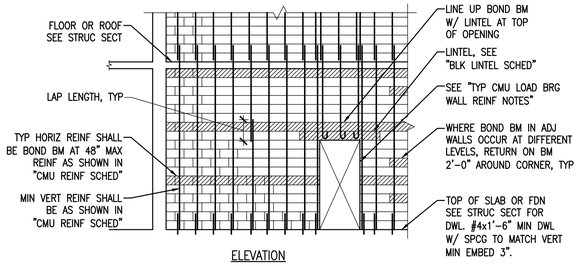
SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

SCALE: AS NOTED
CADFILE: 22136S421
JOB No. 22136
REV. 0

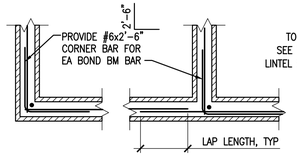
DWG. No.
S421

\2022\22136-Alvarez Auto Kennewick Structural\DWG\22136S421.dwg - Sep 28,2022 - 06:23pm - jmo

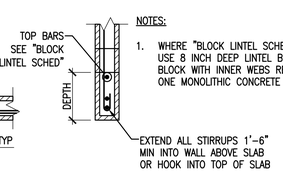


ELEVATION

BLOCK LINTEL SCHEDULE				
THICKNESS	CLEAR SPAN	DEPTH (INCH)	HORIZONTAL REINFORCING	STIRRUPS
10"	4'-0" OR LESS	8	(2) #5 BOT	#3x○ AT 16"
	4'-0" TO 6'-4"	16	(2) #6 BOT (1) #4 TOP	#3x○ AT 8"
	6'-4" TO 14'-0"	48	(2) #7 BOT (1) #5 TOP	#3x○ AT 8"



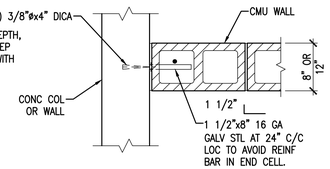
HORIZONTAL BEAM DETAILS



NOTES:

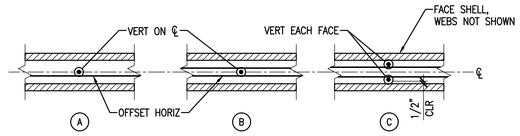
1. WHERE "BLOCK LINTEL SCHEDULE" INDICATES 16 INCHES DEPTH, USE 8 INCH DEEP LINTEL BLOCK AND REGULAR 8 INCH DEEP BLOCK WITH INNER WEBS REMOVED. FILL 16 INCH DEPTH WITH ONE MONOLITHIC CONCRETE GROUT POUR.

LINTEL BEAM DETAIL



CONNECTION TO CONCRETE

C1 TYPICAL CMU LOAD BEARING WALL
SCALE: NOT TO SCALE



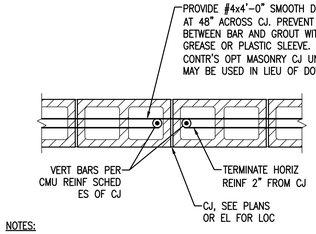
BAR LOCATION TYPES

NOTES:

1. BOND BEAM REINFORCEMENT ABOVE AND BELOW OPENINGS SHALL BE CONTINUOUS (IE, UNSPLICED) AND EXTENDED 2'-0" MINIMUM BEYOND OPENING.
2. WHERE BOND BEAM DOES NOT ALIGN WITH TOP OR BOTTOM OF OPENINGS, ADD A BOND BEAM COURSE EXTENDING 2'-0" BEYOND THE OPENING.
3. LOCATE SCHEDULED BARS FROM TABLE EACH SIDE OF EACH OPENING, EACH CORNER AND WALL ENDS.
4. BOND BEAM BARS MAY BE USED TO ARRIVE AT TOTAL STEEL AREA REQUIRED BY REINFORCING SCHEDULE.
5. GROUT ALL CELLS THAT CONTAIN REINFORCEMENT OR EMBEDDED ITEMS.

CMU REINFORCING SCHEDULE								
NOMINAL WALL THICKNESS	BOND BEAM REINF			VERTICAL REINFORCING			BAR LOCATION TYPE	MAXIMUM WALL HEIGHT
	NUMBER AND SIZE	SPACING	LAP LENGTH	NUMBER AND SIZE	SPACING	LAP LENGTH		
6"	(1) #4	24"	24"	(1) #4	24"	24"	A	8'-0"
10"	(1) #5	24"	36"	(1) #6	16"	48"	A	28'-0"

C4 TYPICAL CMU LOAD BEARING WALL REINF SCHEDULE AND NOTES
SCALE: NOT TO SCALE



NOTES:

1. CONTROL JOINT SHALL BE CONSTRUCTED AS CONTINUOUS VERTICAL HEAD JOINTS USING FULL AND HALF MASONRY UNITS.
2. MORTAR SHALL BE RAKED BACK AT LEAST 1 INCH IN DEPTH AND CAULKED PER ARCHITECTURAL DRAWINGS.

C6 TYPICAL MASONRY CONTROL JT
SCALE: 1" = 1'-0"

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON
STATE OF WASHINGTON
19708
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
09/28/22

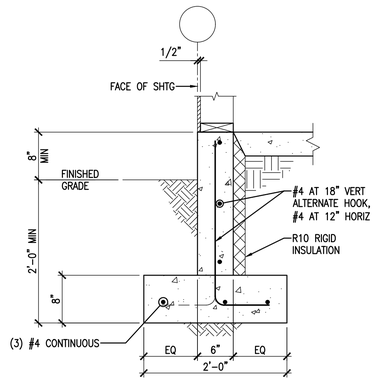
TYPICAL MASONRY DETAILS

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

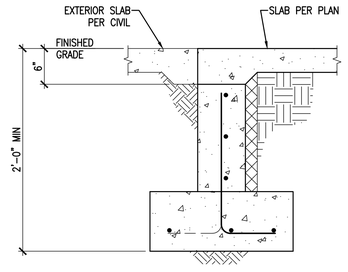
APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

SCALE: AS NOTED
CADFILE: 22136S431
JOB No. 22136
REV. 0
DWG. No. S431

\2022\22136-Alvarez Auto Kennewick Structural\DWG\22136S431.dwg - Sep 28,2022 - 06:23pm - jmo

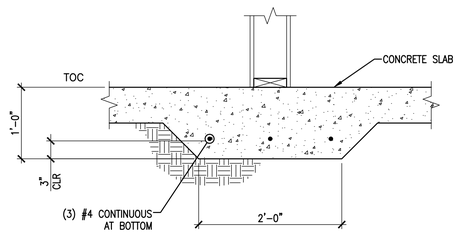


C1 SECTION
SCALE: 1" = 1'-0" REF: S201

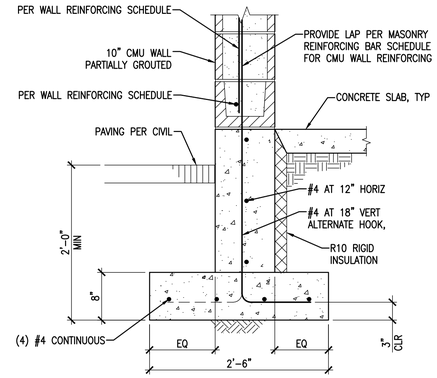


NOTE:
SEE C5/S501 AT MASONRY WALLS FOR ADDITIONAL INFORMATION
SEE C1/S501 AT STOREFRONT FOR ADDITIONAL INFORMATION

C2 SECTION
SCALE: 1" = 1'-0" REF: S201



C4 SECTION
SCALE: 1" = 1'-0" REF: S201



C5 SECTION
SCALE: 1" = 1'-0" REF: S201

B1 SECTION
SCALE: 1" = 1'-0" REF: S201

B2 SECTION
SCALE: 1" = 1'-0" REF: S201

B4 SECTION
SCALE: 1" = 1'-0" REF: S201

B5 SECTION
SCALE: 1" = 1'-0" REF: S201

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON
STATE OF WASHINGTON
19308
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
09/28/22

CONCRETE SECTIONS & DETAILS

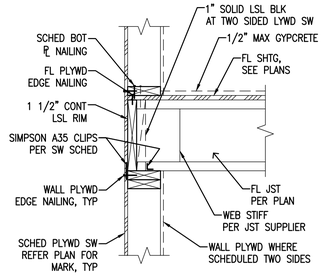
SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

SCALE: AS NOTED
CADFILE: 22136S501
JOB No. 22136
REV. 0

DWG. No.
S501

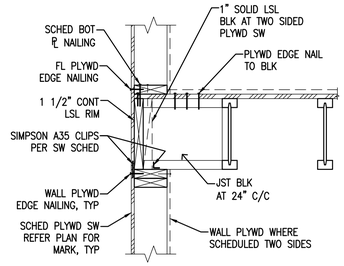
\2022\22136-Alvarez Auto Kennewick Structural\DWG\22136S501.dwg - Sep 28,2022 - 06:23pm - jmo



NOTES:

1. JOISTS PERPENDICULAR TO EXTERIOR WALLS.

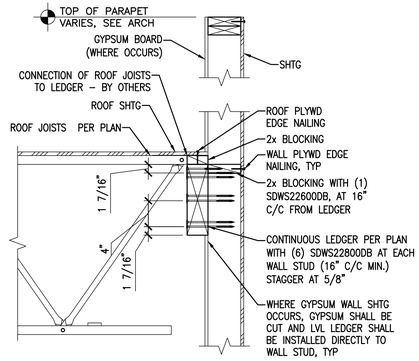
C1 SECTION
SCALE: 1" = 1'-0" REF: S202



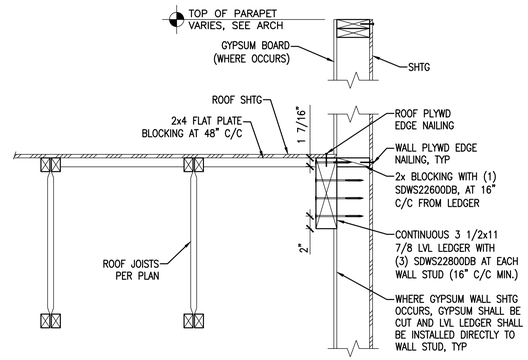
NOTES:

1. JOISTS PARALLEL TO EXTERIOR WALLS.

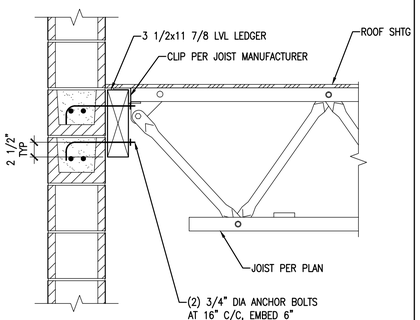
C2 SECTION
SCALE: 1" = 1'-0" REF: S202



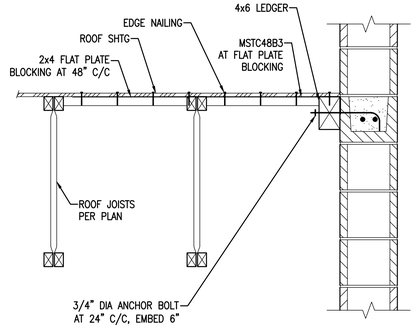
C4 SECTION
SCALE: 1" = 1'-0" REF: S203



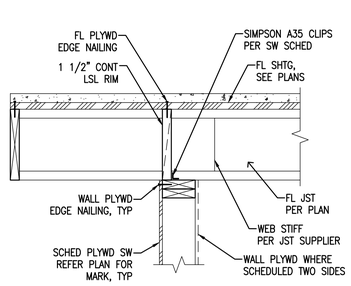
C5 SECTION
SCALE: 1" = 1'-0" REF: S203



B1 SECTION
SCALE: 1" = 1'-0" REF: S203



B2 SECTION
SCALE: 1" = 1'-0" REF: S203

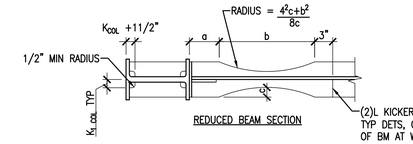


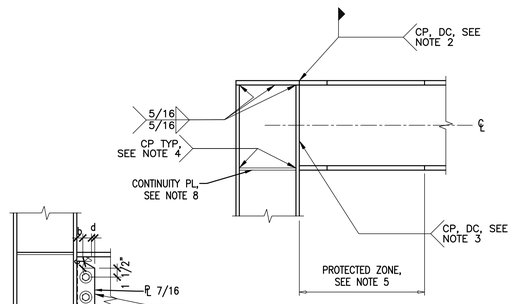
B3 SECTION
SCALE: 1" = 1'-0" REF: S202

NOTES:

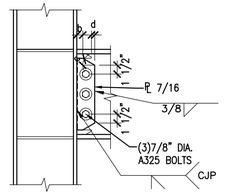
1. SEE AISC 341, "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS" FOR FABRICATION DETAILS INCLUDING CUTTING METHODS AND SMOOTHNESS REQUIREMENTS.
2. CJP GROOVE WELD AT TOP AND BOTTOM FLANGES. AT TOP FLANGE, EITHER:
   (A) REMOVE WELD BACKING, BACKGOUGE, AND ADD 5/16" MINIMUM FILLET WELD, OR
   (B) LEAVE BACKING IN PLACE AND ADD 5/16" FILLET UNDER BACKING.

   AT BOTTOM FLANGE, REMOVE WELD BACKING, BACKGOUGE, AND ADD 5/16" MINIMUM FILLET WELD.
3. AT CONTRACTOR'S OPTION SHEAR TAB MAY BE ADDED FOR ERECTION AND USED FOR BACKER BAR OF WEB WELD. TAB MUST BE 3/8" MINIMUM.
4. CAN BE 5/16" FILLET WELD TOP AND BOTTOM AT OPPOSITE SIDE OF ONE-SIDED CONNECTION.
5. DO NOT ATTACH STUDS IN THIS AREA.
6. SIMILAR AT CRUCIFORM COLUMN.
7. WHERE MOMENT FRAME BEAM EXISTS ON ONE SIDE ONLY, PLATE THICKNESS IS EQUAL TO (BEAM FLANGE THICKNESS)/2. WHERE MOMENT FRAME BEAM EXIST ON BOTH SIDES, PLATE THICKNESS TO MATCH LARGEST BEAM FLANGE.

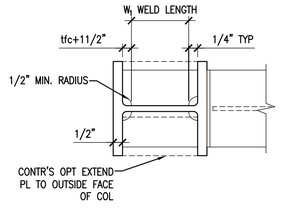




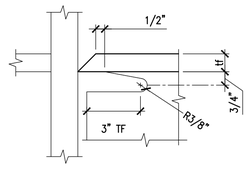
PROTECTED ZONE



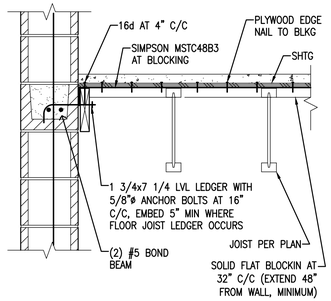
SHEAR TAB



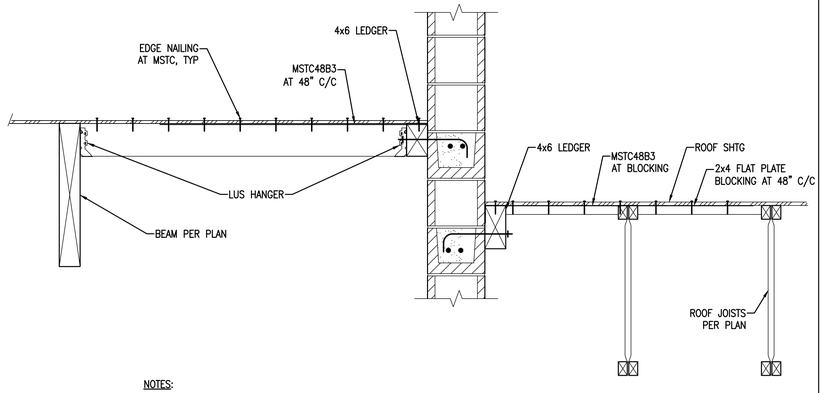
CONTINUITY PLATE



WELD ACCESS HOLE



A1 SECTION
SCALE: 1" = 1'-0" REF: S203



NOTES:

1. REFER TO B2/S601 FOR ADDITIONAL INFORMATION.

A2 SECTION
SCALE: 1" = 1'-0" REF: S203

A4 SPECIAL MOMENT FRAME DETAIL
SCALE: NTS

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON · STATE OF WASHINGTON · 19708 · STRUCTURAL ENGINEER · PROFESSIONAL ENGINEER
09/28/22

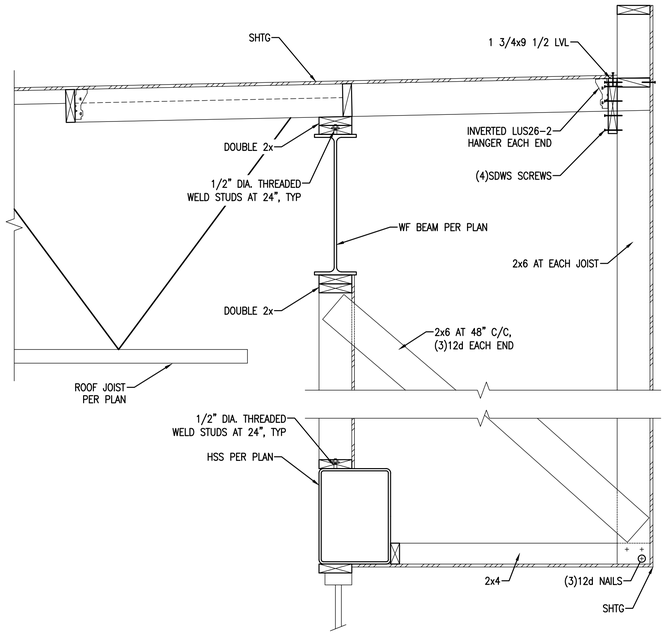
WOOD SECTIONS & DETAILS

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

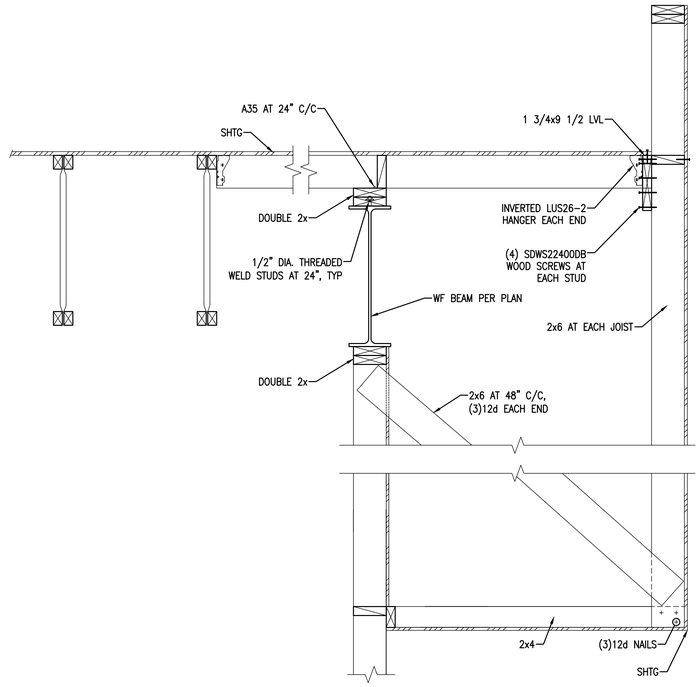
APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

SCALE: AS NOTED
CADFILE: 22136S601
JOB No. 22136
REV. 0
DWG. No. S601

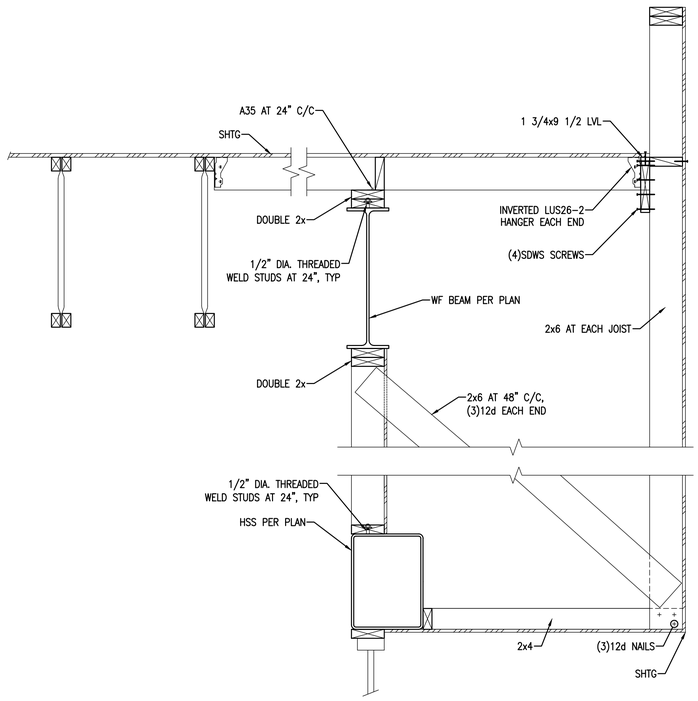
\2022\22136-Alvarez Auto Kennewick Structural\DWG\22136S601.dwg - Sep 28,2022 - 06:23pm - jmo



C1 SECTION
SCALE: 1" = 1'-0" REF: S202, S203



C3 SECTION
SCALE: 1" = 1'-0" REF: S202, S203



A1 SECTION
SCALE: 1" = 1'-0" REF: S202, S203

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

ERIC A ANDERSON
STATE OF WASHINGTON
19708
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
09/28/22

WOOD SECTIONS & DETAILS

SERGIO ALVAREZ
ALVAREZ AUTO DEALERSHIP
3809 PLAZA WAY KENNEWICK, WA 99336

APPROVAL		
DESIGN	JMM	09/28/22
CHECKED	EAA	09/28/22
APPROVED	EAA	09/28/22

SCALE: AS NOTED
CADFILE: 22136S602
JOB No. 22136
REV. 0
DWG. No. S602

\2022\22136-Alvarez Auto Kennewick Structural\DWG\22136S602.dwg - Sep 28,2022 - 06:23pm - jmo

GENERAL:
CONTRACTOR SHALL ADJUST AND/OR SET THE OCCUPIED MODE OF OPERATION TIMES AND COOLING/HEATING SEASONS PER THE OWNERS INPUT.

PACKAGED AIR CONDITIONERS:
EACH PAC UNIT SHALL OPERATE AS REQUESTED BY THEIR INDIVIDUAL THERMOSTAT.

PAC UNITS INDOOR FAN SHALL OPERATE CONTINUOUSLY DURING OCCUPIED MODE AND CYCLE ON/OFF AS REQUIRED TO MAINTAIN DESIRED TEMPERATURE DURING THE UNOCCUPIED MODE.

COOLING
PAC UNITS SHALL HAVE (2) MODES OF COOLING.
MODE 1 (FREE COOLING): IF THE OUTSIDE AIR TEMPERATURE IS 55° F OR LESS, THE SYSTEM SHALL OPERATE IN THE ECONOMIZER COOLING MODE. SEE DAMPER POSITION SECTION BELOW.
MODE 2 (MECHANICAL COOLING): IF THE OUTSIDE AIR TEMPERATURE IS ABOVE 55° F, THE SYSTEM SHALL OPERATE IN STANDARD COOLING MODE (COMPRESSORS).

HEATING
PAC UNITS HAVE (2) STAGES OF HEATING. 1ST STAGE OF HEATING (LOW FIRE MODE) SHALL ACTIVATE UPON A REQUEST OF HEAT. IF DESIRED TEMPERATURE IS NOT ACHIEVED, 2ND STAGE OF HEATING (HIGH FIRE MODE) SHALL ACTIVATE.

VENTILATION
PAC UNITS OUTSIDE AIR DAMPERS SHALL BE SET TO ALLOW FOR MINIMUM OUTSIDE AIR AS CALLED FOR ON THE SCHEDULES.

PAC UNITS HAVE C02 SENSORS. IF THE SENSOR READS ABOVE 1200 PPM, IT SHALL OPEN THE OUTSIDE AIR DAMPER UNTIL THE READING DROPS BELOW THE SETPOINT AND THEN THE DAMPER SHALL RETURN TO ITS MINIMUM SETPOINT.

ECONOMIZERS
ECONOMIZER DAMPERS ARE CLOSED DURING UNOCCUPIED MODE AND SHALL MODULATE AS CALLED OUT IN THE PRECEDING SECTIONS.

DEDICATED OUTSIDE AIR UNITS:
DOAS UNITS WILL OPERATE CONTINUOUSLY DURING THE OCCUPIED MODE OF OPERATION.

ENERGY RECOVERY UNITS WILL BE LOCKED OUT DURING THE UNOCCUPIED MODE.

MINI-SPLIT HEAT PUMPS:
MSCU AND MSFC UNITS SHALL BE CONTROLLED VIA THEIR INDIVIDUAL THERMOSTAT.

DSFC UNITS SHALL OPERATE AS REQUIRED TO MAINTAIN DESIRED TEMPERATURE.

COOLING
MINI-SPLIT SYSTEMS HAVE (1) MODE OF COOLING AND ASSOCIATED CONDENSER UNIT SHALL ACTIVATE UPON A CALL FROM THE SYSTEM. OUTDOOR HEAT PUMP UNITS (MSCU-XX) HAVE ONLY (1) STAGE OF COMPRESSOR COOLING.

HEATING
MINI-SPLIT SYSTEMS HAVE (1) MODE OF HEATING AND ASSOCIATED CONDENSER UNIT SHALL ACTIVATE UPON A CALL FROM THE SYSTEM. OUTDOOR HEAT PUMP UNITS (MSCU-XX) HAVE ONLY (1) STAGE OF COMPRESSOR HEATING.

EXHAUST FANS:
ALL EXHAUST FANS SHALL HAVE MOTORIZED BACKDRAFT DAMPERS AND SHALL BE POWERED OPEN WHILE EXHAUST FAN IS OPERATIONAL.

EXHAUST FAN EF-01 WILL BE INTERLOCKED WITH THE OCCUPIED MODE OF PAC-01. THE EXHAUST FAN SHALL RUN CONTINUOUSLY DURING THE OCCUPIED MODE OF OPERATION.

EXHAUST FANS EF-02, -03 WILL BE CONTROLLED WITH THE LIGHTS IN THEIR ASSOCIATED ROOM.

EXHAUST FANS EF-04 AND EF-05 WILL BE CONTROLLED BY ITS INDIVIDUAL WALL MOUNTED SWITCH.

EXHAUST FAN EF-06 SHALL BE CONTROLLED VIA ITS INDIVIDUAL CLOSE-ON-RISE THERMOSTAT, SET AT 85° F.

ELECTRIC UNIT HEATERS:
ELECTRIC UNIT HEATERS WILL BE CONTROLLED VIA THEIR OWN INDIVIDUAL UNIT MOUNTED THERMOSTAT.

SEQUENCE OF OPERATIONS

1. ALL WORK TO BE PER LATEST APPROVED EDITION OF THE WASHINGTON STATE ENERGY CODE, WAC 51-11C, SECTION C403.
2. HVAC EQUIPMENT PERFORMANCE SHALL BE PER THE TABLES IN C403.3.
3. OFFICE AREA DESIGN INCLUDES "MORE EFFICIENT HVAC PERFORMANCE" OCCUPANCY GROUP B, IN ACCORDANCE WITH SECTION C406.2, 2 ENERGY CREDITS.
4. DOAS REQUIREMENTS TO BE PER SECTION C403.3.5.
   OFFICE AREA, OCCUPANCY CLASSIFICATION B, DOAS SYSTEM REQUIRED
   SHOP AREA: OCCUPANCY CLASSIFICATION S, NOT REQUIRED, INSTALLED TO ACHIEVE 4 ENERGY CREDITS
5. HVAC CONTROLS TO BE PER SECTION C403.4.
6. EACH ZONE SHALL HAVE ITS INDIVIDUAL TEMPERATURE CONTROL. THERMOSTATS WILL HAVE NIGHT SETBACK WITH 7-DAY PROGRAMMABLE CAPABILITY WITH 5°F MINIMUM DEADBAND PER SECTION C403.4. NO SIMULTANEOUS HEATING AND COOLING ALLOWED.
7. TEMPERATURE SETPOINTS ARE:

OCCUPIED:	HEATING	70°F
	COOLING	75°F
UNOCCUPIED:	HEATING	68°F
	COOLING	80°F

8. PACKAGED HEAT PUMPS SHALL HAVE MICROPROCESSOR CONTROLS THAT MINIMIZE SUPPLEMENTAL (AUXILIARY) HEAT USAGE DURING START-UP, SET-UP AND DEFROST CONDITIONS AND SHALL ANTICIPATE THE NEED FOR HEAT AND USE COMPRESSION (COMPRESSOR) HEATING AS THE FIRST STAGE. CONTROLS SHALL INDICATE WHEN SUPPLEMENTAL (AUXILIARY) HEATING IS BEING USED THROUGH VISUAL MEANS (LED INDICATORS) PER SECTION C403.4.1.1.
9. COMBUSTION HEATING EQUIPMENT WITH A CAPACITY OVER 225.0 MBTUH WILL HAVE MODULATING OR STAGED COMBUSTION CONTROL, PER SECTION C403.4.7.
10. AIR ECONOMIZERS ARE REQUIRED ON ALL HVAC SYSTEMS PER SECTION C403.5, SEE EXCEPTIONS FOR APPLICABILITY.
11. AIR ECONOMIZERS ARE NOT REQUIRED ON PACKAGED SYSTEMS SERVING ONE ZONE AND MEET OR EXCEEDS THE EFFICIENCY REQUIREMENTS OF TABLE C403.5, PER SECTION C403.5, EXCEPTION 3.
12. AIR ECONOMIZERS ARE NOT REQUIRED ON DEDICATED OUTSIDE AIR SYSTEMS THAT INCLUDE ENERGY RECOVERY AS REQUIRED BY SECTION C403.7.6 AND DO NOT INCLUDE MECHANICAL COOLING, PER SECTION C403.5, EXCEPTION 9.
13. DEMAND CONTROL VENTILATION (DCV) CONTROLS ARE REQUIRED PER SECTION C403.7.1.
14. OCCUPANCY SENSOR CONTROLS ARE REQUIRED PER SECTION C403.7.2.
15. OUTDOOR AIR SUPPLY, EXHAUST OPENINGS, RELIEF OUTLETS, STAIRWAY AND ELEVATOR HOISTWAY SHAFT VENTS SHALL HAVE CLASS 1 MOTORIZED DAMPERS PER SECTION C403.7.8.1. GRAVITY DAMPERS ON INTAKE AND EXHAUST SYSTEMS THAT DO NOT EXCEED 400 CFM ARE PERMITTED PER EXCEPTION 1.2.
16. ECONOMIZER RETURN AIR DAMPERS SHALL BE EQUIPPED WITH CLASS 1 MOTORIZED DAMPERS PER SECTION C403.7.8.2.
17. DAMPER LEAKAGE SHALL BE PER SECTION C403.7.3.
18. DUCTS AND PLENUMS WILL BE INSULATED AND SEALED PER SECTION C403.10.1, AND TABLE C403.10.1.1.
19. DUCTS AND PLENUMS WILL BE CONSTRUCTED PER THE INTERNATIONAL MECHANICAL CODE PER C403.10.2.
20. REFRIGERANT PIPING WILL BE INSULATED PER SECTIONS C403.10.3, C403.10.3.1 AND TABLE C403.10.3.
21. MECHANICAL HVAC SYSTEMS PROVIDING HEAT OUTSIDE THE BUILDING ENVELOPE SHALL BE PER C403.11.
22. ALL HVAC AIR SYSTEMS WILL BE COMMISSIONED PER SECTION C408.
23. ALL HVAC AIR SYSTEMS WILL BE BALANCED PER SECTION C408.2.2.

ENERGY CODE NOTES

1. THE DESIGN IS BASED UPON THE EQUIPMENT SHOWN OR SPECIFIED. THE EQUIPMENT SELECTED ESTABLISHES A PHYSICAL STANDARD AND A QUALITY STANDARD. DEVIATION FROM THESE STANDARDS SHALL BE BY APPROVAL ONLY. THE CONTRACTOR IS FULLY RESPONSIBLE FOR PHYSICAL COMPATIBILITY AND QUALITY STANDARDS. NO ADDITIONAL COSTS WILL BE PROVIDED FOR DEVIATION FROM THE PHYSICAL STANDARD AND/OR QUALITY STANDARD.
2. THE DESIGN IS MIXED PRESCRIPTIVE AND PERFORMANCE IN NATURE. PLANS MAY BE DIAGRAMMATICAL AND SPECIFICATIONS MAY BE BE ABBREVIATED. ALL WORK REQUIRED MAY NOT BE SHOWN OR SPECIFIED. BOTH ARE COMPLIMENTARY AND ARE INTENDED TO COVER ALL WORK NECESSARY OR REQUIRED TO PROVIDE COMPLETE AND OPERABLE SYSTEMS READY FOR SERVICE.
3. COORDINATE ALL RESPECTS OF THE WORK WITH OTHER TRADES AND CONTRACTORS. PROVIDE AND INSTALL AT NO ADDITIONAL COST, ALL LABOR, MATERIALS AND EQUIPMENT, WHETHER SHOWN OR NOT, NECESSARY OR REQUIRED, TO PROVIDE COMPLETE AND OPERABLE SYSTEMS COMPATIBLE WITH OTHER TRADES AND OR CONTRACTORS AND THE DESIGNS PHYSICAL ENVELOPE.
4. MAINTAIN MINIMUM 15'-0" DISTANCE BETWEEN ALL HVAC FRESH AIR INTAKES AND EXHAUST FANS, HVAC EQUIPMENT COMBUSTION VENTS AND PLUMBING VENTS.
5. COORDINATE GRILLE/DIFFUSER LOCATIONS WITH THE ARCHITECTURAL REFLECTED CEILING PLAN.
6. ALL WORK TO BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER.
7. ALL MANUAL VOLUME DAMPERS NOT EASILY ACCESSIBLE SHALL HAVE ANGLE DRIVE SIMILAR TO DURODYNE AD-38 AND CEILING MOUNTED CONCEALED REGULATOR OPERATOR SIMILAR TO DURODYNE SRC-380. COVER PLATE TO BE FLUSH WITH CEILING.
8. PAINT ALL VISIBLE DUCTWORK THROUGH GRILLE FLAT BLACK.
9. PROVIDE NECESSARY OFFSETS FOR DUCTWORK THAT IS ROUTED OVER / UNDER EACH OTHER. COORDINATE AVAILABLE SPACE WITH STRUCTURAL DRAWINGS. SUPPLY AND INSTALL AS REQUIRED AT NO EXTRA COST TO THE OWNER.
10. ALL FIRE DAMPERS AND FIRE/SMOKE DAMPERS TO HAVE DUCT ACCESS DOORS.
11. ALL FLOOR PENETRATIONS TO HAVE FIRE DAMPERS.
12. ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN COMPLIANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS FOR METAL AND FLEXIBLE, SECOND EDITION, SUPPLY AIR AND RETURN AIR TO BE 2"W.C. DESIGN PRESSURE CLASS AND EXHAUST AIR TO BE 1" W.C. DESIGN PRESSURE CLASS.
13. ALL CONDENSATE DRAINS BY HVAC CONTRACTOR UNLESS NOTED OTHERWISE.
14. ALL DUCT DIMENSIONS ARE TOTAL FREE AREA. ADJUST DUCT SIZE TO ALLOW FOR SOUND LINER.
15. FLEX DUCT CENTERLINE RADIUS SHALL NOT BE LESS THAN 1.5 TIMES DUCT DIAMETER, LIMITED TO 5'-0" IN LENGTH.
16. FURNISH ORIGINAL SET AND ONE EXTRA SET OF FILTERS TO OWNER.
17. FLASH AND MAKE WATERTIGHT ALL EQUIPMENT AND DUCTWORK PENETRATIONS.
18. PROVIDE TURNING VANES IN ALL SQUARE 90°.
19. COORDINATE ACTUAL WALL VOIDS FOR DUCTWORK INSTALLATION AND ROUTING.
20. DUCT SHALL BE INSTALLED SO THAT THE DUCTS AND HANGERS DO NOT TOUCH MOVING EQUIPMENT, SUPPORTS, CONDUIT, OR PIPING SUBJECT TO VIBRATION.
21. THE RADIUS OF ALL ELL'S SHALL NOT BE LESS THAN 1-1/2 TIMES DUCT DIAMETER.
22. MAKE INCREASE IN DUCT WIDTH OR DEPTH NO MORE ABRUPT THAN 45° UNLESS GUIDE VANES ARE USED, EXCEPT WHEN OTHERWISE NOTED.
23. CUT MATERIAL TO EXACT DIMENSIONS NECESSARY FOR AIRTIGHT SEAMS AND JOINTS. SEAL ANY LEAKS OCCURRING WITH DUCT SEALING COMPOUND EQUAL TO TO HARD CAST IRON GRIP 601.
24. EXACT EQUIPMENT LOCATION SHALL BE SELECTED TO ALLOW ADEQUATE MAINTENANCE, INSTALLATION AND OPERATION CLEARANCES.
25. FIRE ALARM ANNUNCIATOR FURNISHED AND INSTALLED BY FIRE ALARM CONTRACTOR, COORDINATE SMOKE DETECTOR AND FIRE/SMOKE DAMPER ACCESSORIES.
26. DUCTWORK SHALL BE INSULATED PER WASHINGTON STATE ENERGY CODE SECTION C403.10.

