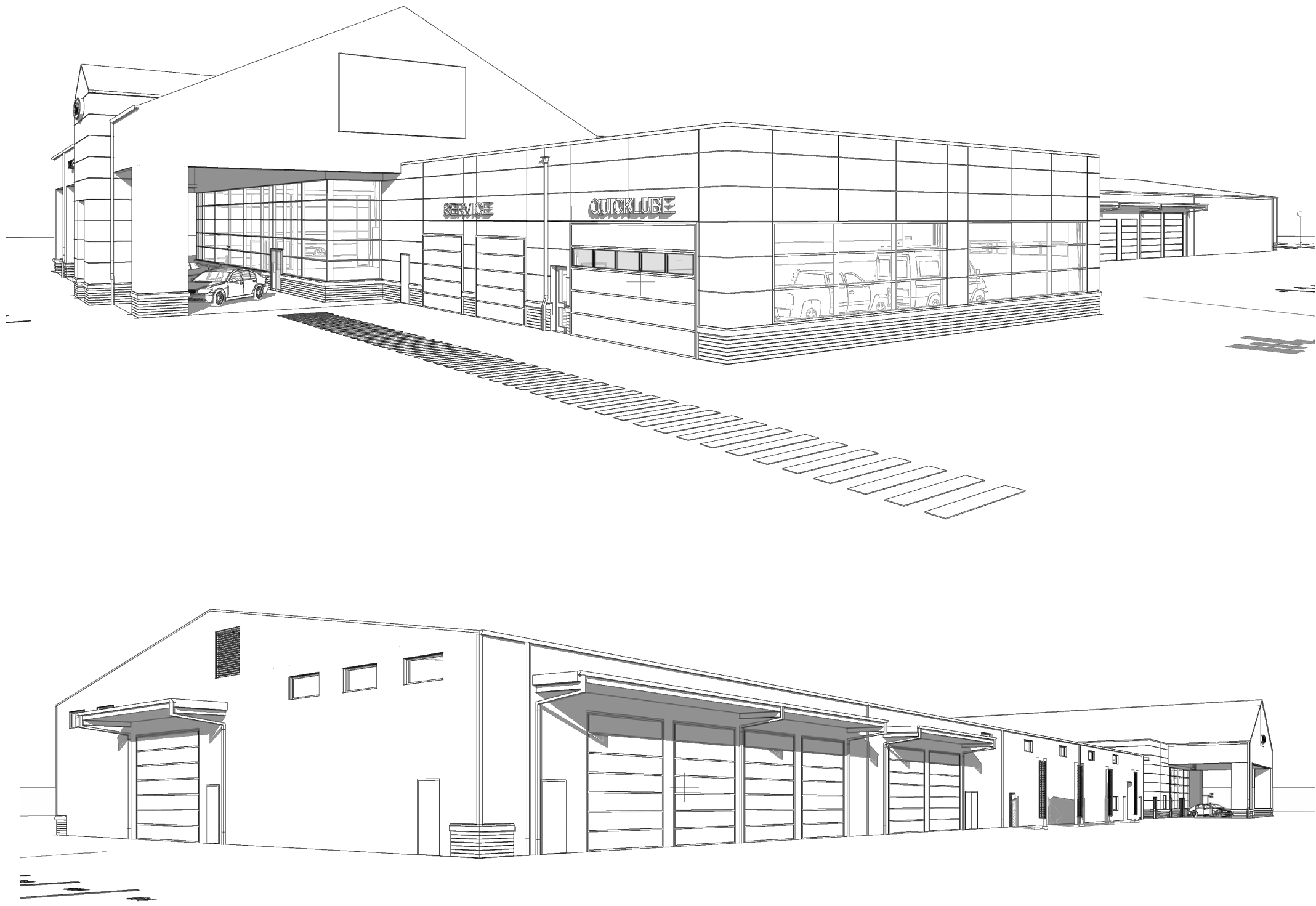


# SUNSET FORD

## REMODEL & ADDITION



### GENERAL PROJECT NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE CONTENT OF THESE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS.
- IN THE EVENT THE CONTRACTOR FINDS A CONFLICT OR DISCREPANCY WITH THESE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING. SHOULD THE CONTRACTOR PROCEED WITHOUT NOTIFYING THE ARCHITECT OF SUCH CONFLICT, THE CONTRACTOR SHALL BE PROCEEDING AT HIS OWN RISK & ASSOCIATED LIABILITY.
- THESE DRAWINGS SERVE TO REPRESENT DESIGN INTENT AS DIRECTED BY THE OWNER & COMPLIANT WITH GOVERNING JURISDICTIONAL LAW. IN NO WAY SHALL THESE DRAWINGS SERVE TO DICTATE METHODS OF CONSTRUCTION RELATIVE TO ADHERENCE TO EITHER. IT IS THE CONTRACTOR'S & OWNER'S RESPONSIBILITY TO WORK WITHIN THE PARAMETERS OF THE AGENCY APPROVED DOCUMENTS TO MAINTAIN THE INTEGRITY OF THE DESIGN INTENT AND AGENCY COMPLIANCE. ANY ERRORS, OMISSIONS OR NONCOMPLIANCE WITH GOVERNING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY. CHANGES, OMISSIONS OR SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE COMPLETION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISHED MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE MENTIONED COMPONENTS.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
- SPECIAL INSPECTION SHALL BE PROVIDED BY AND INDEPENDENT TESTING LABORATORY PER THE REQUIREMENTS OF IBC CHAPTER 17 AND THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION AND CONTRACT DOCUMENTS. THE SPECIAL INSPECTOR SHALL SUBMIT INSPECTION REPORTS AND A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL FOR THE ITEMS LISTED IN THE QUALITY ASSURANCE/SPECIAL INSPECTION SECTION:
- THE CONTRACTOR SHALL VERIFY THE DIMENSIONS REQUIRED FOR ALL EQUIPMENT, APPLIANCES, FIXTURES, CABINETS, DUCTWORK AND OPENINGS BEFORE FRAMING BEGINS. THE CONTRACTOR SHALL COORDINATE WITH THE SUBCONTRACTORS OF ALL TRADES TO VERIFY THE SIZES AND LOCATIONS OF OPENINGS THROUGH THE FLOORS, WALLS, CEILINGS AND ROOFS FOR DUCTS, PIPES, CONDUITS AND EQUIPMENT. THE CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF WOOD BACKING, BLOCKING, FURRING AND STRIPPING AS REQUIRED FOR THE INSTALLATION AND ATTACHMENT OF WORK OF ALL TRADES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SYSTEMS, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, PLUMBING, ELECTRICAL WORK. WORK SHOWN IN THE DRAWINGS IS INTENDED TO ILLUSTRATE THE GENERAL DESIGN INTENT, SCOPE AND LOCATION OF WORK. ALL WORK NOT SPECIFICALLY DRAWN, BUT REQUIRED FOR A COMPLETE, LEGAL AND FUNCTIONING SYSTEM, SHALL BE PROVIDED AS PART OF THE WORK.

### PROJECT SCOPE

THE OVERALL SCOPE OF THIS PROJECT IS TO ACCOMPLISH THREE ITEMS, WHICH ARE ASSOCIATED WITH CITY OF SUMNER DIRECTOR'S DECISION FOR DESIGN REVIEW PERMIT NUMBER PLN-2017-0113.

THE FIRST IS TO ADD VEHICLE SERVICE SHOP AREA BY REPLICATING THE EXISTING PRE-MANUFACTURED METAL BUILDING SYSTEM AND EXTENDING IT ANOTHER 80 FEET.

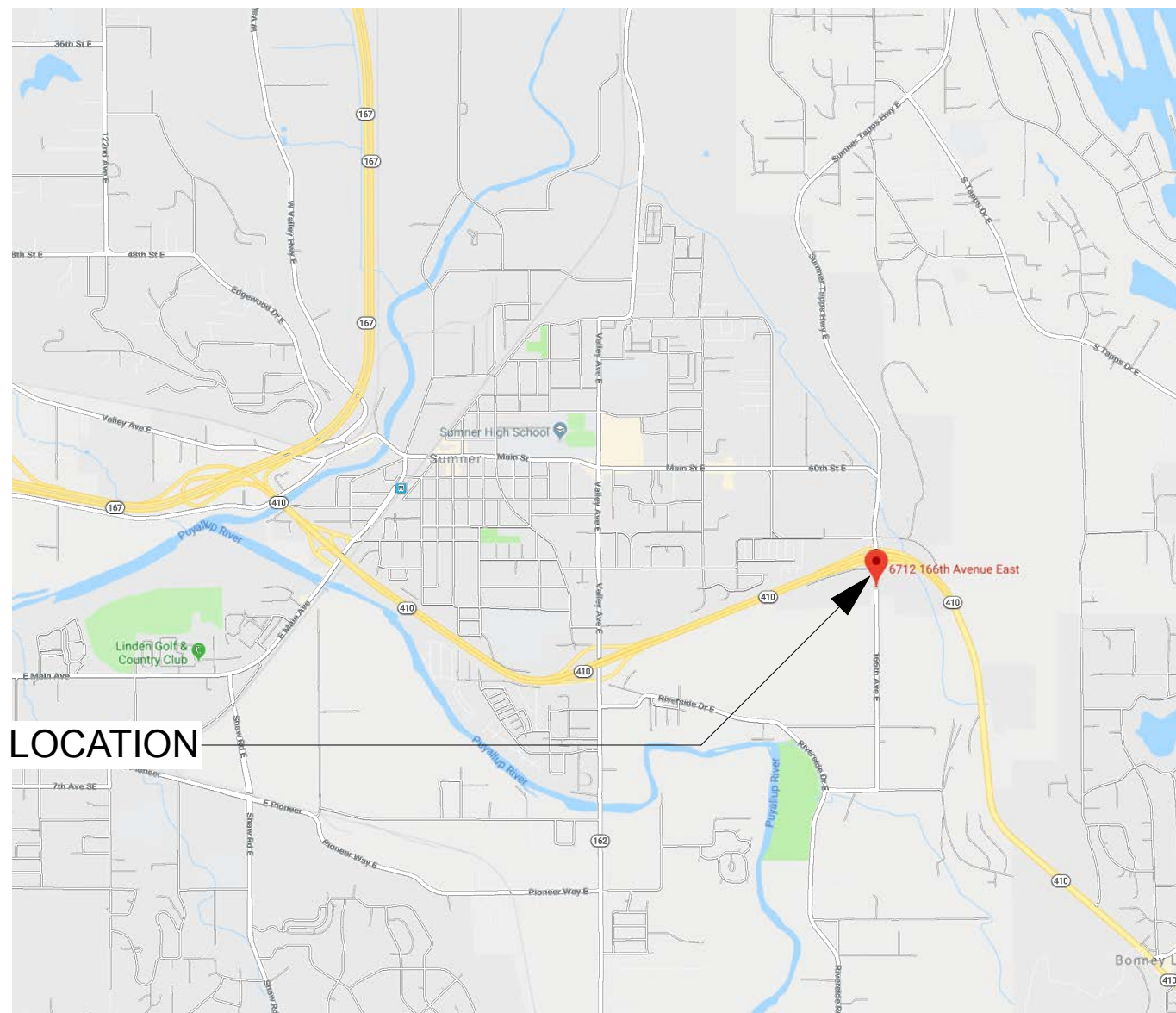
THE SECOND IS TO ENCLOSE THE EXISTING PORT COCHRE TO CREATE A VEHICLE SERVICE RECEPTION AREA. THE EXISTING STRUCTURE OF THE PRE-MANUFACTURED METAL BUILDING SYSTEM IN THIS AREA WILL BE UPDATED TO ADDED EXTERIOR WALLS AND A CANOPY.

THE THIRD IS TO MODIFY THE EXISTING SITE TO ACCOMMODATE THESE CHANGES. EXISTING PARKING AREAS, LANDSCAPING AND SITE LIGHTING ARE MODIFIED, AS WELL AS AN EXISTING WATER ACCESS EASEMENT IS BEING RECONFIGURED.

### RELATED PERMITS

UNDER PROJECT #PRJ2017-0013  
SEPA ENVIRONMENTAL REVIEW #PLN-2017-0111  
DESIGN REVIEW # PLN-2017-0113 (SEE SHT. #AG1.1 FOR CONDITIONS OF THE APPROVAL)  
BUILDING PERMIT # N.Y.D.  
SITE DEVELOPMENT PERMIT # N.Y.D.

### PROJECT LOCATION



VICINITY MAP (NOT TO SCALE)

### ABBREVIATIONS

|          |                       |         |                         |
|----------|-----------------------|---------|-------------------------|
| A.F.F.   | ABOVE FINISH FLOOR    | MFR.    | MANUFACTURER            |
| A.S.F.   | ABOVE SUBFLOOR        | MTL.    | METAL                   |
| ABC      | AGGREGATE BASE COURSE | MTR.    | MATERIAL                |
| ADJ.     | ADJUSTABLE            | MIN.    | MINIMUM                 |
| ALUM     | ALUMINUM              | N.T.S.  | NOT TO SCALE            |
| BD       | BOARD                 | O.C.    | ON CENTER               |
| BOT.     | BOTTOM                | O.T.S.  | OPEN TO STRUCTURE       |
| CPT      | CARPET                | PDC     | PEDESTRIAN DECK COATING |
| CLG.     | CEILING               | P-LAM   | PLASTIC LAMINATE        |
| CL.      | CENTERLINE            | PR      | PAIR                    |
| CLR.     | CLEAR                 | PT      | PAINT                   |
| CLO.     | CLOSET                | P.T.    | PRESSURE TREATED        |
| COL.     | COLUMN                | PWD     | PLYWOOD                 |
| COMP.    | COMPOSITION           | R       | RANGE                   |
| CONC.    | CONCRETE              | REF.    | REFRIGERATOR            |
| CONT.    | CONTINUOUS            | REINF.  | REINFORCED              |
| C.J.     | CONTROL JOINT         | RB      | RUBBER BASE             |
| DTL.     | DETAIL                | SLR     | SEALER                  |
| DW       | DISH WASHER           | SIM.    | SIMILAR                 |
| D        | DRYER                 | SF      | SQUARE FEET             |
| DBL.     | DOUBLE                | SG      | SAFETY GLAZING          |
| DN       | DOWN                  | STL.    | STEEL                   |
| D.S.     | DOWNSPOUT             | STRUCT. | STRUCTURAL              |
| E.O.S.   | EDGE OF SLAB          | TEXT    | TEXTURE                 |
| EQ.      | EQUAL                 | TL      | TILE                    |
| EQUIV.   | EQUIPMENT             | T & G   | TONGUE & GROOVE         |
| E.T.R.   | EXISTING TO REMAIN    | T.O.W.  | TOP OF WALL             |
| EXT.     | EXTERIOR              | TYP.    | TYPICAL                 |
| F.D.     | FLOOR DRAIN           | U.N.O.  | UNLESS NOTED OTHERWISE  |
| F.O.C.   | FACE OF COLUMN        | WC      | WATER CLOSET            |
| F.O.E.W. | FACE OF EXISTING WALL | WH      | WATER HEATER            |
| F.O.P.   | FACE OF POST          | WD      | WOOD                    |
| F.O.S.   | FACE OF STUD          | W       | WASHER                  |
| F.O.S.W. | FACE OF STEM WALL     | W/      | WITH                    |
| GWB      | GYPSEUM WALL BOARD    | WR      | WATER RESISTANT         |
| HT.      | HEIGHT                |         |                         |
| INSTAL.  | INSTALLATION          |         |                         |

