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Project Information

PROJECT DATA

| | |
|-----------------------------|--|
| PROJECT NAME: | ST. ANDREW CATHOLIC CHURCH PARISH HALL |
| PROJECT DESCRIPTION: | NEW, SINGLE STORY PARISH HALL, STRUCTURE, AND ASSOCIATED SITE WORK |
| OWNER: | CORPORATION OF THE CATHOLIC ARCHBISHOP OF SEATTLE 710 9TH AVENUE, SEATTLE, WA 98104, 206-382-4851 |
| SITE ADDRESS: | 1401 VALLEY AVE. E. SUMNER, WA 98390-2720 |
| PARCEL NUMBER: | 0520192161 |
| LEGAL DESCRIPTION: | PARCEL A OF CITY OF SUMNER LOT LINE ADJUSTMENT RECORDED FEBRUARY 9, 1999 UNDER RECORDING NUMBER 9902095001. RECORDS OF PIERCE COUNTY, WASHINGTON; EXCEPT THE SOUTH 110.00 FEET OF THE EAST 55.00 FEET THEREOF; (BEING KNOWN AS REVISED PARCEL A OF CITY OF SUMNER BOUNDARY LINE ADJUSTMENT NO. PLN-2001-00-0037, RECORDED UNDER RECORDING NUMBER 200106200171.) SITUATED IN THE COUNTY OF PIERCE, STATE OF WASHINGTON. |
| LOT AREA: | 11.48 ACRES OR 500,072 SF |
| ZONING: | CITY OF SUMNER, WA: • LOW RISE RESIDENTIAL 8500 (LDR 8.5) • INTENDED USE IS 'CONDITIONALLY PERMITTED' USE PER 18.12.40 |
| ZONING ALLOWABLE HEIGHT: | 50 FEET PER SMC 18.12.080-L CHURCHES ALLOWED TO BE 50; (TYP. ZONING LIMIT 30') ✓ OK |
| PARKING: | EXISTING: 117 STANDARD + 9 ADA STALLS (126 TOTAL EXISTING) PROPOSED NEW: 69 STANDARD + 4 ADA STALLS (63 TOTAL NEW) 189 TOTAL STALLS ON SITE |
| RELATED PERMITS: | 2019 - SEPA PERMIT 2019 - NPDES 2019 - CONDITIONAL USE PERMIT 2019 - VARIANCE 2019 - SITE DEVELOPMENT PERMIT PLN - 2019 - 0017 N.O.I # 21414 W.A.R. # XXXX PLN - 2019 - 0016 PLN - 2019 - 0107 SIT - 2019 - 0039 |
| DEFERRED PERMIT SUBMITTALS: | 2019 - FIRE PROTECTION PERMITS |