NOTES

H1.1	LEGEND, NOTES, AND DETAILS
H1.2	HVAC ZONE DIAGRAMS
H2.1	SCHEDULES
H3.1	PARTIAL 1ST FLOOR HVAC PLAN (OFFICE AREA)
H3.2	PARTIAL 1ST FLOOR HVAC PLAN (SHOP AREA)
H3.3	PARTIAL 2ND FLOOR HVAC PLAN (OFFICE AREA)
H3.4	PARTIAL 2ND FLOOR HVAC PLAN (SHOP AREA)
H3.5	PARTIAL ROOF HVAC PLAN (OFFICE AREA)
H3.6	PARTIAL ROOF HVAC PLAN (SHOP AREA)

DRAWING LIST

AFF	ABOVE FINISHED FLOOR
TOL	TOP OF LOUVER
SA	SUPPLY AIR
RA	RETURN AIR
EA	EXHAUST AIR
OSA	OUTSIDE AIR
RLA	RELIEF AIR
SL	SOUND LINED
SP	SPIRAL
WC	WATER COLUMN
REFR	HVAC REFRIGERANT
(T)5	THERMOSTAT WITH UNIT DESIGNATION
[S]5	SWITCH WITH UNIT DESIGNATION
	SUPPLY AIR DIFFUSER
	RETURN AIR GRILLE
	EXHAUST AIR GRILLE
	DAMPER
FSD	FIRE/SMOKE DAMPER
FD	FIRE DAMPER
	DESIGNATION / CFM } SEE SCHEDULES ON H2.1
	DUCT WITH SOUND LINER

LEGEND

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MITCHELL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

LEGEND, NOTES, AND DETAILS

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-02 AE FILE: 2203402H101.DWG

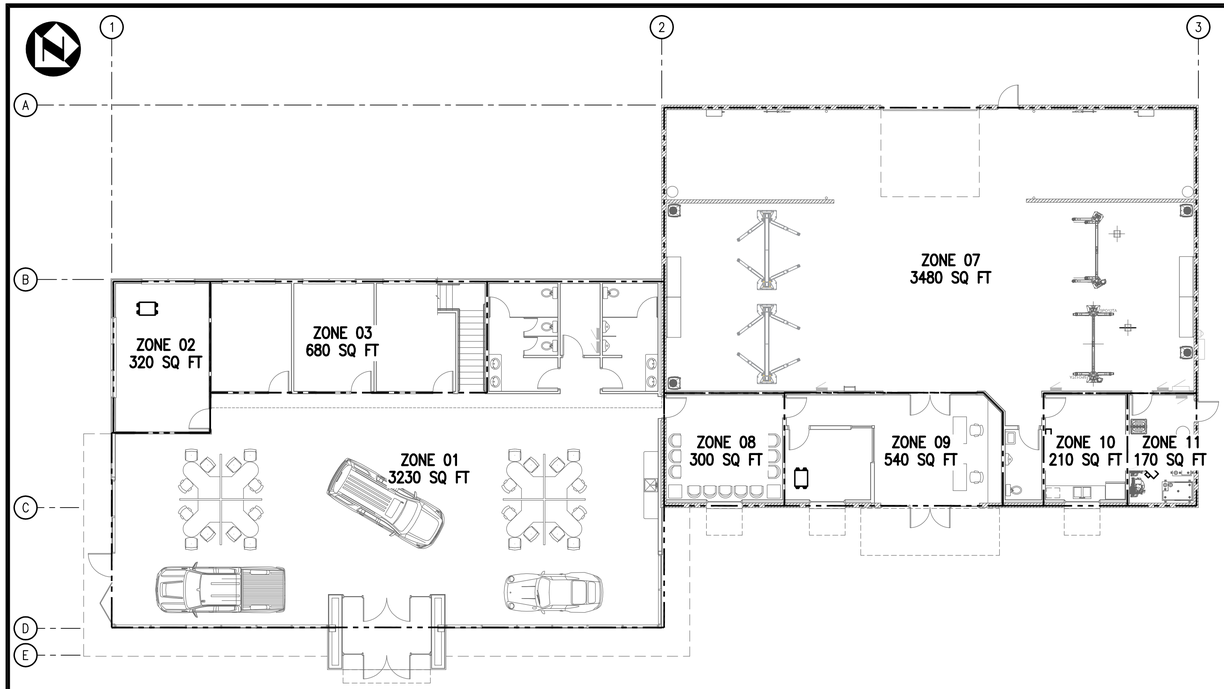
THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

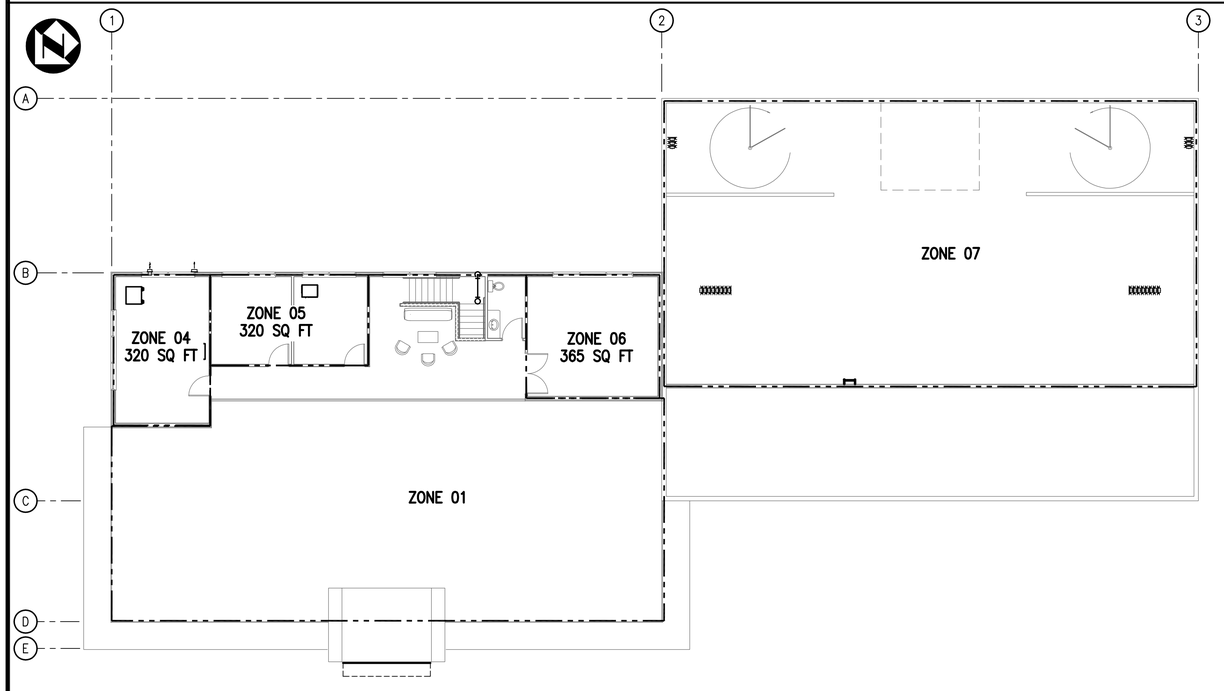
H1.1

N:\DRAWINGS\22-034 - ALVAREZ AUTO\01-02-03 - P-H-E DESIGN\DWGS\2203402H101.dwg, Layout1, 10/24/2022 3:37:26 PM, jeh



1ST FLOOR HVAC ZONE LAYOUT

3/32" = 1'-0"



2ND FLOOR HVAC ZONE LAYOUT

3/32" = 1'-0"

1. SEE H1.1 FOR LEGEND, NOTES AND H2.1 FOR SCHEDULES.

NOTES

ZONE 01
SHOWROOM
SERVED BY NOMINAL 12.5 TON ROOFTOP PACKAGED HEAT PUMP AND DOAS SYSTEM

ZONE 02
OFFICE
SERVED BY NOMINAL 1.00 TON MINI-SPLIT HEAT PUMP SYSTEM WITH CONCEALED DUCTED INDOOR FAN COIL AND DOAS SYSTEM

ZONE 03
OFFICES
SERVED BY NOMINAL 1.25 TON MINI-SPLIT HEAT PUMP SYSTEM WITH CONCEALED DUCTED INDOOR FAN COIL AND DOAS SYSTEM

ZONE 04
CONFERENCE ROOM
SERVED BY NOMINAL 1.00 TON MINI-SPLIT HEAT PUMP SYSTEM WITH CONCEALED DUCTED INDOOR FAN COIL AND DOAS SYSTEM

ZONE 05
SERVED BY NOMINAL 1.00 TON MINI-SPLIT HEAT PUMP SYSTEM WITH CONCEALED DUCTED INDOOR FAN COIL AND DOAS SYSTEM

ZONE 06
OFFICES
SERVED BY NOMINAL 1.25 TON MINI-SPLIT HEAT PUMP SYSTEM WITH CONCEALED DUCTED INDOOR FAN COIL AND DOAS SYSTEM

ZONE 07
SHOP
SERVED BY NOMINAL 12.5 TON ROOFTOP PACKAGED HEAT PUMP AND DOAS SYSTEM
VEHICLE EXHAUST SYSTEM BY OTHERS

ZONE 08
SERVICE DEPARTMENT WAITING
SERVED BY NOMINAL 1.0 TON MINI-SPLIT HEAT PUMP SYSTEM WITH CONCEALED DUCTED INDOOR FAN COIL AND DOAS SYSTEM

ZONE 09
SERVICE DEPARTMENT
SERVED BY NOMINAL 1.25 TON MINI-SPLIT HEAT PUMP SYSTEM WITH CONCEALED DUCTED INDOOR FAN COIL AND DOAS SYSTEM

ZONE 10
BREAK ROOM
SERVED BY NOMINAL 1.0 TON WALL MOUNTED MINI-SPLIT HEAT PUMP WIT WALL MOUNTED INDOOR FAN COIL AND DOAS SYSTEM

ZONE 11
EQUIPMENT ROOM
SERVED BY 2.85 KW ELECTRIC UNIT HEATER

ZONE NOTES

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED. REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER

10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

HVAC ZONE DIAGRAM

REVISIONS:

REV.	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

H1.2

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-02 AE FILE: 2203402H102.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

PLOTTED: 10/25/2022 - 3:38:16 PM, jeh
FILE: DRAWINGS\22-034 - ALVAREZ AUTO\01-CAD\H1 - FLOOR PLANS\2203402H102.dwg, Layout1, 10/24/2022 3:38:16 PM, jeh

PACKAGED AIR CONDITIONER (ELEC/GAS) SCHEDULE

SYMBOL	MANUFACTURER	MODEL	COOLING CAPACITY (MBTUH)	COOLING SEER/EER	COOLING ENT. AIR CONDENSER	HEATING INPUT (MBTUH)	HEATING OUTPUT (MBTUH)	CFM	EXT. S.P.	FAN RPM/ SPEED SETTING	REQ'D BHP	MOTOR HP	OUTSIDE AIR CFM	VOLT/ø	OPER. WEIGHT	ACCESSORIES/REMARKS
PAC-01	CARRIER	48LCE-014	133.4	12.4 EER	95° F	220.0	178.0	4900	1.20	890	2.3		400	208/3	2475	SERVES ZONE 01, VERTICAL SUPPLY AND RETURN ARRANGEMENT, HIGH STATIC DIRECT DRIVE WITH VFD, 2-STAGE HEATING, ¾"NG CONNECTION, POWER EXHAUST
PAC-02	CARRIER	48LCE-014	133.4	12.4 EER	95° F	220.0	178.0	4800	0.80	765	1.7		400	208/3	2475	SERVES ZONE 07, VERTICAL SUPPLY AND RETURN ARRANGEMENT, MEDIUM STATIC DIRECT DRIVE WITH VFD, 2-STAGE HEATING, ¾"NG CONNECTION, POWER EXHAUST

NOTES:
- COORDINATE UNIT DESIGNATIONS WITH FACILITY/OWNER.
- COORDINATE ELECTRICAL REQUIREMENTS WITH ELECTRICAL DESIGN.
- ALL PACKAGED AIR CONDITIONERS TO BE FURNISHED WITH 2" MERV 8 FILTERS, FILTER RACK, ECONOMIZER WITH INTAKE HOOD, CO2 SENSOR, RETURN AIR SMOKE DETECTORS, ROOF CURB, THERMOSTAT, AND CONDENSATE P-TRAP.
- DISCONNECTS AND OVERLOAD PROTECTION DEVICES FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.

MINI-SPLIT SYSTEM HEAT PUMP SCHEDULE

SYMBOL	MANUFACTURER	MODEL	COOLING TOTAL (MBTUH)	COOLING SEER/EER	COOLING ENT. AIR COND	HEATING TOTAL (MBTUH)	HEATING COP/HSPF	HEATING ENT. AIR COND	CFM	VOLTS/ø	OPER. WEIGHT	ACCESSORIES/REMARKS
MSCU-01	TOSHIBA	38MARBQ12	12.0	20.5 SEER	95°F	12.0	11.0 HSPF	47°F		208/1	80	SERVES ZONE 02, CONCEALED DUCTED INDOOR UNIT, INDOOR UNIT POWERED FROM OUTDOOR UNIT
MSFC-01	TOSHIBA	40MBDQ12							320	208/1	100	
MSCU-02	TOSHIBA	38MARBQ18	18.0	19.6 SEER	95°F	18.0	11.0 HSPF	47°F		208/1	110	SERVES ZONE 03, CONCEALED DUCTED INDOOR UNIT, INDOOR UNIT POWERED FROM OUTDOOR UNIT
MSFC-02	TOSHIBA	40MBDQ18							480	208/1	100	
MSCU-03	TOSHIBA	38MARBQ12	12.0	20.5 SEER	95°F	12.0	11.0 HSPF	47°F		208/1	80	SERVES ZONE 04, CONCEALED DUCTED INDOOR UNIT, INDOOR UNIT POWERED FROM OUTDOOR UNIT
MSFC-03	TOSHIBA	40MBDQ12							400	208/1	100	
MSCU-04	TOSHIBA	38MARBQ12	12.0	20.5 SEER	95°F	12.0	11.0 HSPF	47°F		208/1	80	SERVES ZONE 05, CONCEALED DUCTED INDOOR UNIT, INDOOR UNIT POWERED FROM OUTDOOR UNIT
MSFC-04	TOSHIBA	40MBDQ12							400	208/1	100	
MSCU-05	TOSHIBA	38MARBQ18	18.0	19.6 SEER	95°F	18.0	11.0 HSPF	47°F		208/1	110	SERVES ZONE 06, CONCEALED DUCTED INDOOR UNIT, INDOOR UNIT POWERED FROM OUTDOOR UNIT
MSFC-05	TOSHIBA	40MBDQ18							560	208/1	100	
MSCU-06	TOSHIBA	38MARBQ12	12.0	20.5 SEER	95°F	12.0	11.0 HSPF	47°F		208/1	80	SERVES ZONE 08, CONCEALED DUCTED INDOOR UNIT, INDOOR UNIT POWERED FROM OUTDOOR UNIT
MSFC-06	TOSHIBA	40MBDQ12							400	208/1	100	
MSCU-07	TOSHIBA	38MARBQ18	18.0	19.6 SEER	95°F	18.0	11.0 HSPF	47°F		208/1	110	SERVES ZONE 09, CONCEALED DUCTED INDOOR UNIT, INDOOR UNIT POWERED FROM OUTDOOR UNIT
MSFC-07	TOSHIBA	40MBDQ18							540	208/1	100	
MSCU-08	TOSHIBA	38MARBQ12	12.0	20.5 SEER	95°F	12.0	11.0 HSPF	47°F		208/1	80	SERVES ZONE 10, WALL MOUNTED WALL INDOOR UNIT, INDOOR UNIT POWERED FROM OUTDOOR UNIT
MSFC-08	TOSHIBA	40MAHBQ12							400	208/1	100	

NOTES:
- COORDINATE UNIT DESIGNATIONS WITH FACILITY/OWNER.
- COORDINATE ELECTRICAL REQUIREMENTS WITH ELECTRICAL DESIGN.
- ALL MINI-SPLIT SYSTEM FAN COILS TO BE FURNISHED WITH FILTERS, THERMOSTAT, AND CONDENSATE P-TRAP.
- ALL MINI-SPLIT SYSTEM CONDENSING UNITS TO BE FURNISHED WITH UNIT STAND OFF KITS.
- SIZE REFRIGERANT PIPING PER MANUFACTURER'S DIRECTIONS.
- DISCONNECTS AND OVERLOAD PROTECTION DEVICES FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.

FAN SCHEDULE

SYMBOL	MANUFACTURER	MODEL	CFM	EXT. S.P.	FAN RPM	REQ'D BHP	MOTOR H.P.	SONES	VOLTS/ø	OPER. WEIGHT	ACCESSORIES/REMARKS
EF-01	GREENHECK	G-098-VG	500	0.625	1465	0.12	1/4	8.3	120/1	100	ROOF CURB, BACKDRAFT DAMPER, BIRD SCREEN, MOTORIZED BACKDRAFT DAMPER, EC MOTOR WITH MOTOR MOUNTED POTENTIOMETER
EF-02	GREENHECK	SP-B150	100	0.25	710		120 WATTS	0.6	120/1	15	CEILING MOUNTED, INTEGRAL GRILLE, FAN SPEED CONTROLLER, INTERNAL DISCONNECT PLUG, ROOF CAP WITH CURB
EF-03	GREENHECK	SP-B150	100	0.25	710		120 WATTS	0.6	120/1	15	CEILING MOUNTED, INTEGRAL GRILLE, FAN SPEED CONTROLLER, INTERNAL DISCONNECT PLUG, WALL CAP
EF-04	GREENHECK	G-098-VG	300	0.25	905	0.02	1/4	4.0	120/1	100	ROOF CURB, BACKDRAFT DAMPER, BIRD SCREEN, GRAVITY BACKDRAFT DAMPER, EC MOTOR WITH MOTOR MOUNTED POTENTIOMETER
EF-05	GREENHECK	G-098-VG	300	0.25	905	0.02	1/4	4.0	120/1	100	ROOF CURB, BACKDRAFT DAMPER, BIRD SCREEN, GRAVITY BACKDRAFT DAMPER, EC MOTOR WITH MOTOR MOUNTED POTENTIOMETER
EF-06	GREENHECK	SP-A250	200	0.25	860		120 WATTS	2.0	120/1	15	CEILING MOUNTED, INTEGRAL GRILLE, FAN SPEED CONTROLLER, INTERNAL DISCONNECT PLUG, WALL CAP
VEF-01											VEHICLE EXHAUST SYSTEM FAN, FURNISHED AND INSTALLED BY OTHERS

NOTES:
- COORDINATE UNIT DESIGNATIONS WITH FACILITY/OWNER.
- COORDINATE ELECTRICAL REQUIREMENTS WITH ELECTRICAL DESIGN.
- DISCONNECTS FURNISHED WITH EQUIPMENT AND INSTALLED BY ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED.
- OVERLOAD PROTECTION FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.

DEDICATED OUTSIDE AIR SYSTEM SCHEDULE

SYMBOL	MANUFACTURER	MODEL	CFM	EXT. S.P.	ENERGY RECOVERY EFFICIENCY	QNTY MOTORS	REQ'D BHP	MOTOR H.P.	VOLTS/ø	OPER. WEIGHT	ACCESSORIES/REMARKS
DOAS-01	PANASONIC	FV-10VEC1	100	0.40	72	2		120 WATTS	120/1	150	SERVES 1ST FLOOR OFFICE AREA, 6"ø DUCT CONNECTIONS, MERV 13 FILTERS, HORIZONTAL ARRANGEMENT, HANGING CHAINS AND VIBRATION ISOLATORS, POWER CORD
DOAS-02	PANASONIC	FV-20VEC1	200	0.40	72	2		120 WATTS	120/1	150	SERVES 2ND FLOOR OFFICE AREA, 8"ø DUCT CONNECTIONS, MERV 13 FILTERS, HORIZONTAL ARRANGEMENT, HANGING CHAINS AND VIBRATION ISOLATORS, POWER CORD
DOAS-03	PANASONIC	FV-10VEC1	100	0.40	72	2		120 WATTS	120/1	150	SERVES SHOP OFFICE AREA, 6"ø DUCT CONNECTIONS, MERV 13 FILTERS, HORIZONTAL ARRANGEMENT, HANGING CHAINS AND VIBRATION ISOLATORS, POWER CORD
DOAS-04	CARRIER	62XK08RCJ	2400	0.60	76	2		1.5	208/3	3000	SERVES SHOP AREA, ROOF MOUNTED, ROOF CURB, INTAKE HOOD, EXHAUST HOOD, MOTORIZED OUTSIDE AIR DAMPER, (2) DIRECT DRIVE MOTORS, NATURAL GAS HEATING, 5:1 MODULATING, 150.0 MBTUH INPUT, ¾" NG CONNECTION, ELECTRIC COOLING, 96.2 MBTUH COOLING, EXHAUST INTAKE SMOKE DETECTOR

NOTES:
- COORDINATE UNIT DESIGNATIONS WITH FACILITY/OWNER.
- COORDINATE ELECTRICAL REQUIREMENTS WITH ELECTRICAL DESIGN.
- DISCONNECTS AND OVERLOAD PROTECTION DEVICES FURNISHED BY ELECTRICAL CONTRACTOR.

ELECTRIC UNIT HEATER SCHEDULE

SYMBOL	MANUFACTURER	MODEL	HEAT (KW/VOLT)	CFM	VOLTS/ø	OPER. WEIGHT	ACCESSORIES/REMARKS
EUH-01	KING ELECTRIC	KBP-2028	2.85 (208)	270	208/1	30	HORIZONTAL ARRANGEMENT, UNIT MOUNTED THERMOSTAT, UNIT MOUNTED FAN/HEAT/OFF SWITCH, UNIVERSAL BRACKET

NOTES:
- COORDINATE UNIT DESIGNATIONS WITH FACILITY/OWNER.
- COORDINATE ELECTRICAL REQUIREMENTS WITH ELECTRICAL DESIGN.
- DISCONNECTS AND OVERLOAD PROTECTION DEVICES FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.

HVAC ACCESSORIES

SYMBOL	MANUFACTURER	MODEL	TYPE	FACE SIZE	NECK SIZE	COLOR	ACCESSORIES/REMARKS
S1A	SHOEMAKER	115T	SUPPLY AIR DIFFUSER	15x15	6"ø	WHITE	24x24 LAY-IN PANEL, 6x4 ADAPTER
S1C	SHOEMAKER	115T	SUPPLY AIR DIFFUSER	15x15	8"ø	WHITE	24x24 LAY-IN PANEL
S2C	SHOEMAKER	100	SUPPLY AIR DIFFUSER	14x14	10x10	WHITE	HARD CEILING MOUNTED, 10x10 TO 8"ø SQUARE-TO-ROUND ADAPTER
S2E	SHOEMAKER	100	SUPPLY AIR DIFFUSER	22x22	18x18	WHITE	HARD CEILING MOUNTED, 18x18 TO 12"ø SQUARE-TO-ROUND ADAPTER
S4A	SHOEMAKER	SD34-20x10-0	SUPPLY AIR DIFFUSER		20x10	WHITE	SPIRAL DUCT SIDE MOUNTED, DOUBLE DEFLECTION, OPPOSED BLADE DAMPER
S5C	SHOEMAKER	RDA SERIES	SUPPLY AIR DIFFUSER	13"ø	8"ø	WHITE	SPIRAL DUCT MOUNTED, OPPOSED BLADE DAMPER
S5D	SHOEMAKER	RDA SERIES	SUPPLY AIR DIFFUSER	19"ø	10"ø	WHITE	SPIRAL DUCT MOUNTED, OPPOSED BLADE DAMPER
R1C	SHOEMAKER	700-600	RETURN AIR GRILLE	10x10	10x10	WHITE	24x24 LAY-IN PANEL, 10x10 TO 8"ø SQUARE-TO-ROUND ADAPTER COLLAR
R1D	SHOEMAKER	700-600	RETURN AIR GRILLE	12x12	12x12	WHITE	24x24 LAY-IN PANEL, 12x12 TO 10"ø SQUARE-TO-ROUND ADAPTER COLLAR
R1E	SHOEMAKER	700-600	RETURN AIR GRILLE	16x16	16x16	WHITE	24x24 LAY-IN PANEL, 16x16 TO 12"ø SQUARE-TO-ROUND ADAPTER COLLAR
E1B	SHOEMAKER	700-600	RETURN AIR GRILLE	8x8	8x8	WHITE	24x24 LAY-IN PANEL, 8x8 TO 6"ø SQUARE-TO-ROUND ADAPTER COLLAR
E2B	SHOEMAKER	600	RETURN AIR GRILLE	8x8	8x8	WHITE	HARD CEILING MOUNTED, 8x8 TO 6"ø SQUARE-TO-ROUND ADAPTER COLLAR
E2C	SHOEMAKER	600	RETURN AIR GRILLE	10x10	10x10	WHITE	HARD CEILING MOUNTED, 10x10 TO 8"ø SQUARE-TO-ROUND ADAPTER COLLAR
E3A	SHOEMAKER	935-0	EXHAUST AIR GRILLE		14x6	WHITE	SIDEWALL MOUNTED, OPPOSED BLADE DAMPER
E3B	SHOEMAKER	935-0	EXHAUST AIR GRILLE		14x10	WHITE	SIDEWALL MOUNTED, OPPOSED BLADE DAMPER

NOTES:
- COORDINATE UNIT DESIGNATIONS WITH FACILITY/OWNER.
- COORDINATE ELECTRICAL REQUIREMENTS WITH ELECTRICAL DESIGN.
- OPPOSED BLADE DAMPERS ON DIFFUSERS AND GRILLES ARE NOT TO BE USED FOR BALANCING.
- PROVIDE NECESSARY ADAPTER FOR COLLAR TO DUCT CONNECTION.
- CONTRACTOR TO VERIFY QUANTITIES.

1. SEE H1.1 FOR LEGEND, NOTES AND H2.1 FOR SCHEDULES.

NOTES

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

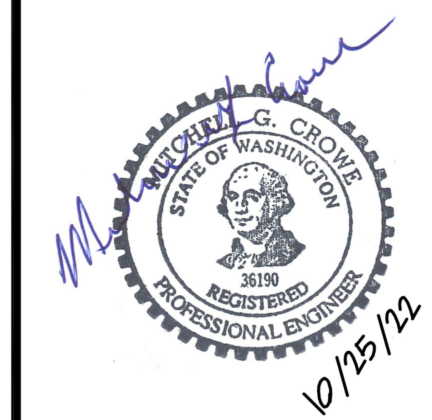
ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-02 AE FILE: 2203402H201.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com



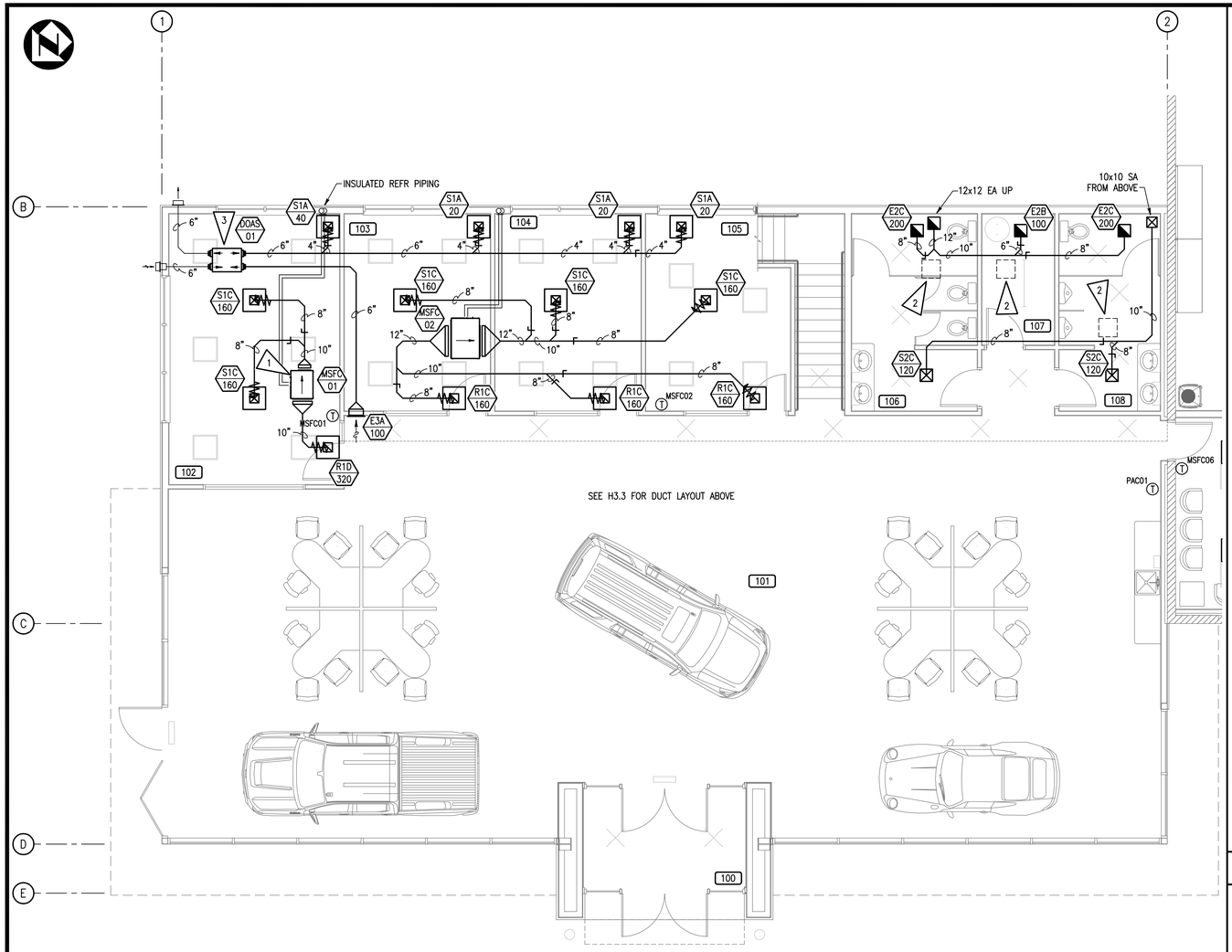
ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337
SCHEDULES

REVISIONS:

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

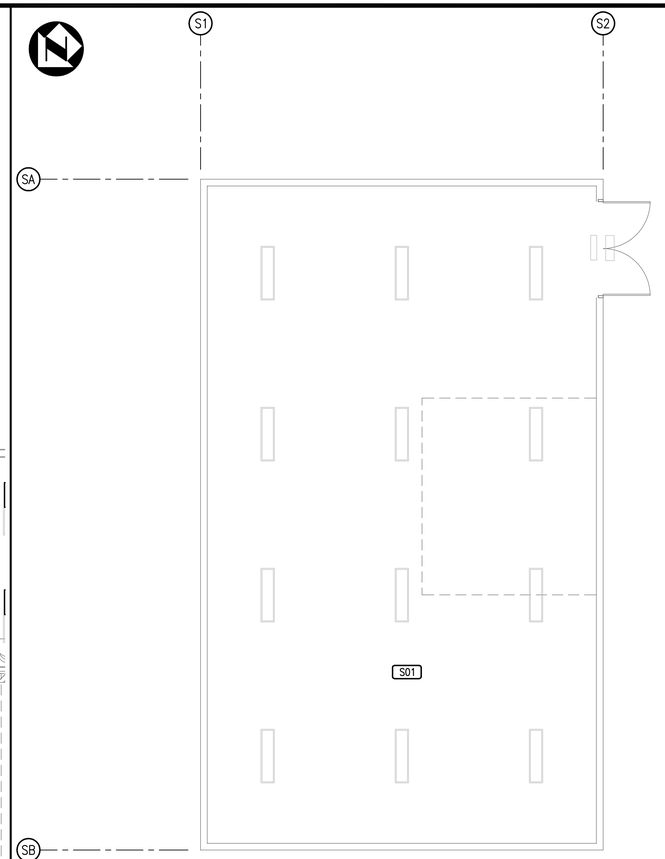
H2.1

N:\DRAWINGS\22-034 - ALVAREZ AUTO\01-02-03 - P-H-E DESIGN\DWGS\2203402H-201.dwg, Layout1, 10/24/2022 3:38:42 PM, jeh



PARTIAL 1ST FLOOR HVAC PLAN (OFFICE AREA)

3/16" = 1'-0"



SHED HVAC PLAN

3/16" = 1'-0"

1. SEE H1.1 FOR LEGEND, NOTES AND H2.1 FOR SCHEDULES.

NOTES

1. CONCEALED FAN COIL UNIT, ROUTE TRAPPED COIL CONDENSATE DRAIN TO EXTERIOR OF BUILDING, ROUTE INSULATED REFRIGERANT PIPING BETWEEN UNIT AND ASSOCIATED MINI-SPLIT CONDENSING UNIT ON ROOF.
2. CEILING MOUNTED ACCESS PANEL FOR DAMPER ACCESS.
3. DOAS UNIT, SUSPENDED FROM ROOF DECK ABOVE WITH ALL-THREAD RODS AND VIBRATION ISOLATORS, DUCT CONNECTIONS TO HAVE FLEXIBLE DUCT CONNECTIONS, ROUTE OUTSIDE AIR AND RELIEF AIR DUCTS OUT TO WALL CAPS.

FLAG NOTES

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-02 AE FILE: 2203402H301.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED PROFESSIONAL ENGINEER
10/25/22

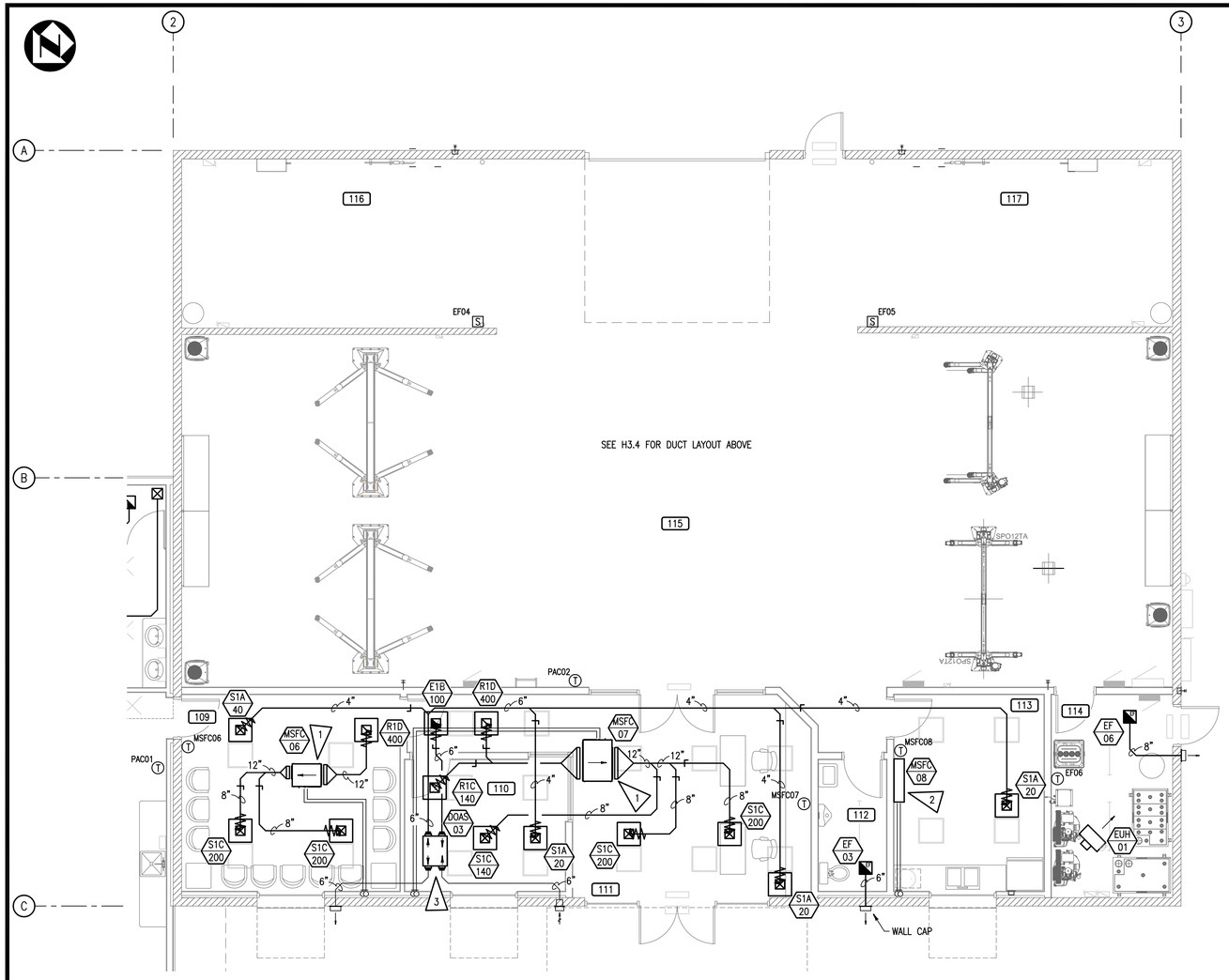
ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 1ST FLOOR HVAC PLAN (OFFICE AREA)

REVISIONS:

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

H3.1



PARTIAL 1ST FLOOR HVAC PLAN (SHOP AREA)

3/16" = 1'-0"

1. SEE H1.1 FOR LEGEND, NOTES AND H2.1 FOR SCHEDULES.

NOTES

1. CONCEALED FAN COIL UNIT, ROUTE TRAPPED COIL CONDENSATE DRAIN TO EXTERIOR OF BUILDING, ROUTE INSULATED REFRIGERANT PIPING BETWEEN UNIT AND ASSOCIATED MINI-SPLIT CONDENSING UNIT ON ROOF.
2. WALL MOUNTED FAN COIL UNIT, ROUTE COIL CONDENSATE DRAIN TO EXTERIOR OF BUILDING, ROUTE INSULATED REFRIGERANT PIPING BETWEEN UNIT AND ASSOCIATED MINI-SPLIT CONDENSING UNIT ON ROOF.
3. DOAS UNIT, SUSPENDED FROM ROOF DECK ABOVE WITH ALL-THREAD RODS AND VIBRATION ISOLATORS, DUCT CONNECTIONS TO HAVE FLEXIBLE DUCT CONNECTIONS, ROUTE OUTSIDE AIR AND RELIEF AIR DUCTS OUT TO WALL CAPS.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 1ST FLOOR HVAC PLAN (SHOP AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

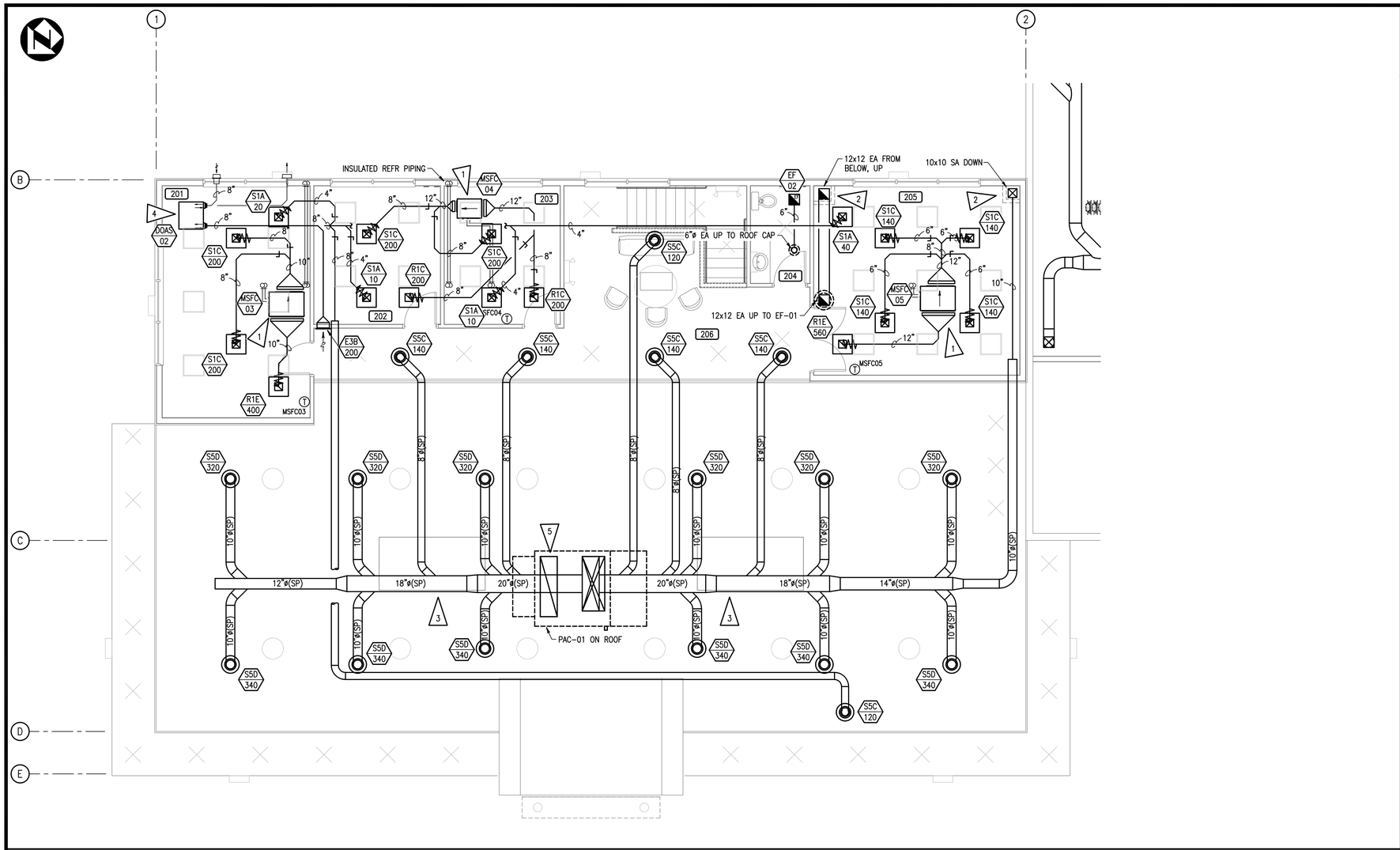
AE JOB #: 22-034-02 AE FILE: 2203402H302.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

H3.2



PARTIAL 2ND FLOOR HVAC PLAN (OFFICE AREA)

3/16" = 1'-0"

1. SEE H1.1 FOR LEGEND, NOTES AND H2.1 FOR SCHEDULES.

NOTES

1. CONCEALED FAN COIL UNIT, ROUTE TRAPPED COIL CONDENSATE DRAIN TO EXTERIOR OF BUILDING, ROUTE INSULATED REFRIGERANT PIPING BETWEEN UNIT AND ASSOCIATED MINI-SPLIT CONDENSING UNIT ON ROOF.
2. DUCT CHASE, COORDINATE WITH ARCHITECTURAL DESIGN AND GENERAL CONTRACTOR.
3. DUCT ROUTED THROUGH ROOF TRUSS WEBBING SPACE.
4. DOAS UNIT, SUSPENDED FROM ROOF DECK ABOVE WITH ALL-THREAD RODS AND VIBRATION ISOLATORS, DUCT CONNECTIONS TO HAVE FLEXIBLE DUCT CONNECTIONS, ROUTE OUTSIDE AIR AND RELIEF AIR DUCTS OUT TO WALL CAPS.
5. RETURN AIR PLENUM, STUBBED DOWN INTO JOIST SPACE, COVER OPENING WITH MESH SCREEN.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 2ND FLOOR HVAC PLAN (OFFICE AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

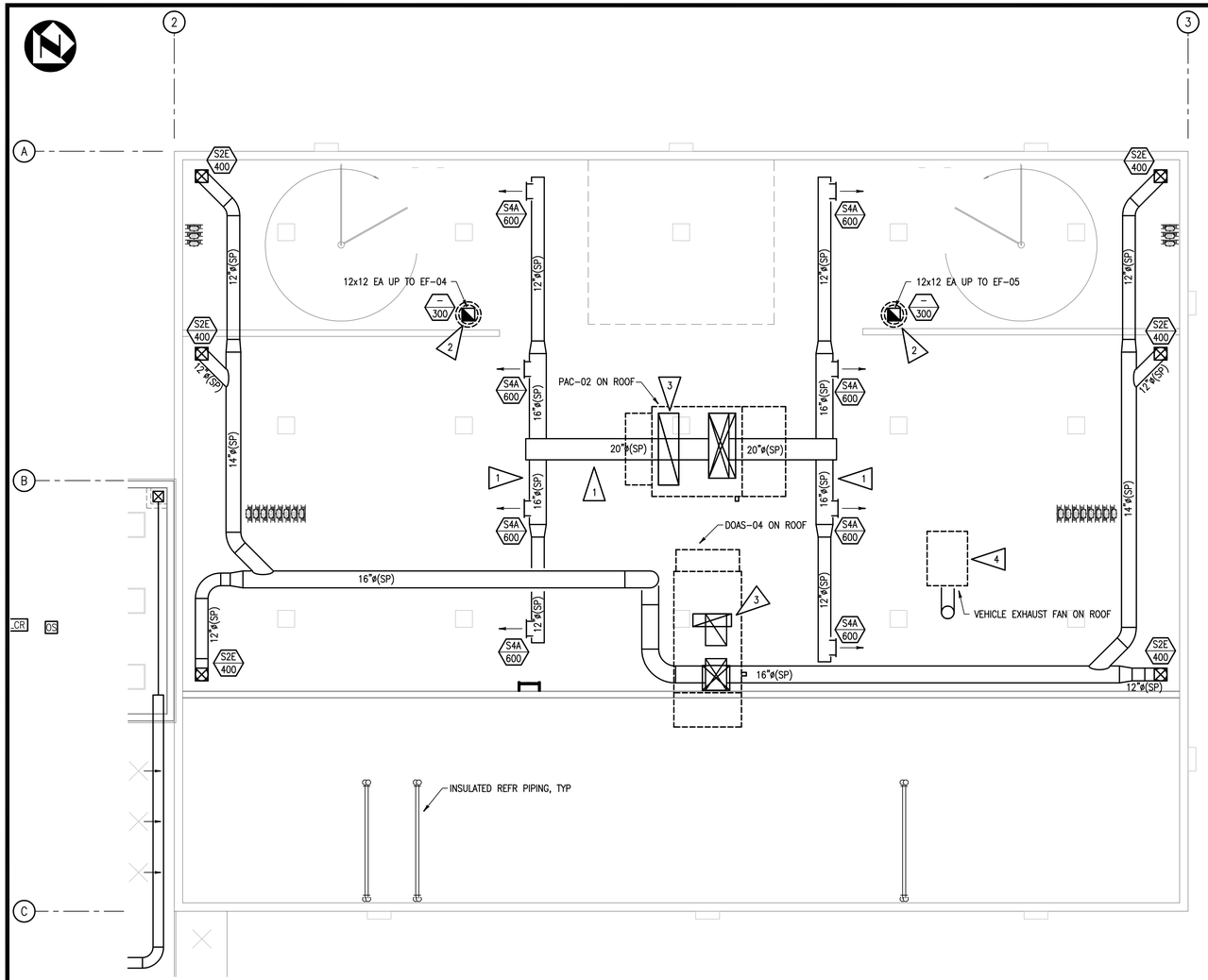
AE JOB #: 22-034-02 AE FILE: 2203402H303.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

H3.3



PARTIAL 2ND FLOOR HVAC PLAN (SHOP AREA)

3/16" = 1'-0"

1. SEE H1.1 FOR LEGEND, NOTES AND H2.1 FOR SCHEDULES.

NOTES

1. DUCT ROUTED THROUGH ROOF TRUSS WEBBING SPACE.
2. 12x12 EXHAUST DUCT FROM EXHAUST STUBBED DOWN INTO CEILING SPACE. COVER OPENING WITH MESH SCREEN.
3. RETURN AIR PLENUM, STUBBED DOWN INTO JOIST SPACE, COVER OPENING WITH MESH SCREEN.
4. VEHICLE EXHAUST SYSTEM BY OTHERS.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 2ND FLOOR HVAC PLAN (SHOP AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

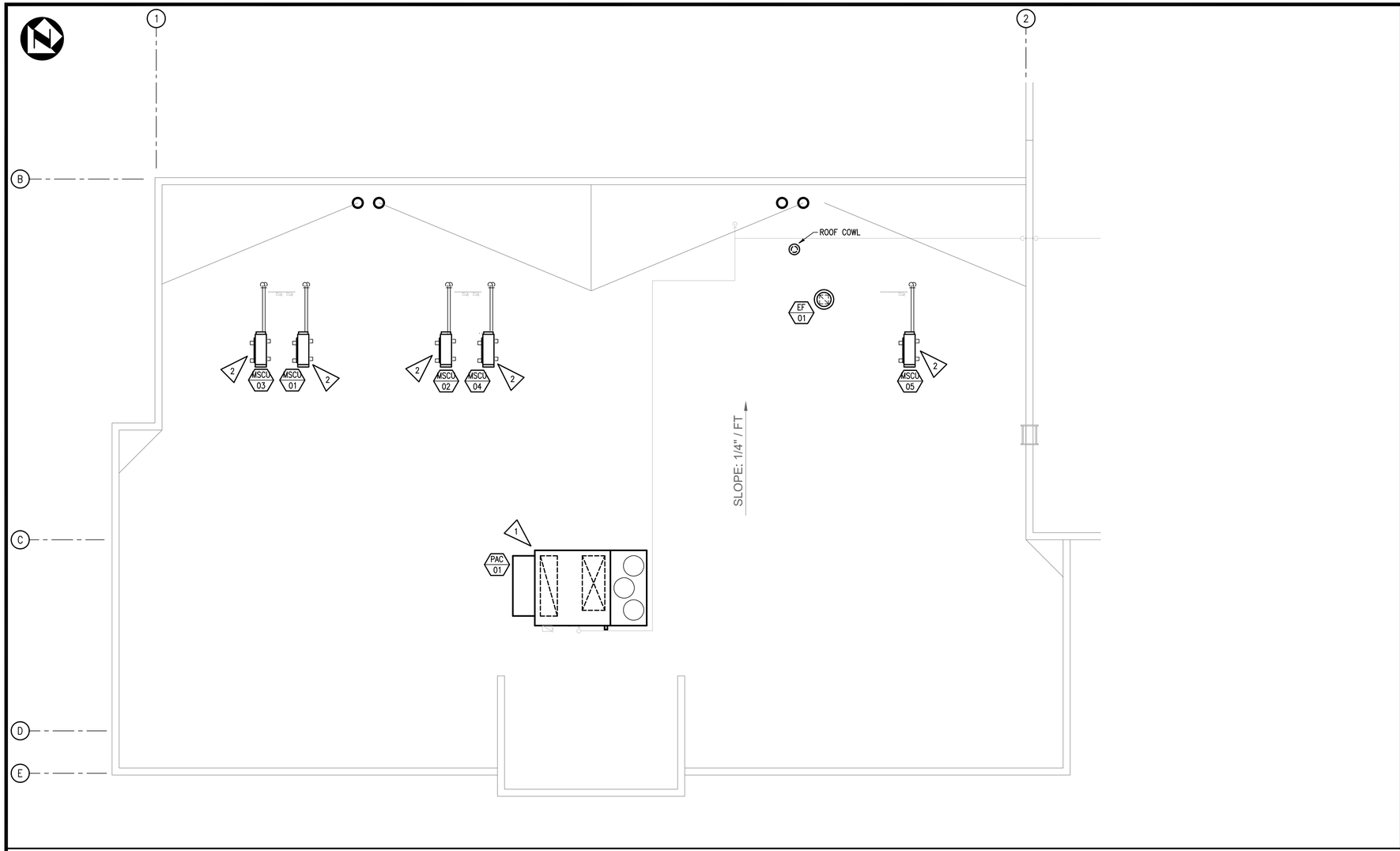
AE JOB #: 22-034-02 AE FILE: 2203402H304.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

H3.4



PARTIAL ROOF HVAC PLAN (OFFICE AREA)

3/16" = 1'-0"

1. SEE H1.1 FOR LEGEND, NOTES AND H2.1 FOR SCHEDULES.

NOTES

1. PACKAGED AIR CONDITIONER, ROUTE TRAPPED CONDENSATE DRAIN TO ROOF DRAIN, SUPPORT PIPING ON ROOF WITH SUPPORTS SIMILAR TO ERICO PYRAMID 50 AND PIPE CLAMPS.
2. MINI-SPLIT CONDENSING UNIT, SET ON ROOF RAILS, ROUTE INSULATED REFRIGERANT PIPING DOWN THROUGH ROOF TO ASSOCIATED INDOOR UNITS, SEAL ROOF PENETRATIONS WITH PENETRATION BOOTS.

