File No. EA2024-106

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Construction of a 4,800 sf post-frame building, utility service extensions, and a parking lot. Building will consist of 1,200 sf office space and a 3,600 sf RV maintenance shop.

Proponent: Tri-City Engineers
Joseph Park
3801 W Van Giesen St
West Richland, WA 99353

Location of Proposal: The project site is located at 2004 Saint Street upon Assessor's Parcel #134081000022000, Richland, WA.

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

( ) There is no comment for the DNS.

(**X**) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

( ) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens
Position/Title: Planning Manager
Address: 625 Swift Blvd., MS #35, Richland, WA 99352
Date: February 28,2024
Comments Due: March 14, 2024

Signature _____

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background Find help answering background questions

1. **Name of proposed project, if applicable:**

   2004 Saint St, Richland - Commercial

2. **Name of applicant:**

   Tri-City Engineers (Joseph Park)

3. **Address and phone number of applicant and contact person:**

   3801 W Van Giesen St, West Richland, WA 99353 -
   Joseph Park (509) 210-1010

4. **Date checklist prepared:**

   1/16/2023

5. **Agency requesting checklist:**

   City of Richland

6. **Proposed timing or schedule (including phasing, if applicable):**

   Spring 2024

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   None.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   A geotechnical report and a storm water management plan has been prepared as a part of this proposal

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   NA.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    A building permit and grading permit will be required by the City of Richland. An erosivity waiver through the Department of Ecology will be required and has been obtained.

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project will include a 4,800 sf post-frame building, utility service extensions, and a parking lot.

Building will consist of 1,200 sf office space and a 3,600 sf RV maintenance shop.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposed site is located along the north side of Saint St in the city of Richland east of Hagen Rd.

Parcel #: 134081000022000

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

Flat site with roughly 2.2% slope.

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

b. What is the steepest slope on the site (approximate percent slope)?

Steepest slope is 40% by the existing culvert. Approximate average slope of site is 2.2%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Our site explorations revealed mostly medium to fine sand deposits. Generally sites in this area, including the Horn Rapids business and industrial sites consist of varying thicknesses of eolian (wind-blown) deposits overlying the outburst flood gravel deposits at depth. Our explorations yielded these same findings.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NA

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The site will be graded for a building pad, asphalt parking lot and gravel roads.
Site will have 163 CY of cut and 750 CY of fill. Will try to balance on site as much as possible to reduce fill.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Erosion is a possibility by the swales but will be minimized by following BMP's and TESC to manage site run-off.s

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

80%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Erosion is a possibility by the swales but will be minimized by following BMP's and TESC to manage site run-offs.

2. Air Find help answering air questions

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust during constructions and possible emissions from equipment during construciton.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NA

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Dust control measures will be implemented with watering trucks.

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   There are two rivers at close proximity. The Yakima River is located 1.81 miles west of the site and the Columbia River is located 1.5 miles east of the site.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   No

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   NA

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   NA

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   No

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   No.

b. Ground Water: Find help answering ground water questions

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   NA. Will connect to City of Richland's public water system.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   NA. Will connect to City of Richland's public sewer system.

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   All storm water will be contained and infiltrated on site. No runoff will flow into other waters.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   No. All on site storm water will be properly treated on site.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   NA

4. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

   Stormwater runoff will be managed according to design standards outlined in the Stormwater Management Manual of Eastern Washington to control runoff.

4. Plants Find help answering plants questions

a. Check the types of vegetation found on the site:

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☑ **shrubs**
- ☑ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☑ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

Existing shrubs and grass.

c. List threatened and endangered species known to be on or near the site.

NA

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Trees and shrubs will be installed per City of Richlands design standards.

e. List all noxious weeds and invasive species known to be on or near the site.

NA

5. Animals Find help answering animal questions

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site. Ferruginous hawk

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

b. List any threatened and endangered species known to be on or near the site.

Ferruginous hawk is listed as a threatened according to PHS.

c. Is the site part of a migration route? If so, explain.

Yes, the Columbia Basin is part of a migration route for a number of fowl and is known as the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any.

NA

e. List any invasive animal species known to be on or near the site.

NA

6. Energy and Natural Resources Find help answering energy and natural resource questions

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for HVAC and lighting.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Project will meet 2018 WSEC standards.

7. Environmental Health Find help with answering environmental health questions

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

NA

1. Describe any known or possible contamination at the site from present or past uses.

NA

a. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

NA

b. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

NA

c. Describe special emergency services that might be required.

NA

d. Proposed measures to reduce or control environmental health hazards, if any.

NA

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   Noise from Saint St will be the primary source of noise. No affect to the project.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   Short-term: Traffic and construction noise will occur during normal business hours until project has been completed.
   Long-term: No significant noise is expected in and outside of normal business hours.

3. **Proposed measures to reduce or control noise impacts, if any.**

   NA

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   NA

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

   NA

   1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

      NA

c. **Describe any structures on the site.**

   Existing storage shed that will be demolished

d. **Will any structures be demolished? If so, what?**

   Existing storage shed

e. **What is the current zoning classification of the site?**

   I-M Medium Industrial

f. **What is the current comprehensive plan designation of the site?**

   IND

g. If applicable, what is the current shoreline master program designation of the site?

NA

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

NA

i. Approximately how many people would reside or work in the completed project?

2-4

j. Approximately how many people would the completed project displace?

NA

k. Proposed measures to avoid or reduce displacement impacts, if any.

NA

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

NA

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

NA

9. Housing Find help answering housing questions

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

NA

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NA

c. Proposed measures to reduce or control housing impacts, if any.

NA

10. Aesthetics Find help answering aesthetics questions

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The height of the proposed structure is 32'-0".
Principle exterior building materials will be metal siding.

b. What views in the immediate vicinity would be altered or obstructed?

NA

c. Proposed measures to reduce or control aesthetic impacts, if any.

NA

11. Light and Glare Find help answering light and glare questions

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NA

b. Could light or glare from the finished project be a safety hazard or interfere with views?

NA

c. What existing off-site sources of light or glare may affect your proposal?

NA

d. Proposed measures to reduce or control light and glare impacts, if any.

NA

12. Recreation Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

Both the Yakima River and Columbia river are less than 2 miles away. Buckskin Golf Course and Columbia Basin Ra Racquet club are less then 1.5 miles away.

b. Would the proposed project displace any existing recreational uses? If so, describe.

NA

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

NA

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

NA

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known. The site is marked as "Survey Highly Advised High Risk" by the Predictive Model provided by the DAHP.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The WISAARD tool provided by the Department of Archaeology and Historic Preservation was used.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Utilize the Inadvertent Discovery Plan.

14. Transportation Find help with answering transportation questions

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is accessible directly via Van Giesen St via a commercial driveway following the City of Richland design standards.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site currently has no bus routes in close proximity.

Richland Airport is located .75 mi due south west of the site.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

New HMA sidewalks will be installed.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

A railroad crossing is located 0.1 mi due east on Saint St.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

20 trips per day.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

NA

g. Proposed measures to reduce or control transportation impacts, if any.

NA

15. Public Services Find help answering public service questions

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes. The project will utilize fire and police protection. Employees will utilize health care and schools

b. Proposed measures to reduce or control direct impacts on public services, if any.

NA

16. Utilities Find help answering utilities questions

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity- City of Richland Energy Services
Natural Gas/Propane - Cascade Natural Gas or Propane Tank
Sewer- City of Richland
Water- City of Richland
Telephone- Ziply Fiber
Internet- Charter Communications

C. Signature Find help about who should sign

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X _____

SEPA Responsible Offical

Type name of signee: Click or tap here to enter text.

Joseph Park

Position and agency/organization: Click or tap here to enter text.

Project Manager - Tri-City Engineers

Date submitted: Click or tap to enter a date.

1/22/2024

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

    - **Proposed measures to avoid or reduce such increases are:**

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

    - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

3. **How would the proposal be likely to deplete energy or natural resources?**

    - **Proposed measures to protect or conserve energy and natural resources are:**

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

    - **Proposed measures to protect such resources or to avoid or reduce impacts are:**

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

    - **Proposed measures to avoid or reduce shoreline and land use impacts are:**

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

    - **Proposed measures to reduce or respond to such demand(s) are:**

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

PROJECT DESCRIPTION:

NEW COMMERCIAL POST-FRAME BUILDING

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 IBC, WSEC AND ALL CURRENT EDITION(S) OF THE STATE AND LOCAL RULES AND STANDARDS OF GOVERNING AGENCIES HAVING JURISDICTION. ALL REFERENCED STANDARDS SHALL BE THE EDITION REFERENCED BY THE GOVERNING BUILDING CODE OR AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION. USE MOST RECENT REFERENCED STANDARDS IF NO REQUIREMENTS OF EDITION ARE PRESENT.
2. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES, REGULATIONS, REFERENCED STANDARDS, AND THESE DRAWINGS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
3. DRAWINGS ARE INTENDED FOR LICENSED CONTRACTORS WITH EXPERIENCE IN THE TRADES PERTINENT TO THIS PROJECT.
4. THESE DRAWINGS ARE NOT PROVIDED AS A STEP-BY-STEP GUIDE NOR INSTRUCTION MANUAL. THE LEVEL OF DETAIL PROVIDED IS CONSISTENT WITH THE INDUSTRY FOR THE DRAWINGS PRODUCED.
5. ANY ERRORS, AMBIGUITIES, AND OMISSIONS IN DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO TRI-CITY ENGINEERS FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED. NO ALLOWANCE WILL BE MADE IN THE OWNER AND/OR CONTRACTOR FAVOR BY VIRTUE OF ERRORS, AMBIGUITIES, AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION FOR CONSTRUCTION AND DIRECTED TO TRI-CITY ENGINEERS' ATTENTION IN A TIMELY MANNER.
6. IT IS THE OWNERS ULTIMATE RESPONSIBILITY TO HOLD THE CONTRACTOR AND/OR SUBCONTRACTORS ACCOUNTABLE THROUGH CONTRACT. TRI-CITY ENGINEERS ACCEPTS NO RESPONSIBILITY FOR WORK DONE BY THE OWNER, THE CONTRACTOR OR SUBCONTRACTOR CONTRARY TO THE PLANS OR SPECIFICATIONS. SUBSTITUTION OR CHANGES WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING. THE SUBCONTRACTOR SHALL REVIEW ALL SECTIONS OF THE SPECIFICATIONS AND ALL SHEETS OF THE PLANS FOR ANY INFORMATION OR DETAILS PERTAINING TO THEIR SPECIFIC TRADE.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS, INSTALLATION STANDARDS AND CONSTRUCTION CONDITIONS. FIELD VERIFY ALL NECESSARY DIMENSIONS. DISCREPANCIES BETWEEN SITE CONDITIONS AND CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF TRI-CITY ENGINEERS IN A TIMELY MANNER. WORK DONE WITHOUT APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR.
8. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY DURING, BUT NOT LIMITED TO, NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT/ENGINEER/DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT.
9. THE CONTRACTOR SHALL TAKE CARE IDENTIFYING EXISTING CONDITIONS AND HOW THEY AFFECT CORRECT INSTALLATION OF THE INTENDED DESIGN. THE CONTRACTOR SHALL VERIFY ANY IMPACTS TO CONSTRUCTION RESULTING FROM EXISTING CONDITIONS SUCH AS, BUT NOT LIMITED TO: ROOF SLOPES, GRADE ELEVATIONS, PLATE HEIGHTS, FLOOR CONSTRUCTION, FOOTING LOCATIONS, WALL LOCATIONS, BEAM LOCATIONS, AND POST LOCATIONS, PRIOR TO ANY CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR SHALL NOT FABRICATE ASSEMBLIES BASED SOLELY ON THE DIMENSIONS PROVIDED ON THESE DRAWINGS WITHOUT CONSIDERATION OF THE ACTUAL SITE CONDITIONS. TRI-CITY ENGINEERS IS NOT LIABLE FOR ANY FIELD FITMENT ISSUES. TRI-CITY ENGINEERS IS NOT LIABLE FOR MATERIALS ORDERED THAT ARE INCOMPATIBLE WITH FIELD CONDITIONS. TRI-CITY ENGINEERS IS NOT LIABLE FOR RESTOCKING FEES, PROJECT DELAYS, OR ANY OTHER CONSTRUCTION COSTS.
11. SOME FIELD CONDITIONS REFLECTED IN THESE DRAWINGS MAY BE APPROXIMATED OR ASSUMED. THESE DRAWINGS ARE PROVIDED WITH REASONABLE EFFORT TO CORRECTLY CAPTURE THE ACTUAL CONSTRUCTION, HOWEVER, THERE IS NO GUARANTEE THAT THE DIMENSIONS AND/OR FIELD CONDITIONS SHOWN ON THE PLANS ARE ACCURATE. THERE IS NO GUARANTEE THAT THERE IS NO IMPACT TO CONSTRUCTION RESULTING FROM FIELD CONDITIONS THAT DIFFER FROM THESE PLANS.
12. TRI-CITY ENGINEERS IS NOT LIABLE TO THE OWNER, CONTRACTOR, NOR ANY OTHER PARTY FOR ANY CONSTRUCTION COSTS, PERMIT FEE COSTS, OR ANY OTHER RELATED COST DUE INACCURACIES IN THESE DRAWINGS. TRI-CITY ENGINEERS MAKES A REASONABLE EFFORT TO DELIVER ACCURATE DRAWINGS. ERRORS, AMBIGUITIES, AND OMISSIONS, SHALL BE BROUGHT TO THE ATTENTION OF TRI-CITY ENGINEERS IN A TIMELY MATTER FOR CORRECTION. THESE STATEMENTS DO NOT IMPLY THAT CONSTRUCTION SUPPORT IS INCLUDED AS PART OF THE DESIGN CONTRACT.

DIMENSIONAL NOTES:

1. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. EXTERIOR WALLS ARE TO BE 2x6 NOMINAL UNLESS OTHERWISE SPECIFIED.
3. INTERIOR WALLS 2x4 NOMINAL UNLESS OTHERWISE SPECIFIED.
4. INTERIOR WALLS WITH PLUMBING ARE TO BE 2x6.
5. ALL FINISH GRADE WORK SHALL BE NO CLOSER THAN 6" TO FINISH SIDING.
6. ANGULAR WALLS ARE ON A 45 DEGREE ANGLE UNLESS OTHERWISE NOTED.

ARCHITECTURAL NOTES:

1. ARCHITECTURAL FEATURES AND FINISHES ARE PROVIDED FOR REFERENCE. SUBSTITUTIONS IN COMPLIANCE WITH APPLICABLE BUILDING CODES MAY BE MADE. CONSIDERATION SHALL BE MADE TO DESIGN LOADS. CONSULT ENGINEER IF FINISHES ADD SIGNIFICANT ADDITIONAL LOAD TO THE STRUCTURE.

EARTHWORK

1. EARTHWORK SHALL MEET THE REQUIREMENTS OF THESE DESIGN DRAWINGS/DOCUMENTS, AND ANY APPLICABLE GEOTECHNICAL REPORTS. MOST RESTRICTIVE REQUIREMENTS OF DESIGN DRAWINGS/DOCUMENTS OR GEOTECHNICAL REPORT SHALL APPLY.
2. STRUCTURAL FILL SHALL BE WELL-GRADED SOIL OR APPROVED ROCK PRODUCT THAT IS FREE OF ORGANIC MATERIAL AND DEBRIS AND CONTAINS PARTICLES NOT GRATER THAN 4 INCHES NOMINAL.
3. FOUNDATION BEARING SURFACES SHALL CONSIST OF NATIVE SOIL OR STRUCTURAL FILL RECOMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D1557. PLACE FOUNDATION CONCRETE DIRECTLY OVER COMPACTED SOIL AS REQUIRED.
4. STRUCTURAL FILL LIFTS SHALL NOT EXCEED 6" LOOSE DEPTH BETWEEN COMPACTION OPERATIONS. UNLESS APPROVED BY A LICENSED GEOTECHNICAL ENGINEER.

CONCRETE NOTES:

1. CAST IN PLACE CONCRETE AND REINFORCEMENT SHALL BE IN ACCORDANCE WITH IBC CHAPTER 19 AND SHALL MEET THE FOLLOWING REQUIREMENTS:
   - ACI 117 SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS
   - ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE
   - ACI 302.1R GUIDE TO CONCRETE FLOOR AND SLAB CONSTRUCTION
   - ACI 305R GUIDE TO HOT WEATHER CONCRETING
   - ACI 306R GUIDE TO COLD WEATHER CONCRETING
2. CONCRETE SHALL BE 2500 PSI MIN 28 DAY COMPRESSIVE STRENGTH.
3. UNLESS NOTED OTHERWISE, REBAR SHALL BE ASTM A615 GRADE 60, OR ASTM A706 GRADE 60.
4. UNLESS NOTED OTHERWISE, ALL CONCRETE FLAT WORK SHALL CONFORM TO THE FOLLOWING FINISHING TOLERANCES: 1/8" GAP UNDER 10'-0" STRAIGHT EDGE.
5. UNLESS NOTED OTHERWISE, REBAR CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE GROUND SHALL HAVE 3" MIN CONCRETE COVER. REBAR NOT CAST AGAINST GROUND BUT EXPOSED TO WEATHER AND/OR IN CONTACT WITH GROUND SHALL HAVE 2" MIN CONCRETE COVER. SEE SPECIFIC SECTIONS/DETAILS FOR OTHER CONDITIONS.
6. UNLESS NOTED OTHERWISE, ALL EXPOSED CORNERS OF CONCRETE SHALL BE FORMED INTO A 3/4" x 45° CHAMFER, OR SCRIBED WITH A CONCAVE TOOLING DEVICE.
7. PROVIDE 2'-0" LONG #4 REBAR AT ALL RE-ENTRANT CORNERS FOR SLABS, PITS, RECESSES, OR SLAB THICKNESS CHANGES IN THE TOP 1/3 OF THE SLAB-ON-GRADE.

WOOD FRAMING NOTES:

1. WOOD STRUCTURAL FRAMING SHALL BE IN ACCORDANCE WITH IBC CHAPTER 23, AND AWC NDS. MOST RESTRICTIVE REQUIREMENTS OF CODE OR DESIGN DRAWINGS/DOCUMENTS SHALL APPLY.
2. WOOD SHALL BE PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 AND IBC 2304.12. ALL FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, OR AS OTHERWISE PERMITTED BY IBC 2304.10.5.
3. UNLESS NOTED OTHERWISE, STRUCTURAL DIMENSIONAL LUMBER SHALL BE DOUGLAS-FIR #2 OR BETTER. HEMLOCK-FIR #1 OR BETTER MAY BE USED AS AN ALTERNATIVE.
4. UNLESS NOTED OTHERWISE, GLU-LAM BEAMS (GLB) SHALL BE 24F-V4 DF/DF OR BETTER FOR SIMPLE SPANS. GLU-LAM BEAMS SHALL BE 24F-V8 DF/DF FOR CANTILEVERED AND/OR CONTINUOUS SPANS. CAMBER RECOMMENDED FOR SPANS EXCEEDING 20 FT.
5. UNLESS NOTED OTHERWISE, LAMINATED VENEER LUMBER (LVL) BEAMS SHALL BE 2.0E-2800Fb OR BETTER. CAMBER RECOMMENDED FOR SPANS EXCEEDING 20 FT.
6. UNLESS NOTED OTHERWISE, SUB-FLOOR SHEATHING SHALL BE 3/4" T&G PLYWOOD OR BETTER. FASTEN TO FRAMING WITH 10d NAILS, 6" EDGE SPACING, 12" FIELD SPACING, OR BETTER. USE SUB-FLOOR ADHESIVE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
7. NAIL SIZES ARE SPECIFIED AS COMMON NAILS UNLESS NOTED OTHERWISE.
8. FULL DEPTH BLOCKING SHALL BE PROVIDED BETWEEN TRUSSES AND/OR JOISTS AT ALL BEARING POINTS.
9. INSTALL ENGINEERED LUMBER PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. MAY REQUIRE ADDITIONAL BLOCKING AND HARDWARE NOT INDICATED ON PLANS. USE COMPATIBLE HANGERS, HARDWARE, AND FASTENERS.
10. CONNECTION HARDWARE SHALL USE NAILS/FASTENERS AS SPECIFIED BY HARDWARE MANUFACTURER. USE STRONGEST AVAILABLE NAILING PATTERN/OPTION WHEN MULTIPLE OPTIONS ARE GIVEN.
11. EXTERIOR WALL SHEATHING SHALL BE PAINTED 29 GA. RIBBED STEEL FASTENED TO FRAMING WITH #10-14 x 1-1/2"L SCREWS WITH NEOPRENE WASHERS AT 9" C/C.

ROOF FRAMING NOTES:

1. ROOF SYSTEM BY OTHERS. ROOF SYSTEM SUPPLIER/MANUFACTURER SHALL VERIFY ALL LOADS AND BEARING POINTS. SUPPLIER/MANUFACTURER SHALL USE DESIGN LOADS MEETING OR EXCEEDING THOSE SPECIFIED IN THESE DRAWINGS.
2. TRUSS MANUFACTURER'S SPECIFICATIONS SHALL BE ON SITE FOR FRAMING INSPECTION.
3. ROOF SHEATHING SHALL BE PAINTED 29 GA. RIBBED STEEL FASTENED TO FRAMING WITH #10-14 x 1-1/2"L SCREWS WITH NEOPRENE WASHERS AT 9" C/C.
4. TRUSS MANUFACTURER SHALL VERIFY LOAD POINTS FOR ALL TRUSSES.
5. PROVIDE TRUSS BRACING PER MANUFACTURER'S INSTRUCTIONS.

POST FRAME NOTES:

1. SEE POST SCHEDULE FOR POST MATERIAL.
2. ALL FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, OR AS OTHERWISE PERMITTED BY IBC 2304.10.5.
3. NAILING EDGE DISTANCES, END DISTANCES, AND SPACING SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD. PRE-DRILLING MAY BE REQUIRED.
4. NAILS ARE SPECIFIED AS COMMON NAILS UNLESS NOTED OTHERWISE.
5. (3) 20d NAILS MAY BE SUBSTITUTED WITH (4) 16d NAILS PROVIDED THE 16d NAILS PENETRATE NOT LESS THAN 1-3/4" INTO THE MAIN MEMBER.