### TABLE OF CONTENTS

#### ARCHITECTURAL

|       |                                     |
|-------|-------------------------------------|
| AG1.0 | COVER SHEET                         |
| AG1.1 | PROJECT INFORMATION                 |
| AS1.0 | SITE PLAN                           |
| AS1.1 | ENLARGED SITE PLAN                  |
| AS1.2 | ENLARGED SITE PLAN                  |
| A1.0  | FLOOR PLAN - QUICK LUBE             |
| A1.1  | FLOOR PLAN - SHOP                   |
| A1.2  | ROOF PLAN - QUICK LUBE              |
| A1.3  | ROOF PLAN - SHOP                    |
| A1.4  | REFLECTED CEILING PLAN - QUICK LUBE |
| A1.5  | REFLECTED CEILING PLAN - SHOP       |
| A2.0  | OVERALL ELEVATIONS                  |
| A2.1  | ENLARGED ELEVATIONS                 |
| A2.2  | ENLARGED ELEVATIONS                 |
| A2.3  | ENLARGED ELEVATIONS                 |
| A3.0  | ENLARGED SECTIONS                   |
| A3.1  | ENLARGED SECTIONS                   |
| A4.0  | DOOR & WINDOW TYPES                 |
| A5.0  | DETAILS                             |

#### SURVEY

|   |                 |
|---|-----------------|
| 1 | OVERALL SURVEY  |
| 2 | ENLARGED SURVEY |

#### CIVIL \*\*\*FOR REFERENCE ONLY

|    |                         |
|----|-------------------------|
| C1 | COVERSHEET              |
| C2 | TESC & DEMOLITION PLAN  |
| C3 | TESC NOTES & DETAILS    |
| C4 | GRADING & DRAINAGE PLAN |
| C5 | WATER PLAN              |
| C6 | WATER NOTES & DETAILS   |
| C7 | WATER NOTES & DETAILS   |

#### LANDSCAPE

|      |                   |
|------|-------------------|
| L1.0 | LANDSCAPE PLAN    |
| L1.1 | LANDSCAPE DETAILS |

#### STRUCTURAL

|      |                                 |
|------|---------------------------------|
| S0.1 | STRUCTURAL NOTES                |
| S0.2 | SPECIAL INSPECTION REQUIREMENTS |
| S1.1 | FOUNDATION PLAN - SHOP          |
| S1.2 | FOUNDATION PLAN - QUICK LUBE    |
| S2.1 | FOUNDATION DETAILS              |

#### MECHANICAL

|      |                                    |
|------|------------------------------------|
| M0.1 | MECHANICAL LEGEND & NOTES          |
| M0.2 | SCHEDULES & DETAILS                |
| M1.0 | HVAC PLAN - QUICKLUBE              |
| M1.1 | HVAC PLAN - SHOP                   |
| P0.1 | PLUMBING LEGEND, NOTES & SCHEDULES |
| P1.0 | PLUMBING PLAN - QUICKLUBE          |
| P1.1 | PLUMBING PLAN - SHOP               |

#### PRE-MANUFACTURED BUILDING SYSTEM

\*\*\*\* DEFERRED SUBMITTAL

### SYMBOL LEGEND

#### DETAIL SYMBOL

|      |                      |
|------|----------------------|
| 1    | DETAIL NO. OR LETTER |
| A2.0 | SHEET                |

#### SECTION SYMBOL

|      |                      |
|------|----------------------|
| 1    | DETAIL NO. OR LETTER |
| A2.0 | SHEET                |

#### EXTERIOR WINDOW TYPE SYMBOL

|   |             |
|---|-------------|
| # | WINDOW TYPE |
|---|-------------|

#### DOOR I.D. SYMBOL

|   |                                   |
|---|-----------------------------------|
| A | DOOR TYPE<br>REFER TO SHEET A4.0. |
|---|-----------------------------------|

### TEAM INFORMATION:

#### OWNER:

SUNSET FORD  
CONTACT: PHILLIP MITCHELL  
910 TRAFFIC AVENUE  
SUMNER, WA

#### OWNER'S REPRESENTATIVE:

TODD WARD CONSULTING, LLC  
CONTACT: TODD WARD  
P: 253-468-2346  
eMAIL: toddward@toddwardllc.com

#### ARCHITECT INFORMATION:

SYNTHESIS 9, LLC  
CONTACT: BRETT LINDSAY  
P: 253-468-4117  
eMAIL: blindsay@synthesis9.com

#### CIVIL ENGINEER INFORMATION:

CONTOUR ENGINEERING LLC  
4706 97th ST. NW  
GIG HARBOR WA 98332  
CONTACT: BRETT ALLEN  
P: 253-857-5454  
EMAIL: brett.allen@CONTOURENGINEERINGLLC.COM

#### STRUCTURAL ENGINEER INFORMATION:

AHBL INC.  
2215 N. 30th ST. STACOMA WA 98403  
CONTACT: JOE SIMON  
P: 253-383-2422  
eMAIL: simon@ahbl.com

#### LANDSCAPE ARCHITECT:

ERIC WILLIAMS  
1933 DOCK ST. #413  
TACOMA, WA 98402  
253-678-4173  
eMAIL: wdstudio70@yahoo.com

#### MECHANICAL ENGINEER INFORMATION:

VEACH CONSULTING ENGINEERS, LLC  
12202 PACIFIC AVENUE S. SUITE B  
TACOMA WA 984444  
P: 253-274-5701  
eMAIL: tedv@veacheng.com

### APPROVALS

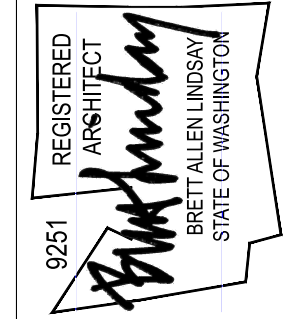
REVISION NO.2 | 2019.02.20 | FIELD MODIFICATIONS

| REVISIONS   |                                       |
|-------------|---------------------------------------|
| 1           | CITY OF SUMNER<br>RESPONSE 2018.08.16 |
| 2           | MISC. REVISIONS<br>2019.02.20         |
|             |                                       |
|             |                                       |
|             |                                       |
|             |                                       |
|             |                                       |
|             |                                       |
|             |                                       |
|             |                                       |
| REVISIONS   |                                       |
| DRAWN BY:   | BL / CM                               |
| CHECKED BY: | BL                                    |
| DATE:       | 2018.04.20                            |
| TITLE:      | COVER SHEET                           |
| PROJECT #:  | 1719                                  |
| SHEET:      |                                       |
| AG1.0       |                                       |



SYNTHESIS 9, LLC  
3805 N. HUDSON ST.  
TACOMA, WA 98407

REUSE OF DOCUMENTS  
THIS DOCUMENT AND THE IDEAS AND DESIGN  
INCORPORATED HEREIN ARE THE PROPERTY OF  
SYNTHESIS 9, LLC AND ARE NOT TO BE USED OR  
REPRODUCED IN ANY MANNER WITHOUT THE  
WRITTEN AUTHORIZATION OF SYNTHESIS 9, LLC.



SUNSET FORD  
REMODEL & ADDITION  
6616 166th Ave E Sumner WA 98390



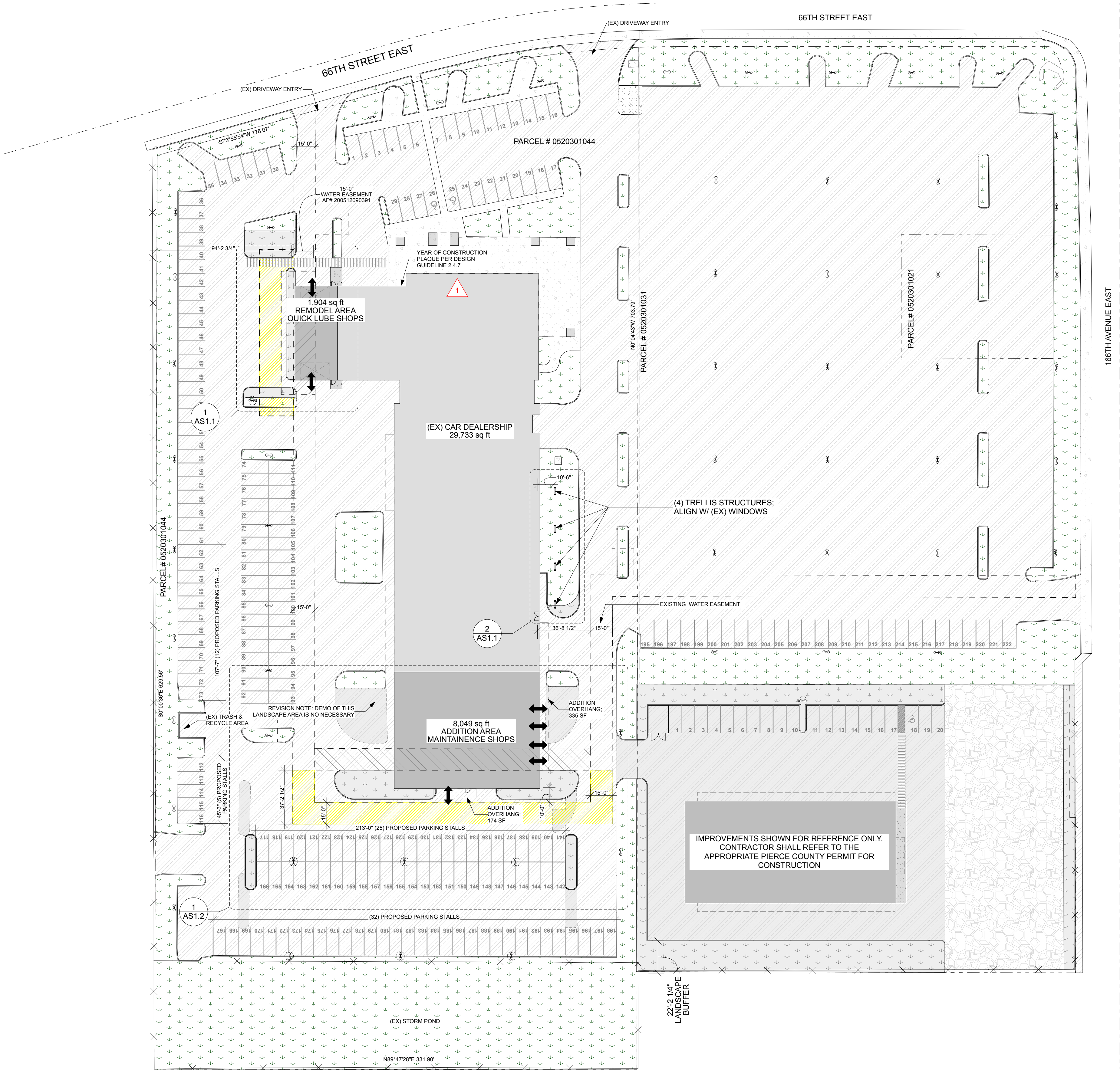
| REVISONS    |                                       |
|-------------|---------------------------------------|
| 1           | CITY OF SUMNER<br>RESPONSE 2018.08.16 |
| 2           | MISC. REVISIONS<br>2019.02.20         |
|             |                                       |
|             |                                       |
|             |                                       |
|             |                                       |
|             |                                       |
|             |                                       |
|             |                                       |
| REVISONS    |                                       |
| DRAWN BY:   | BL / CM                               |
| CHECKED BY: | BL                                    |
| DATE:       | 2018.04.20                            |
| TITLE:      | PROJECT<br>INFORMATION                |
| PROJECT #:  | 1719                                  |
| SHEET:      |                                       |

AG1.1



SITE PLAN LEGEND

- EXISTING C.I.P. CONCRETE SIDEWALK OR SLAB ON GRADE
- PROPOSED C.I.P. CONCRETE SIDEWALK OR SLAB ON GRADE
- EXISTING AREAS OF ASPHALT
- PROPOSED AREAS OF ASPHALT
- EXISTING AREAS OF LANDSCAPE
- PROPOSED AREAS OF LANDSCAPE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- OUTLINE OF EXISTING OR PROPOSED CANOPY OR COVERED AREA
- PORTION OF EXISTING WATER EASEMENT TO BE RELOCATED
- PROPOSED LOCATION OF RE-ROUTED PORTION OF EXISTING WATER EASEMENT
- EXISTING LIGHT STANDARD TO REMAIN
- RELOCATED LIGHT STANDARD: DOWN SHIELD PER CITY OF SUMNER DESIGN GUIDELINE 2.2.6
- PROPOSED LOCATION OF OVERHEAD DOOR FOR VEHICLE ACCESS: SEE BUILDING ELEVATIONS



1 SITE PLAN  
SCALE: 1" = 40'

S9

SYNTHESIS 9, LLC  
3803 N. HADSON ST.  
TACOMA, WA 98407

REUSE OF DOCUMENTS  
THIS DOCUMENT AND THE IDEAS AND DESIGN  
INCORPORATED HEREIN ARE THE PROPERTY OF  
SYNTHESIS 9, LLC AND ARE NOT TO BE USED OR  
REPRODUCED IN WHOLE OR IN PART WITHOUT THE  
WRITTEN AUTHORIZATION OF SYNTHESIS 9, LLC.