FLAG NOTES

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-02 AE FILE: 2203402H305.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER
10/25/22

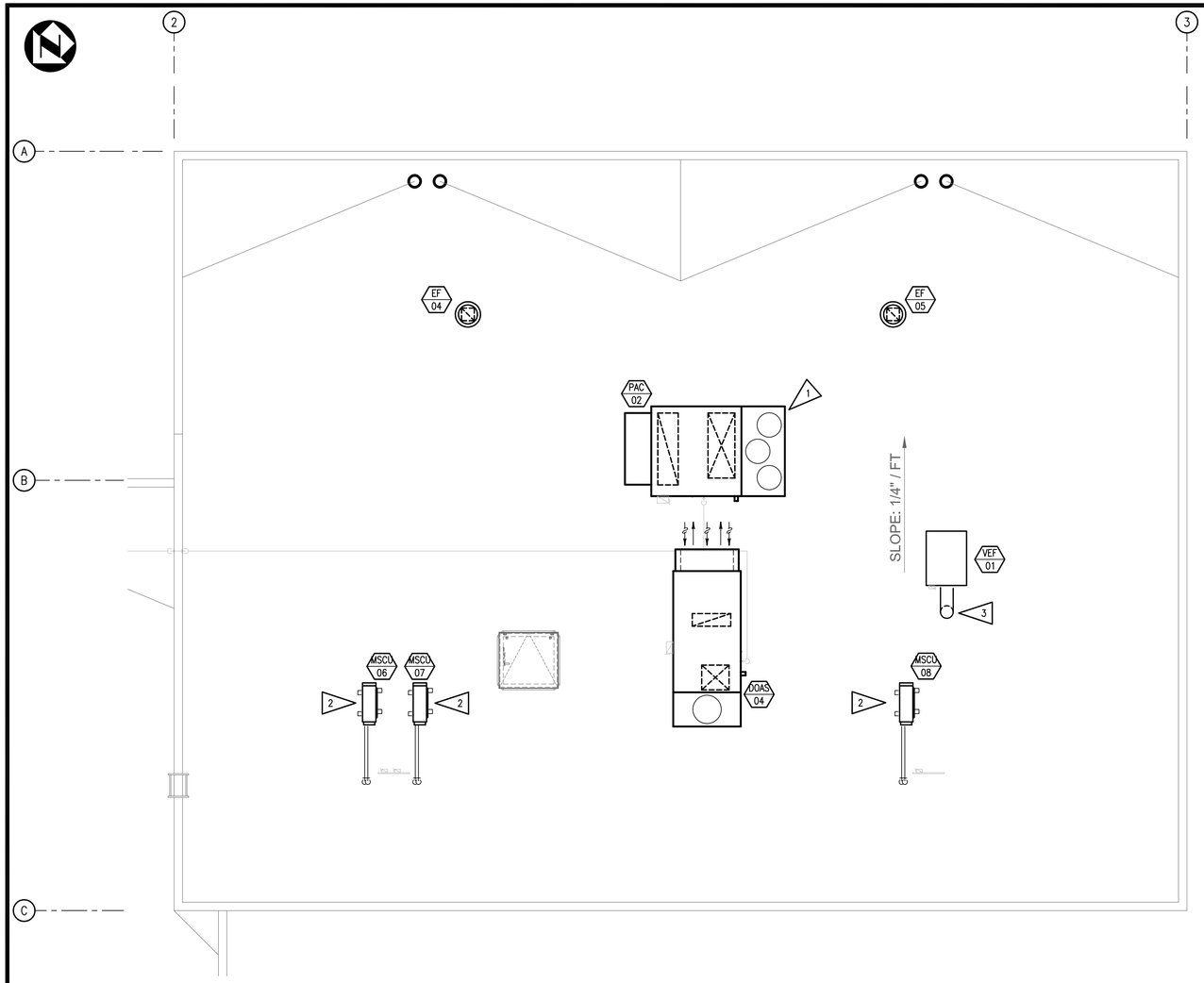
ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL ROOF HVAC PLAN (OFFICE AREA)

REVISIONS:

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

H3.5



PARTIAL ROOF HVAC PLAN (SHOP AREA)

3/16" = 1'-0"

1. SEE H1.1 FOR LEGEND, NOTES AND H2.1 FOR SCHEDULES.

NOTES

1. PACKAGED AIR CONDITIONER, ROUTE TRAPPED CONDENSATE DRAIN TO ROOF DRAIN, SUPPORT PIPING ON ROOF WITH SUPPORTS SIMILAR TO ERICO PYRAMID 50 AND PIPE CLAMPS.
2. MINI-SPLIT CONDENSING UNIT, SET ON ROOF RAILS, ROUTE INSULATED REFRIGERANT PIPING DOWN THROUGH ROOF TO ASSOCIATED INDOOR UNITS, SEAL ROOF PENETRATIONS WITH PENETRATION BOOTS.
3. VEHICLE EXHAUST SYSTEM DUCTWORK BY OTHERS.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL ROOF HVAC PLAN (SHOP AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-02 AE FILE: 2203402H306.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

H3.6

1. ALL WORK TO BE PER WASHINGTON STATE ENERGY CODE, WAC 51-11, 2018.
2. DESIGN INCLUDES "REDUCED LIGHTING POWER, OPTION 2" OCCUPANCY GROUP B, IN ACCORDANCE WITH SECTION C406.3.1, 4 ENERGY CREDITS.

   DESIGN INCLUDES "REDUCED LIGHTING POWER, OPTION 2" OCCUPANCY GROUP S-2, IN ACCORDANCE WITH SECTION C406.3.1, 4 ENERGY CREDITS.
3. LIGHTING CONTROLS SHALL COMPLY WITH SECTION C405.2.
4. OCCUPANT SENSORS SHALL COMPLY WITH SECTION C405.2.1. THROUGH C405.2.1.5.
5. TIME SWITCH CONTROLS SHALL COMPLY WITH SECTION C405.2.2.
6. MANUAL CONTROLS SHALL COMPLY WITH SECTION C405.2.3.
7. DAYLIGHT CONTROLS SHALL COMPLY WITH SECTION C405.2.4.
8. ADDITIONAL LIGHTING CONTROLS SHALL COMPLY WITH SECTION C405.2.5.
9. EXTERIOR LIGHTING CONTROLS SHALL COMPLY WITH SECTION C405.2.6.
10. AREA CONTROLS SHALL COMPLY WITH SECTION C405.2.7.
11. EXTERIOR LIGHTING POWER REQUIREMENTS SHALL COMPLY WITH SECTION C405.5.
12. ELECTRICAL TRANSFORMERS SHALL COMPLY WITH SECTION C405.6.
13. ELECTRICAL MOTOR EFFICIENCY SHALL COMPLY WITH SECTION C405.8.
14. CONTROLLED RECEPTACLES SHALL COMPLY WITH SECTION C405.10.
15. VOLTAGE DROP IN FEEDERS AND BRANCH CIRCUITS SHALL COMPLY WITH SECTION C405.11.
16. COMMISSIONING; CONTROLLED RECEPTACLES AND LIGHTING SYSTEMS SHALL BE COMMISSIONED IN ACCORDANCE WITH SECTION C408.

ENERGY CODE NOTES

1. THE DESIGN IS BASED UPON THE EQUIPMENT SHOWN OR SPECIFIED. THE EQUIPMENT SELECTED ESTABLISHES A PHYSICAL STANDARD AND A QUALITY STANDARD. DEVIATION FROM THESE STANDARDS SHALL BE BY APPROVAL ONLY. THE CONTRACTOR IS FULLY RESPONSIBLE FOR PHYSICAL COMPATIBILITY AND QUALITY STANDARDS. NO ADDITIONAL COSTS WILL BE PROVIDED FOR DEVIATION FROM THE PHYSICAL STANDARD AND/OR QUALITY STANDARD.
2. THE DESIGN IS MIXED PRESCRIPTIVE AND PERFORMANCE IN NATURE. PLANS MAY BE DIAGRAMMATICAL AND SPECIFICATIONS MAY BE ABBREVIATED. ALL WORK REQUIRED MAY NOT BE SHOWN OR SPECIFIED. BOTH ARE COMPLIMENTARY AND ARE INTENDED TO COVER ALL WORK NECESSARY OR REQUIRED TO PROVIDE COMPLETE AND OPERABLE SYSTEMS READY FOR SERVICE.
3. COORDINATE ALL RESPECTS OF THE WORK WITH OTHER TRADES AND CONTRACTORS. PROVIDE AND INSTALL AT NO ADDITIONAL COST, ALL LABOR, MATERIALS AND EQUIPMENT, WHETHER SHOWN OR NOT, NECESSARY OR REQUIRED, TO PROVIDE COMPLETE AND OPERABLE SYSTEMS COMPATIBLE WITH OTHER TRADES AND OR CONTRACTORS AND THE DESIGNS PHYSICAL ENVELOPE.
4. CONTRACTOR SHALL PROVIDE AND INSTALL ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED FOR INSTALLATION OF A COMPLETE SAFE WORKABLE, ELECTRICAL SYSTEM AS INDICATED ON PLANS AND SPECIFIED BELOW. ALL WORK SHALL BE IN COMPLETE COMPLIANCE WITH ALL LOCAL, STATE AND NATIONAL APPLICABLE CODES, AND AS APPROVED BY THE ARCHITECT/ENGINEER.
5. THE CONTRACT IS TO INCLUDE ALL CHARGES THAT MAY BE MADE TO THE OWNER BY THE POWER COMPANY, TELEPHONE COMPANY, ETC. ALL SUCH CHARGES SHALL BE INCLUDED IN THE ELECTRICAL BID FOR THIS WORK. ALL OTHER WORK NECESSARY FOR INSTALLATION OF SERVICES SHALL ALSO BE INCLUDED IN THE BID.
6. THE CONTRACTOR SHALL INCLUDE IN THEIR BIDS ALL CONTINGENCIES THAT CAN BE REASONABLY ANTICIPATED AND THAT MAY BE REASONABLY REQUIRED BY ALTERNATION AND DEMOLITION WORK.
7. PLANS ARE TO BE USED AS A GUIDE FOR QUANTITY, APPROXIMATE LOCATION AND DESIGN CRITERIA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL ELECTRICAL DEVICES WITH ALL OTHER TRADES, AND ARCHITECTURAL FEATURES TO PROVIDE A SYMMETRICAL APPEARANCE AND TO MEET THE INTENT OF THE PLANS AND DESIGN CONCEPT.
8. ITEMS WHICH ARE SUBJECT TO SHOP DRAWING APPROVAL, WHICH ARE CONSIDERED AS STANDARD ITEMS ON ALL PROJECTS (WHEN USED), SHALL BE SUBMITTED FOR APPROVAL: LIGHTING FIXTURES, PANEL BOARDS, DISCONNECT SWITCHES, WIRING DEVICES, FIRE ALARM SYSTEMS, LIGHTING CONTROL SYSTEMS AND ANY OTHER SYSTEMS WHICH WOULD BE CONSIDERED AS A SPECIALTY SYSTEM OR SPECIALTY EQUIPMENT.
9. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS FOR COMPLETE COORDINATION BETWEEN PLANS AND EXISTING FIELD CONDITIONS.
10. THE ELECTRICAL CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTIONS TO ALL PIECES OF EQUIPMENT SUPPLIED AND INSTALLED BY OTHER CONTRACTORS AS INDICATED ON PLANS. SHOULD ANY OF THE ABOVE EQUIPMENT REQUIRE A DISCONNECTING DEVICE (PER NEC), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE, SUPPLY, AND INSTALL SUCH DEVICES WITH FINAL CONNECTION.
11. FINAL CONNECTION TO ALL EQUIPMENT SHALL BE VIA MINIMUM 4-FT 0-IN LIQUID-TIGHT FLEXIBLE METAL CONDUIT.
12. ALL ELECTRICAL DEVICES, MOTORS, ETC., SHALL BE GROUNDED PER NEC ARTICLE 250. A SEPARATE GREEN GROUND WIRE SHALL BE USED AS A GROUNDING PATH FOR ALL DEVICES (SWITCHES, FIXTURES, OUTLETS, ETC.) PROVIDE GROUNDING WIRE IN ALL FLEX AND PVC CONDUIT.
13. THE ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE THE FOLLOWING WITH THE MECHANICAL CONTRACTOR AND COMPLY AS REQUIRED: EQUIPMENT LOCATION, EQUIPMENT ELECTRICAL CHARACTERISTICS.
14. THE ELECTRICAL CONTRACTOR WILL FURNISH AND INSTALL ALL WIRING EXCEPT: 1) TEMPERATURE CONTROL WIRING, 2) EQUIPMENT CONTROL WIRING, AND 3) INTERLOCK WIRING.
15. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL MOTOR STARTERS, THERMAL HEATERS AND OVERLOAD PROTECTION FOR ALL ASSOCIATED MECHANICAL EQUIPMENT WHICH IS NOT FACTORY INSTALLED AND WIRED AS A PACKAGED UNIT.
16. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF HVAC CONTROL CONDUIT. HVAC CONTROL CONDUIT TO BE INSTALLED BY ELECTRICAL CONTRACTOR.
17. ALL ELECTRICAL SERVICE TO ROOFTOP EQUIPMENT TO BE ROUTED THROUGH EQUIPMENT CURBS OR THYCURBS. NO CONDUIT IS TO BE RUN ON THE ROOF UNLESS SPECIALLY CALLED FOR ON THE DRAWINGS.
18. CONTRACTOR TO PROVIDE AS-BUILT INFORMATION TO OWNER/ENGINEER AT COMPLETION OF JOB.
19. ALL CONDUCTORS TO HAVE TYPE THHN/THWN INSULATION AND ARE NO. 12 AWG UNLESS NOTED OTHERWISE. METALLIC ARMOR OF TYPE MC CABLE SHALL NOT BE USED AS AN EQUIPMENT GROUND. CONDUIT AND WIRE REQUIRED FOR FEEDERS AND HOMERUNS. MC CABLE FOR BRANCH CIRCUITS.
20. IN ACCORDANCE WITH 210.4(B), ON MULTI-WIRE BRANCH CIRCUITS A MEANS WILL BE PROVIDED TO SIMULTANEOUSLY OPEN ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES.
21. MINIMUM CONDUIT SIZE SHALL BE ½" UNLESS OTHERWISE NOTED ON THE DRAWINGS. INSTALL A NYLON PULL TAPE OR ROPE IN ALL EMPTY CONDUIT. JUNCTION BOXES TO BE SIZED AND INSTALLED PER THE NATIONAL ELECTRICAL CODE.
22. ALL WIRING SHALL BE RAN IN CONDUIT. THIN-WALL EMT CONDUIT MAY BE USED WHERE CONCEALED ABOVE CEILING AND IN FURRED SPACES, PARTITIONS, OR WALLS EXCEPT WHERE WALLS ARE GROUTED SOLID. ALL OTHER CONDUIT PLUS THAT EXPOSED ON WALLS SHALL BE GALVANIZED RIGID STEEL CONDUIT. FLEXIBLE CONDUIT SHALL BE USED FOR CONNECTION OF MOTORS. LIQUID-TIGHT FLEX SHALL BE USED FOR OUTSIDE CONNECTIONS, BONDED PER CODE. INSTALL PULL STRING IN ALL EMPTY CONDUITS. PVC SCHEDULE 40 GRAY CONDUIT MAY BE USED FOR UNDERGROUND INSTALLATION WHERE PERMITTED BY CODE AND LOCAL AUTHORITY.
23. JOINTS IN ALL CONDUIT INSTALLED IN CONCRETE, UNDERGROUND, OR EXPOSED TO WEATHER SHALL BE LIQUID TIGHT.
24. AUTOMATICALLY CONTROLLED RECEPTACLES, WIRE SUCH THAT ONE DEVICE IS CONTROLLED BY POWER LOAD MODULE AND ONE DEVICE UNSWITCHED. ON DEVICE THAT IS CONTROLLED, PROVIDE INDUSTRY STANDARD LABEL/ICON INDICATING CONTROLLED RECEPTACLE.
25. MOUNTING HEIGHTS TO CENTERLINE OF COVER PLATE SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

SWITCHES	+48"
OUTLETS	+16"
THERMOSTATS	+60"
TELEVISION JACK	+72"

26. COMMISSIONING REQUIREMENTS PER WAC 51-11-C405: FOR LIGHTING CONTROLS WHICH INCLUDE 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. SEQUENCES OF OPERATION SHALL BE FUNCTIONALLY TESTED TO ENSURE THEY OPERATE IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS. A COMPLETE REPORT OF TEST PROCEDURES AND RESULTS SHALL BE PREPARED AND FILED WITH THE OWNER.
27. ALL ELECTRICAL RACEWAYS TO BE INSTALLED CONCEALED WITHIN STRUCTURE TO THE EXTENT POSSIBLE.
28. IN ADDITION TO THE 120VAC RECEPTACLES AND DATA OUTLETS INDICATED ON THE PLANS, CONTRACTOR SHALL, AS PART OF THE BASE BID, FURNISH UP TO 10 ADDITIONAL 120VAC DUPLEX RECEPTACLES INCLUDING CONDUIT AND WIRING BACK TO THE NEAREST AVAILABLE PANEL BOARD, AND FURNISH UP TO 10 ADDITIONAL DATA OUTLETS INCLUDING CABLING BACK TO THE NEAREST MDF/IDF. THE LOCATIONS OF ADDITIONAL RECEPTACLES AND DATA OUTLETS SHALL BE DETERMINED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION.
29. A DISCONNECTING MEANS AND OVER CURRENT PROTECTION WILL BE PROVIDED FOR THE TERMINAL AND PACKAGED AIR UNITS IN ACCORDANCE WITH NEC 424 AND 440. THE DISCONNECTING MEANS SHALL SIMULTANEOUSLY OPEN ALL UNGROUNDED CONDUCTORS. AT THE DISCRETION OF THE CONTRACTOR, THE OVER CURRENT PROTECTION MAY BE ACHIEVED BY FUSED DISCONNECTS LOCAL TO THE EQUIPMENT OR VIA PROPERLY RATED BRANCH CIRCUIT OVER CURRENT PROTECTION, PROVIDED THAT THE CONTRACTOR-SUPPLIED PROTECTION BE SIZED PER NEC AND MANUFACTURER REQUIREMENTS, AND APPROVED BY THE AHJ.
30. ONCE APPROVED BY PLAN REVIEW, DEVIATIONS ARE NOT ALLOWED WITHOUT THE WRITTEN CONSENT OF THE AUTHORITY HAVING JURISDICTION.
31. CONTRACTOR TO LABEL EVERY RECEPTACLE COVER PLATE WITH PANEL AND CIRCUIT NUMBER.
32. DATA/TELECOMMUNICATION OUTLETS, TV JACKS, ANCILLARY DEVICES, AND FIRE ALARM SYSTEM DESIGNS BY OTHERS.
33. IN ACCORDANCE WITH WAC 296-46B-230-043;
    - SERVICE CONDUCTORS NOT EXCEEDING 600 VOLTS, NOMINAL, WITHIN A BUILDING OR STRUCTURE IS LIMITED TO THE FOLLOWING METHODS: GALVANIZED OR ALUMINUM RIGID METAL CONDUIT, GALVANIZED INTERMEDIATE METAL CONDUIT; WIRE WAYS, BUS WAYS, AUXILIARY GUTTERS; MINIMUM SCHEDULE 40 RIGID POLYVINYL CHLORIDE CONDUIT, CABLE BUS, MINERAL INSULATED, OR METAL-SHEATHED CABLE (TYPE MI).
    - ELECTRICAL METALLIC TUBING MUST NOT BE INSTALLED AS THE WIRING METHOD FOR SERVICE ENTRANCE CONDUCTORS INSIDE A BUILDING. EXISTING ELECTRICAL METALLIC TUBING, INSTALLED PRIOR TO OCTOBER 1984, WHICH IS PROPERLY GROUNDED AND USED FOR SERVICE ENTRANCE CONDUCTORS MAY BE PERMITTED TO REMAIN IF THE CONDUIT IS INSTALLED IN A INACCESSIBLE LOCATION AND IS THE PROPER SIZE FOR THE INSTALLED CONDUCTORS.
    - IN ADDITION TO METHODS ALLOWED IN THE NEC, THE GROUNDED SERVICE CONDUCTOR IS PERMITTED TO BE IDENTIFIED WITH A YELLOW JACKET OR WITH ONE OR MORE YELLOW STRIPES.

NOTES

E1.1	LEGEND, NOTES, DETAILS AND SCHEDULES
E1.2	ONE-LINE DIAGRAM
E2.1	SCHEDULES
E2.2	SCHEDULES
E2.3	SCHEDULES
E2.4	SCHEDULES
E2.5	SCHEDULES
E3.1	SITE ELECTRICAL PLAN
E4.1	PARTIAL 1ST FLOOR POWER PLAN (OFFICE AREA)
E4.2	PARTIAL 1ST FLOOR POWER PLAN (SHOP AREA)
E4.3	PARTIAL 2ND FLOOR POWER PLAN (OFFICE AREA)
E4.4	PARTIAL 2ND FLOOR POWER PLAN (SHOP AREA)
E4.5	PARTIAL ROOF POWER PLAN (OFFICE AREA)
E4.6	PARTIAL ROOF POWER PLAN (SHOP AREA)
E5.1	PARTIAL 1ST FLOOR LIGHTING PLAN (OFFICE AREA)
E5.2	PARTIAL 1ST FLOOR LIGHTING PLAN (SHOP AREA)
E5.3	PARTIAL 2ND FLOOR LIGHTING PLAN (OFFICE AREA)
E5.4	PARTIAL 2ND FLOOR LIGHTING PLAN (SHOP AREA)
E6.1	PARTIAL 1ST FLOOR ANCILLARY PLAN (OFFICE AREA)
E6.2	PARTIAL 1ST FLOOR ANCILLARY PLAN (SHOP AREA)
E6.3	PARTIAL 2ND FLOOR ANCILLARY PLAN (OFFICE AREA)

DRAWING LIST

WP	WEATHERPROOF
GFI	GROUND FAULT INTERRUPTER
ACR	AUTOMATICALLY CONTROLLED RECEPTACLE
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISH FLOOR
	LIGHT FIXTURE, NUMBER INDICATES TYPE, SEE SCHEDULE
	DUPLEX RECEPTACLE
	QUADPLEX RECEPTACLE
	SPECIAL RECEPTACLE
	TELEPHONE JACK
	RJ-45 JACK
	TELEPHONE/RJ-45 JACK
J	JUNCTION BOX
S	SWITCH
S_{HP}	SWITCH, HORSEPOWER RATED
S_{D}	SWITCH, DIMMER
S_{OS}	SWITCH, OCCUPANCY SENSOR
S_{TR}	SWITCH, TAMPER RESISTANT
S_{LV}	SWITCH, LOW VOLTAGE
S_{LVD}	SWITCH, LOW VOLTAGE DIMMER
S_{LVOS}	SWITCH, LOW VOLTAGE OCCUPANCY SENSOR
PB	SWITCH, PUSH BUTTON
	FUSED DISCONNECT
	NON-FUSED DISCONNECT
	ELECTRICAL PANEL
	PHOTOCELL
OS	CEILING MOUNTED OCCUPANCY SENSOR
DL	CEILING MOUNTED DAYLIGHT SENSOR
TV	COAXIAL
ML	MAGNETIC LOCK
EDO	ELECTRIC DOOR OPENER
LCR	LIGHTING CONTROL RELAY
PCR	POWER CONTROL RELAY
	CONDUIT
	CONDUIT, CONTROL CIRCUIT
	CONDUIT, SWITCH CIRCUIT

LEGEND

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM
AE JOB #: 22-034-03 AE FILE: 2203403E101.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MITCHELL G. CROWE, STATE OF WASHINGTON, 36190, REGISTERED PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

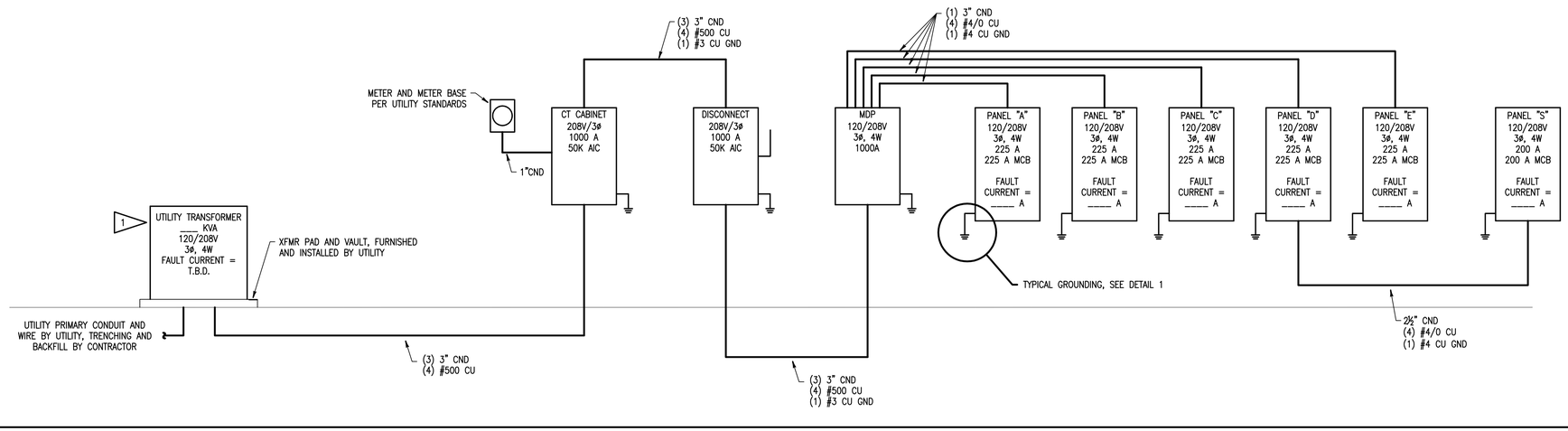
LEGEND, NOTES, AND DETAILS

REVISIONS:

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

E1.1

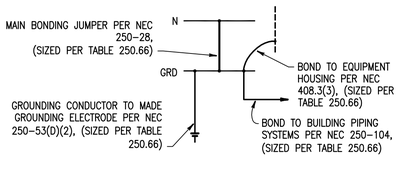
N:\DRAWINGS\22-034 - ALVAREZ AUTO\01-02-03 - P-F-E DESIGN\DWGS\2203403E101.dwg, Layout1, 10/24/2022 3:49:12 PM, jeh



ONE-LINE DIAGRAM

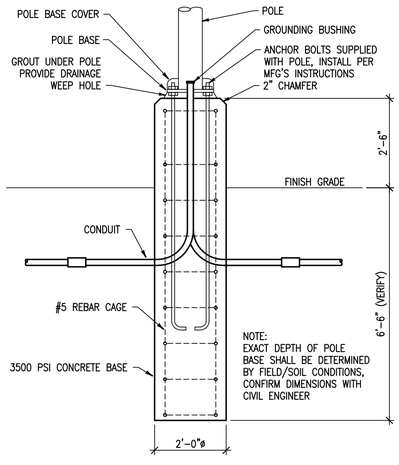
NONE

NOTE: REFER TO RISER FOR CONDUCTOR SIZES



DETAIL 1

NONE



DETAIL 2

1/2" = 1'-0"

1. SEE E1.1 FOR LEGEND, NOTES AND E2.1 THROUGH E2.5 FOR SCHEDULES.

NOTES

1 UTILITY TRANSFORMER SIZE TO BE DETERMINED BY LOCAL UTILITY AFTER PERMIT.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337
ONE-LINE DIAGRAM

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

E1.2

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM
AE JOB #: 22-034-03 AE FILE: 2203403E102.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THESE DRAWINGS AS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

ELECTRICAL EQUIPMENT SCHEDULE

TAG	DESC	LOCATION	MFG/CAT	LOAD HP	LOAD KW	LOAD KVA	VOLTS	PHASE	MCA/FLA	MOCPD	COND	GND	CONDUIT	DISCONNECT	CIRCUIT	NOTES
PAC-01	PACKAGED AIR CONDITIONER WITH GAS HEATHEAT PUMP	OFFICE ROOF	CARRIER, 48LCE-014			30.082	208	3	83.5	100	(3) #3 CU	#8 CU	1 1/4"	100A/100AF	E/2,4,6	
PAC-02	PACKAGED AIR CONDITIONER WITH GAS HEATHEAT PUMP	SHOP ROOF	CARRIER, 48LCE-014			27.344	208	3	75.9	90	(3) #3 CU	#8 CU	1 1/4"	100A/90AF	C/1,3,5	
MSCU-01	DUCTLESS SPLIT CONDENSING UNIT	OFFICE ROOF	TOSHIBA, 38MARBQ12			3.120	208	1	15.0	15	(2) #12 CU	#12 CU	1/2"	30A/15AF	D/2,4	
MSFC-01	DUCTLESS SPLIT FAN COIL UNIT	RM 102	TOSHIBA, 40MBDQ12			0.000	208	1			(2) #12 CU	#12 CU	1/2"	HP RATED SWITCH		INDOOR MSFC UNIT POWERED FROM OUTDOOR DSCU UNIT
MSCU-02	DUCTLESS SPLIT CONDENSING UNIT	OFFICE ROOF	TOSHIBA, 38MARBQ18			3.328	208	1	16.0	25	(2) #12 CU	#10 CU	1/2"	30A/25AF	D/6,8	
MSFC-02	DUCTLESS SPLIT FAN COIL UNIT	RM 103	TOSHIBA, 40MBDQ18			0.000	208	1			(2) #12 CU	#12 CU	1/2"	HP RATED SWITCH		INDOOR MSFC UNIT POWERED FROM OUTDOOR DSCU UNIT
MSCU-03	DUCTLESS SPLIT CONDENSING UNIT	OFFICE ROOF	TOSHIBA, 38MARBQ12			3.120	208	1	15.0	15	(2) #12 CU	#12 CU	1/2"	30A/15AF	E/8,8	
MSFC-03	DUCTLESS SPLIT FAN COIL UNIT	RM 201	TOSHIBA, 40MBDQ12			0.000	208	1			(2) #12 CU	#12 CU	1/2"	HP RATED SWITCH		INDOOR MSFC UNIT POWERED FROM OUTDOOR DSCU UNIT
MSCU-04	DUCTLESS SPLIT CONDENSING UNIT	OFFICE ROOF	TOSHIBA, 38MARBQ12			3.120	208	1	15.0	15	(2) #12 CU	#12 CU	1/2"	30A/15AF	E/12,14	
MSFC-04	DUCTLESS SPLIT FAN COIL UNIT	RM 203	TOSHIBA, 40MBDQ12			0.000	208	1			(2) #12 CU	#12 CU	1/2"	HP RATED SWITCH		INDOOR MSFC UNIT POWERED FROM OUTDOOR DSCU UNIT
MSCU-05	DUCTLESS SPLIT CONDENSING UNIT	OFFICE ROOF	TOSHIBA, 38MARBQ18			3.328	208	1	16.0	25	(2) #12 CU	#10 CU	1/2"	30A/25AF	E/16,18	
MSFC-05	DUCTLESS SPLIT FAN COIL UNIT	RM 205	TOSHIBA, 40MBDQ18			0.000	208	1			(2) #12 CU	#12 CU	1/2"	HP RATED SWITCH		INDOOR MSFC UNIT POWERED FROM OUTDOOR DSCU UNIT
MSCU-06	DUCTLESS SPLIT CONDENSING UNIT	SHOP ROOF	TOSHIBA, 38MARBQ12			3.120	208	1	15.0	15	(2) #12 CU	#12 CU	1/2"	30A/15AF	C/6,8	
MSFC-06	DUCTLESS SPLIT FAN COIL UNIT	RM 109	TOSHIBA, 40MBDQ12			0.000	208	1			(2) #12 CU	#12 CU	1/2"	HP RATED SWITCH		INDOOR MSFC UNIT POWERED FROM OUTDOOR DSCU UNIT
MSCU-07	DUCTLESS SPLIT CONDENSING UNIT	SHOP ROOF	TOSHIBA, 38MARBQ18			3.328	208	1	16.0	25	(2) #12 CU	#10 CU	1/2"	30A/25AF	C/10,12	
MSFC-07	DUCTLESS SPLIT FAN COIL UNIT	RM 111	TOSHIBA, 40MBDQ18			0.000	208	1			(2) #12 CU	#12 CU	1/2"	HP RATED SWITCH		INDOOR MSFC UNIT POWERED FROM OUTDOOR DSCU UNIT
MSCU-08	DUCTLESS SPLIT CONDENSING UNIT	SHOP ROOF	TOSHIBA, 38MARBQ12			3.120	208	1	15.0	15	(2) #12 CU	#12 CU	1/2"	30A/15AF	C/14,16	
MSFC-08	DUCTLESS SPLIT FAN COIL UNIT	RM 113	TOSHIBA, 40MAHBQ12			0.000	208	1			(2) #12 CU	#12 CU	1/2"	HP RATED SWITCH		INDOOR MSFC UNIT POWERED FROM OUTDOOR DSCU UNIT
DOAS-01	DEDICATED OUTSIDE AIR UNIT	RM 102	PANASONIC, FV-10VEC1			0.120	120	1	1.0	15	(2) #12 CU	#12 CU	1/2"	HP RATED SWITCH	D/10	
DOAS-02	DEDICATED OUTSIDE AIR UNIT	RM 201	PANASONIC, FV-20VEC1			0.120	120	1	1.0	15	(2) #12 CU	#12 CU	1/2"	HP RATED SWITCH	E/20	
DOAS-03	DEDICATED OUTSIDE AIR UNIT	RM 110	PANASONIC, FV-10VEC1			0.120	120	1	1.0	15	(2) #12 CU	#12 CU	1/2"	HP RATED SWITCH	C/22	
DOAS-04	DEDICATED OUTSIDE AIR UNIT	SHOP ROOF	CARRIER, 62XK08RCJ			16.644	208	3	46.2	70	(3) #4 CU	#8 CU	1 1/4"	100A/70AF	C/13,15,17	
EF-01	EXHAUST FAN	OFFICE ROOF	GREENHECK, G-098-VG			0.696	120	1	5.8	15	(2) #12 CU	#12 CU	1/2"	HP RATED SWITCH	E/22	
EF-02	EXHAUST FAN	RM 204	GREENHECK, SP-B150			0.120	120	1	1.0		(2) #12 CU	#12 CU	1/2"	INTERNAL PLUG	D/41	
EF-03	EXHAUST FAN	RM 112	GREENHECK, SP-B150			0.120	120	1	1.0		(2) #12 CU	#12 CU	1/2"	INTERNAL PLUG	E/33	
EF-04	EXHAUST FAN	SHOP ROOF	GREENHECK, G-098-VG			0.696	120	1	5.8	15	(2) #12 CU	#12 CU	1/2"	INTERNAL PLUG	C/18	
EF-05	EXHAUST FAN	SHOP ROOF	GREENHECK, G-098-VG			0.696	120	1	5.8	15	(2) #12 CU	#12 CU	1/2"	INTERNAL PLUG	C/20	
EF-06	EXHAUST FAN	RM 114	GREENHECK, SP-A250			0.000	120	1	0.0		(2) #12 CU	#12 CU	1/2"	INTERNAL PLUG	C/37	
EUH-01	ELECTRIC UNIT HEATER	RM 114	KING ELECTRIC,KBP-2028			2.912	208	1	14.0	20	(2) #12 CU	#12 CU	1/2"	INTERNAL DISCONNECT	C/2,4	
WH1	WATER HEATER, ELEC	RM 113	BRADFORD WHITE, LE120L3			3.900	208	1	18.8	30	(2) #10 CU	#10 CU	3/4"	CIRCUIT BREAKER	C/19,21	
WH2	WATER HEATER, ELEC	RM 107	BRADFORD WHITE, LE350S3			3.900	208	1	18.8	30	(2) #10 CU	#10 CU	3/4"	CIRCUIT BREAKER	D/12,14	
WH3	WATER HEATER, ELEC	RM 101	BRADFORD WHITE, TET065V240			4.992	208	1	24.0	30	(2) #10 CU	#10 CU	3/4"	CIRCUIT BREAKER	D/16,18	
CP1	HOT WATER CIRC PUMP	RM 113	BELL & GOSSETT, NBF-9U/LW			0.120	120	1	1.0	20	(2) #12 CU	#12 CU	1/2"	RECPT / PLUG	C/23	
CP2	HOT WATER CIRC PUMP	RM 107	BELL & GOSSETT, NBF-9U/LW			0.120	120	1	1.0	20	(2) #12 CU	#12 CU	1/2"	RECPT / PLUG	D/20	
	REFRIGERATOR/FREEZER	RM 113				1.200	120	1	10.0	20	(2) #12 CU	#12 CU	1/2"	RECPT / PLUG	C/40	OWNER FURNISHED APPLIANCE, VERIFY ELECTRICAL REQUIREMENTS