BUILDING DEPARTMENTS NOTES:

CODES IN EFFECT:
IBC 2018

DESCRIPTION OF PROJECT SCOPE:
NEW COMMERCIAL POST-FRAME BUILDING

FLOOR AREAS:

OFFICE AREA:	1200 SQFT
SHOP AREA:	3600 SQFT
MEZZANINE:	510 SQFT

DESIGN CRITERIA:

RISK CATEGORY:	II
MEZZANINE LIVE LOAD:	60 PSF
MEZZANINE DEAD LOAD:	15 PSF
EXT WALL DEAD LOAD (CONDITIONED):	8 PSF
EXT WALL DEAD LOAD (UNCONDITIONED) :	4 PSF
INT WALL DEAD LOAD:	8 PSF
GROUND SNOW LOAD:	20 PSF
ROOF LIVE LOAD:	20 PSF
ROOF DEAD LOAD (CONDITIONED):	8 PSF
ROOF DEAD LOAD (UNCONDITIONED):	5 PSF
ROOF SNOW LOAD:	20 PSF
ULTIMATE DESIGN WIND SPEED:	100 MPH
NOMINAL DESIGN WIND SPEED:	78 MPH
WIND EXPOSURE:	C
SEISMIC IMPORTANCE FACTOR, I_E:	1.0
MAPPED SPECTRAL RESPONSE S_s:	0.407
MAPPED SPECTRAL RESPONSE S_1:	0.157
DESIGN SPECTRAL RESPONSE S_{DS}:	0.353
DESIGN SPECTRAL RESPONSE S_{D1}:	0.157
SOIL SITE CLASS:	D
SEISMIC DESIGN CATEGORY:	C
VERTICAL ALLOWABLE SOIL BEARING:	2,000 PSF
LATERAL ALLOWABLE SOIL BEARING:	100 PSF/FT
LATERAL SOIL LOAD (UNRESTRAINED WALLS):	40 PSF
LATERAL SOIL LOAD (RESTRAINED WALLS):	60 PSF
SOIL COEFFICIENT OF FRICTION:	0.25
FROST DEPTH:	24"

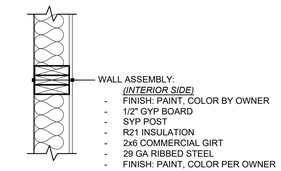
DRAWING INDEX

PROJECT CONTACTS:

OWNER:
TD MOBILE RV LCC
ADDRESS: 2004 SAINT ST
RICHLAND, WA 99354
PHONE: 509.440.4659
E-MAIL: TDMOBILERV@HOTMAIL.COM

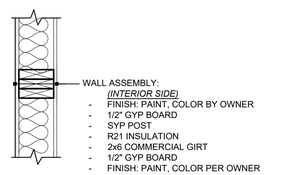
DESIGNER/STRUCTURAL:
TRI-CITY ENGINEERS
CONTACT: JOSEPH PARK / MAX ELLIOTT
ADDRESS: 3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
PHONE: 509.210.1010
E-MAIL: JOSEPH@TRICITYENG.COM / MAX@TRICITYENG.COM

ASSEMBLY TYPES:



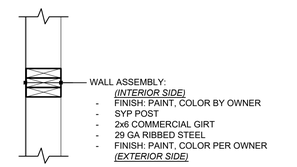
WALL ASSEMBLY:
(INTERIOR SIDE)
- FINISH: PAINT, COLOR BY OWNER
- 1/2" GYP BOARD
- SYP POST
- R21 INSULATION
- 2x6 COMMERCIAL GIRT
- 29 GA RIBBED STEEL
- FINISH: PAINT, COLOR PER OWNER
(EXTERIOR SIDE)

A EXTERIOR WALL (OFFICE)
SCALE: NTS



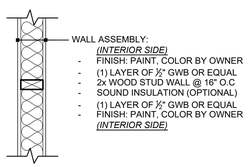
WALL ASSEMBLY:
(INTERIOR SIDE)
- FINISH: PAINT, COLOR BY OWNER
- 1/2" GYP BOARD
- SYP POST
- R21 INSULATION
- 2x6 COMMERCIAL GIRT
- 1/2" GYP BOARD
- FINISH: PAINT, COLOR PER OWNER
(EXTERIOR SIDE)

B INTERIOR WALL
SCALE: NTS



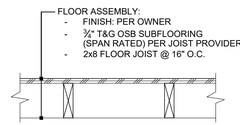
WALL ASSEMBLY:
(INTERIOR SIDE)
- FINISH: PAINT, COLOR BY OWNER
- SYP POST
- 2x6 COMMERCIAL GIRT
- 29 GA RIBBED STEEL
- FINISH: PAINT, COLOR PER OWNER
(EXTERIOR SIDE)

C EXTERIOR WALL (SHOP)
SCALE: NTS



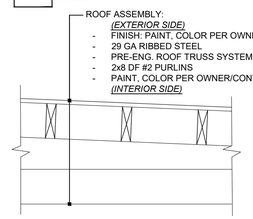
WALL ASSEMBLY:
(INTERIOR SIDE)
- FINISH: PAINT, COLOR BY OWNER
- (1) LAYER OF ½" GWB OR EQUAL
- 2x WOOD STUD WALL @ 16" O.C
- SOUND INSULATION (OPTIONAL)
- (1) LAYER OF ½" GWB OR EQUAL
- FINISH: PAINT, COLOR BY OWNER
(INTERIOR SIDE)

D INTERIOR WALL
SCALE: NTS



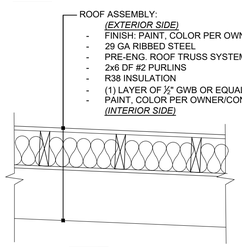
FLOOR ASSEMBLY:
- FINISH: PER OWNER
- ¾" T&G OSB SUBFLOORING (SPAN RATED) PER JOIST PROVIDER
- 2x8 FLOOR JOIST @ 16" O.C.

E MEZZANINE ASSEMBLY
SCALE: NTS



ROOF ASSEMBLY:
(EXTERIOR SIDE)
- FINISH: PAINT, COLOR PER OWNER
- 29 GA RIBBED STEEL
- PRE-ENG. ROOF TRUSS SYSTEM PER ROOF TR
- 2x8 DF #2 PURLINS
- PAINT, COLOR PER OWNER/CONTRACTOR
(INTERIOR SIDE)

F ROOF ASSEMBLY (SHOP)
SCALE: NTS



ROOF ASSEMBLY:
(EXTERIOR SIDE)
- FINISH: PAINT, COLOR PER OWNER
- 29 GA RIBBED STEEL
- PRE-ENG. ROOF TRUSS SYSTEM PER ROOF TRUSS PROVIDER
- 2x6 DF #2 PURLINS
- R38 INSULATION
- (1) LAYER OF ½" GWB OR EQUAL
- PAINT, COLOR PER OWNER/CONTRACTOR
(INTERIOR SIDE)

G ROOF ASSEMBLY (OFFICE)
SCALE: NTS

KEVIN JAMES EMMAN
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 1/4/2024, 1:33:57 pm

DRAFTER	A GONZALEZ				11/29/2023
DRAFT CHK	J RESECK				11/29/2023
ENGINEER	J RESECK				11/29/2023
ENG CHK	K EMORY				11/29/2023
SHEET SIZE	22"X34"			REV #	0

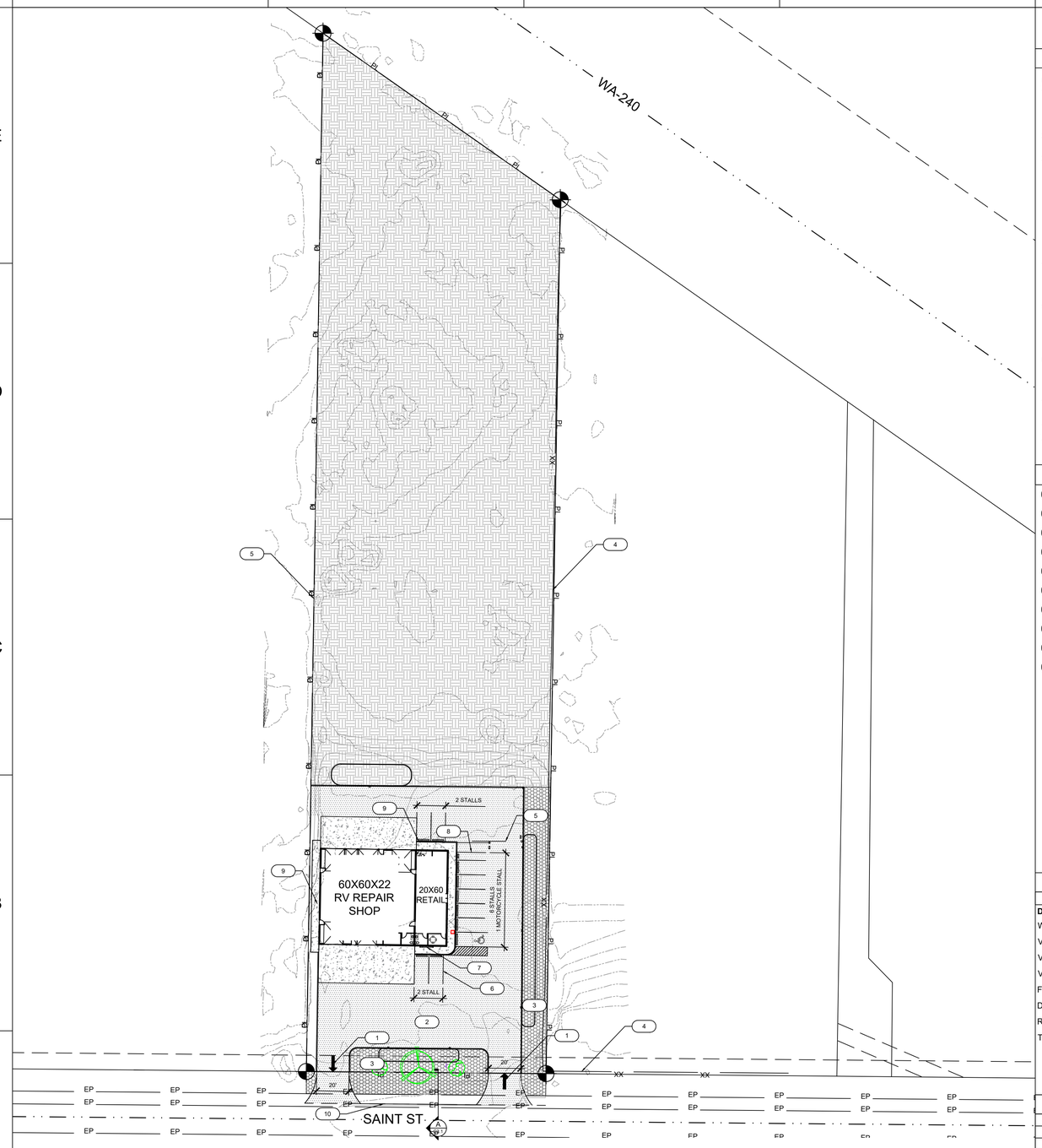
DESIGNER:
TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

SHEET TITLE:
GENERAL NOTES
BUILDING DEPARTMENT NOTES

PROJECT:
1467

SHEET:
G1.1



NORTH

SITE PLAN
SCALE: 1" = 40'

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SAINT ST RV REPAIR SHOP

PORTION OF THE NW1/4 OF THE NE1/4, SEC 34, TOWNSHIP 10 N, R 28 E, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

NOTES

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION(S) OF THE STATE AND LOCAL RULES AND STANDARDS OF GOVERNING AGENCIES HAVING JURISDICTION. ALL REFERENCED STANDARDS SHALL BE THE EDITION REFERENCED BY THE GOVERNING BUILDING CODE OR AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION. USE MOST RECENT REFERENCED STANDARDS IF NO REQUIREMENTS OF EDITION ARE PRESENT.
2. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES, REGULATIONS, REFERENCED STANDARDS, AND THESE DRAWINGS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
3. ANY ERRORS, AMBIGUITIES, AND OMISSION(S) IN DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO TRI-CITY ENGINEERS FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED. NO ALLOWANCE WILL BE MADE IN THE OWNER AND/OR CONTRACTOR FAVOR BY VIRTUE OF ERRORS, AMBIGUITIES, AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION FOR CONSTRUCTION AND DIRECTED TO TRI-CITY ENGINEERS' ATTENTION IN A TIMELY MANNER. IT IS THE OWNERS ULTIMATE RESPONSIBILITY TO HOLD THE CONTRACTOR AND/OR SUBCONTRACTORS ACCOUNTABLE THROUGH CONTRACT. TRI-CITY ENGINEERS ACCEPTS NO RESPONSIBILITY FOR WORK DONE BY THE OWNER, THE CONTRACTOR OR SUBCONTRACTOR CONTRARY TO THE PLANS OR SPECIFICATIONS. SUBSTITUTION OR CHANGES WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING. THE SUBCONTRACTOR SHALL REVIEW ALL SECTIONS OF THE SPECIFICATIONS AND ALL SHEETS OF THE PLANS FOR ANY INFORMATION OR DETAILS PERTAINING TO THEIR SPECIFIC TRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS, INSTALLATION STANDARDS AND CONSTRUCTION CONDITIONS. FIELD VERIFY ALL NECESSARY DIMENSIONS. DISCREPANCIES BETWEEN SITE CONDITIONS AND CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF TRI-CITY ENGINEERS. WORK DONE WITHOUT APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR.
5. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY DURING, BUT NOT LIMITED TO, NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT/ENGINEER/DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT.
6. ELECTRICAL EQUIPMENT SERVING BUILDINGS WITH ON-SITE PARKING SPACES MUST BE SIZED TO ACCOMMODATE THE POTENTIAL FOR ELECTRICAL EQUIPMENT AND DISTRIBUTION REQUIRED TO SERVE A MINIMUM OF 20 PERCENT OF THE TOTAL PARKING SPACES WITH 208/240 V 40-AMP, CIRCUIT OR EQUIVALENT ELECTRIC VEHICLE CHARGING INFRASTRUCTURE.
7. PROVIDE CURB STOPS AT ALL PARKING STALLS

TRAFFIC NOTES:

1. DRIVEWAY SHALL FOLLOW RMC 12.11 FOR SIGHT OBSTRUCTION TRIANGLE. AREA SHALL BE KEPT CLEAR OF OBSTACLES GREATER THAN 18" WIDE AND BETWEEN 2' - 10' HIGH.

KEYED NOTES

1. PROPOSED DRIVEWAY PER COR STANDARD DETAIL ST-22.
2. PROPOSED ASPHALT SURFACE.
3. PROPOSED LANDSCAPING ROCK.
4. EXISTING CHAIN-LINK FENCE.
5. PROPOSED CHAIN-LINK FENCE ACCESS GATE.
6. PROPOSED ACCESSIBLE EV PARKING SPOT.
7. PROPOSED 6 SLOT MINIMUM BIKE RACK.
8. PROPOSED MOTORCYCLE PARKING SPOT. CONTRACTOR TO MARK STALL "MOTORCYCLE PARKING ONLY."
9. PROPOSED 5' CONCRETE SIDEWALK.
10. 8' HMA BIKE LANE.

VICINITY MAP

PARCEL NUMBER:	134081000022000
LEGAL DESCRIPTION:	THE WEST 150 FEET OF THE EAST 666.77 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34 TOWNSHIP 10 NORTH RANGE 28, LYING SOUTHERLY OF STATE HIGHWAY #240, EXCEPT SAINT ROAD.
OWNER NAMES:	TEDO PROPERTIES LLC
SITE ADDRESS:	2004 SAINT ST, RICHLAND, WA 99354
LEGAL ACRES:	2.1
DESIGNER / ENGINEER:	TRI-CITY ENGINEERS - 3081 W VAN GIESEN ST, WEST RICHLAND, WA 99353 - (509) 210-1010
SURVEYOR:	ROGERS SRUVEYING INC., P.S. - 1455 COLUMBIA PARK TRAIL, RICHLAND WA 99352 - (509) 783-4141

DATUM/BENCHMARK	
HORIZONTAL DATUM:	NAD83 WSPCS, SOUTH ZONE
VERTICAL DATUM:	NAVD88
BENCHMARK	NE CORNER SEC 26, T10N, R22E, W.M. FOUND 2" BRASS CAP LCR AFN 8004683

PARKING

DESCRIPTION	COUNT
STANDARD STALLS	9
ACCESSIBLE STALLS	1
MOTORCYCLE STALLS	1
TOTAL	11

EV PARKING

DESCRIPTION	COUNT
EVC STANDARD STALLS	1
EVC ACCESSIBLE STALLS	1
TOTAL	2

LEGEND

WATER			SEWER/STORM			POWER/LIGHTING			LINE TYPES	LINE TYPES
DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	DESCRIPTION
WATER METER			SEWER MANHOLE			JUNCTION BOX			PROPERTY LINE	CONCRETE
VALVE - BUTTERFLY			CLEANOUT			TRANSFORMER			EASEMENT	ASPHALT
VALVE - GATE			CATCH BASIN			METER			PROPOSED EASEMENT	DIRT
VALVE - CHECK			GRINDER PUMP	GP	GP	POWER VAULT			EXISTING FENCE	GRAVEL
FIRE HYDRANT						STREET LIGHT			PROPOSED FENCE	LANDSCAPING GRASS
DCVA	DCVA	DCVA				UTILITY POLE			WATER	LANDSCAPING ROCK
RPBA	RPBA	RPBA							SEWER	
THRUST BLOCK									STORM	
									POWER OVERHEAD	
									POWER UG	
									GAS	
									COMMUNICATIONS	

PROJECT AREA	
TOTAL SITE AREA	89,712 SF
TOTAL NON-IMPERVIOUS AREA	67,533 SF
TOTAL IMPERVIOUS AREA	22,179 SF

CITY OF RICHLAND APPROVAL

KALLAN JAMES MORAN — STATE OF WASHINGTON — 51478 — REGISTERED PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 1/18/2024, 2:39:59 pm

REV #	SHEET SIZE	DRAFTER	DRAFT CHK	ENGINEER	ENG CHK
A		11/27/2023	J TENG	----	----
	22"X34"	11/27/2023	J PARK	----	----

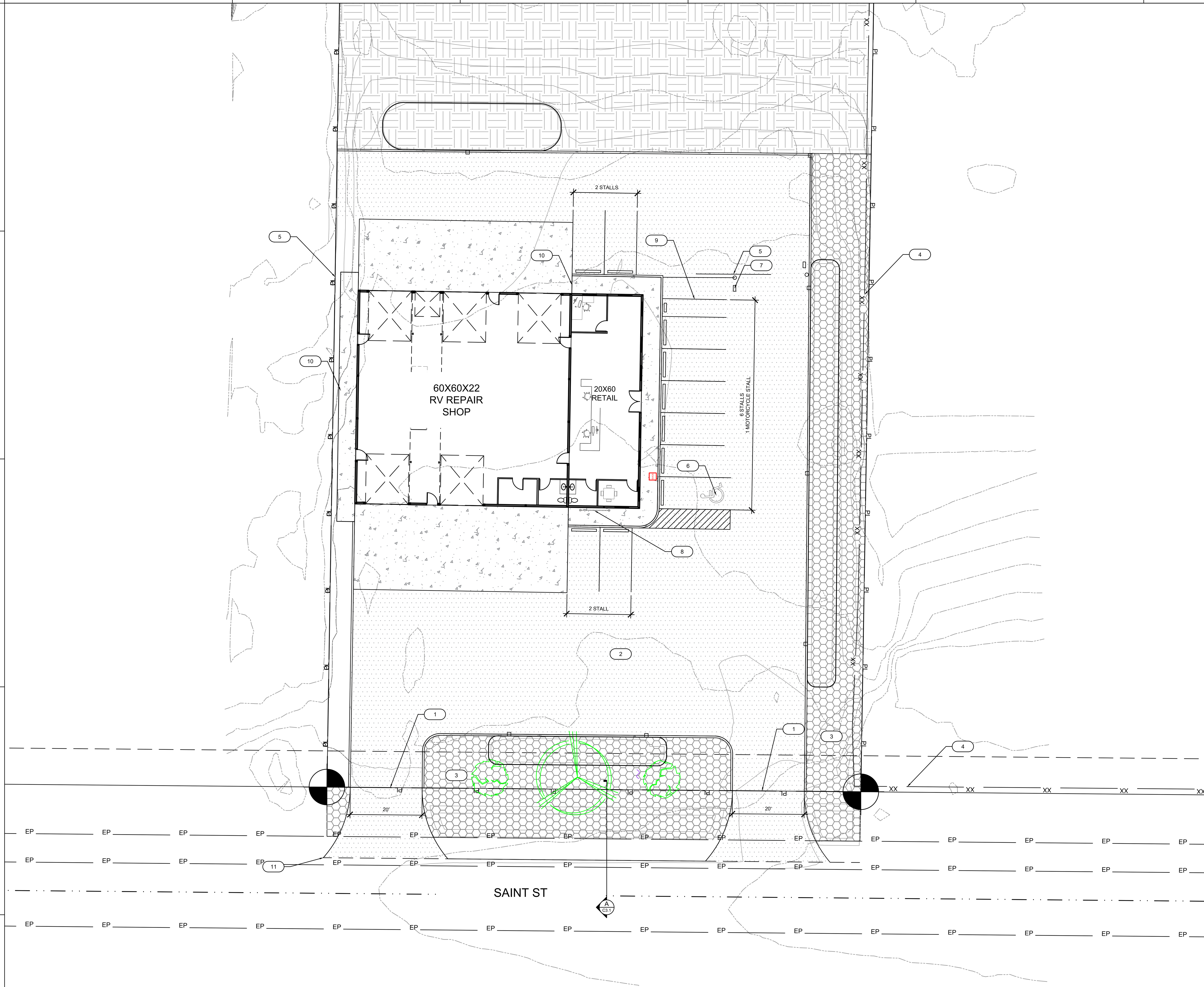
DESIGNER:
TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TEDO PROPERTIES LLC
2004 SAINT ST.
RICHLAND, WA 99354

SHEET TITLE:
COVER SHEET
GENERAL SITE PLAN

PROJECT: 1467

SHEET: C1.1



NORTH

ENLARGED SITE PLAN
SCALE: 1" = 16'

2004 SAINT RV REPAIR

PORTION OF THE NE1/4 OF THE SW1/4, SEC 27, TOWNSHIP 10 N, R 28 E, W.M.

KEYED NOTES

1. PROPOSED DRIVEWAY PER COR STANDARD DETAIL ST-22.
2. PROPOSED ASPHALT SURFACE.
3. PROPOSED LANDSCAPING ROCK.
4. EXISTING CHAIN-LINK FENCE.
5. PROPOSED CHAIN-LINK FENCE ACCESS GATE.
6. PROPOSED ACCESSIBLE EV PARKING SPOT.
7. PROVIDE KNOX BOX PER COR DESIGN STANDARDS.
8. PROPOSED 6 SLOT MINIMUM BIKE RACK.
9. PROPOSED MOTORCYCLE PARKING SPOT. CONTRACTOR TO MARK STALL "MOTORCYCLE PARKING ONLY."
10. PROPOSED 5' CONCRETE SIDEWALK.
11. 8' HMA BIKE LANE.

PARKING

DESCRIPTION	COUNT
STANDARD STALLS	9
ACCESSIBLE STALLS	1
MOTORCYCLE STALLS	1
TOTAL	11

EV PARKING

DESCRIPTION	COUNT
EVC STANDARD STALLS	1
EVC ACCESSIBLE STALLS	1
TOTAL	2

PROJECT AREA

TOTAL SITE AREA	27,507 SF
TOTAL NON-IMPERVIOUS AREA	22,178 SF
TOTAL IMPERVIOUS AREA	5,329 SF

CITY OF RICHLAND APPROVAL

KILLIAN JAMES EMORY — STATE OF WASHINGTON — 51478 — REGISTERED PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 1/18/2024, 2:39:59 pm

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DRAFTER	J TENG	11/27/2023
DRAFT CHK	J PARK	11/27/2023
ENGINEER	----	----
ENG CHK	----	----
SHEET SIZE	22"X34"	REV # A

DESIGNER: TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION: TEDO PROPERTIES LLC
2004 SAINT ST.
RICHLAND, WA 99354

SHEET TITLE: COVER SHEET
GENERAL SITE PLAN

PROJECT: 1467

SHEET: C1.2

2004 SAINT RV REPAIR

PORTION OF THE NE1/4 OF THE SW1/4, SEC 27, TOWNSHIP 10 N, R 28 E, W.M.