REGISTERED  
ARCHITECT  
0251  
BRIAN M. LINCOLN  
STATE OF WASHINGTON

SUNSET FORD  
REMODEL & ADDITION  
6616 166th Ave E Sumner WA 98390

REVISIONS  
1 CITY OF SUMNER  
RESPONSE 2018.08.16  
2 MISC. REVISIONS  
2019.02.20

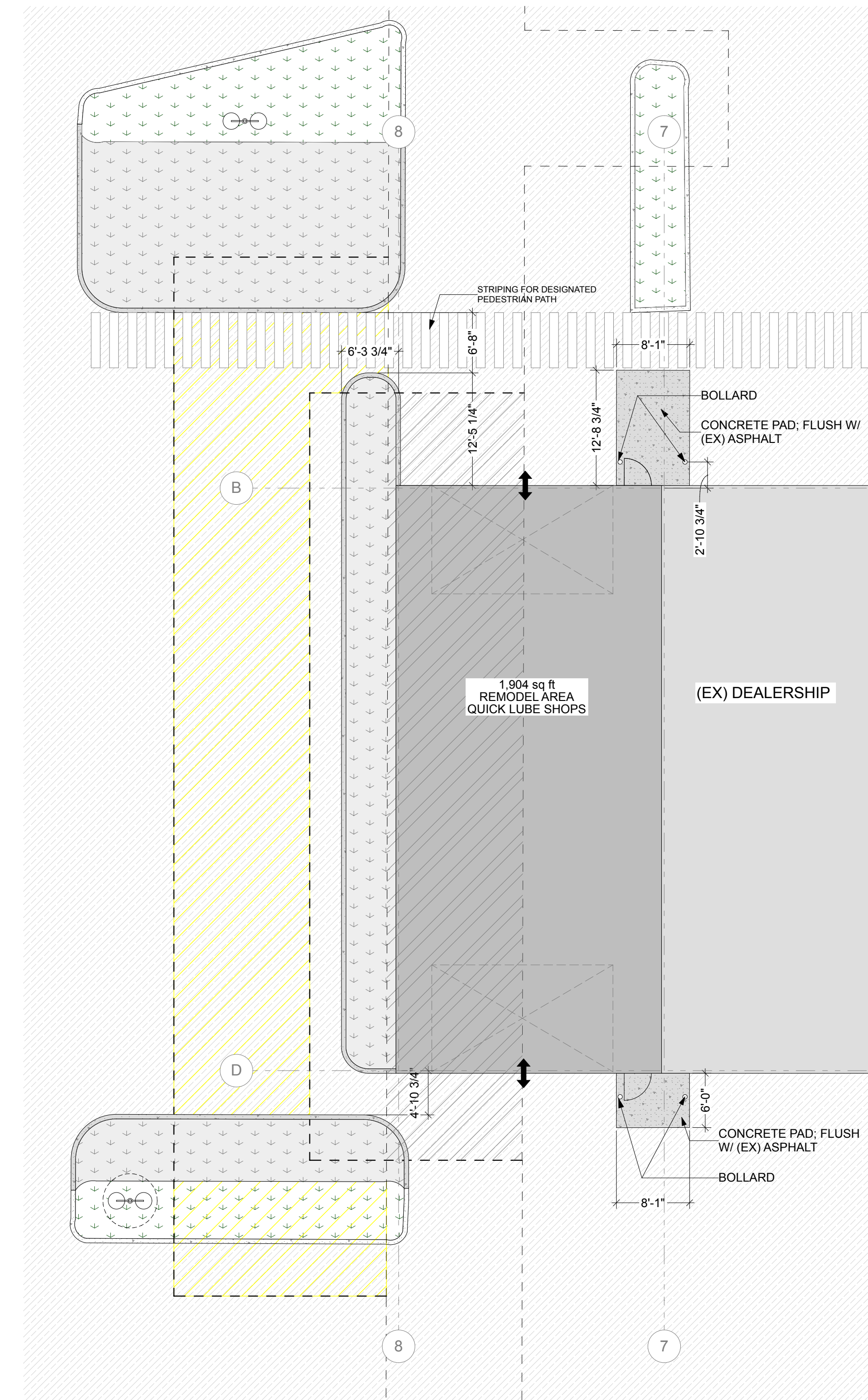
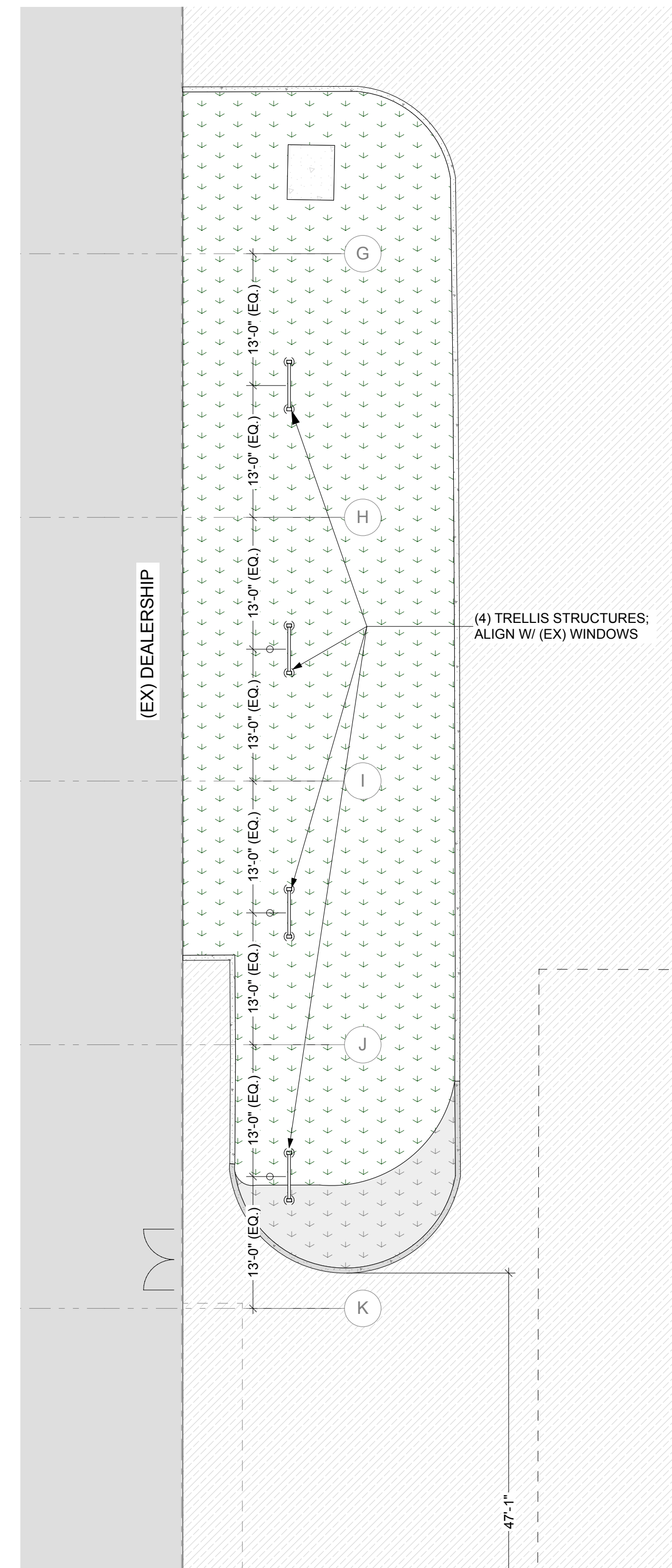
REVISIONS

DRAWN BY: BL / CM  
CHECKED BY: BL  
DATE: 2018.04.20  
TITLE: SITE PLAN  
PROJECT #: 1719  
SHEET:

















AS1.0

REVISION NO.2 | 2019.02.20 | FIELD MODIFICATIONS





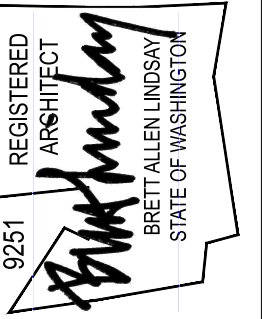
## SITE PLAN LEGEND

- |   |   |
|---|---|
|  | EXISTING C.I.P. CONCRETE SIDEWALK,<br>SLAB ON GRADE OR CURB                           |
|  | PROPOSED C.I.P. CONCRETE SIDEWALK,<br>SLAB ON GRADE OR CURB                           |
|  | EXISTING AREAS OF ASPHALT   |
|  | PROPOSED AREAS OF ASPHALT   |
|  | EXISTING AREAS OF LANDSCAPE   |
|  | PROPOSED AREAS OF LANDSCAPE   |
|  | EXISTING BUILDING FOOTPRINT   |
|  | PROPOSED BUILDING FOOTPRINT   |
|  | OUTLINE OF EXISTING OR PROPOSED<br>CANOPY OR COVERED AREA                             |
|  | PORTION OF EXISTING WATER<br>EASEMENT TO BE RELOCATED                                 |
|  | PROPOSED LOCATION OF RE-ROUTED<br>PORTION OF EXISTING WATER EASEMENT                  |
|  | EXISTING LIGHT STANDARD TO REMAIN   |
|  | RELOCATED LIGHT STANDARD:<br>DOWN SHIELD PER CITY OF SUMNER<br>DESIGN GUIDELINE 2.2.6 |
|  | RELOCATED LIGHT STANDARD:<br>DOWN SHIELD PER CITY OF SUMNER<br>DESIGN GUIDELINE 2.2.6 |
|  | RELOCATED LIGHT STANDARD:<br>DOWN SHIELD PER CITY OF SUMNER<br>DESIGN GUIDELINE 2.2.6 |
|  | RELOCATED LIGHT STANDARD:<br>DOWN SHIELD PER CITY OF SUMNER<br>DESIGN GUIDELINE 2.2.6 |



**SYNTHESIS 9, LLC**  
2602 N. HUSON ST.  
TACOMA, WA 98407

**REUSE OF DOCUMENTS**  
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF SYNTHESIS 9, LLC AND ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF SYNTHESIS 9, LLC.



SUNSET FORD  
REMODEL & ADDITION  
6616 166th Ave E Sumner WA 98390

## REVISIONS

|   |                                       |
|---|---------------------------------------|
| 1 | CITY OF SUMNER<br>RESPONSE 2018.08.16 |
| 2 | MISC. REVISIONS<br>2019.02.20         |

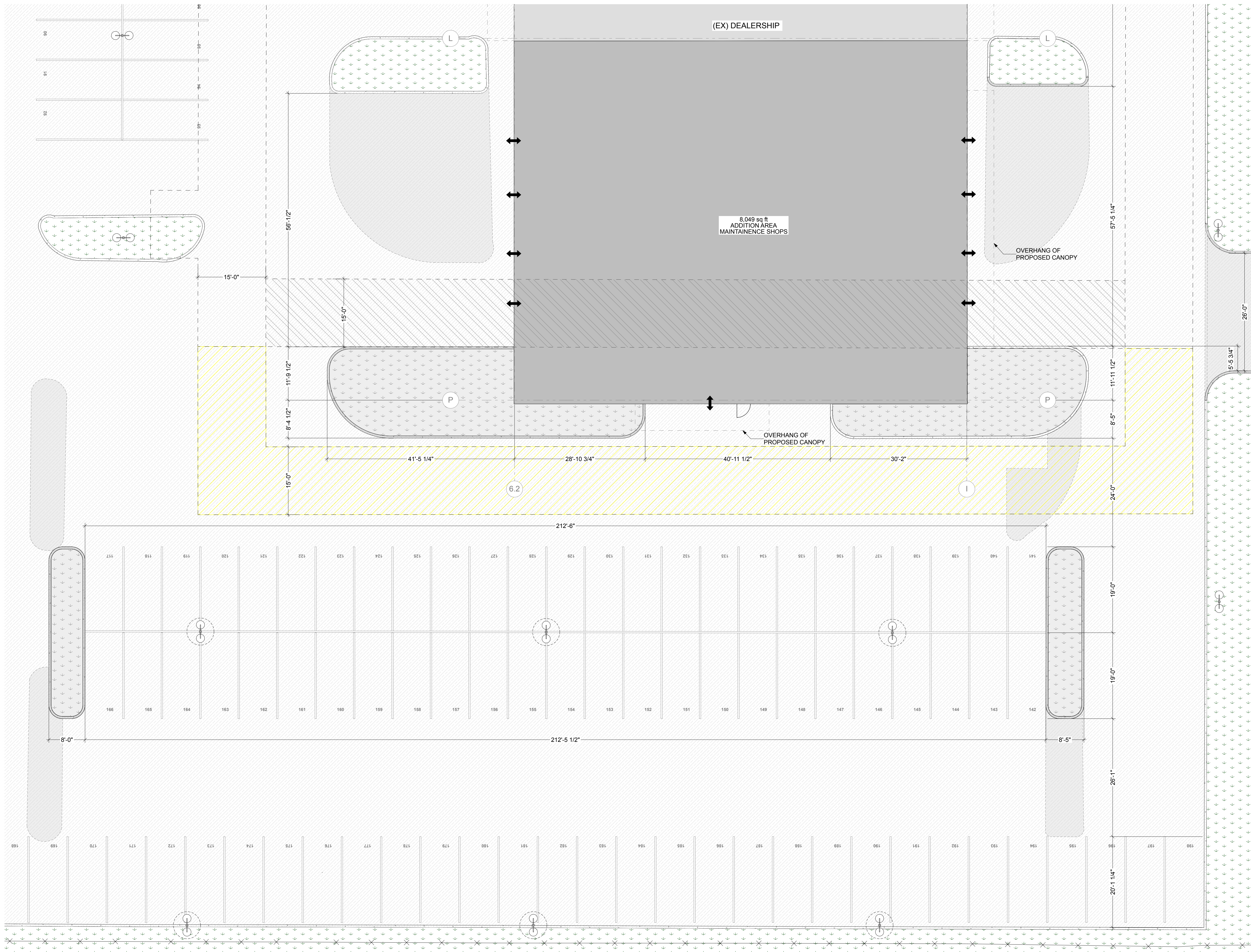
## REVISIONS

|             |                       |
|-------------|-----------------------|
| DRAWN BY:   | BL / CM               |
| CHECKED BY: | BL                    |
| DATE:       | 2018.04.20            |
| TITLE:      | ENLARGED<br>SITE PLAN |
| PROJECT #:  | 1719                  |
| SHEET:      |                       |

AS1.1

REVISION NO.2 | 2019.02.20 | FIELD MODIFICATIONS





## SITE PLAN LEGEND

- EXISTING C.I.P. CONCRETE SIDEWALK, SLAB ON GRADE OR CURB
- PROPOSED C.I.P. CONCRETE SIDEWALK, SLAB ON GRADE OR CURB
- EXISTING AREAS OF ASPHALT
- PROPOSED AREAS OF ASPHALT
- EXISTING AREAS OF LANDSCAPE
- PROPOSED AREAS OF LANDSCAPE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- OUTLINE OF EXISTING OR PROPOSED CANOPY OR COVERED AREA
- PORTION OF EXISTING WATER EASEMENT TO BE RELOCATED
- PROPOSED LOCATION OF RE-ROUTED PORTION OF EXISTING WATER EASEMENT
- EXISTING LIGHT STANDARD TO REMAIN
- RELOCATED LIGHT STANDARD; DOWN SHIELD PER CITY OF SUMNER DESIGN GUIDELINE 2.2.6
- PROPOSED LOCATION OF OVERHEAD DOOR FOR VEHICLE ACCESS; SEE BUILDING ELEVATIONS



SYNTHESIS 9, LLC  
3800 N. HADSON ST.  
TACOMA, WA 98407

REUSE OF DOCUMENTS  
THIS DOCUMENT AND THE IDEAS AND DESIGNS  
INCORPORATED HEREIN ARE NOT TO BE USED OR  
REPRODUCED IN WHOLE OR IN PART WITHOUT THE  
WRITTEN AUTHORIZATION OF SYNTHESIS 9, LLC.



0251  
REGISTERED ARCHITECT  
BRETT TALEN LINDSAY  
STATE OF WASHINGTON

SUNSET FORD  
REMODEL & ADDITION  
6616 166th Ave E Sumner WA 98390

| REVISIONS |                                       |
|-----------|---------------------------------------|
| 1         | CITY OF SUMNER<br>RESPONSE 2018.08.16 |
| 2         | MISC. REVISIONS<br>2019.02.20         |

| REVISIONS   |                    |
|-------------|--------------------|
| DRAWN BY:   | BL / CM            |
| CHECKED BY: | BL                 |
| DATE:       | 2018.04.20         |
| TITLE:      | ENLARGED SITE PLAN |
| PROJECT #:  | 1719               |
| SHEET:      |                    |

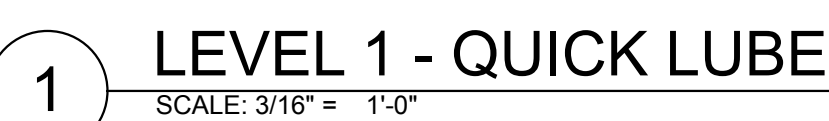
AS1.2

## 1 ENLARGED SITE PLAN

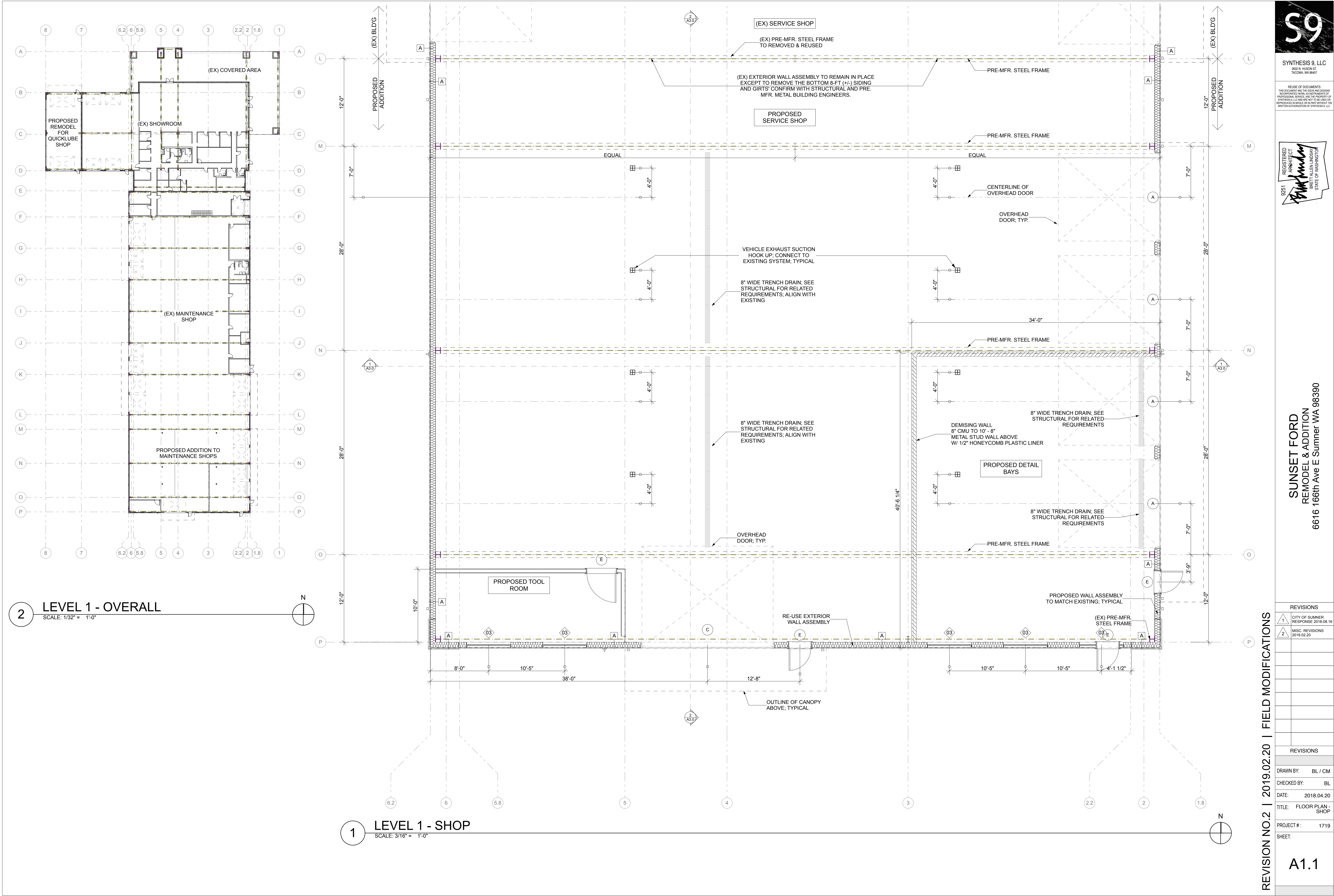
SCALE: 1" = 10'

REVISION NO.2 | 2019.02.20 | FIELD MODIFICATIONS









S9

SYNTHESIS 9, LLC  
3803 N. HILSON ST.  
TACOMA, WA 98407

REUSE OF DOCUMENTS  
THIS DOCUMENT AND THE IDEAS AND DESIGN  
INCORPORATED HEREIN ARE THE PROPERTY OF  
SYNTHESIS 9, LLC AND ARE NOT TO BE USED OR  
REPRODUCED IN WHOLE OR IN PART WITHOUT THE  
WRITTEN AUTHORIZATION OF SYNTHESIS 9, LLC.