FLA: FULL LOAD AMPS
RLA: RUNNING LOAD AMPS
LRC: LOCKED ROTOR CURRENT
MCA: MINIMUM CIRCUIT AMPACITY
MOCP: MAXIMUM OVER CURRENT PROTECTIVE DEVICE

NOTES

1. SEE E1.1 FOR LEGEND AND NOTES.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337
SCHEDULES

REVISIONS:

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

E2.1

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-03 AE FILE: 2203403E201.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THESE DRAWINGS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.
Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

C:\PROJECTS\2022\22-034 - ALVAREZ AUTO\01-PROJ - Permit\E1 ELECTRICAL\DWGS\2203403E201.dwg, Layout1, 10/24/2022 3:56:09 PM, jeh

ELECTRICAL EQUIPMENT SCHEDULE - CONT'D

TAG	DESC	LOCATION	MFG/CAT	LOAD HP	LOAD KW	LOAD KVA	VOLTS	PHASE	MCA/FLA	MOCPD	COND	GND	CONDUIT	DISCONNECT	CIRCUIT	NOTES
						0.000										
	PRESSURE WASHER #1	RM 116				6.406	208	1	30.8	70	(3) #4 CU	#8 CU	1 1/4"	100A/70AF	B/10,12	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	PRESSURE WASHER #2	RM 117				6.406	208	1	30.8	70	(3) #4 CU	#8 CU	1 1/4"	100A/70AF	B/9,11	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	DETAIL VACUUM #1	RM 116				3.624	120	1	30.2	50	(3) #8 CU	#10 CU	1"	60A/50AF	B/18	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	DETAIL VACUUM #2	RM 117				3.624	120	1	30.2	50	(3) #8 CU	#10 CU	1"	60A/50AF	B/17	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	LIFT #1	RM 115				2.746	208	1	13.2	30	(3) #10 CU	#10 CU	1/2"	30A/30AF	B/2,4	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	LIFT #2	RM 115				2.746	208	1	13.2	30	(3) #10 CU	#10 CU	1/2"	30A/30AF	B/6,8	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	LIFT #3	RM 115				2.746	208	1	13.2	30	(3) #10 CU	#10 CU	1/2"	30A/30AF	B/1,3	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	LIFT #4	RM 115				2.746	208	1	13.2	30	(3) #10 CU	#10 CU	1/2"	30A/30AF	B/5,7	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	AIR COMPRESSOR #1	RM 114				6.016	208	3	16.7	35	(3) #10 CU	#10 CU	1/2"	60A/35AF	B/28,30,32	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	AIR COMPRESSOR #2	RM 114				6.016	208	3	16.7	35	(3) #10 CU	#10 CU	1/2"	60A/35AF	B/34,36,38	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	COMPRESSED AIR DRIER	RM 114				1.800	120	1	15.0	20	(2) #12 CU	#12 CU	1/2"	RECPT / PLUG	B/27	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	WASHER FLUID STORAGE AND PUMP	RM 114				1.800	120	1	15.0	20	(2) #12 CU	#12 CU	1/2"	RECPT / PLUG	B/29	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	CHARGING STATION #1	EXTERIOR				8.320	208	1	40.0	50	(2) #8 CU	#10 CU	1"	CIRCUIT BREAKER	A/2,4	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	CHARGING STATION #2	EXTERIOR				8.320	208	1	40.0	50	(2) #8 CU	#10 CU	1"	CIRCUIT BREAKER	A/6,8	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	CHARGING STATION #3	EXTERIOR				8.320	208	1	40.0	50	(2) #8 CU	#10 CU	1"	CIRCUIT BREAKER	A/10,12	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	CHARGING STATION #4	EXTERIOR				8.320	208	1	40.0	50	(2) #8 CU	#10 CU	1"	CIRCUIT BREAKER	A/14,16	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	CHARGING STATION #5	EXTERIOR				8.320	208	1	40.0	50	(2) #8 CU	#10 CU	1"	CIRCUIT BREAKER	A/18,20	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	CHARGING STATION #6	EXTERIOR				8.320	208	1	40.0	50	(2) #8 CU	#10 CU	1"	CIRCUIT BREAKER	A/22,24	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
VEF-01	VEHICLE EXHAUST SYSTEM FAN	SHOP ROOF				2.738	208	3	7.6	15	(3) #12 CU	#12 CU	1/2"	30A/15AF	C/7,9,11	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	OVERHEAD ROLLUP DOOR MOTOR	RM 115		3/4		1.656	120	1	13.8	25	(2) #10 CU	#10 CU	1/2"	RECPT / PLUG	B/31	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	OVERHEAD ROLLUP DOOR MOTOR	S01		1/2		1.176	120	1	9.8	20	(2) #12 CU	#12 CU	1/2"	RECPT / PLUG	S/3	OWNER FURNISHED EQUIPMENT, VERIFY ELECTRICAL REQUIREMENTS
	WELDING RECPTACLE #1	RM 115				8.320	208	1	40.0	50	(3) #8 CU	#10 CU	3/4"	RECPT / PLUG	B/14,16	
	WELDING RECPTACLE #2	RM 115				8.320	208	1	40.0	50	(3) #8 CU	#10 CU	3/4"	RECPT / PLUG	B/13,15	

FLA: FULL LOAD AMPS
RLA: RUNNING LOAD AMPS
LRC: LOCKED ROTOR CURRENT
MCA: MINIMUM CIRCUIT AMPACITY
MOCP: MAXIMUM OVER CURRENT PROTECTIVE DEVICE

1. SEE E1.1 FOR LEGEND AND NOTES.

NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337
SCHEDULES

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

E2.2

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-03 AE FILE: 2203403E202.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

N:\DRAWINGS\22-034 - ALVAREZ AUTO\01-PRO - Permit DESIGN\DWGS\2203403E202.dwg, Layout1, 10/24/2022 4:51:06 PM, jeh

LUMINAIRE SCHEDULE

TYPE	LTG DESIGN REP CALLOUT	MANUFACTURER	MODEL	FIXTURE WATTS	FIXTURE LUMENS	VOLT / PHASE	LAMP TYPE	MOUNTING	DESCRIPTION
1	F1	LITHONIA LIGHTING	CPANL2-X2-ALO1-SWW7-M4	27	3,263	120/1	LED	SUSP CEILING	2'-0"x2'-0" FLAT PANEL, SWITCHABLE LUMENS, 4000K, SET FOR 3300 LUMENS, 0-10V DIMMING DRIVER
1B		LITHONIA LIGHTING	CPANL2-X2-ALO1-SWW7-M4-_____	27	3,263	120/1	LED	SUSP CEILING	2'-0"x2'-0" FLAT PANEL, SWITCHABLE LUMENS, 4000K, SET FOR 3300 LUMENS, 0-10V DIMMING DRIVER, WITH EMERGENCY BATTERY BACKUP
2	F2	FLUXWERX ILLUMINATION	NB222B40F2M	29	3,098	120/1	LED		
2B	F2E	FLUXWERX ILLUMINATION	NB222B40F2M	29	3,098	120/1	LED		
3	F3	LITHONIA LIGHTING	CPHB-18000LM-SEF-GCL-MD-MVOLT-40K-80CRI	133	18,198	120/1	LED	SUSPENDED	HIGH BAY, GLARE CONTROL LENS, MEDIUM DISTRIBUTION, 4000K, 80 CRI
3B	F3E	LITHONIA LIGHTING	CPHB-18000LM-SEF-GCL-MD-MVOLT-40K-80CRI-E15WMCP	133	18,198	120/1	LED	SUSPENDED	HIGH BAY, GLARE CONTROL LENS, MEDIUM DISTRIBUTION, 4000K, 80 CRI, WITH EMERGENCY BATTERY BACKUP
4	F4	LEDRA	NU4-RD-SW-20LM-40K-80-D60-120-DIM10-NC-WH-WH	16	1,451	120/1	LED	RECESSED CAN	4" DIA RECESSED DOWNLIGHT, 0-10V DIMMING DRIVER, 80 CRI, 4000K
4B	F4E	LEDRA	NU4-RD-SW-20LM-40K-80-D60-120-DIM10-NC-WH-WH	16	1,451	120/1	LED	RECESSED CAN	4" DIA RECESSED DOWNLIGHT, 0-10V DIMMING DRIVER, 80 CRI, 4000K, WITH EMERGENCY BATTERY BACKUP
5	5	LUMINIS LIGHTING	HC2800-L4L220-UL4L50-120V-____-K40-SPG	241	27,591	120/1	LED		
5B	F5E	LUMINIS LIGHTING	HC2800-L4L220-UL4L50-120V-____-EMLC4-K40-SPG	241	27,591	120/1	LED		
6	F6	GOTHAM ARCHITECTURAL LIGHTING	EVO4CC-40/15-AR-MWD-LSS-MVOLT-GZ10-JBXCC-CCAN-C120	14	1,472	120/1	LED	PENDANT	4" DIA CYLINDER, PENDANT CORD, 80 CRI, 4000K, MEDIUM WIDE DISTRIBUTION, CLEAR SEMI-SPECULAR LENS
7	F7	ALW USA	LP1/MR1SD-D5/CA-DÉCOR-4000K-0/10V/S-EXT/F-___-UNV-COMBO	69	2,860	120/1	LED	PENDANT	2ND FLOOR PENDANT
8	F8	LITHONIA LIGHTING	CSS-L48-ALO3-MVOLT-SWW3-80CRI	42	4,997	120/1	LED	SURFACE	4'-0" LONG STRIP LIGHT, SWITCHABLE LUMENS, SWITCHABLE COLOR, SET FOR 5000 LUMENS AND 4000K
8B		LITHONIA LIGHTING	CSS-L48-ALO3-MVOLT-SWW3-80CRI	42	4,997	120/1	LED	SURFACE	4'-0" LONG STRIP LIGHT, SWITCHABLE LUMENS, SWITCHABLE COLOR, SET FOR 5000 LUMENS AND 4000K, WITH EMERGENCY BATTERY BACKUP
9	F9	FOSHAN FOX LIGHTING	BARV2403L30D1	20	754	120/1	LED	WALL	WALL VANITY
10	F10	GOTHAM ARCHITECTURAL LIGHTING	EVO2PTRC-40/20-AR-LSS-ND-MVOLT-UGZ-SGB-PCAN-S104CC-40/15-AR-MWD-LSS-MVOLT-GZ10-JBXCC-CCAN-C120	32	2,268	120/1	LED	PENDANT	2" DIA PENDANT, TILT ROTATE STEM, 4000K, CLEAR SEMI-SPECULAR, NARROW
11	F11	LITHONIA LIGHTING	XIB-L24-18000LM-AVCL-MVOLT-GZ10-40K-80CRI	121	18,371	120/1	LED	SUSPENDED	HIGH BAY, ACRYLIC CONFORT LENS, 4000K, 80CRI
11B	F11E	LITHONIA LIGHTING	XIB-L24-18000LM-AVCL-MVOLT-GZ10-40K-80CRI-E15WMCP	121	18,371	120/1	LED	SUSPENDED	HIGH BAY, ACRYLIC CONFORT LENS, 4000K, 80CRI, EMERGENCY BATTERY BACKUP
12	F1A	LITHONIA LIGHTING	CPANL2-X2-ALO1-SWW7-M4-_____	19	2,407	120/1	LED	SUSP CEILING	2'-0"x2'-0" FLAT PANEL, SWITCHABLE LUMENS, 4000K, SET FOR 2400 LUMENS, 0-10V DIMMING DRIVER, WITH EMERGENCY BATTERY BACKUP
12B		LITHONIA LIGHTING	CPANL2-X2-ALO1-SWW7-M4-_____	19	2,407	120/1	LED	SUSP CEILING	2'-0"x2'-0" FLAT PANEL, SWITCHABLE LUMENS, 4000K, SET FOR 2400 LUMENS, 0-10V DIMMING DRIVER, WITH EMERGENCY BATTERY BACKUP
13	C2	LEDRA BRANDS	NU4-RD-SW-20LM-40K-80-D40-120-DIM10-NC	16	1,437	120/1	LED	RECESSED CAN	EXTERIOT SOFFIT LIGHTING
14B	C1E	USA ILLUMINATION	BLSD5-24C3-30KS-90-S-__-MOD-40KS	24	1,887	120/	LED	SURFACE	SURFACE MOUNTED CANOPY, EMERGENCY BATTERY BACKUP
15	S5	BEGA	77018	6	350	120/1	LED		IN-GROUND
16	W2	NLS LIGHTING	NV-W-T4-32L-1A-40K7-UNV-WM	100	11,419	120/1	LED	WALL	WALL PACK
20B	EX1	LITHONIA LIGHTING	LQM-S-W-3-G-MVOLT-EL-N	2		120/1	LED	UNIVERSAL	SINGLE FACE EXIT SIGN, GREEN LETTERING, EMERGENCY BATTERY BACKUP
21B	W1E	NLS LIGHTING	NV-W-T4-16L-1-40K-UNV-WM-__-EM4	56	6,325	120/1	LED	WALL	EXTERIOR DOOR EGRESS, EMERGENCY BATTERY BACKUP
22B	EL1	LITHONIA LIGHTING	ELM2LF	2		120/1	LED	WALL	EMERGENCY EGRESS LIGHT, EMERGENCY BATTERY BACKUP
31	S1	LITHONIA LIGHTING	(4) RSX3-LED-P4-40K-R5S-MVOLT-SPA-DDBXD	1,248	170,512	208/1	LED	POLE	QUAD FIXTURE, FIXTURE SIZE 3, (4) HEADS AT 90 DEG ARRANGEMENT, 22'-6" SQUARE POLE WITH 2'-6" BASE, 4000K, P4 PACKAGE, TYPE R5S DISTRIBUTION, SQUARE POLE ADAPTERS, DARK BRONZE
32	S2	LITHONIA LIGHTING	RSX3-LED-P4-40K-AFRL90-HS-MVOLT-SPA-DDBXD / RSX3-LED-P4-40K-AFRR90-HS-MVOLT-SPA-DDBXD	624	82,018	208/1	LED	POLE	DOUBLE FIXTURE, FIXTURE SIZE 3, (2) HEADS AT 180 DEG ARRANGEMENT, 22'-6" SQUARE POLE WITH 2'-6" BASE, 4000K, P4 PACKAGE, TYPE AFRL90 AND AFRR90 DISTRIBUTIONS, SQUARE POLE ADAPTERS, DARK BRONZE
33	S3	LITHONIA LIGHTING	RSX3-LED-P4-40K-R3-MVOLT-SPA-DDBXD	312	40,446	208/1	LED	POLE	SINGLE FIXTURE, FIXTURE SIZE 3, 22'-6" SQUARE POLE WITH 2'-6" BASE, 4000K, P4 PACKAGE, TYPE R3 DISTRIBUTION, SQUARE POLE ADAPTER, DARK BRONZE
34	S4	LITHONIA LIGHTING	RSX3-LED-P4-40K-R2-HS-MVOLT-SPA-DDBXD	312	30,590	208/1	LED	POLE	SINGLE FIXTURE, FIXTURE SIZE 3, 22'-6" SQUARE POLE WITH 2'-6" BASE, 4000K, P4 PACKAGE, TYPE R2 DISTRIBUTION, SQUARE POLE ADAPTER, HOUSE SIDE SHIELD, DARK BRONZE

NOTES:
1. LIGHTING DESIGN ASSISTANCE BY J.W. WRIGHT LIGHTING, 509-535-0098.

1. SEE E1.1 FOR LEGEND AND NOTES.

NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337
SCHEDULES

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

E2.3

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-03 AE FILE: 2203403E203.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

H:\DRAWINGS\22-034 - ALVAREZ AUTO\01-PRO - Permit DESIGN\DWGS\2203403E203.dwg, Layout1, 10/24/2022 1:51:35 PM, jeh

PANEL "MDP" — ALVAREZ AUTO SALES

VOLTAGE:	120/208V, 3 PH, 4W
TYPE:	
ENCLOSURE:	NEMA 1
MOUNTING:	SURFACE
FED FROM:	SERVICE
BUSSING:	MANUFACTURER'S STANDARD
CONTINUOUS RATING:	1000 A
FULL AIC RATING:	MIN 10K
SERIES AIC RATING:	
MAIN: MAIN BREAKER	1000 A

FEEDER/BRANCH CIRCUIT DEVICES:
BOLT-ON CIRCUIT BREAKERS
FULL AIC RATING: MIN 10K
SERIES AIC RATING:

SPECIAL PROVISIONS:
MASTER NAMEPLATE
FEEDER NAMEPLATE
GROUND BAR
SERVICE ENTRANCE RATED

ELECTRICAL LOAD CALCULATION	CONNECTED LOAD (VA) EXISTING	NEW	TOTAL	DEMAND FACTOR	DEMAND LOAD (VA)
Lighting	0	30999	30999	1.25	38749
Gen. Purpose Outlets (First 10KVA)	0	10000	10000	1.00	10000
Gen. Purpose Outlets (Remainder)	0	17000	17000	0.50	8500
Special Purpose Outlets	0	0	0	1.00	0
Mechanical & HVAC Equipment	0	108113	108113	1.00	108113
Motors & Compressors	0	0	0	1.00	0
+25% of Largest Motor (NOTE 1)	0	0	0	1.00	0
Kitchen Appliances	0	0	0	1.00	0
Miscellaneous	0	154321	154321	1.00	154321
TOTAL LOAD	0	320433	320433		319682
TOTAL AMPS	0	889	889		887

CONN. LOAD (VA)	FEEDER/BRANCH CIRCUIT	NOTE	BKR AMP/P	CKT NO	BUS (PHASE)	CKT NO	BKR AMP/P	FEEDER/BRANCH CIRCUIT	NOTE	CONN. LOAD (VA)
24028					A					24398
23984	PANEL "A"		225/3	1	B	2	225/3	PANEL "B"		24363
23856					C					26051
25749					A					11381
25466	PANEL "C"		225/3	3	B	4	225/3	PANEL "D"		10152
23108					C					12897
20647					A					0
22541	PANEL "E"		225/3	5	B	6	225/3	SPARE		0
21811					C					0

106204 PHASE A — 106506 PHASE B — 107723 PHASE C

NOTES:

PANEL "A" — ALVAREZ AUTO SALES

VOLTAGE:	120/208V, 3 PH, 4W
TYPE:	
ENCLOSURE:	NEMA 1
MOUNTING:	SURFACE
FED FROM:	PANEL "MDP"
BUSSING:	MANUFACTURER'S STANDARD
CONTINUOUS RATING:	225 A
FULL AIC RATING:	MIN 10K
SERIES AIC RATING:	
MAIN: MAIN BREAKER	225 A

FEEDER/BRANCH CIRCUIT DEVICES:
BOLT-ON CIRCUIT BREAKERS
FULL AIC RATING: MIN 10K
SERIES AIC RATING:

SPECIAL PROVISIONS:
MASTER NAMEPLATE
FEEDER NAMEPLATE
GROUND BAR

ELECTRICAL LOAD CALCULATION	CONNECTED LOAD (VA) EXISTING	NEW	TOTAL	DEMAND FACTOR	DEMAND LOAD (VA)
Lighting	0	21948	21948	1.25	27435
Gen. Purpose Outlets (First 10KVA)	0	0	0	1.00	0
Gen. Purpose Outlets (Remainder)	0	0	0	0.50	0
Special Purpose Outlets	0	0	0	1.00	0
Mechanical & HVAC Equipment	0	0	0	1.00	0
Motors & Compressors	0	0	0	1.00	0
+25% of Largest Motor (NOTE 1)	0	0	0	1.00	0
Kitchen Appliances	0	0	0	1.00	0
Miscellaneous	0	49920	49920	1.00	49920
TOTAL LOAD	0	71868	71868		77355
TOTAL AMPS	0	199	199		215

CONN. LOAD (VA)	FEEDER/BRANCH CIRCUIT	NOTE	BKR AMP/P	CKT NO	BUS (PHASE)	CKT NO	BKR AMP/P	FEEDER/BRANCH CIRCUIT	NOTE	CONN. LOAD (VA)
1560	LTG, SITE POLES		20/2	1	A	2	50/2	VEHICLE CHARGING STATION #1		4160
1560				3	B	4				4160
1404	LTG, SITE POLES		20/2	5	C	6	50/2	VEHICLE CHARGING STATION #2		4160
1404				7	A	8				4160
1560	LTG, SITE POLES		20/2	9	B	10	50/2	VEHICLE CHARGING STATION #3		4160
1560				11	C	12				4160
1248	LTG, SITE POLES		20/2	13	A	14	50/2	VEHICLE CHARGING STATION #4		4160
1248				15	B	16				4160
1248	LTG, SITE POLES		20/2	17	C	18	50/2	VEHICLE CHARGING STATION #5		4160
1248				19	A	20				4160
1404	LTG, SITE POLES		20/2	21	B	22	50/2	VEHICLE CHARGING STATION #6		4160
1404				23	C	24				4160
1560	LTG, SITE POLES		20/2	25	A	26	20/1	SPARE		0
1560				27	B	28	20/1	SPARE		0
1600	LTG, BLDG EXTR		20/1	29	C	30	20/1	SPARE		0
368	LTG, BLDG EXTR SOFFITS		20/1	31	A	32	20/1	SPARE		0
12	LTG, BLDG EXTR IN-GROUND		20/1	33	B	34	20/1	SPARE		0
0	SPARE		20/1	35	C	36	20/1	SPARE		0
0	SPARE		20/1	37	A	38	20/1	SPARE		0
0	SPARE		20/1	39	B	40	20/1	SPARE		0
0	SPARE		20/1	41	C	42	20/1	SPARE		0

24028 PHASE A — 23984 PHASE B — 23856 PHASE C

NOTES:

PANEL "B" — ALVAREZ AUTO SALES

VOLTAGE:	120/208V, 3 PH, 4W
TYPE:	
ENCLOSURE:	NEMA 1
MOUNTING:	SURFACE
FED FROM:	PANEL "MDP"
BUSSING:	MANUFACTURER'S STANDARD
CONTINUOUS RATING:	225 A
FULL AIC RATING:	MIN 10K
SERIES AIC RATING:	
MAIN: MAIN BREAKER	225 A

FEEDER/BRANCH CIRCUIT DEVICES:
BOLT-ON CIRCUIT BREAKERS
FULL AIC RATING: MIN 10K
SERIES AIC RATING:

SPECIAL PROVISIONS:
MASTER NAMEPLATE
FEEDER NAMEPLATE
GROUND BAR

ELECTRICAL LOAD CALCULATION	CONNECTED LOAD (VA) EXISTING	NEW	TOTAL	DEMAND FACTOR	DEMAND LOAD (VA)
Lighting	0	0	0	1.25	0
Gen. Purpose Outlets (First 10KVA)	0	2160	2160	1.00	2160
Gen. Purpose Outlets (Remainder)	0	0	0	0.50	0
Special Purpose Outlets	0	0	0	1.00	0
Mechanical & HVAC Equipment	0	0	0	1.00	0
Motors & Compressors	0	0	0	1.00	0
+25% of Largest Motor (NOTE 1)	0	0	0	1.00	0
Kitchen Appliances	0	0	0	1.00	0
Miscellaneous	0	72652	72652	1.00	72652
TOTAL LOAD	0	74812	74812		74812
TOTAL AMPS	0	208	208		208

CONN. LOAD (VA)	FEEDER/BRANCH CIRCUIT	NOTE	BKR AMP/P	CKT NO	BUS (PHASE)	CKT NO	BKR AMP/P	FEEDER/BRANCH CIRCUIT	NOTE	CONN. LOAD (VA)
1373	LIFT #3		30/2	1	A	2	30/2	LIFT #1		1373
1373				3	B	4				1373
1373	LIFT #4		30/2	5	C	6	30/2	LIFT #2		1373
1373				7	A	8				1373
3203	PRESSURE WASHER #2		70/2	9	B	10	70/2	PRESSURE WASHER #1		3203
3203				11	C	12				3203
4160	WELDING RECPTACLE #2		50/2	13	A	14	50/2	WELDING RECPTACLE #1		4160
4160				15	B	16				4160
3624	DETAIL VACUUM #2		50/1	17	C	18	50/1	DETAIL VACUUM #2		3624
540	RCPTS, BAY 3		20/1	19	A	20	20/1	RCPTS, BAY 1		540
540	RCPTS, BAY 4		20/1	21	B	22	20/1	RCPTS, BAY 2		540
1920	RETRACTABLE CORD REEL, BAYS 3/4		20/1	23	C	24	20/1	RETRACTABLE CORD REEL, BAYS 1/2		1920
1920	RETRACTABLE CORD REEL, WASH BAY #2		20/1	25	A	26	20/1	RETRACTABLE CORD REEL, WASH BAY #1		1920
1800	COMPRESSED AIR DRYER		20/1	27	B	28				2005
1800	WASHER FLUID STORAGE AND PUMP		20/1	29	C	30	35/3	AIR COMPRESSOR #1		2005
1656	OVERHEAD DOOR		25/1	31	A	32				2005
0	SPARE		20/1	33	B	34				2005
0	SPARE		20/1	35	C	36	35/3	AIR COMPRESSOR #2		2005
0	SPARE		20/1	37	A	38				2005
0	SPARE		20/1	39	B	40	20/1	SPARE		0
0	SPARE		20/1	41	C	42	20/1	SPARE		0

24398 PHASE A — 24363 PHASE B — 26051 PHASE C

NOTES:

PANEL "C" — ALVAREZ AUTO SALES

VOLTAGE:	120/208V, 3 PH, 4W
TYPE:	
ENCLOSURE:	NEMA 1
MOUNTING:	SURFACE
FED FROM:	PANEL "MDP"
BUSSING:	MANUFACTURER'S STANDARD
CONTINUOUS RATING:	225 A
FULL AIC RATING:	MIN 10K
SERIES AIC RATING:	
MAIN: MAIN BREAKER	225 A

FEEDER/BRANCH CIRCUIT DEVICES:
BOLT-ON CIRCUIT BREAKERS
FULL AIC RATING: MIN 10K
SERIES AIC RATING:

SPECIAL PROVISIONS:
MASTER NAMEPLATE
FEEDER NAMEPLATE
GROUND BAR

ELECTRICAL LOAD CALCULATION	CONNECTED LOAD (VA) EXISTING	NEW	TOTAL	DEMAND FACTOR	DEMAND LOAD (VA)
Lighting	0	2673	2673	1.25	3341
Gen. Purpose Outlets (First 10KVA)	0	5580	5580	1.00	5580
Gen. Purpose Outlets (Remainder)	0	0	0	0.50	0
Special Purpose Outlets	0	0	0	1.00	0
Mechanical & HVAC Equipment	0	60839	60839	1.00	60839
Motors & Compressors	0	0	0	1.00	0
+25% of Largest Motor (NOTE 1)	0	0	0	1.00	0
Kitchen Appliances	0	0	0	1.00	0
Miscellaneous	0	5230	5230	1.00	5230
TOTAL LOAD	0	74322	74322		74990
TOTAL AMPS	0	206	206		208

CONN. LOAD (VA)	FEEDER/BRANCH CIRCUIT	NOTE	BKR AMP/P	CKT NO	BUS (PHASE)	CKT NO	BKR AMP/P	FEEDER/BRANCH CIRCUIT	NOTE	CONN. LOAD (VA)
9115				1	A	2	20/2	EUH-01		1456
9115	PAC-02		90/3	3	B	4				1456
9115				5	C	6	15/2	MSCU-06/MSFC-06		1560
913				7	A	8				1560
913	VEF-01		15/3	9	B	10	25/2	MSCU-07/MSFC-07		1664
913				11	C	12				1664
5548				13	A	14	15/2	MSCU-08/MSFC-08		1560
5548	DOAS-04		70/3	15	B	16				1560
5548				17	C	18	15/1	EF-04		696
1955	WATER HEATER WH1		30/2	19	A	20	15/1	EF-05		696
1955				21	B	22	15/1	DOAS-03		120
120	CIRC PUMP CP1		20/1	23	C	24	20/1	RCPTS, ROOF CONV		540
0	SPARE		20/1	25	A	26	20/1	RCPTS, RM 109		720
0	SPARE		20/1	27	B	28	20/1	RCPTS, RM 109		540
0	SPARE		20/1	29	C	30	20/1	RCPTS, RM 110		540
0	SPARE		20/1	31	A	32	20/1	RCPTS, RMS 110,111		720
0	SPARE		20/1	33	B	34	20/1	RCPTS, RM 111 FLOOR		720
0	SPARE		20/1	35	C	36	20/1	RCPTS, RM 111 CONTER, 112		720
786	LTG, RMS 109 THRU 114		20/1	37	A	38	20/1	RCPTS, RM 113		720
675	LTG, RM 115		20/1	39	B	40	20/1	RCPTS, RM 113 REFRIGERATOR		1200
1332	LTG, RM 115		20/1	41	C	42	20/1	RCPTS, RM 113 COUNTER		360

25749 PHASE A — 25466 PHASE B — 23108 PHASE C

NOTES:

1. SEE E1.1 FOR LEGEND AND NOTES.

NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MITCHELL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337
SCHEDULES

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM
AE JOB #: 22-034-03 AE FILE: 2203403E204.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

E2.4

N:\DRAWINGS\22-034 - ALVAREZ AUTO\01-02-03 - P-H-E DESIGN\DWGS\2203403E204.dwg, Layout1, 10/24/2022 3:52:05 PM, jeh

PANEL "D" — ALVAREZ AUTO SALES

VOLTAGE: 120/208V, 3 PH, 4W
TYPE:
ENCLOSURE: NEMA 1
MOUNTING: SURFACE
FED FROM: PANEL "MDP"

BUSSING: MANUFACTURER'S STANDARD
CONTINUOUS RATING: 225 A
FULL AIC RATING: MIN 10K
SERIES AIC RATING:

MAIN: MAIN BREAKER 225 A

FEEDER/BRANCH CIRCUIT DEVICES:
BOLT-ON CIRCUIT BREAKERS
FULL AIC RATING: MIN 10K
SERIES AIC RATING:

SPECIAL PROVISIONS:
MASTER NAMEPLATE
FEEDER NAMEPLATE
GROUND BAR

ELECTRICAL LOAD CALCULATION	CONNECTED LOAD (VA) EXISTING	NEW	TOTAL	DEMAND FACTOR	DEMAND LOAD (VA)
Lighting	0	1224	1224	1.25	1530
Gen. Purpose Outlets (First 10KVA)	0	10000	10000	1.00	10000
Gen. Purpose Outlets (Remainder)	0	1520	1520	0.50	760
Special Purpose Outlets	0	0	0	1.00	0
Mechanical & HVAC Equipment	0	6688	6688	1.00	6688
Motors & Compressors	0	0	0	1.00	0
+25% of Largest Motor (NOTE 1)	0	0	0	1.00	0
Kitchen Appliances	0	0	0	1.00	0
Miscellaneous	0	14998	14998	1.00	14998
TOTAL LOAD	0	34430	34430		33976
TOTAL AMPS	0	96	96		94

CONN. LOAD (VA)	FEEDER/BRANCH CIRCUIT	NOTE	BKR AMP/P	CKT NO	BUS (PHASE)	CKT NO	BKR AMP/P	FEEDER/BRANCH CIRCUIT	NOTE	CONN. LOAD (VA)
360	RCPTS, RM 101 FLOOR, CUBICLES		20/1	1	A	2				1560
360	RCPTS, RM 101 FLOOR, CUBICLES		20/1	3	B	4	15/2	MSCU-01/MSFC-01		1560
540	RCPTS, RM 101 FLOOR, SIDE/FRONT		20/1	5	C	6				1664
540	RCPTS, RM 101 FLOOR, SIDE/FRONT		20/1	7	A	8	25/2	MSCU-02/MSFC-02		1664
360	RCPTS, RM 101 FLOOR, CUBICLES		20/1	9	B	10	15/1	DOAS-01		120
360	RCPTS, RM 101 FLOOR, CUBICLES		20/1	11	C	12	30/2	WATER HEATER WH2		1955
900	RCPTS, RM 102		20/1	13	A	14				1955
720	RCPTS, RM 102		20/1	15	B	16	30/2	WATER HEATER WH3		2496
1080	RCPTS, RM 103		20/1	17	C	18				2496
1080	RCPTS, RM 104		20/1	19	A	20	15/1	CIRC PUMP CP2		120
900	RCPTS, RM 105		20/1	21	B	22	20/1	SPARE		0
540	RCPTS, RMS 106, 107, 108		20/1	23	C	24	20/1	SPARE		0
360	RCPTS, NETWORK QUAD		20/1	25	A	26	20/1	SPARE		0
360	RCPTS, NETWORK QUAD		20/1	27	B	28	20/1	SPARE		0
540	RCPTS, RM 101 COUNTER		20/1	29	C	30	20/2	DIGITAL SIGNAGE		1200
0	SPARE		20/1	31	A	32				1200
0	SPARE		20/1	33	B	34	20/2	DIGITAL SIGNAGE		1200
0	SPARE		20/1	35	C	36				1200
0	SPARE		20/1	37	A	38				1642
0	SPARE		20/1	39	B	40	200/3	PANEL "S"		2076
782	LTG, RMS 101 THRU 108, EF-02		20/1	41	C	42				540

11381 PHASE A — 10152 PHASE B — 12897 PHASE C

NOTES:

PANEL "E" — ALVAREZ AUTO SALES

VOLTAGE: 120/208V, 3 PH, 4W
TYPE:
ENCLOSURE: NEMA 1
MOUNTING: SURFACE
FED FROM: PANEL "MDP"

BUSSING: MANUFACTURER'S STANDARD
CONTINUOUS RATING: 225 A
FULL AIC RATING: MIN 10K
SERIES AIC RATING:

MAIN: MAIN BREAKER 225 A

FEEDER/BRANCH CIRCUIT DEVICES:
BOLT-ON CIRCUIT BREAKERS
FULL AIC RATING: MIN 10K
SERIES AIC RATING:

SPECIAL PROVISIONS:
MASTER NAMEPLATE
FEEDER NAMEPLATE
GROUND BAR

ELECTRICAL LOAD CALCULATION	CONNECTED LOAD (VA) EXISTING	NEW	TOTAL	DEMAND FACTOR	DEMAND LOAD (VA)
Lighting	0	5154	5154	1.25	6443
Gen. Purpose Outlets (First 10KVA)	0	7740	7740	1.00	7740
Gen. Purpose Outlets (Remainder)	0	0	0	0.50	0
Special Purpose Outlets	0	0	0	1.00	0
Mechanical & HVAC Equipment	0	40586	40586	1.00	40586
Motors & Compressors	0	0	0	1.00	0
+25% of Largest Motor (NOTE 1)	0	0	0	1.00	0
Kitchen Appliances	0	0	0	1.00	0
Miscellaneous	0	11520	11520	1.00	11520
TOTAL LOAD	0	65000	65000		66289
TOTAL AMPS	0	180	180		184

CONN. LOAD (VA)	FEEDER/BRANCH CIRCUIT	NOTE	BKR AMP/P	CKT NO	BUS (PHASE)	CKT NO	BKR AMP/P	FEEDER/BRANCH CIRCUIT	NOTE	CONN. LOAD (VA)
720	RCPTS, RM 101 HIGH		20/1	1	A	2				10027
720	RCPTS, RM 101 HIGH		20/1	3	B	4	100/3	PAC-01		10027
720	RCPTS, RM 201		20/1	5	C	6				10027
540	RCPTS, RM 201		20/1	7	A	8	15/2	MSCU-03/MSFC-03		1560
1080	RCPTS, RM 202		20/1	9	B	10				1560
1080	RCPTS, RM 203		20/1	11	C	12	15/2	MSCU-04/MSFC-04		1560
540	RCPTS, RM 204, 206		20/1	13	A	14				1560
540	RCPTS, RM 205		20/1	15	B	16	25/2	MSCU-05/MSFC-05		1664
540	RCPTS, RM 205		20/1	17	C	18				1664
540	RCPTS, RM 205		20/1	19	A	20	15/1	DOAS-02		120
0	SPARE		20/1	21	B	22	15/1	EF-01		696
0	SPARE		20/1	23	C	24	20/1	RCPTS, ROOF CONV.		720
0	SPARE		20/1	25	A	26	20/1	SPARE		0
0	SPARE		20/1	27	B	28	20/1	SPARE		0
0	SPARE		20/1	29	C	30	20/1	SPARE		0
0	SPARE		20/1	31	A	32	20/1	BUILDING SIGNAGE		1920
872	LTG, RMS 201 THRU 205		20/1	33	B	34	20/1	BUILDING SIGNAGE		1920
178	LTG, RM 100 SOFFIT		20/1	35	C	36	20/1	BUILDING SIGNAGE		1920
1200	LTG, RM 100 CLOUDS		20/1	37	A	38	20/1	BUILDING SIGNAGE		1920
1542	LTG, RM 100, BACK ROW		20/1	39	B	40	20/1	BUILDING SIGNAGE		1920
1482	LTG, RM 100, FRONT ROW		20/1	41	C	42	20/1	BUILDING SIGNAGE		1920

20647 PHASE A — 22541 PHASE B — 21811 PHASE C

NOTES:

PANEL "S" — ALVAREZ AUTO SALES

VOLTAGE: 120/208V, 3 PH, 4W
TYPE:
ENCLOSURE: NEMA 1
MOUNTING: SURFACE
FED FROM: PANEL "C"

BUSSING: MANUFACTURER'S STANDARD
CONTINUOUS RATING: 200 A
FULL AIC RATING: MIN 10K
SERIES AIC RATING:

MAIN: MAIN BREAKER 200 A

FEEDER/BRANCH CIRCUIT DEVICES:
BOLT-ON CIRCUIT BREAKERS
FULL AIC RATING: MIN 10K
SERIES AIC RATING:

SPECIAL PROVISIONS:
MASTER NAMEPLATE
FEEDER NAMEPLATE
GROUND BAR

ELECTRICAL LOAD CALCULATION	CONNECTED LOAD (VA) EXISTING	NEW	TOTAL	DEMAND FACTOR	DEMAND LOAD (VA)
Lighting	0	562	562	1.25	703
Gen. Purpose Outlets (First 10KVA)	0	2520	2520	1.00	2520
Gen. Purpose Outlets (Remainder)	0	0	0	0.50	0
Special Purpose Outlets	0	0	0	1.00	0
Mechanical & HVAC Equipment	0	0	0	1.00	0
Motors & Compressors	0	0	0	1.00	0
+25% of Largest Motor (NOTE 1)	0	0	0	1.00	0
Kitchen Appliances	0	0	0	1.00	0
Miscellaneous	0	1176	1176	1.00	1176
TOTAL LOAD	0	4258	4258		4399
TOTAL AMPS	0	12	12		12

CONN. LOAD (VA)	FEEDER/BRANCH CIRCUIT	NOTE	BKR AMP/P	CKT NO	BUS (PHASE)	CKT NO	BKR AMP/P	FEEDER/BRANCH CIRCUIT	NOTE	CONN. LOAD (VA)
562	LTG, RM S01		20/1	1	A	2	20/1	RCPTS, RM S01, SE WALL		540
1176	RCPT, OVERHEAD DOOR		20/1	3	B	4	20/1	RCPTS, RM S01, SW WALL		900
0	SPARE		20/1	5	C	6	20/1	RCPTS, RM S01, NW WALL		540
0	SPARE		20/1	7	A	8	20/1	RCPTS, RM S01, NE WALL		540
0	SPARE		20/1	9	B	10	20/1	SPARE		0
0	SPARE		20/1	11	C	12	20/1	SPARE		0
	BLANK			13	A	14		BLANK		
	BLANK			15	B	16		BLANK		
	BLANK			17	C	18		BLANK		

1642 PHASE A — 2076 PHASE B — 540 PHASE C

NOTES:

1. SEE E1.1 FOR LEGEND AND NOTES.

NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE — STATE OF WASHINGTON — 36190 — REGISTERED PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337
SCHEDULES

REVISIONS:

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

E2.5

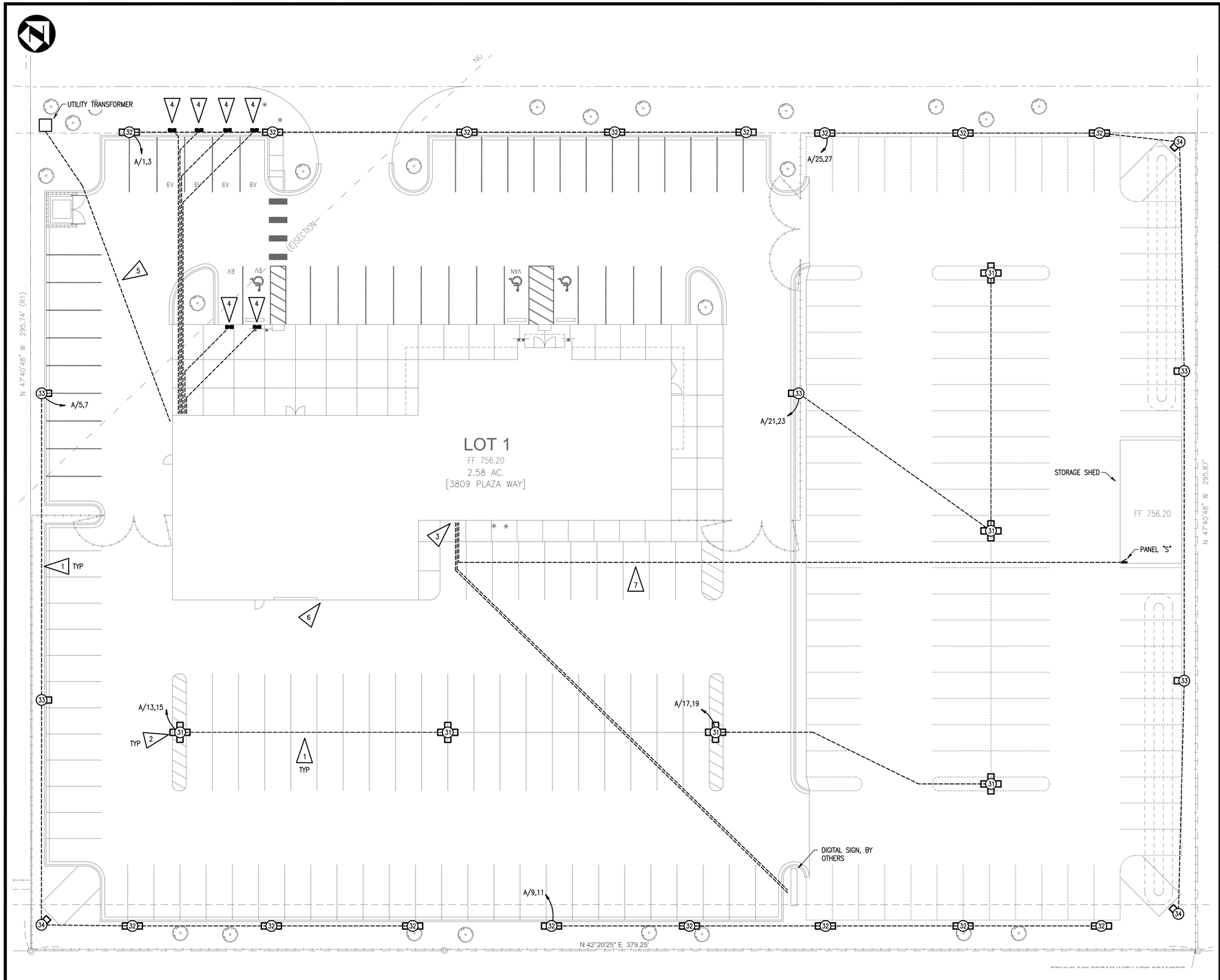
REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM
AE JOB #: 22-034-03 AE FILE: 2203403E205.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THEY ARE NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.
Copyright © 2021