NOTES

UTILITY NOTES:

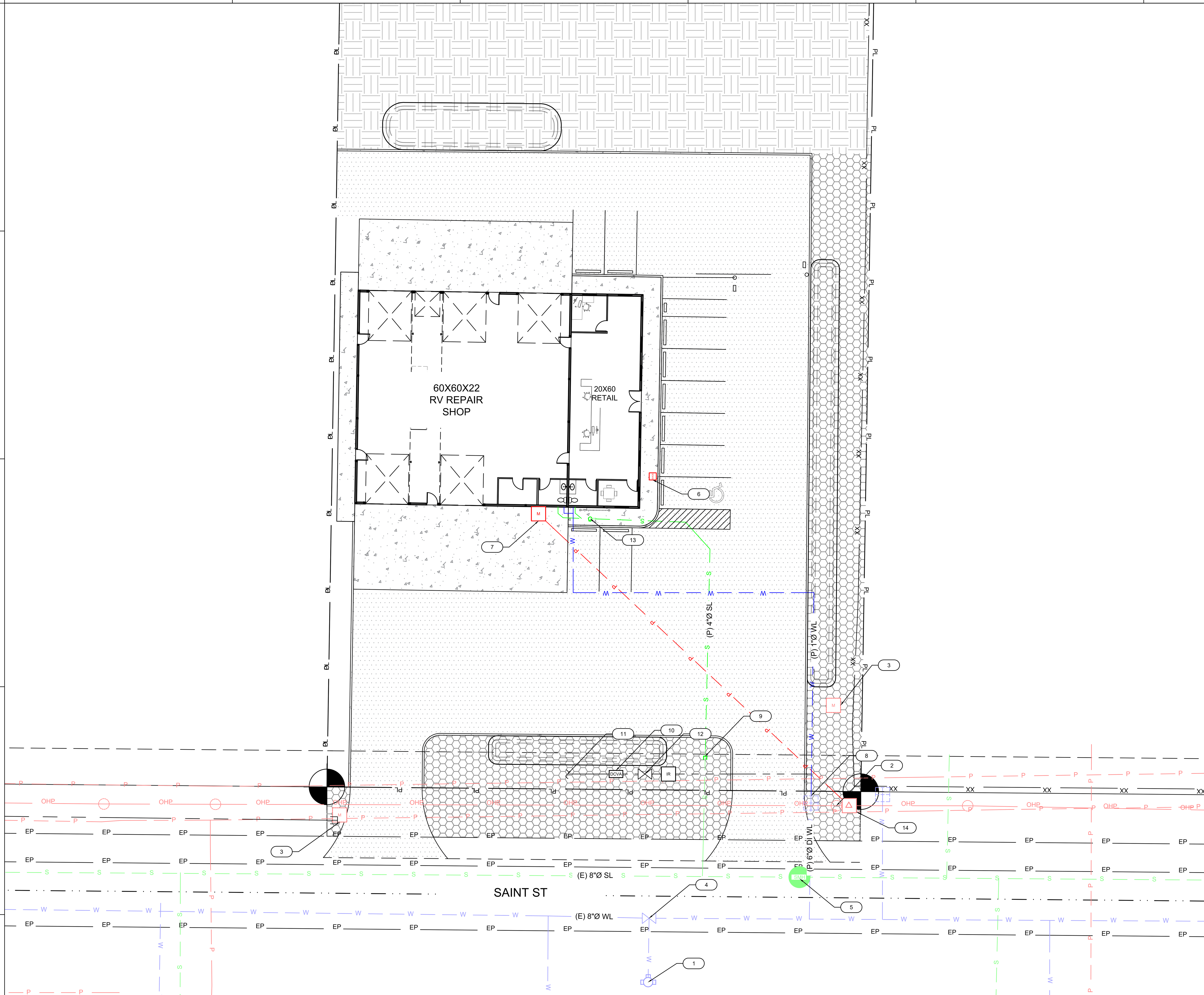
1. ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATIONS PRIOR TO AN EXCAVATION OR CONSTRUCTION.
2. FIELD ROUTE LV CONDUIT.

FIRE FLOW REQUIREMENTS

FIRE-FLOW AREA	4,800 SF
CONSTRUCTION TYPE	V-B
REQUIRED FLOW	1750 GPM
FLOW DURATION	2 HOURS
REQUIRED NUMBER OF HYDRANTS	1
AVG SPACING BETWEEN HYDRANTS	500'
MAX DISTANCE FROM STREET	250'

KEYED NOTES

1. EXISTING FIRE HYDRANT.
2. EXISTING UTILITY POLE.
3. EXISTING POWER METER LOCATION TO BE DEMOLISHED.
4. EXISTING VALVE.
5. EXISTING MANHOLE.
6. PROPOSED EV CHARGING STATION INFRASTRUCTURE.
7. PROPOSED POWER METER.
8. CONNECT INTO EXISTING 1" WATER METER.
9. LOCATE AND CONNECT INTO 8"Ø EXISTING SEWER SERVICE LINE.
10. PROPOSED DCVA PER COR STD DETAIL W-20.
11. PROPOSED 1-1/2" IRRIGATION WATER. IRRIGATION SYSTEM PER SHEET C2.2.
12. PROPOSED COR STD GATE VALVE.
13. PROPOSED 6" CLEAN OUT PER COR STD DETAIL S-09.
14. EXISTING OVERHEAD POWER TRANSFORMER.



NORTH

UTILITY PLAN

SCALE: 1" = 16'

Know what's below. Call before you dig.

CALL TWO WORKING DAYS BEFORE YOU DIG, DIAL 811 OR 1-800-424-5555

CITY OF RICHLAND APPROVAL

KILLIAN JAMES EMORY, STATE OF WASHINGTON, 51478, REGISTERED PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 1/18/2024, 2:39:59 pm

DRAFTER	J TENG	11/27/2023	
DRAFT CHK	J PARK	11/27/2023	
ENGINEER	----	----	
ENG CHK	----	----	
SHEET SIZE	22"X34"	REV #	A

DESIGNER:

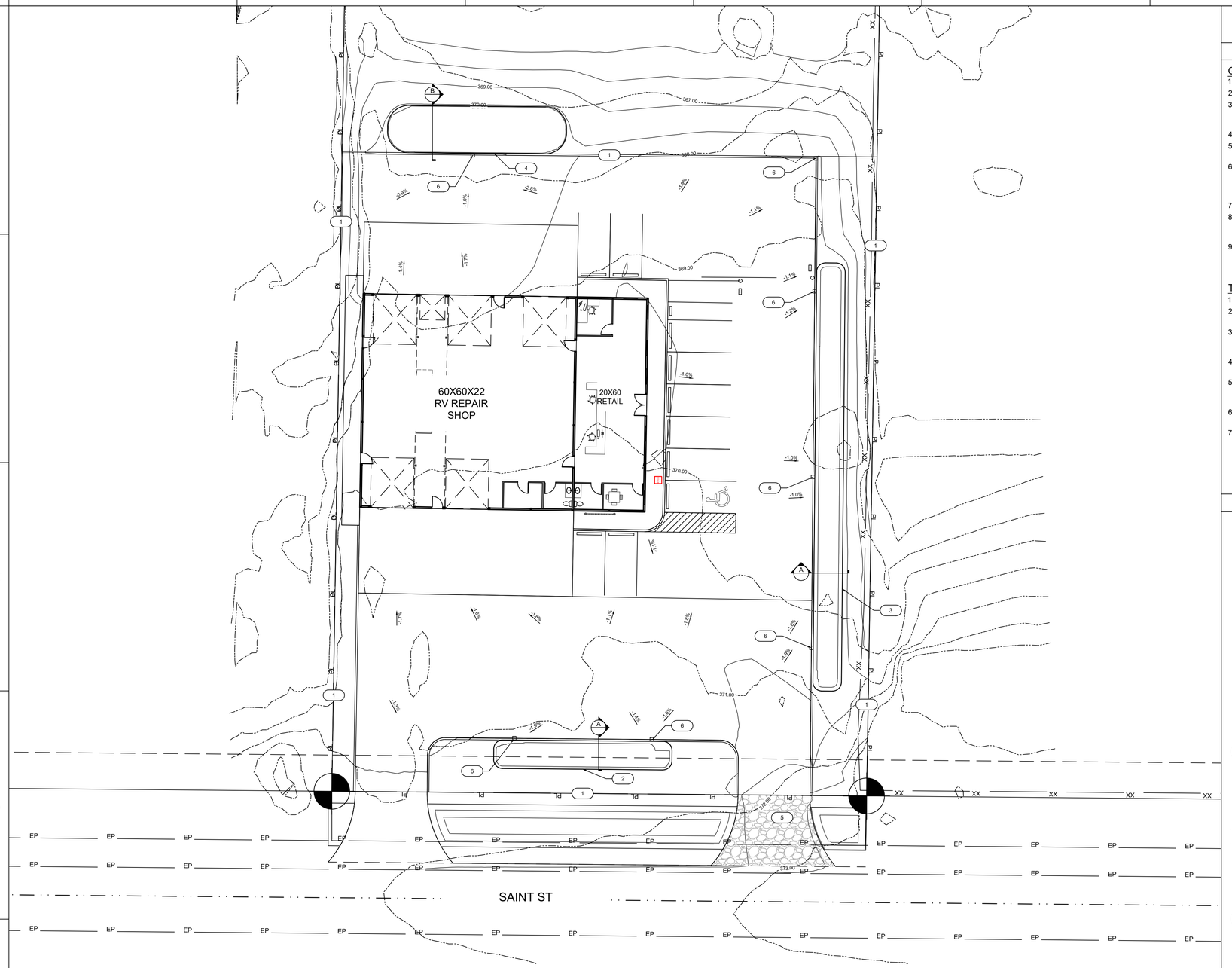
TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TEDO PROPERTIES LLC
2004 SAINT ST.
RICHLAND, WA 99354

SHEET TITLE: UTILITY PLAN

PROJECT: 1467

SHEET: C1.3



NORTH

GRADING, DRAINAGE, & EROSION CONTROL PLAN
SCALE: 1" = 16'

2004 SAINT RV REPAIR
PORTION OF THE NE1/4 OF THE SW1/4, SEC 27, TOWNSHIP 10 N, R 28 E, W.M.

NOTES

GRADING AND DRAINAGE NOTES:

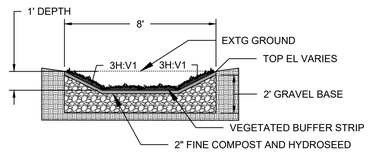
1. DO NOT EXCEED MAXIMUM SLOPE OF 4:1 IN ALL AREAS OF SITE. UNLESS OTHERWISE NOTED (SWALES OK).
2. PROVIDE MINIMUM 1% SLOPE FOR PAVED AREAS AND DRAIN TOWARDS SWALES.
3. ANY REMAINING SOIL FROM GRADING ACTIVITIES MAY REMAIN ONSITE FOR FUTURE CONSTRUCTION, TO BE USED AS FILL, IN ACCORDANCE WITH THESE PLANS, PMC CHAPTER 12.24.240 AND 12.24.340, IBC, AND THE ASSOCIATED GEOTECHNICAL REPORT FOR THIS SITE.
4. PROVIDE 0.5% MIN SLOPE AWAY FROM STRUCTURE TO ALLOW FOR DRAINAGE AND AVOID PONDING.
5. FINAL ELEVATIONS MY VARY FROM THOSE DEPICTED IN THIS DRAWING SO LONG AS MINIMUM SLOPE AND ELEVATION REQUIREMENTS ARE MEET, AS STATED IN NOTES 2, 3, AND 5.
6. CONTRACTOR TO EXCAVATE THE PERMANENT STORM WATER SWALE BOTTOM WITHOUT ALLOWING HEAVY EQUIPMENT TO TRACK ON SUBGRADE OF INFILTRATION SWALE. CONTRACTOR TO EXCAVATE FROM OUTSIDE OF SWALE AREA OR BACK EQUIPMENT OUT AS EXCAVATION TO AVOID TRACKING EQUIPMENT ON BOTTOM OF 1' SWALE REFER TO GEO-TECHNICAL REPORT PERFORMED BY APPLUS FOR SOILS REPORT.
7. REMOVE SEDIMENT FROM STORM SYSTEM PRIOR TO FINAL CONNECTION TO THE INFILTRATION SYSTEM.
8. INITIAL SWALE EXCAVATION SHOULD BE CONDUCTED TO WITHIN 1-FOOT OF THE FINAL ELEVATIONS OF THE SWALE BOTTOM. THE FINAL PHASE OF EXCAVATION SHOULD REMOVE ALL ACCUMULATION OF SILT IN THE INFILTRATION FACILITY BEFORE PUTTING IT IN SERVICE.
9. CONTRACTOR RESPONSIBLE FOR PROTECTING INFILTRATION SUFRACE ONCE FINAL GRADES ARE ESTABLISHED. ANY COMPACTION OCCURRING AFTER SWALE IS EXCAVATED TO FINAL GRADE SHALL REQUIRE SWALE TO BE SCARIFIED TO A DEPTH OF 12 INCHES TO ALLEVIATE COMPACTION OF INFILTRATION SURFACE.

T.E.S.C. NOTES:

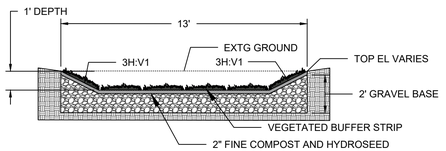
1. THE TEMPORARY EROSION CONTROL SYSTEM SHALL BE INSTALLED PRIOR TO ALL OTHER CONSTRUCTION.
2. ALL CLEARING LIMITS AND/OR EASEMENTS SETBACK, SENSITIVE/CRITICAL AREAS AND THEIR BUFFERS, SIGNIFICANT TREES AND DRAINAGE COURSES SHALL BE CLEARLY STAKED AND MARKED AS SHOWN ON PLANS.
3. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED OIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
4. ALL POLLUTANTS OTHER THAN SEDIMENTS THAT OCCUR ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORM WATER OR THE SITE.
5. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO SILT FENCING, SEDIMENT PONDS/TARPS, DIVERSIONS SWALES, CHECK DAMS, SEDIMENT BARRIERS, FILTER FABRIC, MULCH, AND SEEDING, AS CONDITIONS REQUIRE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER.
6. INSTALL FILTER FABRIC INSERTS FOR ALL EXISTING AND PROPOSED STORM CATCH BASINS. REMOVE AT END OF CONSTRUCTION.
7. REFER TO CITY OF RICHLAND STANDARD DETAIL S-16 FOR EROSION CONTROL BMP.

KEYED NOTES

1	INSTALL SILT FENCE AROUND PERIMETER OF SITE SUSCEPTIBLE TO SEDIMENT LADEN STORM WATER RUNOFF PER WSDOT STD PLAN I-30. 15-02 AND SWMMEW BMPS C233 & C235.
2	PROPOSED 8'W x 50'L x 2'D SWALE PER DETAIL.
3	PROPOSED 8'W x 120'L x 2'D SWALE PER DETAIL.
4	PROPOSED 13'W x 50'L x 2'D SWALE PER DETAIL.
5	TEMPORARY ROCK CONSTRUCTION ENTRANCE. FIELD ADJUST PLACEMENT AS NECESSARY.
6	PROPOSED SWALE CURB CUT.



A SECTION
SCALE: NTS



B SECTION
SCALE: NTS

EXISTING CONTOUR
PROPOSED CONTOUR

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CITY OF RICHLAND APPROVAL

KAILIAN JAMES KNORR
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 1/18/2024, 2:39:59 pm

DRAFTER	J TENG			A	11/27/2023
DRAFT CHK	J PARK			REV #	11/27/2023
ENGINEER	----				----
ENG CHK	----				----
SHEET SIZE	22"X34"				

DESIGNER:
TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TEDO PROPERTIES LLC
2004 SAINT ST.
RICHLAND, WA 99354

SHEET TITLE:
TOPOGRAPHY PLAN

PROJECT: 1467

SHEET: C1.4

NORTH

TRAFFIC PLAN
SCALE: 1" = 16'

2004 SAINT RV REPAIR

PORTION OF THE NE1/4 OF THE SW1/4, SEC 27, TOWNSHIP 10 N, R 28 E, W.M.

NOTES

TRAFFIC NOTES:
1. CONTRACTOR TO FOLLOW RICHLAND MUNICIPAL CODE 12.11 FOR INTERSECTION SIGHT DISTANCE.

KEYED NOTES

1. PROPSOED 25 MPH VCT PER RMC TABLE 12.11.020.
2. PROPOSED DRIVEWAY ENTRANCE.
3. PROPOSED DRIVEWAY EXIT.

CITY OF RICHLAND APPROVAL

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KELLY IAN JAMES MORTON — STATE OF WASHINGTON — 51478 — REGISTERED PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 1/18/2024, 2:39:59 pm

DRAFTER	J TENG			11/27/2023	A
DRAFT CHK	J PARK			11/27/2023	----
ENGINEER	----			----	----
ENG CHK	----			----	----
SHEET SIZE	22"X34"			REV #	

DESIGNER:

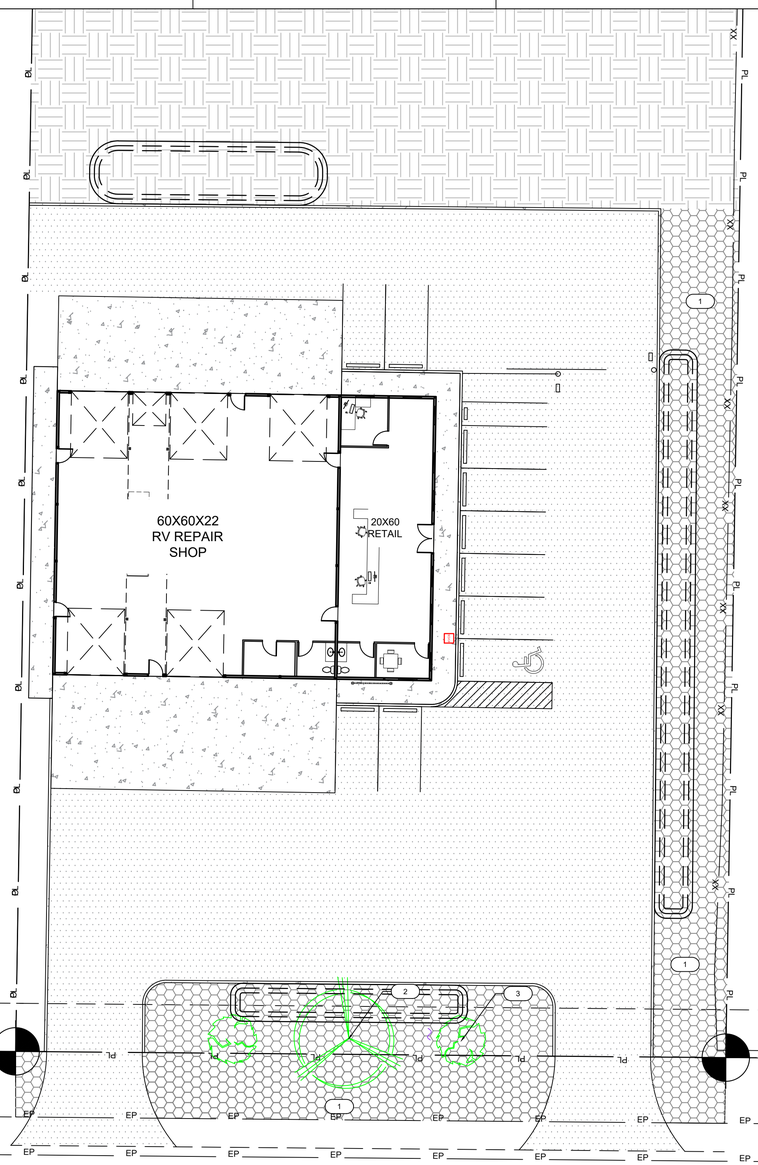
TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TEDO PROPERTIES LLC
2004 SAINT ST.
RICHLAND, WA 99354

SHEET TITLE:
TRAFFIC PLAN

PROJECT:
1467

SHEET:
C1.5



NORTH

LANDSCAPE PLAN
SCALE: 1" = 16'

2004 SAINT RV REPAIR

PORTION OF THE NE1/4 OF THE SW1/4, SEC 27, TOWNSHIP 10 N, R 28 E, W.M.

NOTES

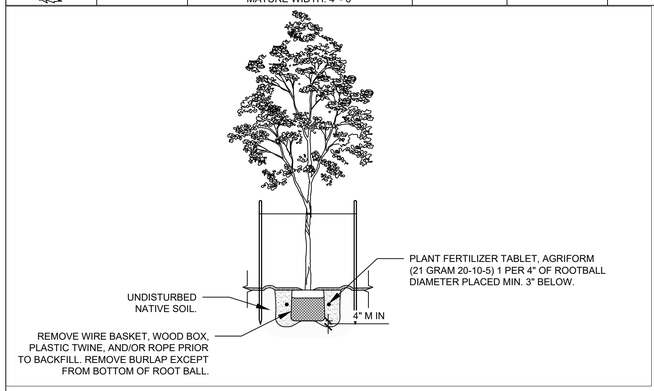
LANDSCAPING NOTES:

1. GENERAL CONTRACTOR TO PROVIDE 11O-VOLT ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO IRRIGATION CONTROLLER AS WELL AS CONDUITS EXISTING THE STRUCTURE.
2. GENERAL CONTRACTOR TO PROVIDE GALVANIZED STANDARD THREADED STUB WITH THREADED CAP IMMEDIATELY DOWNSTREAM OF IRRIGATION WATER SOURCE/METER.
3. CONTRACTOR TO LOCATE UNDERGROUND UTILITIES, I.E., BURIED FIBER OPTIC LINE, CABLES, CONDUIT, GAS, WATER, SEWER, ETC. PRIOR TO DIGGING; CONTRACTOR TO BE LIABLE AND PAY FOR REPAIR TO ANY AND ALL UTILITY DAMAGES AT NO EXTRA COST TO THE OWNER. CALL BEFORE YOU DIG: TELEPHONE #811.
4. GENERAL CONTRACTOR TO CLEAR AND GRUB TURF AREAS AND PLANTING BEDS OF ALL WEEDS, ROOTS, LAWN, AND DEBRIS; SPECIFIED LANDSCAPE AREAS TO BE SMOOTH AND CONTOURED AS SHOWN ON CIVIL DRAWINGS; ANY ROCK/DEBRIS LARGER THAN 1.5" TO BE REMOVED FROM TOP 12" OF SOIL AS MEASURED FROM FINISH GRADES SHOWN ON CIVIL DRAWINGS.
5. ALL FINISH GRADES IN PLANTED AREAS SHALL BE 1" BELOW ADJACENT PAVING SURFACE UNLESS NOTED OTHERWISE.

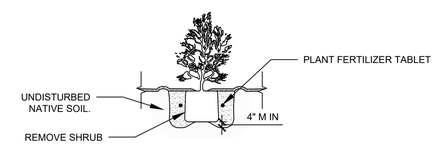
KEYED NOTES

1. LANDSCAPING ROCK GROUND COVER.
2. PROPOSED ARMSTRONG RED MAPLE TREE.
3. PROPOSED VARIEGATED RED TWIG DOGWOOD BUSH.

SYMBOL	TYPE	SCIENTIFIC NAME/COMMON NAME	SIZE	CONTAINER	QTY
	TREE	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE MATURE HEIGHT: 50' - 60' MATURE WIDTH: 15' - 25'	1.5" CAL	POT	1
	SHRUB	CORNUS ALBA 'ELEGANTISSIMA' VARIEGATED RED TWIG DOGWOOD MATURE HEIGHT: 6' - 8' MATURE WIDTH: 4' - 6'	2 GAL	POT	2



DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



SHRUB PLANTING DETAIL
SCALE: NTS

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KYLE IAN JAMES MORAN
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

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DRAFTER	J TENG	11/27/2023	A			
DRAFT CHK	J PARK	11/27/2023	----			
ENGINEER	----	----	----			
ENG CHK	----	----	----			
SHEET SIZE	22"X34"	REV #				

DESIGNER:

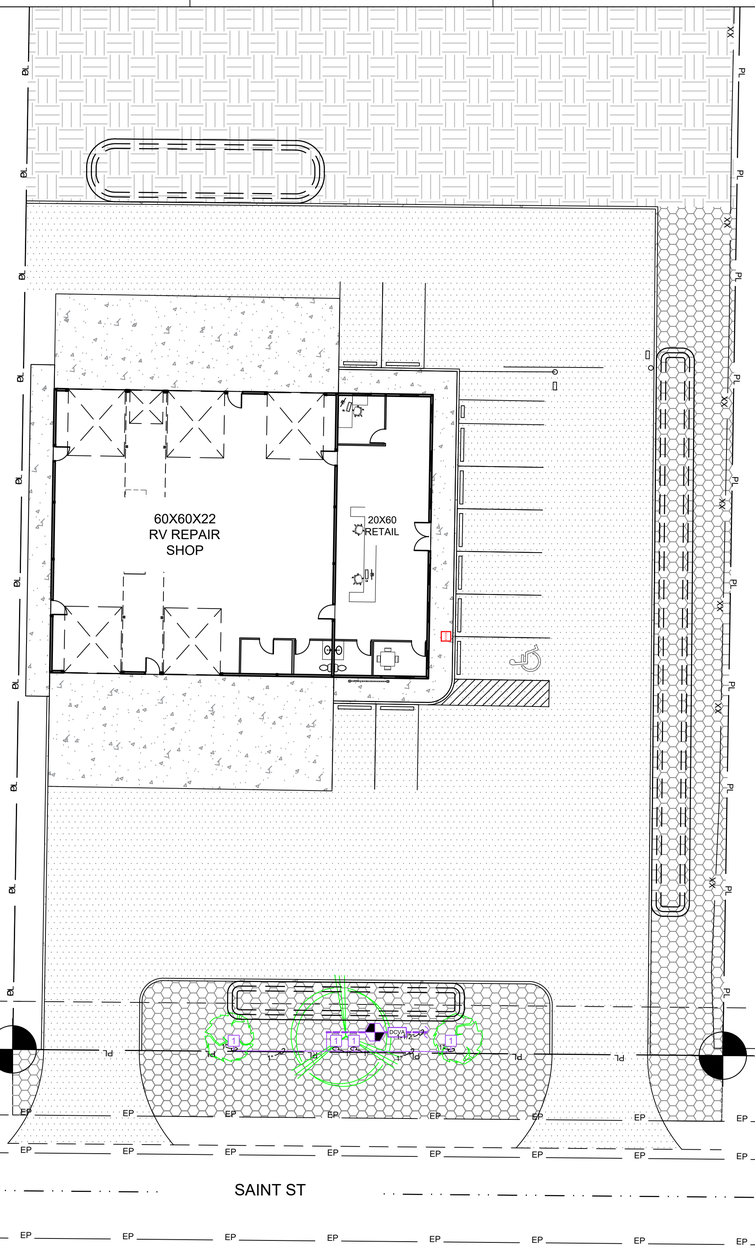
TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TEDO PROPERTIES LLC
2004 SAINT ST.
RICHLAND, WA 99354

SHEET TITLE:
LANDSCAPING PLAN

PROJECT:
1467

SHEET:
C2.1



NORTH

IRRIGATION PLAN
SCALE: 1" = 16'

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2004 SAINT RV REPAIR

PORTION OF THE NE1/4 OF THE SW1/4, SEC 27, TOWNSHIP 10 N, R 28 E, W.M.

