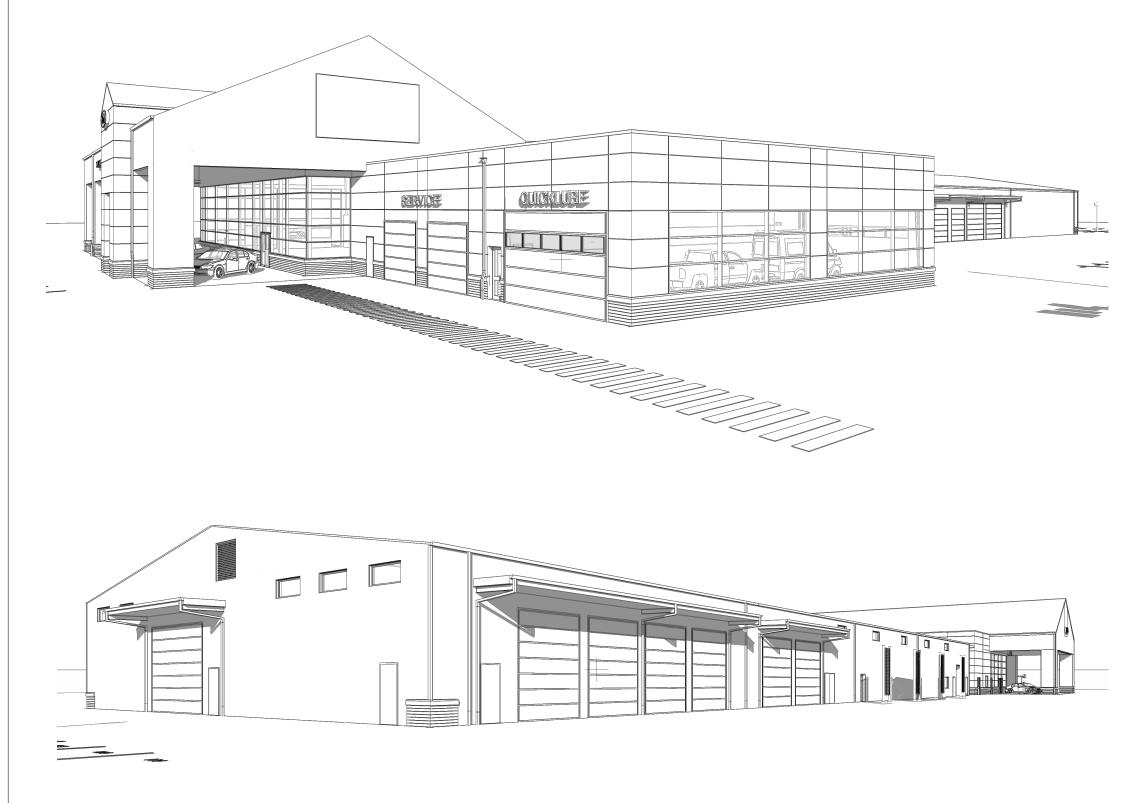
SUNSET FORD

REMODEL & ADDITION



GENERAL PROJECT NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE CONTENT OF THESE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
- 7. 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:**
- 8. 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 ABD 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.
- 9. 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.

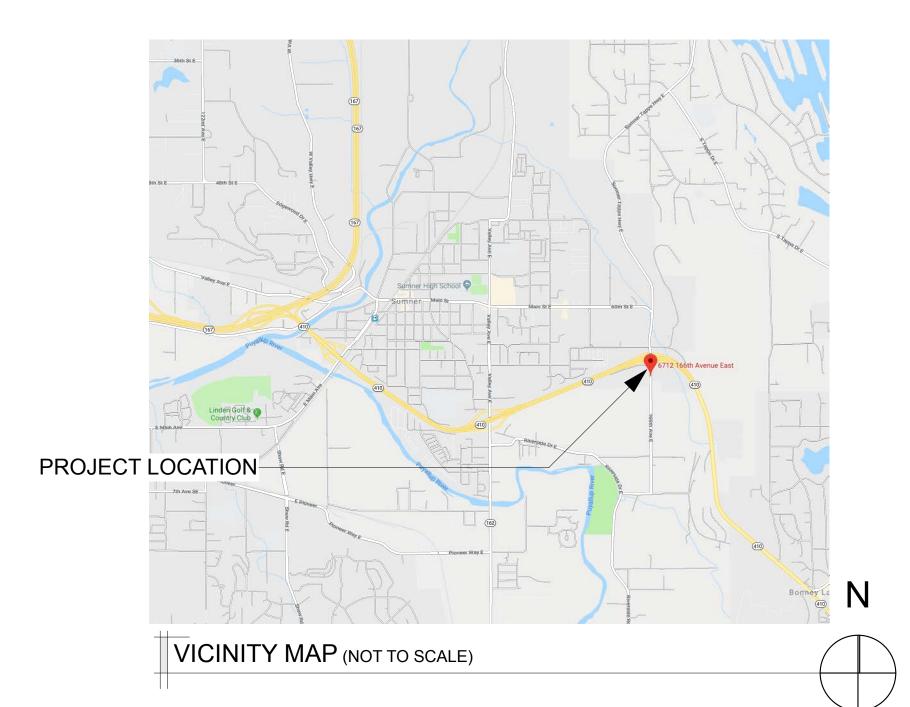
THE FIRST IS TO ADD VEHICLE SERVICE SHOP AREA BY REPLICATING THE EXISTING PRE-MANUFACTURED METAL BUILDING SYSTEM AND EXTENDING IT ANOTHER 80 FEET

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.



ABBREVIATIONS

INSTAL

INSTALLATION

.F.F.	ABOVE FINISH FLOOR	MFR.	MANUFACTURER
N.S.F.	ABOVE SUBFLOOR	MTL.	METAL
\BC	AGGREGATE BASE COURSE	MTR.	MATERIAL
NDJ.	ADJUSTABLE	MIN.	MINIMUM
LUM	ALUMINUM	N.T.S.	NOT TO SCALE
BD	BOARD	O.C.	ON CENTER
ВОТ.	ВОТТОМ	O.T.S.	OPEN TO STRUCTURE
PT	CARPET	PDC	PEDESTRIAN DECK COATING
CLG.	CEILING	P-LAM	PLASTIC LAMINATE
<u>}</u>	CENTERLINE	PR	PAIR
CLR.	CLEAR	PT	PAINT
CLO.	CLOSET	P.T.	PRESSURE TREATED
OL.	COLUMN	PWD	PLYWOOD
OMP.	COMPOSITION	R	RANGE
CONC.	CONCRETE	REF.	REFRIGERATOR
CONT.	CONTINUOUS	REINF.	REINFORCED
C.J.	CONTROL JOINT	RB	RUBBER BASE
TL.	DETAIL	SLR	SEALER
W	DISH WASHER	SIM.	SIMILAR
)	DRYER	SF	SQUARE FEET
BL.	DOUBLE	SG	SAFETY GLAZING
N	DOWN	STL.	STEEL
).S.	DOWNSPOUT	STRUCT.	STRUCTURAL
.O.S.	EDGE OF SLAB	TEXT	TEXTURE
Q.	EQUAL	TL	TILE
QUIV.	EQUIPMENT	T & G	TONGUE & GROOVE
.T.R.	EXISTING TO REMAIN	T.O.W.	TOP OF WALL
XT.	EXTERIOR	TYP.	TYPICAL
.D.	FLOOR DRAIN	U.N.O.	UNLESS NOTED OTHERWISE
O.C.	FACE OF COLUMN	WC	WATER CLOSET
O.E.W.	FACE OF EXISTING WALL	WH	WATER HEATER
O.P.	FACE OF POST	WD	WOOD
O.S.	FACE OF STUD	W	WASHER
O.S.W.	FACE OF STEM WALL	W/	WITH
SWB	GYPSUM WALL BOARD	WR	WATER RESISTANT
łT.	HEIGHT		

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DOOR & WINDOW TYPES

DETAILS

SURVEY

OVERALL SURVEY ENLARGED SURVEY

***FOR REFERENCE ONLY

COVERSHEET

TESC & DEMOLITION PLAN **TESC NOTES & DETAILS GRADING & DRAINAGE PLAN**

WATER PLAN WATER NOTES & DETAILS

WATER NOTES & DETAILS

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MECHANICAL LEGEND & NOTES

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PLUMBING PLAN - QUICKLUBE

PLUMBING PLAN - SHOP

**** DEFERRED SUBMITTAL

SYMBOL LEGEND

DETAIL SYMBOL

A2.0 ——SHEET

SECTION SYMBOL

1—DETAIL NO. OR LETTER A2.0 ——SHEET

EXTERIOR WINDOW TYPE SYMBOL

——WINDOW TYPE

DOOR I.D. SYMBOL

——DOOR TYPE REFER TO SHEET A4.0.

TEAM INFORMATION:

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:

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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:

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TACOMA WA 984444

P: 253-274-5701 eMAIL: tedv@veacheng.com

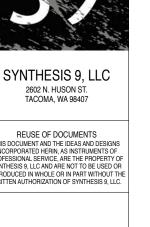
PRE-MANUFACTURED BUILDING SYSTEM

APPROVALS

DRAWN BY: CHECKED BY:

TITLE: COVER SHEET

AG1.0





REVISIONS RESPONSE 2018.08.1 MISC. REVISIONS

REVISIONS

DATE: 2018.04.20

PROJECT #:

ZONING DESIGNATION: IC (INTERCHANGE COMMERCIAL DISTRICT)

PARCEL AREA: 219,542 SQ FT (5.04 ACRES)

SURROUNDING PARCELS: IC TO THE EAST AND NORTHWEST, GC TO THE NORTH, PIERCE COUNTY COMMUNITY CENTER TO THE SOUTHWEST

USE: AUTOMOTIVE, VEHICLE REPAIR

TOTAL OVERALL BUILDING AREA: 42,427 SQ FT

MINIMUM LOT AREA: 5,000 SQ FT

MINIMUM LOT WIDTH: 50 FT MINIMUM SETBACKS: FRONT 15 FEET, REAR 20 FEET, INTERIOR 15 FEET, STREET

SIDE 15 FEET MAXIMUM HEIGHT: 45 FEET

MAXIMUM LOT COVERAGE: 80%

EXISTING BUILDING FLOOR AREA: 32,451 SQ FT (INCLUDES MEZZANINE) PROPOSED QUICK LUBE ADDITION: 1,900 SQ FT PROPOSED SHOP ADDITION: 8,076 SQ FT

VEHICLE PARKING ANALYSIS: DIMENSIONS: WIDTH = 8.5, DEPTH = 18, AISLE WIDTH 2-WAY = 20 FEET

MINIMUM: 1 PER 5,000 SQ FT OF OUTSIDE SALES AREA, PLUS 2.5 FOR EACH 1,000 SQ FT OF GROSS FLOOR AREA NOTE: EXISTING BUILDING HAS MORE PARKING AVAILABLE THAN IS REQUIRED BY

CURRENT ZONING CODE PROPOSED ADDITIONS:

QUICK LUBE - 1,900 SF / 1,000 SF * 2.5 STALLS = 5 STALLS REQUIRED FOR QUICK

SHOP ADDITION - 8,076 SF / 1,000 SF * 2.5 STALLS = 20 STALLS REQUIRED FOR SHOP

ADDITION TOTAL PARKING STALLS ON SITE = 194

OVERALL SITE LANDSCAPING ANALYSIS: MINIMUM: 10 PERCENT OF SITE AREA

STORM WATER DETENTION CAN BE INCLUDED IN LANDSCAPING AREA IF LOW IMPACT DEVELOPMENT TECHNIQUES ARE USED

LANDSCAPING SHALL BUFFER THE PERIMETER OF THE PARKING LOT

MINIMUM LANDSCAPING REQUIRED: 21,954.2 SF

PROVIDED: 27,827 SF (DOES NOT INCLUDE STORM WATER AREA OF 26,955 SF)

TOTAL PAVED AREAS: 120,852 SF

EXISTING SITE AREA: 219,542 SF

BUILDING FOOTPRINT AREAS:

EXISTING: 29,635 SF **EXISTING OVERHANG:** 4,297 SF

QUICK LUBE: 1,900 SF SHOP ADDITION: 8.076 SF SHOP ADDITION OVERHANG: **TOTAL FOOTPRINT:** 44,752 SF

VEHICLE PARKING SUMMARY:

EXISTING PARKING (PER SURVEY): 207

PROPOSED DEMOLISHED PARKING STALLS: 116

STALLS REMAINING AFTER DEMOLITION: 91 PROPOSED NEW STALLS: 97

TOTAL PROPOSED PARKING STALLS: 198

PARKING ANALYSIS PER CURRENT REGULATIONS:

EXISTING BUILDING STALLS:

32,451 SF / 1,000 SF * 2.5 = 81 MINIMUM, +25% = 101 MAXIMUM QUICK LUBE SHOP REQUIRED STALLS:

1,900-SF / 1,000-SF * 2.5 STALLS = 5 STALLS MINIMUM, +25% = 6 MAXIMUM

MAINTENANCE SHOP REQUIRED STALLS:

8,076-SF / 1,000-SF * 2.5 STALLS = 20 STALLS MINIMUM, +25% = 25 MAXIMUM

TOTAL PARKING STALLS REQUIRED: 106 MINIMUM - 132 MAXIMUM

NOTES:

*MINIMUM DIMENSIONS: WIDTH = 8.5-FT, DEPTH = 18-FT, AISLE WIDTH 2-WAY = 20-FT *MINIMUM: 1 PER 5,000-SF OF OUTSIDE SALES AREA, PLUS 2.5 FOR EACH 1,000-SF OF **GROSS FLOOR AREA**

CONDITIONS OF FIRE DEPARTMENT APPROVAL PRJ2017-00013 / BLD-2018-0203

Approved with the following conditions:

Provide plans for alteration/expansion of the fire alarm system. Separate permit and submittals are required. 3 sets of plans shall be submitted by a fire alarm contractor, to include: floor plan, battery calcs and device cut sheets. 2. Provide detection in the exit ways and exit corridors pulls at required exits on all floorsand horn/strobes

throughout to maintain audibility throughout the building. Horn/strobes shall be visible in all common 3. Provide plans for modifications/additions to the automatic sprinkler system to meetNFPA 13 Standards

Separate permit and submittals are required. 3 sets of stamped plans with calcs and cut sheets shall be submitted by a WA State Certified Sprinkler Contractor/Engineer. 4. Provide sprinkler protection in all spaces and beneath all mezzanines.

All sprinkler and fire alarm deficiencies discovered while conducting this tenantimprovement/remodel. shall be made code compliant. 6. Provide 2A:10B:C rated fire extinguishers throughout the tenant space. Maintain a 75 foot travel

distance to all extinguishers. Locate them at exit doors or in paths of exit travel, in clear accessible locations, no higher than 5 feet above the finished floor. Provide all appropriate access keys for the fire department "KNOX" key box. Tenant may be required to

provide an additional box or upgrade the current key box to a "KNOX" type box. 8. Any gates within the fire lane shall have an unobstructed width of 20 feet and a "KNOX" device shall be installed at the gate including the.

9. All 20 foot fire access lanes and fire hydrants shall remain unobstructed and accessible. Provide updated striping and marking.

M MIN MINING MIN

10. All fire related permit submittals shall be made through the Sumner Permit Center. 11. Subject to Final Field Inspection for all fire related permits.