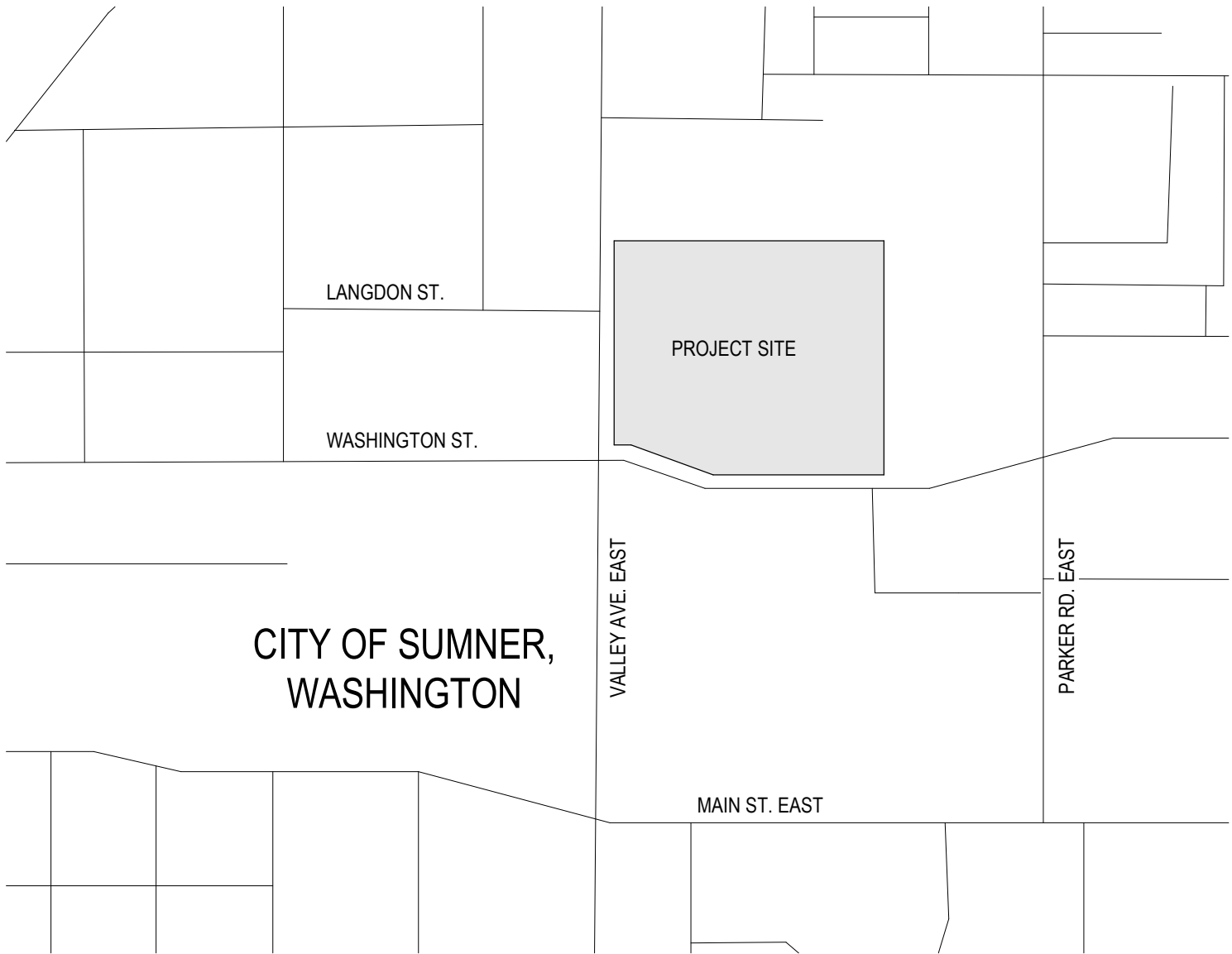
BUILDING CODE REQUIREMENTS

| | |
|-------------------------------------|---|
| HEIGHT: | 1 STORY, 35'-8" PROPOSED, 2 STORIES, 50' ALLOWED PER ZONING, ✓ OK |
| AREA: | 9,404 SF PROPOSED, 24,500 ALLOWED, ✓ OK |
| CONSTRUCTION TYPE: | VB |
| OCCUPANCY: | A3, B OCCUPANCY @ KITCHEN 1 HOUR WALL SEPARATION BETWEEN KITCHEN AND A3 OCCUPANCIES |
| OCCUPANT LOAD: | HALL: 282 MEETING ROOMS: 75 KITCHEN: 3 TOTAL: 382 PERSONS |
| SPRINKLERS: | NEW NFPA (13) WET TYPE AND ASSOCIATED FIRE ALARM SYSTEM |
| FIRE RESISTANCE RATING: (TABLE 601) | TYPE VB PRIMARY STRUCTURAL FRAME 0 HOURS BEARING WALLS (INTERIOR AND EXTERIOR) 0 HOURS NON-BEARING EXTERIOR WALLS TABLE 602 NON-BEARING INTERIOR WALLS 0 HOURS FLOOR CONSTRUCTION / SECONDARY MEMBERS 0 HOURS ROOF CONSTRUCTION / SECONDARY MEMBERS 0 HOURS |
| APPLICABLE CODES: | INTERNATIONAL BUILDING CODE (IBC), 2015 EDITION - CHAPTER 51-50 WAC INTERNATIONAL MECHANICAL CODE (IMC), 2015 EDITION - CHAPTER 51-52 WAC INTERNATIONAL FUEL GAS CODE (IFGC), 2015 EDITION - CHAPTER 51-52 WAC INTERNATIONAL FIRE CODE (IFC), 2015 EDITION - CHAPTER 51-54 WAC UNIFORM PLUMBING CODE (UPC), 2015 EDITION - CHAPTER 51-56, 51-57 WAC WASHINGTON STATE ENERGY CODE (WSEC), 2015 EDITION USE ENV-UA & ENV-SHSG PATH - C406.1.2 REDUCED LIGHTING POWER - C406.1.7 ENHANCED ENVELOPE PERFORMANCE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - CHAPTER 51-11C & 51-11R WAC *NOTE: ALL CODES ARE SUBSEQUENTLY MODIFIED BY WASHINGTON ADMINISTRATIVE CODE (WAC) AMENDMENTS |
| DESIGN CRITERIA: | SEISMIC DESIGN: SITE CLASS D-1 WIND SPEED: PER ASCE / SEI 7-10 AT ULTIMATE FORCE LEVEL - 85 MPH EXPOSURE B" SNOW LOAD: 25 LBS / SF - GROUND RAIN: 2" / HOUR FOR ROOF DRAINAGE SOILS: PER IBC SECTION 1804 FROST DEPTH: 18" SOLID CLASSIFICATION TYPE: PER SITE SPECIFIC GEOTECH REPORT BY GEOENGINEERS *UNLESS A GREATER VALUE IS REQUIRED UNDER SITE SPECIFIC CONDITIONS |

Rendering of Proposed Exterior

NO SCALE