E:\PROJECTS\22-034 - ALVAREZ AUTO\01-PROJ - Plan Set\01-DRAWINGS\2203403E205.dwg, Layout1, 10/24/2022 3:52:58 PM, jeh



1. SEE E1.1 FOR LEGEND, NOTES AND E2.1 THROUGH E2.5 FOR SCHEDULES.

NOTES

1. EXTERIOR SITE LIGHTING, 1¼" CONDUIT WITH (2) #8 CU, #8 CU GND BETWEEN FIXTURE BASES, LIGHTING CIRCUIT CONTROLLED BY EXTERIOR PHOTOCELL AND TIME CLOCK IN ROOM 114.
2. LIGHT POLE BASE, SEE DETAIL 2/E1.2.
3. (2) 3" CONDUITS FOR POWER AND (1) 3" CONDUIT FOR COMMUNICATION OUT TO DIGITAL SIGN, COORDINATE FINAL REQUIREMENTS WITH OWNER AND FINAL EQUIPMENT DESIGN.
4. ELECTRIC VEHICLE CHARGING STATION, BY OTHERS, PEDESTAL STYLE, 2" CONDUIT WITH (3) #6, #10 CU GND.
5. INCOMING ELECTRIC SERVICE CONDUITS, SEE ONE-LINE DIAGRAM.
6. EXTERIOR BUILDING MOUNTED LIGHT FIXTURES. SEE E5.3 AND E5.4.
7. (1) 2½" CONDUIT OUT TO SHED, SEE ONE-LINE DIAGRAM.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337
SITE ELECTRICAL PLAN

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

E3.1

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

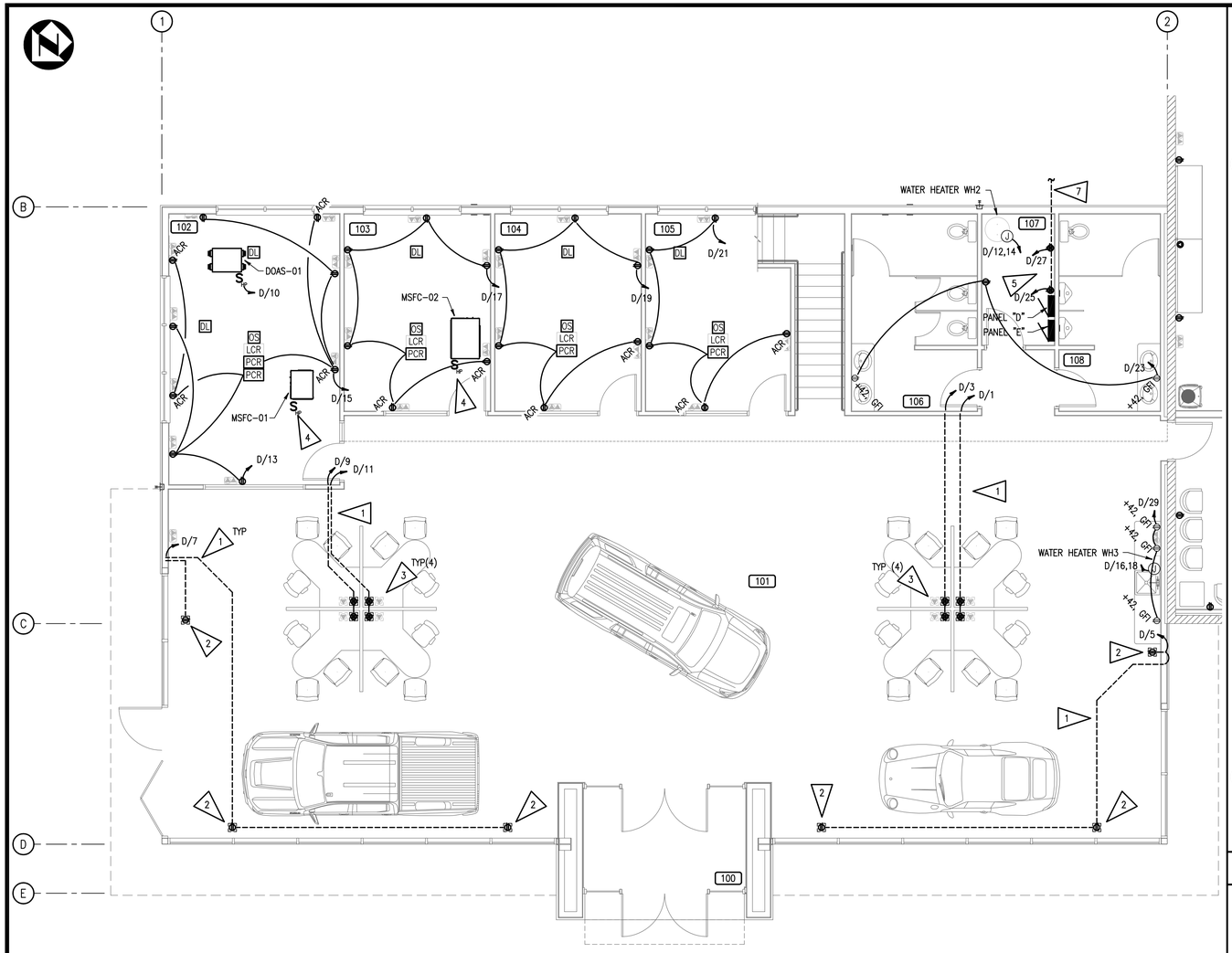
AE JOB #: 22-034-03 AE FILE: 2203403E301.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

SITE ELECTRICAL PLAN

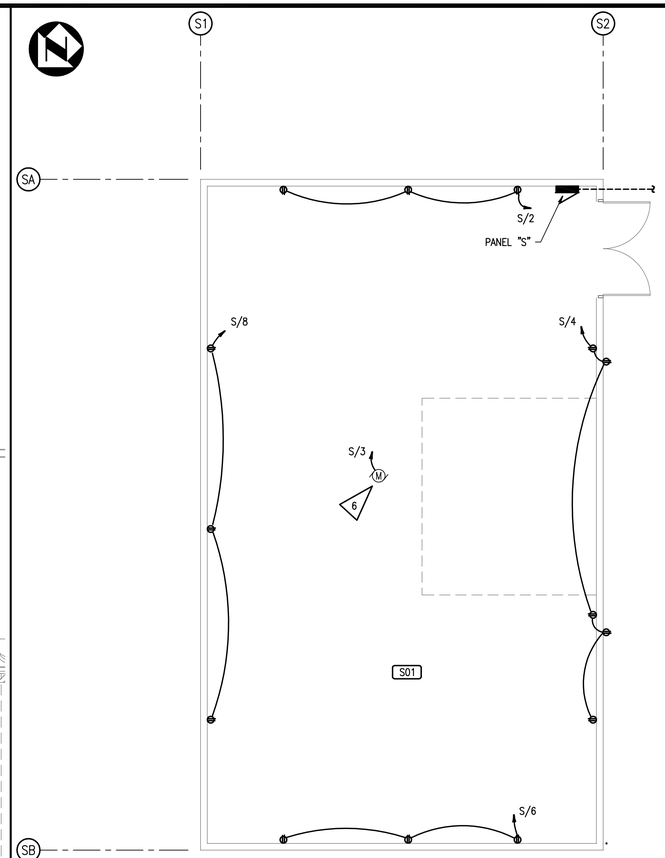
1/16" = 1'-0"

N:\DRAWINGS\22-034 - ALVAREZ AUTO\01-PDF\ - Plot: DWG\2203403E301.dwg, Layout: 1, 10/24/2022 13:51:51, PM, jeh



PARTIAL 1ST FLOOR POWER PLAN (OFFICE AREA)

3/16" = 1'-0"



SHED POWER PLAN

3/16" = 1'-0"

1. SEE E1.1 FOR LEGEND, NOTES AND E2.1 THROUGH E2.5 FOR SCHEDULES.

NOTES

1. 1" CONDUIT BELOW SLAB FOR FLOOR RECEPTACLES, SEE E6.1 FOR COMMUNICATION CONDUITS.
2. DUPLEX FLOOR RECEPTACLE IN RECESSED FLOOR BOX, COORDINATE LOCATION WITH OWNER.
3. QUADPLEX FLOOR RECEPTACLE IN RECESSED FLOOR BOX FOR SALES CUBICLE, COORDINATE LOCATION WITH OWNER.
4. MINI-SPLIT FAN COIL UNIT, POWERED FROM CONDENSING UNIT ON ROOF.
5. QUADPLEX FOR COMMUNICATION EQUIPMENT, TYPICAL (2).
6. RCPT ABOVE FOR OVERHEAD DOOR OPERATOR.
7. 2½" CND OUT TO STORAGE SHED.

FLAG NOTES

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-03 AE FILE: 2203403E401.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER

10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

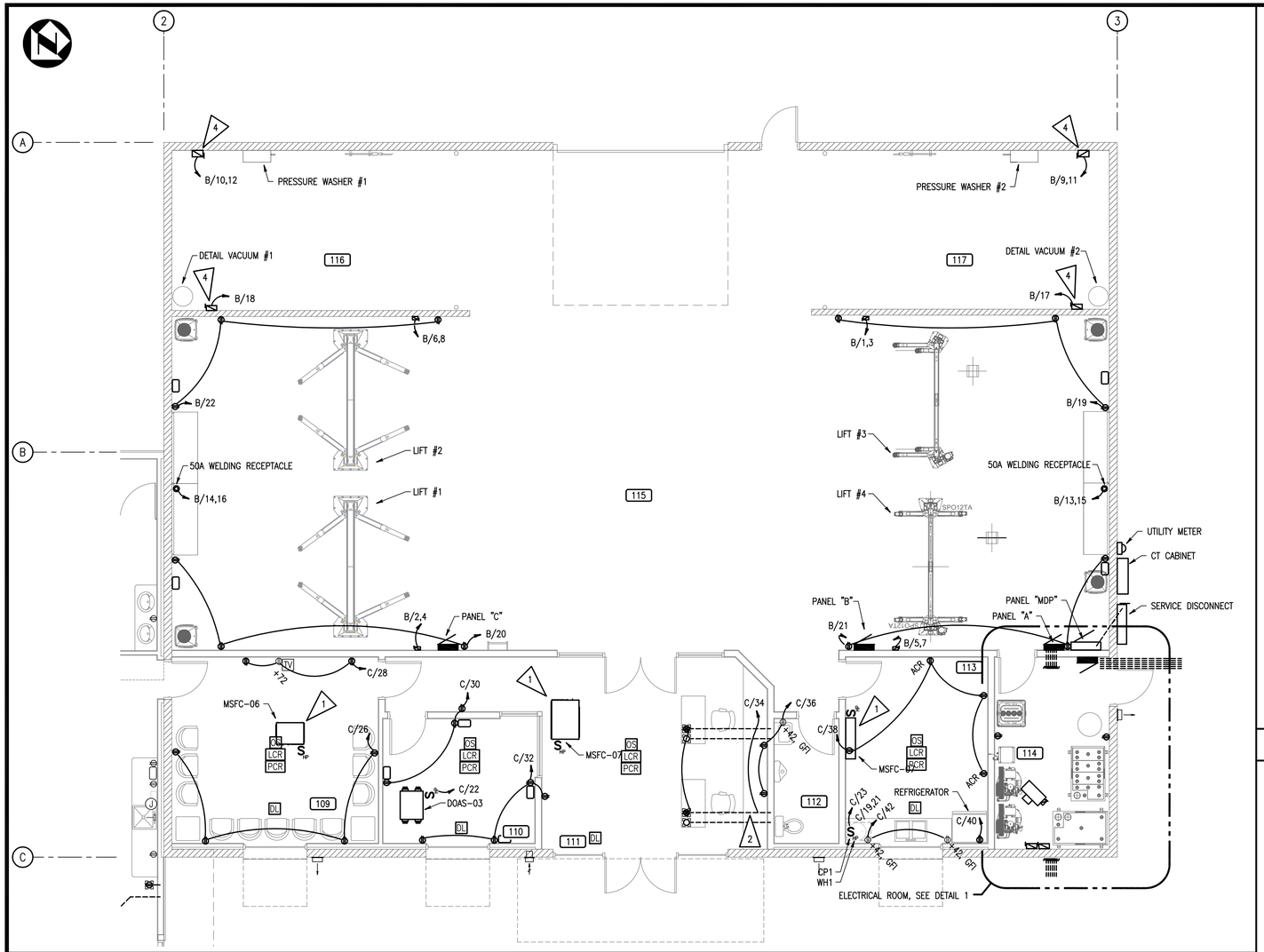
PARTIAL 1ST FLOOR POWER PLAN (OFFICE AREA)

REVISIONS:

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

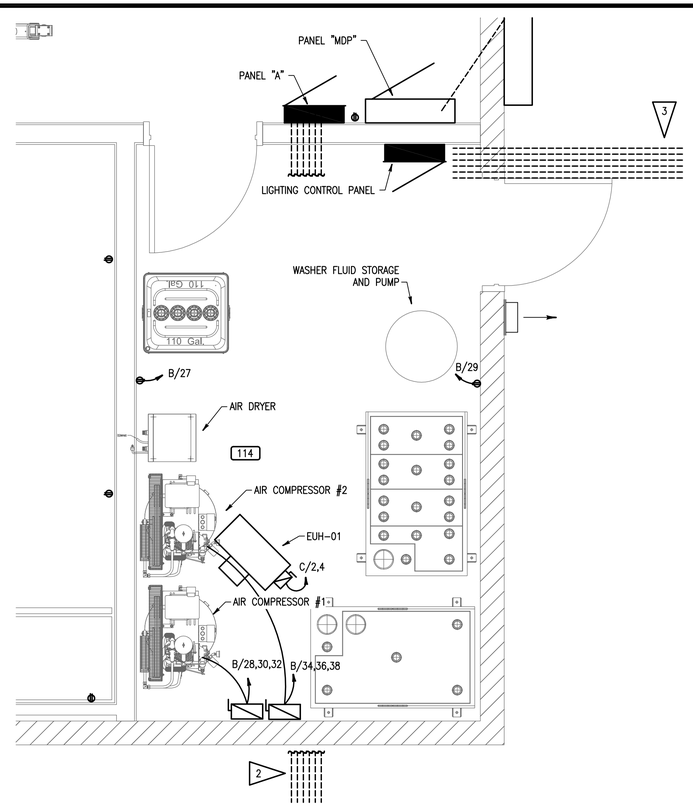
E4.1

N:\DRAWINGS\22-034 - ALVAREZ AUTO\01-02-03 - P-E DESIGN\DWGS\2203403E401.dwg, Layout1, 10/24/2022 3:41:05 PM, jeh



PARTIAL 1ST FLOOR POWER PLAN (SHOP AREA)

3/16" = 1'-0"



DETAIL 1

1/2" = 1'-0"

1. SEE E1.1 FOR LEGEND, NOTES AND E2.1 THROUGH E2.5 FOR SCHEDULES.

NOTES

1. MINI-SPLIT FAN COIL UNIT, POWERED FROM CONDENSING UNIT ON ROOF.
2. CONDUITS OUT TO ELECTRIC VEHICLE CHARGING STATIONS, SEE SITE ELECTRICAL FOR CONTINUATION.
3. (6) 1¼" CONDUITS OUT TO SITE LIGHTING.
4. FUSED DISCONNECT TO BE NEMA 4X RATED.

FLAG NOTES

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-03 AE FILE: 2203403E402.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER

10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

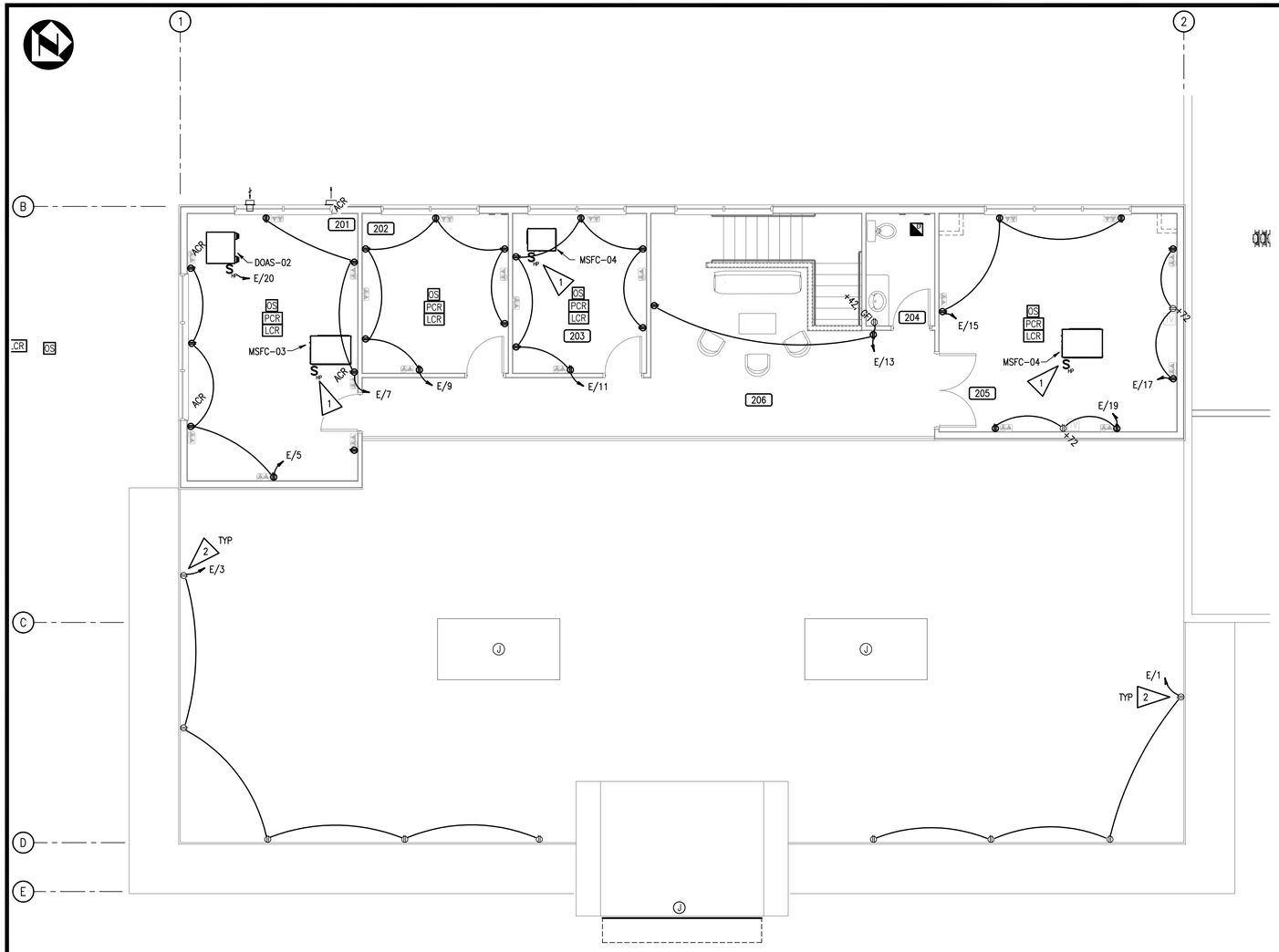
PARTIAL 1ST FLOOR POWER PLAN (SHOP AREA)

REVISIONS:

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

E4.2

M:\DRAWINGS\22-034 - ALVAREZ AUTO\01-02-03 - Plan-E DETAILS\DWGS\2203403E402.dwg, Layout1, 10/24/2022 3:41:36 PM, jeh



PARTIAL 2ND FLOOR POWER PLAN (OFFICE AREA)

3/16" = 1'-0"

1. SEE E1.1 FOR LEGEND, NOTES AND E2.1 THROUGH E2.5 FOR SCHEDULES.

NOTES

1. MINI-SPLIT FAN COIL UNIT, POWERED FROM CONDENSING UNIT ON ROOF.
2. RCPTS MOUNTED ON WALL ABOVE STORE FRONT FOR OWNER USE.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 2ND FLOOR POWER PLAN (OFFICE AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

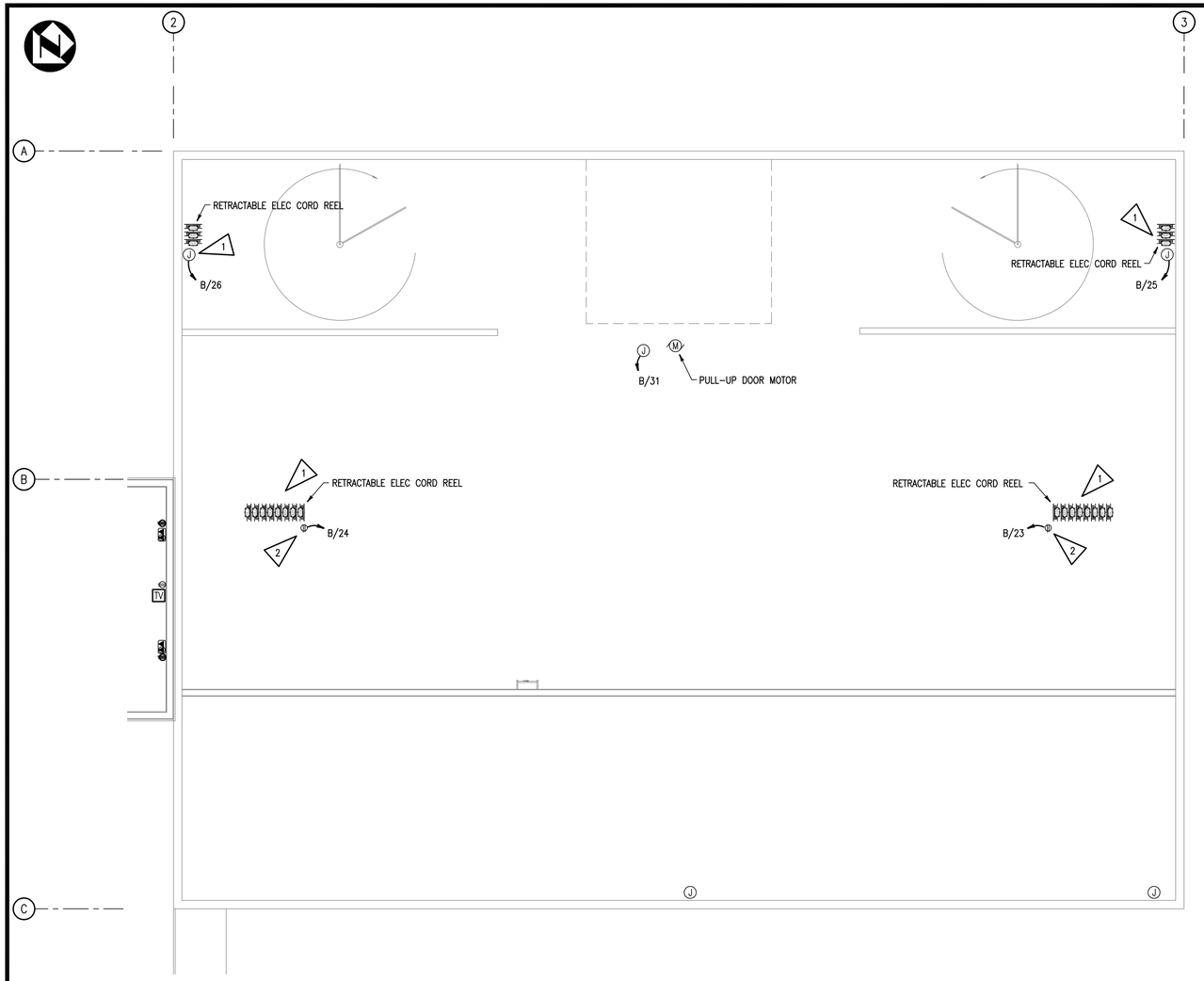
E4.3

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM
AE JOB #: 22-034-03 AE FILE: 2203403E403.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright (C) 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

H:\DRAWINGS\22-034 - ALVAREZ AUTO\01-PRO - Permit DESIGN\DWGS\2203403E403.dwg, Layout1, 10/24/2022 3:56:24 PM, jeh



PARTIAL 2ND FLOOR POWER PLAN (SHOP AREA)

3/16" = 1'-0"

1. SEE E1.1 FOR LEGEND, NOTES AND E2.1 THROUGH E2.5 FOR SCHEDULES.

NOTES

1. PROVIDE WEATHERPROOF BOX WITH RECEPTACLE FOR CORD REEL.
2. RECEPTACLE FOR CORD REEL.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER

10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 2ND FLOOR POWER PLAN (SHOP AREA)

REVISIONS:

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

E4.4

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

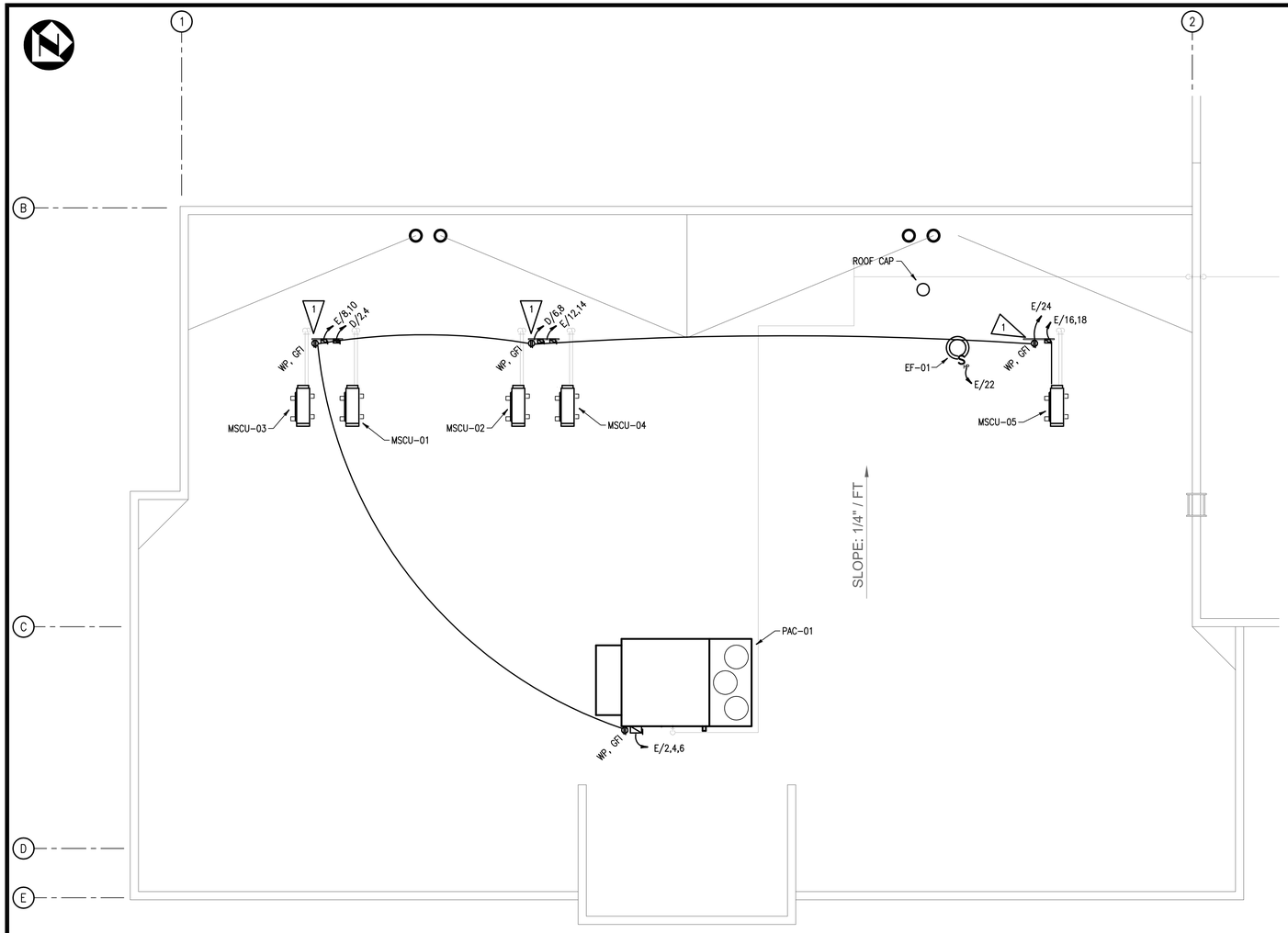
ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-03 AE FILE: 2203403E404.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

H:\DRAWINGS\22-034 - ALVAREZ AUTO\01-PRO - Permit DESIGN\DWGS\2203403E404.dwg, Layout1, 10/24/2022 4:57:16 PM, jeh



PARTIAL ROOF POWER PLAN (OFFICE AREA)

3/16" = 1'-0"

1. SEE E1.1 FOR LEGEND, NOTES AND E2.1 THROUGH E2.5 FOR SCHEDULES.

NOTES

1 UNISTRUT SUPPORT FOR DISCONNECTS AND CONVENIENCE RECEPTACLE.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER

10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL ROOF POWER PLAN (OFFICE AREA)

REVISIONS:

DATE:	10/25/22
JOB NO.:	22-0208
DRAWN BY:	JEH

E4.5

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

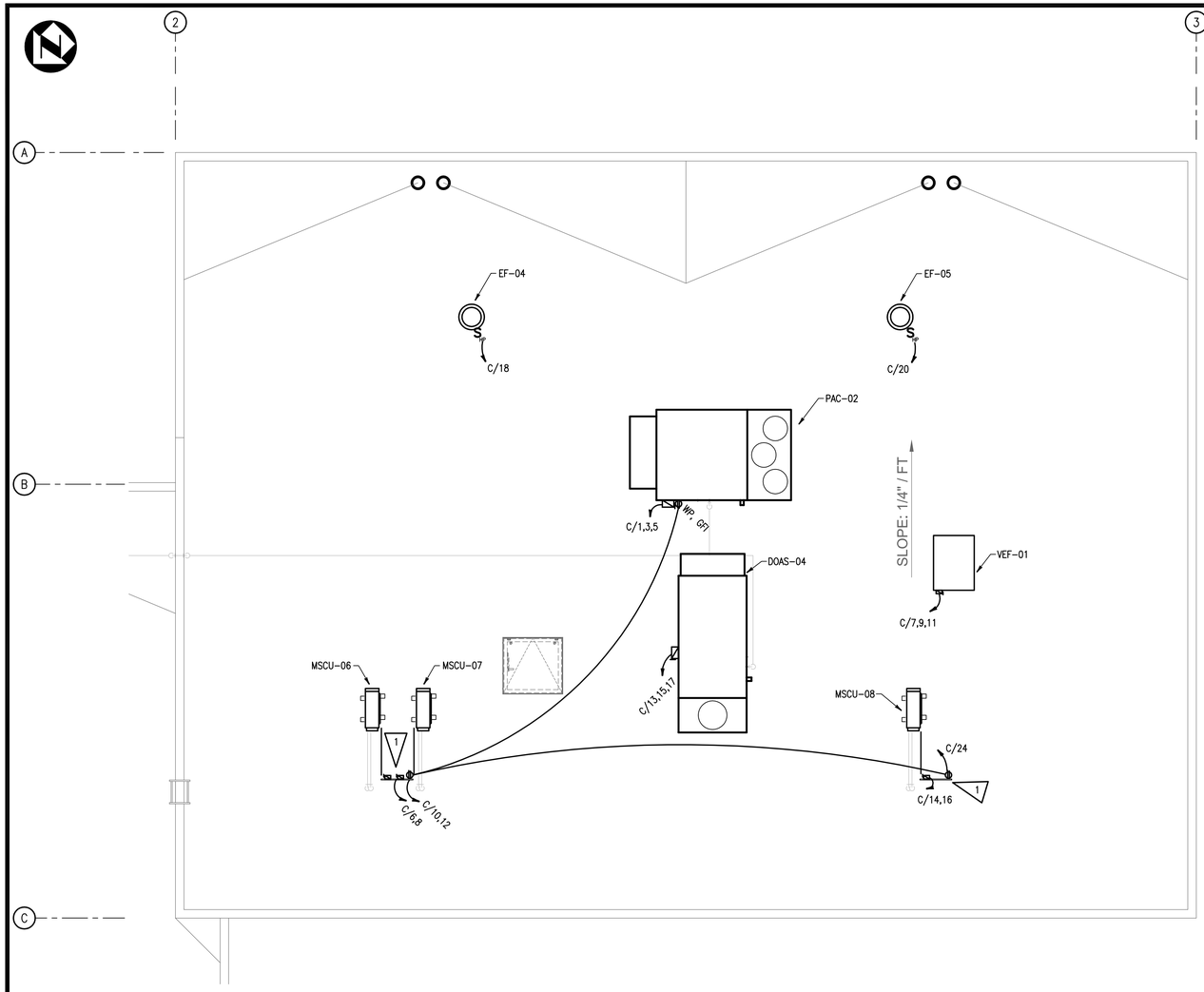
ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-03 AE FILE: 2203403E405.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

Copyright © 2021



PARTIAL ROOF POWER PLAN (SHOP AREA)

3/16" = 1'-0"

1. SEE E1.1 FOR LEGEND, NOTES AND E2.1 THROUGH E2.5 FOR SCHEDULES.

NOTES

1 UNISTRUT SUPPORT FOR DISCONNECTS AND CONVENIENCE RECEPTACLE.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL ROOF POWER PLAN (SHOP AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

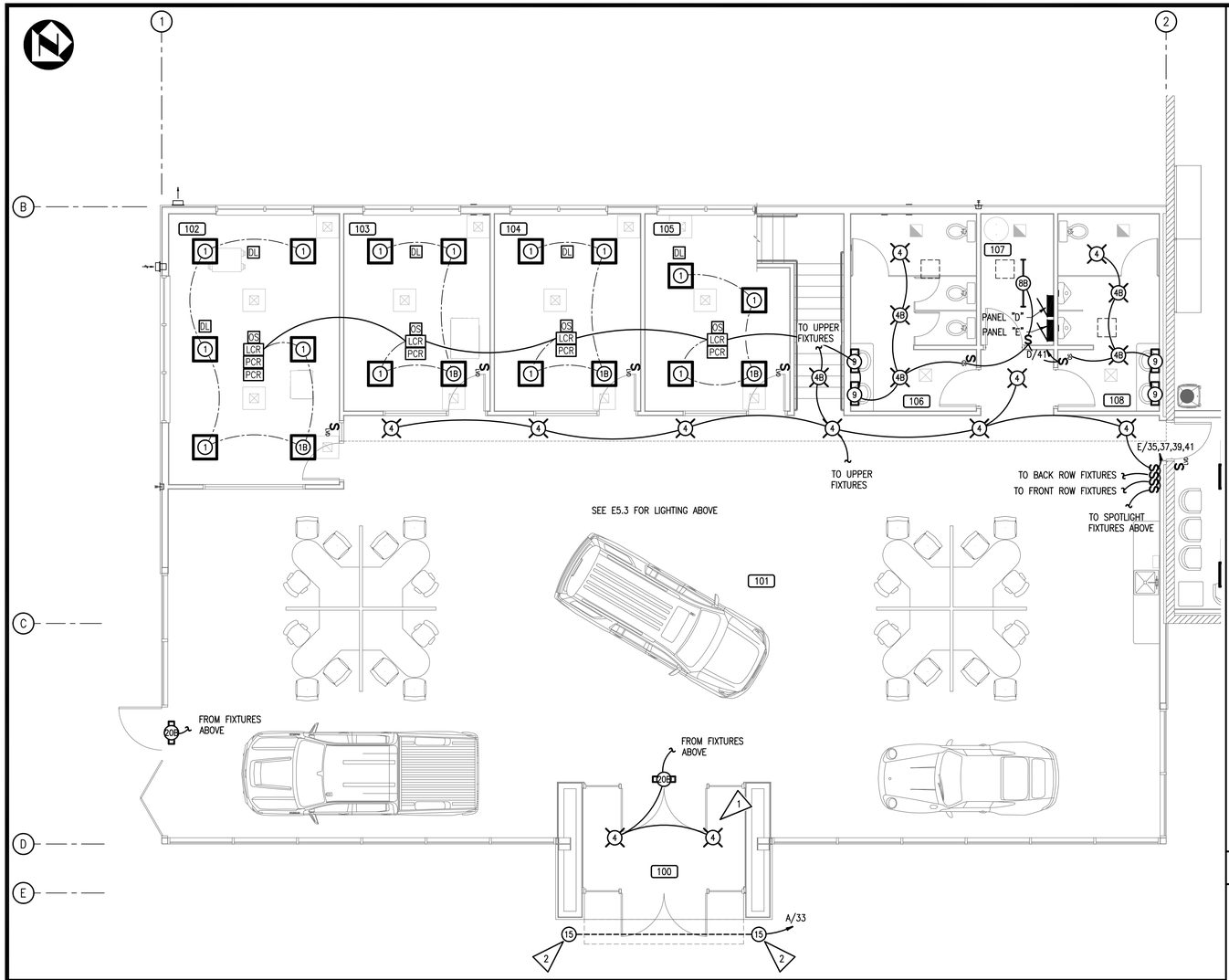
AE JOB #: 22-034-03 AE FILE: 2203403E406.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

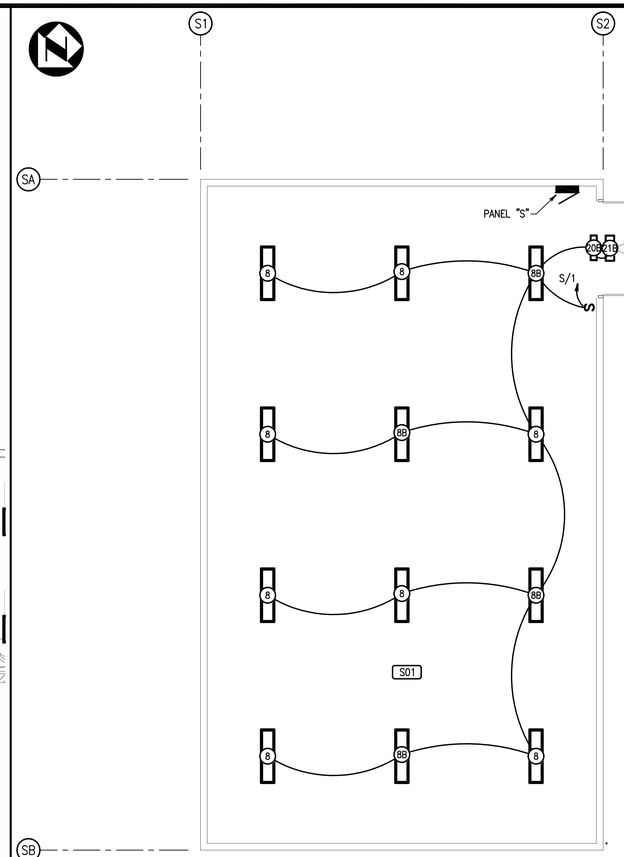
DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

E4.6



PARTIAL 1ST FLOOR LIGHTING PLAN (OFFICE AREA)

3/16" = 1'-0"



SHED LIGHTING PLAN

3/16" = 1'-0"

1. SEE E1.1 FOR LEGEND, NOTES AND E2.1 THROUGH E2.5 FOR SCHEDULES.

NOTES

1 LIGHTS IN VESTIBULE 100 TO STAY ON.

2 IN-GROUND FIXTURES, POWERED FROM EXTERIOR BUILDING LIGHT FIXTURE CIRCUIT.

FLAG NOTES

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-03 AE FILE: 2203403E501.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER

10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 1ST FLOOR LIGHTING PLAN (OFFICE AREA)