12. Inspections require a 48 hr. advance notice. Contact the Sumner Permit Center/Inspection Line at 253-

13. This project shall comply with the Sumner Municipal Code, the 2015 International Fire Code and the set standards of Sumner as established by the Fire Chief. (NFPA)

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (2015) ANSI 117.1 (2009) INTERNATIONAL MECHANICAL CODE (2015) **INTERNATIONAL FIRE CODE (2015)** INTERNATIONAL MECHANICAL CODE (2015) **UNIFORM PLUMBING CODE (2015)** WASHINGTON STATE ENERGY CODE (2015) **INTERNATIONAL FIRE CODE (2015)**

SERVICE RECEPTION AREA = 1,893-SF

ACCESSIBLE BLD'G

(S-2)

OCCUPANT LOAD FACTOR = 20

SERVICE RECEPTION

OCCUPANT LOAD = 16

(EX) 2-HR RATED

WALL ASSEMBLY

(EX) AREA = 10,262-SF OCCUPANT LOAD FACTOR = 100

OCCUPANT LOAD =

S-1

OCCUPANT LOAD FACTOR = 300 OCCUPANT LOAD = 55

S-1

OCCUPANT LOAD FACTOR = 300 OCCUPANT LOAD = 27

SERVICE SHOP AREA = 8,104-SF

SERVICE SHOP

(EX) AREA = 16,400-SF

(EX) 1-HR RATED WALL ASSEMBLY

ENTRY POINT

S-2

OCCUPANT LOAD FACTOR = 200 OCCUPANT LOAD = 10

OCCUPANCY: B, S-1, S-2 TYPE OF CONSTRUCTION: V-B FIRE SPRINKLERS: YES FIRE ALARM SYSTEM AND SMOKE ALARM: YES (CONFIRM) SEPARATED USES: YES (EXISTING)

BASE ALLOWABLE BUILDING AREAS: 36,000 SF ALLOWABLE MAXIMUM HEIGHT: 60 (FOR B, S-1 & S-2 OCCUPANCIES) ALLOWABLE MAXIMUM STORIES: 2 (FOR MOST RESTRICTIVE S-1 OCCUPANCY)

EXISTING BUILDING AREA: 32,451 SF PROPOSED QUICKLUBE ADDITION: 1,900 SF PROPOSED SHOP ADDITION: 8,076 SF **TOTAL OVERALL BUILDING AREA: 42,427 SF**

BASE ALLOWABLE AREAS PER OCCUPANCY, FOR TYPE V-B, SINGLE STORY WITH SPRINKLERS

AREA INCREASE FOR FRONTAGE (75%): 6,750 SF

TOTAL ADJUSTED ALLOWED AREA: 42,750 SF

36,000-SF

S-1: 36.000-SF S-2: 54,000-SF

SUMMARY

ACTUAL ALLOWABLE AREAS PER OCCUPANCY. FOR TYPE V-B SINGLE STORY WITH SPRINKLERS

10,262-SF

S-1: 16,400 + 8,104 = 24,504-SF

S-2: 3,071 + 1,893 = 3,964-SF

TOTAL AREAS PROPOSED = 38,730-SF

FRONTAGE AREA FACTOR INCREASE = 75%

ALLOWABLE AREAS:

NS = 9.000-SFSM = 36,000-SF

INCREASE FOR FRONTAGE = 6,750-SF

TOTAL ALLOWABLE AREA = 42,750-SF

PRIMARY STRUCTURAL FRAME:

ALLOWABLE BUILDING AREA RATIO CALC. PER 508.4.2.

10262/36000 + 24504/36000 + 3964/54000 = 0.29 + 0.681 + 0.073 = 1.05 = 1.0

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER IBC (2015) TABLES 601 AND 602:

EXTERIOR BEARING WALLS: 0 INTERIOR BEARING WALLS: 0 NONBEARING EXTERIOR WALL AND PARTITIONS: 0 NONBEARING INTERIOR WALL AND PARTITIONS: 0-HR FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY

MEMBERS: 0 ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 0

HAZARDOUS MATERIAL REQUIREMENTS: MOTOR VEHICLE REPAIR GARAGES SHALL COMPLY WITH THE MAXIMUM ALLOWABLE QUANTITIES OF HAZARDOUS MATERIALS LISTED IN TABLE 307.1(1) IN THE 2015 I.B.C.. REFER

SECTION 406.8 OF THE 2015 I.B.C..

LIFE SAFETY PLAN DIAGRAM

BUILDING ENVELOPE REQUIREMENTS | ENERGY

ROOFS - ATTIC AND OTHER R - 25 + R - 11 LS Where using R-value compliance method, a thermal spacer block with minimum thickness of ½-inch and minimum Rvalue of R-3.5 shall be provided, otherwise use the U-factor compliance method in Table C402.1.4. NON-SWINGING OPAQUE DOOR R - 4.75 **VERTICAL FENESTRATION** NON-METAL FRAMING (ALL) U - 0.30 U - 0.38 METAL FRAMING (FIXED)

U - 0.40

U - 0.60

FENESTRATION SHGC 0.40 0.37 **ORIENTATION** PF ≤ 0.2 SEW = 0.40 & N = 0.53 $0.2 \le PF \le 0.5$ SEW = 0.48 & N = 0.58 PF ≥ 0.5 SEW = 0.64 & N = 0.64

WALLS

(EX) ACCESSIBLE

BLD'G ENTRY POINT

WOOD FRAME AND OTHER R - 19 CONTINUOUS MASS WALL R-VALUE N/A

METAL FRAMING (OPERABLE)

METAL FRAMING (ENTRY)

FLOORS

R-10 FOR 24" BELOW **UNHEATED SLAB**

APPLICABLE 2015 WSEC BUILDING ENVELOPE NOTES

1. AN IDENTIFICATION MARK SHALL BE APPLIED TO ALL INSULATION MATERIALS PER C302.1. 2. ALL FENESTRATION PRODUCTS SHALL BE LABELED WITH RATED U-FACTOR, SHGC, VT, LEAKAGE

RATIING PER C303.1.3 AND C402.4.3.

C402.5.1.2 BUILDING TEST REQUIREMENT

The completed building shall be tested and the air leakage rate of the building

envelope shall not exceed 0.40 cfm/ft2 at a pressure differential of 0.3 inches water gauge (2.0 L/s x m2 at 75 Pa) at the upper 95 percent confidence interval in accordance with ASTM E 779 or an equivalentmethod approved by the code official. A report that includes the tested surface area, floor area, air by volume, stories above grade, and leakage rates shall be submitted to the building owner and the Code Official. If the tested rate exceeds that defined here, a visual inspection of the air barrier shall be conducted and any leaks noted shall be sealed to the extent practicable. An additional report identifying the corrective actions taken to seal air leaks shall be submitted to the building owner and the Code Official and any further requirement to meet the leakage air rate will be waived

1. Test shall be accomplished using either (1) both pressurization and depressurization or (2) pressurization alone, but not depressurization alone. The test results shall be plotted against the correct P for pressurization in accordance with Section 9.4 of **ASTM E779.**

2. The test pressure range shall be from 25 Pa to 80 Pa per Section 8.10 of ASTM E779, but the upper limit shall not be less than 50 Pa, and the difference between the upper and lower limit shall not be less than 25 Pa.

3. If the pressure exponent n is less than 0.45 or greater than 0.85 per Section 9.6.4 of ASTM E779, the test shall be rerun with additional readings over a longer time interval.

1. 2.1.4 Parking lot screening.

To minimize views of the service bays, and meet the intent of this guideline, the project shall incorporate minor landscape additions to help screen the new uses: a) Add 3-4 evergreen trees along the west property line near Auto Lane.

Any future utility meters, vents, and other mechanical equipment shall be shown on building permit plans as located and

b) Add 3-4 evergreen trees to existing landscape islands on the east side of the Maintenance Shop Addition.

CONDITIONS OF DESIGN REVIEW #PLN-2017-0113

Applicant should reference the annotated landscape plan, found under DG 2.1.4.

2. DG 2.1.8 Service, Loading, and Garbage Area Guidelines.

screened in accordance with this guideline.

Site development permits shall demonstrate that lighting is downshielded, no taller than 25 feet, and meets the other requirements of this guideline.

4. 2.3.6 Rooflines:

3. DG 2.2.6 Site Lighting.

To compensate for the lack of roofline modulation, the Maintenance Shop Addition shall provide some modulation on the east building wall, as required under DG 2.3.10.

5. 2.3.10 Blank walls.

To provide building wall modulation, and bring the building more into compliance with the design guidelines, the east façade of the Maintenance Shop Addition shall incorporate two or three of the elements listed below, to be determined by the Director and what is reasonable for the scope of the project:

 Add vertical panels of contrasting material or color to the façade. • Install a structure(s) or series of structures in front of the wall.

• Add windows or canopies similar to the existing ones. (Avoid canopies that appear "tacked on.") • Add tall evergreen trees (e.g. 1-2 cedar trees) along the east side of the maintenance shop where there is room in the existing landscape beds.

6. DG 2.4.5 Special standards for metal siding.

At the time of building permits, building elevations shall include end wall and corner caps. In addition, to ensure that new metal siding is visually matched to the existing building, it shall continue at the same height, or as otherwise required by the International Building Code.

7. DG 2.4.7 Year of construction.

A building plaque shall be installed consistent with the building style and materials, in an appropriate location on existing or proposed buildings, to be approved by the Director.

8. DG 2.5.6 Side and rear yard buffer requirements.

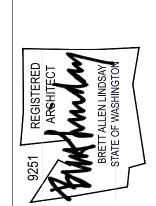
To provide screening landscaping between the auto dealership and agricultural/residential land to the south, 2-3 new evergreen trees shall be planted to fill in the gaps in the existing landscape at the south property line. Remaining landscape details will be addressed during the building permit process.

1) The Design Review approval process does not authorize uses or construction; any signs depicted on project plans are not approved; ADDITIONAL PERMITS AND APPROVALS BY OTHER DEPARTMENTS ARE REQUIRED to demonstrate compliance with all applicable sections of the Sumner Municipal Code prior to final project approval.

2) All conditions requiring building elevation/landscape/site arrangement changes shall be indicated and/or noted as appropriate on subsequent building permit applications prior to submittal.

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

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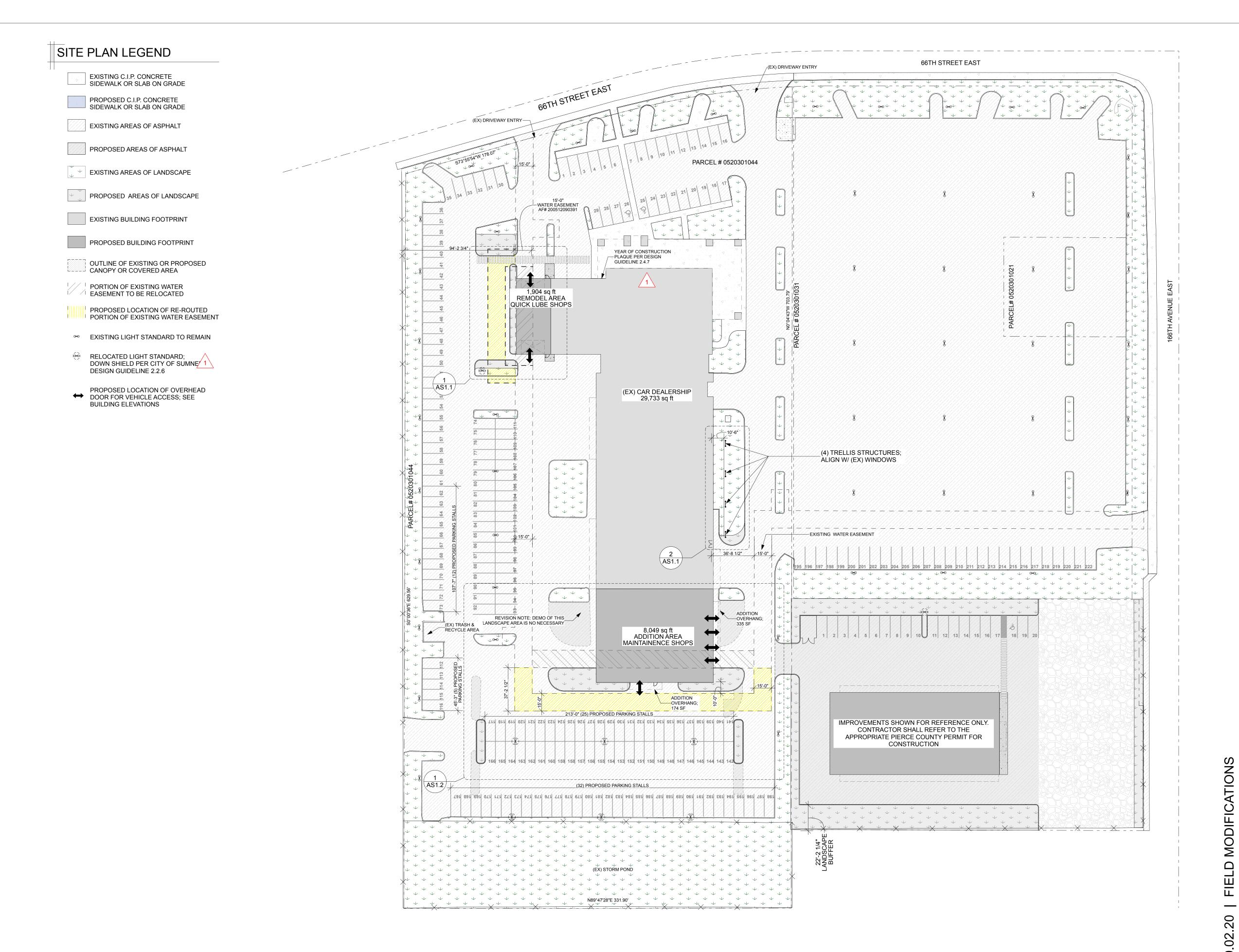
REVISIONS CITY OF SUMNER RESPONSE 2018.08.16 MISC. REVISIONS 0

REVISIONS

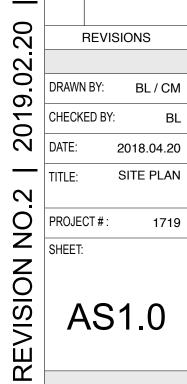
BL / CM CHECKED BY: DATE: 2018.04.20

PROJECT INFORMATION O PROJECT #:

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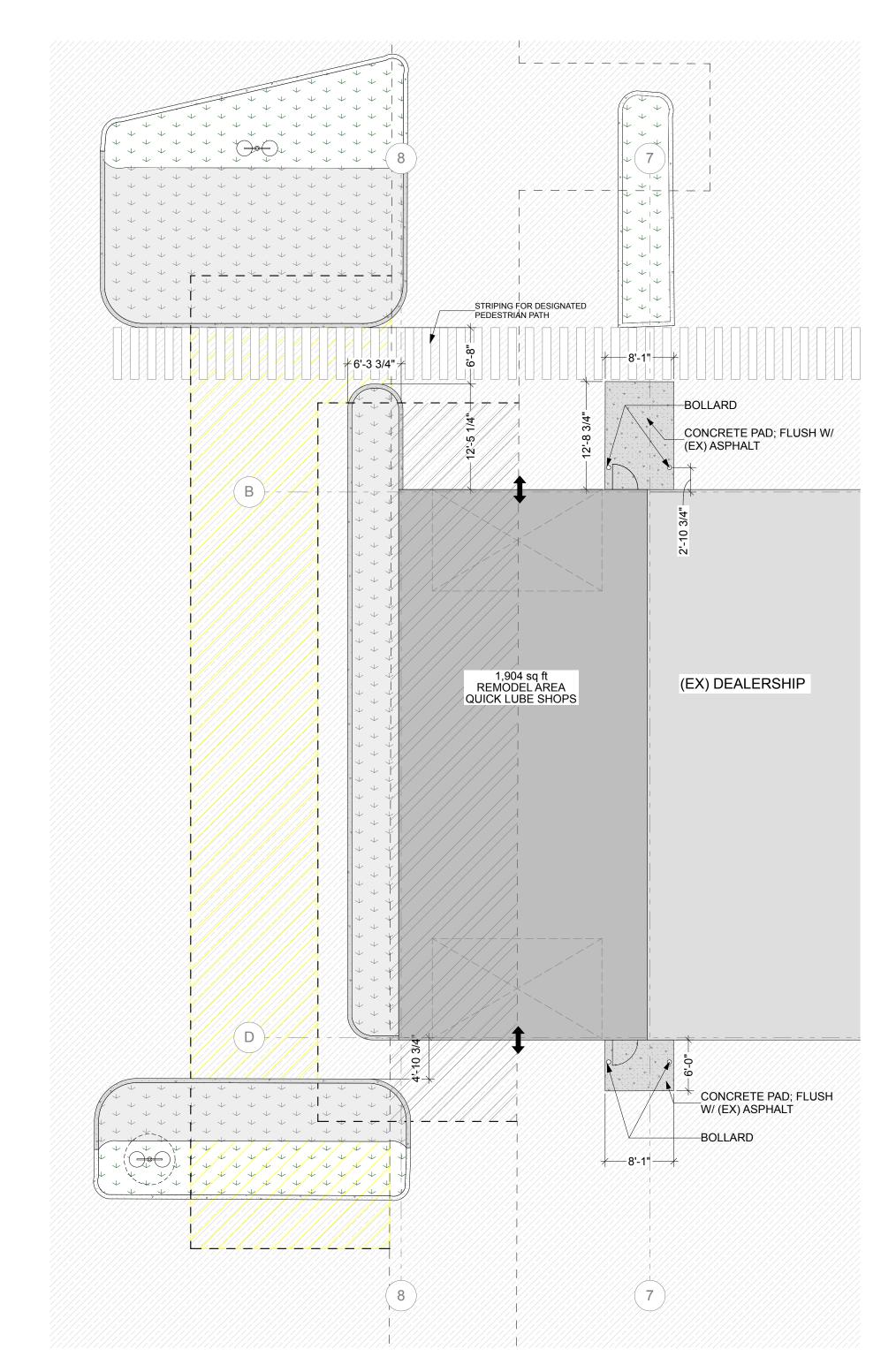
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ENLARGED SITE PLAN

SCALE: 1" = 10'

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

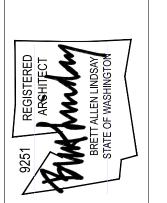
EXISTING LIGHT STANDARD TO REMAIN



PROPOSED LOCATION OF OVERHEAD DOOR FOR VEHICLE ACCESS; SEE BUILDING ELEVATIONS

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

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FIELD MODIFICATIONS

REVISIONS

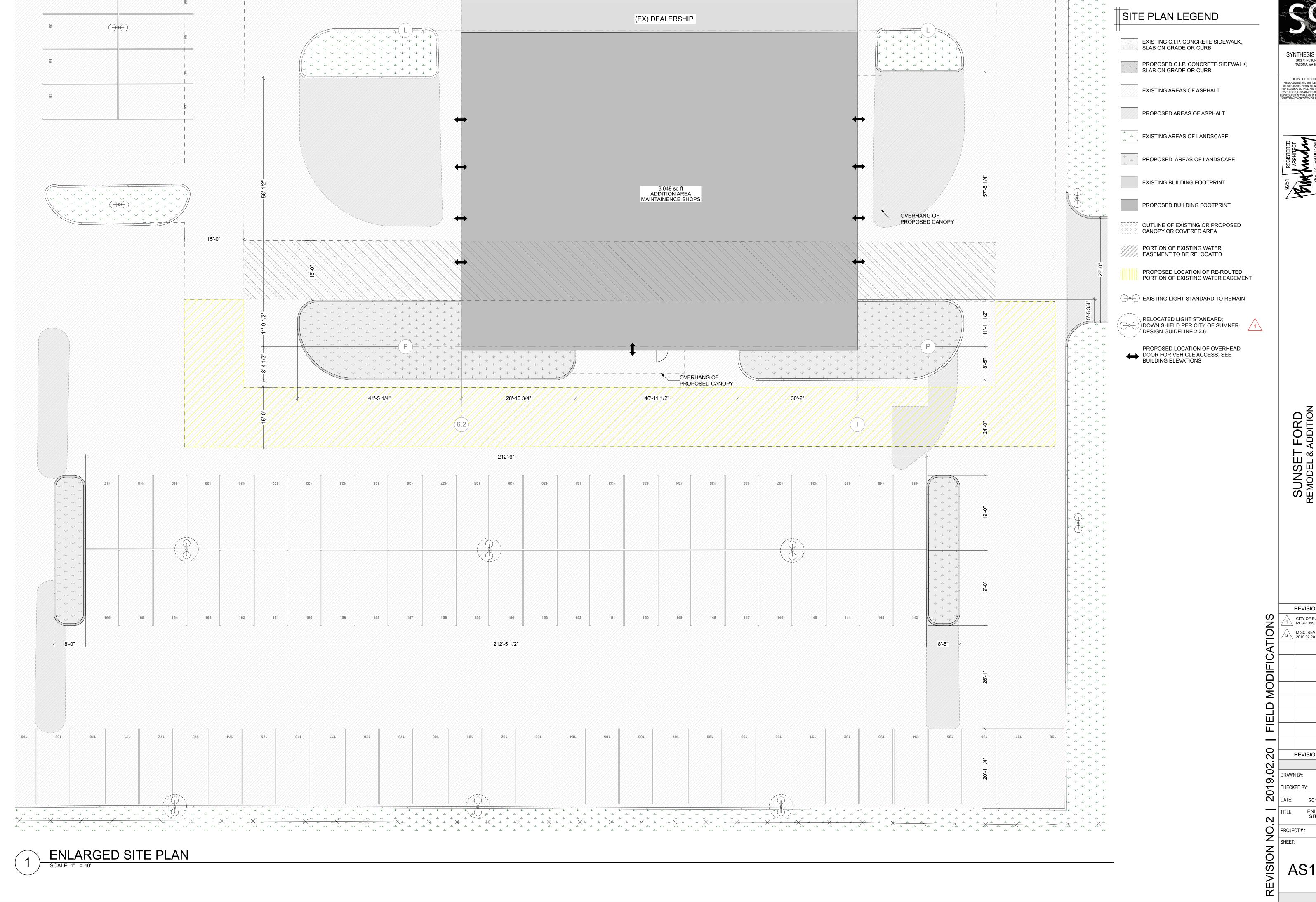
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ENLARGED SITE PLAN