NOTE: THIS RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR DESIGN, PERMITTING, BIDDING, OR CONSTRUCTION.

Vicinity Map



Project Team

| | | | |
|----------------------|---|----------------------|---|
| CLIENT: | CORPORATION OF THE CATHOLIC ARCHBISHOP OF SEATTLE 710 9TH AVENUE SEATTLE, WA 98104 ATTN: ED FOSTER EDWARD.FOSTER@SEATTLEARCH.ORG | KITCHEN CONSULTANT: | BARGREEN ELLINGSON 6626 TACOMA MAL BLVD, B TACOMA, WA 98409 T 253 225 8325 ATTN: KARL SAWYER KSAWYER@BARGREEN.COM |
| PARISH: | ST. ANDREW CATHOLIC CHURCH 1401 VALLEY AVENUE EAST SUMNER, WA 98390 ATTN: REV. JERRY BURNS FRJERRY@STANDREWSUMNER.ORG CHRISTINE TAPEC (PARISH ADMIN) CHRISTINE@STANDREWSUMNER.ORG CARL JONES (COMM. CHAIR) CARLOFSUMNER@GMAIL.COM | MECHANICAL ENGINEER: | HULTZ/BHU 1111 FAWCETT AVENUE, SUITE 100 TACOMA, WA 98402 T 253 383 3257 ATTN: NICK HULTZ NICKH@HULTZBHU.COM |
| ARCHITECT: | RMC ARCHITECTS, PLLC 1223 RAILROAD AVENUE BELLINGHAM, WA 98225 T 360 676 7733 ATTN: BRAD CORNWELL; ALLISON ROSS BRAD.C@RMCARCHITECTS.COM ALLISON.R@RMCARCHITECTS.COM | ELECTRICAL ENGINEER: | HULTZ/BHU 1111 FAWCETT AVENUE, SUITE 100 TACOMA, WA 98402 T 253 383 3257 ATTN: SCOTT MALLORY SCOTTM@HULTZBHU.COM |
| GENERAL CONTRACTOR: | HILGER CONSTRUCTION 10905 25TH AVENUE EAST TACOMA, WA 98445 T 253 564 4765 ATTN: NICK HILGER; DAVID MACK NICK.HILGER@HILGERCONSTRUCTION.COM DAVID.MACK@HILGERCONSTRUCTION.COM | CIVIL ENGINEER: | FREELAND & ASSOCIATES, INC. 220 W. CHAMPION STREET, SUITE 200 BELLINGHAM, WA 98225 T 360 650 1408 ATTENTION: INGA DRECHSEL IDRECHSEL@FREELANDENGINEERING.COM |
| STRUCTURAL ENGINEER: | PCS STRUCTURAL SOLUTIONS 1250 PACIFIC AVENUE, SUITE 701 TACOMA, WA 98402 T 253 383 2797 ATTN: DON SCOTT, PE DSCOTT@PCS-STRUCTURAL.COM | LANDSCAPE ARCHITECT: | FREELAND & ASSOCIATES, INC. 220 W. CHAMPION STREET, SUITE 200 BELLINGHAM, WA 98225 T 360 650 1408 ATTENTION: SCOTT RIGGINS SRIGGINS@FREELANDENGINEERING.COM |
| | | GEOTECH: | GEO ENGINEERS, INC. 1101 FAWCETT AVE SUITE 200 TACOMA, WA 98402 T 253 722 2446 |