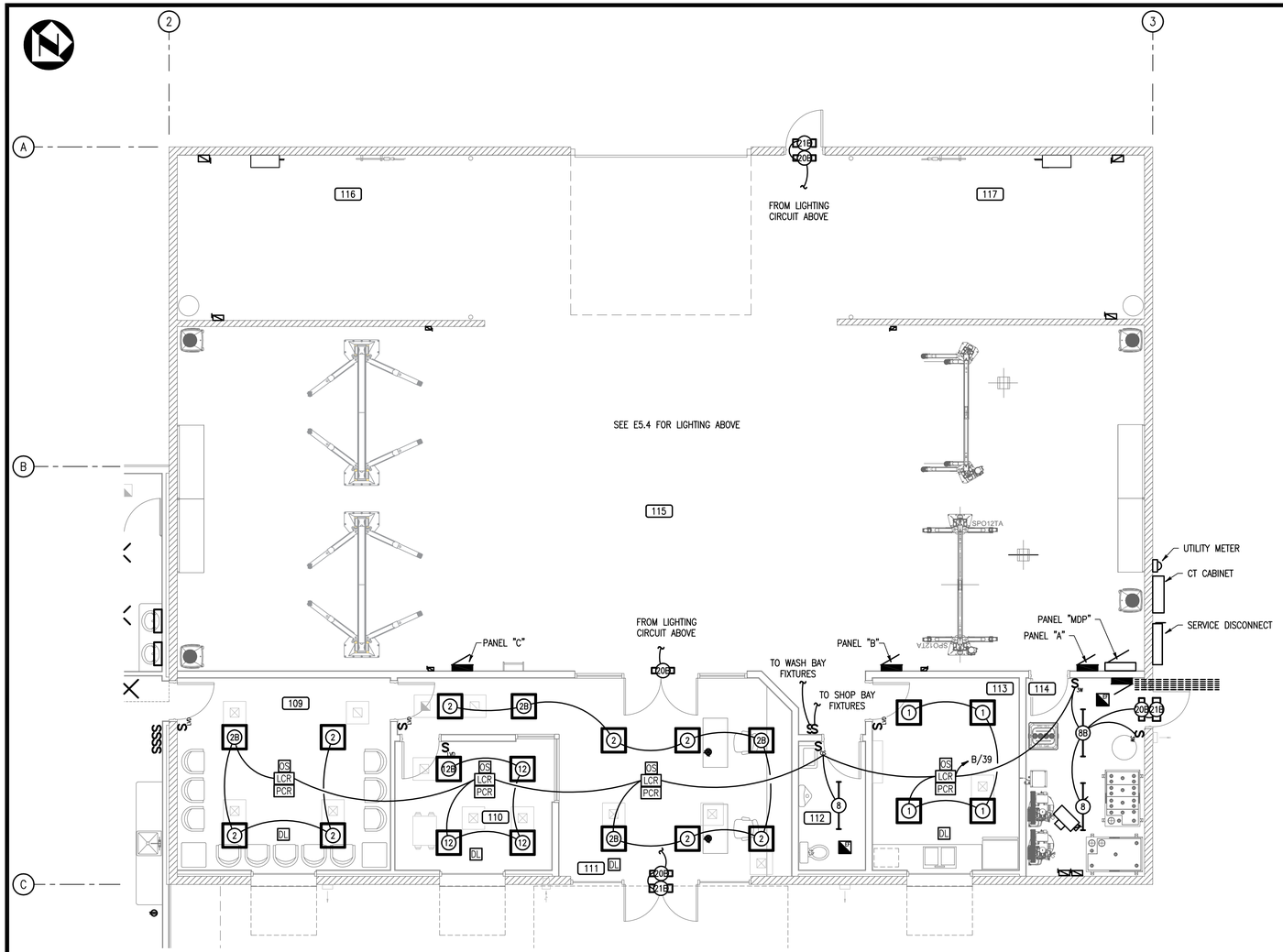
REVISIONS:

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

E5.1

Copyright (C) 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REINSTRUCTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

N:\DRAWINGS\22-034 - ALVAREZ AUTO\01-SD-PLN - Plan Set (REVIT FILES)\DWGS\2203403E501.dwg, Layout1, 10/24/2022 9:58:53 PM, jeh



PARTIAL 1ST FLOOR LIGHTING PLAN (SHOP AREA)

3/16" = 1'-0"

1. SEE E1.1 FOR LEGEND, NOTES AND E2.1 THROUGH E2.5 FOR SCHEDULES.

NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 1ST FLOOR LIGHTING PLAN (SHOP AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

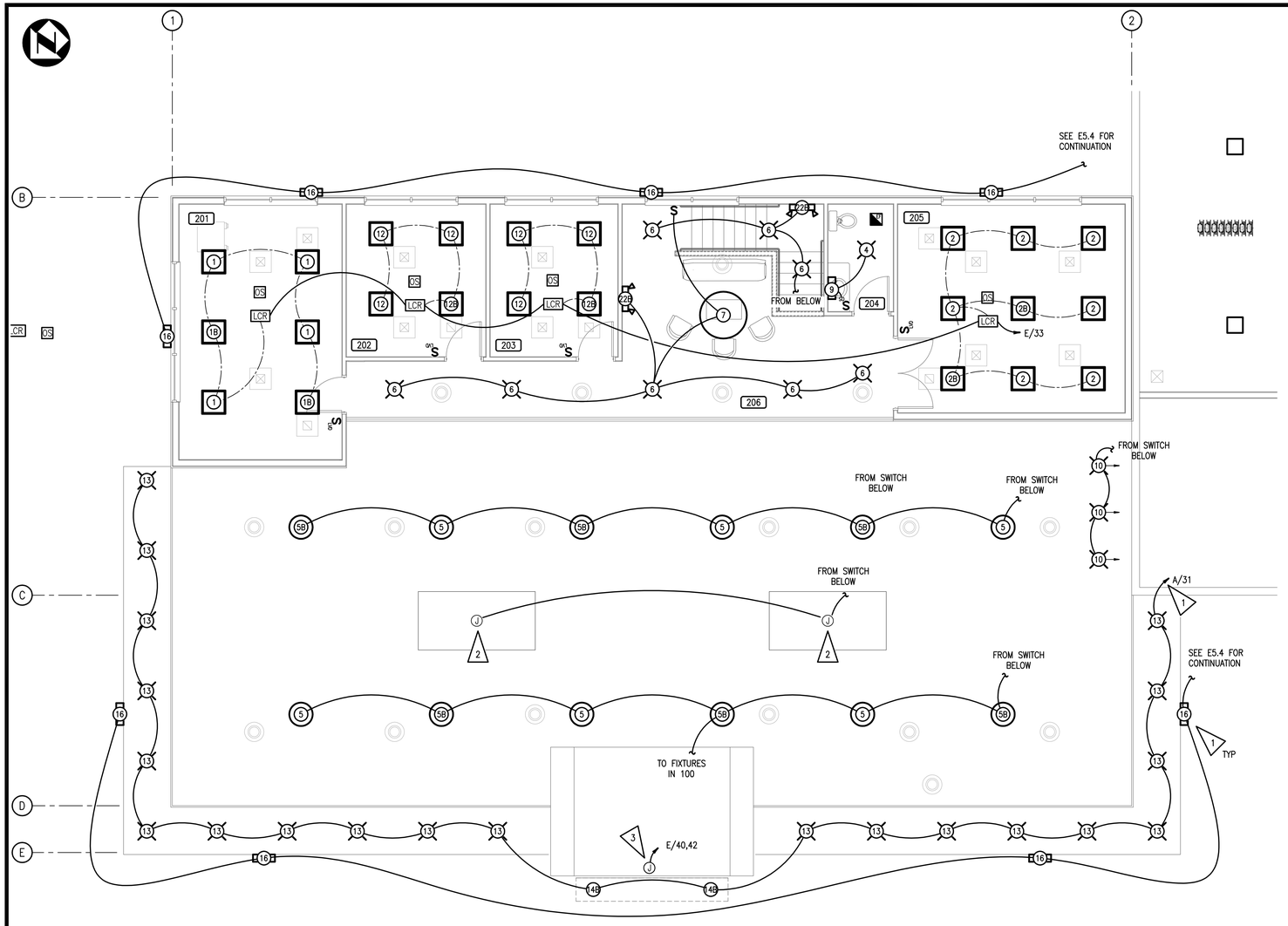
AE JOB #: 22-034-03 AE FILE: 2203403E502.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

E5.2



PARTIAL 2ND FLOOR LIGHTING PLAN (OFFICE AREA)

3/16" = 1'-0"

1. SEE E1.1 FOR LEGEND, NOTES AND E2.1 THROUGH E2.5 FOR SCHEDULES.

NOTES

1. EXTERIOR BUILDING LIGHTING CONTROLLED VIA PHOTOCELL AND TIME CLOCK IN ROOM 114.
2. JUNCTION BOX FOR OWNER LIGHTS IN OWNER FURNISHED/INSTALLED CLOUD. NOT SHOWN FOR REFERENCE.
3. JUNCTION BOX FOR OWNER FURNISHED BUILDING SIGNAGE, CONTROLLED WITH BUILDING EXTERIOR LIGHTING, COORDINATE LOCATION AND POWER REQUIREMENTS WITH OWNER.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE — STATE OF WASHINGTON — 36190 — REGISTERED PROFESSIONAL ENGINEER

10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 2ND FLOOR LIGHTING PLAN (OFFICE AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

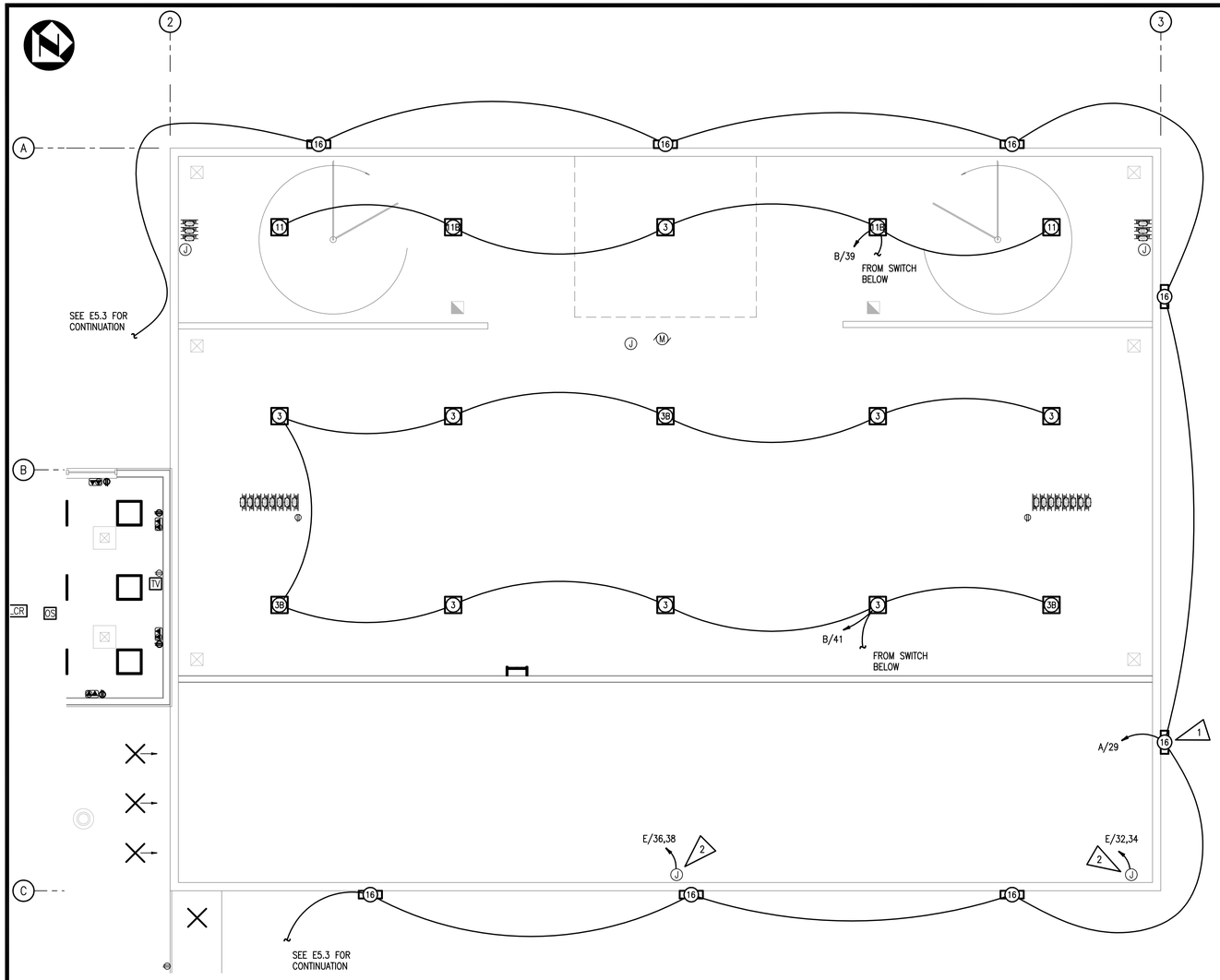
E5.3

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-03 AE FILE: 2203403E503.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. PUBLICATION IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright (C) 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED. REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.



PARTIAL 2ND FLOOR LIGHTING PLAN (SHOP AREA)

3/16" = 1'-0"

1. SEE E1.1 FOR LEGEND, NOTES AND E2.1 THROUGH E2.5 FOR SCHEDULES.

NOTES

1. EXTERIOR BUILDING LIGHTING CONTROLLED VIA PHOTOCELL AND TIME CLOCK IN ROOM 114.
2. JUNCTION BOX FOR OWNER FURNISHED BUILDING SIGNAGE, CONTROLLED WITH BUILDING EXTERIOR LIGHTING, COORDINATE LOCATION AND POWER REQUIREMENTS WITH OWNER.
3. JUNCTION BOX FOR OWNER FURNISHED BUILDING SIGNAGE, CONTROLLED WITH BUILDING EXTERIOR LIGHTING, COORDINATE LOCATION AND POWER REQUIREMENTS WITH OWNER.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MITCHELL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 2ND FLOOR LIGHTING PLAN (SHOP AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

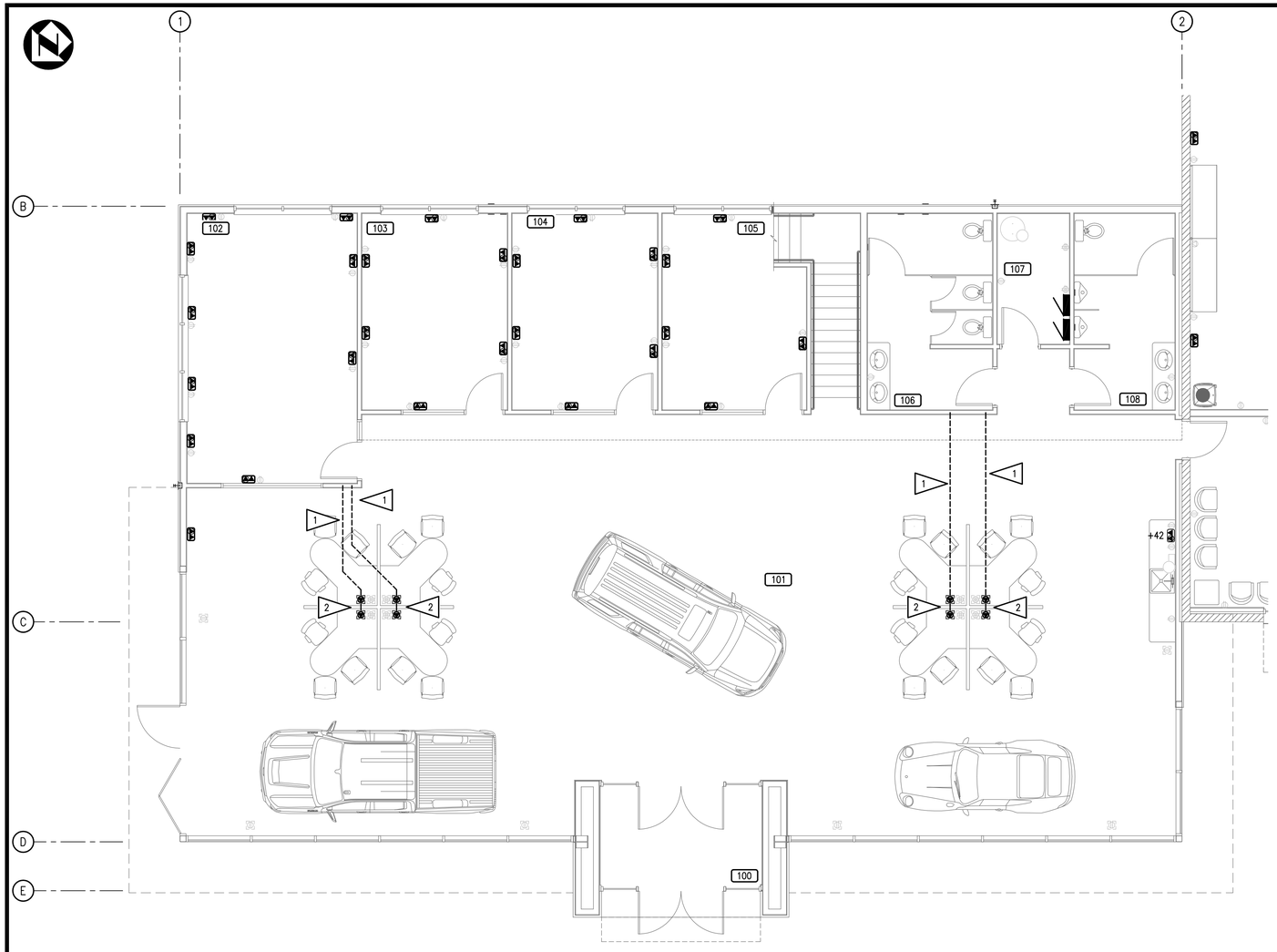
AE JOB #: 22-034-03 AE FILE: 2203403E504.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

E5.4



PARTIAL 1ST FLOOR ANCILLARY (OFFICE AREA)

3/16" = 1'-0"

1. SEE E1.1 FOR LEGEND, NOTES AND E2.1 THROUGH E2.5 FOR SCHEDULES.
2. COORDINATE COMMUNICATION EQUIPMENT/LOCATIONS WITH OWNER.

NOTES

1. 1¼"CONDUITS ROUTED BELOW SLAB FOR DATA.
2. 4x4 FLOOR OUTLET FOR NETWORK/COMMUNICATIONS.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER

10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 1ST FLOOR ANCILLARY PLAN (OFFICE AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

E6.1

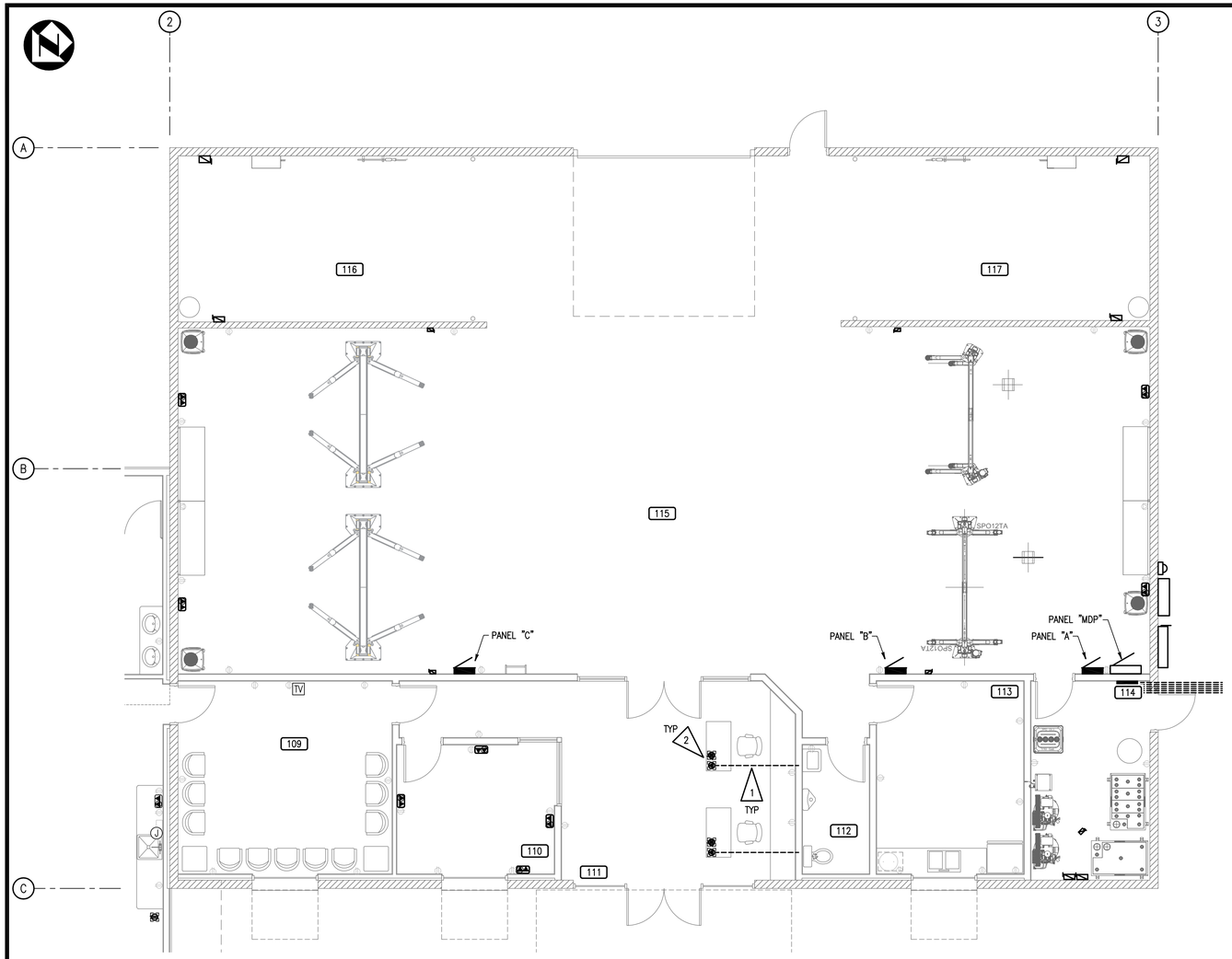
ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-03 AE FILE: 2203403E601.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THEY ARE NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright (C) 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

E:\DRAWINGS\22-034 - ALVAREZ AUTO\01-02-03 - Plans\E DRAWINGS\2203403E601.dwg, Layout1, 10/24/2022 4:01:41 PM, jeh



PARTIAL 1ST FLOOR ANCILLARY PLAN (SHOP AREA)

3/16" = 1'-0"

1. SEE E1.1 FOR LEGEND, NOTES AND E2.1 THROUGH E2.5 FOR SCHEDULES.
2. COORDINATE COMMUNICATION EQUIPMENT/LOCATIONS WITH OWNER.

NOTES

1. 1¼"CONDUITS ROUTED BELOW SLAB FOR DATA.
2. 4x4 FLOOR OUTLET FOR NETWORK/COMMUNICATIONS.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MITCHELL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 1ST FLOOR ANCILLARY PLAN (SHOP AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

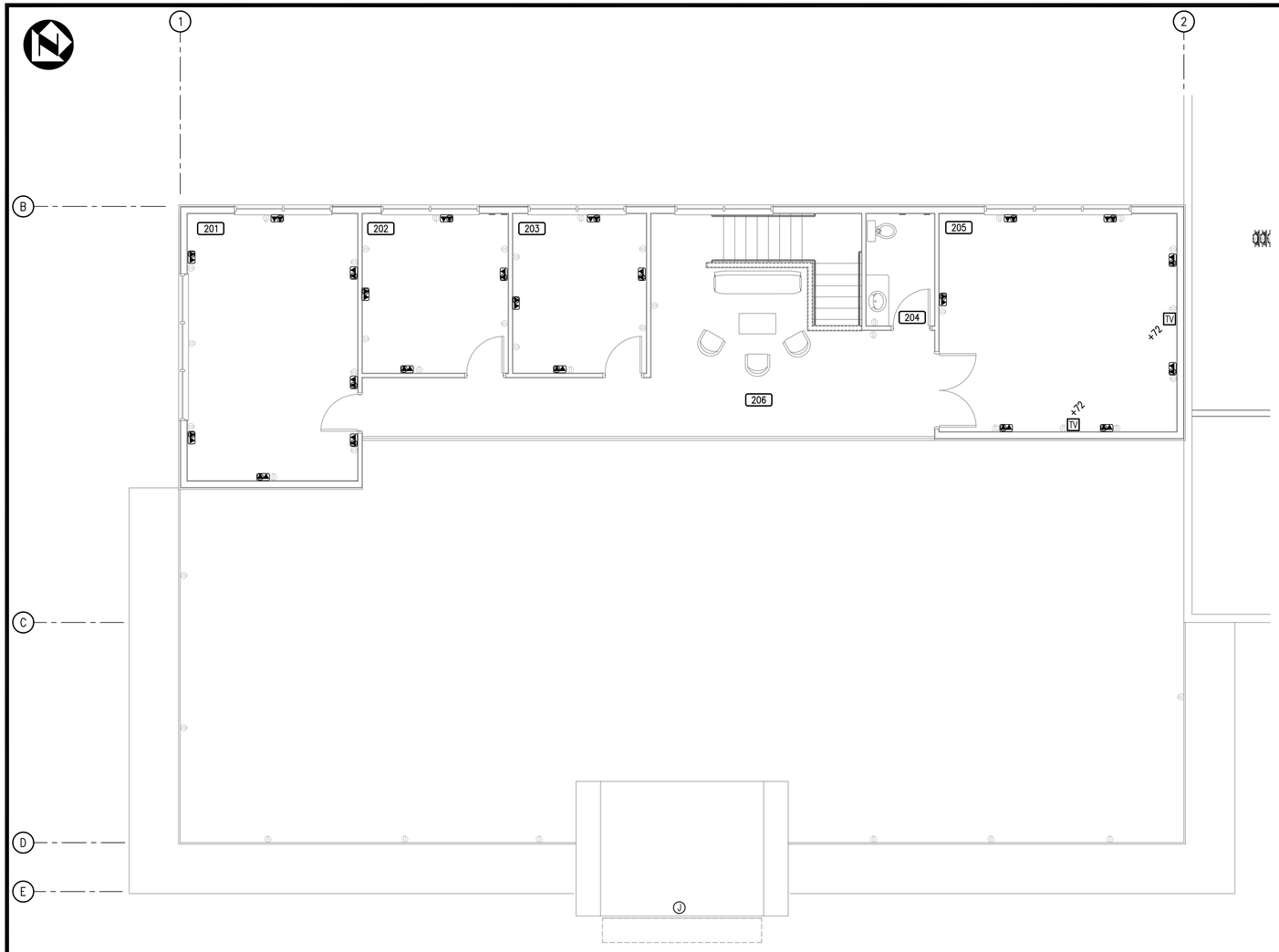
AE JOB #: 22-034-03 AE FILE: 2203403E602.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

E6.2



PARTIAL 2ND FLOOR ANCILLARY PLAN (OFFICE AREA)

3/16" = 1'-0"

1. SEE E1.1 FOR LEGEND, NOTES AND E2.1 THROUGH E2.5 FOR SCHEDULES.
2. COORDINATE COMMUNICATION EQUIPMENT/LOCATIONS WITH OWNER.

NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER

10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 2ND FLOOR ANCILLARY PLAN (OFFICE AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

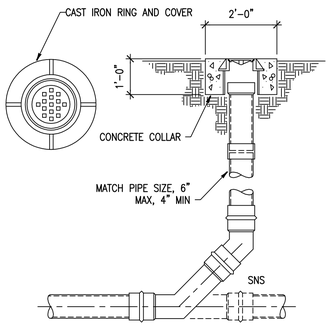
E6.3

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-03 AE FILE: 2203403E603.DWG

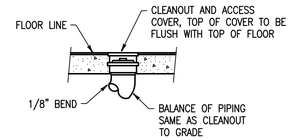
THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.



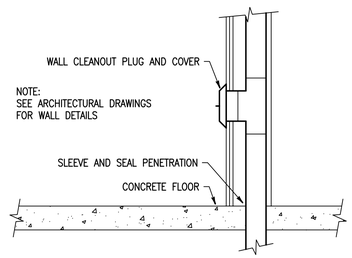
DETAIL 1

1/2" = 1'-0"



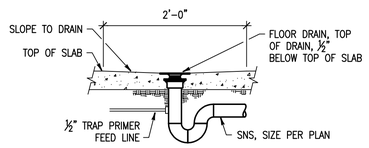
DETAIL 2

1" = 1'-0"



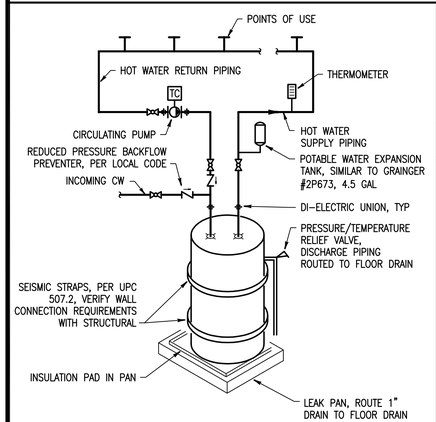
DETAIL 3

1" = 1'-0"



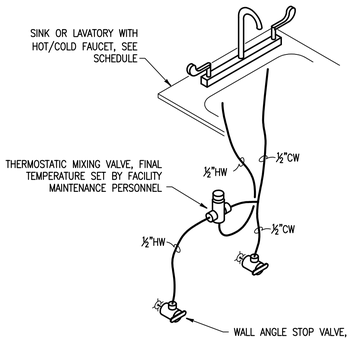
DETAIL 4

1" = 1'-0"



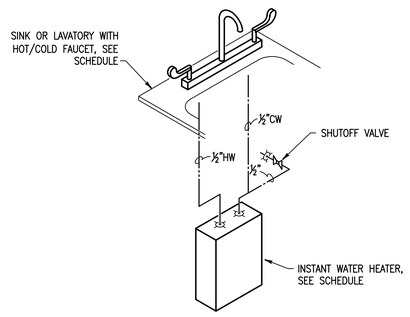
DETAIL 5

NONE



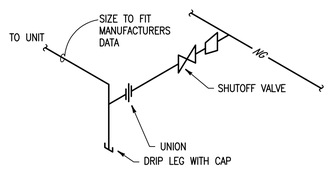
DETAIL 6

NONE



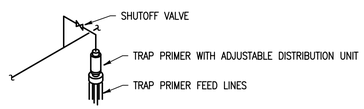
DETAIL 7

NONE



DETAIL 8

NONE



DETAIL 9

NONE

1. THE DESIGN IS BASED UPON THE EQUIPMENT SHOWN OR SPECIFIED. THE EQUIPMENT SELECTED ESTABLISHES A PHYSICAL STANDARD AND A QUALITY STANDARD. DEVIATION FROM THESE STANDARDS SHALL BE BY APPROVAL ONLY. THE CONTRACTOR IS FULLY RESPONSIBLE FOR PHYSICAL COMPATIBILITY AND QUALITY STANDARDS. NO ADDITIONAL COSTS WILL BE PROVIDED FOR DEVIATION FROM THE PHYSICAL STANDARD AND/OR QUALITY STANDARD.
2. THE DESIGN IS MIXED PRESCRIPTIVE AND PERFORMANCE IN NATURE. PLANS MAY BE DIAGRAMMATICAL AND SPECIFICATIONS MAY BE BE ABBREVIATED. ALL WORK REQUIRED MAY NOT BE SHOWN OR SPECIFIED. BOTH ARE COMPLIMENTARY AND ARE INTENDED TO COVER ALL WORK NECESSARY OR REQUIRED TO PROVIDE COMPLETE AND OPERABLE SYSTEMS READY FOR SERVICE.
3. COORDINATE ALL RESPECTS OF THE WORK WITH OTHER TRADES AND CONTRACTORS. PROVIDE AND INSTALL AT NO ADDITIONAL COST, ALL LABOR, MATERIALS AND EQUIPMENT, WHETHER SHOWN OR NOT, NECESSARY OR REQUIRED, TO PROVIDE COMPLETE AND OPERABLE SYSTEMS COMPATIBLE WITH OTHER TRADES AND OR CONTRACTORS AND THE DESIGNS PHYSICAL ENVELOPE.
4. ALL PLUMBING AND PIPING PER THE LATEST EDITION OF THE UNIFORM PLUMBING CODE.
5. PLUMBING FIXTURES MAY REQUIRE DOMESTIC HOT AND COLD WATER, WASTE, VENT PIPING WHETHER SHOWN OR NOT.
6. COORDINATE PLUMBING AND MECHANICAL PIPING WITH THE CIVIL DRAWINGS AND SITE UTILITY CONTRACTOR FOR ELEVATIONS AND LOCATIONS.
7. PLUMBING VENTS NOT SHOWN FOR CLARITY. COORDINATE VTR SO NONE ARE CLOSER THAN 10'-0" TO THE OUTSIDE AIR INTAKE OF ANY HVAC EQUIPMENT. COMBINE FIXTURE VENTS TO PENETRATE ROOF WITH MINIMUM NUMBER OF PENETRATIONS. SIZE VENTS PER LATEST UPC.
8. ALL PLUMBING IS DIAGRAMMATICAL AND MAY NOT SHOW ALL NECESSARY OFFSETS.
9. SEE ARCHITECTURAL PLAN FOR LOCATION OF PLUMBING FIXTURES.
10. COORDINATE WATER CLOSET FLUSH CONTROL LOCATIONS WITH ARCHITECTURAL DRAWINGS AND ADA REQUIREMENTS PER WAC 51-50, SECTION 1101.2.6.
11. NOT ALL DRAIN, VENT AND SUPPLY PIPING MAY BE SHOWN FOR CLARITY.
12. ALL ABOVE SLAB WATER PIPE SHALL BE TYPE "L" COPPER.
13. ALL UNDER SLAB WATER PIPE SHALL BE TYPE "K" COPPER WITH NO CONNECTION JOINTS UNDER THE SLAB.
14. REMOVE ALL UNUSED PLUMBING PIPE AND HANGERS. CAP ALL PLUMBING AT 1ST FITTING ON REMAINING USED PLUMBING.
15. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLOOR SAWING, REMOVAL, BACKFILL AND NEW CEMENT PATCHING AND FINISH TO MATCH EXISTING ON ALL AREAS REQUIRING FLOOR OPENINGS TO ACCESS EXISTING PLUMBING.

NOTES

P1.1 LEGEND, NOTES, AND DETAILS
P1.2 ROOF DRAINAGE CALCULATION

P2.1 SCHEDULES

P3.1 1ST FLOOR DRAINAGE PLAN (OFFICE AREA)
P3.2 1ST FLOOR DRAINAGE PLAN (SHOP AREA)
P3.3 2ND FLOOR DRAINAGE PLAN (OFFICE AREA)
P3.4 2ND FLOOR DRAINAGE PLAN (SHOP AREA)
P3.5 ROOF DRAINAGE PLAN (OFFICE AREA)
P3.6 ROOF DRAINAGE PLAN (SHOP AREA)

P4.1 1ST FLOOR SUPPLY PIPING (OFFICE AREA)
P4.2 1ST FLOOR SUPPLY PIPING (SHOP AREA)
P4.3 2ND FLOOR SUPPLY PIPING (OFFICE AREA)
P4.4 2ND FLOOR SUPPLY PIPING (SHOP AREA)
P4.5 ROOF SUPPLY PIPING PLAN (OFFICE AREA)
P4.6 ROOF SUPPLY PIPING PLAN (SHOP AREA)

DRAWING LIST

	VTR	VENT THROUGH ROOF
	SST	STAINLESS STEEL
	IE	INVERT ELEVATION
	BO	BOTTOM OF
	TO	TOP OF
	WC	WATER COLUMN
———	PW	POTABLE WATER
———	FW	FIRE WATER
—·—·—	CW	COLD WATER
—·—·—	HW	HOT WATER
—·—·—	HWR	HOT WATER RETURN
- - - - -	TPF	TRAP PRIMER FEED
- - - - -	SNS	SANITARY SEWER
- - - - -	V	VENT
———	RWL	RAIN WATER LEADER
———	OFD	OVERFLOW DRAIN
———	CD	CONDENSATE DRAIN
———	NG	NATURAL GAS
———	CAIR	COMPRESSED AIR
- - - - -	TD	TRENCH DRAIN
PXX		PLUMBING FIXTURE, SEE SCHEDULE ON P2.1
		BALL VALVE
		GATE VALVE
		CHECK VALVE

LEGEND

1. ALL WORK TO BE PER LATEST APPROVED EDITION OF THE WASHINGTON STATE ENERGY CODE, WAC 51-11C, SECTION C404.
2. SERVICE WATER HEATING EQUIPMENT PERFORMANCE SHALL BE PER C404.2.
3. ELECTRIC WATER HEATERS IN UNCONDITIONED SPACES OR ON CONCRETE FLOORS SHALL BE PLACED ON AN INCOMPRESSIBLE, INSULATED SURFACE WITH A MINIMUM THERMAL RESISTANCE OF R-10, PER SECTION C404.5.
4. HOT WATER SUPPLY PIPING SHALL BE INSULATED PER C404.6.
5. DOMESTIC HOT WATER SYSTEMS WITH CIRCULATOR PUMPS SHALL BE EQUIPPED WITH AUTOMATIC TIME SWITCHES OR CONTROLS PER SECTION C404.7.
6. ALL PLUMBING SYSTEMS WILL BE COMMISSIONED PER SECTION C408.

ENERGY CODE NOTES

GENERAL:
CONTRACTOR SHALL ADJUST AND/OR SET THE OCCUPIED MODE OF OPERATION TIMES AND COOLING/HEATING SEASONS PER THE OWNERS INPUT.

DOMESTIC HOT WATER RECIRCULATION PUMP:
CP1 SHALL OPERATE VIA A CONTRACTOR SUPPLIED AND INSTALLED TIME CLOCK.

CP1 SHALL OPERATE VIA TIME CLOCK, SET PER OWNERS DIRECTIONS.