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AS1.1



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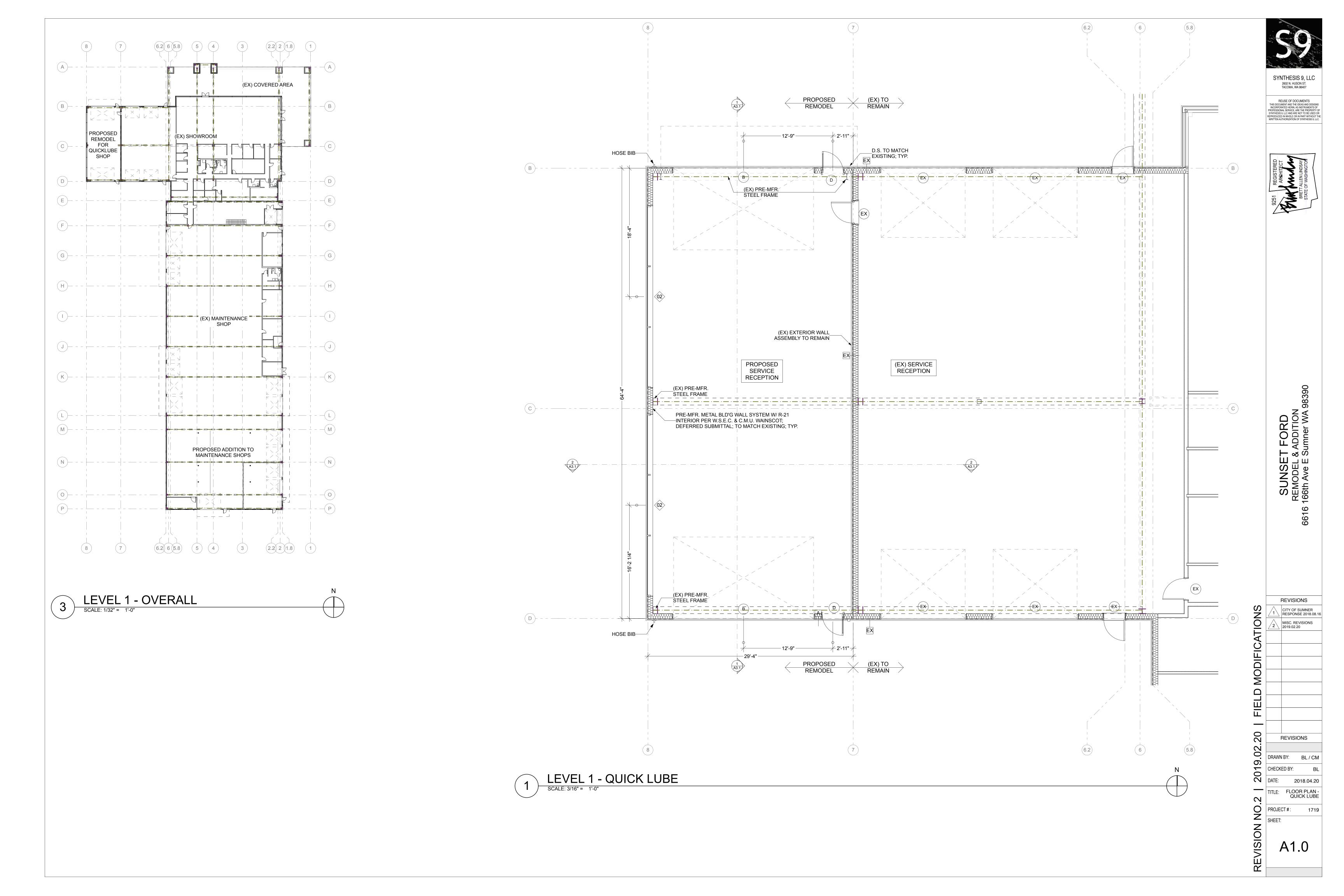
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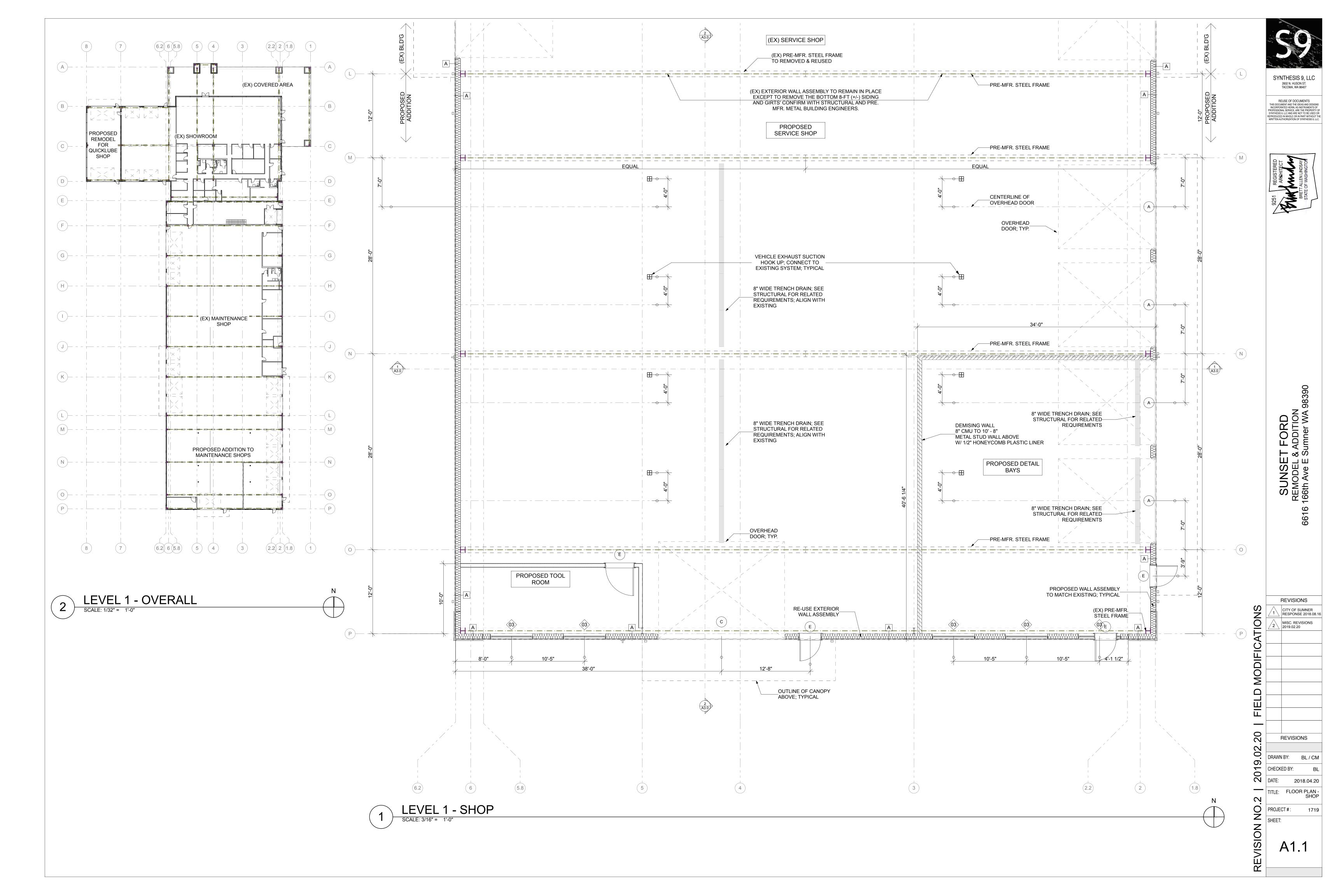
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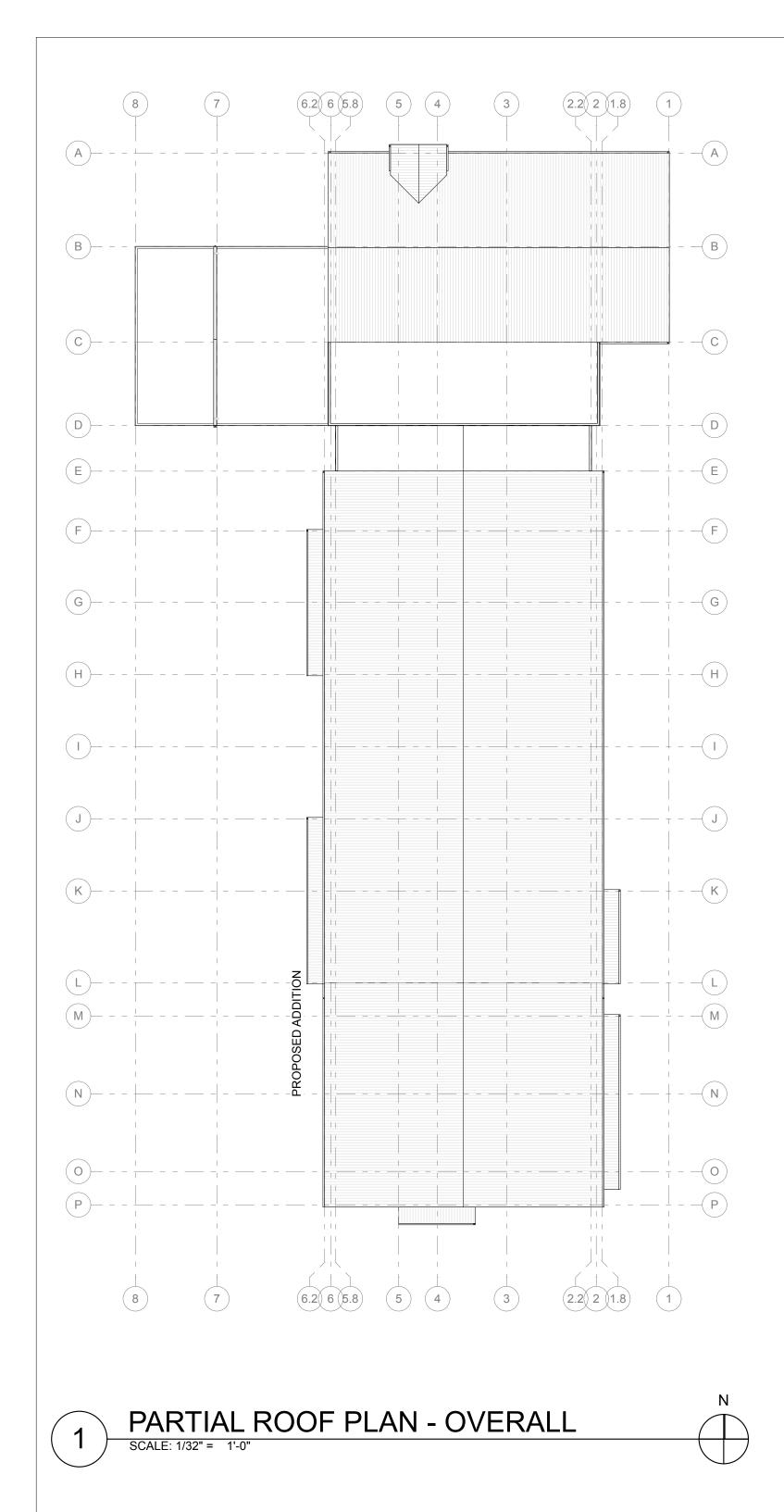
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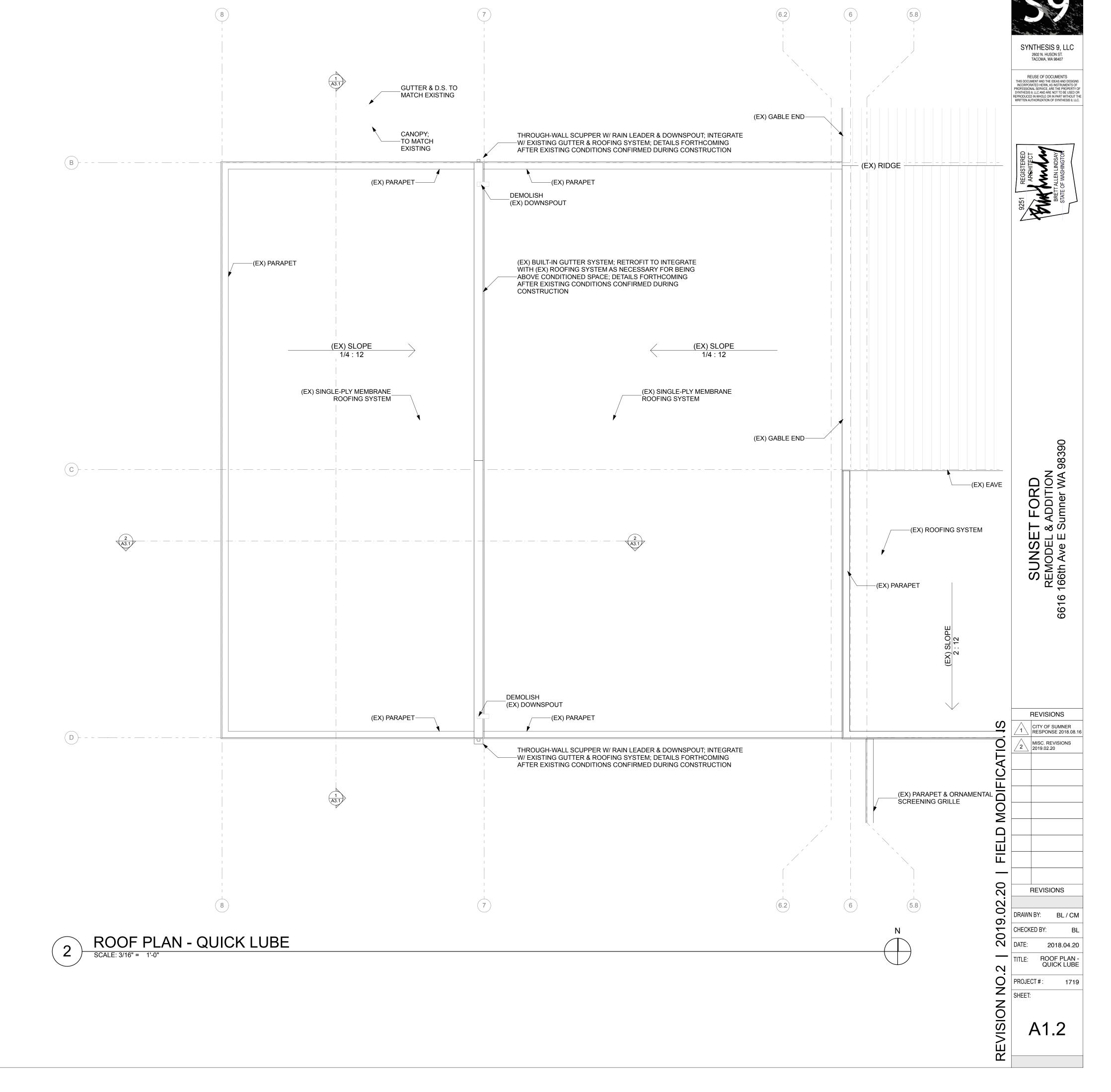
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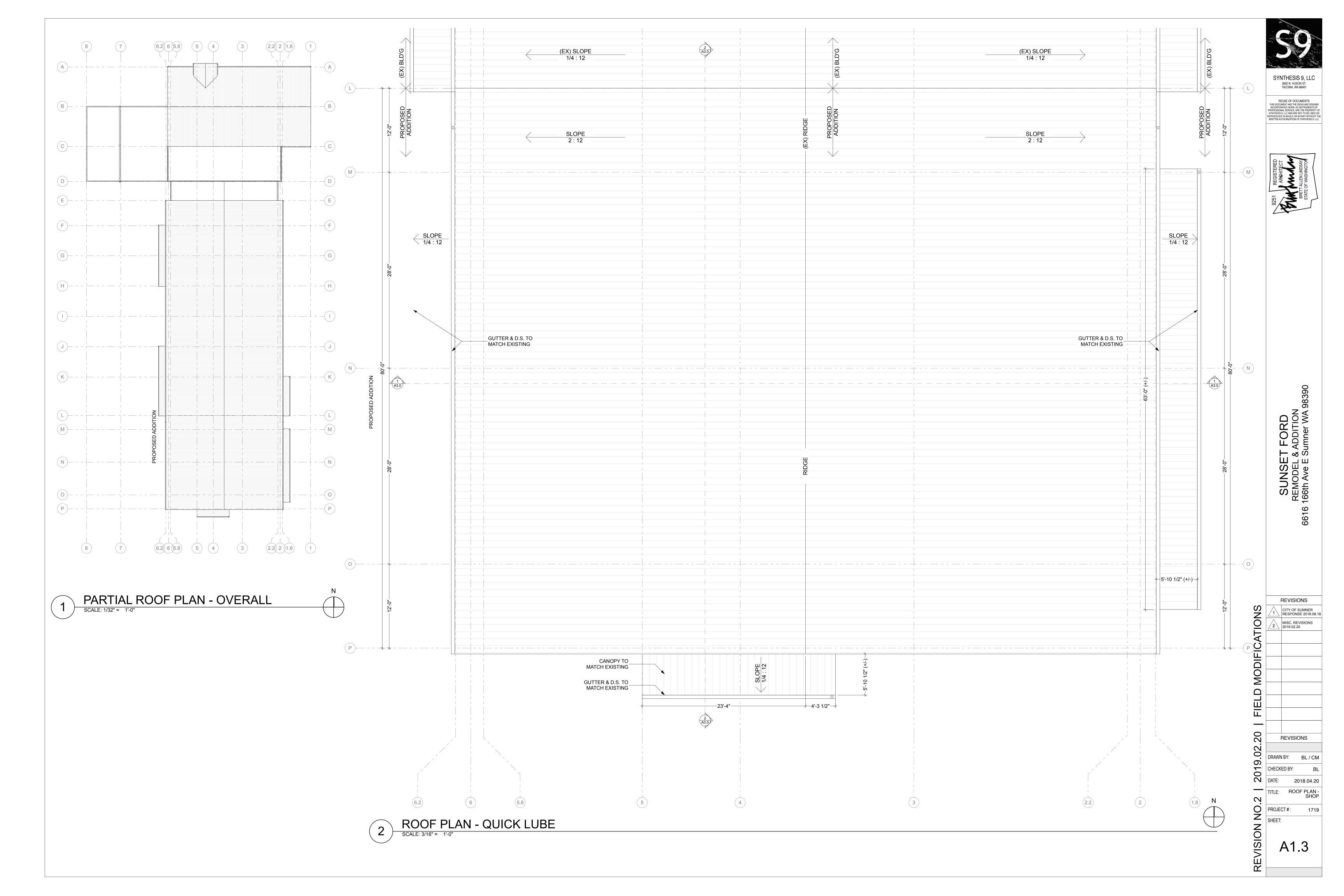
AS1.2











C405.2.1 Occupancy sensor controls. Occupancy sensor controls shall be installed to control

 Classrooms/lecture/training rooms. 2. Conference/ meeting/multipurpose rooms.

Copy/print rooms.

Lounges.

lights in the following space types:

Employee lunch and break rooms.

Private offices. Restrooms.

Storage rooms. Janitorial closets.

Locker rooms. 11. Other spaces 300 square feet (28 m2) or less that are enclosed by floor-to- ceiling height

12. Warehouse spaces. C405.2.1.1 Occupant sensor control function. Occupant sensor controls shall comply with

the following: 1. Automatically turn off lights within 30 minutes of all occupants leaving the space.

2. Be manual on or shall be controlled to automatically turn the lighting on to not more than 50 **Exception:** Full automatic-on controls shall be permitted to control lighting in public corridors,

stairways, restrooms, primary building entrance areas and lobbies, and areas where manualon operation would endanger the safety or security of the room or building occupants. 3. Shall incorporate a manual control to allow occupants to turn lights off.

C405.2.2 Time switch controls. Each area of the building that is not provided with occupant sensor controls complying with Section C405.2.1.1 or digital timer switch controls complying with Section C405.2.6 shall be provided with time switch controls complying with Section

Exception: Where a manual control provides light reduction in accordance with Section C405.2.2.2, automatic controls shall not be required for the following:

1. Sleeping units.

2. Spaces where patient care is directly provided. 3. Spaces where an automatic shutoff would endanger occupant safety or security.

4. Lighting intended for continuous operation. 5. Shop and laboratory classrooms.

C405.2.2.1 Time switch control function. Each space provided with time switch controls shall also be provided with a manual control for light reduction in accordance with Section C405.2.2.2. Time switch controls shall comply with the following:

1. Have a minimum 7 day clock. 2. Be capable of being set for 7 different day types per week.

3. Incorporate an automatic holiday "shut-off" feature, which turns off all controlled loads for at least 24 hours and then resumes normally scheduled operations. 4. Have program back-up capabilities, which prevent the loss of program and time settings for at

least 10 hours, if power is interrupted. 5. Include an override switching device that complies with the following: 5.1 The override switch shall be a manual control.

5.2 The override switch, when initiated, shall permit the controlled lighting to remain on for not more than 2 hours. 5.3 Any individual override switch shall control the lighting for an area not larger than 5,000

square feet (465 m2). Exceptions: 1. Within malls, arcades, auditoriums, single tenant retail spaces, industrial facilities and arenas:

1.1. The time limit shall be permitted to be greater than 2 hours provided the override switch is a captive key device. 1.2. The area controlled by the override switch is permitted to be greater than 5,000 square

feet (465 m2), but shall not be greater than 20,000 square feet (1860 m2). 2. Where provided with manual control, the following areas are not required to have light reduction control: 2.1. Spaces that have only one luminaire with a rated power of less than

100 watts. 2.2. Spaces that use less than 0.6 watts per square foot (6.5 W/m2).

2.3. Corridors, equipment rooms, public lobbies, electrical or mechanical rooms. **C405.2.2.2 Light reduction controls.** Spaces required to have light reduction controls shall have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern by at least 50 percent. Lighting reduction shall be achieved by one of the following *approved* methods:

1. Controlling all lamps or luminaires. 2. Dual switching of alternate rows of luminaires, alternate luminaires or alternate lamps. . Switching the middle lamp luminaires independently of the outer lamps.

4. Switching each luminaire or each lamp. Exception: Light reduction controls are not required in daylight zones with daylight responsive

controls complying with Section C405.2.4.

C405.2.3 Manual controls. Manual controls for lights shall comply with the following: Shall be readily accessible to occupants.

2. Shall be located where the controlled lights are visible, or shall identify the area served by the lights and indicate their status.

C405.2.4 Daylight responsive controls. Daylight responsive controls complying with Section C405.2.4.1 shall be provided to control the lighting within *daylight zones* in the following spaces: 1. Sidelight daylight zones as defined in Section C405.2.4.2 with more than two general lighting fixtures within the primary and secondary sidelight daylight zones. 2. Toplight daylight zones as defined in Section C405.2.4.3 with more than two general lighting

fixtures within the daylight zone. C405.2.4.1 Daylight responsive controls function. Where required, daylight responsive

controls shall be provided within each space for control of lights in that space and shall comply with all of the following: 1. Lights in primary sidelight daylight zones shall be controlled independently of lights in

secondary sidelight daylight zones in accordance with Section C405.2.4.2. **Exception:** Spaces enclosed by walls or ceiling height partitions with no more than three general lighting fixtures may have combined daylight zone control of primary and secondary

daylight zones provided *uniform illumination* can be achieved. 2. Lights in toplight daylight zones in accordance with Section C405.2.4.3 shall be controlled independently of lights in sidelight daylight zones in accordance with Section C405.2.4.2. 3. Davlight responsive controls within each space shall be configured so that they can be

calibrated from within that space by authorized personnel. 4. Calibration mechanisms shall be readily accessible.

5. Daylight responsive controls shall be configured to completely shut off all controlled lights in

6. Lights in sidelight daylight zones in accordance with Section C405.2.4.2 facing different cardinal orientations (i.e., within 45 degrees of due north, east, south, west) shall be controlled independently of each other.

Exception: Up to two light fixtures in each space are permitted to be controlled together with lighting in a daylight zone facing a different cardinal orientation. 7. Incorporate time-delay circuits to prevent cycling of light level changes of less than three minutes.