REGISTERED  
ARCHITECT  
0251  
BRIAN M. MURPHY  
BRIAN M. MURPHY  
STATE OF WASHINGTON

SUNSET FORD  
REMODEL & ADDITION  
6616 166th Ave E Sumner WA 98390

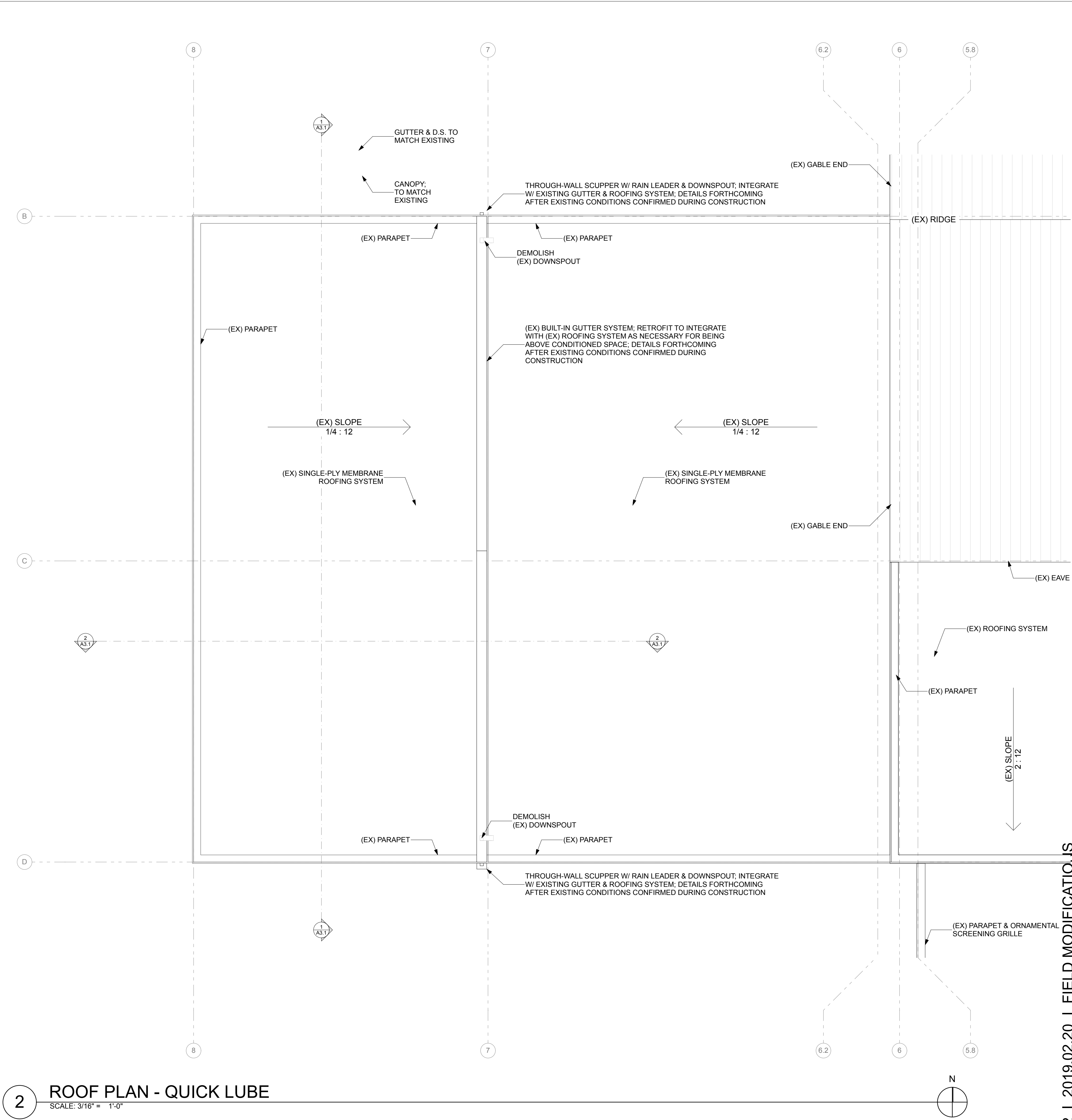
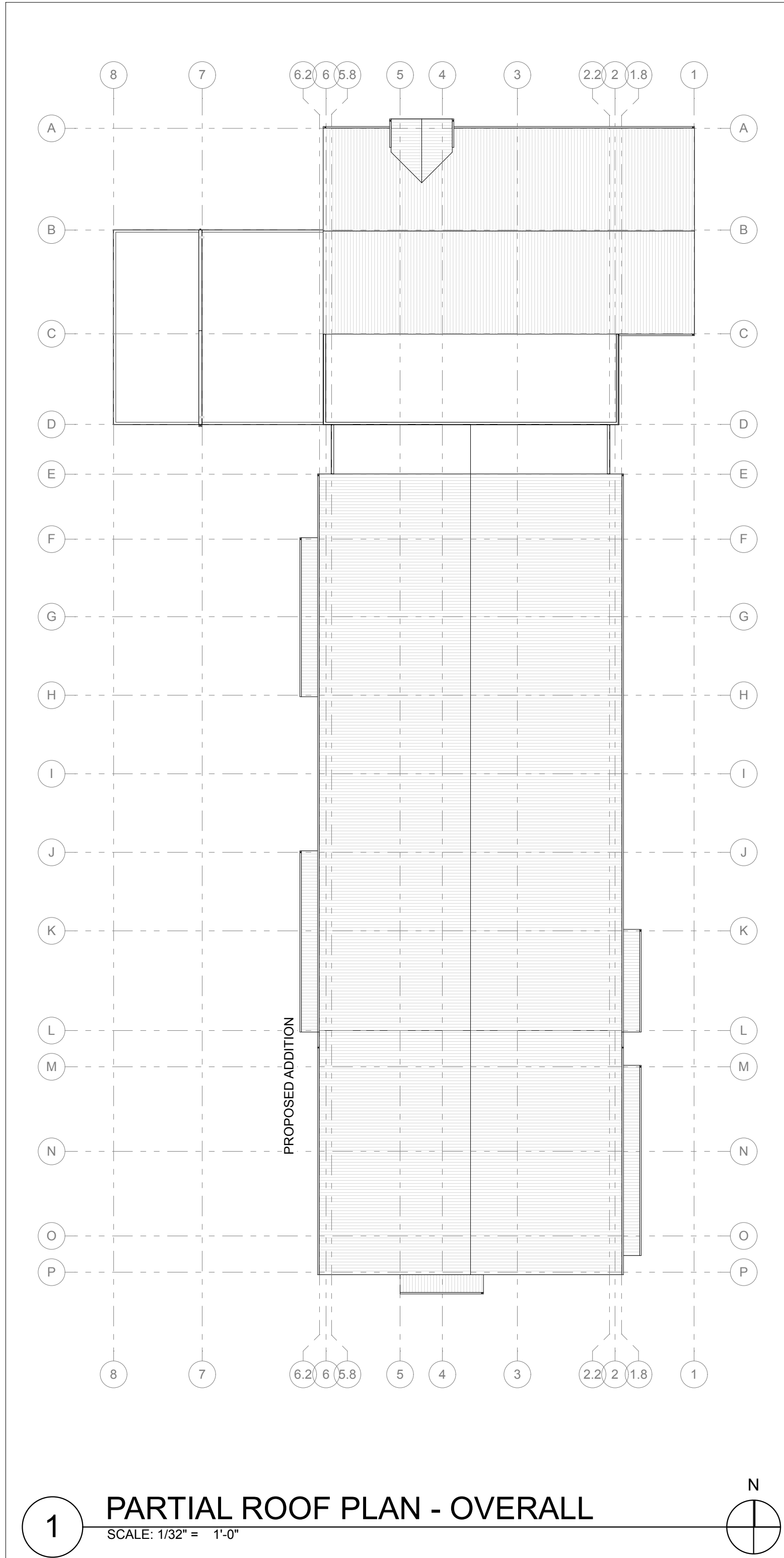
REVISION NO.2 | 2019.02.20 | FIELD MODIFICATIONS

| REVISIONS |                                       |
|-----------|---------------------------------------|
| 1         | CITY OF SUMNER<br>RESPONSE 2018.08.16 |
| 2         | MISC. REVISIONS<br>2019.02.20         |

| REVISIONS   |                   |
|-------------|-------------------|
| DRAWN BY:   | BL / CM           |
| CHECKED BY: | BL                |
| DATE:       | 2018.04.20        |
| TITLE:      | FLOOR PLAN - SHOP |
| PROJECT #:  | 1719              |
| SHEET:      |                   |

A1.1





S9

SYNTHESIS 9, LLC

3803 N. HILSON ST.

TACOMA, WA 98407

REUSE OF DOCUMENTS

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF SYNTHESIS 9, LLC.

REGISTERED ARCHITECT

0251

ROBERT ALLEN LINDSAY

STATE OF WASHINGTON

SUNSET FORD

REMODEL & ADDITION

6616 166th Ave E Sumner WA 98390

REVISIONS

1 CITY OF SUMNER RESPONSE 2018.08.16

2 MISC. REVISIONS 2019.02.20

REVISIONS

DRAWN BY: BL / CM

CHECKED BY: BL

DATE: 2018.04.20

TITLE: ROOF PLAN - QUICK LUBE

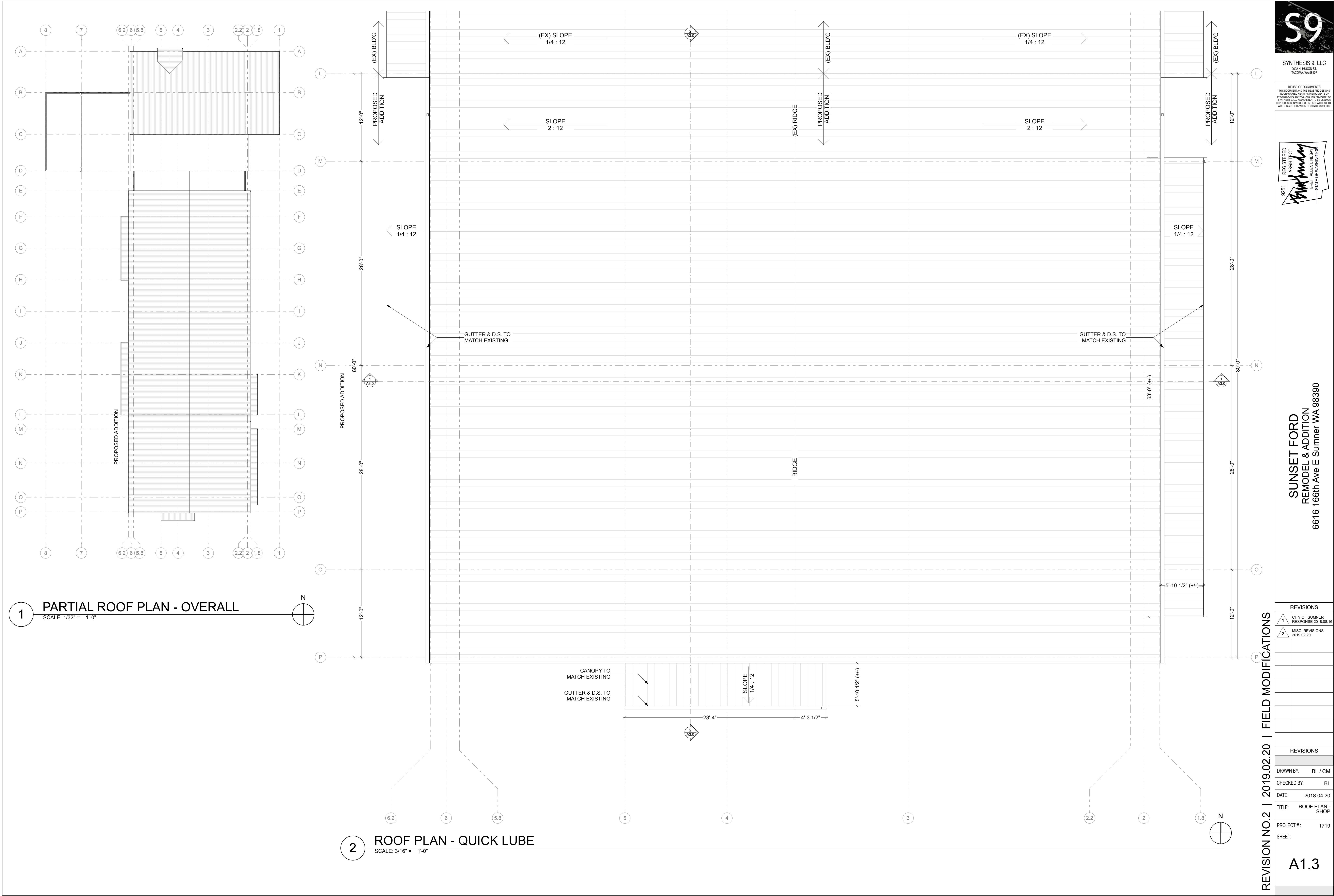
PROJECT #: 1719

SHEET:

A1.2

REVISION NO.2 | 2019.02.20 | FIELD MODIFICATION. IS





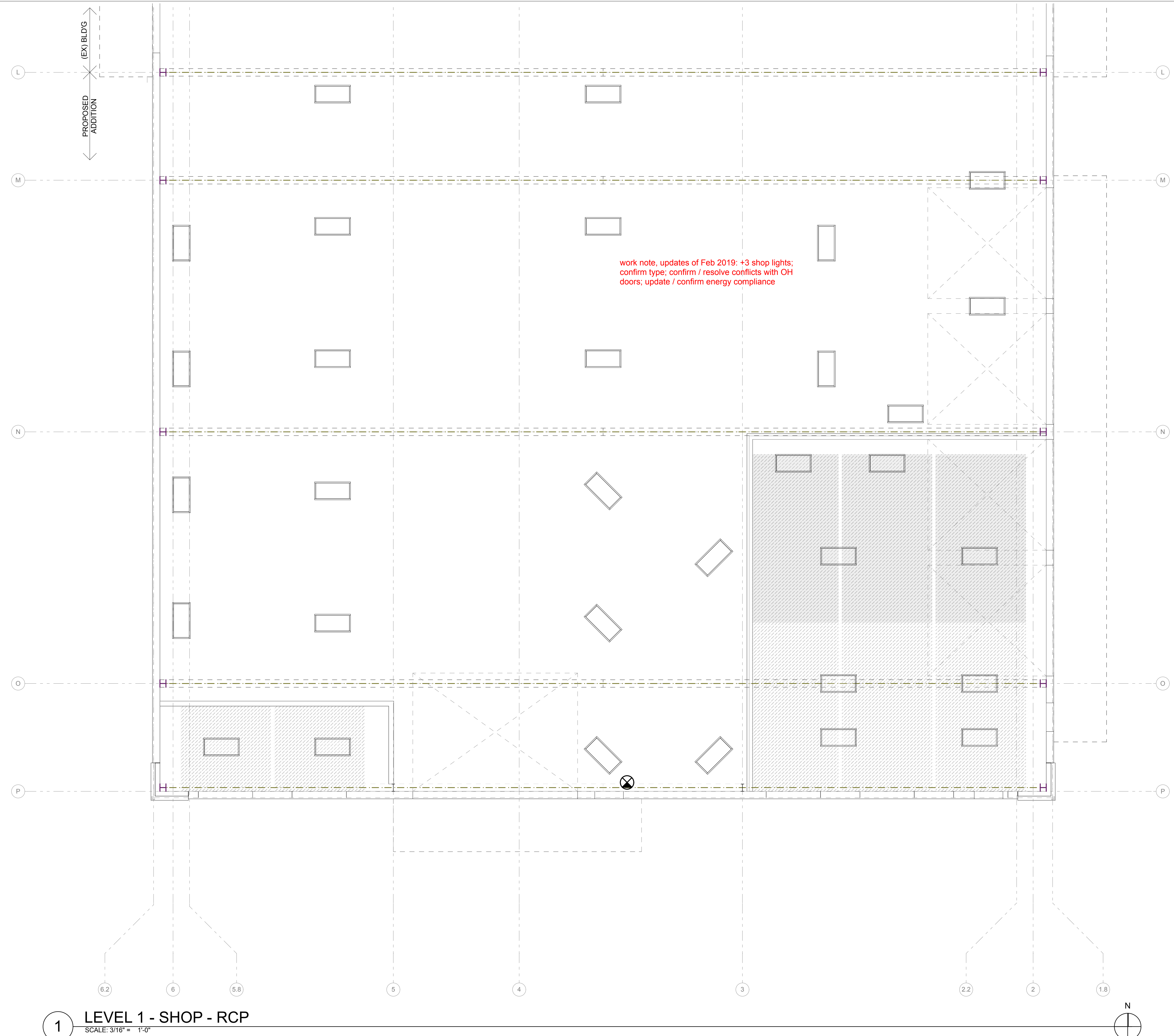






REFLECTED CEILING PLAN LEGEND

- SUSPENDED CEILING 2 x 4 GRID; USG MILLENNIA TEGULAR "INSET" EDGE, ILLUSION TWO / 24 PANEL, WHITE OR EQUAL. INSTALL PER DETAIL OF ESR 1308.
- G.W.B. HARD CEILING & FRAMING
- 2' X 2' DIFFUSER; FOR COORDINATION PURPOSES ONLY; SEE MECHANICAL SEPARATE SUBMITTAL
- 2' X 4' RECESSED LIGHT FIXTURE; Metalux Skyridge 24SR-LD2-48-C-UNV-L840-CD1-U
- 2' X 2' RECESSED LIGHT FIXTURE; MODEL: PARA 2'x2' LED S42W4700L / (2) T8/U6 90562 LED
- PENDENT LIGHT FIXTURE; MODEL: NYLM-5C-27X-WW-LE4
- SURFACE MOUNTED LIGHT FIXTURE; MODEL: 83758 LED Samsung SPMWHx228F LED Light Source
- CHAIN-HUNG INDUSTRIAL STRIP LIGHT HANG AT 12'-0" AFF PROVIDE WITH WIRE GUARD Metalux Hibay HBLE-D5-24HE-W-UNV-L850-ED2-U
- RECESSED CAN LIGHT FIXTURE; MODEL: NTM-31W 6" BR30 / can / LED Screw-in bulb
- EXHAUST FAN; SEE MECHANICAL SEPARATE SUBMITTAL
- EMERGENCY EXIT FIXTURE; PER REQ'MENTS OF IBC SECTION 1011.1.
- PRIMARY SIDELIGHTED AREA; SEE W.S.E.C. COMMERCIAL LIGHTING REQUIRMENTS ON SHEET A1.4
- SECONDARY SIDELIGHTED AREA; SEE W.S.E.C. COMMERCIAL LIGHTING REQUIRMENTS ON SHEET A1.4



1 LEVEL 1 - SHOP - RCP  
SCALE: 3/16" = 1'-0"

S9

SYNTHESIS 9, LLC  
3803 N. HADSON ST.  
TACOMA, WA 98407

REUSE OF DOCUMENTS  
THIS DOCUMENT AND THE IDEAS AND DESIGN  
INCORPORATED HEREIN ARE THE PROPERTY OF  
SYNTHESIS 9, LLC AND ARE NOT TO BE USED OR  
REPRODUCED IN WHOLE OR IN PART WITHOUT THE  
WRITTEN AUTHORIZATION OF SYNTHESIS 9, LLC.

REGISTERED  
ARCHITECT  
BRETT TALLEN LINDESA  
STATE OF WASHINGTON  
0251

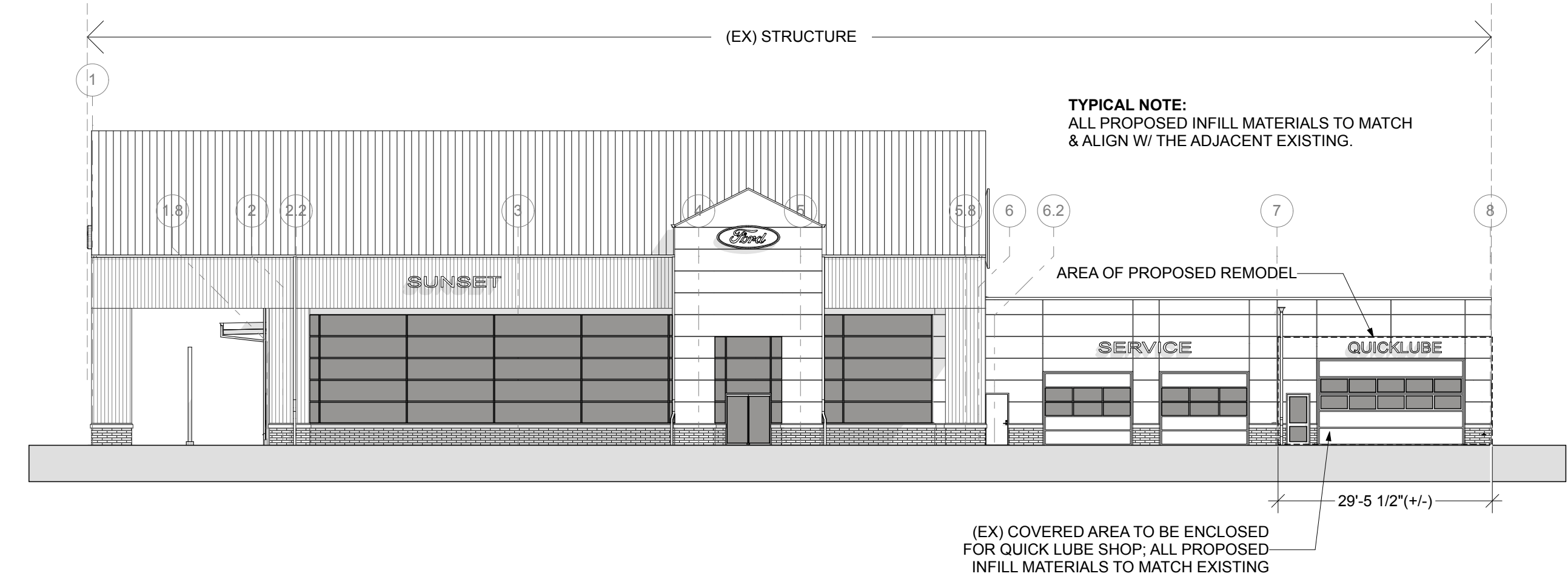
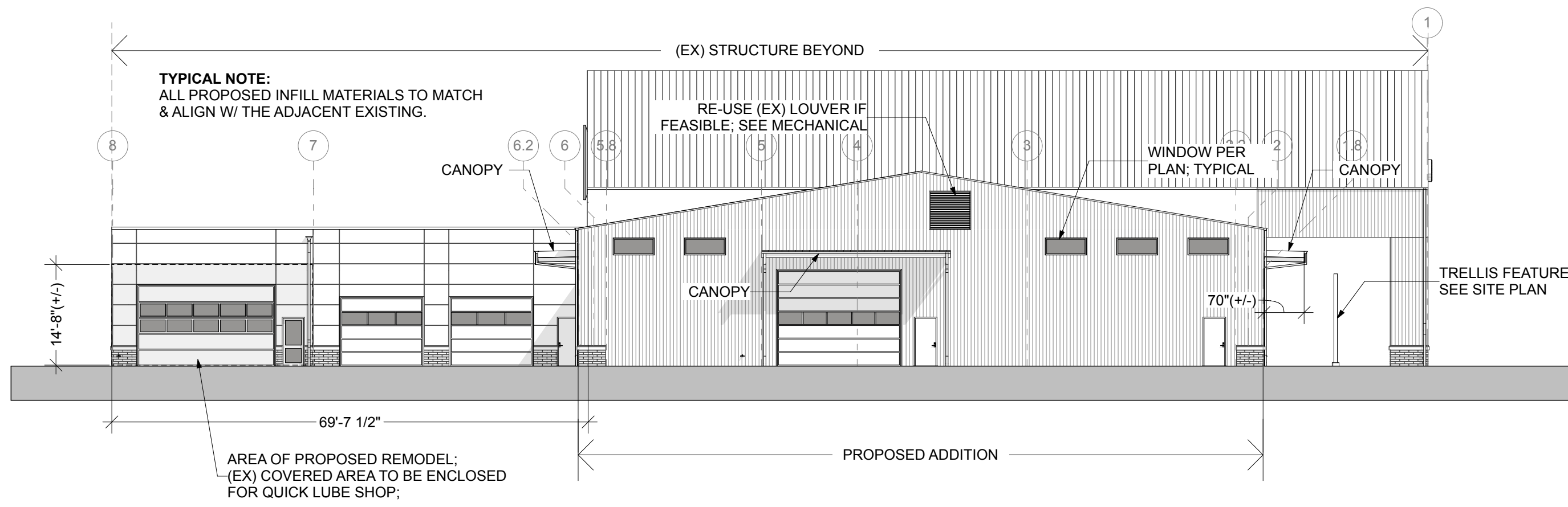
SUNSET FORD  
REMODEL & ADDITION  
6616 166th Ave E Sumner WA 98390

REVISIONS  
1 CITY OF SUMNER  
RESPONSE 2018.08.16  
2 MISC. REVISIONS  
2019.02.20

REVISIONS  
DRAWN BY: BL / CM  
CHECKED BY: BL  
DATE: 2018.04.20  
TITLE: REFLECTED  
CEILING PLAN -  
SHOP  
PROJECT #: 1719  
SHEET:  
A1.5

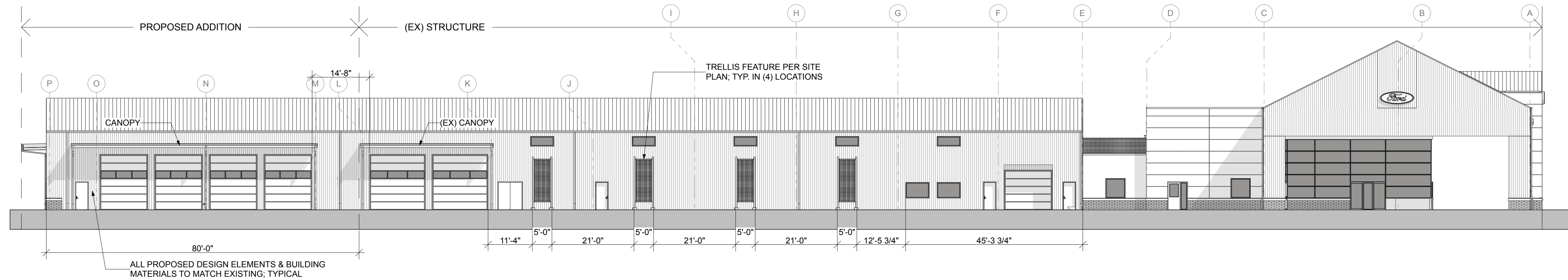
REVISION NO.2 | 2019.02.20 | FIELD MODIFICATIONS



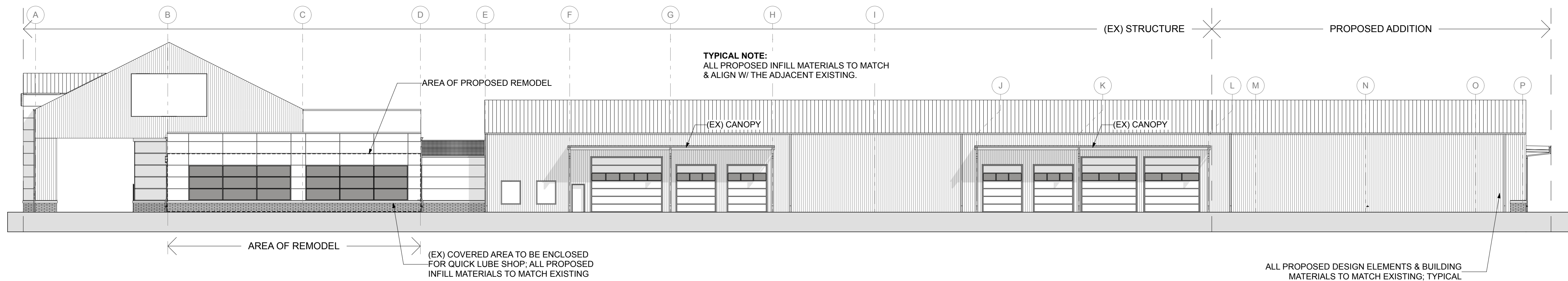


2 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

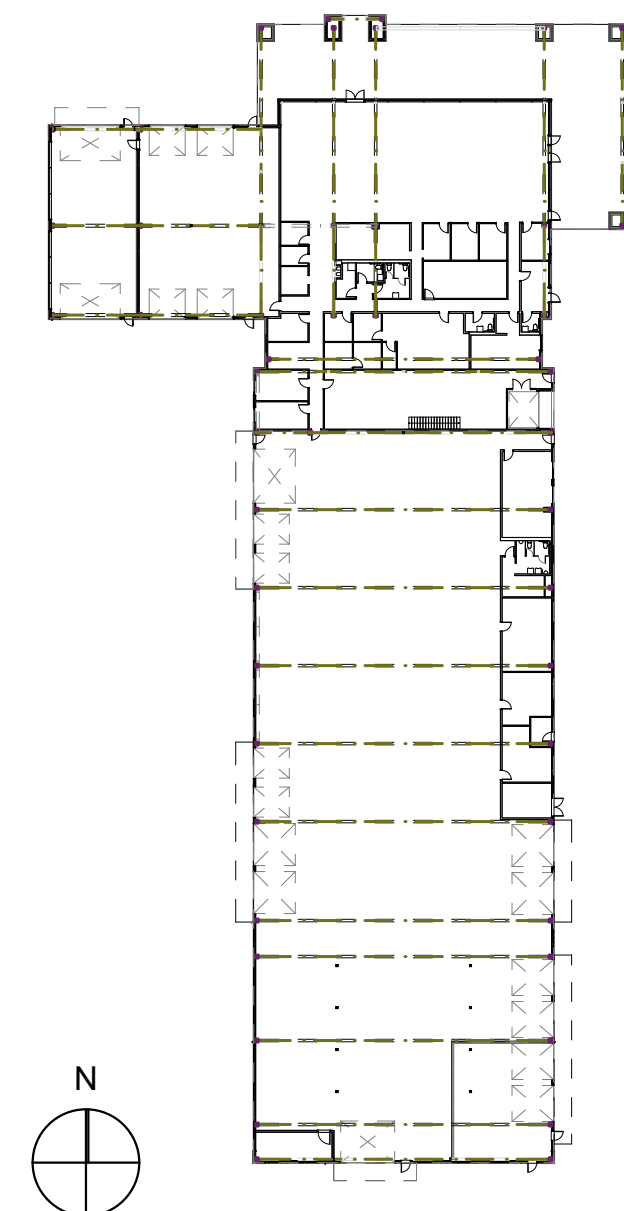
1 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/16" = 1'-0"