SEQUENCE OF OPERATIONS

COPYRIGHT © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-01 AE FILE: 2203401P101.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS DOCUMENT IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER

10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

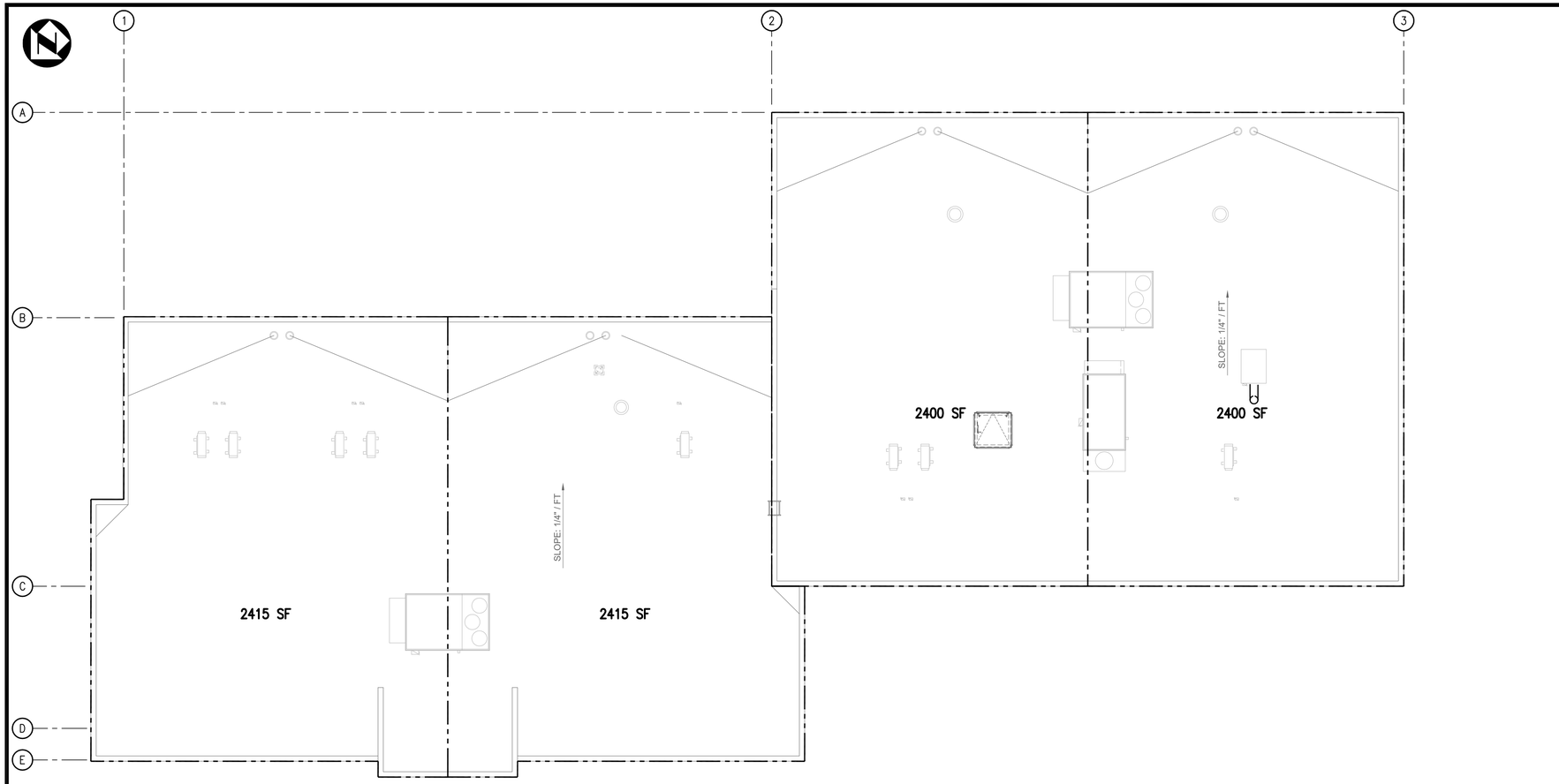
LEGEND, NOTES AND DETAILS

REVISIONS:

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

P1.1

H:\DRAWINGS\22-034 - ALVAREZ AUTO\01-02-01 - P1-1 DETAILS.DWGS 2203401P101.dwg, layout: 10/24/2022 3:25:28 PM, jeh



ROOF DRAINAGE CALCULATION

1/8" = 1'-0"

1. SEE P1.1 FOR LEGEND, NOTES AND P2.1 FOR SCHEDULES.

NOTES

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-01 AE FILE: 2203401P102.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MITCHELL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

ROOF DRAINAGE CALCULATION

REVISIONS:

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

P1.2

PLUMBING FIXTURE SCHEDULE

SYMBOL	MANUFACTURER	MODEL	FIXTURE	MOUNTING	HW	CW	WASTE	VENT	COLOR	ACCESSORIES/REMARKS
WC1	KOHLER	K-3544	ADA WATER CLOSET	FLOOR		1/2"	3"	2"	WHITE	KOHLER K-4670-C SEAT, ANGLE SUPPLY WITH STOP
WC2	KOHLER	K-3458	WATER CLOSET	FLOOR		1/2"	3"	2"	WHITE	KOHLER K-4670-C SEAT, ANGLE SUPPLY WITH STOP
UR1	KOHLER	K-5016-ET	ADA URINAL	WALL		3/4"	2"	1-1/2"	WHITE	SLOAN 186-0.5 FLUSH VALVE, MOUNT URINAL AT ADA HEIGHT, WALL HANGER
UR2	KOHLER	K-5016-ET	URINAL	WALL		3/4"	2"	1-1/2"	WHITE	SLOAN 186-0.5 FLUSH VALVE, WALL HANGER
LV1	KOHLER	K-2861	LAVATORY	WALL	1/2"	1/2"	2"	1-1/2"	WHITE	WITH 4" CENTERS FAUCET HOLES, KOHLER K-15583 FAUCET, GRID DRAIN AND OFFSET TAILPIECE, LEONARD VALVE MODEL 170 THERMOSTATIC MIXING VALVE WITH LOCKABLE TEMPERATURE CAP, MOUNTING BRACKET AND INTEGRAL CHECK VALVES, ⅜" INLETS, ⅜" OUTLET, SEE DETAIL 6/P1.1
LV2	KOHLER	K-2196-4	LAVATORY	COUNTERTOP	1/2"	1/2"	2"	1-1/2"	WHITE	WITH 4" CENTERS FAUCET HOLES, KOHLER K-15583 FAUCET, ___ GPM FLOW RATE, GRID DRAIN AND OFFSET TAILPIECE, LEONARD VALVE MODEL 170 THERMOSTATIC MIXING VALVE WITH LOCKABLE TEMPERATURE CAP, MOUNTING BRACKET AND INTEGRAL CHECK VALVES, ⅜" INLETS, ⅜" OUTLET, SEE DETAIL 6/P1.1
SK1	JUST	SL-2131-A-GR	SINGLE COMPARTMENT SINK	COUNTERTOP	1/2"	1/2"	2"	1-1/2"	SST	COFFEE BAR SINK, (3) HOLE LAYOUT, JUST JGN-4 DECK MOUNTED FAUCET, JUST J35 BASKET STRAINER AND TAILPIECE, LEONARD VALVE MODEL 170 THERMOSTATIC MIXING VALVE WITH LOCKABLE TEMPERATURE CAP, MOUNTING BRACKET AND INTEGRAL CHECK VALVES, ⅜" INLETS, ⅜" OUTLET, SEE DETAIL 6/P1.1
SK2	JUST	DL-1933-A-GR	DOUBLE COMPARTMENT SINK	COUNTERTOP	1/2"	1/2"	2"	1-1/2"	SST	KITCHEN SINK, (3 HOLE LAYOUT, JUST JPO-22 DECK MOUNTED FAUCET WITH PULL OUT SPRAY, JUST J35 BASKET STRAINER AND TAILPIECE, LEONARD VALVE MODEL 170 THERMOSTATIC MIXING VALVE WITH LOCKABLE TEMPERATURE CAP, MOUNTING BRACKET AND INTEGRAL CHECK VALVES, ⅜" INLETS, ⅜" OUTLET, SEE DETAIL 6/P1.1
HB1	WOODFORD	B65	FREEZEPROOF HOSE BIBB	WALL		3/4"				RECESSED LOCKABLE WALL BOX, FREEZE PROOF WITH VACUUM BREAKER
HB2	WOODFORD	24	HOSE BIBB	WALL		3/4"				WITH VACUUM BREAKER
YH1	WOODFORD	Y2	YARD HYDRANT	GROUND		1"				3'-0" BURY DEPTH, AUTOMATIC DRAINING, FREEZE PROOF WITH VACUUM BREAKER
RD1	ZURN	Z-100	ROOF DRAIN	ROOF						SIZE AS SHOWN ON PLANS
RD2	ZURN	Z-100-W2	OVERFLOW ROOF DRAIN	ROOF						SIZE AS SHOWN ON PLANS, 2" INTERNAL WATER DAM
OFSI	ZURN	Z-199	OVERFLOW SPOUT	WALL						SIZE AS SHOWN ON PLANS
WH1	BRADFORD WHITE	LE120L3	WATER HEATER							SERVES SHOP AREA RESTROOM AND BREAKROOM, 20 GAL TANK, 208/1, (1) 4500 WATT ELEMENT, 21 GPH @ 90°F RISE, BRASS DRAIN VALVE, T&P RELIEF VALVE, FACTORY INSTALLED DIELECTRIC FITTINGS, ¾" WATER CONNECTIONS, SEISMIC RESTRAINTS, SEE DETAIL 5/P1.1
WH2	BRADFORD WHITE	LE350S3	WATER HEATER							SERVES OFFICE AREA, 50 GAL TANK, 208/1, (2) 4500 WATT ELEMENTS NON-SIMULTANEOUS WIRED, 21 GPH @ 90°F RISE, BRASS DRAIN VALVE, T&P RELIEF VALVE, FACTORY INSTALLED DIELECTRIC FITTINGS, ¾" WATER CONNECTIONS, SEISMIC RESTRAINTS, SEE DETAIL 5/P1.1
WH3	BRADFORD WHITE	TET065V240	WATER HEATER							INSTANTANEOUS, 208/1, 4.9 KW, 33°F RISE AT 1.00 GPM, FACTORY INSTALLED DIELECTRIC FITTINGS, ¾" WATER CONNECTIONS, SEISMIC RESTRAINTS, SEE DETAIL 7/P1.1
CP1	BELL AND GOSSETT	NBF-9U/LW	DOMESTIC HOT WATER CIRCULATOR							SERVES OFFICE AREA, 1 GPM @ 2' HD, 120V/1ø, ¾" UNION CONNECTIONS, TC-1 24 HOUR AUTOMATIC TIMER
CP2	BELL AND GOSSETT	NBF-9U/LW	DOMESTIC HOT WATER CIRCULATOR							SERVES SHOP AREA, 1 GPM @ 2' HD, 120V/1ø, ¾" UNION CONNECTIONS, TC-1 24 HOUR AUTOMATIC TIMER
FD1	ZURN	Z-415-5B-P	FLOOR DRAIN	FLOOR						5"ø TOP, SIZE AS SHOWN ON PLANS, ½" TRAP PRIMER CONNECTION, SEE DETAIL 4/P1.1
FD2	ZURN	Z-415-8B-P	FLOOR DRAIN	FLOOR						8"ø TOP, SIZE AS SHOWN ON PLANS, ½" TRAP PRIMER CONNECTION, SEE DETAIL 4/P1.1
FD3	ZURN	Z-415-7E-P	FLOOR DRAIN	FLOOR						7"ø FUNNEL TOP, SIZE AS SHOWN ON PLANS, ½" TRAP PRIMER CONNECTION, SEE DETAIL 4/P1.1
TD1	MIFAB	T1400 SERIES	TRENCH DRAIN	FLOOR						(4) SLOPED SECTIONS, 4" WIDE, 39.4" LONG MODULES, CLASS "E" RATING SECTION 1: T1401-PB-13, 5.78" THRU 5.98" DEEP, END CAP ON SHALLOW END SECTION 2: T1402-PB-13, 5.98" THRU 6.18" DEEP, SECTION 3: T1403-PB-13, 6.18" THRU 6.38" DEEP, SECTION 4: T1404-PB-13, 6.38" THRU 6.57" DEEP, T1400-CB620-13 CATCH BASIN, 4" OUTLET, SEDIMENT BUCKET, -18.1" IE OUTLET T100-PGE-E DUCTILE IRON SLOTTED GRATES, CLASS "E" RATING
TD1	MIFAB	T1400 SERIES	TRENCH DRAIN	FLOOR						(7) SECTIONS, 4" WIDE, 39.4" LONG MODULES, CLASS "E" RATING SECTION 1: T1401-PB-13, 5.78" THRU 5.98" DEEP, END CAP ON SHALLOW END SECTION 2: T1402-PB-13, 5.98" THRU 6.18" DEEP, SECTION 3: T1403-PB-13, 6.18" THRU 6.38" DEEP, SECTION 4: T1404-PB-13, 6.38" THRU 6.57" DEEP, SECTION 5: T1405-PB-13, 6.57" THRU 6.77" DEEP, SECTION 6: T1406-PB-13, 6.77" THRU 6.97" DEEP, SECTION 7: T1407-PB-13, 6.97" THRU 7.16" DEEP, T1400-CB620-13 CATCH BASIN, 4" OUTLET, SEDIMENT BUCKET, -18.1" IE OUTLET T100-PGE-E DUCTILE IRON SLOTTED GRATES, CLASS "E" RATING
CO1	INLAND FOUNDRY	247	CLEANOUT TO GRADE	GROUND						SIZE AS SHOWN ON PLANS, SEE DETAIL 1/P1.1
CO2	ZURN	Z-1400	FLOOR CLEANOUT	WALL						SIZE AS SHOWN ON PLANS, SEE DETAIL 2/P1.1
CO3	ZURN	Z-1446	WALL CLEANOUT	WALL						SIZE AS SHOWN ON PLANS, SEE DETAIL 3/P1.1
TP1	MIFAB	M2-500	TRAP PRIMER			1/2"				SERVES (1) DRAIN TRAP, WITH ADJUSTABLE DISTRIBUTION UNIT AND AIR GAP FITTING, SEE DETAIL 9/P1.1
TP2	MIFAB	M2-500	TRAP PRIMER			1/2"				SERVES (2) DRAIN TRAPS, WITH ADJUSTABLE DISTRIBUTION UNIT AND AIR GAP FITTING, SEE DETAIL 9/P1.1
IMH1	WATER-TITE	AB9700HA	ICE MAKER HOOKUP	WALL		1/2"				WALL BOX, BOTTOM SUPPLY, QUARTER TURN VALVE WITH WATER HAMMER ARRESTOR

NOTES:
- ALL PLUMBING FIXTURES AND ACCESSORIES ARE TO BE VERIFIED WITH THE OWNER AND ARCHITECT PRIOR TO ORDERING.
- COORDINATE WATER CLOSET FLUSH CONTROL LOCATIONS WITH ARCHITECTURAL DRAWINGS AND ADA REQUIREMENTS PER WAC 51-50, SECTION 1101.2.6.
- COORDINATE LEFT/RIGHT HAND ARRANGEMENTS FOR SHOWER STALLS AND BATHTUB/SHOWER UNITS.

NOTES

1. SEE P1.1 FOR LEGEND, NOTES AND P2.1 FOR SCHEDULES.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337
SCHEDULES

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

P2.1

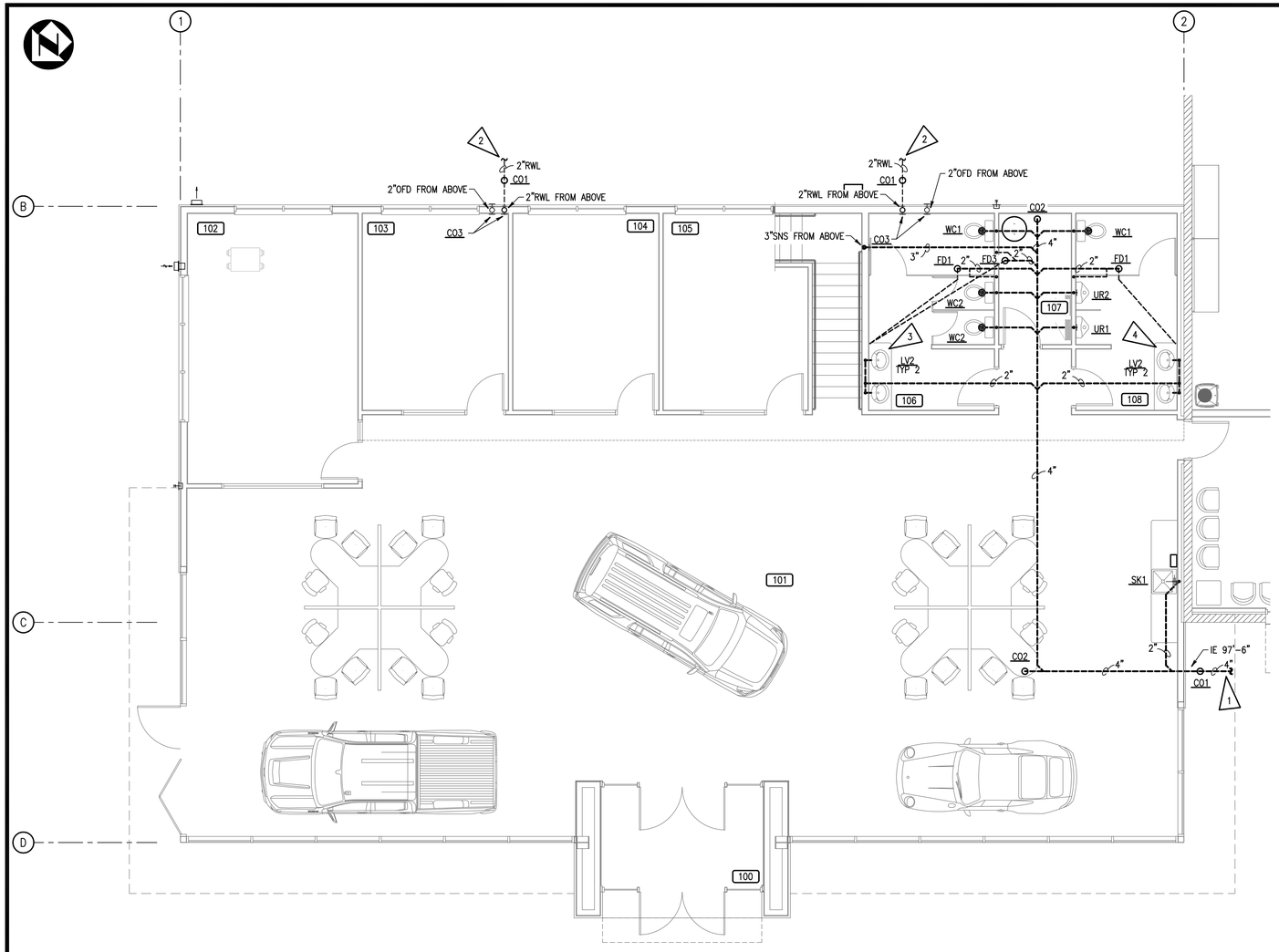
ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-01 AE FILE: 2203401P201.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

H:\DRAWINGS\22-0134 - ALVAREZ AUTO\01-PLANS - PERMIT DWGS\2203401P201.dwg, Layout: P2.1, 10/24/2022 3:29:28 PM, jeh



PARTIAL 1ST FLOOR DRAINAGE PLAN (OFFICE AREA)

3/16" = 1'-0"

1. SEE P1.1 FOR LEGEND, NOTES AND P2.1 FOR SCHEDULES.
2. INVERT ELEVATIONS ARE BASED ON FINISH FLOOR OF 100'-0". COORDINATE WITH SITE PLAN.

NOTES

1. 4"SNS OUT, COORDINATE LOCATION AND INVERT ELEVATION WITH SITE UTILITY PLAN.
2. 2"RWL OUT, COORDINATE LOCATION AND INVERT ELEVATION WITH SITE UTILITY PLAN.
3. TRAP PRIMER TP1 BELOW SINK, ROUTE ½"TPF LINES TO FLOOR DRAINS IN ROOMS 106 AND 107.
4. TRAP PRIMER TP2 BELOW SINK, ROUTE ½"TPF LINE TO FLOOR DRAIN IN ROOM 108.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER

10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 1ST FLOOR DRAINAGE PLAN (OFFICE AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

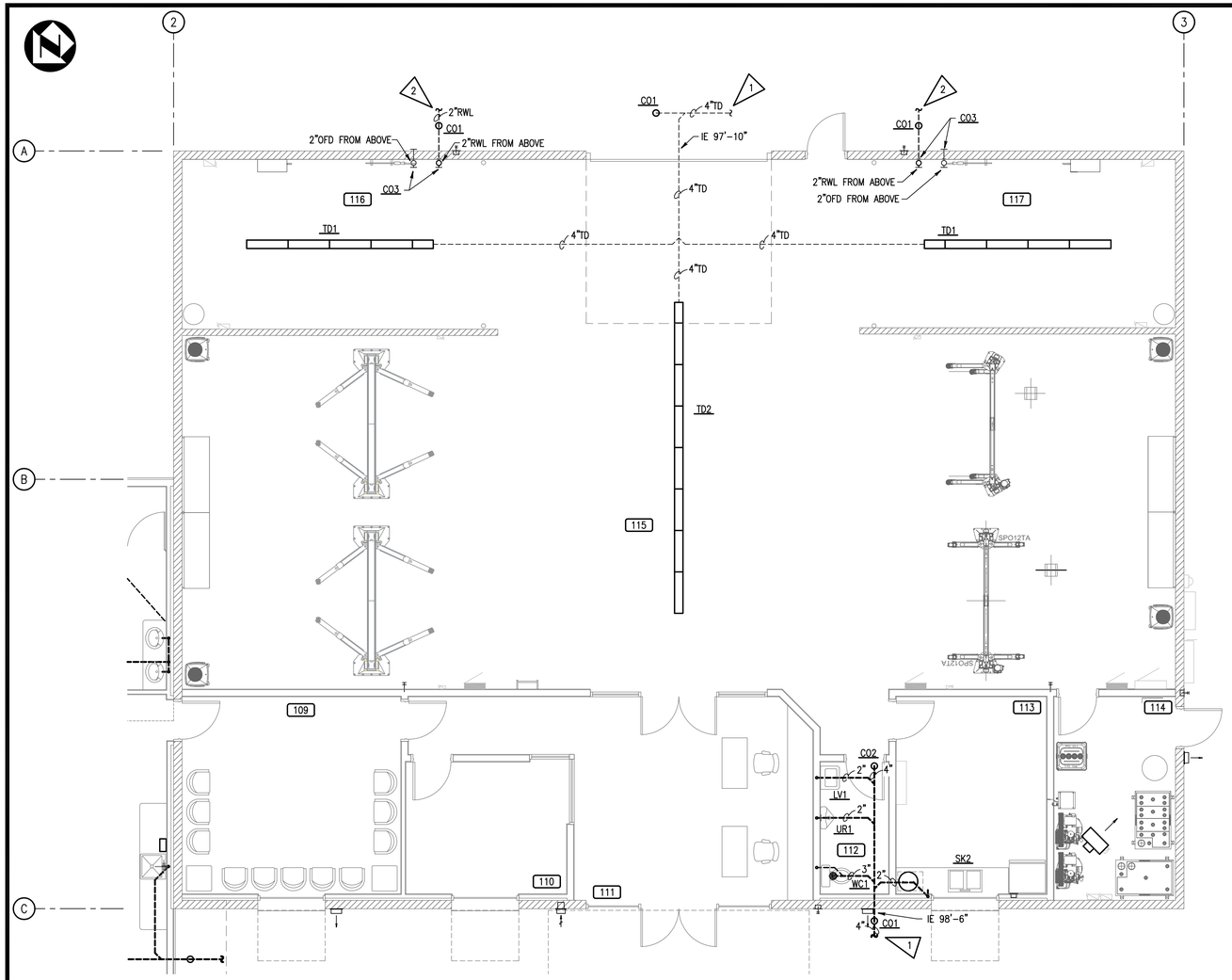
P3.1

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-01 AE FILE: 2203401P301.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED. REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.



PARTIAL 1ST FLOOR DRAINAGE PLAN (SHOP AREA)

3/16" = 1'-0"

1. SEE P1.1 FOR LEGEND, NOTES AND P2.1 FOR SCHEDULES.
2. INVERT ELEVATIONS ARE BASED ON FINISH FLOOR OF 100'-0". COORDINATE WITH SITE PLAN.

NOTES

1. 4"TD OUT, COORDINATE LOCATION AND INVERT ELEVATION WITH SITE UTILITY PLAN.
2. 2"RWL OUT, COORDINATE LOCATION AND INVERT ELEVATION WITH SITE UTILITY PLAN.

FLAG NOTES

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-01 AE FILE: 2203401P302.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED PROFESSIONAL ENGINEER
10/25/22

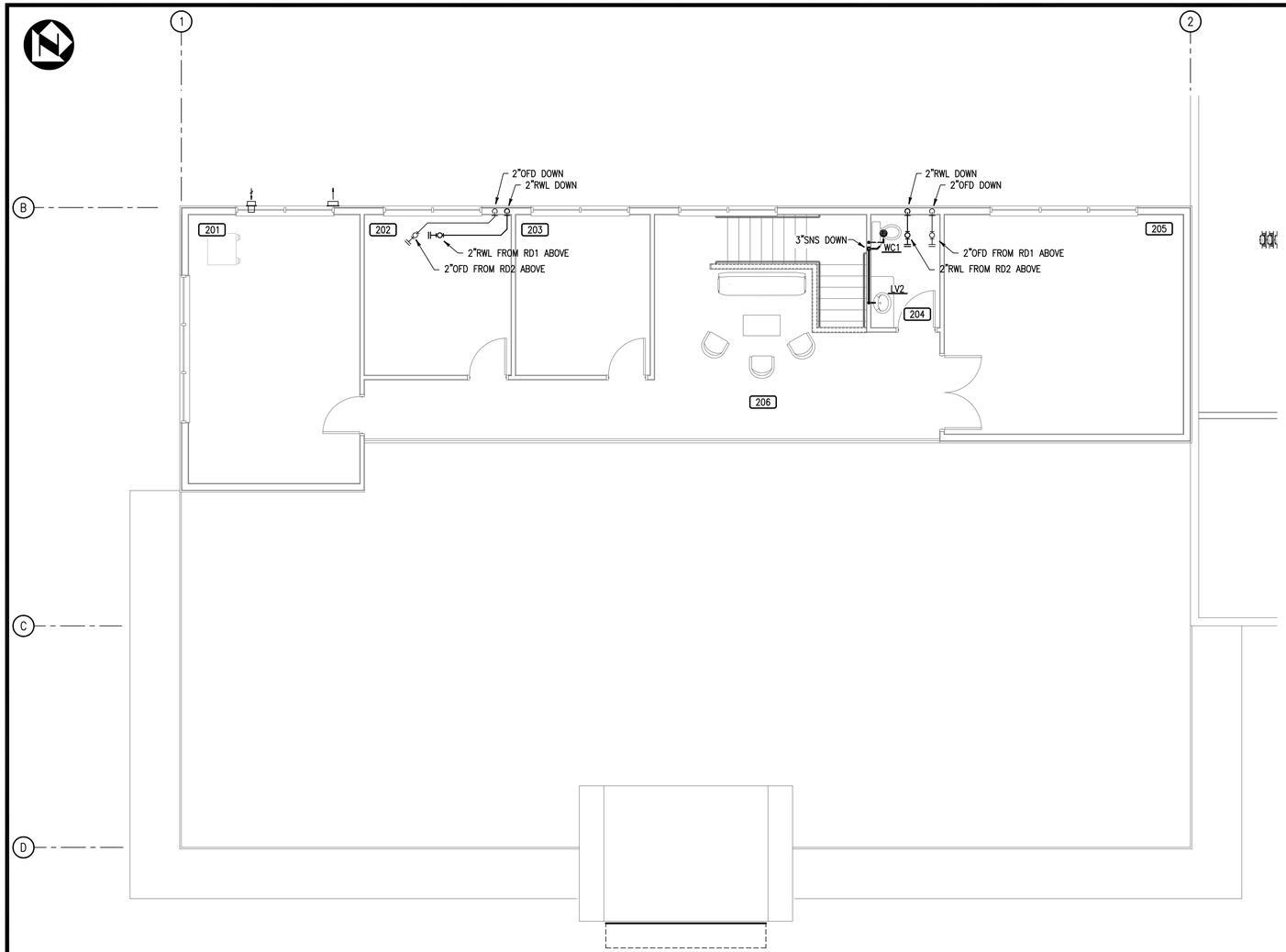
ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 1ST FLOOR DRAINAGE PLAN (SHOP AREA)

REVISIONS:

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

P3.2



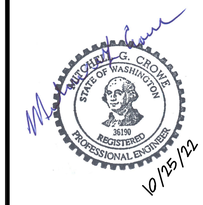
PARTIAL 2ND FLOOR DRAINAGE PLAN (OFFICE AREA)

3/16" = 1'-0"

1. SEE P1.1 FOR LEGEND, NOTES AND P2.1 FOR SCHEDULES.

NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com



ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 2ND FLOOR DRAINAGE PLAN (OFFICE AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

P3.3

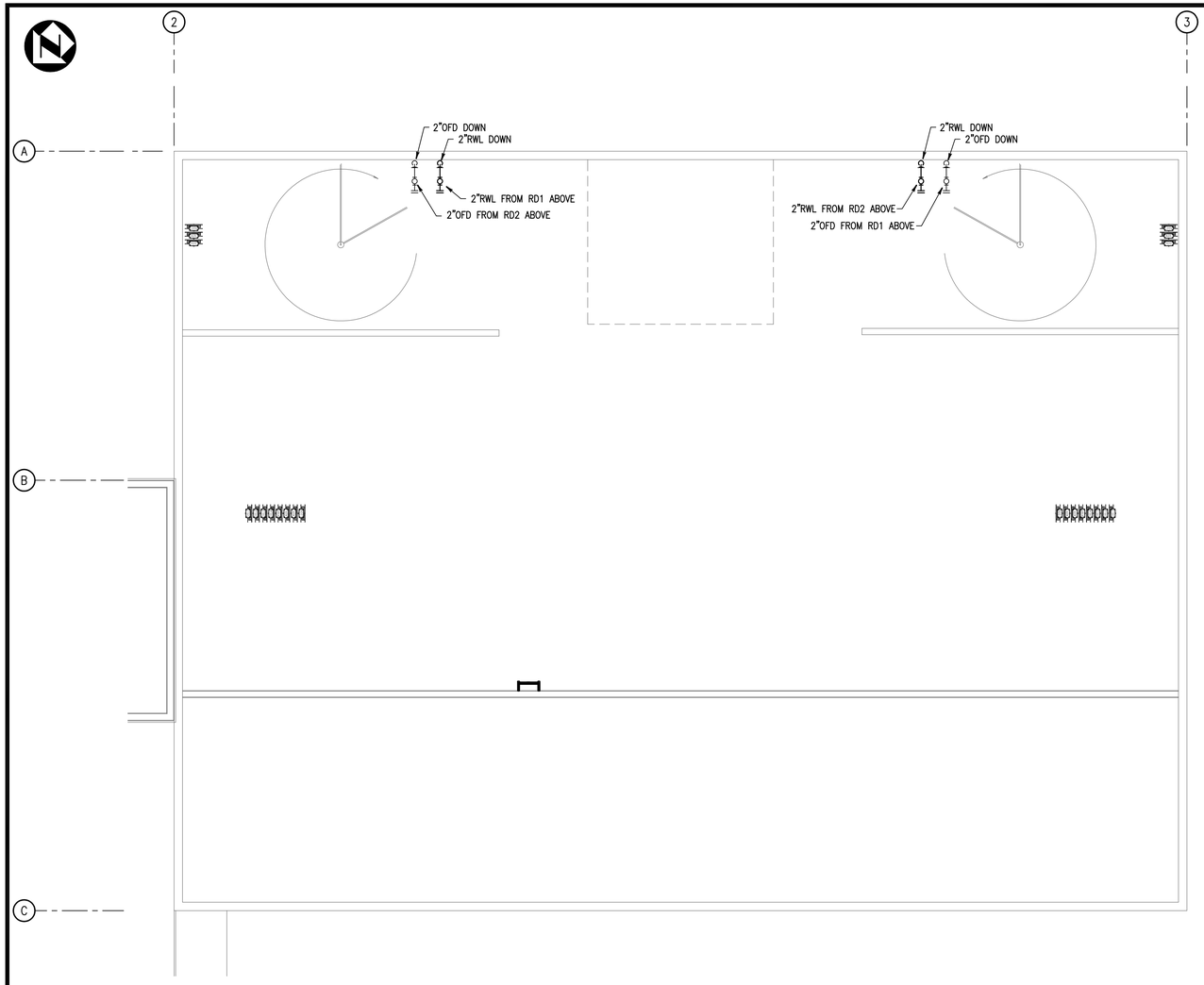
ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-01 AE FILE: 2203401P303.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS DOCUMENT IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

H:\DRAWINGS\22-034 - ALVAREZ AUTO\01-02-03 - P-I-E DESIGN\DWGS\2203401P303.dwg, layout: 10/24/2022 3:31:03 PM, jeh



PARTIAL 2ND FLOOR DRAINAGE PLAN (SHOP AREA)

3/16" = 1'-0"

1. SEE P1.1 FOR LEGEND, NOTES AND P2.1 FOR SCHEDULES.

NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER

10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 2ND FLOOR DRAINAGE PLAN (SHOP AREA)

REVISIONS:

DATE:	10/25/22
JOB NO.:	22-0208
DRAWN BY:	JEH

P3.4

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

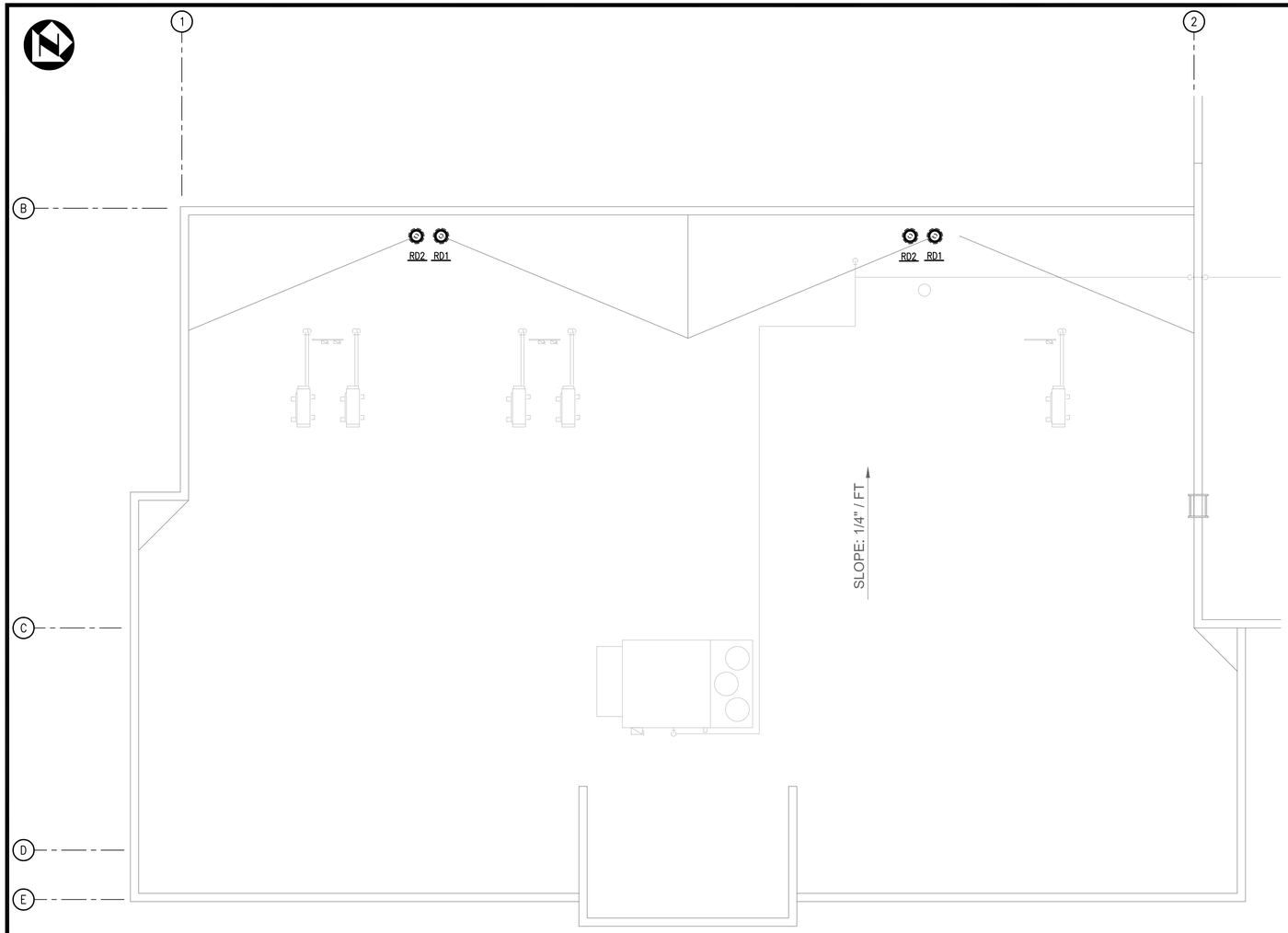
ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-01 AE FILE: 2203401P304.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

N:\DRAWINGS\22-034 - ALVAREZ AUTO\01-PSTN - Part-F DRAWINGS\2203401P304.dwg, Layout: 10/24/2022 5:31:35 PM, jeh

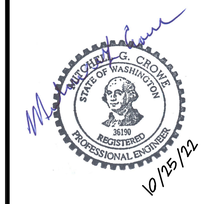


PARTIAL ROOF DRAINAGE PLAN (OFFICE AREA) 3/16" = 1'-0"

1. SEE P1.1 FOR LEGEND, NOTES AND P2.1 FOR SCHEDULES.

NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com



ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337
PARTIAL ROOF DRAINAGE PLAN (OFFICE AREA)

REVISIONS:

DATE:	10/25/22
JOB NO.:	22-0208
DRAWN BY:	JEH

P3.5

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

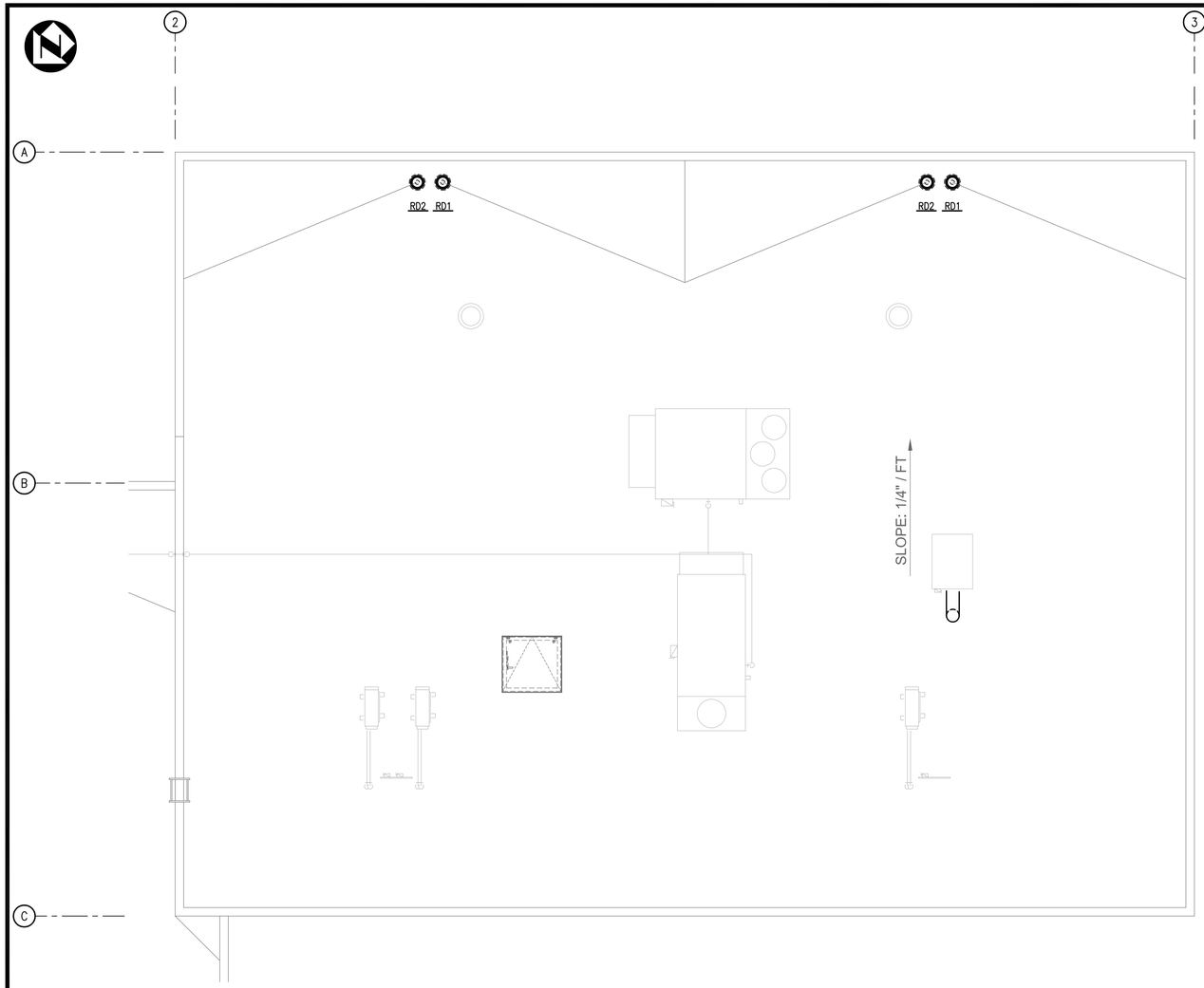
ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-01 AE FILE: 2203401P305.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

N:\DRAWINGS\22-034 - ALVAREZ AUTO\01-PLANS - PERMIT DWGS\2203401P305.dwg, 10/24/2022 3:32:07 PM, jeh



PARTIAL ROOF DRAINAGE PLAN (SHOP AREA)

3/16" = 1'-0"

1. SEE P1.1 FOR LEGEND, NOTES AND P2.1 FOR SCHEDULES.

NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337
PARTIAL ROOF DRAINAGE PLAN (SHOP AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

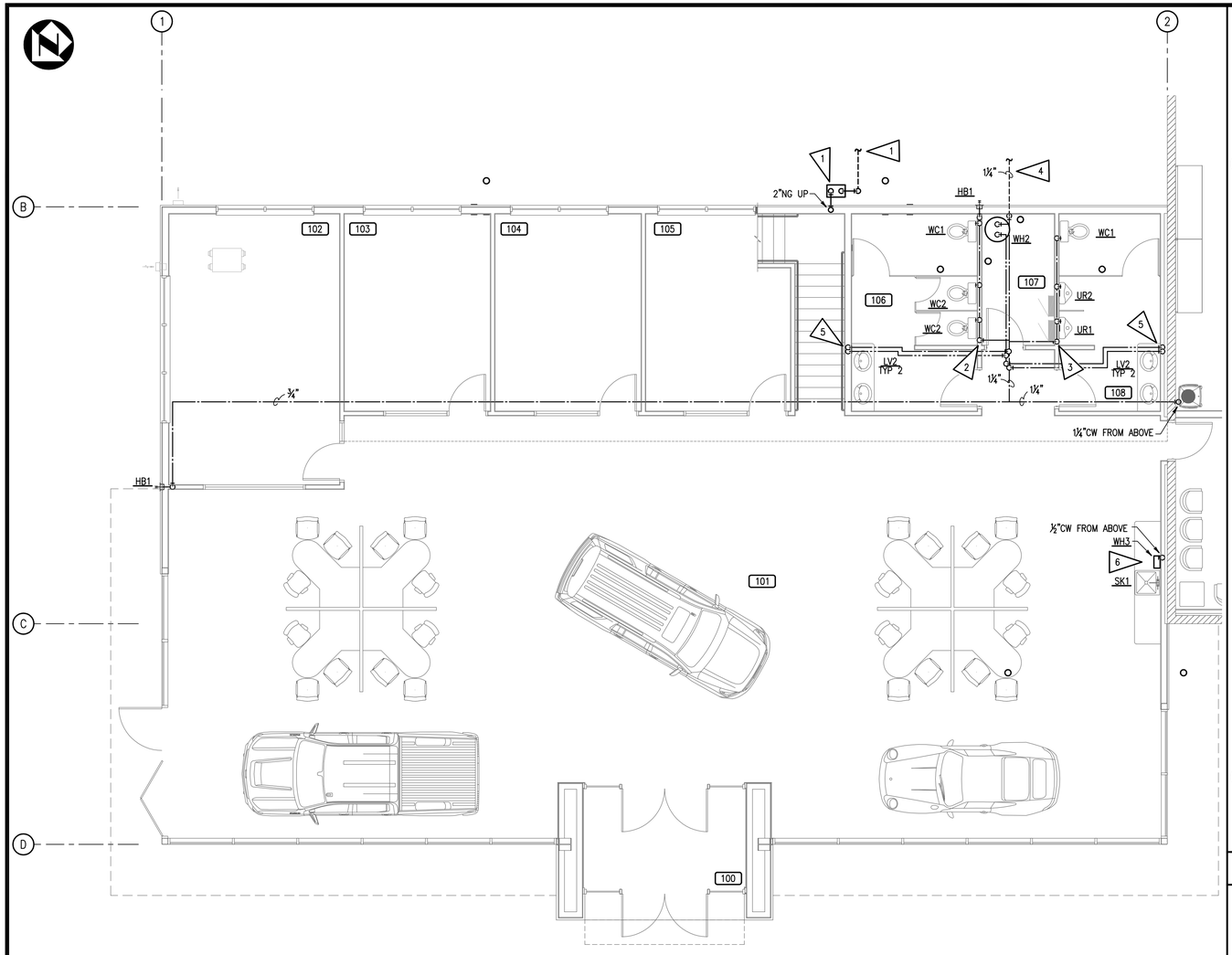
AE JOB #: 22-034-01 AE FILE: 2203401P306.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

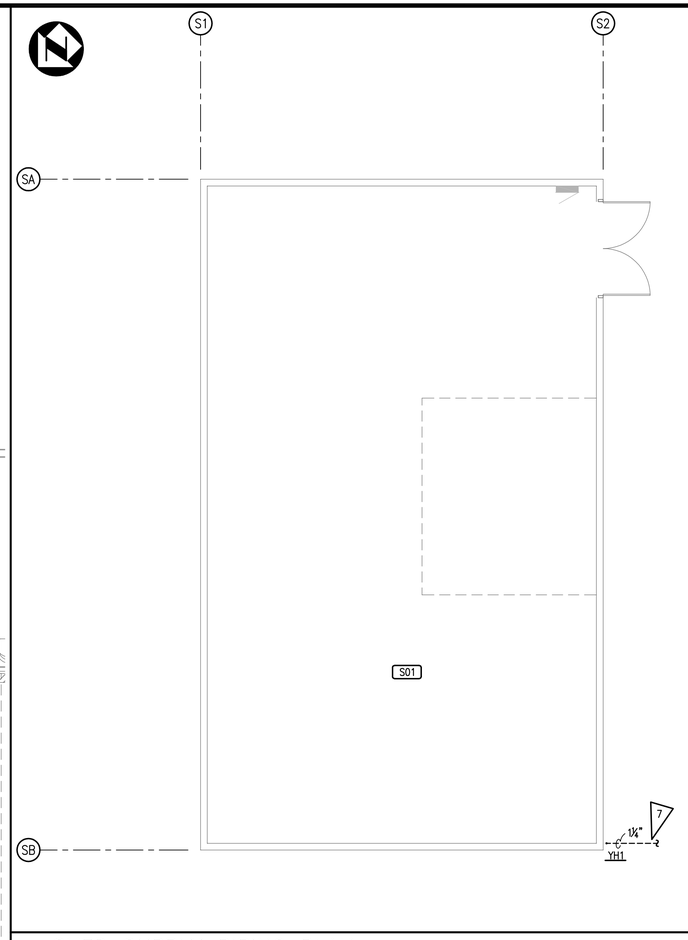
Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

P3.6



PARTIAL 1ST FLOOR SUPPLY PIPING PLAN (OFFICE AREA) 3/16" = 1'-0"



SHED SUPPLY PIPING PLAN 3/16" = 1'-0"

1. SEE P1.1 FOR LEGEND, NOTES AND P2.1 FOR SCHEDULES.

NOTES

1. NATURAL GAS METER, FURNISHED AND INSTALLED BY LOCAL UTILITY, METER SIZED FOR 590.0 MBTUH, 7" WC DISCHARGE PRESSURE.
2. ¾"CW DOWN IN WALL TO ¾"CW HEADER FOR WATER CLOSETS.
3. 1"CW DOWN IN WALL TO 1"CW HEADER FOR URINALS AND WATER CLOSET.
4. 1¼"CW OUT TO YARD HYDRANT YH1 AT SHED, SEE SITE PLAN FOR LOCATION, INSTALL SHUTOFF VALVE IN MECHANICAL ROOM.
5. ½"CW AND ½"HW DOWN IN WALL FOR LAVATORIES.
6. ½"CW STUBBED OUT WITH VALVE FOR FOR WATER HEATER WH3, SEE DETAIL 7/P1.1.
7. 1¼"CW FROM MAIN BUILDING MECHANICAL ROOM 107.