8. The maximum area a single daylight responsive control device serves shall not exceed 2,500 square feet (232 m2).

9. Occupant override capability of daylight dimming controls is not permitted, other than a reduction of light output from the level established by the daylighting controls.

C405.2.4.1.1 Dimming. Daylight responsive controls shall be configured to automatically reduce the power of general lighting in the daylight zone in response to available daylight, while maintaining *uniform illumination* in the space through one of the following methods:

1. Continuous dimming using dimming ballasts/dimming drivers and daylight-sensing automatic controls. The system shall reduce lighting power continuously to less than 15 percent of rated power at maximum light output. 2. Stepped dimming using multi-level switching and daylight-sensing controls. The system shall

provide a minimum of two steps of uniform illumination between 0 and 100 percent of rated power at maximum light output. Each step shall be in equal increments of power, plus or minus 10 percent.

General lighting within daylight zones in offices, classrooms, laboratories and library reading rooms shall use the continuous dimming method. Stepped dimming is not allowed as a method of daylight zone control in these spaces.

C405.2.4.2 Sidelight daylight zone. The sidelight daylight zone is the floor area adjacent to vertical fenestration which complies with the following: 1. Where the fenestration is located in a wall, the sidelight daylight zone includes the primary

and secondary daylight zones. The primary daylight zone shall extend laterally to the nearest full height wall, or up to 1.0 times the height from the floor to the top of the fenestration, and longitudinally from the edge of the fenestration to the nearest full height wall, or up to 2 feet (610 mm), whichever is less, as indicated in Figure C405.2.4.2(1). The secondary daylight zone begins at the edge of the primary daylight zone and extends laterally to the nearest full height wall, or up to 2.0 times the height from the floor to the top of the fenestration, whichever is less, as indicated in Figure C405.2.4.2(1).

5. Where located in existing buildings, the visible transmittance of the fenestration is no less than 0.20.

C405.2.5 Additional lighting controls. Specific application lighting shall be provided with controls, in addition to controls required by other sections, for the following:

1. Display and accent light shall be controlled by a dedicated control that is independent of the controls for other lighting within the room or space.

2. Lighting in cases used for display case purposes shall be controlled by a dedicated control that is independent of the controls for other lighting within the room or space. 3. Hotel and motel sleeping units and guest suites shall have control devices configured to automatically switch off all installed luminaires and switched receptacles within 20 minutes after all occupants leave the room.

Exception: Lighting and switched receptacles controlled by captive key systems. 4. Supplemental task lighting, including permanently installed under-shelf or under-cabinet lighting, shall be automatically shut off whenever that space is unoccupied and shall have a control device integral to the luminaires or be controlled by a wall-mounted control device

provided that the control device is readily accessible. 5. Lighting for nonvisual applications, such as plant growth and food warming, shall be controlled by a dedicated control that is independent of the controls for other lighting within the room or space. Each control zone shall be no greater than the area served by a single luminaire or 4,000 square feet, whichever is larger. 6. Lighting equipment that is for sale or for demonstrations in lighting education shall be controlled by a dedicated control that is independent of the controls for other lighting within the room or space.

7. Luminaires serving the exit access and providing means of egress illumination required by Section 1006.1 of the International Building Code, including luminaires that function as both normal and emergency means of egress illumination shall be controlled by a combination of listed emergency relay and occupancy sensors, or signal from another building control system, that automatically shuts off the lighting when the areas served by that illumination are

Exception: Means of egress illumination serving the exit access that does not exceed 0.02 watts per square foot of building area is exempt from this requirement.

C405.2.6 Digital timer switch. For each of the following space types, when under 300 square feet, digital timer switch controls may be provided in lieu of occupancy sensor controls: Copy/print rooms.

Storage rooms. 3. Janitorial closets

C405.2.6.1 Digital timer switch function. Digital timer switches shall comply with the following: 1. Turn lights on or off with operation of a button, switch or other manual means.

2. Automatically turn lights off within 15 minutes of the lights being turned on. The means for setting the time delay shall not be visible on the front of the switch.

3. The switch shall provide both audible and visual indication of impending time-out of the switch. Audible and visual indication shall be given at least once within five minutes of timeout of the switch. Visual indication shall consist of turning the lights momentarily off, and then back on.

C405.2.7 Exterior lighting controls.

C405.2.8 Area controls. The maximum lighting power that may be controlled from a single switch or automatic control shall not exceed that which is provided by a 20 ampere circuit loaded to not more than 80 percent. A master control may be installed provided the individual switches retain their capability to function independently. Circuit breakers may not be used as the sole means of switching. Exception: Areas less than 5 percent of the building footprint for footprints over 100,000 ft2.

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;

PENDENT LIGHT FIXTURE; -(P)-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 HBLED-LD5-24HE-W-UNV-L850-ED2-U \bigcirc RECESSED CAN LIGHT FIXTURE:

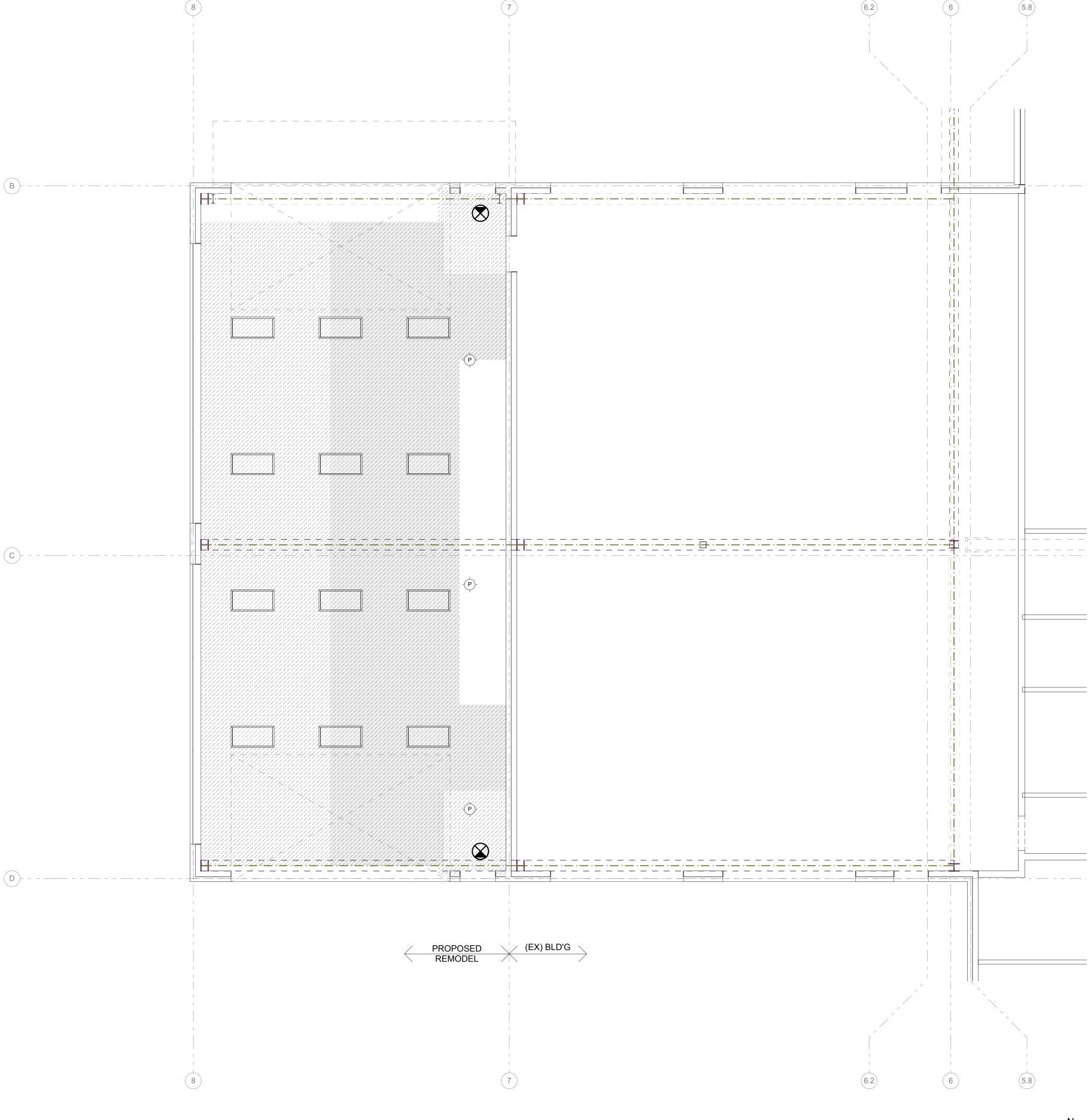
MODEL: PARA 2'x2' LED S42W4700L / (2) T8/U6 90562 LED

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



LEVEL1 - QUICK LUBE - RCP

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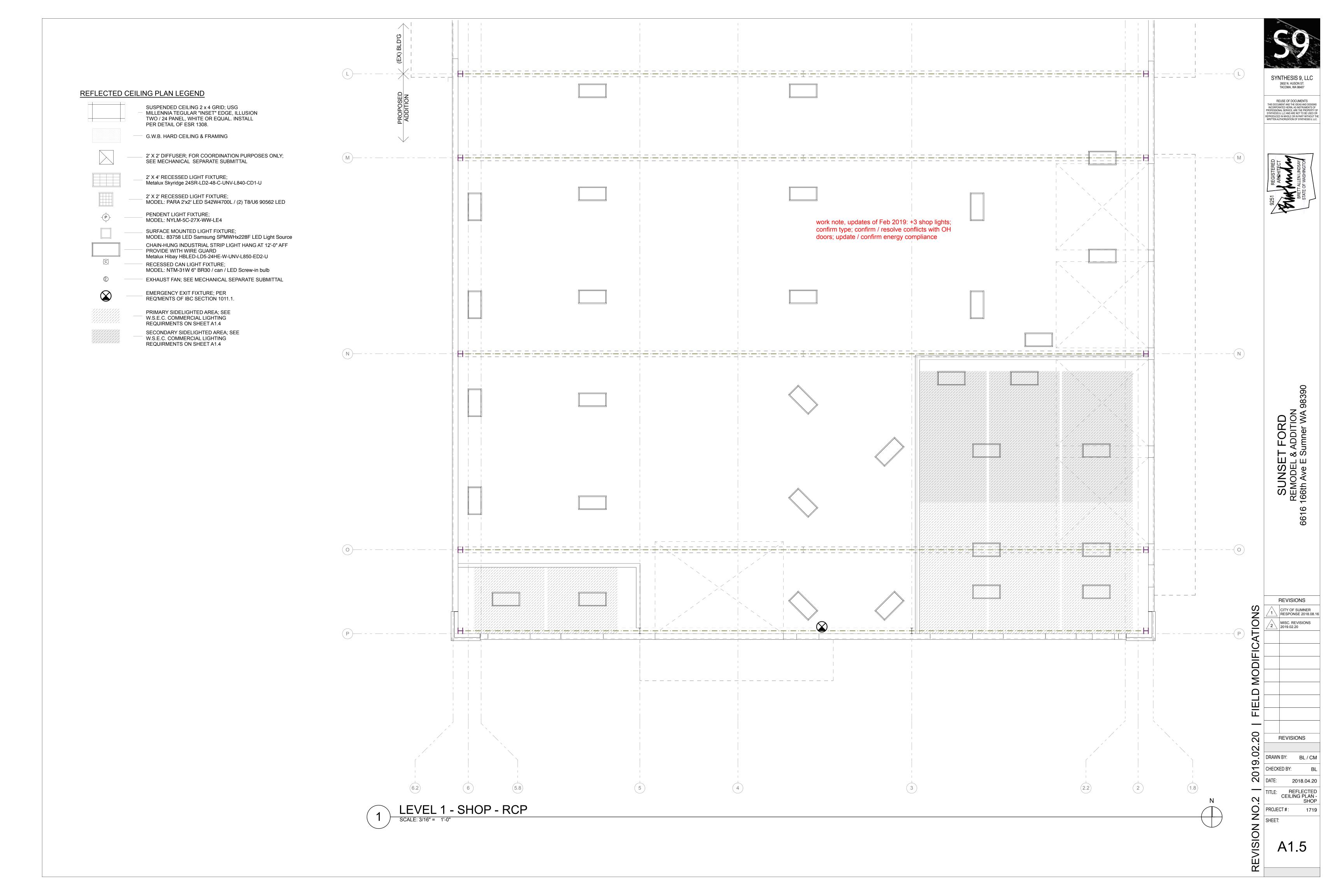
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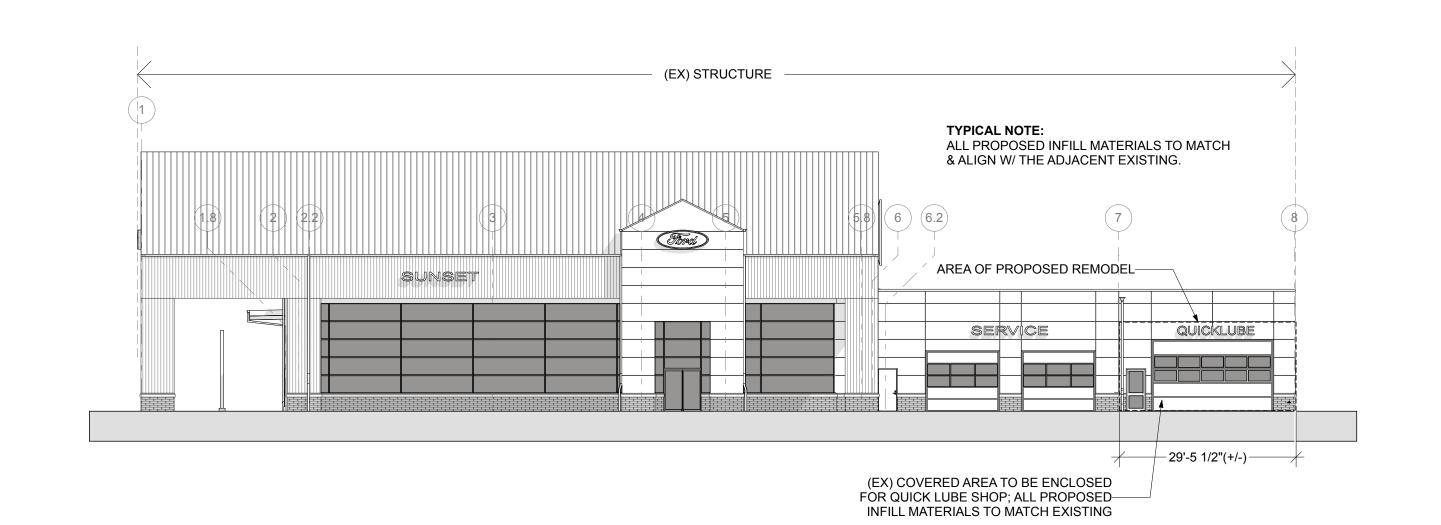
CEILING PLAN -QUICK LUBE PROJECT #:

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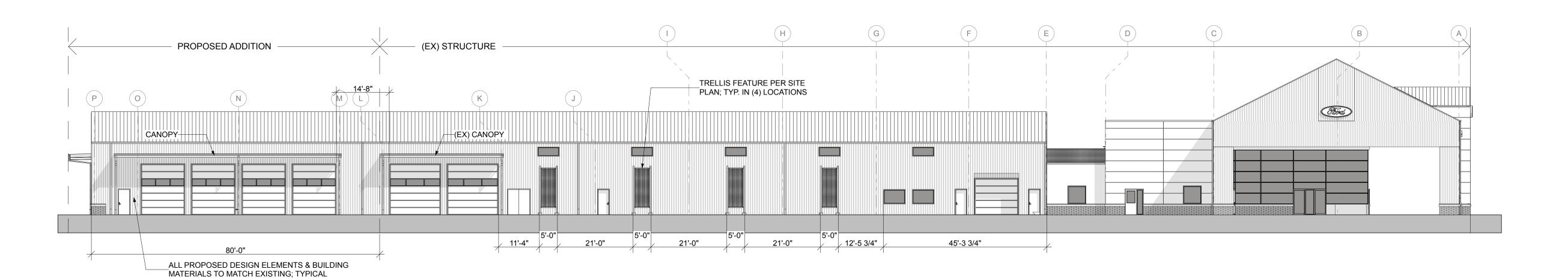
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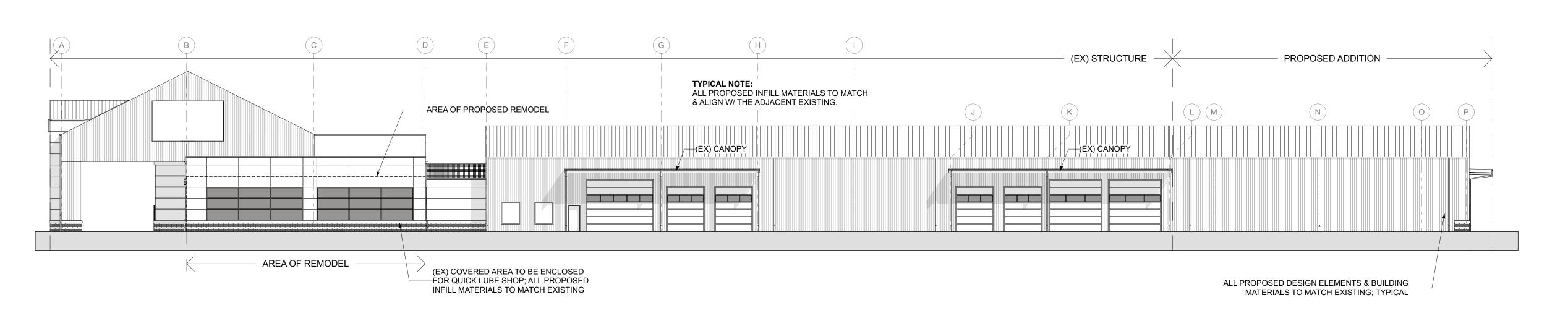


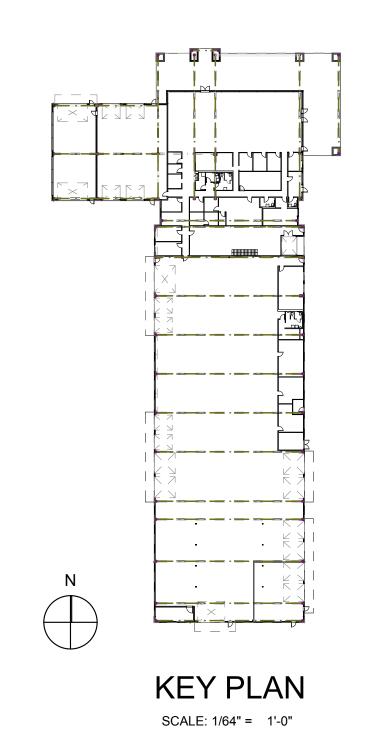
SOUTH ELEVATION

NORTH ELEVATION



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





WEST ELEVATION

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

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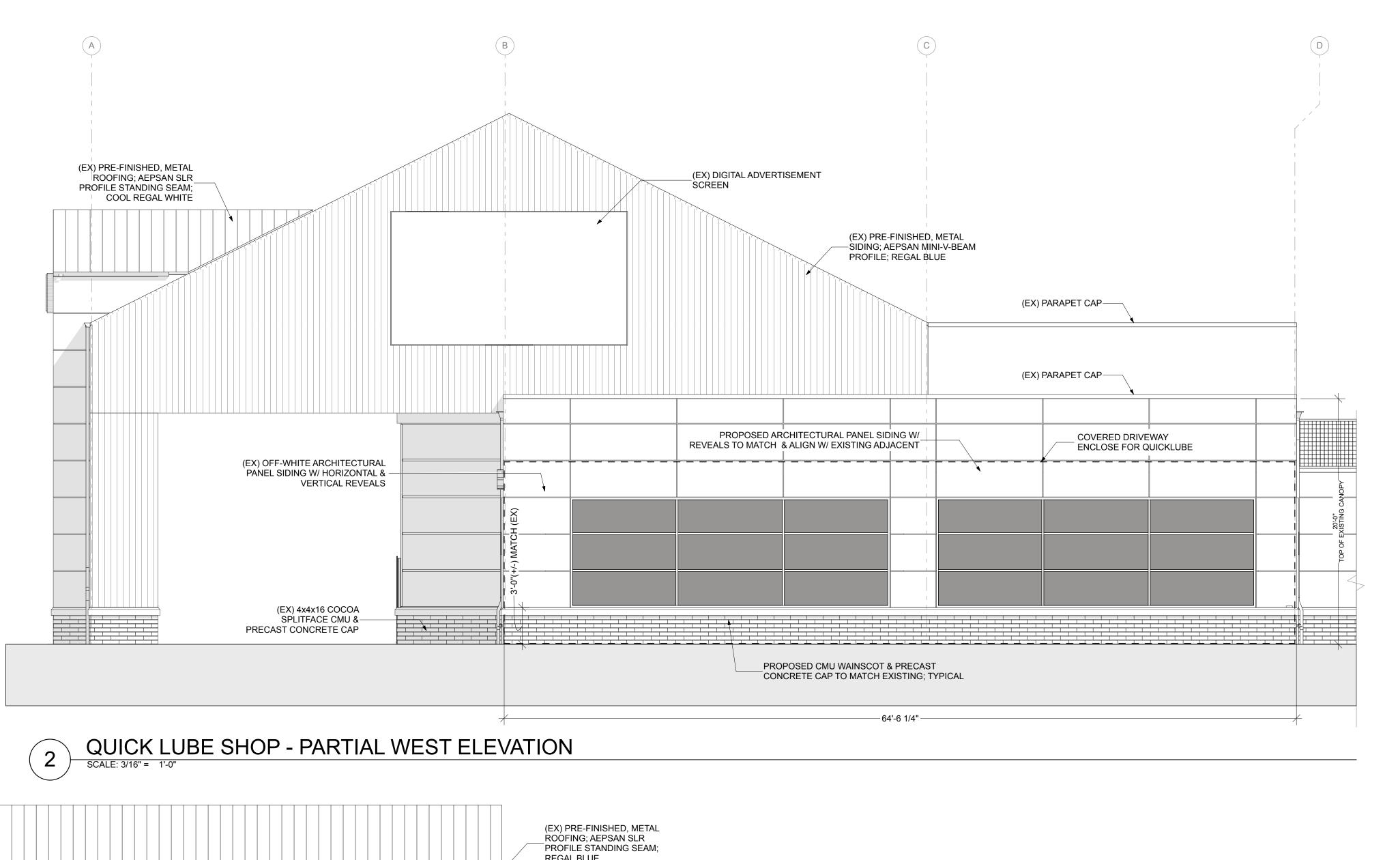
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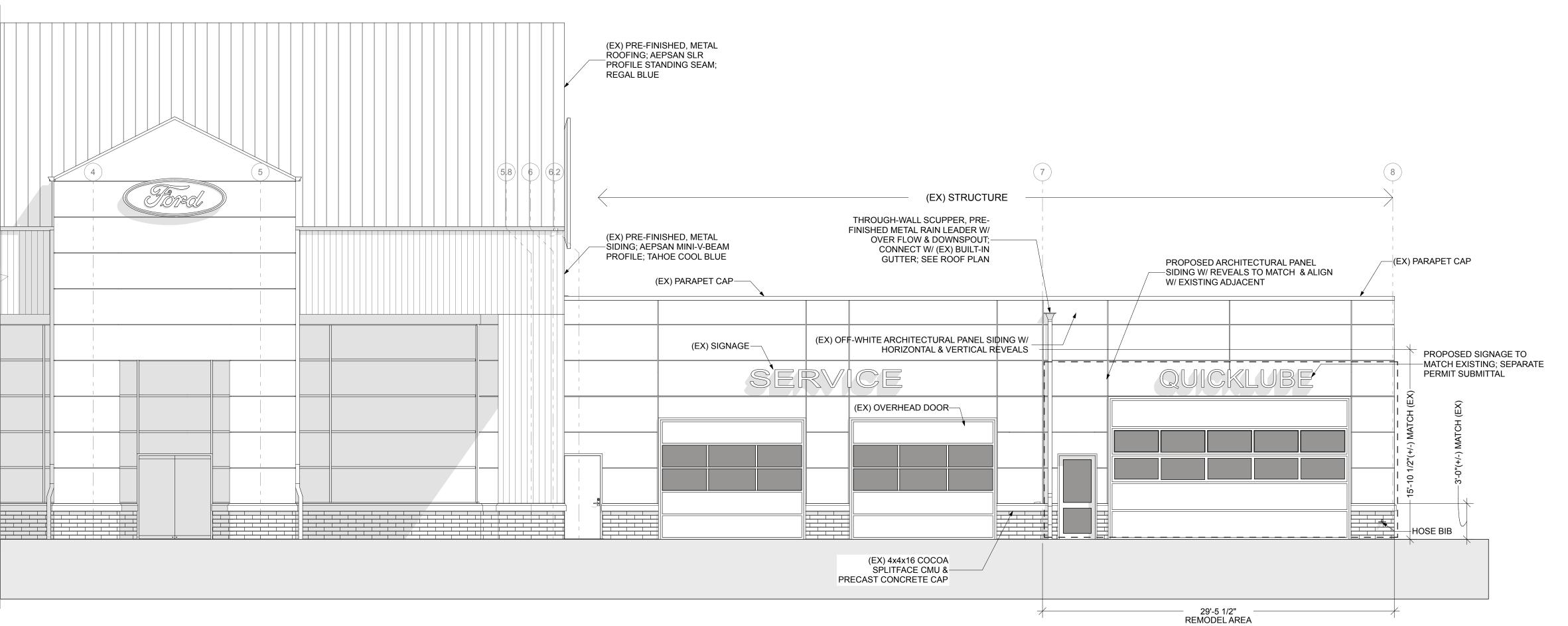
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KEY PLAN

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

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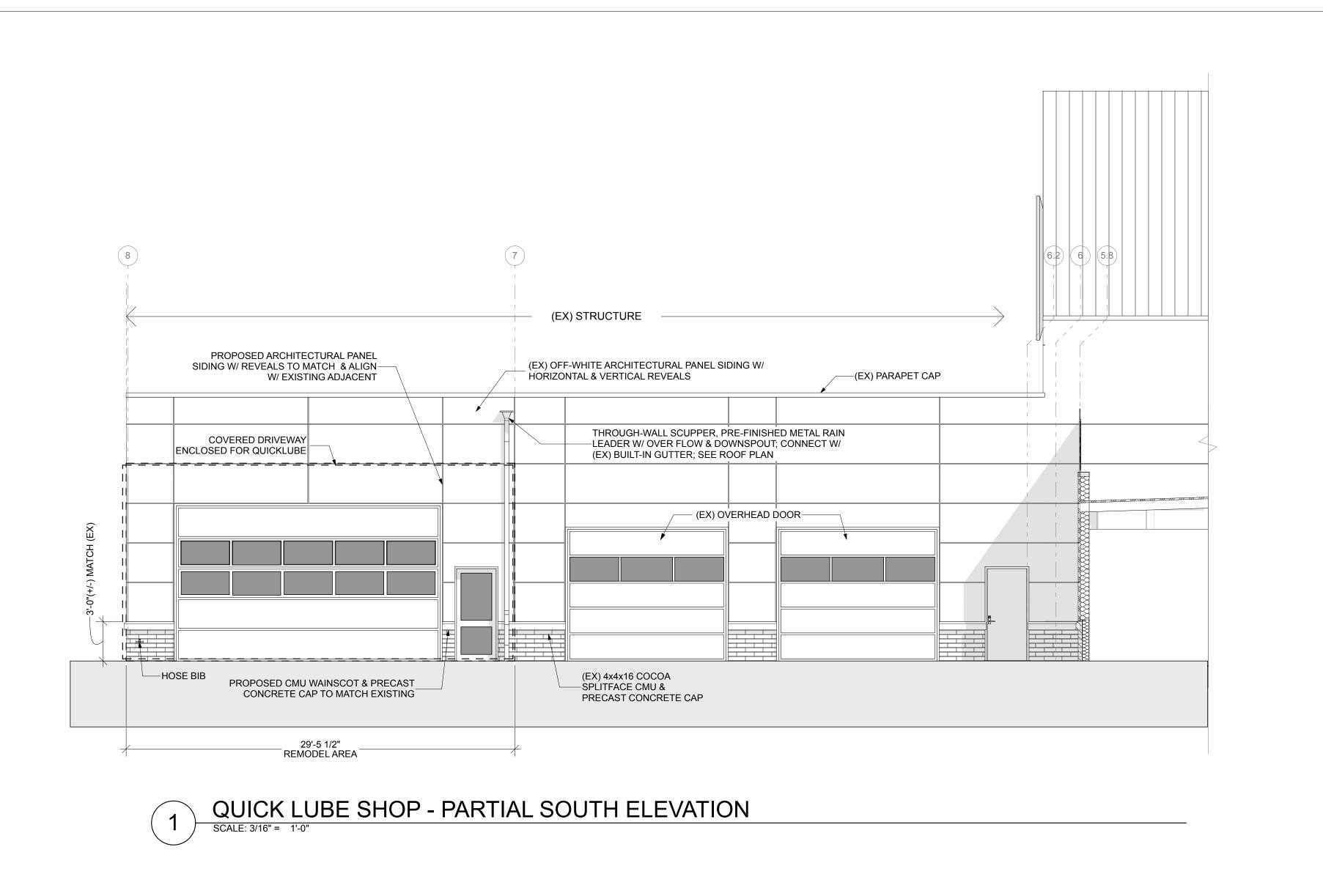
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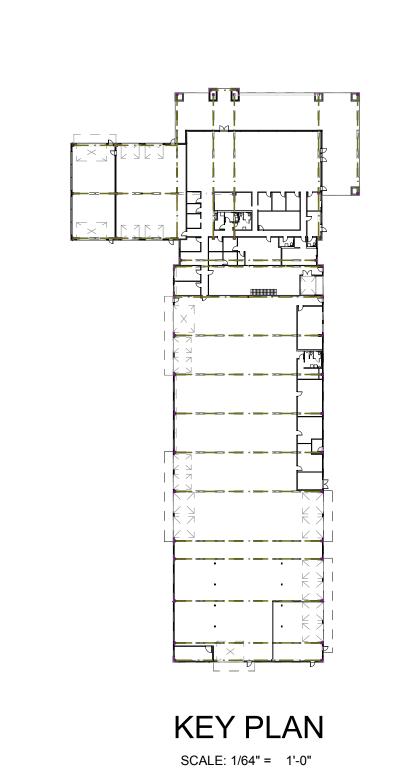
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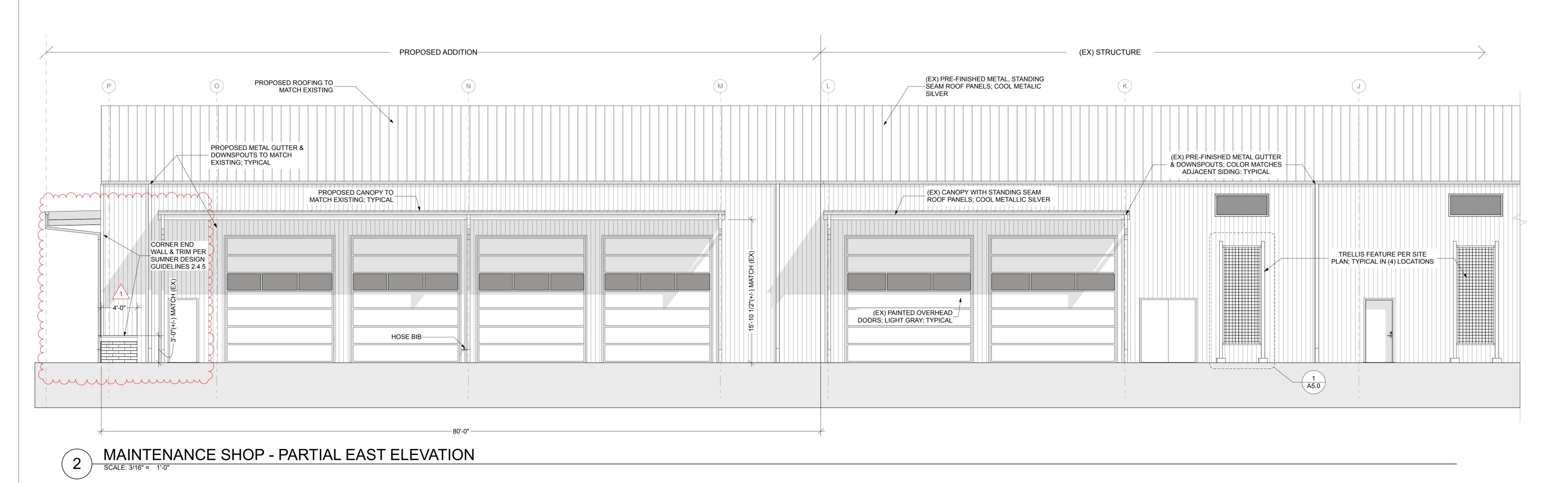
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ENLARGED ELEVATIONS