RMC ARCHITECTS



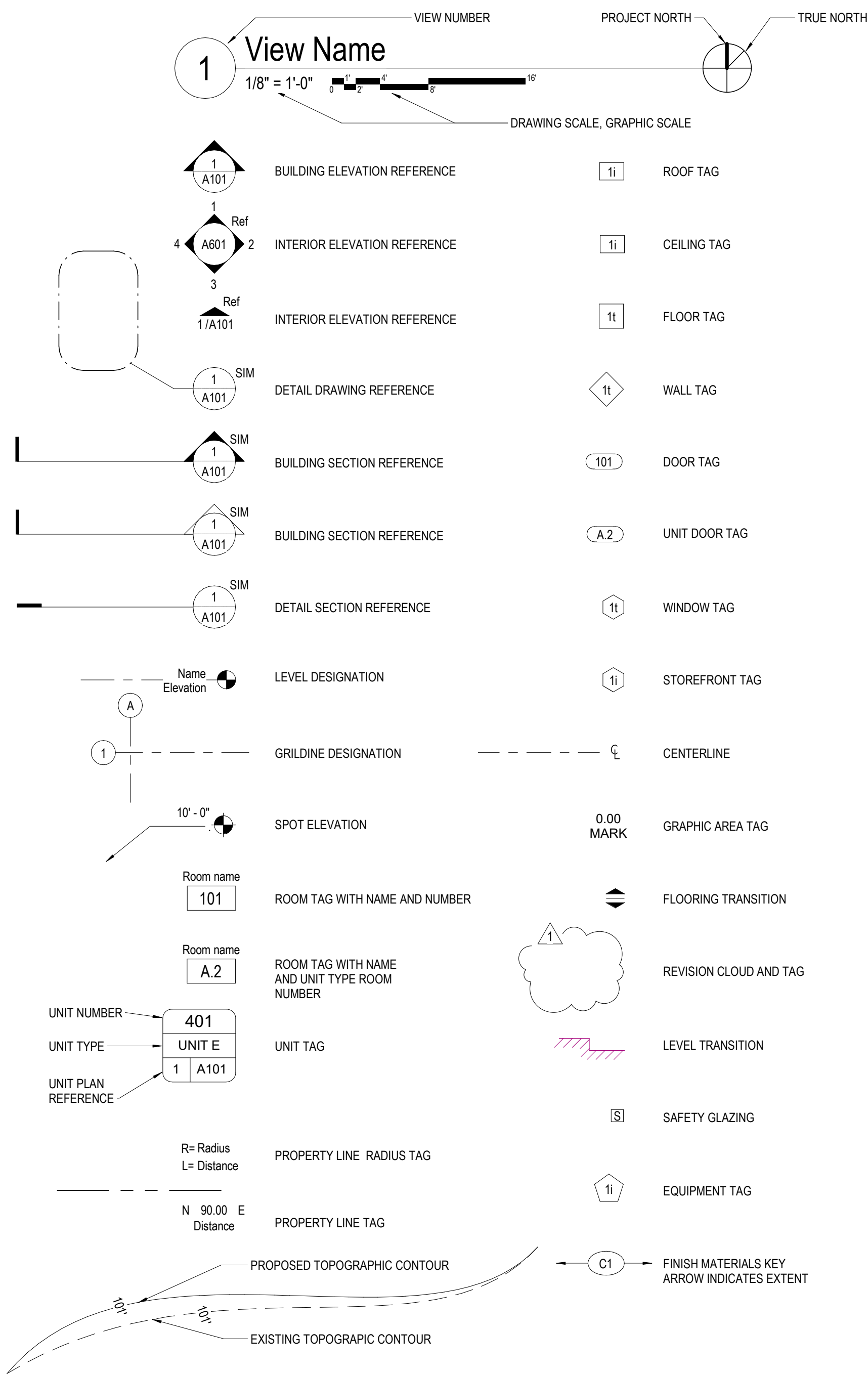
Archdiocese of Seattle
St. Andrew Catholic Church Parish Hall
1401 Valley Avenue East
Sumner, WA 98390-2720