FLAG NOTES

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-01 AE FILE: 2203401P401.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MURCHIE G. CROWE
STATE OF WASHINGTON
36190
REGISTERED PROFESSIONAL ENGINEER
10/25/22

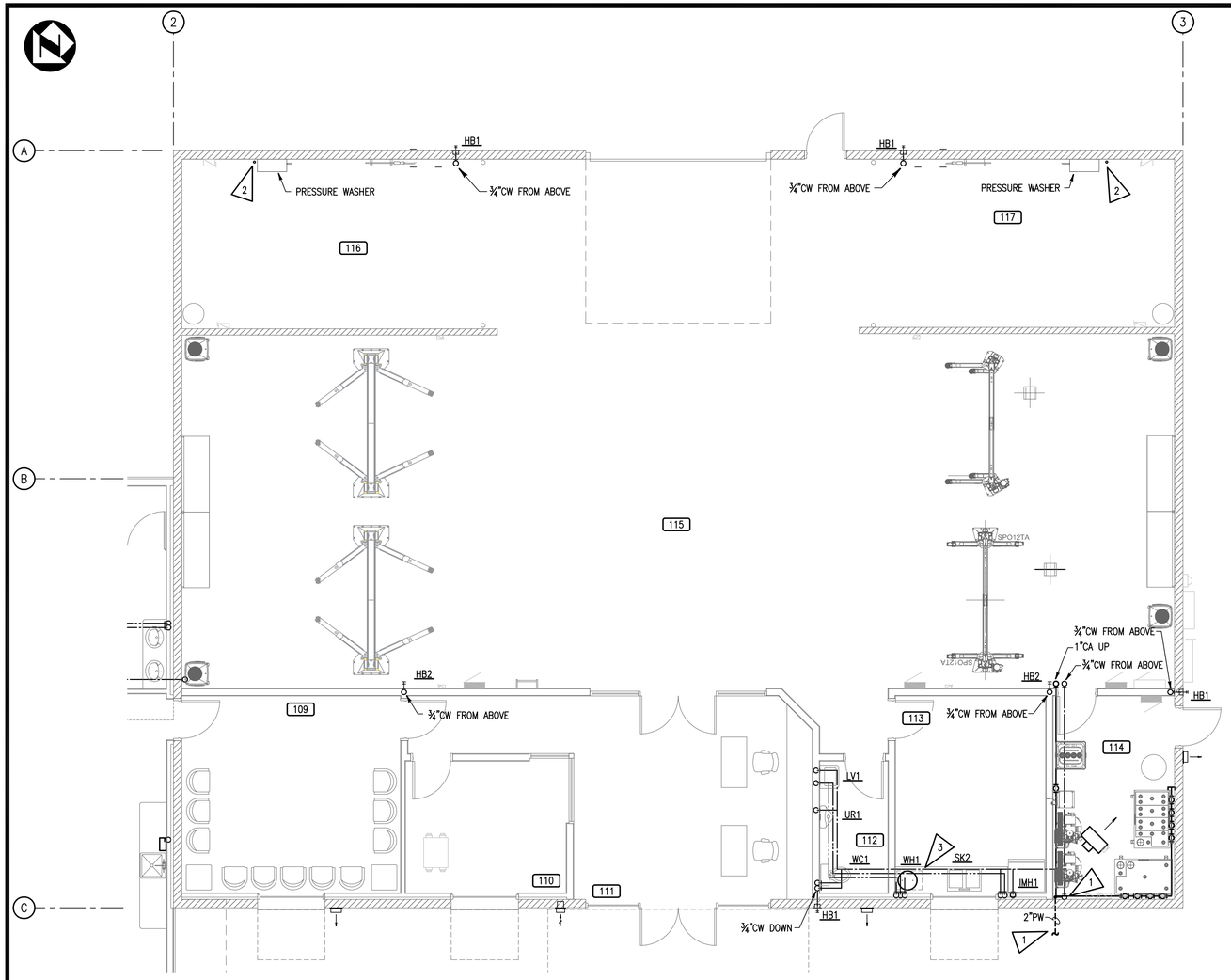
ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 1ST FLOOR SUPPLY PIPING PLAN (OFFICE AREA)

REVISIONS:

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

P4.1



PARTIAL 1ST FLOOR SUPPLY PIPING PLAN (SHOP AREA)

3/16" = 1'-0"

1. SEE P1.1 FOR LEGEND, NOTES AND P2.1 FOR SCHEDULES.

NOTES

1. 2"PW RISER WITH SHUTOFF VALVE, COORDINATE BACKFLOW PREVENTION REQUIREMENTS WITH SITE UTILITY PLAN.
2. ¾"CW FROM ABOVE WITH SHUTOFF VALVE AND BACKFLOW PREVENTION DEVICE, PROVIDE FINAL CONNECTION TO PRESSURE WASHER, PRESSURE WASHER EQUIPMENT FURNISHED AND INSTALLED BY OTHERS.
3. WATER HEATER BELOW COUNTER

FLAG NOTES

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-01 AE FILE: 2203401P402.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED PROFESSIONAL ENGINEER
10/25/22

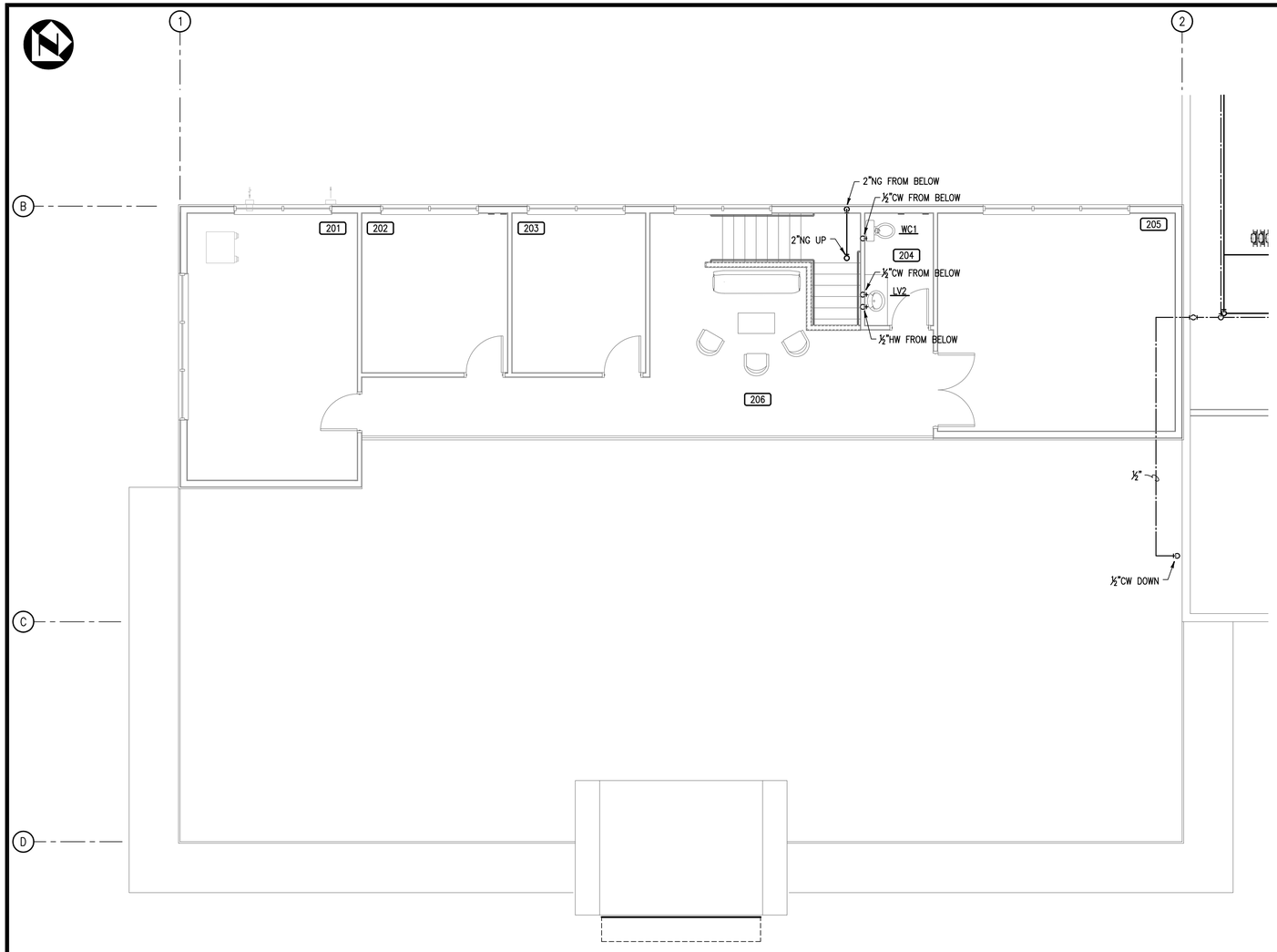
ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 1ST FLOOR SUPPLY PIPING PLAN (SHOP AREA)

REVISIONS:

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

P4.2



PARTIAL 2ND FLOOR SUPPLY PIPING PLAN (OFFICE AREA)

3/16" = 1'-0"

1. SEE P1.1 FOR LEGEND, NOTES AND P2.1 FOR SCHEDULES.

NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 2ND FLOOR SUPPLY PIPING PLAN (OFFICE AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

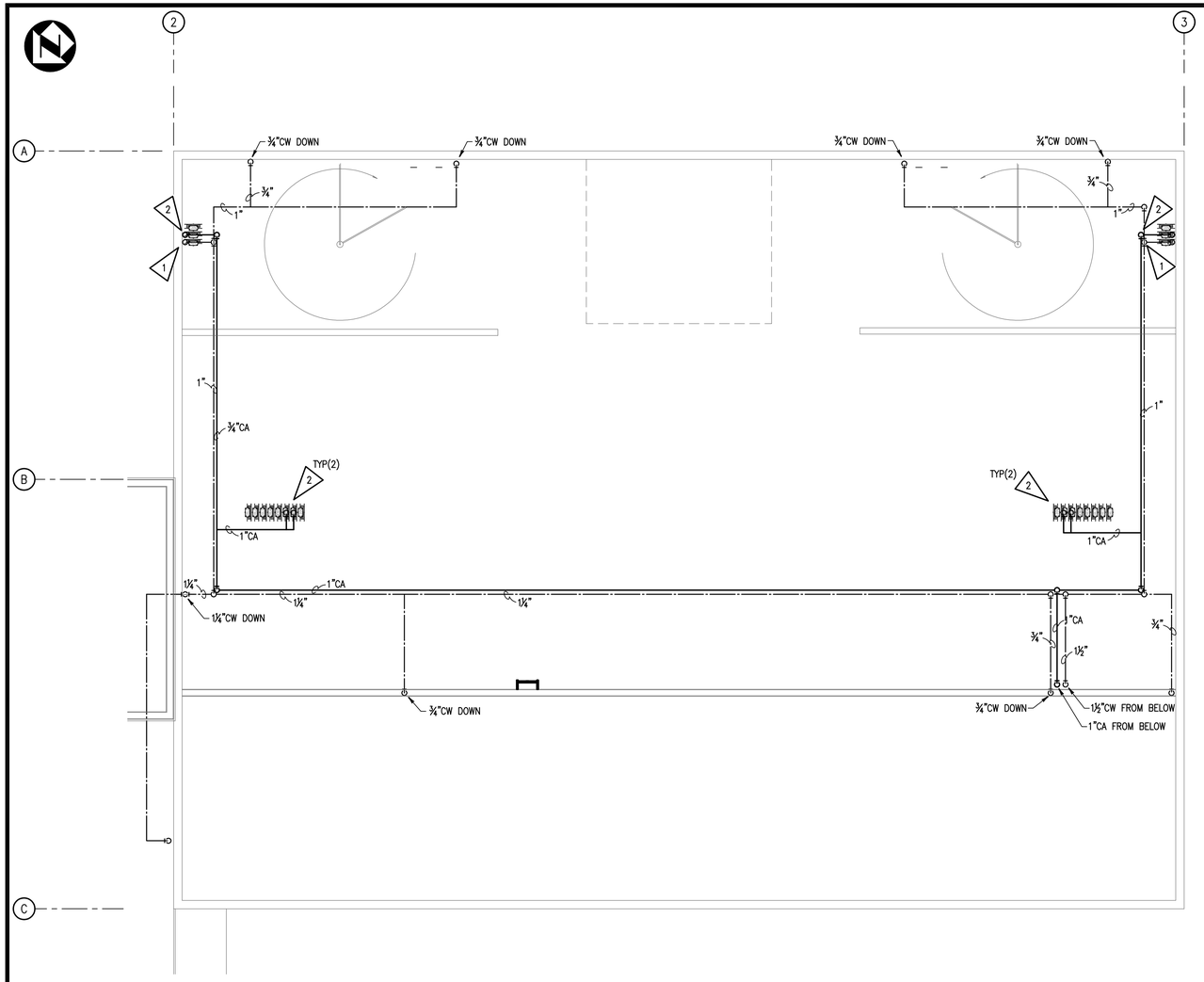
AE JOB #: 22-034-01 AE FILE: 2203401P403.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

P4.3



PARTIAL 2ND FLOOR SUPPLY PIPING PLAN (SHOP AREA)

3/16" = 1'-0"

1. SEE P1.1 FOR LEGEND, NOTES AND P2.1 FOR SCHEDULES.

NOTES

1. ½"CW WITH SHUTOFF VALVE AND BACKFLOW PREVENTION DEVICE TO CEILING MOUNTED COLD WATER HOSE REEL.
2. ½"CA WITH SHUTOFF VALVE TO CEILING MOUNTED COMPRESSED AIR HOSE REEL.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER

10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL 2ND FLOOR SUPPLY PIPING PLAN (SHOP AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

P4.4

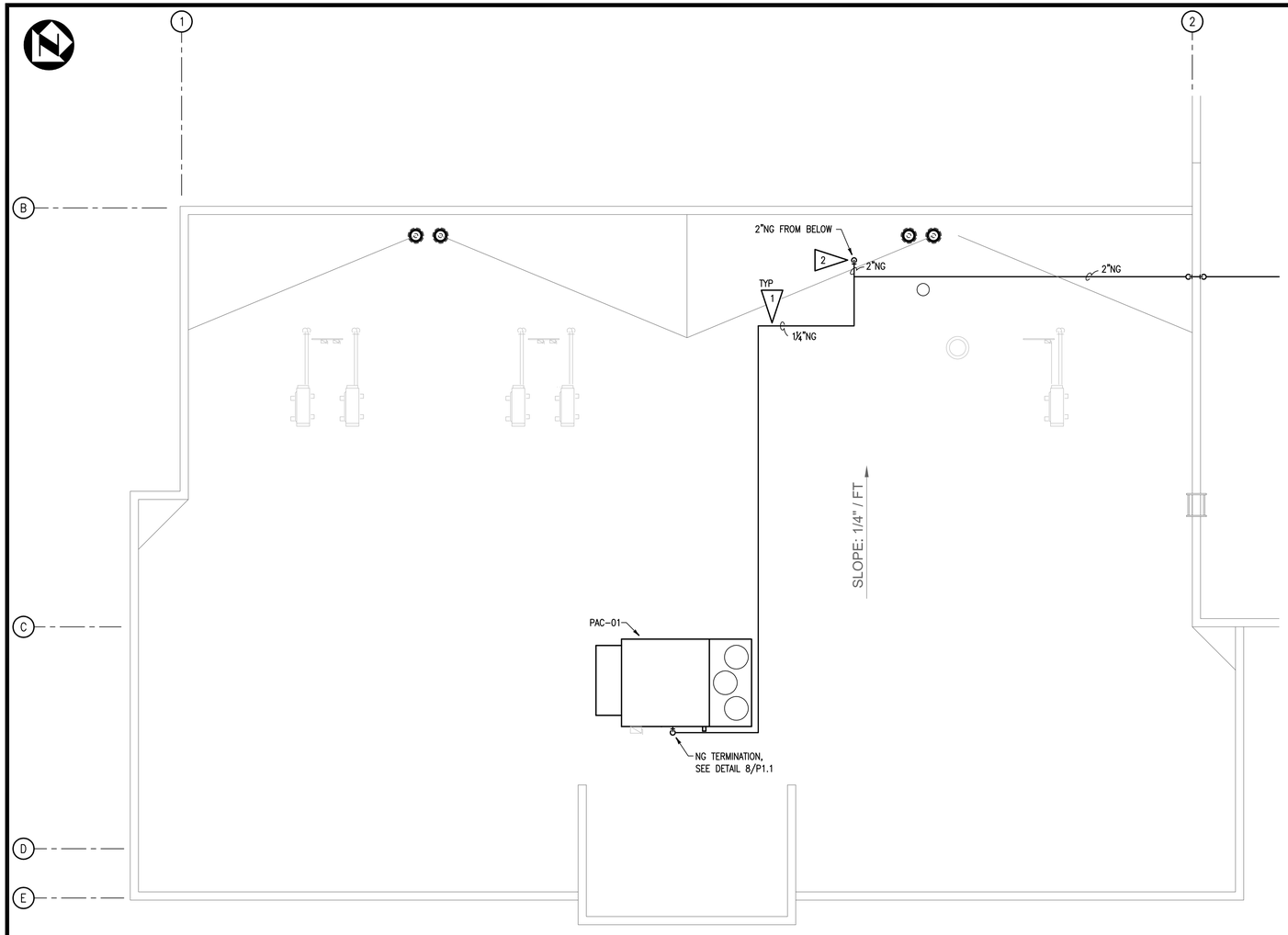
ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-01 AE FILE: 2203401P404.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. PUBLICATION IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED. REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

Copyright © 2021



PARTIAL ROOF SUPPLY PIPING PLAN (OFFICE AREA)

3/16" = 1'-0"

1. SEE P1.1 FOR LEGEND, NOTES AND P2.1 FOR SCHEDULES.

NOTES

1. NATURAL GAS PIPING SUPPORTED ON ROOF WITH SUPPORTS SIMILAR TO ERICO PYRAMID 50 AND PIPE CLAMPS.
2. SEAL ROOF PENETRATION WITH PENETRATION BOOT SIMILAR TO R.P.S. PRODUCTS.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER

10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL ROOF SUPPLY PIPING PLAN (OFFICE AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

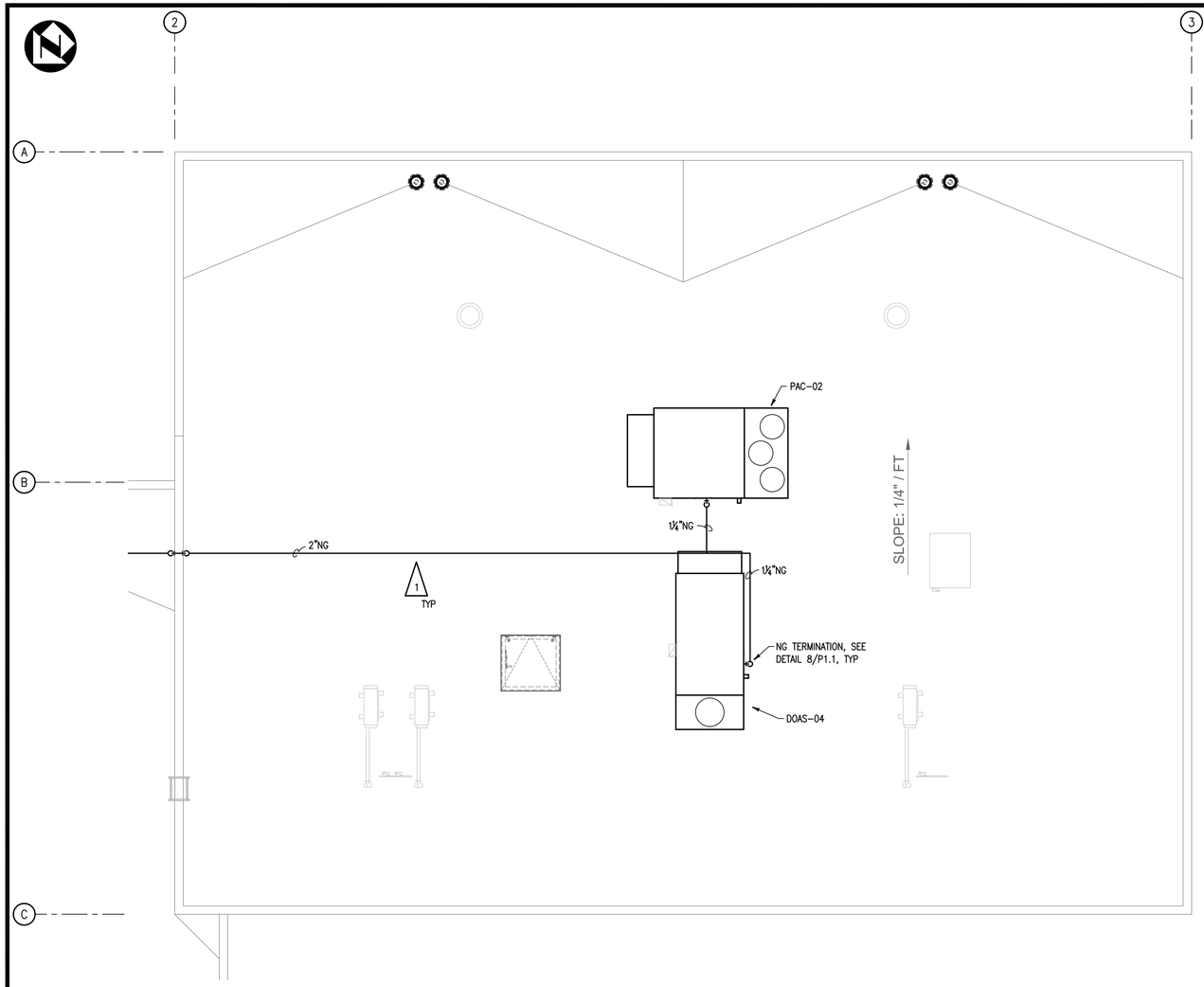
P4.5

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-01 AE FILE: 2203401P405.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. PUBLICATION IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright (C) 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.



PARTIAL ROOF SUPPLY PIPING PLAN (SHOP AREA)

3/16" = 1'-0"

1. SEE P1.1 FOR LEGEND, NOTES AND P2.1 FOR SCHEDULES.

NOTES

1 NATURAL GAS PIPING SUPPORTED ON ROOF WITH SUPPORTS SIMILAR TO ERICO PYRAMID 50 AND PIPE CLAMPS.

FLAG NOTES

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

MICHAEL G. CROWE
STATE OF WASHINGTON
36190
REGISTERED
PROFESSIONAL ENGINEER
10/25/22

ALVAREZ AUTO SALES
AUTOMOBILE DEALERSHIP
3809 PLAZA WAY, KENNEWICK, WA 99337

PARTIAL ROOF SUPPLY PIPING PLAN (SHOP AREA)

REVISIONS:

REV	DATE	BY	APP'D	DESCRIPTION
0	10/25/22	JEH	MGC	PERMIT SET
A	09/23/22	JEH	MGC	OWNER/CONTRACTOR REVIEW

ABSOLUTE ENGINEERING
121 S. ELY ST.
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

AE JOB #: 22-034-01 AE FILE: 2203401P406.DWG

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR USE WITH RESPECT TO THIS PROJECT AND ARE AND REMAIN THE PROPERTY OF ABSOLUTE ENGINEERING, LLC. AND THEY MAY NOT BE COPIED OR REPRODUCED IN ANY MATTER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABSOLUTE ENGINEERING, LLC. THIS NOTICE IS NOT TO BE CONSTRUED AS A GENERAL PUBLICATION OF THESE DOCUMENTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

Copyright © 2021 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF BAKER ARCHITECTURE AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR REUSED WITHOUT EXPRESSED WRITTEN PERMISSION.

DATE: 10/25/22
JOB NO.: 22-0208
DRAWN BY: JEH

P4.6

PERFORMANCE IRRIGATION NOTES:

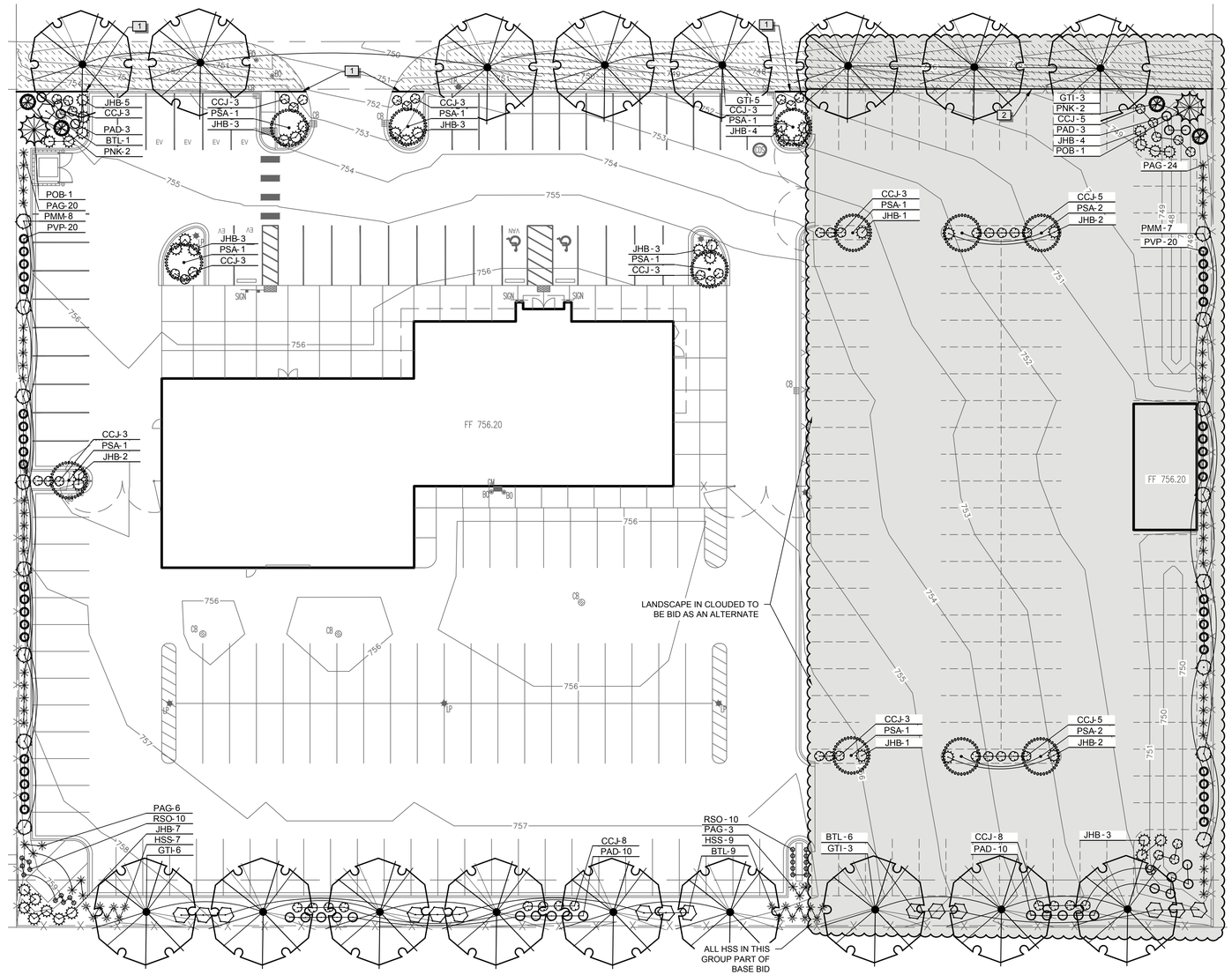
1. THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING DRAWINGS AND DOCUMENTS DEVELOPED FOR THIS PROJECT.
2. ALWAYS PLACE IRRIGATION SYSTEM MATERIALS WITHIN LANDSCAPE AREAS. LOCATE VALVE BOXES NEXT TO CURBS, PAVED SURFACES, OR IN PLANTING BEDS WHERE POSSIBLE.
3. PROVIDE SEPARATE ZONES FOR SHRUB AREAS AND LAWN AREAS. PROVIDE 100% IRRIGATION COVERAGE OF ALL LANDSCAPE AREAS. SEE PLANS FOR POINT OF CONNECTION. PROVIDE ALL NECESSARY BACK FLOW PREVENTION AS REQUIRED FOR IRRIGATION WORK OF THIS TYPE. COORDINATE NEW IRRIGATION 'TAP' WITH OTHER TRADES.
4. LOCATE CONTROLLER IN ELECTRICAL ROOM, SEE ARCHITECTURAL DRAWINGS. COORDINATE ALL WORK WITH OTHER TRADES. PROVIDE CONDUIT AS REQUIRED FOR ALL WIRE RUNS INCLUDING WIRING FOR POWER AND WIRING FOR CONTROL VALVES RUNS WITHIN THE BUILDING. ALL WIRING SHALL MEET ELECTRICAL AND BUILDING CODES GOVERNING THIS TYPE OF WORK.
5. SLEEVING SHALL BE PROVIDED UNDER ALL HARD SURFACES AND SHALL BE 4" CLASS 200 PVC FOR ALL PIPING UP TO 2.5. PROVIDE SEPARATE 2" SLEEVES UNDER ALL HARD SURFACES FOR IRRIGATION WIRING.
6. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES AND ORDINANCES.
7. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE PRIOR TO BEGINNING ANY WORK.
8. CONTRACTOR IS TO ADJUST IRRIGATION HEADS AS IS NECESSARY PRIOR TO SUBSTANTIAL COMPLETION, AND AGAIN AT FINAL COMPLETION.
9. COORDINATE THE INSTALLATION OF IRRIGATION SYSTEM WITH ALL OTHER TRADES.
10. DO NOT LOCATE VALVES OR VALVE BOXES IN THE BOTTOM OF DRAINAGE BASINS.
11. CONTRACTOR TO COORDINATE IRRIGATION EQUIPMENT WITH LANDSCAPE MATERIALS TO AVOID CONFLICTS.
12. CONTRACTOR IS TO USE 4" POP-UP HEADS FOR ALL TURF AREAS, AND 6" POP-UPS FOR ALL SHRUB BEDS.
13. CONTRACTOR SHALL WARRANTY ENTIRE IRRIGATION SYSTEM FOR ONE (1) YEAR, BEGINNING AT DATE OF SUBSTANTIAL COMPLETION.
14. FOR ALL THREADED FITTINGS, ONLY USE JOINT SEALANTS AS APPROVED BY FITTING MANUFACTURER AND TIGHTEN PER MANUFACTURER'S PRINTED INSTRUCTIONS, TAKING EXTREME CAUTION AGAINST OVER-TIGHTENING FITTINGS.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL.	HGT.	DETAIL
	GTI	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` / SHADEMASTER HONEY LOCUST	B & B	2.0" CAL		4/L-502
	POB	PICEA OMORIKA 'BRUNS' / BRUNS SERBIAN SPRUCE	B & B		5`	3/L-502
	PNK	PINUS NIGRA 'KOMET' / KOMET AUSTRIAN PINE	B & B		4`	3/L-502
	PSA	PRUNUS SERRULATA 'AMANOGAWA' / JAPANESE FLOWERING CHERRY	B & B	2.0" CAL		4/L-502
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**			
	BTL	BERBERIS THUNBERGII 'LIME GLOW' / LIME GLOW JAPANESE BARBERRY	5 GAL			5/L-502
	CCJ	CARYOPTERIS X CLANDONENSIS 'JANICE' TM / LIL MISS SUNSHINE BLUEBEARD	2 GAL			5/L-502
	HSS	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' / SAPPHIRE BLUE OAT GRASS	1 GAL			5/L-502
	JHB	JUNIPERUS HORIZONTALIS 'BLUE FOREST' / BLUE FOREST CREEPING JUNIPER	3 GAL			5/L-502
	PVP	PANICUM VIRGATUM 'PRAIRIE FIRE' / PRAIRIE FIRE SWITCH GRASS	1 GAL			5/L-502
	PAG	PENNISETUM ALOPECUROIDES 'GINGER LOVE' / GINGER LOVE FOUNTAIN GRASS	1 GAL			5/L-502
	PAD	PEROVSKIA ATRIPLICIFOLIA 'DENIM 'N LACE' / DENIM 'N LACE RUSSIAN SAGE	1 GAL			5/L-502
	PMM	PINUS MUGO 'MONJAW' TM / LITTLE RICK MUGO PINE	5 GAL			5/L-502
	RSO	RUDBECKIA X 'ET-RDB 01' TM / SUMMERINA ORANGE HYBRID CONEFLOWER	1 GAL			5/L-502

GENERAL PLANTING NOTES:

1. THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTION(S) DEVELOPED FOR THIS PROJECT. REFER TO THOSE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. VERIFY LOCATION OF ALL EXISTING AND PROPOSED UTILITIES EITHER ABOVE OR BELOW GRADE PRIOR TO BEGINNING ANY WORK. COORDINATE WITH IRRIGATION CONTRACTOR TO AVOID CONFLICTS BETWEEN IRRIGATION EQUIPMENT AND TREE/SHRUB PLACEMENT.
3. VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
4. ALL WORK COMPLETED SHALL BE GUARANTEED PER SPECIFICATIONS.
5. LANDSCAPED AREAS TO RECEIVE 4" OF APPROVED TOPSOIL IN LAWN AREAS AND 6" IN ALL SHRUB PLANTING AREAS.
6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM - SEE PERFORMANCE IRRIGATION NOTES, THIS SHEET
7. COORDINATE WITH GENERAL CONTRACTOR FOR THE PROTECTION AND WATERING OF EXISTING PLANT MATERIAL UNTIL THE NEW IRRIGATION SYSTEM IS OPERABLE.
8. LAWN AREAS SHALL BE EDGED AS INDICATED IN DETAIL 1, THIS SHEET.
9. SHRUB PLANTING AREAS SHALL BE MULCHED WITH 3" OF APPROVED BASALT CHIP MULCH UNLESS OTHERWISE NOTED. GROUND COVER AREAS SHALL BE DRESSED WITH 1" - 2" OF APPROVED BASALT CHIP MULCH UNLESS OTHERWISE NOTED. FINISHED GRADE OF MULCH SHALL NOT BE ABOVE OR MORE THAN 1" BELOW ADJOINING SURFACES.
10. LAWN AREAS SHALL BE SODDED AS PER SPECIFICATIONS.
11. ALL NATIVE GRASS AREAS SHALL BE SEEDED AS PER SPECIFICATIONS.
12. PLANT SYMBOLS SHALL DICTATE COUNT.
13. WHERE DISCREPANCIES ARE FOUND BETWEEN PLAN AND SPECIFICATION INFORMATION, THE MORE RESTRICTIVE OF THE TWO SHALL APPLY.



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	6" CONCRETE EDGING - BID ALTERNATE / FUTURE PHASE	1/L-502
2	CONCRETE FENCE MOW STRIP	2/L-502
SYMBOL	**DESCRIPTION**	**DETAIL**
	SOD LAWN - BID ALTERNATE / FUTURE PHASE	

0 20 40 60 feet
1" = 20'
NORTH

SPVV
LANDSCAPE ARCHITECTS
1908 W NORTHWEST BLVD, STE A
SPOKANE, WA 99205
509.325.0511
www.spvv.com

SEAL:

STATE OF WASHINGTON
THOMAS C. SHERRY
No 489 EXP. 07/08/2024
LICENSED LANDSCAPE ARCHITECT

CONSULTANT:

PROJECT NUMBER: 2268
ALVAREZ AUTO
3809 PLAZA WAY
KENNEWICK, WA 99338

SHEET TITLE:
LANDSCAPE PLAN

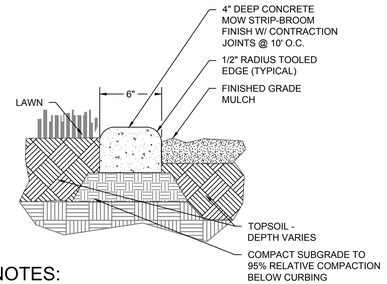
DRAWN BY: MDP
CHECKED BY: TCS

Revisions:

SHEET:
L-201
CONSTRUCTION DOCUMENT
09/01/2022

© COPYRIGHT 2019 SPVV

PLOT DATE: Thursday, September 01, 2022 FILE LOCATION:P:\2268 Alvarez Auto Kennewick\Drawings\2268 Landscape.dwg



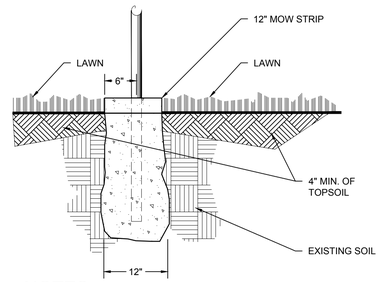
NOTES:

1. REFER TO DOCUMENTATION FOR MORE INFORMATION.
2. INSTALL 1/2" EXPANSION JOINT MATERIAL WHEN CURBING MEETS ANY OTHER HARD SURFACE AND AT 20' INTERVALS.
3. CONCRETE TO BE 3000 PSI AT 28 DAYS. SUBMIT TESTING RESULTS FOR RECORDS.

1 6" CONCRETE EDGING

NTS

SPVV



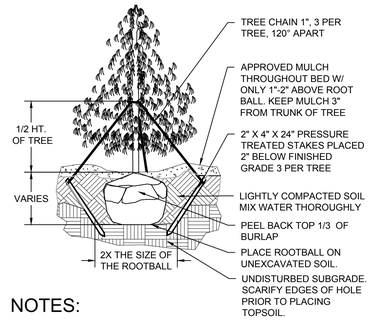
NOTES:

1. REFER TO PLANS AND SPECIFICATIONS FOR FENCE TYPE, SIZE, AND INSTALLATION INFORMATION.
2. CONCRETE TO BE RATED 2800 PSI @ 28 DAYS.
3. FOOTING TO BE A MINIMUM OF 34" DEEP.

2 FENCE POST MOWSTRIP

NTS

SPVV



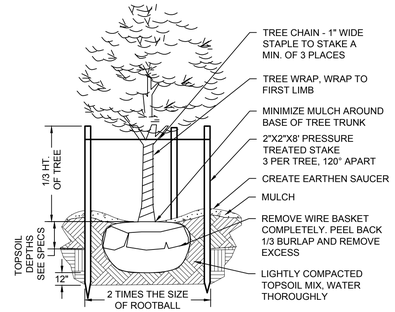
NOTES:

1. FERTILIZE W/ GRANULAR FERTILIZER PRIOR TO INSTALLATION OF MULCH.
2. CUT WIRE BASKET VERTICALLY FROM TOP TO BOTTOM A MINIMUM OF 3 PLACES.
3. REFER TO DOCUMENTATION FOR MORE INFORMATION.
4. PRIOR TO PLACEMENT REMOVE ALL NON-ORGANIC WRAPPING AND BINDING MATERIAL.

3 EVERGREEN TREE - STAKED

NTS

SPVV



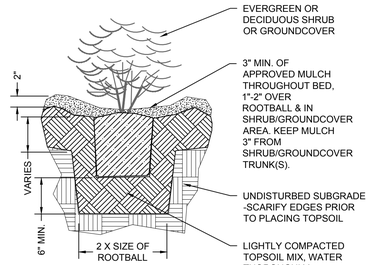
NOTES:

1. FERTILIZE W/ GRANULAR FERTILIZER PRIOR TO INSTALLATION OF MULCH.
2. CUT WIRE BASKET VERTICALLY FROM TOP TO BOTTOM A MINIMUM OF 3 PLACES.
3. REFER TO DOCUMENTATION FOR MORE INFORMATION.
4. PRIOR TO PLACEMENT REMOVE ALL NON-ORGANIC WRAPPING AND BINDING MATERIAL.

4 TREE PLANTING - STAKED

NTS

SPVV



NOTES:

1. CREATE EARTHEN SAUCER WITH TOPSOIL MIX AROUND ALL PLANTS.
2. REFER TO SPECIFICATIONS FOR MORE INFORMATION.
4. PRIOR TO PLACEMENT REMOVE ALL NON-ORGANIC WRAPPING AND BINDING MATERIALS.

5 SHRUB PLANTING

NTS

SPVV

SPVV
LANDSCAPE ARCHITECTS
1908 W NORTHWEST BLVD, STE A
SPOKANE, WA 99205
509.325.0511
www.spvv.com

SEAL:

STATE OF WASHINGTON
THOMAS C. SHERIN
SPVV
LICENSED LANDSCAPE ARCHITECT
NO 489 EXP. 07/08/2024

CONSULTANT:

PROJECT NUMBER: 2268
ALVAREZ AUTO
3809 PLAZA WAY
KENNEWICK, WA 99338

SHEET TITLE:
LANDSCAPE DETAILS

DRAWN BY: MDP
CHECKED BY: TCS

Revisions:

SHEET:
L-502
CONSTRUCTION DOCUMENT
09/01/2022

© COPYRIGHT 2019 SPVV

PLOT DATE:Thursday, September 01, 2022 FILE LOCATION:P:\2268 Alvarez Auto Kennewick\Drawings\2268.Landscape.dwg