KEY PLAN  
SCALE: 1/64" = 1'-0"

REVISION NO.2 | 2019.02.20 | FIELD MODIFICATIONS

| REVISIONS                 |                                    |
|---------------------------|------------------------------------|
| 1                         | CITY OF SUMNER RESPONSE 2018.08.16 |
| 2                         | MISC. REVISIONS 2019.02.20         |
| REVISIONS                 |                                    |
| DRAWN BY: BL / CM         |                                    |
| CHECKED BY: BL            |                                    |
| DATE: 2018.04.20          |                                    |
| TITLE: OVERALL ELEVATIONS |                                    |
| PROJECT #: 1719           |                                    |
| SHEET:                    |                                    |
| A2.0                      |                                    |

S9

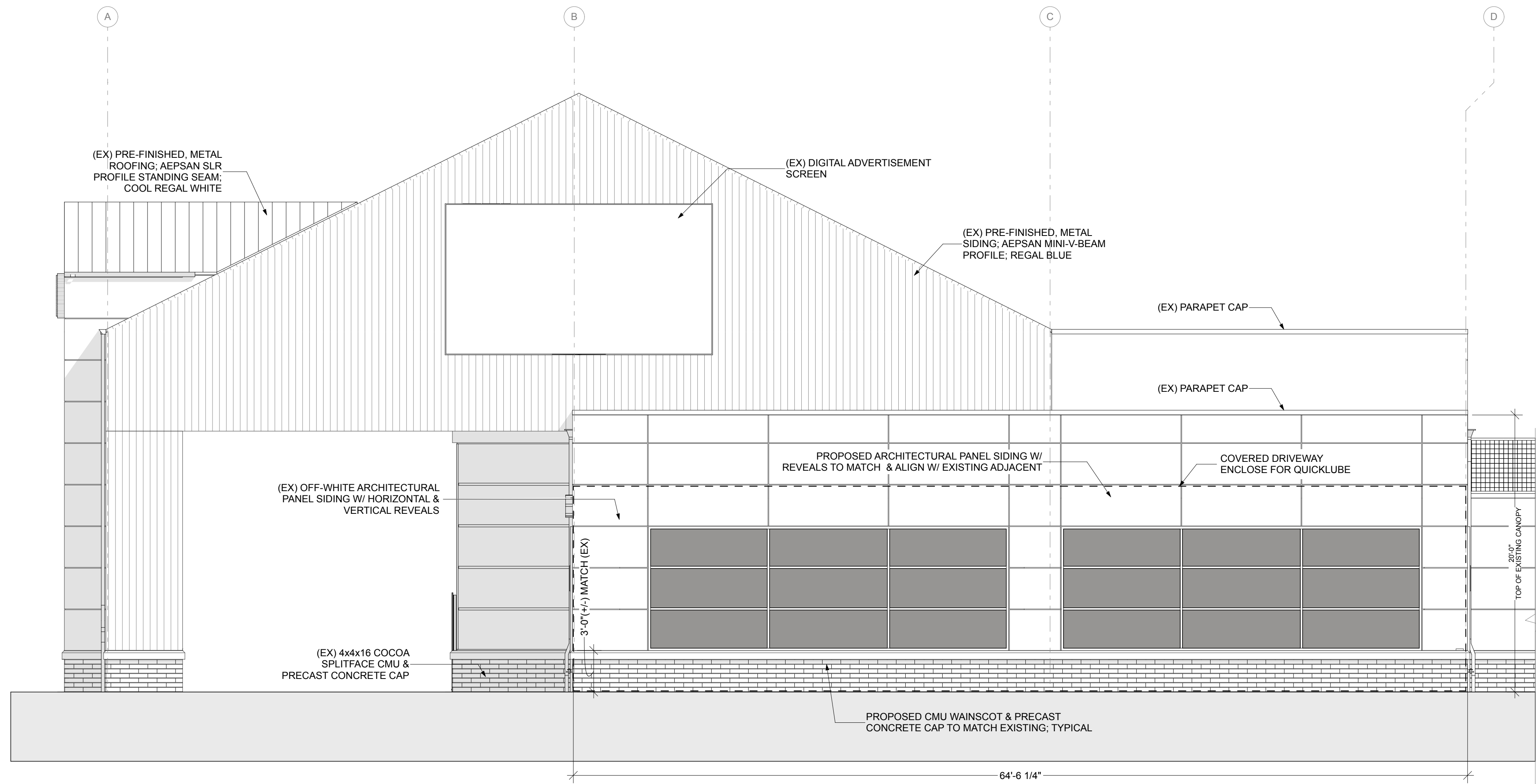
SYNTHESIS 9, LLC  
3803 N. HILSON ST.  
TACOMA, WA 98407

REUSE OF DOCUMENTS  
THIS DOCUMENT AND THE IDEAS AND DESIGN  
INCORPORATED HEREIN ARE THE PROPERTY OF  
SYNTHESIS 9, LLC AND ARE NOT TO BE USED OR  
REPRODUCED IN WHOLE OR IN PART WITHOUT THE  
WRITTEN AUTHORIZATION OF SYNTHESIS 9, LLC.

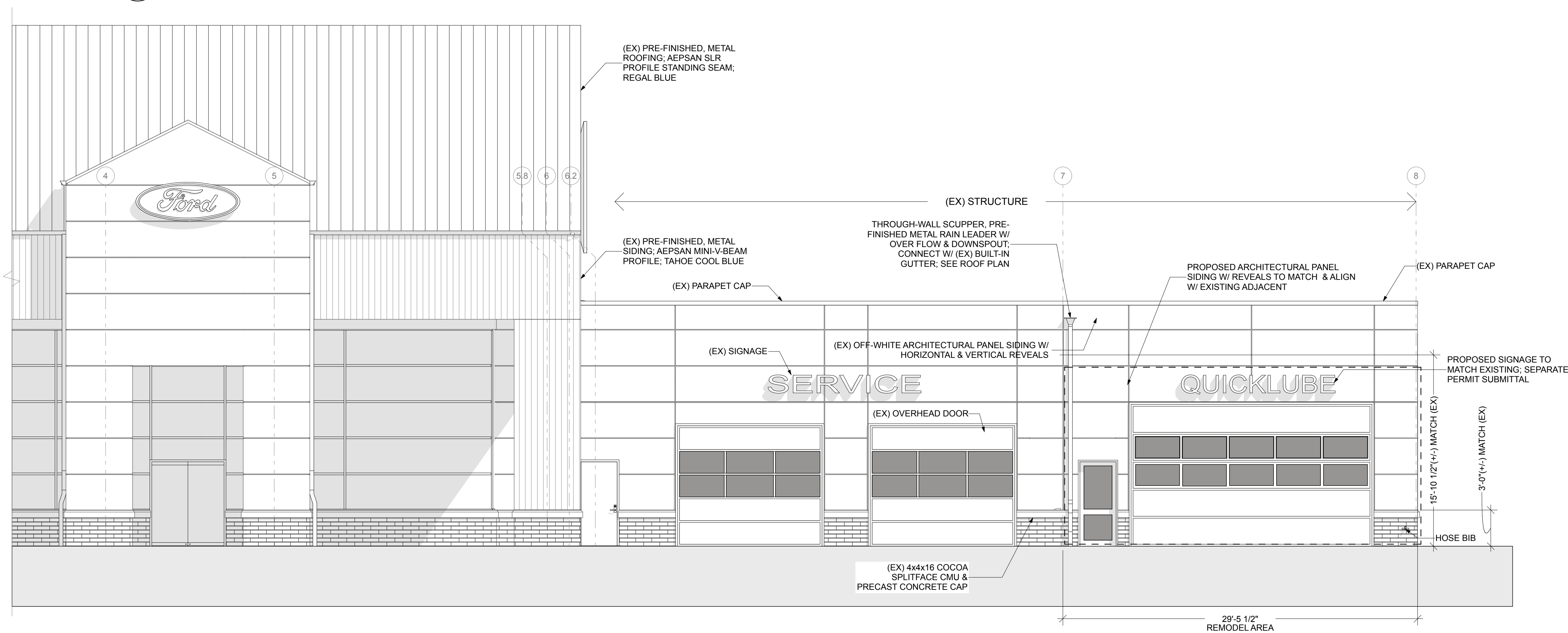
REGISTERED  
ARCHITECT  
STATE OF WASHINGTON  
0251  
Brett Talen Lindsay

SUNSET FORD  
REMODEL & ADDITION  
6616 166th Ave E Sumner WA 98390

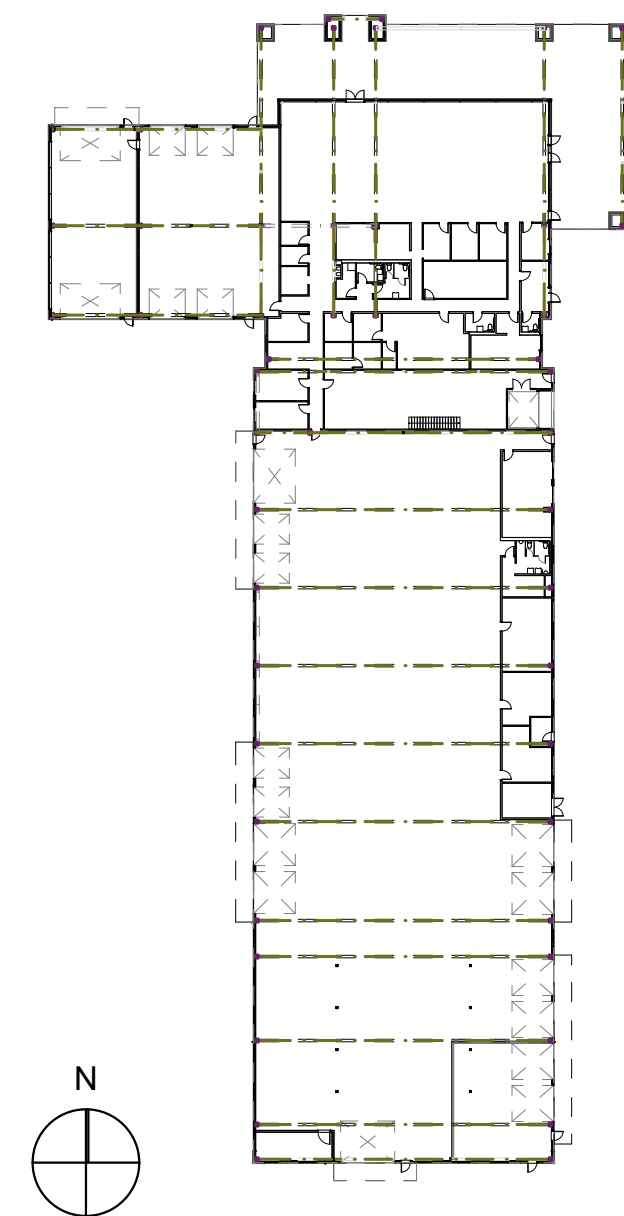




2 QUICK LUBE SHOP - PARTIAL WEST ELEVATION  
SCALE: 3/16" = 1'-0"



1 QUICK LUBE SHOP - PARTIAL NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



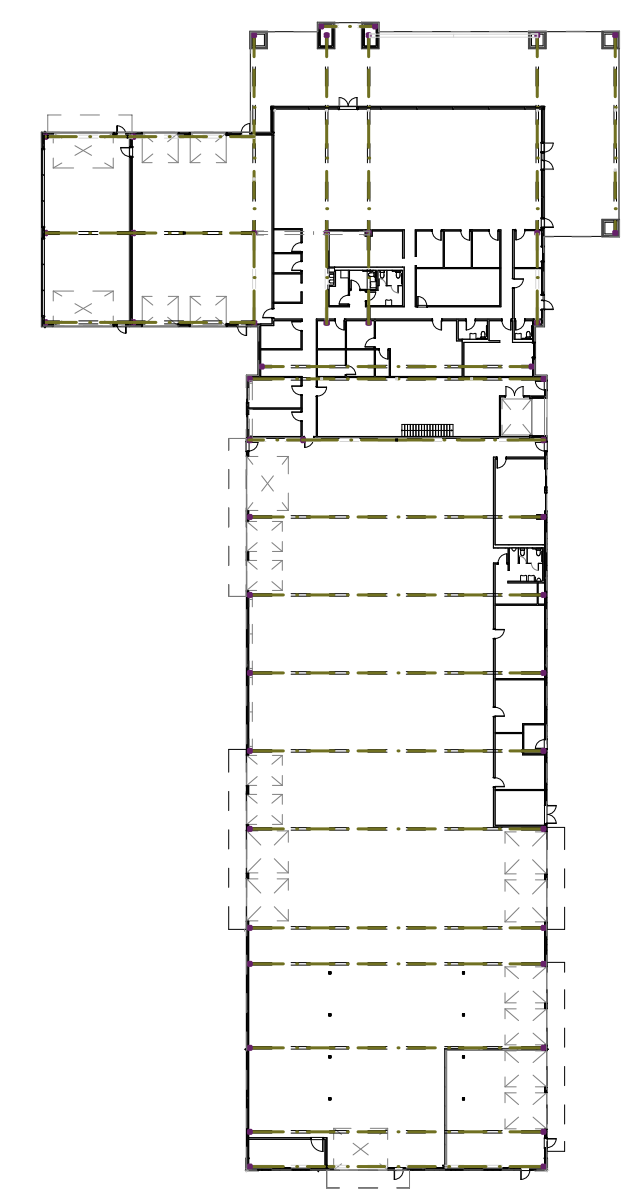
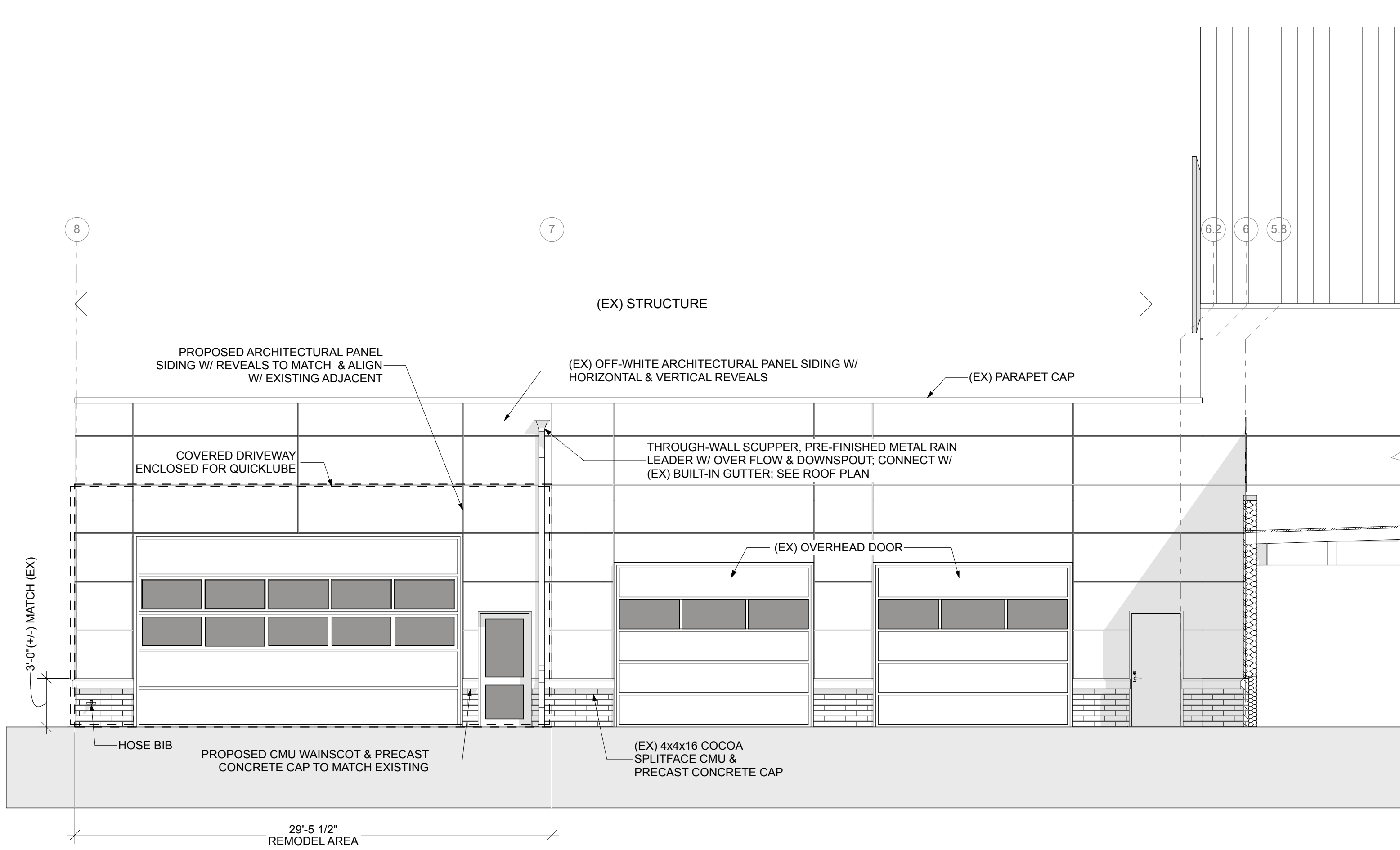
KEY PLAN  
SCALE: 1/64" = 1'-0"