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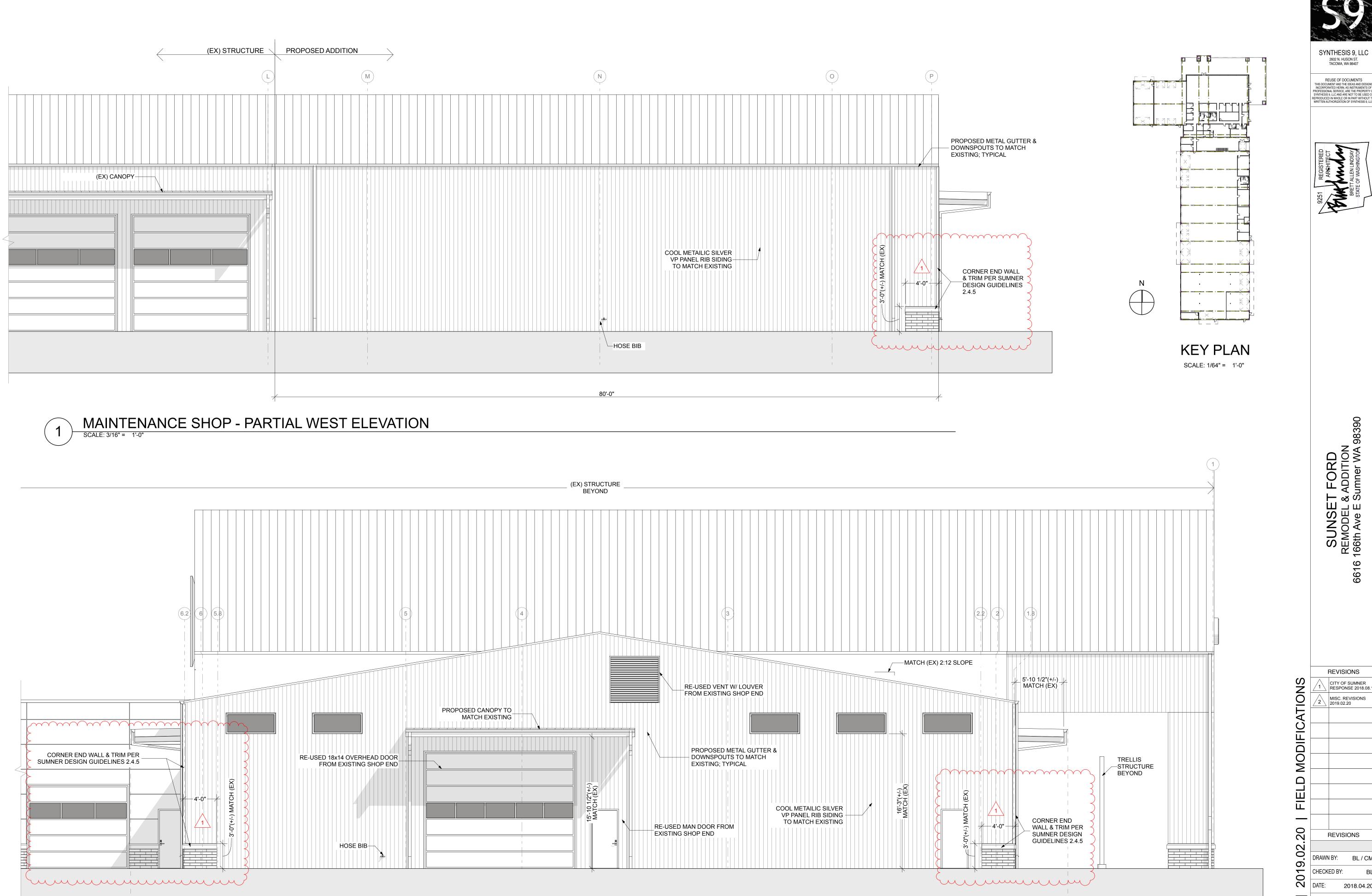
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PROPOSED ADDITION

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MAINTENANCE SHOP - PARTIAL SOUTH ELEVATION

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

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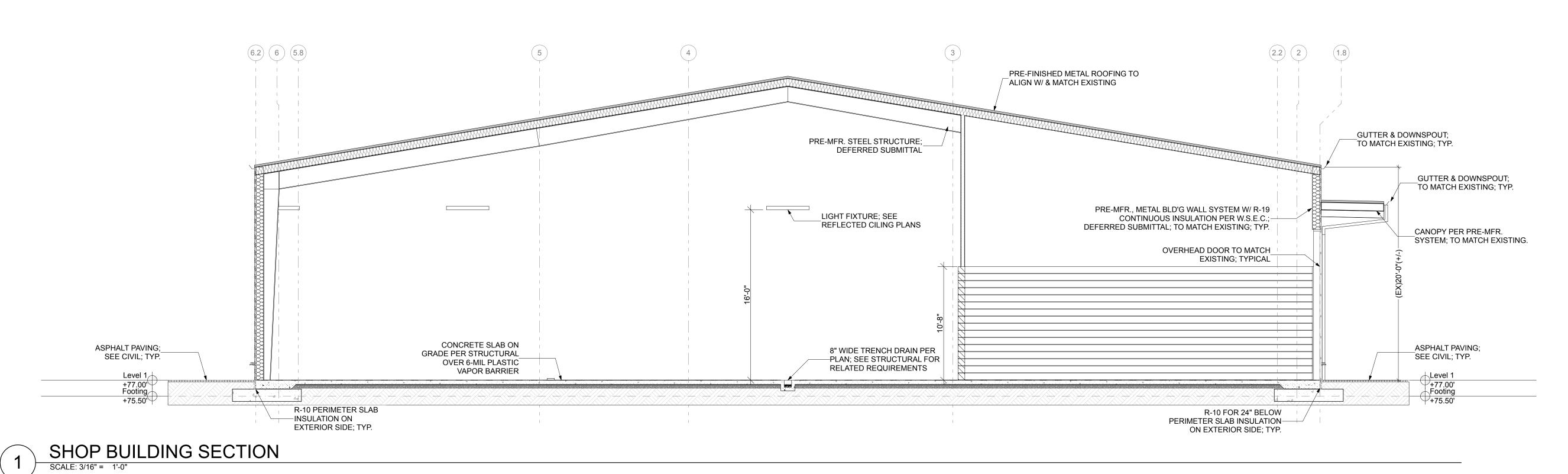
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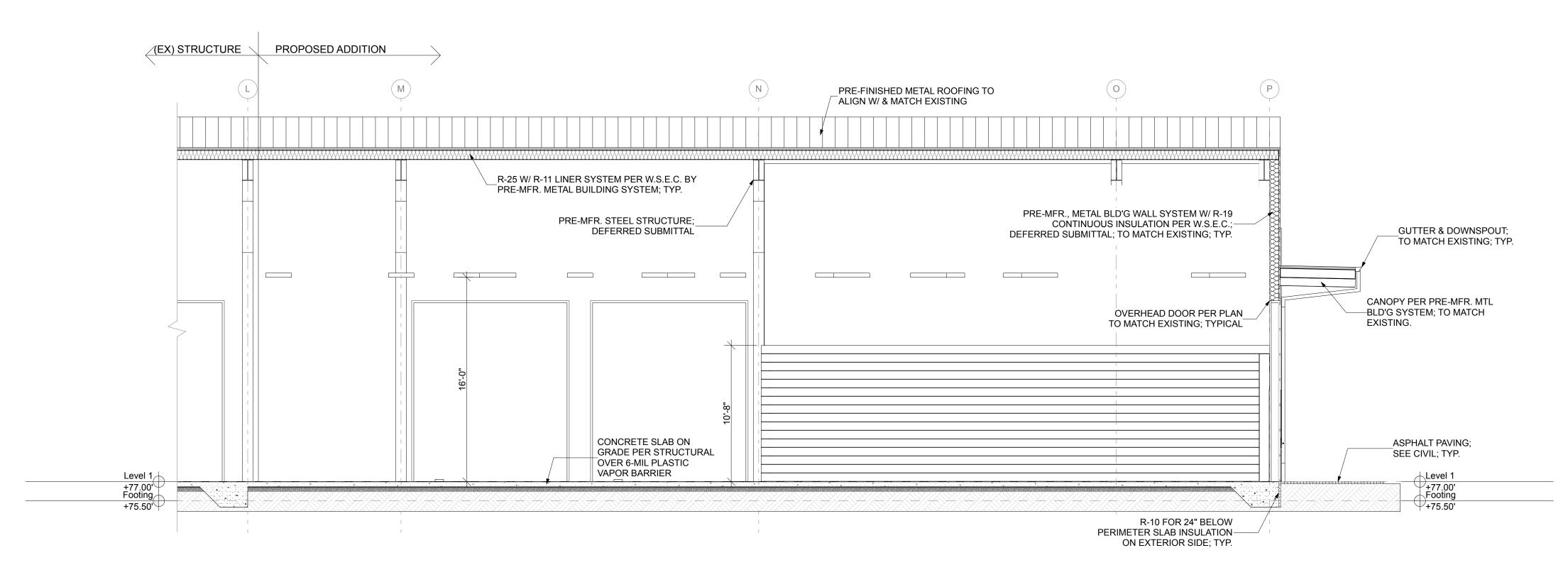
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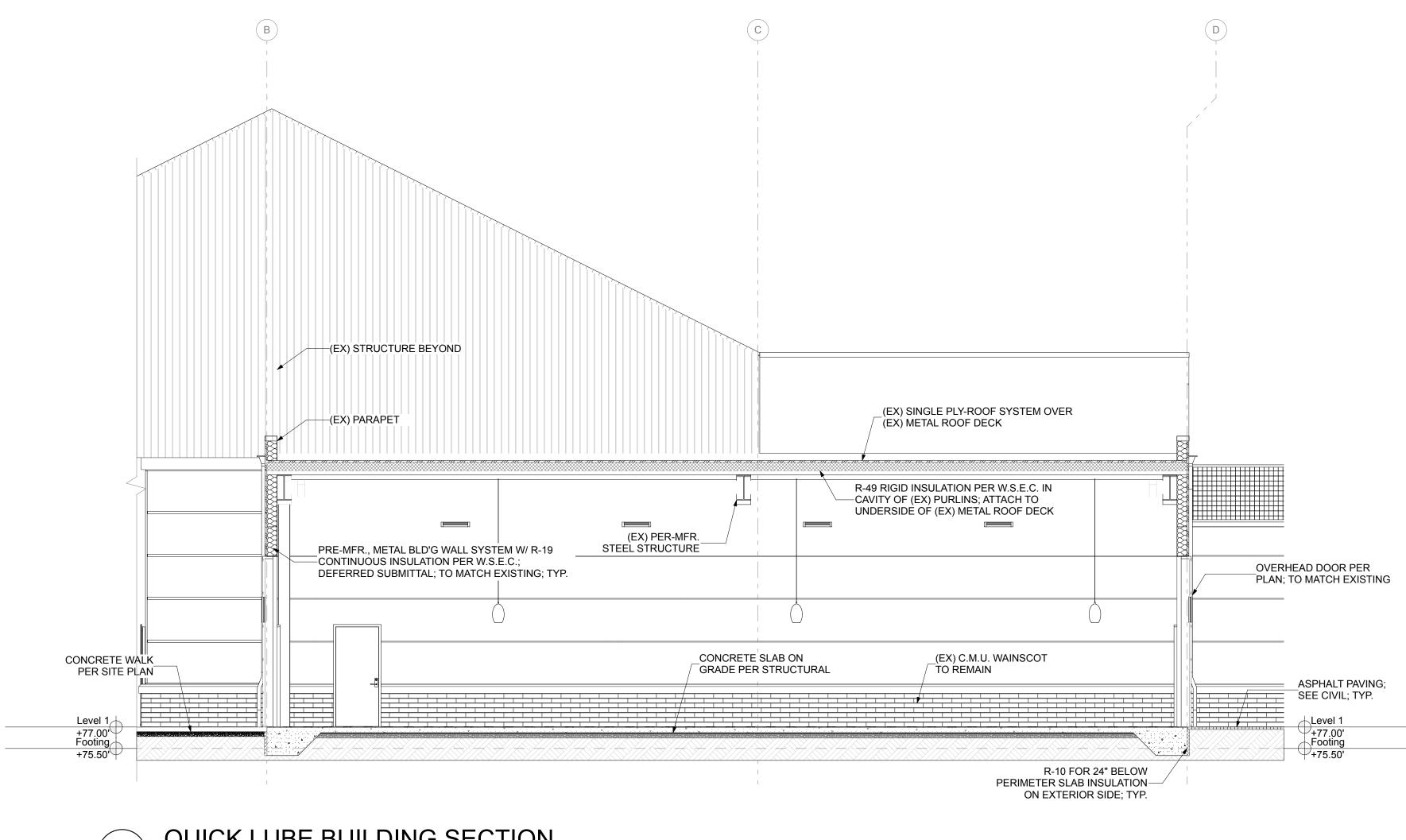
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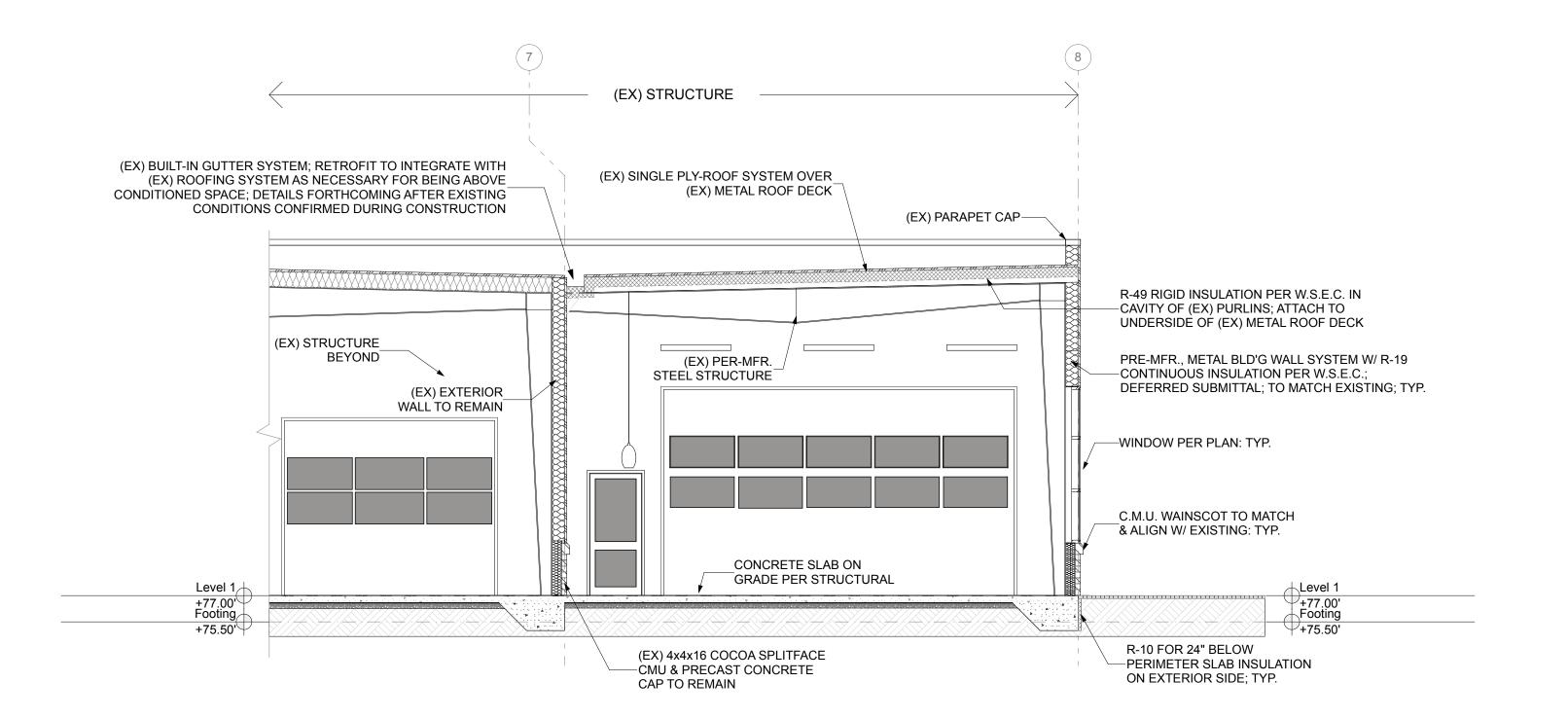
SHOP BUILDING SECTION