NOTES

IRRIGATION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO NEW OR EXISTING CONCRETE FLATWORK, ASPHALT, OR LANDSCAPE/TURF AREAS AS A RESULT OF CONSTRUCTION ACTIVITIES..
2. CONTRACTOR SHALL REPAIR EXISTING IRRIGATION SYSTEM AS REQUIRED FROM DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES. NOTIFY OWNER FOR INSPECTION PRIOR TO BACKFILL.
3. IRRIGATION HEAD LAYOUT SHALL BE PLACED AS DESIGNED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
4. SET INITIAL WATERING SCHEDULE AS FOLLOWS. ADJUST AS NEEDED.
   - TREES 70 GAL/WEEK
   - SHRUBS 50 GAL/WEEK
5. LOCATE TORO DDCWP BATTERY OPERATED CONTROLLER IN EACH CONTROL VALVE BOX.

IRRIGATION FIXTURE SCHEDULE

SYMBOL	TYPE	MANUFACTURER/MODEL	SIZE (IN NOM)	FLOW (GPM)	ARC (°)	PRESSURE (PSI)	RADIUS (FT)
1	BUBBLER	RAIN BIRD 1804-PRS-1400 FLOOD 1402	1/2	0.5	360	30	1
	CONTROL VALVE ASSEMBLY	RAIN BIRD PEB-PRS-D PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1				

IRRIGATION MAIN LINE: PVC SCHEDULE 40

IRRIGATION LATERAL LINE: PVC SCHEDULE 40

PIPE SLEEVE: PVC SCHEDULE 80
NOTE: SPRAY FOAM SHALL BE USED ON THE ENDS OF PIPE SLEEVES TO PREVENT IRRIGATION SLEEVES FRO FILLING UP WITH DIRT OR DEBRIS.

KEYED NOTES

1
2
3
4

CITY OF RICHLAND APPROVAL

KELLY IAN JAMES LAMAY
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 1/18/2024, 2:39:59 pm

DRAFTER	J TENG	22"X34"	SHEET SIZE		
DRAFT CHK	J PARK	----	REV #	11/27/2023	A
ENGINEER	----	----		11/27/2023	----
ENG CHK	----	----		----	----

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TRI-CITY ENGINEERS
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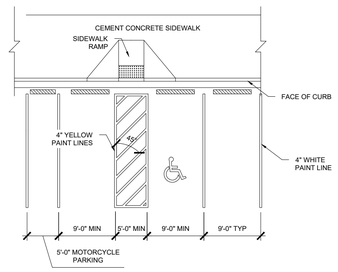
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TEDO PROPERTIES LLC
2004 SAINT ST.
RICHLAND, WA 99354

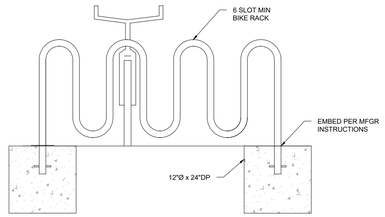
SHEET TITLE:
TITLE 1
TITLE 2
TITLE 3

PROJECT: 1467

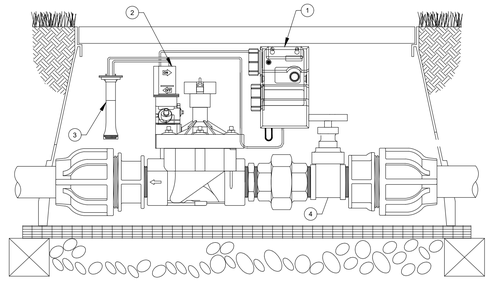
SHEET: C2.2



PARKING STALL DETAIL
SCALE: NTS

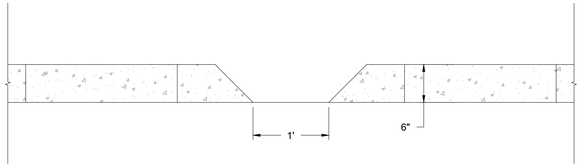


BICYCLE RACK DETAIL
SCALE: NTS

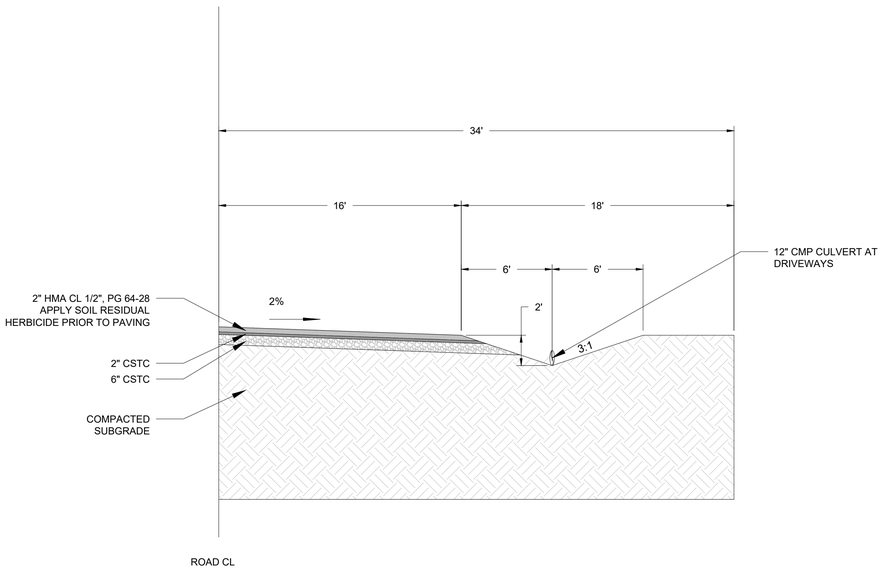


1. TORO DDCWP CONTROLLER
2. 9V DC LATCHING SOLENOID
3. RAIN BIRD WATERPROOF WIRE CONNECTOR
4. MANUAL VALVE

CONTROL VALVE ASSEMBLY DETAIL
SCALE: NTS



CURB CUT DETAIL
SCALE: NTS



A / C1.1 SAINT ST
SCALE: NTS

CITY OF RICHLAND APPROVAL

KEITH IAN JAMES LAMAY
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 1/18/2024, 2:39:59 pm

DESIGNER:	TRI-CITY ENGINEERS 3801 W VAN GIESEN ST WEST RICHLAND, WA 99353 509-210-1010
DRAFTER	J TENG
DRAFT CHK	J PARK
ENGINEER	----
ENG CHK	----
SHEET SIZE	22"X34"

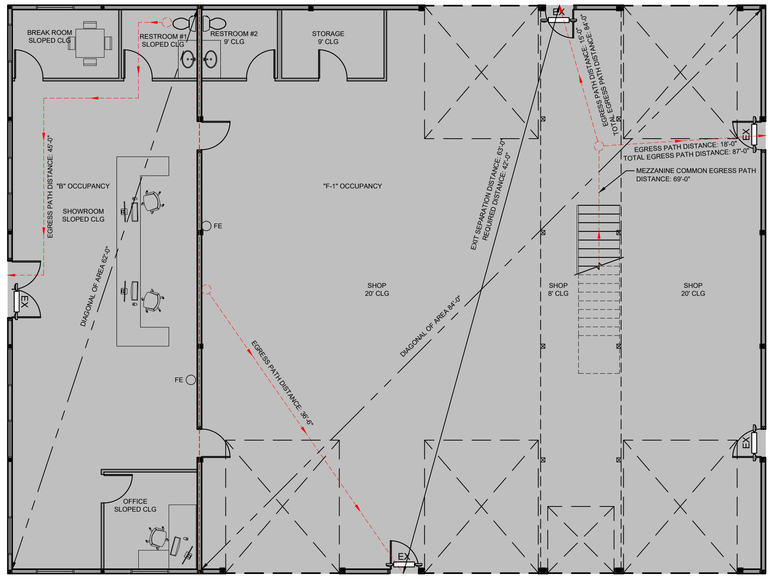
REV #	
A	11/27/2023
----	11/27/2023

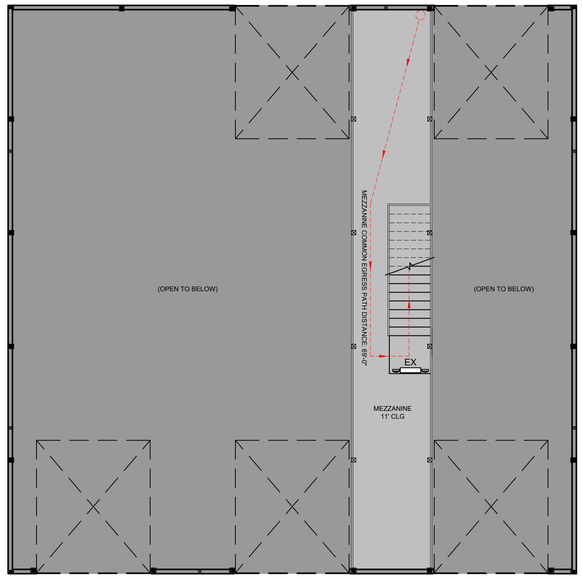
OWNER/PROJECT LOCATION:
TEDO PROPERTIES LLC
2004 SAINT ST.
RICHLAND, WA 99354

SHEET TITLE:
TITLE 1
TITLE 2
TITLE 3

PROJECT: 1467

SHEET: C3.1





CODE ANALYSIS PLAN

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

CODE ANALYSIS:

AUTHORITY HAVING JURISDICTION:	CITY OF RICHLAND
CODE:	2018 IBC
PROJECT ADDRESS:	2004 SAINT ST, RICHLAND, WA 99354
ZONING:	I-M MEDIUM INDUSTRIAL
PROJECT DESCRIPTION:	NEW COMMERCIAL POST-FRAME BUILDING
PARKING REQUIRED:	10 (8 STANDARD, 1 ADA, 1 MOTORCYCLE)
EV PARKING INFRASTRUCTURE:	YES
CHAPTER 3:	
OCCUPANCY CLASSIFICATION:	B (SALES FLOOR) F-1 (AUTOMOBILE REPAIR)
CHAPTER 5:	
ALLOWABLE HEIGHT: (TABLE 504.3)	B: 40 FT (NS), F-1: 40 FT (NS)
ALLOWABLE STORIES ABOVE GRADE: (TABLE 504.4)	B: 2 STORY, F-1: 1 STORY
ALLOWABLE AREA FACTOR: (TABLE 506.2)	B: 9000 SQFT (NS), F-1: 8500 SQFT
INCREASED ALLOWABLE AREA: (SECTION 506.2)	NO INCREASE CREDITED
PROPOSED HEIGHT:	32 FT
PROPOSED STORIES ABOVE GRADE:	1
PROPOSED AREA PER FLOOR:	4800 SQFT
PROPOSED MEZZANINE:	510 SQ FT
PROPOSED TOTAL BUILDING AREA:	5310 SQFT
REQUIRED OCCUPANCY SEPARATION: (TABLE 508.4)	NONE
CHAPTER 6:	
CONSTRUCTION TYPE: (TABLE 601)	TYPE V-B, WOOD FRAMED
EXTERIOR WALL FIRE RATING REQUIREMENT: (SECTION 602)	NONE
CHAPTER 7:	
ALLOWED EXTERIOR WALL OPENINGS: (TABLE 705.8)	NO LIMIT
PARAPET REQUIREMENT: (SECTION 705.11)	DOES NOT APPLY
CHAPTER 9:	
FIRE SPRINKLER SYSTEM REQUIRED: (SECTION 903)	NO
FIRE SPRINKLER SYSTEM INSTALLED:	NO
FIRE EXTINGUISHERS REQUIRED: (SECTION 906)	YES
FIRE ALARM SYSTEM: (SECTION 907)	NO
CHAPTER 10:	
OCCUPANT LOAD: (TABLE 1004.5)	B: SALES FLOOR AREA 1200 SQFT (GROSS)/150 (OCCUPANT LOAD FACTOR = 8 OCCUPANTS) F-1: SALES FLOOR AREA 3600 SQFT (GROSS)/100 (OCCUPANT LOAD FACTOR = 36 OCCUPANTS)
TOTAL BUILDING OCCUPANCY:	44
MEANS OF EGRESS CAPACITY: (SECTION 1005)	
COMPONENTS:	B: 8 OCCUPANTS X 0.2" = 1.6", F-1: 41 OCCUPANTS X 0.2" = 8.2"
STAIRWAYS:	F-1: 41 OCCUPANTS X 0.3" = 12.3"
NUMBER OF EXITS: (SECTION 1006)	B: NUMBER OF EXITS REQUIRED = 1 (OCCUPANT LOAD LESS THAN 49) (COMMON PATH OF EGRESS LESS THAN 100' - NON-SPRINKLERED - TABLE 1006.2.1) DIAGONAL EXISTING DISTANCE - 62'-0" 1/2 OF DIAGONAL EXITING DISTANCE (NON-SPRINKLERED) = 31' MIN. EXIST SEPERATION DISTANCE DOOR EGRESS WIDTHS (31x0.2" - 6.2") F-1: NUMBER OF EXITS REQUIRED = 2 (OCCUPANT LOAD LESS THAN 29) (COMMON PATH OF EGRESS LESS THAN 75' - NON-SPRINKLERED - TABLE 1006.2.1) DIAGONAL EXISTING DISTANCE - 84'-0" 1/2 OF DIAGONAL EXITING DISTANCE (NON-SPRINKLERED) = 31' MIN. EXIST SEPERATION DISTANCE DOOR EGRESS WIDTHS (72x0.2" - 8.4")
PANIC HARDWARE REQUIRED: (SECTION 1010.1.10)	B: NO F-1: NO
EXIT SIGNS SHOWN ON PLANS: (SECTION 1013)	SEE CODE ANALYSIS PLAN
HANDRAIL TYPE: (SECTION 1014.3)	TYPE I
MAXIMUM EXIT TRAVEL DISTANCE: (TABLE 1017.2)	COMMON PATH OF TRAVEL (MAX ALLOWED) TABLE 1006.2.1 (WITHOUT AUTOMATIC SPRINKLER SYSTEMS) B OCCUPANCIES - 100'-0" F-1 OCCUPANCIES - 100'-0" EXIT TRAVEL DISTANCE, SECTION 1017, TABLE 1017.2 (WITH AUTOMATIC SPRINKLER SYSTEMS) B OCCUPANCIES - 300'-0" F-1 OCCUPANCIES - 400'-0" MAXIMUM EXIT ACCESS TRAVEL DISTANCE SHALL BE INCREASED TO 400'-0" IN F-1 PER SECTION 1017.2.2

NOTES:

1. ROOMS WITH COMMON PATH OF EGRESS TRAVEL EXCEEDING THAT ALLOWED IN TABLE1006.2.1 SHALL HAVE TWO SEPARATE AND DISTINCT MEANS OF EGRESS.
2. TRAVEL DISTANCE TO REACH AN EXIT SHALL NOT EXCEED THAT ALLOWED IN TABLE 1017.2

CHAPTER 29:

MINIMUM NUMBER OF PLUMBING FIXTURES: (TABLE 2902.1)

WATER CLOSETS: (M/F)	B: 1, F-1: 1
LAVATORIES: (M/F)	B: 1, F-1: 1

LEGEND	
SYMBOL	DESCRIPTION
	EGRESS PATH
EX	EXIT SIGN
FE	FIRE EXTINGUISHER
	75' FIRE EXTINGUISHER RADIUS
	DIAGONAL DISTANCE OF AREA

21011697
REGISTERED ARCHITECT
GEORGE RENVILLE
STATE OF WASHINGTON

DRAFTER	A GONZALEZ	11/29/2023			
DRAFT CHK	J RESECK	11/29/2023			
ENGINEER	J RESECK	11/29/2023			
ENG CHK	K EMORY	11/29/2023			
SHEET SIZE	22"X34"	REV #	0		

DESIGNER:

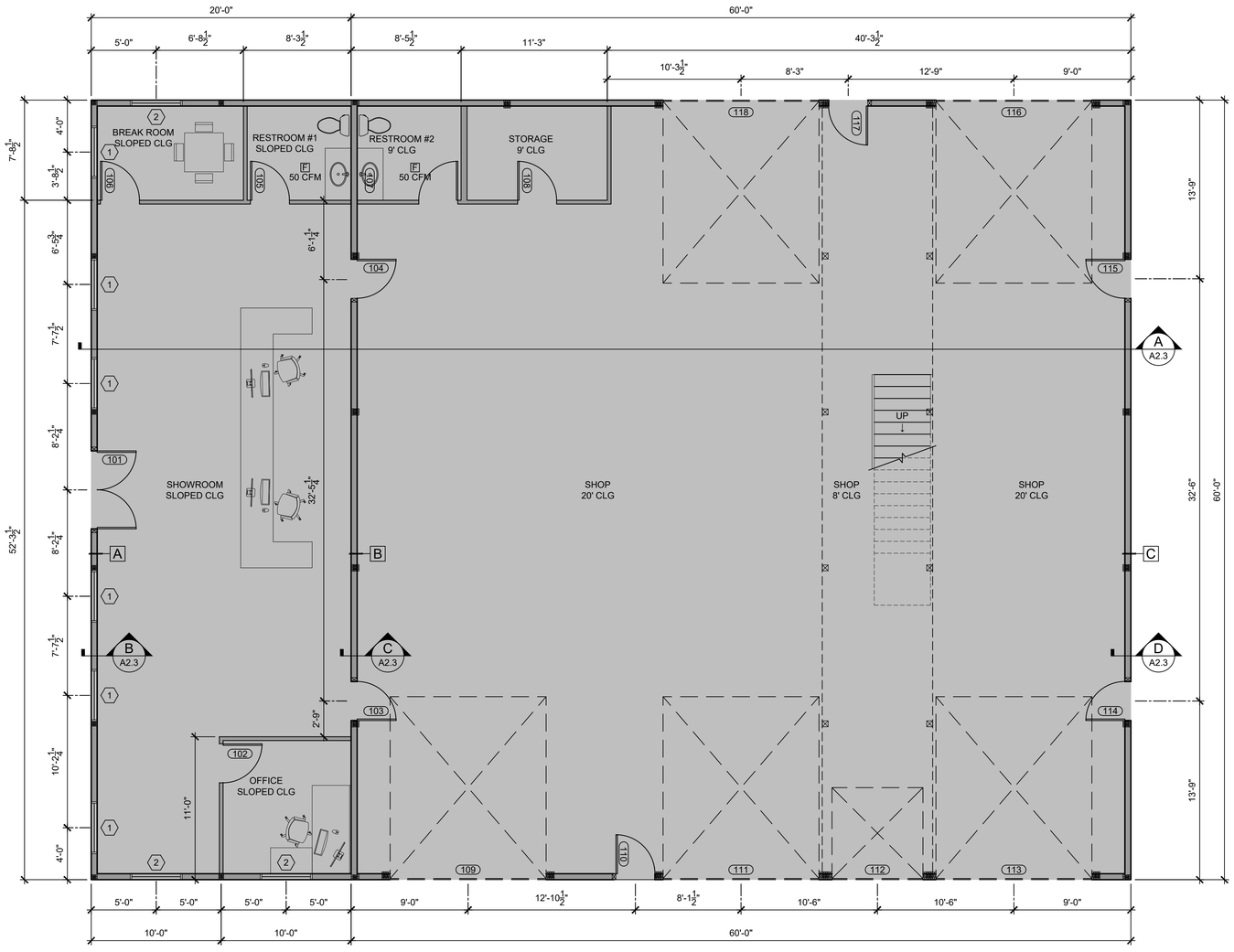
TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

SHEET TITLE:
CODE ANALYSIS PLAN
CODE ANALYSIS

PROJECT: 1467

SHEET: G1.2



MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

FLOOR PLAN NOTES:
1. SEE GENERAL NOTES ON SHEET G1.1.