REVISION NO.2 | 2019.02.20 | FIELD MODIFICATIONS

| REVISIONS   |                                    |
|-------------|------------------------------------|
| 1           | CITY OF SUMNER RESPONSE 2018.08.16 |
| 2           | MISC. REVISIONS 2019.02.20         |
| REVISIONS   |                                    |
| DRAWN BY:   | BL / CM                            |
| CHECKED BY: | BL                                 |
| DATE:       | 2018.04.20                         |
| TITLE:      | ENLARGED ELEVATIONS                |
| PROJECT #:  | 1719                               |
| SHEET:      |                                    |

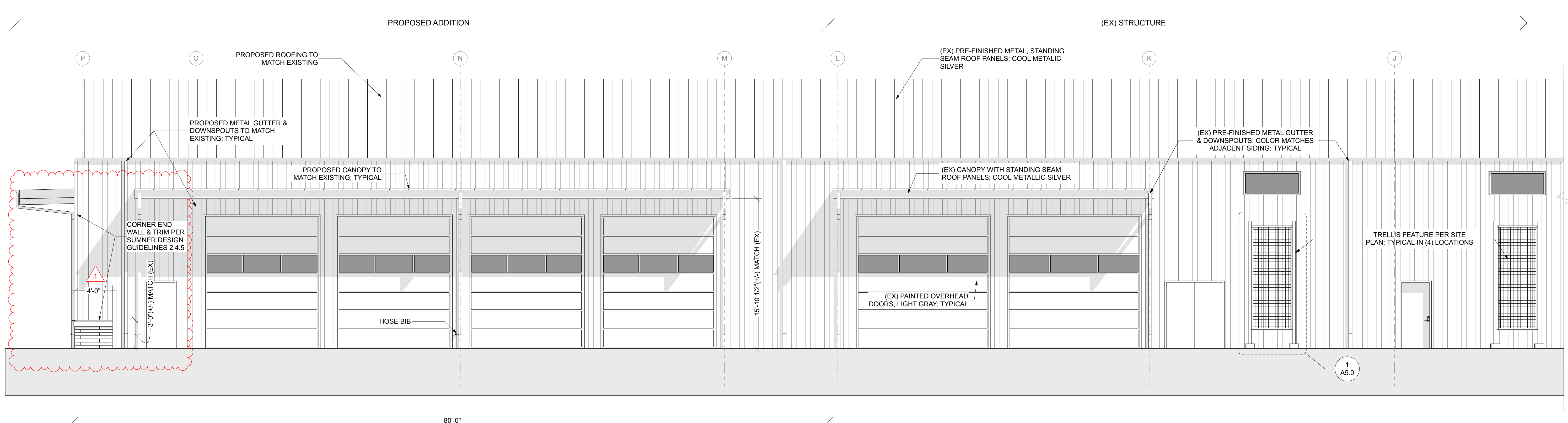
A2.1





KEY PLAN  
SCALE: 1/64" = 1'-0"

1 QUICK LUBE SHOP - PARTIAL SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



2 MAINTENANCE SHOP - PARTIAL EAST ELEVATION  
SCALE: 3/16" = 1'-0"

S9

SYNTHESIS 9, LLC  
3803 N. HADSON ST.  
TACOMA, WA 98407

REUSE OF DOCUMENTS  
THIS DOCUMENT AND THE IDEAS AND DESIGN  
INCORPORATED HEREIN ARE THE PROPERTY OF  
SYNTHESIS 9, LLC AND ARE NOT TO BE USED OR  
REPRODUCED IN WHOLE OR IN PART WITHOUT THE  
WRITTEN AUTHORIZATION OF SYNTHESIS 9, LLC.

REGISTERED  
ARCHITECT  
BRETT TALLEN LUNSKY  
STATE OF WASHINGTON  
0251

SUNSET FORD  
REMODEL & ADDITION  
6616 166th Ave E Sumner WA 98390

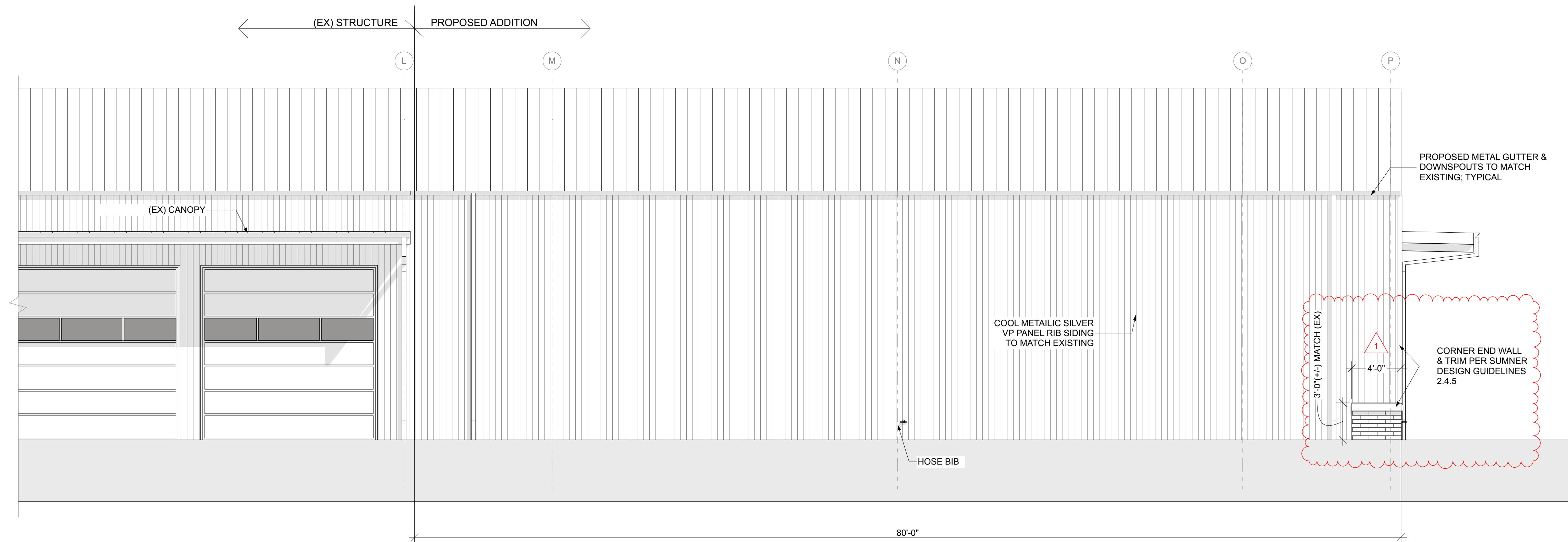
| REVISIONS |                                       |
|-----------|---------------------------------------|
| 1         | CITY OF SUMNER<br>RESPONSE 2018.08.16 |
| 2         | MISC. REVISIONS<br>2019.02.20         |

| REVISIONS   |                        |
|-------------|------------------------|
| DRAWN BY:   | BL / CM                |
| CHECKED BY: | BL                     |
| DATE:       | 2018.04.20             |
| TITLE:      | ENLARGED<br>ELEVATIONS |
| PROJECT #:  | 1719                   |
| SHEET:      |                        |