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



QUICK LUBE BUILDING SECTION

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



QUICK LUBE BUILDING SECTION

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

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DOOR SCHEDULE NOTES:

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

DOOR HARDWARE PER 1008.1.9.1 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

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.

ACCESSIBLE THRESHOLDS PER ICC A117.1-2009 SECTION 303 - THRESHOLDS AT DOORWAYS SHALL BE 1/2" MAXIMUM IN 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

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.

DOOR HARDWARE LOCKSETS and DEFINITIONS

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 / OUSIDE GRIP CANNOT BE LOCKET 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.

GLAZING NOTES:

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 US 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 THAT 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 OS GREATER THAN 9 SQAURE 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

AIR BARRIER NOTES:

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 composing the envelope, or any combination thereof. The air barrier shall comply with Sections C402.5.1.1 and

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. Air barrier joints and seams shall be sealed, including sealing transitions in places and changes in materials. The joints and seals 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 being 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

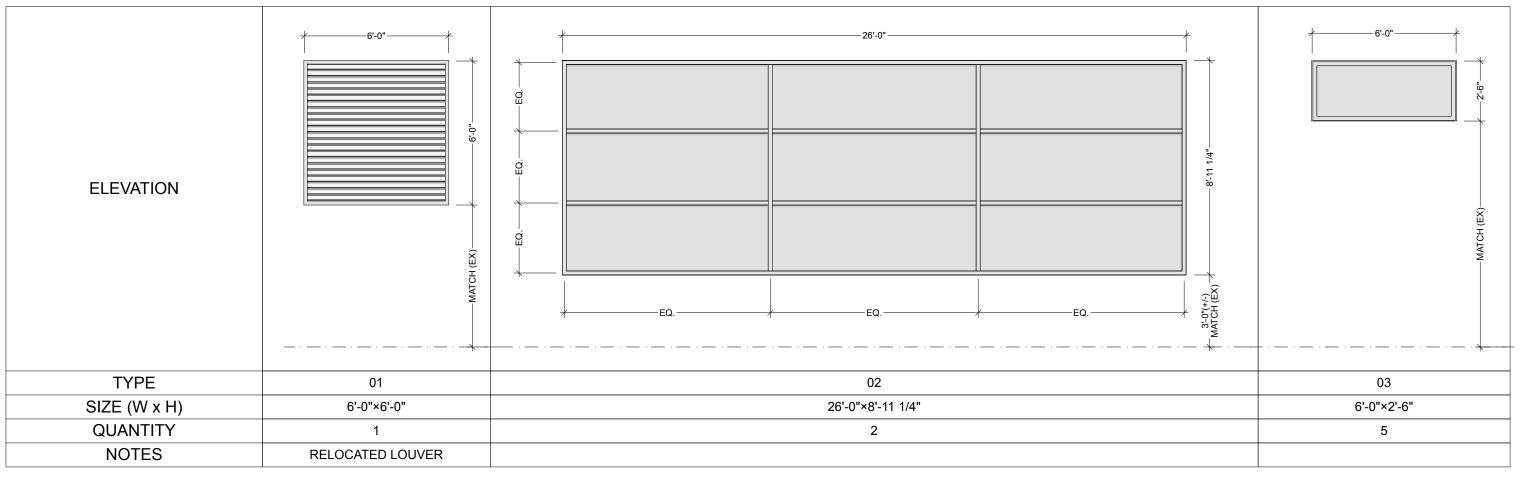
plates and walls or ceilings. 4. Recessed lighting fixtures shall comply with Section C402.5.8. Where similar objects are installed which penetrate the air barrier, provisions shall be made to maintain the integrity of the air barrier.

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.

- 12'-0"(+/-) MATCH (EX)--18'-0" (+/-) (EX)-S.G. S.G. S.G. ∤ 3'-0" | 3'-0" 4'-0" **ELEVATION** С D 12'-0"×14'-0" 20'-0"×11'-9 1/4' 18'-0"×14'-0" 3'-0"×7'-0" 3'-0"×7'-0" 3'-0"×7'-0" 4'-0"×7'-0" SIZE (W x H) QUANTITY PER MFR.; AUTOMATIC DOOR OPERATOR PER MFR.; AUTOMATIC DOOR OPERATOR SECURITY HARDWARE GROUP PER MFR.; AUTOMATIC DOOR OPERATOR SECURITY SECURITY SECURITY REUSE EXISTING DOOR IF INSULATED; DIVIDED LITE INSULATED; DIVIDED LITE REUSE EXISTING DOOR IF FEASIBLE; INSULATED; DIVIDED LITE **FEASIBLE** FRAME MATERIAL N/A ANODIZED ALUM. HM; PAINTED HM; PAINTED HM; PAINTED DOOR MATERIAL ANODIZED ALUM ANODIZED ALUM. ANODIZED ALUM ANODIZED ALUM. HM; PAINTED; INSULATED HM; PAINTED; INSULATED HM; PAINTED; INSULATED GLAZING SAFETY SAFETY SAFETY U-VALUE

DOOR TYPES

SHGC VALUE



WINDOW TYPES

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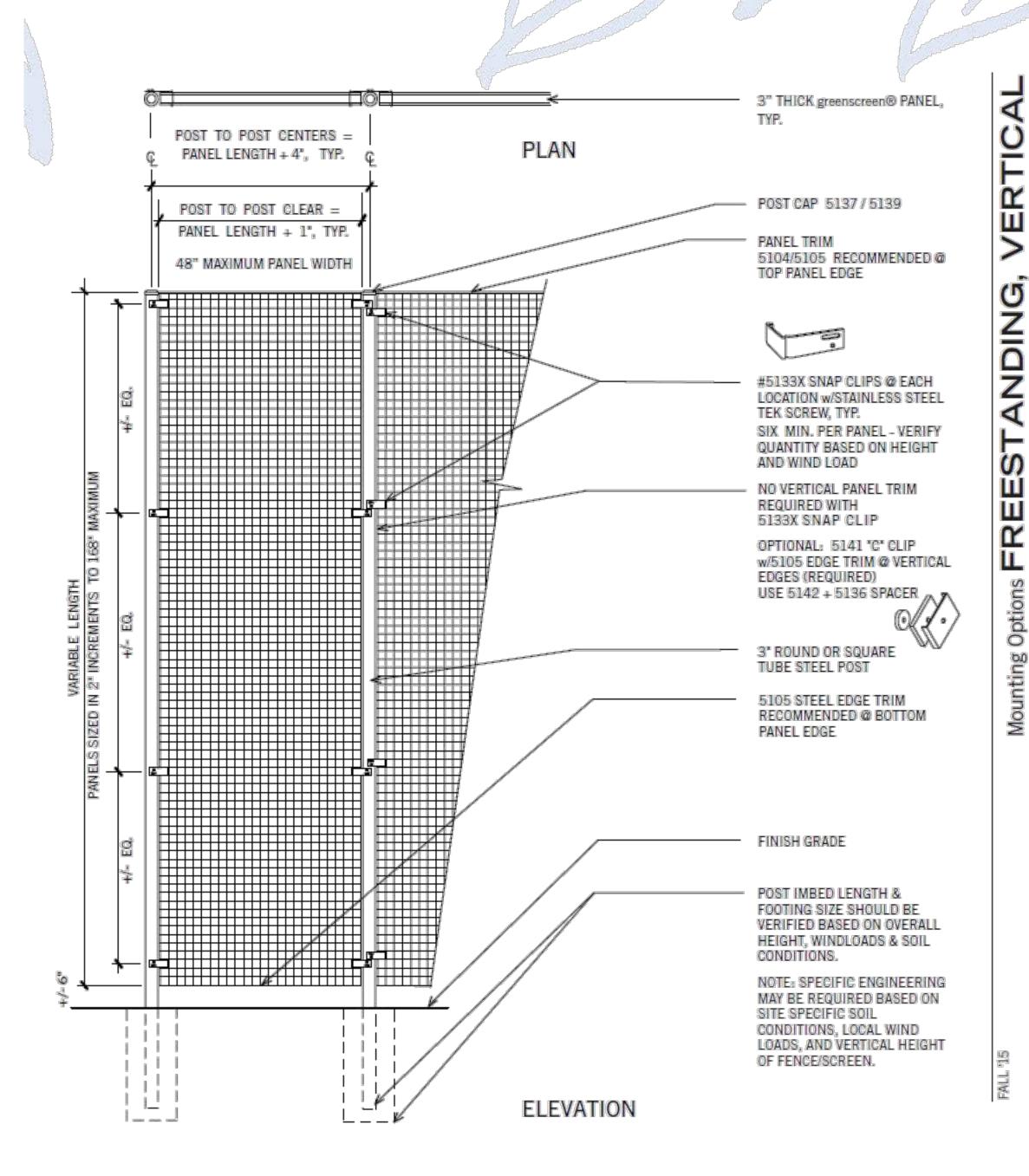
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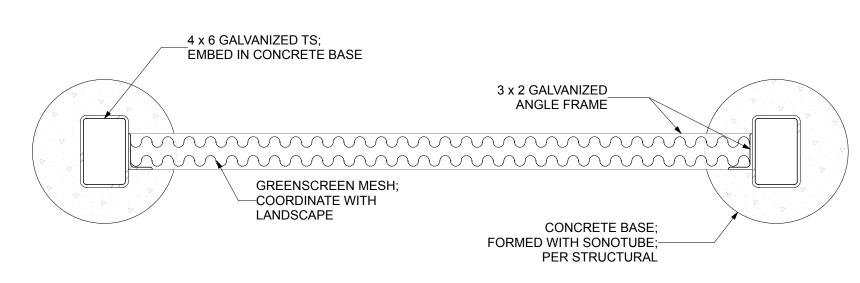
mounting options

Freestanding, Vertical

Shown below are typical installation details for vertical freestanding panels.

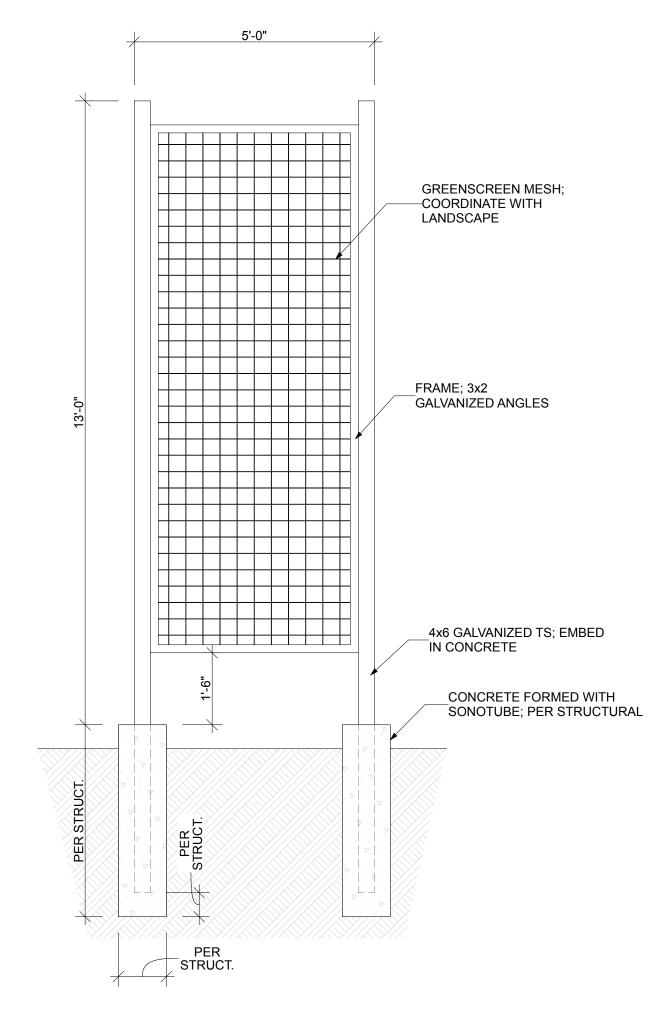


greenscreen 1743 S. La Cienega Blvd. Los Angeles CA 90035 T - 800.450.3494 www.greenscreen.com



2 TRELLIS DETAIL

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





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REMODEL & ADDITION
166th Ave E Sumner WA 98390

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