Job No.: 1851 Date: 2020-02-07
File No.: 1851 St. Andrew Parish Hall
Drawn By: AMR
Checked By: BPC
Issued for: PERMIT SET

COVER SHEET

G001

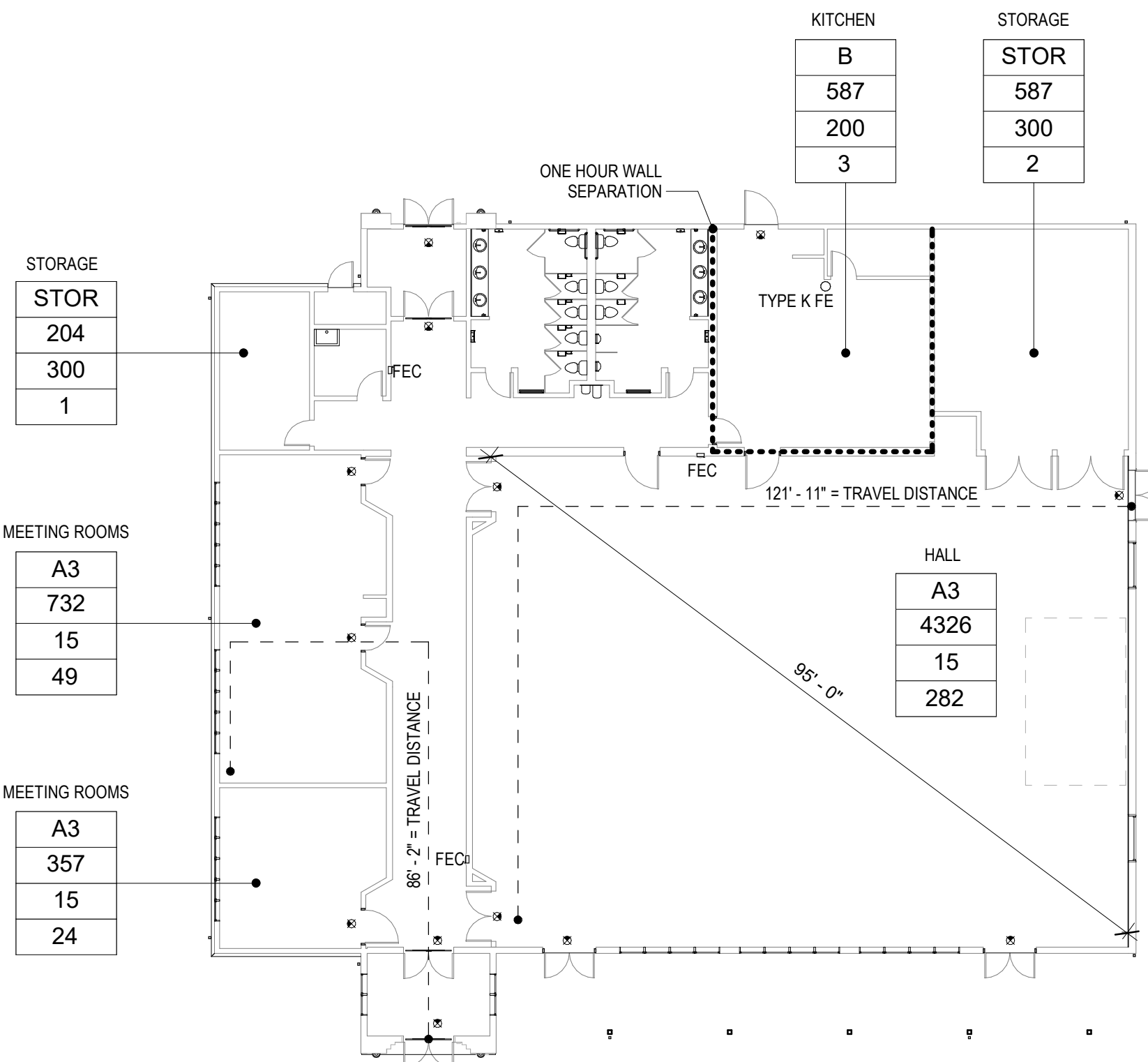
Architectural Symbols



Fire Department Additional Information

| DISTRICT FIRE DEPARTMENT PERMIT CHECKLIST | |
|---|-----|
| UNDERGROUND FIRE SERVICE MAIN | |
| FIRE SPRINKLERS | |
| FIRE ALARM SYSTEM | |
| FIRE STAND PIPE | N/A |
| FIRE APPARATUS ACCESS ROAD | N/A |

1 Life Safety Plan (SPRINKLERED STRUCTURE)
1/16" = 1'-0"



WSEC CALCULATIONS

- TOTAL WALL AREA: 7,660 SF
- TOTAL FENESTRATION: 951 SF
- PERCENT OF OPENINGS: 7.5%
- MAX. AREA OF OPENINGS ALLOWED: 30.0% ✓ OK

- BUILDING SHALL PERFORM TO WSEC C103.2 AND C402.5.1.2 BUILDING AIR LEAKAGE TEST IN ACCORDANCE WITH ASTM E779 OR EQUIVALENT. MAX LEAKAGE RATE = 0.40 CFM/SQFT @ PRESSURE DIFFERENTIAL OF 0.3" WATER GAUGE.

AIR ENVELOPE AREAS ARE:

- ROOF: 9,404 SQ. FT.