MAIN LEVEL WINDOW SCHEDULE

WINDOW #	SIZE (W x H)	QTY.	REMARKS
MEET WA STATE ENERGY REQUIREMENTS, SAFETY GLAZING			
1	4'-0" x 5'-0"	6	-
2	4'-0" x 4'-0"	3	SLIDER
	TOTAL	9	

MAIN LEVEL DOOR SCHEDULE

DOOR NO.	DOOR DIMENSIONS SIZE (W x H)	FIRE RESISTIVE RATING	QTY.	LOCATION	REMARKS
101	(2) 3'-0" x 7'-0"	-	1	MAIN ENTRY	-
102	3'-0" x 6'-8"	-	1	OFFICE	-
103	3'-0" x 6'-8"	-	1	SHOWROOM	1 3/8" S.C. SELF-CLOSING DOOR
104	3'-0" x 6'-8"	-	1	SHOWROOM	1 3/8" S.C. SELF-CLOSING DOOR
105	3'-0" x 6'-8"	-	1	RESTROOM #1	-
106	3'-0" x 6'-8"	-	1	BREAK ROOM	-
107	3'-0" x 6'-8"	-	1	RESTROOM #2	-
108	3'-0" x 6'-8"	-	1	STORAGE	-
109	12'-0" x 14'-0"	-	1	SHOP	-
110	3'-0" x 6'-8"	-	1	SHOP	-
111	12'-0" x 14'-0"	-	1	SHOP	-
112	7'-0" x 7'-0"	-	1	SHOP	-
113	12'-0" x 14'-0"	-	1	SHOP	-
114	3'-0" x 6'-8"	-	1	SHOP	-
115	3'-0" x 6'-8"	-	1	SHOP	-
116	12'-0" x 14'-0"	-	1	SHOP	-
117	3'-0" x 6'-8"	-	1	SHOP	-
118	12'-0" x 14'-0"	-	1	SHOP	-

REV #	SHEET SIZE	ENG CHK	ENGINEER	DRAFT CHK	DRAFTER
0	22"X34"	K EMORY	J RESECK	J RESECK	A GONZALEZ
		11/29/2023	11/29/2023	11/29/2023	11/29/2023

DESIGNER:
TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

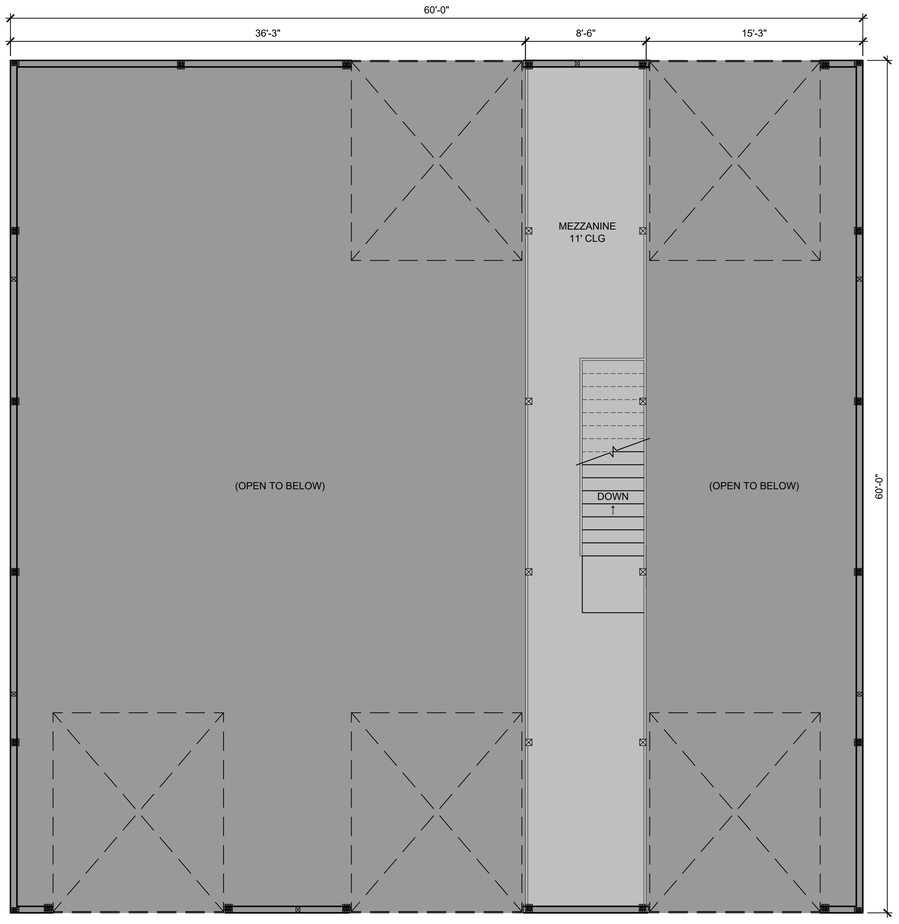
OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

SHEET TITLE:
MAIN FLOOR PLAN

Digital Signature Authentication Code: 1/4/2024, 1:33:57 pm

PROJECT: 1467

SHEET: A1.1



MEZZANINE FLOOR PLAN
SCALE: 3/16" = 1'-0"

FLOOR PLAN NOTES:
1. SEE GENERAL NOTES ON SHEET G1.1.

DRAFTER	A GONZALEZ
DRAFT CHK	J RESECK
ENGINEER	J RESECK
ENG CHK	K EMORY
SHEET SIZE	22"X34"

REV #	
0	11/29/2023

DESIGNER:

TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

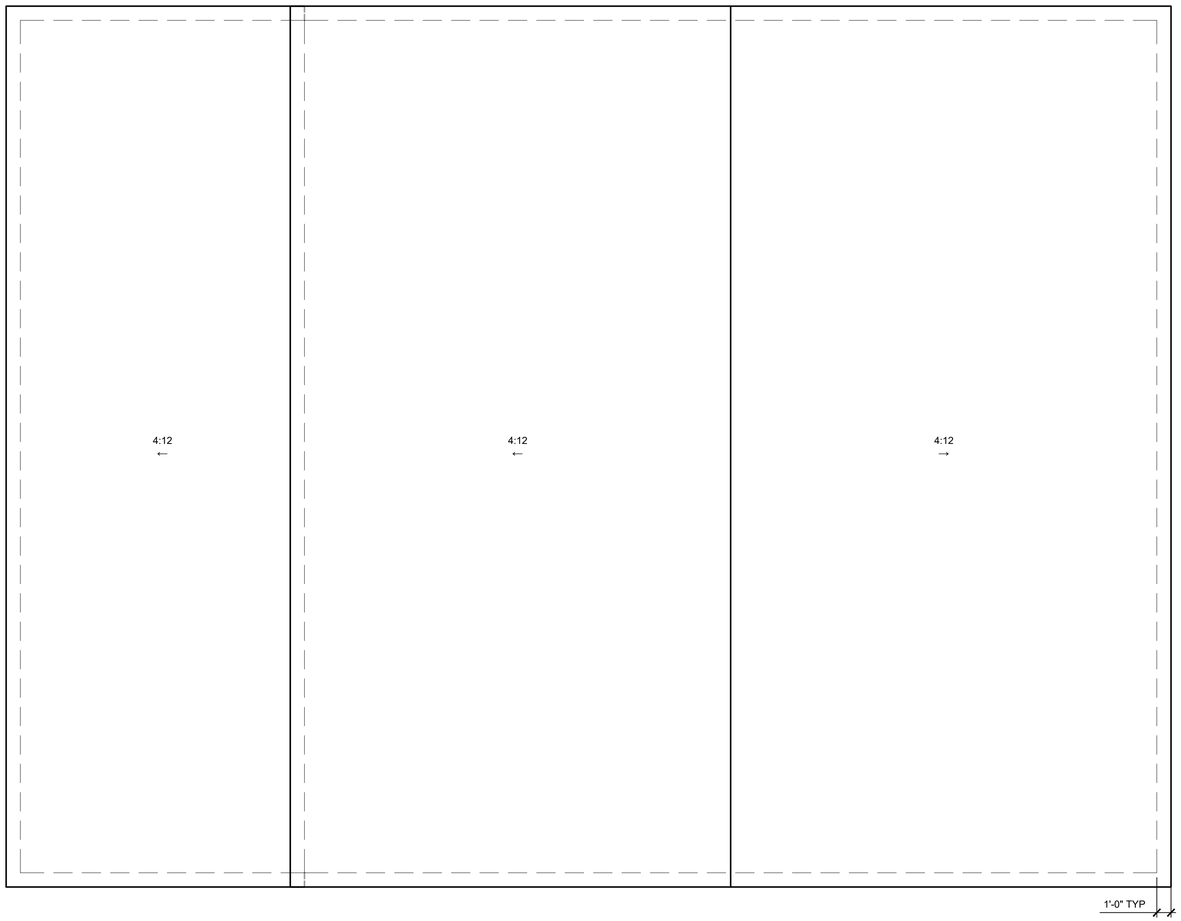
KYLE IAN JAMES LEMORY
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 1/4/2024, 1:33:57 pm

SHEET TITLE:
MEZZANINE FLOOR PLAN

PROJECT:
1467

SHEET:
A1.2



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

ROOF PLAN NOTES:
1. SEE GENERAL NOTES ON SHEET G1.1.

DRAFTER	A GONZALEZ			11/29/2023
DRAFT CHK	J RESECK			11/29/2023
ENGINEER	J RESECK			11/29/2023
ENG CHK	K EMORY			11/29/2023
SHEET SIZE	22"X34"	REV #		0

DESIGNER:
TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

SHEET TITLE:
ROOF PLAN

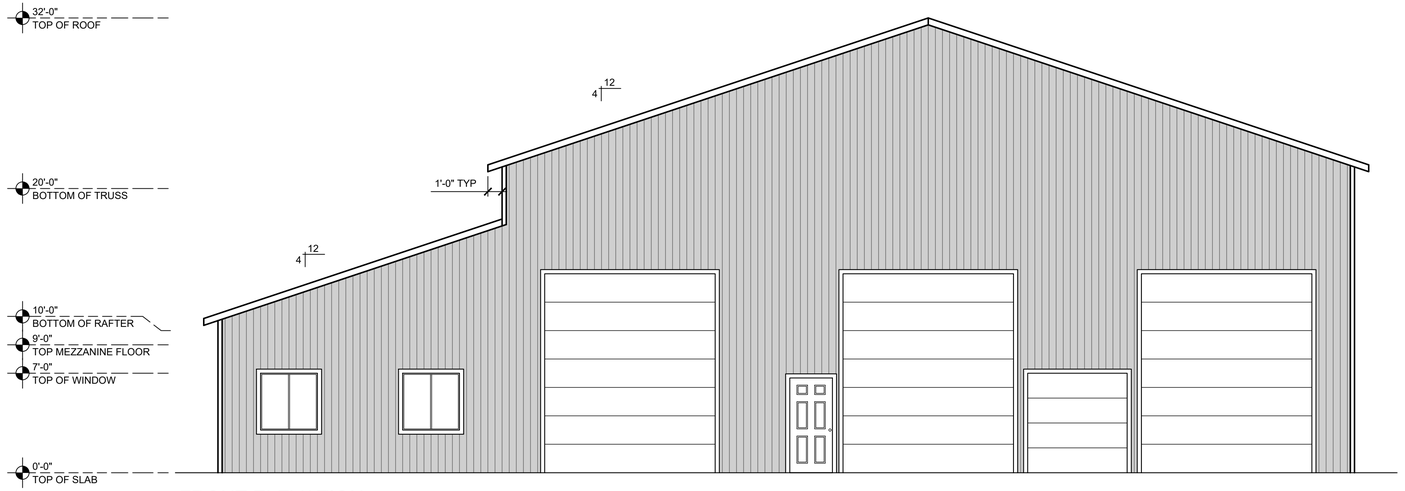
PROJECT:
1467

SHEET:
A1.3

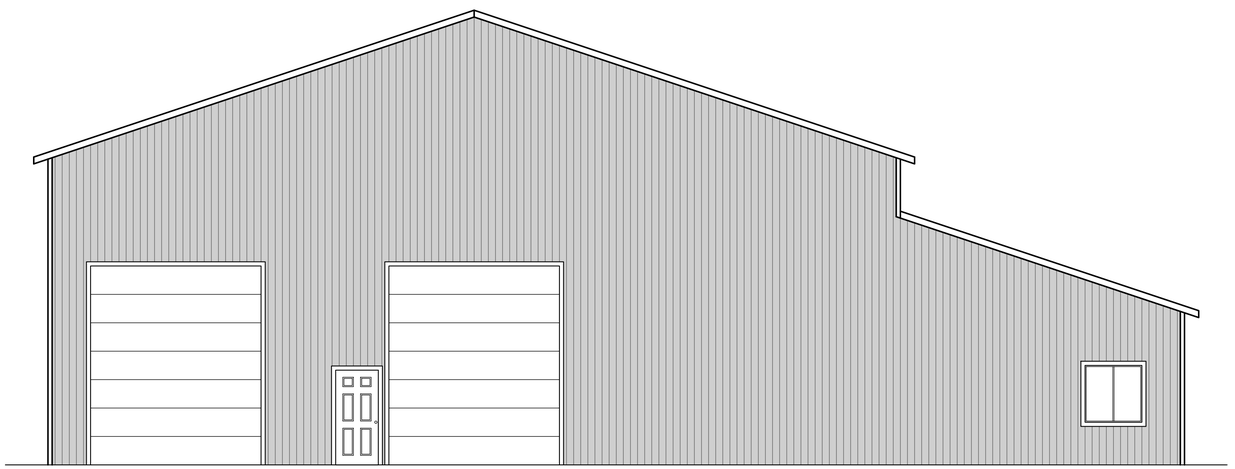
KILLIAN JAMES LEMOINE
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 1/4/2024, 1:33:57 pm

ELEVATION NOTES:
1. SEE GENERAL NOTES ON SHEET G1.1.



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



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

DRAFTER	A GONZALEZ				
DRAFT CHK	J RESECK	11/29/2023			
ENGINEER	J RESECK	11/29/2023			
ENG CHK	K EMORY	11/29/2023			
SHEET SIZE	22"X34"	REV #	0		

DESIGNER:
TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

KEVIN JAMES EMORY
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

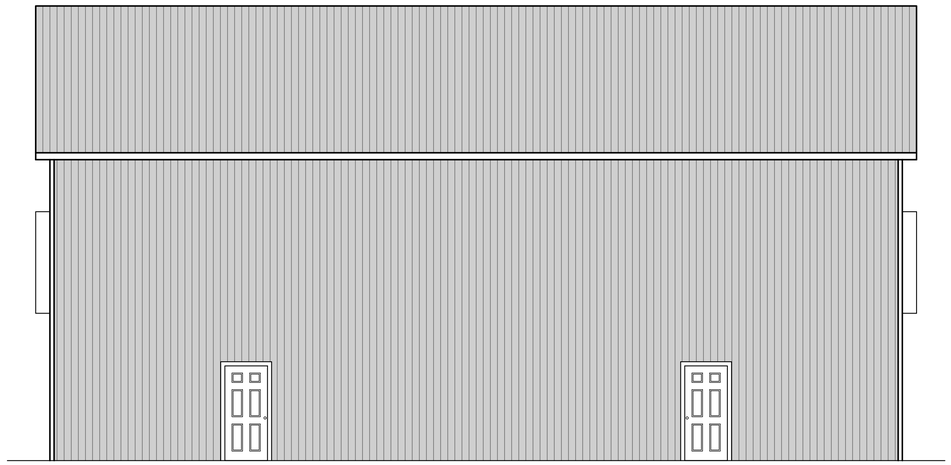
Digital Signature Authentication Code: 1/4/2024, 1:33:57 pm

SHEET TITLE: ELEVATIONS

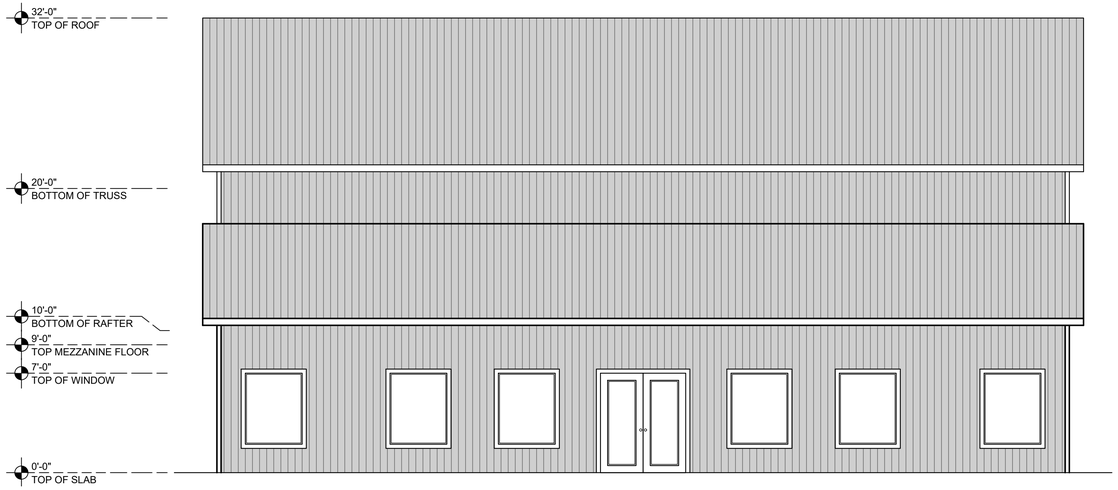
PROJECT: 1467

SHEET: A2.1

SECTION NOTES:
1. SEE GENERAL NOTES ON SHEET G1.1.



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



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

DRAFTER	A GONZALEZ
DRAFT CHK	J RESECK
ENGINEER	J RESECK
ENG CHK	K EMORY
SHEET SIZE	22"X34"
REV #	0
	11/29/2023
	11/29/2023
	11/29/2023
	11/29/2023

DESIGNER:
TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

SHEET TITLE:
ELEVATIONS

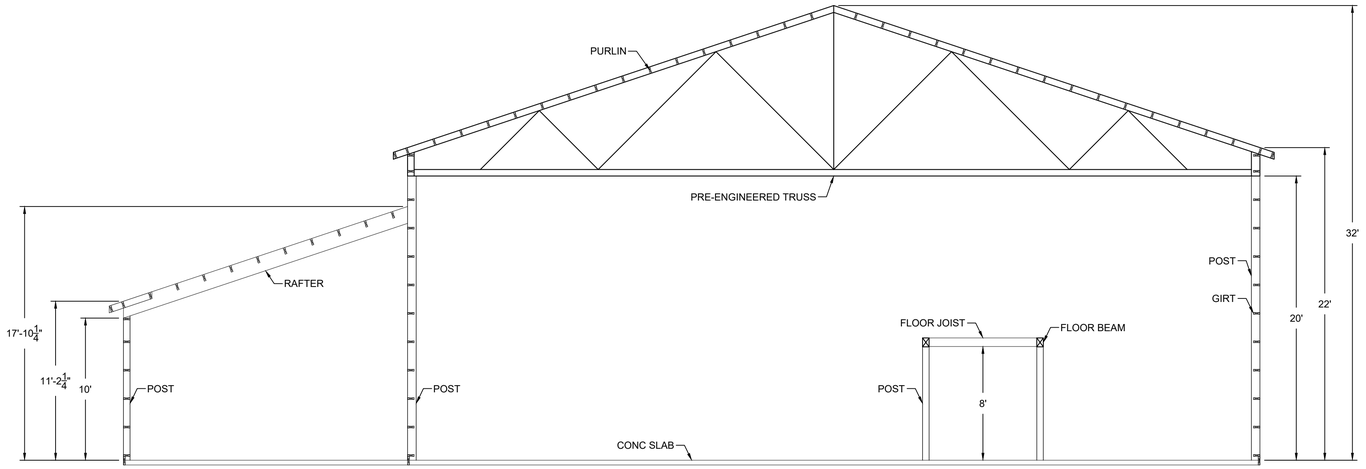
KEVIN JAMES EMORY
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 1/4/2024, 1:33:57 pm

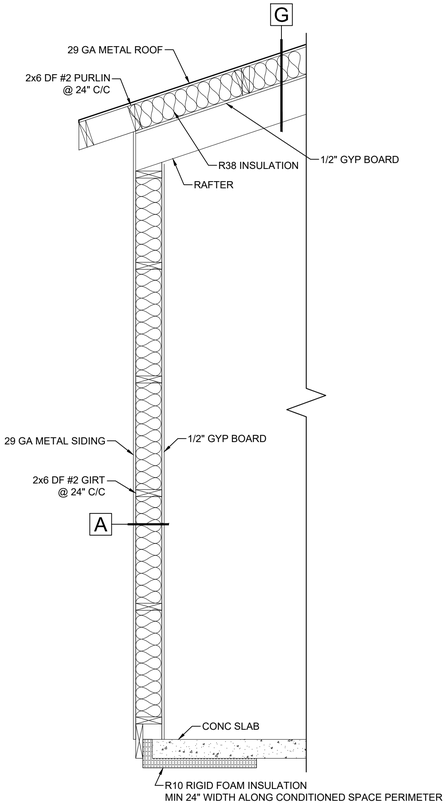
PROJECT: 1467

SHEET: A2.2

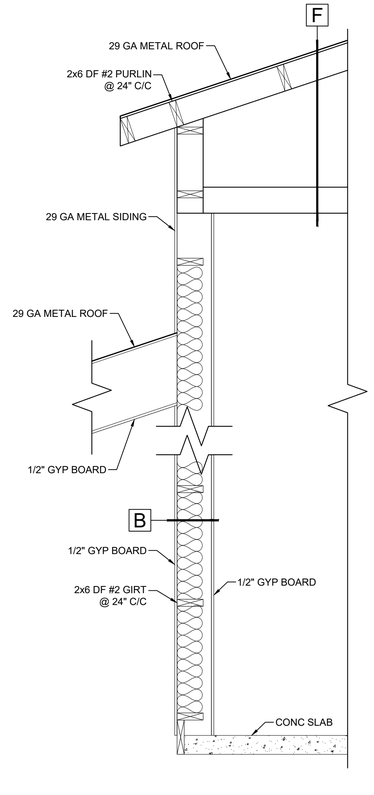
SECTION NOTES:
1. SEE GENERAL NOTES ON SHEET G1.1.



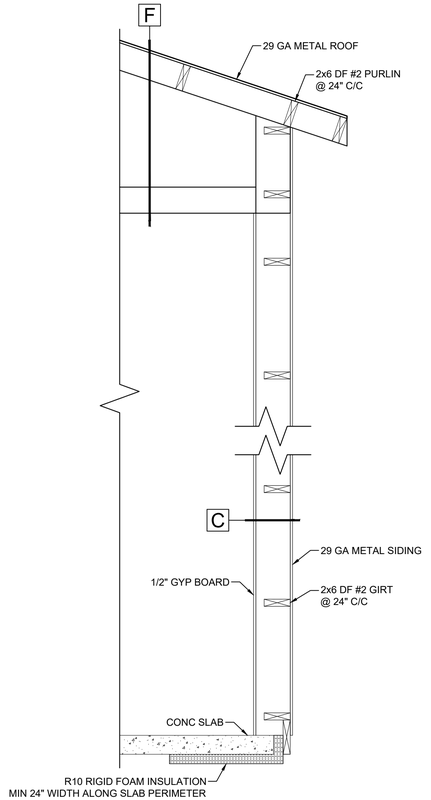
A A1.1 SECTION
SCALE: NTS



B A1.1 SECTION
SCALE: NTS



C A1.1 SECTION
SCALE: NTS



D A1.1 SECTION
SCALE: NTS

DRAFTER	A GONZALEZ				11/29/2023
DRAFT CHK	J RESECK				11/29/2023
ENGINEER	J RESECK				11/29/2023
ENG CHK	K EMORY				11/29/2023
SHEET SIZE	22"X34"	REV #			0

TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

DESIGNER:

OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

SHEET TITLE:
SECTIONS

KILLIAN JAMES EMORY
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

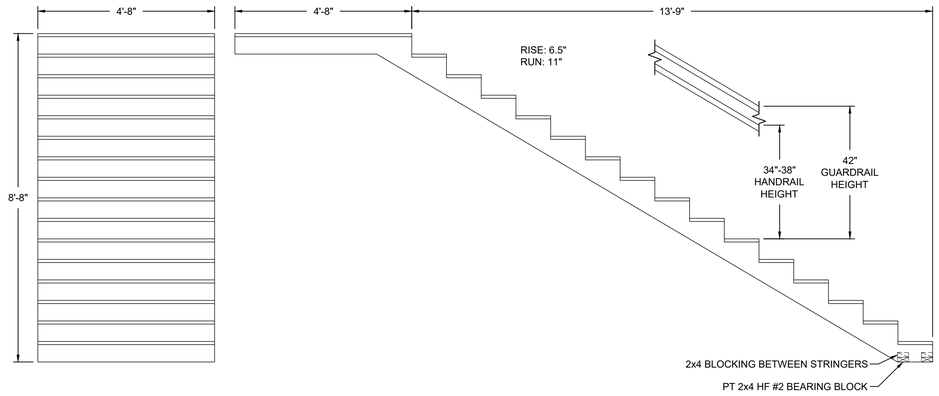
Digital Signature Authentication Code: 1/4/2024, 1:33:57 pm

PROJECT: 1467

SHEET: A2.3

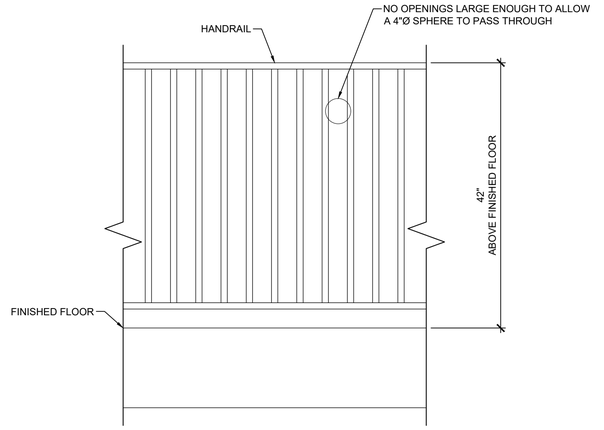
SECTION NOTES:

1. SEE GENERAL NOTES ON SHEET G1.1.



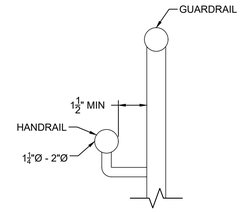
STAIR DETAIL

SCALE: NTS



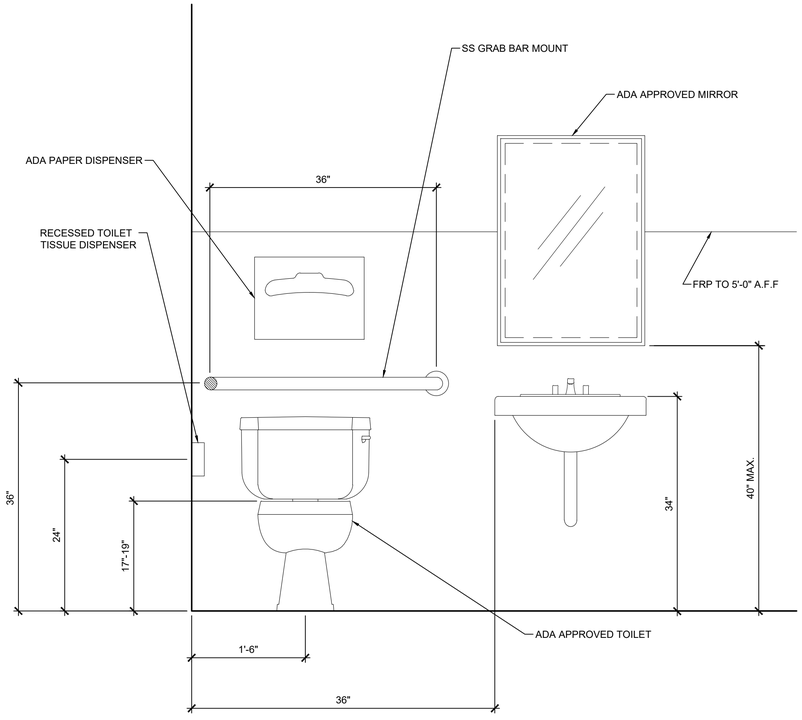
GUARDRAIL DETAIL

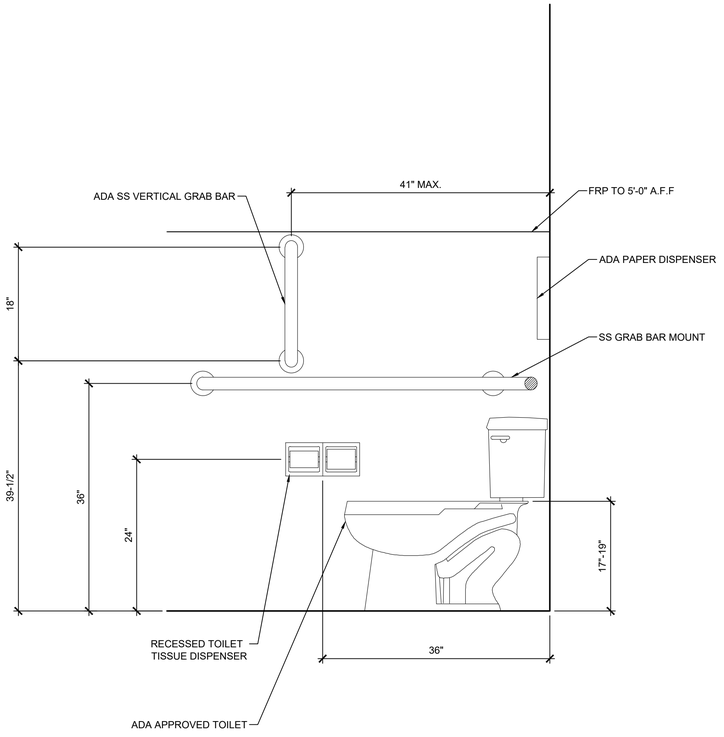
SCALE: NTS

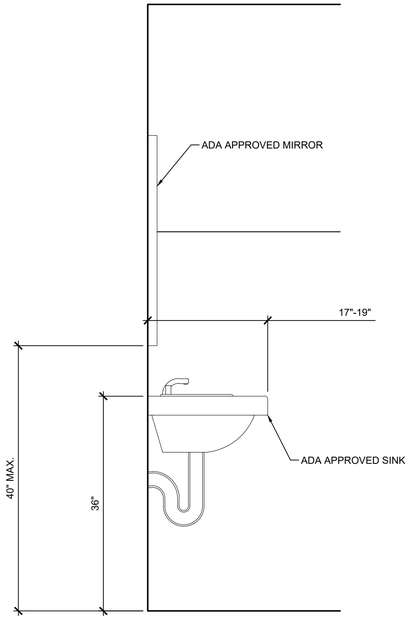


HANDRAIL DETAIL

SCALE: NTS







DRAFTER	A GONZALEZ				11/29/2023
DRAFT CHK	J RESECK				11/29/2023
ENGINEER	J RESECK				11/29/2023
ENG CHK	K EMORY				11/29/2023
SHEET SIZE	22"X34"			REV #	0

DESIGNER:

TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

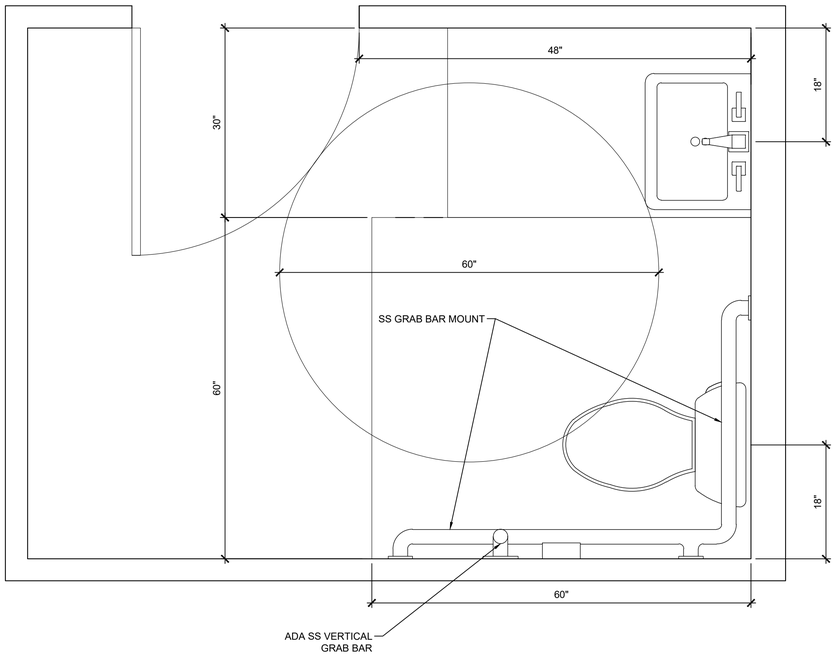
SHEET TITLE:
DETAILS

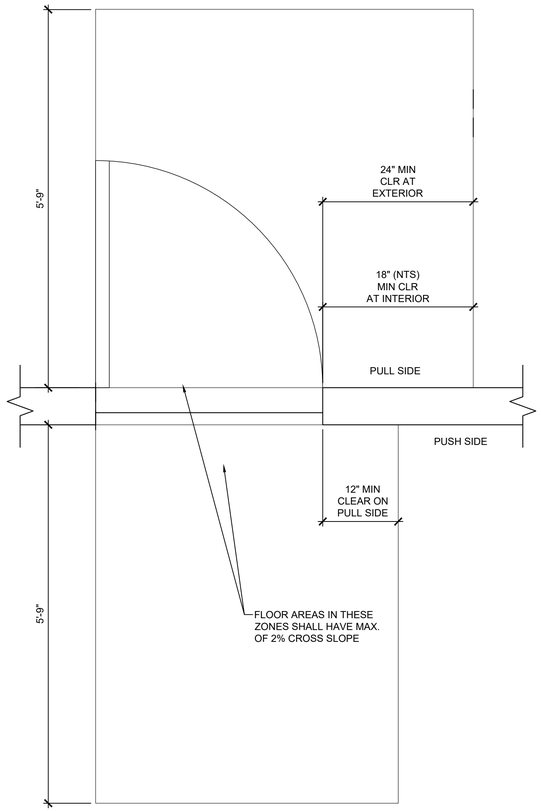
KELLIAN JAMES ZAMORA
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

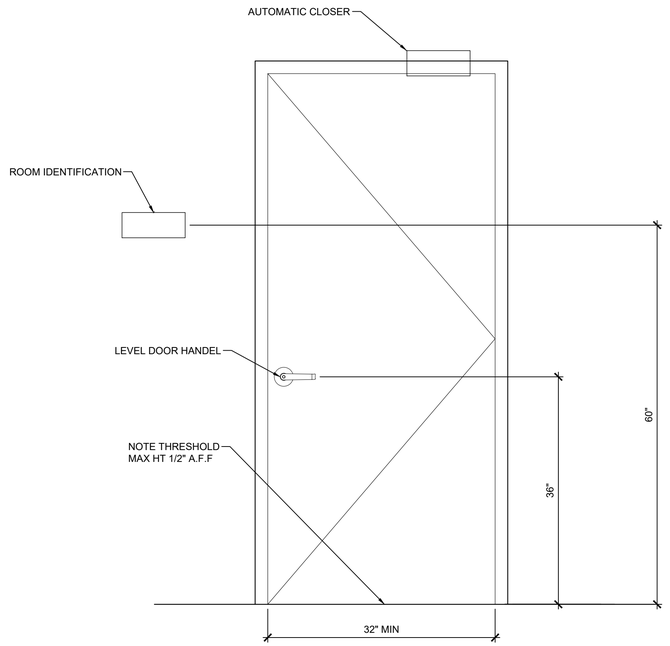
Digital Signature Authentication Code: 1/4/2024, 1:33:57 pm

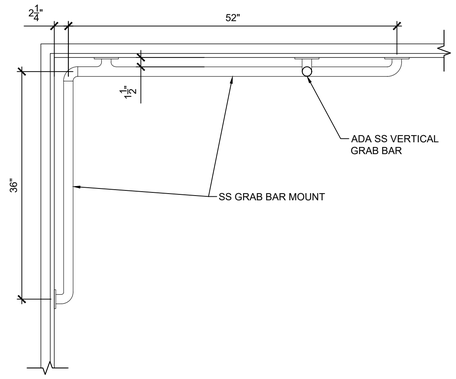
PROJECT: 1467

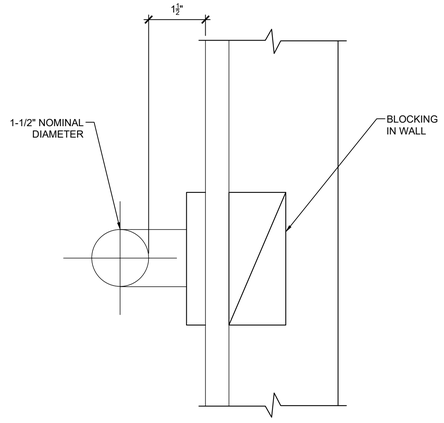
SHEET: A3.1











SECTION NOTES:

1. SEE GENERAL NOTES ON SHEET G1.1.

REV #	0
SHEET SIZE	22"X34"
ENG CHK	K EMORY
ENGINEER	J RESECK
DRAFT CHK	J RESECK
DRAFTER	A GONZALEZ
	11/29/2023

DESIGNER:

TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:

TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

SHEET TITLE:

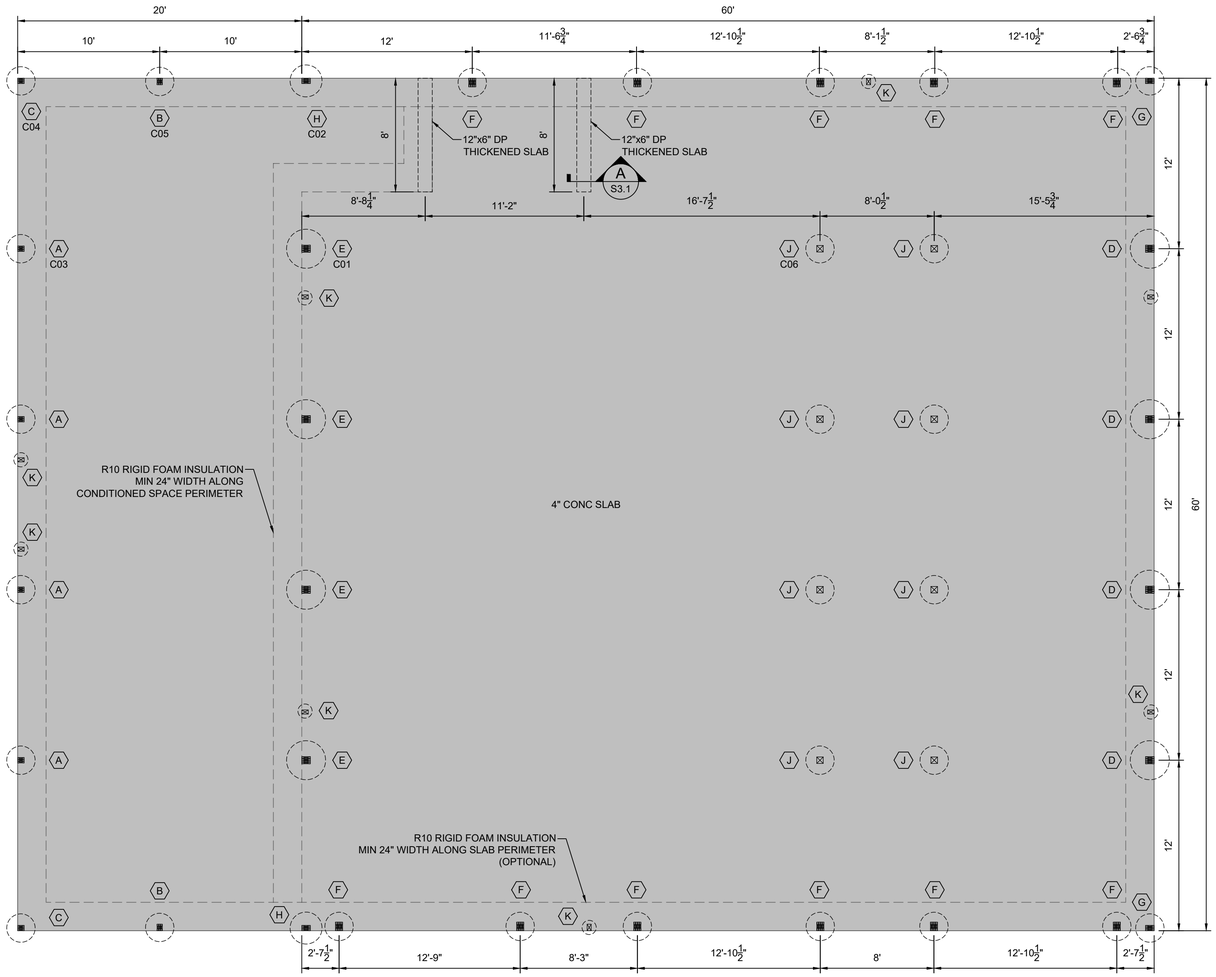
DETAILS

KYLE IAN JAMES EMORY
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 1/4/2024, 1:33:57 pm

PROJECT: 1467

SHEET: A3.2



FOUNDATION PLAN

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

FOUNDATION NOTES:

1. SEE GENERAL NOTES ON SHEET G1.1

POST SCHEDULE

SYMBOL	DESCRIPTION	POST MATERIAL	POST MEMBER BREADTH[1]	POST MEMBER DEPTH[1]	FOOTING DIAMETER[2]	POST EMBED[2]	QTY OF REBAR THRU POST	NOTES
A	SHOWROOM MAINFRAME POST	SYP # 1 (3) PLY LAMINATED	4.5"	5.5"	24"	36"	2	
B	SHOWROOM ENDWALL POST	SYP # 1 (3) PLY LAMINATED	4.5"	5.5"	24"	38"	1	
C	SHOWROOM CORNER POST	SYP # 1 (3) PLY LAMINATED	4.5"	5.5"	24"	36"	1	
D	SHOP MAINFRAME POST	SYP # 1 (4) PLY LAMINATED	6"	7.25"	33"	45"	3	
E	SHOP MAINFRAME POST w/SHOWROOM	SYP # 1 (4) PLY LAMINATED	6"	7.25"	36"	48"	5	
F	SHOP ENDWALL POST	SYP # 1 (4) PLY LAMINATED	6"	7.25"	24"	48"	1	
G	SHOP CORNER POST	SYP # 1 (3) PLY LAMINATED	4.5"	7.25"	24"	40"	1	
H	SHOP CORNER POST w/SHOWROOM	SYP # 1 (3) PLY LAMINATED	4.5"	7.25"	30"	45"	3	
J	MEZZANINE POST	PT HEM FIR #2	5.5"	5.5"	24"	24"	2	
K	DOOR JAMB POST	SYP # 1 (3) PLY LAMINATED	4.5"	5.5"	12"	24"	NOT REQ'D	SOIL BACKFILL OK
		PT HEM FIR #2	3.5"	5.5"				

NOTES:
1. NET MEMBER DIMENSIONS GIVEN. SEE POST ORIENTATION DETAIL.
2. REFER TO FOOTING DETAIL.
3. MAXIMUM ALLOWABLE SOIL BACKFILL GIVEN. LESS SOIL BACKFILL (MORE CONCRETE) IS CONSERVATIVE AND OK.

REV #	SHEET SIZE	ENG CHK	ENGINEER	DRAFT CHK	DRAFTER
0	22"X34"	K EMORY	J RESECK	J RESECK	A GONZALEZ
		11/29/2023	11/29/2023	11/29/2023	11/29/2023

DESIGNER:

TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

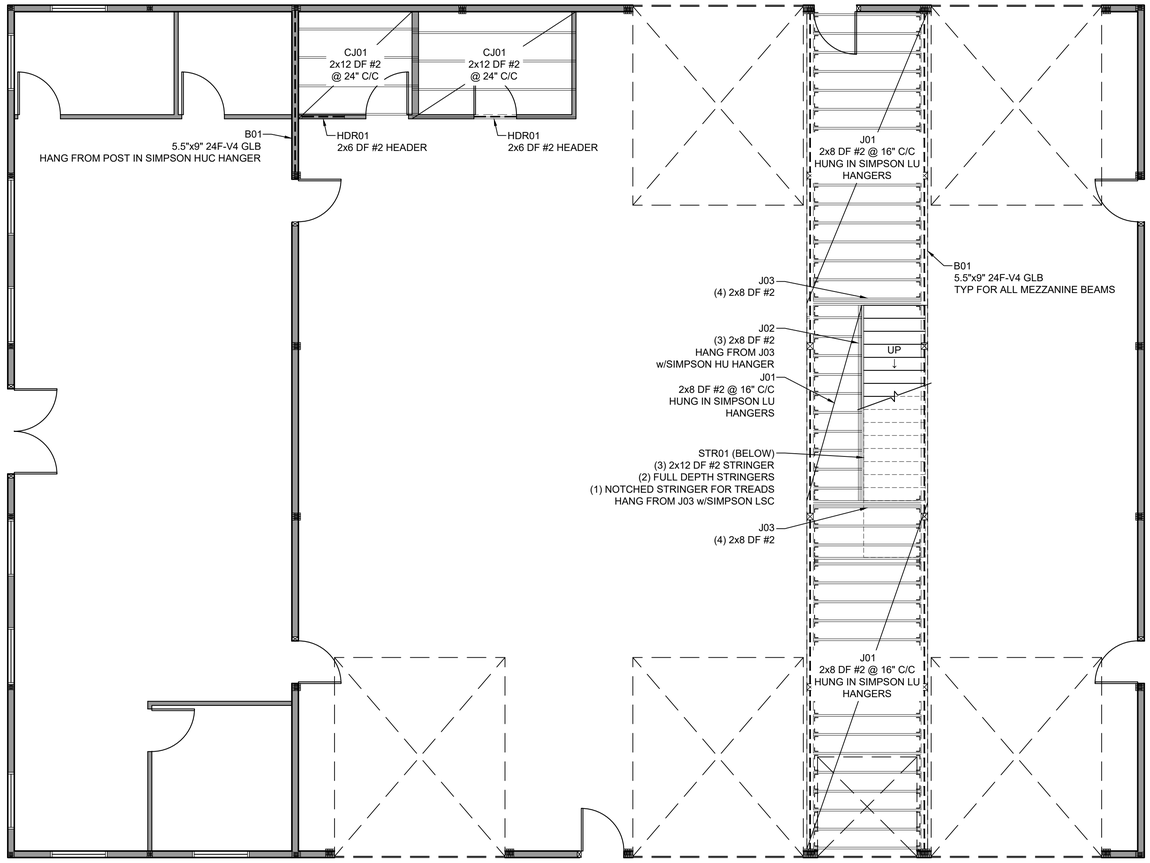
SHEET TITLE:
FOUNDATION PLAN

WILLIAM JAMES AMORY
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 2/20/2024, 10:59:00 am

PROJECT: 1467

SHEET: S1.1



MEZZANINE FRAMING PLAN

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

FLOOR FRAMING PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET G1.1
2. INSTALL ALL ENGINEERED WOOD PRODUCTS PER MANUFACTURER'S INSTRUCTIONS.

DRAFTER	A GONZALEZ	11/29/2023
DRAFT CHK	J RESECK	11/29/2023
ENGINEER	J RESECK	11/29/2023
ENG CHK	K EMORY	11/29/2023
SHEET SIZE	22"X34"	REV # 0

DESIGNER:

TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

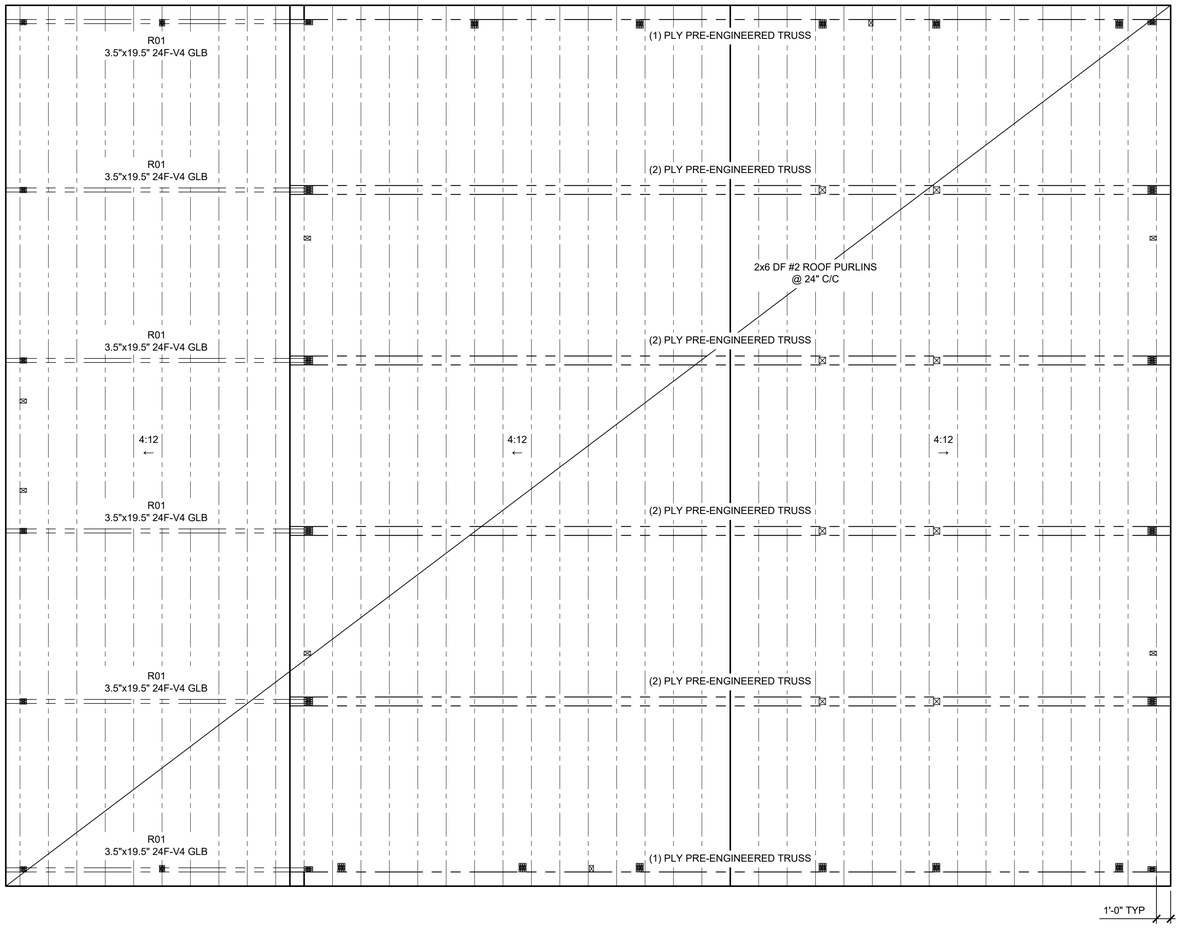
SHEET TITLE:
MEZZANINE FRAMING PLAN

KELLIAN JAMES EMORY
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

Digital Signature Authentication Code 2/20/2024, 10:59:00 am

PROJECT: 1467

SHEET: S1.2

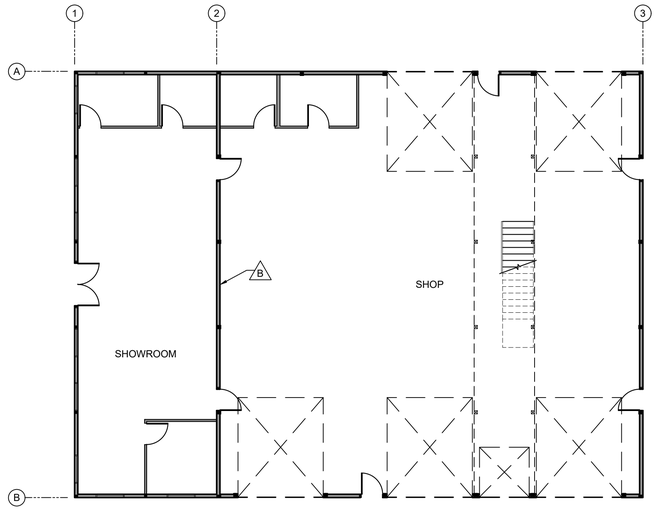


ROOF FRAMING PLAN

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

ROOF FRAMING PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET G1.1.
2. INSTALL ALL ENGINEERED WOOD PRODUCTS PER MANUFACTURER'S INSTRUCTIONS.