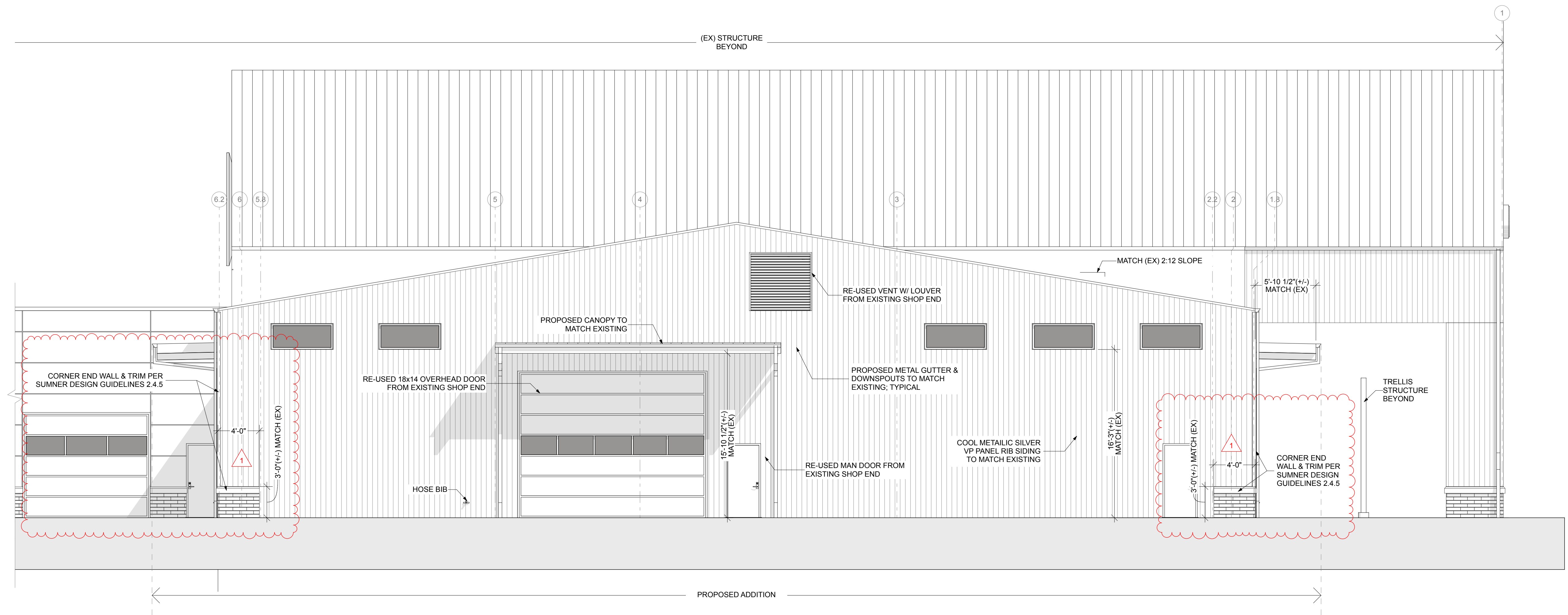
A2.2

REVISION NO.2 | 2019.02.20 | FIELD MODIFICATIONS



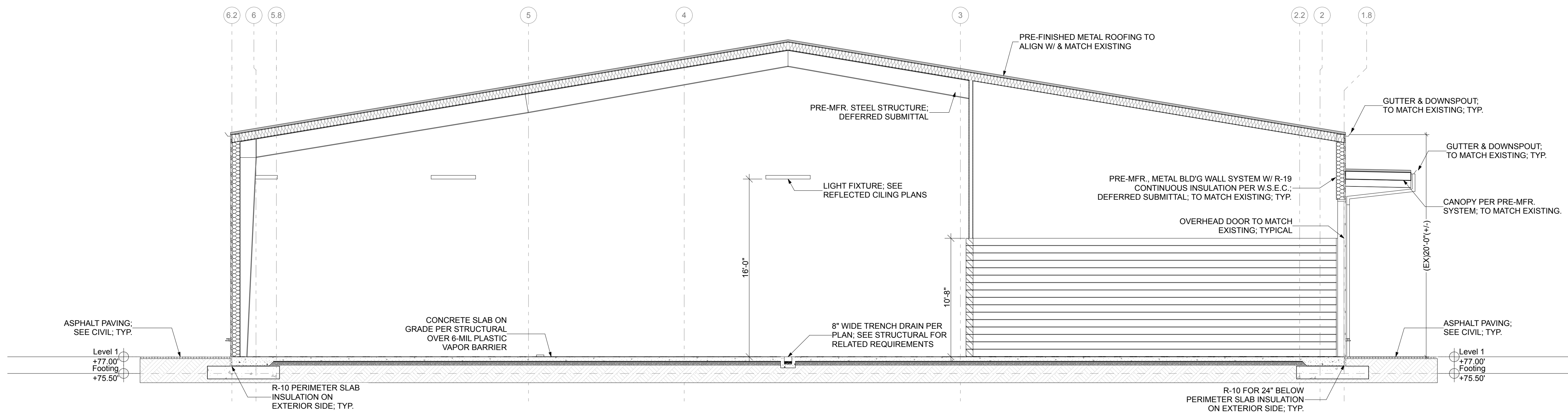


1 MAINTENANCE SHOP - PARTIAL WEST ELEVATION  
SCALE: 3/16" = 1'-0"

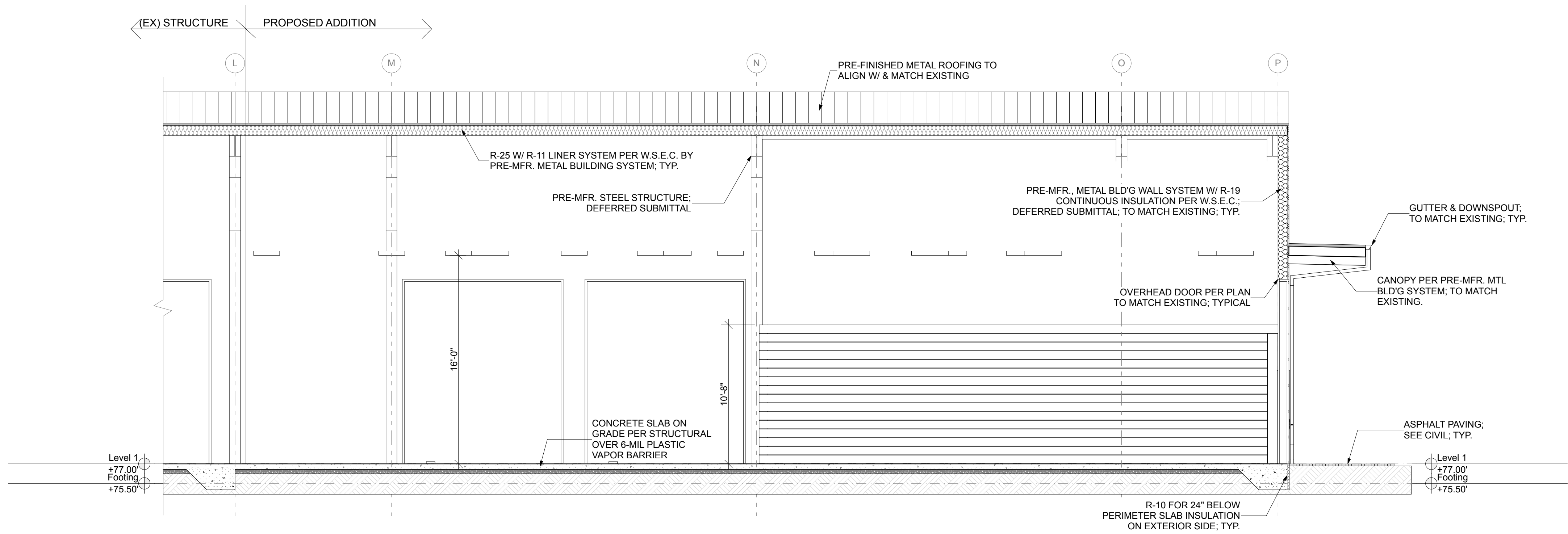


2 MAINTENANCE SHOP - PARTIAL SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"





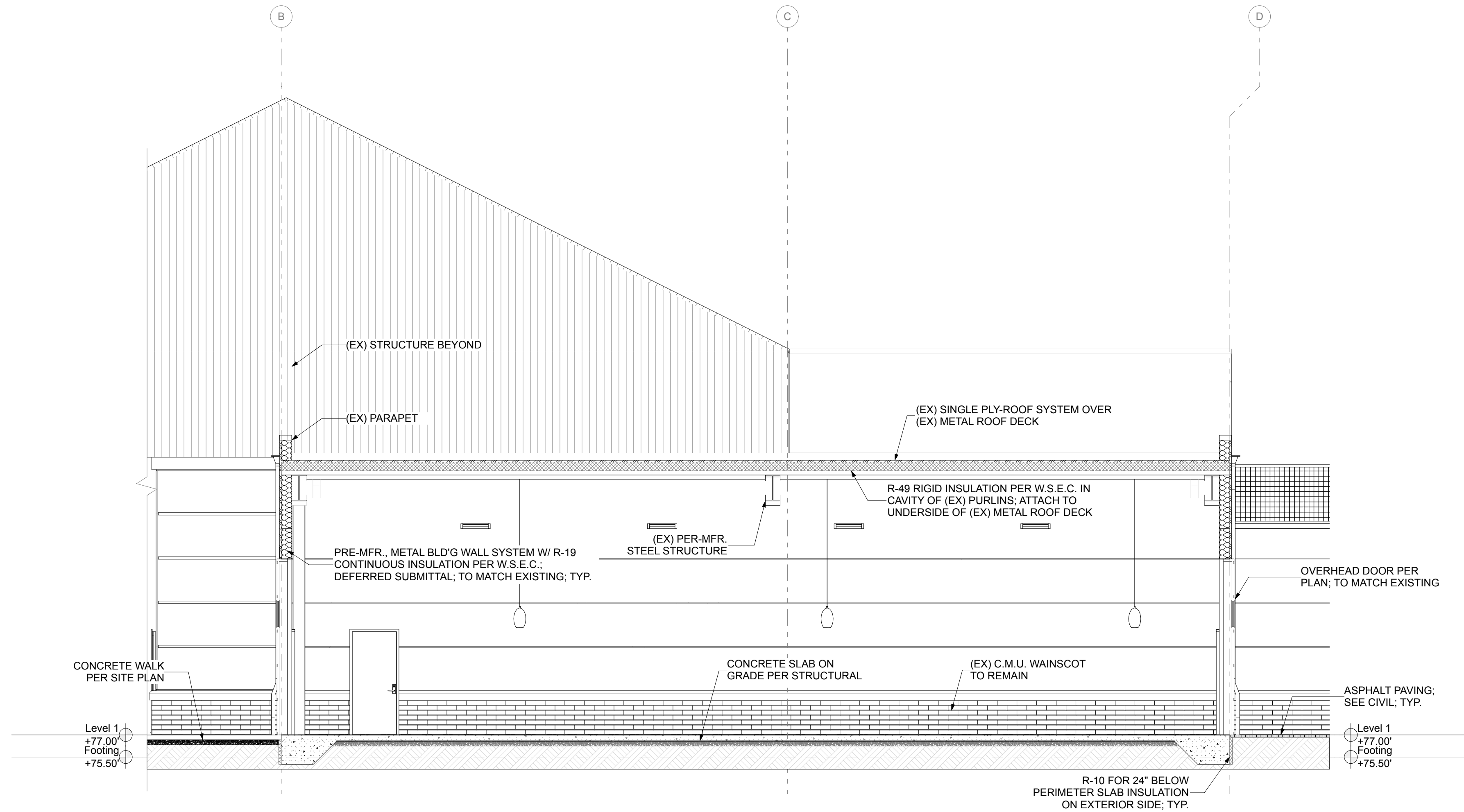
1 SHOP BUILDING SECTION  
SCALE: 3/16" = 1'-0"



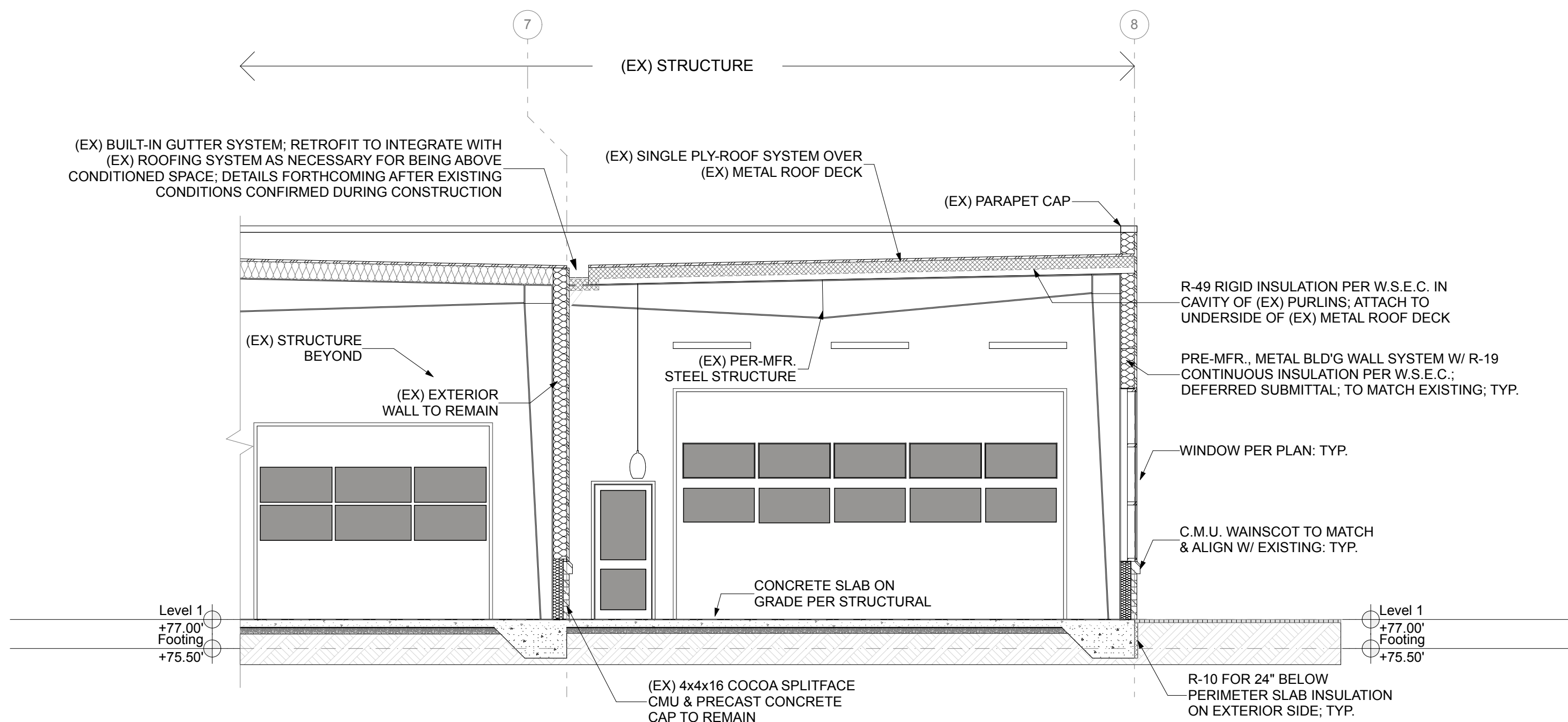
2 SHOP BUILDING SECTION  
SCALE: 3/16" = 1'-0"

REVISION NO.2 | 2019.02.20 | FIELD MODIFICATIONS





1 QUICK LUBE BUILDING SECTION  
SCALE: 3/16" = 1'-0"



2 QUICK LUBE BUILDING SECTION  
SCALE: 3/16" = 1'-0"



DOOR OPERATIONS PER 1008.1.9 - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

HARDWARE HEIGHT PER 1008.1.9.2 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.

DOOR CLOSERS PER ICC A117.1-2009 - DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THROUGH THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS.

DOOR-OPENING FORCE PER ICC A117.1-2009 - THE FORCE FOR PUSHING OR PULLING OPEN DOORS SHALL BE 10.0 POUNDS MAXIMUM PER WASHINGTON STATE AMMENDMENT.

SECURITY LOCKSET - THE LATCHBOLT IS RETRACTED BY THE GRIP ON EITHER SIDE UNLESS THE OUTSIDE GRIP IS LOCKED BY THE OUTSIDE KEY. OPERATING THE INSIDE GRIP ALWAYS RETRACTS THE LATCHBOLT.

**ACCESSIBLE SECURITY LOCKSET**- THE LATCHBOLT IS RETRACTED BY THE GRIP ON EITHER SIDE UNLESS THE OUTSIDE GRIP IS LOCKED BY EITHER THE INSIDE KEY OR THE OUTSIDE KEY. OPERATING THE INSIDE GRIP ALWAYS RETRACTS THE LATCHBOLT. ALL COMPONENTS OF THE DOOR HARDWARE TO MEET ACCESSIBILITY REQUIREMENTS OF SECTION 1008.1.9 OF THE **2015 IBC**.

OFFICE LOCKSET - THE LATCHBOLT IS RETRACTED BY THE GRIP ON EITHER SIDE UNLESS THE OUTSIDE GRIP IS LOCKED BY THE TOGGLE OR OUTSIDE KEY. OPERATING THE INSIDE GRIP DOES NOT UNLOCK THE OUTSIDE GRIP.

PASSAGE LOCKSET - THE LATCHBOLT IS ALWAYS RETRACTED BY THE GRIP ON EITHER SIDE. BOTH GRIPS ARE ALWAYS FREE

PRIVACY LOCKSET - THE LATCHBOLT IS RETRACTED BY THE GRIP ON EITHER SIDE UNLESS THE OUTSIDE GRIP IS LOCKED BY THE INSIDE THUMB-TURN, BUTTON OR KEY. OPERATING THE INSIDE GRIP UNLOCKS THE OUTSIDE GRIP. AN EMERGENCY RELEASE TOOL UNLOCKS THE OUTSIDE GRIP. THE OUTSIDE GRIP IS ALSO UNLOCKED WHEN THE DOOR IS CLOSED. DOOR CAN ONLY BE LOCKED FROM THE INSIDE WHEN THE DOOR IS CLOSED.

**PUBLIC RESTROOM LOCKSET** - THE LATCHBOLT IS RETRACTED BY THE INSIDE GRIP OR AN OUTSIDE KEY. THE LATCHBOLT IS RETRACTED BY THE OUTSIDE GRIP INLESS THE GRIP IS LOCKED BY A KEY FROM THE INSIDE. THE LATCHBOLT / OUTSIDE GRIP CANNOT BE LOCKED BY A KEY FROM THE OUTSIDE. ALL COMPONENTS OF THE DOOR HARDWARE GROUP TO MEET ACCESSIBILITY REQUIREMENTS OF SECTION 1008.1.9 OF THE **2015 IBC**.

STOREROOM LOCKSET - THE LATCHBOLT IS RETRACTED BY THE INSIDE GRIP OR OUTSIDE KEY.

CLOSET LOCKSET - THE LATCHBOLT IS RETRACTED BY THE OUTSIDE AND THE INSIDE GRIP AND THE GRIP CANNOT BE LOCKED.

1. GLAZING IN A FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED HAZARDOUS LOCATIONS.

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

3. GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL OF A WINDOW THAT MEETS ALL OF THE FOLLOWING FOUR CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION: 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET; 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; 3. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR; AND 4. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING

C402.5 Air leakage – thermal envelope (Mandatory). The thermal envelope of buildings shall comply with Sections C402.5.1 through C402.5.8.

C402.5.1 Air barriers. A continuous air barrier shall be provided throughout the building thermal envelope. The air barriers shall be permitted to be located on the inside or outside of the building envelope, located within the assemblies or on the thermal envelope, or any combination thereof. The air barrier shall comply with Sections C402.5.1.1 and C402.5.1.2.

C402.5.1.1 Air barrier construction. The continuous air barrier shall be constructed to comply with the following:

- 1. The air barrier shall be continuous for all assemblies that are the thermal envelope of the building and across the joints and assemblies.
- 2. All joints and seams shall be sealed, including sealing transitions in places and changes in materials. The joints and seams shall be securely installed in or on the joint for its entire length so as not to dislodge, loosen or otherwise impair its ability to resist positive and negative pressure from wind, stack effect and mechanical ventilation.
- 3. Penetrations of the air barrier shall be caulked, gasketed or otherwise sealed in a manner compatible with the construction materials and location. Joints and seals associated with penetrations shall be sealed in the same manner or taped or covered with moisture vapor-permeable wrapping material. Sealing materials shall be appropriate to the construction materials and shall be sealed and shall be securely installed around the penetrations so as not to dislodge, loosen or otherwise impair the penetrations' ability to resist positive and negative pressure from wind, stack effect, and mechanical ventilation. Sealing of concealed fire sprinklers, where required, shall be in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.
- 4. Recessed lighting fixtures shall comply with Section C402.5.8. Where similar objects are installed which penetrate the air barrier, provisions shall be made to maintain the integrity of the air barrier.

5. Construction documents shall contain a diagram showing the building's pressure boundary in plan(s) and section(s) and a calculation of the area of the pressure boundary to be considered in the test.

## DOOR TYPES

## WINDOW TYPES



Shown below are typical installation details for vertical freestanding panels.



FALL '15



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



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

[illegible]

|                  |  |
|------------------|--|
| <b>REVISIONS</b> |  |
| 1                | CITY OF SUMMER<br>RESPONSE: 2018.08.16 |
| 2                | MISC. REVISIONS<br>2019.02.20          |
|                  |  |
|                  |  |
|                  |  |
|                  |  |
|                  |  |
| <b>REVISIONS</b> |  |
| DRAWN BY:        | BL / CM                                |
| CHECKED BY:      | BL                                     |
| DATE:            | 2018.04.20                             |
| TITLE:           | DETAILS                                |
| PROJECT #:       | 1719                                   |
| SHEET:           |  |
| <b>A5.0</b>      |  |

## A5.0