- NORTH: 1,669 SQ. FT.
- WEST: 1,842 SQ. FT.
- SOUTH: 1,067 SQ. FT.
- EAST: 2,282 SQ. FT.
- FLOOR: 9,404 SQ. FT.

- SUBMIT AIR BARRIER TEST RESULTS TO ARCHDIOCESE OF SEATTLE AND AHJ.
- IF TEST RESULTS EXCEED 0.40 CFM/FT² THEN VISUALLY INSPECT AIR BARRIER AND SEAL NOTED SOURCES OF LEAKAGE.
- SUBMIT FOLLOW-UP REPORT TO ARCHDIOCESE AND AHJ NOTING CORRECTIVE MEASURES TAKEN.
- INCLUDE TEST REPORT IN CLOSEOUT DOCUMENTATION.

Plan Legend

- | | |
|----|-------------------------|
| XX | ← OCCUPANCY GROUP |
| XX | ← AREA |
| XX | ← OCCUPANCY LOAD FACTOR |
| XX | ← OCCUPANCY LOAD |
- - - - COMMON PATH OF EGRESS TRAVEL DISTANCE
 - ILLUMINATED EXIT SIGN (NEW OR EXISTING)
 - DIRECTIONAL ILLUMINATED EXIT SIGN (NEW OR EXISTING)
 - FE NEW WALL-MOUNTED FIRE EXTINGUISHER
 - FEC FIRE EXTINGUISHER CABINET (EXISTING OR NEW)

RMC ARCHITECTS



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PROJECT AND
CODE
INFORMATION

G002