STRUCTURAL WALL PLAN

SCALE: 3/32" = 1'-0"

WOOD SHEAR WALL SCHEDULE[1]

MARK	SHEATHING	FRAMING		BLOCKED PANEL EDGES	SHEATHING NO. OF SIDES	SHEATHING FASTENERS			SHEAR TRANSFER[5]		SILL PLATE ANCHORS	TOP PLATE SPLICE[4]	NOTES
		STUD SIZE / SPACING	END STUDS			TYPE AND SIZE	EDGE SPACING	FIELD SPACING	PLATE NAIL[2]	SHEAR CLIP / SPACING[3]			
B	1/2" GYPSUM WALLBOARD	2x6 @ 16" C/C	(2) 2x6	YES	BOTH	#6 DRYWALL SCREW	4"	16"	16d BOX NAIL @ 7" (OR 6" O.C. TOE NAIL) OR 1/4" SDS @ 1'-6" O.C.	SIMPSON LTP4 @ 1'-9"	5/8"ø x 7" EMBED @ 4'-0"	(20) 16d COMMON NAIL	

SHEAR WALL SCHEDULE NOTES:

1. SEE PLANS AND HOLD-DOWN SCHEDULE FOR HOLD-DOWN REQUIREMENTS.
2. PLATE NAILING SHALL CONNECT BOTTOM PLATE TO BLOCKING AND BLOCKING TO SHEAR WALL PLATES BELOW. SDS SCREW SHALL BE 5" LONG FOR CONNECTING BOTTOM PLATE TO BLOCKING, AND 6" LONG FOR CONNECTING DOUBLE TOP PLATE BLOCKING.
3. SHEAR CLIP CAN BE USED TO TRANSFER SHEAR LIEU OF PLATE NAILING. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. SEE DETAIL FOR TOP PLATE NAILING.
5. SHEAR TRANSFER MAY BE ACHIEVED BY EITHER OF THE PROVIDED METHODS.

DRAFTER	A GONZALEZ	11/29/2023
DRAFT CHK	J RESECK	11/29/2023
ENGINEER	J RESECK	11/29/2023
ENG CHK	K EMORY	11/29/2023
SHEET SIZE	22"X34"	REV # 0

DESIGNER:
TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

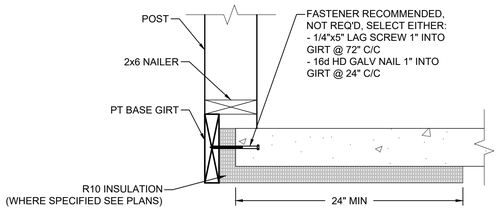
OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

SHEET TITLE:
ROOF FRAMING PLAN

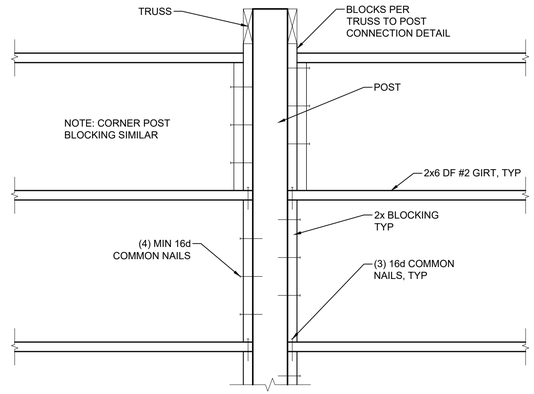
Digital Signature Authentication Code: 2/20/2024, 10:59:00 am

PROJECT: 1467

SHEET: S1.3



BASE GIRT DETAIL
SCALE: NTS



GIRT TO POST CONNECTION DETAIL
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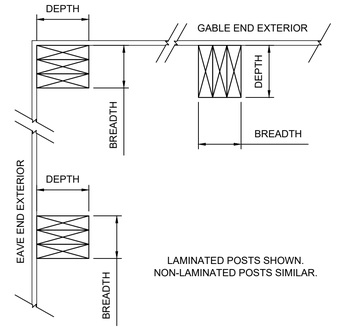

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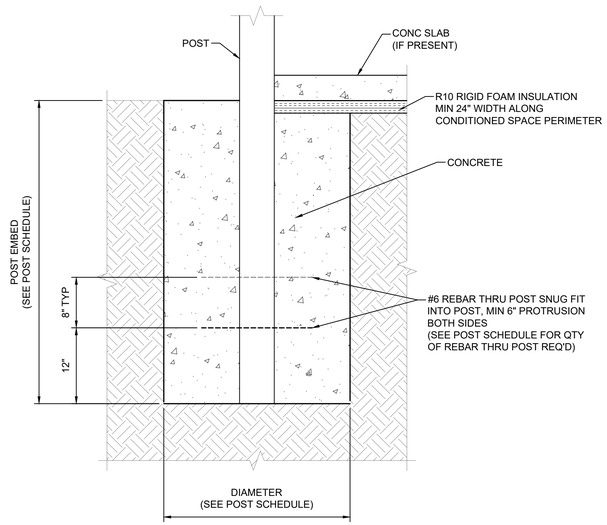

TYPICAL FOOTING DETAIL
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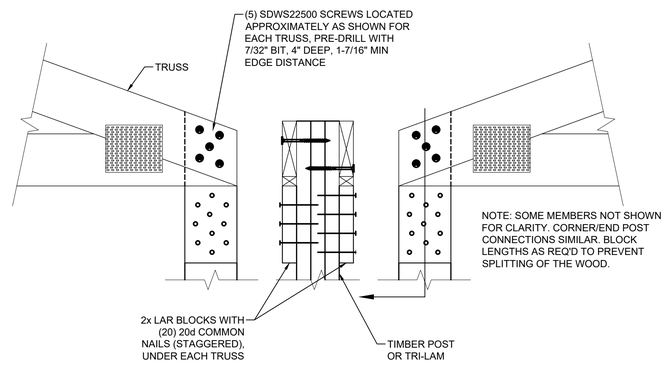

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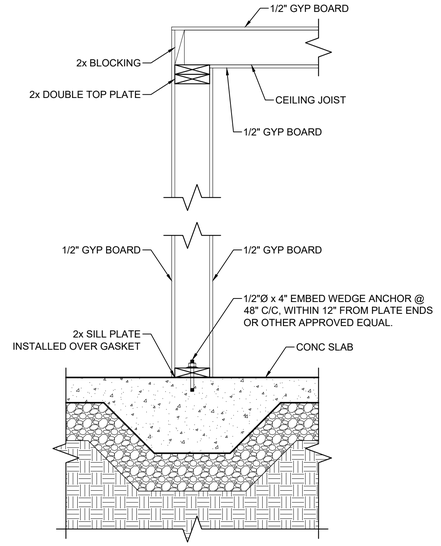
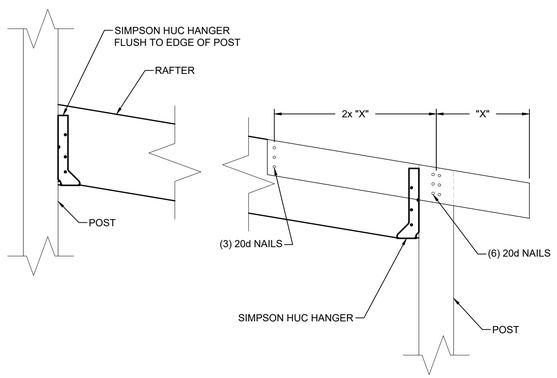


A S1.1 SECTION
SCALE: NTS



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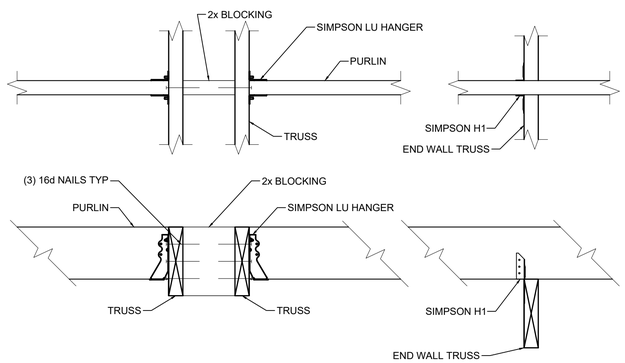

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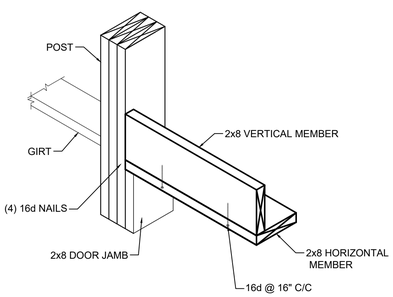
SCALE: NTS



OH DOOR HEADER DETAIL
SCALE: NTS

WILLIAM JAMES MARTIN
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 2/20/2024, 10:59:00 am

DRAFTER	A GONZALEZ	DRAFT CHK	J RESECK	11/29/2023	0
ENGINEER	J RESECK	ENG CHK	K EMORY	11/29/2023	REV #
SHEET SIZE	22"X34"				

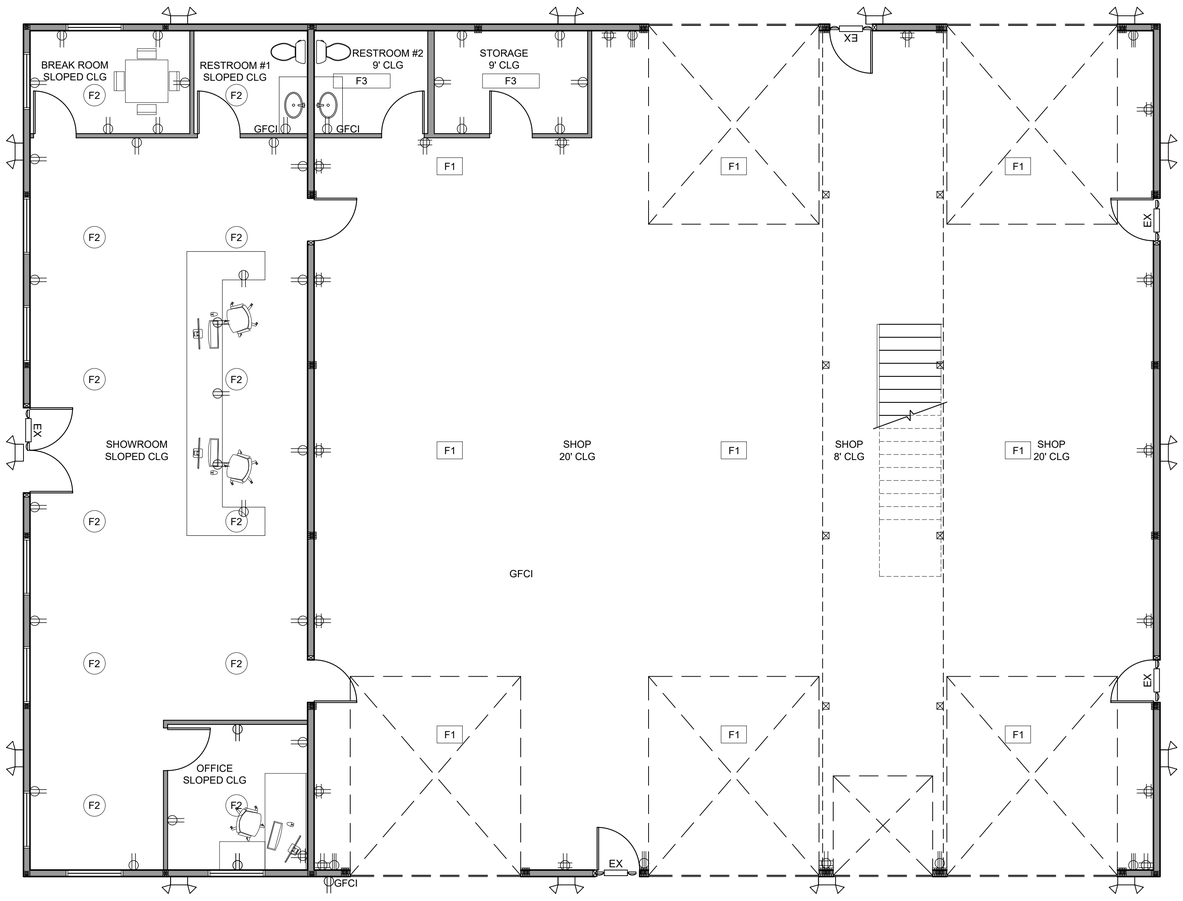
DESIGNER:
TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

SHEET TITLE:
DETAILS
SECTIONS

PROJECT: 1467

SHEET: S3.1



ELECTRICAL PLAN

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

LIGHTING SCHEDULE								
SYMBOL	LABEL	QTY	MFG	CATALOG NUMBER	DESCRIPTION	LAMP	LUMENS	INPUT WATTS
	F1	9	METALUX	VHB-18-N-UNV-L840-CD-U	LED HIGH BAY LUMINARE	LED	18284	133.8
	F2	12	METALUX	LSMP45M8027D010TEP	LSM/LSWM LED HIGH LUMEN SURFACE-MOUNT LUMINARIE	LED	4500	44
	F3	2	METALUX	24CTG4535C-347	LED 2x4 TROFFER	LED	4268	37.9
	W1	14	RAB	WP2XFU100	OUTDOOR NON-CUTOFF AND SEMI-CUTOFF WALL-MOUNTED AREA LUMINAIRES	LED	15745	60 - 101
	EX	5	SURE-LITES	APC7G	ILLUMINATED EMERGENCY EXIT SIGN WITH BATTERY BACK-UP & EGRESS LIGHTING ABOVE DOORS.	AC LED		1.55-2.80

ELECTRICAL PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET G1.1.
2. THESE DRAWINGS ARE SCHEMATIC IN NATURE. BIDDER TO PROVIDE DESIGN DETAILS TO ENGINEER OF RECORD FOR APPROVAL. DESIGN SHALL BEAR THE STAMP OF A WA STATE LICENSED PROFESSIONAL ENGINEER.
3. ELECTRICAL ROOM(S) SERVING BUILDINGS WITH ON-SITE PARKING SPACES MUST BE SIZED TO ACCOMMODATE THE POTENTIAL FOR ELECTRICAL EQUIPMENT AND DISTRIBUTION REQUIRED TO SERVE A MINIMUM OF 20 PERCENT OF THE TOTAL PARKING SPACES WITH 208/240 V 40-AMP, CIRCUIT OR EQUIVALENT ELECTRIC VEHICLE CHARGING INFRASTRUCTURE.
4. DESIGN BUILDER SHALL INSTALL LIGHTING CONTROLS IN COMPLIANCE WITH WSEC 405.2. THIS INCLUDES, BUT IS NOT LIMITED TO, PROVIDING OCCUPANT SENSOR CONTROLS FOR:
   + CLASSROOMS/TRAINING ROOMS
   + CONFERENCE ROOMS
   + COPY ROOMS
   + BREAKROOMS
   + OFFICES (OPEN AND ENCLOSED)
   + RESTROOMS
   + STORAGE ROOMS
   + LOCKER ROOMS
   + WAREHOUSE STORAGE AREAS
   + ENCLOSED STAIRWAYS
   + SERVICE CORRIDORS
   + COVERED PARKING AREAS
5. OCCUPANT SENSOR CONTROLS SHALL COMPLY WITH ALL OF THE FOLLOWING:
   - 5.1. THEY SHALL BE CONFIGURED TO AUTOMATICALLY TURN OFF LIGHTS WITHIN 20 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE.
   - 5.2. THEY SHALL BE MANUAL ON OR SHALL BE CONFIGURED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50% POWER.
   - 5.3. THEY SALL INCORPORATE A MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN LIGHTS OFF.

RECEPTACLE SCHEDULE	
SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE
GFCI	GFCI RECEPTACLE
	240V RECEPTACLE
	FOURPLEX RECEPTACLE

02/26/2024	A GONZALEZ	DRAFTER	
02/26/2024	J PARK	DRAFT CHK	
02/26/2024	K EMORY	ENGINEER	
----	----	ENG CHK	
0	22"X34"	SHEET SIZE	REV #

DESIGNER:

TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

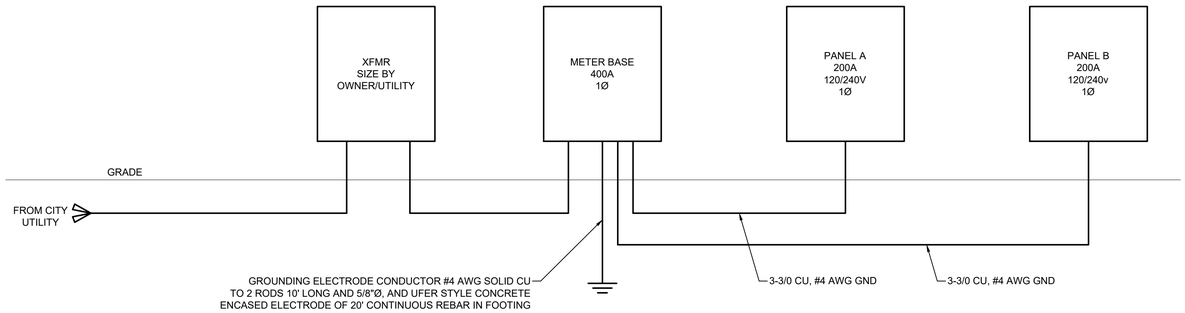
SHEET TITLE:
ELECTRICAL PLAN

PROJECT:
1467

SHEET:
E1.1

KRISTIAN JAMES EMORY — STATE OF WASHINGTON — 51478 — REGISTERED PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 2/26/2024, 9:29:21 am



DRAFTER	A GONZALEZ
DRAFT CHK	J PARK
ENGINEER	K EMORY
ENG CHK	----
SHEET SIZE	22"X34"

REV #	
0	02/26/2024
----	02/26/2024
	02/26/2024

DESIGNER:

TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

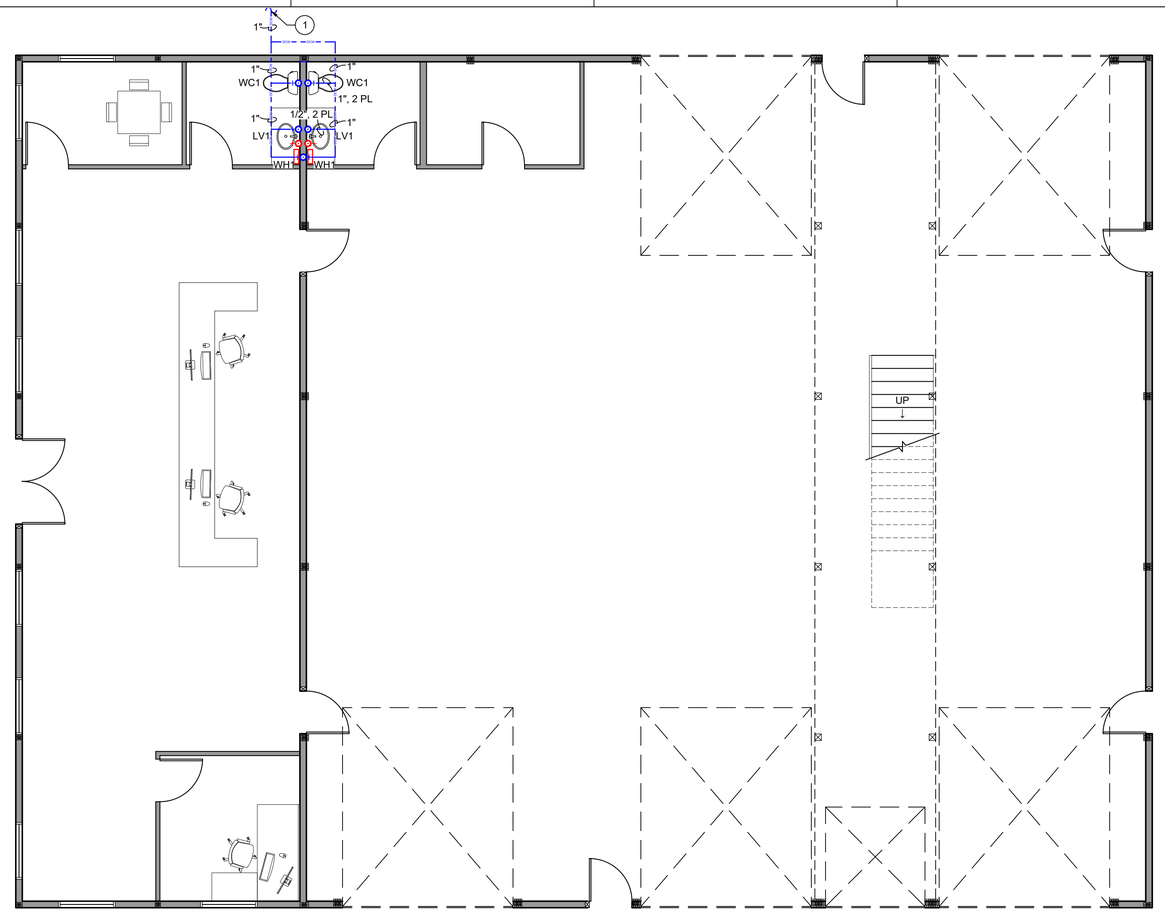
OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

SHEET TITLE:
ONE LINE DIAGRAM

PROJECT:
1467

SHEET:
E1.2

Digital Signature Authentication Code: 2/26/2024, 9:29:21 am



WATER SUPPLY PLAN

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

PLUMBING FIXTURE SCHEDULE

SYMBOL	MANUFACTURER	MODEL	FIXTURE	MOUNTING	HW CONNECTION	CW CONNECTION	WASTE CONNECTION	VENT	COLOR	ACCESSORIES/REMARKS
WC1	(COMMERCIAL)		ADA WATER CLOSET - TANK FLUSH	FLOOR		1/2"	4"	2"	WHITE	ADA. FLUSH TANK (NOT FLUSHOMETER) 1.28 GAL PER FLUSH MAX
LV1	(COMMERCIAL)		LAVATORY	WALL	1/2"	1/2"	2"	1 1/2"	WHITE	
WH1	(COMMERCIAL)	EEMAX	TANKLESS WATER HEATER							208V/1Ø, 0.5 GPM @ 56° RISE, 3/8" COMPRESSION FITTINGS, 3/4" COLD WATER CONNECTION
FD1	(COMMERCIAL)		FLOOR DRAIN	FLOOR			4"			5"Ø TOP, SIZE AS SHOWN ON PLANS, 1/2" TRAP PRIMER CONNECTION, SEE DETAIL 4/P3.1
CO1	(COMMERCIAL)		CLEANOUT TO GRADE	GROUND						SEE DETAILS 1 AND 2/P3.1
CO2	(COMMERCIAL)		FLOOR CLEANOUT	WALL						SEE DETAIL 3/P3.1
TP1	(COMMERCIAL)		TRAP PRIMER							SERVES (1) DRAIN TRAP, WITH AIR GAP FITTING, SEE DETAIL 7/P3.1. FIELD LOCATE SUPPLY LINE

WATER SUPPLY PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET G1.1.
2. ALL PLUMBING AND PIPING SHALL CONFORM TO UPC 2018.
3. PLUMBING FIXTURES MAY REQUIRE DOMESTIC WATER, WASTE, AND/OR VENT PIPING THAT ARE NOT DEPICTED ON THESE DRAWINGS.
4. COORDINATE PLUMBING AND MECHANICAL PIPING WITH THE CIVIL DRAWINGS AND SITE UTILITY CONTRACTOR FOR ELEVATIONS AND LOCATIONS.
5. PLUMBING VENTS NOT SHOWN FOR CLARITY. COORDINATE VENT OUTDOOR TERMINATIONS SO NONE ARE CLOSER THAN 10'-0" TO THE OUTSIDE AIR INTAKE OF ANY HVAC EQUIPMENT. COMBINE FIXTURE VENTS TO PENETRATE BUILDING ENVELOPE WITH MINIMUM NUMBER OF PENETRATIONS. SIZE VENTS PER UPC.
6. ALL PLUMBING IS DIAGRAMMATICAL AND MAY NOT SHOW ALL NECESSARY OFFSETS.
7. SEE ARCHITECTURAL PLAN FOR LOCATION OF PLUMBING FIXTURES.
8. COORDINATE WATER CLOSET FLUSH CONTROL LOCATIONS WITH ARCHITECTURAL DRAWINGS AND ADA REQUIREMENTS PER WAC 51-50, SECTION 1101.2.6.
9. WATER PIPE ROUTING AND SEWER VENTING NOT SHOWN FOR CLARITY. ALL UNDER SLAB PIPE SHALL BE TYPE "K" COPPER WITH NO CONNECTION JOINTS UNDER THE SLAB.
10. ALL WORK TO BE PER LATEST APPROVED EDITION OF THE WASHINGTON STATE ENERGY CODE, WAC 51-11C, SECTION C404.
11. DOMESTIC HOT WATER SYSTEM WITH CIRCULATOR PUMPS SHALL BE EQUIPPED WITH AUTOMATIC TIME SWITCHES OR CONTROLS PER SECTION C404.7 AND C404.8.
12. DOMESTIC SERVICE WATER PIPING SHALL BE INSULATED PER SECTION C4.4.6.
13. ALL PLUMBING SYSTEMS SHALL BE BALANCED AND COMMISSIONED PER SECTION C408.
14. AS-BUILT RECORD DOCUMENTS SHALL BE PROVIDED TO THE OWNER PER SECTION C408.1.3.

HOT WATER PIPING NOTES:

1. HOT WATER PIPING SHALL BE INSULATED IN ACCORDANCE WITH WSEC 403.10.3 FOR A 150°F OPERATING TEMPERATURE.

KEYED NOTES:

ITEM	DESCRIPTION
1	CONNECTION FROM 1" Ø WATER SERVICE. COORDINATE WITH CIVIL SITE UTILITY DRAWINGS. VERIFY LOCATIONS ON FIELD

DRAFTER	A GONZALEZ	11/23/2023			
DRAFT CHK	J PARK	01/17/2024			
ENGINEER	K EMORY	01/17/2024			
ENG CHK	----	----			
SHEET SIZE	22"X34"	REV #	0		

DESIGNER:

TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

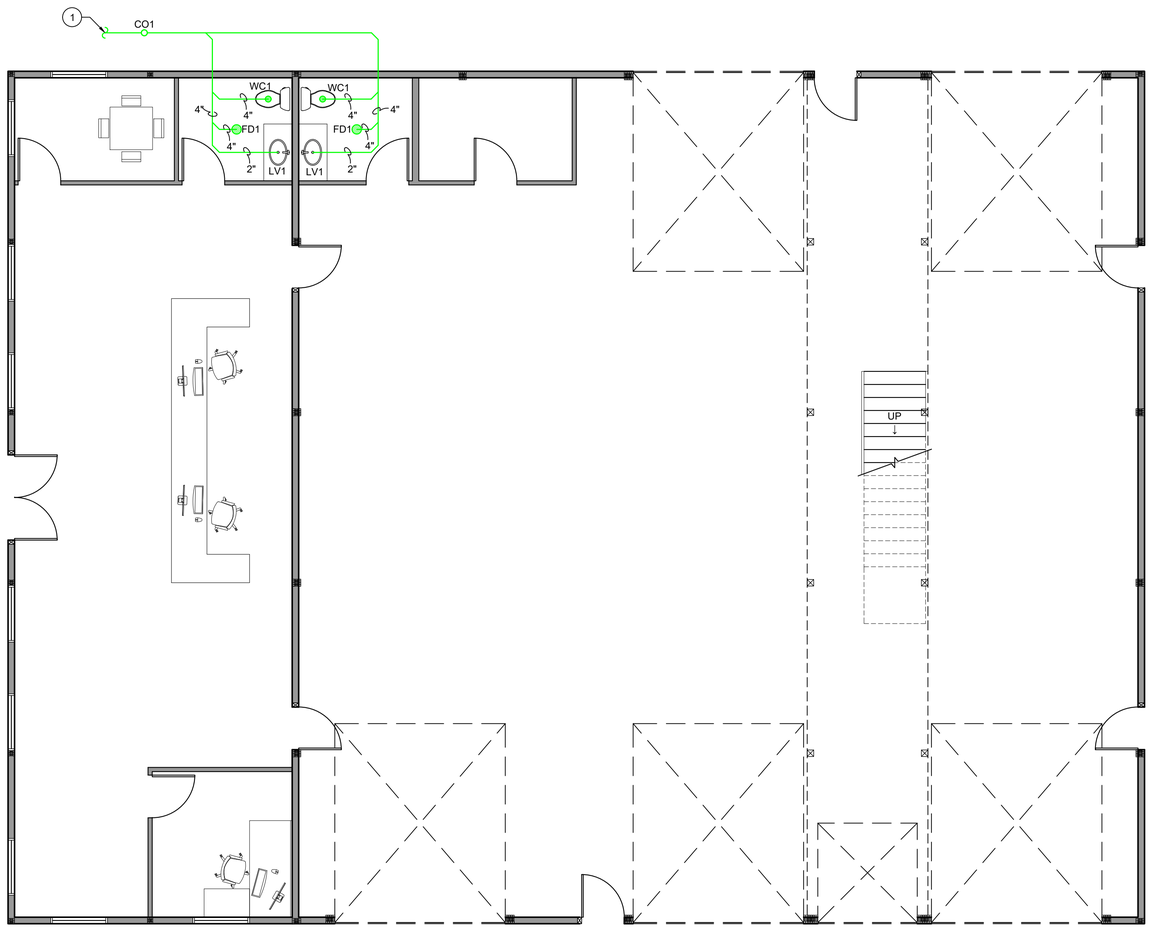
SHEET TITLE:
WATER SUPPLY PLAN

KALLI AN JAMES EMORY
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 1/18/2024, 2:39:43 pm

PROJECT: 1467

SHEET: P1.1



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

SEWER PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET G1.1.
2. ALL PLUMBING AND PIPING SHALL CONFORM TO UPC 2018.
3. PLUMBING FIXTURES MAY REQUIRE DOMESTIC WATER, WASTE, AND/OR VENT PIPING THAT ARE NOT DEPICTED ON THESE DRAWINGS.
4. COORDINATE PLUMBING AND MECHANICAL PIPING WITH THE CIVIL DRAWINGS AND SITE UTILITY CONTRACTOR FOR ELEVATIONS AND LOCATIONS.
5. PLUMBING VENTS NOT SHOWN FOR CLARITY. COORDINATE VENT OUTDOOR TERMINATIONS SO NONE ARE CLOSER THAN 10'-0" TO THE OUTSIDE AIR INTAKE OF ANY HVAC EQUIPMENT. COMBINE FIXTURE VENTS TO PENETRATE BUILDING ENVELOPE WITH MINIMUM NUMBER OF PENETRATIONS. SIZE VENTS PER UPC.
6. ALL PLUMBING IS DIAGRAMMATICAL AND MAY NOT SHOW ALL NECESSARY OFFSETS.
7. SEE ARCHITECTURAL PLAN FOR LOCATION OF PLUMBING FIXTURES.
8. COORDINATE WATER CLOSET FLUSH CONTROL LOCATIONS WITH ARCHITECTURAL DRAWINGS AND ADA REQUIREMENTS PER WAC 51-50, SECTION 1101.2.6.
9. WATER PIPE ROUTING AND SEWER VENTING NOT SHOWN FOR CLARITY. ALL UNDER SLAB PIPE SHALL BE TYPE "K" COPPER WITH NO CONNECTION JOINTS UNDER THE SLAB.
10. ALL WORK TO BE PER LATEST APPROVED EDITION OF THE WASHINGTON STATE ENERGY CODE, WAC 51-11C, SECTION C404.
11. ELECTRIC WATER HEATERS IN UNCONDITIONED SPACES OR ON CONCRETE FLOORS SHALL BE PLACED ON AN INCOMPRESSIBLE, INSULATED SURFACE WITH A MINIMUM THERMAL RESISTANCE OF R-10, PER SECTION C404.5.
12. DOMESTIC HOT WATER SYSTEM WITH CIRCULATOR PUMPS SHALL BE EQUIPPED WITH AUTOMATIC TIME SWITCHES OR CONTROLS PER SECTION C404.7 AND C404.8.
13. DOMESTIC SERVICE WATER PIPING SHALL BE INSULATED PER SECTION C4.4.6.
14. ALL PLUMBING SYSTEMS SHALL BE BALANCED AND COMMISSIONED PER SECTION C408.
15. AS-BUILT RECORD DOCUMENTS SHALL BE PROVIDED TO THE OWNER PER SECTION C408.1.3.
16. WHERE A WATER HEATER IS LOCATED IN AN ATTIC, IN OR ON AN ATTIC CEILING ASSEMBLY, FLOOR-CEILING ASSEMBLY, OR FLOOR-SUBFLOOR ASSEMBLY WHERE DAMAGE RESULTS FROM A LEAKING WATER HEATER, A WATERTIGHT PAN OF CORROSION-RESISTANT MATERIALS SHALL BE INSTALLED BENEATH THE WATER HEATER WITH NOT LESS THAN 3/4 OF AN INCH (20 MM) DIAMETER DRAIN TO AN APPROVED LOCATION. SUCH PAN SHALL BE NOT LESS THAN 1-1/2 INCHES (38 MM) IN DEPTH.

KEYED NOTES:

ITEM	DESCRIPTION
1	4" Ø SANITARY SEWER, CONNECT TO EXISTING SEWER STUB. COORDINATE WITH CIVIL SITE UTILITY DRAWINGS. VERIFY LOCATIONS ON FIELD

11/23/2023	0
01/17/2024	
01/17/2024	

----	22"X34"
A GONZALEZ	REV #
J PARK	
K EMORY	

DRAFTER	SHEET SIZE
DRAFT CHK	
ENGINEER	
ENG CHK	

DESIGNER:
TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

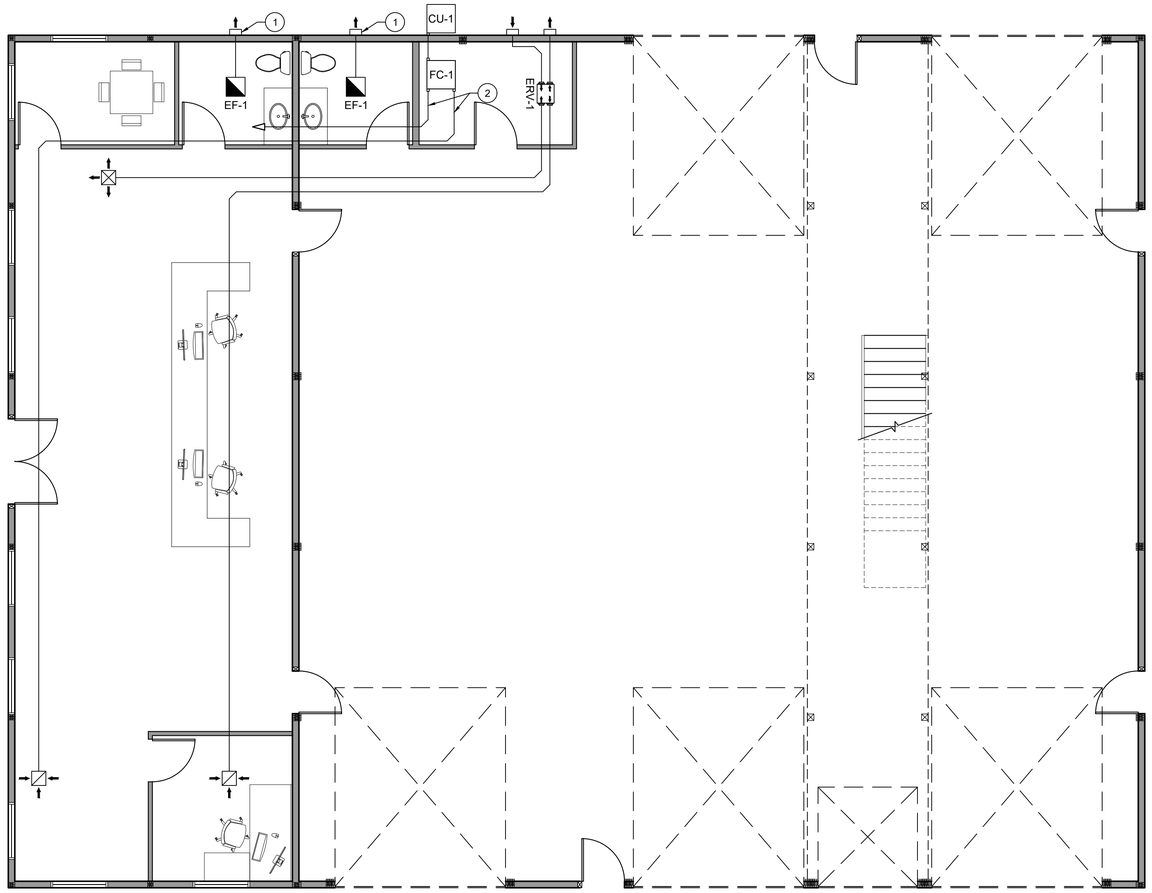
OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

SHEET TITLE:
SEWER PLAN

KILLIAN JAMES EMORY
STATE OF WASHINGTON
51478
REGISTERED
PROFESSIONAL ENGINEER

Digital Signature Authentication Code: 1/18/2024, 2:39:43 pm

PROJECT: 1467
SHEET: P1.2



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

SPLIT SYSTEM OUTDOOR UNITS

TAG	TYPE	CORRESPONDING INDOOR UNIT(S)	MFG	MODEL	COOLING CAPACITY	HEATING CAPACITY	SEER	HSPF	NOTES
CU-1	HEAT PUMP	FC-1	(COMMERCIAL)	(COMMERCIAL)	36,000 BTU/HR	36,000 BTU/HR	14	8	

AIR HANDLERS

TAG	TYPE	ORIENTATION	CORRESPONDING OUTDOOR UNIT(S)	MFG	MODEL	NOMINAL FLOW	AUX HEAT	NOTES
FC-1	VARIABLE SPEED	HORIZONTAL	CU-1	(COMMERCIAL)	(COMMERCIAL)	2000 CFM	20 KW	SERVES MAIN FLOOR

ENERGY RECOVERY VENTILATORS

TAG	MFG	MODEL	NOMINAL FLOW	NOTES
ERV-1	LIFEBREATH	120 ERV	120 CFM	

EXHAUST FANS

TAG	MFG	MODEL	NOMINAL FLOW	NOTES
EF-1	(COMMERCIAL)		70 CFM	CONNECT TO RESTROOM LIGHT

MECHANICAL PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET G1.1.
2. THESE DRAWINGS ARE SCHEMATIC IN NATURE. BIDDER TO PROVIDE DETAILED DUCTING DESIGN AND OTHER DESIGN DETAILS TO ENGINEER OF RECORD FOR APPROVAL.
3. FIELD-ROUTE CONDENSATE LINES. DISCHARGE TO INCONSPICUOUS LOCATION AT EXTERIOR OF BUILDING.
4. APPROVED FIRE STAMP DAMPERS REQ'D FOR ALL DUCT PENETRATION AT FIRE BARRIER.
5. INSULATE DUCTWORK AND AIR HANDLER UNIT LOCATED IN UNCONDITIONED SPACE.
6. VENTILATION FOR SHOP AREA PROVIDED BY NATURAL VENTILATION (IMC 402).

KEYED NOTES:

ITEM	DESCRIPTION
1	4" Ø ROUND WALL VENT W/ BACKDRAFT DAMPER, TYP
2	DESIGN-BUILD SUPPLY AND RETURN DUCTWORK
3	INSULATION

06/01/2023	----	----	----	0	E	
A GONZALEZ	----	----	----	22"X34"	REV #	
DRAFTER	DRAFT CHK	ENGINEER	ENG CHK	SHEET SIZE		

DESIGNER:
TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
TD MOBILE RV LLC
2004 SAINT ST
RICHLAND, WA 99354

SHEET TITLE:
MECHANICAL PLAN

Digital Signature Authentication Code: 1/18/2024, 2:39:43 pm

PROJECT: 1467

SHEET: M1.1

DEPARTMENT OF ECOLOGY
State of Washington

EROSIVITY WAIVER CERTIFICATION

Exclusion from the construction stormwater general permit
for small construction activity (under 5 acres of soil disturbance).
See specific requirements in the attached General Rules.
(Please print legibly in ink or type)

SECTION I Operator (applicant) Information

Original ☒ Amended ☐

Contact name Joseph Park	Phone no. (509) 210-1010
Title Applicant	E-mail address joseph@tricityeng.com
Company Tri-City Engineers	
Mailing address 3801 W Van Giesen St	
City West Richland	State Zip + 4 WA 99354

SECTION II Facility/Site Location Information

Site name 2004 Saint St		
Street address (or location description) 2004 Saint St		
City (or nearest city) Richland	Zip + 4 WA 99354	County Benton

Region: ☒ Central basin of Eastern Washington ☐ Western Washington ☐ Remainder Eastern Washington

The central basin is an area of central Eastern Washington with less than 12 inches of rainfall per year.
For the exact boundary of this area, see Region 2 on the map attached to the instructions for this form.

Estimated Initial Soil Disturbance Date	Estimated Final Stabilization Date	Rainfall Erosivity Factor (R factor)
5/1/2024	10/30/2024	2.46

	Degrees	Minutes	Seconds
Latitude	46 °	18' °	42.4044 °
Longitude	-119 °	17' °	30.336 °

Estimate of total acres to be disturbed (to the ¼ acre) within the entire construction project (common plan of development) 2	Estimate of total acres (to the ¼ acre) to be disturbed with this project 2

- By submitting this Erosivity Waiver Certification, the applicant is certain they do not require a permit for their stormwater discharges associated with construction activity because the period of construction activity meets the conditions of low erosivity described below. This applies only to the location described in Section II.
- Submission of this form does not relieve the operator of permitting requirements for other regulated activities/discharges, which may pertain to the construction activity. Examples of these types of discharges include excavation dewatering activities, process wastewater discharges, and non-stormwater discharges.
- In order to meet the low erosivity condition, construction activity must begin and reach final stabilization within the time periods below. The project must also have a Rainfall Erosivity Factor (R factor) of less than 5 for the construction period.
  - Eastern Washington within "central basin" (as defined by the *Stormwater Management Manual for Eastern Washington*) - Any time period
  - Remainder of Eastern Washington - June 15 to October 15
  - Western Washington - June 15 to September 15
- Small construction activities include sites that will grade less than 5 acres and are not part of a 5 acres or greater common plan of development (see general permit for definition).
- If construction activity extends beyond the certified waiver period for any reason, the operator must either:
  - Recalculate the rainfall erosivity R factor using the original start date and a new projected ending date and, if the R factor is still under 5, complete and sign a new waiver certification before the end of the original waiver period. The operator must submit the new certification to Ecology before the end of the current certification or
  - Submit a complete permit application to Ecology as specified the Construction Stormwater General Permit before the end of the certified waiver period (see section S2.A-B).

Additional comments and clarifying information:
(please attach a map of the site)

SECTION III Certification Statement

I certify under penalty of law that: 1) I have read and understand the eligibility requirements for claiming a condition of "low erosivity" and obtaining an exclusion from NPDES stormwater permitting, 2) construction activity covered under this waiver will comply with applicable local stormwater requirements, 3) appropriate erosion and sediment control BMPs will be implemented to prevent violations of water quality standards, and 4) this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted.

Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information.

This certification must be signed by:

(i) In the case of corporations, by a responsible corporate officer.
(ii) In the case of a partnership, by a general partner.
(iii) In the case of sole proprietorship, by the proprietor.
(iv) In the case of a municipal, state, or other public facility, by either a principal executive officer or ranking elected official.

Print name Doug Schock	Title Owner
Signature	Date 1/23/24

Please sign and return this document to the following address:

Department of Ecology
Attn: Water Quality Program, Construction Stormwater
PO Box 47696
Olympia, WA 98504-7696

If you have any questions, please call:

- 360-425-7000 for the Northwest Regional Office serving: *Island, King, Kitsap, & Snohomish Counties*
- 360-715-5200 for the Bellingham Field Office serving: *San Juan, Skagit, & Whatcom Counties*
- 509-329-3400 for the Eastern Regional Office serving: *Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, & Whitman Counties*
- 509-575-2490 for the Central Regional Office serving: *Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, & Yakima Counties*
- 360-407-6300 for the Southwest Regional Office serving: *Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Lewis, Mason, Pacific, Pierce, Skamania, Thurston, & Wahkiakum Counties*

(Please keep a copy of this form for your records.)

To request ADA accommodation including materials in a format for the visually impaired, call the Water Quality Program at 360-407-6600 or visit https://ecology.wa.gov/accessibility. People with impaired hearing may call Washington Relay Service at 711. People with speech disability can call 877-833-6341.

Benton Clean Air Agency

Dust Notification

Overview

Submitted: Feb 6, 2024 1:02PM
Submitted by: Joseph Park
Owner: Doug Schock
Operator: Jeremy Jenkin

Owner Information

Name: Doug Schock
Address: 822 Talon Ct, Richland, WA 99352

Operator Information

Name: Jeremy Jenkin
Address: 2530 Bombing Range Rd, West Richland, WA 99353

Project Information

Parcel IDs: 134081000022000
Dust Contact 1: Jeremy Jenkin
Phone: 509-830-0054
Dust Contact 2: Joseph Park
Phone: 5092101010